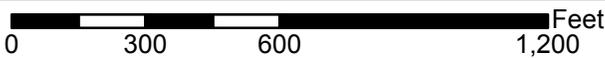
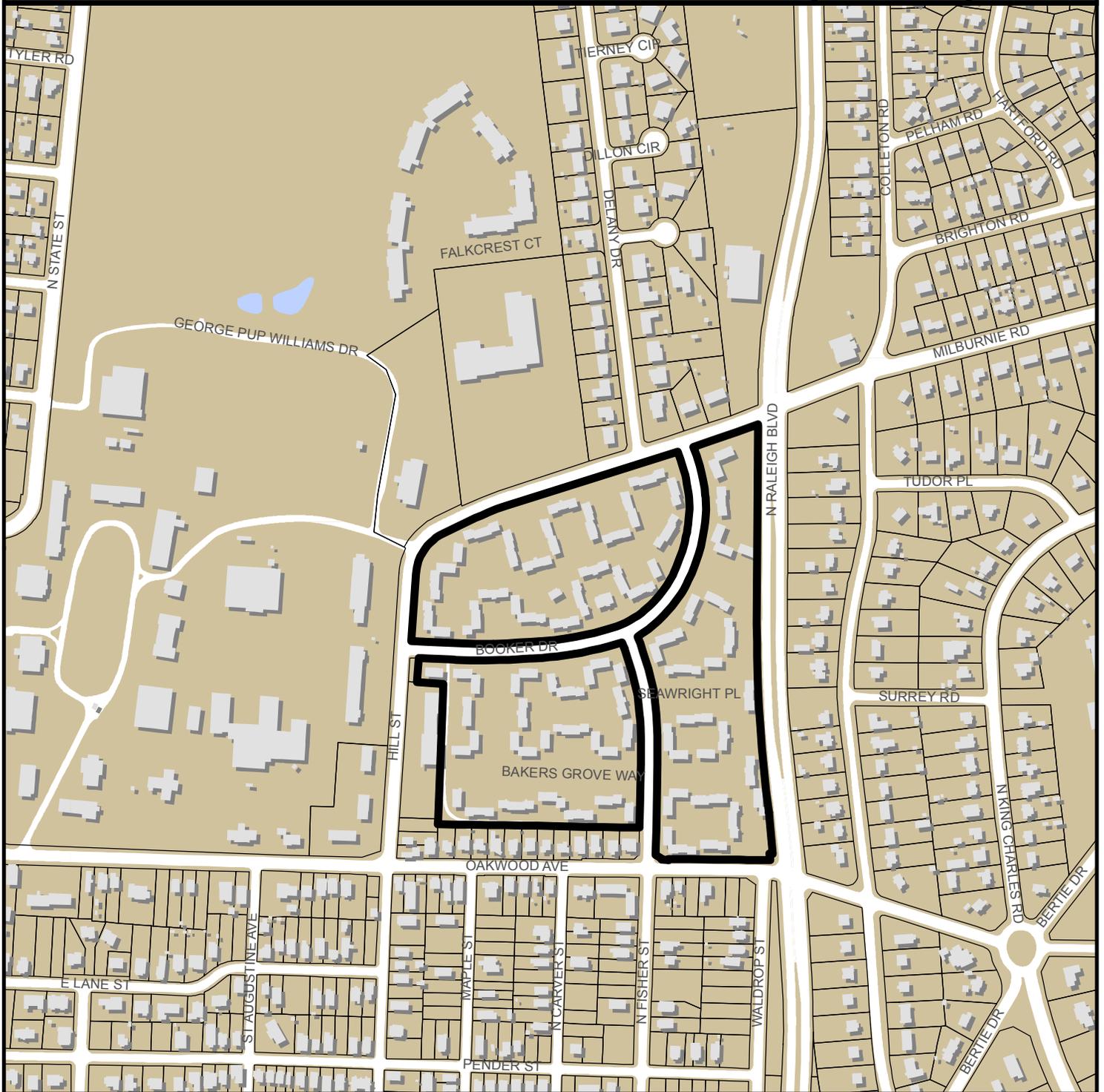


THE VILLAGES AT WASHINGTON TERRACE SR-37-2016



Zoning: **RX-3**
CAC: **North Central**
Drainage Basin: **Crabtree Basin**
Acreage: **22.66**
Units/Lots sq. ft.: **162/190,805**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **DHIC INC**
Phone: **919-600-5369**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

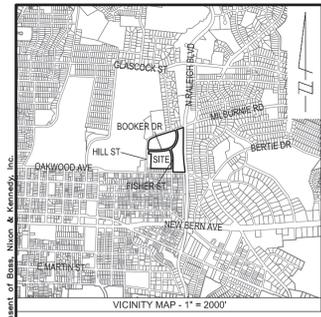
When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 474389 Assigned Project Coordinator Assigned Team Leader
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name THE VILLAGE AT WASHINGTON TERRACE		
Zoning District RX-3		
Proposed Use APARTMENTS		
Property Address(es) 2001 Booker Dr., 2030 Booker Dr., 1810 Bakers Grove Way		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 1714-31-9454 / BK 15568 PG 1	P.I.N. Recorded Deed 1714-41-4026 / BK 15568 PG 1	P.I.N. Recorded Deed 1714-30-9902 / BK 15568 PG 1
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Cottage Court <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Industrial Building <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Townhouse <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Banks		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. This project is Phase 1 of the Washington Terrace Master Plan. This phase includes private road, apartment buildings, community club building, related site amenities, maintenance garage, parking, stormwater facilities.	
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 DHIC, Inc.	Name (s) Jamie Ramsey
	Address 113 S. Wilmington St., Raleigh, NC 27601	
	Phone 919-832-4345	Email jamie@dhic.org Fax
CONSULTANT (Contact Person for Plans)	Company JDavis Architects	Name (s) Ken Thompson
	Address 510 S. Wilmington St., Raleigh, NC 27601	

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Site Review</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Sub Revision

Sub Revision

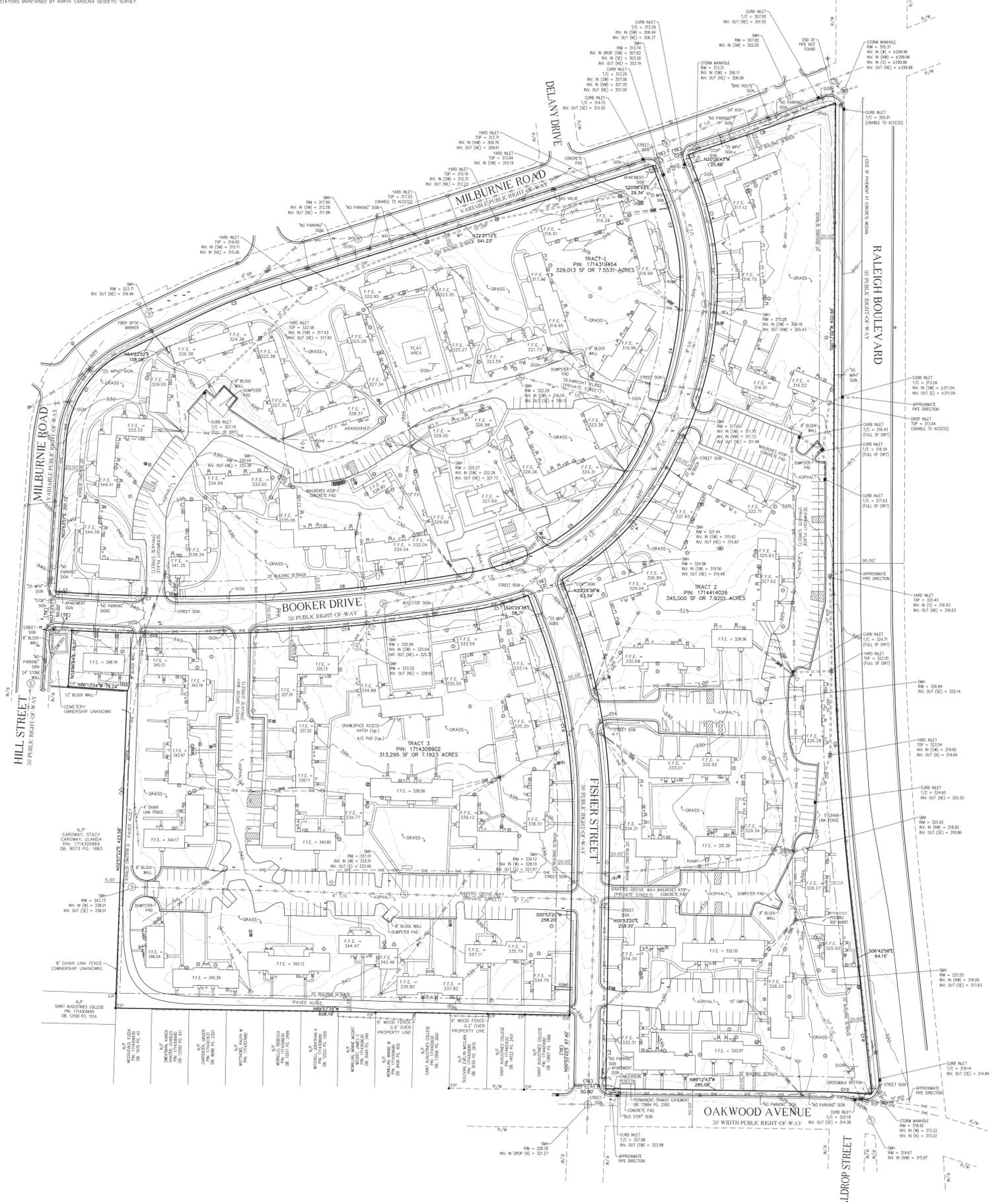


- NOTE:
- AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - ALL DISTANCES ARE HORIZONTAL UNLESS SHOWN OTHERWISE.
 - ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 - ALL PROPERTY CORNERS ARE CALCULATED UNLESS SHOWN OTHERWISE.
 - NO RECORD MAPS WITHIN 2,000 FEET OF PROPERTY.
 - NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 1702174001 DATED MAY 2, 2006.
 - PROPERTY IS ZONED R-20.
 - THE COORDINATES SHOWN ON THIS PLAN WERE DERIVED BY GPS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983) (2011) COORDINATE POSITIONS AND NAVD 83 (MGS) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.

NOTE: THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

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LEGEND	
•	CALCULATED POINT
○	FIBER OPTIC MARKER
—	SION
⊖	WATER VAULT
■	HOT BOX
⊕	ELECTRIC POLE
⊙	SANITARY SEWER CLEANOUT
⊕	FIRE HYDRANT
◊	GUY WIRE
⊖	WATER METER
⊕	WATER VALVE
⊕	LIGHT POLE
⊕	TRAFFIC SIGNAL BOX
⊕	TRAFFIC SIGNAL POLE
■	CURB INLET
■	YARD INLET
■	EP = EXISTING IRON PIPE
⊕	SMH = SANITARY SEWER MANHOLE
⊕	JUNCTION BOX
⊕	CABLEVISION PEDESTAL
⊕	WATER MANHOLE
⊕	STORM MANHOLE
⊕	ELECTRIC METER
⊕	GAS METER
⊕	GAS VALVE
⊕	DRAINSPACE ACCESS HATCH
⊕	A/C PAD
⊕	RCF = REINFORCED CONCRETE PIPE
⊕	COP = CORRUGATED PLASTIC PIPE
R/W	= RIGHT-OF-WAY
P.O.B.	= POINT OF BEGINNING
T/C	= TERRA COTTA
DIP	= DUCTILE IRON PIPE
XXXX	= DENOTES ADDRESS
---	STORM DRAIN LINE
---	SANITARY SEWER LINE
---	OVERHEAD ELECTRIC



LINE	DIRECTION	DISTANCE
L1	N82°27'05"W	24.58
L2	N02°22'02"E	37.88
L3	N12°22'27"E	25.03
L4	N82°27'05"W	24.98

CURVE	RADIUS	LENGTH	CURVE DIRECTION	CHORD
C1	145.77	153.88	N34°08'24"E	146.63
C2	685.30	96.69	N65°23'07"E	96.61
C3	344.97	152.58	S13°57'58"E	107.15
C4	483.93	231.47	S11°32'59"W	228.97
C5	358.71	324.02	S52°40'00"W	309.36
C6	2273.20	320.44	S84°38'02"W	320.18
C7	2608.00	250.25	N68°54'44"W	300.30
C8	4410.48	208.65	N73°46'22"E	208.63
C9	4137.58	155.48	N67°12'28"E	155.18
C10	1281.90	71.43	N67°36'58"W	71.42
C11	793.64	265.20	N09°01'26"W	266.03
C12	358.71	123.44	N41°39'24"E	123.56
C13	503.83	256.29	N11°23'07"E	253.50
C14	358.71	123.44	N41°39'24"E	122.44
C15	2658.00	204.29	S08°48'44"E	204.24
C16	1233.20	318.71	N64°39'51"E	306.44
C17	358.71	84.31	N75°51'44"E	84.11
C18	605.83	181.67	N64°39'51"E	175.65
C19	733.64	250.44	S08°02'22"E	249.28
C20	4410.48	205.03	N73°12'07"E	205.03
C21	358.71	50.19	N65°01'24"E	50.15

NC GRID (NAD '83/2011)
SCALE: 1" = 60'

REFERENCES
BM 1949 PG. 71
BM 1974 PG. 34
DB 19568 PG. 1

OWNER:
COLLEGE PARK COLLABORATIVE LLC
DHIC INC
113 S WILMINGTON ST
RALEIGH NC 27601-1443



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
4310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
PHONE: (919)851-4422 or (919)945-1879
FAX: (919)851-3888
CERTIFICATION NUMBERS: NOBELA (C-0110); NCBA (C-0287)

JOB NO.	DATE	DRG	DESCRIPTION
13308	03-10-15	DRG	TOPOGRAPHIC SURVEY OF WASHINGTON TERRACE APARTMENTS

NO.	DATE	REVISIONS

SCALE: 1" = 60'

CHK BY: SW

NORTH CAROLINA
WAKE COUNTY

SHEET 1 OF 1

1

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C000 FOR PROJECT AND SITE RELATED NOTES.

4909 Lees Road
Raleigh, NC 27606
919.438.3694 (O)
Firm License C-8898

grounded
ENGINEERING

THE VILLAGE AT WASHINGTON TERRACE

PRELIMINARY SITE PLAN

PRELIMINARY EXISTING CONDITIONS PLAN



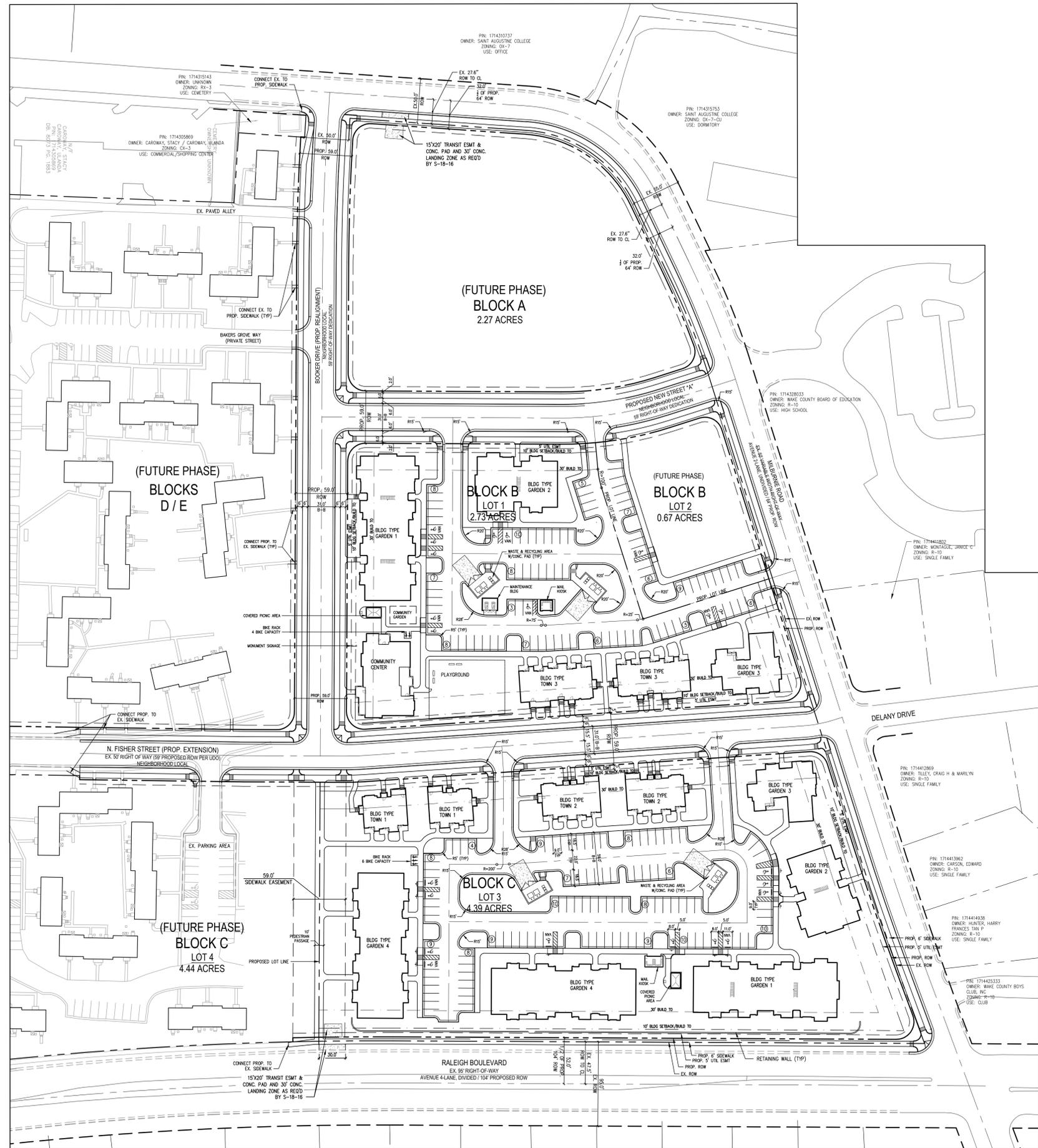
LEGEND

--- XXX ---	EXISTING CONTOUR (MAJOR)
- - - - - XXX - - - - -	EXISTING CONTOUR (MINOR)
- - - - -	EXISTING STORM DRAINAGE
—	PROPOSED CONTOUR (MAJOR)
- - - - -	PROPOSED CONTOUR (MINOR)
—	PROPOSED STORM DRAINAGE
■	PROPOSED STANDARD CATCH BASIN



ISSUE DATE	05.XX.2016
PROJECT #	15004-1
SHEET #	C-100
SUBMITTAL DESCRIPTION	0 - INITIAL SUBMITTAL TO CITY OF RALEIGH

5/31/2016 12:05 PM P:\Users\1515098-washington_terrace_Subdevelopment\Jg-LP-15098-5709.dwg



SITE DATA:
ADDRESSES: 201 AND 2038 BOOKER DR., 1810 BAKERS GROVE WAY
PIN NUMBERS: 1714-31-9454, 1714-41-4026, 1714-30-9902
DEED BOOK: BK 15568 PG 1

Overall Site Data
Project: Washington Terrace
Date: 06.01.2016 (updated 00.00.2016)

1 Zoning	RX-3
2 Section 3.2.4 Apartment Base Dimensional Standards	
A Lot Dimensions	
A1 Area (min)	10,000 SF
A1 Area (max)	n/a
A2 Width (min)	n/a
A3 Outdoor amenity area	10 %
B Building / structure setbacks	
B1 From primary street (min)	5 FT
B2 From side street (min)	5 FT
B3 From side lot line (min)	0 or 6 FT
B4 From rear lot line (min)	0 or 6 FT
B4 From alley	4 or 20 FT
C Parking setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 3 FT
C4 From rear lot line (min)	0 or 3 FT
C4 From alley	4 FT
D Build-to	
D1 Primary street build-to (min/max)	10 to 30 FT
D2 Building width in primary build-to (min)	70 %
D3 Side street build-to (min/max)	10 to 30 FT
D4 Building width in side build-to (min)	35 %
E Height	
E1 Principal building (max)	(50' max) 3 Story
E2 Accessory structure (max)	25 FT
F Floor heights	
F1 Ground floor elevation (min)	2 FT
Residential	
F2 Ground story height floor to ceiling (min)	n/a
F3 Upper story height floor to ceiling (min)	n/a
G Transparency	
G1 Ground story (min)	20 %
G2 Upper story (min)	15 %
G3 Blank wall area (max)	35 FT
H Allowed building elements	
Porch / stoop	
Balcony	

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT/TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE DEVICES DURING CONSTRUCTION. CONTACT SHALL BE:
a. REBECCA DUFFY, 919-996-4091 OR Rebecca.Duffy@raleighnc.gov
b. TERRY PHINIZY, 919-996-4008 OR Terry.Phinizy@raleighnc.gov
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC. (BNK) IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY 2015, MARCH 2015 AND JANUARY 2016 AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN FEBRUARY 2016.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND RECYCLING DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSION ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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 (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HC RAMPS:

- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
- POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

SEE LS3.1 FOR SITE DETAILS.

3 Site Data - Block B, Lot #1		
4 Zoning		RX-3
5 PIN		TBD at lot recording
6 Tract area		
Gross acreage		2.73 AC
Less right of way dedication		0.00 AC
Net acreage		2.73 AC
7 Proposed use		Apartments
8 Proposed units		
1 bedroom		15 DU
2 bedroom		25 DU
3 bedroom		15 DU
Total		55 DU
9 Proposed density		55 / 2.73 = 20.15 DU/AC
10 Outdoor amenity area (UDO section 3.2.4.A3)		
Required - 10% of net acreage		2.73 x 10% = 0.27 AC
Provided		0.27 AC
11 Required build-to (UDO section 3.2.4.D)		
Primary Street Name		BOOKER DR
Primary Street Build-to required		282.80 x 70% = 197.96 FT
Primary Street Build-to provided		258 FT
Side street #1 name		NEW STREET 'A'
Side street Build-to required		260.80 x 35% = 91.28 FT
Side street Build-to provided		161.7 FT
Side street #2 name		N. FISHER ST (extension)
Side street Build-to required		476.40 x 35% = 166.74 FT
Side street Build-to provided		304.7 FT
Side street #3 name		MILBURNIE RD
Side street Build-to required		117.25 x 35% = 41.04 FT
Side street Build-to provided		69 FT
12 Building height		
Allowed height		(50' max) 3 Story
Proposed height		(50' max) 3 Story
13 Frontage requirements (UDO section 3.4)		n/a
14 Neighborhood transition (UDO section 3.5)		n/a
15 Required parking (UDO section 7.1.2)		
1 bedroom (see note #1 below)		1 x 15 = 15.00 SP
2 bedroom (see note #1 below)		1 x 25 = 25.00 SP
3 bedroom (see note #1 below)		1 x 15 = 15.00 SP
Visitor		55 / 10 = 5.50 SP
Clubhouse		5,006 / 300 = 16.69 SP
Total required		77.19 SP
Parking provided		
Standard space		64 SP
HC space		9 SP
Total spaces provided (see note #2 below)		73 SP
16 Required bicycle parking (UDO section 7.1.2)		
Long Term		n/a
Short term (1 space per 20 DU)		0.05 x 55 = 2.75 SP
Clubhouse		5,006 / 5,000 = 1.00 SP
Total required		3.75 SP
Bike parking provided		4 SP
17 Notes		
#1 - all units are considered affordable and as per code section 7.1.4.B the required parking rate is reduced to 1 space per unit		
#2 - Cross Access & Shared Parking Agreement to be established between Lot 1 & Lot 2 for a total of 95 spaces.		

18 Site Data - Block C, lot #3		
19 Zoning		RX-3
20 PIN		TBD at lot recording
21 Tract area		
Gross acreage		4.39 AC
Less right of way dedication		0.00 AC
Net acreage		4.39 AC
22 Proposed use		Apartments
23 Proposed units		
1 bedroom		39 DU
2 bedroom		53 DU
3 bedroom		15 DU
Total		107 DU
24 Proposed density		107 / 4.39 = 24.37 DU/AC
25 Outdoor amenity area (UDO section 3.2.4.A3)		
Required - 10% of net acreage		4.39 x 10% = 0.44 AC
Provided		xx AC
26 Required build-to (UDO section 3.2.4.D)		
Primary street name		N. FISHER ST (extension)
Primary Street Build-to required		555.80 x 70% = 389.06 FT
Primary Street Build-to provided (see Note #2 below)		318.9 FT
Side street #1 name		RALBHG BLVD
Side street Build-to required		654.70 x 35% = 229.15 FT
Side street Build-to provided		378.6 FT
Side street #2 name		MILBURNIE RD
Side street Build-to required		273.00 x 35% = 95.55 FT
Side street Build-to provided		155.6 FT
27 Building height		
Allowed height		(50' max) 3 Story
Proposed height		(50' max) 3 Story
28 Frontage requirements (UDO section 3.4)		n/a
29 Neighborhood transition (UDO section 3.5)		n/a
30 Required parking (UDO section 7.1.2)		
1 bedroom (see note #1 below)		1 x 39 = 39.00 SP
2 bedroom (see note #1 below)		1 x 53 = 53.00 SP
3 bedroom (see note #1 below)		1 x 15 = 15.00 SP
Visitor		107 / 10 = 10.70 SP
Clubhouse		0 / 300 = 0.00 SP
Total required		117.70 SP
Parking provided		
Standard space		105 SP
HC space (X van)		11 SP
Total spaces provided		116 SP
31 Required bicycle parking (UDO section 7.1.2)		
Long Term		n/a
Short term (1 space per 20 DU)		0.05 x 107 = 5.35 SP
Clubhouse		0 / 5,000 = 0.00 SP
Total required		5.35 SP
Bike parking provided		6 SP
32 Notes		
#1 - all units are considered affordable and as per code section 7.1.4.B the required parking rate is reduced to 1 space per unit		
#2 - Upon Staffs first review, an Administrative Alternate will be submitted.		

Reference:
S-18-16 (T# 467281)

811 SITE PLAN

Call what's below.
Call before you dig.

NAD 83 F & NAVD 88 F
SCALE: 1" = 60'

JDAVIS
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DHIC Inc.
The Village at Washington Terrace
Raleigh, North Carolina

X-XX-2016
TRANSACTION NO. XXXXX (Admin. Site Review)

PROJECT:	DHIC-15098	DATE	01.2016
ISSUE:	Admin. Site Review		05.27.2016

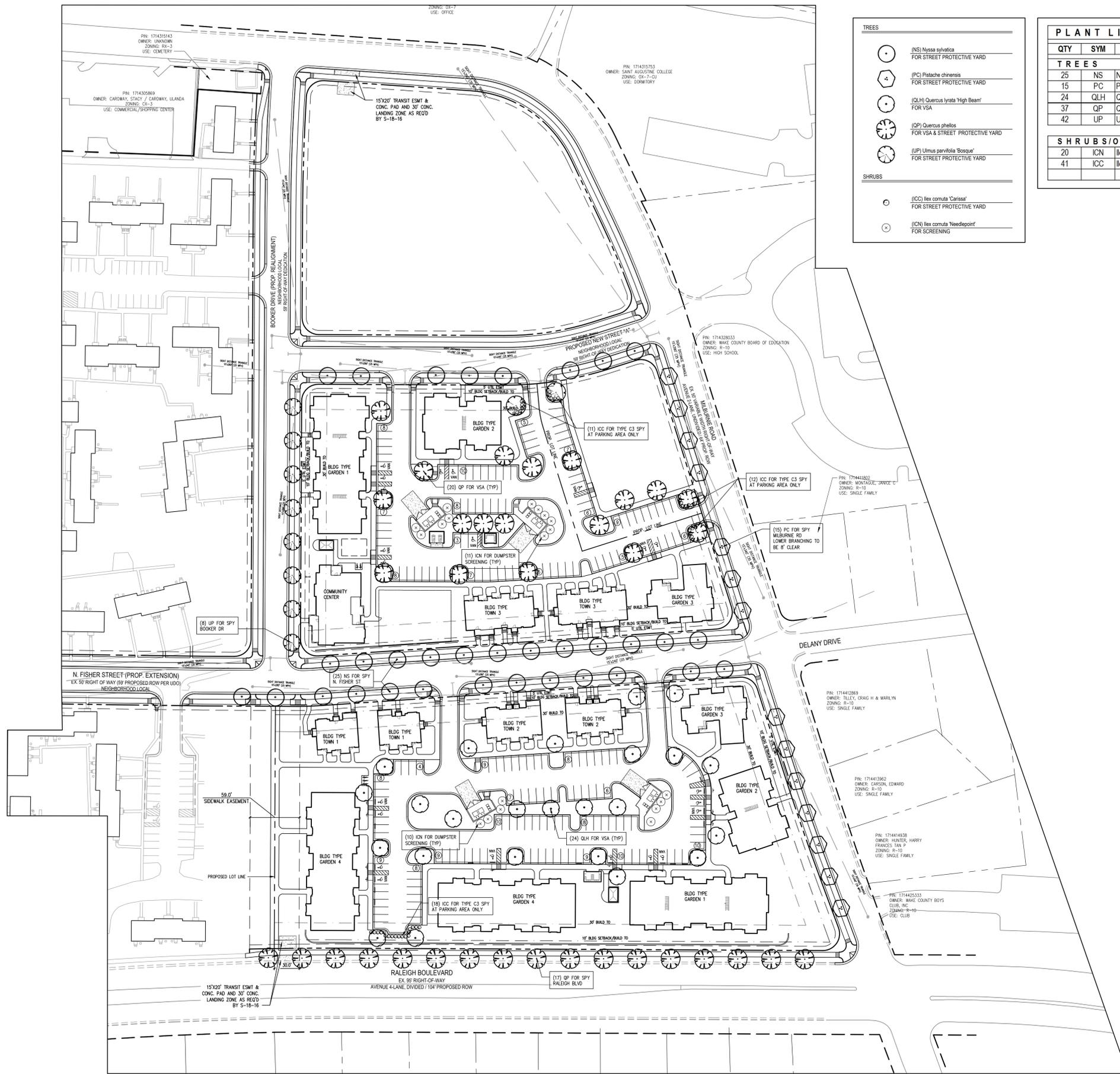
REVISIONS:

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CONTENT:	SITE PLAN

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- TREES**
- (NS) Nyssa sylvatica FOR STREET PROTECTIVE YARD
 - (PC) Pistache chinensis FOR STREET PROTECTIVE YARD
 - (QLH) Quercus lyrata 'High Beam' FOR VSA
 - (QP) Quercus phellos FOR VSA & STREET PROTECTIVE YARD
 - (UP) Ulmus parvifolia 'Bosque' FOR STREET PROTECTIVE YARD
- SHRUBS**
- (ICC) Ilex cornuta 'Carissa' FOR STREET PROTECTIVE YARD
 - (ICN) Ilex cornuta 'Needlepoint' FOR SCREENING

PLANT LIST							
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS
TREES							
25	NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3" MIN.	12'	B&B	Clear trunk to 8'H for Sight Distance Clearance
15	PC	Pistache chinensis	Chinese Pistache	3" MIN.	12'	B&B	
24	QLH	Quercus lyrata 'High Beam'	Highbeam Overcup Oak	3" MIN.	12'	B&B	
37	QP	Quercus phellos	Willow Oak	3" MIN.	12'	B&B	
42	UP	Ulmus parvifolia 'Bosque'	Bosque Elm	3" MIN.	12'	B&B	
SHRUBS / ORNAMENTAL GRASSES							
20	ICN	Ilex cornuta 'Needlepoint'	Needlepoint Holly		24"	3 Gallon	
41	ICC	Ilex cornuta 'Carissa'	Carissa Holly		24"	3 Gallon	

Street Protective Yard - N. Fisher Street (East Side)							
Street Typology							Neighborhood Local
Length of Parking Area							0 LF
Length of Right of Way							566 LF
less driveways / easements							46 LF
net length							510 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							510 / 40 = 12.8 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							13 EA
Street Protective Yard - N. Fisher Street (West Side)							
Street Typology							Neighborhood Local
Length of Right of Way							476 LF
less driveways / easements							0 LF
net length							476 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							476 / 40 = 11.9 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							12 EA
Street Protective Yard - Booker Drive (North Side)							
Street Typology							Neighborhood Local
Length of Right of Way							283 LF
less driveways / easements							0 LF
net length							283 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							283 / 40 = 7.1 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							8 EA
Street Protective Yard - Milburne Road							
Street Typology							Avenue 2-Lane C3 @ Parking Area Only
Length of Parking Area							37 LF
Shrubs Required (Min. 18" H, 30 shrubs/100 LF = 0.3 / 1LF)							37 x 0.30 = 11.1 EA
Shrubs Provided							12 EA
Length of Right of Way							719 LF
less driveways / easements							125 LF
net length							594 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							594 / 40 = 14.9 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							15 EA
Street Protective Yard - Raleigh Boulevard							
Street Typology							Avenue 4-Lane C3 @ Parking Area Only
Length of Parking Area							59 LF
Shrubs Required (Min. 18" H, 30 shrubs/100 LF = 0.3 / 1LF)							59 x 0.30 = 17.7 EA
Shrubs Provided							18 EA
Length of Right of Way							655 LF
less driveways / easements							0 LF
net length							655 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							655 / 40 = 16.4 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							17 EA
Street Protective Yard - Oakwood Avenue (North Side)							
Street Typology							Avenue 2-Lane
Length of Right of Way							303 LF
less driveways / easements							19 LF
net length							284 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							284 / 40 = 7.1 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							7 EA
Street Protective Yard - Proposed New Street "A" (East Side)							
Street Typology							Neighborhood Local C3 @ Parking Area Only
Length of Parking Area							37 LF
Shrubs Required (Min. 18" H, 30 shrubs/100 LF = 0.3 / 1LF)							37 x 0.30 = 11.1 EA
Shrubs Provided							11 EA
Length of Right of Way							719 LF
less driveways / easements							125 LF
net length							594 LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)							594 / 40 = 14.9 EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)							15 EA
Vehicular Surface Area - Block B							
Vehicular Surface Area							39913 SF
Shade Trees Required (3" cal. 10' ht)							39913 / 2000 = 20.0 EA
Shade Trees Provided (3" cal. 10' ht)							20 EA
Vehicular Surface Area - Block C							
Vehicular Surface Area							48055 SF
Shade Trees Required (3" cal. 10' ht)							48055 / 2000 = 24.0 EA
Shade Trees Provided (3" cal. 10' ht)							24 EA

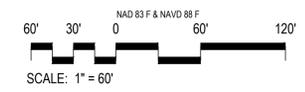
SEE SHEET LP.1 FOR PLANTING SPECIFICATIONS AND DETAILS.

Reference:
S-18-16 (T# 467281)

XX-XX-16



LANDSCAPE PLAN



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LP1.1