

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: Z-9-20	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: 3411 Page Road	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es):	
Site P.I.N.(s): 0758-43-30-3906 (Durham Co) 0758-42-6939 (Wake Co) & 0758-43-8105 (partial)	
Please describe the scope of work. Include any additions, expansions, and change of use. Approx 60,000 sf "flex" industrial space to include the following uses: Light Industrial, Light Manufacturing, Research & Development and Wholesale Trades	
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: Scannell Properties - Joel Scannell	Title: Managing Director
Address: 8801 River Crossing Blvd, Ste 300 Indianapolis, Indiana 46240	
Phone #: 317 483-5959	Email: joels@scannellproperties.com
Applicant Name: Michael J. Kane, PE	
Company: Capital Civil Engineering	Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502
Phone #: 919 249-8587	Email: mkane@capitalcivil.com

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 4,453 (house and barns)
Gross site acreage: 7.75 ac	New gross floor area: 60,053 sf
# of parking spaces required: 60	Total sf gross (to remain and new): 60,053 sf
# of parking spaces proposed: 137	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Residential	
Proposed use (UDO 6.1.4): "Flex" Industrial	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.18      Square Feet: 7,754	Proposed Impervious Surface: Acres: 4.84      Square Feet: 211,012
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court?      Yes <input type="checkbox"/> No <input type="checkbox"/>

**SIGNATURE BLOCK**

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 of Raleigh.

I hereby designate Michael Kane of Capital Civil Engineering to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

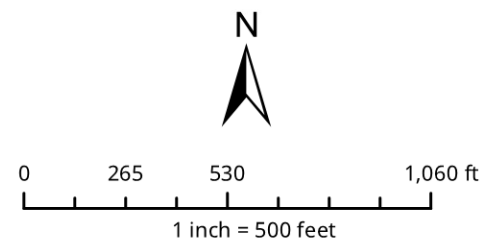
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:	Date:
Printed Name: Joel Scannell	





VICINITY MAP



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

#### AFFILIATED APPROVALS

- REZONING Z-9-20 CONDITIONS:  
1. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PROPERTY: RESIDENTIAL USES, DETENTION CENTER, JAIL, PRISON, TOWING YARD FOR VEHICLES; VEHICLES LISTED AS FOLLOWS: VEHICLE REPAIR (MAJOR); VEHICLE REPAIR (MINOR); AND VEHICLE REPAIR (COMMERCIAL VEHICLE); WASTE-RELATED SERVICE; ADULT ESTABLISHMENT.  
2. NOT MORE THAN 10,000 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USE SHALL BE PERMITTED.

#### MAXIMUM SURFACE PARKING EXCEPTION

PER UDO 7.1.2.D STORMWATER DETENTION TO PRE-DEVELOPMENT LEVELS FOR THE 2, 10 AND 30 YEAR STORMS HAS BEEN PROVIDED IN ORDER TO EXCEED THE PARKING MAXIMUM.

#### BLOCK PERIMETER EXCEPTION

PER TC-06-19, SITE IS IX ZONED AND LESS THAN 9 ACRES AND THEREFORE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS.

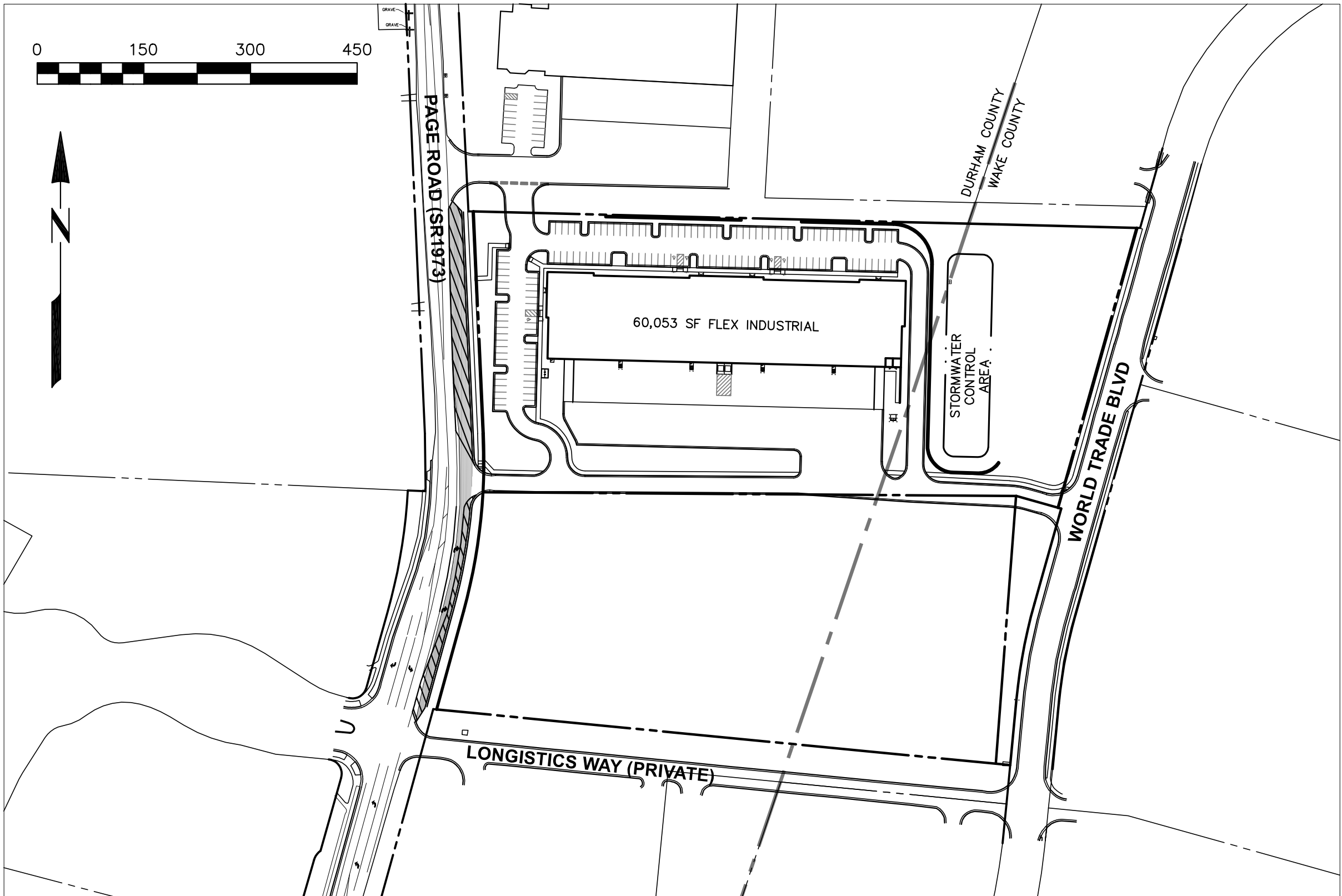
#### SOLID WASTE SERVICES STATEMENT

- DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND PLANS TO COMPLY WITH ITS REQUIREMENTS.
- ONSITE SCREENED DUMPSTER AREA TO BE PROVIDED FOR CITY OF RALEIGH SOLID WASTE SERVICES PICK UP.

# 3411 PAGE ROAD

## IX-3-CU ZONING

### ASR-0004-2021



#### OVERVIEW

SCALE: 1" = 150'

#### AFFILIATED APPROVALS

REZONING Z-9-20

#### ENGINEER

CAPITAL CIVIL ENGINEERING, PLLC  
1011 PEMBERTON HILL RD, STE 203  
APEX, NC 27502  
PH: 919 249-8587  
MICHAEL J. KANE, PE  
mkane@capitalcivil.com

#### DEVELOPER

SCANNELL PROPERTIES, LLC  
8801 RIVER CROSSING BLVD, STE 300  
INDIANAPOLIS, IN 46240  
PH: 317 543-5959

#### INDEX

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<b>GENERAL INFORMATION</b>	
Development name: 3411 Page Road	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 3411 PAGE ROAD 10881 WORLD TRADE BLVD (PARTIAL) 3405 PAGE ROAD (ENTRY)	
Site P.I.N.(s): 0758-43-30-3906 (Durham Co) 0758-42-6939 (Wake Co) 0758-43-8105 (partial) & 0758-15-9574 (entry)	
Please describe the scope of work. Include any additions, expansions, and change of use. Approx 60,000 sf "flex" industrial space to include the following uses: Light Industrial, Light Manufacturing, Research & Development and Wholesale Trades	
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>	
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Proposed use (UDO 6.1.4): "Flex" Industrial	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 0.18 Square Feet: 7,754	Proposed Impervious Surface: Acres: 4.70 Square Feet: 204,912
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>RESIDENTIAL DEVELOPMENTS</b>	
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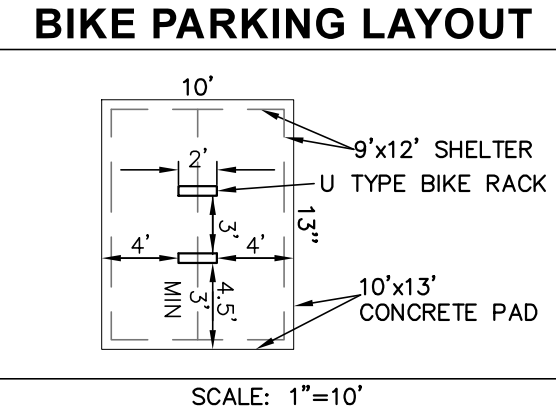
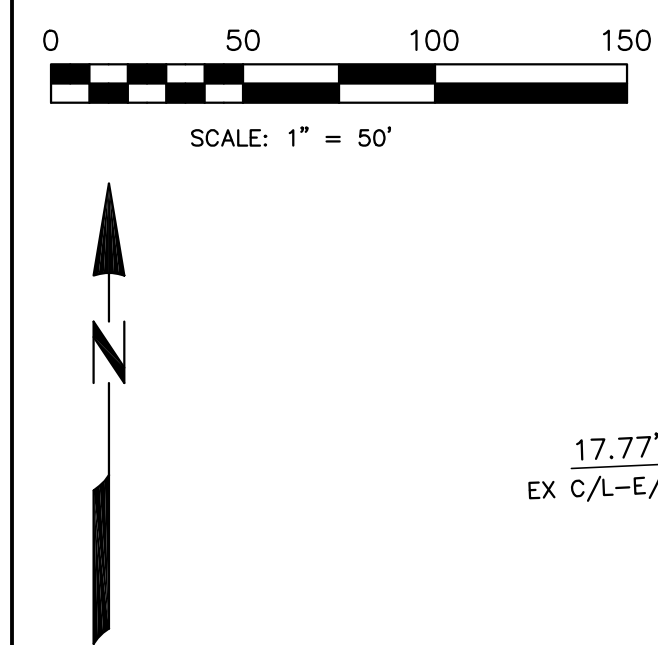
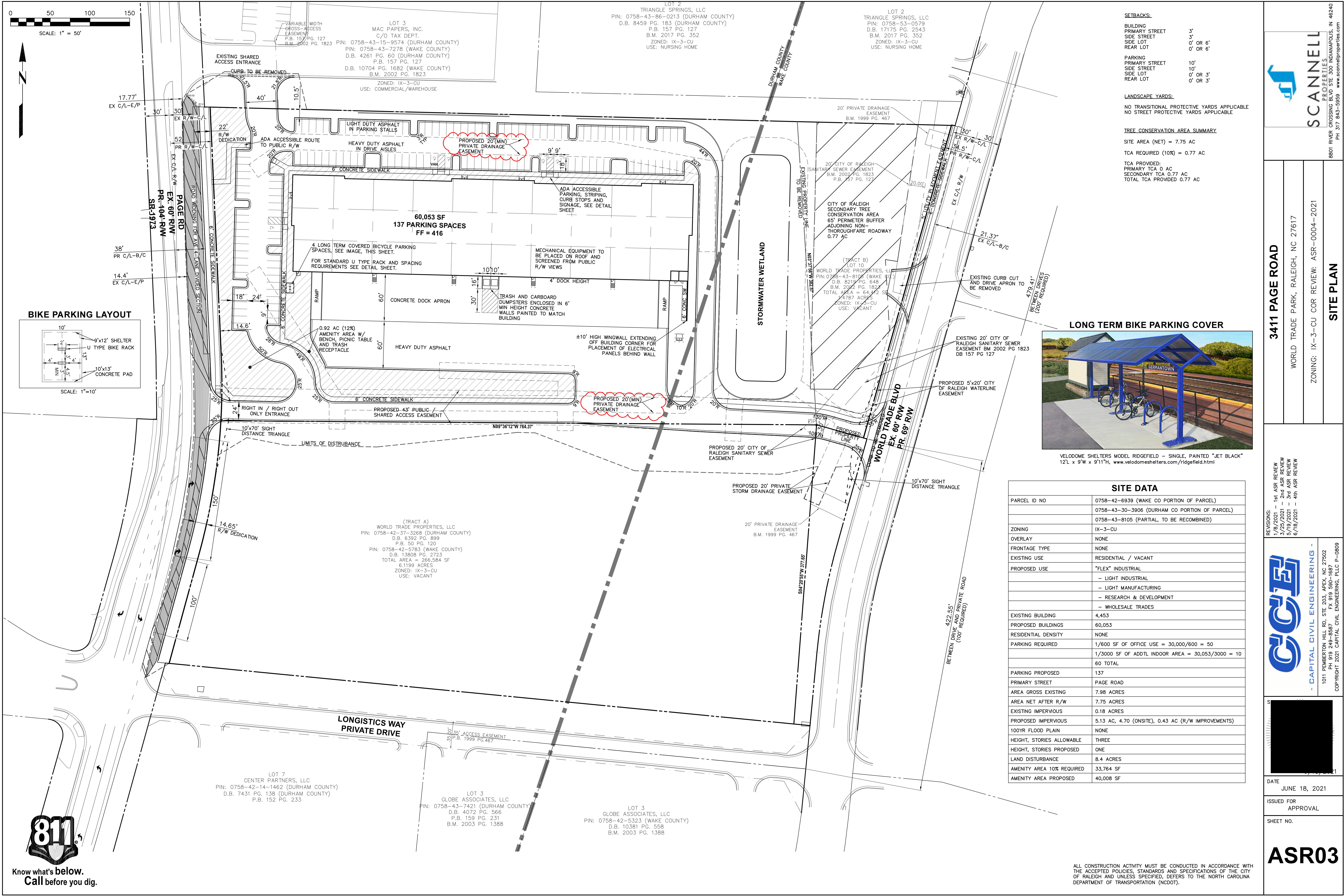
<b>SIGNATURE BLOCK</b>	
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I hereby designate Michael Kane of Capital Civil Engineering to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>Michael Kane</i>	Date: 1/28/21
Printed Name: Joel Scannell	
Signature: <i>Patrick Rea</i>	Date: 1/28/2021
For Shared Entry - Spirit Master Funding X, Patrick Rea, VP Construction & Facilities	
Page 2 of 2	

#### ZONING CONDITIONS: Z-9-20

- THE FOLLOWING PRINCIPAL USES SHALL BE PROHIBITED ON THE PROPERTY: RESIDENTIAL USES, DETENTION CENTER, JAIL, PRISON, TOWING YARD FOR VEHICLES, VEHICLE SERVICE AS LISTED BELOW: VEHICLE REPAIR (MAJOR), VEHICLE REPAIR (MINOR) AND VEHICLE REPAIR (COMMERCIAL VEHICLE), WASTE-RELATED SERVICE, AND ADULT ESTABLISHMENT.  
NONE OF THE PROHIBITED USES PROPOSED.
- NOT MORE THAN A COMBINED 10,000 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USE SHALL BE PERMITTED.

NO RETAIL OR RESTAURANT PROPOSED WITH INITIAL CONSTRUCTION. FUTURE TENANT UPGITS WILL BE LIMITED TO THE 10,000 GROSS SQUARE FEET OF RETAIL AND RESTAURANT USE.





VELODOME SHELTERS MODEL RIDGEFIELD - SINGLE, PAINTED "JET BLACK"  
12'L x 9'W x 9'11"H, www.velodomeshelters.com/ridgefield.html

**SETBACKS:**  
BUILDING 3'  
PRIMARY STREET 3'  
SIDE STREET 0' OR 6'  
REAR LOT 0' OR 6'  
  
PARKING 10'  
PRIMARY STREET 10'  
SIDE STREET 0' OR 3'  
REAR LOT 0' OR 3'

**LANDSCAPE YARDS:**  
NO TRANSITIONAL PROTECTIVE YARDS APPLICABLE  
NO STREET PROTECTIVE YARDS APPLICABLE

**TREE CONSERVATION AREA SUMMARY**  
SITE AREA (NET) = 7.75 AC  
TCA REQUIRED (10%) = 0.77 AC  
  
TCA PROVIDED:  
PRIMARY TCA 0 AC  
SECONDARY TCA 0.77 AC  
TOTAL TCA PROVIDED 0.77 AC

SITE DATA	
PARCEL ID NO	0758-42-6939 (WAKE CO PORTION OF PARCEL)
	0758-43-30-3906 (DURHAM CO PORTION OF PARCEL)
	0758-43-8105 (PARTIAL, TO BE RECOMBINED)
ZONING	IX-3-CU
OVERLAY	NONE
FRONTAGE TYPE	NONE
EXISTING USE	RESIDENTIAL / VACANT
PROPOSED USE	"FLEX" INDUSTRIAL
	- LIGHT INDUSTRIAL
	- LIGHT MANUFACTURING
	- RESEARCH & DEVELOPMENT
	- WHOLESALE TRADES
EXISTING BUILDING	4,453
PROPOSED BUILDINGS	60,053
RESIDENTIAL DENSITY	NONE
PARKING REQUIRED	1/600 SF OF OFFICE USE = 30,000/600 = 50
	1/3000 SF OF ADDTL INDOOR AREA = 30,053/3000 = 10
	60 TOTAL
PARKING PROPOSED	137
PRIMARY STREET	PAGE ROAD
AREA GROSS EXISTING	7.98 ACRES
AREA NET AFTER R/W	7.75 ACRES
EXISTING IMPERVIOUS	0.18 ACRES
PROPOSED IMPERVIOUS	5.13 AC, 4.70 (ONSITE), 0.43 AC (R/W IMPROVEMENTS)
100YR FLOOD PLAIN	NONE
HEIGHT, STORIES ALLOWABLE	THREE
HEIGHT, STORIES PROPOSED	ONE
LAND DISTURBANCE	8.4 ACRES
AMENITY AREA 10% REQUIRED	33,764 SF
AMENITY AREA PROPOSED	40,008 SF

8801 RIVER CROSSING BLVD STE 300 INDIANAPOLIS, IN 46240  
PH 317 843-5959  
www.scannellproperties.com

3411 PAGE ROAD

WORLD TRADE PARK, RALEIGH, NC 27617

ZONING: IX-3-CU COR REVIEW: ASR-0004-2021

**SITE PLAN**

REVISIONS:

- 11/14/2021 - 1st ASR REVIEW
- 3/25/2021 - 2nd ASR REVIEW
- 5/19/2021 - 3rd ASR REVIEW
- 6/18/2021 - 4th ASR REVIEW

**CCE**  
CAPITAL CIVIL ENGINEERING -

1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502  
PH 919 249-8587 FX 919 590-1687  
COPYRIGHT 2021 CAPITAL CIVIL ENGINEERING, PLLC P-0809

DATE

JUNE 18, 2021

ISSUED FOR

APPROVAL

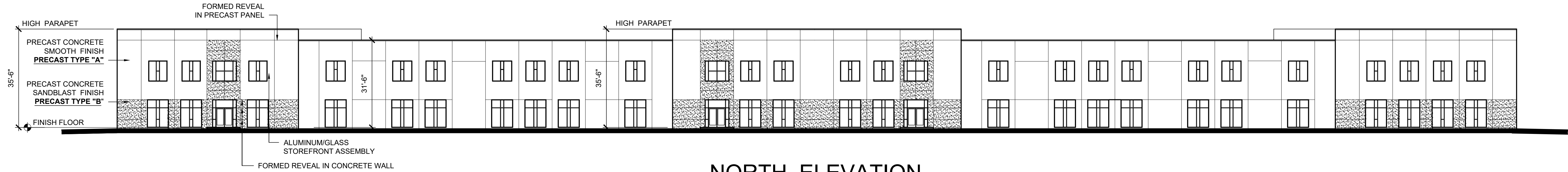
SHEET NO.

**ASR03**

**811**  
Know what's below.  
Call before you dig.

ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

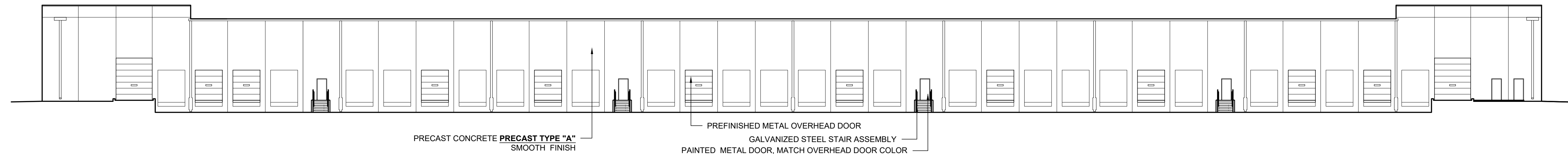
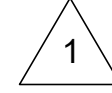




## NORTH ELEVATION

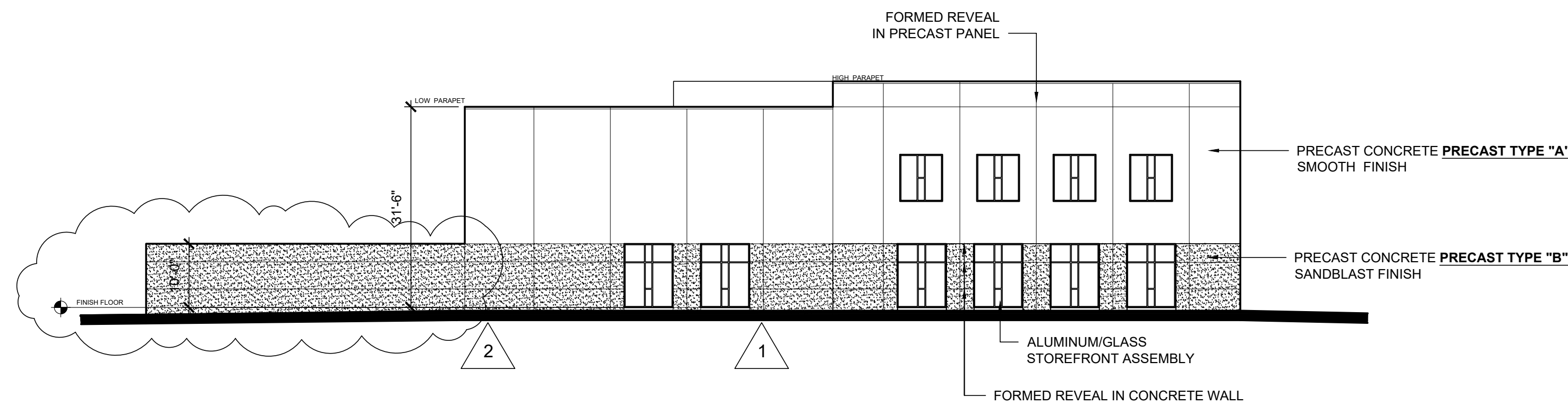
SCALE: 1"=20'

WALL AREA TO 12' ABOVE FINISH FLOOR: 6,052 SF  
TRANSPARENCY AREA TO 12' ABOVE FINISH FLOOR: 2,072 SF  
PERCENTAGE OF TRANSPARENCY AREA: 34.23%  
REQUIRED PERCENTAGE OF TRANSPARENCY AREA: 20%



## SOUTH ELEVATION

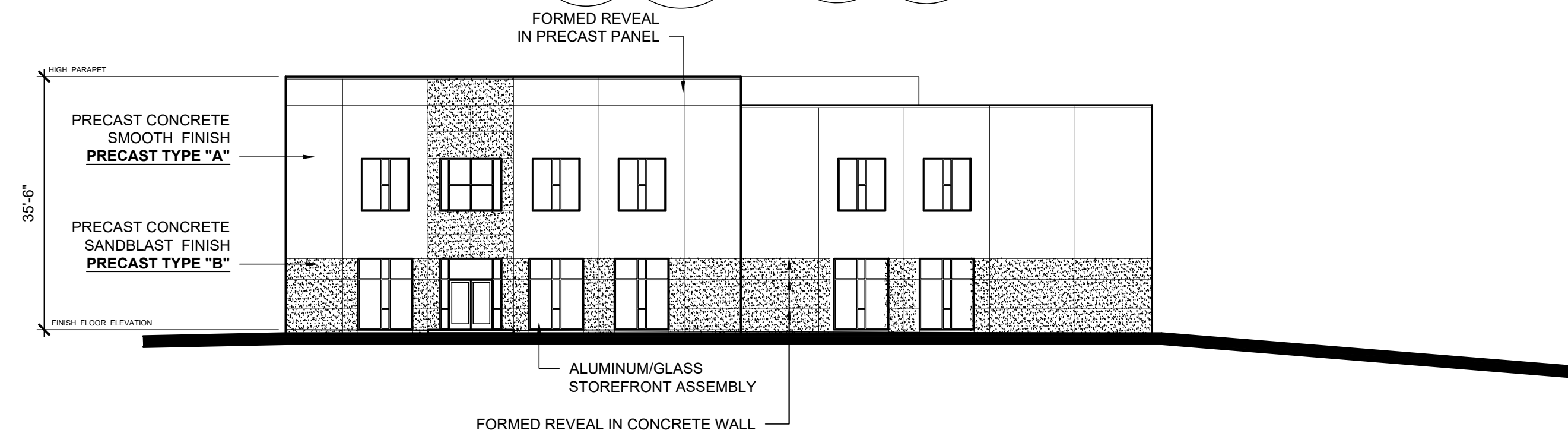
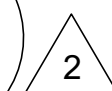
SCALE: 1"=20'



## EAST ELEVATION

SCALE: 1/16"=1'-0"

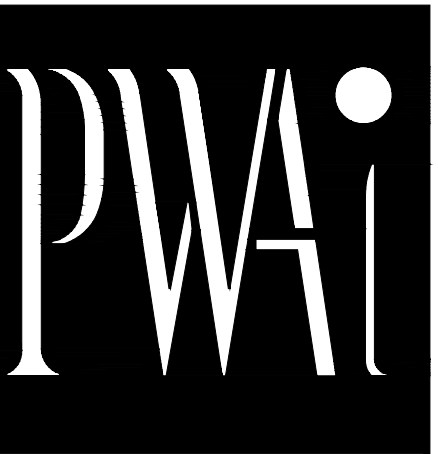
WALL AREA TO 12' ABOVE FINISH FLOOR: 1,960 SF  
TRANSPARENCY AREA TO 12' ABOVE FINISH FLOOR: 398 SF  
PERCENTAGE OF TRANSPARENCY AREA: 20.30%  
REQUIRED PERCENTAGE OF TRANSPARENCY AREA: 20%



## WEST ELEVATION

SCALE: 1/16"=1'-0"

WALL AREA TO 12' ABOVE FINISH FLOOR: 1,460 SF  
TRANSPARENCY AREA TO 12' ABOVE FINISH FLOOR: 399 SF  
PERCENTAGE OF TRANSPARENCY AREA: 27.32%  
REQUIRED PERCENTAGE OF TRANSPARENCY AREA: 20%



PaulWoodyARCHITECT, Inc.  
447 S. Sharon Amity Road  
Suite 235  
Charlotte, NC 28211

T. 704.365.4932  
<http://www.pwaiarchitecture.com>



SCANNELL  
PROPERTIES

## SCHEMATIC DESIGN

## WORLD TRADE PARK

## BUILDING ELEVATIONS

Progress Set Date:

Issue Date: 01/05/2021

Revisions:

03/18/2021  
1 PLANNING REVIEW  
COMMENTS

05/19/2021  
2 ADDED PRECAST SCREEN  
WALL

Project Number: 20-17  
Cad File Number:

A2.00