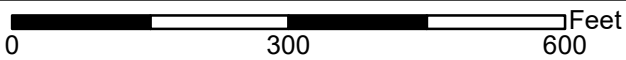
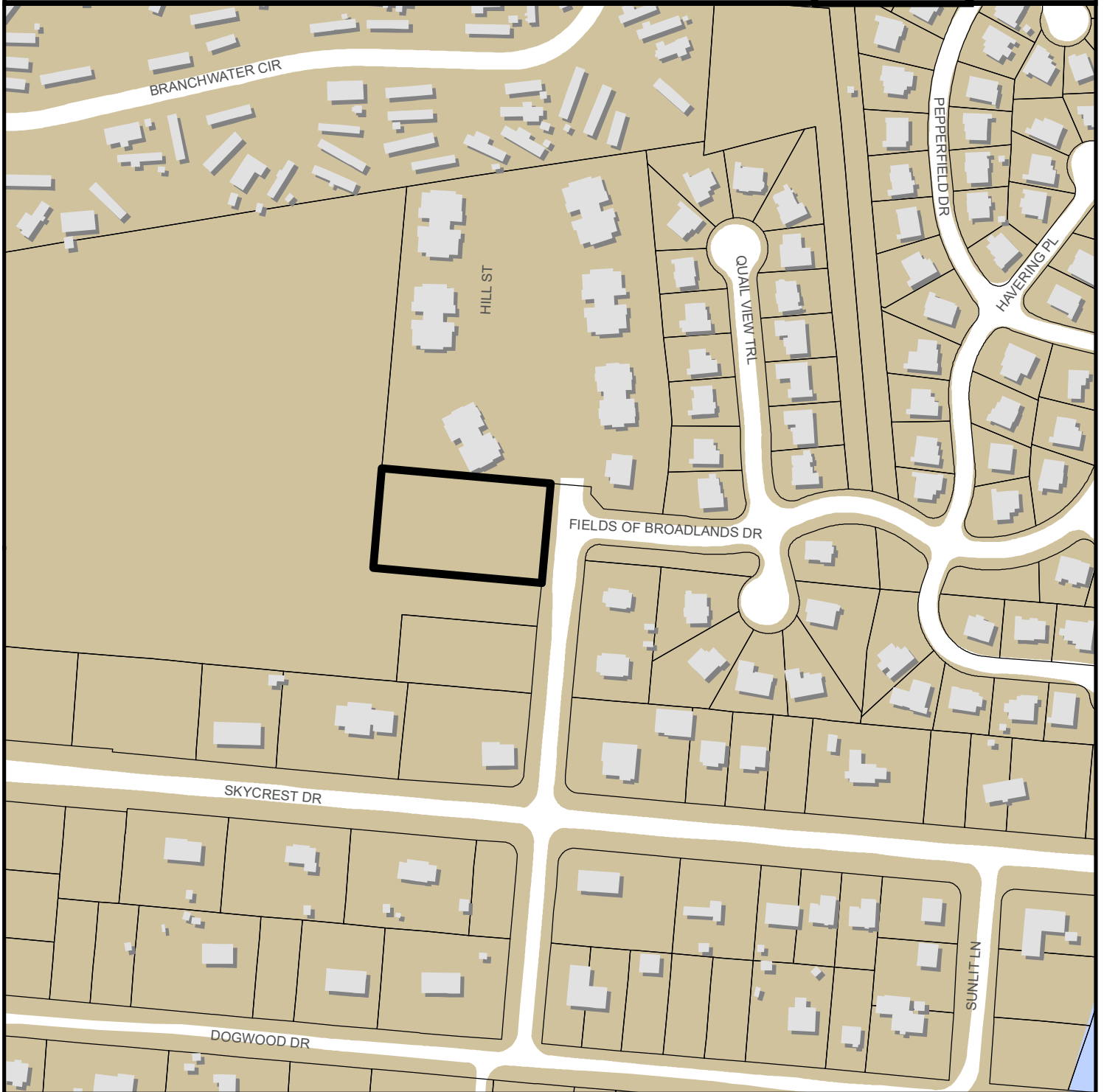
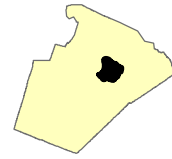


# HILL STREET APARTMENTS SR-75-2018



Zoning: **RX-3**

CAC: **Northeast**

Drainage Basin: **Marsh Creek**

Acreage: **0.84**

Sq. Ft./Units: **11,200**

Planner: **Ryan Boivin**

Phone: **(919) 996-2681**

Applicant: **Springfield Ventures**



(SP-75-18 / Hill Street Apts)  
**Administrative Site Review Application**  
 (for UDO Districts only)



**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

| BUILDING TYPE   |   | FOR OFFICE USE ONLY  |
|---|---|--|
| <input type="checkbox"/> Detached<br><input type="checkbox"/> Attached<br><input checked="" type="checkbox"/> Apartment<br><input type="checkbox"/> Townhouse | <input type="checkbox"/> General<br><input type="checkbox"/> Mixed Use<br><input type="checkbox"/> Open Lot | Transaction Number<br><b>565577</b><br>Assigned Project Coordinator<br><b>Natasha</b><br>Assigned Team Leader<br><b>Boivin</b> |

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # yes, trans #510252

**GENERAL INFORMATION**

Development Name **Hill Street Apartments**

Zoning District **RX-3**      Overlay District (if applicable) \_\_\_\_\_      Inside City Limits?  Yes     No

Proposed Use **Apartments**

Property Address(es) **2309 Hill Street**      Major Street Locator: **Skycrest**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

|                          |        |        |        |
|--------------------------|--------|--------|--------|
| P.I.N. <b>1725119082</b> | P.I.N. | P.I.N. | P.I.N. |
|--------------------------|--------|--------|--------|

What is your project type?  Apartment     Elderly Facilities     Hospitals     Hotels/Motels     Office

Mixed Residential     Non-Residential Condo     School     Shopping Center     Banks     Industrial Building

Duplex     Telecommunication Tower     Religious Institutions     Residential Condo     Retail     Cottage Court

Other: if other, please describe: \_\_\_\_\_

**WORK SCOPE**      Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
 construct 2 building with a total of 14 apartment units

**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

**CLIENT/DEVELOPER/OWNER**

Company **Springfield Ventures**      Name (s) **Anil Dhalia for Ika Foriji**

Address **4221 Ivy Hill Road Raleigh NC 27616**

Phone **919 789 0744**      Email **Anidhu@gmail.com**      Fax **N/A**

**CONSULTANT (Contact Person for Plans)**

Company **Harris Engineering**      Name (s) **John W. Harris**

Address **5112 Bur Oak Circle**

Phone **919-789-0744**      Email **JohnHarris@HarrisEng.net**      Fax **N/A**

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

| Zoning Information   | Building Information                             |
|--|--|
| Zoning District(s) <b>RX-3</b>   | Proposed building use(s) <b>Apartments</b>       |
| If more than one district, provide the acreage of each: <b>N/A</b>   | Existing Building(s) sq. ft. gross <b>N/A</b>    |
| Overlay District   | Proposed Building(s) sq. ft. gross               |
| Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>0.84-ac's</b> | Total sq. ft. gross (existing & proposed)        |
| Off street parking: Required <b>22</b> Provided <b>23</b>  | Proposed height of building(s) <b>&lt;30'</b>    |
| COA (Certificate of Appropriateness) case #  | # of stories <b>2</b>                            |
| BOA (Board of Adjustment) case # <b>A-</b>   | Ceiling height of 1 <sup>st</sup> Floor <b>9</b> |
| CUD (Conditional Use District) case # <b>Z-</b>  |  |

**Stormwater Information**

|   |  |
|---|--|
| Existing Impervious Surface acres/square feet   | Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Proposed Impervious Surface acres/square feet   | If Yes, please provide:<br>Alluvial Soils Flood Study<br>FEMA Map Panel #  |
| Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

**FOR RESIDENTIAL DEVELOPMENTS**

|   |  |
|---|--|
| 1. Total # Of Apartment, Condominium or Residential Units | 5. Bedroom Units: 1br 2br 3br 4br or more  |
| 2. Total # Of Congregate Care Or Life Care Dwelling Units | 6. Infill Development 2.2.7  |
| 3. Total Number of Hotel Units                            | 7. Open Space (only) or Amenity  |
| 4. Overall Total # Of Dwelling Units (1-6 Above)          | 8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> 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.

I hereby designate Anil Dhalia - Agent Rep 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 [Signature] Date 5.15.18

Printed Name ANIL DHALIA

Signed \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_





SEWER MANHOLE  
RIM: 247.57  
IN: 239.87 4" PVC SERVICE  
IN: 239.67 8" PVC (NE)  
OUT: 239.50 8" PVC (SW)

SEWER MANHOLE  
RIM: 242.50  
IN: 232.98 8" PVC (NE)  
OUT: 232.81 8" UNKNOWN (SW)

N/F NORTH RALEIGH HOLDINGS #1, LLC.  
PIN# 1725-21-0312  
DB 16473 PG 1360  
BM 1996 PG 342

N/F NORTH RALEIGH HOLDINGS #1, LLC.  
PIN# 1725-21-0312  
DB 16473 PG 1360  
BM 1996 PG 342

N/F CITY OF RALEIGH HILL STREET PARK  
PIN# 1725-11-3163 DB 2176 PG 59  
BM 2010 PG 874

SEWER MANHOLE  
RIM: 266.71  
IN: 262.98 8" PVC (NE)  
OUT: 261.81 4" FM<sup>2</sup> (DRY)

N/F SKYCREST II, LLC.  
PIN# 1725-20-1886  
DB 15958 PG 1549

N/F CITY OF RALEIGH HILL STREET PARK  
PIN# 1725-11-3163  
DB 2176 PG 59  
BM 2010 PG 874

N/F ANDREW C. & EDWINA D. WEDDERBURN  
PIN# 1725-10-9882  
DB 16407 PG 211

CURB INLET  
TOP CURB: 263.85  
IN: 256.43 15" RCP (N)  
OUT: 256.22 18" RCP (W)

CURB INLET  
TOP CURB: 251.21  
IN: 244.79 15" RCP (N)  
IN: 244.68 18" RCP (E)  
OUT: 243.59 18" RCP (W)

CURB INLET  
TOP CURB: 263.06  
OUT: 257.22 15" RCP (S)

CRATED INLET  
GRATE: 233.29  
IN: 228.90 18" RCP  
OUT: 228.51 18" RCP

CURB INLET  
TOP CURB: 251.31  
OUT: 245.01 15" RCP (S)

CURB INLET  
TOP CURB: 263.06  
OUT: 257.22 15" RCP (S)

CURB INLET  
TOP CURB: 263.85  
IN: 256.43 15" RCP (N)  
OUT: 256.22 18" RCP (W)

CURB INLET  
TOP CURB: 263.85  
IN: 256.43 15" RCP (N)  
OUT: 256.22 18" RCP (W)

GRAPHIC SCALE



N.C. UNDERGROUND UTILITIES  
3 DAYS BEFORE DIGGING CALL  
TOLL FREE 1800-632-4949  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

John W. Harris, P.E.  
Consulting Engineer, Inc.



5112 Bur Oak Circle  
Raleigh, N.C. 27612  
(919) 789-0744  
www.harriseng.net

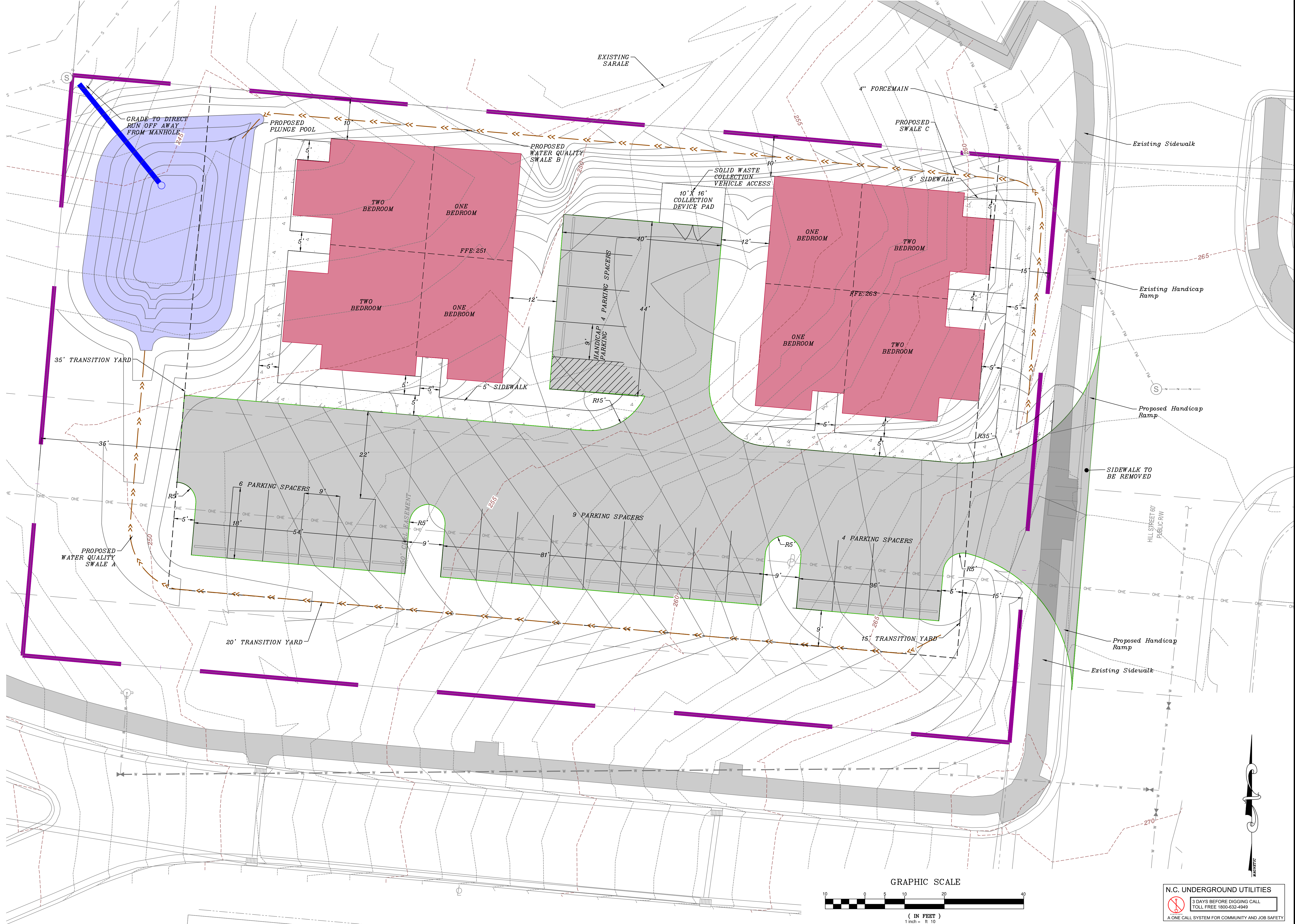
Revision: NO REVISIONS

Date Started: 13 Dec 2017  
Scale: 1" = 10'  
Drawn By: EDS  
Job #: 202-0817  
Printed Date: 27 July 2018  
File: M:\Project Files\Hill Street\Hill Street X-file.dwg

Existing Conditions  
For  
Hill Street Apartments





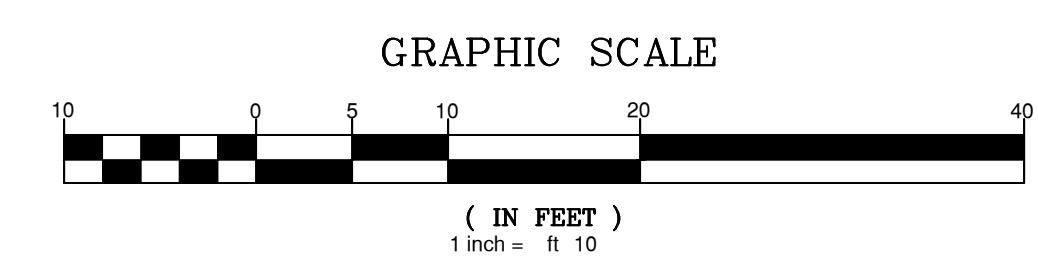


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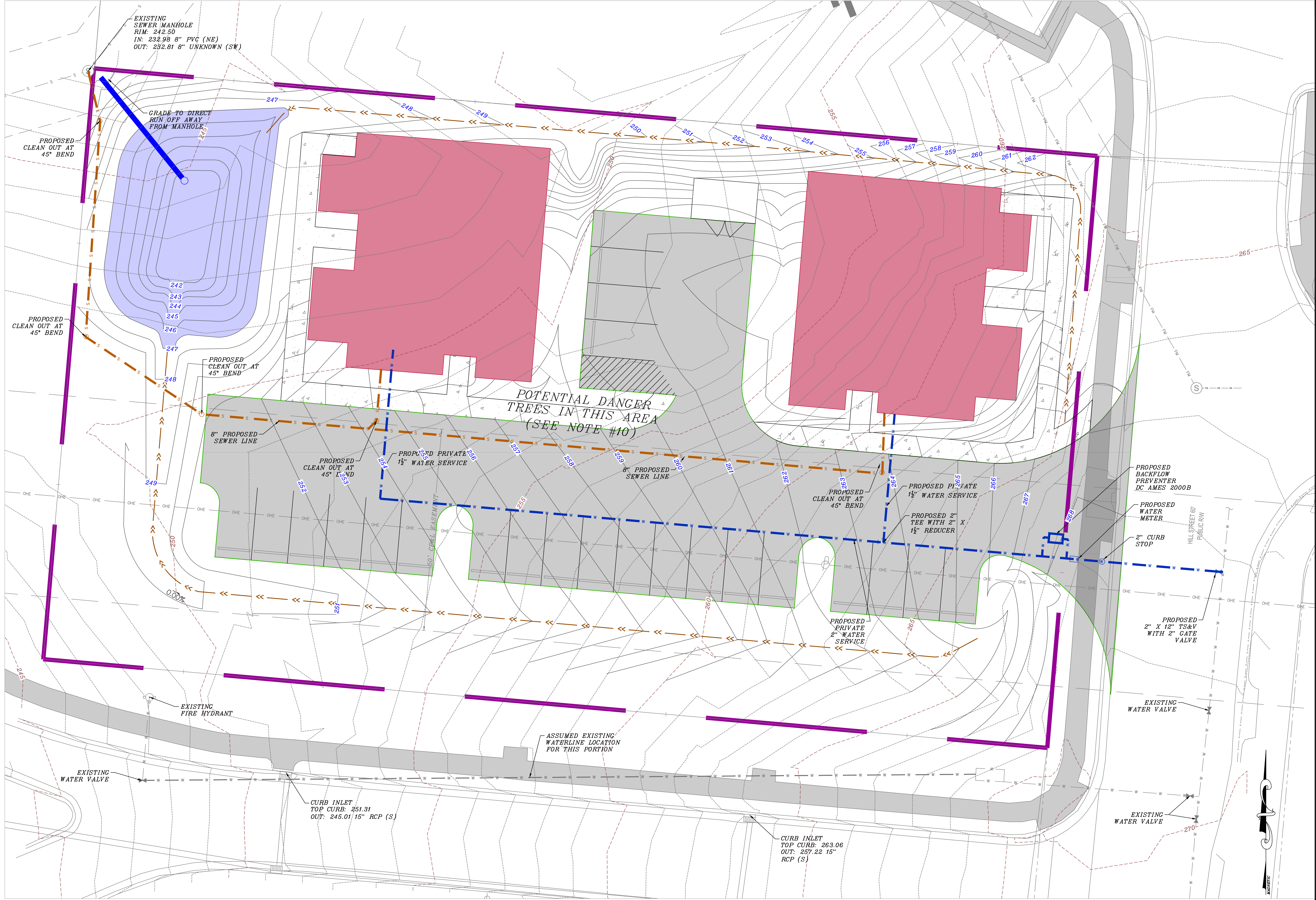
# Site Plan For Hill Street Apartments



**N.C. UNDERGROUND UTILITIES**  
 3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 1-800-632-4949  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY







EXISTING SEWER MANHOLE  
RIM: 242.50  
IN: 232.98 8" PVC (NE)  
OUT: 232.81 8" UNKNOWN (SW)

GRADE TO DIRECT  
RUN OFF AWAY  
FROM MANHOLE

POTENTIAL DANGER  
TREES IN THIS AREA  
(SEE NOTE #10)

8" PROPOSED SEWER LINE

PROPOSED PRIVATE 1 1/2" WATER SERVICE

PROPOSED PRIVATE 1 1/2" WATER SERVICE

8" PROPOSED SEWER LINE

PROPOSED PRIVATE 1 1/2" WATER SERVICE

PROPOSED 2" TEE WITH 2" X 1 1/2" REDUCER

PROPOSED PRIVATE 2" WATER SERVICE

PROPOSED BACKFLOW PREVENTER DC AMES 2000B

PROPOSED WATER METER

2" CURB STOP

PROPOSED 2" X 12" TS&V WITH 2" GATE VALVE

EXISTING FIRE HYDRANT

ASSUMED EXISTING WATERLINE LOCATION FOR THIS PORTION

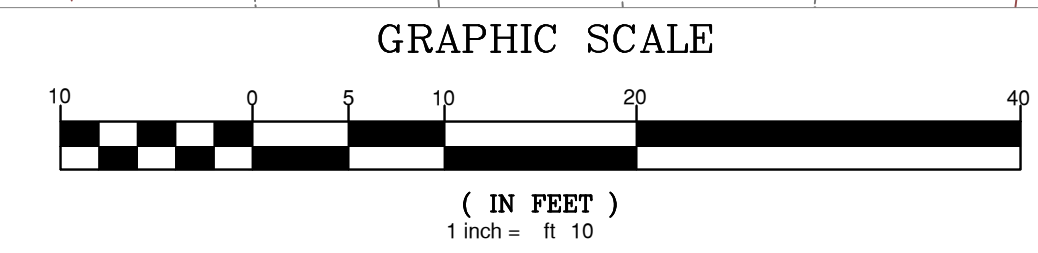
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EXISTING WATER VALVE

EXISTING WATER VALVE

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Utilities Plan  
For  
Hill Street Apartments





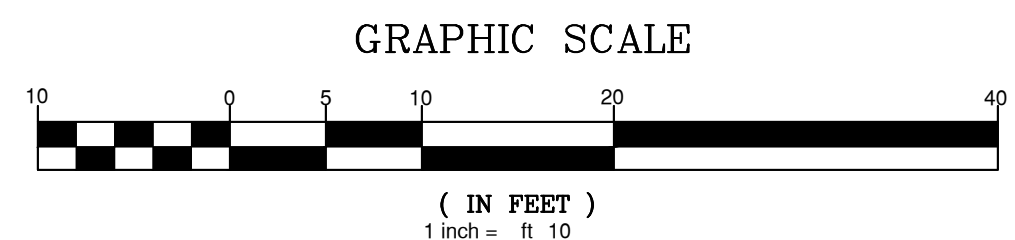


**Suggested Trees for the City of Raleigh**

| Large Maturing Trees   | Medium Maturing Trees                       | Small Maturing Trees   |
|--|---|--|
| Not appropriate under power lines  | Not appropriate under power lines           | Appropriate under power lines  |
| <b>Mature in excess of 60' in height</b>                                   | <b>Mature between 40' and 50' in height</b> | <b>Mature between 15' and 35' in height</b>  |
| **American elm, <i>Ulmus americana</i>                                     | American holly, <i>Ilex opaca</i>           | Carolina silverbell, <i>Halesia tetraptera</i> , <i>H. carolina</i>  |
| Bald cypress, <i>Taxodium distichum</i>                                    | **Chinese elm, <i>Ulmus parvifolia</i>      | Chinese pistache, <i>Pistachia chinensis</i>   |
| Black gum, <i>Nyssa sylvatica</i>  | European hornbeam, <i>Carpinus betulus</i>  | Crepe myrtle, <i>Lagerstroemia spp., L. hybrids</i>  |
| *Ginkgo, <i>Ginkgo biloba</i>  | **Hackberry, <i>Celtis occidentalis</i>     | **Dogwood, <i>Cornus spp.</i>  |
| Magnolia, <i>Magnolia grandiflora</i>                                      | Musclewood, <i>Carpinus caroliniana</i>     | **Eastern redbud, <i>Cercis canadensis</i>   |
| Oaks, <i>Quercus spp.</i>  | Trident maple, <i>Acer buergerianum</i>     | **Flowering cherry, <i>Prunus spp.</i>   |
| **Red maple, <i>Acer rubrum</i>  | **Zelkova, <i>Zelkova serrata</i>           | Fringetree, <i>Chionanthus spp.</i>  |
| River birch, <i>Betula nigra</i>   |   | Japanese maple, <i>Acer palmatum</i>   |
| Sugar maple, <i>Acer saccharum</i>   |   | **Japanese snowbell, <i>Styrax japonica</i>  |
| Tulip poplar, <i>Liriodendron tulipifera</i>                               |   | **Magnolia, <i>Magnolia spp.</i>   |
|  |   | **Oklahoma redbud, <i>Cercis reniformis</i>  |
|  |   | Purple blow maple, <i>Acer truncatum</i>   |
|  |   | Serviceberry, <i>Amelanchier grandiflora</i>   |
|  |   |  |
| *Male/Fruitless only   |   |  |
| **Cultivars or hybrids must be selected for form and/or disease resistance |   |  |
| ***Small maturing species/cultivars only                                   |   |  |
|  |   | <b>Approximate spacing between trees:</b>  |
|  |   | Mature crown spread and rooting area must be considered when spacing between trees and in proximity to infrastructure. |
| <b>Minimum spacing requirements</b>  |   |  |
| Small maturing trees 15'+  |   |  |
| Medium maturing trees 25'+   |   |  |
| Large maturing trees 30'+  |   |  |

**PLANT LEGEND**

| SYMBOL | QTY | BOTANICAL NAME, COMMON NAME      | HEIGHT  | CALIPER | PURPOSE        | TYPE      |
|--------|-----|----------------------------------|---------|---------|----------------|-----------|
|        | 23  | ACER SACCHARUM, SUGAR MAPLE      | 14'     | 3"      | GENERAL        | DECIDUOUS |
|        | 15  | ACER RUBRUM-OCT. GLORY RED MAPLE | 14'     | 3 1/2"  | GENERAL/BUFFER | DECIDUOUS |
|        | 10  | HALESIA TETRAPTERA, H. CAROLINA  | 15'-35' |         | GENERAL/BUFFER | DECIDUOUS |
|        | 210 | MYRICA CERIFERA, WAX MYRTLE      | 3-4'    |         | GENERAL/BUFFER | EVERGREEN |



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**Landscape Plan**  
 For  
**Hill Street Apartments**







**AD Architectural**  
selling quality house plans for over 40 years.



**SEVERE WEATHER™**  
ABOVE GROUND TREATED LUMBER

- / Reduces cracking
- / Repels water
- / Stays straighter



Elevation of Building  
For  
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