

THE STANDARD SR-40-2016



0 245 490 Feet

Zoning: **CX-3 & CX-3-UG W/
SRPOD**

CAC: **Wade**

Drainage Basin: **Rocky Branch**

Acreage: **3.23**

Units.: **217**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **The Standard at
Raleigh, LLC**

Phone: **704-665-5356**



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 checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 476324 Assigned Project Coordinator Shankle Assigned Team Leader Walters	
Has your project previously been through the Due Diligence process? If yes, provide the transaction # SR-40-16			
GENERAL INFORMATION			
Development Name THE STANDARD			
Zoning District CX-3-UG			
Proposed Use MIXED USE WITH RETAIL AND APARTMENTS			
Property Address(es) 3101 HILLSBOROUGH STREET, RALEIGH, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0794523356			
P.I.N. Recorded Deed 0794524349	P.I.N. Recorded Deed 0794523298	P.I.N. Recorded Deed 0794523525	P.I.N. Recorded Deed 0794522408, 0794522403
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 checked="" 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. THE PROPOSED IMPROVEMENTS WILL INCORPORATE BOTH RETAIL AND APARTMENT UNITS WHILE PROVIDING STORM DRAINAGE, UTILITY CONNECTIONS, AND UNDERGROUND STORMWATER MANAGEMENT ONSITE.		
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 The Standard at Raleigh, LLC		Name (s) Blair Sweeney
	Address 455 Epps Bridge Parkway, Building 100, Suite 201, Athens, GA 30606		
	Phone 704-665-5356	Email bsweeney@landmark-properties.com	Fax
CONSULTANT (Contact Person for Plans)	Company McAdams Company		Name (s) Andy Padiak
	Address 2905 Meridian Parkway, Durham, NC 27713		

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

Zoning Information	Building Information
Zoning District(s) CX-3-UG	Proposed building use(s) Mixed Use
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 28,987
Overlay District - SRPOD	Proposed Building(s) sq. ft. gross 477,628
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 477,628
Off street parking: Required 416 Provided 440	Proposed height of building(s) 3 Stories
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 3.75
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) 0.86
CUD (Conditional Use District) case # Z-	Height of 1 st Floor 18'
Stormwater Information	
Existing Impervious Surface 2.30 Ac. acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.96 Ac. 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 217	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

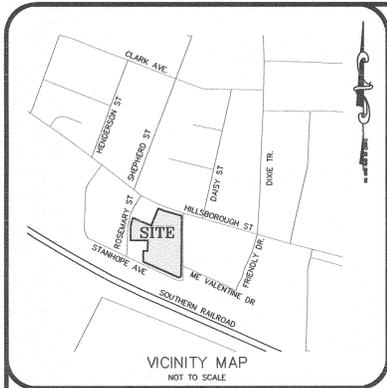
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Andy Padiak** 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. **The Standard at Raleigh, LLC, a Delaware Limited Liability Company**

Signed By: *See Below*, Authorized Signatory Date **6/14/2016**
 Signed _____ Date _____

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: City of Raleigh (No fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Site Review completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<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	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) 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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	✓		



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

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

Date of Plot or Map: 5-12-2016
 RONALD T. FREDERICK, P.L.S. L-4720 Date

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

- Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. — NOT A SURVEY MATTER
 - Taxes or assessments for the year 2016, and subsequent years, not yet due or payable. — NOT A SURVEY MATTER
 - Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book10846, Page 878 (Parcels 1-3); and Book 12989, Page 151, corrected in Book 13250, Page 511 (Parcel 4), all Wake County Registry, and any related maps, notes, bylaws or other document(s) and amendment(s), but omitting any conveyance or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. (Parcels 1 - 3) — ON SUBJECT PROPERTY AS SHOWN HEREON
 - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Book of Maps 1920, Page 165 (Parcels 5-6); Book of Maps 1996, Page 681 (Parcel 4); Book of Maps 2007, Pages 2322-2323; and Book of Maps 2008, Page 549 (Parcels 1-3), all Wake County Registry, and items shown on Survey. — ON SUBJECT PROPERTY AS SHOWN HEREON
 - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by PRELIMINARY survey entitled "Rose Mary Developments" by Ronald T. Frederick, P.L.S., dated October 8, 2015, last revised _____ 2016 (the "Survey"):
- Parcel One:
 a. Service utilities;
 b. Retaining wall; and
 c. Fence extends onto adjoining lot(s).
- Parcel Two:
 a. Service utilities; and
 b. Fence extends onto adjoining lot(s).
- Parcel Three:
 a. Service utilities;
 b. Retaining wall;
 c. Fence extends onto adjoining lot(s); and
 d. Window seals and down spouts are over R/W along Hillsborough and Concord.
- Parcel Four:
 a. Service utilities;
 b. Retaining wall; and
 c. Fence extends onto adjoining lot(s).
- Parcel Five:
 a. Service utilities; and
 b. Retaining wall.
- Parcel Six:
 a. Service utilities; and
 b. Retaining wall.
- NOTE: Title Company reserves the right to amend this exception upon receipt of a full-size, final survey. — AS SHOWN HEREON
- The correctness of the square footage/acreage computation of the Land is not insured. — NOT A SURVEY MATTER
 - Rights of tenants in possession, if any, as tenants only, under unrecorded leases for a duration of less than three (3) years. — NOT A SURVEY MATTER
 - Easement to Southern Bell Telephone and Telegraph recorded in Book 996, Page 317, Wake County Registry. (Parcels 1-4) — EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
 - Easement to Carolina Power and Light recorded in Book 1374, Page 87, Wake County Registry. (Parcels 1-4) — EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
 - Right of way of Hillsborough Rd, Concord Street, and Stanhope Avenue, and shown on Survey. (Parcels 1-3) — BENEFITS AND ABUTS SUBJECT PROPERTY AS SHOWN HEREON
 - Easement to Carolina Power & Light recorded in Book 13168, Page 841, Wake County Registry. (Parcels 1-3) — EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
 - Declaration of Cross Access & Cross Parking recorded in Book 13026, Page 2475, Wake County Registry. (Parcels 1-3) — EASEMENT ON SUBJECT PROPERTY, BLANKET IN TYPE, NOT PLOTTABLE
 - Notice of Brownfields recorded in Book 12772, Page 1872, amended in Book 13428, Page 664, and further amended by that Second Amendment to Notice of Brownfields Property and to Brownfields Agreement recorded in Book 16308, Page 2614, and shown on map recorded in Book of Maps 2007, Pages 2322-2323, all Wake County Registry. (Parcels 1-6) — BENEFITS SUBJECT PROPERTY, PLEASE REFER TO RECORDED DOCUMENTS FOR RESTRICTIONS
 - Brownfields Maps recorded in Book of Maps 2009, Pages 252-253; and Book of Maps 2016, Page 342-343, all Wake County Registry. (Parcels 1-6) — BENEFITS SUBJECT PROPERTY, PLEASE REFER TO RECORDED DOCUMENTS FOR RESTRICTIONS
 - Easement to BellSouth Telecommunications recorded in Book 14330, Page 226, Wake County Registry. (Parcel 2) — EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
 - Terms and conditions of License Agreement evidenced by that Memorandum of License Agreement with GTE Mobilnet of Raleigh, Inc. recorded in Book 7567, Page 412, Wake County Registry, and shown on Survey. (Parcel 4) — EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
 - Terms and Conditions of License Agreement evidenced by that Memorandum of License Agreement with SprintCom, Inc., recorded in Book 8233, Page 2717, Wake County Registry, and shown on Survey. (Parcel 4) — EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
 - Terms and Conditions of License Agreement evidenced by that Memorandum of License Agreement with BellSouth Personal Communications LLC D/B/A Gingular Wireless recorded in Book 9567, Page 2564, Wake County Registry, and shown on Survey. (Parcel 4) — EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON
 - Deed of Easement for Temporary Construction recorded in Book 16274, Page 2434, Wake County Registry. — EASEMENT ON SUBJECT PROPERTY AS SHOWN HEREON

SURVEYOR DESCRIPTION

Beginning at an iron pipe on the eastern right of way of Rosemary Street also the northwest property corner of Lot 62 recorded in Book of Maps 1920, page 165, the Point of Beginning; thence South 67°11'09" East a distance of 157.33 feet to an iron pipe; thence with the southwest corner of Lot 1 recorded in Book of Maps 2006, page 549; thence North 22°49'52" East a distance of 146.05 feet to an iron pipe on the southern right of way of Hillsborough Street; thence with said right of way a curve to the left a radius of 696.51 feet, an arc length of 50.03 feet, a chord bearing of South 88°31'40" East, and a distance of 50.02 feet to an iron pipe; thence with a curve to the left a radius of 696.51 feet, an arc length of 48.28 feet, a chord bearing of South 72°34'18" East, and a distance of 48.27 feet to an iron pipe; thence South 73°02'56" East a distance of 25.12 feet to an iron pipe; thence South 74°10'19" East a distance of 69.59 feet to an iron pipe at the intersection of the western right of way of Concord Street; thence South 07°23'31" West a distance of 378.01 feet to an iron pipe; thence North 07°23'31" West a distance of 378.01 feet to a Parker Kolan nail at the intersection of the northern right of way of Stanhope Avenue; thence with a curve to the right a radius of 17.34 feet, an arc length of 34.31 feet, a chord bearing of South 57°07'59" West, and a distance of 28.98 feet to a Parker Kolan nail; thence North 68°11'17" West a distance of 191.73 feet to an iron pipe; thence North 62°29'41" West a distance of 108.22 feet to an iron pipe; thence leaving said right of way North 00°34'33" West a distance of 83.93 feet to an iron pipe at the intersection of the common property line of GTP Towers LLC; thence with said common property line South 88°57'29" East a distance of 35.00 feet to an iron pipe; thence North 00°30'44" East a distance of 82.31 feet to an iron pipe; thence North 89°34'21" West a distance of 135.08 feet to an iron pipe on the eastern right of way of Rosemary Street; thence with said right of way North 00°38'00" East a distance of 39.00 feet to an iron pipe; thence North 00°38'00" East a distance of 50.06 feet to an iron pipe; thence North 00°38'00" East a distance of 50.06 feet to an iron pipe; thence with a curve to the right a radius of 242.81 feet, an arc length of 85.51 feet, a chord bearing of North 10°43'18" East, and a distance of 85.07 feet to the Point of Beginning, containing 140,877 square feet or 3.23 acres.

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

LEGAL DESCRIPTION

PARCEL ONE: ID#151219: 3107 Hillsborough Street

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

PARCEL TWO: ID#1568382: 3105 Hillsborough Street

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

PARCEL THREE: ID#151218: 3101 Hillsborough Street

Being all of Lot 3, College Crest Subdivision, containing 1.119 acres, as shown on that recombination map recorded in Book of Maps 2006, Page 549, Wake County Registry.

PARCEL FOUR: ID#193138: 3112 Stanhope Ave

BEING that real property shown as "Lot IR" on a survey prepared by Edward L. Killough Surveying, entitled "Physical and Boundary Survey - For John Miller," dated February 19, 2004. Said real property also being that property shown on the tax map of Wake County, North Carolina as Tax Parcel Number 0794522382. Lot IR being more particularly described as follows:

COMMENCE at an existing iron pipe marking the Northwest corner of Lot 1R, said iron pipe also being the POINT OF BEGINNING; thence S 89° 44' 05" E 200.05 feet; thence S 00° 29' 53" W 350.04 feet; thence N 65° 07' 39" W 107.24 feet; thence N 00° 21' 26" W 86.19 feet; thence S 89° 00' 00" E 34.92 feet; thence N 00° 22' 27" E 82.31 feet; thence N 89° 44' 05" W 134.97 feet; thence N 00° 54' 54" E 39.05 feet to the POINT OF BEGINNING. BEING that real property shown as "Lot IR" on a survey prepared by Edward L. Killough Surveying, entitled "Physical and Boundary Survey - For John Miller," dated February 19, 2004.

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

PARCEL FIVE: ID#179438: 5 Rosemary Street

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

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

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

PARCEL SIX: ID#79439: 7 Rosemary Street

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

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

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC NAD 83(2011).
- ALL DISTANCES ARE GROUND ON DISTANCES.
- ZONING: CX-3, CX-3-UG.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL 870243079AK DATED PRELIMINARY 03-31-2015.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88.
- PARKING: 162 REGULAR SPACES, 3 MOTORCYCLE, AND 6 HANDICAP SPACES.
- NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING FIELDWORK.
- THERE WAS EVIDENCE OF STREET AND SIDEWALK REPAIRS AT THE INTERSECTION OF HILLSBOROUGH STREET AND CONCORD STREET.
- NO WETLAND DELINEATION ON SITE OR PROVIDED TO SURVEYOR.

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ▲ SANITARY SEWER MANHOLE (SSMH)
- ▲ SANITARY SEWER CLEANOUT
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ FIRE HYDRANT
- ⊗ TELEPHONE PEDESTAL
- ⊗ TELEPHONE MANHOLE
- ⊗ ELECTRIC BOX
- ⊗ LIGHT POLE
- ⊗ POWER POLE
- ⊗ CATCH BASIN (CB)
- ⊗ JUNCTION BOX (JB)
- ⊗ DRAINAGE INLET (DI)
- ⊗ BOLLARD
- ⊗ FIRE CONNECTION
- ⊗ FIBER OPTIC MARKER
- ⊗ HANDICAP
- ⊗ MAIL BOX
- ⊗ SIGN
- ⊗ WELL
- ⊗ WATER MANHOLE
- ⊗ CABLE BOX
- ⊗ FIBER OPTIC VAULT
- ⊗ SPRINKLER HEAD
- ZONING LINE
- UNDERGROUND FIBER OPTIC CABLE
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE

ZONING INFORMATION

ZONING DISTRICT: C-3, COMMERCIAL MIXED USE-3
 CX-3-UG, COMMERCIAL MIXED USE-3-URBAN GENERAL FRONTAGE

SETBACKS:
 FRONT: 5 FT. MINIMUM
 SIDE: 5 FT. MINIMUM
 INTERIOR SIDE & REAR: 0 FT. OR 6 FT. MINIMUM
 ALLEY: 5 FT. MINIMUM

HEIGHT: 3 STORIES/50 FT. MAXIMUM

PARKING: MINIMUM: 201 SPACES
 MAXIMUM FOR DWELLING UNITS: 434 SPACES

NOTE: SEE ZONING REPORT NUMBER Z 16.004 DATED MAY 11, 2016 PREPARED BY ZONING INC. FOR ANY ADDITIONAL INFORMATION.

CURVE TABLE		CHORD LENGTH		DELTA ANGLE	
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	17.34'	34.31'	S 57°07'59" W	28.98'	113°21'54"
C2	242.81'	85.51'	N 10°43'18" E	85.07'	20°10'36"
C3	30.00'	34.62'	S 32°25'50" E	32.73'	66°07'41"
C4	696.51'	50.03'	S 68°31'40" E	50.02'	4°06'56"
C5	696.51'	48.28'	S 72°34'18" E	48.27'	3°58'18"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°14'18" W	10.50'
L2	S 73°02'56" E	25.12'
L3	N 00°38'00" E	3.41'
L4	S 67°19'37" E	7.72'

THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 (800) 733-8646 • mcadamsco.com



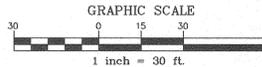
REVISIONS:
 2016-04-20 UPDATE PER COMMENTS
 2016-05-12 UPDATE ZONING INFORMATION

SURVEY FOR:
 LANDMARK COLLEGIATE ACQUISITIONS, LLC
 455 EPPS BRIDGE PARKWAY, SUITE 201
 ATHENS, GEORGIA 30606

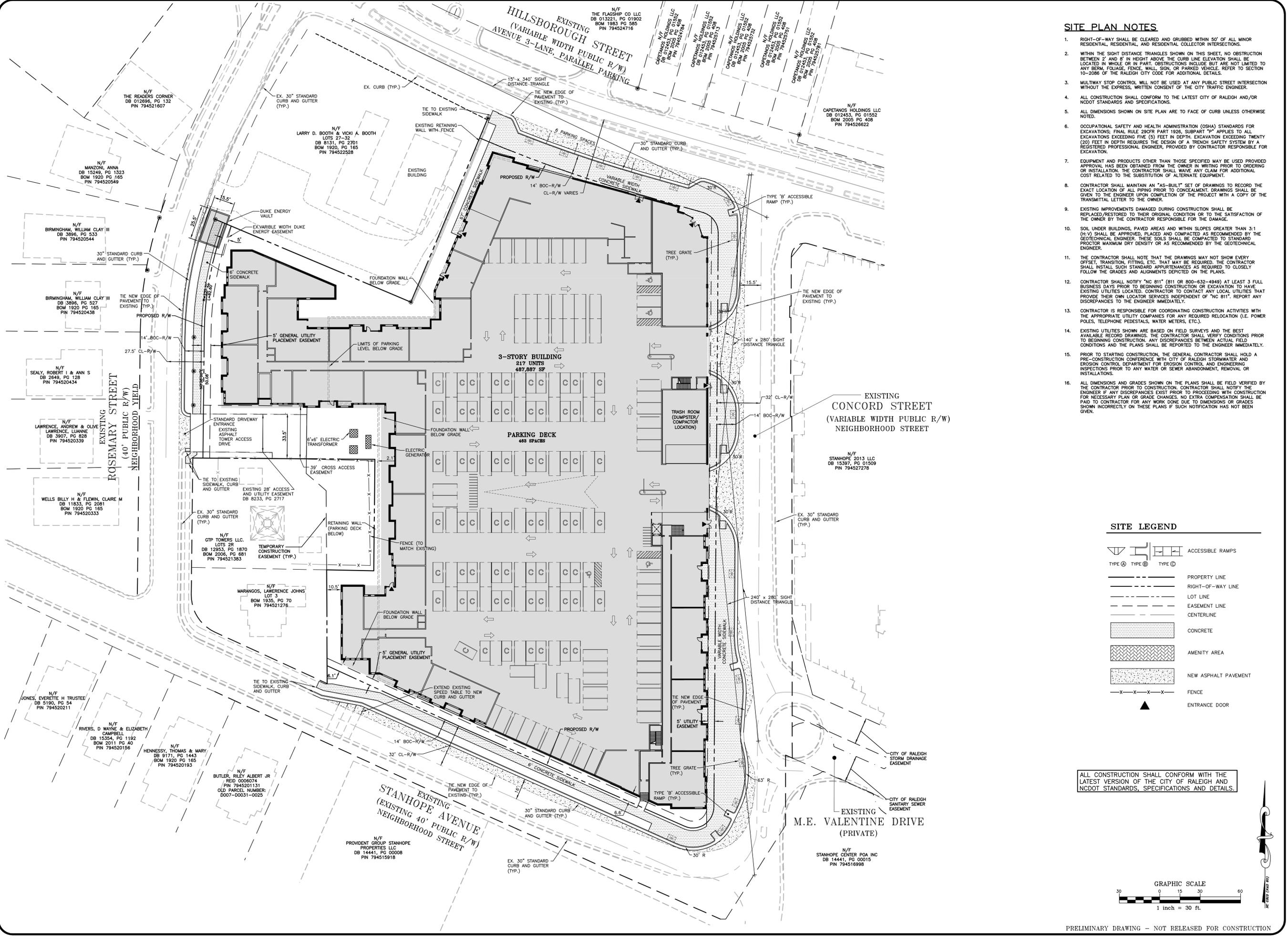
ROSE MARY DEVELOPMENTS ASSEMBLAGE
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 ALTA/NSPS LAND TITLE SURVEY

PROJECT NO: LCP-15000
 FILENAME: LCP15000-AT2
 SURVEYED BY: RTF
 DRAWN BY: RTF
 SCALE: 1"=30'
 DATE: 04-11-2016
 SHEET NO.

1-1
 MCADAMS



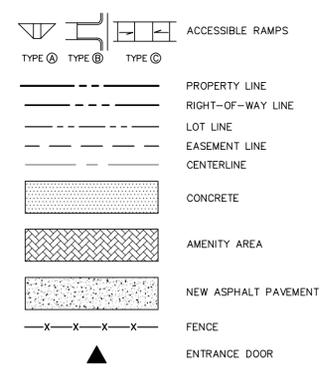
X:\Projects\LCP-16010\LandConstruction Drawings\Current Drawings\LCP16010-Site Plan-SI.dwg, 6/10/2016 3:39:56 PM, Caglietta, Mark



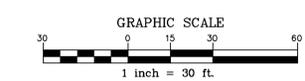
SITE PLAN NOTES

- 1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, COMMERCIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS.
2. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN ON THIS SHEET, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
3. MULTWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE EXPRESS, WRITTEN CONSENT OF THE CITY TRAFFIC ENGINEER.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 290FR PART 1926, SUBPART 7" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
7. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
9. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
10. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
11. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
12. CONTRACTOR SHALL NOTIFY "NC 811" (811 OR 800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC 811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
14. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
15. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH CITY OF RALEIGH STORMWATER AND EROSION CONTROL DEPARTMENT FOR EROSION CONTROL AND ENGINEERING INSPECTIONS PRIOR TO ANY WATER OR SEWER ABANDONMENT, REMOVAL OR INSTALLATIONS.
16. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

SITE LEGEND



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



THE JOHN R. MCADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713 Phone: 919.487.1100 Fax: 919.487.1101 www.mcadamsco.com
REVISIONS:
OWNER: LANDMARK COLLEGIATE ACQUISITIONS, LLC 455 EPPS BRIDGE PARKWAY SUITE 201 ATHENS, GEORGIA 30606
THE STANDARD AT RALEIGH PRELIMINARY SITE PLAN RALEIGH, NORTH CAROLINA
PROJECT NO: LCP-16010 FILENAME: LCP16010-SP-S1 CHECKED BY: ARP DRAWN BY: MAG SCALE: 1"=30' DATE: 06-10-2016 SHEET NO: C-3
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

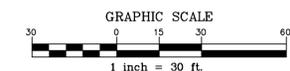
**CITY OF RALEIGH PUBLIC UTILITIES
STANDARD UTILITY NOTES (AS APPLICABLE)**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 6" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 3'X3' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

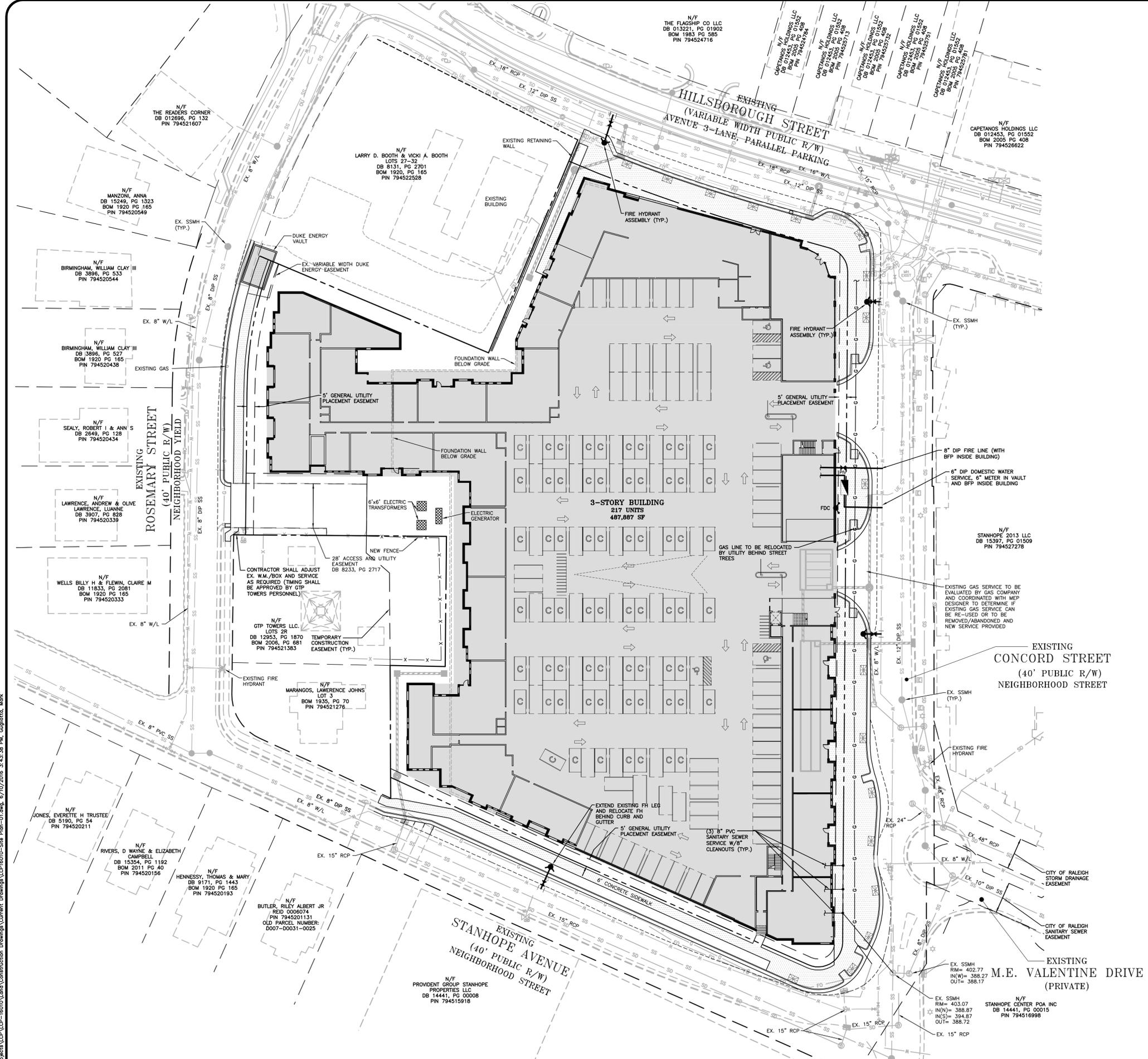
UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY		WATERLINE
	FIRE DEPARTMENT CONNECTION (FDC)		WATER SERVICE LINE
	WATER VALVE		SANITARY SEWER
	POST INDICATOR VALVE		SEWER SERVICE LINE
	METER & VAULT		GAS LINE
	BACKFLOW PREVENTER		OVERHEAD UTILITY
	SEWER CLEAN-OUT		UNDERGROUND ELECTRIC
			TELEPHONE
			EASEMENT LINE

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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455 EPPS BRIDGE PARKWAY, SUITE 201
ATHENS, GEORGIA 30606

THE STANDARD AT RALEIGH
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA

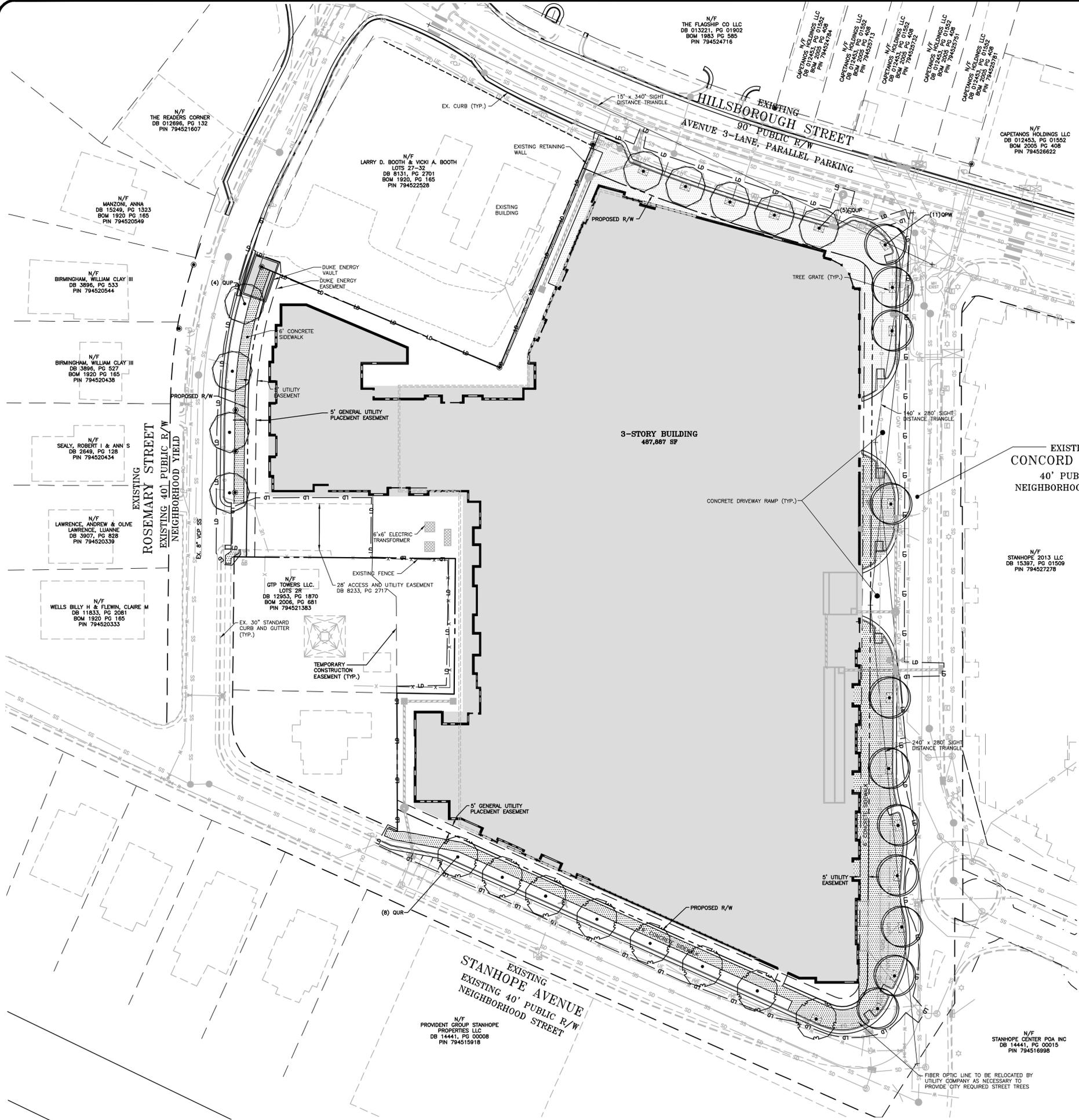
UTILITY PLAN

PROJECT NO: LCP-16010
FILENAME: LCP15000-SP-U1
CHECKED BY: ARP
DRAWN BY: MAG
SCALE: 1"=30'
DATE: 06-10-2016
SHEET NO: C-5

MCADAMS

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PLANT SCHEDULE

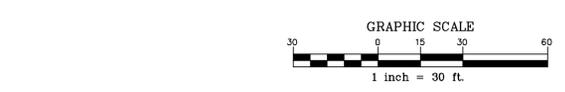
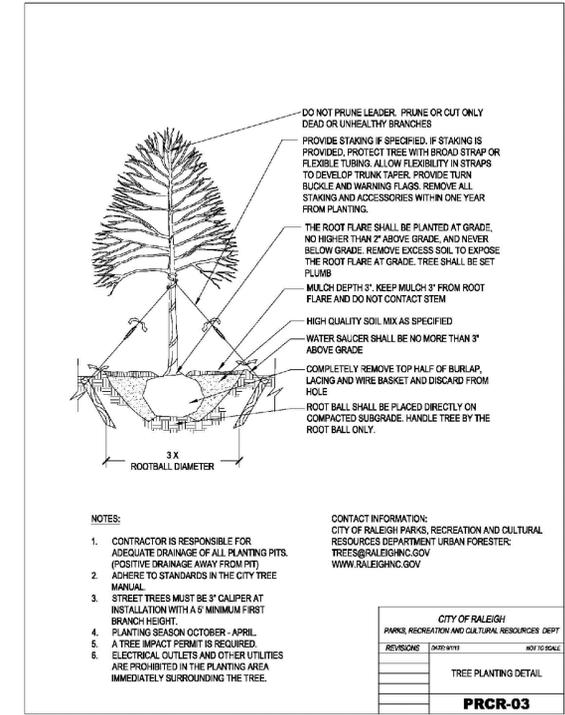
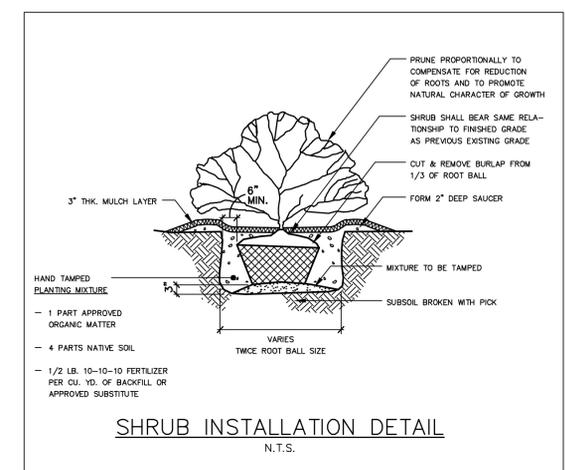
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
	QUP	9	Pin Oak	Quercus palustris	3"	
	QPW	11	Ascender Willow Oak	Quercus phellos 'Ascendor'	3"	
	QUR	8	Red Oak	Quercus rubra	3"	

- NOTES:**
- NO TREES SHALL BE PLANTED WITHIN 10' OF A FIRE HYDRANT AT MATURE GROWTH.
 - ALL TREES LOCATED WITHIN A SIGHT DISTANCES TRIANGLE SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE.
 - SEE SHEET D-4 D-5 FOR ADDITIONAL LANDSCAPE DETAILS.
 - NO TREE CONSERVATION PROVIDED DUE TO NO EXISTING TREES ON SITE.
 - SEE ARCHITECTURAL DRAWINGS FOR OUTDOOR AMENITY AREA CALCULATIONS AND DIAGRAM.

LANDSCAPE CALCULATIONS

STREET TREES

STREET	180 LF
HILLSBOROUGH ST.	180 LF
CANOPY TREES REQUIRED:	5 (1/40 LF)
CANOPY TREES PROVIDED:	5
CONCORD ST.	440 LF
CANOPY TREES REQUIRED:	11 (1/40 LF)
CANOPY TREES PROVIDED:	11
STANHOPE AVE.	291 LF
CANOPY TREES REQUIRED:	8 (1/40 LF)
CANOPY TREES PROVIDED:	8
ROSEMARY ST.	145 LF
CANOPY TREES REQUIRED:	4 (1/40 LF)
CANOPY TREES PROVIDED:	4



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NO.	DATE	DESCRIPTION

OWNER:
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SUITE 201
ATHENS, GEORGIA 30606

THE STANDARD AT RALEIGH
PRELIMINARY SITE PLAN
RALEIGH, NORTH CAROLINA
LANDSCAPE PLAN

PROJECT NO.: LCP-16010
FILENAME: LCP15000-SP-LS1
CHECKED BY: ARP
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SCALE: 1"=30'
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SHEET NO.: LS-1

MCADAMS