

2 HENDERSON ST PARKING LOT SR-6-2014



0 60 120 240 360 Feet

Zoning: **NX-3 CU**

CAC: **Wade**

Drainage Basin: **Rocky Branch**

Acreage: **0.28**

Square Feet: **8,013**

Planner: **Stan Wingo**

Phone: **(919) 996-2663**

Applicant: **Meetinghouse**

Properties, LLC,
C/O York Properties

Phone: **(919) 863-8079**





Planning & Development

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

Administrative Site Review Application

When submitting plans, please check appropriate review 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 checked="" type="checkbox"/> Open Lot	Transaction Number 392 837 Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence process? If yes, provide the transaction # T-385745

GENERAL INFORMATION

Development Name 2 Henderson Street Parking Lot			
Zoning District NX-3-UG-CU, with SRPOD			
Proposed Use Parking Lot			
Property Address(es) 2 Henderson Street			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0794-43-9159			
P.I.N. Recorded Deed 0794-43-9159, DB15301 Page 900	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

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

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. A parking lot will be constructed on an existing gravel lot. The parking will be utilized for an adjacent office building use. A special use permit was obtained on Feb. 10, 2014, Case Number A-1-14.		
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. There are no administrative alternates or design adjustments being requested.		
CLIENT/DEVELOPER/OWNER	Company Meetinghouse Properties, LLC, C/O York Properties		Name (s) James Goodnight
	Address 1900 Cameron Street, Raleigh, NC 27605		
	Phone 919-863-8079	Email brianwallace@yorkproperties.com	Fax
CONSULTANT (Contact Person for Plans)	Company Coaly Design, PC		Name (s) Kimberly Siran, RLA
	Address 300/200 Parham Street, Suite G, Raleigh, NC 27601		
	Phone 919-539-0012	Email kimberly@coalydesign.com	Fax

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

Zoning Information		Building Information	
Zoning District(s) NX-3-UG-CU		Proposed building use(s) N/A	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross N/A	
Overlay District SRPOD		Proposed Building(s) sq. ft. gross N/A	
Total Site Acres .28 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed) N/A	
Off street parking Required 25.6 Provided 27		Proposed height of building(s) N/A Stories	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) N/A	
BOA (Board of Adjustment) case # A-1-14		Building Lot Coverage percentage N/A (site plans only)	
CUD (Conditional Use District) case # Z-29-13		Height of 1 st Floor N/A	
Stormwater Information			
Existing Impervious Surface 10,214.37 square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 8,013 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 #	

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? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	If Yes, please answer the questions below:
4. Overall Total # Of Dwelling Units (1-6 Above)	a)
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 Kimberly J. Siran, RLA 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.

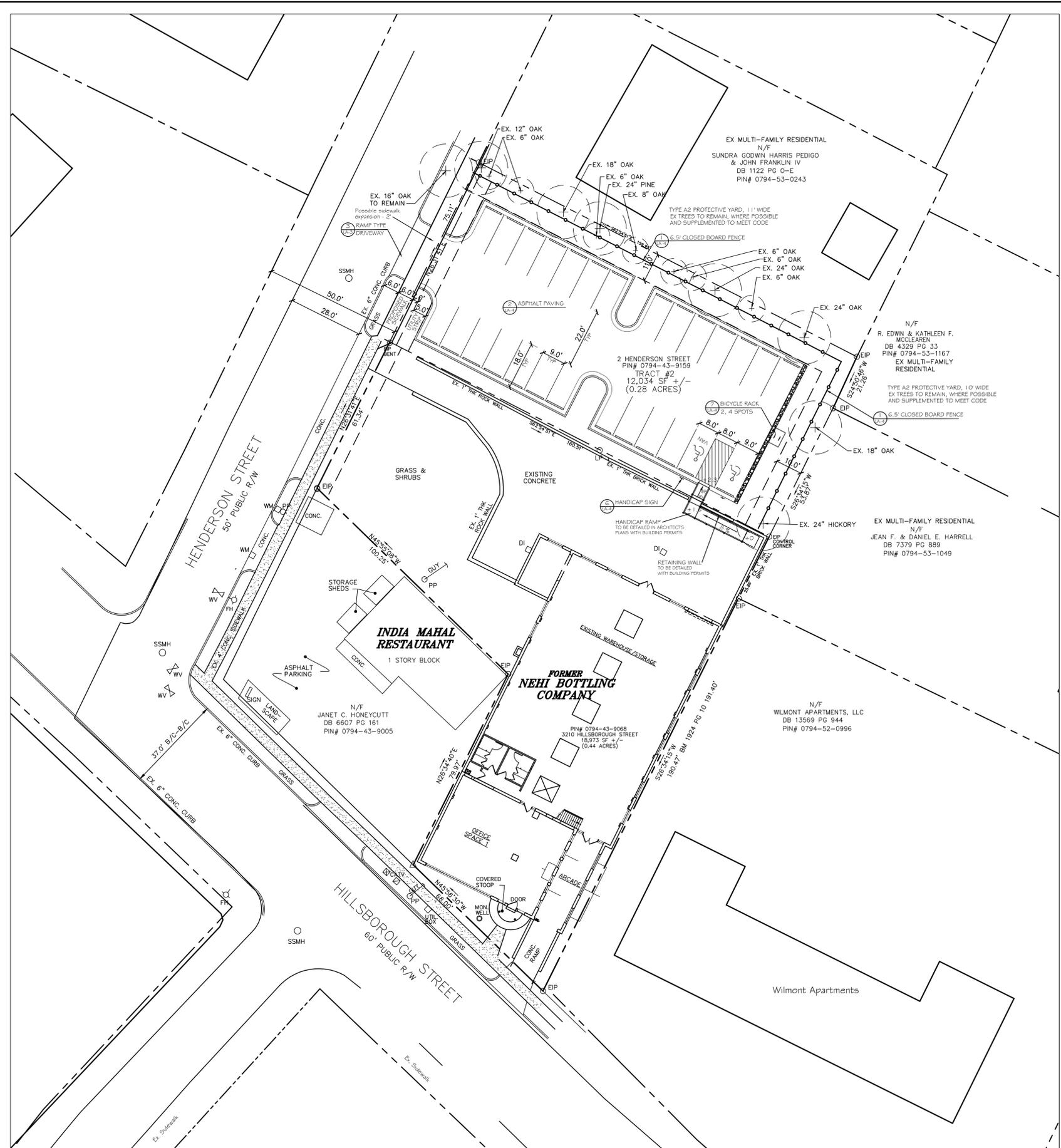
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *James Hurdley* Date 4/4/14

Signed _____ 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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Site Review 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 Site Review to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		

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	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) 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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<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"/>			✓



SITE PLAN

Development name: 2 Henderson Street Parking Lot
 Street address: 2 Henderson Street
 Wake County Property Identification number: 0794-43-9159

Zoning District(s): NX with SRPOD Total Site Acres: .28 acres
 Existing Lot Use: Vacant
 Proposed Lot Use: Parking
 Proposed Off-street parking: Required: 1 space / 400 sf for office use. (accessory parking lot to adjacent building)
 Existing building (off site) 10,251 sf gross. = 25.6 spaces
 10% reduction taken for access to transit stops (3 located within walking distance of main entrance).
 Required parking: 23 spaces.
 Provided off site parking: 27 spaces, including 2 handicap spaces
 Required and provided bicycle parking: 4 short term and 4 long term spaces

Owner/Developer:
 Name(s): Meetinghouse Properties
 Address: 1900 Cameron Street
 Raleigh, NC 27605
 Person to contact regarding staff comments or questions about the plans:
 Name: Kimberly Siran, RLA Coaly Design
 Address: 300 / 200 Farham Street Suite G
 Telephone: (919) 539-0012
 E-mail address: kimberly@coalydesign.com

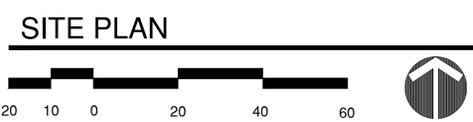
Layout Plan Notes

1. This site has recently been approved for a rezoning. Both parcels are now zoned NX. The current use of the 2 Henderson Street parcel is gravel parking / storage / vacant.
2. 2 Henderson Street was submitted previously for site plan approval in June of 2013. Transaction number: 367462. This Transaction number should be terminated.
3. This site was approved by the Board of Adjustment for a Special Use Permit for the parking lot to be used as an accessory use to the adjacent Nehi Building (office use.)

- Per Sec. 10.2.9 Special Use Permit, E. Showings:
1. The proposed use (parking lot) complies with all applicable provisions of the UDO.
 2. The use is an allowable use in the respective zoning district (NX)
 3. The proposed use complies with any specific use standard listed in Chapter 6, Use Regulations without the granting of any variance to the specific use standard.
 4. The proposed use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
 5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.
 6. Access with respect to pedestrian, bicycle, and automotive safety, traffic flow and emergency service is adequate.
 7. There is no signage proposed.
 8. All appropriate dedications of streets and utilities to the public will be made prior to the issuance of a building permit.

- Per Article 6.4.7: Parking, C. Remote Parking Facility
2. Use Standards
 - a. The remote parking lot must be located within the specified distance of the principal use served as set forth in Sec. 7.1.5.B.
 Response: NX Zoning requires the parking lot to be within 660' from the nearest point of the lot to the primary entrance. The remote parking lot is located 350' from the primary entrance.
 - b. The remote parking lot must be located completely within the same contiguous zoning district as the principal use served.
 Response: The remote parking lot is located completely within the same contiguous zoning district as the principal use served. (NX)
 - c. A Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along any side of the property abutting a residential use.
 Response: A Type A1 or A2 transitional protective yard is proposed along abutting residential uses. (North and east property lines)
 - d. In an R-1, R-2, R-4, R-6, R-10 or R-X district, a fee may not be charged.
 Response: Not applicable. The zoning district is NX.

4. All dimensions are to edge of pavement, property line, or parking striping, unless otherwise noted.
5. All details shall be constructed in strict compliance with these drawings.
6. No sight triangle obstruction or partial obstruction such as a wall, fence, foliage, berming, parked vehicles or sign, 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, shall be placed within a sight triangle of a public street, private street, or driveway contained either on the property or on an adjoining property.
7. Please contact Landscape Architect with any field changes or deviations in plans prior to construction.
8. All proposed asphalt/concrete to meet existing flush.
9. Ramp type driveway detail proposed for the installation of a curb cut / driveway access to Henderson Street. Sidewalk to be improved with the installation of the drive.
10. Cross access agreement recorded map will be provided at building permit submittal.
11. Short term bicycle parking is provided. Long term bicycle parking will be provided on the Nehi Building lot (3210 Hillsborough Street).



2 HENDERSON STREET PARKING LOT
 PRELIMINARY SITE PLAN APPROVAL
 RALEIGH, NC

SITE PLAN

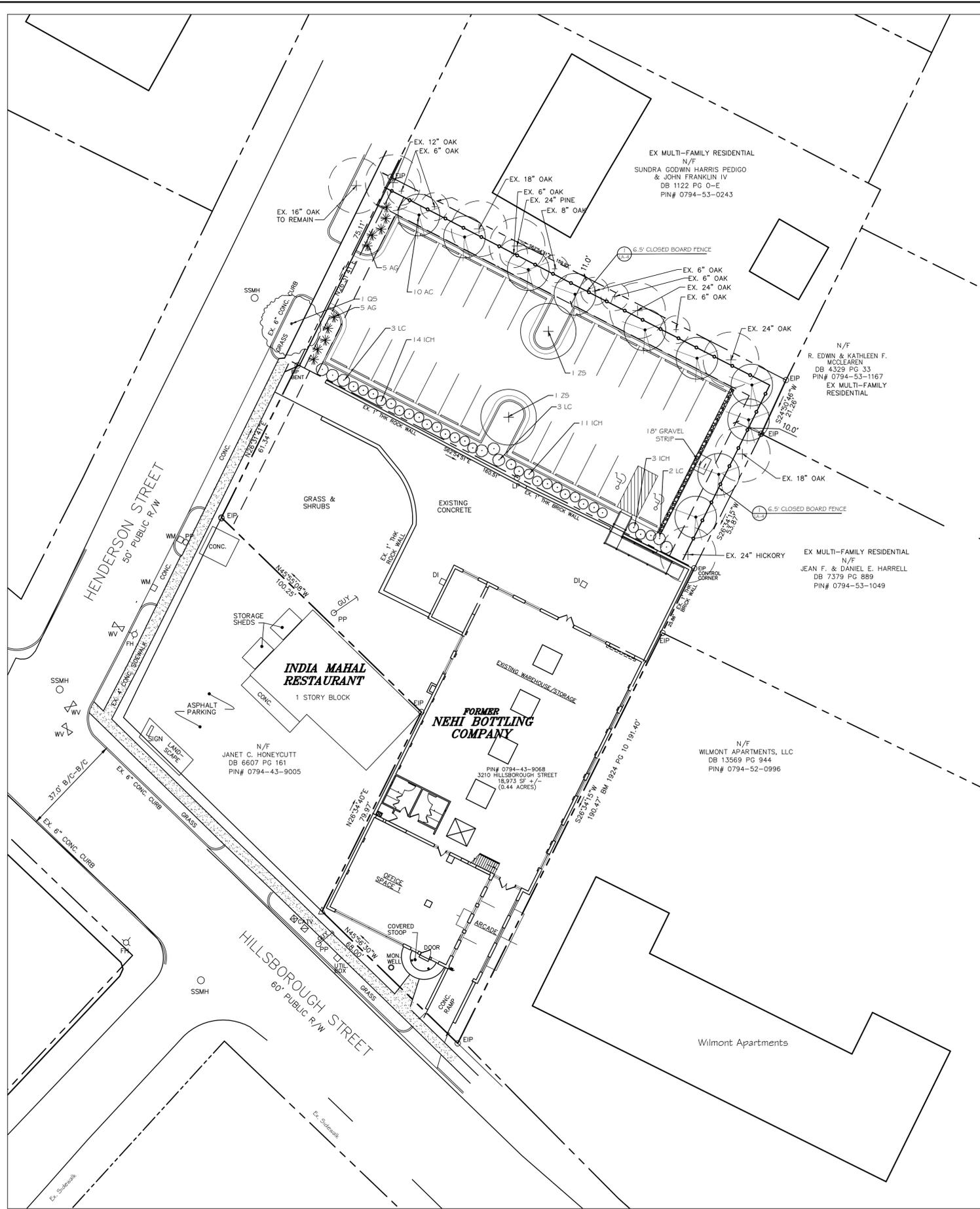
Consultants



4.4.14	Date Issued:	1"=20'	Scale	RBS	Drawn By:	KJS	Checked by:
--------	--------------	--------	-------	-----	-----------	-----	-------------

Revisions	No.	Description	Date

LA-2



City of Raleigh Planting Requirements:

- 1) VEHICLE SURFACE AREA:
 VSA=7,634 SF
 Required : At least 1 TREE / 2000 SF; 7,634 / 2000 = 4 trees
 1 shade tree / interior island
 Provided : 2 proposed trees (Z5) and 2 existing trees taken for credit (Oaks)
 A row of evergreen shrubs has been provided to screen parking from ROW.
 and a row of shrubs provided along primary access drive.
 Parking is screened by a Type C3 Street Protective Yard.
- 2) TRANSITIONAL PROTECTIVE YARD:
 Proposed use (office parking); adjacent use residential (North and East)
 North and East Property Line - A2 Buffer Provided
 Provided: 10'-11" buffer with 6.5' closed board fence.
 Understory trees - 4 / 100 lf
 Existing shade trees to remain: North property line = 116" caliper of oaks
 East property line: 42" caliper of oaks

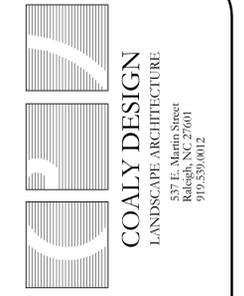
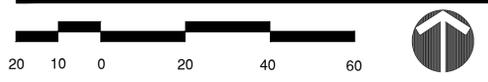
PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
AG	ABELIA X GRANDIFLORA LITTLE RICHARD / GLOSSY ABELIA	18" HT.	CONT.	4' O.C.
ICH	ILEX CRENATA 'HELLERI' / JAPANESE HOLLY	18" HT.	CONT.	4' O.C.
ZS	ZELKOVA SERRATA 'GREEN VASE' / JAPANESE ZELKOVA	2.5' Cal. / 11' O' HT.	B4B	As shown
AC	AMELANCHIER CANADENSIS / SERVICEBERRY	1.5' Cal. / 8' HT.	B4B	As shown
LC	LOROPETALUM CHINENSIS 'RUBY' / CHINESE FRINGE FLOWER	18" HT.	CONT.	4' O.C.
QS	QUERCUS SHUMARDII / SHUMARD RED OAK	2.5' Cal. / 11' O' HT.	B4B	As shown

PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of pinestraw mulch.
- Areas disturbed by grading to be seeded and strawed.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications
- Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
- All plant material shown is minimum required by the City Code.

LANDSCAPE PLAN

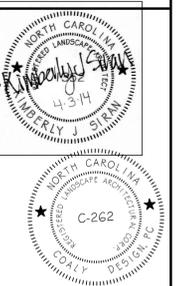


2 HENDERSON STREET
PARKING LOT
 PRELIMINARY SITE PLAN APPROVAL
 RALEIGH, NC

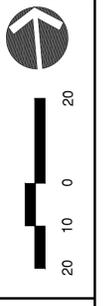
LANDSCAPE PLAN

Consultants

Professional Seals



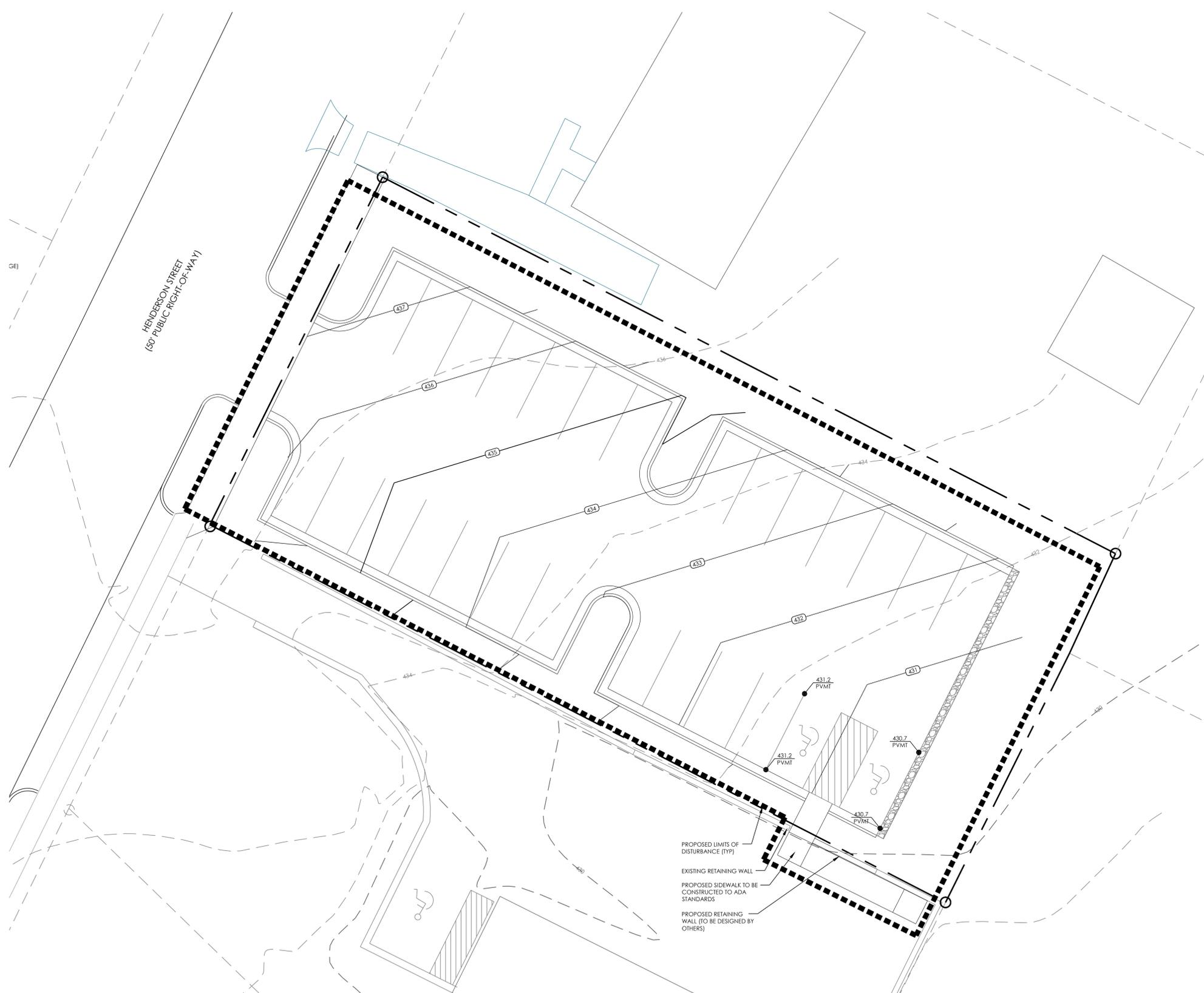
Date Issued: 4.4.14
 Scale: 1"=20'
 Drawn by: RBS
 Checked by: KJS



Revisions

No.	Description	Date	By

LA-3



- ### GRADING NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. EXISTING SITE CONDITIONS INCLUDING BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER. EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM WAKE COUNTY GIS INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
 3. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON BEST AVAILABLE INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN PLACE SUB-SURFACE UTILITY INFORMATION INCLUDING HORIZONTAL AND VERTICAL LOCATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPIRED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
 7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF COSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
 12. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED IMPROVEMENTS.
 13. ADA ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED AND GRADED IN ACCORDANCE WITH CITY OF RALEIGH AND ADA REQUIREMENTS.

TOTAL DISTURBED AREA = 11,950 SF

STORMWATER MANAGEMENT EXEMPTION

THE PROPOSED IMPROVEMENTS AS DESIGNED WILL RESULT IN A DECREASE TO IMPERVIOUS SURFACE AREA. AS SUCH, THIS SITE IS EXEMPT FROM STORMWATER RUNOFF CONTROL REQUIREMENTS.

GRADING & EROSION CONTROL EXEMPTION

LIMITS OF DISTURBANCE AREA = 11,950 SF. THE PROPOSED IMPROVEMENTS AS DESIGNED WILL RESULT IN A DISTURBED AREA LESS THAN 12,000 SF. AS SUCH, THIS SITE WILL NOT REQUIRE A GRADING & EROSION CONTROL PERMIT.

LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED LIMITS OF DISTURBANCE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS IN PLACE AT TIME OF PLAN APPROVAL

NORTH

10 5 0 10 20
GRAPHIC SCALE

P.O. Box 37132
Raleigh, NC 27627
919-438-3694 (o)
Firm License C-8898

grounded
ENGINEERING



2 HENDERSON STREET PARKING LOT
 PRELIMINARY SITE PLAN APPROVAL
 PRELIMINARY GRADING PLAN

ISSUE DATE	04-02-2014
PROJECT #	13120
SHEET #	C-100