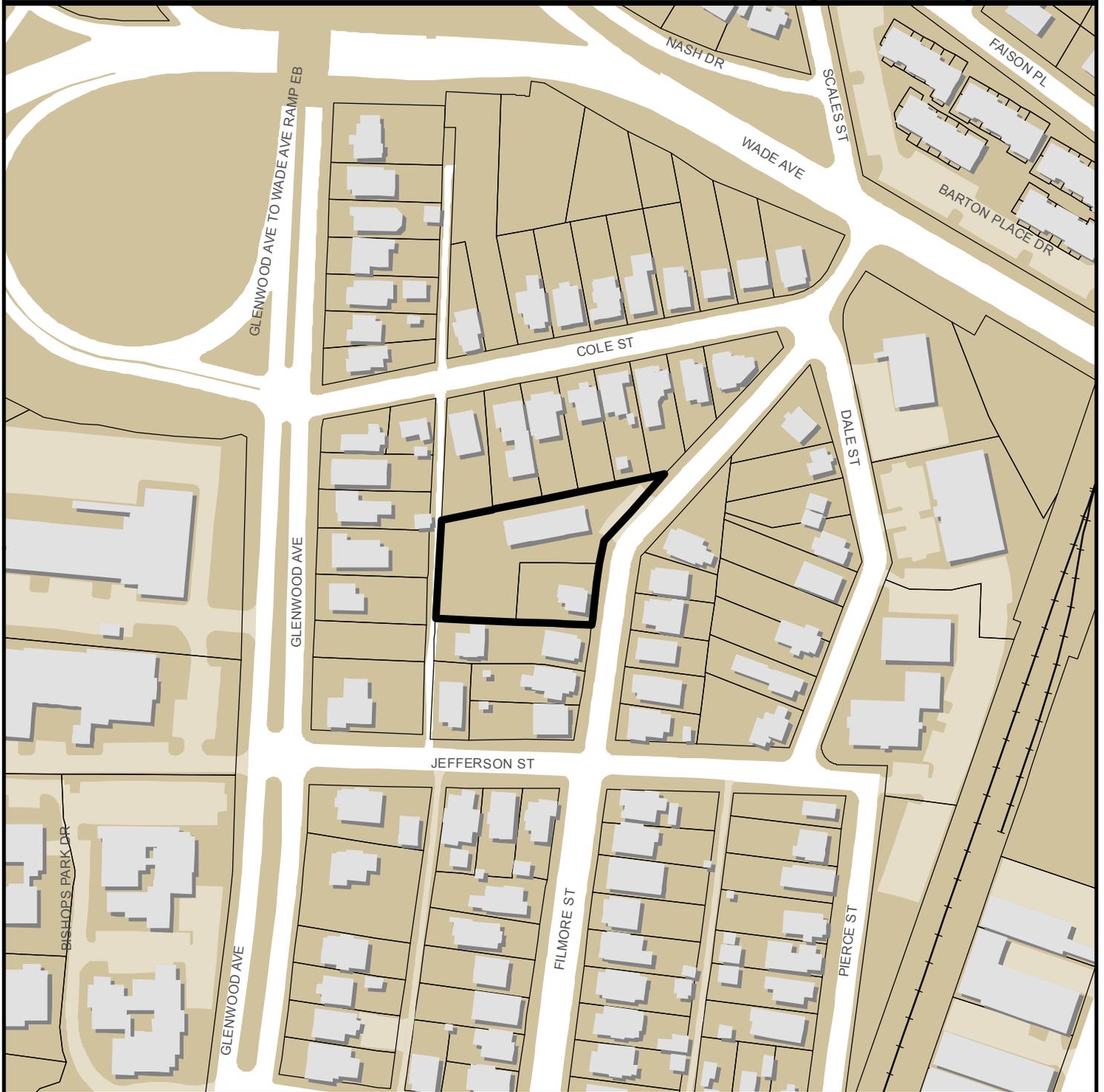


THE COTTAGES AT FILMORE SR-8-2016



0 280 560 Feet

Zoning: **R-10**

CAC: **Five Points**

Drainage Basin: **Pigeon House**

Acreage: **0.84**

Units: **7**

Planner: **Meade Bradshaw**

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

Applicant: **Temple Huband LLC**

Phone: **(919) 801-1056**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, NC 27601
 Phone 919-996-2495
 Fax 919-516-2685

Administrative Site Review Application For UDO Districts Only

SR-8-16

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

Building Type		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 461897 Assigned Project Coordinator <i>Shankle</i> Assigned Team Leader <i>Bradshaw</i>
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name The Cottages at Filmore		
Zoning District R-10		
Proposed Use Cottage Court single & attached homes		
Property Address(es) 1307 & 1315 Filmore Street, Raleigh, NC 27605		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 1704542749	P.I.N. Recorded Deed 1704541874	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. N/A	
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 N/A	
CLIENT/DEVELOPER/OWNER	Company Henry G., Jr. & Nancy H. Temple/Vicky T. Huband & Name (s) Temple Huband, LLC	
	Address 607 & 615 Willard Place, Raleigh, NC 27603	
	Phone 919-368-9143	Email hamiltoncollc@gmail.com
CONSULTANT (Contact Person for Plans)	Company Chance & Associates	
	Name (s) Stoney Chance	
	Address 500 Benson Road, Suite 207, Garner, NC 27529	
Phone 919-779-7245	Email cstoney@bellsouth.net	Fax 919-779-3889

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

Zoning Information		Building Information	
Zoning District(s) R-10		Proposed building use(s)	
If more than one district, provide the acreage of each N/A		Existing Building(s) sq. ft. gross	
Overlay District N/A		Proposed Building(s) sq. ft. gross	
Total Site Acres 0.8397 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed)	
Off street parking Required 14 Provided 18		Proposed height of building(s)	Stories
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A-N/A		Building Lot Coverage percentage	(site plans only)
CUD (Conditional Use District) case # Z-N/A		Height of 1 st Floor	
Stormwater Information			
Existing Impervious Surface 0.23/10,018.8 acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 0.43/18,730.8 acres/square feet		If Yes, please provide	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 7	7. Open Space (only) or Amenity Courtyard area prov.: 8,413 sq. ft.
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total Number of Hotel Units N/A	
4. Overall Total # Of Dwelling Units (1-6 Above) 7	
5. Bedroom Units 1br 2br 2 3br 4br or more	
6. Infill Development 2.2.7 N/A	

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate **Stoney Chance** 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.

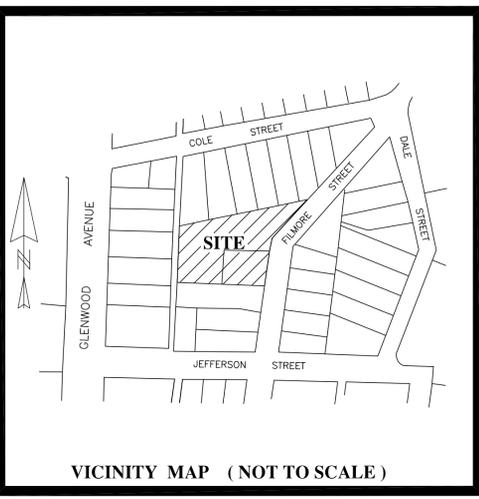
Signed *Stoney Chance* Date **Feb. 11, 2016**

Signed *Temple Hubbard LLC* Date **Feb. 11, 2016**

by my Temple member

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)	X				
2. Site Review completed and signed by the property owner	X				
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	X	<input type="checkbox"/>			
4. I have referenced the Site Review and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X				
5. Provide the following plan sheets:	X				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X				
b) Existing Conditions Sheet	X	<input type="checkbox"/>			
c) Proposed Site Plan	X				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	X				
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			
g) Proposed Landscaping Plan	X	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	X	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	X			
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>	X				
7. Minimum plan size 18"x24" not to exceed 36"x42"	X				
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	X				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X				
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	X				
11. Wake County School Form, if dwelling units are proposed	X	<input type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	X	<input 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"/>	X			



VICINITY MAP (NOT TO SCALE)



PROJECT OWNERS:
HENRY G., JR. & NANCY H. TEMPLE & VICKY T. HUBAND
TEMPLE HUBAND, LLC
607 & 615 WILLARD PL.
RALEIGH, NC 27603

PROJECT DEVELOPERS:
GEORGE & BEBORAH ANDREWS

Development Services
Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, NC 27601
 Phone 919-996-2495
 Fax 919-516-2685

PLANS SHEET INDEX

- SHEET 1 OF 4 - COVER SHEET
- SHEET 2 OF 4 - EXISTING CONDITIONS SHEET
- SHEET 3 OF 4 - PRELIMINARY SITE PLAN
- SHEET 4 OF 4 - PRELIMINARY LANDSCAPE-STREETScape PLAN
- SHEET CE-3 - UTILITY PLAN
- SHEET CE-4 - GRADING & STORMWATER MANAGEMENT PLAN
- EXTERIOR BUILDING ELEVATIONS

SITE DATA:

TOTAL ACRES: 0.8397
 TOTAL UNITS: 5 SINGLE HOUSES & 2 ATTACHED HOUSES
 MAXIMUM BUILDING HEIGHT - 25'
 CURRENT ZONING: R-10
 TOTAL PARKING REQ.: 2 SP.x7=14 + 1 VISITOR SP.
 TOTAL PARKING PROV. 15 SP.
 INTERNAL COURTYARD AREA REQ.:
 FIRST 5 UNITS - 4,000 S.F.
 2 ADDITIONAL UNITS - 1,600 SF
 TOTAL AREA REQ.: 5,600 SF
 TOTAL INTERNAL COURTYARD AREA PROV.: 9,864 SF
 ADDITIONAL OPEN SPACE PROV.: 7,294 SF
 TOTAL OPEN SPACE PROV.: 17,158 SF
 INSIDE CITY LIMITS
 LIN. FT. IN PUBLIC ST.: N/A
 BLOCK PERIMETER:
 R-10 BLOCK PERIMETER MAX.: 2,500'
 EXISTING BLOCK PERIMETER: 2,039'



- NOTES:**
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN A. EDWARDS & CO, DATED 9/2/15.
 - CONTOURS WERE TAKEN FROM ABOVE SURVEY.
 - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 - ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - 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 ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.
 - ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF RIGHTS OF WAY CLEARED AND GRADED WITHIN 50 FEET OF ALL STREET INTERSECTIONS. THE FULL WIDTH OF THE RIGHT OF WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR & SENSITIVE AREA THOROUGHFARES.
 - WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #T-20.01.1. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #T-20.01.1.
 - NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHT OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - SOLID WASTE SERVICE FOR EACH LOT WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE SERVICE DESIGN MANUAL SECTIONS B-1 & C-1.
 - DEMO PERMIT NUMBERS ARE: 1307 FILMORE-126669 & 1315 FILMORE-126648.
 - ALL NEW DRIVEWAYS WILL COMPLY WITH RALEIGH STREET DESIGN MANUAL, SECTION 6.5 DRIVEWAY ACCESS POINTS.
 - PROJECT IS EXEMPT FROM U.D.O. SECTION 9.1.



Administrative Site Review Application
For UDO Districts Only
 When submitting plans, please check appropriate building type and include the Plan Checklist document.

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

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

GENERAL INFORMATION

Development Name The Cottages at Filmore
 Zoning District R-10
 Proposed Use Cottage Court single & attached homes
 Property Address(es) 1307 & 1315 Filmore Street, Raleigh, NC 27605
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1704542749	1704541874		

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

WORK SCOPE Per City Code Section 10.2.B.D.1, summarize the project work scope. N/A

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 N/A

CLIENT/DEVELOPER/OWNER
 Company Henry G., Jr. & Nancy H. Temple/Vicky T. Huband & Name (s) Temple Huband, LLC
 Address 607 & 615 Willard Place, Raleigh, NC 27603
 Phone 919-368-9143 Email hamiltoncolle@gmail.com Fax

CONSULTANT (Contact Person for Plans)
 Company Chance & Associates Name (s) Stoney Chance
 Address 500 Benson Road, Suite 207, Garner, NC 27529
 Phone 919-779-7245 Email cstonej@bellsouth.net Fax 919-779-3889

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

Zoning Information		Building Information	
Zoning District(s) R-10	Proposed building use(s)		
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross		
Overlay District N/A	Proposed Building(s) sq. ft. gross		
Total Site Acres 0.8397 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)		
Off street parking Required 14+1, Provided 15	Proposed height of building(s) 25' Stories 2		
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage)		
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage (site plans only)		
CUO (Conditional Use District) case # Z-N/A	Height of 1 st Floor		
Stormwater Information			
Existing Impervious Surface 0.23/10,018.8acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Proposed Impervious Surface 0.43/18,730.8acres/square feet	If Yes, please provide		
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #		

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 7	7. Open Space (only) or Amenity Courtyard area prov.: 9,864 sq. ft.
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total Number of Hotel Units N/A	
4. Overall Total # Of Dwelling Units (1-6 Above) 7	
5. Bedroom Units 1br 2br 2 3br 4br or more	
6. Infill Development 2.2.7 N/A	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally, to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.
 I hereby designate **Stoney Chance** 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 Feb. 11, 2016
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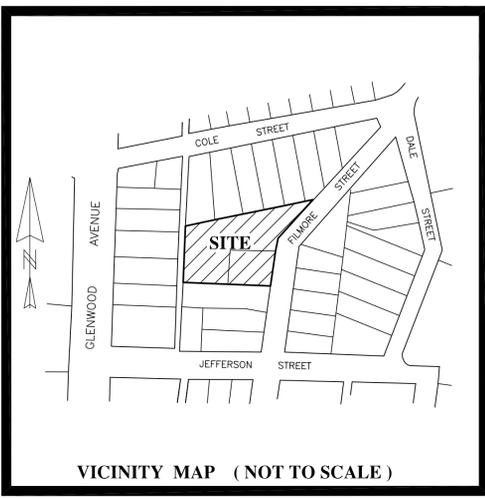
FILE: SR-8-16
 TRANS#: 461897

SHEET: **1** OF: **4**

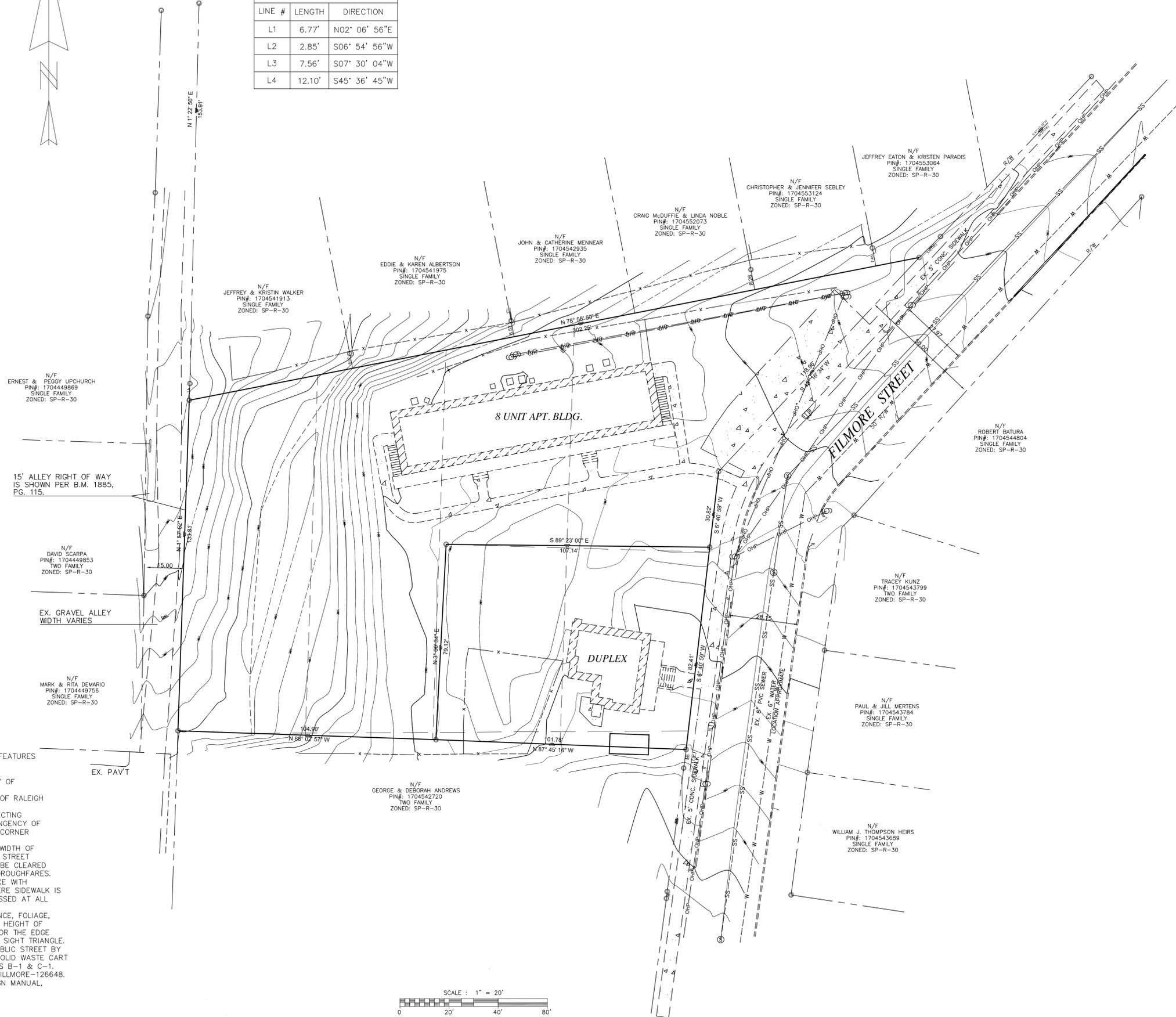
COVER SHEET FOR
THE COTTAGES AT FILMORE
 DEVELOPERS: GEORGE & BEBORAH ANDREWS RALEIGH, NC

Chance & Associates
 Land Planning Services
 500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245
 Fax: (919) 779-3889

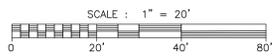
NOT RELEASED FOR CONSTRUCTION



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.77'	N02° 06' 56"E
L2	2.85'	S06° 54' 56"W
L3	7.56'	S07° 30' 04"W
L4	12.10'	S45° 36' 45"W



- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN A. EDWARDS & CO, DATED 9/2/15.
 - CONTOURS WERE TAKEN FROM ABOVE SURVEY.
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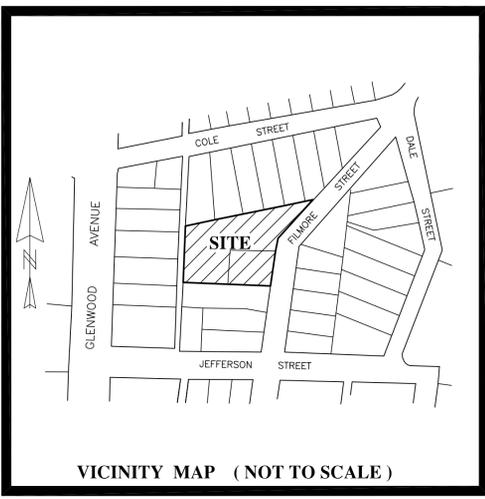
SHEET:	2
OF:	4
DATE:	DECEMBER 16, 2015
SCALE:	1" = 20'
DRAWN BY:	STONEY CHANCE
CHECKED BY:	
FILE NAME:	C:\Users\jandrews\Documents\Filmore Court.dwg
DATE:	
REVISIONS:	

DATE:	DECEMBER 16, 2015
SCALE:	1" = 20'
DRAWN BY:	STONEY CHANCE
CHECKED BY:	
FILE NAME:	C:\Users\jandrews\Documents\Filmore Court.dwg
DATE:	
REVISIONS:	

EXISTING CONDITIONS SHEET
FOR
FILMORE COTTAGE COURT
OWNER/DEY: GEORGE ANDREWS
RALEIGH, NC

Chance & Associates
Land Planning Services
500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245
Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



VICINITY MAP (NOT TO SCALE)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.77'	N02° 06' 56"E
L2	2.85'	S06° 54' 56"W
L3	7.56'	S07° 30' 04"W
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SITE DATA:

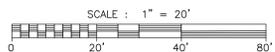
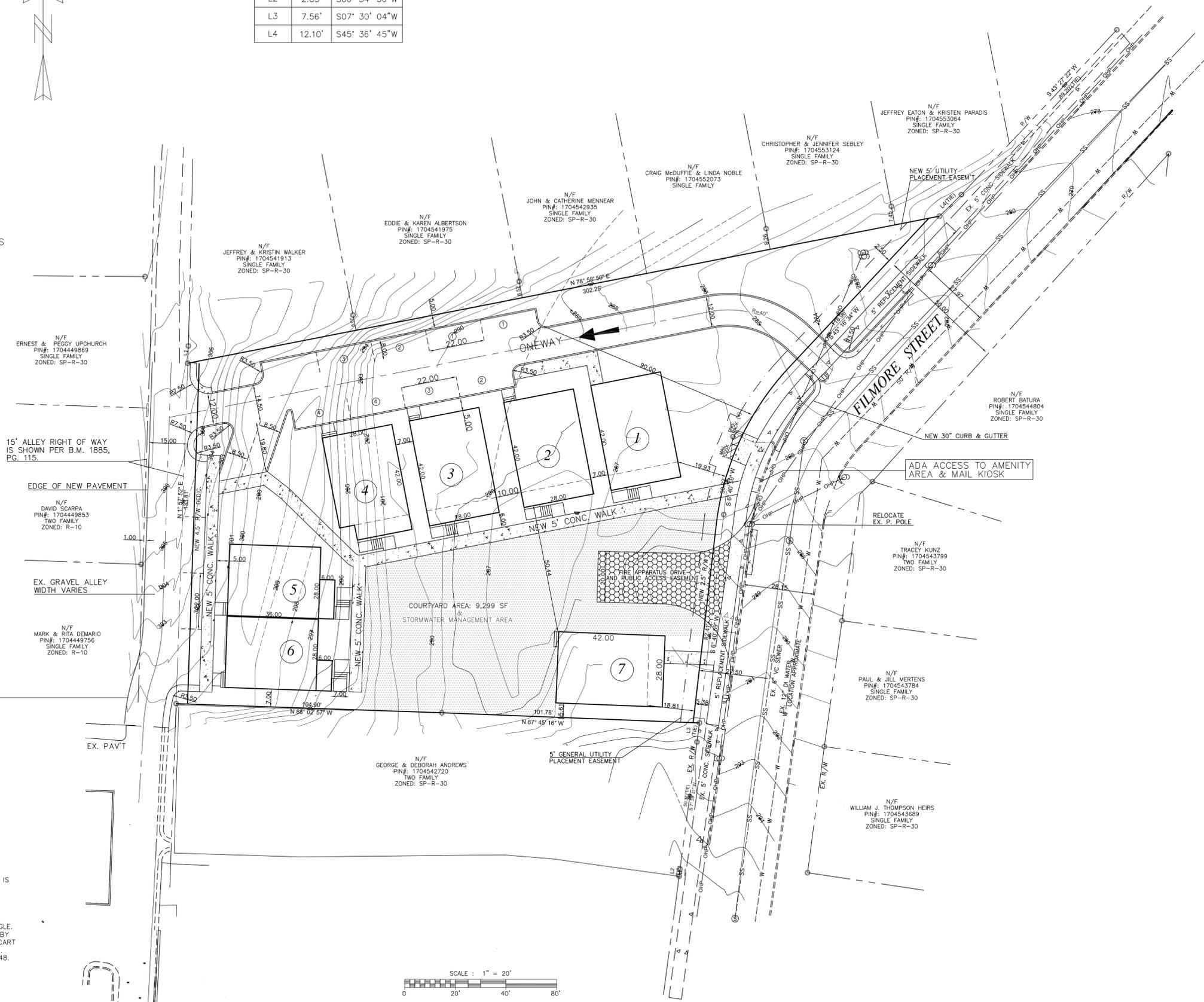
TOTAL ACRES: 0.8397
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 TOTAL PARKING PROV.: 15 SP.
 INTERNAL COURTYARD AREA REQ.:
 FIRST 5 UNITS - 4,000 S.F.
 2 ADDITIONAL UNITS - 1,600 SF
 TOTAL AREA REQ.: 5,600 SF
 GROSS INTERNAL COURTYARD AREA PROV.: 9,299 SF
 LESS STORMWATER DEVICE: 1,307 SF
 NET INTERNAL COURTYARD AREA PROV.: 7,992 SF
 ADDITIONAL OPEN SPACE PROV.: 7,294' SF
 TOTAL OPEN SPACE PROV.: 15,286' SF
 INSIDE CITY LIMITS
 LIN. FT. IN PUBLIC ST.: N/A
 BLOCK PERIMETER:
 R-10 BLOCK PERIMETER MAX.: 2,500'
 EXISTING BLOCK PERIMETER: 2,039'

NOTE:
 EXISTING DRIVEWAYS SHALL BE REMOVED AND REPLACED WITH NEW CURB & GUTTER PER CITY OF RALEIGH STDS.

NOTE:
 NEW CURB ON EAST SIDE OF ALLEY WILL CONTINUE VALLEY CURB FROM SOUTH.

NOTE:
 PAVEMENT OUTSIDE EXISTING ALLEY RIGHT OF WAY WILL BE CONSTRUCTED ONLY IF OWNERS GRANT PERMISSION TO DO SO.

- NOTES:**
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 - PROJECT IS EXEMPT FROM U.D.O. SECTION 9.1



SHEET: 3	OF: 4
DATE: JANUARY 12, 2016	SCALE: 1" = 20'
DRAWN BY: STONEY CHANCE	CHECKED BY: []
FILE NAME: []	DATE: []

DATE: JANUARY 12, 2016	SCALE: 1" = 20'
DRAWN BY: STONEY CHANCE	CHECKED BY: []
FILE NAME: []	DATE: []

PRELIMINARY SITE PLAN FOR
THE COTTAGES AT FILMORE
 DEVELOPERS: GEORGE & BEBORAH ANDREWS
 RALEIGH, NC

Chance & Associates
 Land Planning Services
 500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245
 Fax: (919) 779-3889

NOT RELEASED FOR CONSTRUCTION



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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

www.jaeco.com



**THE COTTAGES
AT FILMORE**
1315 & 1307 FILMORE STREET
RALEIGH, NC 27605

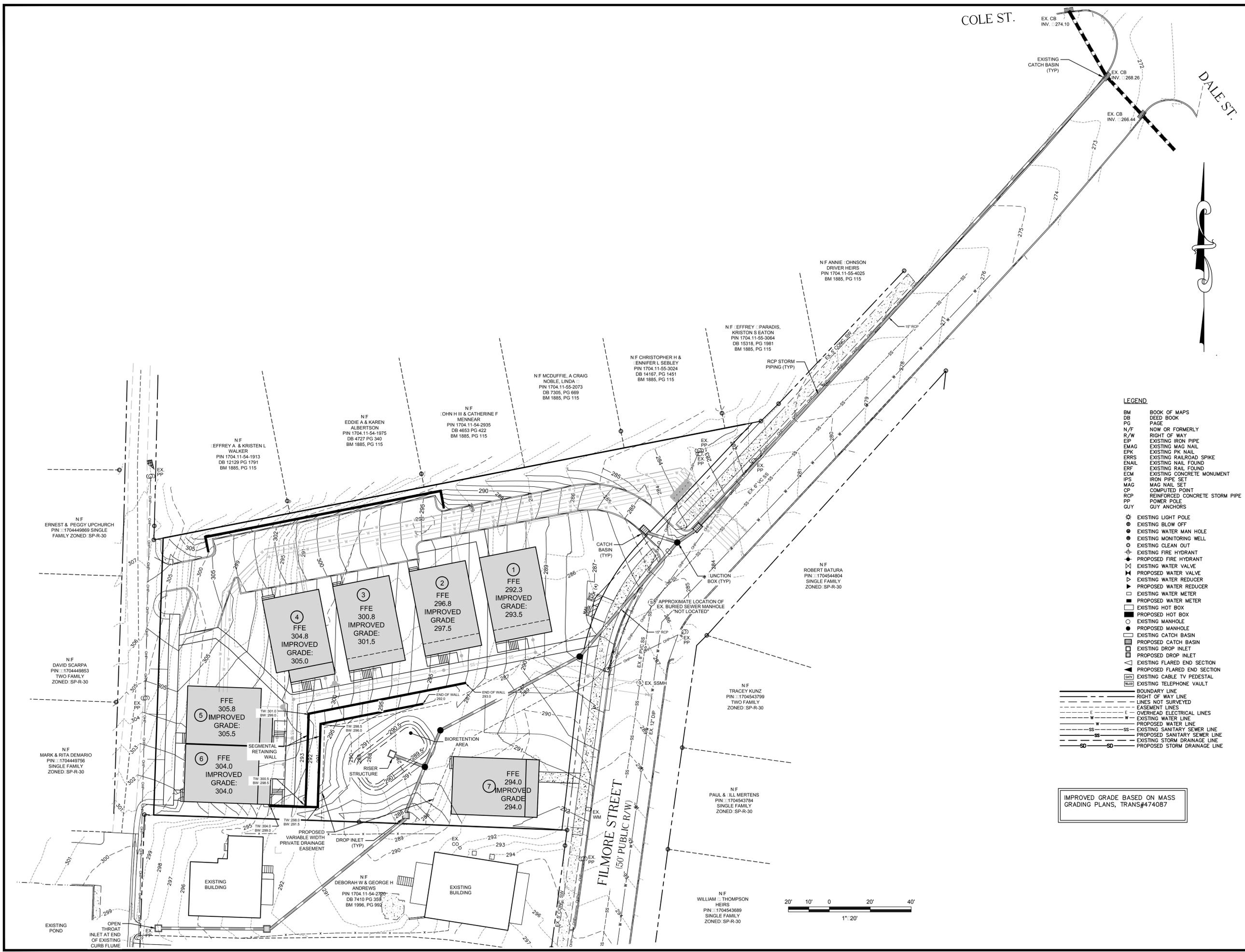
GEORGE & DEBORAH ANDREWS
915 HOLT DR.
RALEIGH, NC 27608

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

**GRADING &
STORMWATER
MANAGEMENT PLAN**

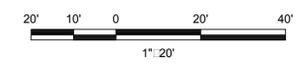
NO.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	7.1.16
2	CITY OF RALEIGH COMMENTS	8.4.16

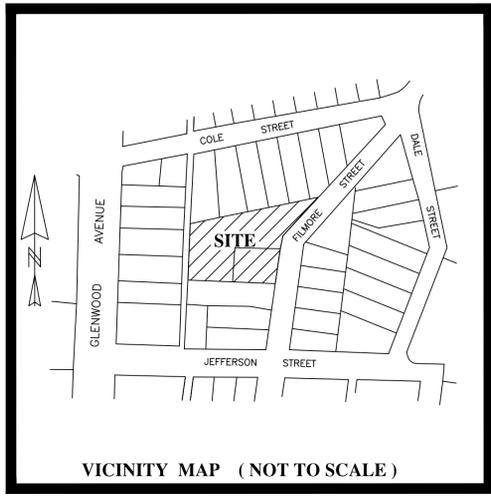
JAECO 026.01
Dr: B CZB
C: B JRC
D: 1/28/16
CE-4



- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EP EXISTING IRON PIPE
 - EMAG EXISTING MAG NAIL
 - EPK EXISTING PK NAIL
 - ERRS EXISTING RAILROAD SPIKE
 - ENAIL EXISTING NAIL FOUND
 - ERF EXISTING RAIL FOUND
 - ECM EXISTING CONCRETE MONUMENT
 - IPS IRON PIPE SET
 - MAG MAG NAIL SET
 - CP COMPUTED POINT
 - RCP REINFORCED CONCRETE STORM PIPE
 - PP POWER POLE
 - GUY GUY ANCHORS
 - ☆ EXISTING LIGHT POLE
 - ⊙ EXISTING BLOW OFF
 - ⊕ EXISTING WATER MAN HOLE
 - ⊗ EXISTING MONITORING WELL
 - ⊖ EXISTING CLEAN OUT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING WATER REDUCER
 - ⊕ EXISTING WATER REDUCER
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING HOT BOX
 - ⊕ EXISTING HOT BOX
 - ⊕ EXISTING MANHOLE
 - ⊕ EXISTING MANHOLE
 - ⊕ EXISTING CATCH BASIN
 - ⊕ EXISTING CATCH BASIN
 - ⊕ EXISTING DROP INLET
 - ⊕ EXISTING DROP INLET
 - ⊕ EXISTING FLARED END SECTION
 - ⊕ EXISTING FLARED END SECTION
 - ⊕ EXISTING CABLE TV PEDESTAL
 - ⊕ EXISTING TELEPHONE VAULT
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - LINES NOT SURVEYED
 - EASEMENT LINES
 - OVERHEAD ELECTRICAL LINES
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - EXISTING STORM DRAINAGE LINE
 - PROPOSED STORM DRAINAGE LINE

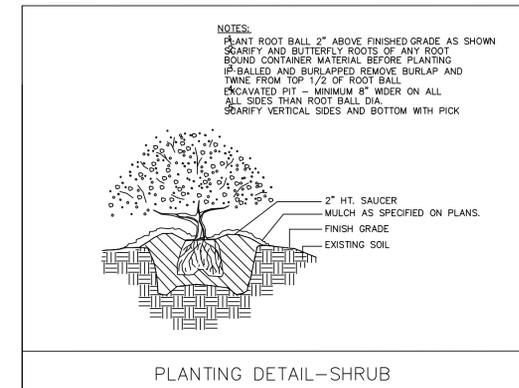
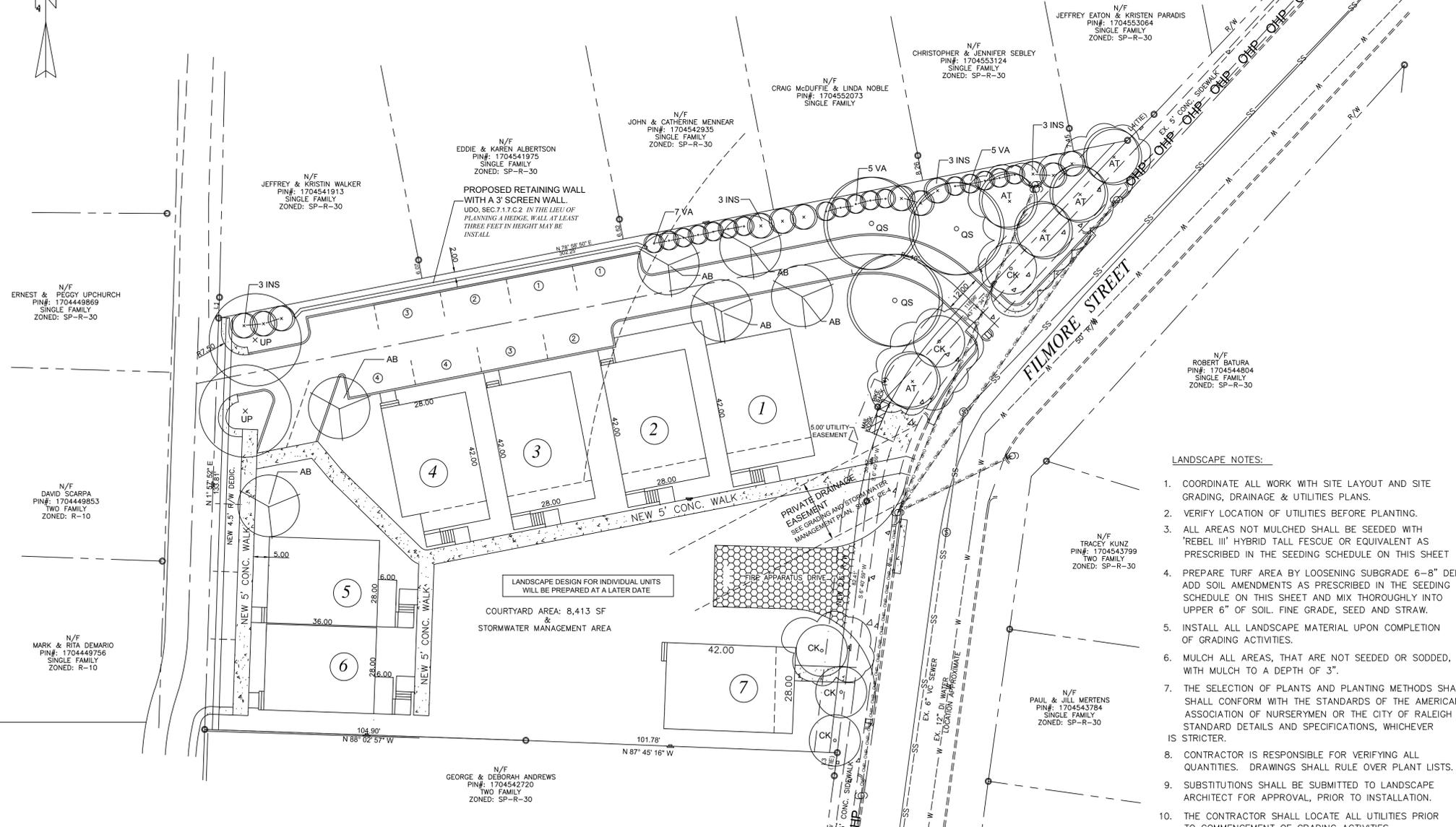
IMPROVED GRADE BASED ON MASS
GRADING PLANS, TRANS#474087



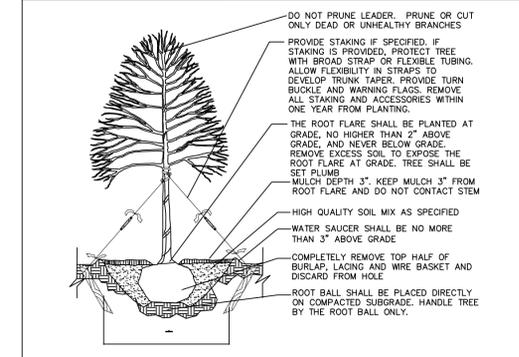


VICINITY MAP (NOT TO SCALE)

SITE DATA FOR LANDSCAPE REQUIREMENTS
 STREETScape TREES
 R.O.W. LENGTH (DEDICATED) 226.51'
 FIRE APPARATUS DRIVEWAY -28.28'
 TREES REQUIRED 198.23/20'
 EXISTING OVERHEAD UTILITIES 10 UNDERSTORY TREES



PLANTING DETAIL-SHRUB



NOTES:

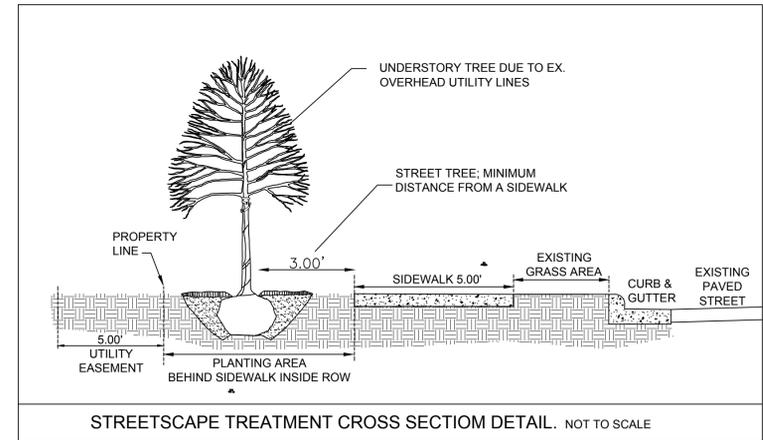
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIBER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
 URBAN FORESTER: TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH	
REVISIONS	DATE

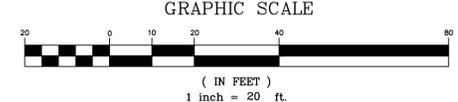
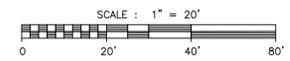
PRCR-03

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL., 10'-12" HT., MIN.
UP	2	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL., 10'-12" HT., MIN.
AB	6	ACER BUERGERIANUM	TRIDENT MAPLE	3" CAL., 10'-12" HT., MIN.
AT	5	ACER TRUNCATUM	SHANTUNG MAPLE	1.5" CAL., 6-8" HT., MIN.
CK	5	CORNUS KOUSA-NATIONAL	NATIONAL KOUSA DOGWOOD	1.5" CAL., 6-8" HT., MIN.
INS	12	ILEX X 'NELLIE STEVENS'	NELLIE STEVENS HOLLY	4'-5" HT., FULL, B&B
VA	17	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	24"-36" HT., FULL, 5GAL.



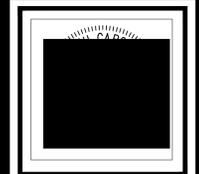
STREETSCAPE TREATMENT CROSS SECTION DETAIL. NOT TO SCALE

- LANDSCAPE NOTES:
- COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLANS.
 - VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
 - ALL AREAS NOT MULCHED SHALL BE SEEDED WITH 'REBEL III' HYBRID TALL FESCUE OR EQUIVALENT AS PRESCRIBED IN THE SEEDING SCHEDULE ON THIS SHEET
 - PREPARE TURF AREA BY LOOSENING SUBGRADE 6-8" DEEP. ADD SOIL AMENDMENTS AS PRESCRIBED IN THE SEEDING SCHEDULE ON THIS SHEET AND MIX THOROUGHLY INTO UPPER 6" OF SOIL. FINE GRADE, SEED AND STRAW.
 - INSTALL ALL LANDSCAPE MATERIAL UPON COMPLETION OF GRADING ACTIVITIES.
 - MULCH ALL AREAS, THAT ARE NOT SEEDDED OR SODDED, WITH MULCH TO A DEPTH OF 3".
 - THE SELECTION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE CITY OF RALEIGH STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
 - SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. CONTACT ULOCO AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- PERMANENT LAWN SEEDING SCHEDULE
 AGRICULTURAL LIMESTONE: @ 100lbs/1000SF
 FERTILIZER: 10-20-20 ANALYSIS @ 15lbs/1000SF
 SUPERPHOSPHATE: 0-20-0 ANALYSIS @ 10lbs/1000SF
 SEED: IMPROVED TALL FESCUE 7-8 lbs/1000SF
 'REBEL III' HYBRID TALL FESCUE OR EQUIVALENT
 MULCH: SMALL GRAIN STRAW 2 BALES/1000SF
 ANCHOR: TACK WITH LIQUID ASPHALT @ 400gal./ACRE OR EMULSIFIED ASPHALT @ 300gal./ACRE



Issue Date	REVISION
09 FEB 2016	
5/3/16	RALEIGH COMMENTS
6/27/16	& SITE REDESIGN
7/28/16	RALEIGH COMMENTS

Designed By: WEW
 Sheet Title: PRELIMINARY LANDSCAPE STREETScape PLAN
 Sheet Number: 4 OF 4



PRELIMINARY LANDSCAPE-STREETScape PLAN
THE COTTAGES AT FILMORE
 DEVELOPERS: GEORGE & DEBORAH ANDREWS
 RALEIGH, NC

wwarner.com
WILLIAME.WARNER ASLA, LLC
 LANDSCAPE ARCHITECT
 RALEIGH & WEST JEFFERSON, N C
 PO BOX 10724 RALEIGH, NC 27605 919.782.6848
 william@wwarner.com



THE COTTAGES AT FILLMORE

HAMILTON AND CO. LLC



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