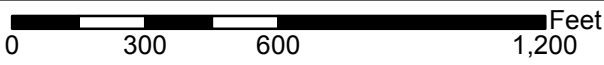
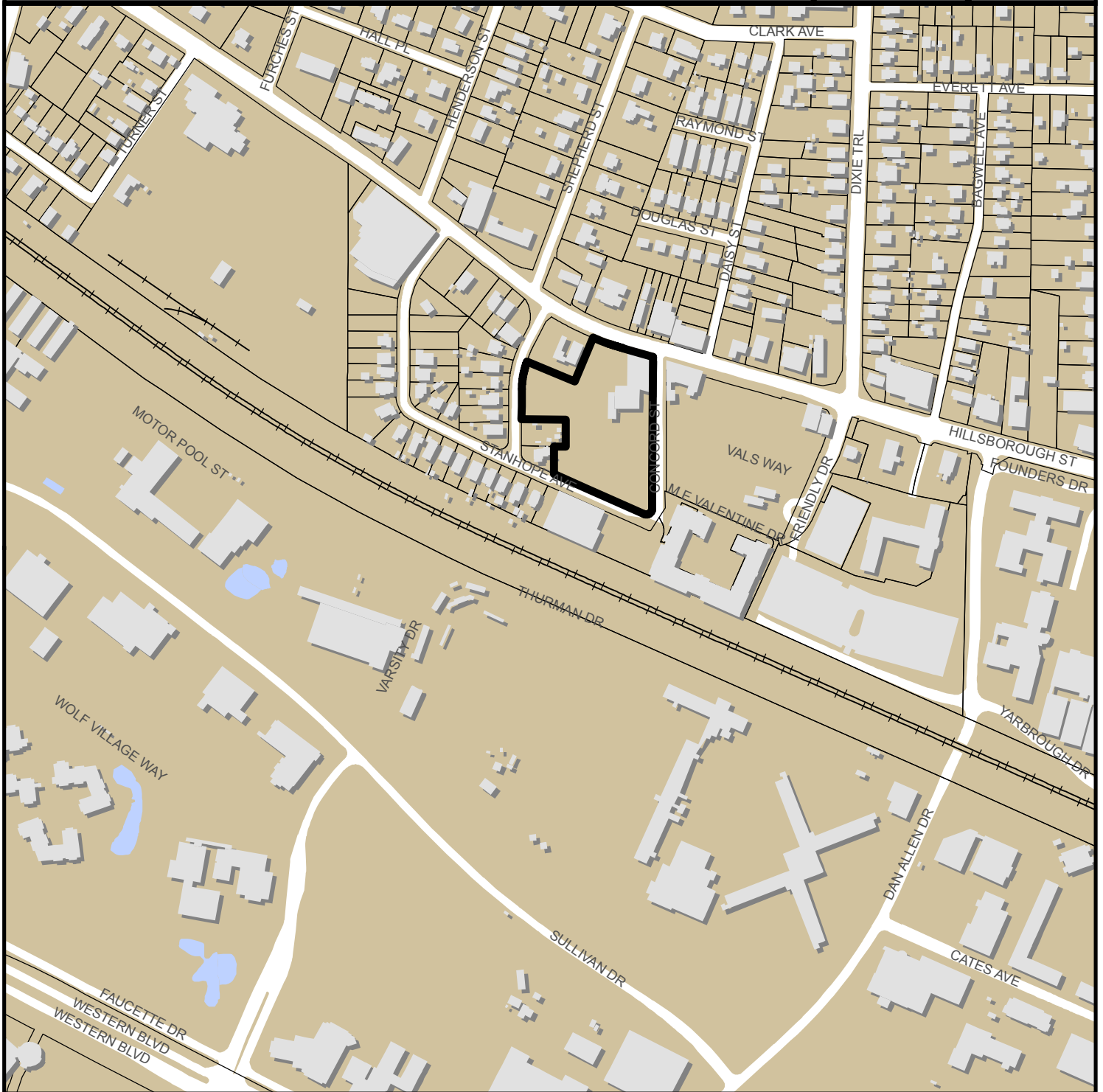


# THE STANDARD SR-85-2017



Zoning: **NX-5-UL-CU w/  
SRPOD**

CAC: **Wade**

Drainage Basin: **Rocky Branch**

Acreage: **3.23**

Sq. Ft.: **508,983**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Andy Padiak**  
Phone: **(919) 361-5000**





# Administrative Approval Action

AA# 3694: SR-85-17, The Standard  
Transaction# 532269

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 the south side of Hillsborough Street, between the intersections of Concord and Hillsborough, and Rosemary and Hillsborough. This site is comprised of several parcels to be recombined and currently has an address of 3101 Hillsborough Street.

**REQUEST:** Development of a Mixed Use Building on a 3.23 acre tract zoned NX-5-UL CU (Z-16-17) into a 508,983 square foot/ 234 residential unit, mixed use building with retail on the ground floor and apartments above.

**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 The John R. McAdams Company, Inc.

## 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:**

#### **ENGINEERING**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **STORMWATER**

2. 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;
3. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

#### **URBAN FORESTRY**

5. Obtain required stub and tree impact permits from the City of Raleigh.

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

#### **GENERAL**

6. Comply with all conditions of Z-16 -17.



# Administrative Approval Action

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7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications.
8. A recombination map shall be recorded recombining the existing lot into a single tract.
9. A demolition permit shall be obtained for all existing buildings being removed.

## ENGINEERING

10. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
11. A 5' general utility easement and associated deed of easement 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.
12. A sidewalk deed of easement for any public sidewalk on Private Property 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.
13. A transit easement located on Hillsborough Street if required shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.
14. 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.

## STORMWATER

15. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.
16. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
17. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
18. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.



**Administrative  
Approval Action**  
AA# 3694: SR-85-17, The Standard  
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**URBAN FORESTRY**

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

**Prior to issuance of building occupancy permit:**

20. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
21. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
22. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
23. Next Step: All street lights and street signs required as part of the development approval are installed.
24. Next Step: Final inspection of all required right of way trees by Urban Forestry Staff.

**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: 1-3-2021**

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 Dir./Designee) Ann Bilyeu Date: 4/3/2018

Staff Coordinator: Michael Walters

# THE STANDARD AT RALEIGH

ADMINISTRATIVE SITE REVIEW DRAWINGS FOR:  
THE STANDARD AT RALEIGH  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: LCP-17000

## ZONING CONDITIONS:

- I. USE CONDITIONS
  - a. VEHICLE SERVICE, VEHICULAR FUEL SALES, DRIVE-IN/DRIVE-THROUGH FACILITIES, AND VEHICULAR SALES/RENTAL USES (EXCLUDING CAR SHARING SERVICES), AS WELL AS BARS, TAVERNS, AND LOUNGES, EXCEPT WHICH SHALL BE EXPRESSLY PERMITTED AS PART OF A RESTAURANT, SHALL BE PROHIBITED IN ALL ASPECTS ON THE PROPERTY.
  - b. A MINIMUM OF 70% OF THE GROSS FLOOR AREA OF THE BUILDING (EXCLUDING PARKING) SHALL BE USED FOR RESIDENTIAL USES PERMITTED IN THE UDO, ALONG WITH THEIR ACCESSORY USES.
  - c. A MINIMUM OF 5,000 SF OF THE GROSS FLOOR AREA OF THE BUILDING (THE "COMMERCIAL SPACE") SHALL BE RESERVED FOR THE FOLLOWING USE CATEGORIES AS PROVIDED IN THE UDO: INDOOR RECREATION (EXCEPT ADULT ESTABLISHMENTS, CONVENTION CENTERS, ARENAS, SHOOTING RANGES, AND MOTOR TRACKS), OFFICE, PERSONAL SERVICES (EXCEPT OUTDOOR ANIMAL CARE), EATING ESTABLISHMENTS, AND RETAIL SALES.
  - d. ANY HEALTH CLUB OR GYM USE PERMITTED WITHIN THE COMMERCIAL SPACE SHALL BE OPEN TO THE PUBLIC ON A FEE OR MEMBERSHIP BASIS.
- II. DESIGN CONDITIONS
  - e. THERE SHALL BE NO BALCONIES ON THE FAÇADE OF ANY BUILDING FACING AND WITHIN 55 FEET FROM THE RIGHT-OF-WAY OF ROSEMARY STREET OR FACING STANHOPE AVENUE WITHIN 250 FEET OF A SINGLE-FAMILY RESIDENCE.
  - f. BALCONIES ON ANY OTHER BUILDING FAÇADE VISIBLE FROM ROSEMARY STREET SHALL BE BALCONIES THAT SHALL NOT PROTRUDE MORE THAN 18 INCHES.
  - g. IF PERMITTED UNDER THE BUILDING AND FIRE CODES, WINDOWS WITHIN 50 FEET OF THE ROSEMARY STREET RIGHT OF WAY SHALL BE SECURED IN A WAY SO THAT THEY DO NOT OPEN.
  - h. WITH RESPECT TO THE PORTION OF THE PROPERTY THAT ABUTS AND IS WITHIN 40 FEET OF TAX PARCEL NO. 0794521276, THE BUILDING WITHIN THIS AREA SHALL INCLUDE NO MORE THAN 3 VISIBLE STORIES AND SHALL NOT EXCEED 40 FEET IN AVERAGE BUILDING HEIGHT AS MEASURED FROM THE AVERAGE GRADE OF THE SHARED PROPERTY LINE.
  - i. THE SIDE OF THE BUILDING FACING ROSEMARY STREET SHALL BE SET BACK NOT LESS THAN 20 FEET FROM THE RIGHT OF WAY OF ROSEMARY STREET, WHICH SETBACK SHALL BE REDUCED BY NO MORE THAN 5 FEET IN ORDER TO PROVIDE FOR ADDITIONAL WIDENING OF THE RIGHT OF WAY TO AID IN VEHICULAR TRAVEL ALONG ROSEMARY STREET IF PERMITTED BY THE CITY. THE AVERAGE BUILDING HEIGHT WITHIN 60 FEET OF THE EDGE OF THE RIGHT OF WAY OF ROSEMARY STREET SHALL NOT EXCEED 40 FEET FROM THE AVERAGE GRADE ALONG THE ROSEMARY STREET RIGHT OF WAY AND SHALL INCLUDE NO MORE THAN 3 VISIBLE STORIES.
  - j. WITH RESPECT TO THE PORTION OF THE PROPERTY THAT ABUTS HILLSBOROUGH STREET, THE BUILDING SHALL INCLUDE NO MORE THAN 4 VISIBLE STORIES.
  - k. WITH RESPECT TO THE PORTION OF THE PROPERTY THAT IS WITHIN 50 FEET OF THE RIGHT-OF-WAY OF CONCORD STREET, THE BUILDING SHALL INCLUDE NO MORE THAN 4 STORIES THAT ARE VISIBLE ABOVE GRADE WITHIN 70 FEET OF THE RIGHT OF WAY OF HILLSBOROUGH STREET, AND AS MEASURED FROM 50 FEET OF THE RIGHT OF WAY OF STANHOPE AVENUE, ON THE REST OF THE FAÇADE ON CONCORD STREET, THE BUILDING MAY HAVE 5 VISIBLE STORIES.
  - l. WITH RESPECT TO THE PORTION OF THE PROPERTY THAT IS WITHIN 50 FEET OF THE RIGHT-OF-WAY OF STANHOPE AVENUE, THE AVERAGE BUILDING HEIGHT WITHIN THIS PORTION OF THE PROPERTY SHALL NOT EXCEED 51 FEET AS MEASURED FROM THE AVERAGE GRADE ALONG STANHOPE AVENUE AND SHALL INCLUDE NO MORE THAN 3 VISIBLE STORIES, EXCEPT WITHIN 90 FEET OF THE RIGHT OF WAY OF CONCORD STREET, WHERE NO MORE THAN 4 STORIES SHALL BE VISIBLE.
  - m. IN NO ASPECT SHALL THE BUILDING HEIGHT ON THE PROPERTY EXCEED 60 FEET AS MEASURED UNDER THE RULES OF MEASUREMENT AS SET FORTH IN THE UDO EXCEPT AS MAY INCLUDE ACCESSORY STRUCTURES, MECHANICAL PENTHOUSES, MECHANICAL UNITS, STAIRS OR ELEVATOR OVERRUNS, AND OTHER EXCLUSIONS TO BUILDING HEIGHT PERMITTED BY THE UDO.
  - n. THE BUILDING SHALL HAVE A PITCHED ROOF WITH A PITCH OF AT LEAST 2 INCHES OF VERTICAL RISE FOR EACH FOOT OF HORIZONTAL RUN EXCEPT ON PORTIONS OF THE BUILDING THAT ARE 5 STORIES. ARCHITECTURAL FEATURES ARE PERMITTED TO INTERRUPT A CONTINUOUS SLOPED ROOF AND MECHANICAL EQUIPMENT MAY BE SCREENED.
  - o. THE SWIMMING POOL SHALL BE LOCATED ON ONE LEVEL ABOVE STREET LEVEL IN THE INTERIOR COURTYARD CLOSEST TO HILLSBOROUGH STREET AND SHALL NOT BE VISIBLE FROM ANY PUBLIC RIGHT OF WAY.
  - p. THE SWIMMING POOL SHALL CLOSE BY 11:00 PM EVERY DAY.
  - q. THE EXISTING TRACTOR COMPONENT LOCATED ON THE EXISTING BUILDING SHALL BE PRESERVED AND LIGHTED IN ACCORDANCE WITH THE UDO AND SHALL BE MAINTAINED ALONG THE HILLSBOROUGH STREET FRONTAGE.
  - r. TRASH RECEPTACLES SHALL ONLY BE ACCESSED FROM CONCORD STREET AND SHALL BE FULLY SCREENED FROM VIEW AT THE GROUND LEVEL.
  - s. TRASH SHALL ONLY BE PICKED UP BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM IN ACCORDANCE WITH CITY STANDARD OPERATING PROCEDURES. THE OWNER SHALL DESIGN THE BUILDING SO THAT IT MAY PARTICIPATE IN THE CITY'S FORTHCOMING MULTIFAMILY RECYCLING PROGRAM.
- III. FRONTAGE CONDITIONS
  - u. THE PRIMARY BUILDING FRONTAGE (EXCEPT FOR DOORWAYS, SIDEWALKS, LANDSCAPING, COMMON AREA(S), OUTDOOR AMENITY AREA(S), OR UTILITY STRIPS, OR OTHER COMPONENTS OF THE UDO) SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE RIGHT-OF-WAY OF HILLSBOROUGH STREET.
  - v. THE FAÇADE OF THE BUILDING FACING HILLSBOROUGH STREET AND THAT IS WITHIN 50 FEET OF HILLSBOROUGH STREET SHALL BE ARTICULATED ABOVE THE GROUND FLOOR WITH BALCONIES WITH A MINIMUM PROJECTION OF 3 FEET OR OTHER RECESSES WITH A MINIMUM DEPTH OF 4 FEET AT LEAST EVERY 80 HORIZONTAL FEET.
- IV. OCCUPANCY CONDITIONS
  - w. NO MORE THAN 50% OF THE DWELLING UNITS SHALL INCLUDE 4 BEDROOMS.
  - x. NO DWELLING UNIT SHALL CONTAIN MORE THAN 4 BEDROOMS.
- V. PARKING STRUCTURE CONDITIONS
  - y. A MINIMUM OF 95% OF THE OFF-STREET PARKING SPACES PROVIDED FOR THE PROJECT SHALL BE CONTAINED IN A MULTI-LEVEL PARKING STRUCTURE (THE "PARKING STRUCTURE").
  - z. PARKING SHALL BE BELOW-GRADE WITHIN 25 FEET OF THE RIGHT-OF-WAY OF ROSEMARY STREET AND WILL NOT BE VISIBLE FROM PROPERTIES LOCATED ON ROSEMARY STREET.
  - aa. ALL VEHICULAR INGRESS AND EGRESS FROM THE PARKING STRUCTURE SHALL BE LOCATED OFF OF CONCORD STREET.
  - ab. ALL BIKE STORAGE SHALL BE LOCATED IN THE PARKING STRUCTURE EXCEPT FOR BICYCLE PARKING FOR PUBLIC USE ON HILLSBOROUGH STREET AND CONCORD STREET.
- VI. LANDSCAPING CONDITIONS
  - cc. SUBJECT TO THE TERMS AND CONDITIONS OF CERTAIN DEED RESTRICTIONS ENCUMBERING THE EXISTING CELLULAR TOWER ACCESS EASEMENT AREA, THE OWNER SHALL IMPROVE THIS AREA TO INCLUDE GREEN SPACE THAT SHALL BE ACCESSIBLE BY THE PUBLIC.
  - cd. OWNER SHALL PLACE A CLOSED PRIVACY FENCE OF NOT LESS THAN 6.5 FEET IN HEIGHT ALONG THE OWNER'S SHARED PROPERTY LINE WITH TAX PARCEL NO. 0794522528.
- VII. TRANSPORTATION CONDITIONS
  - ee. IF REQUESTED AND APPROVED BY THE CITY AND NC DOT PRIOR TO THE ISSUANCE OF AN INITIAL BUILDING PERMIT, OWNER SHALL CONSTRUCT AT ITS EXPENSE A TRANSIT SHELTER TO BE LOCATED WITHIN THE RIGHT OF WAY OF HILLSBOROUGH STREET OR WITHIN A TRANSIT EASEMENT DEDICATED BY OWNER AND APPROVED BY THE CITY.
  - ff. IF SO REQUESTED AND APPROVED, THE TRANSIT SHELTER SHALL BE BUILT ACCORDING TO THE CITY'S STANDARD SPECIFICATIONS. ADDITIONALLY, OWNER MAY INCORPORATE ITS DESIGN AND BUILDING ELEMENTS AND MATERIALS IN COHESION WITH THE OVERALL PROJECT DESIGN INTO THE TRANSIT SHELTER, WHICH SHALL BE MAINTAINED BY EITHER OWNER OR A PROPERTY OWNER'S ASSOCIATION.
  - gg. ANY ENTRANCE INTO OR EXIT FROM THE COMMERCIAL SPACE SHALL BE LOCATED OFF OF HILLSBOROUGH STREET OR CONCORD STREET.
- VIII. MATERIALS CONDITIONS
  - hh. THE FAÇADES OF THE BUILDING SHALL BE CONSTRUCTED FROM ONE OR MORE OF THE FOLLOWING MATERIALS: GLASS, CONCRETE, CLAY OR BRICK MASONRY, STONE MASONRY, STUCCO, CEMENTITIOUS SIDING, NATIVE AND MANUFACTURED STONE, AND PRE-CAST CONCRETE.
  - ii. A MINIMUM OF 30% OF ANY BUILDING FAÇADE (EXCEPTING WINDOWS, DOORS, AND TRIMS) FACING AND WITHIN 50 FEET OF HILLSBOROUGH STREET SHALL BE CONSTRUCTED WITH CLAY AND/OR STONE MASONRY.
  - jj. SYNTHETIC STUCCO (EPS) SHALL BE PROHIBITED ON THE PROJECT.
  - kk. WITH RESPECT TO ANY FIBER CEMENTITIOUS SIDING, ASSEMBLY SHALL INCLUDE A DRAINAGE PLANE TO ENSURE PROPER MOISTURE CONTROL.
- IX. CONSTRUCTION CONDITIONS
  - ll. OWNER SHALL PROVIDE SECURITY AND REASONABLE SURVEILLANCE FOR THE PERIOD DURING CONSTRUCTION OF THE PROJECT WHERE THE WOOD FRAME STRUCTURE OF THE BUILDING IS EXPOSED TO THE ELEMENTS.
- X. ONGOING CONDITIONS
  - mm. OWNER SHALL MAINTAIN ITS STANDARD SECURITY RULES AND RULES IN EFFECT DEALING WITH TENANT NOISE, AND SHALL MAKE AVAILABLE UPON REQUEST BY ADJACENT NEIGHBORS WITHIN THIRTY (30) DAYS FOLLOWING ANY SUCH REQUEST A HOTLINE PHONE NUMBER IN THE EVENT OF COMPLAINTS WITH RESPECT TO THE TENANTS.

## ADMINISTRATIVE SITE REVIEW 3101 HILLSBOROUGH STREET (S.R. 3007) RALEIGH, NORTH CAROLINA PROJECT NUMBER: LCP-17000

CITY OF RALEIGH TRANSACTION #532269

CITY OF RALEIGH CASE #SR-85-17

DATE: OCTOBER 10, 2017

REVISED: NOVEMBER 14, 2017

OWNER:

**LANDMARK PROPERTIES, INC.**

**315 OCONEE STREET**

**ATHENS, GEORGIA 30601**

**CONTACT: DEREK HUTCHISON**

**EMAIL: DEREK.HUTCHISON@LANDMARKPROPERTIES.COM**

**PHONE: (706) 395-1089**

### SITE DATA TABLE:

EXISTING LOT 1 PIN: 0794523525 AREA: 7,314 SF (0.17 AC.) ADDRESS: 3107 HILLSBOROUGH ST	EXISTING LOT 2 PIN: 0794523298 AREA: 41,057 SF (0.94 AC.) ADDRESS: 3105 HILLSBOROUGH ST	EXISTING LOT 3 PIN: 0794524349 AREA: 48,759 SF (1.12 AC.) ADDRESS: 3101 HILLSBOROUGH ST	EXISTING LOT 4 PIN: 0794522382 AREA: 23,754 SF (0.55 AC.) ADDRESS: 3112 STANHOPE AVE	EXISTING LOT 5 PIN: 0794522408 AREA: 9,913 SF (0.23 AC.) ADDRESS: 5 ROSEMARY ST	EXISTING LOT 6 PIN: 0794522403 AREA: 10,079 SF (0.23 AC.) ADDRESS: 7 ROSEMARY ST
EXISTING LOTS TO BE RECOMBINED. RECOMBINED LOT AREA: 140,876 SF (3.24 AC.) RIGHT-OF-WAY DEDICATION: 13,740 SF (0.32 AC.) NEW LOT AREA = 127,136 SF (2.92 AC.)					
<b>BUILDING FRONTAGE REQUIREMENTS:</b>					
HILLSBOROUGH STREET LOT WIDTH = 118' MINIMUM REQUIRED BUILDING WIDTH = 50% PROPOSED BUILDING FRONTAGE WIDTH = 167' PROPOSED BUILDING FRONTAGE = 88.8%					
CONCORD STREET LOT WIDTH = 460' MINIMUM REQUIRED BUILDING WIDTH = 25% PROPOSED BUILDING FRONTAGE WIDTH = 439' PROPOSED BUILDING FRONTAGE = 95.4%					
STANHOPE AVENUE LOT WIDTH = 205' MINIMUM REQUIRED BUILDING WIDTH = 25% PROPOSED BUILDING FRONTAGE WIDTH = 199' PROPOSED BUILDING FRONTAGE = 97.1%					
ROSEMARY STREET LOT WIDTH = 173' MINIMUM REQUIRED BUILDING WIDTH = 25% PROPOSED BUILDING FRONTAGE WIDTH = 48' PROPOSED BUILDING FRONTAGE = 27.7%					

<b>Administrative Site Review Application (for UDO Districts only)</b>		<b>DEVELOPMENT SERVICES DEPARTMENT</b>	
Development Services Customer Service Center   1300 South Blvd., Suite 400   Raleigh, NC 27601   919-996-2495   dsa 919-996-1831 Litchford Satellite Office   8220 - 130 Litchford Road   Raleigh, NC 27601   919-996-4200			
When submitting plans, please check the appropriate building type and include the Plan Checklist document.			
<b>BUILDING TYPE</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<b>FOR OFFICE USE ONLY</b> <input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # _____			
<b>GENERAL INFORMATION</b>			
Development Name: <u>The Standard</u>			
Zoning District: <u>NX-5-UL-CU</u> Overlay District (if applicable): <u>SRPOD</u> Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Proposed Use: <u>Apartments</u>			
Property Address(es): <u>3101 Hillsborough Street</u> Major Street Locator: <u>Hillsborough Street and Concord Street</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN: <u>0794523356</u> PIN: _____ PIN: _____ PIN: _____			
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Retail <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court Other, if other, please describe: _____			
<b>WORK SCOPE</b> 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. <u>Site Work for a new apartment project and structured parking deck</u>			
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b> Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE			
<b>CLIENT/DEVELOPER/OWNER</b> Company: <u>The Standard at Raleigh LLC</u> Name (s): <u>Andrew Young</u> Address: <u>PO Box 130339, Carlsbad CA 92013-0339</u> Phone: <u>706-543-1910</u> Email: <u>andrew.young@landmark-properties.com</u> Fax: <u>706-543-1909</u>			
<b>CONSULTANT</b> (Contact Person for Plans) Company: <u>McAdams</u> Name (s): <u>Andy Padiak</u> Address: <u>2905 Meridian Parkway, Durham NC 27713</u> Phone: <u>919-361-5000</u> Email: <u>padiak@mcadamsco.com</u> Fax: <u>919-361-2269</u>			
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		REVISION 05.13.16	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
<b>Zoning Information</b>		<b>Building Information</b>	
Zoning District(s): <u>NX-5-UL-CU</u>		Proposed building use(s): <u>Apartments/Retail</u>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross: <u>0 sf</u>	
Overlay District: <u>SRPOD</u>		Proposed Building(s) sq. ft. gross: <u>508,983 SF</u>	
Total Site Acres: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>3.23 acres</u>		Total sq. ft. gross (existing & proposed): <u>508,983 sf</u>	
Off street parking: Required <u>SEE SITE PLAN</u> Provided <u>SEE SITE PLAN</u>		Proposed height of building(s): <u>60 feet</u>	
CDA (Certificate of Appropriateness) case #: <u>N/A</u>		# of stories: <u>5</u>	
BDA (Board of Adjustment) case #: <u>N/A</u>		Ceiling height of 1 <sup>st</sup> Floor: <u>13 feet</u>	
CUD (Conditional Use District) case #: <u>N/A</u>			
<b>Stormwater Information</b>			
Existing Impervious Surface: <u>2.30 ac</u> acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: <u>2.96 ac</u> acres/square feet		If Yes, please provide: <u>Alluvial Soils FEMA Map Panel #</u>	
Neutral River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
		Flood Study	
<b>FOR RESIDENTIAL DEVELOPMENTS</b>			
1. Total # of Apartment, Condominium or Residential Units: <u>234</u>			
2. Total # of Congregate Care or Life Care Dwelling Units: <u>0</u>			
3. Total Number of Hotel Units: <u>0</u>			
4. Overall Total # of Dwelling Units (1-6 Above): <u>234</u>			
5. Bedroom Units: <u>134-46 2b-47 3br 24 4br or more 117</u>			
6. Infill Development 2.2.7: <u>N/A</u>			
7. Open Space (only) or Amenity: <u>Amenity</u>			
8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
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: <u>Andy Padiak - McAdams</u> 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: _____		Date: <u>9/27/17</u>	
Printed Name: <u>The Standard at Raleigh, LLC (Andrew Young, Authorized Signatory)</u>			
Signed: _____ Date: _____			
Printed Name: _____			
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		REVISION 05.13.16	

### SHEET INDEX

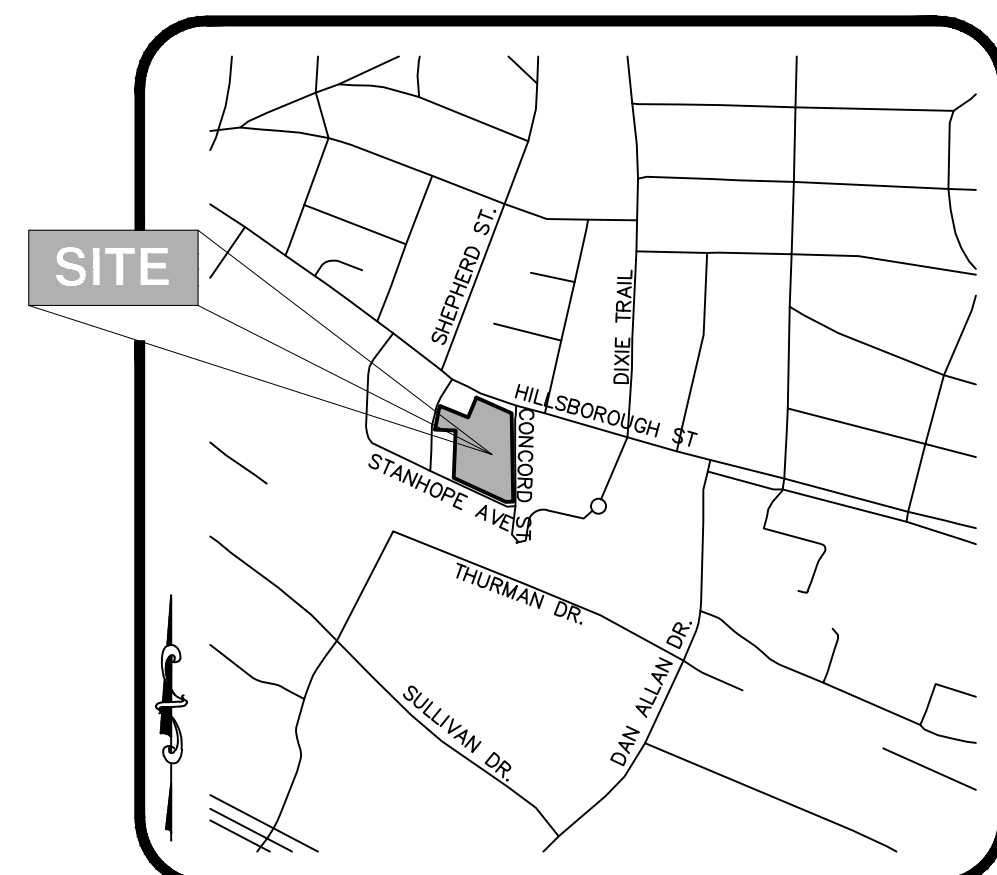
- C-1 EXISTING CONDITIONS
- C-2 DEMOLITION PLAN
- C-3 SITE PLAN
- C-4 GRADING AND STORM DRAINAGE PLAN
- C-5 UTILITY PLAN
- LS-1 LANDSCAPE PLAN
- D-1 SITE DETAILS
- D-2 SITE AND STORM DRAINAGE DETAILS
- D-3 STORM DRAINAGE DETAILS
- D-4 LANDSCAPE/HARDSCAPE DETAILS
- SW-1 STORMWATER MANAGEMENT FACILITY DETAILS
- A010 ARCHITECTURAL SITE PLAN
- A030 FLOOR AREA CALCULATION PLANS
- A031 FLOOR AREA CALCULATION PLANS
- A099 LEVEL P1 OVERALL FLOOR PLAN
- A101 LEVEL 1 OVERALL FLOOR PLAN
- A102 LEVEL 2 OVERALL FLOOR PLAN
- A103 LEVEL 3 OVERALL FLOOR PLAN
- A104 LEVEL 4 OVERALL FLOOR PLAN
- A105 LEVEL 5 OVERALL FLOOR PLAN
- A106 ROOF LEVEL OVERALL PLAN
- A401 EXTERIOR ELEVATIONS
- A402 EXTERIOR ELEVATIONS
- A403 FACADE MASONRY PERCENTAGE
- A411 EXTERIOR ELEVATIONS TRANSPARENCY STUDY

### SOLID WASTE INSPECTION STATEMENT

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
3. SOLID WASTE COLLECTION TO BE HANDLED WITH COMPACTOR/DUMPSTERS ON-SITE & WITHIN BUILDING FOOTPRINT.
4. COLLECTION SHALL BE PROVIDED AT A MINIMUM OF 2 DAYS PER WEEK.
5. TRASH SHALL ONLY BE PICKED UP BETWEEN THE HOURS OF 8:00AM AND 5:00PM IN ACCORDANCE WITH CITY STANDARD OPERATING PROCEDURES. ALL DUMPSTER/CARTS MUST BE REMOVED FROM THE PUBLIC RIGHT OF WAY WITHIN 24 HOURS OF SERVICE.
6. THE OWNER SHALL DESIGN THE BUILDING SO THAT IT MAY PARTICIPATE IN THE CITY'S FORTHCOMING MULTIFAMILY RECYCLING PROGRAM.

### NOTES:

1. THE MINIMUM CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRUMBER THE MINIMUM CORNER CLEARANCE.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. OWNER SHALL PROVIDE SECURITY AND REASONABLE SURVEILLANCE FOR THE PERIOD DURING CONSTRUCTION OF THE PROJECT WHERE THE WOOD FRAME STRUCTURE OF THE BUILDING IS EXPOSED TO THE ELEMENTS.
5. OWNER SHALL MAINTAIN ITS STANDARD SECURITY RULES AND RULES IN EFFECT DEALING WITH TENANT NOISE, AND SHALL MAKE AVAILABLE UPON REQUEST BY ADJACENT NEIGHBORS WITHIN THIRTY (30) DAYS FOLLOWING ANY SUCH REQUEST A HOTLINE PHONE NUMBER IN THE EVENT OF COMPLAINTS WITH RESPECT TO THE TENANTS.



### VICINITY MAP

1"=1000'



**Know what's below.  
Call before you dig.**

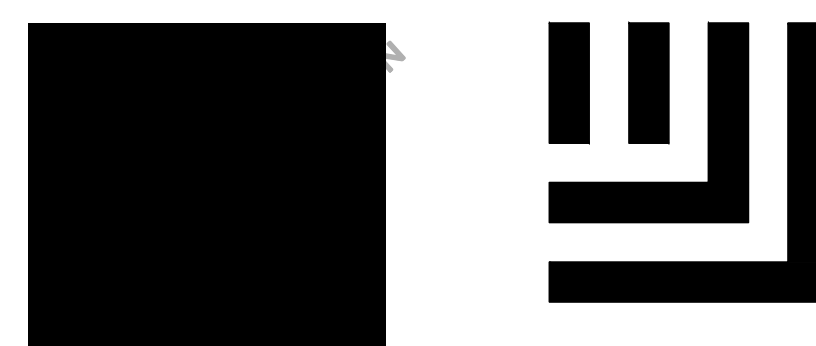
**CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.**

### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 986-2409, and the Public Utilities Department at (919) 986-4540 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 reinstallation 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.

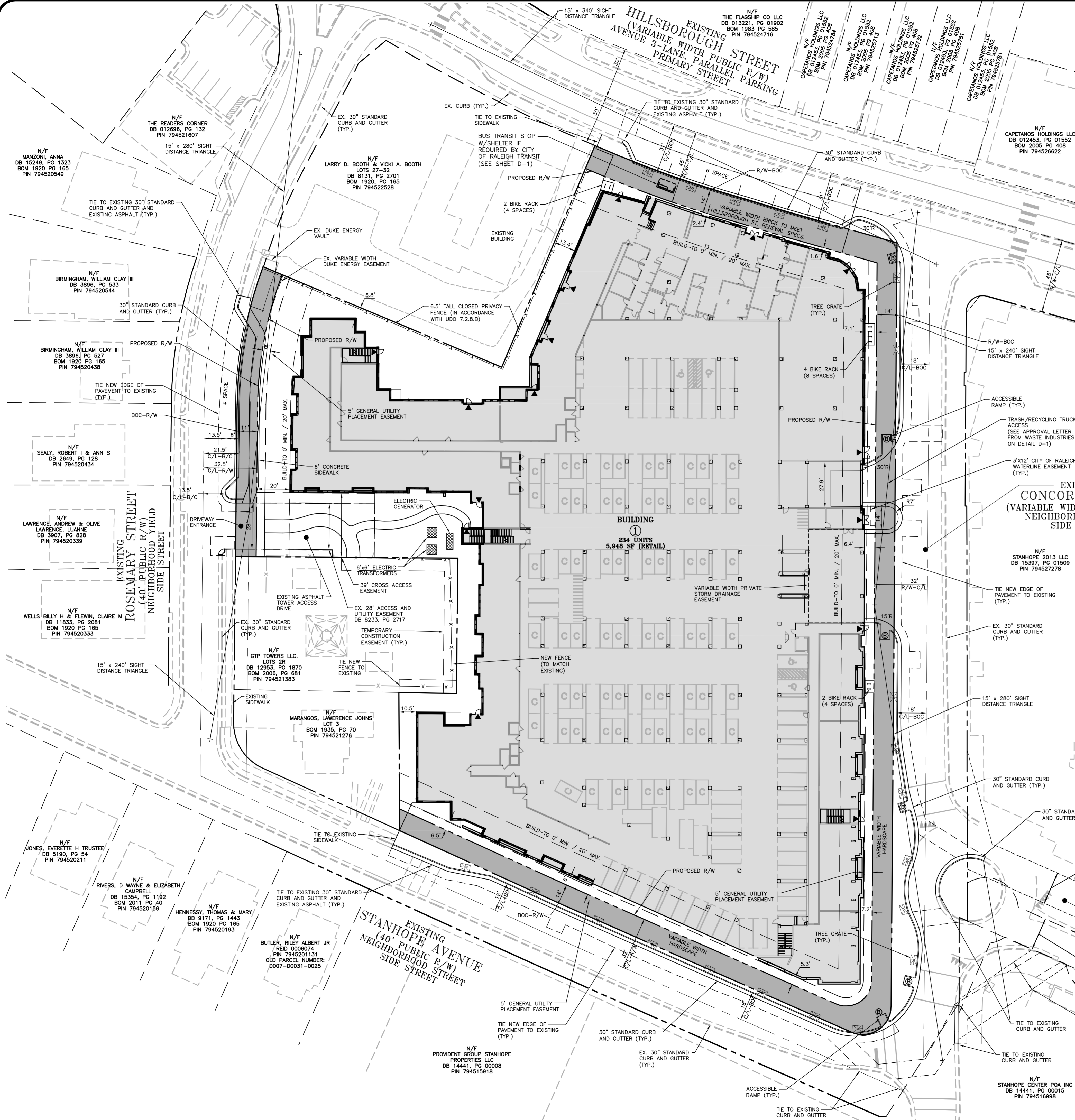


**MCADAMS**

**THE JOHN R. McADAMS COMPANY, INC.**

2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com  
Contact: Andy Padiak  
padiak@mcadamsco.com

X:\Projects\LCP-17000\Land\Construction Drawings\Current Drawings\LCP17000-SI.dwg, 12/16/2017 3:31:20 PM, Meener, Lee



**SITE DATA TABLE:**

EXISTING LOT 1  
 PIN: 0794523525  
 AREA: 7,314 SF (0.17 AC.)  
 ADDRESS: 3107 HILLSBOROUGH ST

EXISTING LOT 2  
 PIN: 0794523298  
 AREA: 41,057 SF (0.94 AC.)  
 ADDRESS: 3105 HILLSBOROUGH ST

EXISTING LOT 3  
 PIN: 0794524349  
 AREA: 48,759 SF (1.12 AC.)  
 ADDRESS: 3101 HILLSBOROUGH ST

EXISTING LOT 4  
 PIN: 0794523282  
 AREA: 23,754 SF (0.55 AC.)  
 ADDRESS: 3112 STANHOPE AVE

EXISTING LOT 5  
 PIN: 0794522408  
 AREA: 9,913 SF (0.23 AC.)  
 ADDRESS: 5 ROSEMARY ST

EXISTING LOT 6  
 PIN: 0794522403  
 AREA: 10,079 SF (0.23 AC.)  
 ADDRESS: 7 ROSEMARY ST

EXISTING LOTS TO BE RECOMBINED.  
 RECOMBINED LOT AREA = 140,876 SF (3.24 AC.)  
 RIGHT-OF-WAY DEDICATION = 13,740 SF (0.32 AC.)  
 NEW LOT AREA = 127,136 SF (2.92 AC.)

**BUILDING FRONTAGE REQUIREMENTS:**

**HILLSBOROUGH STREET**  
 LOT WIDTH = 185'  
 MINIMUM REQUIRED BUILDING WIDTH = 50%  
 PROPOSED BUILDING FRONTAGE WIDTH = 167'  
 PROPOSED BUILDING FRONTAGE = 88.8%

**CONCORD STREET**  
 LOT WIDTH = 460'  
 MINIMUM REQUIRED BUILDING WIDTH = 25%  
 PROPOSED BUILDING FRONTAGE WIDTH = 439'  
 PROPOSED BUILDING FRONTAGE = 95.4%

**STANHOPE AVENUE**  
 LOT WIDTH = 205'  
 MINIMUM REQUIRED BUILDING WIDTH = 25%  
 PROPOSED BUILDING FRONTAGE WIDTH = 199'  
 PROPOSED BUILDING FRONTAGE = 97.1%

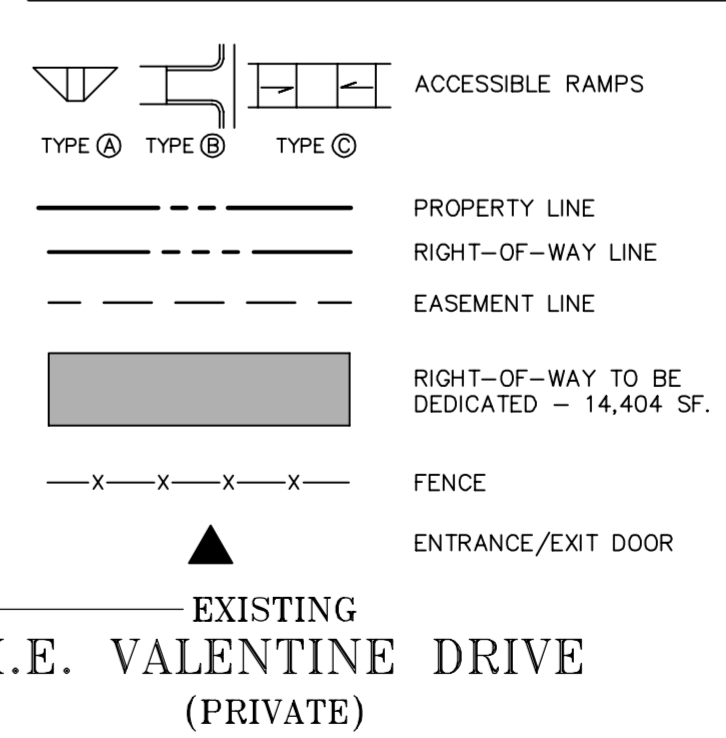
**ROSEMARY STREET**  
 LOT WIDTH = 173'  
 MINIMUM REQUIRED BUILDING WIDTH = 25%  
 PROPOSED BUILDING FRONTAGE WIDTH = 48'  
 PROPOSED BUILDING FRONTAGE = 27.7%

**SITE PLAN NOTES:**

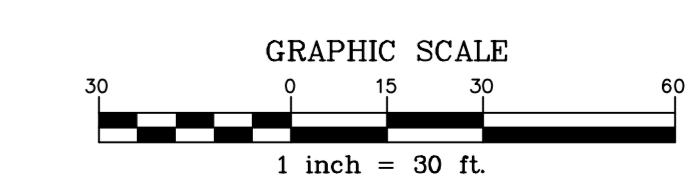
- RIGHT-OF-WAY SHALL BE CLEARED AND GUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, COMMERCIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THIS SHEET, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
- MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE CITY TRAFFIC ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY "NC 811" (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC 811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND ENGINEERING INSPECTIONS PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- PARKING DECK WILL NOT BE VISIBLE FROM THE STREET. SEE ARCHITECTURE PLANS FOR LAYOUT.

PARKING SUMMARY	CODE REQUIREMENT	SPACES
STUDIO		31
ONE BEDROOM		15
TWO BEDROOM	1 SPACE PER UNIT MINIMUM =	234
THREE BEDROOM	2 SPACE PER UNIT MAXIMUM =	468
FOUR BEDROOM		117
TOTAL UNITS		234
RETAIL (SF) = 5,000	1 SPACE PER 300 SF	= 17
CITY REQUIRED PARKING	MINIMUM	= 251
	MAXIMUM	= 485
TOTAL PROVIDED PARKING		= 452
REQUIRED HANDICAPPED ACCESSIBLE		= 9 ADA, 2 VAN
PROVIDED HANDICAPPED ACCESSIBLE		= 9 ADA, 2 VAN
REQUIRED SHORT TERM BIKE PARKING (APTS)	1 SPACE PER 20 UNITS =	12
REQUIRED SHORT TERM BIKE PARKING (RETAIL)	1 SPACE PER 5,000 SF =	4 (MIN.)
TOTAL REQUIRED SHORT TERM BIKE PARKING		= 16
PROVIDED SHORT TERM BIKE PARKING (23 IN DECK, 16 AT HILLSBOROUGH ST)		= 39
REQUIRED LONG TERM BIKE PARKING		= N/A
USE	SQUARE FOOTAGE	PERCENTAGE
RESIDENTIAL	315,054 SF	95.06%
RETAIL	5,948 SF	1.79%
SERVICE	3,055 SF	0.92%
AMENITY	7,360 SF	2.22%
TOTAL	331,417 SF	100%

**SITE LEGEND**



SEE SHEET LS-1 FOR AMENITY AREA CALCULATIONS.



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS COMPANY, INC.**  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 Phone: 919-487-1100  
 Fax: 919-487-1101  
 Email: info@mcadamsco.com  
 (800) 733-5646

**MCADAMS**

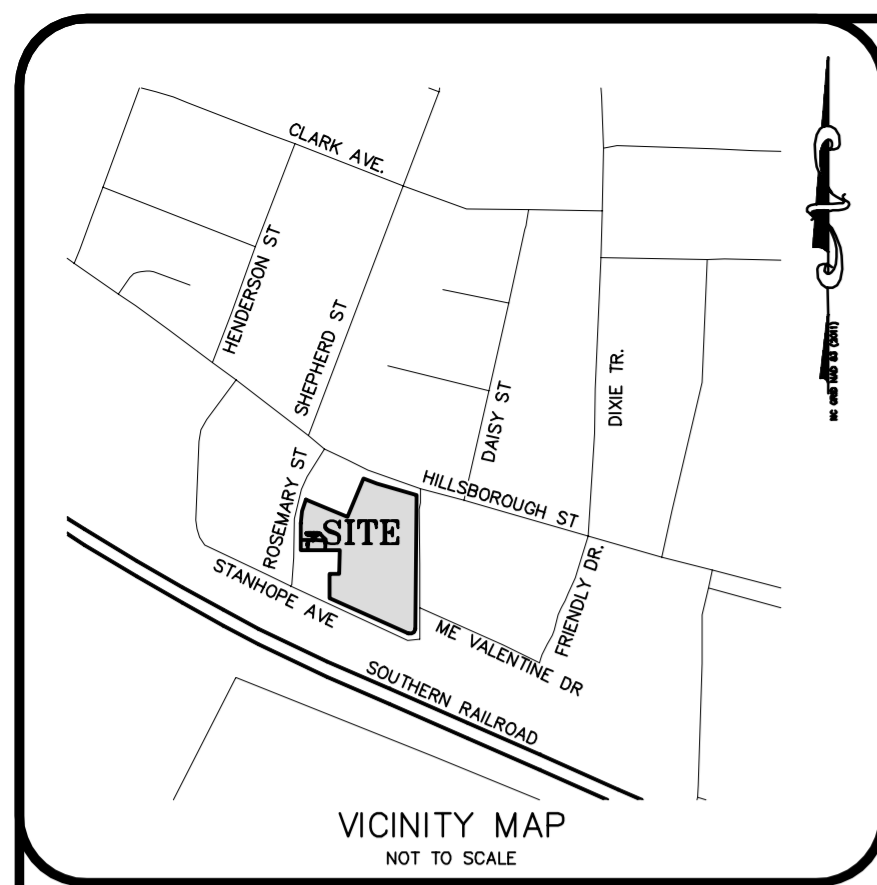
REVISIONS:  
 1 2017-11-14 REVISED PER CITY OF RALEIGH COMMENTS  
 2 2017-12-07 REVISED PER CITY OF RALEIGH COMMENTS

OWNER:  
**LANDMARK PROPERTIES, INC.**  
 315 OCOONE STREET  
 ATHENS, GEORGIA 30601

**THE STANDARD AT RALEIGH**  
 ADMINISTRATIVE SITE REVIEW  
 RALEIGH, NORTH CAROLINA  
 SITE PLAN

PROJECT NO: LCP-17000  
 FILENAME: LCP17000-S1  
 CHECKED BY: ARP  
 DRAWN BY: RAD  
 SCALE: 1"=30'  
 DATE: 10-10-2017  
 SHEET NO: C-3

**MCADAMS**



To the Standard at Raleigh, LLC, a Delaware limited liability company, Rose Mary Developments, LLC, a North Carolina limited liability company, BMO Harris Bank N.A., its successors and assigns, as a Lender, and as Administrative Agent for the Lenders, and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on April 10, 2016.

Date of Plat or Map: \_\_\_\_\_

RONALD T. FREDERICK, P.L.S. L-4720 Date \_\_\_\_\_

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 15-17477RA  
EFFECTIVE DATE: MARCH 23, 2016 AT 1:00PM

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - NOT A SURVEY MATTER
2. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable. - NOT A SURVEY MATTER
3. Covenants, conditions, restrictions, easements, and liens provided for in Instrument(s) filed for record in Book 10846, Page 878 (Parcels 1-3); and Book 12989, Page 151, corrected in Book 13250, Page 511 (Parcel 4), all Wake County Registry, and any related maps, plans, bylaws and other documents(s) and amendments(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (Parcels 1 - 3) - ON SUBJECT PROPERTY AS SHOWN HEREON
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plot(s) recorded in Book of Maps 1920, Page 165 (Parcels 5-6); Book of Maps 1996, Page 681 (Parcel 4); Book of Maps 2007, Pages 2322-2323; and Book of Maps 2008, Page 549 (Parcels 1-3), all Wake County Registry, and items shown on Survey. - ON SUBJECT PROPERTY AS SHOWN HEREON
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by PRELIMINARY survey entitled "Rose Mary Developments" by Ronald T. Frederick, P.L.S., dated October 8, 2015, last revised \_\_\_\_\_ 2016 (the "Survey"):

**Parcel One:**  
a. Service utilities;  
b. Retaining wall; and  
c. Fence extends onto adjoining lot(s).

**Parcel Two:**  
a. Service utilities; and  
b. Retaining wall; and  
c. Fence extends onto adjoining lot(s).

**Parcel Three:**  
a. Service utilities;  
b. Retaining wall;  
c. Fence extends onto adjoining lot(s); and  
d. Window seals and down spouts are over R/W along Hillsborough and Concord.

**Parcel Four:**  
a. Service utilities;  
b. Retaining wall; and  
c. Fence extends onto adjoining lot(s).

**Parcel Five:**  
a. Service utilities; and  
b. Retaining wall.

**Parcel Six:**  
a. Service utilities; and  
b. Retaining wall.

NOTE: Title Company reserves the right to amend this exception upon receipt of a full-size, final survey. - AS SHOWN HEREON

6. The correctness of the square footage/acreage computation of the Land is not insured. - NOT A SURVEY MATTER
7. Rights of tenants in possession, if any, as tenants only, under unrecorded leases for a duration of less than three (3) years. - NOT A SURVEY MATTER
8. Easement to Southern Bell Telephone and Telegraph recorded in Book 996, Page 317, Wake County Registry. (Parcels 1-4) - EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
9. Easement to Carolina Power and Light recorded in Book 1374, Page 87, Wake County Registry. (Parcels 1-4) - EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
10. Right of way of Hillsborough Rd, Concord Street, and Stanhope Avenue, and shown on Survey. (Parcels 1-3) - BENEFITS AND ABUS SUBJECT PROPERTY AS SHOWN HEREON
11. Easement to Carolina Power & Light recorded in Book 13168, Page 841, Wake County Registry. (Parcels 1-3) - EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
12. Declaration of Cross Access & Cross Parking recorded in Book 13026, Page 2475, Wake County Registry. (Parcels 1-3) - EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
13. Notice of Brownfields recorded in Book 12772, Page 1872, amended in Book 13428, Page 654, and further amended by that Second Amendment to Notice of Brownfields Property and to Brownfields Agreement recorded in Book 16308, Page 2614, and shown on map recorded in Book of Maps 2007, Pages 2322-2323, all Wake County Registry. (Parcels 1-6) - BENEFITS SUBJECT PROPERTY, PLEASE REFER TO RECORDED DOCUMENTS FOR RESTRICTIONS
14. Brownfields Maps recorded in Book of Maps 2009, Pages 252-253; and Book of Maps 2016, Page 342-343, all Wake County Registry. (Parcels 1-6) - BENEFITS SUBJECT PROPERTY, PLEASE REFER TO RECORDED DOCUMENTS FOR RESTRICTIONS
15. Easement to BellSouth Telecommunications recorded in Book 14330, Page 226, Wake County Registry. (Parcel 2) - EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
16. Terms and conditions of License Agreement evidenced by that Memorandum of License Agreement with GTE Mobline of Raleigh, Inc. recorded in Book 7567, Page 412, Wake County Registry, and shown on Survey. (Parcel 4) - EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
17. Terms and Conditions of License Agreement evidenced by that Memorandum of License Agreement with SprintCom, Inc., recorded in Book 8233, Page 2717, Wake County Registry, and shown on Survey. (Parcel 4) - EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
18. Terms and Conditions of License Agreement evidenced by that Memorandum of License Agreement with BellSouth Personal Communications LLC D/B/A Cingular Wireless recorded in Book 9567, Page 2564, Wake County registry, and shown on Survey. (Parcel 4) - EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
19. Deed of Easement for Temporary Construction recorded in Book 16274, Page 2434, Wake County Registry. - EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON

### SURVEYOR DESCRIPTION

Beginning at an iron pipe on the eastern right of way of Rosemary Street also the northwest property corner of Lot 62 recorded in Book of Maps 1920, page 165, the Point of Beginning; thence South 67°11'09" East a distance of 157.33 feet to an iron pipe at the southwest corner of Lot 1 recorded in Book of Maps 2008, page 349; thence North 22°49'22" East a distance of 146.05 feet to an iron pipe on the southern right of way of Hillsborough Street; thence with said right of way a curve to the left a radius of 696.51 feet, an arc length of 50.03 feet, a chord bearing of South 68°31'40" East, and a distance of 50.02 feet to an iron pipe; thence with a curve to the left a radius of 696.51 feet, an arc length of 48.28 feet, a chord bearing of South 72°34'18" East, and a distance of 48.27 feet to an iron pipe; thence South 73°02'56" East a distance of 25.12 feet to an iron pipe; thence South 74°10'19" East a distance of 89.59 feet to an iron pipe at the intersection of the western right of way of Concord Street; thence South 02°26'31" West a distance of 37.82 feet to an iron pipe; thence South 02°26'31" West a distance of 86.11 feet to a Parker Kobon nail at the intersection of the northern right of way of Stanhope Avenue; thence with a curve to the right a radius of 17.34 feet, an arc length of 34.31 feet, a chord bearing of South 57°07'59" West, and a distance of 28.08 feet to a Parker Kobon nail; thence South 68°11'17" West a distance of 191.73 feet to an iron pipe; thence North 00°30'44" East a distance of 82.31 feet to the common property line of GTP Towers LLC; thence with said common property line South 88°27'29" East a distance of 35.00 feet to an iron pipe; thence North 00°30'44" East a distance of 82.31 feet to an iron pipe; thence North 89°34'21" West a distance of 135.08 feet to an iron pipe on the eastern right of way of Rosemary Street; thence with said right of way North 00°38'00" East a distance of 30.00 feet to an iron pipe; thence North 00°38'00" East a distance of 50.08 feet to an iron pipe; thence North 00°38'00" East a distance of 3.41 feet to a point of Beginning, containing 140,877 square feet or 3.23 acres.

NOTE: The property shown on this survey is the same as the property described in the Commitment for Title Insurance prepared by Chicago Title Insurance Company with Commitment Number 15-17477RA and an Effective Date of March 23, 2016.

### LEGAL DESCRIPTION

**PARCEL ONE:** ID#51219: 3107 Hillsborough Street

Being all of Lot 1, College Crest Subdivision, containing 0.168 acres, as shown on that recombination map recorded in Book of Maps 2008, Page 549, Wake County Registry.

**PARCEL TWO:** ID#368382: 3105 Hillsborough Street

Being all of Lot 2, College Crest Subdivision, containing 0.943 acres, as shown on that recombination map recorded in Book of Maps 2008, Page 549, Wake County Registry.

**PARCEL THREE:** ID#31218: 3101 Hillsborough Street

Being all of Lot 3, College Crest Subdivision, containing 1.119 acres, as shown on that recombination map recorded in Book of Maps 2008, Page 549, Wake County Registry.

**PARCEL FOUR:** ID#319318: 3112 Stanhope Ave

BEING that real property shown as "Lot 1R" on a survey prepared by Edward L. Kilough Surveying, entitled "Physical and Boundary Survey - For John Miller," dated February 19, 2004. Said real property also being that property shown on the tax map of Wake County, North Carolina as Tax Parcel Number 079452232. Lot 1R being more particularly described as follows:

COMMENCE at an existing iron pipe marking the Northwest corner of Lot 1R, said iron pipe also being the POINT OF BEGINNING; thence S 89°44'05" E 200.05 feet; thence S 09°29'53" W 239.04 feet; thence N 66°07'39" W 107.24 feet; thence N 00°21'26" W 86.19 feet; thence S 89°00'00" E 34.92 feet; thence N 00°22'27" E 82.31 feet; thence N 89°44'05" W 134.97 feet; thence N 00°20'54" E 39.03 feet to the POINT OF BEGINNING, being designated Lot 1R and containing 0.55 acres according to a survey by Edward L. Kilough Surveying, entitled "Physical & Boundary Survey - For John Miller," dated February 19, 2004;

SUBJECT to a non-exclusive right and easement for vehicular ingress, egress and regress over and across that portion of the 39' cross access easement located along the northern portion of the Property as shown in Book of Maps 1996, Page 681, Wake County Registry.

**PARCEL FIVE:** ID#79438: S Rosemary Street

All that certain lot or parcel of land, situated in the City of Raleigh, Wake County, North Carolina, together with all the improvements thereon and appurtenances thereto belonging, known as Lots 61 and 62, College Crest, and being more particularly described as follows:

BEGINNING at a point in the eastern line of Rosemary Street said point being distant in a southern direction 157 feet 6 inches from the southeastern intersection of Hillsboro and Rosemary Streets; runs thence South 63 deg. 45 min. East 199.5 feet to a point; runs thence South 4 deg. 20

min. West 10.5 feet to a point; runs thence North 85 deg. 10 min. West 200 feet to Rosemary Street; runs thence along Rosemary Street North 14 deg. 50 min. East 88.5 feet to the point of BEGINNING, according to map and survey made by C. M. Lambie, C. E., April 6, 1953, now on file with the Home Owners' Loan Corporation, which reference is hereby made. Being the same tract of land conveyed by J. F. Makepeace and wife to Makepeace Lumber Company by deed dated September 10, 1928, filed for registration September 10, 1928, recorded in Book 553, Page 498, Wake County Registry.

**PARCEL SIX:** ID#79439: 7 Rosemary Street

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Raleigh, County of Wake, State of North Carolina, and more particularly described as follows:

BEGINNING at a stake in the Eastern line of Rosemary Street at the southwest corner of Lot No. 61, as shown on the plat of College Crest, and runs thence in a southeasterly direction along the Eastern line of Rosemary Street fifty (50) feet to a stake, corner of Lot No. 58; thence in an Easterly direction along the Northern line of said Lot 58 two hundred (200) feet to a stake; thence in a Northerly direction fifty (50) feet to a stake; thence in a Westerly direction, along the Southern line of Lot No. 61, two hundred (200) feet to a stake in the line of Rosemary Street, the point of BEGINNING, being Lots Nos. 59 and 60 according to the aforesaid map.

### GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CX-3, CX-3-UG.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3702430794K DATED PRELIMINARY 03-31-2015.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88.
9. PARKING: 162 REGULAR SPACES, 3 MOTORCYCLE AND 6 HANDICAP SPACES.
10. NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING FIELDWORK.
11. THERE WAS EVIDENCE OF STREET AND SIDEWALK REPAIRS AT THE INTERSECTION OF HILLSBOROUGH STREET AND CONCORD STREET.
12. NO WETLAND DELINEATION ON SITE OR PROVIDED TO SURVEYOR.

### LEGEND

●	EXISTING IRON PIPE	---	ZONING LINE
○	IRON PIPE SET	---	UNDERGROUND FIBER OPTIC CABLE
▲	CALCULATED POINT	SD	STORM DRAIN PIPE
⊙	SANITARY SEWER MANHOLE (SSMH)	OU	OVERHEAD UTILITY LINES
⊖	SANITARY SEWER CLEANOUT	W	WATER LINE
⊕	WATER VALVE	SS	SANITARY SEWER LINE
⊖	WATER METER	T	TELEPHONE LINE
⊕	FIRE HYDRANT	G	GAS LINE
⊖	TELEPHONE PEDESTAL	UE	UNDERGROUND ELECTRIC
⊖	TELEPHONE MANHOLE	UT	UNDERGROUND TELEPHONE
⊖	ELECTRIC BOX	X-X	FENCE LINE
☆	LIGHT POLE		
⊖	POWER POLE		
⊖	CATCH BASIN (CB)		
⊖	JUNCTION BOX (JB)		
⊖	DRAINAGE INLET (DI)		
⊖	BOLLARD		
⊖	FIRE CONNECTION		
⊖	FIBER OPTIC MARKER		
⊖	HANDICAP		
⊖	MAIL BOX		
⊖	SIGN		
⊖	WELL		
⊖	WATER MANHOLE		
⊖	CABLE BOX		
⊖	FIBER OPTIC VAULT		
⊖	SPRINKLER HEAD		

CURVE	RADIUS	ARC LENGTH	CURVE BEARING	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	17.34'	34.31'	S 57°07'59" W	28.98'	113°21'54"	
C2	242.81'	85.51'	N 10°43'18" E	85.07'	20°10'36"	
C3	30.00'	45.00'	S 32°25'50" E	32.73'	66°07'41"	
C4	696.51'	50.03'	S 68°31'40" E	50.02'	4°06'56"	
C5	696.51'	48.28'	S 72°34'16" E	48.27'	3°58'18"	

LINE	BEARING	DISTANCE
L1	S 00°4'18" W	10.50'
L2	S 73°02'56" E	25.12'
L3	N 00°38'00" E	3.41'
L4	S 67°19'37" E	7.72'

**THE JOHN R. MCADAMS COMPANY, INC.**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
Phone: 919-488-0288  
Fax: 919-488-0289  
www.mcadamsco.com  
(800) 733-5646

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REVISIONS:

NO.	DATE	DESCRIPTION

---

OWNER:

**LANDMARK PROPERTIES, INC.**  
315 OCCONEE STREET  
ATHENS, GEORGIA 30601

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**THE STANDARD AT RALEIGH**  
ADMINISTRATIVE SITE PLAN  
RALEIGH, NORTH CAROLINA

---

EXISTING CONDITIONS

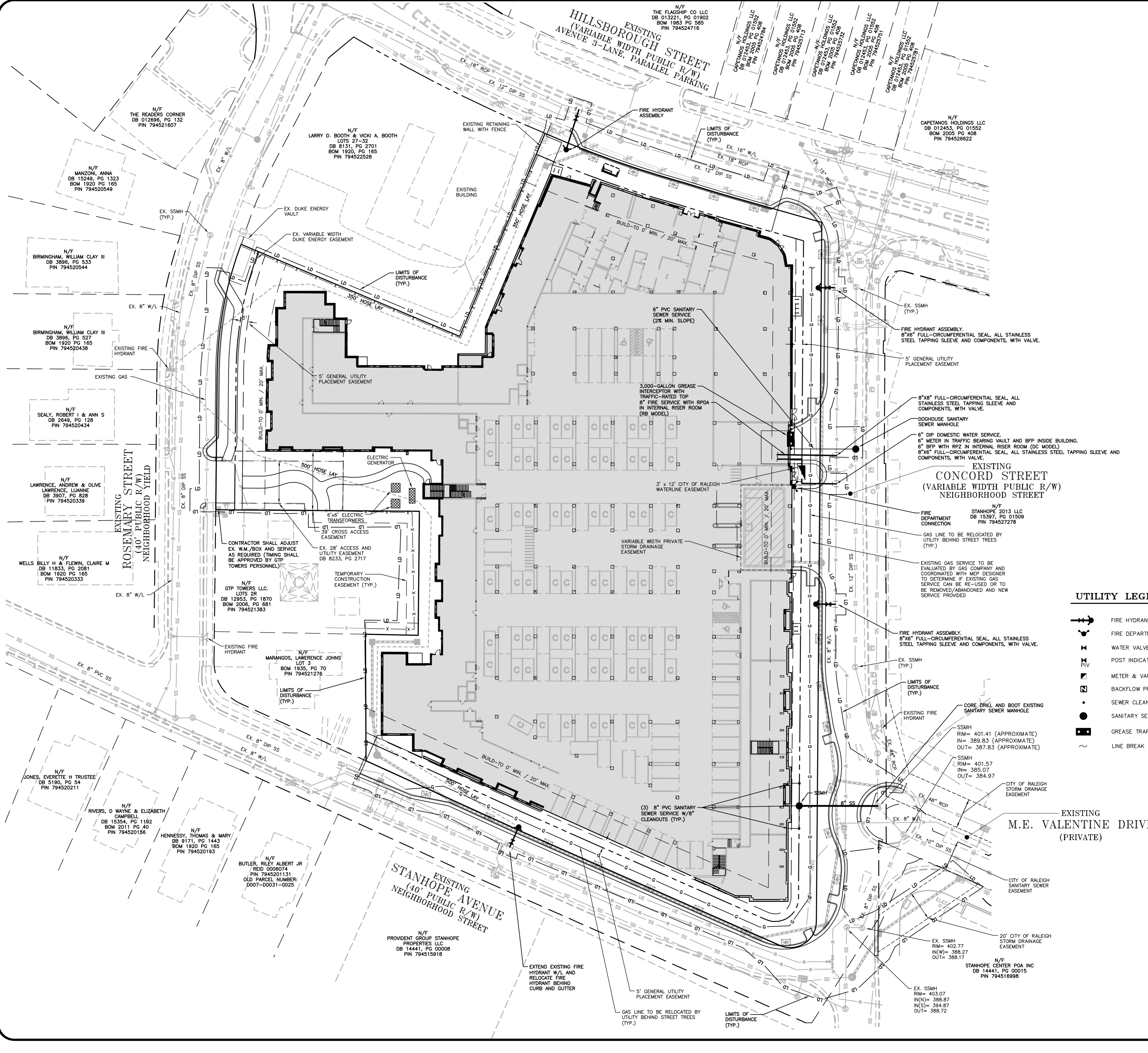
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PROJECT NO: LCP-17000  
FILENAME: LCP17000-XC1  
SURVEYED BY: RTF  
DRAWN BY: RTF  
SCALE: 1" = 30'  
DATE: 10-10-2017  
SHEET NO.

**C-1**

**MCADAMS**

X:\Projects\LCP-17000\Land\Construction Drawings\Current Drawings\LCP17000-UI.dwg, 12/16/2017 2:17:21 PM, Meaver, Lee



CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS...
2. UTILITY SEPARATION REQUIREMENTS:
a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE...
b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'...
c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION...
d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES...
e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS...
f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT...
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS...
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT...
7. INSTALL 6" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 3'X3' WATERLINE EASEMENT...
8. INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE...
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI...
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, USACE &/OR FEMA...
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK...
12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA...

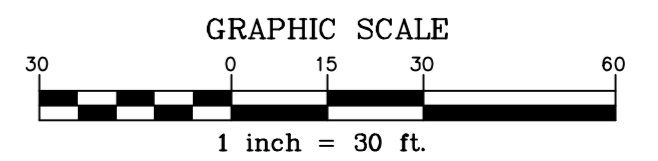
GENERAL NOTES

- 1. ALL REQUIREMENTS FOR FIRE SAFETY PER CHAPTER 14 OF THE 2012 NC FIRE CODE AND CHAPTER 33 OF THE 2012 NC BUILDING CODE ARE TO BE MET THROUGHOUT THE DURATION OF DEMOLITION AND CONSTRUCTION.
2. THE OWNER SHALL PROVIDE SECURITY AND REASONABLE SURVEILLANCE FOR THE PERIOD DURING CONSTRUCTION OF THE PROJECT WHERE THE WOOD FRAME STRUCTURE OF THE BUILDING IS EXPOSED TO THE ELEMENTS.

UTILITY LEGEND

Table with 2 columns: Symbol and Description. Symbols include arrows for fire hydrant assembly, circles for water valve, and various line styles for water, sewer, gas, and utility lines.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713

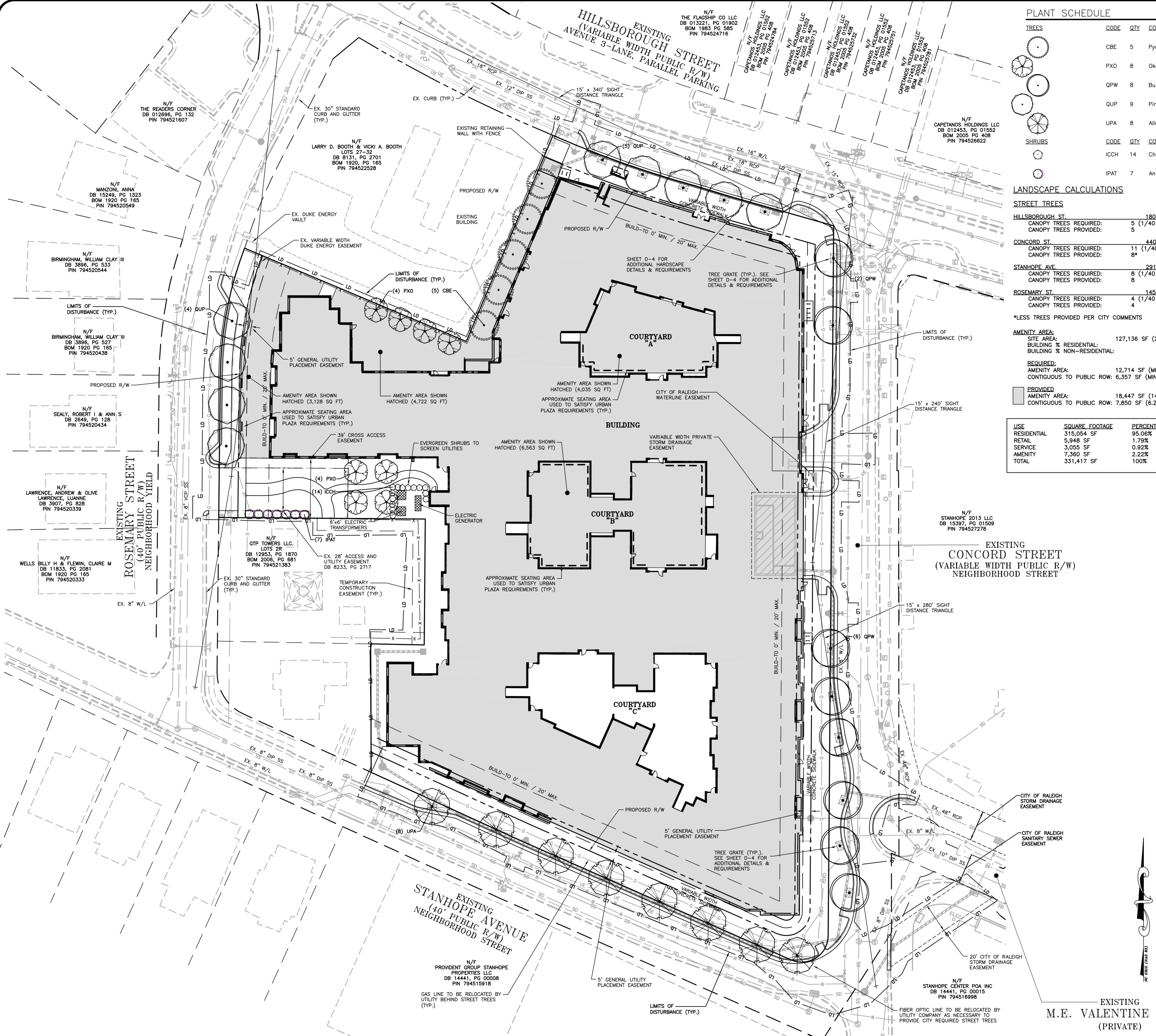
REVISIONS: 2017-11-14 REVISED PER CITY OF RALEIGH COMMENTS 2017-12-07 REVISED PER CITY OF RALEIGH COMMENTS

OWNER: LANDMARK PROPERTIES, INC. 315 OCOONEE STREET ATHENS, GEORGIA 30601

THE STANDARD AT RALEIGH ADMINISTRATIVE SITE REVIEW RALEIGH, NORTH CAROLINA UTILITY PLAN PROJECT NO: LCP-17000 FILENAME: LCP17000-UI CHECKED BY: DRAWN BY: SCALE: 1"=30' DATE: 10-10-2017 SHEET NO: C-5



X:\Projects\LCP-17000\LandConstruction Drawings\Current Drawings\LCP17000-LS1.dwg, 12/16/2017 2:15:56 PM, Weener, Lee



**PLANT SCHEDULE**

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS
	CBE	5	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	3"	10'	
	PXO	8	Okame Cherry	Prunus x okame	3"	10'	
	QPW	8	Bur Oak	Quercus macrocarpa	3"	10'	
	QUP	9	Pin Oak	Quercus palustris	3"	10'	
	UFA	8	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	3"	10'	

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	OC	REMARKS
	ICCH	14	Chesapeake Japanese Holly	Ilex crenata 'Chesapeake'	36"		
	IPAT	7	Anise Tree	Illicium parviflorum	24"		

**LANDSCAPE CALCULATIONS**

**STREET TREES**

HILLSBOROUGH ST.	180 LF
CANOPY TREES REQUIRED:	5 (1/40 LF)
CANOPY TREES PROVIDED:	5

**CONCORD ST.**

CANOPY TREES REQUIRED:	11 (1/40 LF)
CANOPY TREES PROVIDED:	8*

**STANHOPE AVE.**

CANOPY TREES REQUIRED:	8 (1/40 LF)
CANOPY TREES PROVIDED:	8

**ROSEMARY ST.**

CANOPY TREES REQUIRED:	4 (1/40 LF)
CANOPY TREES PROVIDED:	4

\*LESS TREES PROVIDED PER CITY COMMENTS

**AMENITY AREA:**

SITE AREA:	127,136 SF (2.92 AC)
BUILDING % RESIDENTIAL:	
BUILDING % NON-RESIDENTIAL:	

**REQUIRED:**

AMENITY AREA:	12,714 SF (MIN. 10%)
CONTIGUOUS TO PUBLIC ROW:	6,357 SF (MIN. 5%)

**PROVIDED:**

AMENITY AREA:	18,447 SF (14.5%)
CONTIGUOUS TO PUBLIC ROW:	7,850 SF (6.2%)

USE	SQUARE FOOTAGE	PERCENTAGE
RESIDENTIAL	315,054 SF	95.06%
RETAIL	5,948 SF	1.75%
SERVICE	3,055 SF	0.92%
AMENITY	7,360 SF	2.22%
TOTAL	331,417 SF	100%

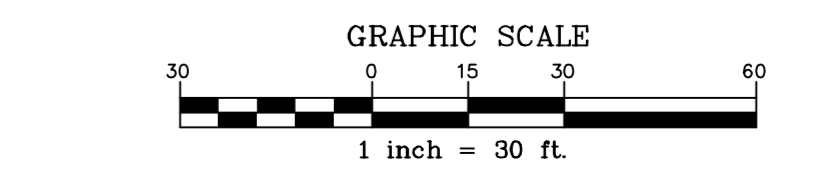
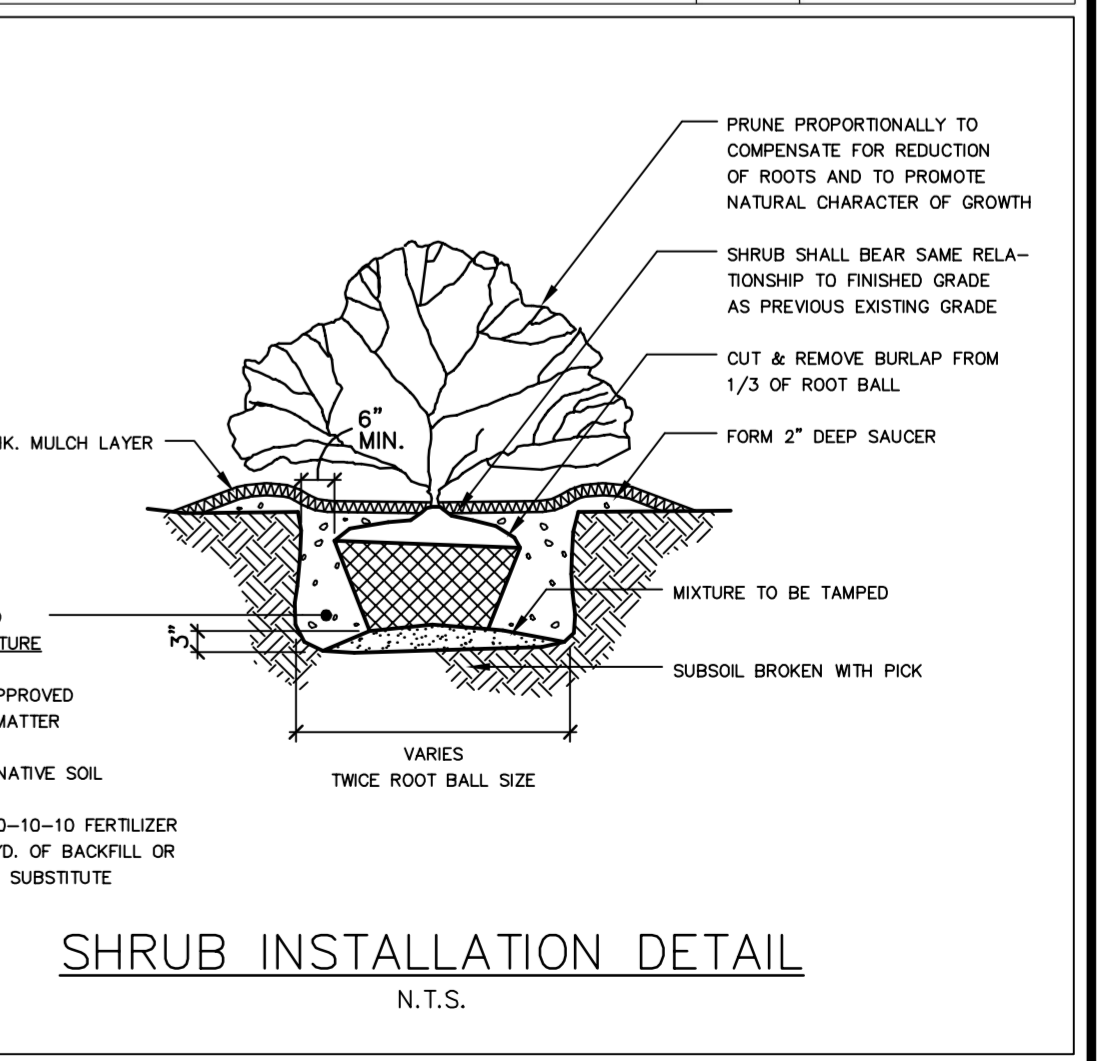
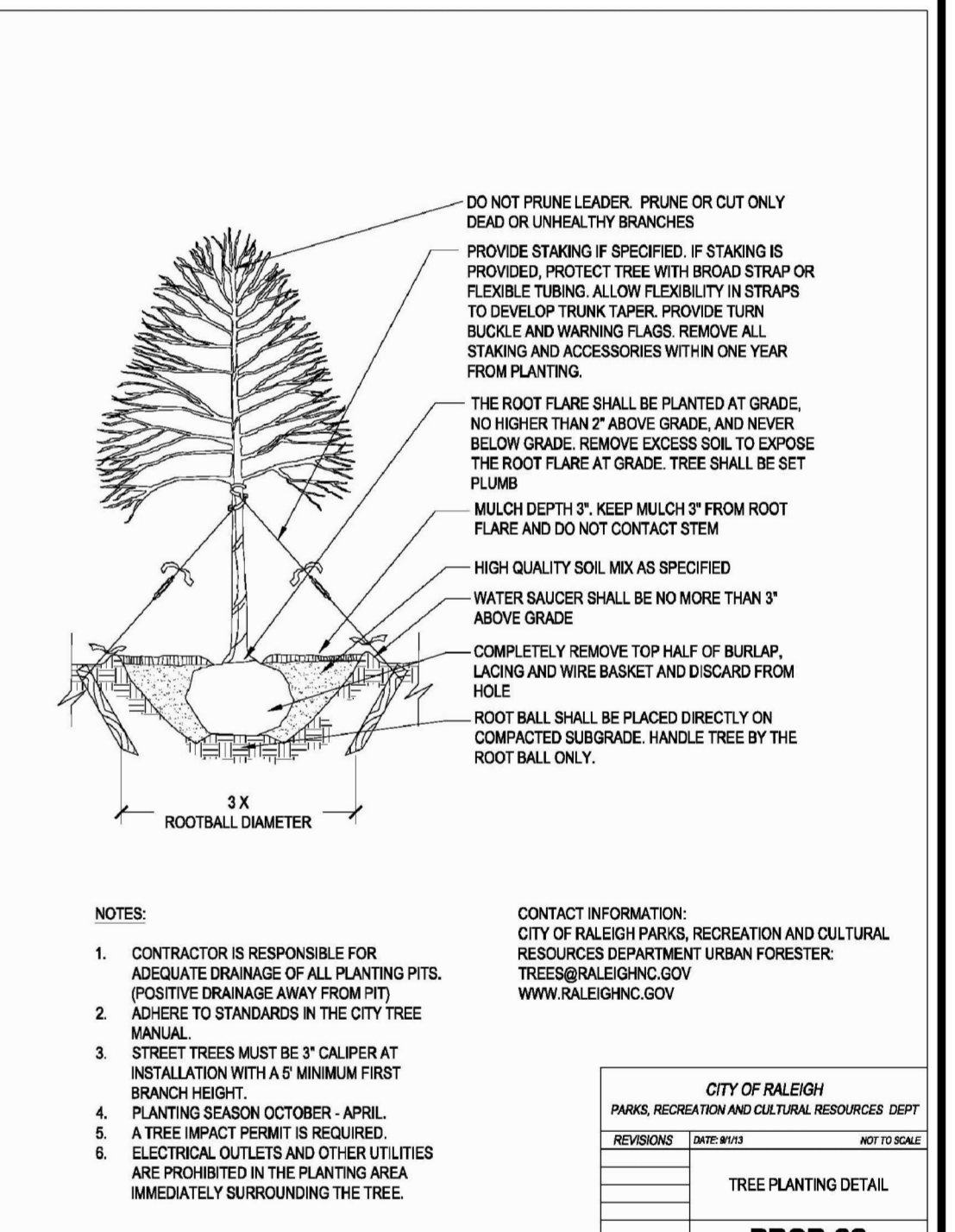
**URBAN PLAZA**

TREES REQUIRED:	13 (1/1,000 SF OF OPEN SPACE)
TREES PROVIDED:	13
SEATING REQUIRED:	255 LF (1/50 SF OF OPEN SPACE)
SEATING PROVIDED:	255 LF*

\*SEATING AREAS SHALL INCLUDE BUT NOT BE LIMITED TO BENCHES, LOUNGE CHAIRS, OUTDOOR DINING TABLES, OUTDOOR HIGH-TOP TABLES, MOVABLE/FIXED CHAIRS AND/OR SEAT WALLS. SEATING MAY BE PROVIDED ANYWHERE WITHIN THE OUTDOOR ACTIVE AMENITY AREA OR ALONG THE STREETScape. ALL LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

**NOTES:**

- NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT AT MATURE GROWTH.
- ALL TREES LOCATED WITHIN A SIGHT DISTANCES TRIANGLE SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE.
- SEE SHEET D-4 FOR ADDITIONAL LANDSCAPE DETAILS.
- THERE ARE NO TREES 10' DBH OR LARGER ON SITE.
- SEE ARCHITECTURAL DRAWINGS FOR OUTDOOR AMENITY AREA CALCULATIONS AND DIAGRAM.



EXISTING M.E. VALENTINE DRIVE (PRIVATE)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS COMPANY, INC.**  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 Phone: 919-487-1100 Fax: 919-487-1101  
 (800) 733-5646 • mcadamsco.com

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2017-11-14	REVISED PER CITY OF RALEIGH COMMENTS
2	2017-11-27	REVISED PER CITY OF RALEIGH COMMENTS

**OWNER:**  
 LANDMARK PROPERTIES, INC.  
 315 OCOONE STREET  
 ATHENS, GEORGIA 30601

**THE STANDARD AT RALEIGH**  
**ADMINISTRATIVE SITE REVIEW**  
 RALEIGH, NORTH CAROLINA  
**LANDSCAPE PLAN**

PROJECT NO:	LCP-17000
FILENAME:	LCP17000-LS1
CHECKED BY:	ARP
DRAWN BY:	
SCALE:	1" = 30'
DATE:	10-10-2017
SHEET NO.	LS-1

**EXTERIOR FINISH HATCHING**

FB-1		FACE BRICK - BURGUNDY SANDBLASTED
SDG-1		FIBER CEMENT FINISH
SDG-2		FIBER CEMENT SIDING FINISH
RS-1		ASPHALT SHINGLE ROOF

**EXTERIOR FINISH SCHEDULE**

ITEM	MATERIAL	COLORS	NOTES
BALCONIES	STEEL		
COPING	ALUMINUM		
SOFFIT	ALUMINUM		
STOREFRONT	ALUMINUM		
DOORS	ALUMINUM / HM		
DOOR FRAMES	ALUMINUM / HM		
WINDOWS	ALUMINUM		
DOWNSPOUTS	ALUMINUM		
CANOPIES	ALUMINUM		
EXHAUST LOUVERS	ALUMINUM		

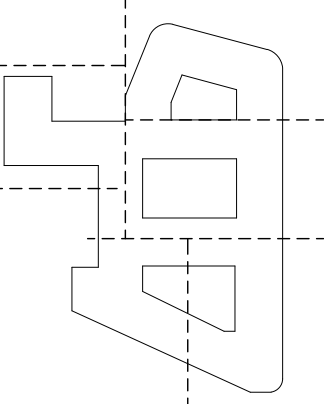
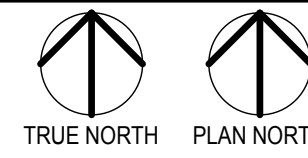
**EXTERIOR ELEVATION KEYNOTES**

**CONSULTANTS**

**PROJECT TITLE**

**THE STANDARD  
AT RALEIGH**

**KEY PLAN**



ISSUE #	DATE	DESCRIPTION
	09/06/2017	SCHEMATIC DESIGN SET
	11/09/2017	DESIGN DEVELOPMENT SET

**CERTIFICATION**

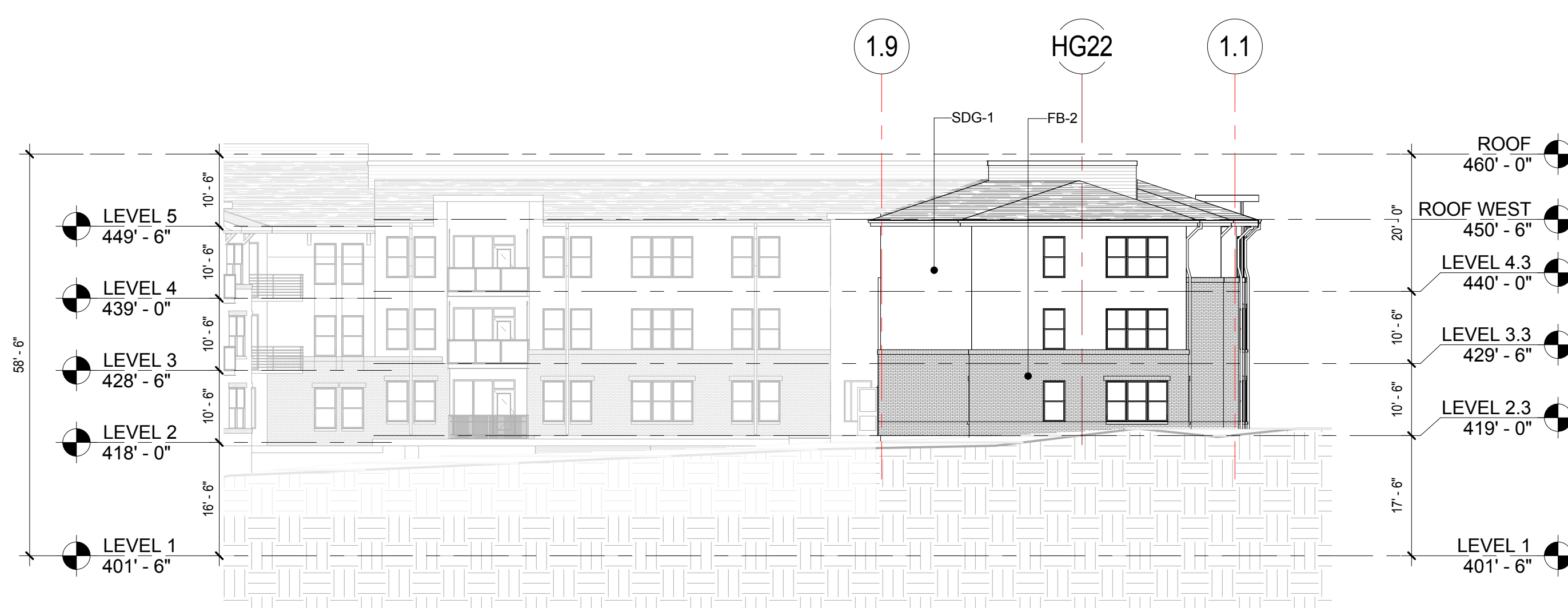
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DATE	10/26/2017
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870.11

**SHEET TITLE**

**EXTERIOR  
ELEVATIONS**

**SHEET NUMBER**

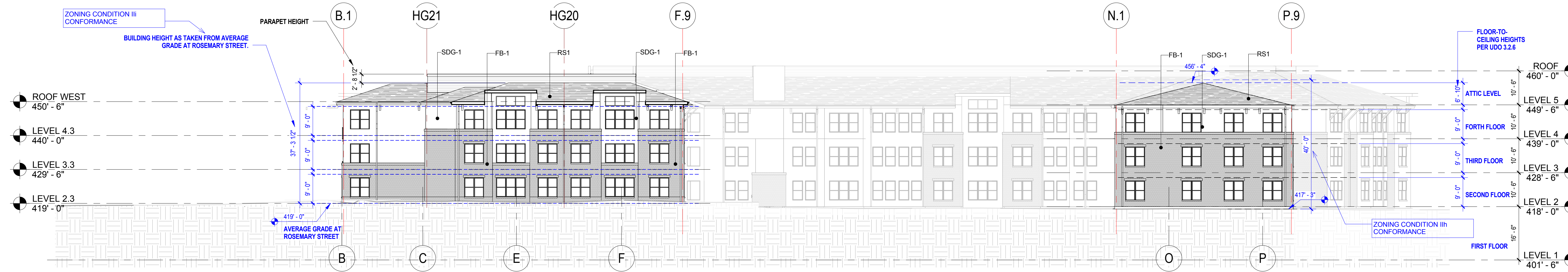
**A401**



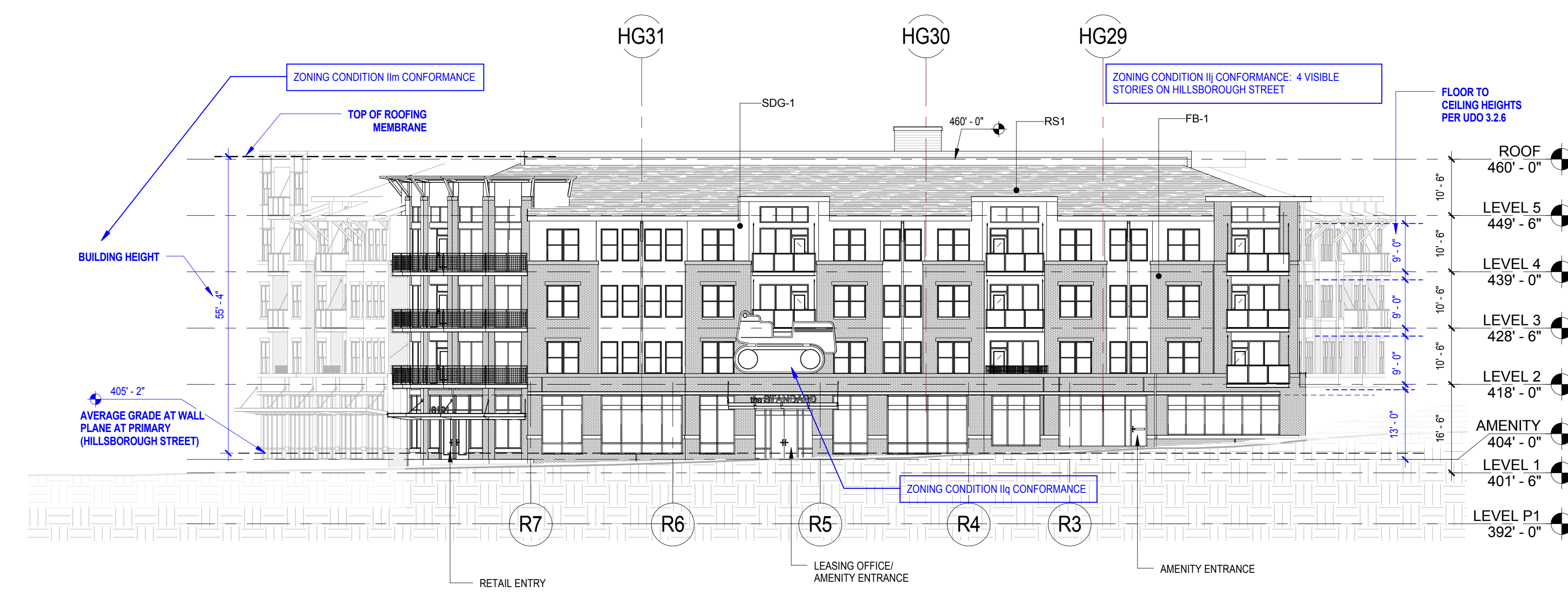
4 WEST WING NORTH ELEVATION @ AREA E  
A401 1/16" = 1'-0"



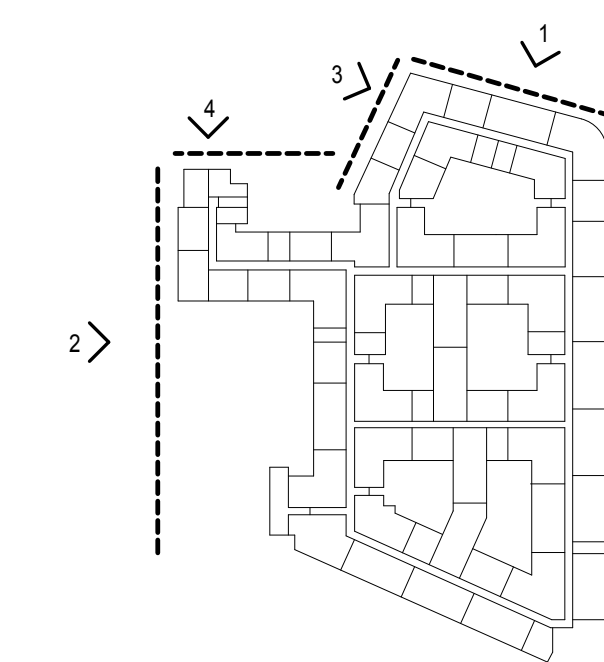
3 NORTH WEST ELEVATION @ AREA A  
A401 1/16" = 1'-0"



2 WEST ELEVATION - ROSEMARY STREET  
A401 1/16" = 1'-0"



1 NORTH ELEVATION - HILLSBOROUGH STREET  
A401 1/16" = 1'-0"



KEY PLAN

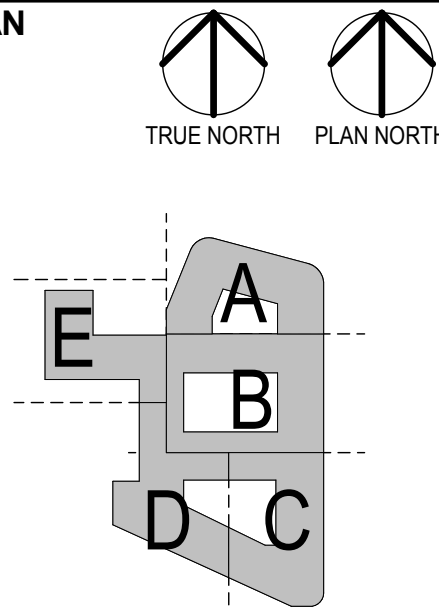
NOT FOR  
CONSTRUCTION

CONSULTANTS

PROJECT TITLE

**THE STANDARD  
AT RALEIGH**

KEY PLAN



ISSUE #	DATE	DESCRIPTION
	09/06/2017	SCHEMATIC DESIGN SET
	11/09/2017	DESIGN DEVELOPMENT SET

CERTIFICATION

License Number	Date
DATE	11/09/2017
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870.11

SHEET TITLE

**EXTERIOR  
ELEVATIONS**

SHEET NUMBER

**A402**

EXTERIOR FINISH HATCHING

FB-1	FACE BRICK - BURGUNDY SANDBLASTED
SDG-1	FIBER CEMENT FINISH
SDG-2	FIBER CEMENT SIDING FINISH
RS-1	ASPHALT SHINGLE ROOF

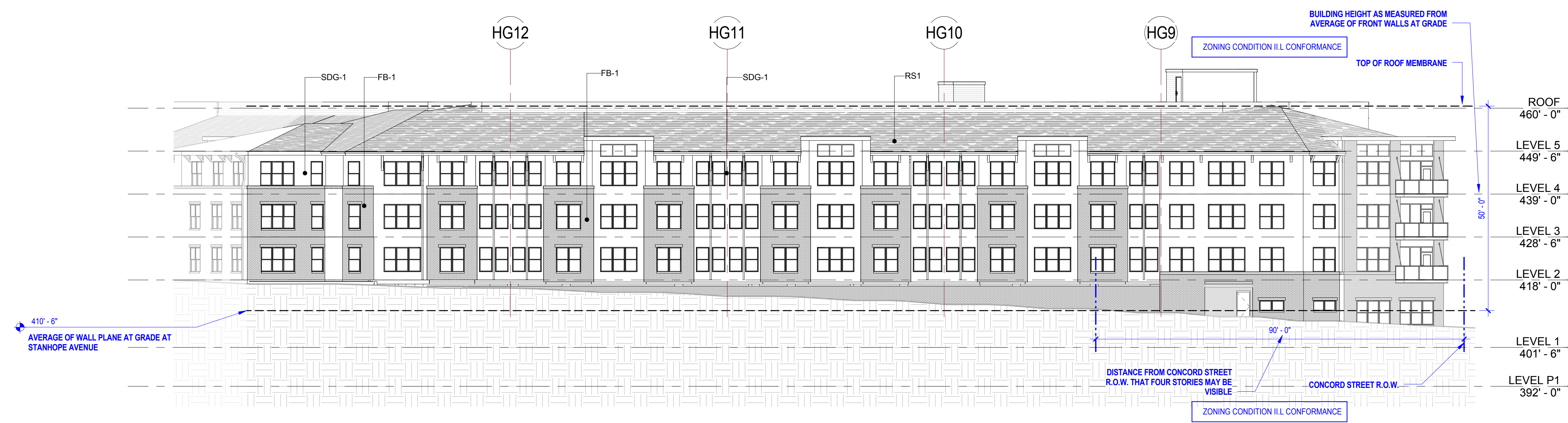
EXTERIOR FINISH SCHEDULE

ITEM	MATERIAL	COLORS	NOTES
BALCONIES	STEEL		
COPING	ALUMINUM		
SOFFIT	ALUMINUM		
STOREFRONT	ALUMINUM		
DOORS	ALUMINUM / HM		
DOOR FRAMES	ALUMINUM / HM		
WINDOWS	ALUMINUM		
DOWNSPOUTS	ALUMINUM		
CANOPIES	ALUMINUM		
EXHAUST LOUVERS	ALUMINUM		

EXTERIOR ELEVATION KEYNOTES



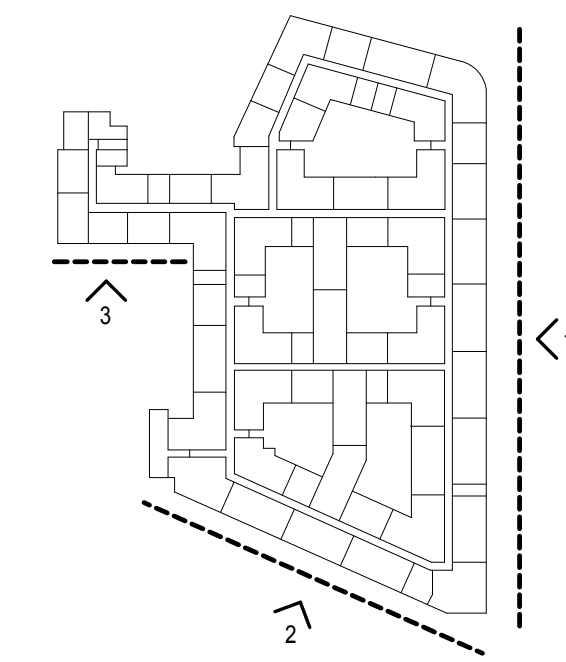
3 WEST WING SOUTH ELEVATION @ AREA E  
1/16" = 1'-0"



2 SOUTH ELEVATION - STANHOPE AVENUE  
1/16" = 1'-0"



1 EAST ELEVATION - CONCORD STREET  
1/16" = 1'-0"



KEY PLAN

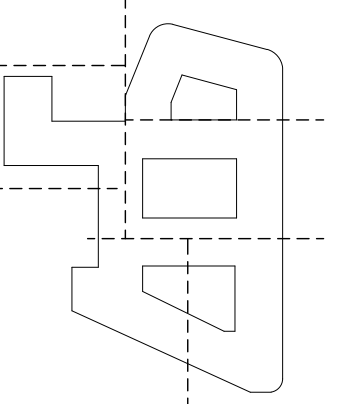
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PROJECT TITLE

THE STANDARD  
 AT RALEIGH

KEY PLAN



ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION

NOT FOR  
 CONSTRUCTION

CERTIFICATION

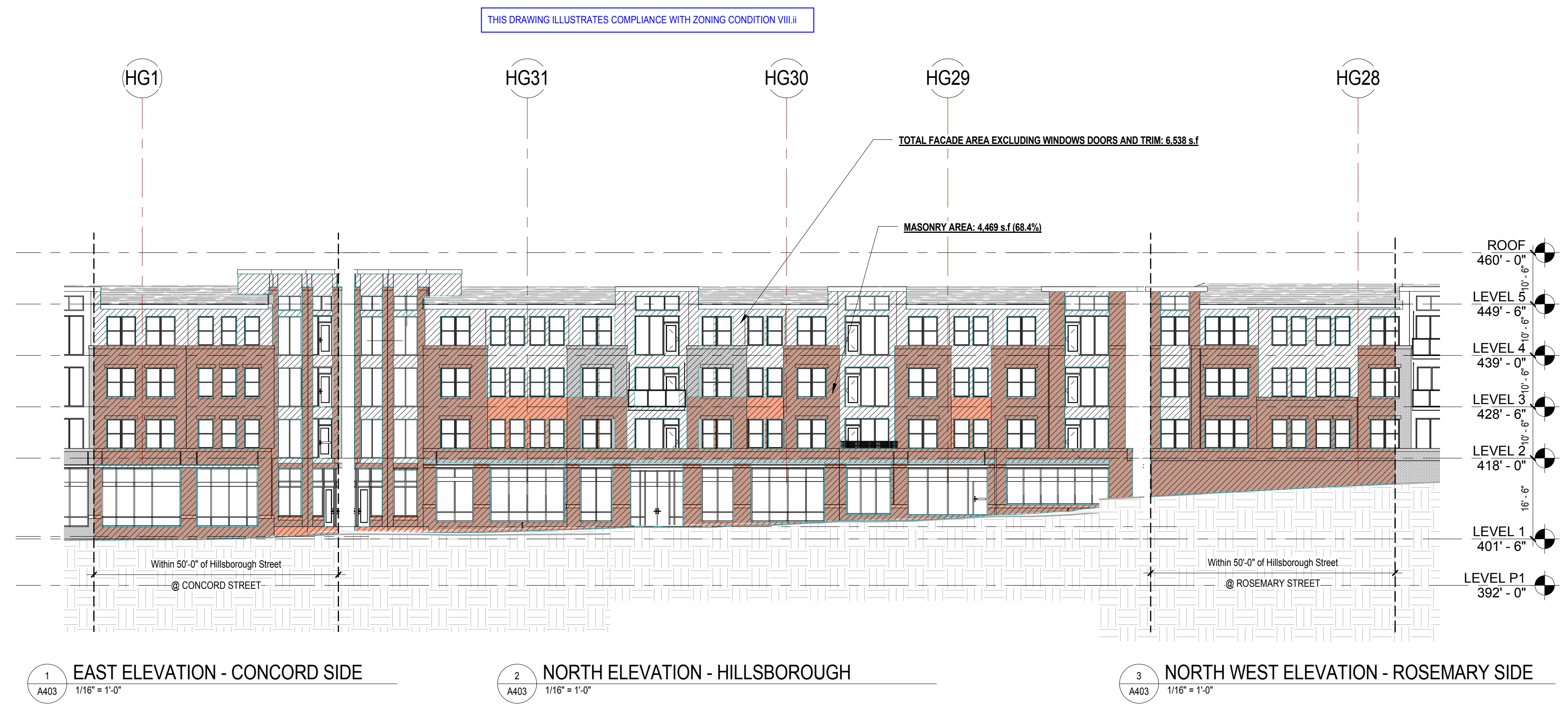
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SHEET TITLE

FAÇADE  
 MASONRY  
 PERCENTAGE

SHEET NUMBER

A403

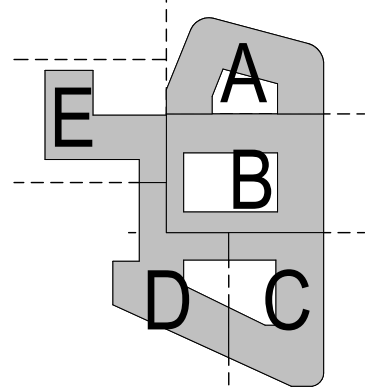


CONSULTANTS

PROJECT TITLE

THE STANDARD  
AT RALEIGH

KEY PLAN



ISSUE # DATE DESCRIPTION

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

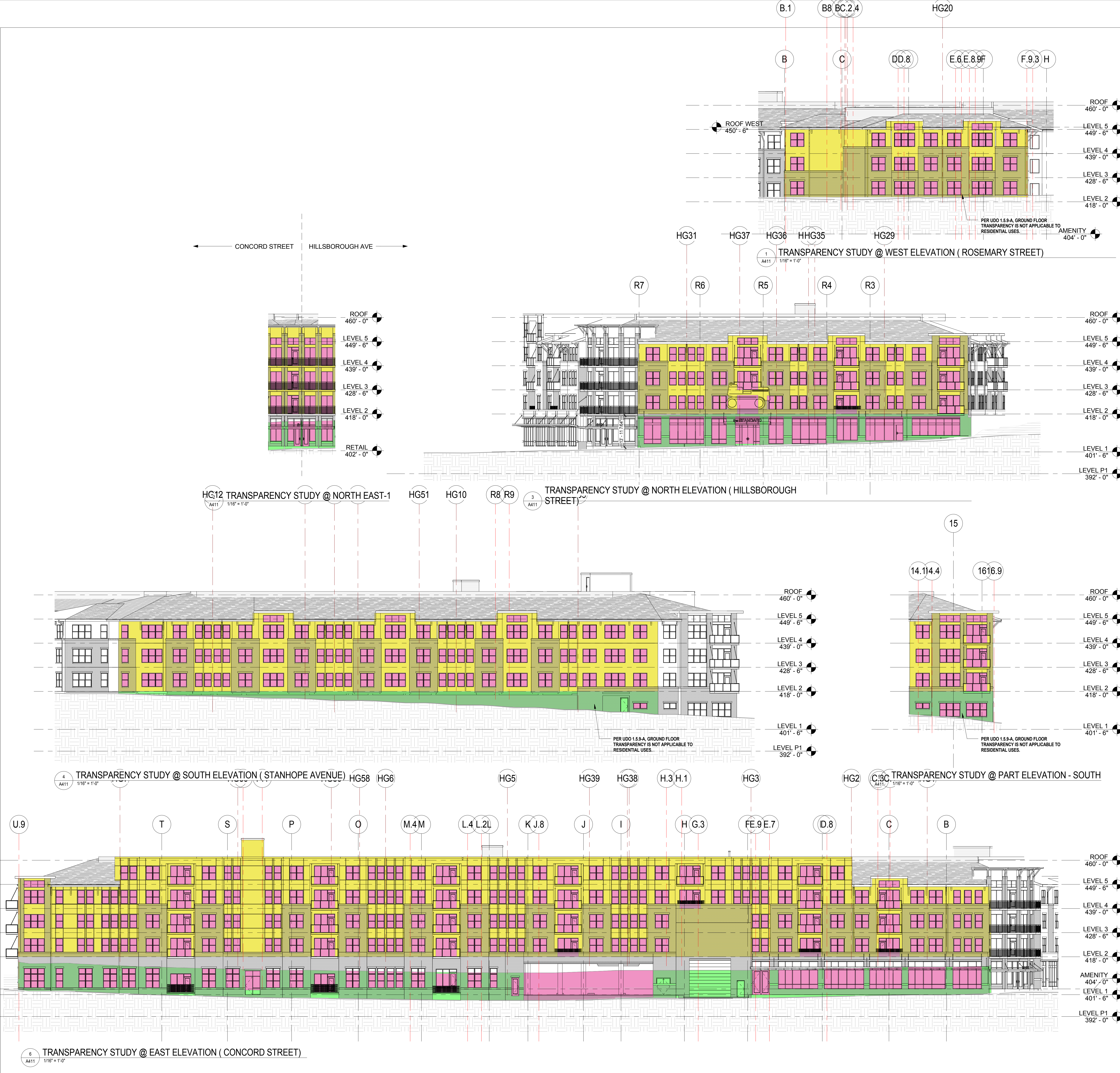
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DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	1870.11

SHEET TITLE

EXTERIOR  
ELEVATION  
TRANSPARENCY  
STUDY

SHEET NUMBER

A411



EXTERIOR ELEVATION KEYNOTES

*The Standard At Raleigh / 1870.11*  
**LANDMARK PROPERTIES**  
Raleigh, NC

ELEVATIONS	TOTAL (S.F)	RATIO(%)
<b>WEST ELEVATION (ROSEMARY STREET)</b>		
TOTAL FAÇADE AREA	3,243	
TRAN SPARENCY	1,080	33.30%
<b>NORTH ELEVATION (HILLSBOROUGH STREET)</b>		
GROUND FLOOR		
TOTAL FAÇADE AREA	4,909	
TRAN SPARENCY	2,058	41.92%
UPPER FLOOR		
TOTAL FAÇADE AREA	2,926	
TRAN SPARENCY	1,727	59.02%
<b>SOUTH ELEVATION (STANHOPE AVENUE)</b>		
GROUND FLOOR		
TOTAL FAÇADE AREA	1,541	
TRAN SPARENCY	139	9.02%
UPPER FLOOR		
TOTAL FAÇADE AREA	8,558	
TRAN SPARENCY	3,258	38.07%
<b>EAST ELEVATION (CONCORD STREET)</b>		
GROUND FLOOR		
TOTAL FAÇADE AREA	5,081	
TRAN SPARENCY	2,512	49.44%
UPPER FLOOR		
TOTAL FAÇADE AREA	17,256	
TRAN SPARENCY	6,101	35.36%

NOT FOR  
CONSTRUCTION

