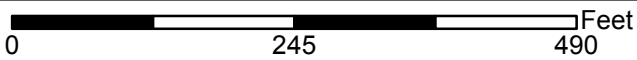
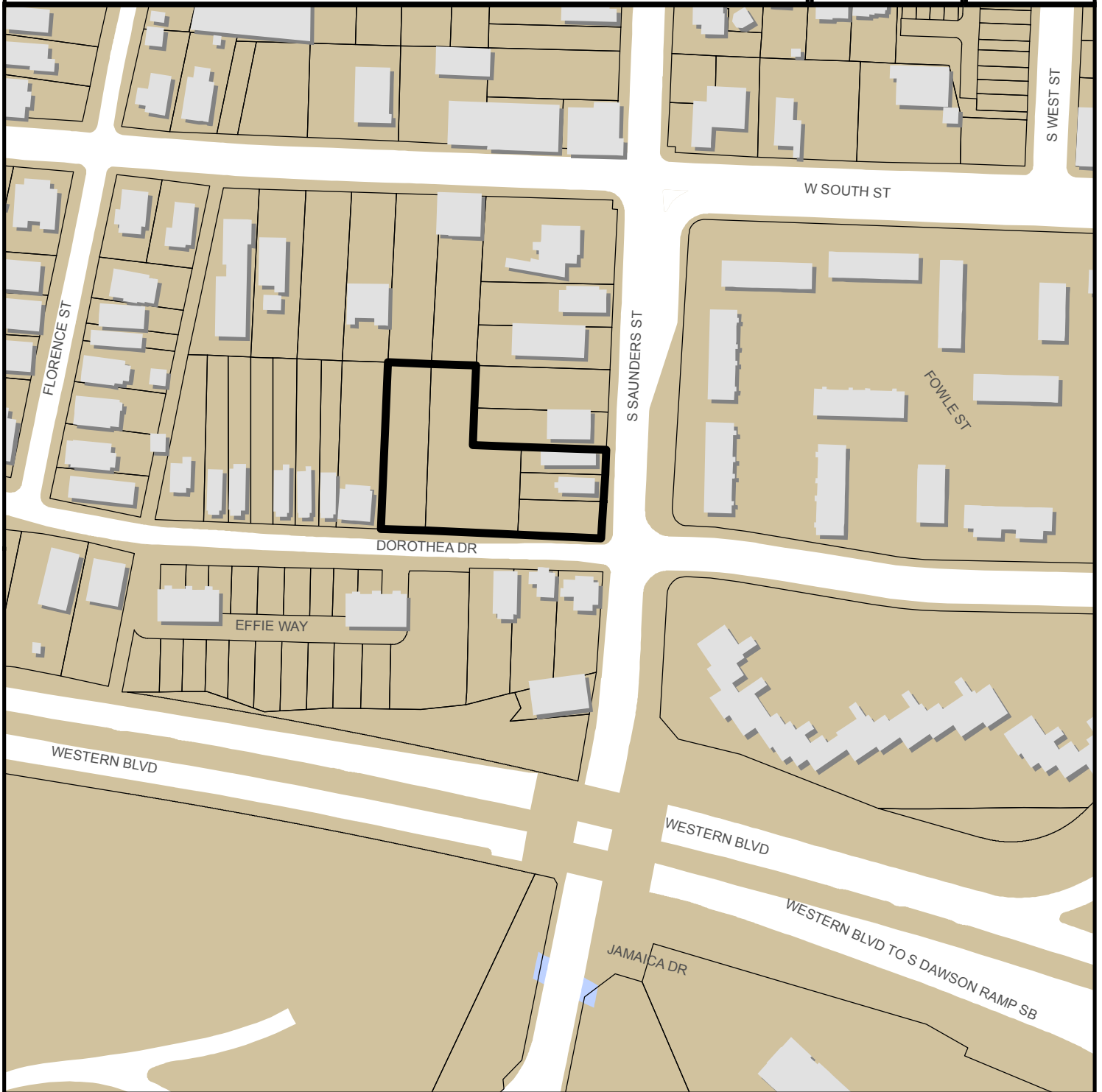


FOURTH WARD SR-36-2017



Zoning: **NX-3-UL, R-10**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **6.6**
Sq. Ft./ units: **19,302/ 10**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Jimmy Thiem**
Phone: **(919) 821-5547**





Administrative Approval Action

AA # 3690, SR-36-17, Fourth Ward
Transaction# 509354

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the northwest corner of South Saunders Street and Dorothea Drive.

REQUEST: Development of a recombination of five existing parcels into one lot totaling 0.859 acres zoned NX-3-UL, and R-10 into two 5-unit apartment buildings with ground floor garage parking totaling 19,302 square feet.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

Two Design Adjustments have been approved for this project, noted below. (#1 Allowing a slight variance to the streetscape cross section and #2 Allowance of a vertical encroachment into the 5' general utility placement easement)

An alternative design has been approved by the City Solid Waste Director for this project allowing solid waste and recycling to be picked up by the City of Raleigh, curbside collection.

Administrative Alternate approved by the Planning Director approving an alternative parking ratio of 2 parking spaces/unit with no visitor parking required. (AAD 14-17)

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Hagersmith Design, PA.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
4. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.



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5. That a nitrogen offset payment must be made to a qualifying mitigation bank;
6. Next Step: That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans at the time of Recorded Map submittal;
7. Next Step: That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association."
8. Next Step: That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
9. Next Step: That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department at the time of Recorded Map submittal;

URBAN FORESTRY

10. Obtain required stub and tree impact permits from the City of Raleigh. *(used with new streets and infrastructure)*
11. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.
2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
3. A demolition permit shall be obtained.



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4. That the parapet is required on the West Building and is to be as shown on the plan, and that the rooftop AC units are to be no taller than the height of the parapet.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
6. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
7. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on S.Saunders St. and Dorothea Drive, including streetscape trees, is paid to the Development Services Department, Development Engineering Division.
8. A sidewalk deed of easement for any public sidewalk on Private Property shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
9. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

URBAN FORESTRY

19. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.



Administrative Approval Action

AA # 3690, SR-36-17, Fourth Ward
Transaction# 509354

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6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 12-20-2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Quinn Billy Zyl* Date: 12/20/2017

Staff Coordinator: Michael Walters



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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300 SOUTH DAWSON ST
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WWW.HAGERSMITH.COM

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Consultants:

CIVIL ENGINEERING
JOHN A. EDWARDS & COMPANY
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919-828-4428

ENVIRONMENTAL CONSULTANT
SOIL & ENVIRONMENTAL CONSULTANTS
8412 FALLS OF NEUSE RD, SUITE 104
RALEIGH, NC 27615
919-846-5900

SURVEYOR
TURNING POINT SURVEYING
4113 JOHN S. RABOTEAU WYND
RALEIGH, NC 27612
919-781-0234

TRANSPORTATION PLANNING
RAMEY KEMP & ASSOCIATES
5808 FARINGTON PLACE, SUITE 100
RALEIGH, NC 27609
919-782-5115

Scale:

Project 888-342-029

The Fourth Ward

SR-36-17

Transaction #509354

Client:

CITYSPACE HOMES

514-338 Daniels St.
Raleigh, NC 27605

Drawing Title:

COVER SHEET

Revisions:

Number	Description	Date

Drawn By JT

Checked By

Date Issued 11-15-2017

C-100

of

PROJECT INFORMATION

OWNER:

CITYSPACE HOMES, RICHARD JOHNSON
514-338 DANIELS ST., RALEIGH, NC 27605
PHONE: 919-271-1021
EMAIL: richard.cityspace@gmail.com

CONTACT:

JIMMY THIEM, HAGERSMITH DESIGN
300 S. DAWSON ST., RALEIGH, NC 27601
PHONE: 919-821-5547
EMAIL: jthiem@hagersmith.com

PROJECT (RECOMBINATION OF 5 EXISTING PARCELS)

PIN	AREA (acres)
1703453920	0.069
1703453827	0.071
1703453824	0.102
1703452910	0.378
1703451942	0.239
TOTAL:	0.859

ZONING:

NX-3-UL - 1703453920, 1703453827,
1703453824 (0.242 acres)
R-10 - 1703452910, 1703451942
(0.617 acres)

PROJECT DESCRIPTION:

- BUILDINGS: TWO 5-UNIT APARTMENT BUILDINGS
UNITS -
- 3 BEDROOM (ALL UNITS)
- HORIZONTALLY ATTACHED
- GROUND LEVEL: PARKING ONLY;
NO LIVING SPACE)
- LIVING SPACE: 3-FLOORS ABOVE PARKING
DENSITY - R-10 (ref: UDO Sec. 2.2.4 Apartments
- R-10 AREA: 26,885 SF (0.577 ACRES)
- PERMITTED DENSITY @10 u/a = 5.8 UNITS
- # PROPOSED UNITS: 5

PARKING/VEHICLES:

- REQUIRED:
EAST BUILDING: NONE (ref: UDO 7.1.3. 1. b.)
WEST BUILDING: 15 SPACES (ref. UDO 7.1.2.C.)
PROVIDED:
EAST BUILDING: 10 SPACES
WEST BUILDING: 10 SPACES - (SEE ADMINISTRATIVE ALTERNATE)

PARKING/BICYCLE (UDO 7.1.2 C.):

- SHORT TERM - REQUIRED: 4; PROVIDED: 4
LONG TERM - REQUIRED: 0; PROVIDED: 0

PUBLIC STREETS - UDO CLASSIFICATIONS

- S. SAUNDERS ST. - AVENUE 2-LANE, DIVIDED
- DOROTHEA DR. - NEIGHBORHOOD LOCAL
- SEE SHEET L-100 FOR CITY STREET CROSS-SECTIONS

AMENITY AREA - MINIMUM REQUIRED: 10% (3,742 SF);

PROVIDED: 3,745 SF.

FLOODWAY - NO FLOOD PRONE AREAS SHOWN

WITHIN SITE (ref: FIRM 1703J)

RIPARIAN STREAM - STREAM BANKS & BUFFERS MAPPED AND

CONFIRMED BY NCDENR. SEE L-100 EXISTING CONDITIONS. EXEMPTION TO, BUFFER RULES CONFIRMED BY NCDENR.

TREE CONSERVATION - N/A; PROPERTY LESS THAN 2 AC.

SHEET INDEX

- C-100 COVER SHEET
- L-100 EXISTING CONDITIONS & DEMOLITION
- L-101 SITE LAYOUT PLAN
- L-200 GRADING
- L-400 LANDSCAPE PLAN
- C-4.0 UTILITY PLAN
- C-7.0 STORMWATER DETAILS
- A-100 EAST BUILDING ELEVATIONS
- A-101 WEST BUILDING ELEVATIONS
- A-300 ROOF PLANS

ADMINISTRATIVE ALTERNATES & DESIGN ADJUSTMENTS

PARKING PROVIDED (ADMINISTRATIVE ALTERNATE): REQUEST TO PROVIDE 2 PARKING SPACES PER UNIT FOR FIVE 3-BEDROOM UNITS & NOT PROVIDE REQUIRED VISITORS SPACE. [APPROVED]

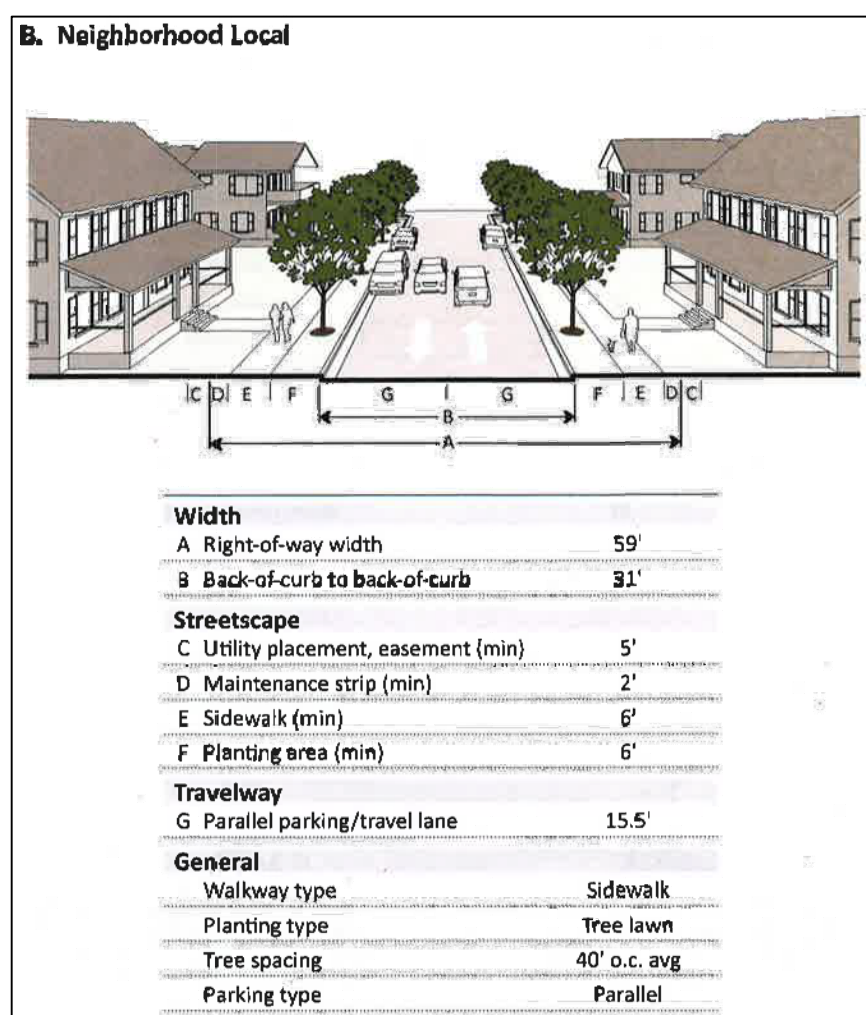
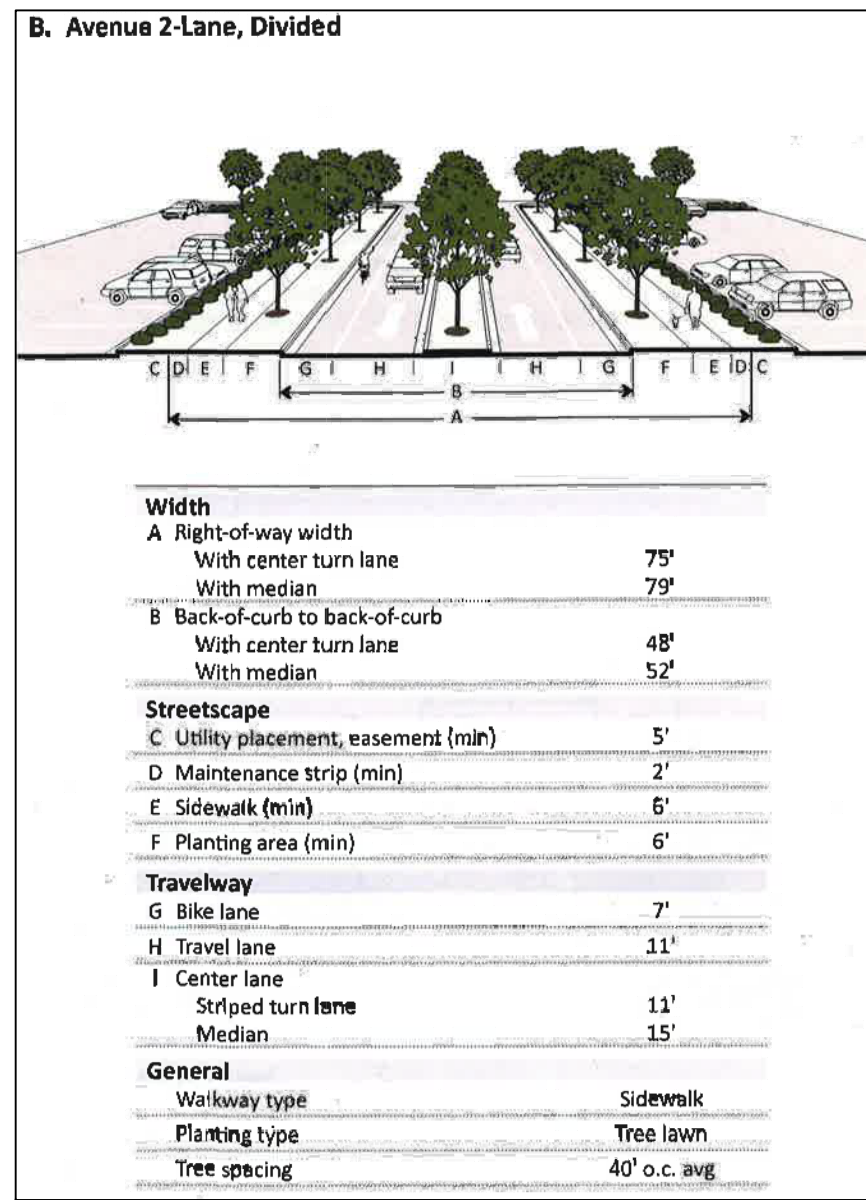
SOUTH SAUNDERS STREET ROW EASEMENT (DESIGN ADJUSTMENT)

PROVIDE 4' ROW EASEMENT; 5.8'+/- PLANTING STRIP; 8' SIDEWALK; 5' UTILITY EASEMENT. ROW & UTILITY EASEMENTS TO ABUT EXISTING ROW/PL LINE. NOTE: EXISTING STREET ROW MEETS OR EXCEEDS REQUIRED 79' WIDTH FOR AVENUE DIVIDED 2-LANE CROSS-SECTION. SEE DESIGN ADJUSTMENT APPLICATION. [APPROVED]

SOLID WASTE & RECYCLING COLLECTION

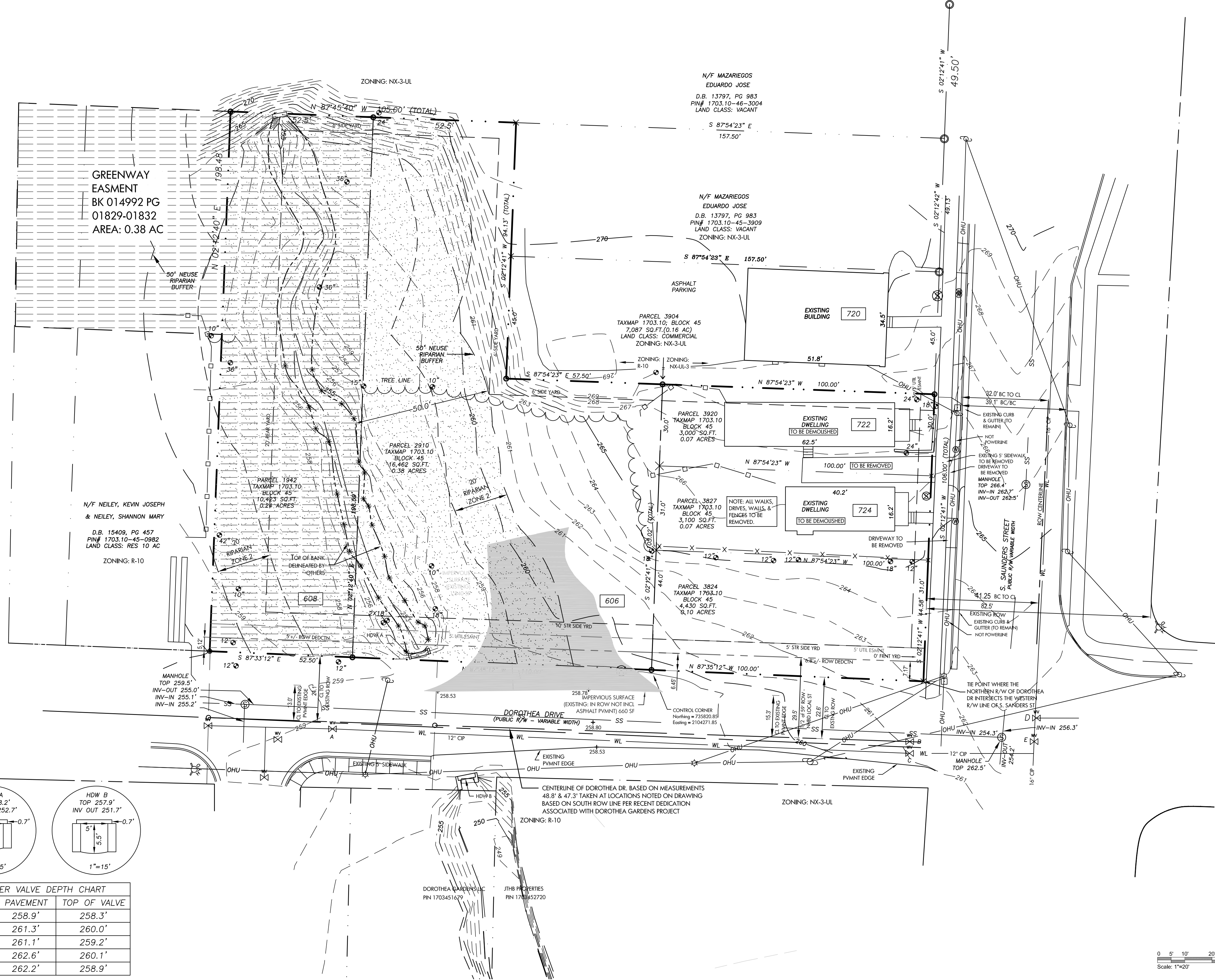
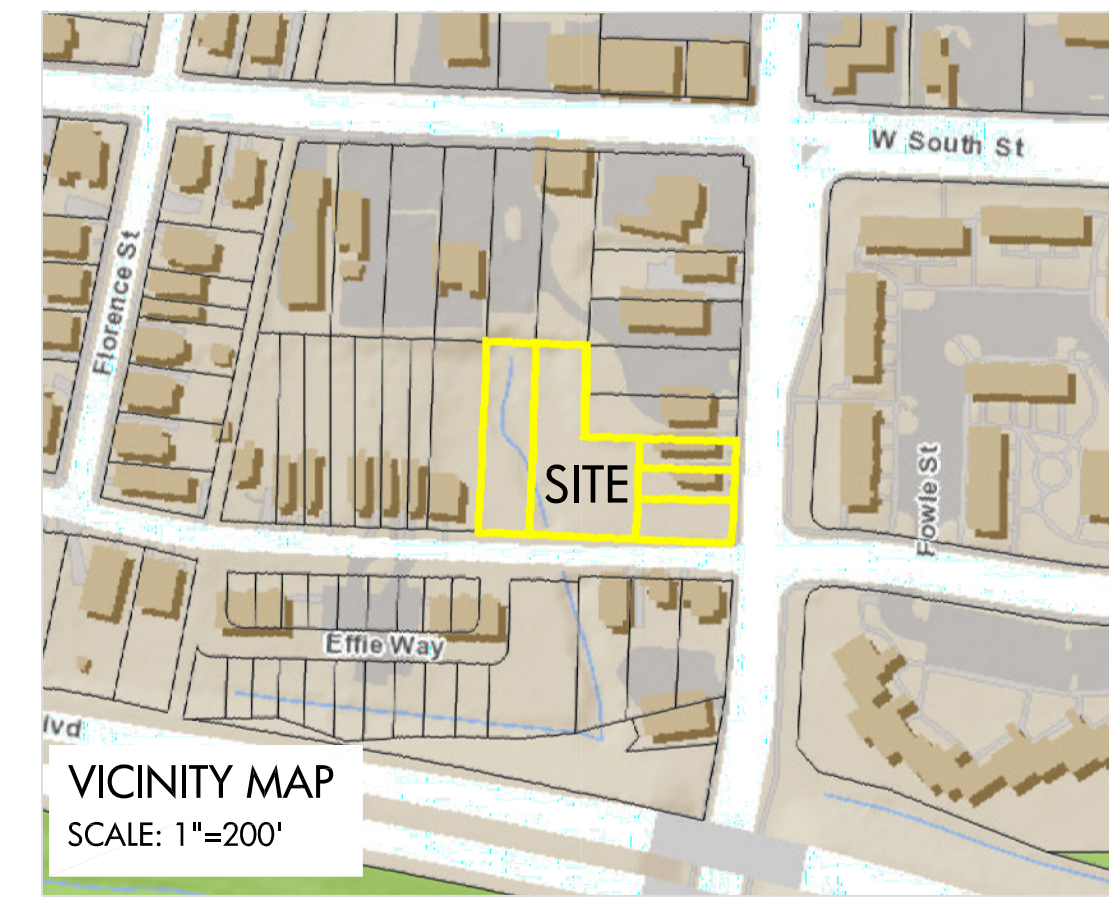
SOLID WASTE & RECYCLING TO BE COLLECTED BY CITY OF RALEIGH, CURBSIDE COLLECTION. SEE ADDITIONAL INFORMATION ON SHEET L-101 PROVIDED AT REQUEST OF JOSEPH ACOSTA, CODE ENFORCEMENT & BILLING MANAGER, CITY OF RALEIGH SOLID WASTE SERVICES.

CITY OF RALEIGH STREET CLASSIFICATION
 SOUTH SAUNDERS STREET: AVENUE 2-LANE DIVIDED
 PRIMARY STREET FOR PROJECT
 DOROTHEA DRIVE: NEIGHBORHOOD LOCAL
 SIDE STREET FOR PROJECT



LEGEND

- | | | | | | |
|-----|---|---|---------------------|-----|--------------------|
| --- | Property Line | X | Property Corner | ⊙ | Sewer Manhole |
| --- | Property Line (not surveyed) | ● | PK Nail | EIP | Existing Iron Pipe |
| --- | Right-of-Way Line | ⊙ | Cable TV Box | NIP | Iron Pipe Set |
| --- | Easement Line | ⊙ | Fire Hydrant | PP | Power Pole |
| --- | Creek Centerline | ⊙ | Drop Inlet | DB | Deed Book |
| WL | Water Line | ⊙ | Utility Pole | PG | Page |
| SS | Sanitary Sewer | ⊙ | Telephone Box | BOM | Book Of Maps |
| OHU | Overhead Utility | ⊙ | Light Pole | VOL | Volume |
| OHS | Overhead Service | ⊙ | Sewer Clean Out | TM | Tax Map |
| --- | Chain Link Fence | ⊙ | Water Valve | PAR | Parcel |
| --- | Wood Fence | ⊙ | Water Meter | N/F | Now or Formerly |
| ○ | Existing Iron Pipe | ⊙ | Power Box | XXX | Denotes Address |
| ● | Iron Pipe Set (Unless Otherwise Designated) | ⊙ | Gas Meter | * | Field Located Flag |
| △ | Existing Concrete Monument | ⊙ | Handicapped Parking | ⊗ | Pine Tree |
| ■ | Concrete Monument Set | ⊙ | | ⊙ | Hardwood Tree |



NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN
 2000' OF A N.C.G.S. MONUMENT.
 THIS SURVEY IS OF AN EXISTING PARCEL
 OR PARCELS OF LAND.
 UTILITIES SHOWN ARE FOR REPRESENTATION
 ONLY AND NOT TO BE USED FOR
 PROPERTY LINE LOCATION
 ALL CREEKS, EASEMENTS, BUFFERS,
 FLOOD LIMITS & SETBACKS TAKEN
 FROM TAXMAP 1703.10 BLOCK 45
 THIS MAP NOT FOR RECORDATION.
 BOUNDARY INFORMATION TAKEN FROM
 REFERENCED DEEDS AND PLATS.

WATER VALVE DEPTH CHART

VALVE	PAVEMENT	TOP OF VALVE
A	258.9'	258.3'
B	261.3'	260.0'
C	261.1'	259.2'
D	262.6'	260.1'
E	262.2'	258.9'

IMPERVIOUS AREA
 PARCEL 3920: 1,087 SQ.FT.
 PARCEL 3827: 729 SQ.FT.
 PARCEL 3824: 0 SQ.FT.
 PARCEL 2910: 1,840 SQ.FT.
 PARCEL 1942: 0 SQ.FT.
 TOTAL: 3,656 SQ.FT.

CIVIL ENGINEERING
 JOHN A. EDWARDS & COMPANY
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 919-828-4428

SURVEYOR
 TURNING POINT SURVEYING
 4113 JOHN S. RABOTEAU WYND
 RALEIGH, NC 27612
 919-781-0234

The Fourth Ward

CITYSPACE HOMES
 514-338 Daniels St.
 Raleigh, NC 27605

EXISTING CONDITIONS & DEMOLITION
 SCALE: 1"=20'

Number	Description	Date

Drawn By: JET
 Checked By: JET
 Date Issued: 11-15-2017
 L-100 of

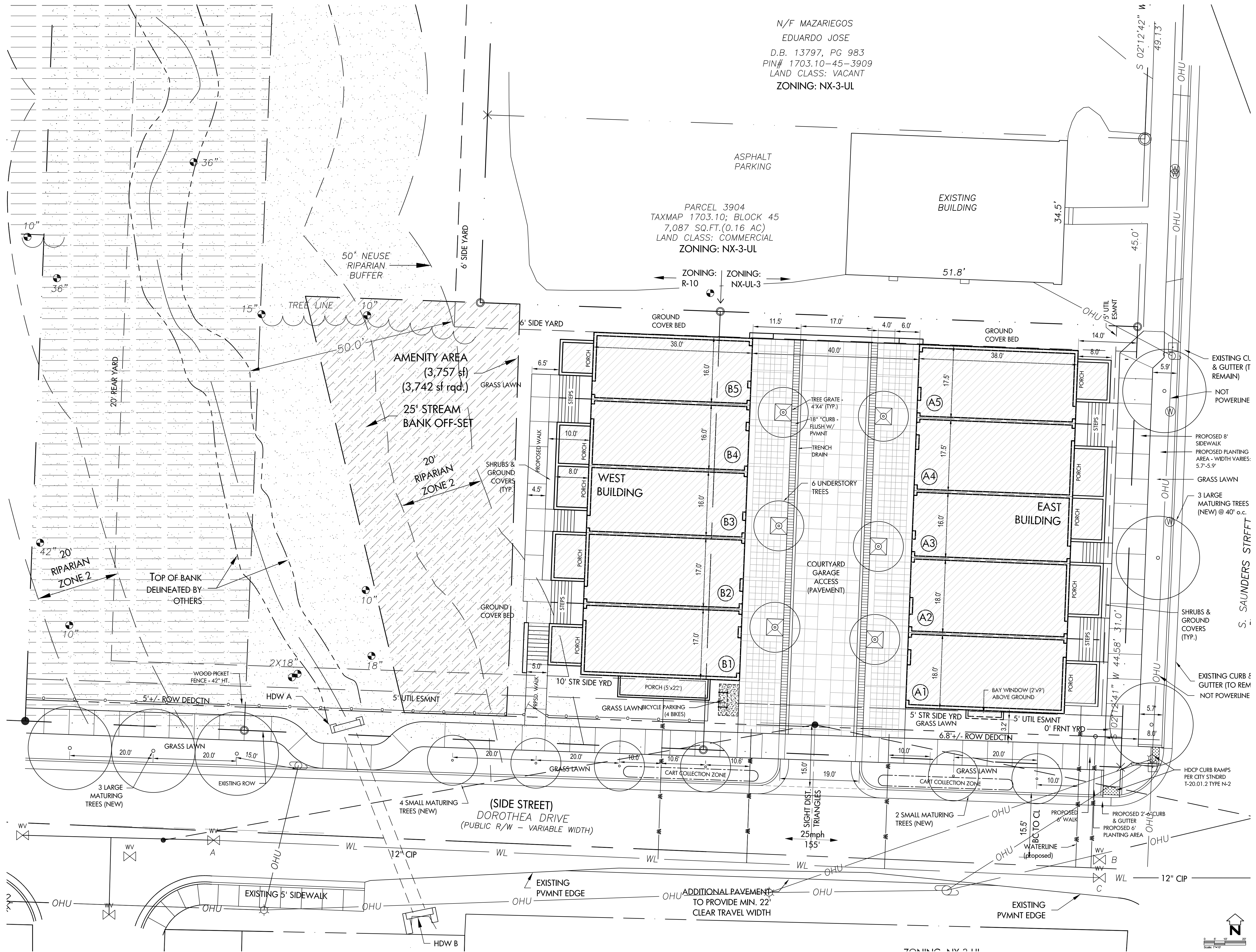


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 333 WADE AVENUE
 RALEIGH, NC 27605
 919-828-4428

N/F MAZARIEGOS
 EDUARDO JOSE
 D.B. 13797, PG 983
 PIN# 1703.10-45-3909
 LAND CLASS: VACANT
 ZONING: NX-3-UL

PARCEL 3904
 TAXMAP 1703.10; BLOCK 45
 7,087 SQ.FT.(0.16 AC)
 LAND CLASS: COMMERCIAL
 ZONING: NX-3-UL



Scale

Project 888-342-029

The Fourth Ward

CITYSPACE HOMES
 514-338 Daniels St.
 Raleigh, NC 27605

LANDSCAPE PLAN SCALE: 1"=10'

Revisions		
Number	Description	Date

Drawn By JET
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 Date Issued 11-15-2017
 L-400
 of