

# 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.

<b>Office Use Only:</b> Case #: _____	Planner (print): _____
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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	Tier Three Site Plan	
	<b>Building Type</b>		<b>Site Transaction History</b>
	Detached	General	Subdivision case #: _____
	Attached	Mixed use	Scoping/sketch plan case #: _____
	Apartment	Open lot	Certificate of Appropriateness #: _____
	Townhouse	Civic	Board of Adjustment #: _____
			Zoning Case #: _____
			Administrative Alternate #: _____
<b>GENERAL INFORMATION</b>			
Development name:			
Inside City limits?    Yes    No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company:			Title:
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

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):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area?      Yes      No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer      Yes      No	Wetlands      Yes      No

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      No

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, _____ 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:
Printed Name:	

# WALTONWOOD LEAD MINE

4508, 4512, 4516, 4518, 4600, 4707

LEAD MINE ROAD

RALEIGH, NORTH CAROLINA 27612

## ADMINISTRATIVE SITE REVIEW

CASE NUMBER: ASR-0034-2022

PROJECT NUMBER: SGH-22001

DATE: APRIL 28, 2022

REVISED: JUNE 21, 2022

REVISED: AUGUST 29, 2022

REVISED: OCTOBER 18, 2022



McADAMS

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www.mcadamsco.com

### CONTACT

KODY TROWBRIDGE  
trowbridge@mcadamsco.com  
PHONE: 919.287.0841

### CLIENT

SINGH DEVELOPMENT, LLC  
2601 WESTON PARKWAY, SUITE 203  
CARY, NORTH CAROLINA 27513  
PHONE: 919.678.8300

### PROJECT DIRECTORY

### Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2500



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"/>	Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #:	_____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #:	_____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:	_____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:	_____
		Zoning Case #:	Z-53-20
		Administrative Alternate #:	_____

#### GENERAL INFORMATION

Development name: Waltonwood Lead Mine

Inside City limits? Yes  No

Property address(es): 4707, 4600, 4518, 4516, 4512, 4508 Lead Mine Road, Raleigh, NC

Site P.I.N.(s): 0796618916, 0796628014, 0796616904, 0796616804, 0796616743, 0796616579

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

This project includes the demolition of existing single family homes and recombination of the (6) existing parcels for congregate care use. Construction of 4-story congregate care facility with surface parking and associated infrastructure.

Current Property Owner/Developer Contact Name: Avi Grewal

NOTE: please attach purchase agreement when submitting this form.

Company: Singh Development, LLC Title: Director of Development

Address: 2601 Weston Pkwy, Suite 203 Cary, NC 27513

Phone #: 248.865.1039 Email: Avi@SinghMail.com

Applicant Name: Kody Trowbridge, PE

Company: McAdams Address: One Glenwood Avenue, Suite 201, Raleigh, NC 27603

Phone #: 919.287.0841 Email: trowbridge@mcadamsco.com

Page 1 of 2 REVISION 02.19.21

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#### 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): RX-4-PL-CU	Existing gross floor area (not to be demolished): 0 sf
Gross site acreage: 4.96	Existing gross floor area to be demolished: 8,800 sf
# of parking spaces required: 0 spaces	New gross floor area: 122,000 sf
# of parking spaces proposed: 71 spaces	Total sf gross (to remain and new): 122,000 sf
Overlay District (if applicable): n/a	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Single-Family Residential	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): Congregate Care	

#### STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.45 Square Feet: 19,435	Proposed Impervious Surface: Acres: 2.27 Square Feet: 98,981
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: No Flood study: N/A FEMA Map Panel #: 3720079600J	
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: 95	Total # of hotel units: _____
# of bedroom units: 1br 90 2br 5 3br _____ 4br or more _____	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### SIGNATURE BLOCK

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.

I, Kody Trowbridge 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.

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: Kody Trowbridge Date: 08.29.2022

Printed Name: Kody Trowbridge

Page 2 of 2 REVISION 02.19.21

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#### RIGHT-OF-WAY OBSTRUCTION NOTES

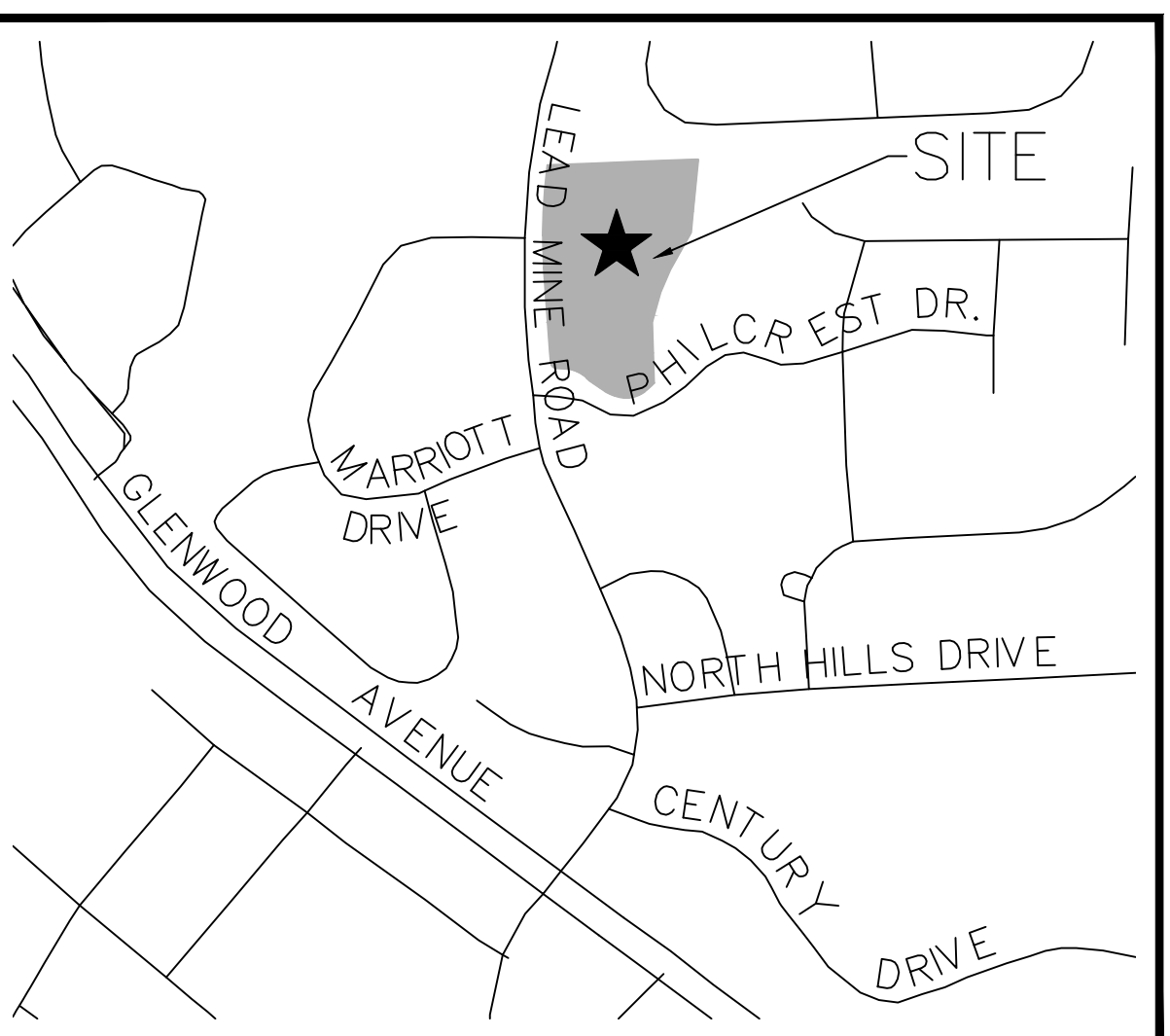
- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. [rightofwayservices@raleighnc.gov](#) FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.

#### 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) 998-2400, and the Public Utilities Department at (919) 998-4540 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 reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream 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.



VICINITY MAP  
N.T.S.

#### SHEET INDEX

- ALTA/NSPS LAND TITLE SURVEY  
C0.00 PROJECT NOTES  
C1.00 EXISTING CONDITIONS  
C1.01 DEMOLITION PLAN  
C1.02 RECOMBINATION PLAN  
C2.00 SITE PLAN  
C2.01 FIRE ACCESS PLAN  
C2.02 SOLID WASTE PLAN  
C2.03 SIGHT DISTANCE PLAN  
C3.00 GRADING PLAN  
C4.00 UTILITY PLAN  
C4.01 OFF-SITE UTILITY PLAN  
C8.00 SITE DETAILS  
C8.01 SITE DETAILS  
C8.02 SITE DETAILS  
C8.03 UTILITY DETAILS  
C8.04 UTILITY DETAILS  
C8.05 UTILITY DETAILS  
C8.06 UTILITY DETAILS  
C8.07 STORMWATER DETAILS  
C9.00 STORMWATER CONTROL MEASURE 'A' PLAN VIEW  
C9.01 STORMWATER CONTROL MEASURE 'A' DETAILS  
C9.02 STORMWATER CONTROL MEASURE 'A' DETAILS  
C9.03 STORMWATER CONTROL MEASURE 'B' PLAN VIEW  
C9.04 STORMWATER CONTROL MEASURE 'B' DETAILS  
C9.05 STORMWATER CONTROL MEASURE 'B' DETAILS  
C9.06 STORMWATER CONTROL FLOW SPLITTER DETAILS  
C9.07 STORMWATER OUTLET CONTROL STRUCTURE DETAILS  
L1.00 REQUIRED PLANTING PLAN  
L1.01 TCA PLAN  
L1.02 LANDSCAPE DETAILS  
220336-A LIGHTING PERFORMANCE PLAN  
A2.1 ASR EXTERIOR ELEVATIONS



Know what's below.  
Call before you dig.

#### SITE DATA

PARCEL PIN NUMBER:	0796616579, 0796616743, 0796616804, 0796616904, 0796626014, 0796618916
ZONING:	RX-4-PL-CU (Z-53-20)
OVERLAY DISTRICT:	NONE
WATERSHED:	CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	3720079600J
GROSS SITE AREA	4.96 AC (216,169 SF), SEE ALTA/NSPS LAND TITLE SURVEY
NET SITE AREA	4.56 AC (198,652 SF), SEE RECOMBINATION PLAN C1.02
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	CONGREGATE CARE
PARKING DATA: TC-11-21	VEHICLE PARKING REQUIRED: NO MAXIMUM PROVIDED: 71 SPACES
	ACCESSIBLE PARKING REQUIRED: 4 SPACES; 1 VAN SPACE PROVIDED: 4 SPACES; 4 VAN SPACES
	BIKE PARKING REQUIRED: NONE PROVIDED: NONE
NEIGHBORHOOD TRANSITIONS AND PARKING + BUILDING SETBACKS:	NORTHERN PROPERTY LINE 150-FT PRINCIPAL BUILDING SETBACK 32' TYPE B1 PROTECTIVE YARD (EXCEPT WHERE TCA IS PROVIDED)
	EASTERN PROPERTY LINE 50' ZONE A TYPE 3 NEIGHBORHOOD PROTECTIVE YARD (EXCEPT WHERE TCA IS PROVIDED, SEE ZONING CONDITIONS SHEET CO.00) 100' ZONE C HEIGHT AND FORM TRANSITIONAL YARD
	LEAD MINE RD AND PHILCREST RD 5' BUILDING SETBACK 10' PARKING SETBACK
BUILD-TO	REQUIRED: MIN. 50% BUILDING WIDTH, MIN. SETBACK BASED ON BASE DIMENSIONAL STANDARDS FOR THE SPECIFIC BUILDING TYPE /100' (LEAD MINE RD, PRIMARY) PROVIDED: 74.2% (235.27/316.9') BUILDING WIDTH 0'/100' (LEAD MINE RD, PRIMARY), SEE C2.00 FOR BUILD-TO DIMENSIONS REQUIRED: MIN. 50% BUILDING WIDTH 0'/100' (PHILCREST RD, SIDE) PROVIDED: 62.6% (147.9'/236.1') BUILDING WIDTH 0'/100' (PHILCREST RD, SIDE), SEE C2.00 FOR BUILD-TO DIMENSIONS
BUILDING HEIGHT:	MAXIMUM ALLOWED: 68' PROPOSED: 48.5'
DWELLING UNITS:	MAXIMUM ALLOWED: 185 DWELLING UNITS PROPOSED: 95 DWELLING UNITS
OUTDOOR AMENITY AREA:	REQUIRED: 0.475 AC, 20,710 SF (95 UNITS * 218 SF/UNIT) PROVIDED: 1.21 AC, 52,893 SF (26.6%) SEE C2.00 FOR DETAILS
TREE CONSERVATION:	REQUIRED: 0.456 AC, 19,865 SF (10% PARCEL NET AREA) PROVIDED: 0.462 AC, 20,112 SF (10.1%)

#### RIGHT-OF-WAY OBSTRUCTION NOTES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. [rightofwayservices@raleighnc.gov](#) FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- 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 ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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 PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.

#### ZONING NOTES:

- DEVELOPER AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE LEAD MINE APPROVED ORDINANCE REZONING CONDITIONS ADOPTED NOVEMBER 2, 2021. REZONING CASE RZ-53-20.

#### CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

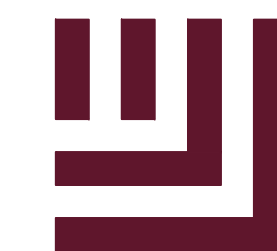
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".  
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

#### REVISIONS

NO.	DATE	DESCRIPTION
1	06.21.2022	PER CITY OF RALEIGH COMMENTS
2	08.29.2022	PER CITY OF RALEIGH COMMENTS
3	10.18.2022	PER CITY OF RALEIGH COMMENTS

#### ADMINISTRATIVE SITE REVIEW FOR:

WALTONWOOD LEAD MINE  
4508, 4512, 4516, 4518, 4600, 4707  
LEAD MINE ROAD  
RALEIGH, NORTH CAROLINA, 27612  
PROJECT NUMBER: SGH-22001



McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
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license number: C-0293, C-187

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CLIENT

SINGH DEVELOPMENT, LLC  
2601 WESTON PARKWAY, SUITE 203  
CARY, NORTH CAROLINA 27513

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- TYPE A TYPE B
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

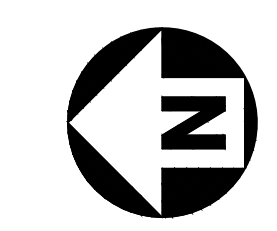
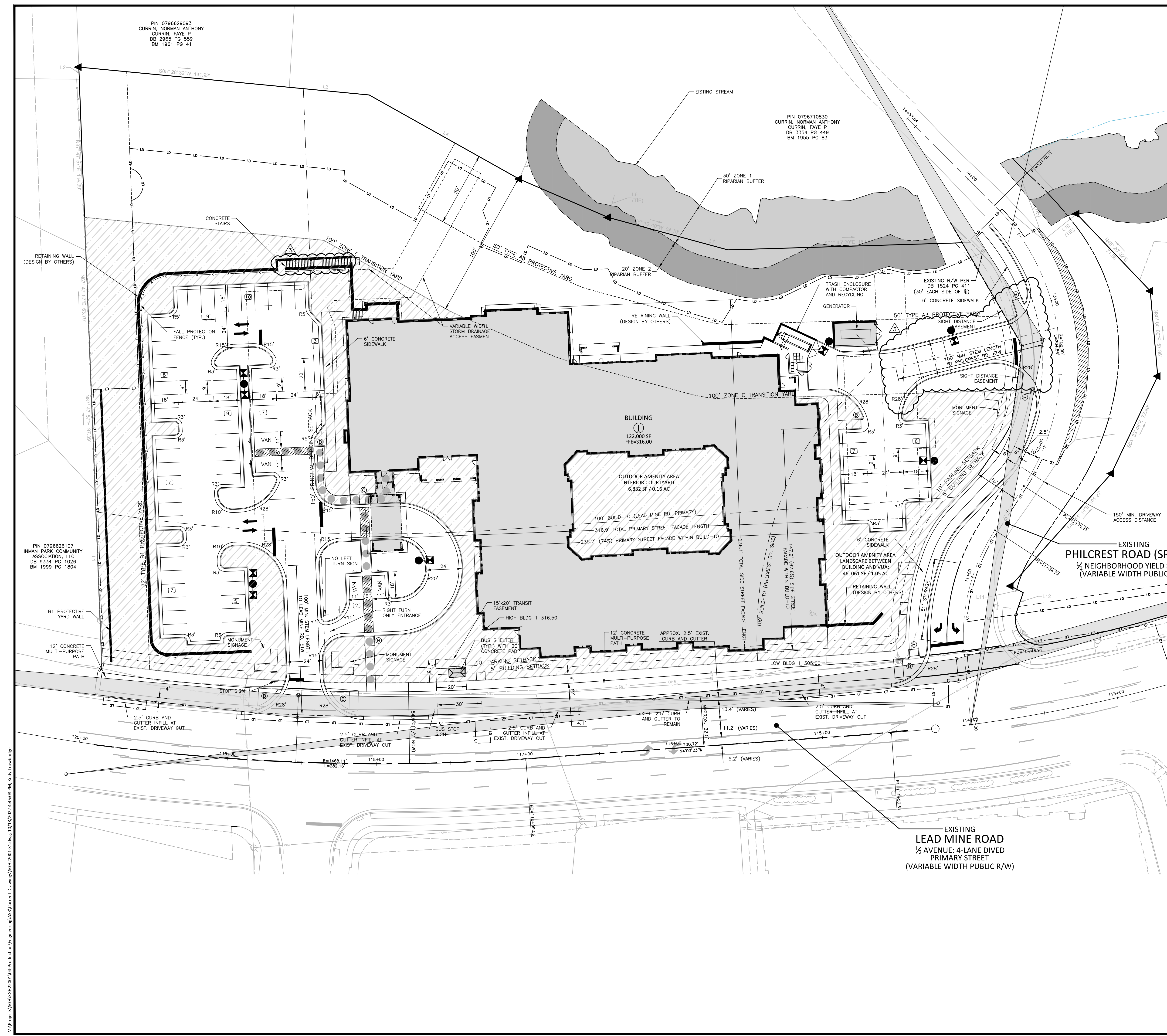
OUTDOOR AMENITY AREA TABULATION

REQUIRED:	20,710 SF / 0.475 AC (95 UNITS * 218 SF/UNIT)
PROVIDED:	INTERIOR COURTYARD: 6,832 SF / 0.16 AC
	LANDSCAPE AREA BETWEEN BUILDING & VUA: 46,061 SF / 1.05 AC
TOTAL:	52,893 SF / 1.21 AC
USABLE AND ADA ACCESSIBLE:	13,604 SF / 0.31 AC (26% TOTAL)

BLDG 1 AVERAGE GRADE CALCULATIONS

HIGH	LOW	AVERAGE
316.50	305.00	310.75

PRIMARY STREET FRONTAGE (LEAD MINE ROAD)  
TOTAL FRONTAGE LENGTH: 530.28'  
LESS 32' PROTECTIVE YARD: 498.28'



GRAPHIC SCALE  
1 inch = 30 ft.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

WALTONWOOD LEAD MINE ADMINISTRATIVE SITE REVIEW 4508, 4512, 4516, 4518, 4600, 4707 LEAD MINE ROAD RALEIGH, NORTH CAROLINA, 27612

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	06.21.2022	PER CITY OF RALEIGH COMMENTS
2	08.26.2022	PER CITY OF RALEIGH COMMENTS
3	10.18.2022	PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. SGH22001  
FILENAME SGH22001-S1  
CHECKED BY KST  
DRAWN BY KST  
SCALE 1" = 30'  
DATE 04.28.2022

SHEET

SITE PLAN

C2.00

M:\Projects\SGH\22001\04-Production\Engineering\ASR\Current Drawings\Site\22001-S1.dwg, 10/18/2022 4:46:08 PM, KST, Trowbridge



WEST (LEADMINE) VIEW ASR 1  
3/32" = 1'-0"



SOUTH VIEW ASR 2  
3/32" = 1'-0"

