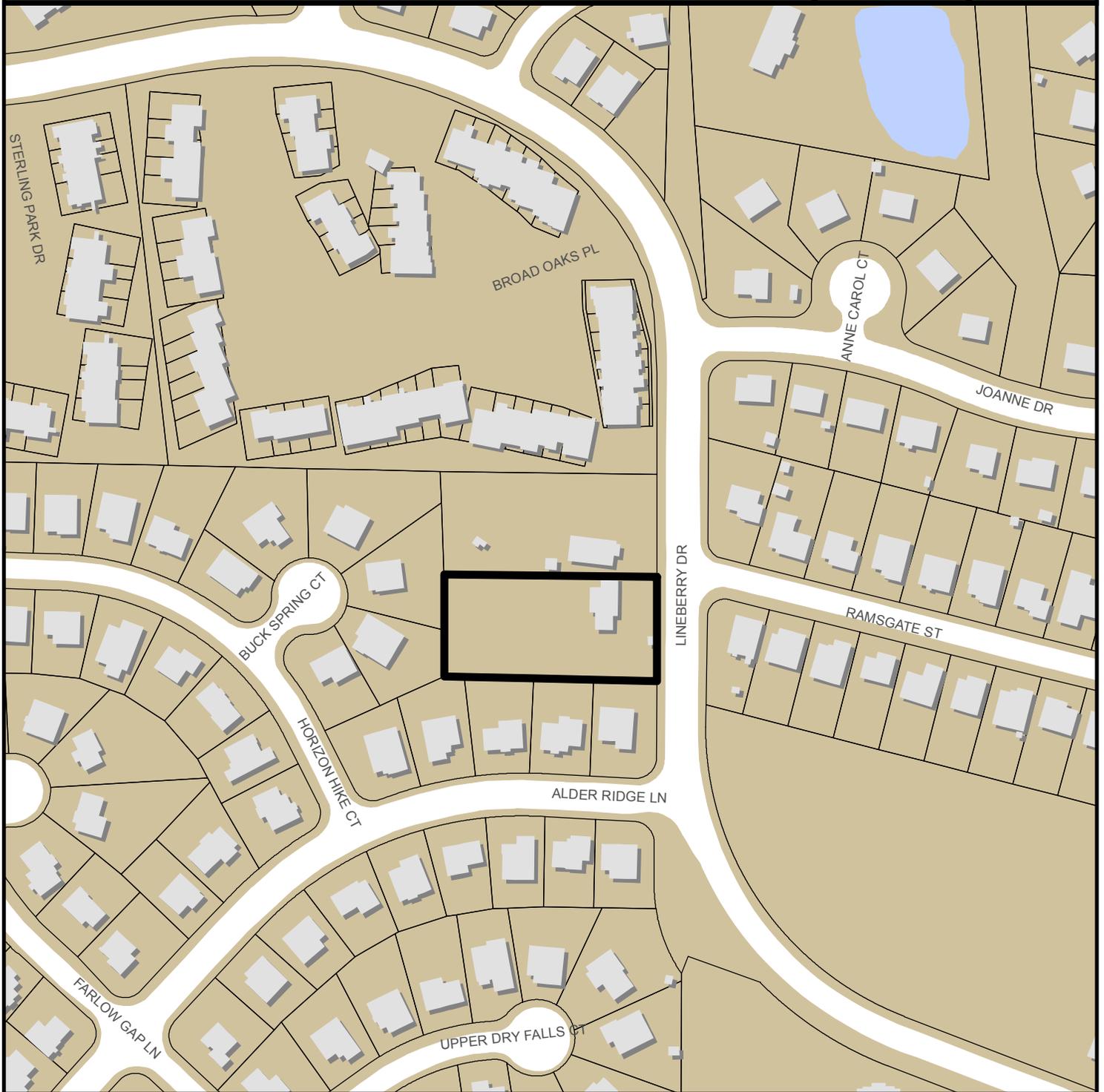


SHAIL APARTMENTS SR-64-2016



0 245 490 Feet

Zoning: **R-10, SRPOD**
CAC: **Southwest**
Drainage Basin: **Walnut Creek**
Acreage: **0.77**
Sq. Ft.: **16100**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Jain Vaibhav**
Phone: **919-633-0681**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

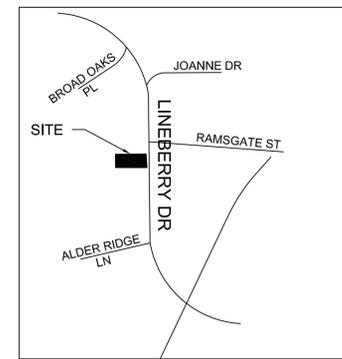
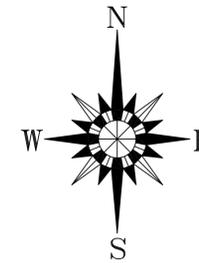
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

52-64-110

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 checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 484497 Assigned Project Coordinator Assigned Team Leader Rametta
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 2531 Lineberry Drive		
Zoning District R-10	Overlay District (if applicable) SRPOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Apartments		
Property Address(es) 2531 Lineberry Dr, Raleigh, NC 27607		Major Street Locator: Lineberry/Ramsgate
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0792-57-2718	P.I.N.	P.I.N.
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"/> Banks <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 <input type="checkbox"/> Other: If other, please describe: _____		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Construct (6) multi-family units on a 0.77 acre site on Lineberry Drive. Existing residence to be demolished.	
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 Shail Homes, Inc.	Name (s) Vaibhav Jain
	Address 141 Tealight Ln, Cary, NC 27513	
	Phone (919) 633-0681	Email vj@shailhomes.com Fax
CONSULTANT (Contact Person for Plans)	Company Drye-McGlamery Engineering, PLLC	Name (s) Daniel J. McGlamery, PE
	Address 5720 Six Forks Rd, Suite 203	
	Phone (704) 960-0180	Email daniel.mcglamery@dryeengineering.com Fax 919-846-5352

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Apartment
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 1607
Overlay District Special Residential Parking Overlay District	Proposed Building(s) sq. ft. gross 10,899
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.77	Total sq. ft. gross (existing & proposed) 10,899
Off street parking: Required 23 Provided 23	Proposed height of building(s) 33
COA (Certificate of Appropriateness) case # N/A	# of stories 3
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 9
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 1,607 sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 16,100 sf acres/square feet	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 6	5. Bedroom Units: 1br 2br 1 3br 4br or more 5
2. Total # Of Congregate Care Or Life Care Dwelling Units 0	6. Infill Development 2.2.7 Yes
3. Total Number of Hotel Units 0	7. Open Space (only) or Amenity 5% Min. Provided
4. Overall Total # Of Dwelling Units (1-6 Above) 6	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>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.</p> <p>I hereby designate <u>Daniel J. McGlamery, PE</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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u><i>Vaibhav Jain</i></u> Date <u>08/18/16</u></p> <p>Printed Name <u>VAIBHAV JAIN</u></p> <p>Signed <u><i>Daniel J. McGlamery</i></u> Date <u>08/18/16</u></p> <p>Printed Name <u>DANIEL J. MCGLAMERY</u></p>	



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY ROBERT T. NEWCOMB (PLS L-2444) ON JULY 22, 2015.
NEWCOMB LAND SURVEYORS, LLC,
246 WEST MILLBROOK RD, RALEIGH, NC 27609

LEGEND

SYMBOL	DETAIL
•xxx.xx	PROPOSED SPOT ELEVATION N/A
→	PROPOSED DRAINAGE ARROW N/A

WATER DISTRIBUTION NOTES

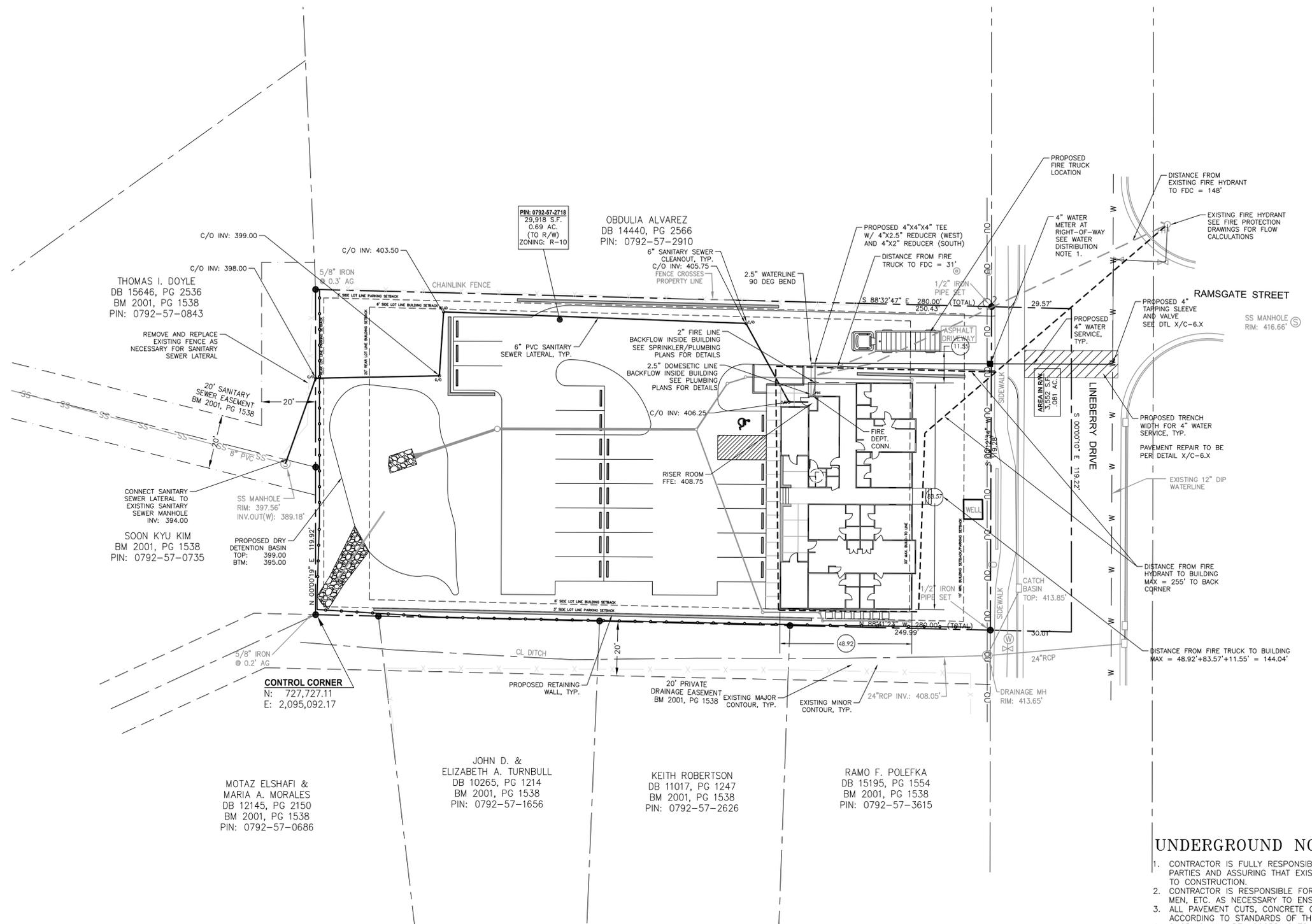
- 4" MASTER WATER METER INSTALLED BY THE CITY OF RALEIGH. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES.
- CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDING LOCATIONS BASED ON PLUMBING PLANS.
- THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS CITY OF RALEIGH REQUIRED BACKFLOW PREVENTER.
- PUBLIC UTILITIES CONTRACTORS CONSTRUCTING FIRE SERVICE MAINS FOR BUILDING CONNECTION TO FIRE SPRINKLER SYSTEMS SHALL TERMINATED THOSE LINES AT A FLANGE, CAP, PLUG, OR VALVE INSIDE THE BUILDING 1' ABOVE THE FINISHED FLOOR ELEVATION. ALL FIRE SERVICE MAINS SHALL COMPLY WITH NFPA STANDARDS FOR THE FIRE SERVICE MAIN AS INCORPORATED INTO THE NORTH CAROLINA BUILDING CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF BUILDING AND SITE UTILITY CONTRACTORS SO THAT HYDROSTATIC TESTING OF THE FIRE LINE MAY OCCUR TO THE TERMINATION POINT WITHIN THE BUILDING

SANITARY SEWER NOTES

- 4" MASTER WATER METER INSTALLED BY THE CITY OF RALEIGH. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR INSTALLATION INCLUDING TAP FEES.
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UNDERGROUND NOTES

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC. AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NCDOT.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926, SUBPART P, OR AS AMENDED.
- ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT. BEFORE YOU DIG CALL THE CONTACT ONE-CALL CENTER AT 1-800-632-4949.



MULTI-FAMILY BUILDING
2531 LINEBERRY DR
RALEIGH, NC 27607
WAKE COUNTY
NORTH CAROLINA

DRYE-McGLAMERY
ENGINEERING, PLLC
5720 SIX FORKS RD., SUITE 203
RALEIGH, NC 27609

PROJECT NO: 2016022

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	08-19-16

DRAWN BY DJM
CHECKED BY HWD
SCALE: 1" = 20'

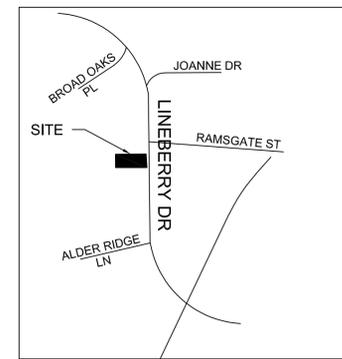
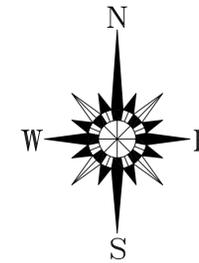
UTILITY PLAN

C-5.0



PLANT SCHEDULE

SYM #	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPAC'G	NOTES
TREES						
PT 12	RED MAPLE	ACER RUBRUM	2.5-3" CAL.	B&B	A.I.	
SHRUBS						
PS	A.R. WITCH HAZEL	HAMAMELIS VIRGINIANA	30"-36" HT.	CONT.	A.I.	5 GALLON
PS	A.R. AMERICAN HOLLY	ILEX OPACA	30"-36" HT.	CONT.	A.I.	5 GALLON



VICINITY MAP N.T.S.

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246 WEST MILLBROOK RD, RALEIGH, NC 27609

LEGEND

SYMBOL	DETAIL
	PROPOSED TREE N/A
	PROPOSED SHRUB N/A

PLANTING NOTES

- ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OF MULCH SHALL BE SEED BY CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN OF PLANTING AREAS.
- IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
- CONTRACTOR SHALL RESEED LAWN AREAS DAMAGED DUE TO PLANT INSTALLATION.
- GRASSES NEED TO BE PLANTED NO LATER THAN NOVEMBER AND EARLIER THAN MID MARCH.

GENERAL NOTES

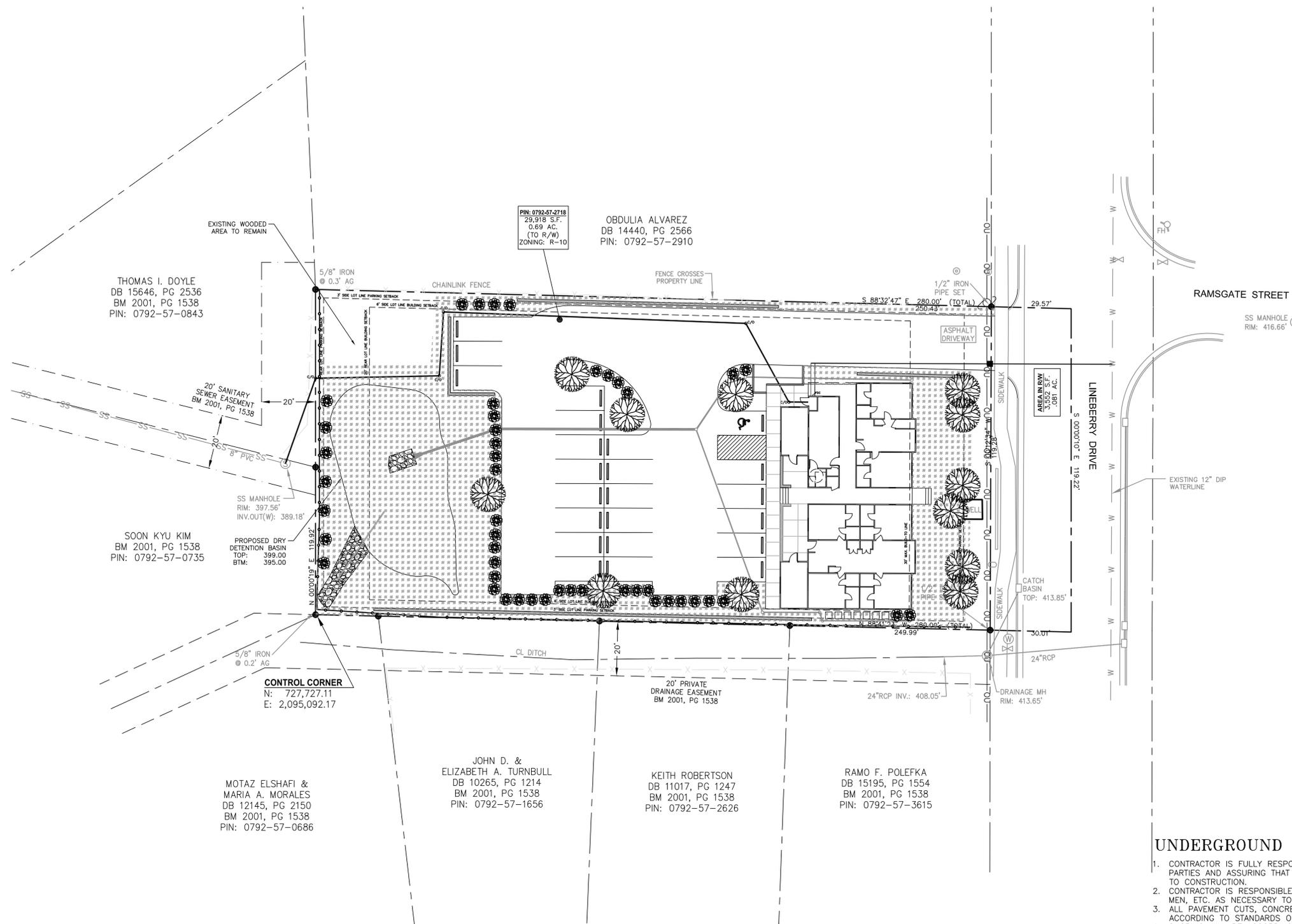
- THE EXISTING TREES SHOWN ON THE PLAN ABOVE ARE TO BE SAVED.
- REFER TO THE TREE SCHEDULE, THIS SHEET, FOR TYPE, SIZE, AND CONDITION OF THE EXISTING PLANT MATERIAL.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION WHEN EXISTING SITE CONDITIONS APPEAR DIFFERENT FROM THE INFORMATION PROVIDED.
- EXISTING TREES IDENTIFIED WITHIN THE SCHEDULE BUT NOT SHOWN ON THE PLAN ARE TO BE REMOVED BY THE CONTRACTOR.

LANDSCAPE MINIMUMS:

- PROVIDE 1 SMALL TREE PER 20 LF OF ROADWAY (MINIMUM OF 6 SMALL TREES)
- PROVIDE 1 TREE PER 2000SF OF PAVEMENT (MINIMUM OF 6 TREES)

UNDERGROUND NOTES

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THOMAS I. DOYLE
DB 15646, PG 2536
BM 2001, PG 1538
PIN: 0792-57-0843

PIN: 0792-57-2718
28,918 S.F.
0.69 AC.
(TO R/W)
ZONING: R-10

OBDULIA ALVAREZ
DB 14440, PG 2566
PIN: 0792-57-2910

SOON KYU KIM
BM 2001, PG 1538
PIN: 0792-57-0735

CONTROL CORNER
N: 727,727.11
E: 2,095,092.17

MOTAZ ELSHAFI &
MARIA A. MORALES
DB 12145, PG 2150
BM 2001, PG 1538
PIN: 0792-57-0686

JOHN D. &
ELIZABETH A. TURNBULL
DB 10265, PG 1214
BM 2001, PG 1538
PIN: 0792-57-1656

KEITH ROBERTSON
DB 11017, PG 1247
BM 2001, PG 1538
PIN: 0792-57-2626

RAMO F. POLEFKA
DB 15193, PG 1554
BM 2001, PG 1538
PIN: 0792-57-3615

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LANDSCAPE PLAN