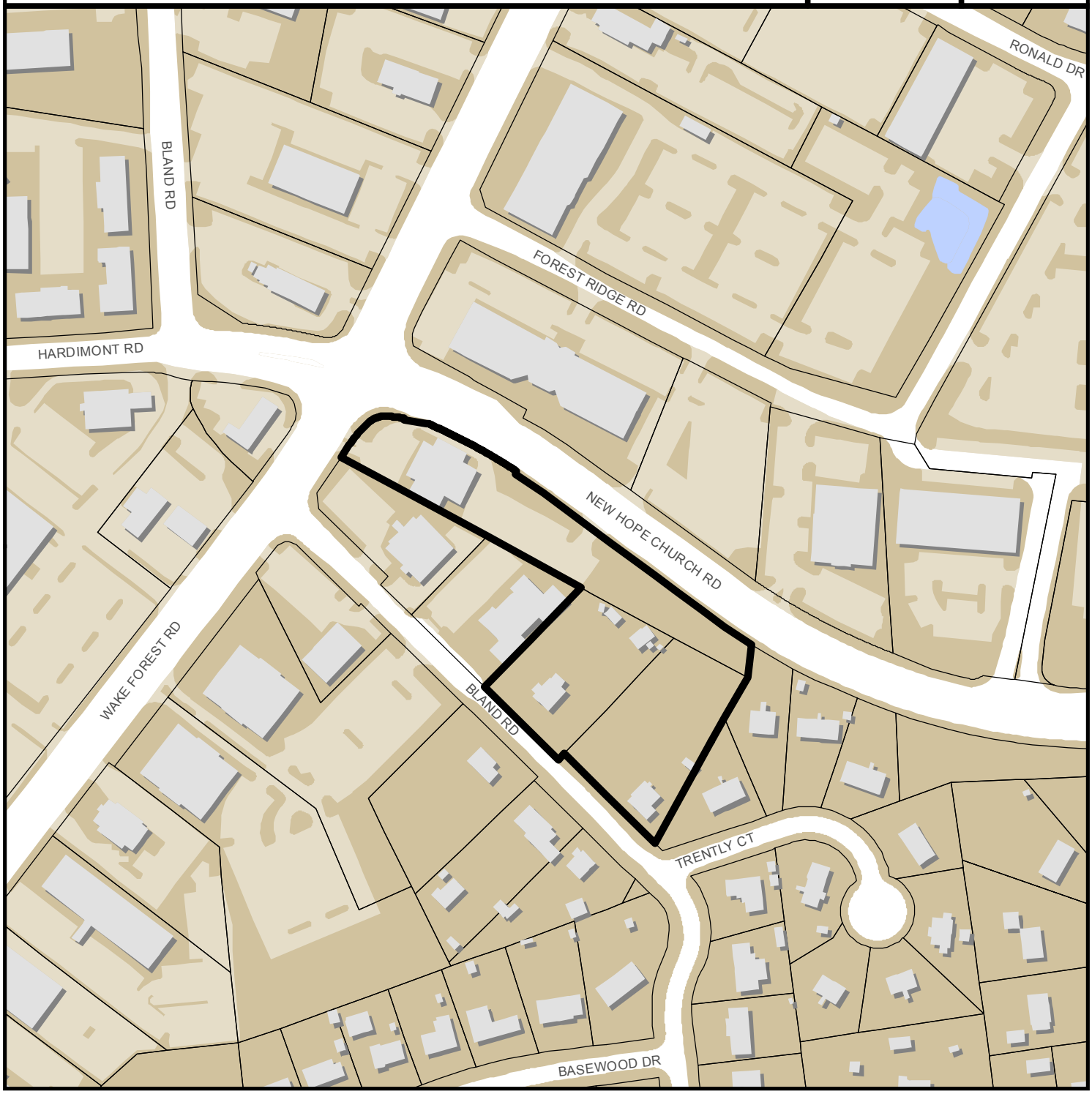
NEW HOPE CENTER
SR-2-2016



Zoning:	**OX-3 CU, O&I-1 CU**
CAC:	**Atlantic**
Drainage Basin:	**Big Branch**
Acreage:	**2.25**
Square Feet:	**21,386**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**Marlowe And Moye**
Phone:	**(919)844-7888**

Planning & Development

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

Administrative Site Review Application

For UDO Districts Only

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

Building Type		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	X General ☐ Mixed Use ☐ Open Lot SR-2-160	Transaction Number 4586641 Assigned Project Coordinator Assigned Team Leader

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

GENERAL INFORMATION

Development Name New Hope Center

Zoning District OX-3-CU & CUD O&I-1

Proposed Use Office Building

Property Address(es) 3810 & 3814 Bland Road & 4106 Wake Forest Road

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1715-49-9316	1715-59-0299	1715-49-8599	

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo X Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Cottage Court ☐ Other: If other, please describe:

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. The project consists of a proposed 21,386 S.F. two story office building with associated parking, stormwater and landscape requirements. This project also includes a revision to the entrance drive and parking of the adjoining parcel (1715-49-8599), and additional 23 parking spaces will be provided on site. Stormwater from the additional parking spaces will be captured in the stormwater pond on the proposed building parcel. Parcels are under two acres so no tree conservation areas are required.
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 Marlowe & Moye, LLC	Name (s) Stewart Marlowe	
	Address PO Box 20667, Raleigh NC 27619	cell - 919-880-1320	
	Phone 919-844-7888	Email dsmarlowe@aol.com	Fax

2.25ac Big Branch Drainage Atlantic CAC
OX-3-CU & CUD O&I-1

CONSULTANT (Contact Person for Plans)	Company Tony M. Tate Landscape Architecture		Name (s) Jennifer Leonard
	Address 5011 Southpark Drive, Ste 200, Durham NC 27713		
	Phone 919-484-8880	Email jen@tmtla.com	Fax 919-484-8881

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

Zoning Information	Building Information
Zoning District(s) OX-3-CU & CUD O&I-1	Proposed building use(s) Office
If more than one district, provide the acreage of each 1.72 & .53	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 21,386 S.F.
Total Site Acres 2.25 Inside City Limits X Yes ☐ No	Total sq. ft. gross (existing & proposed) 21,386 S.F.
Off street parking Required 88 Provided 136	Proposed height of building(s) 33'-4" Stories 2
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 28.44%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 14.24% (site plans only)
CUD (Conditional Use District) case # Z-	Height of 1st Floor 15'-6"
Stormwater Information	
Existing Impervious Surface .17/7,405 S.F. acres/square feet	Flood Hazard Area ☐ Yes X No
Proposed Impervious Surface 1.15 AC/ 50,094 S.F. acres/square feet	If Yes, please provide
Neuse River Buffer ☐ Yes X No Wetlands ☐ Yes X No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? ☐ Yes ☐ No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

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 Tony M. Tate Landscape Architecture 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.

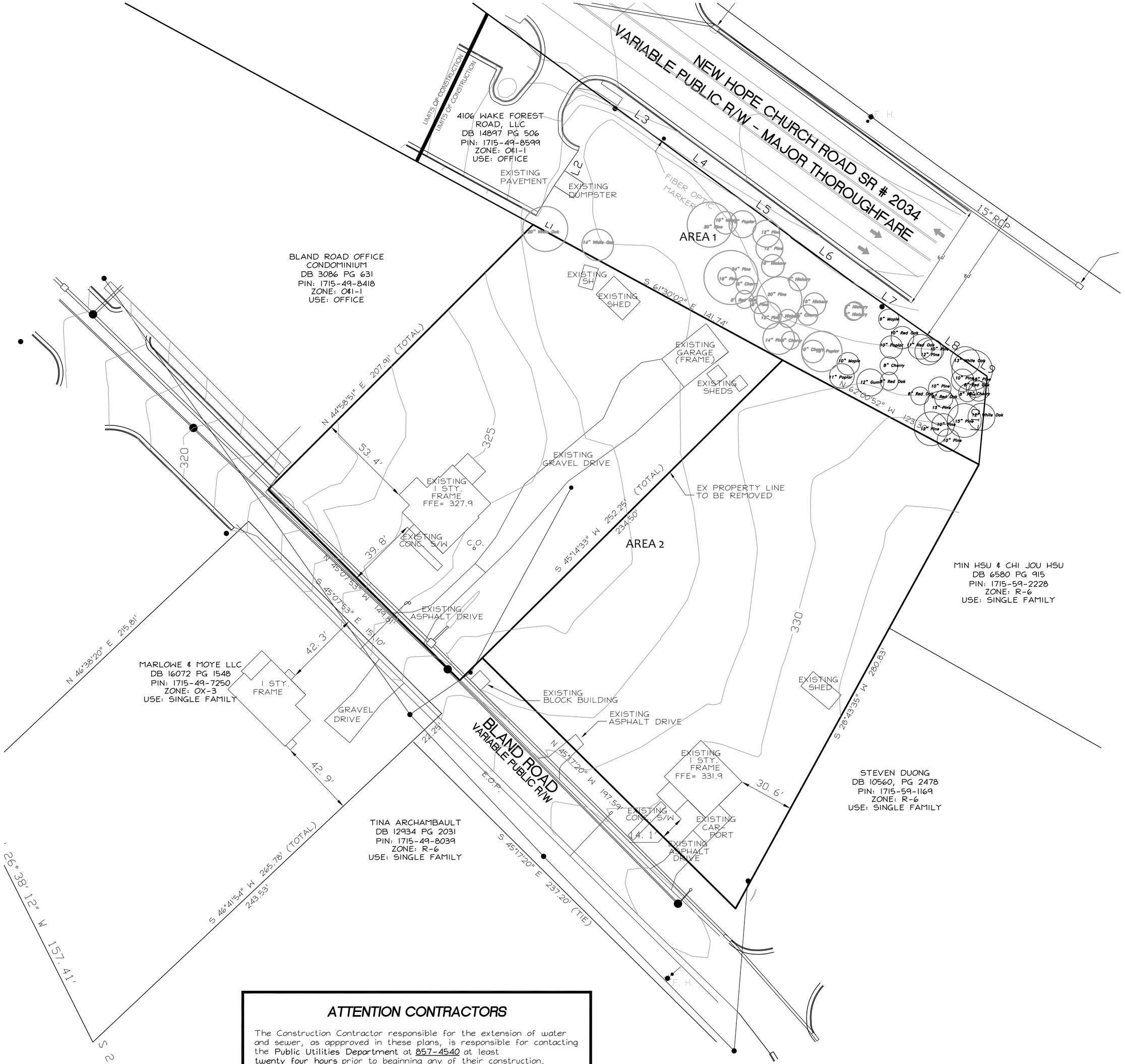
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ 1-6-15 Date

Signed _____ 1-6-15 Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☒				
2. **Site Review** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Site Review** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site Plan	☒		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	☒		✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			
g) Proposed Landscaping Plan	☒	☐	✓		
h) Building elevations that show maximum height of buildings to be removed	☒	☐			
i) Transportation Plan	☐	☒			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	☒		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☒		✓		
8. A vicinity map no smaller/less than 1"=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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	☒			✓

2.25 ac.



SITE DATA - AREA 1	
OWNER	4106 Wake Forest Road LLC
TOTAL AREA	23,127 S.F./.53 ACRES
EXISTING ZONING	CUD O&I-1
PIN	PORTION OF 1715-49-8599

SITE DATA - AREA 2	
OWNER	Marlowe & Moye LLC
TOTAL AREA	70,931 S.F./1.63 ACRES
EXISTING ZONING	OX-3-CU
PIN	1715-49-9316 & 1715-59-0299

NOTES
1. Boundary and field topographic information taken from file by Elinburg Land Surveying.
2. The site is located within zone X FEMA Flood Mapping 3720171500J dated 05/02/06.

LINE	BEARING	DISTANCE
L1	S 61° 23' 52" E	15. 69'
L2	N 21° 12' 42" E	80. 14'
L3	S 53° 26' 10" E	37. 49'
L4	S 53° 20' 49" E	43. 34'
L5	S 53° 33' 25" E	43. 70'
L6	S 53° 59' 34" E	43. 08'
L7	S 54° 07' 26" E	42. 60'
L8	S 55° 41' 04" E	43. 48'
L9	S 57° 48' 52" E	4. 37'
L10	S 05° 20' 01" W	49. 12'

ATTENTION CONTRACTORS

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Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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BID SETS ISSUED:

APPROVED FOR CONSTRUCTION:

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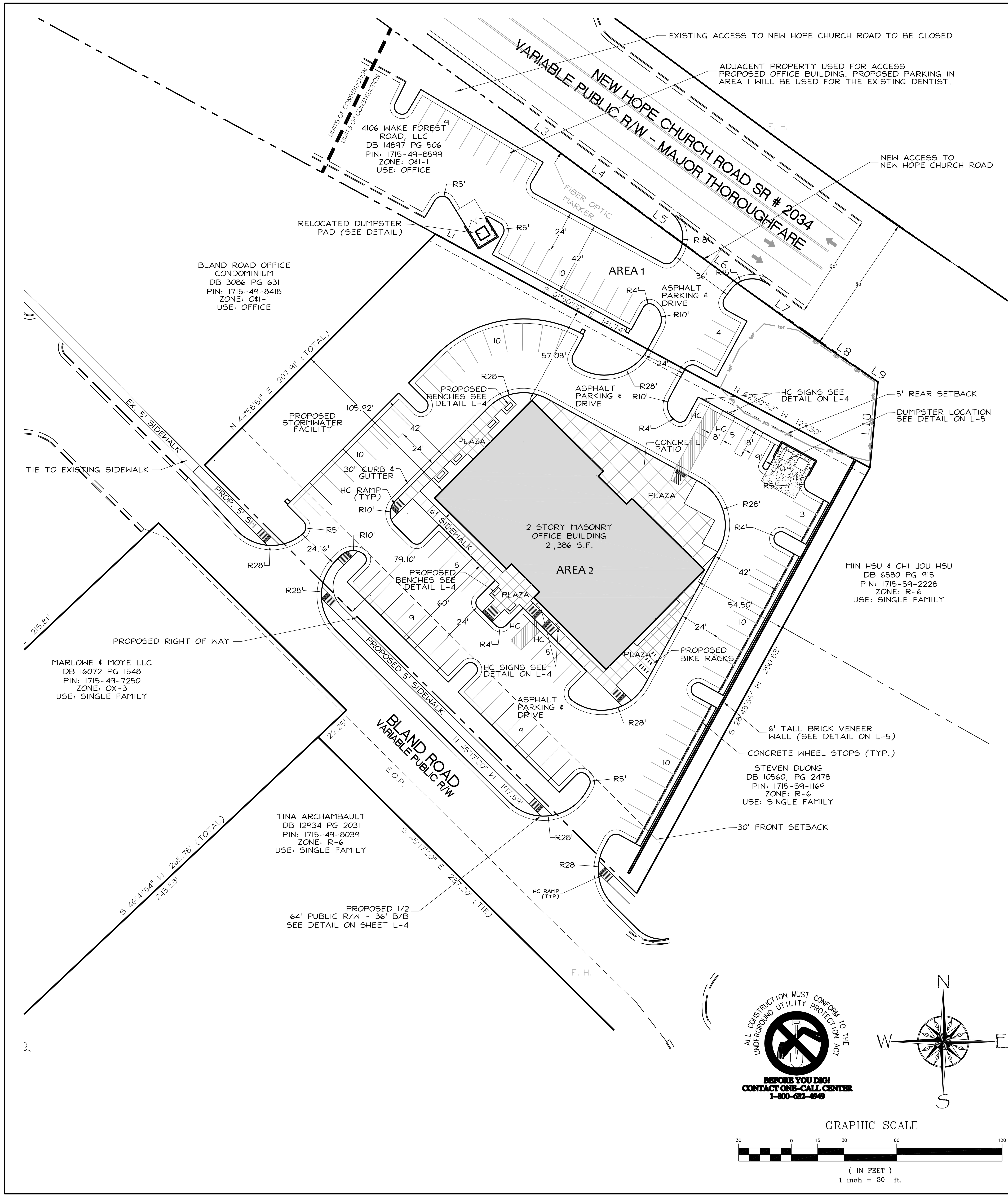
TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmla.com

REVISIONS:

EXISTING CONDITIONS
NEW HOPE CENTER
3810 Bland Road
Raleigh, North Carolina 27609

SCALE: 1"=30'
DRAWN BY: JML
PROJECT # 14063
DATE: 1-8-16

SHEET L-1 OF



SITE DATA - AREA 1

TOTAL AREA	23,127 S.F./.53 ACRES
EXISTING ZONING	CUD O&I-1
EXISTING USE	OFFICE BUILDING (13,310 S.F.)
PROPOSED USE	PARKING
MINIMUM PARKING REQUIRED	34 SPACES
1 SPACE PER 400 SQ FT	
13,310 SQ FT OF OFFICE SPACE/400 = 34 SPACES REQUIRED	
HANDICAP SPACES (VAN ACCESSIBLE) EXISTING - 3	
EXISTING PARKING	37 SPACES
ADDITIONAL PARKING PROVIDED	23 SPACES
TOTAL PARKING PROVIDED	60 SPACES
EXISTING IMPERVIOUS	.11 ACRES
PROPOSED IMPERVIOUS	.25 ACRES (47%)
PARKING - 10,880 S.F.	10,880 S.F.
WATERSHED	NEUSE
PINs	PORTION OF 1715-49-8599

SITE DATA- AREA 2

TOTAL AREA	75,044 S.F./1.72 ACRES
EXISTING ZONING	OX-3-CU
EXISTING USE	SINGLE FAMILY - VACANT
PROPOSED USE	OFFICE
PROPOSED BUILDING SIZE	21,386 S.F.
AREA OF RIGHT-OF-WAY DEDICATION	4,113 S.F.
MINIMUM PARKING REQUIRED	54 SPACES
1 SPACE PER 400 SQ FT	
21,386 SQ FT OF OFFICE SPACE/400 = 54 SPACES	
HANDICAP SPACES (VAN ACCESSIBLE) - 4	
PARKING PROVIDED	76 SPACES
MINIMUM BICYCLE PARKING REQUIRED	
SHORT-TERM: 1 SPACE PER 10,000 SQ FT	
21,386 SQ FT OF OFFICE SPACE/10,000 = 4 SPACES MIN.	
SHORT-TERM BICYCLE PARKING PROVIDED	4 SPACES
LONG-TERM: 1 SPACE PER 5,000 SQ FT	
21,386 SQ FT OF OFFICE SPACE/5,000 = 5 SPACES	
LONG-TERM BICYCLE PARKING PROVIDED	5 SPACES
OUTDOOR AMENITY AREA	
10% OF SITE ACREAGE	
70,932 S.F. X 10% = 7,093 S.F. REQUIRED	
= 7,117 S.F. PROVIDED	
EXISTING IMPERVIOUS	.16 ACRES
PROPOSED IMPERVIOUS	1.16 ACRES (67.44%)
PARKING - 32,512 S.F.	
BUILDING - 10,454 S.F.	
COURTYARD - 6,098 S.F.	
SIDEWALK - 1,307 S.F.	
WATERSHED	NEUSE
PINs	1715-49-9316 & 1715-59-0299

NOTES
1. Boundary and field topographic information taken from file by Elington Land Surveying.
2. The site is not located within zone X FEMA Flood Mapping 3720171500J dated 05/02/06.
3. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call Utility locator service at least 48 hours prior to digging.
4. All construction shall be in accordance with all City of Raleigh standards and specifications.
5. All construction shall conform to all state and local standards and specifications and code requirements. Notify designer of any descrepancies. If descrepancies are found the more stringent requirements will prevail.
6. All utilities shall be located underground.
7. No changes may be made to the approved drawings without written permission from the issuing authority.
8. DO not scale the drawings. Digital information is provided for construction drawings.
9. Contractor shall coordinate all work with all construction trades prior to start of construction.
10. All dimensionsare references from back-of-curb to back-of-curb.
11. Erosion control plans shall be approved prior to any grading on this site.
12. Boundary information shall be field verified by Professional Surveyor before construction staking begins.
13. All parking spaces shall be surfaced with 6" cabc and 2" of I-2 asphalt. Drive aisles shall be surfaced with 8" cabc and 2" of I-2 asphalt.
14. Sidewalk connection shall be provided from site to new sidewalk along Bland Road.
15. Note that within landscaped areas surrounding building, the grades shown on the grading sheet are "Top of Mulch" or "Top of Topsoil." Contractor shall ensure positive finished drainage (min. 2%) from all building areas and coordinate with the landscape plan to leave subgrade low enough to maintain the spots as finished grade.
16. The minimum corner clearance from te curb line of intersecting streets shall be at least 20 feet from the point of tangency.
17. Retaining walls to be designed by others.
18. Prior to the issuance of the Certificate of Occupancy the Owher shall record the site easement as shown. THere shall be no site obstructing or party obstructing wall, fence, sign, foliage, berming, or parked vehicles 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.
19. Within the sight triangles shown on this plan, no obstruction between two (2) feet and eight (8) feet in height above the curb line elevation or the nearest traveled way, if no curbing exists.
20. All necessary HVAC units will be located on the roof of the building.
21. Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency.
22. The existing lot line between lots with PINs 1715-49-9316 and 1715-59-0299 shall be removed prior to building permit issuance.
23. Proposed right of way dedication shall be recorded prior to the issuance of a C.O.
24. A driveway permit and/or encroachment from NCDOT shall be obtained prior to any construction in the right of way for New Hope Church Road.
25. A final plat indicating right of way dedication, cross access easements and any other public easements shall be recorded.

LINE	BEARING	DISTANCE
L1	S 61° 23' 52" E	15. 69'
L2	N 21° 12' 42" E	80. 14'
L3	S 53° 26' 10" E	37. 49'
L4	S 53° 20' 49" E	43. 34'
L5	S 53° 33' 25" E	43. 70'
L6	S 53° 59' 34" E	43. 08'
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L8	S 55° 41' 04" E	43. 48'
L9	S 57° 48' 52" E	4. 37'
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MINIMUM SETBACKS
FRONT SETBACK - 30'
SIDE SETBACK - 0'
REAR SETBACK - 5'

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BID SETS ISSUED: 12/22/2011

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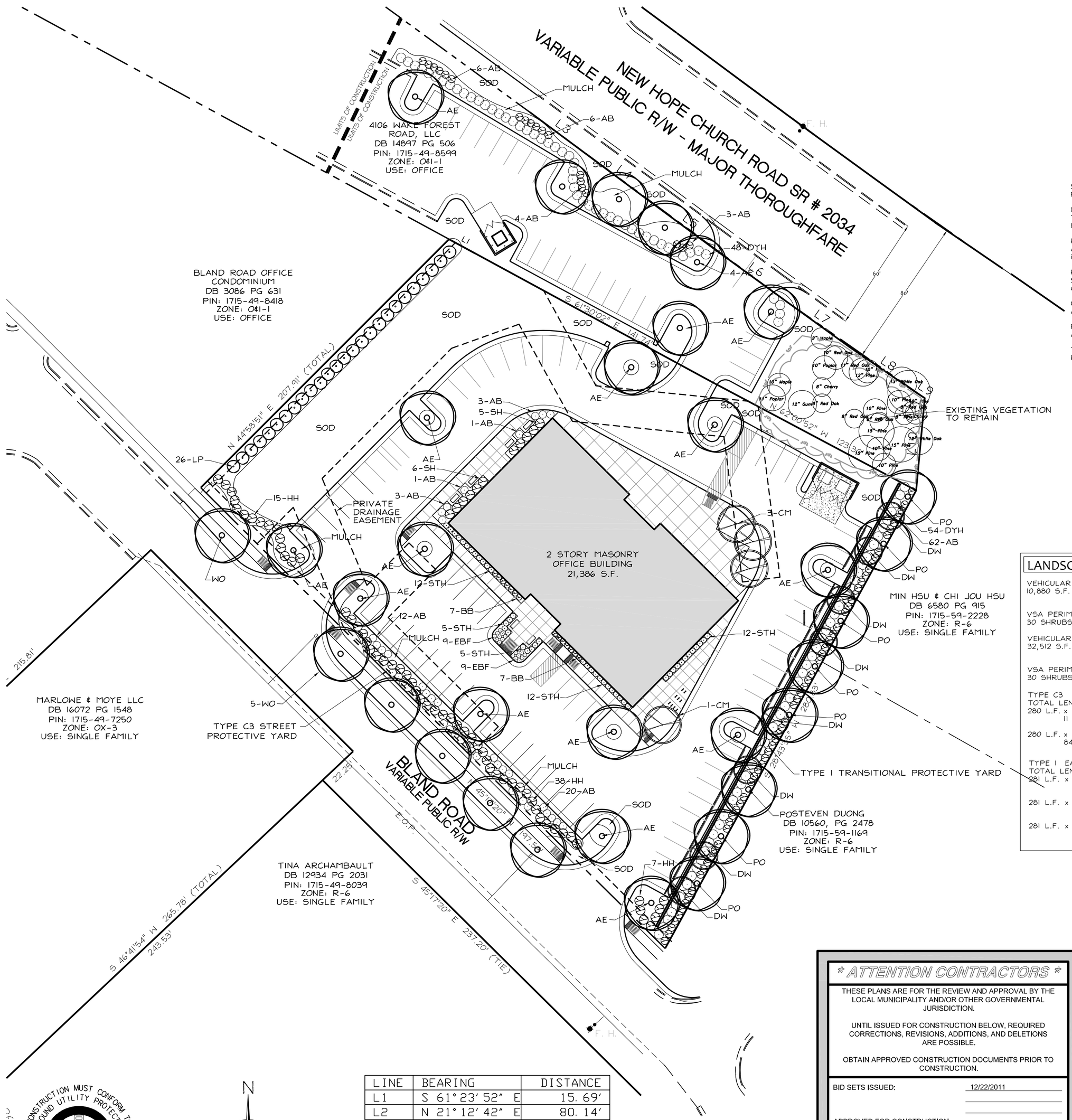
[redacted]

REVISIONS:

SITE PLAN
NEW HOPE CENTER
3810 Bland Road
Raleigh, North Carolina 27609

SCALE: 1"=30'
DRAWN BY: JML
PROJECT # 14063
DATE: 1-8-16
SHEET L-3 OF



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L10	S 05° 20' 01" W	49. 12'

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG! CONTACT ONE-CALL CENTER 1-800-632-4949

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

1. Plant material on this site must be installed in conformance with the City of Raleigh Code.
2. Please refer to planting detail on sheet L-4.
3. The following applies to the requires landscape requirements for this site. Street trees shall have a 4" caliper at time of installation. Interior VSA trees shall have a 2 1/2" caliper at installation. Trees in the landscape buffer shall have a 2" caliper at installation. All shrubs shall be a minimum of 18" in height at installation. Additional landscaping above and beyond City of Raleigh requirements subject to change.
4. Landscape Contractor shall notify owner and L.A. no later than one week prior to all required visits here in.
5. Crape Myrtles: min. 3 stems max. 4 stems, min. 1" cal. per stem.
6. All areas shall be seeded, sodded or mulch to the limits of construction based on actual field conditions beyond the approved plans. Field verify existing conditions.
7. Steep slopes greater than 3:1 shall require hydro-seeding or other measures for stabilization unless otherwise approved by Owner.
8. All mulch shall be double ground pine bark mulch to a depth of 4".
9. All plants shall be in accordance with the latest edition of the American Association of Nurserymen.
10. All landscape beds shall have positive drainage away from all structures.
11. All Plants shall be vigorous, healthy material free from pests and disease.
12. Per the City of Raleigh Code of Ordinances, all shrubs shall be installed at 18" and must reach a height and spread of 30" within 3 years.
13. All 2:1 slopes shall be sodded with a centipede grass for slope stabilization.
14. All parking spaces are within 50' of a single canopy tree/within 75' of a group of 2 or more canopy trees.
15. Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site. Contractor shall be responsible for any damage resulting from his activities.
16. Plant material on this site must be installed in conformance with the general planting notes and details on this plan.
17. All sod to be Rebel Fescue IV, Turf Gem, Lesco or equal. All seed to be Rebel Fescue IV, Turf Gem, Lesco or equal @ 6 lbs. per 1000 s.f.
18. All above ground electrical transformers, dumpsters, and backflow prevention vaalve/hot boxes shall be screened from view while maintaining required access to local cose standards and requirements.

SCOPE OF WORK:
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all trees, shrubs, groundcover, annuals, seed, sod and mulch.

MATERIALS AND WORK:
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

PLANT MATERIALS:
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their eggs and shall have been grown in climatic conditions similar to those of the project site

PLANT SIZE:
Specified sizes indicates the minimum allowable size at planting. Where container and height/spreads are indicated for a single species, both size requirements shall be met When only plant height or spread are indicated, container size shall be based on AAN standards.

ORGANIC MATTER:
Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

PINE BARK MULCH:
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

TURF AREAS:
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris.

LANDSCAPE DATA

VEHICULAR SURFACE AREA #1
10,880 S.F. / 2,000 5 TREES REQUIRED
5 TREES PROVIDED

VSA PERIMETER ISLANDS
30 SHRUBS PER 100 LF.

VEHICULAR SURFACE AREA #2
32,512 S.F. / 2,000 16 TREES REQUIRED
23 TREES PROVIDED

VSA PERIMETER ISLANDS
30 SHRUBS PER 100 LF.

TYPE C3 STREET PROTECTIVE YARD
TOTAL LENGTH = 280 L.F.
280 L.F. x .04 = 11 SHADE TREES REQUIRED
11 SHADE TREES PROVIDED

280 L.F. x .30 = 84 SHRUBS REQUIRED
84 SHRUBS PROVIDED

TYPE I EAST TRANSITIONAL PROTECTIVE YARD
TOTAL LENGTH OF BUFFER = 281 L.F.
281 L.F. x .04 = 11 SHADE TREES REQUIRED
11 SHADE TREES PROVIDED

281 L.F. x .03 = 8 UNDERSTORY TREES REQUIRED
8 UNDERSTORY TREES PROVIDED

281 L.F. x .40 = 112 SHRUBS REQUIRED
113 SHRUBS PROVIDED

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BID SETS ISSUED: 12/22/2011

APPROVED FOR CONSTRUCTION:

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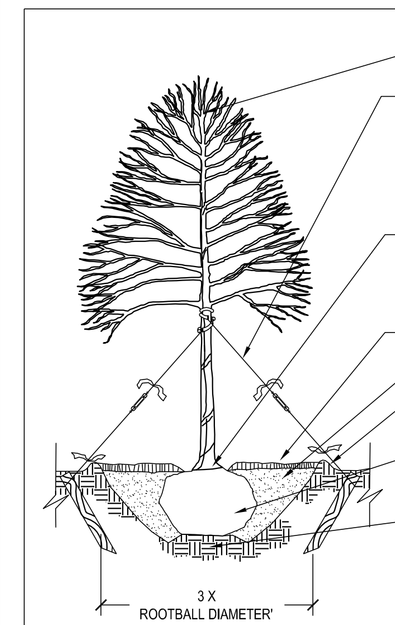


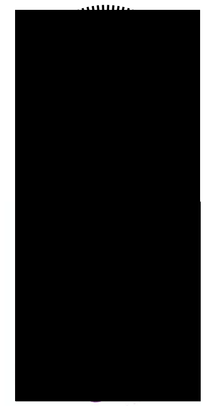
NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE: 9/1/13	NOT TO SCALE
	TREE PLANTING DETAIL	
	PRCR-03	



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REVISIONS:

LANDSCAPE PLAN
NEW HOPE CENTER
3810 Bland Road
Raleigh, North Carolina 27609

SCALE: 1"=30'
DRAWN BY: JML
PROJECT # 14063
DATE: 1-8-16

SHEET
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