HARGETT PLACE
S-13-2016

N

0 245 490 Feet

Zoning: **OX-5-UL**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **1.02**
Number of Lots: **19**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Healy**
Phone: **(919) 829-0207**

Planning & Development

S-13-16

Development Services
Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, NC 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Site Review Application
For UDO Districts Only

When submitting plans, please check appropriate building type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☒ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	Transaction Number 464290 Assigned Project Coordinator CHIP Assigned Team Leader RAMETTA

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

GENERAL INFORMATION

Development Name Hargett Place

Zoning District OX-5-UL

Proposed Use Townhomes

Property Address(es) 125, 127 S. Bloodworth Street, 116, 120 S. East Streeet

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1703888357	1703889388	1703888477	1703889581

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☒ Townhouse ☐ Cottage Court ☐ Other: If other, please describe:

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. 19 Townhome units, streetscape improvements, water main replacement, and associated site work
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 Design adjustment for proposed alternate sidewalk widths as shown on plan
CLIENT/DEVELOPER/ OWNER	Company Hargett Place, Inc. — Name (s) Patricia Healy Address P.O. Box 28108 Raleigh, NC 27611 Phone 919-829-0207 — Email trish@hydestreet.net — Fax
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company — Name (s) Jason G. Meadows Address 333 Wade Ave Raleigh, NC 27605 Phone 919-828-4428 — Email jason@jaeco.com — Fax

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

Zoning Information	Building Information
Zoning District(s) OX-5-UL	Proposed building use(s) Townhomes
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres Inside City Limits ☒ Yes ☐ No 1.02	Total sq. ft. gross (existing & proposed)
Off street parking Required 40 Provided 49	Proposed height of building(s) 44'-4" Stories 4
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1st Floor 2' Min.
Stormwater Information	
Existing Impervious Surface acres/square feet 39,625 SF	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 39,515 SF	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 19	7. Open Space (only) or Amenity Outdoor Amenity (10%)
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above) 19	
5. Bedroom Units 1br 2br 19 3br 4br or more	
6. Infill Development 2.2.7	

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 subdivision plan as approved by the City.

I hereby designate Jason G. Meadows, P.E. 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 Adrian R. Healy March 7 2016 Date

Signed _____ Date

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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)	☑		✓		
2. Site Review completed and signed by the property owner	☑		✓		
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	☑	☐	✓		
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	☑				
5. Provide the following plan sheets:	☑				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet	☑	☐	✓		
c) Proposed Site Plan	☑		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	☑		✓		
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan	☐	☑			
g) Proposed Landscaping Plan	☑	☐			
h) Building elevations that show maximum height of buildings to be removed	☑	☐	✓		
i) Transportation Plan ?	☑	☐			
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	☑		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☑	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☑		✓	
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	☐	☑		✓	

Wake County Public School System
New Residential Development Notification

Date of Application 3/3/16

Developer HARGETT PLACE, INC. Phone number _____

Developer's Representative Patricia Healy Phone Number 919-829-0207

Fax Number _____ E-mail address trish@hydestreet.net

Name of residential development Hargett Place

Location address 125 S. Bloodworth St., Raleigh, NC

If no address, located on _____ between _____ and _____

REID(s) _____

PIN(s) 1703888357, 1703889388,1703888477, 1703889581 Total acres 1.02

Lot-by-lot developments

Number of single family lots proposed 19
Number of two family lots proposed _____
Number of three family lots proposed _____

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?

Sq. ft. _____ Bedrooms 2

Phasing - How many dwelling units do you anticipate will be constructed each year? 19

Attached and multi-family dwelling units

Number of 2 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 ____ Future years 19

Number of 3 bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 ____ Future years _____

Number of 4 or more bedroom dwelling units expected to be completed for occupancy.
2013 _____ 2014 _____ 2015 ____ Future years _____

What is your target market?

Empty nesters or senior housing ☐ Move-up buyers with young children ☐
First-time homebuyers ☐ Move-up buyers with older children ☒

THIS SECTION TO BE COMPLETED BY LOCAL GOVERNMENT STAFF

PLEASE FAX TO: Laura Evans or Judy Stafford of Wake County PUBLIC SCHOOL SYSTEM AT 919-850-1671
- AND -
FAX or EMAIL TO: Mike Ping of Wake County PLANNING DEPARTMENT AT (919) 856-6184 or mike.ping@wakegov.com

Contacts: WCPSS Laura Evans 919-713-0652 or Judy Stafford 919-850-1636 and WCPD Mike Ping 919-856-6386.

Date faxed _____ By _____

Express

Planning & Development

Customer Service Center
One Exchange Plaza,
1 Exchange Plaza Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Plan Triage Information

Plan Intake Specialist Dah	Date 3/4/16
Plan Intake Comments	
S S-13-16 SEE NOTES BELOW! 19 units Townhome Lots see sketch review trans# 459225	
Project Name HARGETT PLACE	Transaction # 464290
Development Plan #	Plan Type PREL. Sub
Surveyor Name John EDWARDS	Team # 2
Plans Routing Trades	Team Lead Justin Rametta

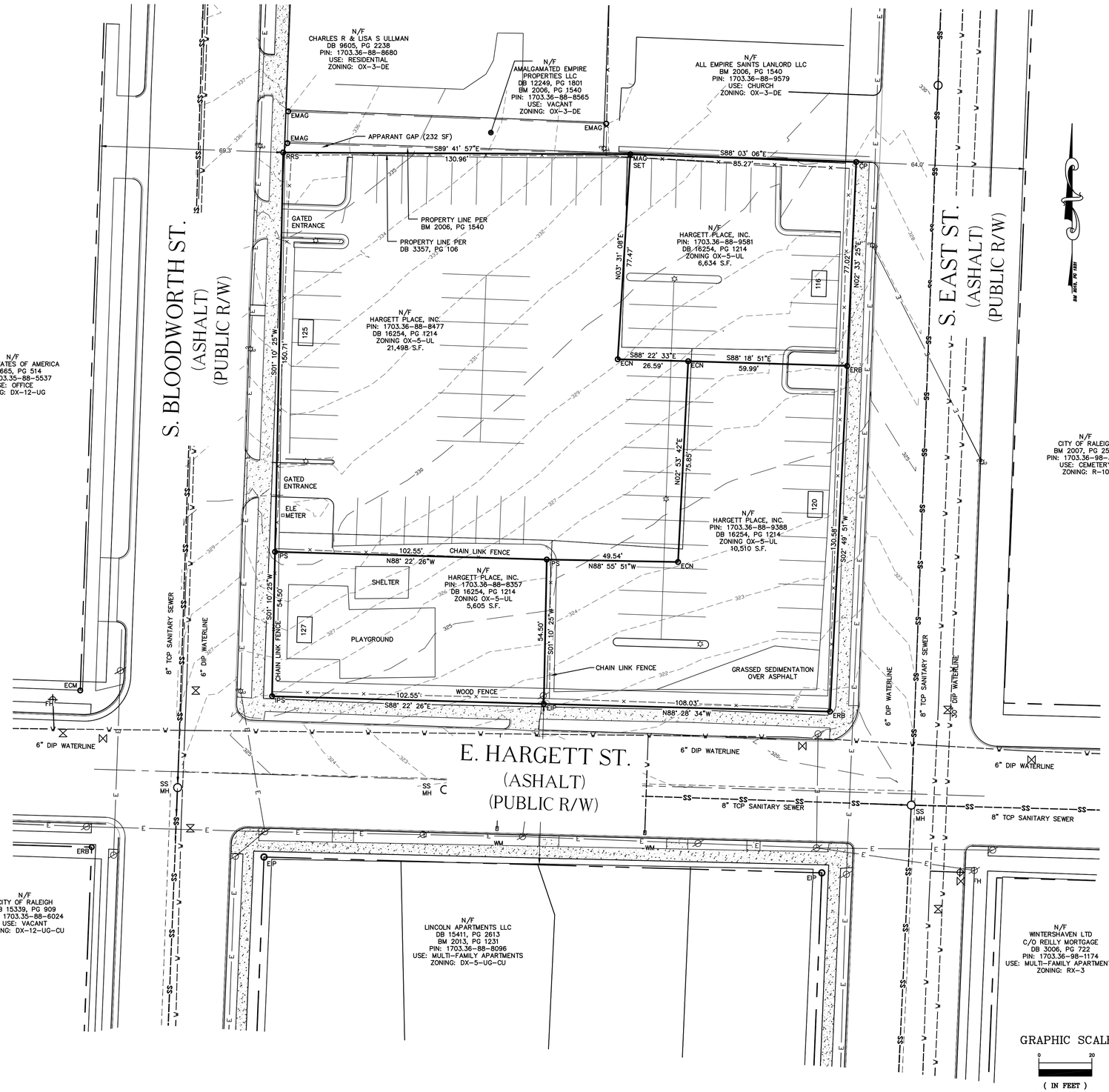
☑ Addressing	☐ Plumbing
☐ Building	☑ Public Utilities
☐ City Trees	☑ Site Accessibility
☑ CSC Plan Intake	☑ Solid Waste Services
☐ Electrical	☑ Stormwater
☑ Fire	☐ Tech Services
☐ Long Range Planning	☐ Transit
☐ Mechanical	☑ Transportation
☐ Parks and Recreation	☑ Urban Forestry
☑ Planning	☐ Zoning

DMT Comments

~~[illegible]~~ AC. 1.02 Drainage walnut Zoning OX-5UL
Limits YES ~~[illegible]~~
CAC Central

DID They submit a design adjustment application?
IF so - provide to Transportation
Ask Bradley if he wants to set this up for e-review. Also - check plan name - duplicate?

VICINITY MAP
(NOT TO SCALE)



SITE DATA

SITE ADDRESS: 116 S. EAST ST.
120 S. EAST ST.
125 S. BLOODWORTH ST.
127 S. BLOODWORTH ST.
RALEIGH, NC 27601

PINs: 1703.36-88-8357
1703.36-88-8477
1703.36-88-9388
1703.36-88-9581

TOTAL PROPERTY AREA: 44,232 S.F.
1.02 AC.

LAND USE: PARK/PLAYGROUND AND PARKING

TOWNSHIP: RALEIGH

WAKE COUNTY REGISTRY

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
ENAIL	EXISTING NAIL FOUND
ERF	EXISTING RAIL FOUND
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
PP	POWER POLE
GUY	GUY ANCHORS

- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DROP INLET
- PROPOSED DROP INLET
- EXISTING FLARED END SECTION
- PROPOSED FLARED END SECTION
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

HARGETT PLACE

Client

HARGETT PLACE, INC.
601 N. BLOODWORTH ST
RALEIGH, NC 27604

Approvals

Drawing Title

EXISTING CONDITIONS PLAN

Revisions

Number	Description	Date

JAECO # 000.00

Drawn By CZB

Checked By JGM

Date Issued 2/24/16

CE-1

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
ENAIL	EXISTING NAIL FOUND
ERF	EXISTING RAIL FOUND
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
PP	POWER POLE
GUY	GUY ANCHORS

PROPOSED INSERTION VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING WATER REDUCER
PROPOSED WATER REDUCER
EXISTING WATER METER
PROPOSED WATER METER
EXISTING HOT BOX
PROPOSED HOT BOX
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING CATCH BASIN
PROPOSED CATCH BASIN
EXISTING DROP INLET
PROPOSED DROP INLET
EXISTING FLARED END SECTION
PROPOSED FLARED END SECTION

BOUNDARY LINE
RIGHT OF WAY LINE
LINES NOT SURVEYED
EASEMENT LINES
OVERHEAD ELECTRICAL LINES
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING STORM DRAINAGE LINE
PROPOSED STORM DRAINAGE LINE

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project
HARGETT PLACE

Client
HARGETT PLACE, INC.
601 N. BLOODWORTH ST
RALEIGH, NC 27604

Approvals

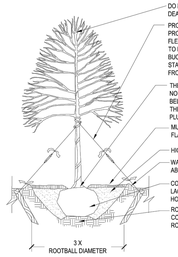
Drawing Title
SUBDIVISION PLAN

Revisions

Number	Description	Date

JAECO # 000.00
Drawn By CZB
Checked By JGM
Date Issued 3/3/16

CE-2

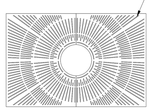


NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH		
PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE: 3/1/13	NOT TO SCALE
	TREE PLANTING DETAIL	
	PRCR-03	

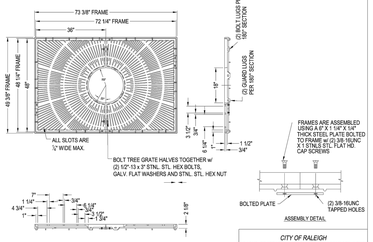


GREY IRON, RECTANGULAR 4'X9', 1.5" MIN. THICK, WITH 1/2" OPENING OR LESS

NOTES:

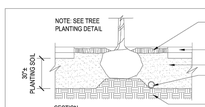
1. GRATE DESIGN MUST BE ADA COMPLIANT.
2. GENERAL PATTERN DESIGN MUST BE AS SHOWN.
3. EXCEPTIONS OR PERSONALIZATION MUST BE REVIEWED AND APPROVED BY THE CITY OF RALEIGH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
6. ELECTRIC OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE GRATE AREA.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV



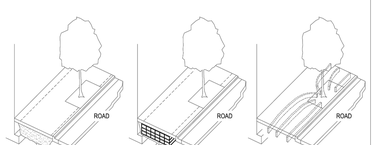
NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 60#/SET

CITY OF RALEIGH		
PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE: 3/1/13	NOT TO SCALE
	TREE GRATE IN SIDEWALK WITHIN ROW	
	PRCR-06	



NOTES:

1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
   1.1. EACH TREE IS PROVIDED A MIN. ROOT ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET OR A MINIMUM OF 6 ROOT PATHS.
   1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
   1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
   1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
3. 40" X 6' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
4. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.

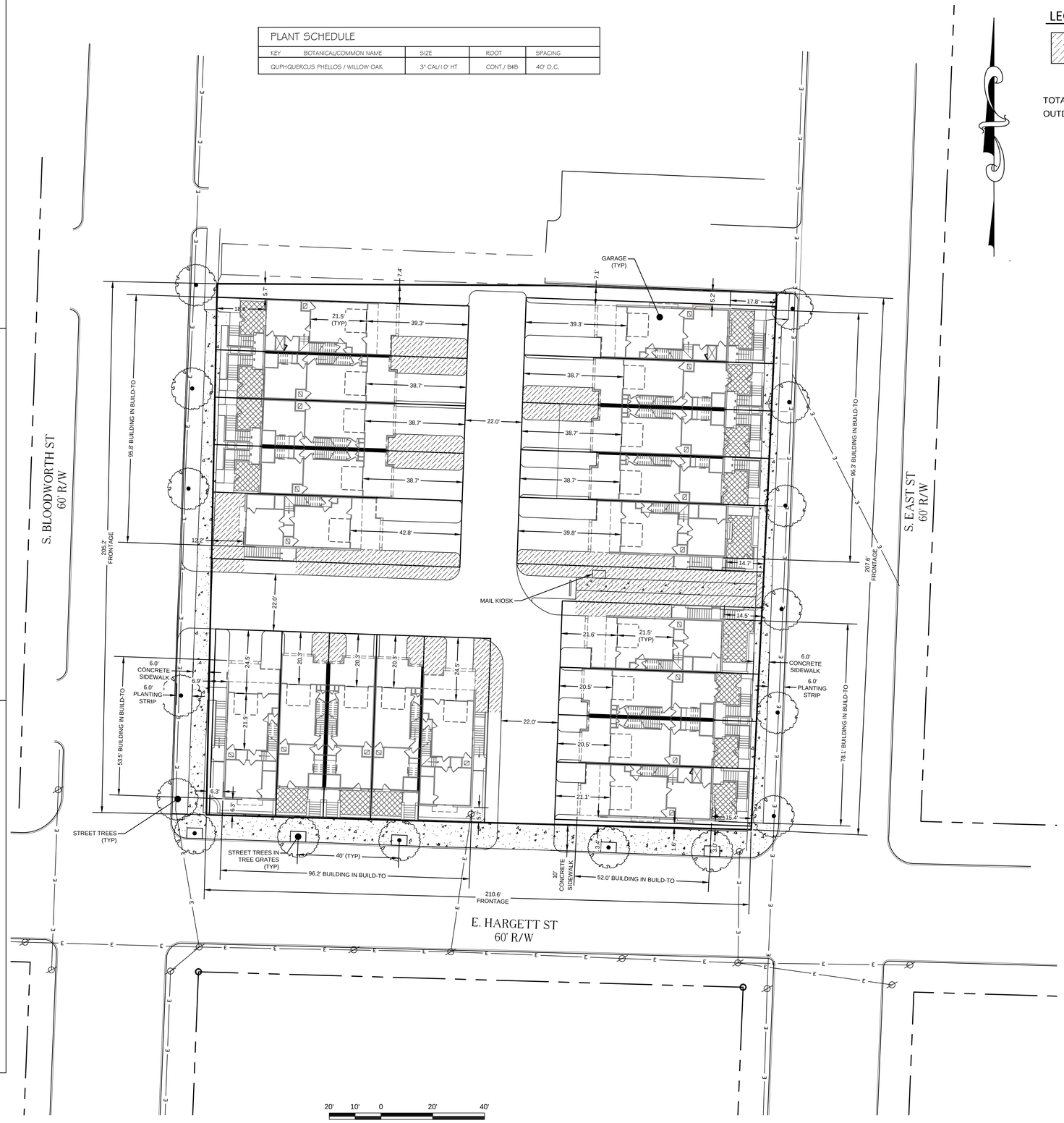


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH		
PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE: 3/1/13	NOT TO SCALE
	TREE PLANTING IN SIDEWALK WITHIN R.O.W.	
	PRCR-07	

PLANT SCHEDULE

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	SPACING
QUPH	QUERCUS PHELLOS / WILLOW OAK	3" CAL/10' HT	CONT./ B&B	40' O.C.



LEGEND

OUTDOOR AMENITY AREA

TOTAL SITE AREA ..... 44,232 SF (1.02 AC.)
OUTDOOR AMENITY AREA..... 4,424 SF (10%)

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERRS	EXISTING RAILROAD SPIKE
ENAIL	EXISTING NAIL FOUND
ERF	EXISTING RAIL FOUND
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
PP	POWER POLE
GUY	GUY ANCHORS

- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DROP INLET
- PROPOSED DROP INLET
- EXISTING FLARED END SECTION
- PROPOSED FLARED END SECTION
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project
HARGETT PLACE

Client
HARGETT PLACE, INC.
601 N. BLOODWORTH ST
RALEIGH, NC 27604

Approvals

Drawing Title
SITE/STREETSCAPE PLAN

Revisions

Number	Description	Date

JAECO # 000.00
Drawn By CZB
Checked By JGM
Date Issued 3/3/16

CE-3