

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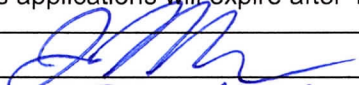
Please review UDO Section 10.2.8, as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____
GENERAL INFORMATION	
Development name: N. State Condos	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 310, 312, 314 & 320 N. STATE STREET	
Site P.I.N.(s): 1714108611, 1714108516, 1714108511 & 1714108425	
Please describe the scope of work. Include any additions, expansions, and change of use. Recombination of 4 existing lots into (2) proposed lots and construction of (4) apartment buildings with a total of 30 1-bedroom condo units.	
Current Property Owner/Developer Contact Name: Five Horizons Development, LLC Stuart Cullinan NOTE: please attach purchase agreement when submitting this form.	
Company: Five Horizons Development, LLC	Title: Administrative Member
Address: 3105 Glenwood Ave, Suite 105 Raleigh, NC 27612	
Phone #: 919-398-3927	Email: scullinan@edgewater-ventures.com
Applicant Name: Jason G. Meadows, P.E.	
Company: Wake Land Design, PLLC	Address: P.O. Box 418 Clayton, NC 27528
Phone #: 919-889-2614	Email: jason@wakelanddesign.com

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): RX-3	Existing gross floor area (not to be demolished): Existing gross floor area to be demolished: 3,776 SF
Gross site acreage: 0.6704 ac	New gross floor area: 45,600 SF
# of parking spaces required: 30	Total sf gross (to remain and new): 45,600 SF
# of parking spaces proposed: 30	Proposed # of buildings: 4
Overlay District (if applicable): N/A	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Single Family Detached	
Proposed use (UDO 6.1.4): Multi-Family	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.20 ac</u> Square Feet: _____	Proposed Impervious Surface: Acres: <u>0.64 ac</u> Square Feet: _____
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 30	Total # of hotel units: _____
# of bedroom units: 1br 30 2br 3br 4br or more	
# of lots: 2	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
<p>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.</p> <p>I, _____ 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.</p> <p>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.</p>	
Signature: 	Date: <u>11/22/2021</u>
Printed Name: <u>Jason Meadows</u>	

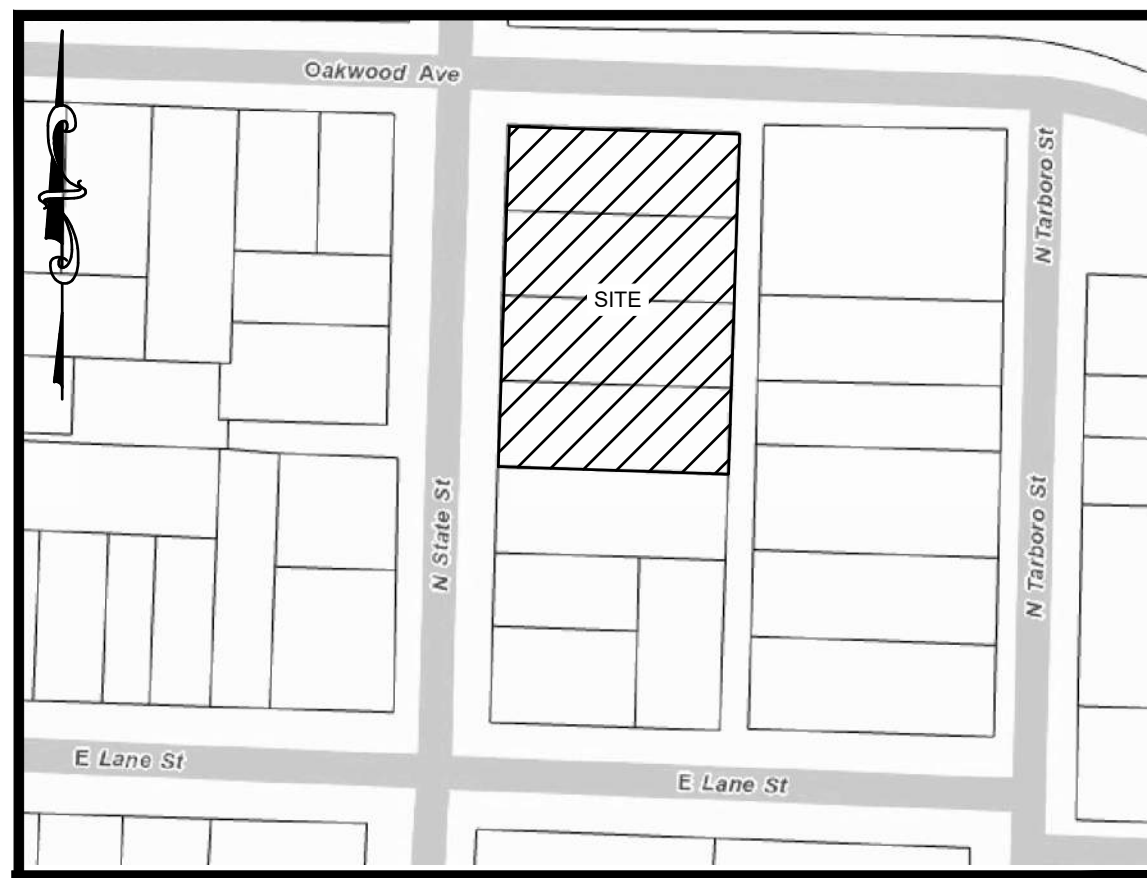
N. STATE STREET CONDOS

TIER 3 SITE REVIEW PLANS

ASR-0100-2021

RALEIGH, NORTH CAROLINA

NOVEMBER 22, 2021
REVISED MAY 12, 2022
REVISED JUNE 27, 2022



VICINITY MAP
NOT TO SCALE

SITE DATA	
PROPERTY OWNERS:	FIVE HORIZONS DEVELOPMENT, LLC
SITE ADDRESS:	310, 312, 314 & 320 N. STATE STREET
SITE AREA	
GROSS SITE AREA:	29,199 SF (0.6703 AC.)
REQUIRED R/W DEDICATION:	1,118 SF (0.0257 AC.)
NET SITE AREA:	28,081 SF (0.6448 AC.)
NEW LOT AREAS:	NEW LOT 1 - 13,966 SF (0.321 AC.) NEW LOT 2 - 14,115 SF (0.324 AC.)
WAKE COUNTY PIN #:	1714108611, 1714108516, 1714108511 & 1714108425
ZONING DISTRICT:	RX-3
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTI-UNIT LIVING CONDOMINIUMS (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION:	NEIGHBORHOOD STREET (LOT 1 - SIDE STREET, LOT 2 - PRIMARY STREET)
OAKWOOD AVENUE	AVENUE 2-LANE (LOT 1, PRIMARY - MIXED USE)
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK
STREETSCAPE PROVIDED:	6' TREE LAWN 6' SIDEWALK
GROSS FLOOR AREA:	LOT 1 - BUILDING 1: 10,577 SF BUILDING 2: 11,616 SF LOT 2 - BUILDING 3: 10,577 SF BUILDING 4: 11,616 SF
BUILDING SETBACKS:	PRIMARY STREET: 5' SIDE STREET: 5' SIDE LOT LINE: 0' OR 6' REAR LOT LINE: 0' OR 6' ALLEY: 4' OR 20' MIN.
PARKING SETBACKS:	PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT LINE: 0' REAR LOT LINE: 0' ALLEY: 4'
REQUIRED PARKING:	(30) THREE BEDROOM UNITS TOTAL = 0 SPACES (TC-11-21)
PROVIDED PARKING:	30 SPACES PROVIDED
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MIN. 4 4 SPACES
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	2,808 SF (10%)
PROVIDED:	2,830 SF (10.07%)

INDEX

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CE-1	EXISTING CONDITIONS AND DEMOLITION PLAN
CE-2.0	SITE PLAN
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CE-3.0	UTILITY PLAN
CE-3.1	FIRE ACCESS PLAN
CE-4	GRADING & DRAINAGE PLAN
CE-5	STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN
A-1.1	BUILDING FLOOR PLANS
A-2.1	BUILDING 1 ELEVATIONS
A-2.2	BUILDING 2 ELEVATIONS
A-2.3	BUILDING 3 ELEVATIONS
A-2.4	BUILDING 4 ELEVATIONS

OWNER/DEVELOPER:
FIVE HORIZONS DEVELOPMENT, LLC
3105 Glenwood Ave. Suite 105
Raleigh, N.C. 27612
919.398.3927
scullinan@edgewater-ventures.com

SOLID WASTE COMPLIANCE
THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

TREE CONSERVATION EXEMPTION
THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

UDO SEC. 8.3.2.A BLOCK PERIMETER
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-10 RESIDENTIAL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.64 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-10 ZONING.

UDO SEC. 8.3.5.D CROSS ACCESS
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENT ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE PRESENCE OF SLOPES STEEPER THAN 25% AT THE DRIVE LOCATION FOR LOT 1. LOT 1 TO IS EXEMPT DUE TO ONLY HAVING FRONTAGE ON N. STATE STREET, CLASSIFIED AS A NEIGHBORHOOD STREET TYPE.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

CIVIL ENGINEER:
WLD
WAKE LAND DESIGN, PLLC
NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

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<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:		
		Zoning Case #:		
		Administrative Alternate #:		

GENERAL INFORMATION

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Inside City limits? Yes No

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Current Property Owner/Developer Contact Name: Five Horizons Development, LLC Stuart Cullinan

NOTE: please attach purchase agreement when submitting this form.

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Company: Wake Land Design, PLLC Address: P.O. Box 418 Clayton, NC 27528

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Zoning district (if more than one, please provide the acreage of each): RX-3	Existing gross floor area (not to be demolished): 3,776 SF
Gross site acreage: 0.6704 ac	Existing gross floor area to be demolished: 3,776 SF
# of parking spaces required: 0	New gross floor area: 44,386 SF
# of parking spaces proposed: 0	Total sf gross (to remain and new): 44,386 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 4
Existing use (UDO 6.1.4): Residential	Proposed # of stories for each: 3
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STORMWATER INFORMATION	
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Signature: <i>J. Meadows</i>	Date: 11/22/2021
Printed Name: Jason Meadows	



Client
EDGEWATER VENTURES, LLC
 3105 GLENWOOD AVE.
 SUITE 105
 RALEIGH, NC 27612

Project
NORTH STATE CONDOS
 ASR-0100-2021

Process
TIER 3 SITE PLAN REVIEW

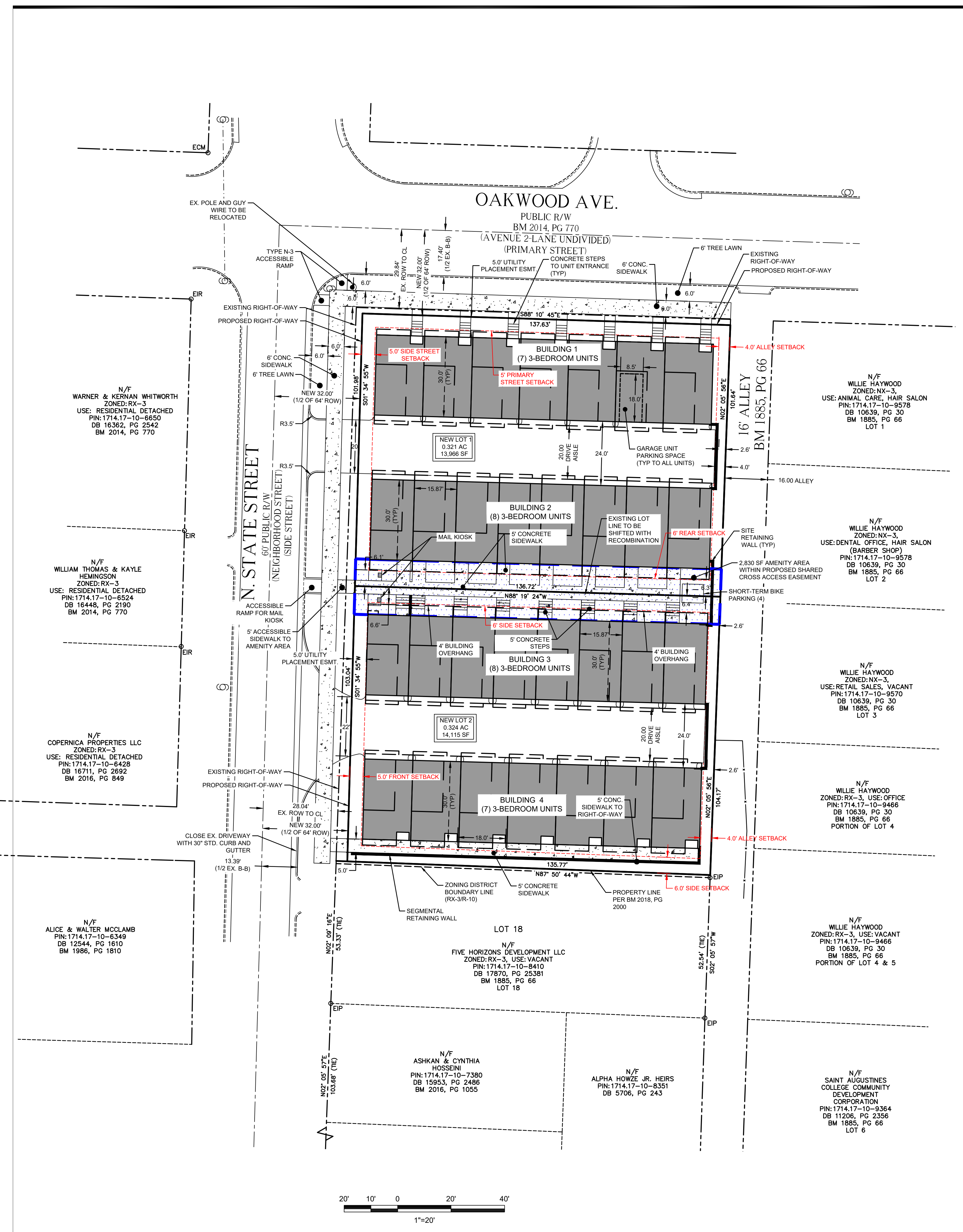
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	5/12/22
2	CITY OF RALEIGH COMMENTS	6/24/22

Approvals

Drawing Title
SITE PLAN

Sheet Number
CE-2.0

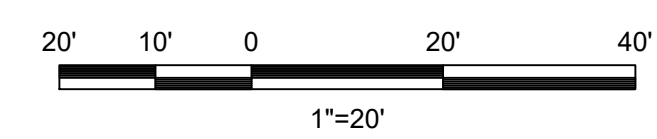
Date Issued 11/22/2021



AMENITY AREA WITHIN SHARED CROSS ACCESS EASEMENT

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
- EPK EXISTING PK NAIL
- ERRS EXISTING RAILROAD SPIKE
- ENAIL EXISTING NAIL FOUND
- ERF EXISTING RAIL FOUND
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- MAG MAG NAIL SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE STORM PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- ⊕ PROPOSED INSERTION VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ PROPOSED WATER VALVE
- ⊙ EXISTING WATER REDUCER
- ⊙ PROPOSED WATER REDUCER
- ⊙ EXISTING WATER METER
- ⊙ PROPOSED WATER METER
- ⊙ EXISTING HOT BOX
- ⊙ PROPOSED HOT BOX
- ⊙ EXISTING MANHOLE
- ⊙ PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINES NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- E EXISTING ELECTRICAL LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- SS PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE
- BUILDING SETBACK



**State Street
Condos**



date	05.06.22
drafter	C.L.B.
checked by	D.S.M.
proj. no.	T-22019
revisions	date

**State Street
Condos**

date	05.06.22
drafter	C.L.B.
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Building 2
Elevations

A2.1



**State Street
Condos**

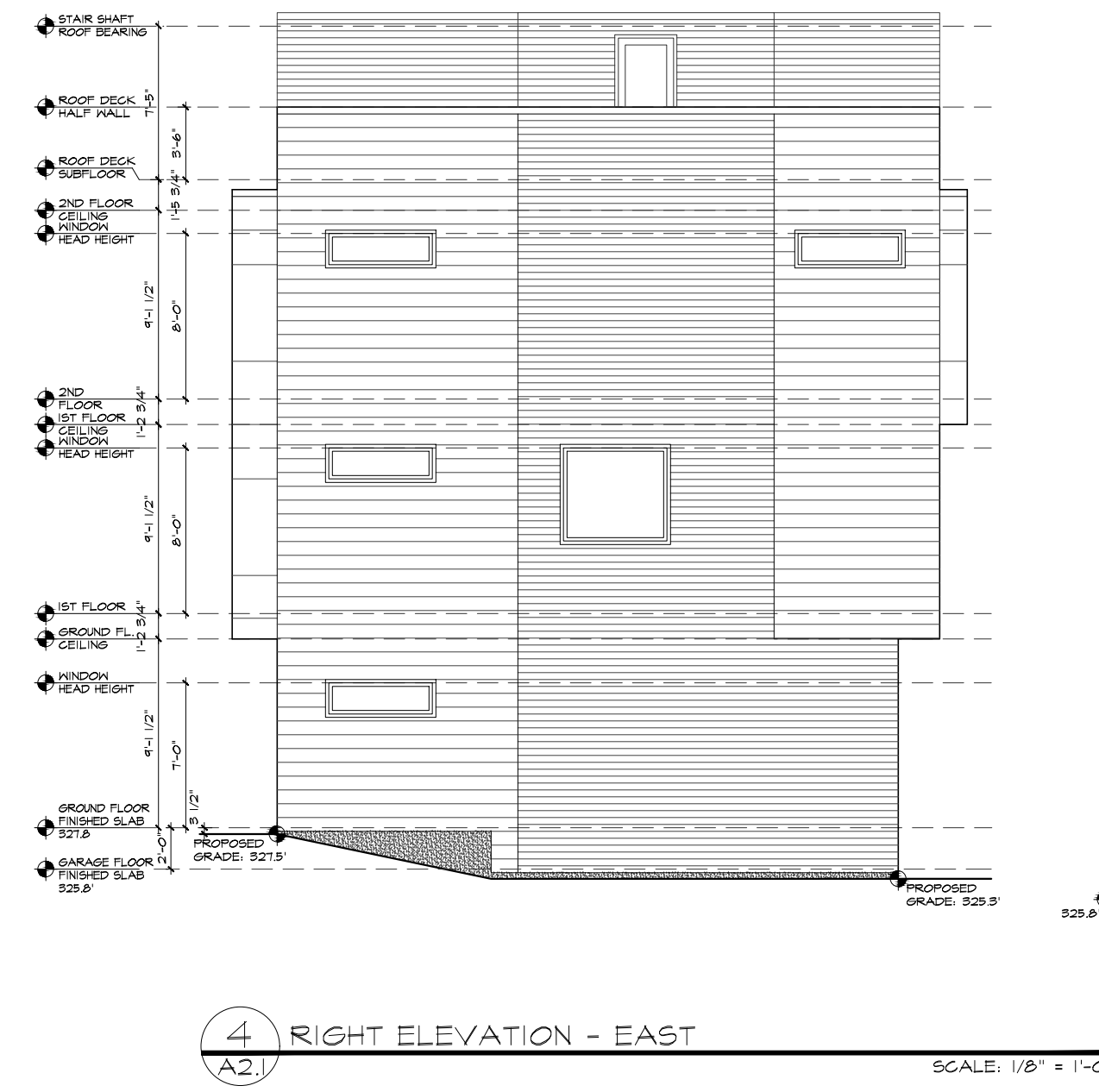


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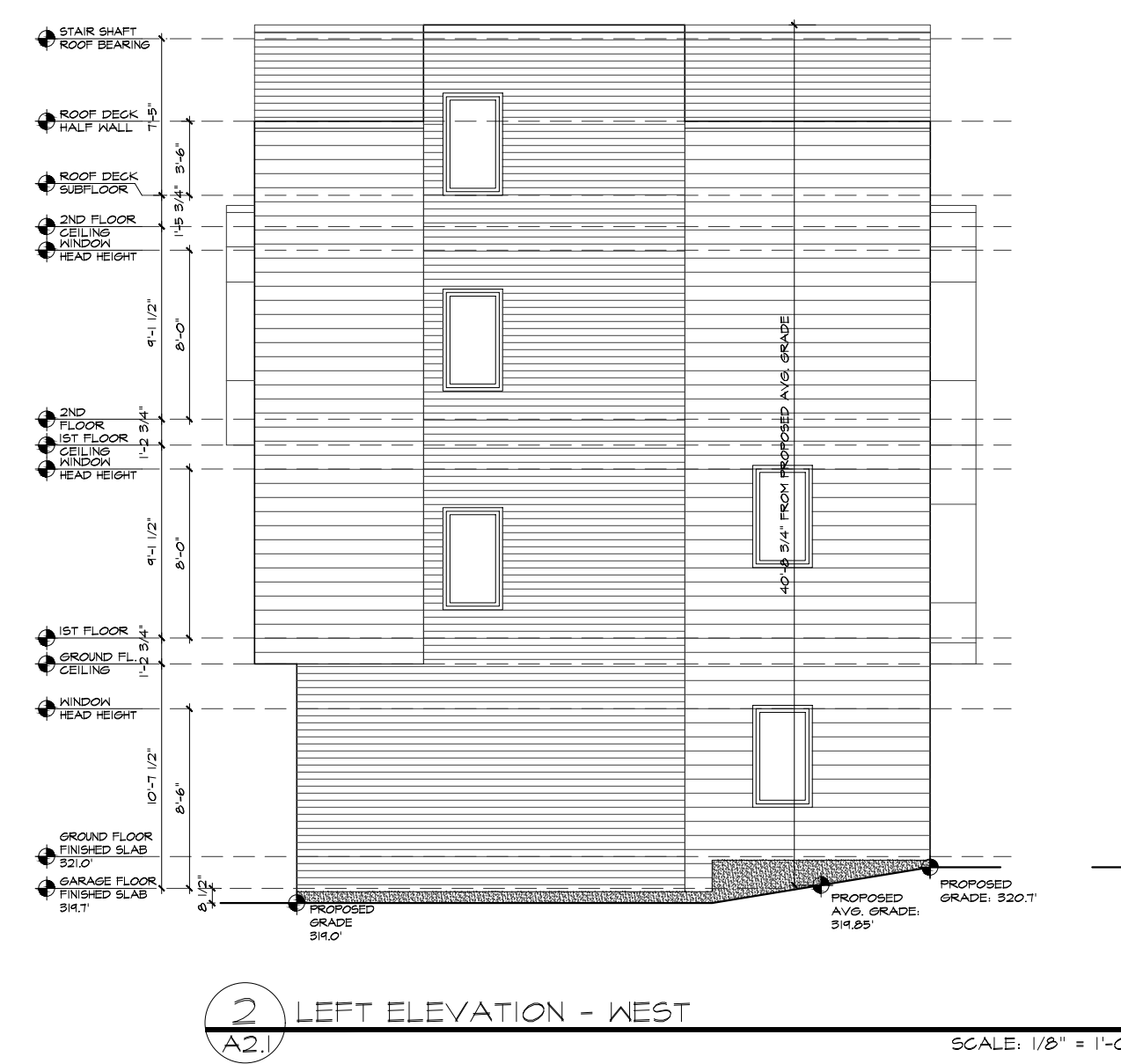
**State Street
Condos**



4 RIGHT ELEVATION - EAST
A2.1



3 GARAGE SIDE ELEVATION NORTH
A2.1



2 LEFT ELEVATION - WEST
A2.1



1 ENTRY SIDE ELEVATION - SOUTH
A2.1

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drafter	C.L.B.
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