

Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

313 E CABARRUS OFFICES
SR-95-18

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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 type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 571461 Assigned Project Coordinator Assigned Team Leader STEGALL
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 313 Cabarrus Commercial Site		
Zoning District DX-3-DE	Overlay District (if applicable) HOD-G Prince Hall	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Commercial Office		
Property Address(es) 313 E Cabarrus		Major Street Locator: E. Cabarrus and Bloodworth
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1703-86-5919	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input checked="" type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
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. Change of Use and remodel of residential to commercial office space	
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 Wood Pile, LLC	Name (s) Gordon Smith
	Address 113 Fayetteville Street, Floor 6, Raleigh NC 27601	
	Phone 919-608-2708	Email gordonsmith333@gmail.com
CONSULTANT (Contact Person for Plans)	Company Crumpler Consulting Services, PLLC	Name (s) Josh Crumpler, PE
	Address 2308 Ridge Road, Raleigh, NC 27612	
	Phone 919-413-1704	Email josh@crumplerconsulting.com

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

Zoning Information	Building Information
Zoning District(s) DX-3-DE	Proposed building use(s) Commercial
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 2,320
Overlay District	Proposed Building(s) sq. ft. gross 4,632
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.396	Total sq. ft. gross (existing & proposed) 4,632
Off street parking: Required <input type="checkbox"/> Provided <input type="checkbox"/>	Proposed height of building(s) 35'-0"
COA (Certificate of Appropriateness) case # 128-16-CA	# of stories 2
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 11'-6"
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.10 ac acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.12 ac 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"/> Flood Study <input type="checkbox"/>
	FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

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

Josh Crumpler, PE

I hereby designate _____ 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.

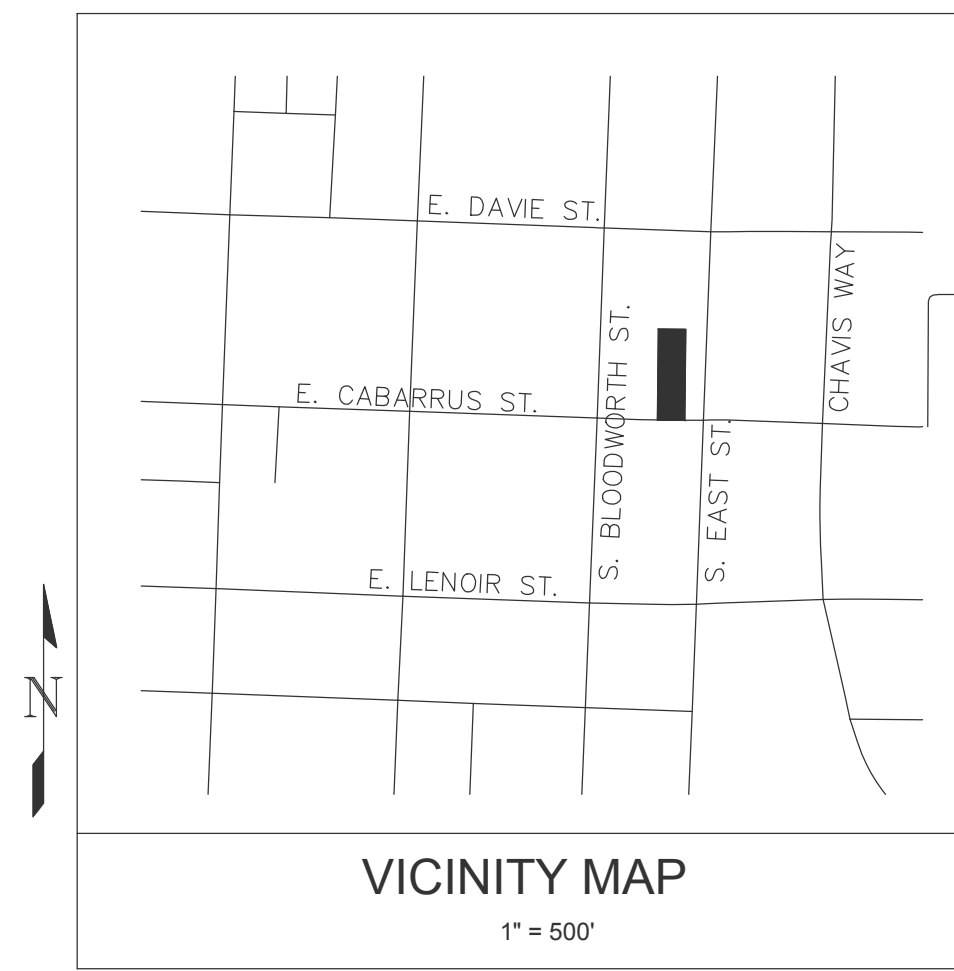
Signed *Gordon Smith* Sole Owner and Manager Date *July 18, 2018*

Printed Name _____

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 <u>City Code section on front cover.</u>	<input checked="" type="checkbox"/>	<input 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 <u>not required, provide City Code section on front cover.</u>	<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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



SITE PLANS FOR 313 E. CABARRUS OFFICES

313 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PREPARED FOR:
WOOD PILE, LLC
133 FAYETTEVILLE STREET, FLOOR 6
RALEIGH, NORTH CAROLINA 27601

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-1-B.

**Administrative Site Review Application
(for UDO Districts only)**

Development Services Customer Service Center | Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2400 | fax: 919-996-3333
Litchford Satellite Office | 8329 - 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"/> General	Transaction Number
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

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

GENERAL INFORMATION

Development Name: 313 Cabarrus Commercial Site

Zoning District: DX-3-DE Overlay District (if applicable): HO-D-G Prince Hall Inside City Limits? Yes No

Proposed Use: Commercial Office

Property Address: 313 E Cabarrus Major Street Location: E. Cabarrus and Bloodworth

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

P.I.N. 1703-86-5919 P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Hotels Office Mixed Residential New Residential Condo School Shopping Center Banks Industrial Building Single Multi-Unit Residential Condo Religious Institution Residential Condo Retail Garage Court Other: If other, please describe:

WORK SCOPE: Per City Code Section 9.2.2.B.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.
Change of Use and remodel of residential to commercial office space

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 9, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act

CLIENT/DEVELOPER/OWNER: Company: Wood Pile, LLC Name: Gordon Smith
Address: 113 Fayetteville Street, Floor 6, Raleigh NC 27601
Phone: 919-608-2708 Email: gordon.smith333@gmail.com Fax:

CONSULTANT (Contact Person for Plans): Company: Crumpler Consulting Services, PLLC Name: Josh Crumpler, PE
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone: 919-413-1704 Email: josh@crumplerconsulting.com Fax:

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information: Zoning District: DX-3-DE Proposed Building Use: Commercial

Overlay District: If more than one district, provide the acreage of each: Existing Building(s) vs. ft. gross: 2,330

Total Site Acres: Inside City Limits: Yes No: 0.396 Total sq. ft. gross (existing & proposed): 4,632

Off-street parking: Required: 0 Provided: 0 Proposed height of building: 35'-0"

CDA (Certificate of Appropriateness) case #: 12S-16-CA # of stories: 2

SDA (Special Design Approval) case #: Calling height of 1st floor: 11'-6"

CUD (Conditional Use District) case #: 2

Stormwater Information

Existing Impervious Surface: 0.10 ac acres/square feet Flood Hazard Area: Yes No

Proposed Impervious Surface: 0.12 ac acres/square feet If Yes, please provide: Abundant Soil Flood Study

Wetland Buffer: Yes No Wetlands: Yes No FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units 5. Bedroom Units: 3br 2br 3br 4br or more

2. Total # of Congregate Care Or Life Care Dwelling Units 6. Infill Development: 2.2.7

3. Total number of hotel units 7. Open space (only) or amenity

4. Overall total # of Dwelling Units (1-6 Above) 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: Josh Crumpler, PE to act 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: Gordon Smith, Site Owner and Manager Date: July 18, 2018

Printed Name: _____ Date: _____

Signed: _____ Date: _____

Printed Name: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SHEET	DESCRIPTION
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	GRADING AND STORMDRAINAGE PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPING PLAN
D-1	DETAILS

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
P-1553

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

COVER

313 E. CABARRUS OFFICES
313 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18022

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/28/18

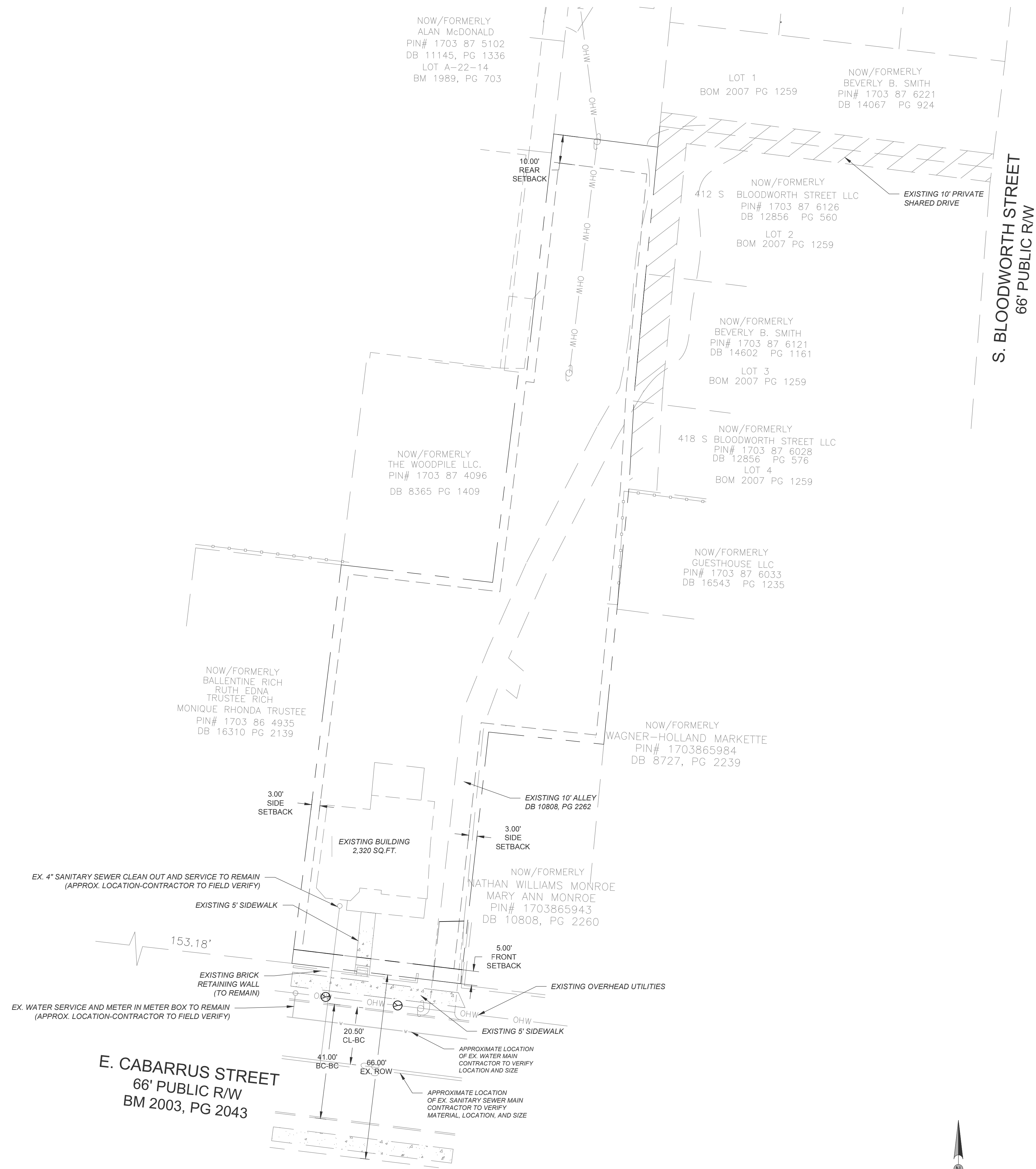
SCALE: NO SCALE

C-1

1 of 7

PLOTTED: 01 Oct 2018, 3:19pm, jcrumpler

CAD FILE: D:\CCS\Projects\2018\18022-5mm-313 Cabarrus\Bases\ LAYOUT: Existing Conditions



ADA NOTES

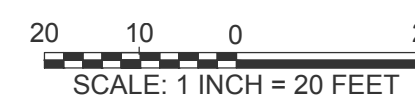
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING ABUTTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- OHW --- OHW --- EXISTING OVERHEAD POWER LINE
- - - EXISTING ABUTTING PROPERTY LINE
- - - EXISTING BUILDING SETBACK LINE
- - - EXISTING PARKING SETBACK LINE
- - - EXISTING EDGE OF PAVEMENT
- SS --- SS --- EXISTING SANITARY SEWER
- - - PROPOSED EDGE OF PAVEMENT
- [Pattern] EXISTING CONCRETE SIDEWALK

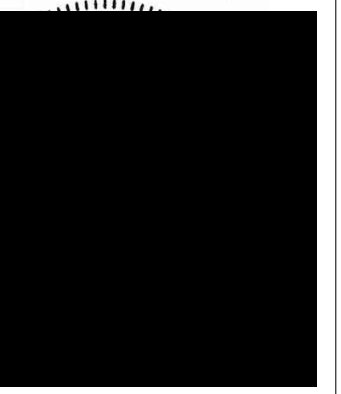
NOTES

1. EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY JOHN Y. PHELPS LAND SURVEYOR, DATED 07/02/18.
2. THE RECORDED PARCEL IS LOCATED IN BM 2007, PG 2516 WITH A DEED LOCATED IN DB 12856, PG 588, AND A PIN OF 1703-86-5919.
3. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
4. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
5. THIS DRAWING IS NOT FOR RECORDATION.



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-313-1704
P-1553



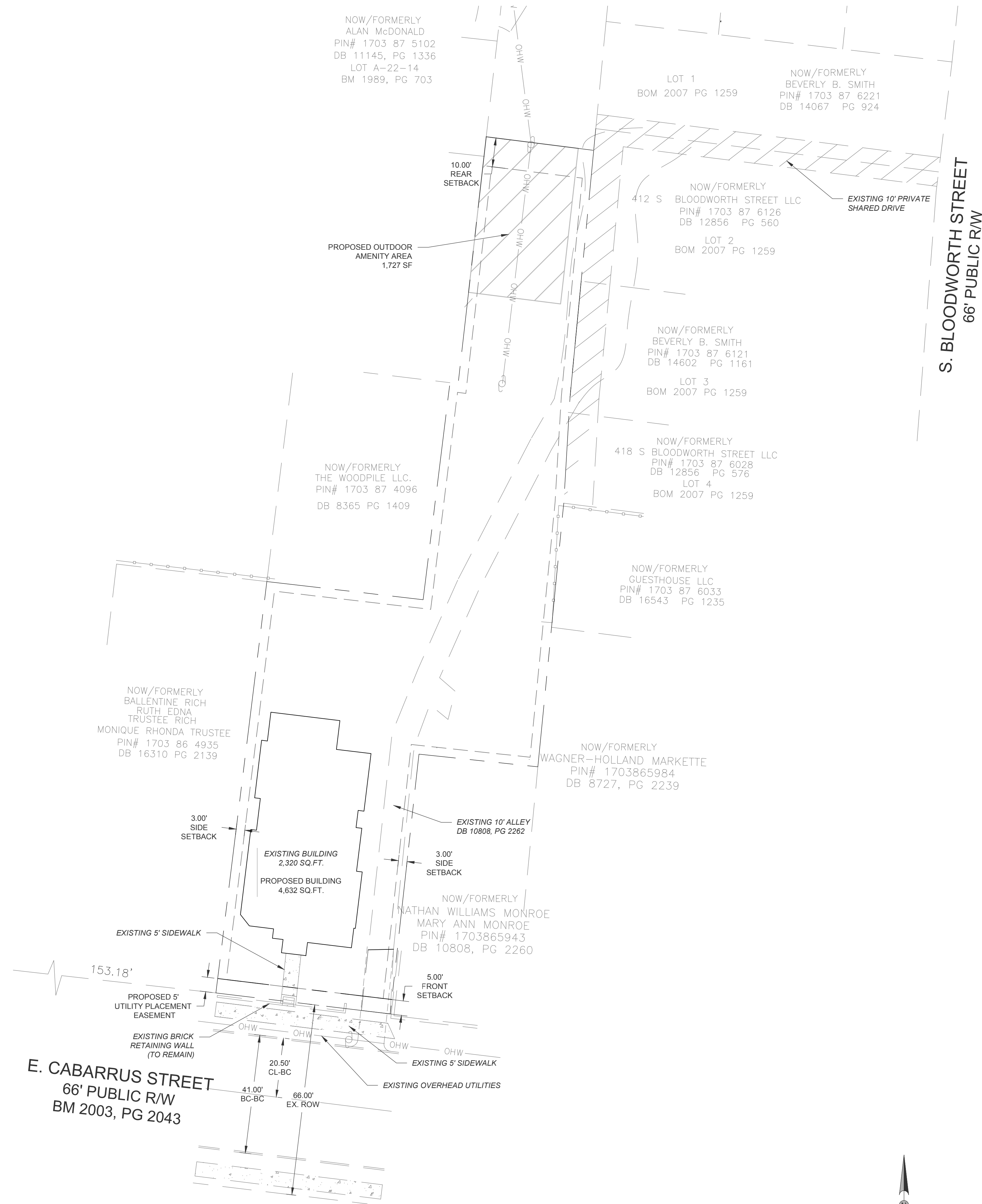
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN
313 E. CABARRUS OFFICES
313 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

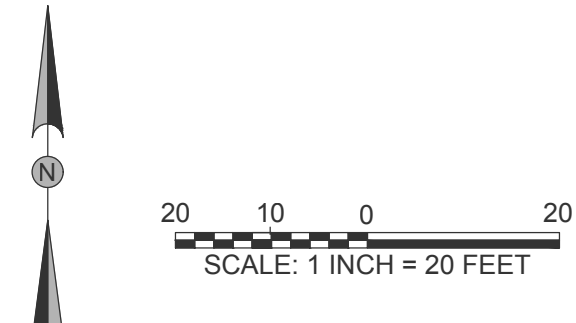
PROJECT NO.:	18022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'

C-2



S. BLOODWORTH STREET
66' PUBLIC R/W

E. CABARRUS STREET
66' PUBLIC R/W
BM 2003, PG 2043



ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW --- OHW --- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- SS --- SS --- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- [Pattern] EXISTING CONCRETE SIDEWALK
- [Pattern] PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: 313 E. CABARRUS OFFICES

SITE ADDRESS: 313 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1703-86-5919

TOTAL ACREAGE: 0.396 ACRES (17,251 SF)

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: DX-3-DE
OVERLAY DISTRICT: PRINCE HALL HOD-G

EXISTING USE: RESIDENTIAL
PROPOSED USE: OFFICE

BUILDING SETBACKS:
FRONT: 5'
SIDE STREET: 3'
SIDE: 3'
REAR: 10'

PRE DEVELOPMENT IMPERVIOUS AREA (AC): 0.10 AC
POST DEVELOPMENT IMPERVIOUS AREA (AC): 0.12 AC

OUTDOOR AMENITY AREA REQUIRED (10%): 1,725 SF
OUTDOOR AMENITY AREA PROVIDED (10%): 1,727 SF

PARKING CALCULATIONS:
1 PER 150 GROSS FLOOR AREA
10,000 SF EXEMPT FOR NONRESIDENTIAL USE

EXISTING PARKING:
N/A

REQUIRED PARKING:
-1 PARKING SPACES PER 150SF OF GROSS FLOOR AREA OR
1 PER 5 SEATS
-4,632SF/150SF=31 SPACES REQUIRED

PROPOSED PARKING:
0 PARKING SPACES PER NONRESIDENTIAL
USE UDO SECTION 7.1.3.A.1.D

BIKE PARKING REQUIRED: 4 SHORT TERM, 4 LONG TERM
BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM

OWNER/DEVELOPER:
WOOD PILE, LLC
133 FAYETTEVILLE STREET, FLOOR 6
RALEIGH, NORTH CAROLINA 27601

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NORTH CAROLINA 27612
(919) 413-1704

NOTES

1. EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY JOHN Y. PHELPS LAND SURVEYOR, DATED 07/02/18.
2. THE RECORDED PARCEL IS LOCATED IN BM 2007, PG 2516 WITH A DEED LOCATED IN DB 12856, PG 588, AND A PIN OF 1703-86-5919.
3. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
4. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
5. THIS DRAWING IS NOT FOR RECORDATION.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
F: 919-413-1553

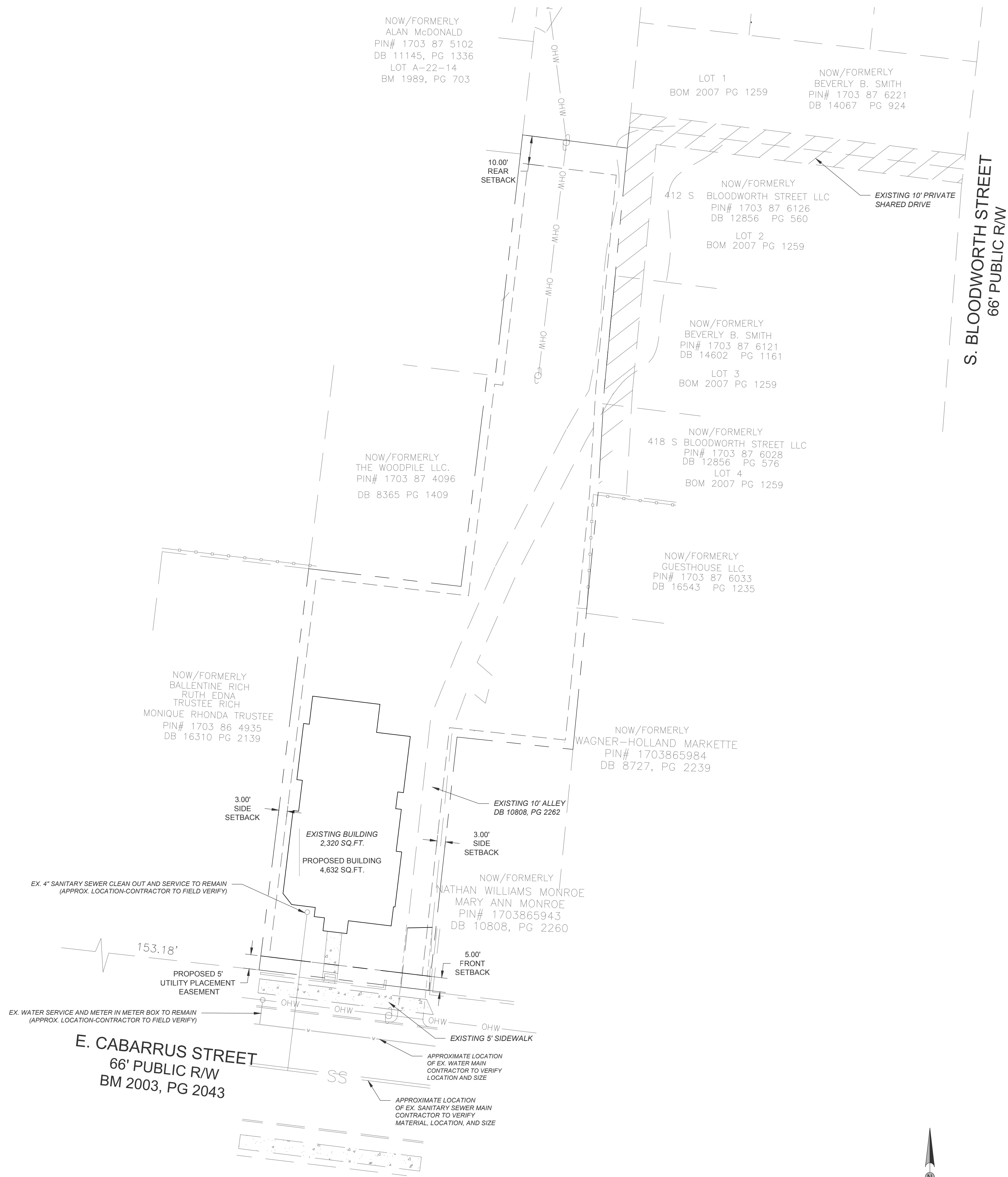
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

SITE PLAN

313 E. CABARRUS OFFICES
313 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	18022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'



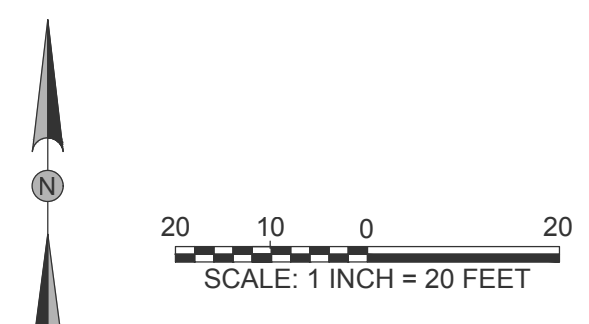
LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS SS	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT
[Pattern]	EXISTING CONCRETE SIDEWALK

CITY OF RALEIGH UTILITY NOTES

- 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 ENCASMENT 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.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE ACCORDING TO CORPUD STANDARDS. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 2" 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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 NCDWQ, 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.
- 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 STEPHEN CALVERLEY AT (919) 996-2334 OR STEVEN.CALVERLEY@raleighnc.gov FOR MORE INFORMATION.
- 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

- NOTES**
- EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY JOHN Y. PHELPS LAND SURVEYOR, DATED 07/02/18.
 - THE RECORDED PARCEL IS LOCATED IN BM 2007, PG 2516 WITH A DEED LOCATED IN DB 12856, PG 588, AND A PIN OF 1703-86-5919.
 - PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-733-1704
F: 919-733-1553

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

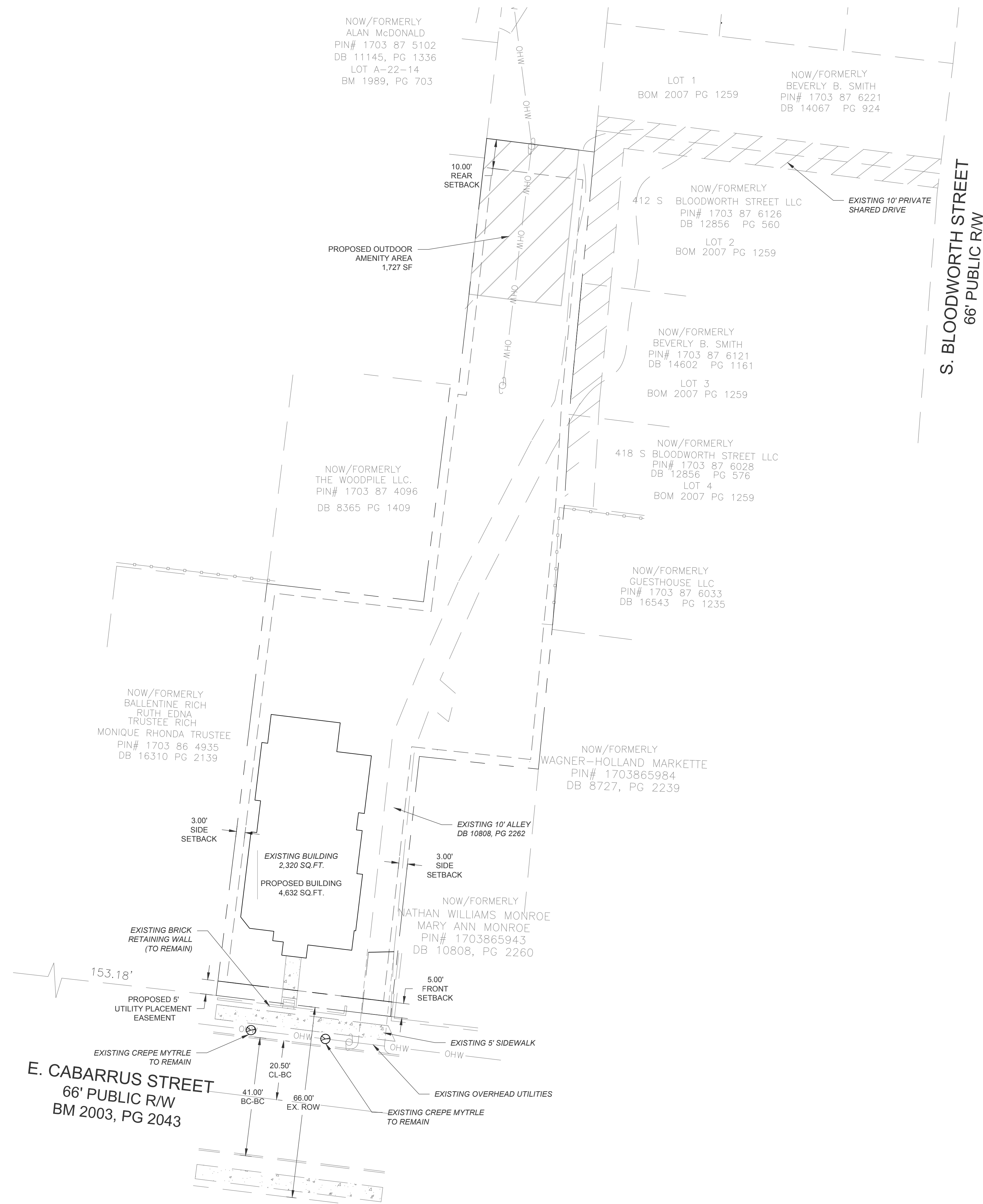
REV.	DATE	DESCRIPTION

UTILITY PLAN

313 E. CABARRUS OFFICES

313 E. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	18022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING CONCRETE SIDEWALK

LANDSCAPING NOTES

- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNINGS OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

NOTES

- EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY JOHN Y. PHELPS LAND SURVEYOR, DATED 07/02/18.
- THE RECORDED PARCEL IS LOCATED IN BM 2007, PG 2516 WITH A DEED LOCATED IN DB 12856, PG 588, AND A PIN OF 1703-86-5919.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170400J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.

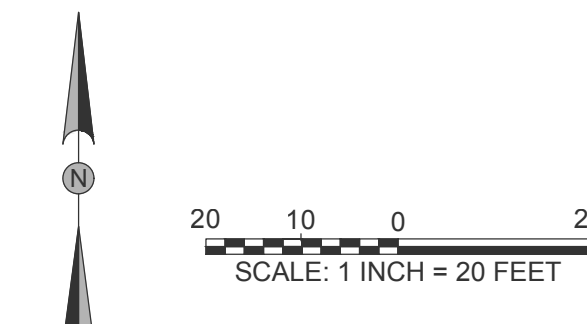
PLANTING REQUIREMENTS

- GENERAL PRODUCT REQUIREMENTS
 - PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:
 - 3/4" EXPANDED SLATE 80%
 - SANDY CLAY LOAM 20%
 - PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
 - COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT, IN ADDITION TO THE NATURAL SETTLING PROCESS.
- STRUCTURAL SOIL COMPONENTS:
 - ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
 - UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.)
 - SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
 - GRADATION: 3/4" #4 SIZE

SIEVE SIZE	% PASSING
1"	100
3/4"	90-100
3/8"	10-50
#4	0-10
 - TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-1096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
 - SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL"
 - TEXTURE:
 - 40 - 65% SAND
 - 15 - 25% SILT
 - 20 - 35% CLAY
 - 2 - 5 % ORGANIC MATTER
- PREPARATION:
 - GENERAL:
 - STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL
 - ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)
 - PREPARING SUBGRADE:
 - THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - LOOSEN HARD SPOTS, UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
 - PERFORATED UNDERDRAIN SYSTEM (IF USED):
 - INSTALL UNDER DRAIN SYSTEM WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.
- INSTALLATION OF STRUCTURAL SOIL MIX:
 - GENERAL:
 - INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
 - CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.
 - PLACING AND COMPACTING STRUCTURAL SOIL:
 - PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE THAT ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 - FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.
- TREE PIT PREPARATION:
 - TREE PIT EXCAVATION:
 - EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE:
 - EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA
 - PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBLE.
 - NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.
 - TREE PIT BACKFILL PLANTING MIX:
 - REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING:
 - PLANTING SOIL FOR TREES AS SPECIFIED
 - HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE.
 - DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

PROJECT NO.:	18022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

313 E CABARRUS STREET
 Address: PRINCE HALL
 Historic District:
 Historic Property: 128-16-CA
 Certificate Number: 08-25-2016
 Date of Issue: 02-25-2017
 Expiration Date:

- Remove existing 1-story addition;
 - construct new rear 2-story addition with 2-level rear porch;
 - construct new front steps.
- As of 9/23/16 conditions remain to be met for the following:
 Doors; Lighting, if any; Roofing material.

This card must be kept posted in a location visible to the public until all phases of the described project are complete. The work must conform with the rules of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 919-972-3238 and commission staff will coordinate the inspection with the Inspection Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Elizabeth J. [Signature]
 Elizabeth J. [Name]
 Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.



ALTERATION AND ADDITION
 313 E. CABARRUS STREET
 RALEIGH, NORTH CAROLINA

MAURER ARCHITECTURE
 115.5 EAST HARGETT STREET, SUITE 300
 RALEIGH, NORTH CAROLINA 27601
 TEL. 919-829-4969 FAX. 919-829-0860

DATE	09.07.18
DR.	mm
CH.	mm
PROJ. #	16088
REVISIONS	DATE

Proposed Exterior Elevations

COA Approval Certificate 128-16-CA

A2.1