

620 WADE SR-51-2016



Zoning: **OX-5**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **1.14**
Units/ Sq. Ft.: **27/113,080**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Beacon Street
Develop. Co., INC**
Phone: **919-795-1445**



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 <i>479732</i> Assigned Project Coordinator Assigned Team Leader <i>Bonetto</i>
Has your project previously been through the <i>Due Diligence or Sketch Plan Review</i> process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 620 Wade		
Zoning District OX-5	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Residential Condominiums		
Property Address(es) 620 Wade Ave		Major Street Locator: St Marys and Wade
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1704353002	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Single building with 27 condo units. Both surface and structured parking provided.	
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 Beacon Street Development Co., Inc. Name (s) Jim Wiley	
	Address PO Box 6474, Raleigh, NC 27628	
	Phone 919-785-1445	Email jwiley@beacon-street.com Fax
CONSULTANT (Contact Person for Plans)	Company John A. Edwards and Co Name (s) Jon Callahan	
	Address 333 Wade Ave, Raleigh, NC 27605	
	Phone 919-828-4428	Email jon_callahan@jaeco.com Fax 919-828-4711

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

Zoning Information		Building Information	
Zoning District(s)	OX-5	Proposed building use(s)	Residential Condos
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross	
Overlay District		Proposed Building(s) sq. ft. gross	113,080 sf
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.13 ac	Total sq. ft. gross (existing & proposed)	113,080 sf
Off street parking: Required	72	Provided	72
COA (Certificate of Appropriateness) case #		Proposed height of building(s)	75'
BOA (Board of Adjustment) case # A-		# of stories	5 with 2 basement levels
CUD (Conditional Use District) case # Z-		Ceiling height of 1 st Floor	10'

Stormwater Information			
Existing Impervious Surface	0.62 ac	acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface	0.82 ac	acres/square feet	If Yes, please provide: Alluvial Soils <input checked="" type="checkbox"/> X Flood Study FEMA Map Panel #
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units	27	5. Bedroom Units: 1br	2br 12 3br 15 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7	
3. Total Number of Hotel Units		7. Open Space (only) or Amenity	5000 sf
4. Overall Total # Of Dwelling Units (1-6 Above)	27	8. Is your project a cottage court?	<input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate John A. Edwards and Company 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 Scott Dixon Date 6/28/16

Printed Name Scott Dixon

Signed Bobby R. Lewis Date 7/12/16

Printed Name Bobby R. Lewis
MANAGER FOR RALEIGH DEVELOPMENT COMPANY III, LLC

OX-5 zoning 1.14 ac. Pigeon House Drainage
Five Pts CAC

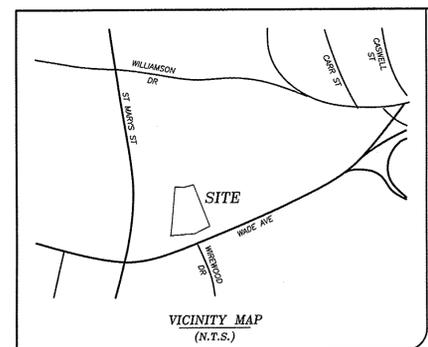
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓ 5/31		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist 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"/>		✓		
5. Provide the following plan sheets:	<input checked="" 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"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	less than 2 ac.		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input 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"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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"/>		✓		
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"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



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



Surveyor's Certificate
To: Beacon Street Development Company, Inc.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, and 20(c), of Table A thereof. The field work was completed on: OCTOBER 27TH, 2015.



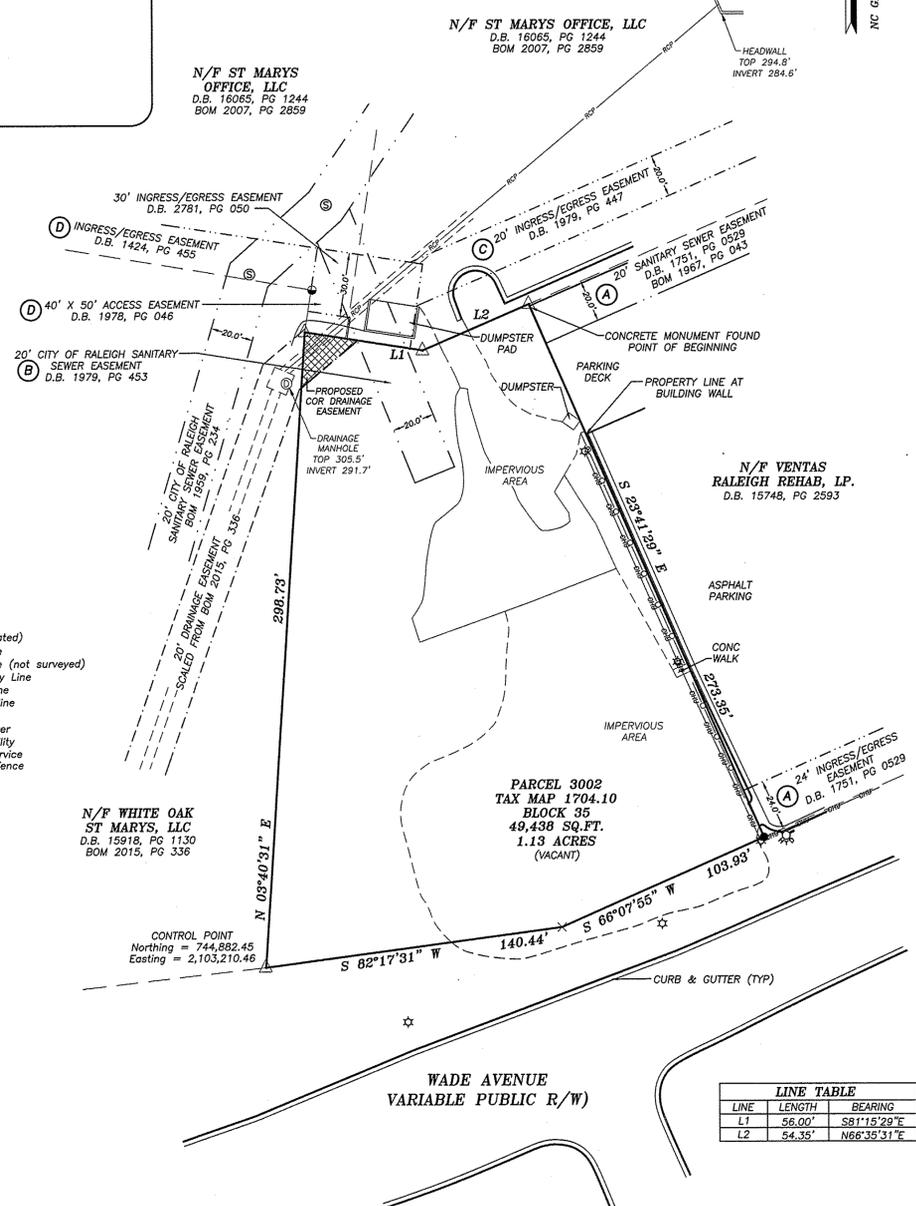
L-3463 *JHD* 11-04-2015

N/F ST MARYS OFFICE, LLC
D.B. 18065, PG 1244
BOM 2007, PG 2859

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D.B. 18065, PG 1244
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- LEGEND**
- Existing Iron Pipe
 - △ Existing Concrete Monument
 - Concrete Monument Set
 - ✕ Property Corner
 - PK Nail
 - ⊙ Cable TV Box
 - ⊙ Fire Hydrant
 - Drop Inlet
 - ⊙ Utility Pole
 - ⊙ Telephone Box
 - ⊙ Light Pole
 - ⊙ Sewer Clean Out
 - ⊙ Water Valve
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 - ⊙ TM - Tax Map
 - ⊙ PAR - Parcel
 - ⊙ N/F - Now or Formerly
 - ⊙ 2-SFB - 2 Story Frame Building
 - ⊙ XXX - Height, Floor to Peak
 - Iron Pipe Set (Unless Otherwise Designated)
 - Property Line
 - Property Line (not surveyed)
 - - - Right-of-Way Line
 - - - Easement Line
 - - - Ditch Centerline
 - WL - Water Line
 - SS - Sanitary Sewer
 - OHU - Overhead Utility
 - DL - Overhead Service
 - Chain Link Fence
 - Wood Fence

SITE DATA:
TOWNSHIP: RALEIGH
PIN: 1704.10-35-3002
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.
METHOD OF CLOSURE IS COORDINATE COMPUTATION
LOT IS VACANT
THERE ARE NO DESIGNATED SPACES ON SITE
SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP 37201704001, EFFECTIVE AUGUST 2, 2007.
ZONING: O&I-1
NO SETBACKS OR HEIGHT REQUIREMENTS LISTED
LOT MAY BE SUBJECT TO A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION
IMPERVIOUS AREA: 24840 SQ.FT.
44.8% IMPERVIOUS



LINE TABLE

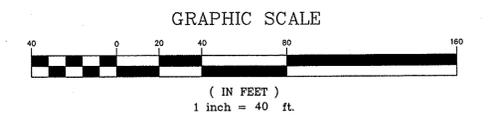
LINE	LENGTH	BEARING
L1	56.00'	S81°15'29"E
L2	54.35'	N66°35'31"E

METRO TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II (EXCEPTIONS) Commitment No. MET2015-01968

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
- Deed(s) of easement recorded in Book 1978, Page 46; Book 1979, Page 453 and Book 1979, Page 447, Wake County Registry.
- Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, lack of access, violated plat building lines, or any matters not of record, which would be disclosed by an accurate survey and inspection of the land.
- Rights of tenants in possession under unrecorded lease(s).

TRACT 1
BEGINNING at a concrete monument in the Southern line of the lands conveyed by Mark G. Lynch and wife, Elizabeth P. Lynch, to Guilford Glazer, by deed dated August 1, 1970 and recorded in Book 1978 at Page 46, Wake County Registry, which point is a common corner of the lands herein conveyed with the lands conveyed by Mark G. Lynch and wife, Elizabeth P. Lynch, to Medicenters of America, Inc. by deed dated February 9, 1967 and recorded in Book 1751 at Page 529, Wake County Registry; thence along the common boundary of Grantors and the aforesaid lands conveyed to Medicenters of America, Inc. South 23 degrees 41 minutes 29 seconds East 273.35 feet to a new iron rod set located in the Northern right of way line of Wade Avenue thence along the Northern right of way line of Wade Avenue South 66 degrees 07 minutes 55 seconds West 103.93 feet more or less to a corner; thence continuing along the northern right of way line of Wade Avenue South 82 degrees 17 minutes 31 seconds West 140.44 feet more or less to a concrete monument, a common corner of Grantors and the lands conveyed by Mark G. Lynch and wife, Elizabeth P. Lynch, to the Raleigh Doctors' Building, Inc. by deed dated August 1963 and recorded in Book 1558 at Page 684 Wake County Registry; thence with the common boundary of Grantors and of the aforesaid lands conveyed to the Raleigh Doctors' Building, Inc. North 03 degrees 40 minutes 31 seconds East 298.73 feet more or less to a concrete marker in said common boundary line, being a corner of the lands of Grantors and of the said Guilford Glazer; thence along the common boundary of Grantors and Guilford Glazer South 81 degrees 15 minutes 29 seconds East 56 feet to a concrete monument in said line; thence continuing along said common boundary line North 66 degrees 35 minutes 31 seconds East 54.35 feet more or less to the point and place of beginning.

- A** - TOGETHER with a non-exclusive right of way and easement 20 feet in width from the lands herein conveyed and across the lands conveyed by Mark G. Lynch and wife, Elizabeth P. Lynch to Medicenters of America, Inc. by deed dated February 9, 1967 and recorded in Book 1751 at Page 529, Wake County Registry, and continuing across the lands conveyed by Mark G. Lynch and wife, Elizabeth P. Lynch, to H. Gray Hutchison and wife, Betsy D. Hutchison, by deed dated April 29, 1970 and recorded in Book 1978 at Page 37, Wake County Registry, for the purpose of constructing and maintaining a sewer line as said right of way was reserved by Grantors in each of said deeds, reference to which is made for a more complete description.
- B** - TOGETHER with a 20-foot sanitary sewer easement as granted by Deed of Easement from Guilford Glazer and wife, Diane Glazer to Mark G. Lynch and wife, Elizabeth P. Lynch by Deed of Easement dated August 1, 1970 and recorded in Book 1979 at Page 453, Wake County Registry, said sanitary sewer easement being appurtenant to the lands herein conveyed and reference being made to the aforesaid Deed of Easement for a more complete description of the said easement and of the terms and conditions thereof.
- C** - TOGETHER with a non-exclusive right of way for ingress and egress to Saint Mary's Street and to Wade Avenue, over and upon that easement granted by Deed of Easement dated August 1, 1970 by and between Mark G. Lynch and wife, Elizabeth P. Lynch, as Grantors and Guilford Glazer and others as Grantees, recorded in Book 1979 at Page 447 Wake County Registry which Deed of Easement granted such right of way as appurtenant to the tracts therein referred to and to the tract herein conveyed, reference to the said Deed of Easement being made for full description of the location of said right of way and easement.
- D** - TOGETHER with a perpetual right of way and easement over, upon and across a strip of land located as follows:
BEGINNING at a point located in the South line of the tract conveyed by Mark G. Lynch and wife, Elizabeth P. Lynch, to Guilford Glazer, by deed dated August 1, 1970, and recorded in Book 1978 at Page 46, Wake County Registry; said point being South 77 degrees 15 minutes East 50 feet from the corner of said tract in the line of Raleigh Doctors' Building, Inc.; thence parallel with the Western line of said tract North 12 degrees 45 minutes East 40 feet to a point, thence North 77 degrees 15 minutes West 50 feet more or less to a corner of said tract, said corner being in the Northeast corner of the right of way reserved by Mark G. Lynch and wife, Elizabeth P. Lynch, in their deed to Thirteen-Thirty Corporation, dated August 31, 1960, recorded in Book 1424 at Page 455 Wake County Registry, thence along the Western line or the aforesaid tract South 12 degrees 45 minutes West 30 feet to a point, thence South 77 degrees 15 minutes East parallel with the Southern line of said tract 20 feet to a point thence at right angles South 12 degrees 45 minutes West 10 feet to the South line of said tract; thence with said South line South 77 degrees 15 minutes East 30 feet to the point and place of beginning. This right of way is for ingress, egress and regress, between an easement and right of way into Saint Mary's Street reserved in that deed from Mark G. Lynch and wife, Elizabeth P. Lynch, to Thirteen-Thirty Corporation dated August 31, 1960, recorded in Book 1424 at Page 455, Wake County Registry and the tract or parcel of land conveyed by Grantors to Grantee by this deed.



REVISIONS

REVISION	DATE	DESCRIPTION
1	11-04-2015	ISSUED

TURNING POINT SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No. P-0121

BEACON STREET DEVELOPMENT COMPANY, INC.
PARCEL 3002
TAX MAP 1704.10 BLOCK 35
620 WADE AVENUE
WAKE COUNTY NORTH CAROLINA
RALEIGH

DATE: 10-27-2015
DRAWN BY: ARS
CHK'D BY: JHD
JOB NO. C-736
SCALE: 1" = 40'
C.N. = 23242
DWG. NO.
C-736
SHEET 1 OF 1

620 WADE
620 WADE AVE.
RALEIGH, NC

BEACON STREET DEVELOPMENT CO., INC.
PO BOX 6474
RALEIGH, NC 27628
919-785-1445

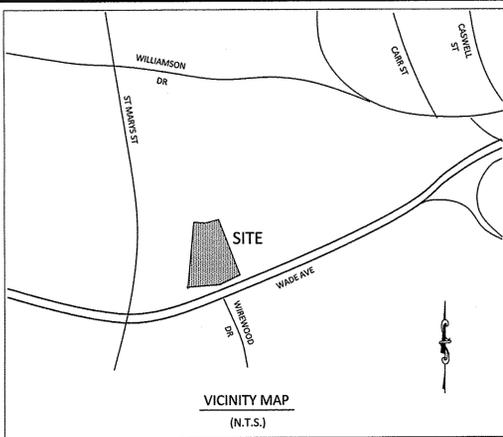
EXISTING CONDITIONS

Revisions

Number	Description	Date

Drawing Scale 1" = 40'
Drawn By XXX
Checked By JRC
Date Issued 5/27/16

EX-1

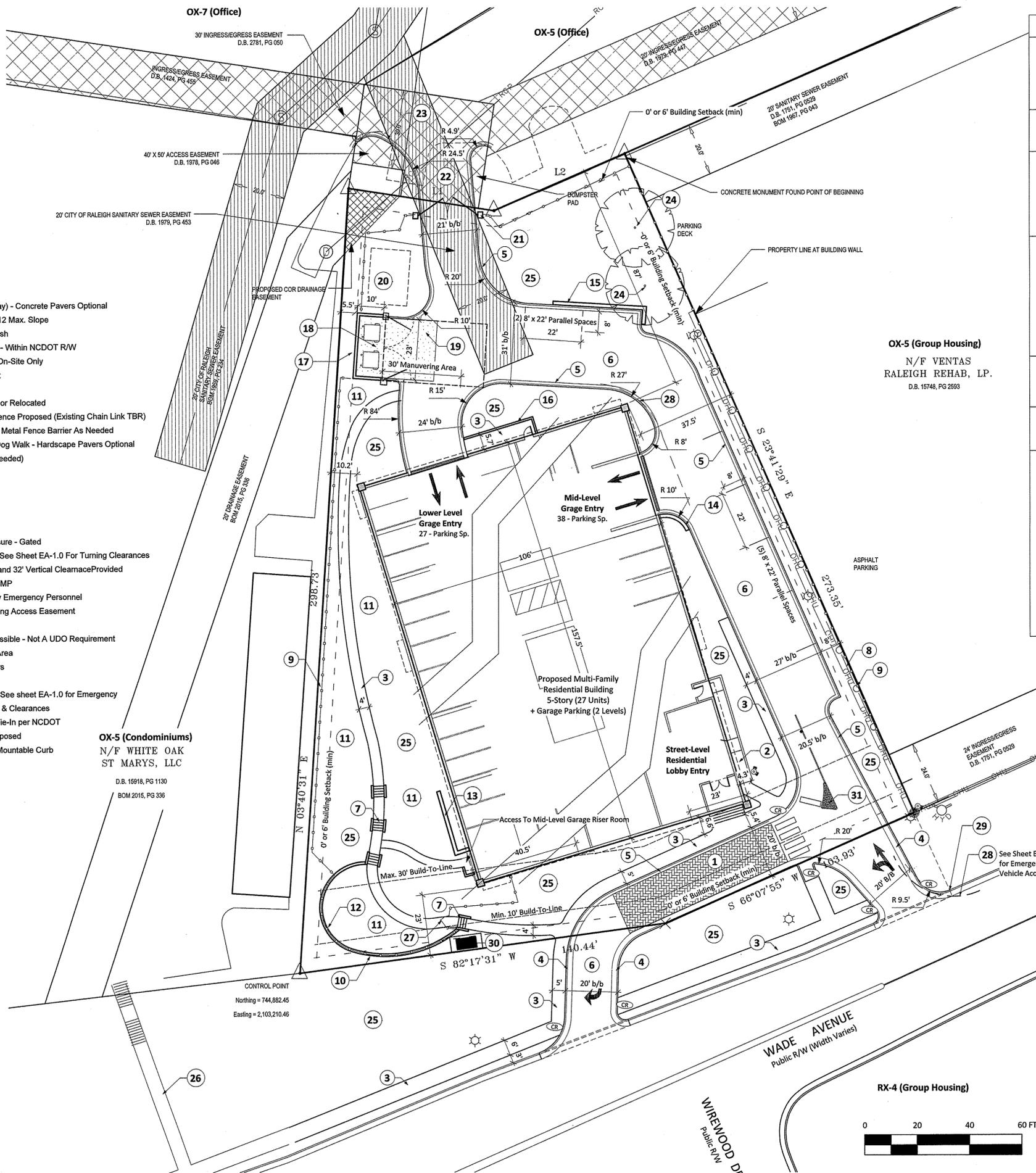
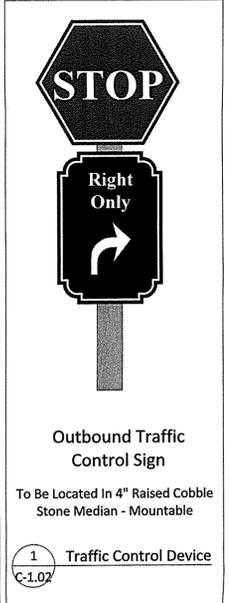


- LEGEND**
- ⊕ Curb Ramp - per NCDOT/COR Standards
 - Existing Iron Pipe
 - △ Existing Concrete Monument
 - Concrete Monument Set
 - ✕ Property Corner
 - PK Nail
 - ⊙ Cobble TV Box
 - ⊙ Fire Hydrant
 - ⊙ Drop Inlet
 - ⊙ Utility Pole
 - ⊙ Telephone Box
 - ⊙ Light Pole
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 - Property Line
 - Right-of-Way Line
 - Easement Line
 - Ditch Centerline
 - Water Line
 - SS - Sanitary Sewer
 - OHU - Overhead Utility
 - DL - Overhead Service
 - Chain Link Fence
 - Metal Fence

- Site Feature Callouts**
- 1 Visitor Drop-Off Zone (One Way) - Concrete Pavers Optional
 - 2 Accessible Ramp to Entry - 1:12 Max. Slope
 - 3 4" Concrete Walk - Broom Finish
 - 4 30" Concrete Curb and Gutter - Within NCDOT R/W
 - 5 18" Concrete Curb & Gutter - On-Site Only
 - 6 Heavy Duty Asphalt Pavement
 - 7 Landscape Steps (Typical)
 - 8 Overhead Utility To Be Buried or Relocated
 - 9 4' - 10' Metal, Wood or PVC Fence Proposed (Existing Chain Link TBR)
 - 10 Landscape Retaining Wall 42" Metal Fence Barrier As Needed
 - 11 Outdoor Amenity Space and Dog Walk - Hardscape Pavers Optional
 - 12 42" Metal Fence Barrier (As Needed)
 - 13 Retaining Wall
 - 14 Retaining Wall
 - 15 Retaining Wall
 - 16 Retaining Wall
 - 17 Retaining Wall
 - 18 Waste and Recyclables Enclosure - Gated
 - 19 Heavy Duty Concrete Apron - See Sheet EA-1.0 For Turning Clearances
 - 20 Storm Capture - Stormwater BMP
 - 21 Driveway Gate - Accessible by Emergency Personnel
 - 22 Drive Connection Within Existing Access Easement
 - 23 Curb & Gutter Tie-In
 - 24 Existing Tree To Remain If Possible - Not A UDO Requirement
 - 25 Planted, Mulched or Seeded Area
 - 26 Sidewalk Connection by Others
 - 27 48" Gate
 - 28 27'-7" Inside Turning Radius - See sheet EA-1.0 for Emergency Vehicle Access Movements & Clearances
 - 29 Driveway Location and Curb Tie-In per NCDOT
 - 30 Duke Energy Transformer Proposed
 - 31 Traffic Control Device Within Mountable Curb (See Detail C-1.0/1)

LINE TABLE

LINE	LENGTH	BEARING
L1	56.00'	S81°16'29"E
L2	54.35'	N66°39'31"E



SITE DATA

PIN No.	1704353002
Street Address	620 Wade Ave. (assumed) (Address not yet assigned - TBD)
Gross Lot Area	49,438 sf (1.13 ac)
R/W Dedication	0 sf (0.0 ac)
Net Lot Area	49,438 sf (1.13 ac)
Existing Zoning	OX-5
Existing Use	Vacant/Parking
Proposed Use	Residential Condominiums
Proposed Building Height	5-Stories Residential
Building Height at Street	2-Garage Parking 5-Stories (75' max.)
Proposed Floor Area (Gross)	113,080 sf +/-
Building Unit Totals/Mix	27 du Total
	2 Bedroom 12 du
	3 Bedroom 15 du
Parking Required	72 spaces
(12) 2-BR	24 sp
(15) 3-BR	45 sp
visitor	3 sp (1/10 du)
Bicycle	4 sp min.
Parking Provided (vehicular)	72 spaces *
Parking Provided (Bicycle)	4 spaces
*Includes (2) Accessible Spaces & (1) Acc. Van Space in Garage	
Vehicular Use Area	11,648 sf
Impervious Area Existing (TBR)	.62 ac (27,007 sf)
Impervious Area Proposed (On-Site)	.74 ac (32,234 sf)
Impervious Area (Incl. R/W)	.82 ac (35,716 sf)
Outdoor Amenity Space Required	4,944sf (10%)
Outdoor Amenity Space Provided	4,944 sf (10%)
Landscape Area	.39 ac (16,988 sf)
Lot Area	10,000 sf (min)
Building Setbacks	
Primary Street	5' (min)
Side	0' or 6' (min)
Rear	0' or 6' (min)
Parking Setbacks	
Primary Street	10' (min)
Side	0' or 3' (min)
Rear	0' or 3' (min)
Primary Build To Zone	10' min./30' max.
Building Width In Primary	70% **
Tree Protection Area	None Required
** 63.5' (60% of total building width is within BTZ, limited by site configuration and abnormal R/W line. Landscaped Outdoor Amenity Area is proposed to satisfy 70% requirement.	

- General Notes**
1. All construction shall be in accordance with NCDOT and City of Raleigh Standards, Specifications and Details.
 2. Boundary information taken from survey data provided by Turning Point Surveying LLC dated October 27, 2015.
 3. Contractor shall be responsible for securing all necessary permits for work shown on these plans.
 4. All dimensions are to back of curb unless otherwise noted.
 5. Any work found to be in conflict with local ordinances shall be reported immediately to the professional identified as the preparer of these plans.
 6. Any dimensions found to be in conflict shall be immediately reported to the plan preparer.
 7. All accessible parking spaces, lane & space markings and signage shall in accordance with NC Building Code.
 8. Contractor shall be responsible for verification of all underground and overhead utilities prior to digging or use of any aerial apparatus.

SCOTT MURRAY LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

Developer:
BEACON STREET
P.O. Box 6474 · Raleigh, NC 27628

Project:
620 Wade
Raleigh, NC

Contract Purchaser:
Beacon Street Development Co., Inc.
P.O. Box 6474
Raleigh, NC 27628

Owner of Record:
Raleigh Development Co. III LLC
333 Fayetteville St.
Raleigh, NC 27616-1747

Sheet Title:
Site Plan

No.	Date:	Issue Notes:
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NOT FOR CONSTRUCTION

Design Firm:
Scott Murray Land Planning, Inc.
1450 Environ Way Chapel Hill, NC 27517
252-213-9501 434-689-2925 (fax)
www.stmlandplan.com
smurray@stmlandplan.com

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Scale:
as shown

Date:
June 3, 2016

Drawn By:
STM

Drawing No.:
na

C-1.0
of

811
Know what's below.
Call before you dig.

VEHICULAR SURFACE AREA PLANTING CALCULATIONS

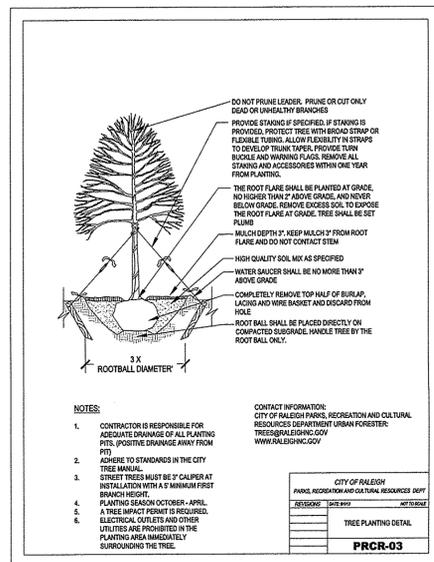
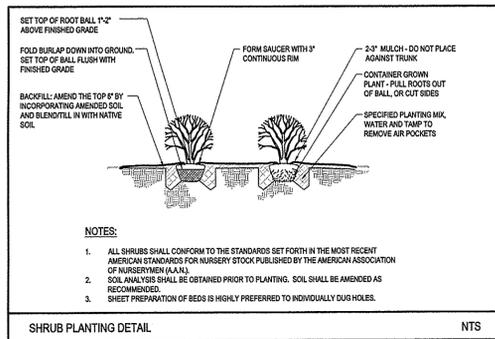
VSA PLANTING REQUIREMENT	SF VSA	# OF PLANTS REQUIRED	# OF PLANTS PROPOSED	REMARKS/SIZE REQUIREMENTS AT PLANTING
(1) SHADE TREE / 2,000 SF	11,648 SF	5.824	(6) SHADE TREES	NEW TREES MUST BE 8" TALL AND 2" CAL MIN. MAX. SPACING 50' 1 SHADE TREE REQ'D WITHIN 50' OF EACH PARKING SPACE 2 SHADE TREES IN PLANTER = 75' MIN DISTANCE FROM PARKING SPACE
(1) SHRUB / 500 SF	11,578 SF	23.156	(23) SHRUBS	18" HEIGHT AT INSTALLATION

STREET PROTECTIVE YARD PLANTING CALCULATIONS

SPY PLANTING REQUIREMENT	SF SPY	# OF PLANTS REQUIRED	# OF PLANTS PROPOSED	CALIPER PROVIDED/SOLF	REMARKS/SIZE REQUIREMENTS AT PLANTING
(1) SHADE TREE / 50 LF	214 LF	4.28	(7) SHADE TREES	4" CALIPER PER TREE TOTAL 25.68" CAL.	50 LF / 6" CAL.
244 LF - 30 LF (DRIVE) = 214 LF					214/50 = 4.28 x 6" = 25.68 CALIPER

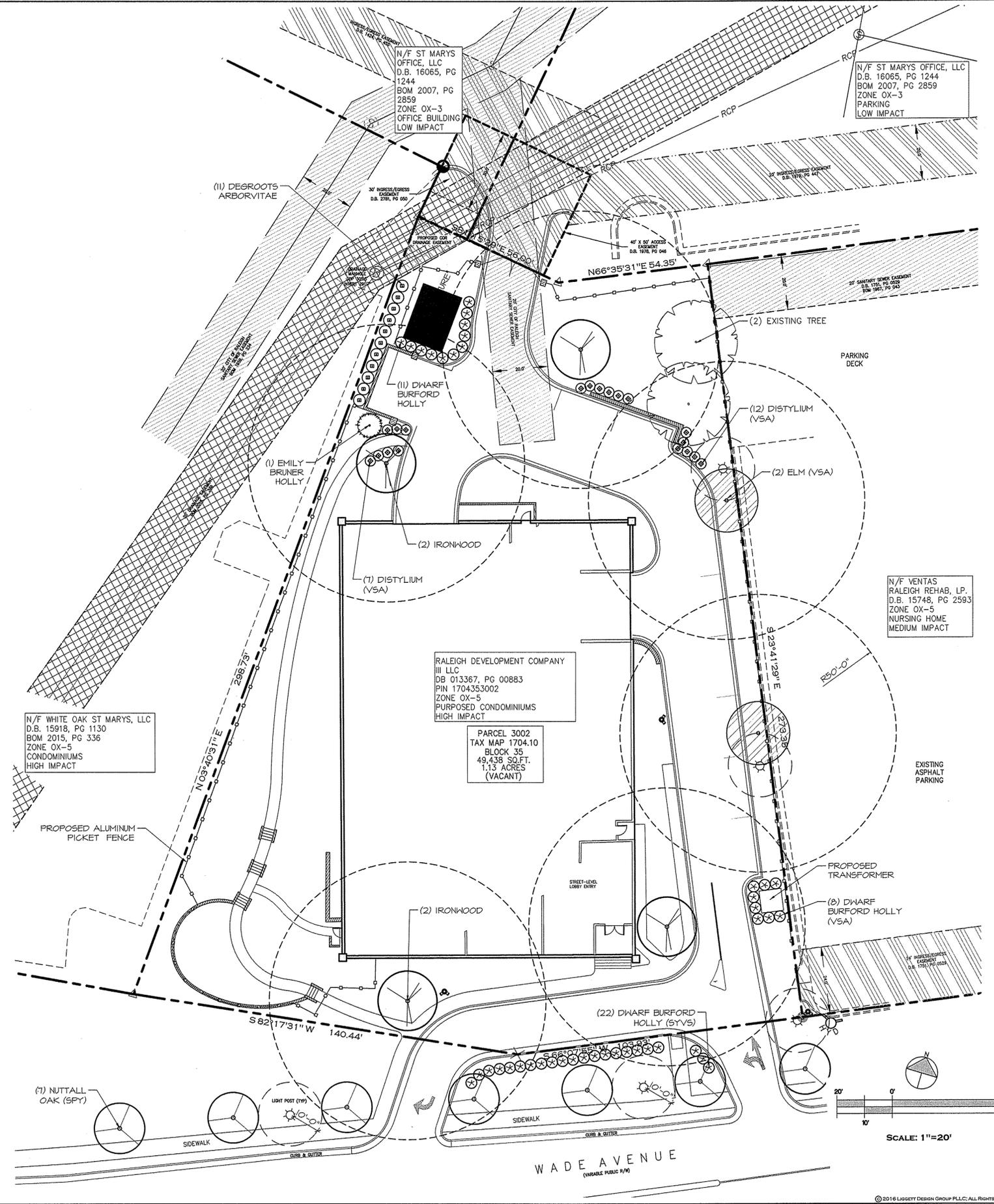
PROPOSED USE CHART

PROPOSED USE	ADJOINING PROPERTY	ADJOINING PROPERTY USE	TRANSITIONAL PROTECTIVE YARD REQUIREMENTS
HIGH RESIDENTIAL DENSITY (<15 UNITS)	N/F VENTAS RALEIGH REHAB, LP.	MEDIUM IMPACT USE	NONE
	N/F WHITE OAK ST MARYS, LLC	HIGH RESIDENTIAL DENSITY	NONE
	N/F ST MARYS OFFICE, LLC	LOW IMPACT USE	NONE
	N/F ST MARYS OFFICE, LLC	LOW IMPACT USE	NONE



- PLANTING NOTES**
- Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.
 - Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.
 - Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.
 - All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.
 - All plants shall bear the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of +/- 1/2" to ensure smooth transitions between planting beds and lawn areas.
 - Mulch - Install 3" thick of pine fines mulch in plant beds around buildings, patio, etc., and 3" of clean pine straw in all other natural areas with new planting, unless otherwise noted on plans. Boxwoods - install 1" thick of aged hardwood mulch. Contractor shall provide owners with samples of mulch for approval prior to purchasing and installation.
 - All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site.
 - Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order for plants.
 - Contractor is responsible for verifying all quantities. Drawings symbols shall rule over plant lists if there are discrepancies between the two.
 - All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.
 - All trees shall be placed a minimum of 3' from sidewalks, curbs and hardscape, and a minimum of 6' from fire hydrants and other utilities, unless otherwise noted on plans.
 - All plants shall be installed as per generally accepted planting standards.
 - All plants and stakes shall be set plumb unless otherwise specified.
 - All planting bed edges to be smooth flowing arcs, unless otherwise specified. Bed edges shall be smooth, consistent, hand trenched 3 to 4 inches deep, and "V" shaped. All excavated material shall be removed from the bed edge and planting bed.
 - If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.
 - Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including raking uneven areas, seeding grassed areas and for natural areas spreading minimum 2" depth of leaf litter or pine bark mulch).

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES AND LARGE EVERGREENS				
1	ILEX X EMILY BRUNNER	EMILY BRUNNER HOLLY	4-6"	
7	QUERCUS NUTTALLI	NUTTALL OAK	4-6" CAL	
11	THUJA OCCIDENTALIS 'DEGROOTS SPHRE'	DEGROOTS'S SPHRE ARBORVITAE	4-6"	
2	ULMUS PARVIFOLIA	LACINBARCK ELM	2" CAL. MINIMUM 8" TALL	
4	CARPINUS CAROLINIANA	IRONWOOD	2" CAL. MINIMUM 8" TALL	
SHRUBS				
19	DISTYLIUM BLUE CASCADE	BLUE CASCADE DISTYLIUM	3 GAL	18-24" TALL
41	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	3 GAL	18-24" TALL



SURVEYOR:
TURNING POINT SURVEYING, PLLC
4113 JOHN S. RABOTEAU WYND, RALEIGH, NC
(919) 781-0234

CONSULTANTS:
SCOTT MURRAY LAND PLANNING, INC.
1450 BIRCHWOOD WAY, CHAPEL HILL, NC 27517
(252) 213-9501

SEALS/SIGNATURE

NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BY LANDSCAPE ARCHITECT

CLIENT

WADE AVENUE CONDOS
RALEIGH, NORTH CAROLINA

ISSUED FOR:
SUBMITTAL

ISSUED DATE:
5/31/2016

REVISIONS:

NO.	ITEM	DATE

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY: RW/WAB
CHECKED BY: FL
SCALE: 1"=20'
SHEET NUMBER: