



# Administrative Approval Action

Case File / Name: ASR-0100-2021  
DSLC - N STATE CONDOS

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 south side of Oakwood Avenue, east of N. State Street at 310, 312, 314 & 320 N. State Street.

**REQUEST:** Development of 4 lot site, zoned RX-3, with existing single-family dwellings (to be demolished), and the proposed redevelopment into a 2 lot development (New Lot 1 being .321 acres/13,966 sf and New Lot 2 being .324 acres/14,115 sf), consisting of 4 multi-unit condominium buildings (30 units total). A total combined building area of 44,386 sf, on 0.67 acres/29,199 sf tract, with .026 acres/1,118 sf of right-of-way dedication, leaving a net area of .645 acres/28,081 sf of net area.

**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 June 27, 2022 by Wake Land Design, PLLC.

## **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. Site Permit Review civil plans set show and label the unit #s for each condo unit.
2. Elevations denotes the stairway features shown with labeling, and a dimension height is also dimensioned for height design compliance & encroachments, per UDO Sec.1.5.7.D.
3. Elevation sheets, for buildings 1-4 are revised, showing the building height's to top of roof from the Avg. Post-Development level spot grade #.

### **Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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6. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
7. The 2-100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.2.2.A.4b.ii).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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.
2. A recombination plat is recorded recombining the existing lots as shown on the preliminary plan prior to permit review approval.
3. A shared cross-access easement for shared amenity, between Lots 1, 2, as shown on the approved site plan ASR-0100-2021, is approved with and prior to any plat recordings.

## Engineering

4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

☒ **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.

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

## General

1. A plat of recombination shall be recorded with the Wake Co Register of Deeds with the Book Maps and page number shown on the plans for permitting prior to any building permit approval.
2. A demolition permit shall be obtained.
3. A copy of the shared cross-access easement shall be recorded with Wake Co. Register of Deeds and a copy of the easement is transposed or included with the building permit plans set review.

## Engineering

4. 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.
5. A fee-in-lieu for approximately 5' of pavement width across the N State Street frontage shall be paid to the City of Raleigh (UDO 8.1.10).

## Stormwater

6. 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).
7. 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).
8. 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).



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9. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

10. A public infrastructure surety for 8 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
11. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 4 street trees along N. State Street and 4 street trees along Oakwood Avenue.

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

### General

1. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
3. Final inspection of right of way street trees by Urban Forestry Staff.
4. All street lights and street signs required as part of the development approval are installed.
5. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

### Stormwater

6. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
7. 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:** November 30, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.





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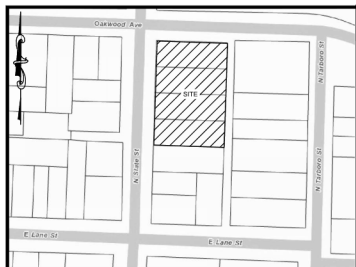
## 4-Year Completion Date:

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.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/03/2022  
Development Services Dir/Designee

Staff Coordinator: **Jermont Purifoy**



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 (0.6446 AC.)
NEW LOT AREAS:	NEW LOT 1 - 13,866 SF (0.321 AC.) NEW LOT 2 - 14,115 SF (0.324 AC.)
WAKE COUNTY PIN #:	1714108511, 1714108516, 1714108511 & 1714108425
ZONING DISTRICT:	RX-3
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	MULTIUNIT LIVING CONDOMINIUMS (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION:	NEIGHBORHOOD STREET (LOT 1 - SIDE STREET, LOT 2 - PRIMARY STREET)
N. STATE 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
PROVIDED PARKING:	TOTAL = 0 SPACES (TC-11-21) 30 SPACES PROVIDED
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MIN. 4 4 SPACES
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	2,800 SF (10%)
PROVIDED:	2,830 SF (10.07%)

## INDEX

CE-0.1	RECORDED PLAT
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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
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A-2.1	BUILDING 1 ELEVATIONS
A-2.2	BUILDING 2 ELEVATIONS
A-2.3	BUILDING 3 ELEVATIONS
A-2.4	BUILDING 4 ELEVATIONS

# 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

## 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 HAVE 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 8.3.2.2.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.

## WAKE LAND DESIGN, PLLC

NC LICENSE P-1839  
PHONE: 919-889-2614  
EMAIL: JASON@WAKELANDDESIGN.COM  
P.O. BOX 418  
CLAYTON, NC 27528

## CIVIL ENGINEER:

**WLD**

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD83

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

## Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 600 • Raleigh, NC 27601 • 919-996-2600



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 7018-10 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 type="checkbox"/>
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #:
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:

### GENERAL INFORMATION

Development name: N. State Condos

Inside City limits? Yes ☒ No ☐

Property address(es): 310, 312, 314 & 320 N. STATE STREET

Site P.I.N.(s): 1714108511, 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) 3-bedroom condo units.

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

(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

Page 1 of 2

REVISION 03/18/21

raleighnc.gov

### DEVELOPMENT TYPE • SITE DATA 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): 3,776 SF
Gross site acreage: 0.6704 ac	Existing gross floor area to be demolished:
# of parking spaces required: 3	New gross floor area: 44,386 SF
# of parking spaces proposed: 0	Total # of gross (to remain and new): 44,386 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 4
Existing use (UDO 8.1.4): Residential	Proposed # of stories for each: 3
Proposed use (UDO 8.1.4): Residential	

### STORMWATER INFORMATION

Existing Impervious Surface: \_\_\_\_\_ Square Feet: \_\_\_\_\_ Proposed Impervious Surface: \_\_\_\_\_ Square Feet: \_\_\_\_\_

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: 30 Total # of hotel units: \_\_\_\_\_

# of bedroom units: 1br 2br 3br 4br or more

# of lots: 2 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, Jason G. Meadows, will serve as the agent regarding this application, and will receive and respond to administrative comments, resident 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: 11/27/2021

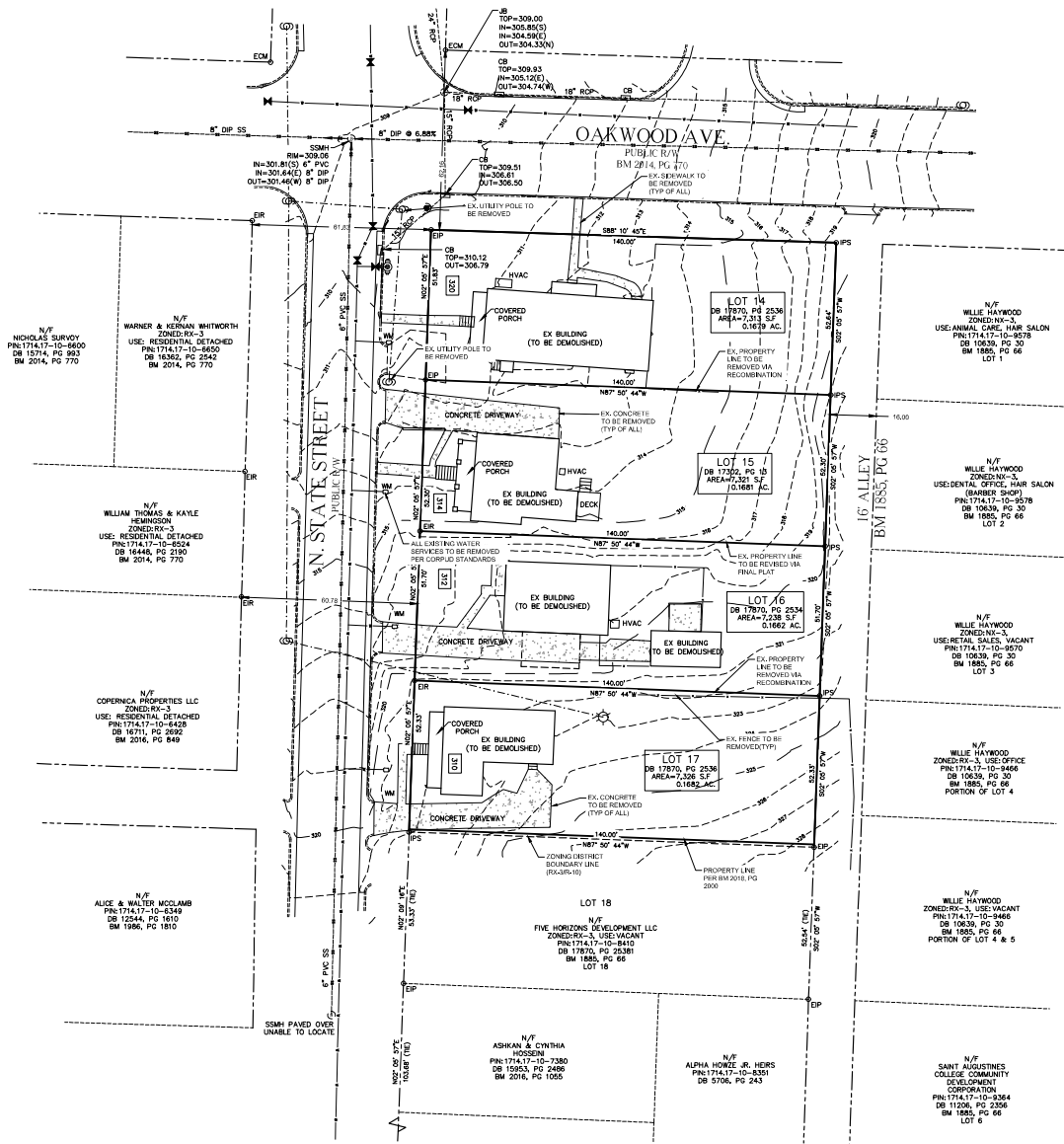
Printed Name: Jason Meadows

Page 2 of 2



# NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCE THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC03, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

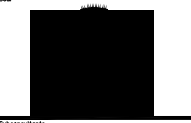


## LEGEND:

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EW EXISTING IRON PIPE
- EWAG EXISTING MAG NAIL
- EPK EXISTING PK NAIL
- ENR EXISTING RAILROAD SPIKE
- ENAL EXISTING NAIL FOUND
- ERF EXISTING RAIL FOUND
- EOM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- MAG MAG NAIL SET
- CP COMPLETED POINT
- RCP REINFORCED CONCRETE STORM PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- PROPOSED INJECTION 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
- PORT OF WAY LINE
- LINE NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE

**WLD**  
WAKE LAND DESIGN, PLLC  
CIVIL ENGINEERING  
PROJECT MANAGEMENT  
LAND PLANNING  
RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839  
PHONE: 919-883-2614  
EMAIL: JASON@WAKELANDDESIGN.COM  
P.O. BOX 418  
CLAYTON, NC 27528



Subconsultants

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

**NORTH STATE CONDOS**  
ASR-0100-2021

## 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

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

## EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet Number  
**CE-1**  
Date Issued 11/22/2021



WAKE LAND DESIGN, PLLC  
CIVIL ENGINEERING  
PROJECT MANAGEMENT  
LAND PLANNING  
RALEIGH ZONING SPECIALISTS

NC LICENSE P41839  
PHONE: 919-889-2614  
EMAIL: JASON@WAKELANDDESIGN.COM  
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CLAYTON, NC 27328



Submittals

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

NORTH STATE  
CONDOS  
ASR-0100-2021

TIER 3 SITE PLAN  
REVIEW

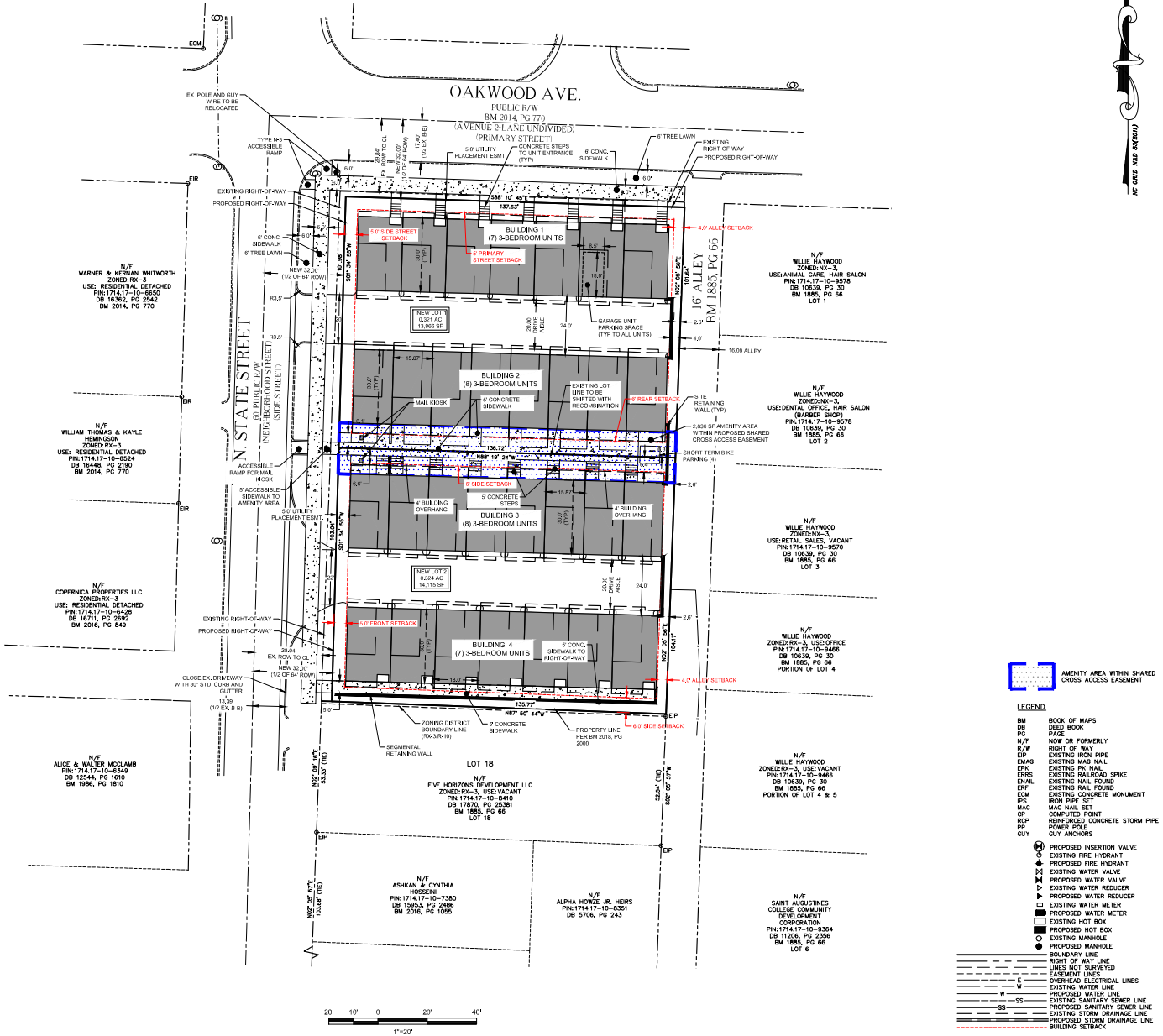
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	5/12/22
2	CITY OF RALEIGH COMMENTS	6/24/22

Notes

SITE PLAN

CE-2.0

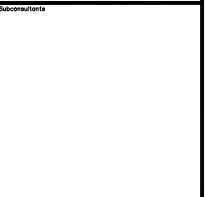
Date Issued: 1/12/23





WAKE LAND DESIGN, PLLC  
CIVIL ENGINEERING  
PROJECT MANAGEMENT  
LAND PLANNING  
RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839  
PHONE: 919-889-2614  
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EDGEWATER  
VENTURES, LLC  
3105 GLENWOOD AVE.  
SUITE 105  
RALEIGH, NC 27612

NORTH STATE  
CONDOS  
ASR-0100-2021

TIER 3 SITE PLAN  
REVIEW

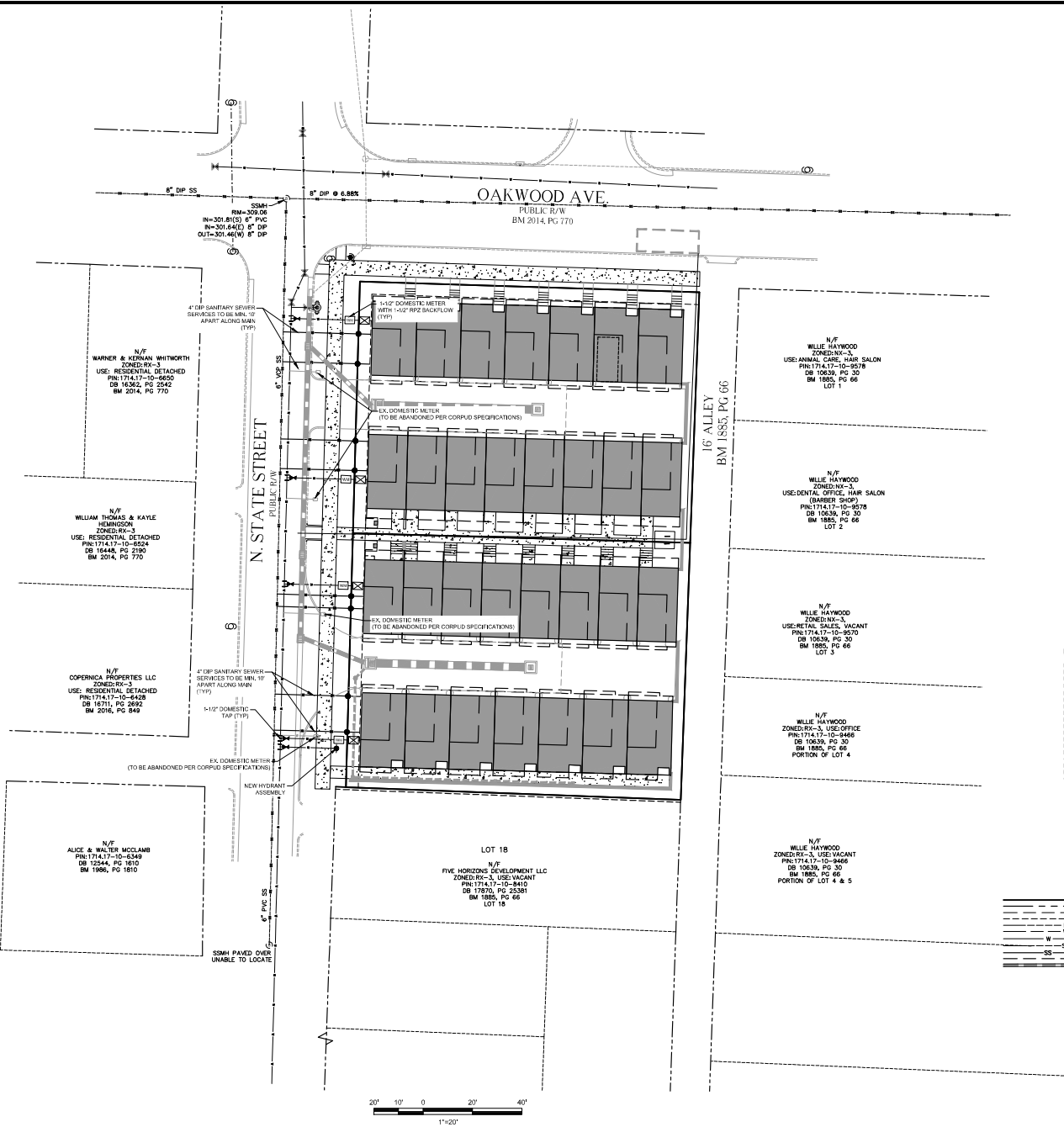
Revisions		
Number	Description	Date
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2	CITY OF RALEIGH COMMENTS	6/24/22

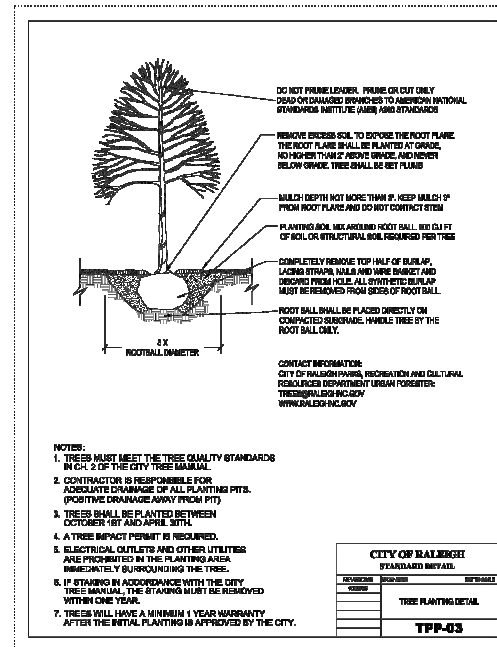
Revisions		

UTILITY PLAN

CE-3.0

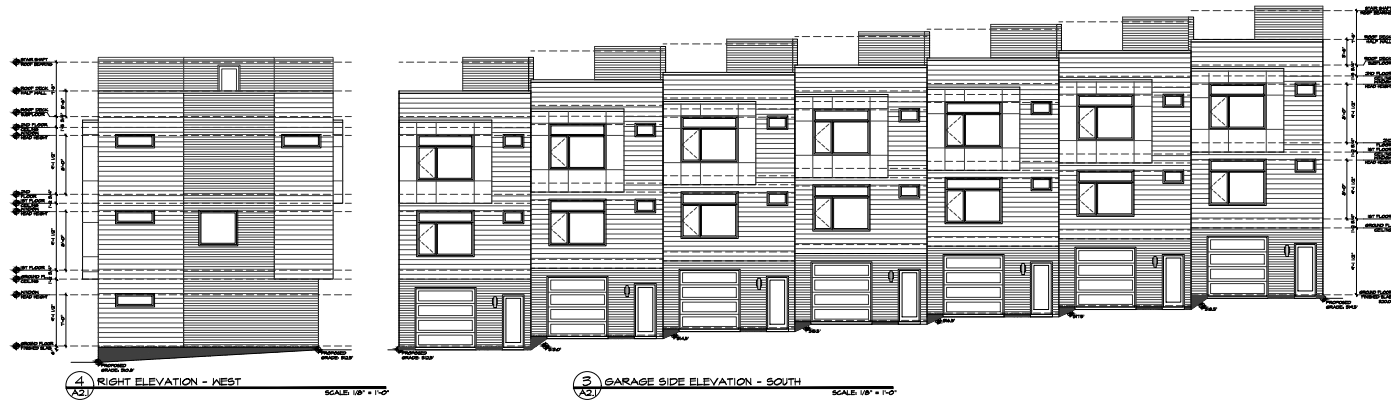
Date Issued: 11/22/21





PLANT SCHEDULE					
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
NS	Nyssa sylvatica / Black Gum	3" Cal, 10' HT.	CONT / B & B	40' O.C.	

<div style="text-align: center;"><h1>WLD</h1><p><b>WAKE LAND DESIGN, PLLC</b> CIVIL ENGINEERING PROJECT MANAGEMENT LAND PLANNING <b>RALEIGH ZONING SPECIALISTS</b></p></div>																													
NC LICENSE PJ-R79 PHONE: 919-880-3614 EMAIL: JASON@WAKELANDDESIGN.CO P.O. BOX 418 CLAYTON, NC 27528																													
<div style="text-align: center;">Seal </div>																													
Subcontractors																													
Client <div style="text-align: center;"><b>EDGEWATER VENTURES, LLC</b> 3105 GLENWOOD AVE. SUITE 105 RALEIGH, NC 27612</div>																													
Project <div style="text-align: center;"><b>NORTH STATE CONDOS</b> ASR-0100-2021</div>																													
Process <div style="text-align: center;"><b>TIER 3 SITE PLAN REVIEW</b></div>																													
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Sheet Number <div style="text-align: center;"><b>CE-6</b></div>																													
Date Issued   1/12/2021																													



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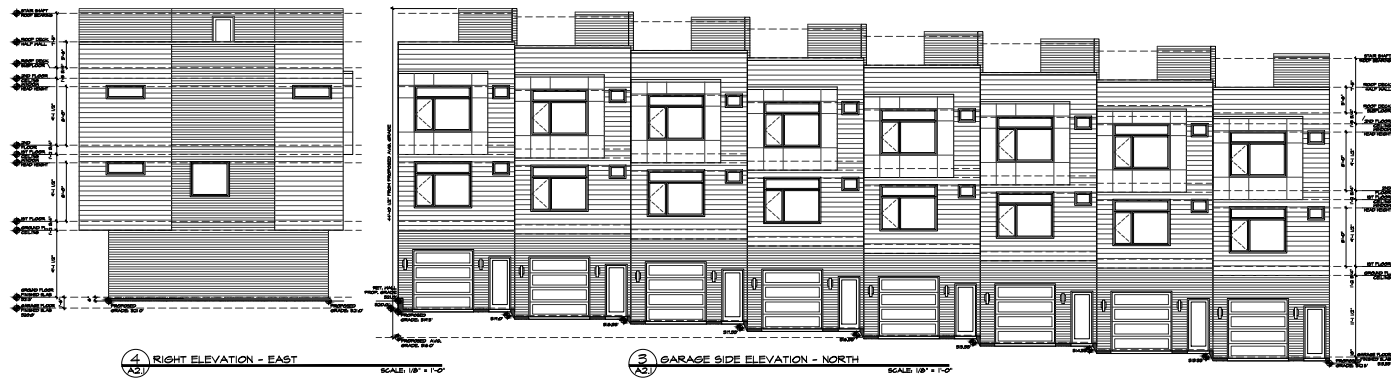
**State Street  
Condos**

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

Building 1  
Elevations

**A2.1**





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Building 2  
Elevations

**A2.1**



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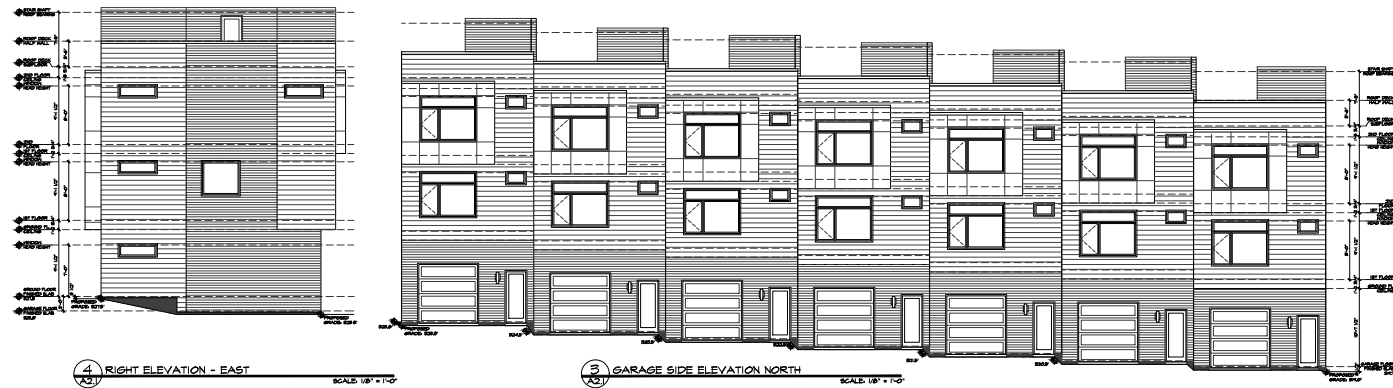
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revisions date

Building 4  
Elevations  
**A2.1**