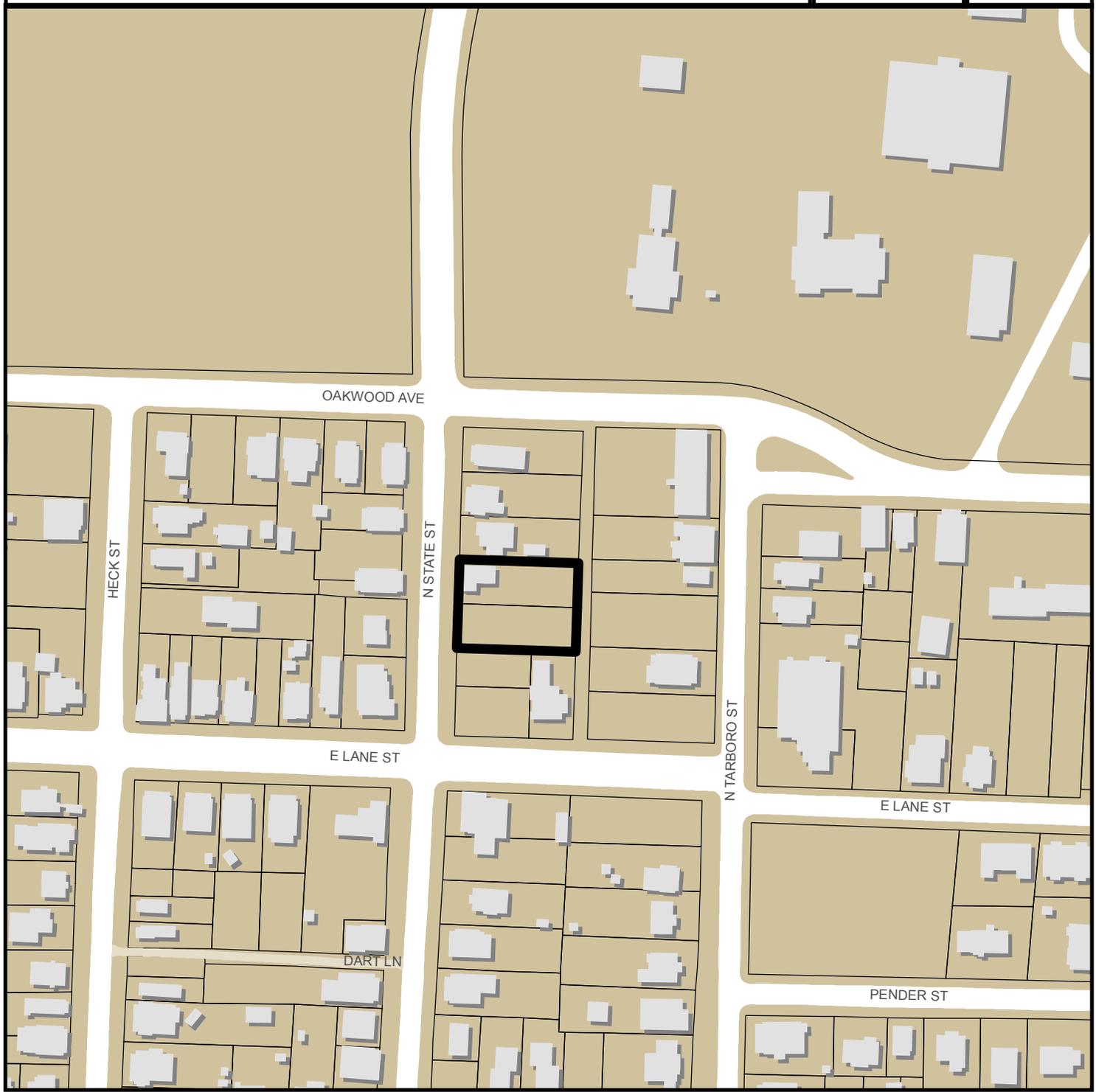
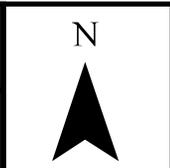


NORTH STATE STREET EAST SR-94-2016



Zoning: **RX-3 & R-10**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.36**
Sq. Ft. : **5435**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Scott Simmons**
Phone: **(919) 866-4788**



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.

32-94-16

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <p style="font-size: 1.2em; text-align: center;">495594</p> Assigned Project Coordinator Assigned Team Leader <p style="font-size: 1.2em; text-align: center;">pametta</p>

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

GENERAL INFORMATION

Development Name **NORTH STATE ST. EAST**

Zoning District **RX-3, R-10**

Overlay District (if applicable) **N/A**

Inside City Limits? Yes No

Proposed Use **TOWNHOUSE, DETACHED HOUSE**

Property Address(es) **306 + 310 N. STATE STREET**

Major Street Locator: **N. STATE STREET**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1714108425**

P.I.N. **1714108410**

P.I.N.

P.I.N.

What is your project type?

<input type="checkbox"/> Apartment	<input type="checkbox"/> Elderly Facilities	<input type="checkbox"/> Hospitals	<input type="checkbox"/> Hotels/Motels	<input type="checkbox"/> Office
<input checked="" type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-Residential Condo	<input type="checkbox"/> School	<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"/> 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.

7 TOWNHOUSE UNITS AND 14 PARKING SPACES, 1 DETACHED HOUSE 2 PARKING SPACES,

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 **FIVE HORIZONS DEVELOPMENT** Name (s) **COREY MASON**

Address **302 GLASCOCK ST. RALEIGH, NC 27604**

Phone **919.443.0262**

Email **COREY@FIVEHORIZONSDEVELOPMENT.COM**

Fax **N/A**

CONSULTANT (Contact Person for Plans)

Company **STEWART** Name (s) **SCOTT SIMMONS**

Address **421 FAYETTEVILLE ST. SUITE 400 RALEIGH, NC 27601**

Phone **919.866.4788**

Email **SSIMMONS@STEWARTINC.COM**

Fax **919.380.8752**

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

Zoning Information	Building Information
Zoning District(s) RX-3, R-10	Proposed building use(s) TOWNHOUSE, DETACHED HOUSE
If more than one district, provide the acreage of each: (RX-3 0.168AC) (R-10 0.167AC)	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 5435
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.335	Total sq. ft. gross (existing & proposed) 5435
Off street parking: Required 16 Provided 16	Proposed height of building(s) 30'
COA (Certificate of Appropriateness) case # N/A	# of stories 3
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor 8'
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 1651 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 10032 SF 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Flood Study <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Map Panel # _____

FOR RESIDENTIAL DEVELOPMENTS

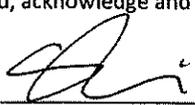
1. Total # Of Apartment, Condominium or Residential Units 8	5. Bedroom Units: 1br _____ 2br <input checked="" type="checkbox"/> 3br _____ 4br or more _____
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity 731 SF
4. Overall Total # Of Dwelling Units (1-6 Above) 8	8. Is your project a cottage court? <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 STEWART ~~F~~ 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 11-22-16

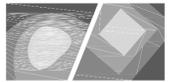
Printed Name STUART CULLINAN, MANAGER OF GOODSON HOLDINGS LLC

Signed _____ Date _____

Printed Name _____

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"/>		✓		
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 type="checkbox"/>	<input checked="" 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"/>			✓
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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<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"/>			✓

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STEWART

421 FAYETTEVILLE ST. STE 400 FIRM LICENSE #: C-1051
 RALEIGH, NC 27601 www.stewartinc.com
 T: 919.398.8750 PROJECT #: C16142

Client:



310 HECK ST
 RALEIGH, NC 27601
 T: 919.398.3927
 F: 919.516.0705

Project:

NORTH STATE ST. EAST

Vicinity map:

Seal:

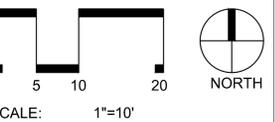


PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

PRELIMINARY DEVELOPMENT PLAN

No.	Date	Description



Title:

SITE PLAN

Project number: C16142 Sheet:

Date: 11.22.2016
 Drawn by: SS
 Approved by: AP **C3.00**

OUTDOOR AMENITY AREA (LOT 1)

TOTAL SITE AREA: 7,307.8 SF
 *REQUIRED AMENITY SPACE: 731 SF
 PROVIDED AMENITY SPACE: 731 SF

*AMENITY AREA REQUIREMENTS PER RALEIGH UDO SEC 2.2.4 (10% OF TOTAL SITE AREA)

PARKING REQUIREMENTS (LOT 1 + 2)

*REQUIRED PARKING SPACES: 14 SPACES - TOWNHOUSES
 2 SPACES - DETACHED HOUSE
 PROVIDED PARKING SPACES: 14 SPACES - TOWNHOUSES (GARAGE PARKING)
 3 SPACES - DETACHED HOUSE

*2 BEDROOM UNIT TOWNHOUSES = 2 SPACES REQUIRED PER TOWNHOUSE
 7 UNITS X 2 SPACES/UNIT = 14 TOTAL SPACES
 *2 SPACES REQUIRED FOR SINGLE UNIT LIVING

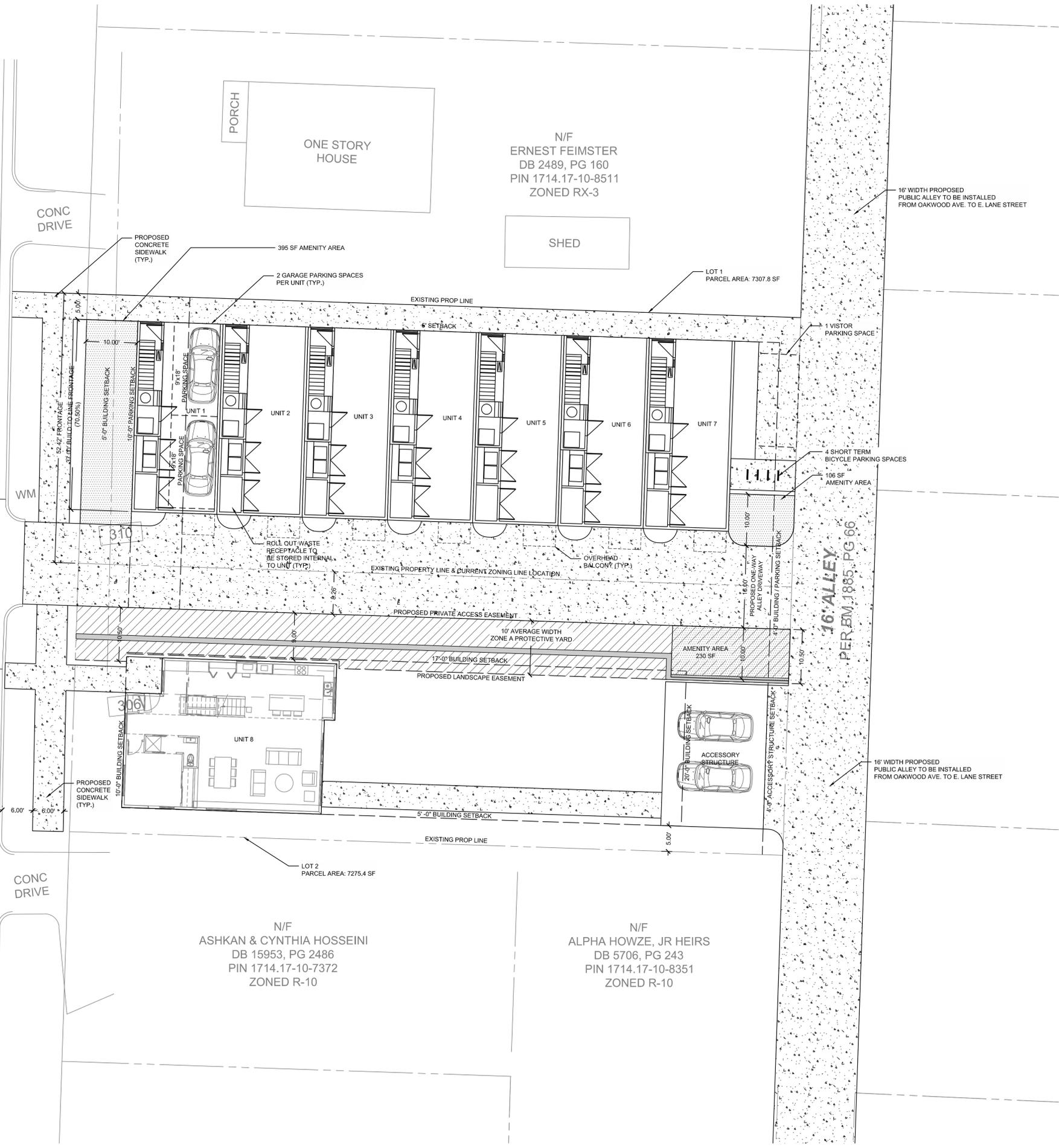
4 SHORT TERM BICYCLE PARKING SPACES PROVIDED
 1 VISITOR PARKING SPACE PROVIDED

IMPERVIOUS CALCULATIONS

LOT 1
 EXISTING IMPERVIOUS AREA: 1,651 SF
 PROPOSED IMPERVIOUS AREA: 6,512 SF

LOT 2
 EXISTING IMPERVIOUS AREA: 0 SF
 PROPOSED IMPERVIOUS AREA: 3,519.6 SF

N. STATE STREET
 66' PUBLIC RW (PER BM 2014, PG 770)



CONC DRIVE

WM

CONC DRIVE

PORCH

ONE STORY HOUSE

N/F ERNEST FEIMSTER
 DB 2489, PG 160
 PIN 1714.17-10-8511
 ZONED RX-3

SHED

LOT 1
 PARCEL AREA: 7307.8 SF

N/F ASHKAN & CYNTHIA HOSSEINI
 DB 15953, PG 2486
 PIN 1714.17-10-7372
 ZONED R-10

N/F ALPHA HOWZE, JR HEIRS
 DB 5706, PG 243
 PIN 1714.17-10-8351
 ZONED R-10

16' ALLEY
 PER BM 1885, PG 66

16' WIDTH PROPOSED PUBLIC ALLEY TO BE INSTALLED FROM OAKWOOD AVE. TO E. LANE STREET

16' WIDTH PROPOSED PUBLIC ALLEY TO BE INSTALLED FROM OAKWOOD AVE. TO E. LANE STREET

395 SF AMENITY AREA
 2 GARAGE PARKING SPACES PER UNIT (TYP.)

1 VISITOR PARKING SPACE

4 SHORT TERM BICYCLE PARKING SPACES
 100 SF AMENITY AREA

ACCESSORY STRUCTURE

PROPOSED CONCRETE SIDEWALK (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

ROLL OUT WASTE RECEPTACLE TO BE STORED INTERNAL TO UNIT (TYP.)

OVERHEAD BALCONY (TYP.)

EXISTING PROPERTY LINE & CURRENT ZONING LINE LOCATION

10' AVERAGE WIDTH ZONE A PROTECTIVE YARD

PROPOSED LANDSCAPE EASEMENT

PROPOSED PRIVATE ACCESS EASEMENT

17'-0" BUILDING SETBACK

5'-0" BUILDING SETBACK

EXISTING PROP LINE

LOT 2
 PARCEL AREA: 7275.4 SF

PROPOSED ONE-WAY ALLEY DRIVEWAY

4'-0" ACCESSORY STRUCTURE SETBACK

20'-0" BUILDING SETBACK

5'-0" BUILDING SETBACK (70.50%)

10'-0" BUILDING SETBACK

5'-0" BUILDING SETBACK

10'-0" BUILDING SETBACK

5'-0" BUILDING SETBACK

10'-0" BUILDING SETBACK

5'-0" BUILDING SETBACK

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10'-0" BUILDING SETBACK

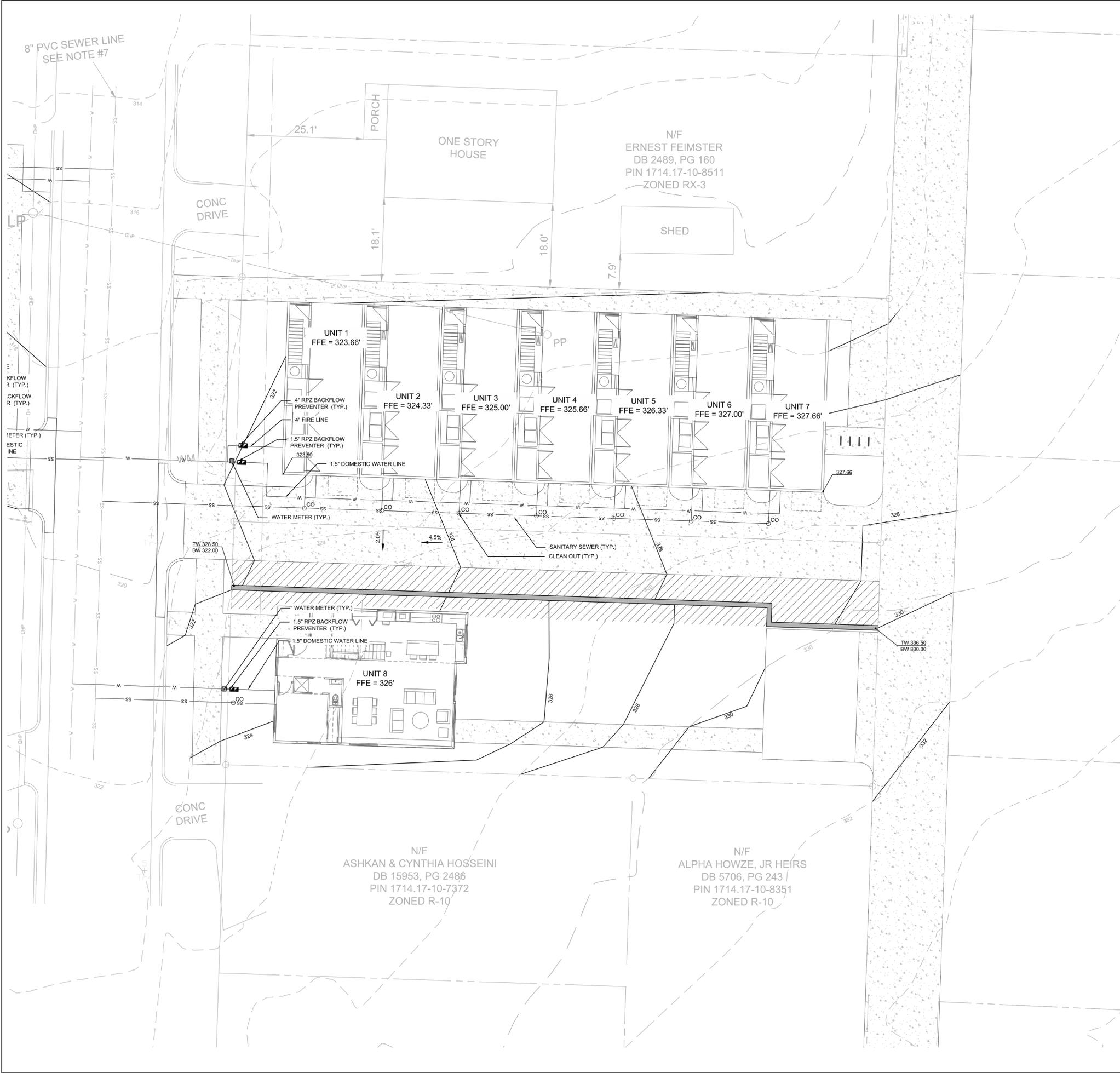
5'-0" BUILDING SETBACK

10'-0" BUILDING SETBACK

5'-0" BUILDING SETBACK

10'-0" BUILDING SETBACK

C:\2016\C16142 - 306, 309, 310 N. State St. Subdivision\DWGS1 - Design\Sheets\C16142-C5.00-Grading Plan.dwg Nov 22, 2016 - 10:33am



UTILITY NOTES:

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
 - a) 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
 - b) 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
 - c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
 - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - e) 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)
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. 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
4. 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
5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse lines
6. 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
7. Install 3/4" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
8. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
9. 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
10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit
13. 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) 996-9923 or joanie.hartley@raleighnc.gov for more information

GRADING LEGEND

- 200 PROPOSED MAJOR CONTOUR
- 200 PROPOSED MINOR CONTOUR
- 200 EXISTING MAJOR CONTOUR
- 200 EXISTING MINOR CONTOUR
- PROPOSED STORM DRAINAGE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED AREA DRAIN
- PROPOSED ELEVATION
- TOP/BOTTOM OF CURB
- TOP/BOTTOM OF WALL
- RIPRAP DISSIPATOR
- FLOW DIRECTION
- LIMITS OF DISTURBANCE

STEWART

421 FAYETTEVILLE ST. STE 400
RALEIGH, NC 27601
T: 919.398.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
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FIVE HORIZONS DEVELOPMENT

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NORTH STATE ST. EAST

Vicinity map:

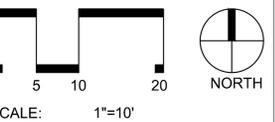
Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

PRELIMINARY DEVELOPMENT PLAN

No.	Date	Description



Title:

GRADING AND UTILITIES PLAN

Project number: C16142 Sheet:
Date: 11.22.2016
Drawn by: SS
Approved by: AP **C5.00**

