Zoning: OX-3 w/SRPOD
CAC: Hillsborough
Drainage Basin: Rocky Branch
Acreage: 75.6
Sq. Ft.: 7,510

Planner: Michael Walter
Phone: (919) 996-2636

Applicant: City of Raleigh
Phone: (919) 996-6955
LOCATION: This site is located at 105 Pullen Road.

REQUEST: Development on a 75.6-acre tract zoned OX-3 with SRPOD overlay for a 7,510 square-foot addition to the existing 28,526 square foot Pullen Arts Center (Civic building type) and associated site improvements.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A variance was granted by the Board of Adjustment (A-2-18) for complete relief from streetscape improvements and right-of-way dedication requirements for Section 8.5.

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 6/5/2018 by Site Collaborative.

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:

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering
1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater
2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry
3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
**Building Permits** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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: 7/20/2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

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.

Signed: (Planning Dir./Designee) [Signature]
Date: [7/20/18]

Staff Coordinator: Justin Rametta
PULLEN ARTS CENTER IMPROVEMENTS
ADMINISTRATIVE SITE REVIEW
SR-70-17
TRANSACTION #: 525991

SITE DATA SUMMARY

PROJECT NAME: PULLEN ARTS CENTER IMPROVEMENTS

PROJECT NO: PAC

FILENAME: 2018-05-01_JEA_GHS_PAC_2015-0080

CHECKED: GHS

DRAWN: JEA

PROJECT DATA

DATE: 2018/05/01

PRINTING: JEA

PROJECT NO: PAC

FILENAME: 2018-05-01_JEA_GHS_PAC_2015-0080

CHECKED: GHS

DRAWN: JEA

CONTACT INFORMATION

PROPERTY OWNER / CLIENT
CITY OF RALEIGH PARKS, RECREATION, AND CULTURAL RESOURCES
222 W. HARGETT ST. SUITE 601
RALEIGH, NC 27601
CONTACT: LORA GRECO
PHONE: 919.996.4771
EMAIL: LORA.GRECO@RALEIGHNC.GOV

LANDSCAPE ARCHITECT
SITE COLLABORATIVE
727 W. HARGETT STREET, SUITE 101
RALEIGH, NC 27603
CONTACT: GRAHAM H. SMITH
PHONE: 919.805.3586
EMAIL: GRAHAM@SITECOLLABORATIVE.COM

ARCHITECT
CLEARSCAPES
311-200 W. MARTIN STREET
RALEIGH, NC 27601
CONTACT: MON PENG YUEH
PHONE: 919.821.2775
EMAIL: MONPENG@CLEARSCAPES.COM

CIVIL ENGINEER
CALYX ENGINEERS
6750 TRYON ROAD
CARY, NC 27518
CONTACT: JAMIE POWLESS
PHONE: 919.836.4800
EMAIL: JPOWLESS@CALYXENGINEERS.COM

CONSTRUCTION MANAGER
SIGMA ENGINEERED SOLUTIONS
2100 Gateway Centre Blvd.
Suite 100
Morrisville, NC 27560
PHONE: 919.840.9300

PULLEN ARTS CENTER
105 Pullen Road
Raleigh, NC 27607

Renovation & Addition

SITE DATA SUMMARY

PROJECT NAME: PULLEN ARTS CENTER IMPROVEMENTS

EXISTING STREET ADDRESS: 105 PULLEN ROAD RALEIGH, NC 27607

EXISTING TOTAL LOT AREA: 75.60 AC

PROJECT AREA: 3.42 AC

EXISTING IMPERVIOUS AREA (WITHIN NORTH PULLEN): 158,910 SF

PROPOSED IMPERVIOUS AREA (WITHIN NORTH PULLEN): 158,730 SF

CHANGE IN IMPERVIOUS AREA: -180 SF

CURRENT ZONING: OX-3

FRONTAGE: NONE

OVERLAY DISTRICT(S): SRPOD

EXISTING GROSS BUILDING AREA: 28,526 SF [14,900 SF (PAC) + 13,626 SF (TIP)]

EXISTING BUILDING USE: CIVIC

PROPOSED GROSS BUILDING AREA: 36,036 SF [22,410 SF (PAC) + 13,626 SF (TIP)]

PROPOSED BUILDING USE: CIVIC

ADMINISTRATIVE SITE REVIEW

ADMINISTRATIVE SITE REVIEW APPLICATION

Project: Pullen Arts Center Improvements

Development File: PAC-17

Development Category: Administrative Site Review

Development Type: Multiple Phase

Development Area: 75.60 Acres

Parcel ID: 0793997529

Property Lot: 1

Property Address: 105 Pullen Road, Raleigh, NC 27607

Project Address: 105 Pullen Road, Raleigh, NC 27607

Application Status: Approved

Application Date: 1.9.2018

Applicant: CITY OF RALEIGH PARKS, RECREATION, AND CULTURAL RESOURCES

Applicant Contact: LORA GRECO

Applicant Phone: 919.996.4771

Applicant Email: LORA.GRECO@RALEIGHNC.GOV

SOLID WASTE SERVICES:
1. SOLID WASTE ON SITE TO UTILIZE PRIVATE SERVICE.
2. ALL ON-SITE AMENITIES RELATED TO GARBAGE DISPOSAL INCLUDING - BUT NOT LIMITED TO - DUMPSTER ENCLOSURE, PAVEMENT, AND CURB RADII SHALL COMPLY WITH THE CITY’S SOLID WASTE DESIGN MANUAL.

STREETSCAPE REQUIREMENTS:
1. PER APPROVED VARIANCE REQUEST A-2-18, THIS PROJECT IS RELIEVED OF ALL REQUIREMENTS RELATING TO SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY. SEE REFERENCE SHEET FOR MORE INFORMATION.

VARIANCE REQUEST FOR SOUTH PULLEN STREETSCAPE (A-2-18) - APPROVED 1.9.2018

LIGHTING:
1. THE LIGHTING PLAN SHOWING COMPLIANCE WITH ARTICLE 7.4 OF THE UDO SHALL BE SUBMITTED WITH CONCURRENT SITE REVIEW.

STORMWATER PLANNING:

1. Stormwater Management:
   - Initial Stormwater Basins:
     - North: Drainage basin at existing condition.
     - South: Drainage basin at existing condition.
   - Design Stormwater Basins:
     - North: Design Stormwater Basin at existing condition.
     - South: Design Stormwater Basin at existing condition.
   - Stormwater Management Plan:
     - Design Stormwater Plan at existing condition.

PLANTING PLANNING:

1. Tree Conservation Areas:
   - North: Existing Tree Conservation Area.
   - South: Existing Tree Conservation Area.

PLANNING & ZONING:

1. Site Plan:
   - Existing Site Plan:
     - North: Existing Site Plan.
     - South: Existing Site Plan.
   - Proposed Site Plan:
     - North: Proposed Site Plan.
     - South: Proposed Site Plan.

SITE CONSTRAINTS:

1. Existing Conditions:
   - North: Existing Conditions.
   - South: Existing Conditions.

LANDSCAPE ARCHITECT:

1. Landscape Architect:
   - Site Collaborative
   - 727 W. HARGETT STREET, SUITE 101
   - Raleigh, NC 27603
   - Contact: Graham H. Smith
   - Phone: 919.805.3586
   - Email: Graham@SiteCollaborative.com

ARCHITECT:

1. Architect:
   - Clearscapes
   - 311-200 W. Martin Street
   - Raleigh, NC 27601
   - Contact: Mon Peng Yueh
   - Phone: 919.821.2775
   - Email: MonPeng@Clearscapes.com

CIVIL ENGINEER:

1. Civil Engineer:
   - Calyx Engineers
   - 6750 Tryon Road
   - Cary, NC 27518
   - Contact: Jamie Powless
   - Phone: 919.836.4800
   - Email: JPowless@CalyxEngineers.com

CONSTRUCTION MANAGER:

1. Construction Manager:
   - Sigma Engineered Solutions
   - 2100 Gateway Centre Blvd.
   - Suite 100
   - Morrisville, NC 27560
   - Phone: 919.840.9300

PULLEN ARTS CENTER
105 Pullen Road
Raleigh, NC 27607

Renovation & Addition

VARIANCE REQUEST FOR SOUTH PULLEN STREETSCAPE (A-2-18) - APPROVED 1.9.2018

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1. Construction Manager:
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   - Suite 100
   - Morrisville, NC 27560
   - Phone: 919.840.9300

密钥：Diane D. Sauce
1. All construction in Right-of-Way per City of Raleigh Standards.
2. Modifications to Right-of-Way requirements pursuant to Section 25-33 of the Zoning Ordinance are subject to approval of the City of Raleigh's Planning and Development Commission.
3. All Pavements to slope positively away from all buildings. Ponding of water is prohibited. 
4. Provide construction joints in concrete walkways as shown in plans. If not shown on plans - max 20'-0" TYP.
5. Existing Pavement to remain. All pavement to slope positively away from all buildings. Ponds of water are prohibited.
6. Building and Public Roadway Stake Out shall be performed by a Registered Land Surveyor.
8. The contractor, at all times, must keep the premises free from accumulations of waste materials or rubbish caused by the contractor, the contractor's employees or the contractor's subcontractor.
9. If departures from the drawings or specifications are deemed necessary by the contractor, details of such departures shall be submitted in writing, including sketches or plans, to the architect and contractor. Details shall be reviewed and approved by the architect and engineer before construction.
10. Landscape Architect and/or owner disclaim any role in the construction means and/or methods associated with the project as set forth in these plans.
11. Existing utilities and structures shown, both underground and above, are based on a field data survey.
12. The contractor is responsible for field verifying the actual and exact location, size, and material of existing utilities and structures shown, both underground and above, to be conveyed to the contractor on surveyor's notes of existing conditions.
13. Contractor shall maintain an "As Built" set of drawings to record any field changes, along with any associated with the project as set forth in these plans.
14. Contractor shall coordinate construction of all underground utilities for this project with the Utility Coordinator of the City of Raleigh.
15. Contractor shall obtain and pay for all inspections, certifications, and/or any other requirements associated with the project as set forth in these plans.
16. The contractor shall make no departures from the plans and specifications without the written approval of the architect and engineer.
17. Contractor shall refer to architectural plans for details of building and architectural elements.
18. Contractor shall coordinate the installation of underground facilities with the Utility Coordinator of the City of Raleigh.
19. Contractor shall coordinate the installation of all permanent features with the Landscape Architect.
20. All demolition, and any subsequent construction, shall be performed in accordance with these plans.
21. Traffic controls for any utility work within the public Right of Way shall be performed in accordance with Traffic Control Plan and Specifications. (See Traffic Control Plan and Specifications attached.)
22. All excavated and/or backfilled areas shall be compacted to the original condition, and to the satisfaction of the owner of the improvements.
23. All work and excavation shall be performed in such a manner as to avoid damaging or destroying existing services.
24. In accordance with state, county, and local codes.
25. The contractor shall coordinate with the developer, all required reports, as construction progresses in accordance with permits issued by the developer.
26. The contractor shall comply with all applicable state, local, and federal codes.
1.) LEGEND IS SHOWN ON EACH PLANTING PLAN FOR EASE OF REFERENCE - SEE L502 FOR COMPLETE PLANTING NOTES AND DETAILS

2.) NO LIGHT FIXTURE MAY BE WITHIN 20' OF A TREE TRUNK (7.1.7.G1)

NOTES:

PVI Panicum virgatum `Ruby Ribbons`
DMY Distylium myricoides
NSY Nyssa sylvatica
MVI Magnolia virginiana
MGR Magnolia grandiflora

PLANT SCHEDULE

CDA Cynodon dactylon `Tif 419`
GROUND COVERS BOTANICAL NAME
CSA Camellia sasanqua `Shishi-Gashira`
QLY Quercus lyrata
SHRUBS BOTANICAL NAME
CLU Cladrastis lutea

TREES BOTANICAL NAME
APA Acer palmatum `Sango Kaku`
AJA Aucuba japonica `Gold Dust`

IMPERVIOUS AREA REMOVAL
LOCATE TREE PROTECTION FENCE AT BASE OF Curb FOR CRAB CIRCLE

CRITICAL ROOT ZONE, TYP.

AREA SEEDED WITH A THICK FESCUE BLEND OR MAHONIA SOIL

TREE PLANTED MIN 20' FROM EXISTING LIGHT POLES, TYP.

TREE PROTECTION FENCE, TYP.

SEE ADDITIONAL PLANTING TO THE SOUTH SHOWN ON THE LEFT