

# 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>m/a</u>	
		Administrative Alternate #: <u>n/a</u>	
GENERAL INFORMATION			
Development name: Greenology Products New Warehouse			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): <b>1800 Roundrock Drive, Raleigh, NC 27615</b>			
Site P.I.N.(s): 1727-14-6563			
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of a new 24,500 sf warehouse building with parking and supporting infrastructure.			
Current Property Owner/Developer Contact Name: Adam McCarthy <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Greenology Products Holdings, LLC		Title: Owner	
Address: 7020 Cynrow Boulevard, Raleigh, NC 27615			
Phone #: 919.518.0908		Email: adam@greenologyproducts.com	
Applicant Name: Sean A Dolle			
Company: Grounded Engineering		Address: 4909 Liles Road, Raleigh, NC 27606	
Phone #: 919.438.3694		Email: sean@grounded-engineering.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): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 2.481 ac	New gross floor area: 23,130 sf
# of parking spaces required: 12	Total sf gross (to remain and new): 23,130 sf
# of parking spaces proposed: 30	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Warehouse	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.54 Square Feet: 67,100
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 #: 1727	
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"/>

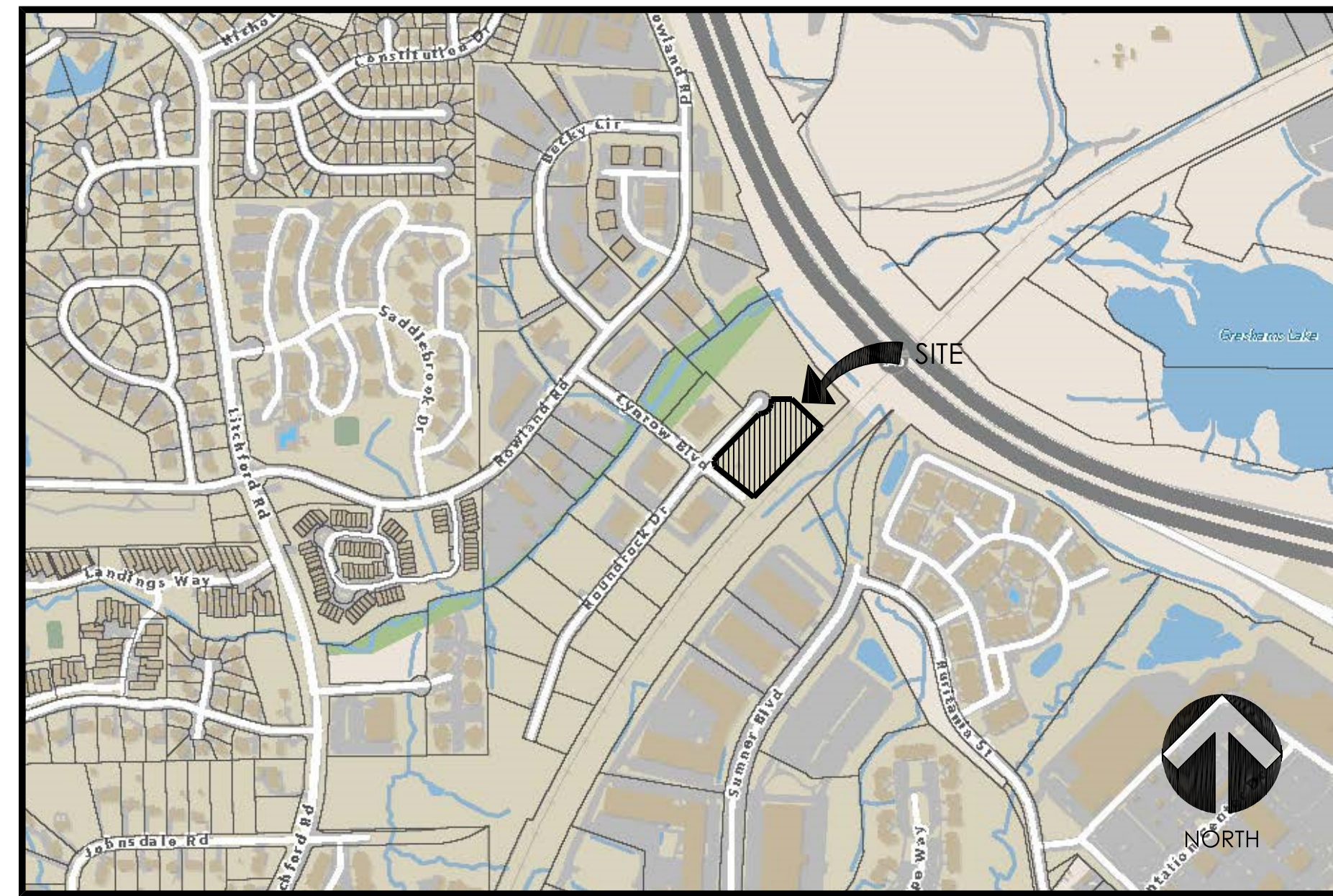
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Sean A Dolle</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: 18 March 2022
Printed Name: Sean A Dolle	

# GREENOLOGY PRODUCTS NEW WAREHOUSE

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.  
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

SITE DATA SUMMARY	
PROJECT NAME	GREENOLOGY PRODUCTS NEW WAREHOUSE
PROPERTY ADDRESS	1800 ROUNDROCK DRIVE, RALEIGH, NC 27615
COUNTY	WAKE
WAKE COUNTY PIN	1727-14-6563
REAL ESTATE ID	0404302
GROSS PARCEL SIZE	2.481 AC / 108,065 SF
PUBLIC RIGHT-OF-WAY DEDICATION	0.011 AC / 490 SF
NET PARCEL SIZE	2.470 AC / 107,575 SF
PROPOSED OUTDOOR AMENITY AREA	0.264 AC / 11,511 SF (10.70%)
CURRENT ZONING	IX-3
OVERLAY DISTRICTS	SHOD-2
RIVER BASIN	NEUSE
CURRENT USE	WAREHOUSE
PROPOSED USE	WAREHOUSE
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA	WAREHOUSE = 21,800 SF OFFICE = 2,700 SF TOTAL = 24,500 SF
PARKING DATA	NO MAXIMUM CALCULATED REQ'D PARKING (WAREHOUSE) # OF PARKING SPACES PROVIDED # OF REQUIRED ADA PARKING SPACES # OF PROVIDED ADA PARKING SPACES # OF SHORT-TERM BICYCLE PARKING REQ'D # OF LONG-TERM BICYCLE PARKING REQ'D
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	64,500 SF
APPROXIMATE AREA OF DISTURBANCE	2.1 AC. (92,500 SF)
PROPERTY OWNER	GREENOLOGY PRODUCTS HOLDINGS, LLC 7020 CYNROW BOULEVARD RALEIGH, NC 27615 CONTACT: ADAM MCCARTHY EMAIL: ADAM@GREENOLOGYPRODUCTS.COM PHONE: 919.518.0908 FAX: N/A
DEVELOPER	GREENOLOGY PRODUCTS, LLC 7020 CYNROW BOULEVARD RALEIGH, NC 27615 CONTACT: ADAM MCCARTHY EMAIL: ADAM@GREENOLOGYPRODUCTS.COM PHONE: 919.518.0908 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDING ENGINEERING, INC. 4909 LILES ROAD RALEIGH, NC 27606 CONTACT: SEAN A. DOLLE, PE EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438.3694 FAX: N/A
ARCHITECT	HOBBS ARCHITECTS, PA 159 WEST SALISBURY STREET PITTSBORO, NC 27312 CONTACT: TAYLOR HOBBS EMAIL: THOBBS@HOBBSARCHITECTS.COM PHONE: 919.545.2004 FAX: N/A
LANDSCAPE ARCHITECT	SITE COLLABORATIVE 821 WAKE FOREST ROAD RALEIGH, NC 27604 CONTACT: GRAHAM SMITH EMAIL: GRAHAM@SITECOLLABORATIVE.COM PHONE: 919.805.3586 FAX: N/A
SURVEYOR	RWK, PA 101 W. MAIN STREET, SUITE 202 GARNER, NC 27529 CONTACT: CHRIS R. PIRATZKY EMAIL: CPIRATZKY@RWKPA.COM PHONE: 919.779.4854 FAX: 919.779.4056

## ADMINISTRATIVE SITE REVIEW SUBMITTAL GROUNDED ENGINEERING PROJECT #21078 CITY OF RALEIGH CASE #ASR-0021-2022



VICINITY MAP  
N.T.S.

PUBLIC IMPROVEMENT SUMMARY	
PHASE NUMBER(S)	1
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	1
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	585
STREET SIGNS (LF)	0
WATER SERVICE STUBS	2
SEWER SERVICE STUBS	1

**ATTENTION CONTRACTORS**  
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-5400 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.  
FAILURE TO CALL FOR INSPECTION, INSTALL A DOWSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

SHEET INDEX	
C-000	COVER SHEET
C-001	PROJECT NOTES
C-002	RECORDED MAP (BM 2020, PG 01566)
1 OF 1	EXISTING CONDITIONS SURVEY
C-100	EXISTING CONDITIONS PLAN
C-200	SITE DEMOLITION PLAN
C-300	SITE LAYOUT PLAN
C-301	WASTE ACCESS PLAN
C-500	GRADING & DRAINAGE PLAN
C-501	STORM DRAINAGE TABLE
C-600	STORMWATER CONTROL MEASURE 'A' DETAILS
C-601	STORMWATER CONTROL MEASURE 'B' DETAILS
C-700	SITE UTILITY PLAN
C-900	SITE DETAILS
C-910	SITE DETAILS
L4.0	PLANTING PLAN
L4.1	PLANTING NOTES & DETAILS
A-301	EXTERIOR BUILDING ELEVATIONS
SL	SITE LIGHTING PLAN

- Traffic Control and Pedestrian Plan (TCPED) Notes:**
- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
  - The City of Raleigh requires an approved Right-of-Way Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
  - A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
  - Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
  - All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
    - Manual on Uniform Traffic Control (MUTCD);
    - Public Rights-of-Way Accessibility Guidelines (PROWAG);
    - American Disability Act (ADA) requirements;
    - Raleigh Street Design Manual (RSDM).
  - All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
  - All permits must be available and visible on site during the operation.

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<b>Building Type</b>	<b>Site Transaction History</b>	
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Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 0	Existing gross floor area to be demolished: 0	
Gross site acreage: 2.481 ac	New gross floor area: 24,500 sf	Total sf gross (to remain and new): 24,500 sf	
# of parking spaces required: 0	Total # of buildings: 1	Proposed # of stories for each: 1	
# of parking spaces proposed: 19	Existing use (UDO 6.1.4): Vacant	Proposed use (UDO 6.1.4): Warehouse	
Overlay District (if applicable): SHOD-2			

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 1.48 Square Feet: 64,500		
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Alluvial soils: _____		
Flood study: _____	FEMA Map Panel #: 1727		
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"/>		

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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.	
Signature:	Date: 15 July 2022
Printed Name: Sean A Dolle	

### BLOCK PERIMETER NOTE

- PER UDO SECTION 8.3.2.A.1.b.i, COMPLIANCE WITH THE MAXIMUM BLOCK PERIMETER STANDARDS, INCLUDING MAXIMUM DEAD-END STREET LENGTH, SHALL NOT BE REQUIRED WHEN THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SEC. 8.3.2.A.2.b.i. PER THE REFERENCED TABLE, THE MINIMUM SITE AREA FOR IX-ZONING DISTRICTS IS 9 ACRES.

### FIRE DEPARTMENT NOTES

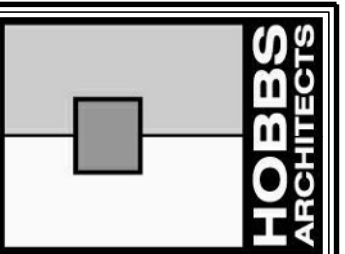
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 (NFPA 13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

### SOLID WASTE INSPECTION STATEMENTS

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

### TREE CONSERVATION NOTE

- THIS SITE COMPLIES WITH CITY OF RALEIGH TREE CONSERVATION AREA REQUIREMENTS PER S-45-08.



**HOBBS ARCHITECTS, PA**  
Architects & Consultants  
159 West Salisbury Street  
PO Box 1457  
Pittsboro, North Carolina 27312  
Voice: (919) 945-2004

**grounded**  
ENGINEERING  
4909 Liles Road  
Raleigh, NC 27606  
919.438.3694 (o) Firm License C-3998

**Greenology Products New Warehouse**  
Greenology Products LLC  
1800 Roundrock Drive || Raleigh || North Carolina || 27615

No.	Date
1	07.15.2022
2	08.23.2022

COVER SHEET

DATE  
03/18/22

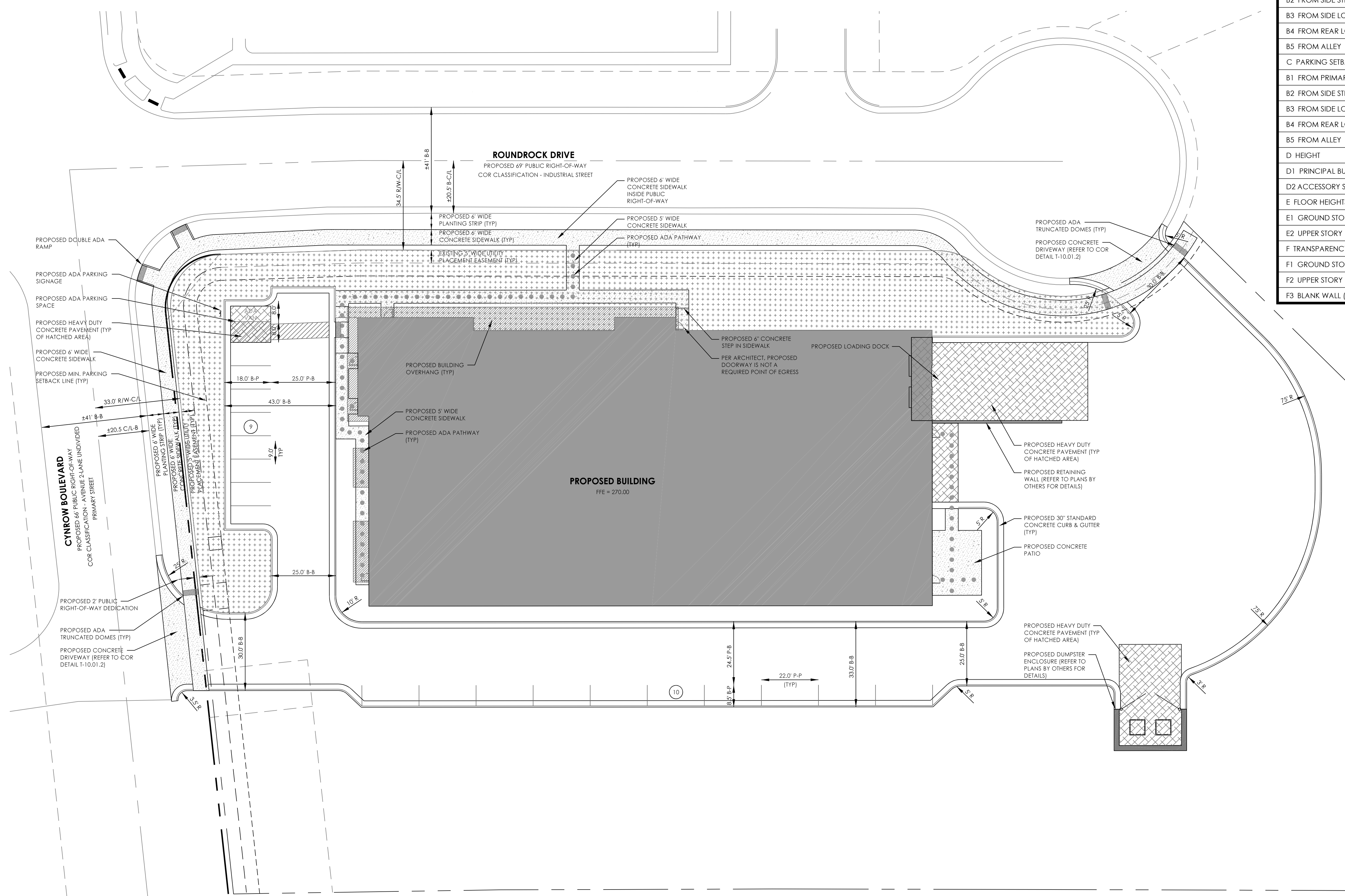
C-000



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.  
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

### CITY OF RALEIGH BASE DIMENSIONAL STANDARDS (IX-)

A LOT DIMENSIONS	REQUIRED	PROVIDED
A1 AREA (MIN)	N/A	2,470 AC
A2 AREA (MAX)	N/A	2,470 AC
A3 WIDTH (MIN)	N/A	246'
A4 OUTDOOR AMENITY AREA (MIN)	10%	10.83%
B BUILDING/STRUCTURE SETBACKS		
B1 FROM PRIMARY STREET (MIN)	3'	63.74'
B2 FROM SIDE STREET (MIN)	3'	26.10'
B3 FROM SIDE LOT LINE (MIN)	0' OR 6'	110.14'
B4 FROM REAR LOT LINE (MIN)	0' OR 6'	138.68'
B5 FROM ALLEY	5'	N/A
C PARKING SETBACKS		
B1 FROM PRIMARY STREET (MIN)	10'	11.24'
B2 FROM SIDE STREET (MIN)	10'	15.02'
B3 FROM SIDE LOT LINE (MIN)	0' OR 3'	55.37'
B4 FROM REAR LOT LINE (MIN)	0' OR 3'	10.00'
B5 FROM ALLEY	5'	N/A
D HEIGHT		
D1 PRINCIPAL BUILDING (MAX)	50'	27'10"
D2 ACCESSORY STRUCTURE (MAX)	25'	N/A
E FLOOR HEIGHTS		
E1 GROUND STORY HEIGHT, FLOOR TO FLOOR (MIN)	11'	25'
E2 UPPER STORY HEIGHT, FLOOR TO FLOOR (MIN)	9'	N/A
F TRANSPARENCY		
F1 GROUND STORY (MIN)	20%	28.7%
F2 UPPER STORY (MIN)	20%	20.3%
F3 BLANK WALL (MAX)	50'	N/A



### LEGEND

- (XX) PROPOSED # OF PARKING SPACES
- [Solid Grey] PROPOSED BUILDING
- [Hatched] PROPOSED BUILDING OVERHANG
- [Cross-hatched] PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- [Dotted] PROPOSED CONCRETE SIDEWALK
- [Stippled] PROPOSED AMENITY AREA
- [Dashed Line] PROPOSED ADA PATHWAY
- [Symbol] PROPOSED SIGN
- [Line] PROPOSED CONCRETE CURB & GUTTER

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

**NORTH**

20 10 0 20 40  
GRAPHIC SCALE

**HOBBS ARCHITECTS, PA**  
Architects & Consultants  
159 West Salisbury Street  
PO Box 1457  
Pittsboro, North Carolina 27312  
Voice: (919) 545-2004

**grounded**  
ENGINEERING  
4909 Ules Road  
919.438.8694 (o) Firm License C-3998  
Raleigh, NC 27606

**Greenology Products New Warehouse**

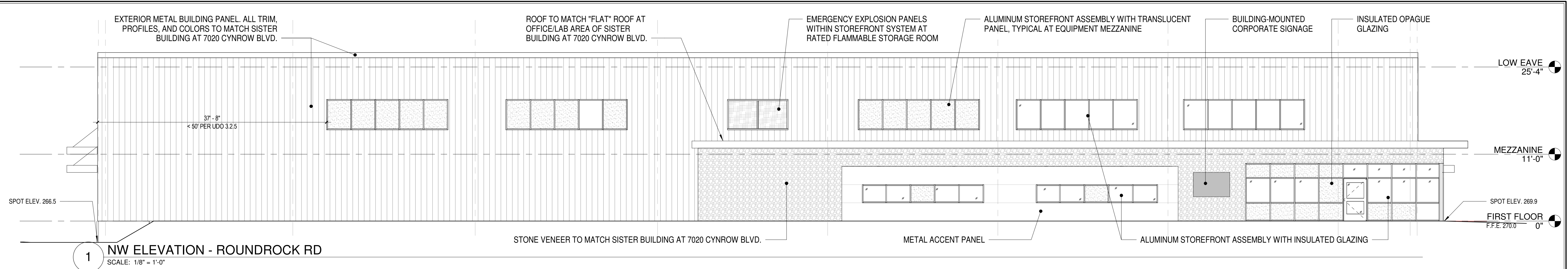
**Greenology Products LLC**  
1800 Roundrock Drive || Raleigh || North Carolina || 27615

No.	Date
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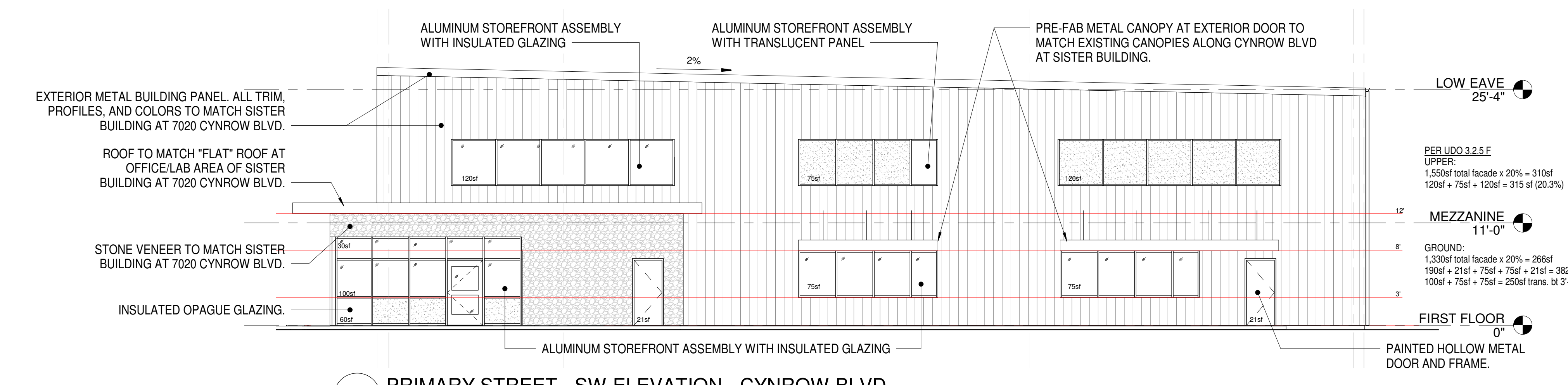
SITE LAYOUT PLAN

DATE  
03/18/22

**C-300**



**1 NW ELEVATION - ROUNDROCK RD**  
 SCALE: 1/8" = 1'-0"

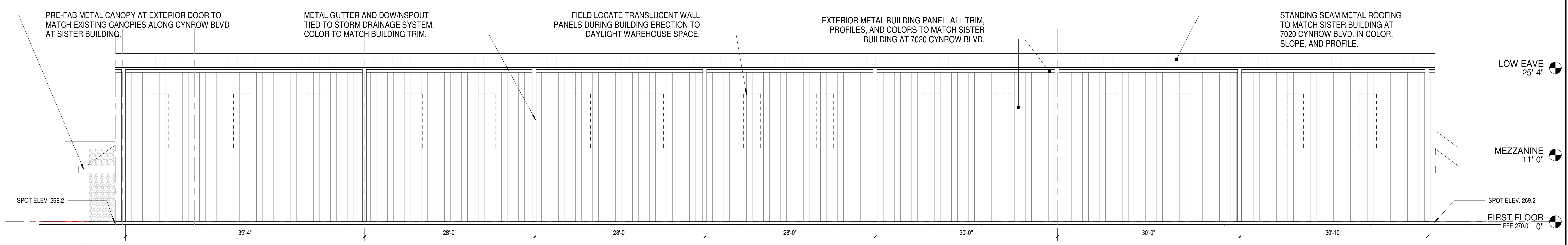
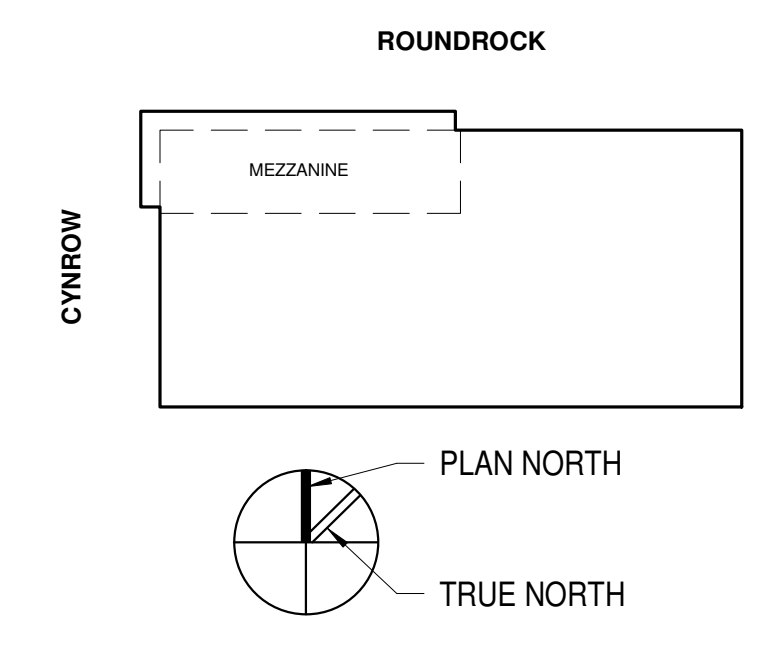


**2 PRIMARY STREET - SW ELEVATION - CYNROW BLVD**  
 SCALE: 1/8" = 1'-0"

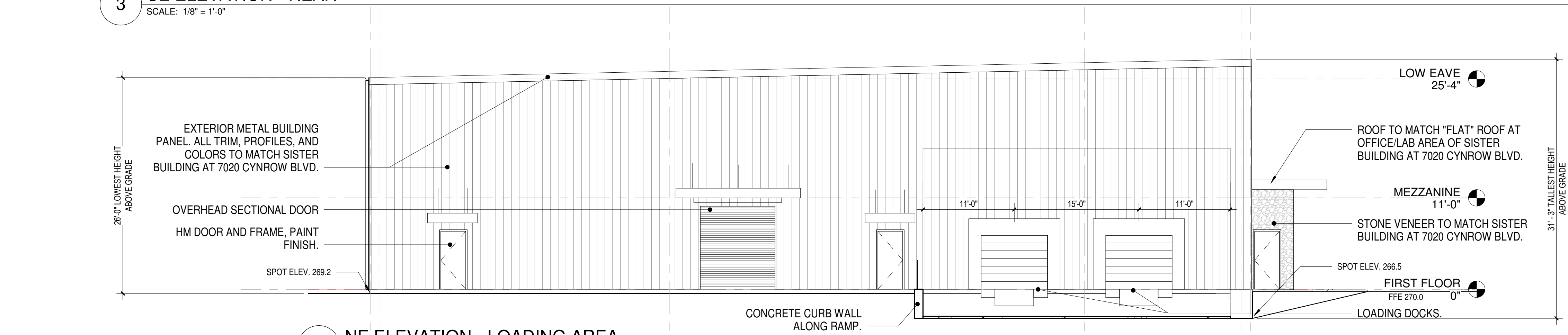
**ELEVATION GENERAL NOTES**

1. EXPANSION JOINTS ARE TO BE AS INDICATED IN ELEVATIONS AND STRUCTURAL DRAWINGS.
2. REFER TO WALL SECTIONS FOR DETAILED ASSEMBLIES, TBD.
3. ALL EXTERIOR EXPOSED STEEL TO BE GALVANIZED AND PAINTED. SEE SPECIFICATIONS IN PROJECT MANUAL, TBD.
4. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF EXTERIOR WALL-MOUNTED LIGHTS, OUTLETS, HOSE BIBBS, AND OTHERS.
5. GRADES MAY NOT BE SHOWN ACCURATELY; REFER TO CIVIL DRAWINGS.
6. REFER TO SEALED PRE-ENGINEERED BUILDING PLANS FOR DETAILS ON BUILDING SHELL ASSEMBLY.

**KEY PLAN**



**3 SE ELEVATION - REAR**  
 SCALE: 1/8" = 1'-0"



**4 NE ELEVATION - LOADING AREA**  
 SCALE: 1/8" = 1'-0"

**BUILDING HEIGHT**  
 TALLEST: 31'-3"  
 LOWEST: 26'-0"  
 AVERAGE: 27'-1"

No.	Date

EXTERIOR BUILDING ELEVATIONS

DATE 07.15.22

**A-301**