

ASR-0057-2019



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: _____		Planning Coordinator: <u>Jermont Perfoy</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision transaction #: _____ Sketch transaction #: <u>590821</u> Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <u>Versado</u>			
Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>5101 Sixforks Road; Raleigh, NC 27609</u>			
Site P.I.N.(s): <u>1706545842</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. There is an existing building that will be renovated, the owner will tear down have of the footprint and build a new section on the original footprint, the current drive/parking will be reconstructed to meet the COR guidelines.			
Current Property Owner/Developer Contact Name: <u>Josh Barricklow</u>			
NOTE: please attach purchase agreement when submitting this form.			
Company: <u>Bear Properties, LLC</u>		Title: <u>Owner</u>	
Address: <u>7409 Portpatrick Ct, Wake Forest, NC 27587</u>			
Phone #: <u>919-349-5865</u>		Email: <u>josh@versadoteam.com</u>	
Applicant Name: <u>Bryan Harris</u>			
Company: <u>Harris Engineering</u>		Address: <u>5112 Bur Oak Circle</u>	
Phone #: <u>919-789-0744</u>		Email: <u>BryanHarris@harriseng.net</u>	

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): OX-3: 0.53 ac	Existing gross floor area (not to be demolished): 930 sq. ft.
	Existing gross floor area to be demolished: 1485 sq. ft.
Gross site acreage: 0.53	New gross floor area: 1485 sq. ft.
# of parking spaces required: 10-10% for bus stop location	Total sf gross (to remain and new): 2415 sq. ft.
# of parking spaces proposed: 9	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Office	
Proposed use (UDO 6.1.4): Office	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.17</u> Square Feet: <u>7,325</u>	Proposed Impervious Surface: Acres: <u>0.18</u> Square Feet: <u>7,820</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

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 of Raleigh.

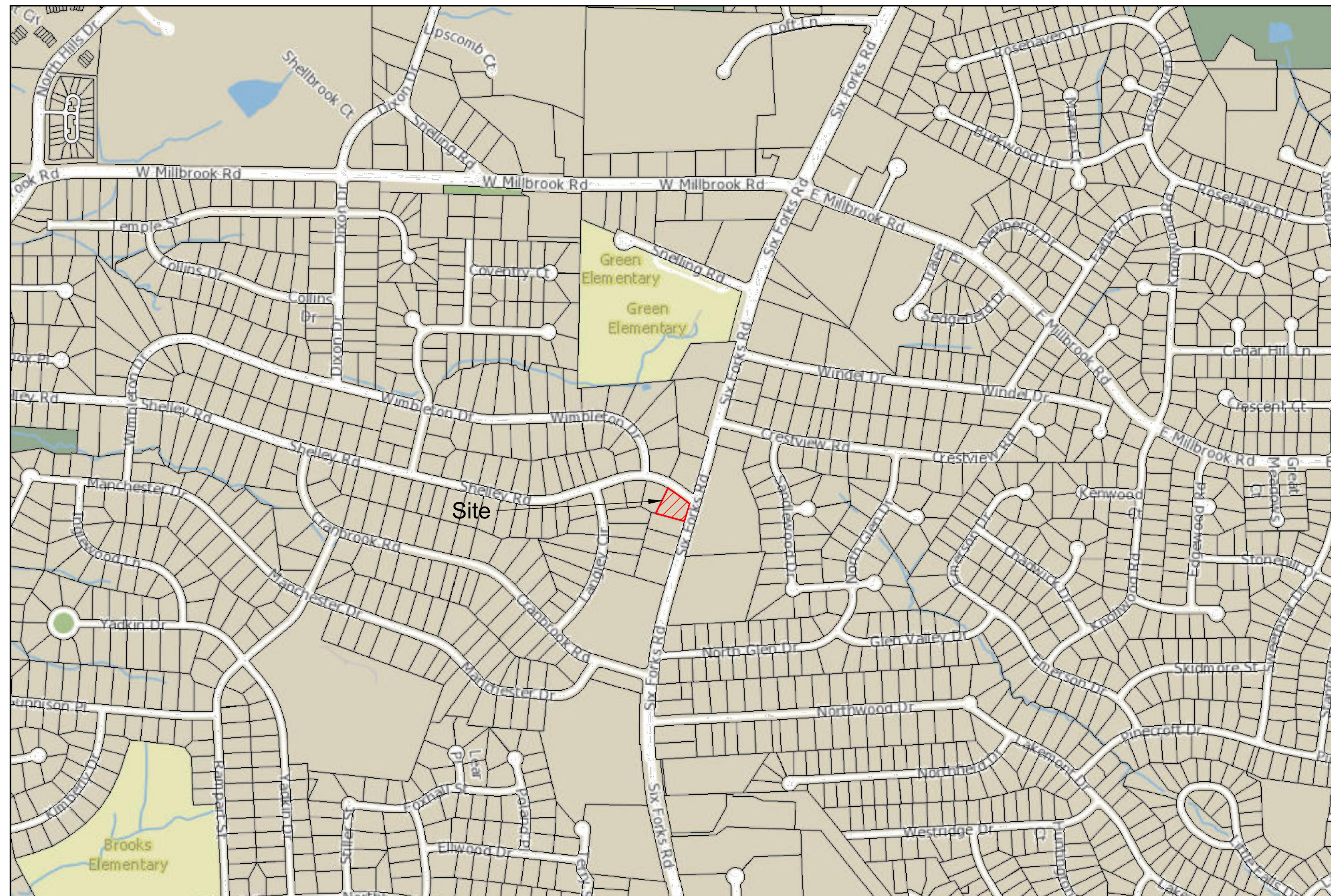
I hereby designate David Huss to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. 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: <u>David Huss</u>	Date: <u>22 July 2019</u>
Printed Name: <u>DAVID HUSS</u>	

GENERAL NOTES:

1. THE DEVELOPER IS: CHC BUILDERS (CONTACT ENGINEER WITH ANY QUESTIONS)
2. THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER, 5112 BUR OAK CIRCLE, RALEIGH, N.C. 27612; (919) 789-0744
3. THE SURVEYOR IS: JOHN Y. PHELPS, JR. PROFESSIONAL LAND SURVEYOR 5110 BUR OAK CIRCLE RALEIGH, NC, 27612: (919)-787-3658
4. PIN #: 17006545842
5. DEED REFERENCE: BK: 017288 PG: 02600
6. ZONING: OX-3
7. LOT WILL BE SERVED BY PUBLIC CITY WATER, SANITARY SEWER, AND SOLID WASTE SERVICES.
8. BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEYOR (NAVD 88 DATUM).
9. THE WATER LINES SHALL BE BURIED A MINIMUM OF 3' DEEP, FROM THE TOP OF THE GROUND TO THE TOP OF THE PIPE AND WILL BE IN A STEEL CASING WHEN CROSSING UNDER PARKING LOT AND SIDEWALK.
10. THE METER SETTERS SHALL BE PLACED ONE (1) FOOT WITHIN THE RIGHT-OF-WAY (UNLESS RESTRICTED BY SIDEWALK IN WHICH CASE WILL BE PLACED A REASONABLE DISTANCE FROM THE SIDEWALK BUT NO FURTHER THAN 6 FEET).
11. ALL EROSION CONTROL WORK SHALL CONFORM TO THE NCDENR STANDARDS AND SPECIFICATIONS.
12. TO PREVENT SHORT CIRCUITING OF SEDIMENT TRAPS, ALL TRAPS CALL FOR SILT FENCE FLOW DIVERSIONS PER TRAPS DETAIL.
13. TEMPORARY DIVERSION DITCHES SHALL BE INSTALLED ALONG THE SIDES OF THE CLEARING AREA UNTIL SUCH TIME AS THE TYPICAL PARKING SECTION CAN BE ESTABLISHED.
14. NO EROSION CONTROL MEASURES MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF BOTH THE PROJECT ENGINEER AND COR INSPECTOR.
15. THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUNDCOVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 CALENDAR DAYS. (PER GENERAL STATUTE 113A-57 PARAGRAPH 2 & 3).
16. NO DISTURBED AREA SHALL BE ALLOWED TO REMAIN UNPROTECTED AND MUST BE MULCHED AND SEEDED WITHIN 14 DAYS OF WHEN WORK WAS CONDUCTED.
17. SEEDING OF THE SHOULDERS SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET WITH THESE PLANS.
18. WORK WITHIN THE EXISTING RIGHT-OF-WAY SHALL CONFORM TO COR STANDARDS AND SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, COUNTY, OR STATE REQUIRED BUILDING PERMITS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THE SITE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY'S (ELECTRIC, GAS, TELEPHONE, ETC.)
22. THE CONTRACTOR SHALL BE AWARE OF ANY OVERHEAD POWER LINES AND SHALL TAKE ALL NECESSARY PRECAUTION TO ENSURE THAT PERSONNEL AND TRAFFIC ARE SAFE AT ALL TIMES.
23. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, CHARTED OR UNCHARTED, LOCATED OR UNLOCATED. ANY AND ALL WORK PERFORMED TO REPAIR UTILITIES DAMAGED BY THE UTILITY CONTRACTOR MUST MEET THE APPROVAL OF THE ASSOCIATED UTILITY COMPANY AND THE UTILITY CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SUCH REPAIRS.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF A SUITABLE BACKFILL MATERIAL AND SHALL PLACE MATERIAL IN 12" LAYERS AND COMPACT SAID FILL TO A 95% STANDARD PROCTOR.
25. THE CONTRACTOR SHALL BE COGNIZANT OF THE EROSION CONTROL DEVICES DESIGNED FOR THIS PROJECT AND SHALL MAKE EVERY EFFORT TO ASSURE THAT ALL SUCH DEVICES ARE KEPT CLEAN AND IN APPROPRIATE WORKING ORDER. AFTER EACH STORM OR RAINFALL EVENT, ALL COLLECTED SEDIMENT SHALL BE REMOVED AND THE DEVICES RETURNED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL REIMBURSE ANY FINES, DUE TO EROSION CONTROL FAILURES, TO THE OWNER/DEVELOPER.
26. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DURING ALL PHASES OF THIS CONSTRUCTION IN ACCORDANCE WITH COR STANDARDS.
27. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NO MATTER HOW MINOR SHALL BE DONE ONLY WITH THE EXPRESS "PRE-APPROVAL" OF THE PROJECT ENGINEER.
28. IT IS REQUIRED BY THE STATE, THAT THE ENGINEER CERTIFY THE AS-BUILT CONDITIONS OF THE UTILITIES AFTER THEY HAVE BEEN CONSTRUCTED. IT IS THEREFORE NECESSARY THAT THE ENGINEER WITNESS AND MONITOR THE CONSTRUCTION PROCESS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER, WITH AT LEAST 48 HOURS OF ADVANCE NOTICE OF WHEN THE CONSTRUCTION WILL TAKE PLACE SO THAT PROPER INSPECTIONS CAN BE MADE.
29. OUR DESIGN STAFF AND THE CLIENT ARE AWARE AND WILL BE IN COMPLIANCE OF THE REQUIREMENTS IN THE SOLID WASTE DESIGN MANUAL. FOR THIS SUBDIVISION WE WILL USE COR SOLID WASTE SERVICES (SWS) TO HANDLE TRASH NEEDS.
30. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE CITY OF RALEIGH REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
31. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY OF THE RADIUS CURVATURE, OR TWENTY (20) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRoACH ON THE MINIMUM CORNER CLEARANCE.
32. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11
33. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, PARKED VEHICLE OR OTHER OBJECT.
34. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-CURRENT EDITION).
35. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
36. PHOTOMETRIC/SIGHT LIGHTING PLAN WILL BE DONE SEPARATELY.



VICINITY MAP
(1" = 800')

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY'S PUBLIC WORKS DEPARTMENT/TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACTS SHALL BE:
REBECCA DUFFY; 919.996.4091 OR REBECCA.DUFFY@RALEIGHNC.GOV, OR
TERRY PHINIZY; 919.996.4035 OR TERRY.PHINIZY@RALEIGHNC.GOV.
4. THE CONTRACTOR SHALL OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAFFIC LANE FROM THE PUBLIC WORKS DEPARTMENT-TRANSPORTATION OPERATION DIVISION AT (919) 996-3030 AT LEAST 48 HOURS IN ADVANCE AND FOR SREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919.996.2500 TO OBTAIN A STREET CUT PERMIT
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

SITE DATA TABLE	
OWNER:	BEAR PROPERTIES LLC
OWNER ADDRESS:	7409 PORTPATRICK CT WAKE FOREST NC 27587-4456
TYPE OF PROJECT:	COMMERCIAL SITE
COUNTY:	WAKE
SITE AREA:	0.53 AC
DISTURBED AREA:	5 AC
NO. OF EXISTING BLDG:	1
NO. OF PROPOSED BLDGS:	RENOVATING EXISTING BUILDING
EXISTING IMPERVIOUS AREA:	0.17 AC
PROPOSED IMPERVIOUS AREA:	0.18 AC
PROPOSED PERCENT IMPERVIOUS:	33.90%
SETBACKS FRONT:	BUILDING: 10' PARKING: 10'
BACK:	6' 3'
SIDES:	6&5' 3'
FRONTAGE TYPE:	A1
LANDUSE AND CLASS:	BUSINESS
PIN:	1706545842
DEED BOOK & PAGE #:	DB:017288 PG:02600
ZONING:	OX-3
TOWNSHIP:	RALEIGH
WATERSHED:	CRABTREE CREEK
PARKING SPACE CALCULATION:	1 SPACE / 400 SF (NEAR BUS STOP)
BUILDING SQUARE FEET:	3,888.1 SF
NUMBER OF REQUIRED PARKING SPACES:	10 - 10% = 9 SPACES
NUMBER OF PARKING SPACES PROVIDED:	9 SPACES

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N.C. UNDERGROUND UTILITIES
 3 DAYS BEFORE DIGGING CALL
 TOLL FREE 811 or (800)632-4949
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

John W. Harris, P.E.
 Consulting Engineer, Inc.
 5112 Bur Oak Circle
 Raleigh, N.C. 27612
 (919) 789-0744
 www.jwharriseng.net

Date Started: _____
 Drawn By: FAO
 Job #: 214-1118
 Printed Date: 1 August 2019
 File: M:\Project
 Files\Versado\Versado X-File.dwg

Revision: NONE AS OF
 PRINTED DATE

Cover
 For
Versado





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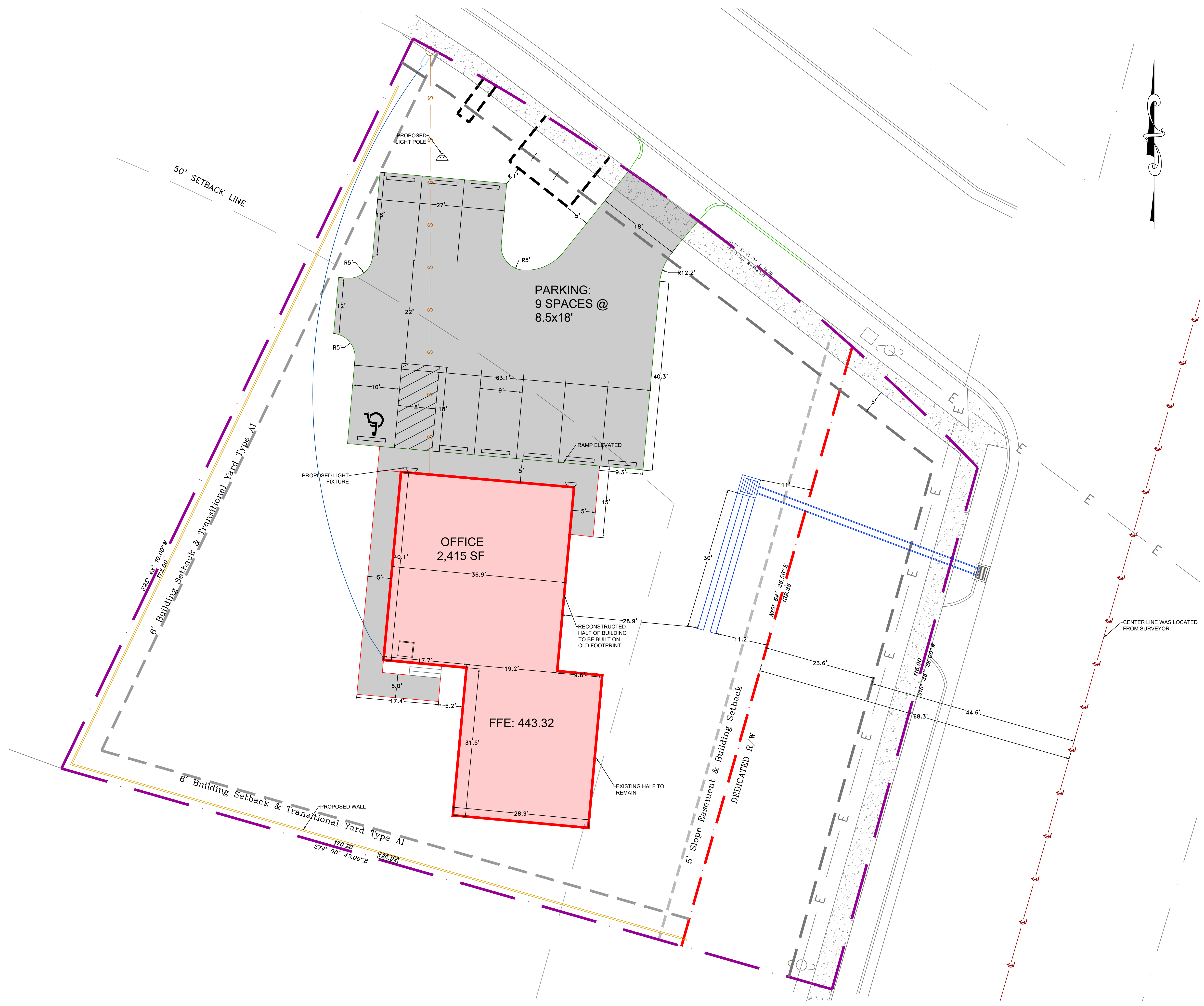
Date Started: 29 January 2019
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Existing Conditions

For

Versado





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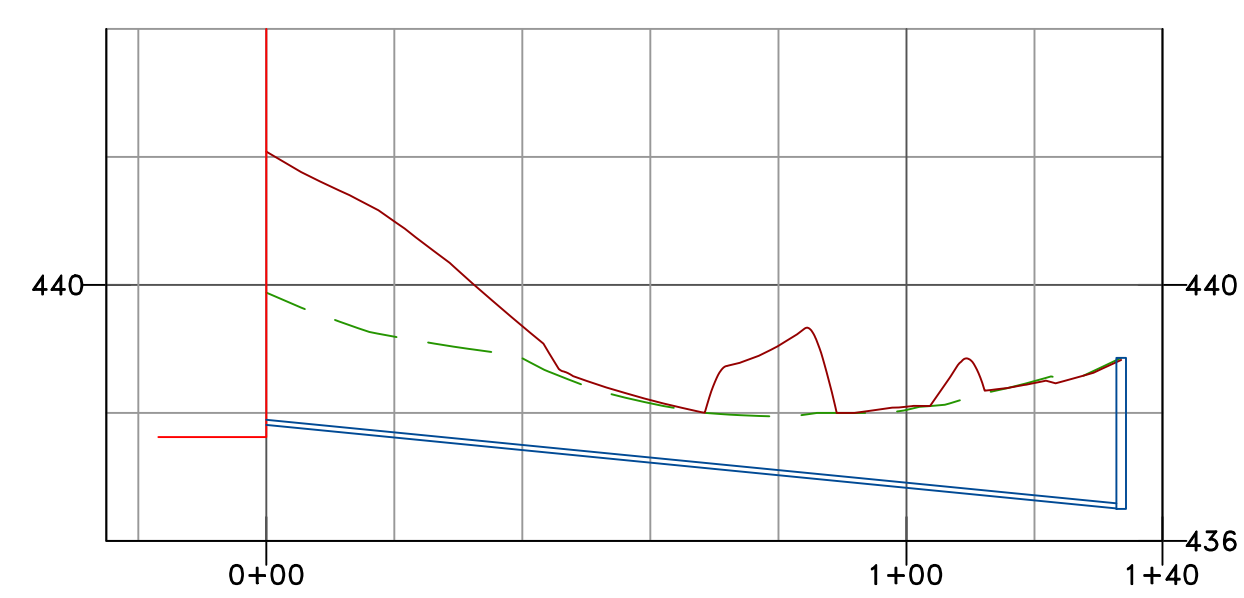
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Site Plan

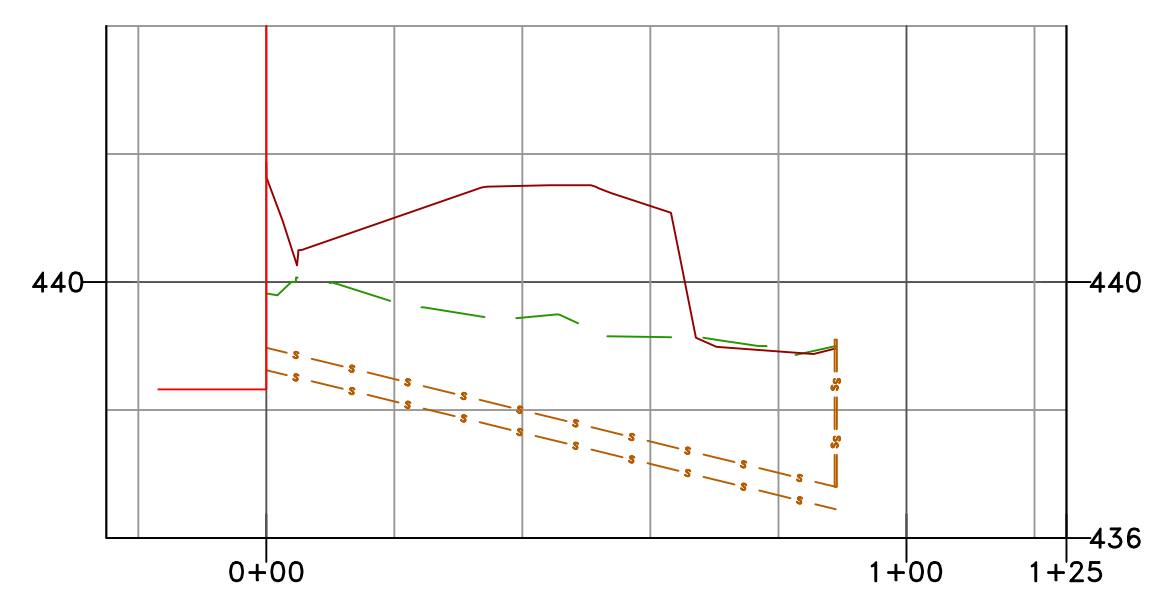
For

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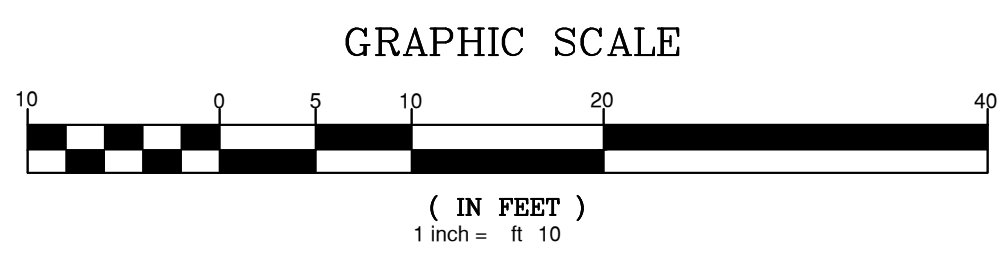
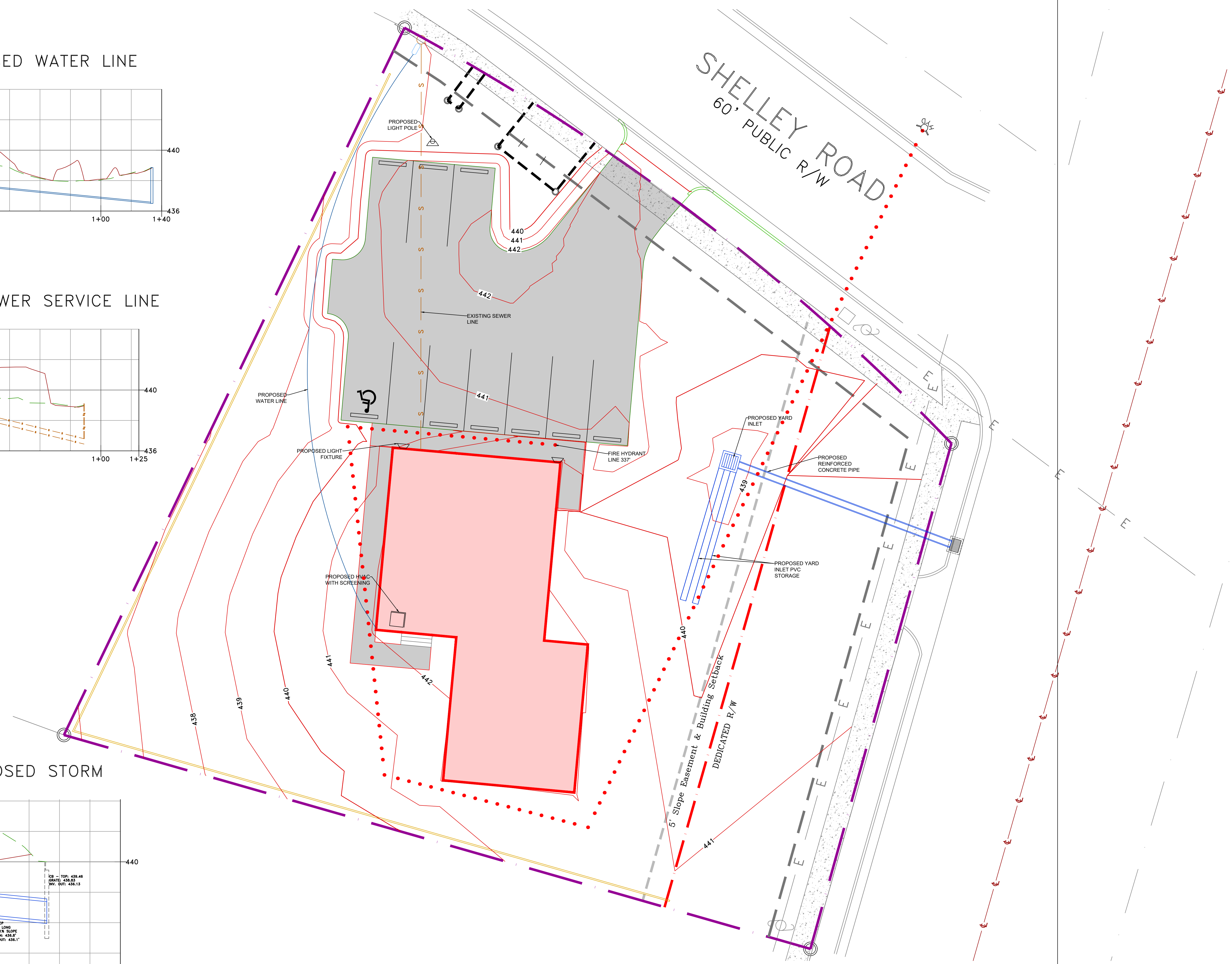
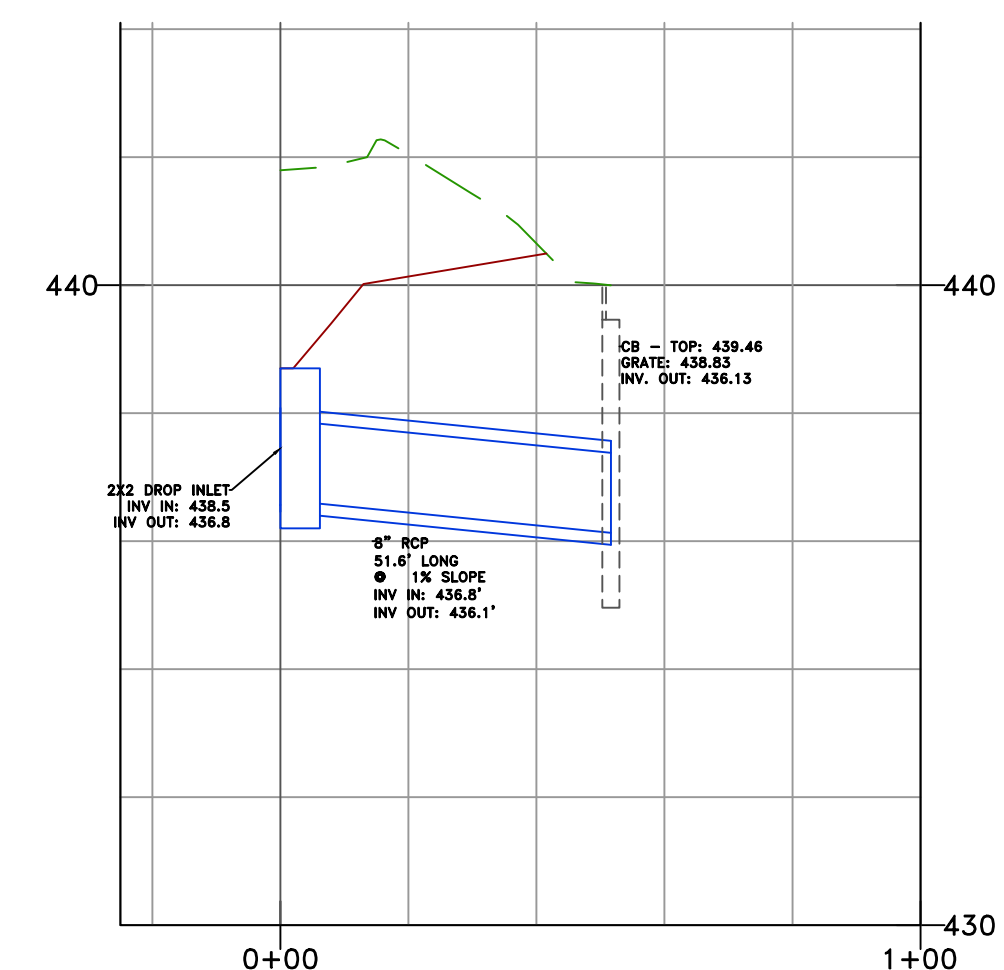
PROPOSED WATER LINE



EXISTING SEWER SERVICE LINE



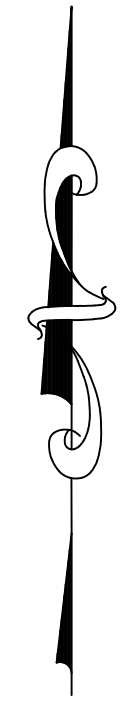
PROPOSED STORM



N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL
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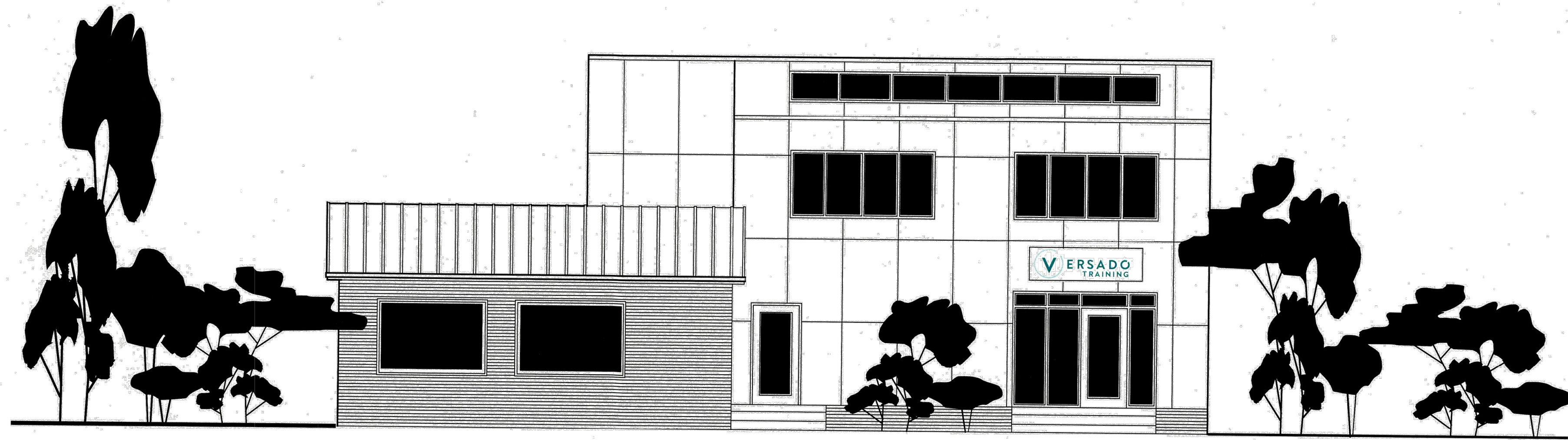
Utility Plan
For
Versado

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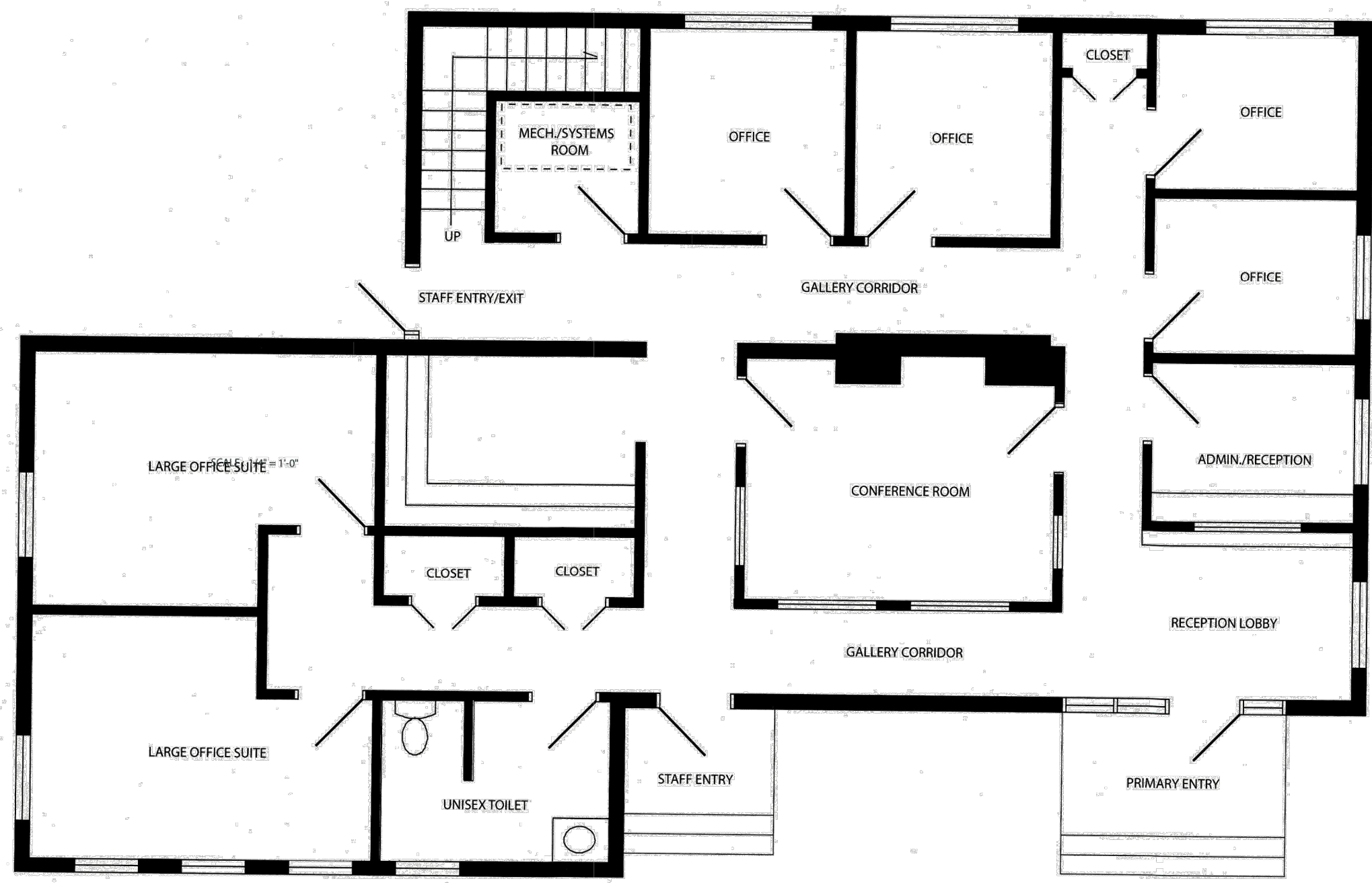
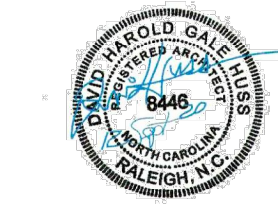
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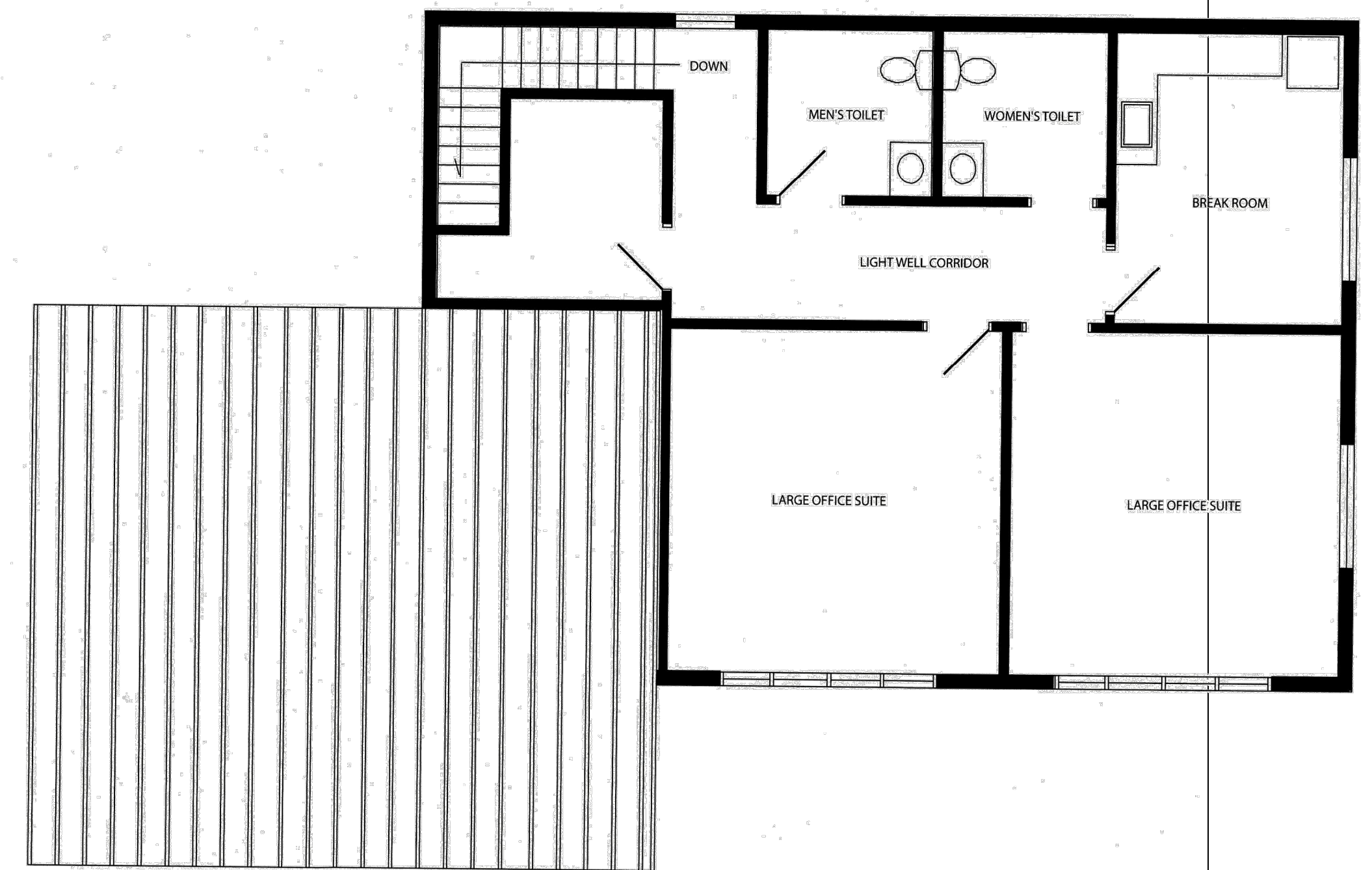
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PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR ADDITION
SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR ADDITION
SCALE: 1/4"=1'-0"

NOT TO SCALE

VERSADO TRAINING FACILITY
5101 SIX FORKS ROAD RALEIGH, NORTH CAROLINA

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Building Elevations
For
Versado