Administrative Approval Action

Case File / Name: ASR-0033-2021
DSLC - Seaboard Block C

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of W. Peace Street, east of Halifax Street at 10 W. Franklin St.

REQUEST: Development of a 2.27 acre/99,082 sf tract zoned DX-7-UG. A new proposed 295,597 gross floor area mixed-use building development consisting of 204 multi-unit residential apartment units; 10,940 sf retail and 21,370 sf indoor recreation with 11,950 sf of restaurant ground floor spaces. Additionally, the proposed mixed-use development includes a new proposed 184,074 sf parking enclosure with 445 parking spaces.

Design Alternate - (DA-0012-2021): Design alternate for sidewalk, parking, landscaping and right-of-way along Semart Drive.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 dated February 8, 2022 by Stewart Inc.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Sheet L7, revise the proposed footcandle allowance along Seaboard Ave in accordance with UDO Sec.7.4.4.A; exceeds the max 2.0 footcandles at the right-of-way.

2. Coversheet, under the site data summary, revise and amend the 'proposed use' row to include 'Indoor Recreation' primary use.

3. Sheet L5 (and L7.0), revise the proposed lighting fixture locations and streetscape tree plantings; a min 20'ft radius distance is required for proposed lighting fixtures to the trunks of trees per UDO Sec.7.1.7.G

4. Coversheet, on the 'mixed-use building requirements' table and associated plan sheets, revise the 'provided' min ground floor height information row to match the heights as shown on the elevation sheets.

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5. Revise the Grading Sheet C5 & elevation sheets ASR2.1 and ASR2.3, using the Average Post-Development Grades per Sec.1.5.7.A & TC-4-20; remove the old building average spot grades along the building's footprint for pre/post development along the North/South Elevations (Primary Streets - Seaboard Ave & W. Franklin St respectively) and provide the Post-Development grades along the North & South grading & elevation sheets.

Engineering

6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. That the existing right-of-way for 2,651 sf along Seaboard Avenue is abandoned and a resolution number shown on all plats.

☑ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.

2. Comply with all conditions of DA-0012-2021.

Engineering

3. 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.

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

6. An encroachment submittal for the grease trap and other structures that are outside City of Raleigh Standards within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

7. A Public Access deed of easement be approved by City staff for the Alley between Seaboard Avenue and West Franklin Street, 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 day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

8. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

9. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

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10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

11. 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 (UDO 9.2).

12. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (15) understory street trees along Seaboard Ave. and (4) shade street trees along W. Franklin St.

14. A public infrastructure surety for (10) tree lawn street trees and (3) tree grate trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: June 22, 2025
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.

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I hereby certify this administrative decision.

Signed: _____ Date: 02/23/2022
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

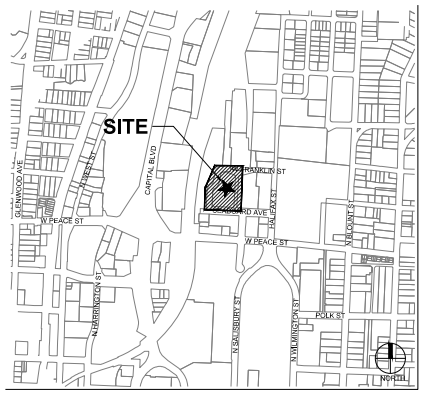
SEABOARD STATION - BLOCK C

10 W FRANKLIN ST
RALEIGH, NC 27604

CITY OF RALEIGH
ADMINISTRATIVE SITE REVIEW

ASR-0033-2021

INITIAL SUBMITTAL - APRIL 9, 2021
RESUBMITTAL - SEPTEMBER 15, 2021
RESUBMITTAL - NOVEMBER 29, 2021
RESUBMITTAL - FEBRUARY 8, 2022



VICINITY MAP
SCALE: 1" = 500'

VEHICULAR PARKING

Non-Residential	Square Footage	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Retail	10,940	0	0	N/A	1/300 SF	36
Indoor Recreation	21,370	0	0	N/A	1/300 SF	71
Restaurant*	11,950	0	0	N/A	1/150 SF	80
						187

Residential	Units	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Studio and 1 Bedroom	141	0	0	N/A	2/unit	282
2 Bedroom	60	0	0		2/unit	120
3 Bedroom (Residential Exterior Entrance Apartment Units)	3	0	0		2/unit	6
Total Units	204	0	0			408

Total Required:	0
Total Allowed:	595
Total Provided:	445
Accessible Spaces:	16

1. Per UDO Section 7.1.3.A.1, no parking is required and a maximum of 2 spaces are allowed for each dwelling unit.
2. Proposed Restaurant Use Parking requirements are not known at this time, based on seating, shall not exceed the count provided based on the use. If it does, revised parking and spaces must be provided for future use if it exceeds the designated spaces provided.

BIKE PARKING

Short Term	SF/ Units	Rate	Required
Retail	10,940	1/5000 SF	2
Indoor Recreation	21,370	1/5000 SF	4
Restaurant	11,950	1/50000 SF	4
Residential	204	1/20 units	10
		Total Required:	20
		Total Provided:	20

Long Term	Square Footage / Units	Rate	Required
Retail	10,940	None	None
Indoor Recreation	21,370	None	None
Restaurant	11,950	1/25000 SF	4
Residential	204	None	None
		Total Required:	4
		Total Provided:	4

*Located within building, see Sheet ASR-1.0.

AMENITY AREA REQUIREMENTS

TOTAL SITE AREA	TOTAL AMENITY AREA REQUIRED	TOTAL AMENITY AREA PROVIDED
101,747	10,175	13,286 SF

SEE ARCHITECTURE DRAWINGS FOR DETAILS.

MIXED USE BUILDING REQUIREMENTS

		REQUIRED	PROVIDED
A3	AMENITY AREA	10% - 10,193SF	13,286 SF> 10%
B	BUILDING SETBACKS		
B1	From Primary Street (Min.)	3'	17'
B2	From Side Street (Min.)	3'	N/A
B3	From Rear Street (min.)	0' or 6'	N/A
B4	From Side Lot Line (Min.)	0' or 6'	2.38' - 33'
B4	From Alley (min.)	5'	13'
C	PARKING SETBACKS		
C1	From Primary Street (Min.)	10'	43.50' and 181.17'
C2	From Side Street (Min.)	10'	n/a
C3	From Side Lot Line (min.)	0' or 3'	23.62'
C4	From Rear Lot Line (Min.)	0' or 3'	n/a
C5	From Alley (min.)	5'	119.04'
E	FLOOR HEIGHTS		
E2	Ground Story Height Floor to Floor (Min.)	15'	varies 13'-6" - 26'-6"
E3	Upper Story Height Floor to Floor (Min.)	9'	11'-8"
F	TRANSPARENCY		
F1	Ground Story (Min.)	66%	69% & 71%
F2	Upper Story (Min.)	20%	39% & 42%
F3	Blank Wall Area (Max.)	20'	20'

BUILD-TO

FRONTAGE: URBAN GENERAL (UG)	REQUIRED	PROVIDED
W. FRANKLIN STREET (PRIMARY STREET) (246')		
BUILD-TO	0'/20'	0'
BUILDING WIDTH	70% (172')	85% (208')
SEABOARD AVENUE (PRIMARY STREET) (316')		
BUILD-TO	0'/20'	0'
BUILDING WIDTH	70% (221')	90% (283')

1. Per TC-5(A)-18, Seaboard Ave. & W. Franklin St shall be designated as the Primary Street.

REFERENCES

REF. TYPE	TRANS #	DATE
COR SKETCH PLAN	SCOPE-0051-2021	April 1, 2019
VARIANCE (BLOCK PERIMETER)	A-96-19	August 12, 2019
DESIGN ALTERNATE	DA-0012-2021	November 12, 2021
STREET CLOSURE		

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C0.01	PRIOR APPROVALS
C0.60	RECOMBINATION, ESMNT, R.O.W. DEDICATION & ABANDONMENT (BLOCK B)
C0.90	RECOMBINATION, ESMNT, R.O.W. DEDICATION & ABANDONMENT (BLOCK B)
C1.00	ALTA NSPS LAND TITLE SURVEY
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPERTY LINE & EASEMENT PLAN
C1.20	TREE CONSERVATION PLAN
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	TRANSPORTATION PLAN
C3.02	BUILD-TO & SETBACKS PLAN
C3.10	FIRE ACCESS PLAN
C3.11	WASTE MANAGEMENT PLAN
C3.20	SIGNAGE AND PAVEMENT MARKING PLAN
C5.00	GRADING AND STORM DRAINAGE PLAN
C6.00	UTILITY PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
L5.00	PLANTING PLAN
L6.00	PLANTING & SOIL DETAILS
L6.01	PLANTING & SOIL DETAILS
L7.00	SITE LIGHTING PLAN
ASR1.0	P2 - PARKING-RETAIL
ASR1.1	P1 - PARKING-RETAIL
ASR1.2	R1 - 1ST FLOOR RESIDENTIAL (PODIUM)
ASR1.3	R2 - 2ND FLOOR RESIDENTIAL
ASR1.4	R3 - 3RD FLOOR RESIDENTIAL
ASR1.5	R4 - 4TH FLOOR RESIDENTIAL
ASR1.6	R5 - 5TH FLOOR RESIDENTIAL
ASR1.7	ROOF PLAN
ASR2.1	NORTH ELEVATION FACING W. FRANKLIN STREET
ASR2.2	EAST ELEVATION FACING ABEL ALLEY
ASR2.3	SOUTH ELEVATION FACING SEABOARD AVENUE
ASR2.4	WEST ELEVATION FACING SEWART DRIVE
ASR3.0	OUTDOOR AMENITY PLANTINGS

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND 'THE LATEST EDITION OF THE NCDOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES', NCDOT 'ROADWAY STANDARD DRAWING MANUAL', AND THE NCDOT SUPPLEMENT TO THE MUTCD.
4. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

NOTE:
THE APPROVED SITE PLAN INCLUDES IMPROVEMENTS THAT ARE, IN WHOLE OR IN PART, LOCATED WITHIN AN EXISTING DUKE ENERGY EASEMENT LOCATED AT THE SUBJECT PROPERTY. DEVELOPMENT OF THE SUBJECT PROPERTY MUST BE IN COMPLIANCE WITH THE APPROVED SITE PLAN AND ALL ASSOCIATED DEVELOPMENT APPROVALS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER/DEVELOPER TO COORDINATE WITH DUKE ENERGY REGARDING THE USE OF THE EASEMENT AREA. ANY MODIFICATIONS TO THE APPROVED SITE PLAN OR ANY ASSOCIATED DEVELOPMENT APPROVALS THAT MAY BE REQUIRED DUE TO THE EXISTING DUKE ENERGY EASEMENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY, AS REQUIRED BY THE APPLICABLE PROVISIONS OF THE CITY'S UNIFIED DEVELOPMENT ORDINANCE.

SITE DATA

PROJECT NAME:	SEABOARD STATION - BLOCK C
SITE ADDRESS:	10 W FRANKLIN ST, RALEIGH, NC 27604
COUNTY:	WAKE
PARCEL PIN #:	1704.19-62-7406
PARCEL OWNER:	SEABOARD I LLC, SEABOARD II LLC
PARCEL AREA:	2.27 AC/99,082 SF
TOTAL SITE GROSS ACREAGE:	2.27 AC/99,082 SF
ROW ABANDONMENT:	0.06 AC/ 2,651 SF
NET ACREAGE:	2.34 AC/101,733 SF
CURRENT ZONING:	DX-7-UG
PROPOSED ZONING:	DX-7-UG
EXISTING LAND USE:	MIXED -USE, RETAIL, RESIDENTIAL
PROPOSED LAND USE:	MIXED -USE, RETAIL, RESIDENTIAL
FLOOD PLAIN DATA:	NA
RIVER BASIN:	NEUSE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MAX BUILDING HEIGHT:	7 STORIES
PROPOSED BUILDING HEIGHT:	7 STORIES
GROSS RETAIL AREA:	10,940 SF
GROSS INDOOR RECREATION:	21,370 SF
GROSS RESTAURANT AREA:	11,950 SF
GROSS RESIDENTIAL AREA:	239,796 SF
TOTAL GROSS AREA:	285,597 SF
PARKING AREA:	184,074 SF
AMENITY AREA:	13,286 SF
TREE CONSERVATION AREA:	N/A
TOTAL LIMITS OF DISTURBANCE:	3.17 AC/ 137,896 SF
EXISTING IMPERVIOUS AREA	2 AC/ 89,533 SF
PROPOSED IMPERVIOUS AREA:	2.2 AC/ 95,794 SF
PARKING DATA:	
REQUIRED PARKING:	0 SPACES
PROPOSED PARKING:	445 SPACES

APPLICATION

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the Permit and Development Portal. (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☑

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision case #: _____
☐ Attached	☑ Mixed use	Scoping/sketch plan case #: SCOPE-0051-2021
☐ Apartment	☐ Open lot	Certificate of Appropriateness #: _____
☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: DA-0012-2021

GENERAL INFORMATION

Development name: Seaboard Station Block C
Inside City limits? Yes ☑ No ☐
Property address(es): 10 W FRANKLIN ST
Site P.I.N.(s): 1704.19-62-7406
Please describe the scope of work. Include any additions, expansions, and change of use.
New construction, mixed use development including residential, retail, restaurant, and an integrated parking deck.

Current Property Owner/Developer Contact Name: Rob Steward
NOTE: please attach purchase agreement when submitting this form.

Company: Seaboard I LLC & Seaboard II LLC	Title: Vice President
Address: 760 Maine Avenue SW, Washington, DC 20024	
Phone #: 202.618.8948	Email: rsteward@hoffman-dev.com
Applicant Name: Joseph Pung	
Company: Stewart Inc	Address: 223 S. West Street, Suite 1100, Raleigh, NC 27603
Phone #: 919.866.4709	Email: jpung@stewartinc.com

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): DX-7-UG	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 24,120 SF
Gross site acreage: 2.27 AC	New gross floor area: 295,597 SF
# of parking spaces required: 0	Total sf gross (to remain and new): 295,597 SF
# of parking spaces proposed: 445	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 7
Existing use (UDO 6.1.4): Mixed Use	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 2 Square Feet: 89,533	Proposed Impervious Surface: Acres: 2.2 Square Feet: 95,794
Is this a flood hazard area? Yes ☐ No ☑	
If yes, please provide:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
Neuse River Buffer Yes ☐ No ☑	Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 220	Total # of hotel units:
# of bedroom units: 1br 141 2br 60 3br 3	4br or more
# of lots: 1	Is your project a cottage court? Yes ☐ No ☑

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Joseph Pung, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: _____ Date: 11/29/2021
Printed Name: Joseph Pung

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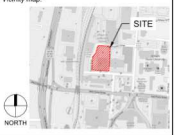
STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C21012

Client:
HOFFMAN
INNOVATING URBAN LIFE

Consultants:
CLINE DESIGN

Vicinity map:


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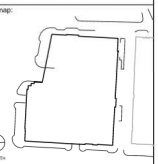


Seal:

Project:
SEABOARD STATION - BLOCK C

Issued for:
ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	2021.06.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3	2022.02.08	ASR REVISION 3

Title:
COVER SHEET

Sheet #:
C0.00

CLIENT

HOFFMAN

HOFFMAN & ASSOCIATES
11 WEST FRANKLIN ST.
RALEIGH, NC 27604
CONTACT: ROB STEWARD, VICE PRESIDENT OF DEVELOPMENT
202.838.1158 (T)
703.967.8377 (C)
RSTEWARD@HOFFMAN-DEV.COM

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

STEWART
223 S. WEST STREET
SUITE 1100
RALEIGH, NC 27603
T 919.380.8750
FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # C21012

STEWART INC. - CIVIL
CONTACT: NATALIE CARMEN, PE
CIVIL ENGINEER
919.866.4776 (T)
NCARMEN@STEWARTINC.COM

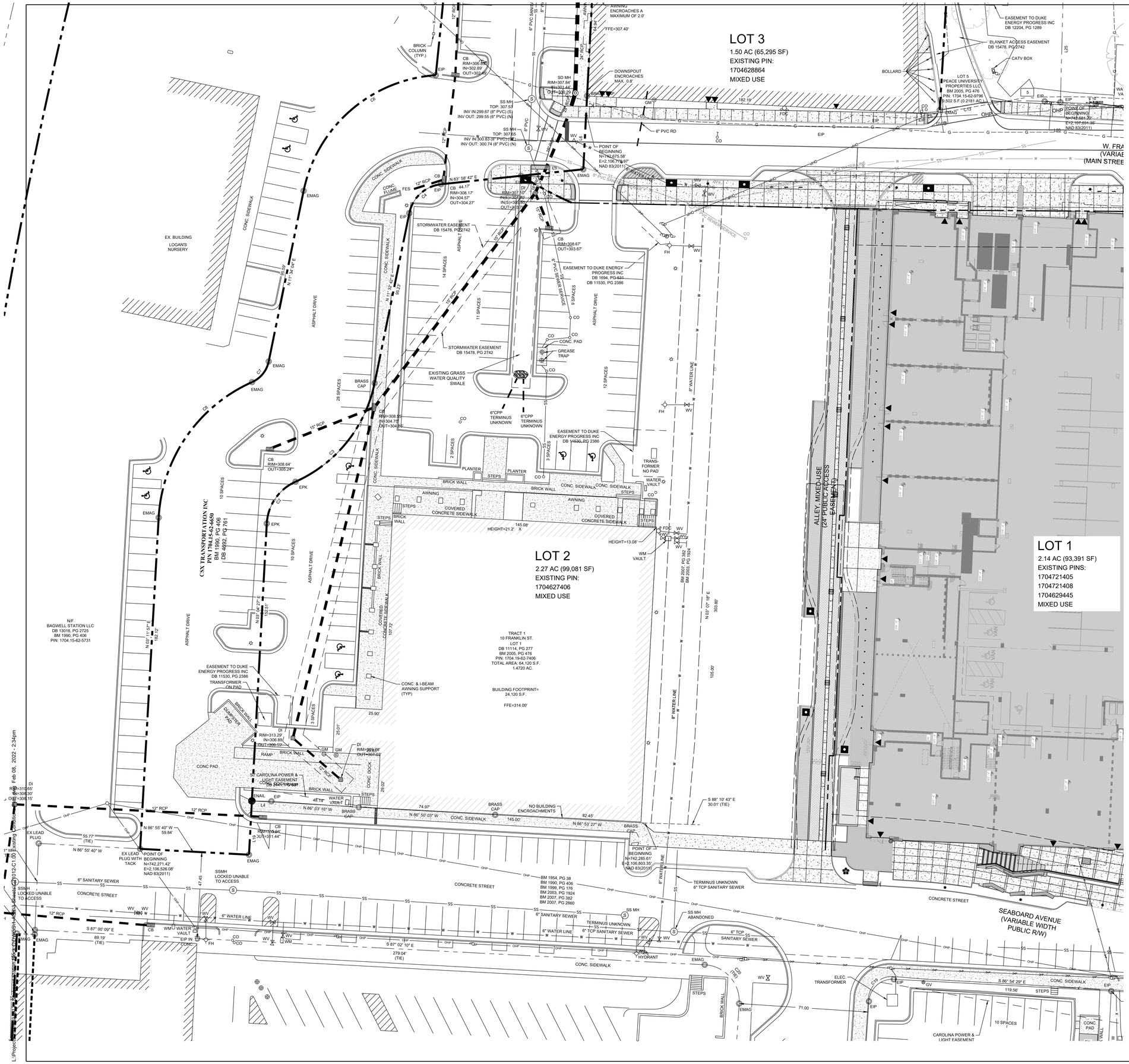
STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JOE PUNG, PLA, LEED AP
LANDSCAPE ARCHITECT
919.866.4709 (T)
JPUNG@STEWARTINC.COM

ARCHITECTURE

CLINE DESIGN

CLINE DESIGN ASSOCIATES, PA
125 N. HARRINGTON STREET
RALEIGH, NC 27603
CONTACT: BRETT W. POWELL, AIA
919.833.5413 ext 4149 (T)
919.500.1948 (C)
CLINEDESIGNASSOC.COM

L:\Projects\2021\C21012 - Seaboard Station Block C\DWGS\1-ASR\Sheets\C21012-C0.00 Cover.dwg Feb 10, 2022 - 2:36pm



SURVEY LEGEND:

	SURVEY CONTROL POINT
EIP	EXISTING IRON PIPE
ECM	EXISTING CONCRETE MONUMENT
	COMPUTED POINT
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY FORCEMAIN VALVE
	HYDRANT
WV	WATER VALVE
WM	WATER METER
	WATER MANHOLE
	WATER VAULT
	WELL
GV	GAS VALVE
GM	GAS METER
	TELEPHONE MANHOLE
TPED	TELEPHONE PEDESTAL
	TV MANHOLE
CATV	TV PEDESTAL
FOWP	FIBER OPTIC WITNESS POST
FO	FIBER OPTIC BOX
	ELECTRIC MANHOLE
EM	ELECTRIC METER
EB	ELECTRIC BOX
	UTILITY POLE
	GUY POLE
	GUY WIRE
	LIGHT POLE
	MANHOLE
	TRAFFIC SIGNAL BOX
	TRAFFIC SIGNAL POST
MW	MONITORING WELL
BOR	BORING LOCATION
	BOLLARD
	SIGN
FF=267.18'	FINISHED FLOOR ELEVATION
	DECIDUOUS TREE
	EVERGREEN TREE
	BUSH
—X—	WIRE FENCE
—O—	CHAIN LINK FENCE
—T—	UNDERGROUND TELEPHONE LINE
—FO—	UNDERGROUND FIBER OPTIC LINE
—G—	UNDERGROUND GAS LINE
—E—	UNDERGROUND ELECTRIC LINE
—W—	UNDERGROUND WATER LINE
—SS—	SANITARY SEWER LINE
= = =	STORM DRAIN LINE
—OHW—	OVERHEAD WIRES
—U—	UNIDENTIFIED LINE
	UNKNOWN DESTINATION
	CONCRETE SURFACE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CB	CATCH BASIN

TREE LEGEND:

IO	AMERICAN HOLLY
JV	EASTERN RED CEDAR
LI	CREPE MYRTLE
MG	SOUTHERN MAGNOLIA
PO	EASTERN SYCAMORE
PT	LOBLOLLY PINE
QR	RED OAK

EXAMPLE: 10QR = 10" RED OAK

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.

STEWART
223 S. WEST ST., #1100
RALEIGH, NC 27603
T:919.380.8750
FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21012

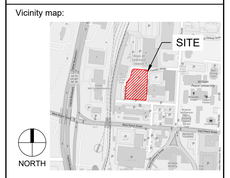
Client:

HOFFMAN
INNOVATING URBAN LIFE

Consultants:

CLINE DESIGN

Vicinity map:



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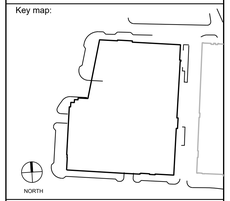


Seal:

0 10 20 40
SCALE: 1"=20'
NORTH

Project:

SEABOARD STATION - BLOCK C

Issued for:

ADMINISTRATIVE SITE REVIEW

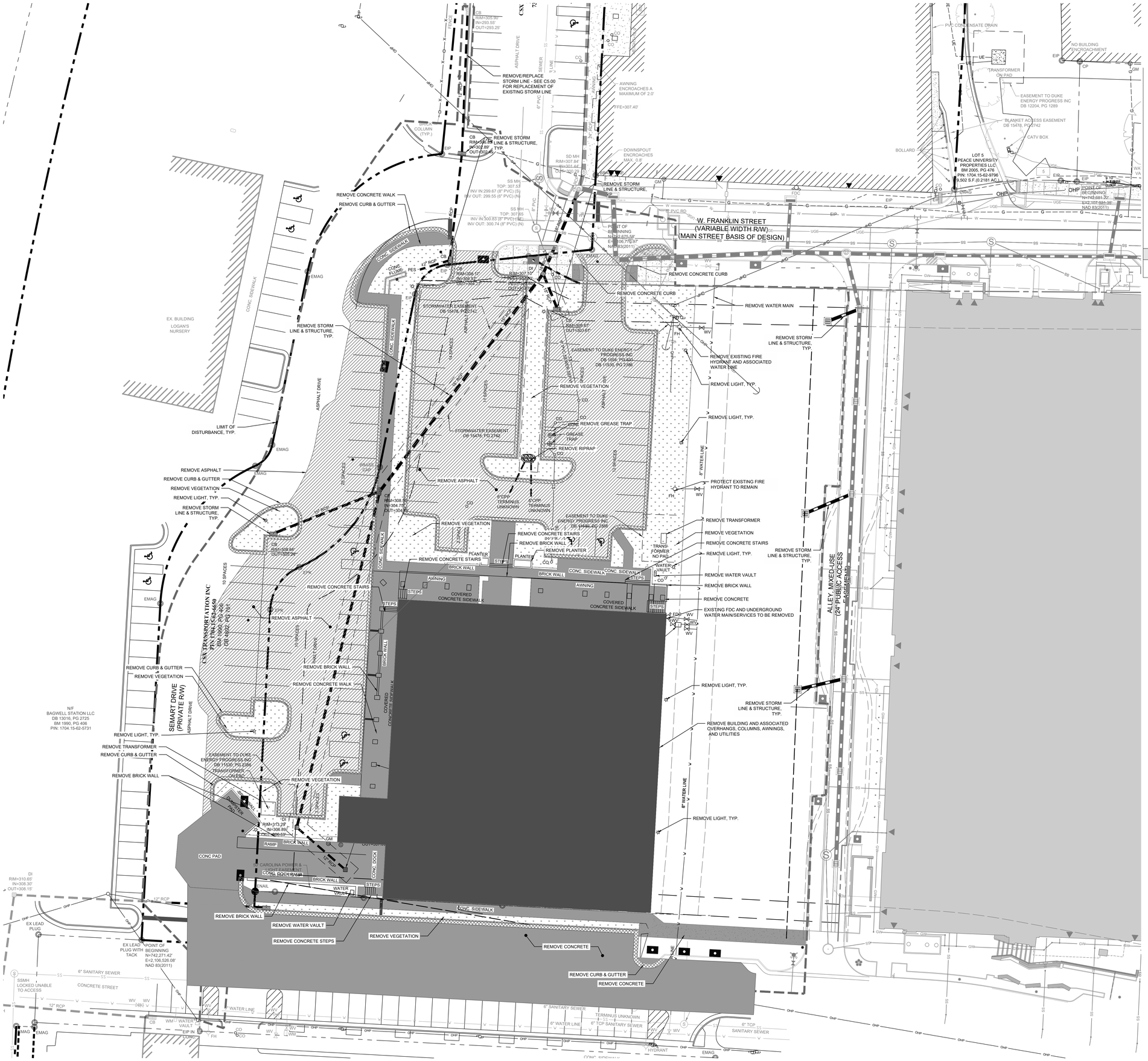
No.	Date	Description
1	2021.09.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3	2022.02.08	ASR REVISION 3

Title:

EXISTING CONDITIONS PLAN

Project number: C21012
Issued Date: 04.09.2021
Drawn by: JCP
Approved by: CRM
Sheet #: C1.01

L:\Projects\C21012-C1.00 Existing Conditions.dwg Feb 08, 2022 - 2:34pm



5		REMOVE CONCRETE	N/A
6		REMOVE RIPRAP	N/A
7		REMOVE VEGETATION	N/A
8	W	REMOVE WATER LINE	N/A
9	SS	REMOVE SANITARY SEWER LINE	N/A
10		REMOVE STORM DRAINAGE	N/A
11	X	REMOVE FENCE	N/A
12	TP	TREE PROTECTION FENCE	#/C9.XX
13		LIMITS OF DISTURBANCE	N/A
14		COORDINATE LIGHT POLE REMOVAL	N/A
15		REMOVE TREE	N/A
16		REMOVE TREELINE	N/A
17		REMOVE WHEEL STOP	N/A
18		REMOVE CURB & GUTTER	N/A
19		REMOVE SIGN	N/A

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND DEMOLITION NOTES.

223 S. WEST ST., #1100
RALEIGH, NC 27603
T:919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21012

Client:

HOFFMAN

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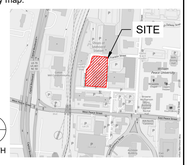
Consultants:

CLINE DESIGN

Vicinity map:



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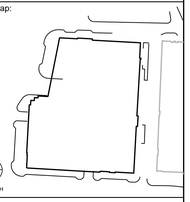


Seal:

0 10 20 40

SCALE: 1" = 20'

NORTH

Project:

SEABOARD STATION - BLOCK C

Issued for:

ADMINISTRATIVE SITE REVIEW

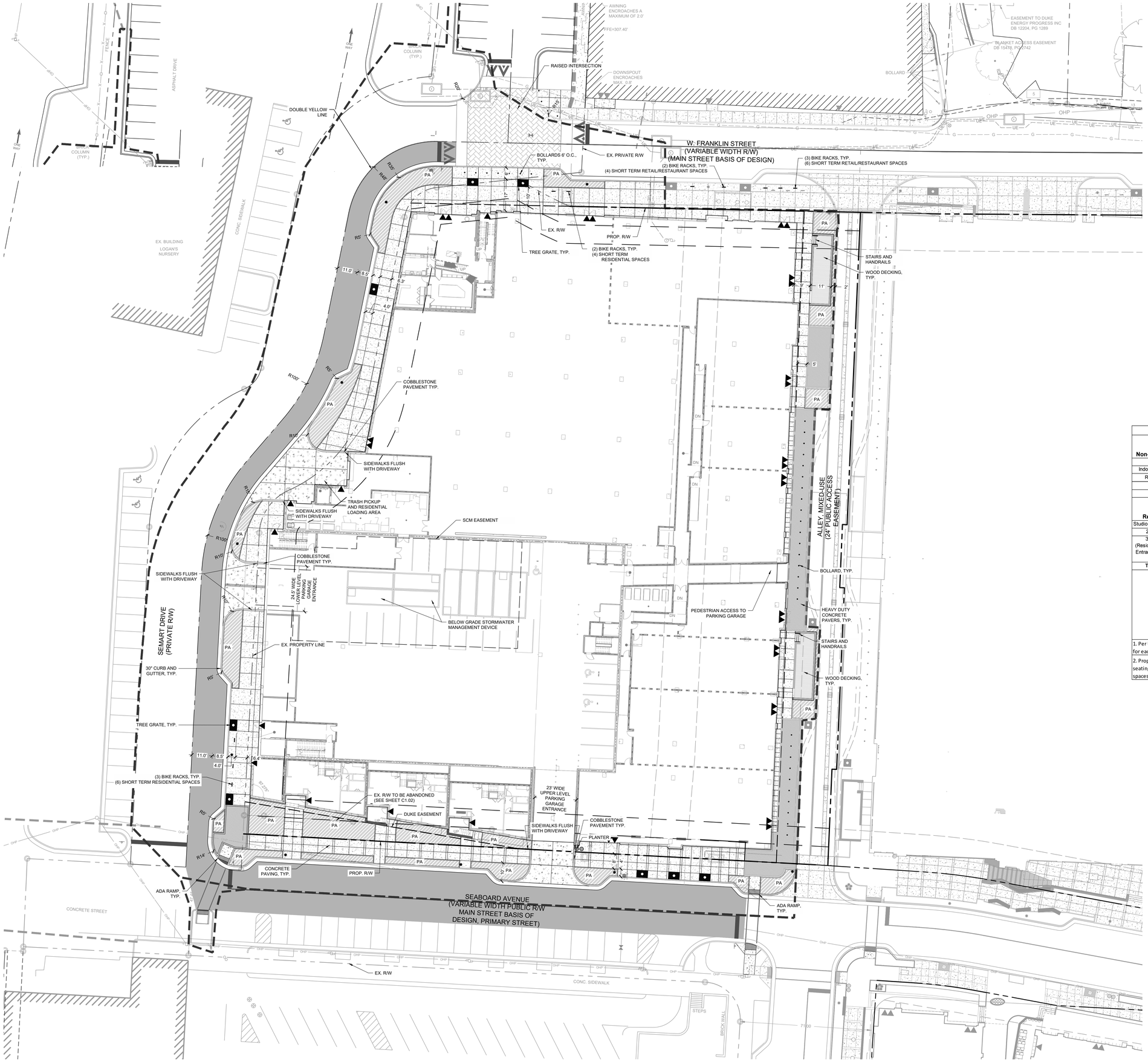
No.	Date	Description
1	2021.09.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3	2022.02.08	ASR REVISION 3

Title:

DEMOLITION PLAN

Project number: C21012
Issued Date: 04.09.2021
Drawn by: JCP
Approved by: CRM

Sheet #: C2.00



- PROPOSED CONCRETE PAVERS
- PROPOSED STAMPED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED STANDARD CROSSWALK
- PROPOSED HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED KEYSTONE WALL
- PROPOSED DETECTABLE WARNING PAVERS
- PROPOSED PEDESTRIAN LIGHT
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PA PLANTING AREA
- LIMITS OF DISTURBANCE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT OF WAY
- EASEMENT
- PROPOSED TREE GRATE
- EXISTING TREE GRATE
- PROPOSED WATER METER
- PROPOSED GREASE TRAP

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
2. REFER TO TRANSPORTATION PLAN FOR DIMENSIONS.

VEHICULAR PARKING

Non-Residential	Square Footage	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Retail	10,940	0	0	N/A	1/300 SF	36
Indoor Recreation	21,370	0	0	N/A	1/300 SF	71
Restaurant^	11,950	0	0	N/A	1/150 SF	80
						187

Residential	Units	Required Rate	Required	DX Deductions	Allowed Rate	Allowed
Studio and 1 Bedroom	141	0	0	N/A	2/unit	282
2 Bedroom	60	0	0		2/unit	120
3 Bedroom (Residential Exterior Entrance Apartment Units)	3	0	0		2/unit	6
Total Units	**204**	**0**	**0**			**408**
					Total Required:	**0**
					Total Allowed:	**595**
					Total Provided:	**445**
					Accessible Spaces:	**16**

1. Per UDO Section 7.1.3.A.1, no parking is required and a maximum of 2 spaces are allowed for each dwelling unit.

2. Proposed Restaurant Use Parking requirements are not known at this time, based on seating, shall not exceed the count provided based on the use. If it does, revised parking and spaces must be provided for future use if it exceeds the designated spaces provided.

BIKE PARKING

Short Term	SF/ Units	Rate	Required
Retail	10,940	1/5000 SF	2
Indoor Recreation	21,370	1/5000 SF	4
Restaurant	11,950	1/50000 SF	4
Residential	204	1/20 units	10
		Total Required:	**20**
		Total Provided:	**20**

Long Term	Square Footage / Units	Rate	Required
Retail	10,940	None	None
Indoor Recreation	21,370	None	None
Restaurant	11,950	1/25000 SF	4
Residential	204	None	None
		Total Required:	**4**
		Total Provided:	**4**

*Located within building, see Sheet ASR-1.0.

223 S. WEST ST., #1100
RALEIGH, NC 27603
T:919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21012

Client:

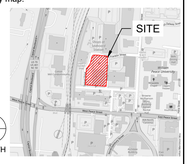
HOFFMAN

INNOVATING URBAN LIFE

Consultants:

CLINE DESIGN

Vicinity map:



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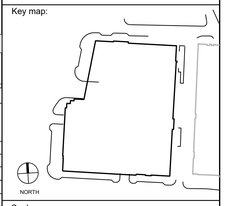


Seal:

0 10 20 40

SCALE: 1" = 20'

NORTH

Project:

SEABOARD STATION - BLOCK C

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	2021.09.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3	2022.02.08	ASR REVISION 3

Title:

SITE PLAN

Project number: C21012
Issued Date: 04.09.2021
Drawn by: JCP
Approved by: CRM

Sheet #: C3.00

	EXISTING SANITARY SEWER MANHOLE	N/A
	PROPOSED SANITARY SEWER MANHOLE	#/C9.XX
	PROPOSED CLEANOUT	#/C9.XX
FDC	PROPOSED FDC	#/C9.XX
	PROPOSED BACKFLOW METER	#/C9.XX
PIV	PROPOSED POST INDICATOR VALVE (PIV)	#/C9.XX
	GREASE INTERCEPTOR	#/C9.XX
	300' HYDRANT COVERAGE CIRCLE	N/A
	LIMITS OF DISTURBANCE	N/A

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.

223 S. WEST ST., #1100
RALEIGH, NC 27603
T:919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21012

Client:

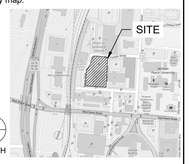
HOFFMAN

INNOVATING URBAN LIFE

Consultants:

CLINE DESIGN

Vicinity map:



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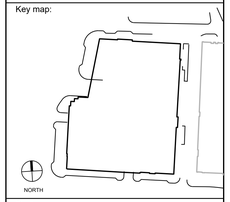

Seal:

[redacted]

0 10 20 40

SCALE: 1" = 20'

NORTH

Project:

SEABOARD STATION - BLOCK C

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	2021.09.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3	2022.02.08	ASR REVISION 3
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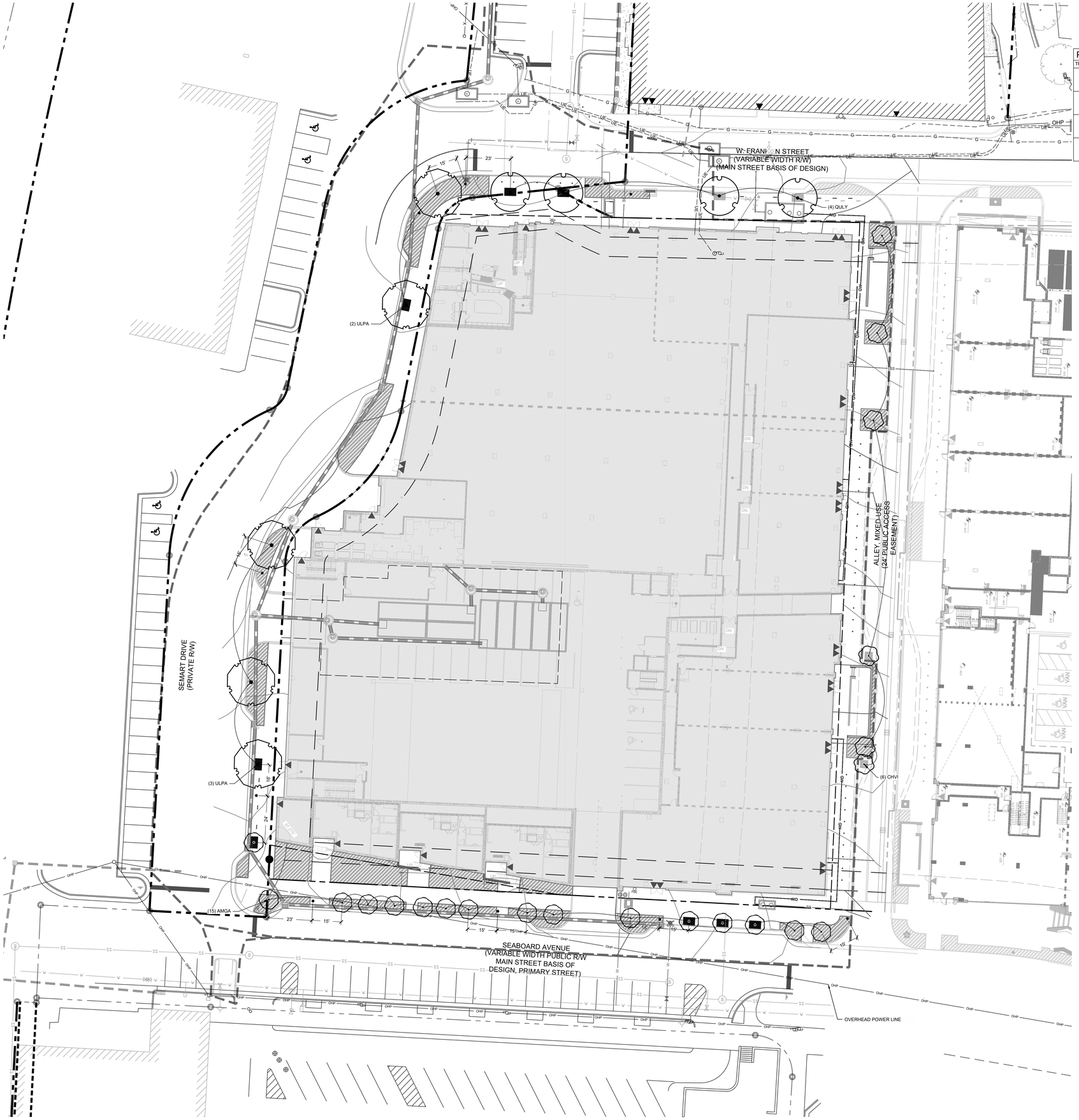
Title:

UTILITY PLAN

Project number: C21012
Issued Date: 04.09.2021
Drawn by: KT
Approved by: CRM

Sheet #:

C6.00



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	AMGA	16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	B&B	3 IN	8 TO 10 FT	SINGLE STEM
	CHVI	6	CHIONANTHUS VIRGINICUS WHITE FRINGETREE	B&B	3 IN	8 TO 10 FT	
	QULY	4	QUERCUS LYRATA 'QLFTB' TM HIGHBEAM OVERCUP OAK	B&B	6 IN	14 TO 16 FT	
	ULPA	5	ULMUS PARVIFOLIA 'JFS-BARRETT' TM EMERALD FLAIR LACEBARK ELM	B&B	3 IN	10 FT	

BLOCK C

STREET TREE CALCULATIONS

STREET	FRONTAGE	SPACING	REQ. TREES	PROVIDED TREES
FRANKLIN STREET	151'	40'	4	5
SEABOARD AVENUE (NORTH SIDE OF STREET)	316'	20'	15	15

NOTE: understory trees spaced 20' on center are proposed along seaboard avenue because of the overhead powerline running above.

223 S. WEST ST., #1100
RALEIGH, NC 27603
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C21012

Client:

HOFFMAN

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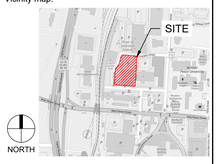
Consultants:

CLINE DESIGN

Vicinity map:



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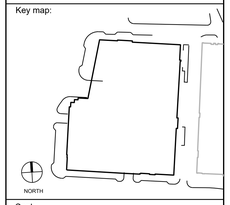


Seal:

0 10 20 40

SCALE: 1" = 20'

NORTH

Project:

SEABOARD STATION - BLOCK C

Issued for:

ADMINISTRATIVE SITE REVIEW

No.	Date	Description
1	2021.09.15	ASR REVISION 1
2	2021.11.29	ASR REVISION 2
3	2022.02.08	ASR REVISION 3

Title:

PLANTING PLAN

Project number: C21012
Issued Date: 04.09.2021
Drawn by: KMP
Approved by: CRM

Sheet #:

L5.00

CLINE DESIGN
125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
ClineDesignAssoc.com

NOTE UDO SEC 1.5.9. TRANSPARENCY:

B.3. IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MIN. OF 60% OF THE STREET FACING, STREET-LEVEL WINDOW PANE SURFACE MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET. WINDOWS SHALL NOT BE MADE OPAQUE BY NON-OPERABLE WINDOW TREATMENTS (EXCEPT CURTAINS, BLINDS, OR SHADES WITHIN THE CONDITIONED SPACE).

B.4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON THE UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

GROUND STORY RETAIL TRANSPARENCY CALCULATIONS

AREA OF FACADE PRVDD 162'-6" X 12' => 1,950 SF

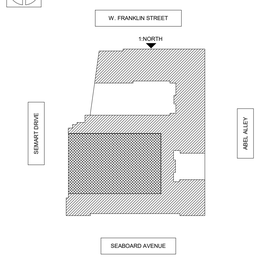
TRANSPARENCY REQ'D 1,950 SF X .66 = 1,287 SF (66% TAKE FROM SEC 3.2.6.F.F1 (DX-) OF THE UDO)

TRANSPARENCY PRVDD 1,338 SF

TRANSPARENCY THAT FALLS B/N 3'-8' REQ'D 1,287 SF X .50 = 644 SF (50% TAKE FROM SEC 1.5.9.B.1. OF THE UDO)

TRANSPARENCY THAT FALLS B/N 3'-8' PRVDD 592 SF

KEY PLAN



FRANKLIN STREET HAS BEEN DESIGNATED AS A PRIMARY STREET. PER SECTION 3.4.8.E.E2 OF THE UDO PEDESTRIAN ACCESS AT STREET FACING ENTRANCES (PRIMARY STREETS) SHALL HAVE A MAXIMUM SPACING OF 75'-0".

NORTH ELEVATION FACING W. FRANKLIN STREET

1/8" = 1'-0"

1

SEABOARD II, LLC.
SEABOARD STATION PARCEL C
10 W FRANKLIN ST RALEIGH, NC

NOT FOR CONSTRUCTION

90% GMP SET

PROJECT:	020095
DATE:	02.09.2021
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

NORTH ELEVATION FACING W. FRANKLIN STREET

ASR2.1

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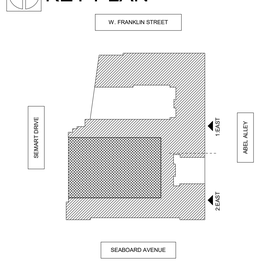
EAST ELEVATION FACING ABEL ALLEY 2

1/8" = 1'-0"

THIS ELEVATION IS FOR REFERENCE ONLY

KEY PLAN



EAST ELEVATION FACING ABEL ALLEY 1

1/8" = 1'-0"

CLINE DESIGN

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Raleigh, NC 27603
919/833-6413
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SEABOARD II, LLC.

SEABOARD STATION PARCEL C

10 W FRANKLIN ST RALEIGH, NC

NOT FOR CONSTRUCTION

90% GMP SET

PROJECT:	020095
DATE:	02.09.2021
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

EAST ELEVATION FACING ABEL ALLEY

ASR2.2

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SOUTH ELEVATION FACING SEABOARD AVENUE 2

1/8" = 1'-0"

GROUND STORY TRANSPARENCY CALCULATIONS (RETAIL ONLY)

AREA OF FACADE PRVDD 106'-4.25" X 12' => 1,276 SF

TRANSPARENCY REQ'D 1,276 SF X .66 = 842 SF (66% TAKE FROM SEC 3.2.6.F.F1 (DX-) OF THE UDO)
TRANSPARENCY PRVDD 905 SF

TRANSPARENCY THAT FALLS B/N 3'-8' REQ'D 842 SF X .50 = 421 SF (50% TAKE FROM SEC 1.5.9.B.1. OF THE UDO)

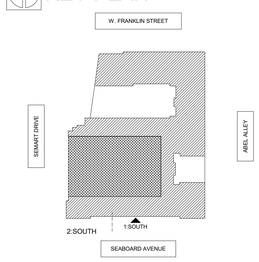
TRANSPARENCY THAT FALLS B/N 3'-8' PRVDD 477 SF

NOTE UDO SEC 1.5.9. TRANSPARENCY:

B.3. IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE AN URBAN FRONTAGE IS APPLIED, A MIN. OF 60% OF THE STREET FACING, STREET-LEVEL WINDOW PANE SURFACE MUST ALLOW VIEWS INTO THE GROUND STORY USE FOR A DEPTH OF AT LEAST 8 FEET. WINDOWS SHALL NOT BE MADE OPAQUE BY NON-OPERABLE WINDOW TREATMENTS (EXCEPT CURTAINS, BLINDS, OR SHADES WITHIN THE CONDITIONED SPACE).

B.4. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON THE UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

KEY PLAN



SEABOARD AVENUE HAS BEEN DESIGNATED AS A PRIMARY STREET. PER SECTION 3.4.8.E.E2 OF THE UDO PEDESTRIAN ACCESS AT STREET FACING ENTRANCES (PRIMARY STREETS) SHALL HAVE A MAXIMUM SPACING OF 75'-0".

SOUTH ELEVATION FACING SEABOARD AVENUE 1

1/8" = 1'-0"

CLINE DESIGN

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Raleigh, NC 27603
919/833-6413
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SEABOARD II, LLC.

SEABOARD STATION PARCEL C

10 W FRANKLIN ST RALEIGH, NC

NOT FOR CONSTRUCTION

90% GMP SET

PROJECT:	020095
DATE:	02.09.2021
REVISIONS:	DATE

DRAWN BY:	Author
CHECKED BY:	Checker

SOUTH ELEVATION FACING SEABOARD AVENUE

ASR2.3

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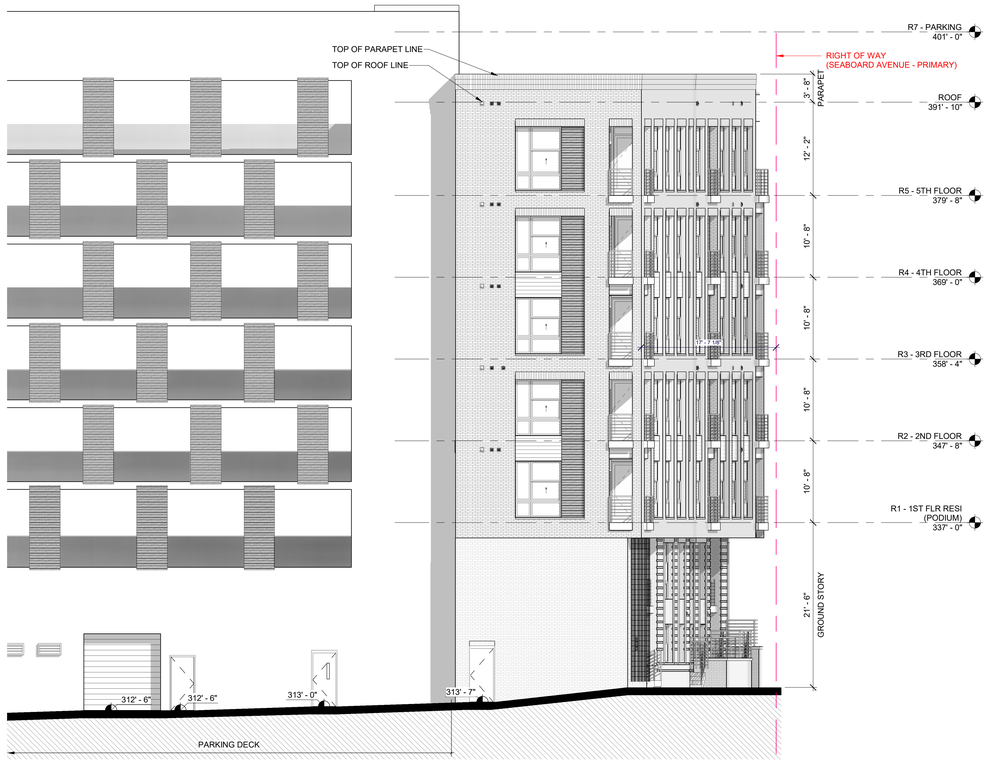
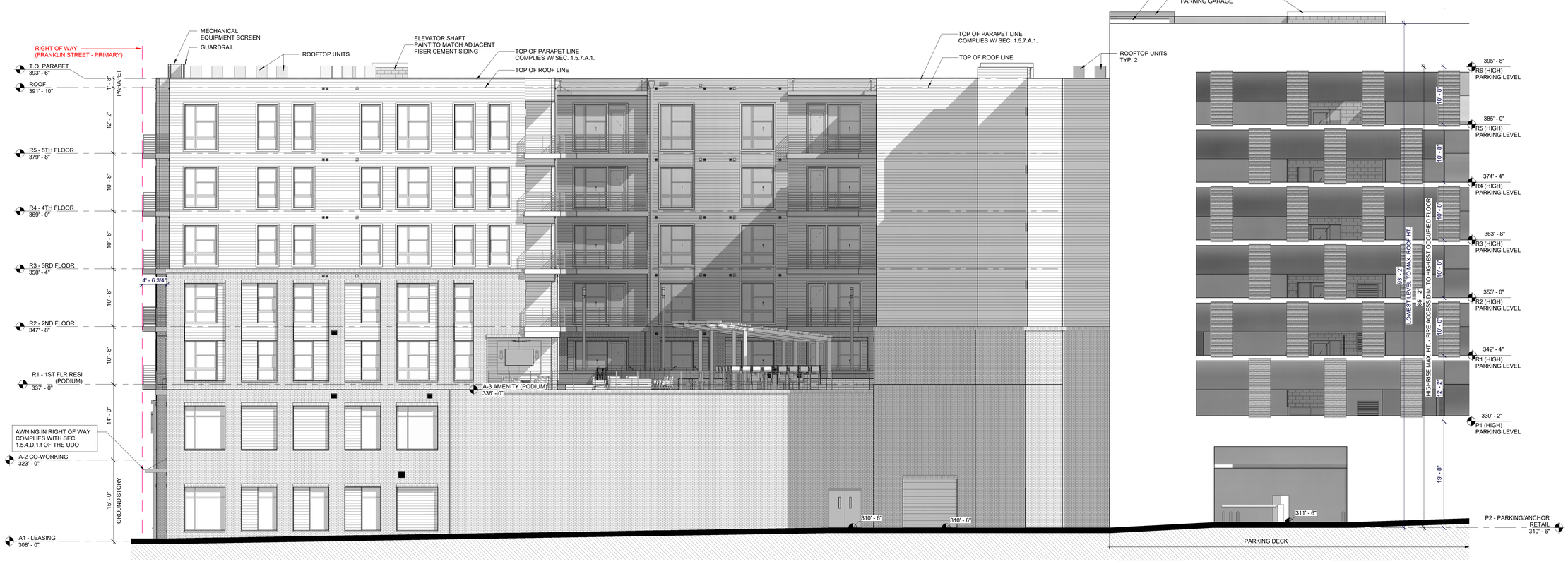


PARTIAL WEST ELEVATION FACING SEMART DRIVE 2

1/8" = 1'-0"

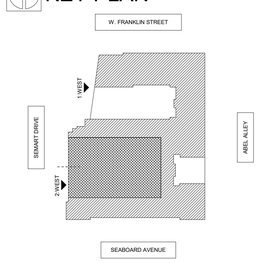


PARTIAL WEST ELEVATION FACING SEMART DRIVE 1

1/8" = 1'-0"

THIS ELEVATION IS FOR REFERENCE ONLY

KEY PLAN



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NOT FOR CONSTRUCTION

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WEST ELEVATION FACING SEMART DRIVE

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