

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): _____

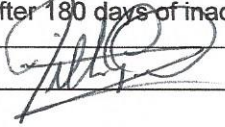
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this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

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: <u>N/A</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>N/A</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: <u>N/A</u>	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: <u>N/A</u>	
		Zoning Case #: <u>N/A</u>	
		Administrative Alternate #: <u>N/A</u>	
GENERAL INFORMATION			
Development name: Roundrock Studios			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 1707 & 1711 Roundrock Drive, Raleigh, NC 27615			
Site P.I.N.(s): 1727035730 & 1727036846			
Please describe the scope of work. Include any additions, expansions, and change of use. Project is the construction of a 26,155 SF commercial/office building on a 3.182 Ac recombined lot.			
Current Property Owner/Developer Contact Name: Scott Dawson, Jr. NOTE: please attach purchase agreement when submitting this form.			
Company: Engineered Construction Company		Title: Vice President	
Address: 900 Paverstone Drive, Suite 200, Raleigh, NC 27615			
Phone #: (919) 954-9090		Email: sdawsonjr@engrconst.com	
Applicant Name: William C. Piver, PE			
Company: William C. Piver, PE		Address: 2709 Scottsdale Lane, Raleigh, NC 27613	
Phone #: (919) 880-4217		Email: bill_piver@yahoo.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	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 3.182	New gross floor area: 26,155
# of parking spaces required: 59	Total sf gross (to remain and new): 26,155
# of parking spaces proposed: 90	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.67 Square Feet: 72,690
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720172700J	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input 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	
<p>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.</p> <p>I, <u>William C. Piver, PE</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>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.</p>	
Signature: 	Date: April 29, 2022
Printed Name: William C. Piver, PE	

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<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: N/A
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A
		Zoning Case #: N/A
		Administrative Alternate #: N/A

GENERAL INFORMATION

Development name: Roundrock Studios

Inside City limits? Yes ☒ No ☐

Property address(es): 1707 & 1711 Roundrock Drive, Raleigh, NC 27615

Site P.I.N.(s): 1727035730 & 1727036846

Please describe the scope of work. Include any additions, expansions, and change of use.

Project is the construction of a 26,155 SF commercial/office building on a 3.182 Ac recombined lot.

Current Property Owner/Developer Contact Name: Scott Dawson, Jr.
NOTE: please attach purchase agreement when submitting this form.

Company: Engineered Construction Company Title: Vice President

Address: 900 Paverstone Drive, Suite 200, Raleigh, NC 27615

Phone #: (919) 954-9090 Email: sdawsonjr@engrconst.com

Applicant Name: William C. Piver, PE

Company: William C. Piver, PE Address: 2709 Scottsdale Lane, Raleigh, NC 27613

Phone #: (919) 880-4217 Email: bill_piver@yahoo.com

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

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	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 3.182	New gross floor area: 26,155
# of parking spaces required: MAXIMUM 131	Total sf gross (to remain and new): 26,155
# of parking spaces proposed: 84 07-27-22	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.67 Square Feet: 72,690
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: Alluvial soils: _____	
Flood study: FEMA Map Panel #: 3720172700J	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
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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. 07-27-22

Signature: _____ Date: July 27, 2022

Printed Name: William C. Piver, PE

Page 2 of 2

REVISION 02.19.21

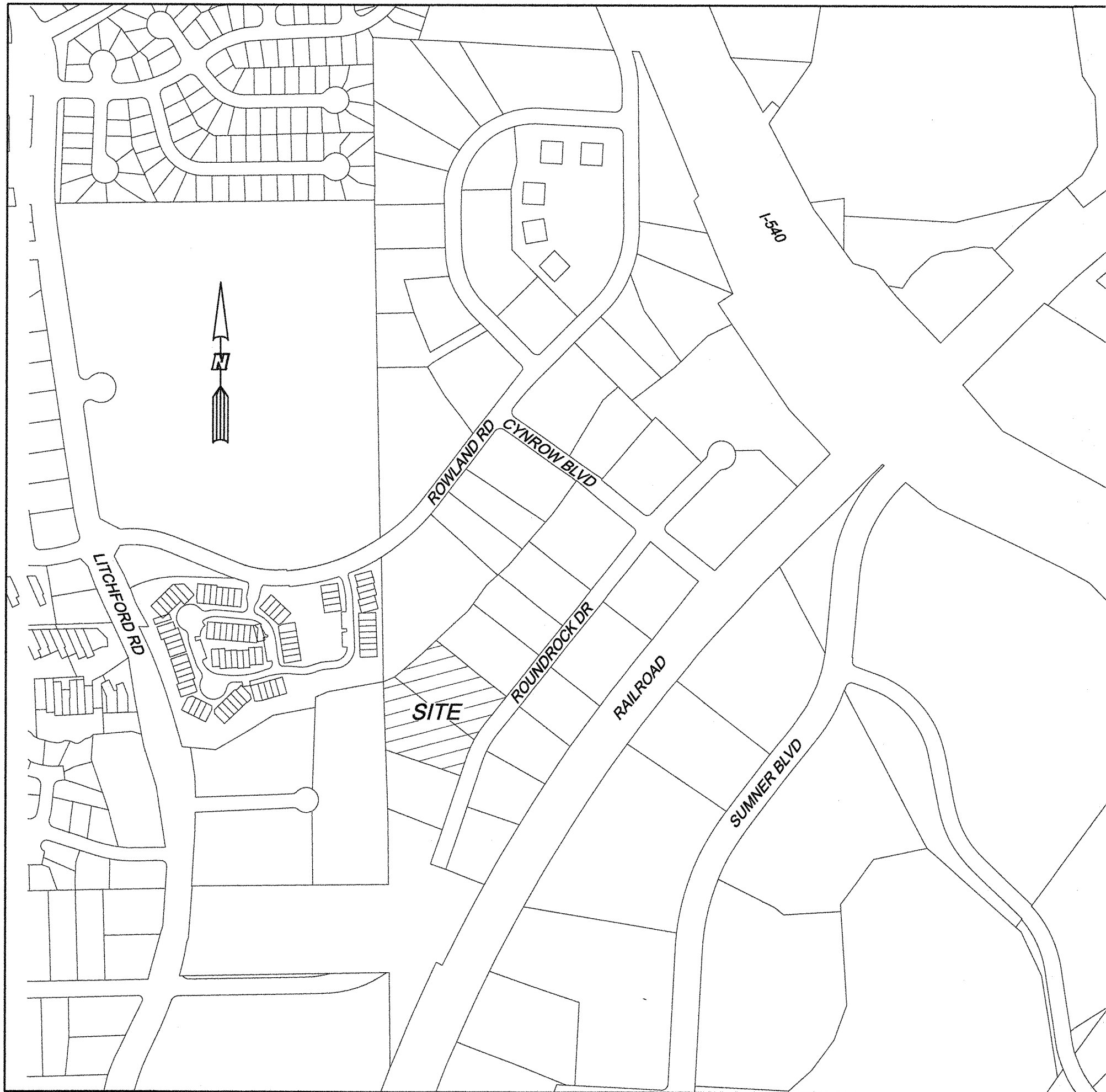
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ROUNDROCK STUDIOS

1707 & 1711 ROUNDROCK DRIVE

RALEIGH, NC

ASR-0018-2022



VICINITY MAP

SCALE: 1" = 500'

SITE PLAN

Public Improvement Quantity Table

Phase Number (s)	Phase 1
Number of Lot (s)	1
Lot Number (s) by Phase	1
Number of Units	1
Livable Buildings	0
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF) - FULL	0
Public Sidewalk (LF) - PARTIAL	340
Street Signs (LF)	0
Water Service Stubs	0
Sewer Service Stubs	0

THIS SITE PLAN CALLS FOR A NEW 26,155 SF OFFICE BUILDING ON A NEW LOT LOCATED AT 1707 & 1711 ROUNDROCK DRIVE

THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS UNDER UDO SECTION 9.1.2

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

THIS PROJECT IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS UNDER UDO SECTION 9.2.E.2.d

OWNER:

GOLDSTEIN BROTHERS REALTY LLC
6104 MADDY OAKS CT
RALEIGH NC 27616-3156
BOB MARCUS
JERRY'S ARTARAMA - CFO
PHONE: 919-878-6782 ext 126
bob@jerrysartarama.com

DEVELOPER:

ENGINEERED CONSTRUCTION COMPANY
900 PAVERSTONE DRIVE, SUITE 200
RALEIGH, NC 27615
PHONE: 919-954-9090
sdawsonjr@engrconst.com

ENGINEER

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
bill_piver@yahoo.com

ARCHITECT:

DEVON TOLSON ARCHITECTURE
4008 BARRETT, DRIVE, SUITE 203
RALEIGH, NC 27609
PHONE: (919) 788-0003
deman@mindspring.com

LANDSCAPE ARCHITECT:

COALY DESIGN
300/200 PARHAM STREET, SUITE G
RALEIGH, NC 27601
PHONE: (919) 539-0012
kimberly@coalydesign.com

SURVEYOR:

RWK, PA
101 WEST MAIN STREET #202
GARNER, NC 27529
PHONE: (919) 779-4854
cpiratzky@nc.rr.com

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 GRADING & STORMWATER PLAN
- C-5 BIO-RETENTION DETAILS
- LA-1 LANDSCAPE PLAN
- A-1 FLOOR PLANS
- A-1.1 FLOOR PLANS
- A-2 ELEVATIONS

900 PAVERSTONE DRIVE
SUITE 200
RALEIGH, NC 27615
PH (919) 954-9090
FAX (919) 954-9670
info@engrconst.com

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217
bill_piver@yahoo.com

DATE: 03/01/22

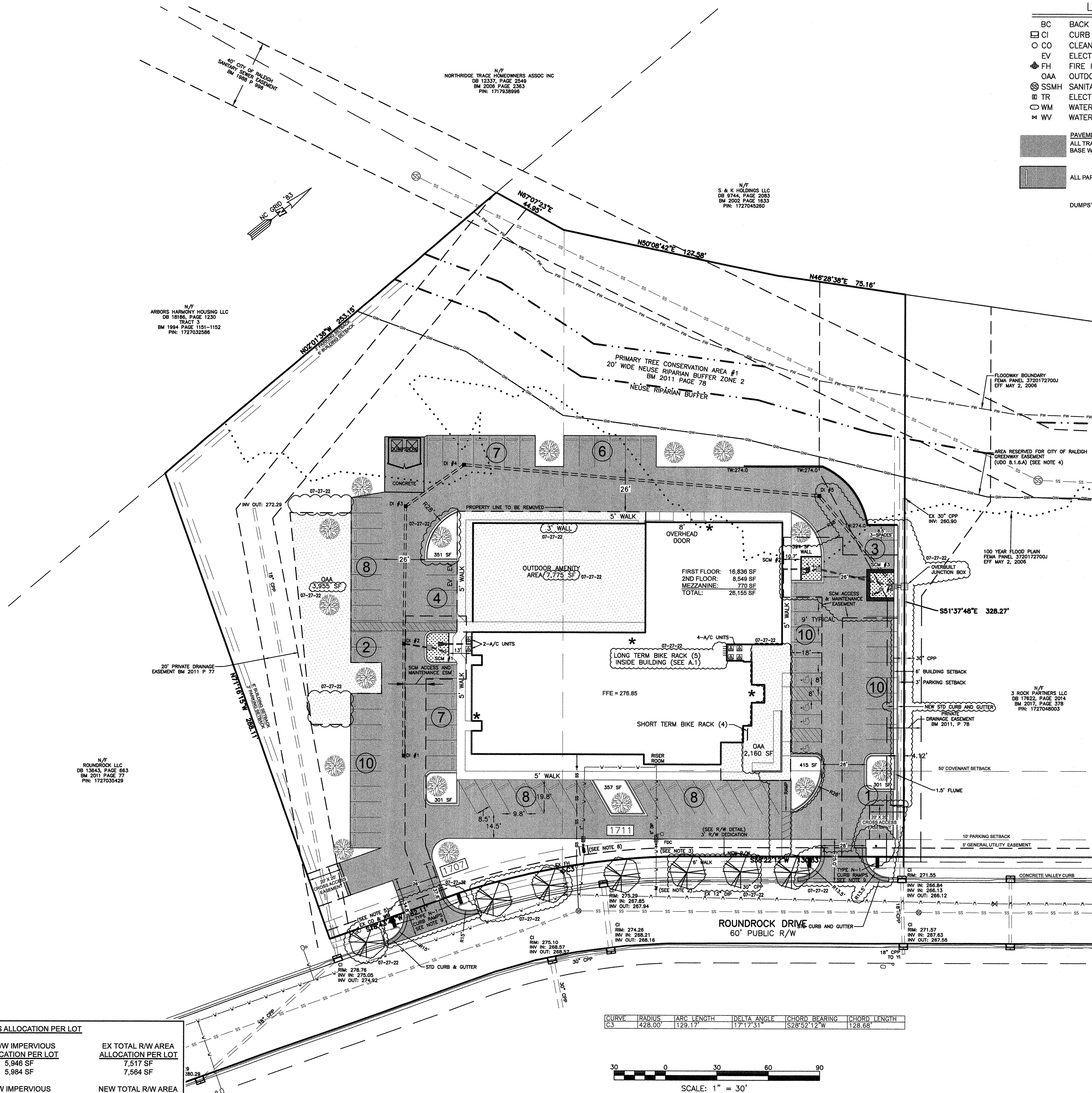
DRAWN: TC

SHEET:

C-1

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NOT FOR CONSTRUCTION



LEGEND

BC	BACK OF CURB
CI	CURB INLET
CO	CLEAN OUT
EV	ELECTRIC VEHICLE CHARGING STATION
FH	FIRE HYDRANT
OAA	OUTDOOR AMENITY AREA
SSMH	SANITARY SEWER MANHOLE
TR	ELECTRIC TRANSFORMER
WM	WATER METER
WV	WATER VALVE

PAVEMENT:
ALL TRAVELWAYS SHALL BE 8" COMPACTED ABC STONE BASE WITH 3" ASPHALT.

ALL PARKING SPACES SHALL BE 6" C&C WITH 2" ASPHALT.

DUMPSTER PAD SHALL BE 6" CONCRETE (3000 PSI).

SITE DATA

OWNER: GOLDSTEIN BROTHERS REALTY LLC 6104 MADDY OAKS CT RALEIGH NC 27616-3158 BOB MARCUS JERRY'S ARTARAMA - CFO PHONE: 919-878-6782 ext 126 bob@jerrysartarama.com	
SITE ADDRESS: 1707 & 1711 ROUNDROCK DRIVE RALEIGH, NC 27615-5741	
PINS:	1727035730 & 1727036846
PLAT REF:	BM 2011, PG 77
ZONING:	IX-3
EXISTING LAND USE:	VACANT
PROPOSED BLDG USE:	OFFICE
AREAS:	
EXISTING LOT 222	69,097 SF 1.586 AC
LOT 223	69,529 SF 1.596 AC
PROPOSED LOT 223	137,602 SF 3.159 AC
R/W DEDICATION	1,024 SF 0.024 AC
TOTAL	138,624 SF 3.182 AC
GROSS AREA:	138,624 SF 3.182 AC
NET AREA:	137,602 SF 3.159 AC
BUILDING SETBACKS:	
FRONT:	3'
SIDE:	0 OR 3'
REAR:	0 OR 6'
PARKING SETBACK:	
FRONT:	10'
SIDE:	0 OR 3'
REAR:	0 OR 3'

07-27-22

VEHICLE PARKING REQUIREMENT CALCULATIONS
28,155 SF OFFICE/200 SF = 131
PARKING MAXIMUM: 131 SPACES
PROVIDED: 84 SPACES

H/C PARKING REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

SHORT TERM BIKE REQUIREMENT CALCULATIONS
28,155 SF OFFICE/10,000 SF = 2.82
SHORT TERM BIKE REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

LONG TERM BIKE REQUIREMENT CALCULATIONS
28,155 SF OFFICE/5,000 SF = 5.23
LONG TERM BIKE REQUIRED: 5 SPACES
PROVIDED: 5 SPACES

10% OUTDOOR AMENITIES REQUIRED: 13,862 SF
OUTDOOR AMENITIES AREA PROVIDED: 13,860 SF

IMPERVIOUS AREAS:

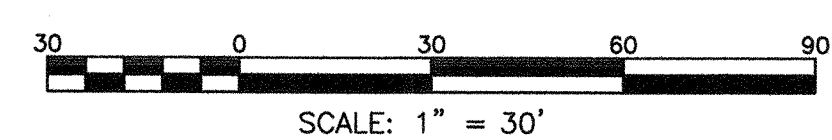
BUILDING:	18,840 SF
PAVEMENT:	28,860 SF
SIDEWALK:	4,510 SF
MISCELLANEOUS:	350 SF
R/W ALLOCATION:	11,830 SF
TOTAL:	72,820 SF
72,820 SF / 137,602 SF = 53.0% IMPERVIOUS	

- NOTES:**
- 1) 100 YEAR FLOOD, NEUSE RIPARIAN BUFFER AND FLOODWAY SCALED FROM BM 2011 PAGE 77.
 - 2) TAP EXISTING 12" DUCTILE IRON MAIN WITH TAPPING SLEEVE AND VALVE.
 - 3) BFP AND RPSA FROM CITY OF RALEIGH'S APPROVED LIST.
 - 4) NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
 - 5) LOCATE AND REMOVE SANITARY SEWER CLEANOUT AND WATER SERVICE.
 - 6) BUILDING ACCESS
 - 7) NO EXTERIOR LIGHTING PROPOSED.
 - 8) RELOCATED WATER METER OUTSIDE OF 5' GENERAL UTILITY EASEMENT, INSIDE NEW 5' X 5' COR WATERLINE EASEMENT.
 - 9) EXISTING VALLEY CURB TO BE REMOVED, TRANSITION TO STANDARD CURB WITH H/C RAMP PER COR STD DETAIL T-20.01.2.
 - 10) SOLID WASTE COLLECTION BY PRIVATE CONTRACTOR.
 - 11) SEE LANDSCAPE PLAN FOR TREES AND SCREENING.
 - 12) SEE SHEET C-5 FOR SCM DETAILS.

IMPERVIOUS ALLOCATION PER LOT

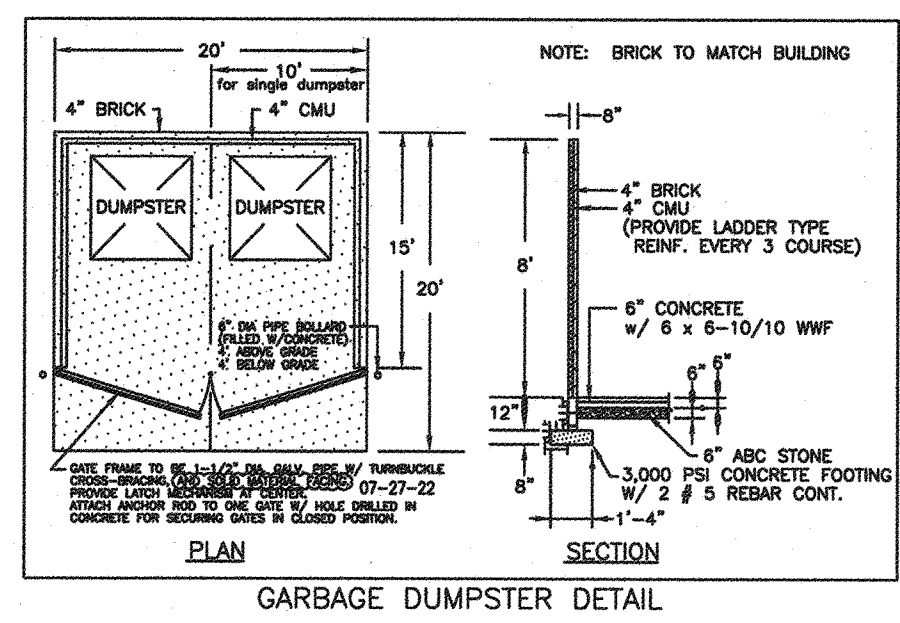
EX LOT #	EX R/W IMPERVIOUS ALLOCATION PER LOT	EX TOTAL R/W AREA ALLOCATION PER LOT
OLD LOT 222 (1.59 AC)	5,946 SF	7,517 SF
OLD LOT 223 (1.60 AC)	5,984 SF	7,564 SF
NEW LOT #	R/W IMPERVIOUS ALLOCATION PER LOT	NEW TOTAL R/W AREA ALLOCATION PER LOT
LOT 222 (3.18 AC)	11,930 SF	15,081 SF
TOTAL (3.18 AC)	11,930 SF	15,081 SF

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	428.00'	129.17'	171°17'31"	S28°52'12" W	128.65'



R/W DETAIL 1"=10"

5" UTILITY PLACEMENT EASEMENT	NEW R/W
5" STRIP	3"
6" WALK EX R/W	
6" PLANTING STRIP	
BC	
41" BC-BC	



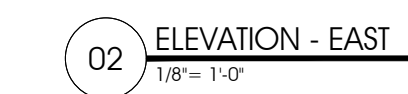
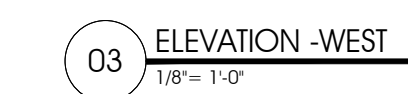
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TELEPHONE: (919) 880-4217
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ROUNDROCK STUDIOS
1707 & 1711 ROUNDROCK DRIVE
RALEIGH NC
SITE PLAN

DATE	REVISION	NO.	REVISED PER CITY COMMENTS
04-29-22 <td>1<td>1<td></td></td></td>	1 <td>1<td></td></td>	1 <td></td>	
07-27-22 <td>2<td>2<td></td></td></td>	2 <td>2<td></td></td>	2 <td></td>	

DATE: 03/01/22
DRAWN: TC
SHEET: C-3
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AVERAGE SITE ELEVATION: 276.06

