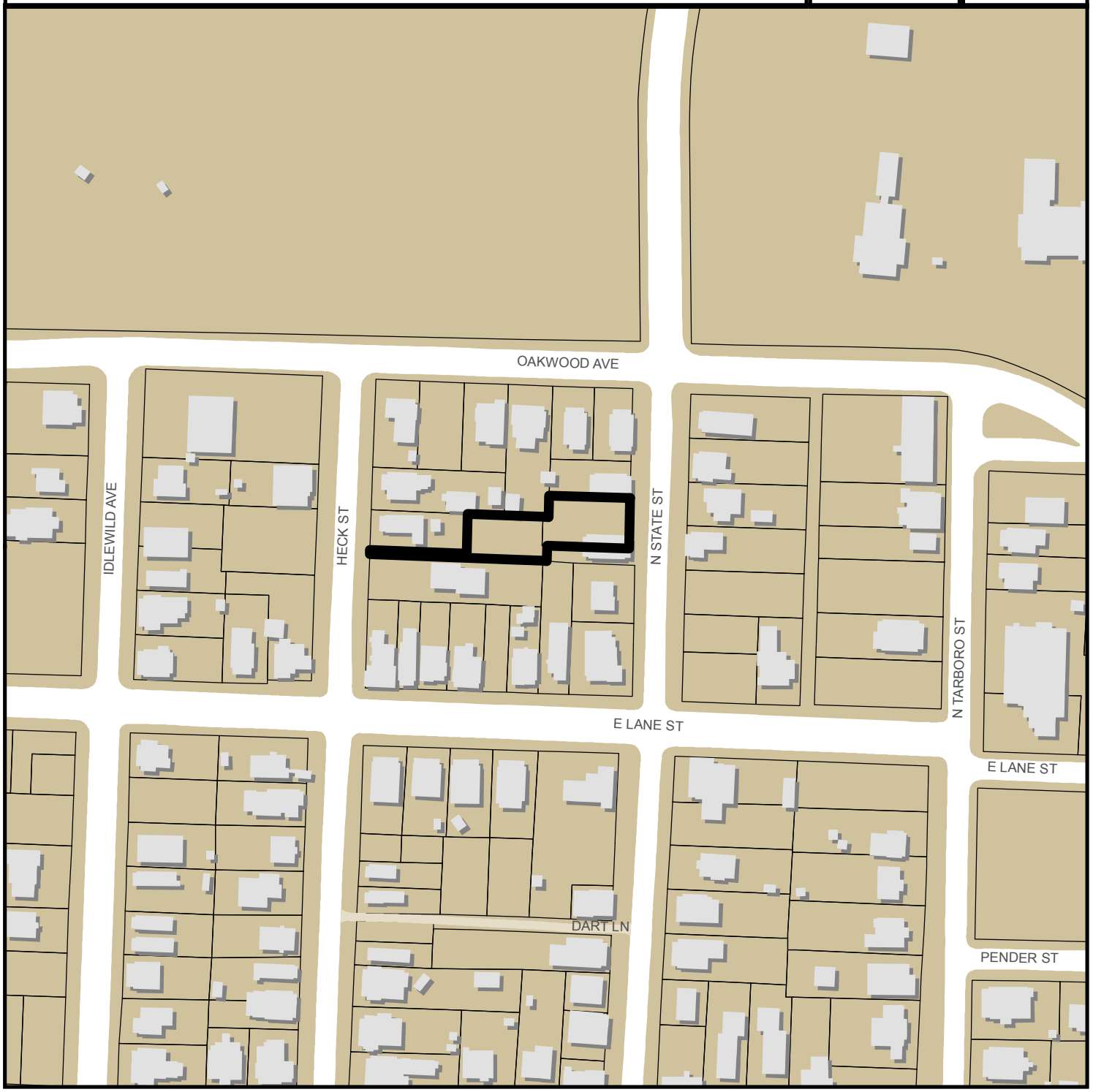
NORTH STATE STREET WEST
SR-95-2016



Zoning: **RX-3**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.27**
Sq. Ft .: **4678**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Five Horizons Construction**
Phone: **(919) 398-3927**

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.

SR-95-16

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☒ Townhouse	☒ General ☐ Mixed Use ☐ Open Lot	Transaction Number 495591 Assigned Project Coordinator Assigned Team Leader Ramotta

*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. WEST

Zoning District	Overlay District (if applicable)	Inside City Limits?
RX-3	N/A	☒ Yes ☐ No

Proposed Use TOWNHOUSE

Property Address(es)	Major Street Locator:
309 + 0 N. STATE STREET	N. STATE STREET

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

P.I.N.	P.I.N.	P.I.N.	P.I.N.
1714106428	1714105456		

What is your project type?

☐ Apartment	☐ Elderly Facilities	☐ Hospitals	☐ Hotels/Motels	☐ Office	
☒ Mixed Residential	☐ Non-Residential Condo	☐ School	☐ Shopping Center	☐ Banks	☐ Industrial Building
☐ Duplex	☐ Telecommunication Tower	☐ Religious Institutions	☐ Residential Condo	☐ Retail	☐ Cottage Court
☐ 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

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	Name (s)	
FIVE HORIZONS DEVELOPMENT	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	Name (s)	
STEWART	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	Proposed building use(s) TOWNHOUSE
If more than one district, provide the acreage of each: RX-3 0.261 AC	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross 4678
Total Site Acres Inside City Limits ☒ Yes ☐ No 0.261	Total sq. ft. gross (existing & proposed) 4678
Off street parking: Required 14 Provided 14	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 1st Floor 8'
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface 1069 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 6236 acres/square feet	**If Yes, please provide:**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 7	5. Bedroom Units: 1br 2br X 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 1138 SF
4. Overall Total # Of Dwelling Units (1-6 Above) 7	8. Is your project a cottage court? ☐ Yes ☒ 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 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

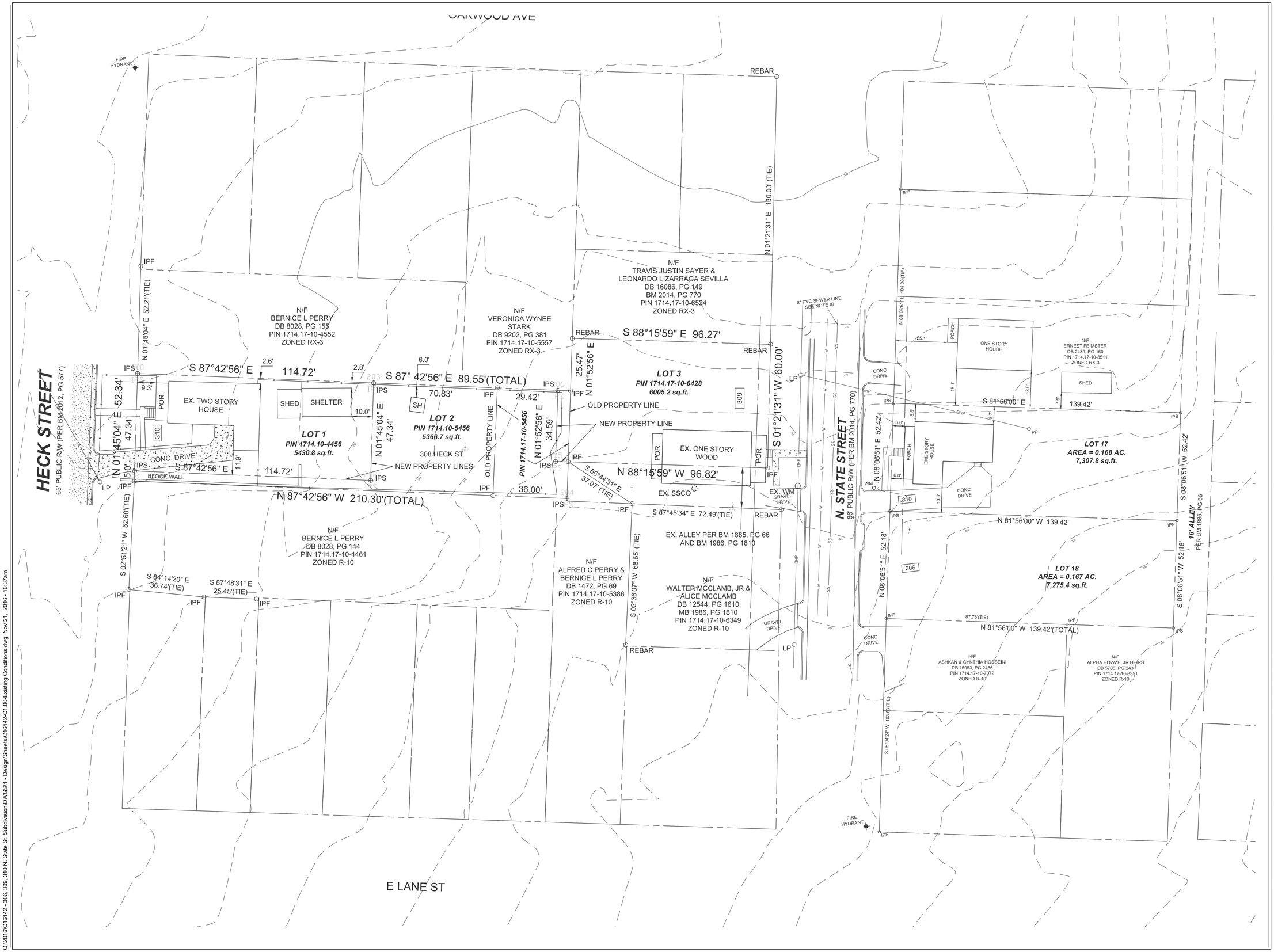
Printed Name STUART CULLINAN, OWNER

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	x		✓		
2. **Administrative Site Review Application** completed and signed by the property owner(s)	x		✓		
3. Client must complete and adhere page 1 and 2 of the **Administrative Site Review Application** to the plan cover sheet	x		✓		
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	x		✓		
5. Provide the following plan sheets:	x				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	x		✓		
c) Proposed Site Plan	x		✓		
d) Proposed Grading Plan	x		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.		x			
f) Proposed Utility Plan, including Fire	x		✓		
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.		x			✓
h) Proposed Landscape Plan	x		✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	x		✓		
j) Transportation Plan	x		✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	x		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	x		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	x		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	x		✓		
11. Wake County School Form, if dwelling units are proposed	x		✓		
12. If applicable, zoning conditions adhered to the plan cover sheet		x			✓

C Corey is listed on app. He is developer. Stuart is owner. Can this information not match



STEWART

421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C16142

Client:

FIVE HORIZONS
DEVELOPMENT

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

Project:

NORTH
STATE ST.
WEST

Vicinity map:

Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

PRELIMINARY
DEVELOPMENT PLAN

No.	Date	Description

0 10 20 40

SCALE: 1"=20'

NORTH

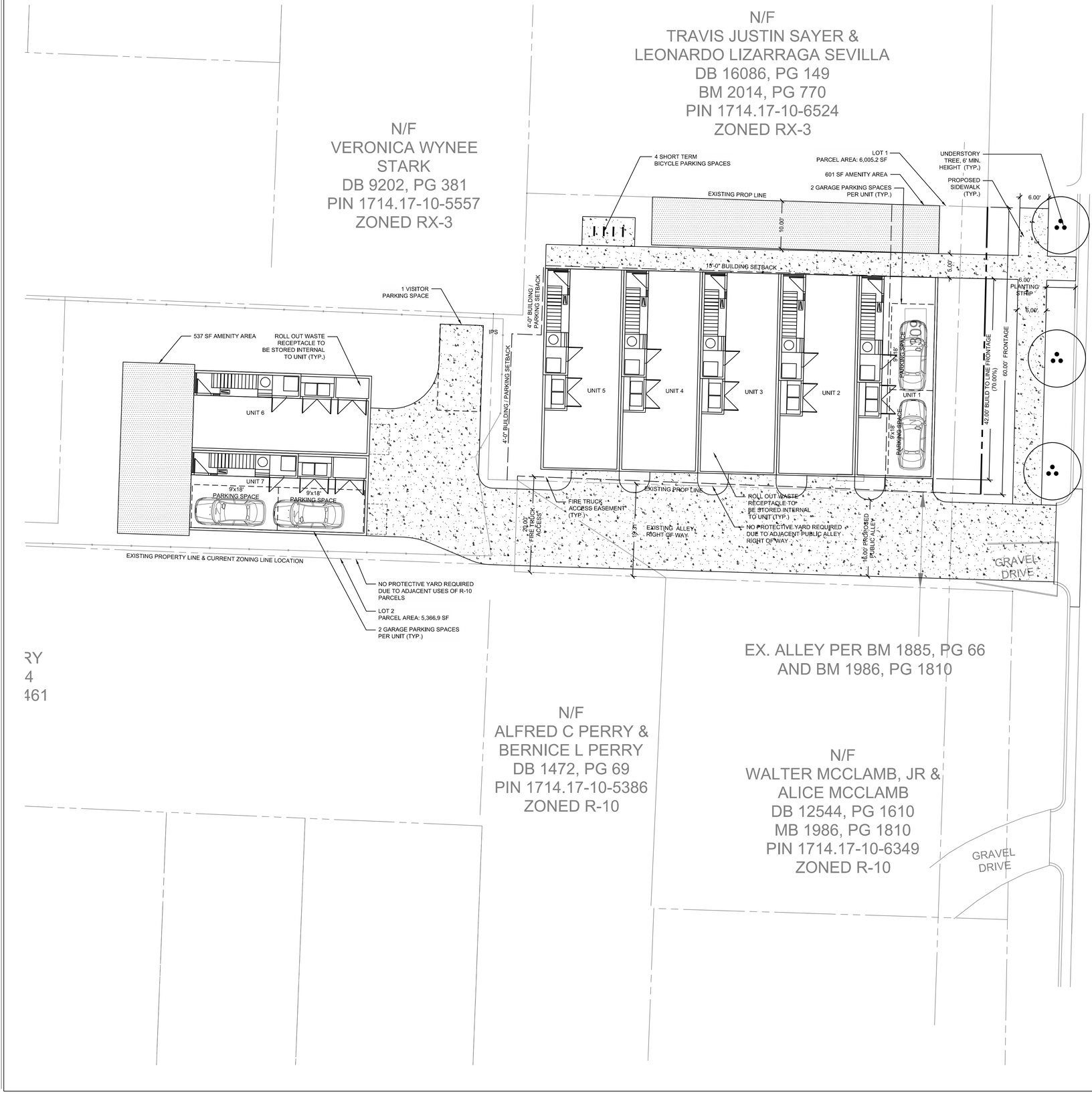
Title:

EXISTING
CONDITIONS

Project number: C16142
Date: 11.22.2016
Drawn by: SS
Approved by: AP

Sheet:
C1.00

Q:\2016\C16142 - 306, 309, 310 N. State St. Subdivision\DWGS\1 - Design\Sheets\C16142-C1.00-Existing Conditions.dwg Nov 21, 2016 - 10:37am



OUTDOOR AMENITY AREA

LOT 1

TOTAL SITE AREA:	6,005.2 SF
*REQUIRED AMENITY SPACE:	601 SF
PROVIDED AMENITY SPACE:	601 SF

LOT 2

TOTAL SITE AREA:	5,366.9 SF
*REQUIRED AMENITY SPACE:	537 SF
PROVIDED AMENITY SPACE:	537 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
PROVIDED PARKING SPACES:	14

*2 BEDROOM UNIT TOWNHOUSES = 2 SPACES REQUIRED PER TOWNHOUSE
7 UNITS X 2 SPACES/UNIT = 14 SPACES

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

IMPERVIOUS CALCULATIONS

LOT 1

EXISTING IMPERVIOUS AREA:	936 SF
PROPOSED IMPERVIOUS AREA:	4,042 SF

LOT 2

EXISTING IMPERVIOUS AREA:	133 SF
PROPOSED IMPERVIOUS AREA:	2,194 SF

LANDSCAPING NOTES:

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

STREET TREES

TOTAL STREET FRONTAGE:	60 LF
*REQUIRED STREET TREES:	3
PROVIDED STREET TREES:	3

*1 UNDERSTORY TREE PER 20 ' STREET FRONTAGE
DUE TO OVERHEAD POWER LINES

STEWART
421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C16142

Client:

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

Project:

NORTH STATE ST. WEST

Vicinity map:

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

PRELIMINARY DEVELOPMENT PLAN

No.	Date	Description

0 5 10 20 NORTH

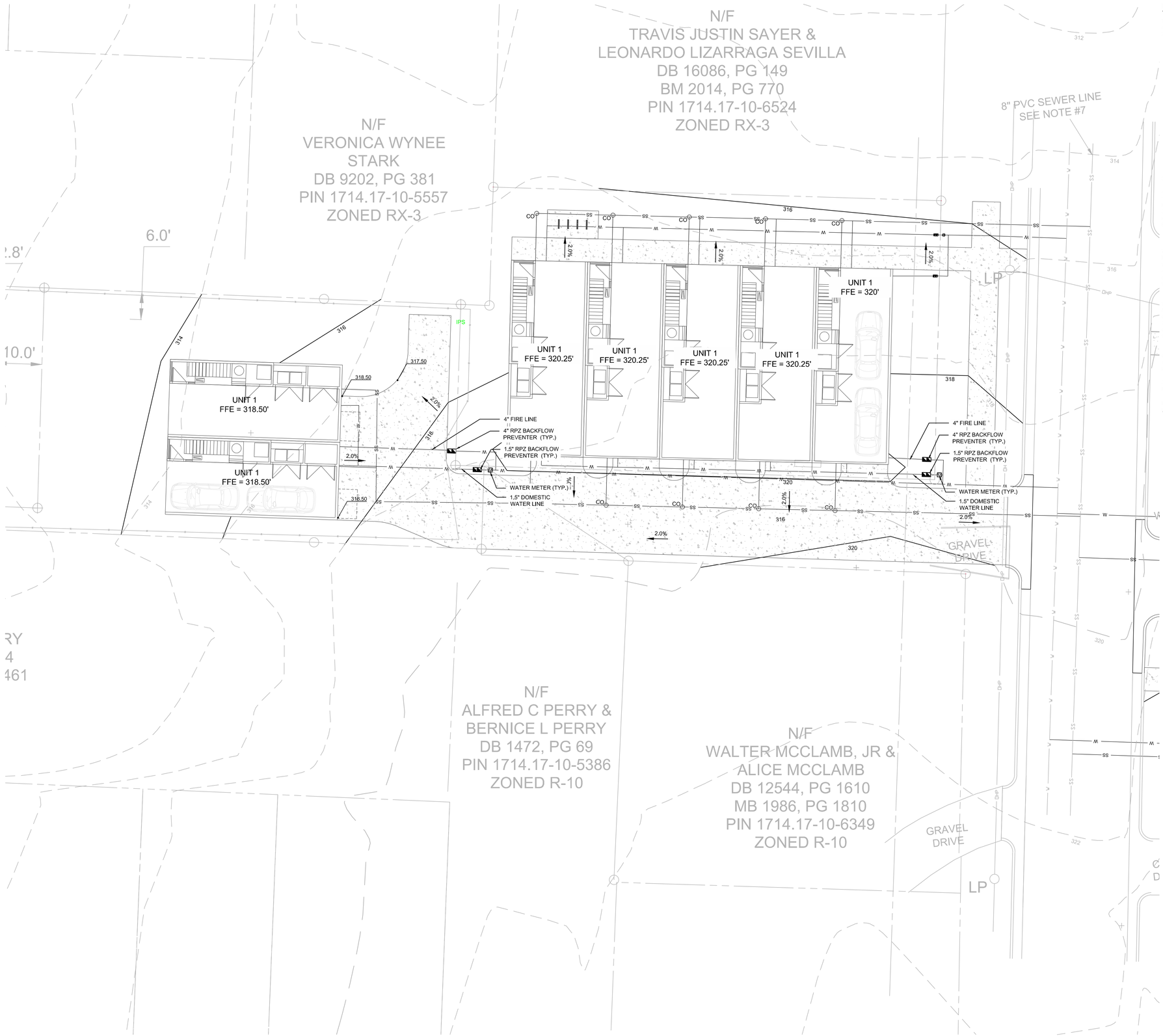
SCALE: 1"=10'

Title:

SITE + LANDSCAPE PLAN

Project number: C16142
Date: 11.22.2016
Drawn by: SS
Approved by: AP
Sheet: C3.00

Q:\2016\C16142 - 306, 309, 310 N. State St. Subdivision\DWGS\1 - Design\Sheets\C16142-C3.00-Site Plan.dwg Nov 21, 2016 - 11:23am



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 mains
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 ¾" copper* water services with meters located at ROW or within a 2'x2' 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.
    Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
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) 996-5923 or joanie.hartley@raleighnc.gov for more information

GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORM DRAINAGE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED AREA DRAIN
- PROPOSED ELEVATION (44.50)
- TOP/BOTTOM OF CURB (TC 44.50 / BC 44.00)
- TOP/BOTTOM OF WALL (TW 46.00 / BW 44.00)
- RIPRAP DISSIPATOR
- FLOW DIRECTION
- LIMITS OF DISTURBANCE

STEWART
421 FAYETTEVILLE ST, STE 400
RALEIGH, NC 27601
T 919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C16142

Client:

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

Project:

NORTH STATE ST. WEST

Vicinity map:

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

PRELIMINARY DEVELOPMENT PLAN

No.	Date	Description

0 5 10 20 NORTH

SCALE: 1"=10'

Title:

GRADING AND UTILITIES PLAN

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

Q:\2016\C16142 - 306, 309, 310 N. State St. Subdivision\DWGS\1 - Design\Sheets\C16142-C5.00-Grading Plan.dwg Nov 21, 2016 - 4:31pm