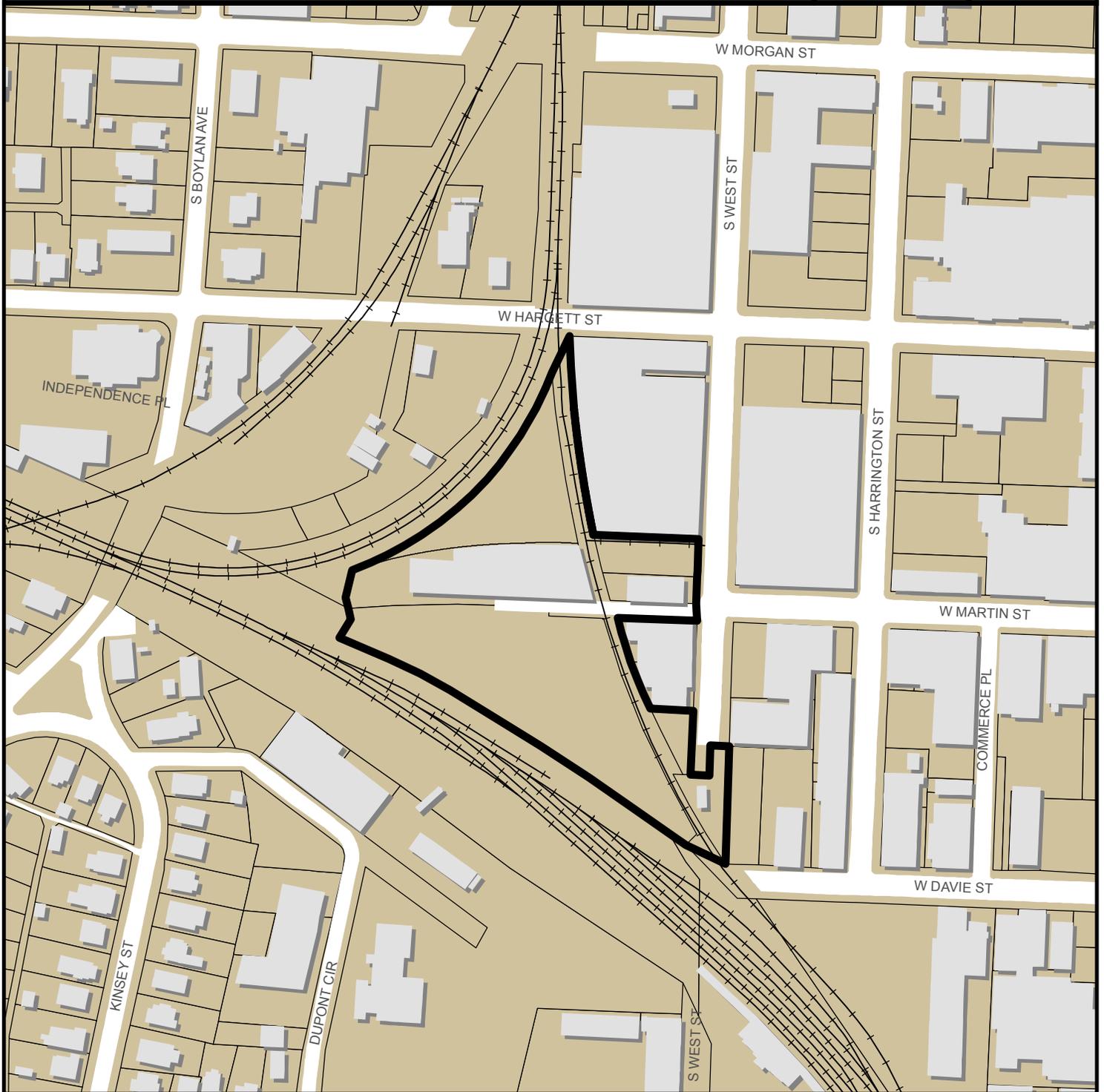


RALEIGH UNION STATION SP-36-2014



0 150 300 600 Feet

Zoning: **IND-2, DOD**

CAC: **Central**

Drainage Basin: **Rocky Branch**

Acreage: **4.35**

Square Feet: **55,931**

Planner: **Stan Wingo**

Phone: **(919) 996-2642**

Applicant: **Clearscapes, PA**

Phone: **(919) 821-2775**





Planning & Development

SP-36-14

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 400643 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

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

GENERAL INFORMATION

Development Name: Raleigh Union Station			
Proposed Use: Train Station			
Property Address(es): 510 West Martin Street, Raleigh NC 27601			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1703-48-6115 (stormwater garden)	P.I.N. Recorded Deed 1703-48-5081 (building)	P.I.N. Recorded Deed 1703-47-5886 (parking)	P.I.N. Recorded Deed 1703-48-8076 and 1703-47-8969 (plaza)
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Other: If other, please describe: Train Station			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval: N/A		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval: Section 10-2132.2(b)(10) – Site plan within the Downtown Overlay District for changes of use to buildings in excess of 10,000sf		
CLIENT (Owner or Developer)	Company: City of Raleigh		Name (s): Roberta Fox / Glenn Ervin
	Address: 220 Fayetteville Street, Suite 200, Raleigh NC 27601		
	Phone: 919.996.4638	Email: Roberta.fox@raleighnc.gov	Fax: N/A
CONSULTANT (Contact Person for Plans)	Company: Clearscapes, PA		Name (s): Steve Schuster, FAIA
	Address: 311-200 West Martin Street, Raleigh NC 27601		
	Phone: 919.821.2775	Email: sschuster@clearscapes.com	Fax: N/A

Zoning Information	Building Information
Zoning District(s): I-2 (Legacy)	Proposed building use(s): Train Station
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: 24,045
Overlay District: DOD (Legacy)	Proposed Building(s) sq. ft. gross: 31,886 (inc. internal mezzanines)
Total Site Acres: 4.35 acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 55,931
Off street parking Required: 92 Provided: 92 (39 onsite + 53 offsite)	Proposed height of building(s): 48'-0"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage): N/A (0.295)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage: @21.3% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface: 2.55 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 2.36 acres	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030:

- 1) Public transit / transit-oriented development
- 2) Preservation of neighborhood character

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

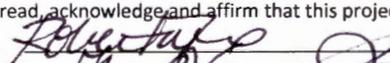
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

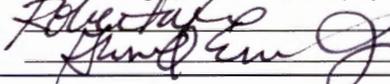
SIGNATURE BLOCK (Applicable to all developments)

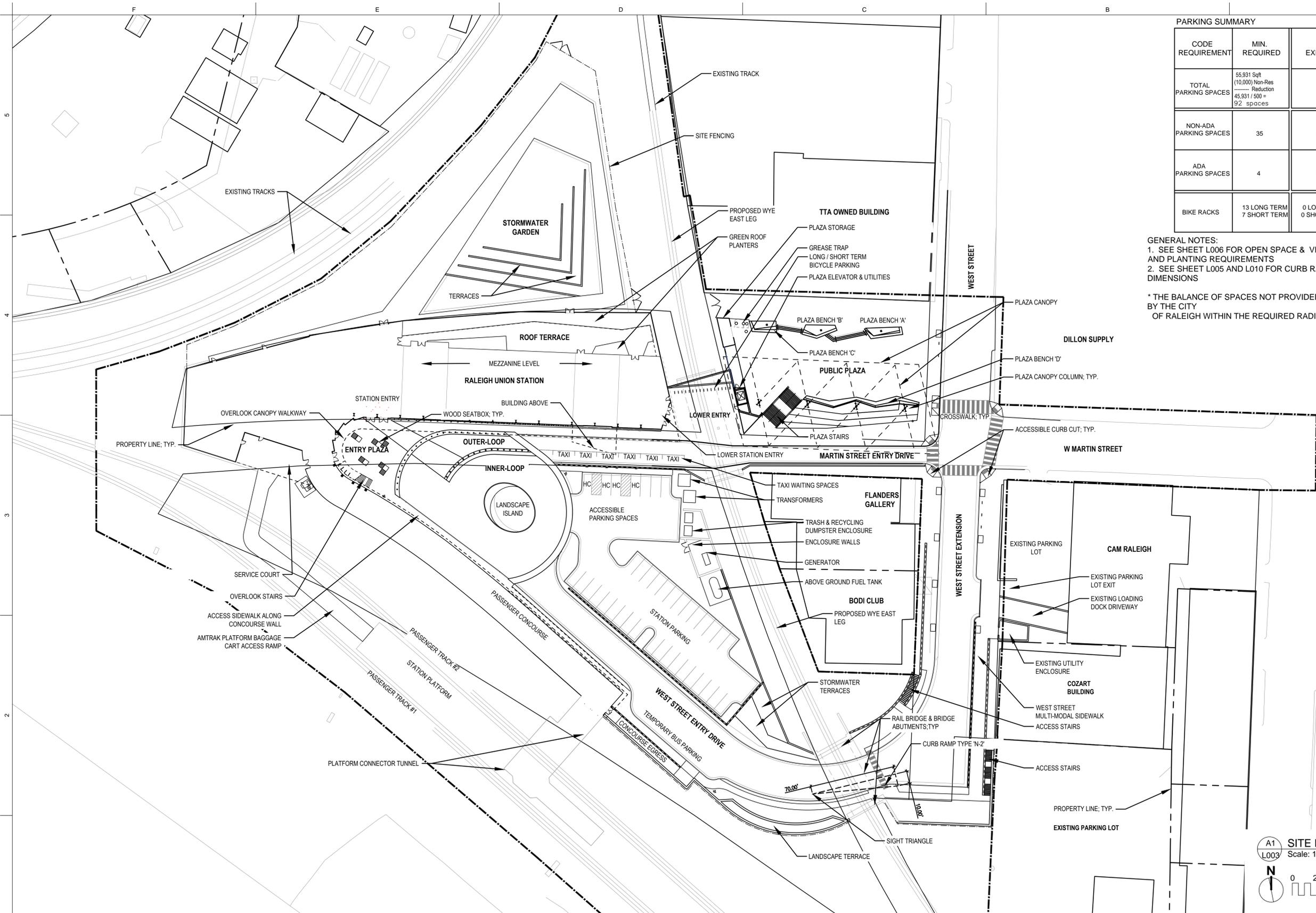
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Steve Schuster, FAIA 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.

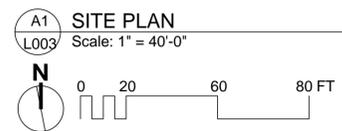
Signed  Date 06-23-14

Signed  Date 06-24-14



PARKING SUMMARY				
CODE REQUIREMENT	MIN. REQUIRED	EXISTING	PROPOSED NEW	TOTAL
TOTAL PARKING SPACES	55,931 Sqft (10,000 Non-Res Reduction 45,931 / 500 = 92 spaces	0	39 *	39 *
NON-ADA PARKING SPACES	35	0	35	35
ADA PARKING SPACES	4	0	4	4
BIKE RACKS	13 LONG TERM 7 SHORT TERM	0 LONG TERM 0 SHORT TERM	26 LONG TERM 14 SHORT TERM	26 LONG TERM 14 SHORT TERM

GENERAL NOTES:
 1. SEE SHEET L006 FOR OPEN SPACE & VEHICULAR SURFACE AREA, AND PLANTING REQUIREMENTS
 2. SEE SHEET L005 AND L010 FOR CURB RADII AND VEHICULAR DIMENSIONS
 * THE BALANCE OF SPACES NOT PROVIDED ON SITE WILL BE LEASED BY THE CITY OF RALEIGH WITHIN THE REQUIRED RADIUS FROM THE PROJECT



NO.	REVISIONS	DATE

DESIGNED BY: ED/BM
 DRAWN BY: JH/BM
 CHECKED BY: ED/BM
 APPROVED BY: ED
 DATE: 140623

PREPARED IN THE OFFICE OF:

Surface

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RAIL DIVISION

CLEARSCAPES 311-200 W. Martin Street Raleigh, NC 27601 919.821.2775 www.clearscapes.com
 STV / RALPH WHITEHEAD 1000 W Morehead Street, Ste 200 Charlotte, NC 28208 704.372.1885 www.stvinc.com
 URBAN DESIGN ASSOCIATES 707 Grant Street Pittsburgh, PA 15219 412.263.5200 www.urbandesignassociates.com
 SURFACE 678, PA 215 Morris Street, Ste 150 Durham, NC 27701 919.419.1199 www.surface678.com
 MULKEY ENGINEERS 6750 Tryon Road Cary, NC 27518 919.836.4800 www.mulkeyinc.com
 LYSAGHT & ASSOCIATES 120 St. Mary's Street Raleigh, NC 27605 919.840.0495 www.lysaghtassociates.com
 SIGMA ENGINEERED SOLUTIONS 2100 Gateway Centre Blvd Morrisville, NC 27560 919.840.9300 www.sigmas.com
 APTUS MANAGEMENT 109 Amber Court Carrboro, NC 27510 919.522.7289
 BRIDGEPOINT CONSTRUCTION SERVICES 501 Washington Street Durham, NC 27701 919.530.8000 www.bridgepointcs.com
 THORBURN ASSOCIATES 2500 Gateway Centre Blvd, Ste 800 Morrisville, NC 27560 919.463.9995 www.ta-inc.com

RALEIGH UNION STATION
 510 W. MARTIN STREET, RALEIGH, NC 27601

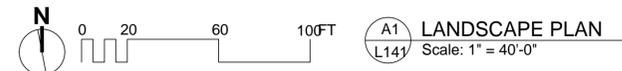
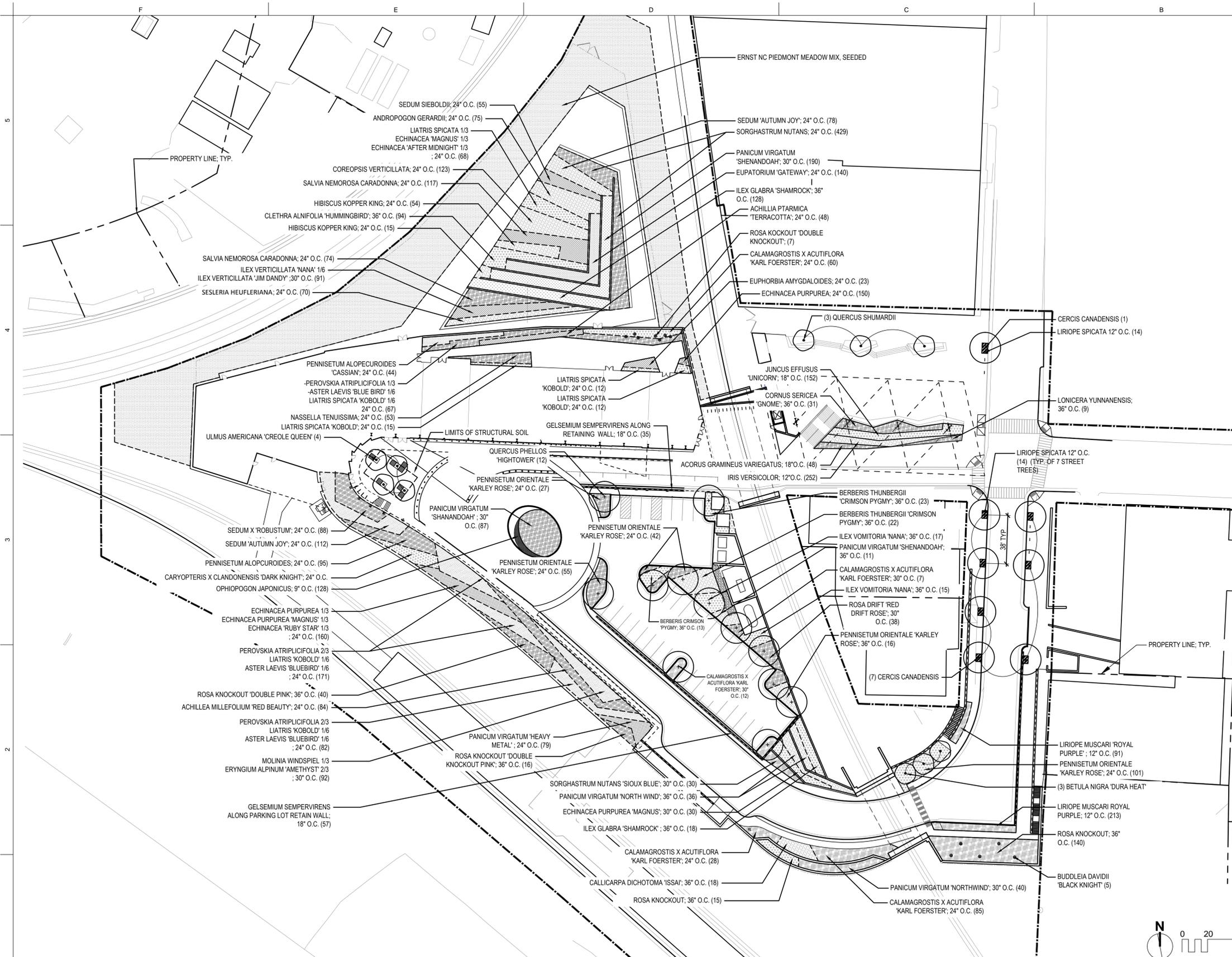
SITE PLAN
 DRAWING NO. **L003**

ALL TREES FOR VEHICULAR SURFACE AREA:	
1. 10' HT MIN.	
2. 3" DIA CALIPER MIN. WHEN PLANTED;	
3. 35' MATURE HT. AND 30' MATURE WIDTH	
ALL SHRUBS FOR VEHICULAR SURFACE AREA:	
1. 18" HT MIN. WHEN PLANTED;	
2. 36" HT MIN. WITHIN 3 YEARS OF PLANTING.	
3. EVERGREEN	
STREET TREE REQUIRED (40' OC)	8 TOTAL
STREET TREES PROVIDED AT 38' OC	8 TOTAL
PARKING LOT TREES REQUIRED (1 PER 10 SPACES)	4 TOTAL
PARKING LOT TREES PROVIDED	12 TOTAL
PARKING LOT SHRUBS REQUIRED (30 PER 100LF)	127 TOTAL
PARKING LOT (EVERGREEN) SHRUBS PROVIDED	179 TOTAL

- PLANTING SOIL PREPARATION NOTES**
- SEE PLANTS SECTION 329300 AND TURF AND GRASSES SECTION 329200 FOR FULL SPECIFICATION REQUIREMENTS. ALL TREE PLANTINGS TO BE IN COMPLIANCE WITH CITY OF RALEIGH TREE AND SHRUB ORDINANCE
 - LAWN:
 - PROVIDE 4 INCHES IMPORTED TOPSOIL FOR ENTIRE PLANTING AREA.
 - RIP SUBSOIL 8 INCHES DEEP AND BLEND WITH TOPSOIL AND SOIL AMENDMENTS IN A TWO STEP PROCESS.
 - SHRUBS/ORNAMENTAL GRASSES:
 - PROVIDE 6 INCHES IMPORTED TOPSOIL FOR ENTIRE PLANTING AREA.
 - RIP SUBSOIL 8 INCHES DEEP AND BLEND WITH TOPSOIL AND SOIL AMENDMENTS IN A TWO STEP PROCESS.
 - TREES:
 - PROVIDE 8 INCHES IMPORTED TOPSOIL FOR AN AREA 10 FEET WIDER THAN ROOTBALL.
 - RIP SUBSOIL 8 INCHES DEEP AND BLEND WITH TOPSOIL AND SOIL AMENDMENTS IN A TWO STEP PROCESS.
 - PROVIDE PLANTING SOIL TYPE D, IMPORTED TOPSOIL, FOR ALL PLANTING AREAS.

- PLANTING NOTES**
- SEE L504 FOR PLANTING DETAILS
 - SEE L002 FOR OTHER VSA REQUIREMENTS
- BMP PLANTING NOTE**
- CLEAR AND GRUB ENTIRE BMP & PREP FOR NEW PLANTINGS.
 - PROVIDE BERMUDA SOD THROUGHOUT ENTIRE DISTURBED AREA.

- PLANTING NOTES**
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
 - PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.
 - AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.
 - TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
 - UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT - GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
 - ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.
 - FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST.
 - DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
 - PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
 - THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.
 - THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.



	DESIGNED BY:	ED/BM
	DRAWN BY:	JH/BM
	CHECKED BY:	ED/BM
	APPROVED BY:	ED
	DATE:	140623
NO.	REVISIONS	DATE

PREPARED IN THE OFFICE OF:

Surface

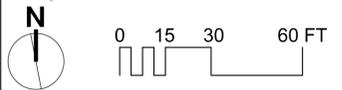
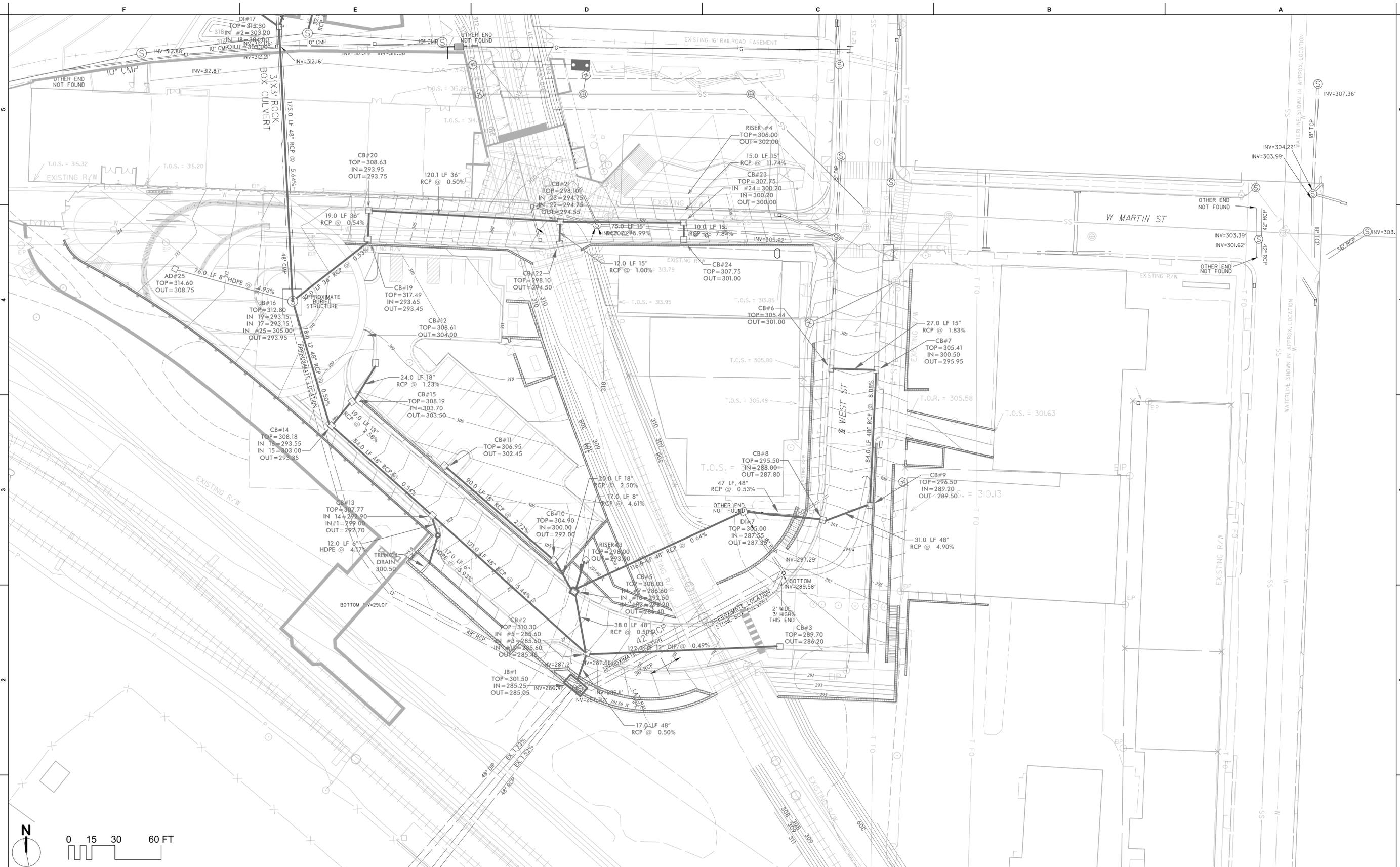
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RAIL DIVISION

CLEARSCAPES 311-200 W. Martin Street Raleigh, NC 27601 919.821.2775 www.clearscapes.com
 STV / RALPH WHITEHEAD 1000 W Morehead Street, Ste 200 Charlotte, NC 28208 704.372.1885 www.stvinc.com
 URBAN DESIGN ASSOCIATES 707 Grant Street Pittsburgh, PA 15219 412.263.5200 www.urbandesignassociates.com
 SURFACE 678, PA 215 Morris Street, Ste 150 Cary, NC 27518 919.419.1199 www.surface678.com
 MULKEY ENGINEERS 6750 Tryon Road Cary, NC 27518 919.836.4800 www.mulkeyinc.com
 LYSAGHT & ASSOCIATES 120 St. Mary's Street Raleigh, NC 27605 919.840.0495 www.lysaghtassociates.com
 SIGMA ENGINEERED SOLUTIONS 2100 Gateway Centre Blvd Morrisville, NC 27560 919.840.9300 www.sigmas.com
 APTUS MANAGEMENT 109 Amber Court Carrboro, NC 27510 919.522.7289
 BRIDGEPOINT CONSTRUCTION SERVICES 501 Washington Street Morrisville, NC 27701 919.530.8000 www.bridgepointcs.com
 THORBURN ASSOCIATES 2500 Gateway Centre Blvd, Ste 800 Morrisville, NC 27560 919.463.9995 www.ta-inc.com

RALEIGH UNION STATION
510 W. MARTIN STREET, RALEIGH, NC 27601

LANDSCAPE PLAN

DRAWING NO. **L141**



NOT FOR CONSTRUCTION

DESIGNED BY:
MDA
DRAWN BY:
DFB
CHECKED BY:
MDA
APPROVED BY:
MDA
DATE:
06-23-14

PREPARED IN THE OFFICE OF:
MULKEY ENGINEERS & CONSULTANTS
6740 TRISH RD
DURHAM, NC 27705
919 251-1101
919 251-1102
919 251-1103
FIRM LICENSE NO. 0-10291

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
RAIL DIVISION

RALEIGH UNION STATION
510 W. MARTIN STREET, RALEIGH, NC 27601

STORMWATER DRAINAGE

DRAWING NO. **C200**

Date: ----
Time: ----
File name: #####

NO.	REVISIONS	DATE

CLEARSCAPES 311-200 W. Martin Street Raleigh, NC 27601 919.821.2775 www.clearscapes.com	STV / RALPH WHITEHEAD 900 West Trade Street, Suite 715 Charlotte, NC 28202 704.372.1885 www.stvinc.com	URBAN DESIGN ASSOCIATES 707 Grant Street Pittsburg, PA 15219 412.263.5200 www.urbandesignassociates.com	SURFACE 678 215 Morris Street, Suite 150 Durham, NC 27701 919.419.1199 www.surface678.com	MULKEY ENGINEERS 6750 Tryon Road Cary, NC 27518 919.836.4800 www.mulkeyinc.com	LYSAGHT & ASSOCIATES 120 St. Mary's Street Raleigh, NC 27605 919.833.0495 www.lysaghtassociates.com	SIGMA ENGINEERED SOLUTIONS 2100 Gateway Centre Blvd Morrisville, NC 27560 919.840.9000 www.sigmaes.com	APTUS MANAGEMENT 109 Amber Court Carrboro, NC 27510 919.522.7289	BRIDGEPOINT CONSTRUCTION SERVICES 501 Washington Street Morrisville, NC 27701 919.530.8000 www.bridgepointcs.com	THORNBURN ASSOCIATES 2500 Gateway Centre Blvd, Ste 800 Morrisville, NC 27560 919.463.9895 www.tb-inc.com
---	--	---	---	--	---	--	---	--	--