



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. 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.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Frequent Transit Development Option	Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____

GENERAL INFORMATION

Development name: Parker / Mayview Apartment Condominiums

Inside City limits? Yes No

Property address(es): **1012 PARKER STREET**

Site P.I.N.(s): 1704052108

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

No construction activity planned. Reclassification of existing two family residence to three units of FTDC

Current Property Owner(s): PARKER ST LLC

Company: **ADAM HALL** Title: **OWNER**

Address: **1410 BEELER RD APT 3112**

Phone #: **(410) 924-5737** Email: **adam12hall12@gmail.com**

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: **Good Work Architects, PLLC** Address: **1305 Kingston Ridge Rd, Cary NC 27511**

Phone #: (919) 357-0895	Email: mark@goodwork.design
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: ADAM HALL	
Company: PARKER ST LLC	Title: OWNER
Address: 1410 BEELER RD APT 3112	
Phone #: (410) 924-5737	Email: adam12hall12@gmail.com
Applicant Name: MARK KUYKENDALL, AIA	
Company: Good Work Architects, PLLC	Address: 1305 Kingston Ridge Rd, Cary NC 27511
Phone #: (919) 357-0895	Email: mark@goodwork.design

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 5,567 sqft
Gross site acreage: .21 acres	Existing gross floor area to be demolished: 0
# of parking spaces proposed:	New gross floor area: 0
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new): 5,567 sqft
Overlay District (if applicable): NCOD Oberlin	Proposed # of buildings: 0
Existing use (UDO 6.1.4): Two Unit Living + ADU	Proposed # of stories for each: 0
Proposed use (UDO 6.1.4): Multi Unit Living	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>3,493</u> Proposed total (sf) <u>0</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>3,493</u> Proposed total (sf) <u>0</u>

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 3	Total # of hotel bedrooms:
# of bedroom units: 1br <u>1</u> 2br _____ 3br <u>2</u> 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input checked="" type="radio"/> Yes <input type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

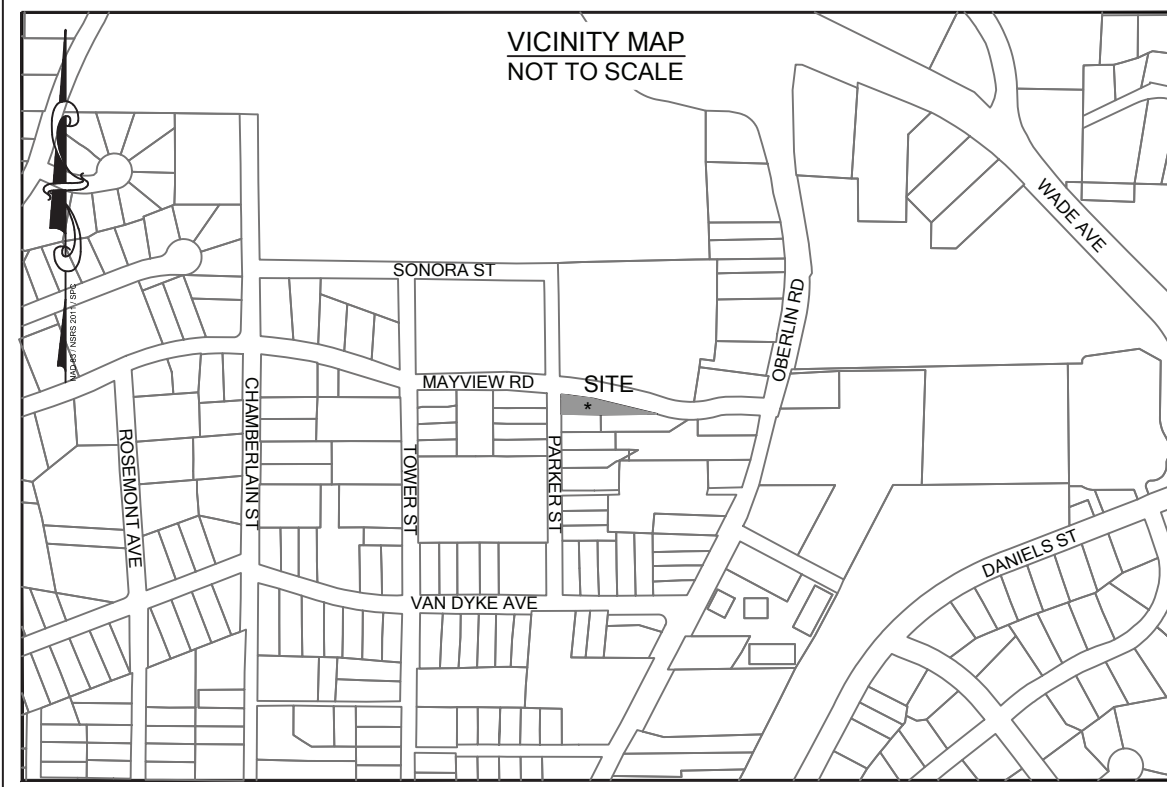
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date: **2.26.2024**

Printed Name: **MARK KUYKENDALL, AIA**



LOT INFORMATION

LOT AREA: 9,274 SF / 0.21 AC
 MAX. IMPERVIOUS: 6,028 SF (65%)
 (PER RALEIGH UDO 9.2.2.A.4)
 TOTAL EXISTING IMPERVIOUS: 3,493 SF
 HOUSE = 2,373 SF
 SIDEWALK = 221 SF
 DRIVEWAY = 240 SF
 AC PADS = 18 SF
 WALL = 4 SF
 PATIO = 128 SF
 ADU BUILDING = 509 SF
 PERCENT IMPERVIOUS = 37.7%

OWNER: PARKER ST, LLC
 PIN: 1704052108
 REID: 0089336
 DEED: DB 18911 PG 72
 PLAT: BM 2022 PG 349
 ZONE: R-10
 ETJ: RA
 TOWNSHIP: RALEIGH TOWNSHIP
 ADDRESS: 1012 PARKER STREET,
 RALEIGH, NC, 27607

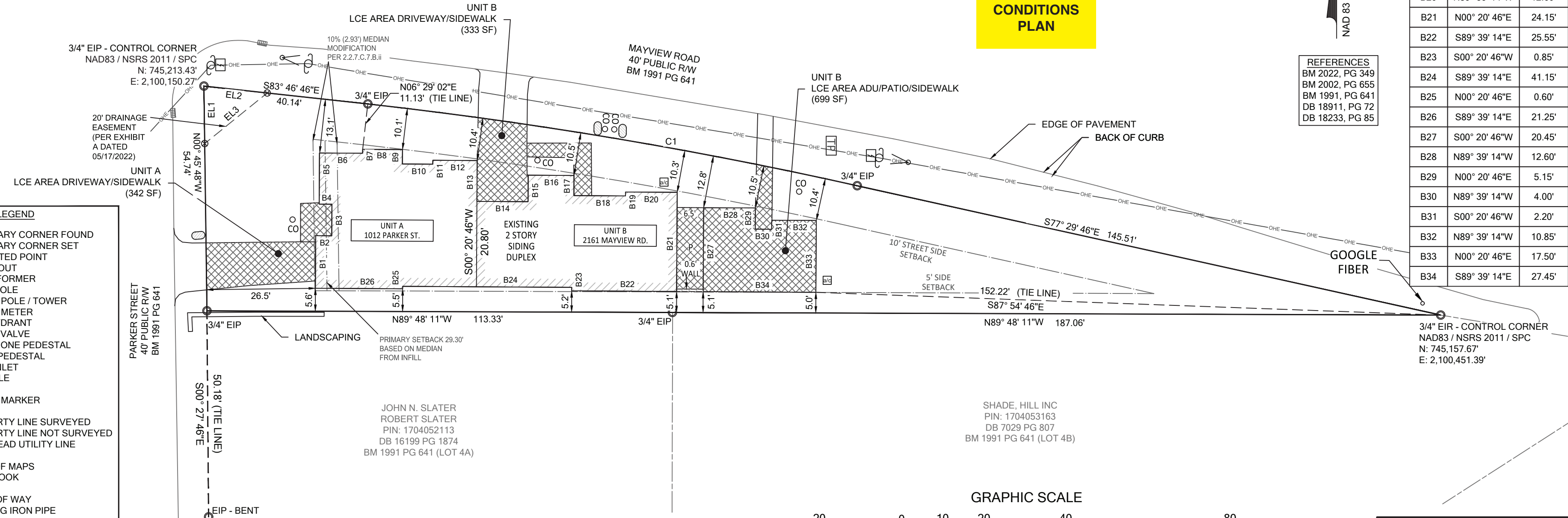
CLASS OF SURVEY: A
 POSITIONAL ACCURACY: 0.06'
 TYPE OF GPS FIELD PROCEDURE: NC REAL TIME NETWORK
 DATES OF SURVEY: FEBRUARY 2022
 DATUM/EPOCH: NAD83/NSRS2011/SPC
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99991776
 UNITS: US SURVEY FEET

LINE TABLE

LINE#	DIRECTION	LENGTH
B1	S00° 20' 46"W	12.80'
B2	N89° 39' 14"W	3.90'
B3	S00° 20' 46"W	7.70'
B4	S89° 39' 14"E	3.10'
B5	S00° 20' 46"W	12.45'
B6	N89° 39' 14"W	10.50'
B7	S00° 20' 46"W	0.95'
B8	N89° 39' 14"W	9.70'
B9	N00° 20' 46"E	3.50'
B10	N89° 39' 14"W	7.40'
B11	S00° 20' 46"W	0.95'
B12	N89° 39' 14"W	10.80'
B13	N00° 20' 46"E	9.95'
B14	N89° 39' 14"W	12.45'
B15	S00° 20' 46"W	6.45'
B16	N89° 39' 14"W	11.15'
B17	N00° 20' 46"E	4.90'
B18	N89° 39' 14"W	12.55'
B19	S00° 20' 46"W	0.95'
B20	N89° 39' 14"W	12.60'
B21	N00° 20' 46"E	24.15'
B22	S89° 39' 14"E	25.55'
B23	S00° 20' 46"W	0.85'
B24	S89° 39' 14"E	41.15'
B25	N00° 20' 46"E	0.60'
B26	S89° 39' 14"E	21.25'
B27	S00° 20' 46"W	20.45'
B28	N89° 39' 14"W	12.60'
B29	N00° 20' 46"E	5.15'
B30	N89° 39' 14"W	4.00'
B31	S00° 20' 46"W	2.20'
B32	N89° 39' 14"W	10.85'
B33	N00° 20' 46"E	17.50'
B34	S89° 39' 14"E	27.45'

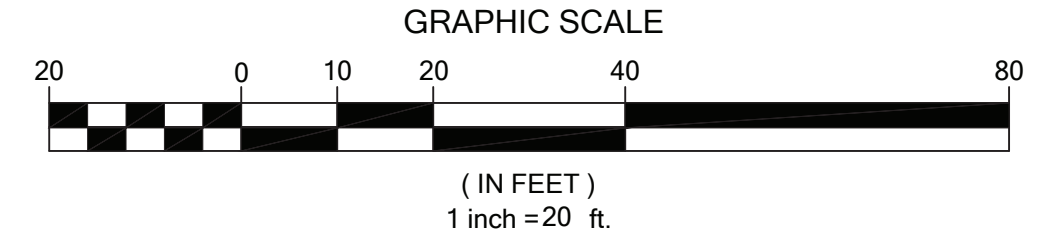
REFERENCES
 BM 2022, PG 349
 BM 2002, PG 655
 BM 1991, PG 641
 DB 18911, PG 72
 DB 18233, PG 85

EXISTING CONDITIONS PLAN



LEGEND

- BOUNDARY CORNER FOUND
- BOUNDARY CORNER SET
- COMPUTED POINT
- CLEAN OUT
- TRANSFORMER
- LIGHT POLE
- UTILITY POLE / TOWER
- UTILITY METER
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- EIP EXISTING IRON PIPE
- EIR EXISTING IRON REBAR
- IPS IRON PIPE SET
- LCE LIMITED COMMON ELEMENTS
- LIMITED COMMON ELEMENTS



EASEMENT LINE TABLE

LINE#	DIRECTION	LENGTH
EL1	N00° 45' 48"W	14.00'
EL2	S83° 46' 46"E	15.50'
EL3	S51° 01' 15"W	19.58'

CURVE TABLE

CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	120.87'	1102.22'	N75° 05' 50"W	120.81'

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (AS RECORDED IN DEED BOOK 18911, PAGE 72); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF _____, A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

FURTHERMORE I, STEVEN P. CARSON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROVISION OF CHAPTER 89C OF NORTH CAROLINA GENERAL STATUTES, HEREBY CERTIFY THIS PLAT MEETS THE REQUIREMENTS OF SECTION 47C-2-109(b) OF THE NORTH CAROLINA GENERAL STATUTES, CONFORMS TO THE REQUIREMENTS OF SUBSECTIONS (1), (2), (3), (4), (5), (6A), (7), (8) AND (9) OF SECTION 47C-2-109(b) OF THE NORTH CAROLINA GENERAL STATUTES AND MEETS THE REQUIREMENTS OF NCAC TITLE 21, CHAPTER 56 (BOARD RULES).

STEVEN P. CARSON, PLS DATE
 NC LICENSE NO. L-4752

NORTH CAROLINA WAKE COUNTY
 I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 2023

NOTARY PUBLIC
 MY COMMISSION EXPIRES ____ / ____ / ____

- NOTES**
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
 - ALL DISTANCE ARE HORIZONTAL GROUND DISTANCE AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD83 / NSRS 2011 / SPC, UNLESS OTHERWISE SHOWN.
 - PROPERTY LIES IN ZONE "X" PER FEMA FIRM MAP #3720079400K, DATED 07/019/2022.
 - SITE ZONED "R-10" PER WAKE COUNTY GIS.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
 - PROPERTY OWNER: PARKER ST LLC
 1410 BEELER RD APT 3112
 RALEIGH NC 27607-4088

BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS
 2524 RELIANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1080 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NCBELS FIRM# C-2378



THE PAIR AT PARKER CONDOMINIUM
 EXCLUSIVELY FOR
 PARKER STREET LLC
 AS RECORDED IN DEED BOOK 18233, PAGE 85
 1012 PARKER STREET, RALEIGH, NORTH CAROLINA
 RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

REVISIONS

1.	
2.	
3.	
4.	
5.	

DESIGNED BY: N/A
 DRAWN BY: BMN
 CHECKED BY: SPC
 SCALE: 1" = 20'
 DATE: 07/20/2023
 DRAWING #: 200598
 SHEET 1 OF 5

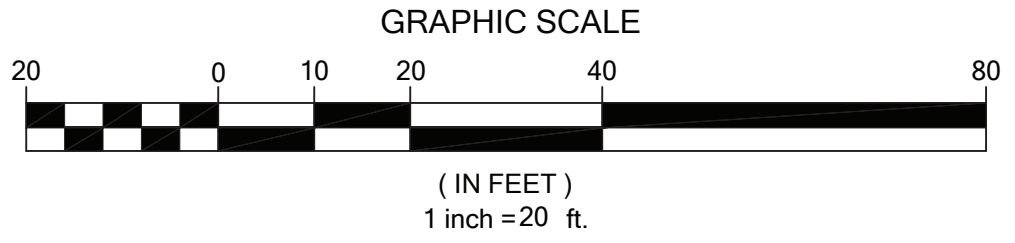
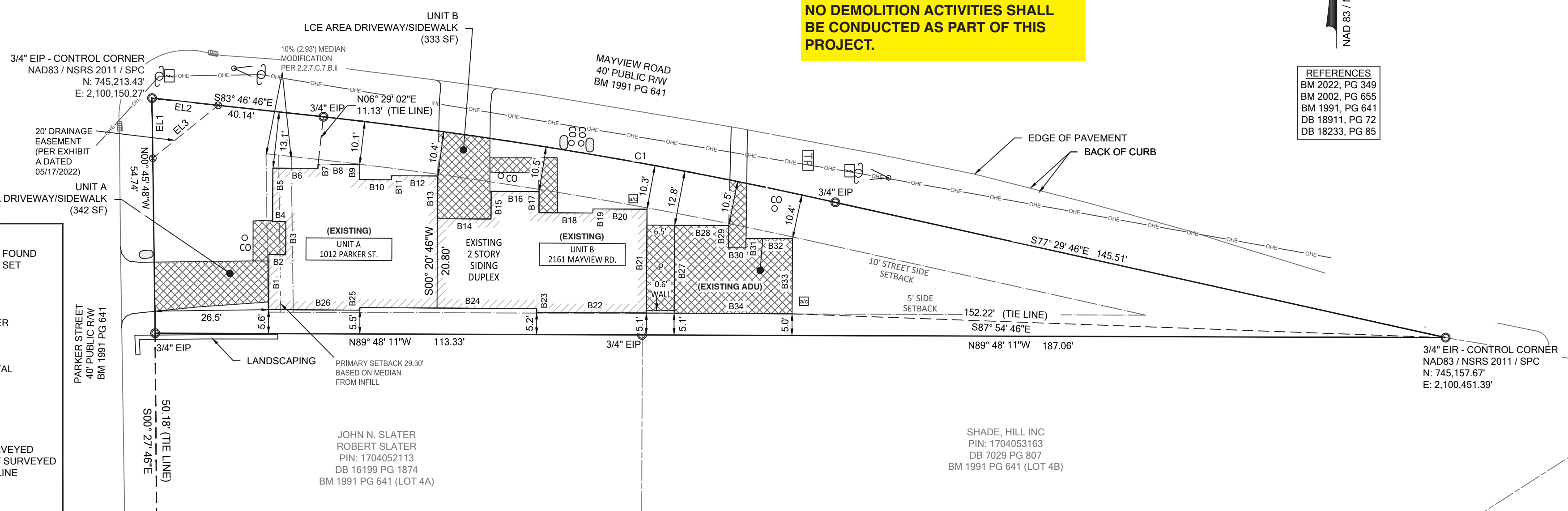


NO DEMOLITION ACTIVITIES SHALL BE CONDUCTED AS PART OF THIS PROJECT.

REFERENCES
BM 2022, PG 349
BM 2002, PG 655
BM 1991, PG 641
DB 18911, PG 72
DB 18233, PG 85

LEGEND

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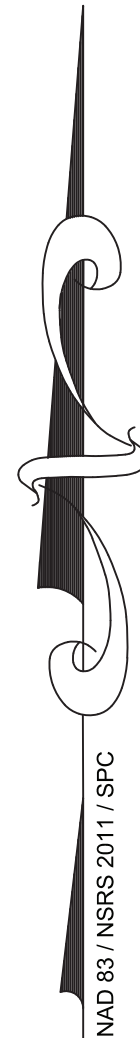
ADMINISTRATIVE SITE REVIEW FOR
**1012 PARKER, 2161 MAYVIEW,
2164 MAYVIEW**
RALEIGH, NC 27607

PROJECT NO.	24008
DATE	2.19.2024
DRAWN BY:	MAM/DMK
CHECKED BY:	DMK

REVISIONS

NO.	NAME

DEMOLITION PLAN

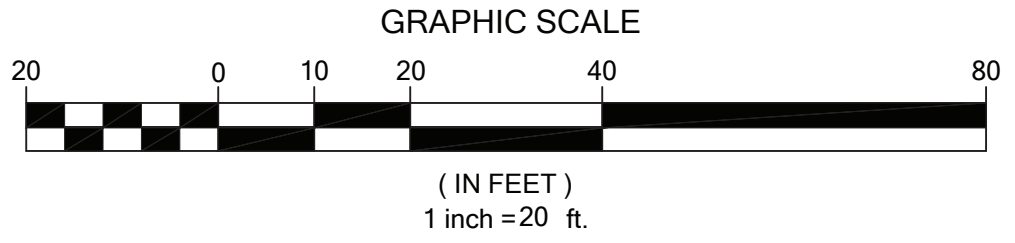
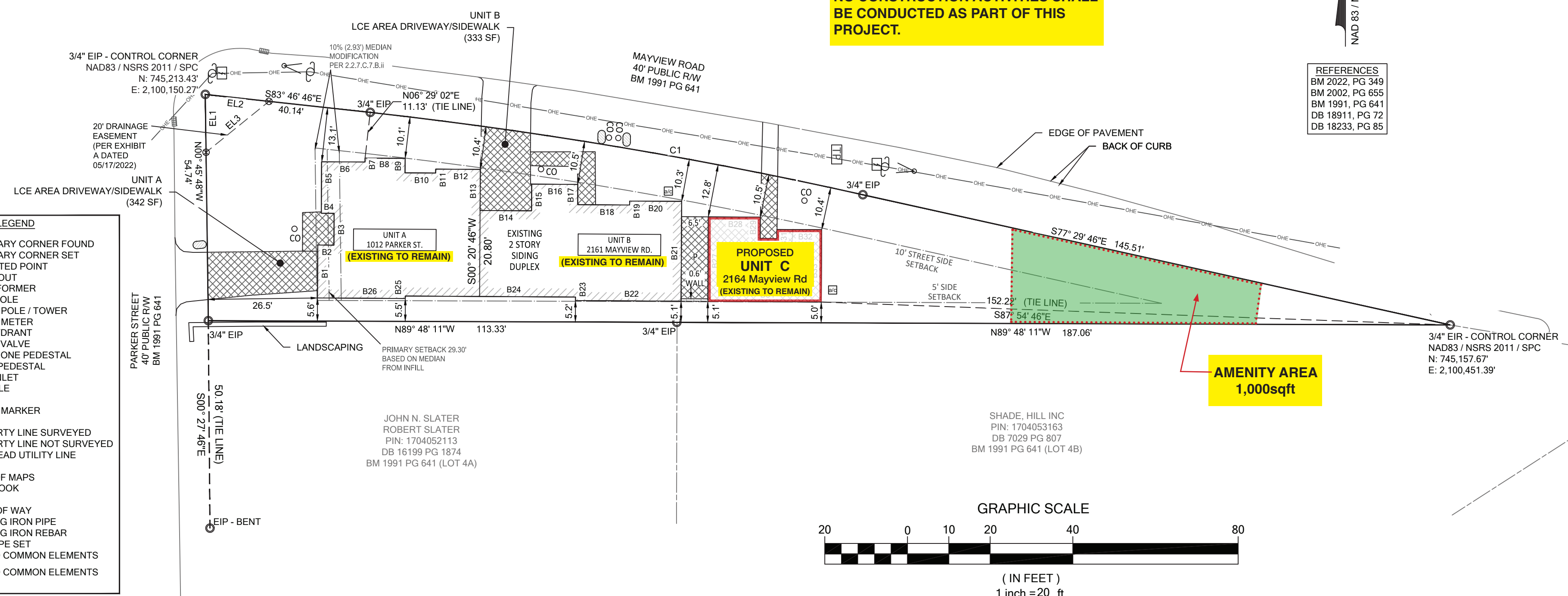


NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED AS PART OF THIS PROJECT.

REFERENCES
BM 2022, PG 349
BM 2002, PG 655
BM 1991, PG 641
DB 18911, PG 72
DB 18233, PG 85

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ADMINISTRATIVE SITE REVIEW FOR
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2164 MAYVIEW**
RALEIGH, NC 27607

PROJECT NO.	24008
DATE	2.19.2024
DRAWN BY:	MAM/DMK
CHECKED BY:	DMK

REVISIONS

NO.	NAME

**PROPOSED
SITE PLAN**

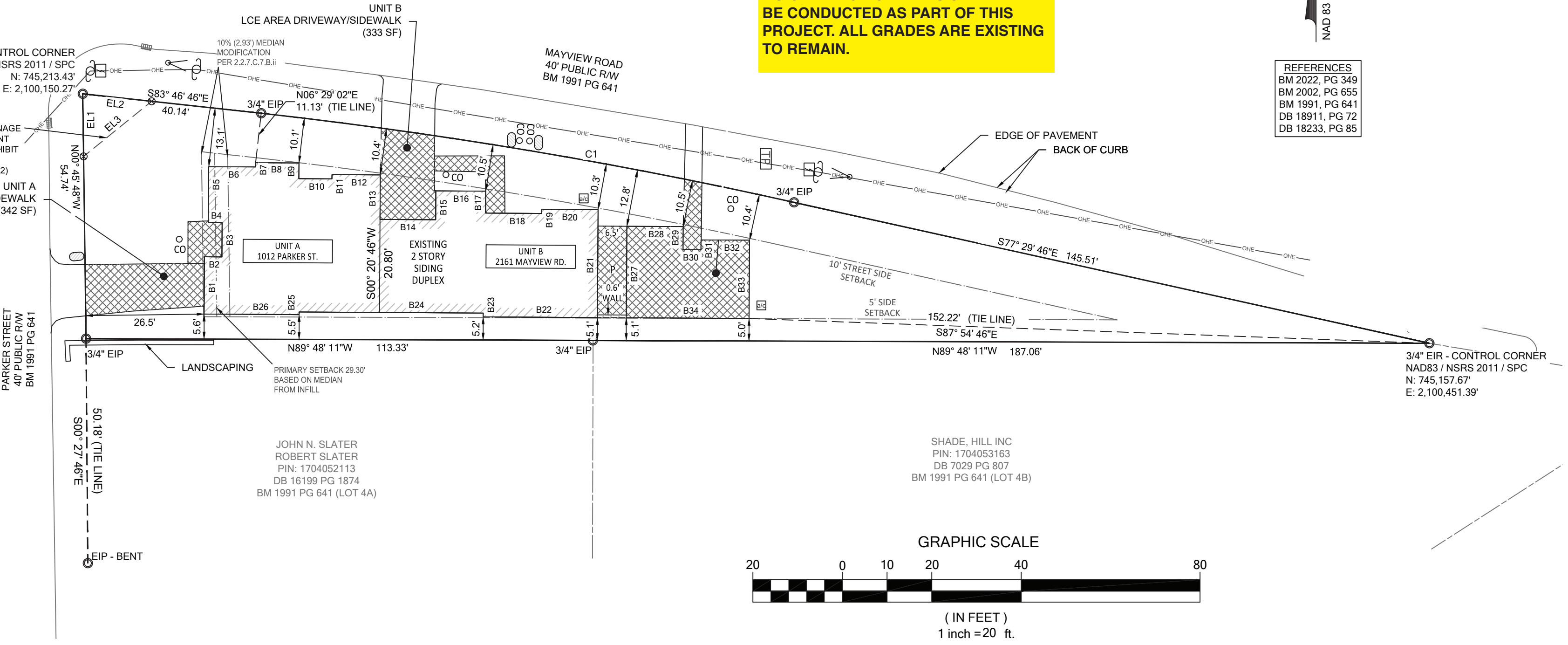


NO GRADING ACTIVITIES SHALL BE CONDUCTED AS PART OF THIS PROJECT. ALL GRADES ARE EXISTING TO REMAIN.

REFERENCES
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 BM 2002, PG 655
 BM 1991, PG 641
 DB 18911, PG 72
 DB 18233, PG 85

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ADMINISTRATIVE SITE REVIEW FOR
**1012 PARKER, 2161 MAYVIEW,
 2164 MAYVIEW**
 RALEIGH, NC 27607

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DRAWN BY:	MAM/DMK
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REVISIONS

NO.	NAME

PROPOSED GRADING PLAN