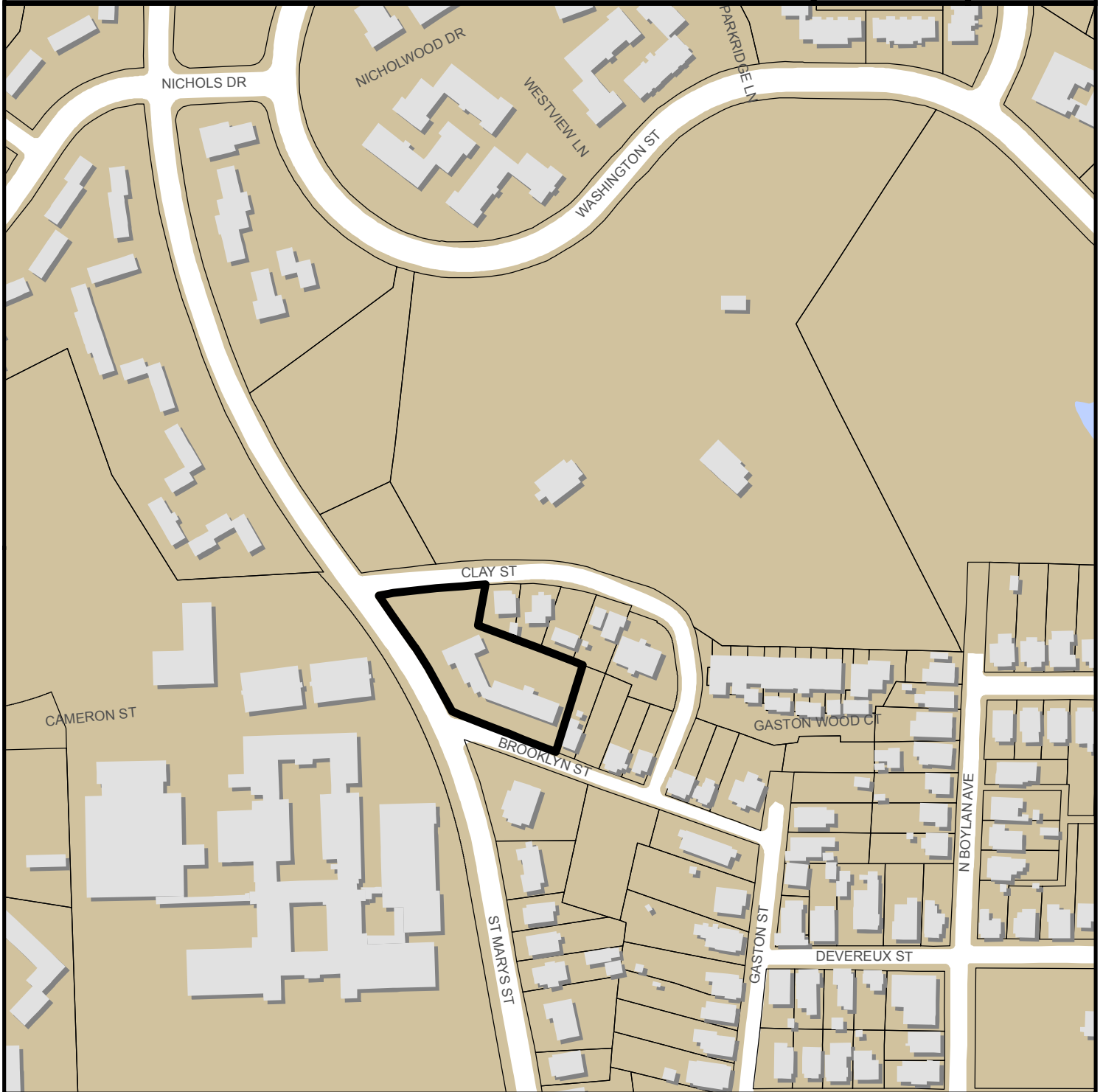


# 800 ST MARYS STREET SR-68-2017



0 300 600 Feet

Zoning: **OX-4**

CAC: **Five Points**

Drainage Basin: **Pigeon House**

Acreage: **1.08**

Sq. Ft.: **123,807**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **John Callahan**

Phone: **(919) 828-4428**





# Administrative Approval Action

Case File / Name: SR-68-2017, 800 St. Mary's Street  
Transaction# 525683 / AA # 3687

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on east side of St. Mary's Street, between Clay Street and Brooklyn Street, addressed as 800 St. Mary's Street.

**REQUEST:** Development of a 1.07 acre tract zoned Office Mixed Use-4 (OX-4) into a 4-story, 121,306 square foot / 55 unit multifamily residential apartment type building.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by John A. Edwards & Company.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **PLANNING**

1. A detailed plan showing conformance with wall articulation and blank wall requirements (e.g. – materials and articulation depth) of UDO Sec 1.5.10 will be needed on elevation submittals.
2. A detailed Outdoor Amenity requirement plan shall be submitted showing full compliance with UDO Sec 1.5.3. and UDO Sec 3.2.4.A3.

#### **STORMWATER**

3. Next Step: A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance prior to grading or the approval of construction drawings whichever event comes first.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

#### **URBAN FORESTRY**

4. Obtain required tree impact permits from the City of Raleigh.

### **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

#### **GENERAL**

5. A demolition permit shall be obtained for existing structures on site.
6. A recombination map shall be recorded to recombine the existing deeded parcels comprising this site into one parcel.
7. Provide fire flow analysis.

#### **ENGINEERING**

8. The ½ of 64' of required right of way on St. Mary's Street, ½ of 64' of required right of way on Brooklyn Street and ½ of 55' of required right of way on Clay Street for the existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.



# Administrative Approval Action

Case File / Name: SR-68-2017, 800 St. Mary's Street  
Transaction# 525683 / AA # 3687

City of Raleigh  
Development Services Department  
One Exchange Plaza  
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9. A 5' general utility easement and associated deed of easement on St. Mary's Street, Brooklyn Street and Clay Street shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
10. A 10'x10' slope easement(s) are recorded on the subject property for ease of future sidewalk construction. The easements shall be on Clay Street and Brooklyn Street at the proposed sidewalk as shown on the preliminary plan.
11. Next Step: In accordance with Part 10A Section 8.1.3., a surety equal to 125% of the cost of development related improvements, including streetscape trees on St. Mary's Street, Brooklyn Street and Clay Street is paid to the Development Services Department.
12. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
13. Next Step: Concurrent review drawings for site permits and/or infrastructure must be approved prior to submitting applications for building permits.

## PUBLIC UTILITIES

14. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

## URBAN FORESTRY

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** 12-8-2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Director/Designee)

Date: 12/8/2017

Staff Coordinator: Martha Y. Lobo

# 800 ST. MARY'S STREET ADMINISTRATIVE SITE REVIEW SR-68-17 TRANS. #525683 800 ST. MARY'S STREET RALEIGH, NORTH CAROLINA 27605

AUGUST 14, 2017  
SEPTEMBER 15, 2017  
OCTOBER 18, 2017

**OWNER:**  
**800 ST. MARY'S STREET, LLC**  
2320 BEECHRIDGE RD  
RALEIGH, NC 27608  
Phone: (919) 343-2828  
E-mail: Grey@selwynpropertygroup.com

**ARCHITECT:**  
**JDAVIS ARCHITECTS**  
510 S. WILMINGTON ST.  
RALEIGH, NC 27601  
Phone: (919) 835-1500  
E-mail: bille@jdavisarchitects.com

**LANDSCAPE ARCHITECT:**  
**JDAVIS ARCHITECTS**  
510 S. WILMINGTON ST.  
RALEIGH, NC 27601  
Phone: (919) 835-1500  
E-mail: kent@jdavisarchitects.com

**CIVIL ENGINEER:**  
**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com



HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT  
DEVELOPER TO CONTRACT WITH PRIVATE COLLECTION SERVICE FOR RECYCLING AND SOLID WASTE REMOVAL. CONTAINERS WILL BE STORED IN A DEDICATED ROOM FOR WASTE LOCATED ON THE PARKING LEVEL.

## Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name: 800 St. Marys Street

Zoning District: OX-4 Overlay District (if applicable) Inside City Limits?  Yes  No

Proposed Use: Multifamily residential

Property Address(es): 800 St. Marys Street; Raleigh, NC 27605 Major Street Locator: St. Marys Street

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1704334102 P.I.N. P.I.N. P.I.N.

What is your project type?  Apartment  Elderly Facilities  Hospitals  Hotels/Motels  Office  
 Mixed Residential  Non-Residential Condo  School  Shopping Center  Banks  Industrial Building  
 Duplex  Telecommunication Tower  Religious Institutions  Residential Condo  Retail  Cottage Court  
 Other: If other, please describe:

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
Removal of existing buildings and associated site improvements and the construction of 4 stories with 55 multifamily residential units above 2 levels of parking.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER Company: 800 St. Marys Street, LLC Name(s)  
Address: 2320 Beechridge Rd; Raleigh, NC 27608  
Phone Email Fax

CONSULTANT (Contact Person for Plans) Company: John A. Edwards & Company Name(s) Jon R. Callahan  
Address: 333 Wade Ave; Raleigh, NC 27605  
Phone (919) 828-4428 Email info@jaeco.com Fax (919) 828-4711

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) OX-4	Proposed building use(s) Multifamily Residential	Existing Building(s) sq. ft. gross 28,700 +/-	
If more than one district, provide the acreage of each: -		Proposed Building(s) sq. ft. gross 121,306	
Overlay District -		Total sq. ft. gross (existing & proposed) 121,306	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.07		Proposed height of building(s) 62'	
Off street parking: Required 100 Provided 100		# of stories 4	
COA (Certificate of Appropriateness) case # -		Ceiling height of 1 <sup>st</sup> floor 10'	
BOA (Board of Adjustment) case # A -			
CUA (Conditional Use District) case # Z -			

Stormwater Information			
Existing Impervious Surface 1.00/43,582 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please provide:	
Proposed Impervious Surface 0.96/41,908 acres/square feet	Alluvial Soils	Flood Study	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map Panel #		

FOR RESIDENTIAL DEVELOPMENTS			
1. Total # of Apartment, Condominium or Residential Units 55	5. Bedroom Units: 1br 16 2br 39 3br 0 4br or more 0		
2. Total # of Congregate Care Or Life Care Dwelling Units -	6. Infill Development 2.2.7 n0		
3. Total Number of Hotel Units -	7. Open Space (only) or Amenity Amenity: 6,522 SF		
4. Overall Total # of Dwelling Units (1-6 Above) 94 bedrooms	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

### SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Jon R. Callahan, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

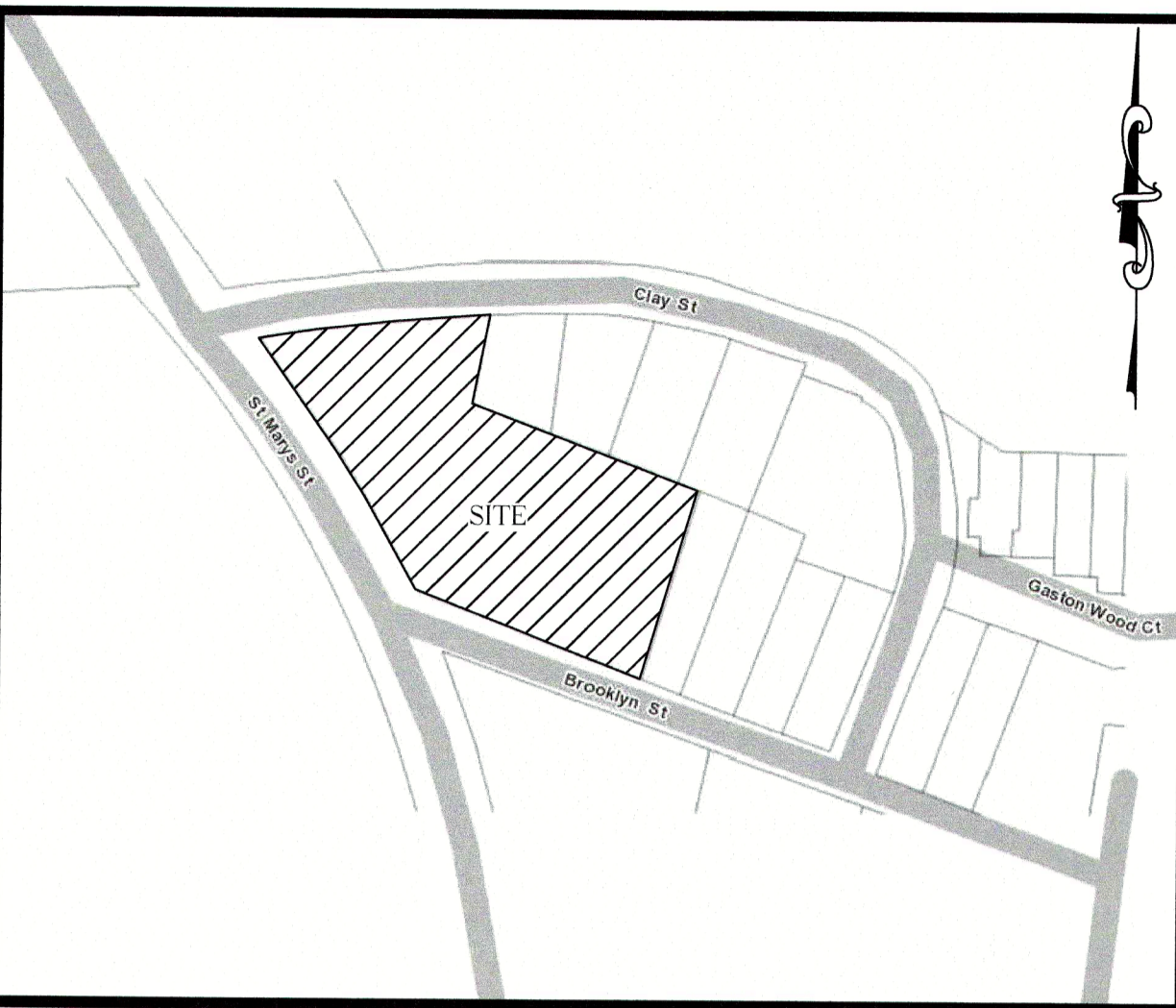
Signed *Jon R. Callahan* Date 8/11/17

Printed Name *Jon R. Callahan*

Signed \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

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VICINITY MAP  
NOT TO SCALE

### SITE DATA

SITE ADDRESS:	800 ST. MARY'S STREET	
WAKE COUNTY PIN#:	1704334102	
ZONING:	OX-4 (OFFICE MIXED USE)	
EXISTING ACREAGE:	46,552 SF (1.07 AC)	
AREA TO BE DEDICATED:	- 5,360 SF (0.12 AC)	
PROPOSED TOTAL ACREAGE:	41,192 SF (0.95 AC)	
REQUIRED AMENITY AREA:	4,120 SF (0.10 AC) (10%)	
PROVIDED AMENITY AREA:	4,426 SF (BUILDING - SEE ARCH) 2,096 SF (ON SITE) <b>6,522 SF (0.15 AC) (15.8%)</b>	
EXISTING USE:	OFFICE	
PROPOSED USE:	MULTIFAMILY RESIDENTIAL	
EXISTING PARKING:	72 SPACES	
REQUIRED PARKING:	72 SPACES	
0-1 BEDROOM = 1 SPACE/UNIT	16 - 1 BEDROOM = 16 SPACES	
2 BEDROOM = 2 SPACES/UNIT	39 - 2 BEDROOM = 78 SPACES	
3 BEDROOM = 3 SPACES/UNIT		
4 BEDROOM = 4 SPACES/UNIT		
5+ BEDROOM = 4.5 SPACES/UNIT	55 - TOTAL UNITS = 6 VISITOR SPACES	
+ 1 VISITOR SPACE/10 UNITS	TOTAL REQUIRED = 100	
PROPOSED PARKING:	96 SPACES (GARAGE) 4 PARALLEL (8'x22') SPACES (SURFACE) <b>100 SPACES TOTAL</b>	
SHORT-TERM BICYCLE PARKING REQUIRED (MIN. 4):	55 UNITS*1 SPACE/20 UNITS = 4 SPACES (MIN.)	
BUILDING AREA:	121,306 SF	
BUILDING HEIGHT:	- SEE ARCHITECTURAL PLANS -	
EXISTING IMPERVIOUS:	1.00 AC	
PROPOSED IMPERVIOUS:	0.96 AC	
BUILDING SETBACKS:	STREET: 5' SIDE/REAR: 0' OR 6'	
BUILD-TO: (SEE SHEET CE-1.1)	REQUIRED	PROVIDED
- ST. MARY'S ST. (PRIMARY STREET) FRONTAGE LENGTH = 209.40'	10' - 55' 70%	169.58' (81%)
- CLAY ST. (SIDE STREET) FRONTAGE LENGTH = 156.56'	10' - 55' 35%	56.25' (36%)
- BROOKLYN ST. (SIDE STREET) FRONTAGE LENGTH = 173.08'	10' - 55' 35%	80.48' (47%)
PARKING SETBACKS:	STREET: 10' SIDE/REAR: 0' OR 3'	
NEIGHBORHOOD TRANSITION:	ZONE A (PROTECTIVE YARD): 10' SERVICE AREA: 25' ZONE B (USE RESTRICTED): 50' ZONE C (HEIGHT AND FORM): 100'	

### INDEX

-	COVER SHEET
-	ALTA/ACSM LAND TITLE SURVEY
CE-0	EXISTING CONDITIONS/DEMOLITION PLAN
CE-1	SITE PLAN
CE-1.1	BUILD-TO EXHIBIT
CE-2	GRADING PLAN
CE-3	UTILITY PLAN
CE-4	DETAILS
CE-5	UTILITY DETAILS
LP1.1	LANDSCAPE PLAN
LP3.1	LANDSCAPE DETAILS AND NOTES
A0.01	COVER SHEET
A0.02	BUILDING DATA
A1.00	ARCHITECTURAL SITE PLAN
A2.00	BUILDING PLAN - LEVEL 00
A2.01	BUILDING PLAN - LEVEL 01
A3.01 - A3.04	EXTERIOR ELEVATIONS
A3.05	RTU VISIBILITY
A3.11	BUILDING PERSPECTIVE VIEW
A3.12	BUILDING ISOMETRIC VIEW
A3.13	BUILDING PERSPECTIVE VIEW

**GENERAL NOTES:**

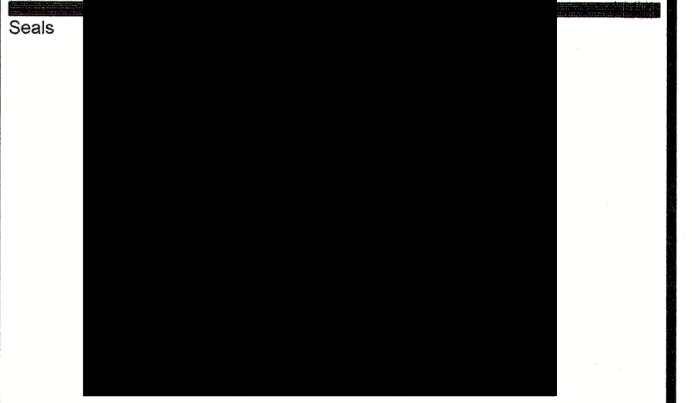
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

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**800 ST. MARY'S STREET**  
RALEIGH, NC 27605

Client:  
**800 ST. MARYS STREET, LLC**  
2320 BEECHRIDGE RD  
RALEIGH, NC 27608  
Phone: (919) 343-2828  
E-mail:  
Grey@selwynpropertygroup.com

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
TMH	TELEPHONE MANHOLE
TF	ELECTRICAL TRANSFORMER
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
MW	MONITORING WELL
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
[Symbol]	DENOTES BRICK
[Symbol]	DENOTES CONCRETE
[Symbol]	DENOTES ADDRESS

[Symbol]	PROPERTY LINE
[Symbol]	PROP. LOT LINE
[Symbol]	PROP. LINE NOT SURVEYED
[Symbol]	STORM PIPE
[Symbol]	SEWER LINE
[Symbol]	OVERHEAD POWER LINE
[Symbol]	GAS LINE
[Symbol]	EASEMENT LINE
[Symbol]	WATER LINE

[Symbol]	CB
[Symbol]	FH
[Symbol]	LP
[Symbol]	WV
[Symbol]	SSMH

[Symbol]	GW
[Symbol]	MW
[Symbol]	PP
[Symbol]	TP
[Symbol]	GV

**EXISTING CONDITIONS/ DEMOLITION PLAN**

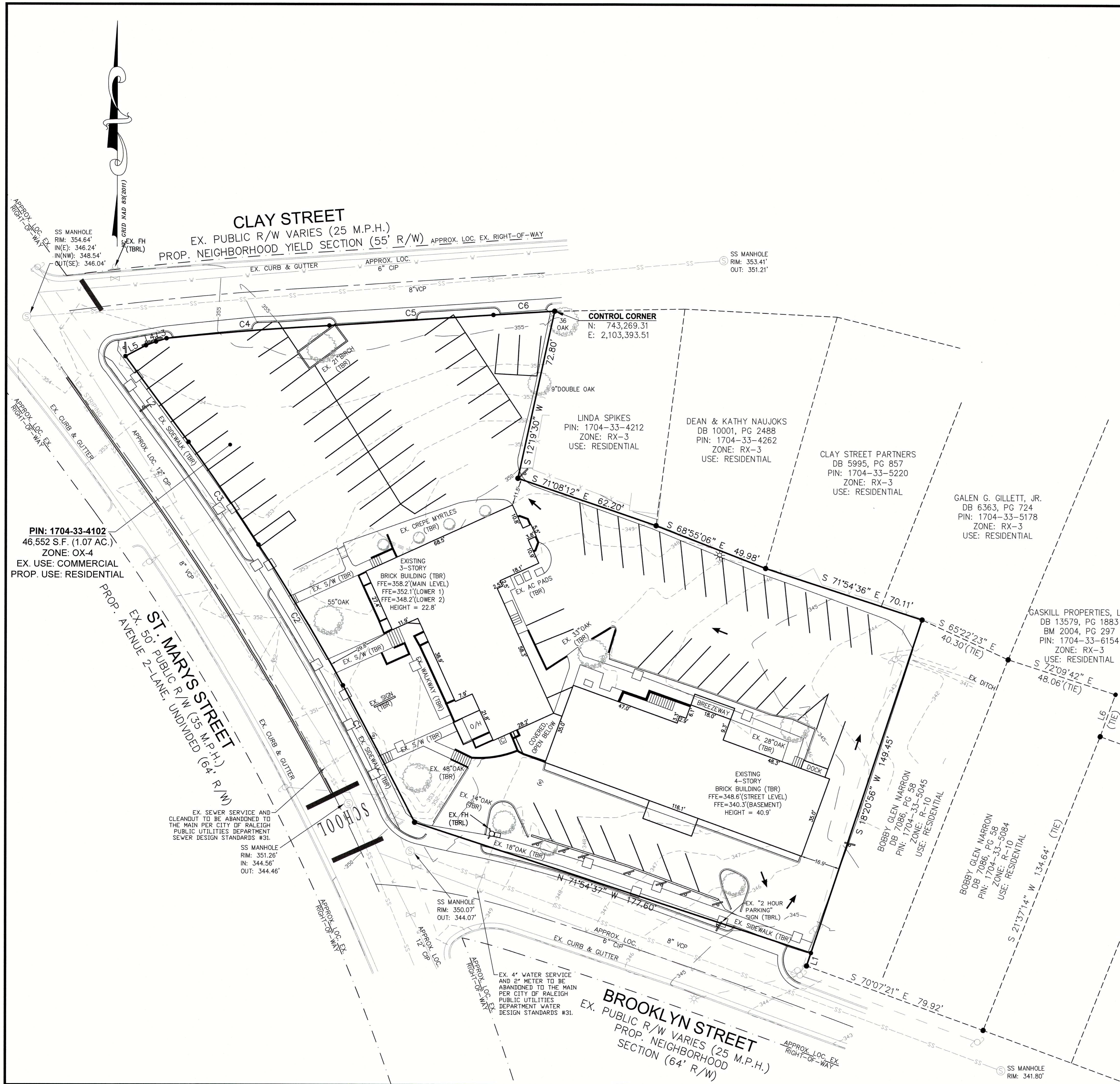
Revisions

Number	Description	Date
1	PER CITY COMMENTS	09/15/17
2	PER CITY COMMENTS	10/18/17

Drawing Scale 1" = 20'  
Drawn By TCT  
Checked By JRC  
Date Issued 08/14/17

**CE-0**

3 of 24



SS MANHOLE  
RIM: 354.84'  
IN(E): 346.24'  
IN(NW): 348.54'  
OUT(SE): 346.04'

PIN: 1704-33-4102  
46,552 S.F. (1.07 AC.)  
ZONE: OX-4  
EX. USE: COMMERCIAL  
PROP. USE: RESIDENTIAL

EX. SEWER SERVICE AND  
CLEANOUT TO BE ABANDONED TO  
THE MAIN PER CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT  
SEWER DESIGN STANDARDS #31.

SS MANHOLE  
RIM: 351.26'  
IN: 344.56'  
OUT: 344.46'

SS MANHOLE  
RIM: 350.07'  
OUT: 344.07'

EX. 4" WATER SERVICE  
AND 2" METER TO BE  
ABANDONED TO THE MAIN  
PER CITY OF RALEIGH  
PUBLIC UTILITIES DEPARTMENT  
DEPARTMENT WATER  
DESIGN STANDARDS #31.

**CONTROL CORNER**  
N: 743,269.31  
E: 2,103,393.51

LINDA SPIKES  
PIN: 1704-33-4212  
ZONE: RX-3  
USE: RESIDENTIAL

DEAN & KATHY NAUJOKS  
DB 10001, PG 2488  
PIN: 1704-33-4262  
ZONE: RX-3  
USE: RESIDENTIAL

CLAY STREET PARTNERS  
DB 5995, PG 857  
PIN: 1704-33-5220  
ZONE: RX-3  
USE: RESIDENTIAL

GALEN G. GILLETT, JR.  
DB 6363, PG 724  
PIN: 1704-33-5178  
ZONE: RX-3  
USE: RESIDENTIAL

GASKILL PROPERTIES, LLC  
DB 13579, PG 1883  
BM 2004, PG 297  
PIN: 1704-33-6154  
ZONE: RX-3  
USE: RESIDENTIAL

BOBBY GLEN NARRON  
DB 7086, PG 58  
PIN: 1704-33-5045  
ZONE: R-10  
USE: RESIDENTIAL

BOBBY GLEN NARRON  
DB 7086, PG 58  
PIN: 1704-33-5084  
ZONE: R-10  
USE: RESIDENTIAL

EXISTING  
4-STORY  
BRICK BUILDING (TBR)  
FFE=348.6'(STREET LEVEL)  
FFE=340.3'(BASEMENT)  
HEIGHT = 40.9'

EXISTING  
3-STORY  
BRICK BUILDING (TBR)  
FFE=358.2'(MAIN LEVEL)  
FFE=352.1'(LOWER 1)  
FFE=348.2'(LOWER 2)  
HEIGHT = 22.8'



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**GENERAL NOTES:**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 995-2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAC), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

**TRANSPORTATION NOTES:**

- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
- ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
- UNLESS OTHERWISE SHOWN, TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

**AMENITY AREA CALCULATION**

EXISTING ACREAGE	46,552 SF (1.07 AC)
AREA TO BE DEDICATED	-5,380 SF (0.12 AC)
PROPOSED ACREAGE	41,192 SF (0.95 AC)
10% REQUIRED AMENITY AREA	4,120 SF (0.10 AC)
ON SITE AREA	2,096 SF (0.05 AC)
BUILDING AREA (SEE ARCH)	+4,426 SF (0.10 AC)
AMENITY AREA PROVIDED	6,522 SF (0.15 AC) (15.8%)

**HATCH LEGEND**

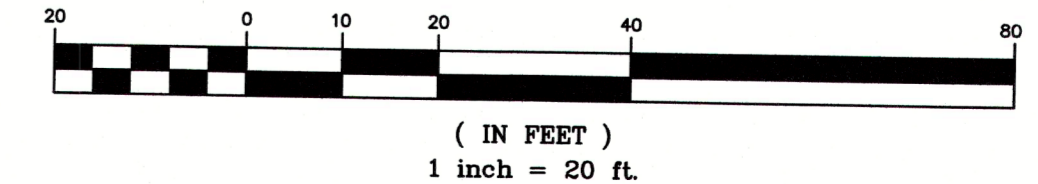
PROPOSED DEDICATION AREA (5,380 SF OR 0.12 AC)	
ASPHALT WIDENING AREA	

**PROPOSED IMPERVIOUS CALC.**

TOTAL EFFECTIVE AREA	51,782 SF
PROPOSED PERVIOUS AREA	9,874 SF
PROPOSED IMPERVIOUS AREA	41,908 SF

**SOLID WASTE INSPECTIONS STATEMENT**  
DEVELOPER TO CONTRACT WITH PRIVATE COLLECTION SERVICE FOR RECYCLING AND SOLID WASTE REMOVAL. CONTAINERS WILL BE STORED IN A DEDICATED ROOM FOR WASTE LOCATED ON THE PARKING LEVEL.

**GRAPHIC SCALE**



**800 ST. MARY'S STREET**  
RALEIGH, NC 27605

**800 ST. MARY'S STREET, LLC**  
2320 BEECHRIDGE RD  
RALEIGH, NC 27608  
Phone: (919) 343-2828  
E-mail: Grey@selwynpropertygroup.com

**LEGEND**

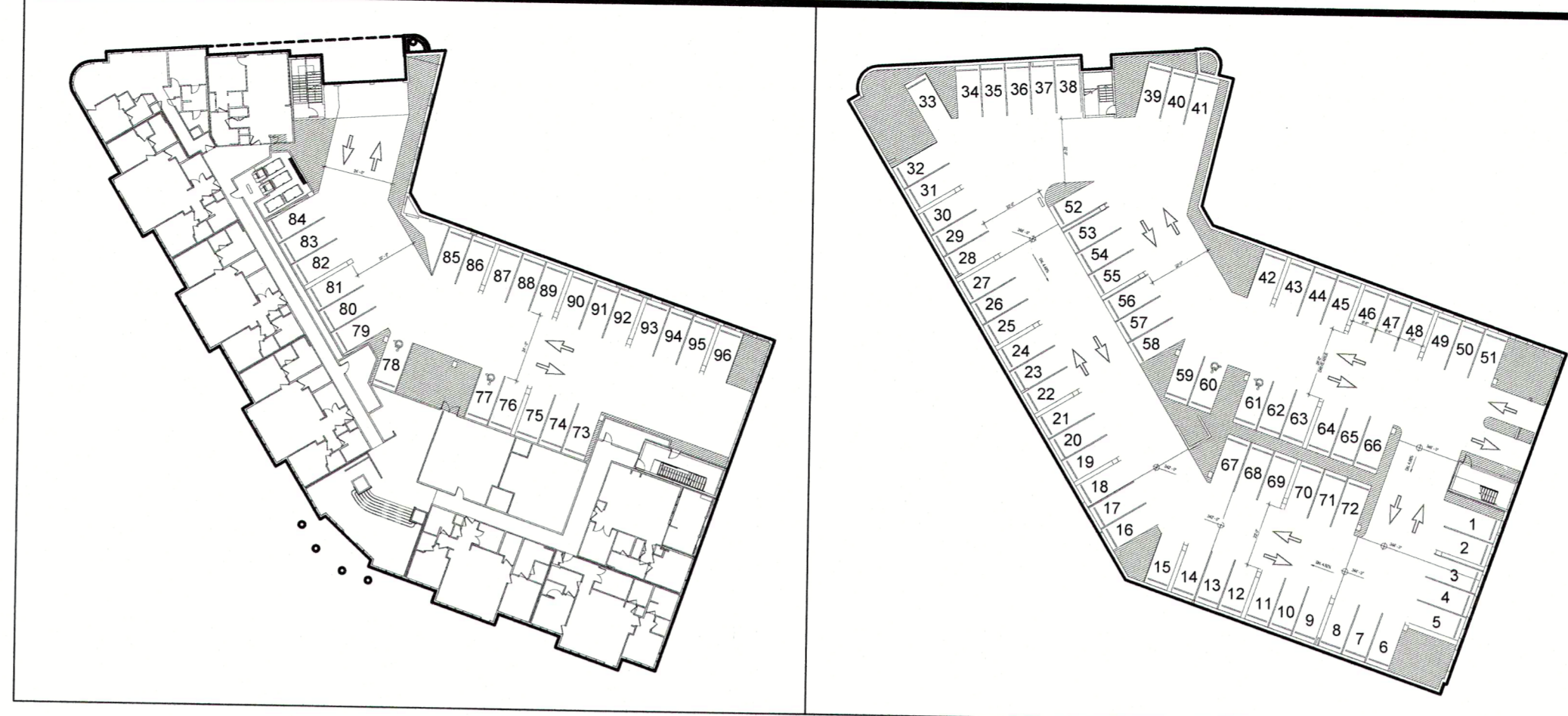
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
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IPS	IRON PIPE SET
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CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
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MW	MONITORING WELL
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
	DENOTES BRICK
	DENOTES CONCRETE
	DENOTES ADDRESS
	PROPERTY LINE
	PROP. LOT LINE
	PROP. LINE NOT SURVEYED
	SEWER LINE
	OVERHEAD POWER LINE
	GAS LINE
	EASEMENT LINE
	WATER LINE
	CB
	FH
	LP
	WV
	SSMH
	GW
	MW
	PP
	TP
	GV

**SITE PLAN**

Number	Description	Date
1	PER CITY COMMENTS	09/15/17
2	PER CITY COMMENTS	10/18/17

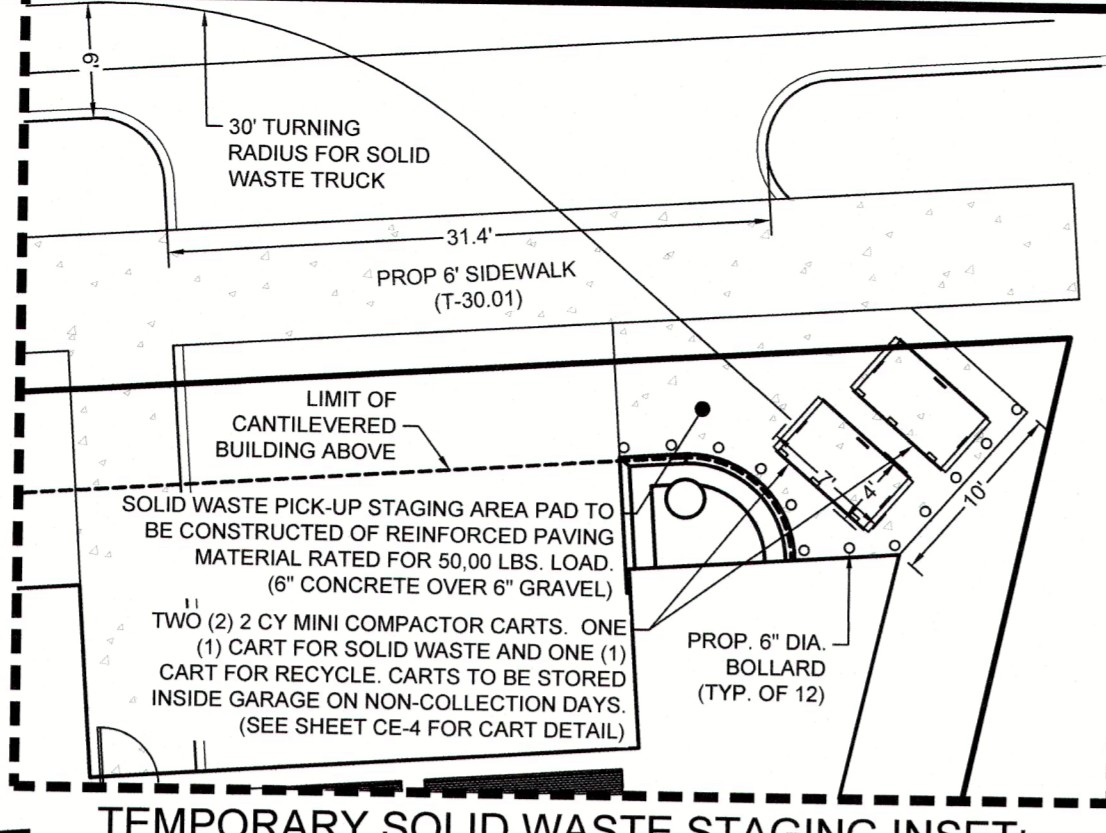
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Drawn By TCT  
Checked By JRC  
Date Issued 08/14/17

**CE-1**

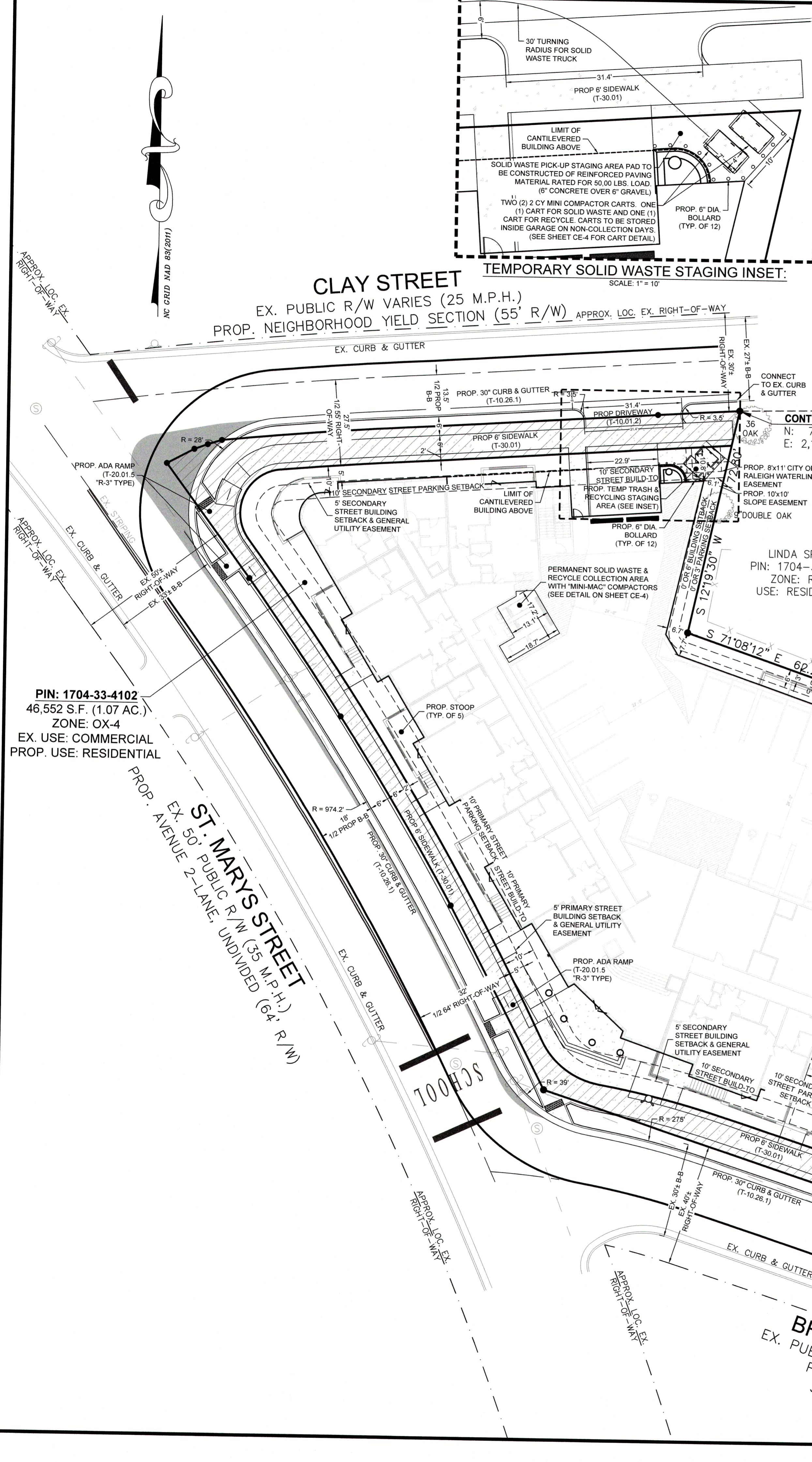


**LEVEL 1 FLOORPLAN:**  
SCALE: 1" = 50'

**LEVEL 0 FLOORPLAN:**  
SCALE: 1" = 50'



**TEMPORARY SOLID WASTE STAGING INSET:**  
SCALE: 1" = 10'



**BROOKLYN STREET**  
EX. PUBLIC R/W VARIES (25 M.P.H.)  
PROP. NEIGHBORHOOD SECTION (64' R/W)

**CLAY STREET**  
EX. PUBLIC R/W VARIES (25 M.P.H.)  
PROP. NEIGHBORHOOD YIELD SECTION (55' R/W)  
APPROX. LOC. EX. RIGHT-OF-WAY

PIN: 1704-33-4102  
46,552 S.F. (1.07 AC.)  
ZONE: OX-4  
EX. USE: COMMERCIAL  
PROP. USE: RESIDENTIAL

LINDA SPIKES  
PIN: 1704-33-4212  
ZONE: RX-3  
USE: RESIDENTIAL

DEAN & KATHY NAUJOKS  
DB 10001, PG 2488  
PIN: 1704-33-4262  
ZONE: RX-3  
USE: RESIDENTIAL

CLAY STREET PARTNERS  
DB 5995, PG 857  
PIN: 1704-33-5220  
ZONE: RX-3  
USE: RESIDENTIAL

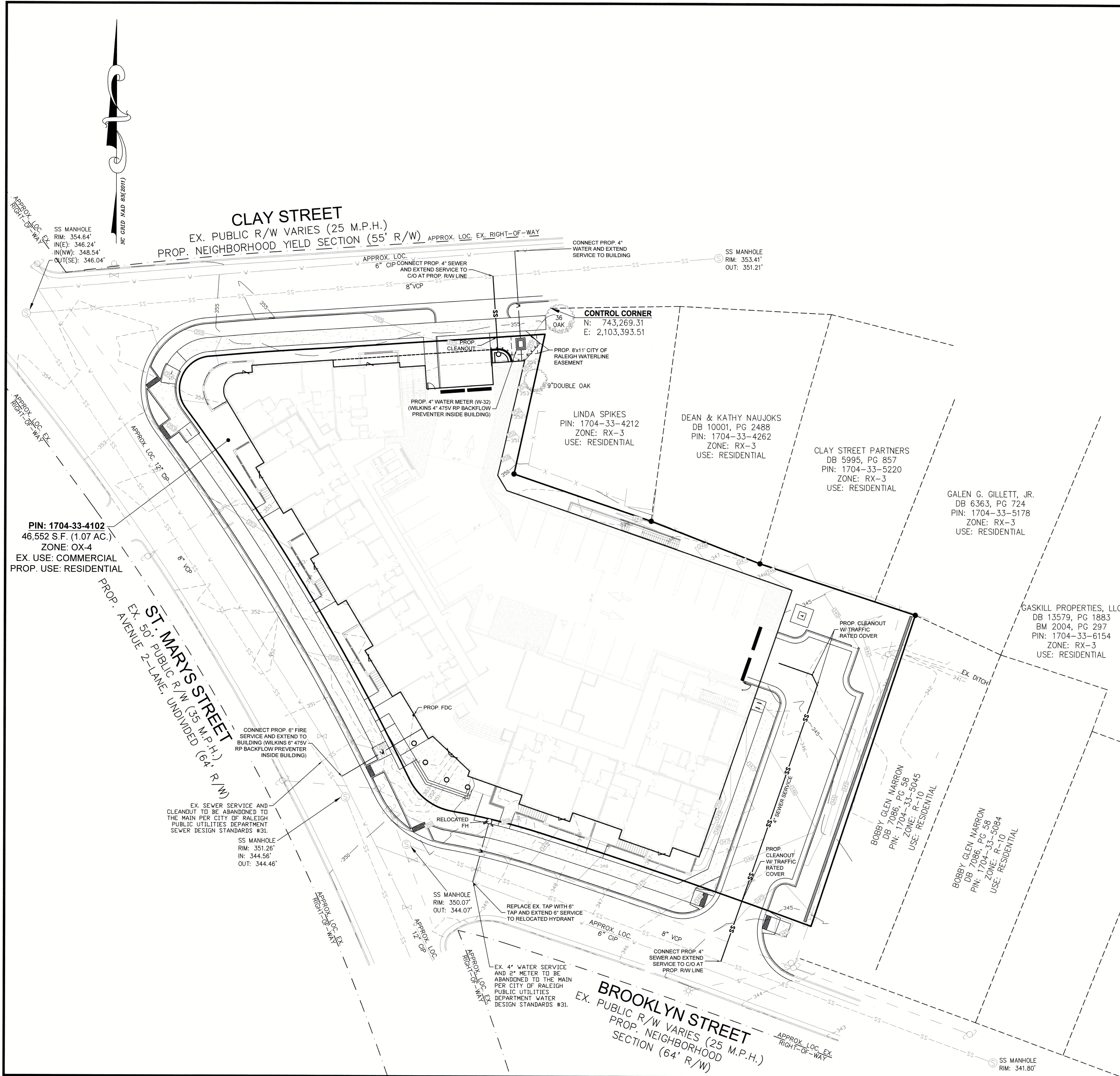
GALEN G. GILLETT, JR.  
DB 6363, PG 724  
PIN: 1704-33-5178  
ZONE: RX-3  
USE: RESIDENTIAL

GASKILL PROPERTIES, LLC  
DB 13579, PG 1883  
BM 2004, PG 297  
PIN: 1704-33-6154  
ZONE: RX-3  
USE: RESIDENTIAL

BOBBY GLEN MARRON  
DB 7086, PG 58  
PIN: 1704-33-5045  
ZONE: R-10  
USE: RESIDENTIAL

BOBBY GLEN MARRON  
DB 7086, PG 58  
PIN: 1704-33-5084  
ZONE: R-10  
USE: RESIDENTIAL

**CE-1**



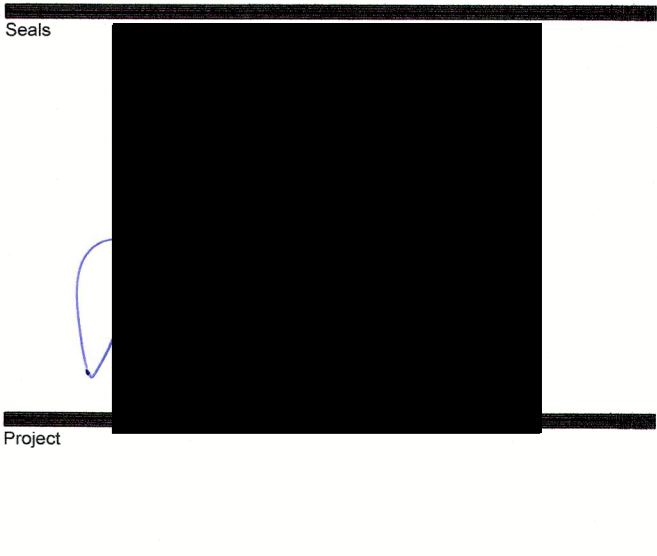
**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
  - Utility separation requirements:
    - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
    - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
    - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
    - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
    - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
    - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
  - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
  - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
  - 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
  - Install 3/4" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent to the building. It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
  - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
  - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
  - NCDOT Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
  - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
  - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed & tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 and Land Surveyors

NC License F-0289  
 333 Wade Ave., Raleigh, N.C. 27605  
 Phone: (919) 828-4428  
 Fax: (919) 828-4711  
 E-mail: info@jaeco.com

www.jaeco.com



800 ST. MARYS STREET  
 RALEIGH, NC 27605

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 2320 BEECHRIDGE RD  
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 Phone: (919) 343-2828  
 E-mail:  
 Grey@selwynpropertygroup.com

**LEGEND**

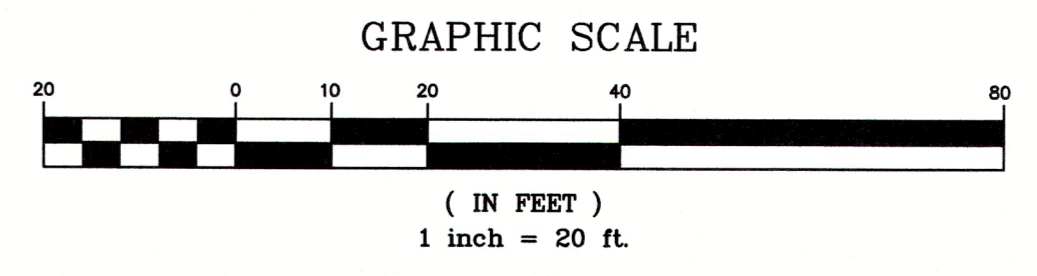
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---	SEWER LINE
---	OVERHEAD POWER LINE
---	GAS LINE
---	EASEMENT LINE
CB	STORM CATCH BASIN
FH	FIRE HYDRANT
LP	LIGHT POLE
WV	WATER VALVE
SSMH	SANITARY SEWER WATER METER
GW	GROUND WATER
MW	MONITORING WELL
PP	PROPOSED POINT
TP	TRIP POINT
GV	VERTICAL CURVE

**ATTENTION CONTRACTORS:**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for notifying the PUBLIC WORKS DEPARTMENT at (919) 996-2459 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.



**UTILITY PLAN**

Number	Description	Date
1	PER CITY COMMENTS	09/15/17
2	PER CITY COMMENTS	10/18/17

Revisions

Drawing Scale 1" = 20'

Drawn By TCT

Checked By JRC

Date Issued 08/14/17

**CE-3**  
7 of 24



ELEVATION BACKSIDE 2  
3/32" = 1'-0"



SPRINKLER RISER ROOM

GARAGE ENTRY/EXIT

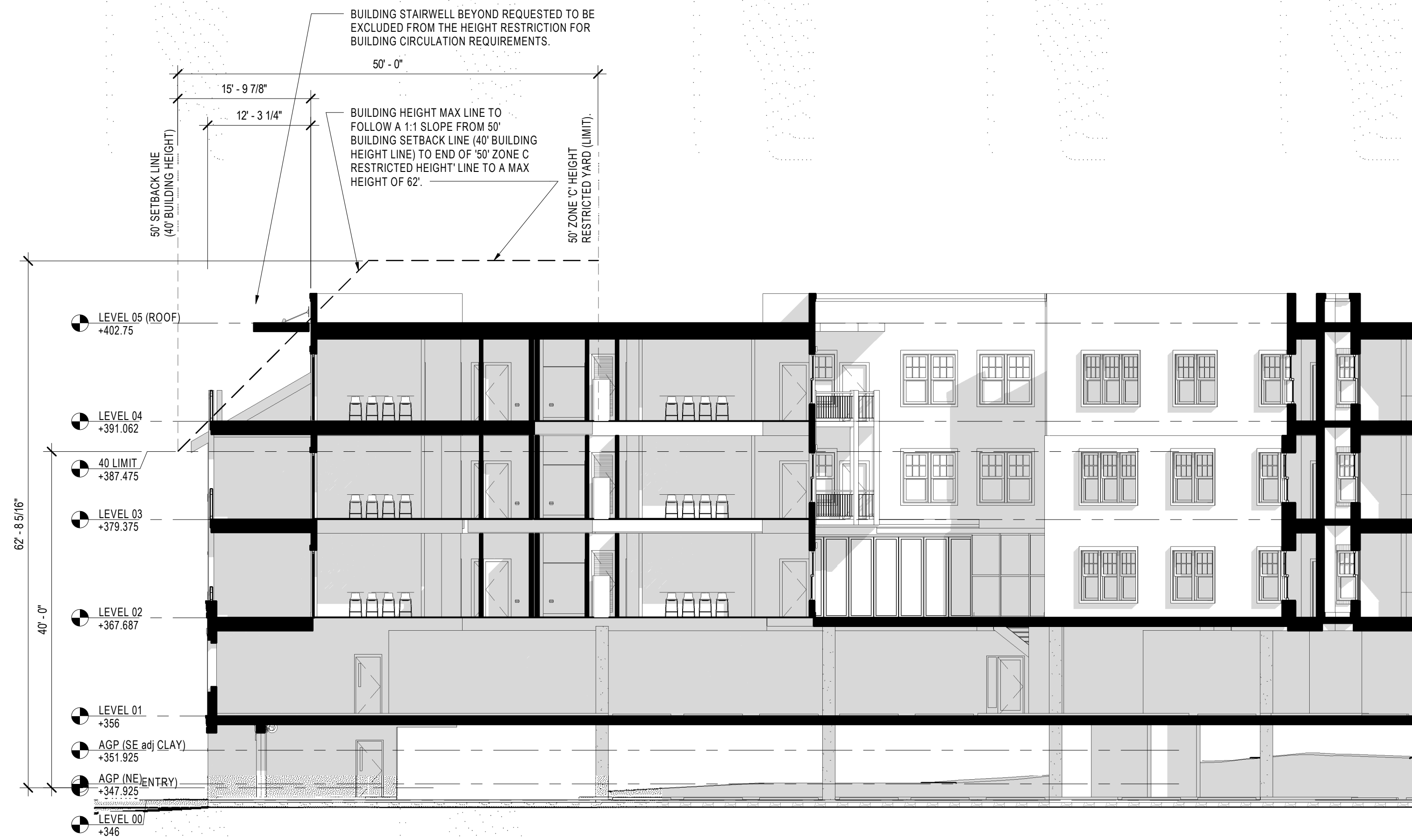
ELEVATION - CLAY ST. 1  
3/32" = 1'-0"

SELWYN PROPERTY GROUP  
800 ST. MARY'S  
800 ST. MARY'S ST.  
RALEIGH, NC 27605

10.18.2017

A3.02





BS-01a 2  
3/32" = 1'-0"



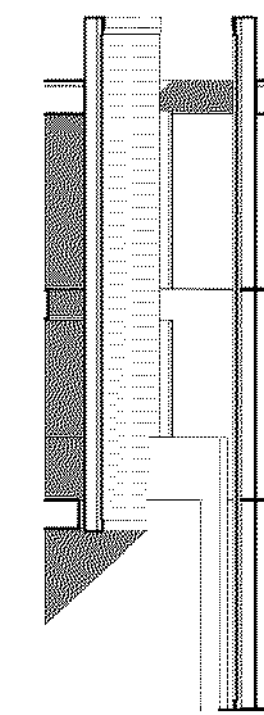
ELEVATION - NE 1  
3/32" = 1'-0"



ELEVATION - TERRACE SE 5  
3/32" = 1'-0"



ELEVATION - TERRACE SW 4  
3/32" = 1'-0"



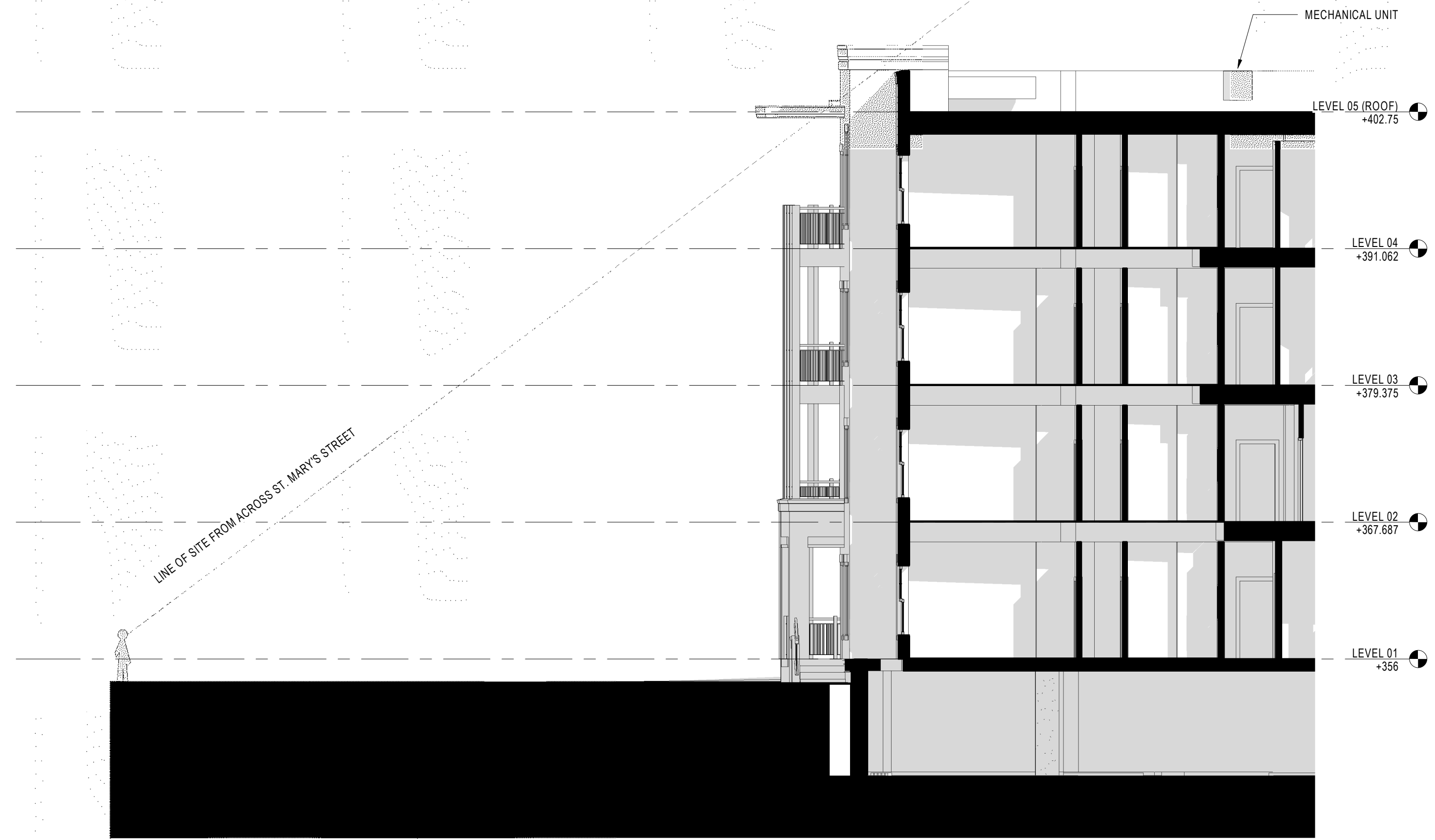
ELEVATION - TERRACE NW 3  
3/32" = 1'-0"



ELEVATION - TERRACE SW2 2  
3/32" = 1'-0"



ELEVATION - SE (LOWER ENTRY) 1  
3/32" = 1'-0"



LINE OF SITE from across ST. MARY'S 2  
1/8" = 1'-0"



VIEW 'A' 1

