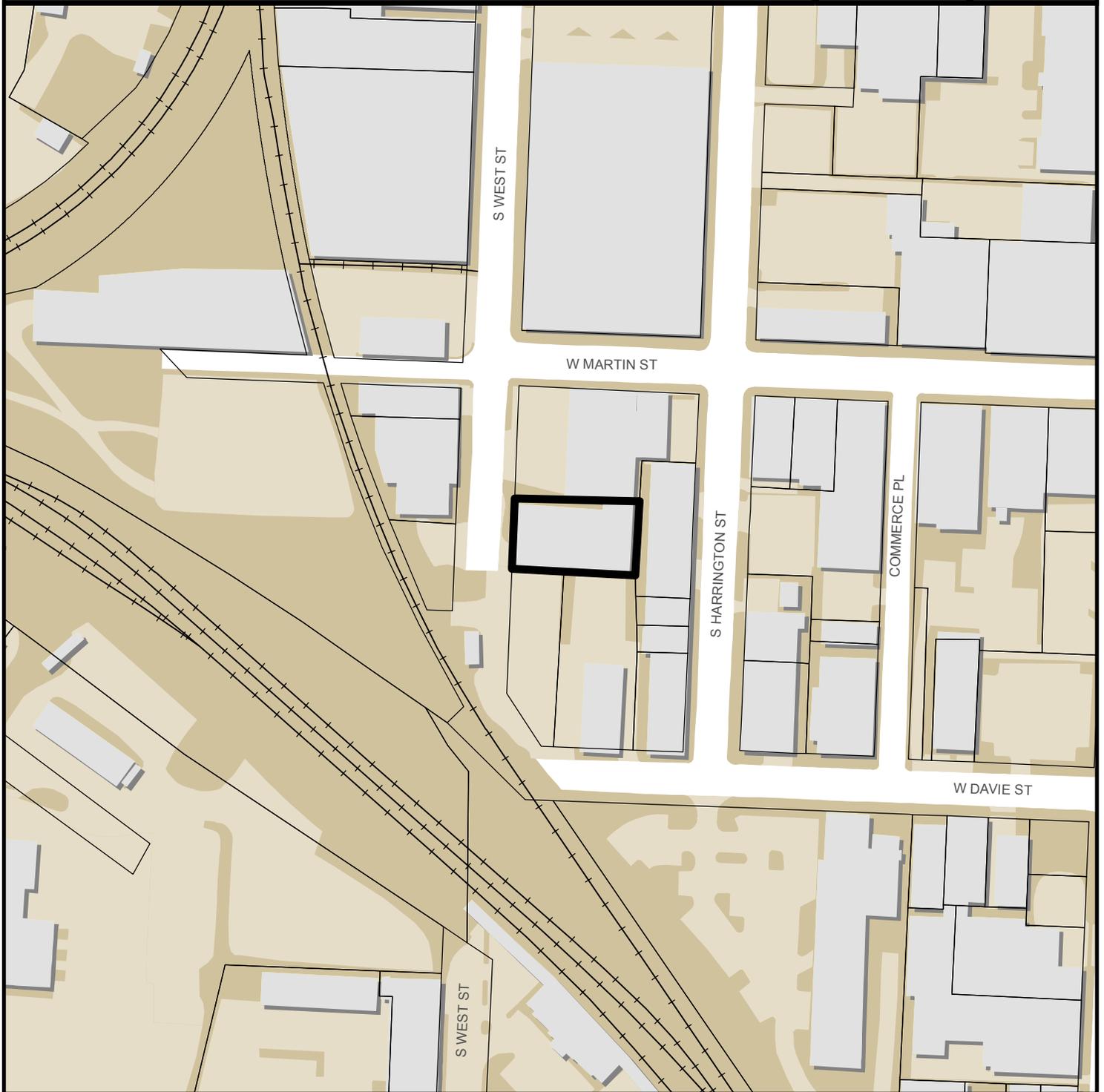


HQ 319 S. WEST STREET REDEVELOPMENT SR-97-2016



Zoning: **DX-5-SH**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **0.28**
Square footage: **21,681**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Center Line Digital
Properties LLC**
Phone: **(919) 821-2921**



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 checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <i>496179</i> Assigned Project Coordinator Assigned Team Leader <i>Ramona</i>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # <i>SR-97-16</i>		
GENERAL INFORMATION		
Development Name ^{HAS} <i>319 S. West Street Redevelopment</i>		
Zoning District DX-5-SH	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Office		
Property Address(es) 319 S. West Street		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1703570766	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input checked="" type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> 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. Removal of existing building foundation and construction of new building	
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 Private sanitary sewer pump station	
CLIENT/DEVELOPER/OWNER	Company Centerline Digital Properties, LLC Name (s) Charles Long	
	Address 509 W. Ninth Street, Raleigh, NC 27603	
	Phone 919-821-2921	Email charles@centerline.net Fax
CONSULTANT (Contact Person for Plans)	Company Crumpler Consulting Services, PLLC Name (s) Josh Crumpler	
	Address 2308 Ridge Road, Raleigh, NC 27612	
	Phone 919-413-1704	Email josh@crumplerconsulting.com Fax

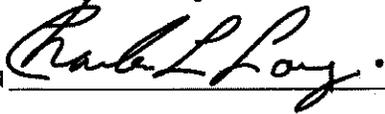
28 acres

*Drainage
Lucky*

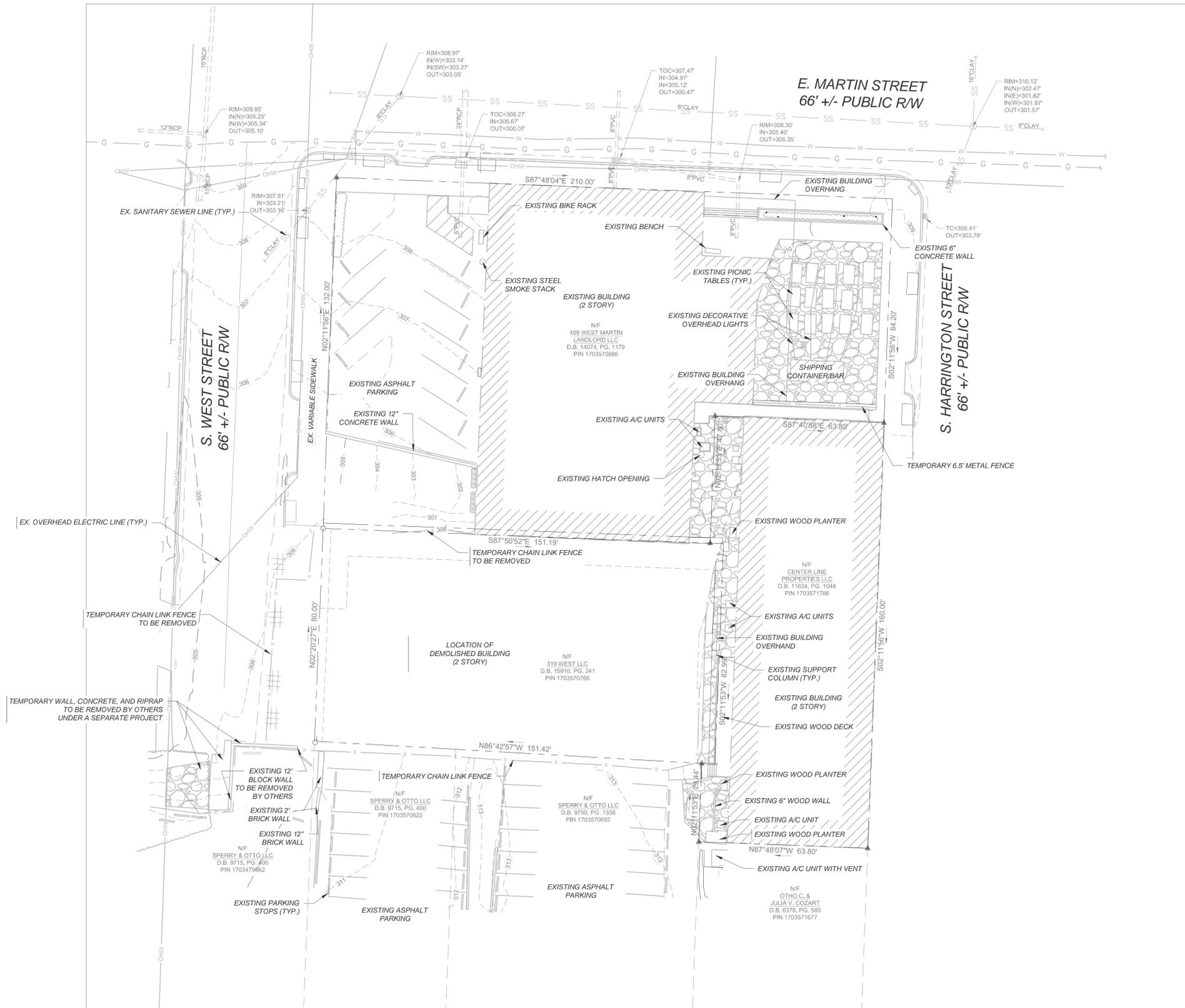
Central CAC

*Zoning
DX5SH*

no overlay

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) Downtown Mixed Use (DX-5-SH)	Proposed building use(s) Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 9,500
Overlay District Shopfront	Proposed Building(s) sq. ft. gross 21,681
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.28	Total sq. ft. gross (existing & proposed) 21,681
Off street parking: Required 54 Provided 0	Proposed height of building(s) 44
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 14
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0.265/11,594 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.276/1204 acres/square feet	If Yes, please provide: Alluvial Soils _____ Flood Study _____ FEMA Map Panel # _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" 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)	
<p>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.</p> <p>I hereby designate <u>Joshua Crumpler, PE</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>	
Signed <u></u>	Date <u>11/20/2016</u>
Printed Name <u>Charles L. Long - President Centerline Digital</u>	
Signed _____	Date _____
Printed Name _____	

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 the City of Raleigh <i>\$ 351.</i>	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist 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"/>		✓		
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"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover. <i>included on grading plan</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input 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"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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"/>		✓		
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"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

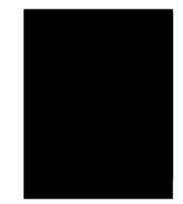


LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY STEWART, INC., DATED 12-02-2015.
2. PARCEL INFORMATION:
PROPERTY OWNER: CENTER LINE DIGITAL, LLC
DEED BOOK: 16383 PAGE: 00889
PIN: 1703570766
3. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
4. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
5. THIS DRAWING IS NOT FOR RECORDATION.

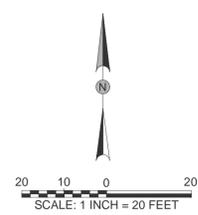
NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			



CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919.877.1704
P: 1533
ACAD FILE: S\West_Base.dwg
PROJ. NO.: 501

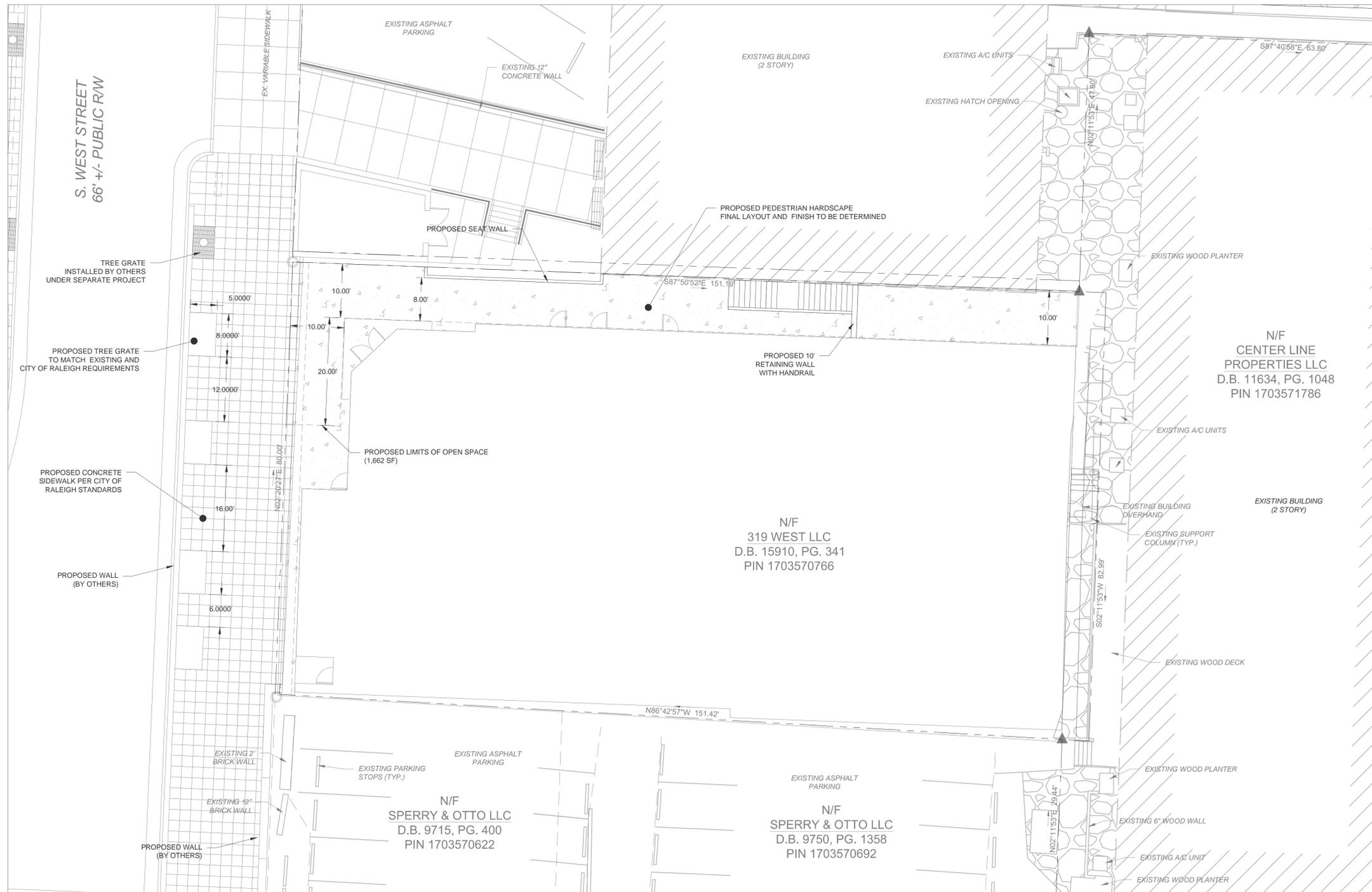
EXISTING CONDITIONS
HQ 319 S. WEST
319 S. WEST STREET
RALEIGH, NORTH CAROLINA

DESIGNED BY: JAC
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/27/16
SCALE: 1" = 20'



PLOTTED: 28 Nov 2016, 1:45pm, jcrumpler

CAD FILE: G:\C25\Projects\2016\Main\0118 S. West\CAD\Basel LAYOUT - Site Plan



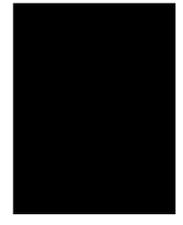
LEGEND

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	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	PROPOSED RETAINING WALL
	PROPOSED HARDSCAPE (TO BE DETERMINED)

SUMMARY INFORMATION

DEVELOPMENT NAME: HQ 319 S. WEST
SITE ADDRESS: 319 S. WEST STREET
 RALEIGH, NORTH CAROLINA 27603
PIN NUMBER: 1703-57-0766
TOTAL ACREAGE: 0.28 ACRES (12,197SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: DX-5-SH
 DOWNTOWN MIXED-USE SHOP FRONT
EXISTING USE: COMMERCIAL
PROPOSED USE: OFFICE
BUILDING SETBACKS:
 FRONT: 3'
 SIDE: 0'
 REAR: 0'
BUILDING REQUIREMENTS:
 MAXIMUM HEIGHT: 75'
 MAXIMUM STORIES: 5 STORIES
PRE DEVELOPMENT IMPERVIOUS AREA (AC/SF): 0.265 AC/11,594 SF
PRE DEVELOPMENT IMPERVIOUS AREA (%): 94.6%
POST DEVELOPMENT IMPERVIOUS AREA (AC): 0.276 AC/12,048 SF
POST DEVELOPMENT IMPERVIOUS AREA (%): 98.8%
PARKING CALCULATIONS:
 PARKING = 1 SPACE PER 150 SF GROSS FLOOR AREA
 21,681 SF / 400 SF = 54 SPACES
EXISTING PARKING:
 0 PARKING SPACES (0 ADA ACCESSIBLE, 0 VAN ACCESSIBLE)
PROPOSED PARKING:
 54 PARKING SPACES PROVIDED OFFSITE
 (2 ADA ACCESSIBLE, 0 VAN ACCESSIBLE)
PROPOSED BIKE PARKING:
 SHORT TERM = 4 SPACES
 LONG TERM = 4 SPACES
OWNER/DEVELOPER:
 CENTER LINE DIGITAL PROPERTIES, LLC
 509 W. NINTH STREE
 RALEIGH, NC 27603
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 1008 WINONA ROAD
 RALEIGH, NC 27609
 (919) 413-1704

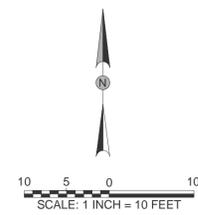
NO.	REVISION	BY	DATE



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SITE PLAN
 HQ 319 S. WEST
 319 S. WEST STREET
 RALEIGH, NORTH CAROLINA

DESIGNED BY:	JAC
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/27/16
SCALE:	1" = 10'





LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
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	EXISTING SANITARY SEWER
	PROPOSED RETAINING WALL
	PROPOSED HARDSCAPE (TO BE DETERMINED)
	PROPOSED HARDSCAPE (TO BE DETERMINED)

- LANDSCAPING NOTES**
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
 - SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
 - TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
 - ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
 - A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
 - MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
 - ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
 - CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
 - ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
 - THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
 - REMOVE BURLAP FROM TOP OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
 - ALL TREES WHICH ARE SMOOTH BARKED AT THE TIME OF PLANTING AND HAVE MORE THAN 2' OF ALL TREE WRAPPING SHALL EXTEND FROM THE TOP OF THE BACKFILL TO THE LOWERMOST TREE BRANCHES.
 - ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
 - LANDSCAPING SHOWN MEETS REQUIREMENTS.
 - ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
 - ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

NO.	REVISION	BY	DATE



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LANDSCAPING PLAN
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DESIGNED BY: JAC
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