NORTH STATE STREET CONDOS
SR-65-2018

Zoning: **RX-3, R-10**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.36**
Units: **30**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Five Horizons Development**
Phone: **(919) 815-0820**
### BUILDING TYPE

- **SR-65·18**
- ☐ Detached
- ☐ Attached
- ☐ Apartment
- ☐ Townhouse
- ☐ General
- ☐ Mixed Use
- ☐ Open Lot

### FOR OFFICE USE ONLY

- Transaction Number: 562243
- Assigned Project Coordinator: Mike Walters

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### Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

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### GENERAL INFORMATION

- **Development Name**: N. STATE STREET CONDOS
- **Zoning District**: RX-3
- **Overlay District (if applicable)**: Inside City Limits? ☐ Yes ☐ No
- **Proposed Use**: Multi-Unit Living
- **Property Address(es)**: 310, 312, 314, 320 N. STATE ST.
- **Major Street Locator**:
- **Wake County Property Identification Number(s) for each parcel to which these guidelines will apply**: P.I.N. 1714108611, 1714108516, 1714108511, 1714108425

#### P.I.N. Details

<table>
<thead>
<tr>
<th>P.I.N.</th>
<th>What is your project type?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1714108611</td>
<td>☐ Apartment</td>
</tr>
<tr>
<td>1714108516</td>
<td>☐ Elderly Facilities</td>
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<tr>
<td>1714108511</td>
<td>☐ Hospitals</td>
</tr>
<tr>
<td>1714108425</td>
<td>☐ Hotels/Motels</td>
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<tr>
<td></td>
<td>☐ Office</td>
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<tr>
<td></td>
<td>☐ Mixed Residential</td>
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<td></td>
<td>☐ Non-Residential Condo</td>
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<td>☐ Religious Institutions</td>
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<td>☐ Retail</td>
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<td></td>
<td>☐ Duplex</td>
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<td></td>
<td>☐ Telecommunication Tower</td>
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<td>☐ School</td>
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<td></td>
<td>☐ Shopping Center</td>
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<tr>
<td></td>
<td>☐ Residential Condo</td>
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<tr>
<td></td>
<td>☐ Industrial Building</td>
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</tbody>
</table>

- **Other**: If other, please describe:

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### WORK SCOPE

Per City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

Demolition of existing single family residences and construction of (4) Condo buildings, streetscape, utilities, stormwater facilities.

### DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

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### CLIENT/DEVELOPER/OWNER

- **Company**: Five Horizons Development
- **Name(s)**: Corey Mason
- **Address**: 2321 Blue Ridge Road, Suite 202
- **Phone**: 919.398.3927
- **Email**: corey@thefivehorizons.com
- **Fax**: 919.516.0705

### CONSULTANT (Contact Person for Plans)

- **Company**: John A. Edwards & Company
- **Name(s)**: Jason Meadows
- **Address**: 333 Wade Ave
- **Phone**: 919.828.4428
- **Email**: jason@jaeco.com
- **Fax**: 919.828.4711
### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

<table>
<thead>
<tr>
<th>Zoning Information</th>
<th>Building Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District(s) RX-3</td>
<td>Proposed building use(s) Multi-Unit Living</td>
</tr>
<tr>
<td>If more than one district, provide the acreage of each:</td>
<td>Existing Building(s) sq. ft. gross 3,776 SF</td>
</tr>
<tr>
<td>Overlay District</td>
<td>Proposed Building(s) sq. ft. gross 78,148 SF</td>
</tr>
<tr>
<td>Total Site Acres</td>
<td>Total sq. ft. gross (existing &amp; proposed) 78,148 SF</td>
</tr>
<tr>
<td>Inside City Limits</td>
<td>Yes □ No 0.67 AC</td>
</tr>
<tr>
<td>Off street parking: Required</td>
<td>Provided 33</td>
</tr>
<tr>
<td>COA (Certificate of Appropriateness) case #</td>
<td># of stories 3</td>
</tr>
<tr>
<td>BOA (Board of Adjustment) case # A-</td>
<td>Ceiling height of 1st Floor 9'</td>
</tr>
<tr>
<td>CUD (Conditional Use District) case # Z-</td>
<td></td>
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</tbody>
</table>

### Stormwater Information

- **Existing Impervious Surface**: 0.21 acres acres/square feet
- **Proposed Impervious Surface**: 0.64 acres acres/square feet
- **Flood Hazard Area**: □ Yes □ No
- **If Yes, please provide:** Alluvial Soils
- **FEMA Map Panel #**: Flood Study
- **Neuse River Buffer**: □ Yes □ No
- **Wetlands**: □ Yes □ No

## FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units 30
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A
3. Total Number of Hotel Units N/A
4. Overall Total # Of Dwelling Units (1-6 Above) 30
5. Bedroom Units: 1br 30 2br 3br 4br or more
6. Infill Development 2.2.7 N/A
7. Open Space (only) or Amenity 3,620 SF
8. Is your project a cottage court? □ Yes □ No

### SIGNATURE BLOCK (Applicable to all developments)

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.

**Jason G. Meadows, P.E.**

I hereby designate ___________________________________________ to serve as my agent regarding this application, to receive and respond 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.

Signed ____________________________ Date 7/10/18

**Printed Name** Emily Graban, Owner

**Stuart Cullinan, Five Horizons, LLC**

Signed ____________________________ Date 07/10/2018

**Printed Name** Stuart Cullinan, Manager Copernica Properties

**Stuart Cullinan, Cullinan Ventures, LLC**
<table>
<thead>
<tr>
<th>General Requirements</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.</strong> Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh</td>
<td>✔</td>
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<tr>
<td><strong>2.</strong> Administrative Site Review Application completed and signed by the property owner(s)</td>
<td>✔</td>
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<tr>
<td><strong>3.</strong> Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet</td>
<td>✔</td>
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<tr>
<td><strong>4.</strong> I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh</td>
<td>✔</td>
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<td><strong>5.</strong> Provide the following plan sheets:</td>
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<tr>
<td>a) Cover sheet: includes general notes, owner’s name, contact’s name, telephone number, mailing address and email address</td>
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<td>b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation</td>
<td>✔</td>
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<td>c) Proposed Site Plan</td>
<td>✔</td>
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<td>d) Proposed Grading Plan</td>
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<tr>
<td>e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.</td>
<td>✔</td>
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<td>f) Proposed Utility Plan, Including Fire</td>
<td>✔</td>
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<td>g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.</td>
<td>✔</td>
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<tr>
<td>h) Proposed Landscape Plan</td>
<td>✔</td>
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<tr>
<td>i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.</td>
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<td>j) Transportation Plan</td>
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<td><strong>6.</strong> Ten (10) sets of proposed plans to engineering scale (1&quot; = 20’, 1” =100’, etc.), and date of preparation. For re-submittals – include all revision dates</td>
<td>✔</td>
<td>✔</td>
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<td><strong>7.</strong> Minimum plan size 18”x24” not to exceed 36”x42”</td>
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<td><strong>8.</strong> A vicinity map no smaller/less than 1&quot;=500’ and no larger than 1”=1000’ to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan</td>
<td>✔</td>
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<td><strong>9.</strong> Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
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<td><strong>10.</strong> Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.</td>
<td>✔</td>
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<tr>
<td><strong>11.</strong> Wake County School Form, if dwelling units are proposed</td>
<td>✔</td>
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<td><strong>12.</strong> If applicable, zoning conditions adhered to the plan cover sheet</td>
<td>✔</td>
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</tbody>
</table>
N. STATE STREET CONDOS
ADMINISTRATIVE SITE REVIEW PLANS
SR-XX-XX
TRANS# XXXXX
RALEIGH, NORTH CAROLINA
JULY 10, 2018

INDEX
CE-1 EXISTING CONDITIONS
CE-2 SITE PLAN
CE-3 UTILITY PLAN
CE-4 GRADING & STORMWATER MANAGEMENT PLAN
CE-5 STORMWATER MANAGEMENT PLAN
CE-6 LANDSCAPING PLAN
A-1 BUILDING 1 ELEVATIONS
A-2 BUILDING 2 ELEVATIONS
A-3 BUILDING 3 ELEVATIONS
A-4 BUILDING 4 ELEVATIONS

SITE DATA
PROPERTY OWNERS:
EMILY GRABAN
DIAMOND SPIVEY
CULLINAN VENTURES LLC, CLYDE OAK PLLC
GOODSON HOLDINGS LLC

SITE ADDRESS:
310, 312, 314 & 320 N. STATE STREET
WAKE COUNTY PIN #:
1714108611, 1714108516, 1714108511 & 1714108425

EXISTING USE:
SINGLE FAMILY

LOT SIZE:
BEFORE R/W DEDICATION
AFTER R/W DEDICATION
29,199 SF (0.6704 AC.)
28,081 SF (0.6446 AC.)

STREET CLASSIFICATION:
N. STATE STREET
OAKWOOD AVENUE
NEIGHBORHOOD STREET (PRIMARY)
AVENUE 2-LANE (SECONDARY)

STREETSCAPE REQUIRED:
6’ TREE LAWN
6’ SIDEWALK

STREETSCAPE PROVIDED:
6’ TREE LAWN
6’ SIDEWALK

ZONING DISTRICT:
RX-3

(30) ONE BEDROOM UNITS
(1) VISITOR PARK PER 10 UNITS
TOTAL = 33 SPACES
33 SPACES PROVIDED

APARTMENT BUILDING REQUIREMENTS:
70% BUILDING WIDTH IN PRIMARY BUILD-TO 10-55’
35% BUILDING WIDTH IN SIDE STREET BUILD-TO 10-55’
N. STATE ST.: 148’ BUILDING / 205’ FRONTAGE= 72%
OAKWOOD AVE.: 126’ BUILDING / 138’ FRONTAGE= 91%

AMENITY AREA REQUIRED:
2,808 SF (10%)
3,620 SF (12.9%)

REQUESTED PARKING:
22 spaces
30 spaces

PROPOSED USE:
MULTI-UNIT LIVING CONDOMINIUMS
(APARTMENT BUILDING TYPE)

FIVE HORIZONS DEVELOPMENT
2321 Blue Ridge Rd. Suite 202
Raleigh, N.C. 27607
919-443-0262
corey@thefivehorizons.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

OWNER/DEVELOPER:
FIVE HORIZONS DEVELOPMENT
2321 Blue Ridge Rd.
Raleigh, N.C. 27607
919-443-0262
corey@thefivehorizons.com

AS BUILT INFORMATION

ADMINISTRATIVE SITE REVIEW Application (for UDO Districts only)
N. STATE ST. CONDOS
N. STATE STREET
RALEIGH, NC 27601
FIVE HORIZONS DEVELOPMENT
2321 BLUE RIDGE ROAD, STE 201
RALEIGH, NC 27603

EXISTING CONDITIONS PLAN

CE-1
City of Raleigh Planting Requirements:

1. Street Trees:
   - Provided: (6) 3" Caliper Black Gum at 40' O.C. placed in 6' tree lawn

2. Oakwood Avenue:
   - Provided: (4) 3" caliper Black Gum at 40' o.c. placed in 6' tree lawn

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>Plant Schedule</th>
<th>Spec.</th>
<th>Approx'</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NS</td>
<td>Nyssa sylvatica / Black Gum B &amp; B</td>
<td>CONT./3&quot; Cal. /10' HT.</td>
<td>OCT</td>
</tr>
</tbody>
</table>