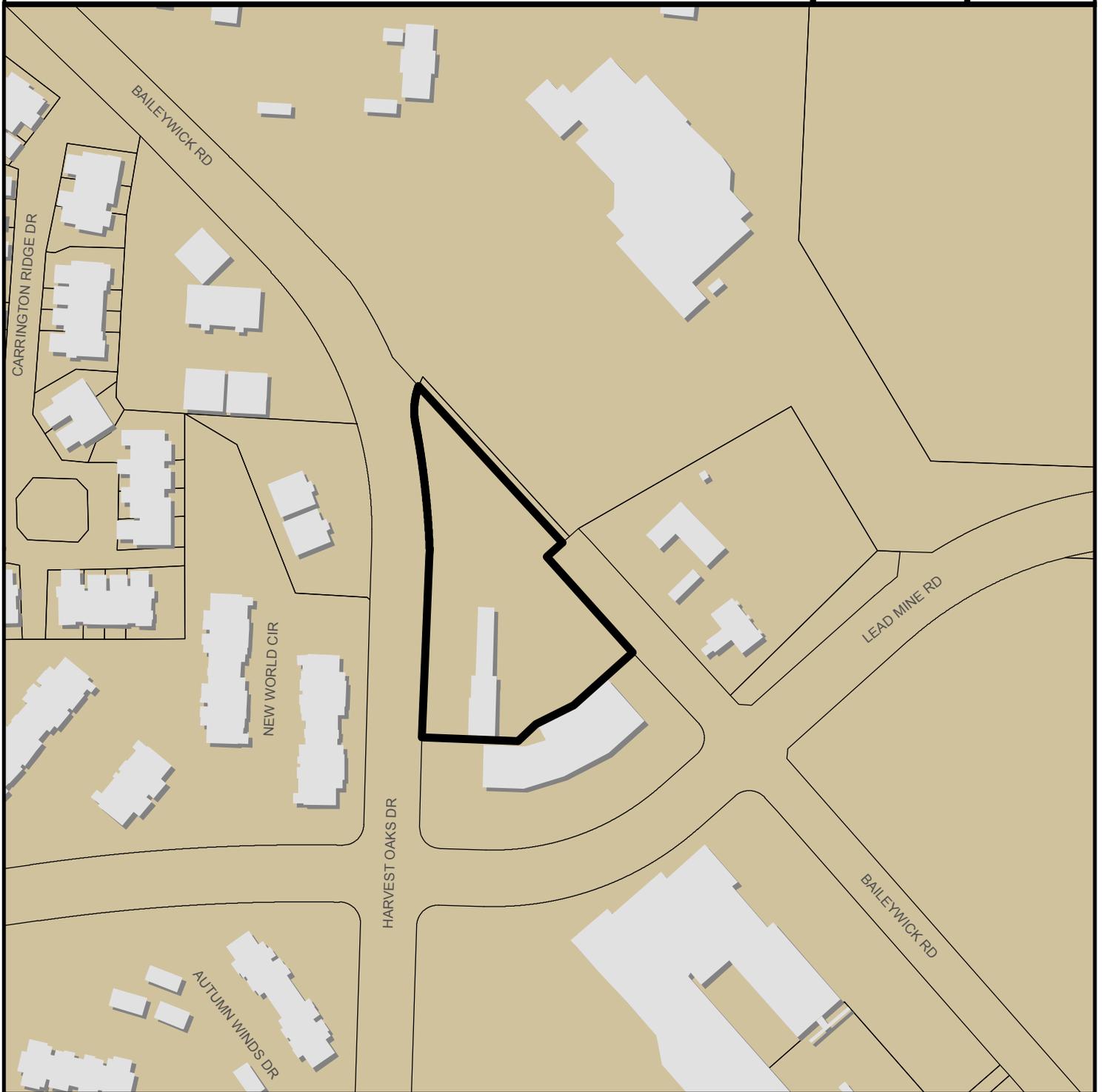


# HARVEST PLAZA CENTER STORAGE SR-41-2016



0 295 590 Feet

Zoning: **CX-3-PL-CU WPOD**

CAC: **North**

Drainage Basin: **Mine**

Acreage: **2**

Units/Lots sq. ft.: **126,396**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Pinnacle Partners,  
LLC**



# 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 <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	SR-41-16 Transaction Number 476372 Assigned Project Coordinator  Assigned Team Leader Rametta	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name <b>HARVEST PLAZA CENTER STORAGE</b>			
Zoning District <b>CX-3-PL CU AND R-1 W/WPOD</b>			
Proposed Use <b>SELF-SERVICE STORAGE</b>			
Property Address(es) <b>8904 HARVEST OAKS DRIVE</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed <b>1708-14-4729</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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 type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Other: If other, please describe:			
<b>WORK SCOPE</b>	Per City Code Section 10.2.8.D.1, summarize the project work scope. <b>RAZE EXISTING CAR WASH, GRADE SITE TO ACCOMODATE NEW 126,396 SF SELF-SERVICE STORAGE BUILDING, ASSOCIATED PARKING AND DRIVEWAY, AND STORMWATER BMP.</b>		
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE <b>DESIGN ADJUSTMENT REQUESTED FOR HARVEST OAKS DRIVE STREET TREE LOCATIONS.</b>		
<b>CLIENT/DEVELOPER/ OWNER</b>	Company <b>PINNACLE PARTNERS LTD, LLC</b>		Name (s) <b>JAY STREET</b>
	Address <b>5306 SIX FORKS ROAD, SUITE 101, RALEIGH, NC 27609</b>		
	Phone	Email <b>jstreetbiz@gmail.com</b>	Fax
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>PIEDMONT LAND DESIGN, LLP</b>		Name (s) <b>DAVID LASLEY</b>
	Address <b>8522 SIX FORKS ROAD, SUITE 204, RALEIGH, NC 27615</b>		
	Phone <b>919-845-7600</b>	Email <b>david@piedmontlanddesign.com</b>	Fax <b>919-845-7703</b>

**DEVELOPMENT FEE & SITE-COST TABLES (Applicable to all developments)**

Zoning Information	Building Information
Zoning District(s) <b>CX-3-PL CU AND R-1</b>	Proposed building use(s) <b>SELF-SERVICE STORAGE</b>
If more than one district, provide the acreage of each 1.37 AC. (CX-3-PL) 0.69 AC. (R-1)	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District <b>WPOD</b>	Proposed Building(s) sq. ft. gross <b>126,396</b>
Total Site Acres <b>2.00</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>126,396</b>
Off-street parking Required <b>10</b> Provided <b>10</b>	Proposed height of building(s) <b>36'-8"</b> stories <b>3</b>
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) <b>1.45</b>
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage <b>0.36</b> (site plans only)
CUD (Conditional Use District) case # <b>Z-116-96</b>	Height of 1 <sup>st</sup> Floor <b>12'-8"</b>
Stormwater Information	
Existing Impervious Surface <b>0.86</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>1.09</b> acres/square feet	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 #

**APARTMENT/CONDOMINIUM 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 cluster unit development? <input type="checkbox"/> Yes <input checked="" 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 **REDMONT LAND DESIGN, LLP** 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:  (OWNER) 6/16/16 Date

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

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
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) <i>\$ 930</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Site Review</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Site Review</b> to the plan cover sheet (not applicable for infill recombination) <i>need owner signature</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Site Review</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>







