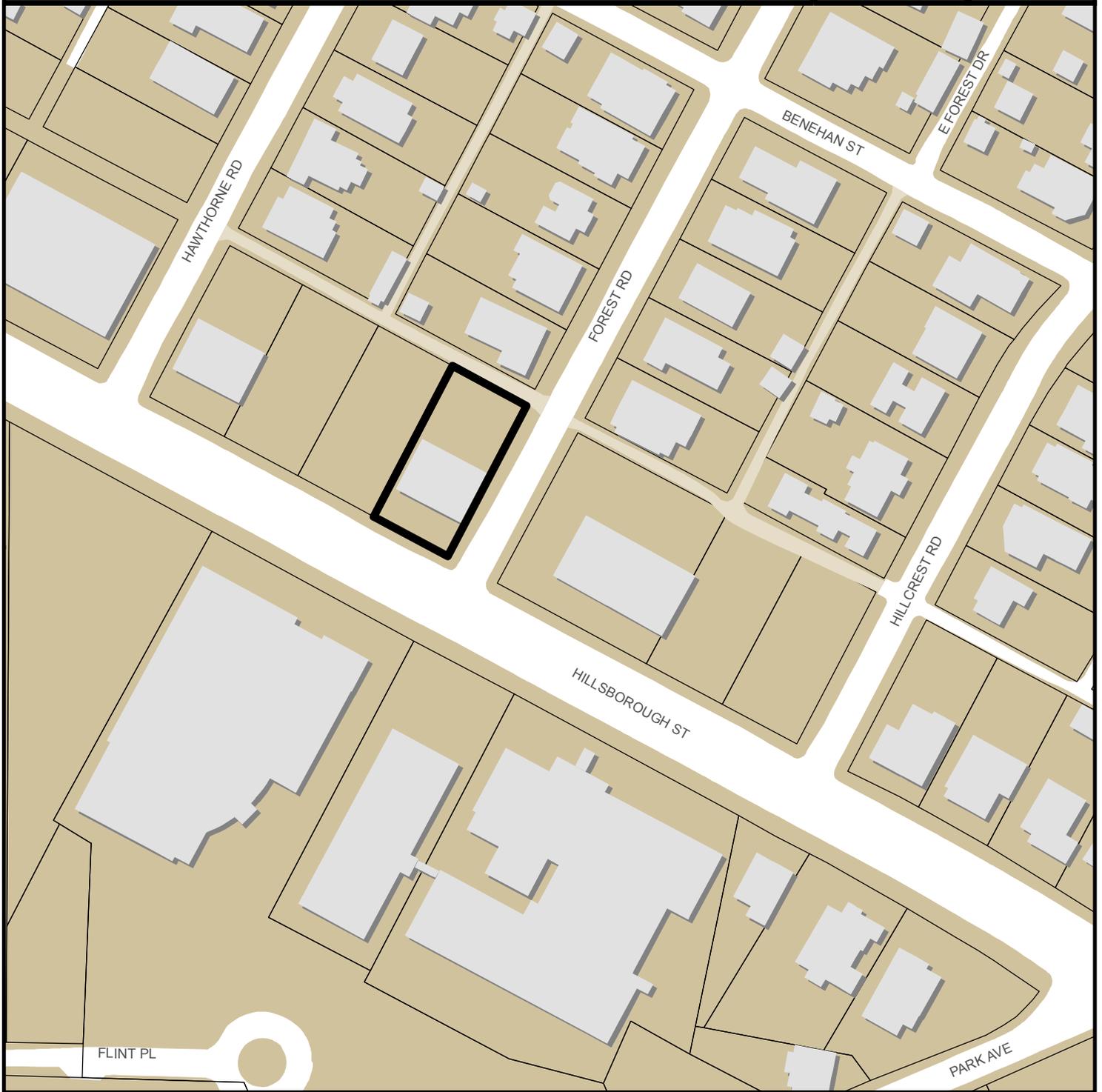


# CAROLINAS IT BUILDING EXPANSION SR-35-2016



Zoning: **OX-3-GR**  
CAC: **Hillsborough**  
Drainage Basin: **Pigeon House**  
Acreage: **1.00**  
Lots sq. ft.: **4,000**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Mark Cavaliero**  
Phone: **919-856-2300**



# 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.

82-3516

BUILDING TYPE		FOR OFFICE USE ONLY
<input 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 <span style="font-size: 1.5em;">473909</span> Assigned Project Coordinator <span style="font-size: 1.2em;">Shankle</span> Assigned Team Leader <span style="font-size: 1.2em;">Ramotta</span>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name <b>Carolinas IT Building Expansion</b>		
Zoning District <b>OX3-GR</b>	Overlay District (if applicable) <b>n/a</b>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>Office</b>		
Property Address(es) <b>1600 Hillsborough Street</b>		Major Street Locator: <b>Hillsborough Street</b>
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1704102765</b>	P.I.N.	P.I.N.
<b>What is your project type?</b> <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: _____		
<b>WORK SCOPE</b>	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.  This is a second level expansion over existing parking. Building Expansion is approximately 4,000 sf which will require an additional 10 parking spaces. Total parking required is 24 spaces with the 10% parking reduction (7.1.4A.1). The existing site has 17 on-site parking spaces. The remaining parking is accommodated off-site (7.1.5.B) through parking agreements.	
<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>N/A</b>	
<b>CLIENT/DEVELOPER/ OWNER</b>	Company <b>Carolinas IT</b>	Name (s) <b>Mark Cavaliero</b>
	Address <b>1600 Hillsborough Street</b>	
	Phone <b>919-856-2300</b>	Email <b>mark.cavaliero@carolinasIT.com</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>HagerSmith Design , PA</b>	Name (s) <b>Jamie Loyack</b>
	Address <b>300 South Dawson Street</b>	
	Phone <b>919-838-5109</b>	Email <b>jloyack@hagersmith.com</b>

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

Zoning Information	Building Information
Zoning District(s) <b>OX3-GR</b>	Proposed building use(s) <b>Office</b>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross <b>6,500 sf</b>
Overlay District <b>N/A</b>	Proposed Building(s) sq. ft. gross <b>4,000 sf</b>
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>.26 acres</b>	Total sq. ft. gross (existing & proposed) <b>10,500 sf</b>
Off street parking: Required <input type="checkbox"/> Provided <input checked="" type="checkbox"/>	Proposed height of building(s) <b>28'</b>
COA (Certificate of Appropriateness) case #	# of stories <b>2</b>
BOA (Board of Adjustment) case # <b>A-</b>	Ceiling height of 1 <sup>st</sup> floor <b>11'</b>
CUD (Conditional Use District) case # <b>Z-</b>	

Stormwater Information	
Existing Impervious Surface <b>.22 ac/9,788 sf</b> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>.003/150 sf</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 <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 <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7 <input type="checkbox"/>
3. Total Number of Hotel Units	7. Open Space (only) or Amenity <input type="checkbox"/>
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <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 **Jamie Loyack** 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 *Mark L. Cavaliero* Date **5/19/16**

Printed Name **MARK L. CAVALIERO - CEO**

Signed *J. S. Loyack* Date **5/25/16**

Printed Name **JAMES S. LOYACK**

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Administrative Site Review Application</b> completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the <b>Administrative Site Review Application</b> to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the <b>Administrative Site Review Checklist</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"/>		✓		
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.	N/A <input type="checkbox"/>	<input type="checkbox"/>			?
f) Proposed Utility Plan, including Fire	N/A <input 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.	N/A <input 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	N/A <input 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" <i>24x36</i>	<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 <i>-OFFICE</i>	N/A <input type="checkbox"/>	<input type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	N/A <input type="checkbox"/>	<input type="checkbox"/>			✓

*0-26  
cc.*





ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PO BOX 1308  
300 SOUTH DAWSON ST  
RALEIGH, NC 27602  
919.821.5547  
WWW.HAGERSMITH.COM

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Consultant



Scale

Project

CAROLINAS IT BUILDING EXPANSION

1600 HILLSBOROUGH ST.  
RALEIGH, NC 27605

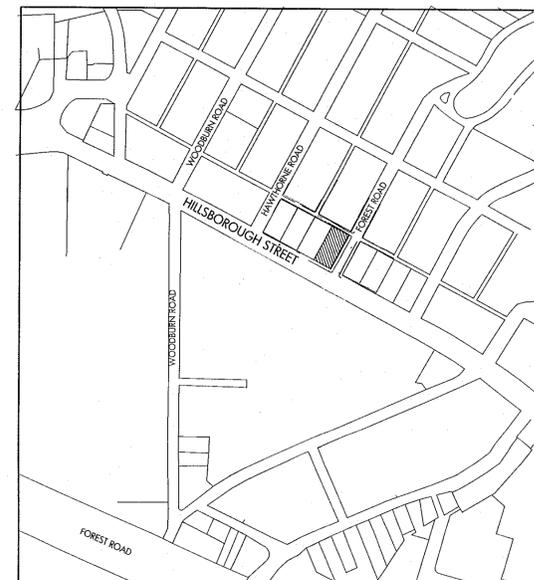
DRAWING INDEX

Drawing Title

LAYOUT PLAN

Revisions		
Number	Description	Date

Drawn By: SMK  
Checked By: JSL  
Date Issued: 5/23/16



VICINITY MAP

RALEIGH PROJECT#

DEVELOPMENT NAME: CAROLINAS IT BUILDING EXPANSION  
PROPERTY ADDRESS: 1600 HILLSBOROUGH ROAD

OWNER: CHEROKEE HOLDINGS  
1600 HILLSBOROUGH ROAD  
RALEIGH, NC

APPLICANT: HAGERSMITH DESIGN  
C/O JAMIE LOYACK, RLA  
300 S DAWSON ST  
RALEIGH, NC 27601  
(919) 821-5547

**SITE DATA:**

PIN: 1704102765  
ZONING: OX-3 GR  
OVERLAY: NA  
RIVER BASIN: NEUSE RIVER  
WATERSHED:  
RIPARIAN BUFFER: NA  
SITE ACREAGE: 26 AC

**REQUIRED BLDG SETBACKS:**

STREET YARD (FROM ROW): 20'  
SIDE YARD: 0' MIN.  
REAR YARD: 0' MIN.

**EXISTING USE:** OFFICE  
**PROPOSED EXPANSION USE:** OFFICE

**BUILDING SUMMARY:**

EXISTING OFFICE: 6,500 SF  
PROPOSED EXPANSION: 4,000 SF (2ND STORY ONLY)  
TOTAL SQUARE FOOTAGE: 10,500 SF  
MAXIMUM BUILDING HEIGHT: 40'  
FLOOR AREA RATIO: 29%

**PARKING:**

OFFICE: (1400 SF)  
REQUIRED: 1/400 LESS 10% (PER 7.1.4A) = 24 SPACES  
PROVIDED:  
ON-SITE: 17 SPACES INCL 1 VAN ACCESSIBLE  
OFF-SITE: 20 SPACES (PER 7.1.5B)

**EXISTING ROW DEDICATION: 975 SF**

**IMPERVIOUS SURFACE:**

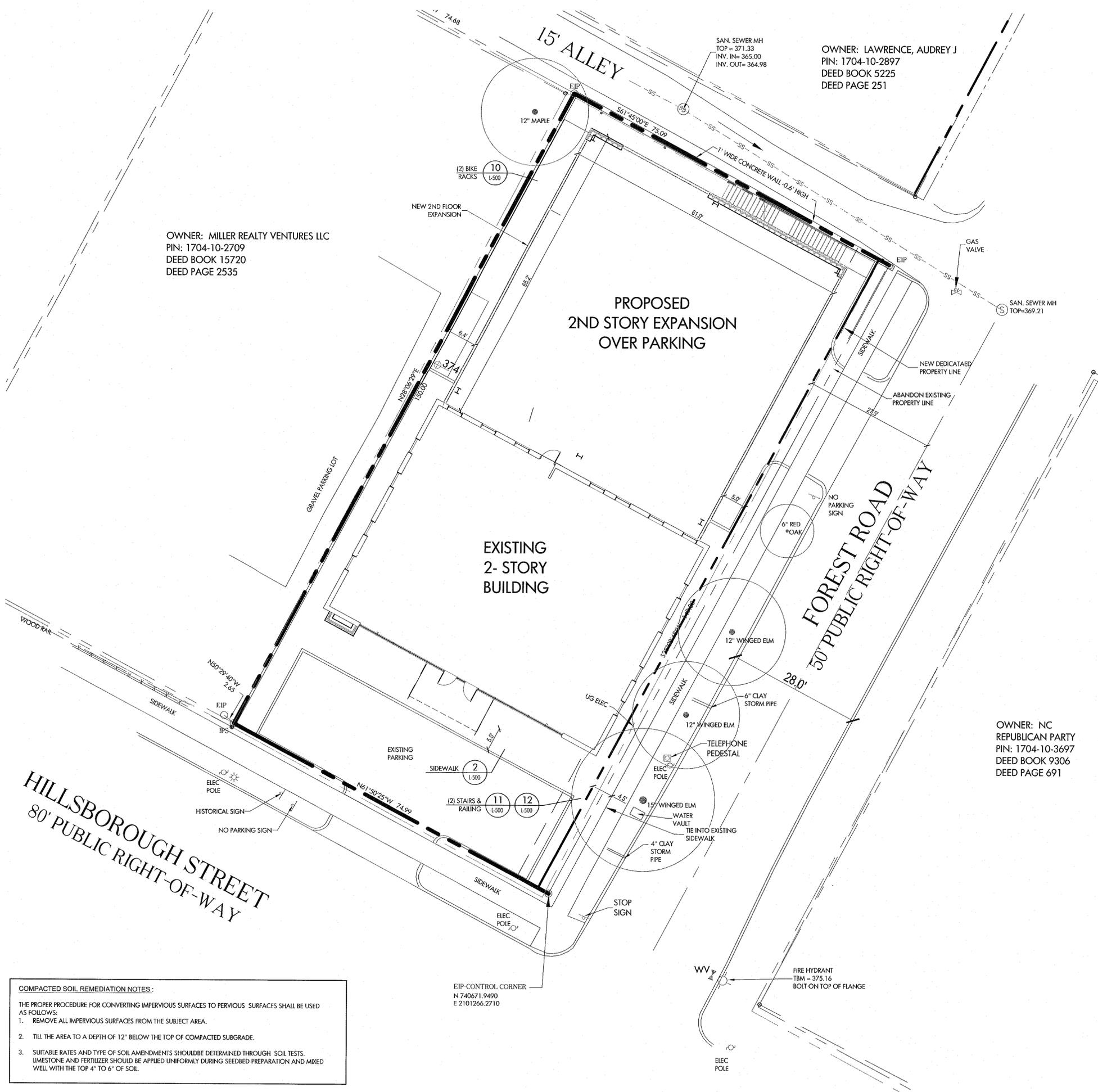
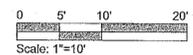
EXISTING IMPERVIOUS SURFACE AREA: 9,788 SF (22 ACRES)  
PROPOSED INCREASE IN IMPERVIOUS SURFACE: 150 SF (.003 ACRES)  
TOTAL IMPERVIOUS SURFACE: 9,938 SF (22 ACRES)

**FLOODWAY FRINGE OR NON-ENCROACHMENT AREA FRINGE ON SITE: NA**

**DEDICATED AREA: 5,000 SF (.11 ACRES)**

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BNK, WHICH WAS PROVIDED TO HAGERSMITH BY OWNER.
- REFER TO DEMOLITION PLAN AND SITE PLAN FOR LIMITS OF REMOVALS AND NEW CONSTRUCTION STAKING INFORMATION.
- WATER AND SEWER CONSTRUCTION IS NOT PROPOSED AS PART OF THIS PROJECT.
- ALL PASSENGER VEHICULAR DRIVE LANES ARE 24' FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL VEHICULAR DRIVE LANES & WAITING SPACES TO BE HEAVY DUTY ASPHALT PAVEMENT. ALL PASSENGER VEHICLE PARKINGS SPACES TO BE LIGHT ASPHALT PAVEMENT. TRUCK DOCKS TO BE HEAVY DUTY CONCRETE PAVEMENT.



OWNER: LAWRENCE, AUDREY J  
PIN: 1704-10-2897  
DEED BOOK 5225  
DEED PAGE 251

OWNER: MILLER REALTY VENTURES LLC  
PIN: 1704-10-2709  
DEED BOOK 15720  
DEED PAGE 2535

OWNER: NC REPUBLICAN PARTY  
PIN: 1704-10-3697  
DEED BOOK 9306  
DEED PAGE 691

HILLSBOROUGH STREET  
80' PUBLIC RIGHT-OF-WAY

**COMPACTED SOIL REMEDIATION NOTES:**

THE PROPER PROCEDURE FOR CONVERTING IMPERVIOUS SURFACES TO PERVIOUS SURFACES SHALL BE USED AS FOLLOWS:

- REMOVE ALL IMPERVIOUS SURFACES FROM THE SUBJECT AREA.
- TILL THE AREA TO A DEPTH OF 12" BELOW THE TOP OF COMPACTED SUBGRADE.
- SUITABLE RATES AND TYPE OF SOIL AMENDMENTS SHOULD BE DETERMINED THROUGH SOIL TESTS. LIMESTONE AND FERTILIZER SHOULD BE APPLIED UNIFORMLY DURING SEEDBED PREPARATION AND MIXED WELL WITH THE TOP 4" TO 6" OF SOIL.

EIP CONTROL CORNER  
N 740671.9490  
E 2101266.2710



ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PO BOX 1308  
300 SOUTH DAWSON ST  
RALEIGH, NC 27602  
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LANDSCAPE REQUIREMENTS:

1. A TREE CONSERVATION PLAN IS NOT REQUIRED. LESS THAN 2 ACRES.
2. A TRANSITIONAL PROTECTIVE YARD NOT REQUIRED FOR OFFICE USE.
3. STREET PROTECTIVE YARD- EXEMPT, DUE TO EXISTING CONDITIONS. SITE IS CURRENTLY BUILT OUT TO ROW LINES.

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. THE STANDARDS FOR ALL TREES AND SHRUBS, INCLUDING THE MINIMUM HEIGHT, ROOT BALL SIZE, NUMBER OF BRANCHES, AND WIDTH, SHALL CONFORM WITH THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
4. ALL LANDSCAPE BEDS TO BE MULCHED WITH 3" DOUBLE SHREDDED HARDWOOD MULCH.
5. LANDSCAPING MAY NOT OBSTRUCT THE VIEW OF MOTORISTS USING ANY STREET, DRIVEWAY, OR PARKING AISLE.
6. ALL DISTURBED AREAS THAT ARE NOT IN A HARDSCAPE AREA OR IN A LANDSCAPE BED, TO BE GRASS TO MATCH EXISTING.
7. PLANT SYMBOLS OVERRIDE PLANT QUANTITY, IN PLANT MATERIAL LIST TABLE, SHOULD A DISCREPANCY ARISE.

PLANT MATERIAL LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
37	MOJO DWARF VARIEGATED PITTOSPORUM	MOJO PITTOSPORUM	18" MIN. HT.	CONT.

OWNER: MILLER REALTY VENTURES LLC  
PIN: 1704-10-2709  
DEED BOOK 15720  
DEED PAGE 2535

OWNER: LAWRENCE, AUDREY J  
PIN: 1704-10-2897  
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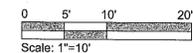
OWNER: NC  
REPUBLICAN PARTY  
PIN: 1704-10-3697  
DEED BOOK 9306  
DEED PAGE 691

PROPOSED  
2ND STORY  
EXPANSION

EXISTING  
2- STORY  
BUILDING

FOREST ROAD  
50' PUBLIC RIGHT-OF-WAY

HILLSBOROUGH STREET  
80' PUBLIC RIGHT-OF-WAY



LANDSCAPE PLAN

Revisions		
Number	Description	Date

Drawn By: SMK  
Checked By: JSL  
Date Issued: 5/26/16

**L-300**  
of