Administrative Site Review Application



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

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 <u>TC-14-19</u> and <u>TC-11-21</u> to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted polline via the <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)		
Site Plan Tier: Tier Two Site Plan X Tier Three Site Plan		
Building Type		Site Transaction History
Detached Attached X Apartment Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:
GENERAL INFORMATION		
Development name: Canvas at Pack Place Apartments		
Inside City limits? Yes X No		
Property address(es): 6019 & 6101 Hillsborough St, Raleigh, NC 27606		
Site P.I.N.(s): 0774819351, 07748183	54	
Please describe the scope of work. Include a	any additions, e	expansions, and change of use.
We will demolish the existing structures, driveways and parking lots, utilities and vegetation per the Existing Conditions and Demo sheet and then construct a new five story apartment building, parking lot and dog park.		
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.		
Company: Hillsborough Street Properties LLC Title:		Title:
Address: 2044 Oakton Drive, Raleigh,	NC 27606-9	696
Phone #:	Email:	
Applicant Name: Ryan M. Bowker - Land Development and Entitlements Manager		
Company: JD Signature Homes Address: 41 Byberry Road Suite One		Byberry Road Suite One, Hatboro, PA 19040
Phone #: 267-332-6800 Email: ryan@jdsignaturehomes.net		

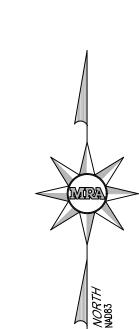
Page 1 of 2 REVISION 06.02.22

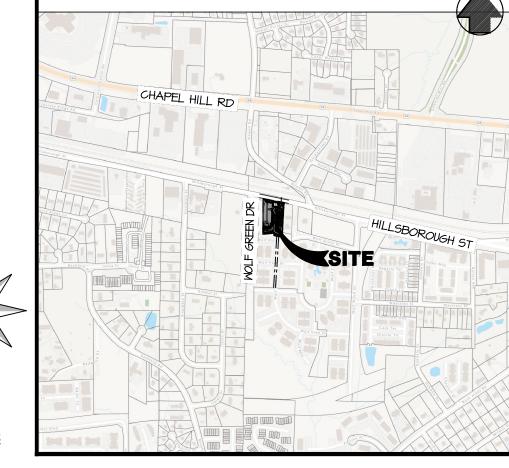
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)		
SITE DATA	BUILDING DATA	
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0 SF	
NX-5-GR-CU	Existing gross floor area to be demolished: 3,812 SF	
Gross site acreage: 1.69 AC	New gross floor area: 15,540*5= 77,700 sf	
Maximum # of parking spaces: 88 SPACES	Total sf gross (to remain and new): 77,700 SF	
# of parking spaces proposed: 88 SPACES	Proposed # of buildings: 1	
Overlay District (if applicable): N/A	Proposed # of stories for each: 5	
Existing use (UDO 6.1.4): SINGLEFAM		
Proposed use (UDO 6.1.4): NX		

STORMWATER	INFORMATION		
Existing Impervious Surface:	Proposed Impervious Surface:		
Acres: 0.33 AC Square Feet: 14,162 SF	Acres: 1.31 AC Square Feet: 57,131 SF		
Is this a flood hazard area? Yes No X			
If yes, please provide:			
Alluvial soils:	many many many many many many many many		
Flood study:	vised July 19th 2022 attached		
Neuse River Buffer Yes No X	Wetlands Yes No X		
Notes (Not Build)	Wettarids 1es No K		
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? Yes No X		
SIGNATURI	E 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, Jamie Guerrero, TE MRA & W 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 filling calendar and submittal policy, which states applications will expire after 180 days of inactivity.			
Signature:	Date: 9-21-22		
Printed Name: Ryan Bowker			

ADMINISTRATIVE SITE REVIEW FOR CANVAS AT PACK PLACE

RALEIGH, NORTH CAROLINA





VICINITY MAP SCALE: |"=1000"

AGENCY CONTACTS

A. City of Raleigh Planning Department Oné Exchangé Plaza, Raleigh, NC 27601 Contact: Phone: (919) 996-2682

Email:

B. City of Raleigh Stormwater Inspections Group One Exchange Plaza, Suite 801 Raleigh, NC 27601 Contact: Chris Bridgers (RC) Phone: (919) 279-1308

Email: Christopher.Bridgers@raleighnc.gov

C. City of Raleigh Public Utilities Department One Exchange Plaza, Suite 620 Raleigh, NC 27601 P.O. Box 590

Raleigh, NC 27602 Contact: Phone: 919-996-3245

Email: publicutilityinfo@raleighnc.gov

D. City Of Raleigh Engineering Review One Exchange Plaza, Suite 801 Raleigh, NC 27601

Contact: Phone: 919-996-5575

Email: engineeringservicesinfo@raleighnc.com

E. NCDOT

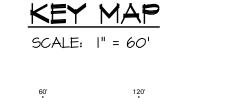
Division 5, District | Office 4009 District Drive Raleigh, NC 27607

Contact: Amy Neidringhaus, District Engineer Phone: 919-733-3213

ASR-0097-2022 is a Tier 3 site plan because construction of the apartments exceed the thresholds in UDO Section 10.2.8.B.2.a.i scale:| lnch = 60 ft.

Email: anneidringhaus@ncdot.gov

	NORFOLK-SOUTHERN	++++++++++++++++++++++++++++++++++++++
WOLF GREEN DR	HILLSBOROUGH ST	WOLFTREECT



No. DATE

REVISIONS

OWNER	HILLSBOROUGH STREET PROPERTIES LLC 2044 OAKTON DR RALEIGH, NC 27606-9696
DEVEL <i>O</i> PER	MR. BLAYZE DIPASQUALE JD SIGNATURE HOMES 41 BYBERRY ROAD, SUITE ONE HATBORO, PA 19040
DEED BOOK/PAGE AND PIN	0774819351, 0774818354
ZONING	NX-5-GR-CU
EXISTING LAND USE	RESIDENTIAL (2 EXISTING HOMES TO BE REMOVED)
PROPOSED LAND USE	RESIDENTIAL 5 STORY APARTMENTS
	87 +/- UNITS (I, 2, \$ 3 BEDROOM UNITS)
TOTAL SITE AREA	73,616 SQ FT / 1,69 ACRES
PROJECT AREA	76,665 SQ FT / 1.7621 ACRES
FLOOD PLAIN	NONE
FIRM PANEL NO	0114
WATERSHED PROTECTION	NONE
IMPERVIOUS AREA	60,906 sf
FRONTAGE TYPE	GREEN
PARKING CALCS	EXISTING:UNKNOWN PROPOSED=88 SPACES
DISABLED PARKING	88 TOTAL SPACES=4 PROVIDED=4
BUILDING SF	15,525 SF * 5 FLOORS = 71625 SF TOTAL
OVERLAY DISTRICT(S)	NONE

SITE DATA

Sheet List Table	
Sheet Title	Sheet Title
co.o	COVER SHEET
CI.0	EX COND AND DEMO
C2.0	SITE PLAN
<i>c3.0</i>	UTILITY PLAN
C4.0	FIRE PROTECTION PLAN
C5.0 G	RADING AND DRAINAGE PLAN
C6.0	LANDSCAPE PLAN
DI.0	SITE DETAILS
D2.0	SITE DETAILS
D3.0	UTILITY DETAILS
D4.0	UTILITY DETAILS
D5.0	STORMWATER DETAILS
D6.0	STORMWATER DETAILS
D7.0	LANDSCAPE DETAILS
ADS 1 0F 5	STORMTECH DESIGN COVER
ADS 2 OF 5	STORMTECH PLAN
ADS 3 OF 5	STORMTECH FILL DETAILS
ADS 4 OF 5	STORMTECH SECTION
ADS 5 OF 5	STORMTECH DETAIL

JOB NO.: 21834

ENGINEER: **JG**

REVIEW BY:

DRAWN BY: **IMAC** DESIGN BY: |MAC

DATE: **09-20-2022**

SCALE:

PROJECT TEAM

MR. BLAYZE DIPASQUALE JD SIGNATURE HOMES 41 BYBERRY ROAD, SUITE ONE

LAND PLANNERS, MORRIS & RITCHIE ASSOCIATES, INC. CIVIL ENGINEER: 5605 CHAPEL HILL ROAD, SUITE II2

RALEIGH, NC 27607 ATTN: MR. JEREMY M. KEENY, PE, PLS

HATBORO, PA 19040

MORRIS & RITCHIE ASSOCIATES, INC. 5605 CHAPEL HILL ROAD, SUITE II2 RALEIGH, NC 27607

ATTN: MR. JEREMY M. KEENY, PE, PLS ENVIRONMENTAL. MORRIS & RITCHIE ASSOCIATES, INC. 5605 CHAPEL HILL ROAD, SUITE 112 RALEIGH, NC 27607

ATTN: MR. JAMIE B. GUERRERO, PE, CPSWG

LEGEND

PR, BUILDING PR. CURB & GUTTER PR. RETAINING WALL —— PR. ROAD CENTER LIN PR. HEAVY DUTY PAVEMEN PR. STD DUTY PAVEMENT



PR. PARKING SPACE COUNT

PR, TREELINE ----- EX. I' CONTOUR

EX, PROPERTY LINE ----- EX. RIGHT-OF-WAY ----- EX. ADJACENT PROPERTY LINE ----- EX, EASEMENT

EX. 1% ANNUAL CHANCE FLOODPLAIN ------ NW------ EX. NON-TIDAL WETLAND ------ SB ------ EX. STREAM BUFFER — — — — EX. BUILDING ====== EX. CURB

- - - - - EX, PAVEMENT/EDGE OF GUTTER -- EX. WALK EX. STREAM/POND
EX. TREELINE

------ SD ----- EX. STORM DRAIN — EX, SANITARY LINE - EX. GAS LINE ------UGE------ EX, UNDERGROUND ELECTRIC

EX. OVERHEAD ELECTRIC REDUCER WATER METER

POWER POLE

LIGHT POLE

Located in a Frequent Transit Area and does not appear to fall within the TOD.

which states the construction, reconstruction, addition, repair, alteration,

demolition, or replacement of any building, structure, or parking

facility where the increase in square footage is more than 4,000

square feet but less than 10,000 square feet or more than 10%, but

less than 25% of the existing square footage, whichever is greater.

Applicant must revise the application to indicate the correct Tier which is a Tier 3.

Z-27-19 conditions. https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR22/Z-027-19-ORD.pdf

Double check max parking standards.

---Planning notes

FOR SITE PLAN REVIEW ONLY PLAN IS SUBJECT TO REVISIONS DURING THE CONSTRUCTION

APPROVAL PROCESS





CANVAS AT PACK PLACE

COVER SHEET

WAKE COUNTY, NORTH CAROLINA

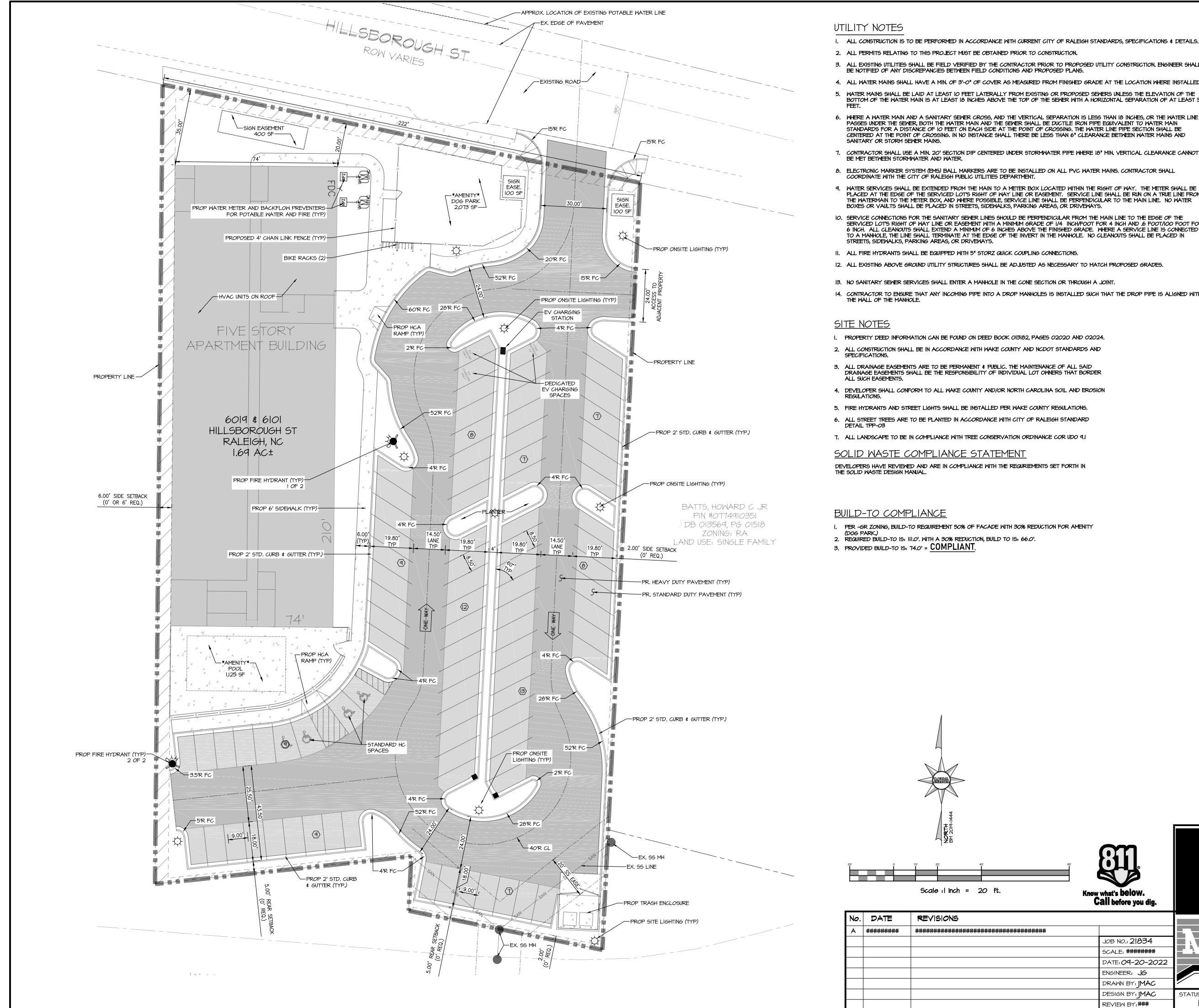


MORRIS & RITCHIE ASSOCIATES OF NC, PC ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
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WWW.MRAGTA.COM

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UTILITY NOTES

- I. ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS & DETAILS.
- 2. ALL PERMITS RELATING TO THIS PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- 3. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROPOSED UTILITY CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PROPOSED PLANS.
- 4. ALL WATER MAINS SHALL HAVE A MIN. OF 3'-O" OF COVER AS MEASURED FROM FINISHED GRADE AT THE LOCATION WHERE INSTALLED.
- WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEMERS UNLESS THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST IS INCHES ABOVE THE TOP OF THE SEMER WITH A HORIZONTAL SEPARATION OF AT LEAST 3
- STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE AT THE POINT OF CROSSING. THE WATER LINE PIPE SECTION SHALL BE CENTERED AT THE POINT OF CROSSING. IN NO INSTANCE SHALL THERE BE LESS THAN 6" CLEARANCE BETWEEN WATER MAINS AND

PASSES UNDER THE SEMER, BOTH THE WATER MAIN AND THE SEMER SHALL BE DUCTILE IRON PIPE EQUIVALENT TO WATER MAIN

- CONTRACTOR SHALL USE A MIN. 20' SECTION DIP CENTERED UNDER STORMWATER PIPE WHERE 18" MIN. VERTICAL CLEARANCE CANNOT BE MET BETWEEN STORMWATER AND WATER.
- 8. ELECTRONIC MARKER SYSTEM (EMS) BALL MARKERS ARE TO BE INSTALLED ON ALL PVC WATER MAINS. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- WATER SERVICES SHALL BE EXTENDED FROM THE MAIN TO A METER BOX LOCATED WITHIN THE RIGHT OF WAY. THE METER SHALL BE PLACED AT THE EDGE OF THE SERVICED LOT'S RIGHT OF WAY LINE OR EASEMENT. SERVICE LINE SHALL BE RUN ON A TRUE LINE FROM THE WATERMAIN TO THE METER BOX, AND WHERE POSSIBLE, SERVICE LINE SHALL BE PERPENDICULAR TO THE MAIN LINE. NO WATER BOXES OR VAULTS SHALL BE PLACED IN STREETS, SIDEWALKS, PARKING AREAS, OR DRIVEWAYS.
- IO, SERVICE CONNECTIONS FOR THE SANITARY SEWER LINES SHOULD BE PERPENDICULAR FROM THE MAIN LINE TO THE EDGE OF THE SERVICED LOT'S RIGHT OF WAY LINE OR EASEMENT WITH A MINIMUM GRADE OF 1/4 INCH/FOOT FOR 4 INCH AND .6 FOOT/IOO FOOT FOR 6 INCH. ALL CLEANOUTS SHALL EXTEND A MINIMUM OF 6 INCHES ABOVE THE FINISHED GRADE. WHERE A SERVICE LINE IS CONNECTED TO A MANHOLE, THE LINE SHALL TERMINATE AT THE EDGE OF THE INVERT IN THE MANHOLE. NO CLEANOUTS SHALL BE PLACED IN STREETS, SIDEWALKS, PARKING AREAS, OR DRIVEWAYS.
- II. ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH 5" STORZ QUICK COUPLING CONNECTIONS.
- 12. ALL EXISTING ABOVE GROUND UTILITY STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADES.
- 13. NO SANITARY SEMER SERVICES SHALL ENTER A MANHOLE IN THE CONE SECTION OR THROUGH A JOINT.
- 14. CONTRACTOR TO ENSURE THAT ANY INCOMING PIPE INTO A DROP MANHOLES IS INSTALLED SUCH THAT THE DROP PIPE IS ALIGNED WITH THE WALL OF THE MANHOLE.

SITE NOTES

- I. PROPERTY DEED INFORMATION CAN BE FOUND ON DEED BOOK 013182, PAGES 02020 AND 02024.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY AND NODOT STANDARDS AND SPECIFICATIONS.
- 3. ALL DRAINAGE EASEMENTS ARE TO BE PERMANENT & PUBLIC. THE MAINTENANCE OF ALL SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS THAT BORDER
- 4. DEVELOPER SHALL CONFORM TO ALL WAKE COUNTY AND/OR NORTH CAROLINA SOIL AND EROSION
- 5. FIRE HYDRANTS AND STREET LIGHTS SHALL BE INSTALLED PER WAKE COUNTY REGULATIONS.
- 6. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD
- 7. ALL LANDSCAPE TO BE IN COMPLIANCE WITH TREE CONSERVATION ORDINANCE COR UDO 9.1

SOLID WASTE COMPLIANCE STATEMENT

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQURIEMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

Scale: I inch = 20 ft.

REVISIONS

No. DATE

A | #########

BUILD-TO COMPLIANCE

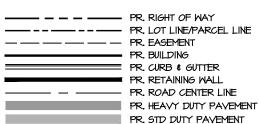
- I. PER -GR ZONING, BUILD-TO REQUIREMENT 50% OF FACADE WITH 30% REDUCTION FOR AMENITY
- (DOG PARK.) 2. REQUIRED BUILD-TO IS: III.O'. WITH A 30% REDUCTION, BUILD TO IS: 66.0'.
- 3. PROVIDED BUILD-TO IS: 74.0' = COMPLIANT.

OWNER HILLSBOROUGH STREET PROPERTIES LLC 2044 OAKTON DR RALEIGH, NC 27606-9696 DEVELOPER MR. BLAYZE DIPASQUALE - JD SIGNATURE HOMES 41 BYBERRY ROAD, SUITE ONE HATBORO, PA 19040 DEED BOOK/PAGE AND PIN 013182/02024/0774818354 AND 013182/02020/0774819351 OVERLAY DISTRICT NONE FLOOD PLAIN FIRM PANEL NO NONE NONE WATERSHED PROTECTION NONE RIGHT OF WAY DEDICATION TOTAL SITE AREA 73,616 SQ FT / 1.69 ACRES 59,377 SQ FT / 1.36 ACRES PROJECT AREA BUILDING DATA APARTMENT BUILDING FIVE STORY APARTMENT BUILDING 15,525 SF DOG PARK 2,409 SF POOL 955 SF REQUIRED (10%) OF 1.36 ACRES: 59,377 5Q FT OUTDOOR AMENITY AREA REDUCTION ALLOWED FOR NON-RES USE -50% 5,938 SQ FT REQUIRED PROVIDED BICYCLE PARKING REQUIRED: SHORT TERM: 8 SPACES LONG TERM: 8 SPACES BUILDING + PARKING SETBACKS BUILDING PRIMARY STREET: 10' FRONT: 5' SIDE: O' OR 6' SIDE LOT: REAR: 0' OR 6' REAR LOT: TREE CONSERVATION IN COMPLIANCE BUILDING HEIGHT MAXIMUM: 5 STORIES GROUND FLOOR: 20% REQUIRED - 25 LF OF WALL TRANSPARENCY UPPER FLOOR : 20% REQUIRED - 25 LF OF WALL IMPERVIOUS AREA (EXISTING) 5,531 SQ FT (1.58%) IMPERVIOUS AREA (PROPOSED) ROADS & PARKING 32,567 SQ F 4,607 SQ FT DUMPSTER PAD 458 SQ FT BUILDINGS 15,525 SQ FT TOTAL IMPERVIOUS: 55,620 SQ FT (75.5%) PARKING CALCULATIONS I-BEDROOM UNIT = I SPACE PER UNIT 2-BEDROOM UNIT = 1.5 SPACES PER UNIT 3-BEDROOM UNIT = 2 SPACES PER UNIT

PROVIDED=

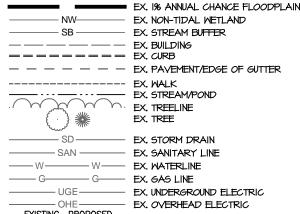
SITE DATA

88 SPACES



	IN. SID DOTT TAYLINENT
å	PR. HANDICAP PARKING
	PR. HANDICAP RAMP
xxx	PR. LOT NUMBER
4	PR. PARKING SPACE COUNT
R15'	PR. CURB RADIUS
	PR. LIMIT OF DISTURBANCE PR. TREE PROTECTION FENC PR. TREELINE

PR. LIMIT OF DISTURBANCE
PR. TREE PROTECTION FENCE
PR, TREELINE
PR. I' CONTOUR
PR, 5' CONTOUR
EX. I' CONTOUR
EX. 5' CONTOUR
EX. PROPERTY LINE
EX. RIGHT-OF-WAY
EX. ADJACENT PROPERTY LINE
EX. EASEMENT
EX. 1% ANNUAL CHANCE FLOODPL
EX. NON-TIDAL WETLAND
EX. STREAM BUFFER
EX. BUILDING



EXISTING PROPOSED WATER VALVE REDUCER WATER METER POWER POLE LIGHT POLE * *

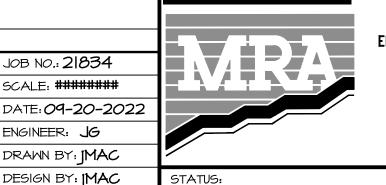


SITE PLAN

CANVAS AT PACK PLACE

RALEIGH

WAKE COUNTY, NORTH CAROLINA



JOB NO.: 21834

ENGINEER: **JG**

REVIEW BY:###

MORRIS & RITCHIE ASSOCIATES OF NC, PC ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 5605 CHAPEL HILL RD, STE 112 RALEIGH, NC 27607

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