

# 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 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: Hampton Spring	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 216 Buck Jones Road, Raleigh, NC 27606	
Site P.I.N.(s): 0783-19-2821, 0783-19-1959	
Please describe the scope of work. Include any additions, expansions, and change of use. This project includes the construction of a 3-story senior apartments / affordable housing building, a stormwater SCM, parking lot, sidewalks, and associated utilities. This is being submitted as a Congregate Care use in a R10 Zoning District.	
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: EVERGREEN CONSTRUCTION	Title: _____
Address: 7706 SIX FORKS ROAD; SUITE 200	
Phone #: 919.848.2041	Email: TIM@ECCMGT.COM
Applicant Name: TIMOTHY G. MORGAN	
Company: EVERGREEN CONSTRUCTION	Address: 7706 SIX FORKS ROAD; SUITE 200
Phone #: 919.848.2041	Email: TIM@ECCMGT.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): R-10	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 8,022
Gross site acreage: 2.92 AC (prior to R/W dedication)	New gross floor area: 93,311 SF
# of parking spaces required: 23	Total sf gross (to remain and new): 93,311 SF
# of parking spaces proposed: 58	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Single Family Residential	
Proposed use (UDO 6.1.4): MULTI-FAMILY RES. SENIOR APARTMENTS AFFORDABLE HOUSING	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.17 Square Feet: 8,022 SF	Proposed Impervious Surface: Acres: 1.37 Square Feet: 59,677
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: NA	
Alluvial soils: NA	
Flood study: NA	
FEMA Map Panel #: 3720078300J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 56 senior apartments	Total # of hotel units:
# of bedroom units: 1br 28 2br 28 3br 0 4br or more	
# of lots: 2 existing lots to be recombined into 1 lot	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

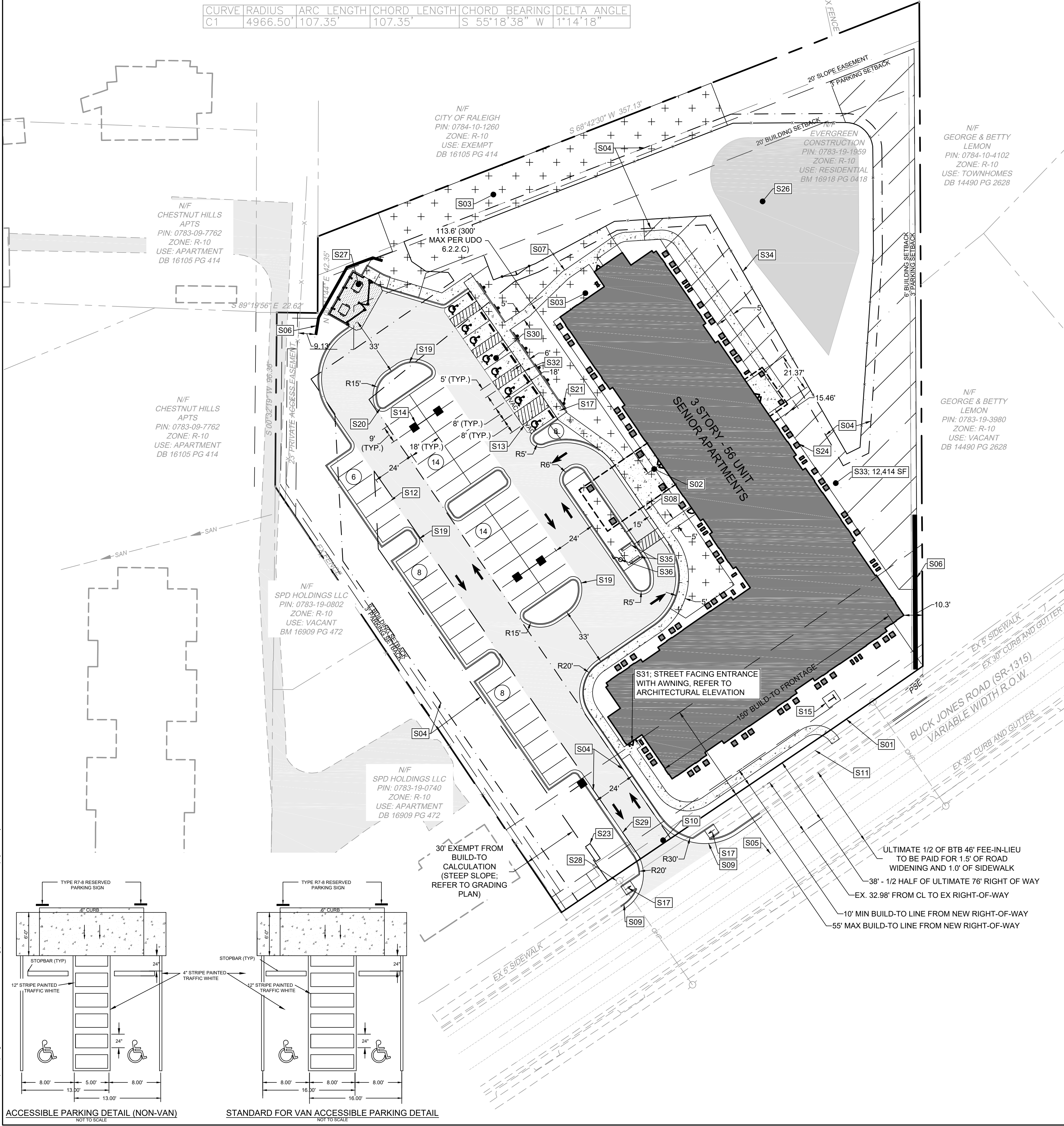
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Timmons Group - Rick Baker, PE & Patrick Barbeau, PE 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: Timothy G. Morgan	Date: 12/17/2020
Printed Name: Timothy G. Morgan	



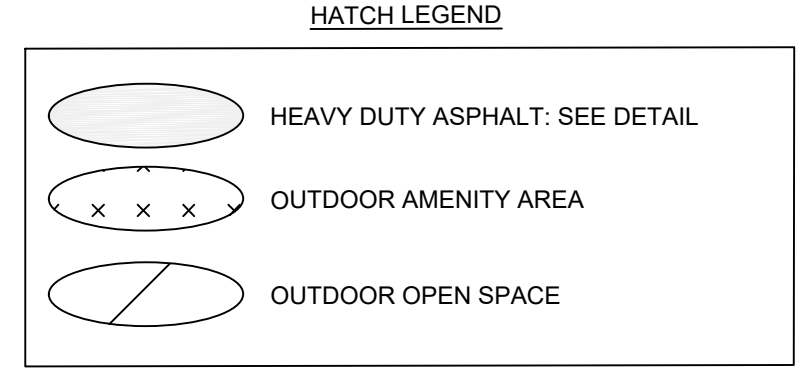




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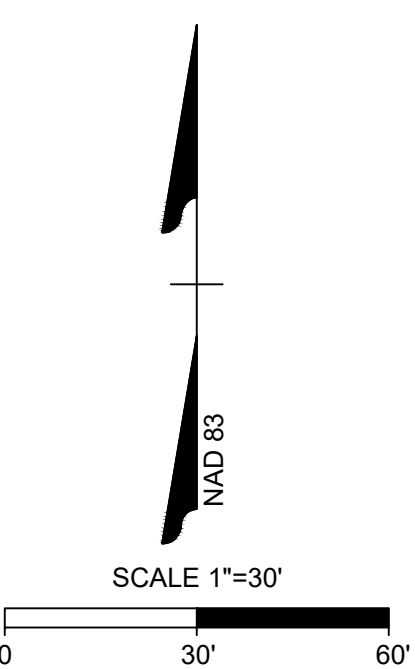


SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	PROPOSED RIGHT-OF-WAY (TYP.)
S02	PROPOSED BUILDING ENTRANCE
S03	OUTDOOR AMENITY AREA (EACH AREA IS AT LEAST 10' IN WIDTH AND LENGTH)
S04	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S05	EXISTING ROAD CENTERLINE
S06	PROPOSED RETAINING WALL WITH 42" MINIMUM SAFETY RAILING AT ALL AREAS TALLER THAN 30" (DESIGN BY OTHERS)
S07	4" THICK CONCRETE SIDEWALK SEE PLANS FOR WIDTH DIMENSIONS
S08	FLUSH CURB AND GUTTER
S09	30" CONCRETE CURB & GUTTER (TYP.)
S10	FULL ACCESS DRIVEWAY
S11	EXISTING RIGHT-OF-WAY
S12	PARKING STALL STRIPING (PER LOCAL CODES; TYP.)
S13	ADA VAN ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY
S14	LIGHT POLE (TYPICAL - PER LIGHTING PLAN)
S15	PROPOSED LOCATION OF TRANSFORMER (TO BE COORDINATED WITH SERVICE PROVIDER)
S17	SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S19	24" CONCRETE CURB & GUTTER
S20	3" CURB RADIUS (TYP. UNLESS OTHERWISE NOTED)
S21	ADA ACCESSIBILITY SIGN (TYP.)
S23	PROPOSED MONUMENT SIGN
S24	HVAC CONCRETE PAD (TYP.)
S26	PROPOSED DRY POND
S27	DUMPSTER ENCLOSURE, REFER TO DETAIL AND ARCH PLANS
S28	CONTRACTOR TO VERIFY UTILITY POLE CLEARANCE WITH SIDEWALK AND RAMP. IF THERE IS NOT A MINIMUM 1.0' CLEARANCE, CONTRACTOR TO RELOCATE POLE.
S29	TRANSITION FROM 30" CURB AND GUTTER TO 24" CURB AND GUTTER WITHIN FIRST 10' OUTSIDE THE RIGHT-OF-WAY
S30	CONCRETE ADA STALL (TYP.)
S31	STREET FACING ENTRANCE PER UDO 2.2.4.G1
S32	FLUSH SIDEWALK
S33	OUTDOOR OPEN SPACE; PER UDO SEC. 6.2.2.C
S34	BLACK CHAIN LINK FENCE WITH DRIVE GATE
S35	BENCH (TYP.)
S36	FLAGPOLE (TYP.)



- SITE LAYOUT NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
  - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
  - PARKING SPACES ARE 9'0" WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8'0" WIDE MINIMUM WITH 8'0" VAN ACCESS AND 5'0" STANDARD ACCESS AISLES.
  - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
  - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
  - TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
  - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
  - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
  - PER SECTION A-1 OF THE COR SOLID WASTE COLLECTION DESIGN MANUAL, ALL PARKING AREAS TO BE DIRECTLY ACCESSED BY SOLID WASTE COLLECTION VEHICLES MUST MAINTAIN ALL INTERNAL INSIDE CURB RADII AT A MIN. 30'. ALL PARKING LOT AISLES THAT WILL BE TRAVERSED BY SOLID WASTE COLLECTION VEHICLES MUST MEET THE RESIDENTIAL STREET STANDARD OF 8' SUB-BASE AN 2.5" ASPHALT SURFACE. SITE PLANS MUST DESIGNATE THE INGRESS AND EGRESS ROUTES FOR SOLID WASTE COLLECTION VEHICLES.

SITE DATA TABLE	
PROJECT NAME:	HAMPTON SPRING
APPLICANT/ PROPERTY OWNER:	EVERGREEN CONSTRUCTION
PIN:	0783-19-2821, 0783-19-1959
DEED REFERENCE:	DB 16918 PG 418
PLAT REFERENCE:	BM 2016 PG 00284
PROPERTY ADDRESS:	218 BUCK JONES ROAD, RALEIGH, NC 27606
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	R-10
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	RESIDENTIAL - HOUSEHOLD LIVING - MULTIFAMILY - SENIOR APARTMENTS AFFORDABLE HOUSING
TOTAL PROJECT AREA:	2.83 AC
PROPOSED NEW CITY OF RALEIGH PUBLIC R/W DEDICATION	1,110 SF
PROJECT AREA AFTER R/W DEDICATION	122,304 SF (2.81 AC)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C: NSW
WATERSHED:	WALNUT CREEK
BLOCK PERIMETER:	MAX: 2,500' EXISTING: 4000' EXEMPT PER UDO SEC. 8.3.2.A.2.B. MIN. SITE AREA APPLICABLE = 3.0 AC
SETBACKS:	
FRONT (FROM PRIMARY STREET):	BLDG.: 10' PARKING: 10'
SIDE STREET:	BLDG.: 10' PARKING: 10'
SIDE:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
REAR:	BLDG.: 20' PARKING: 3'
PARKING REQUIRED:	
1 SPACE PER 3 UNITS + 1 SPACE PER 400 SF OF ADMIN AREA	19 SPACES + 4 SPACES = 23 SPACES
PARKING PROVIDED:	58 SPACES (8 ADA SPACES) (252% OF REQUIRED) PER UDO SEC. 7.1.2.D.1. DETAINED STORMWATER RUNOFF TO PRE-DEVELOPMENT LEVELS FOR THE 2-, 10-, AND 30-YEAR STORM EVENTS FOR THE PARKING AREA ABOVE THE MAXIMUM
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	0.17 ACRES = 6.2%
PROPOSED ONSITE IMPERVIOUS:	1.36 ACRES = 48.6% (INCLUDES 0.05 ACRES FUTURE IMPERVIOUS )
PROPOSED OFFSITE IMPERVIOUS IN R/W:	0.03 ACRES
TOTAL PROPOSED IMPERVIOUS:	1.39 ACRES
OUTDOOR AMENITY AREA:	
REQUIRED:	12,230 SF = 10%
PROVIDED:	12,414 SF = 10.2%
OPEN SPACE:	
REQUIRED:	12,230 SF = 10%
PROVIDED:	12,436 SF = 10.2%
BUILD-TO CALCULATION (PER UDO SEC 2.2.4):	
BUILDING WIDTH IN PRIMARY BUILD-TO AREA:	166.32'
PROPERTY WIDTH (FRONTAGE):	243.23'
BUILD-TO % (70% MIN.):	150' / (242' - 30' OF STEEP SLOPE) = 70.8% EXEMPT PER TC-19-19 APPROVED ON MAY18, 2021



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE <b>RALEIGH OFFICE</b> 5410 Trinity Road, Suite 102   Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com	
YOUR VISION ACHIEVED THROUGH OURS.	REVISION DESCRIPTION
	REVISION PER CITY OF RALEIGH COMMENTS
	REVISION PER CITY OF RALEIGH COMMENTS
	REVISION PER CITY OF RALEIGH COMMENTS
DATE	DATE
04/02/2021	04/02/2021
06/29/2021	
01/21/2022	
DRAWN BY	332
DESIGNED BY	P. BARBEAU
CHECKED BY	R. BAKER
SCALE	AS SHOWN

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**HAMPTON SPRING - CONGREGATE CARE**

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**SITE PLAN**

JOB NO.  
**39465**

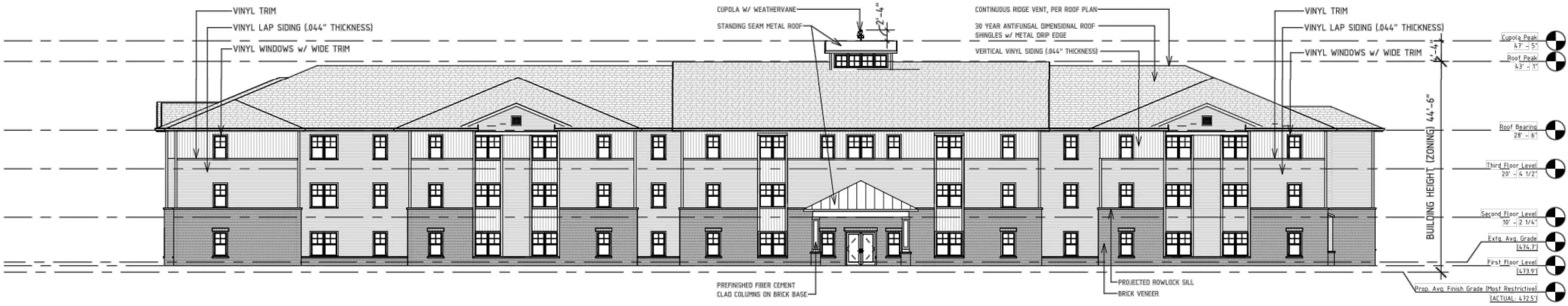
SHEET NO.  
**C2.0**

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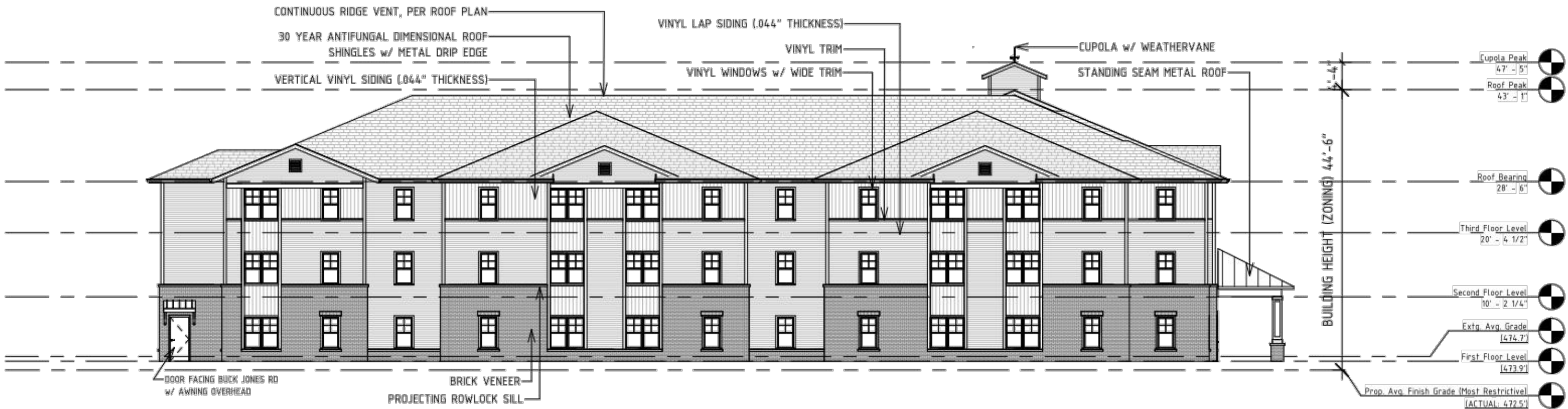


AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 1.5.7.B.2 & TC-17-16						
ELEVATION	EXISTING GROUND (EG)			FINISHED GRADE (FG)		
	HIGH POINT	LOW POINT	AVG. GRADE	HIGH POINT	LOW POINT	AVG. GRADE
NORTH	474.51	473.18	473.90	472.80	472.13	472.50
SOUTH	478.87	470.12	474.50	472.80	472.13	472.50
EAST	479.81	474.51	477.20	472.80	472.13	472.50
WEST	476.46	469.66	473.10	472.80	472.13	472.50
	EXISTING AVG. GRADE		474.70	FINISHED AVG. GRADE*		472.50

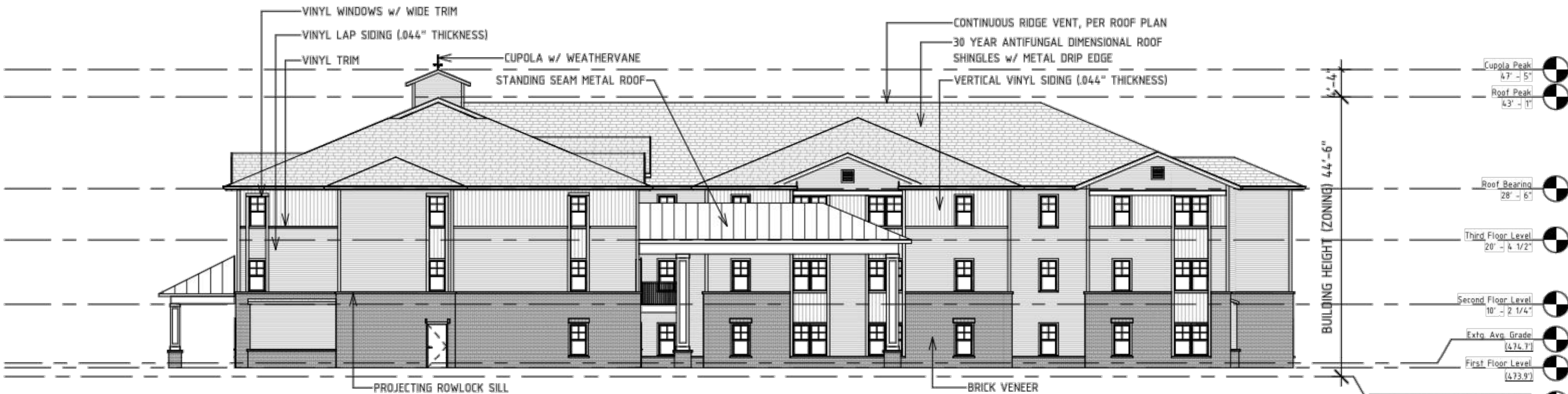
\*MOST RESTRICTIVE



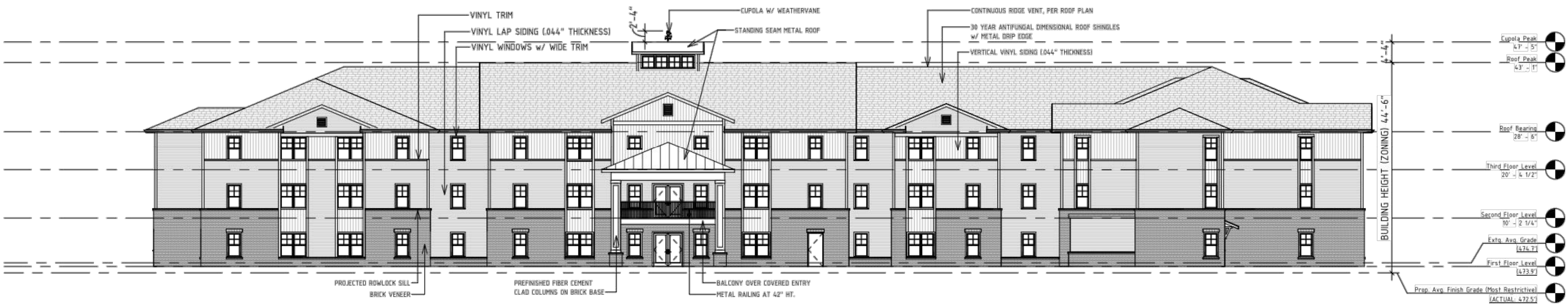
④ East Elevation  
1/16" = 1'-0"



③ South Elevation  
1/16" = 1'-0"



② North Elevation  
1/16" = 1'-0"



① West Elevation  
1/16" = 1'-0"