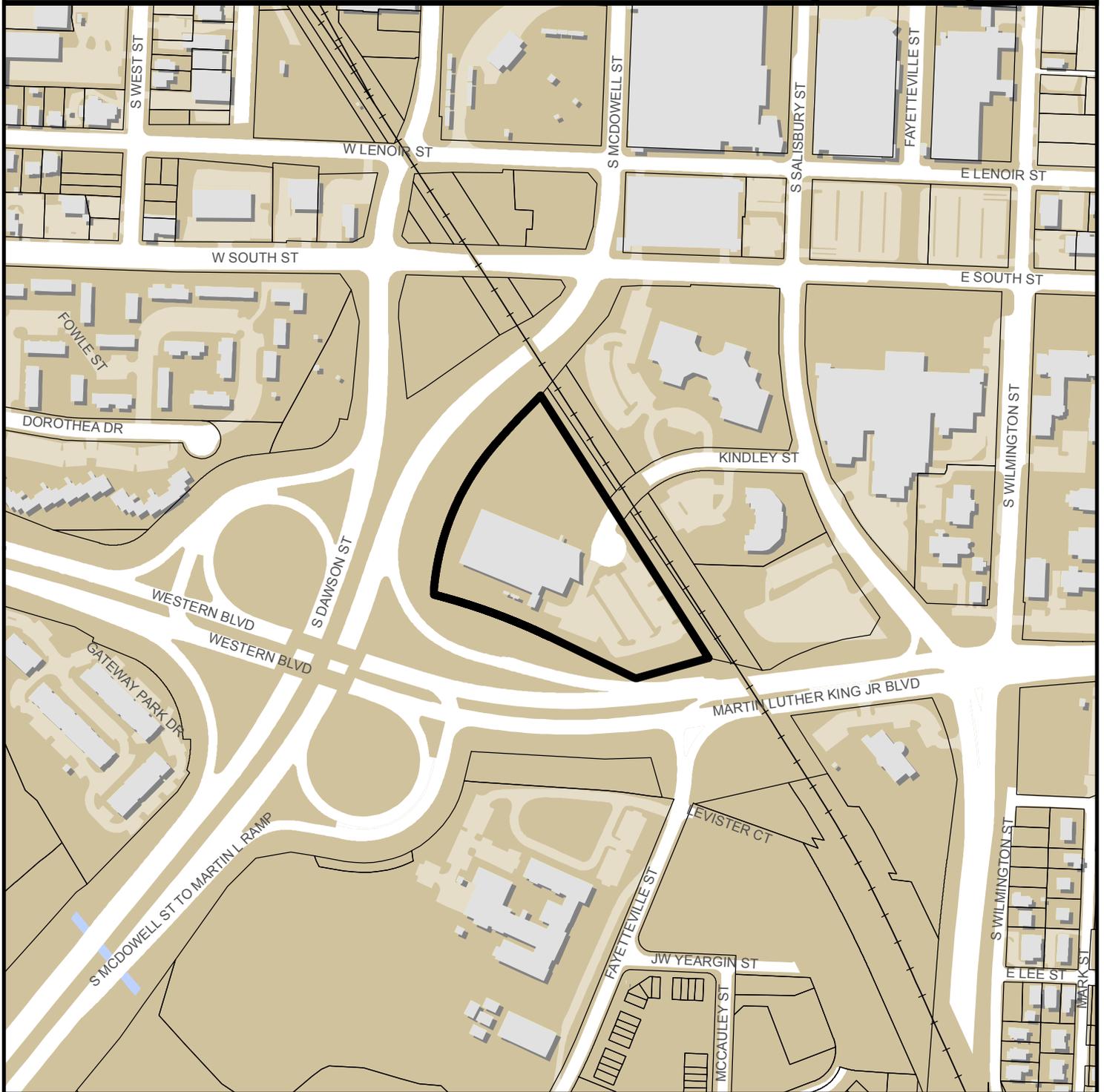


GATEWAY SOUTHEAST SR-99-2016



Zoning: **DX-20**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **5.89**
Square footage: **355,889**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Exploris Developer
Group, 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 checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 496251 Assigned Project Coordinator Assigned Team Leader Wattis
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # SR.99.16		
GENERAL INFORMATION		
Development Name GATEWAY SOUTHEAST A.K.A. EXPLORIS SCHOOL		
Zoning District DX-20	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use SCHOOL & OFFICE		
Property Address(es) 120 KINDLEY STREET		Major Street Locator: S. SALISBURY
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1703559479	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input checked="" type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input checked="" type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
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. New 10-story building for K-8 charter school and commercial office with internal parking.	
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 EXPLORIS DEVELOPMENT GROUP, LLC. Name (s) ROBERT W. FERRIS	
	Address 4400 Silas Creek Parkway, Ste. 200 Winston Salem, NC 27104	
	Phone 336-993-3785	Email RFERRIS@FIRSTFLOOR.BIZ Fax 919.573.6355
CONSULTANT (Contact Person for Plans)	Company STEWART Name (s) CHRISTOPHER MILLER	
	Address 421 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601	
	Phone 919-866-4793	Email CMILLER@STEWARTINC.COM Fax 919-380-8752

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	<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>Drain stormwater into salt water</i>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>				

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

Zoning Information	Building Information
Zoning District(s) DX-20	Proposed building use(s) SCHOOL & OFFICE
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross 355,889 sq. ft.
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking: Required <input type="checkbox"/> Provided <input type="checkbox"/>	Proposed height of building(s) 169'-6"
COA (Certificate of Appropriateness) case #	# of stories 10
BOA (Board of Adjustment) case # A-	Celling height of 1 st Floor 20'-0"
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface 2.51 acres/ 109,184 sq. ft.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.93 acres/ 84,117 sq. ft.	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 <input type="checkbox"/> Flood Study <input type="checkbox"/> FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

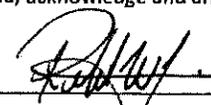
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. 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 **CHRISTOPHER MILLER** 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.

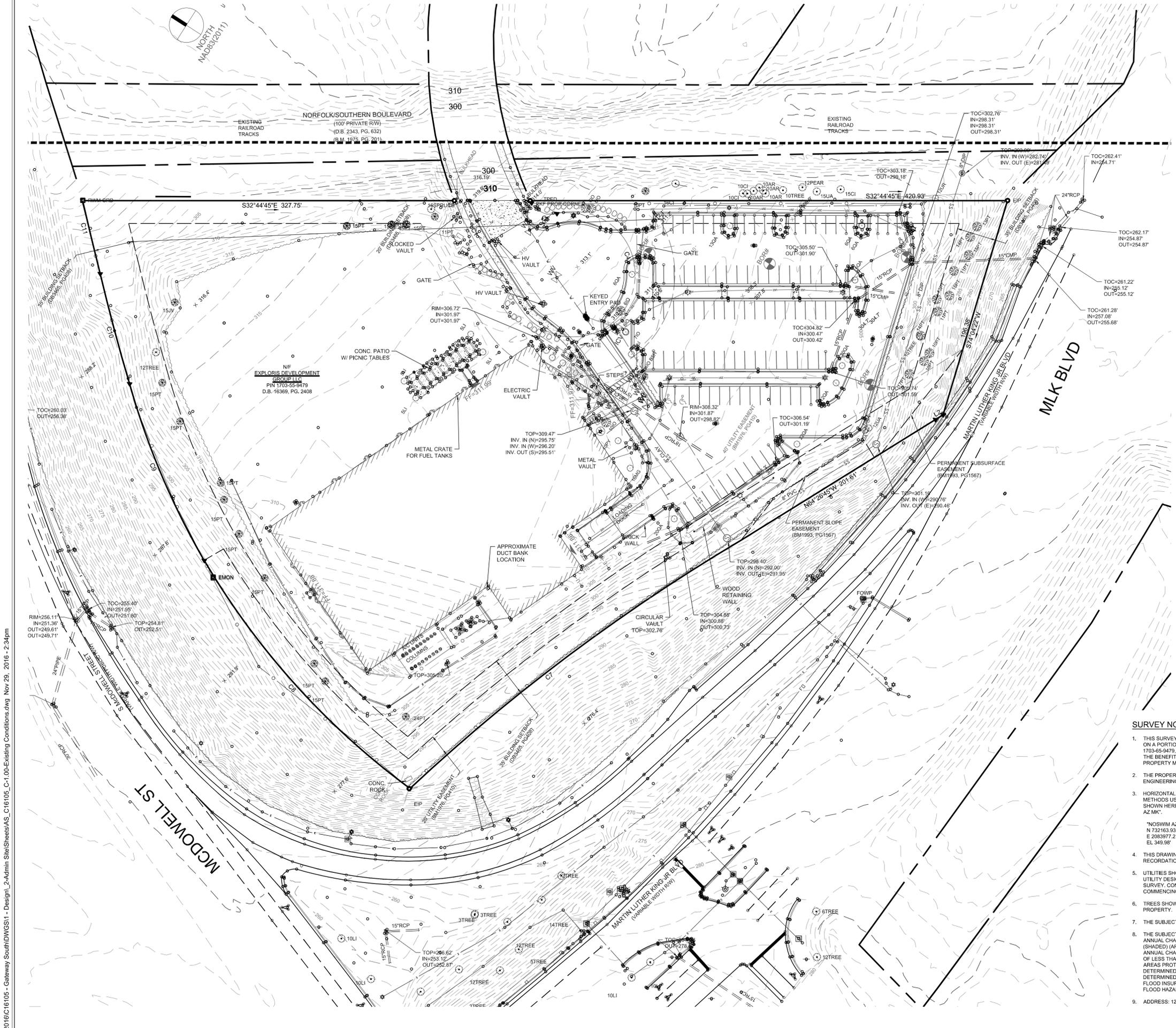
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 11/21/16

Printed Name Robert W. Ferris

Signed _____ Date _____

Printed Name _____



- LEGEND**
- EIP EXISTING IRON PIPE
 - EIR EXISTING IRON ROD
 - ECM EXISTING CONCRETE MONUMENT
 - ▲ COMPUTED POINT
 - IRON PIPE SET
 - STORM DRAIN MANHOLE
 - STORM DRAIN INLET
 - STORM DRAIN CURB INLET
 - ▼ STORM DRAIN FLARED END SECTION
 - SANITARY SEWER MANHOLE
 - HYDRANT
 - WV WATER VALVE
 - WM WATER METER
 - WM WATER MANHOLE
 - WCV WATER VAULT
 - IVC IRRIGATION CONTROL VALVE
 - TCM TELEPHONE MANHOLE
 - TPED TELEPHONE PEDESTAL
 - FOWP FIBER OPTIC WITNESS POST
 - FIBER OPTIC BOX
 - EB ELECTRIC BOX
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 - BUSH
 - CHAIN LINK FENCE
 - GUARDRAIL
 - TREELINE
 - FO UNDERGROUND FIBER OPTIC LINE
 - E UNDERGROUND ELECTRIC LINE
 - W UNDERGROUND WATER LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - U UNIDENTIFIED LINE
 - UNKNOWN DESTINATION
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE



Client:
sfl+a
 ARCHITECTS
 SFL+a Architects
 333 Fayetteville Street
 Suite 225
 Raleigh, NC 27601
 P: 919.573.6350
 F: 919.573.6355

Project:
GATEWAY SOUTH

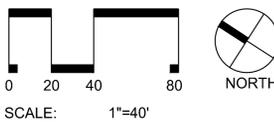
Vicinity map:

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

No.	Date	Description

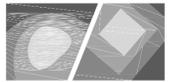


Title:

EXISTING CONDITIONS PLAN

Project number: C16105 Sheet:
 Date: 11.28.2016
 Drawn by: RS
 Approved by: ADP/CJM **C-1.00**

- SURVEY NOTES:**
- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY OF EXPLORIS DEVELOPMENT GROUP, LLC, PIN 1703-65-9479, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
 - THE PROPERTY LINES SHOWN HEREON HAVE NOT BEEN CONFIRMED BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM DEED BOOK 16369, PAGE 2408.
 - HORIZONTAL DATUM IS NAD 83 (2011) AND VERTICAL DATUM IS NAVD83. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENT "NOSWIM AZ MK".
 "NOSWIM AZ MK"
 N 22165.93'
 E 2083977.21'
 EL 349.98'
 - THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
 - UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKING SERVICES WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
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 - THE SUBJECT PROPERTY IS ZONED "O & I2" (PER WAKE COUNTY GIS).
 - THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), X (SHADED) (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AE (AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), AND FLOODWAY (DELINEATED FLOODWAY OF A STREAM), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 37201703000 DATED 5/2/2006. FLOOD HAZARD LINES SHOWN HEREON ARE FROM NCFLOODMAPS.COM.
 - ADDRESS: 120 KINLEY ST.



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT # C16105

Client:



SFL+a Architects
333 Fayetteville Street
Suite 225
Raleigh, NC 27601
P: 919.573.6350
F: 919.573.6355

Project:

GATEWAY SOUTH

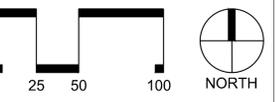
Vicinity map:

Seal:

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

Issued for:

No.	Date	Description



SCALE: 1"=50'

Title:

TREE CONSERVATION PLAN

Project number: C16105 Sheet:

Date: 11.28.2016

Drawn by: MNE/RS

Approved by: CJM

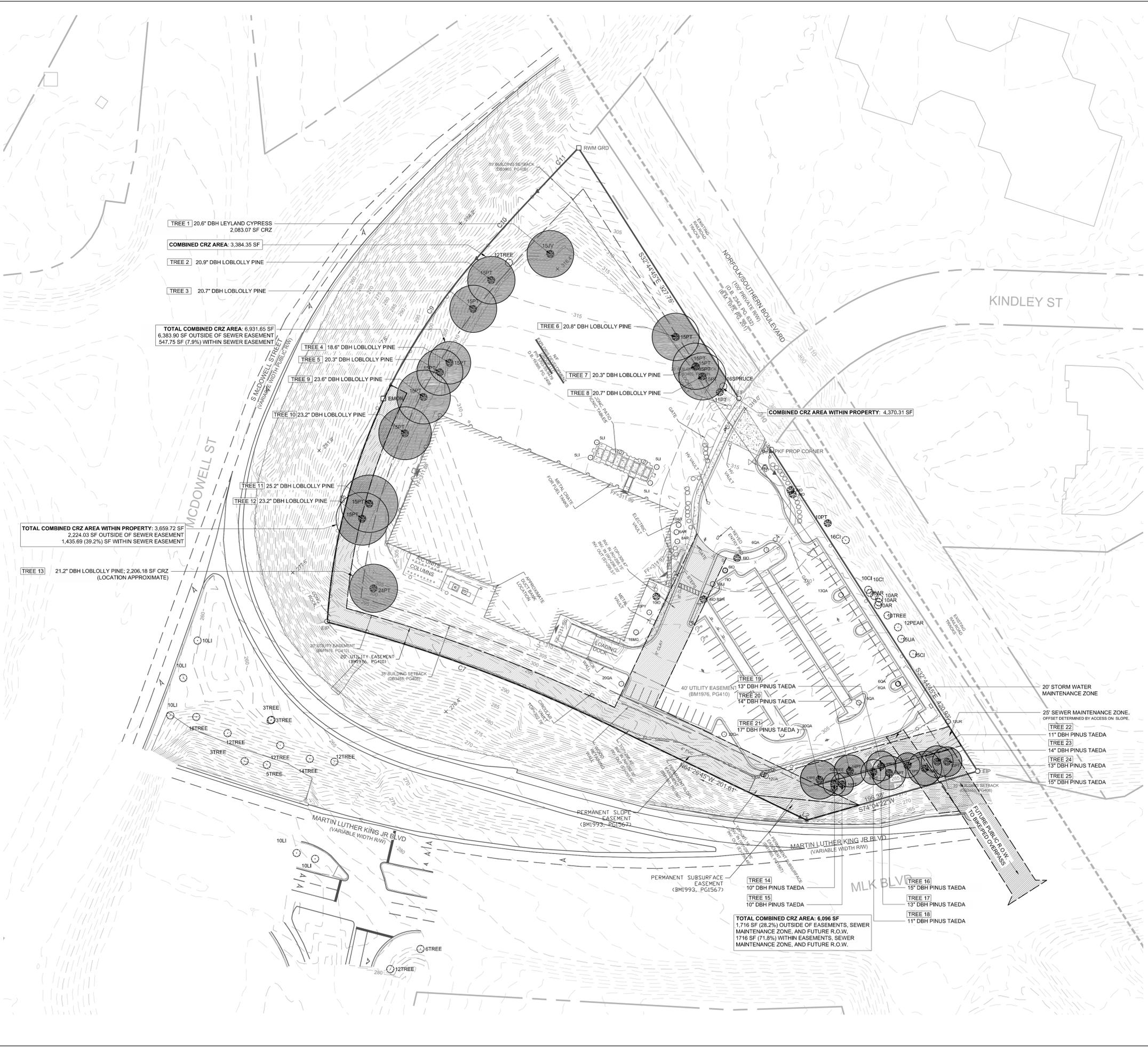
C-1.10

LEGEND

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- EIR EXISTING IRON ROD
- ECM EXISTING CONCRETE MONUMENT
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- ADDRESS: 120 KINDLEY ST.



TREE 1 20.6" DBH LEYLAND CYPRESS
2,083.07 SF CRZ
COMBINED CRZ AREA: 3,384.35 SF

TREE 2 20.9" DBH LOBLOLLY PINE

TREE 3 20.7" DBH LOBLOLLY PINE

TOTAL COMBINED CRZ AREA: 6,831.85 SF
6,383.90 SF OUTSIDE OF SEWER EASEMENT
547.75 SF (7.9%) WITHIN SEWER EASEMENT

TREE 4 18.6" DBH LOBLOLLY PINE

TREE 5 20.3" DBH LOBLOLLY PINE

TREE 9 23.6" DBH LOBLOLLY PINE

TREE 10 23.2" DBH LOBLOLLY PINE

TREE 11 25.2" DBH LOBLOLLY PINE

TREE 12 23.2" DBH LOBLOLLY PINE

TOTAL COMBINED CRZ AREA WITHIN PROPERTY: 3,659.72 SF
2,224.03 SF OUTSIDE OF SEWER EASEMENT
1,435.69 (39.2%) SF WITHIN SEWER EASEMENT

TREE 13 21.2" DBH LOBLOLLY PINE; 2,206.18 SF CRZ
(LOCATION APPROXIMATE)

TREE 6 20.8" DBH LOBLOLLY PINE

TREE 7 20.3" DBH LOBLOLLY PINE

TREE 8 20.7" DBH LOBLOLLY PINE

COMBINED CRZ AREA WITHIN PROPERTY: 4,370.31 SF

TREE 19 13" DBH PINUS TAEDA

TREE 20 14" DBH PINUS TAEDA

TREE 21 17" DBH PINUS TAEDA

20' STORM WATER MAINTENANCE ZONE

25' SEWER MAINTENANCE ZONE, OFFSET DETERMINED BY ACCESS ON SLOPE.

TREE 22 11" DBH PINUS TAEDA

TREE 23 14" DBH PINUS TAEDA

TREE 24 13" DBH PINUS TAEDA

TREE 25 15" DBH PINUS TAEDA

TREE 14 10" DBH PINUS TAEDA

TREE 15 10" DBH PINUS TAEDA

TOTAL COMBINED CRZ AREA: 6,096 SF
1,716 SF (28.2%) OUTSIDE OF EASEMENTS, SEWER MAINTENANCE ZONE, AND FUTURE R.O.W.
1,716 SF (71.8%) WITHIN EASEMENTS, SEWER MAINTENANCE ZONE, AND FUTURE R.O.W.

TREE 16 15" DBH PINUS TAEDA

TREE 17 13" DBH PINUS TAEDA

TREE 18 11" DBH PINUS TAEDA