

# 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 type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" 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 #: <u>SCOPE-0140-2020</u>	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: Atlantic Springs Place Apartments	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): <b>5501 &amp; 5591 Atlantic Springs Rd.</b>	
Site P.I.N.(s): (5501) 1716-97-1227 and (5591) 1716-97-4878	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of 264 apartment units on 10.942 acres with associated site improvements.	
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: Dominion Realty Partners	Title: Agent
Address: 501 Fayetteville St, Suite 100, Raleigh, NC 27601	
Phone #: 919-845-3306	Email: ccarlino@drp-llc.com
Applicant Name: David Lasley	
Company: Piedmont Land Design	Address: 8522-204 Six Forks Rd, Raleigh, NC 27615
Phone #: 919-845-7600	Email: david@piedmontlanddesign.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): CX-3 (9.810 AC) & CX-3-PL (1.132 AC)	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 55,482 SF +/-
Gross site acreage: 10.942 AC	New gross floor area: 236,893 SF
# of parking spaces required: 319	Total sf gross (to remain and new): 236,893 SF
# of parking spaces proposed: 335	Proposed # of buildings: 6
Overlay District (if applicable):	Proposed # of stories for each: 3 (5 BUILDINGS) AND 1 (CLUBHOUSE)
Existing use (UDO 6.1.4): Movie Theatre	
Proposed use (UDO 6.1.4): Apartments	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 7.3      Square Feet: 318831	Proposed Impervious Surface: Acres: 5.86      Square Feet: 255,394
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 type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 264	Total # of hotel units:
# of bedroom units: 1br 174      2br 90      3br      4br or more	
# of lots:	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, David Lasley 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: Chris Carlino

Date: 5/6/2021

Printed Name: Chris Carlino



## ASR-0038-2021

CURRENT PROPERTY OWNER: 1716-97-1227 (5501 ATLANTIC SPRINGS RD.)  
 REID: 01734747  
 ASPRINGS, LLC  
 2111 HARROD ST.  
 RALEIGH, NC 27604-1725

1716-97-4878 (5591 ATLANTIC SPRINGS RD.)  
 REID: 01734746  
 ASPRINGS, LLC  
 2111 HARROD ST.  
 RALEIGH, NC 27604-1725

2. CONTACT PERSON  
 PIEDMONT LAND DESIGN, LLP  
 ATTN: DAVID LASLEY  
 8522-224 304 FORTKS ROAD  
 RALEIGH, NORTH CAROLINA 27615  
 (919) 845-7600 (PHONE)  
 (919) 845-7703 (FAX)  
 DAVID@PIEDMONTLANDDESIGN.COM (E-MAIL)

3. TOTAL PROJECT AREA / # LOTS  
 10.942 AC/476,833 SF ~ 2 LOTS  
 ~0.205 AC/8,936 SF R/W DEDICATION  
 10.736 AC/467,697 SF ~ NET

4. ZONING  
 CX-3 (5501) & CX-3-PL (5591)

5. CURRENT USE  
 MOVIE THEATRE

6. PROPOSED USE  
 264 APARTMENTS

7. PARKING REQUIREMENTS:  
 1 SPACE/1 BEDROOM (174 UNITS) = 174  
 1.5 SPACES/2+ BEDROOM (90 UNITS) = 135  
 1/300 SF CLUBHOUSE (4,162 SF) = 14  
 CREDIT FOR BLDGS W/IN 400' OF CLUBHOUSE (3/5+ BUILDINGS=60%) = 35  
 335 SPACES PROVIDED (INCLUDING 12 H/C) = 315 TOTAL

8. FEMA FLOODPLAIN  
 PROPERTY IS NOT LOCATED IN A FEMA FLOOD AREA

9. WATERSHED  
 NEUSE RIVER

10. FLOOD HAZARD SOILS  
 NO FLOOD HAZARD SOILS (AS LISTED IN THE WAKE COUNTY UDO) AREA PRESENT ON THE PROPERTY

11. LINEAR FOOTAGE OF PROPOSED PUBLIC ROADS  
 0 LF

12. OUTDOOR AMENITY AREA:  
 10% REQUIRED (46,769 SF/1,074 AC) PROVIDED (48,136 SF/1,105 AC)

13. BICYCLE PARKING:  
 SHORT TERM (1 SPACE/20 UNITS)  
 SHORT TERM (1 SPACE/5000 SF CLUBHOUSE 4 MIN)  
 264 UNITS = 14 SPACES REQUIRED  
 4,162 SF CLUBHOUSE = 4 SPACES MIN REQUIRED  
 12 RACKS (2 SPACES EACH) PROVIDED

14. REQUIRED SETBACKS:  
 BUILDING:  
 STREET 5'  
 SIDE STREET 5'  
 SIDE 0 OR 6'  
 REAR 0 OR 6'  
 PARKING:  
 STREET 10'  
 SIDE STREET 10'  
 SIDE 0 or 3'  
 REAR 0 or 3'

15. EXISTING IMPERVIOUS AREA:  
 318,831 SF (7.3 AC)

16. PROPOSED IMPERVIOUS AREA:  
 255,394 SF (5.86 AC)

17. BUILDING HEIGHTS:  
 BUILDING 1 4'-0"-9'1"  
 BUILDING 2 4'-3"-9'  
 BUILDING 3 4'-3"-9'  
 BUILDING 4 4'-3"-9'  
 BUILDING 5 4'-3"-9'  
 CLUBHOUSE 21'-9"



- 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](mailto:rightofwayservices@raleighnc.gov).
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's Jurisdiction.
- A permit request with a TCPEP 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 Contractor shall schedule a Pre-Construction meeting with the Engineering Inspection Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPEP 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 available 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.

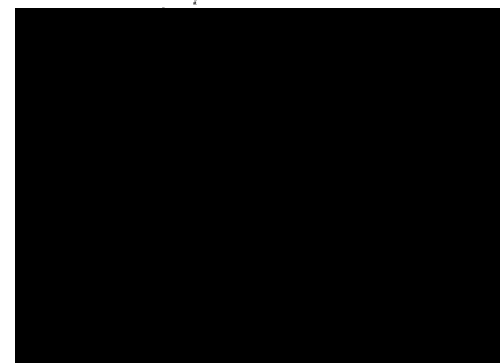
1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE DEVELOPER PLANS TO USE PUBLIC HAULER TO HANDLE TRASH NEEDS.

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISRUPTIONS.
5. SURVEY DATA PROVIDED BY ROBINSON & PLANTE, PC, 970 IRVING RD, RALEIGH NC 27607 (919) 859-6030

PA.1	COVER
PA.2	EXISTING CONDITIONS
PA.3	SITE PLAN
PA.4	BUILD TO PLAN
PA.5	FIRE AND SOLID WASTE PLAN
PA.6	GRADING & DRAINAGE PLAN
PA.7	UTILITY PLAN
PA.8	LANDSCAPE PLAN
PA.9	TREE CONSERVATION PLAN
21-0126B	SITE LIGHTING PLAN
AS-10	BUILDING 1 ELEVATIONS
AS-20	BUILDING 2 ELEVATIONS
AS-30	BUILDING 3 ELEVATIONS
AS-40	BUILDING 4 ELEVATIONS
AS-50	BUILDING 5 ELEVATIONS
ACS-01	CLUBHOUSE ELEVATIONS
ACS-02	CLUBHOUSE ELEVATIONS

REVISION 02.19.2:





PRELIMINARY  
NOT FOR CONSTRUCTION

ATLANTIC SPRINGS PLACE APARTMENTS

5501 & 5591 ATLANTIC SPRINGS ROAD  
RALEIGH, NORTH CAROLINA

ISSUED: 3 MAY 2021

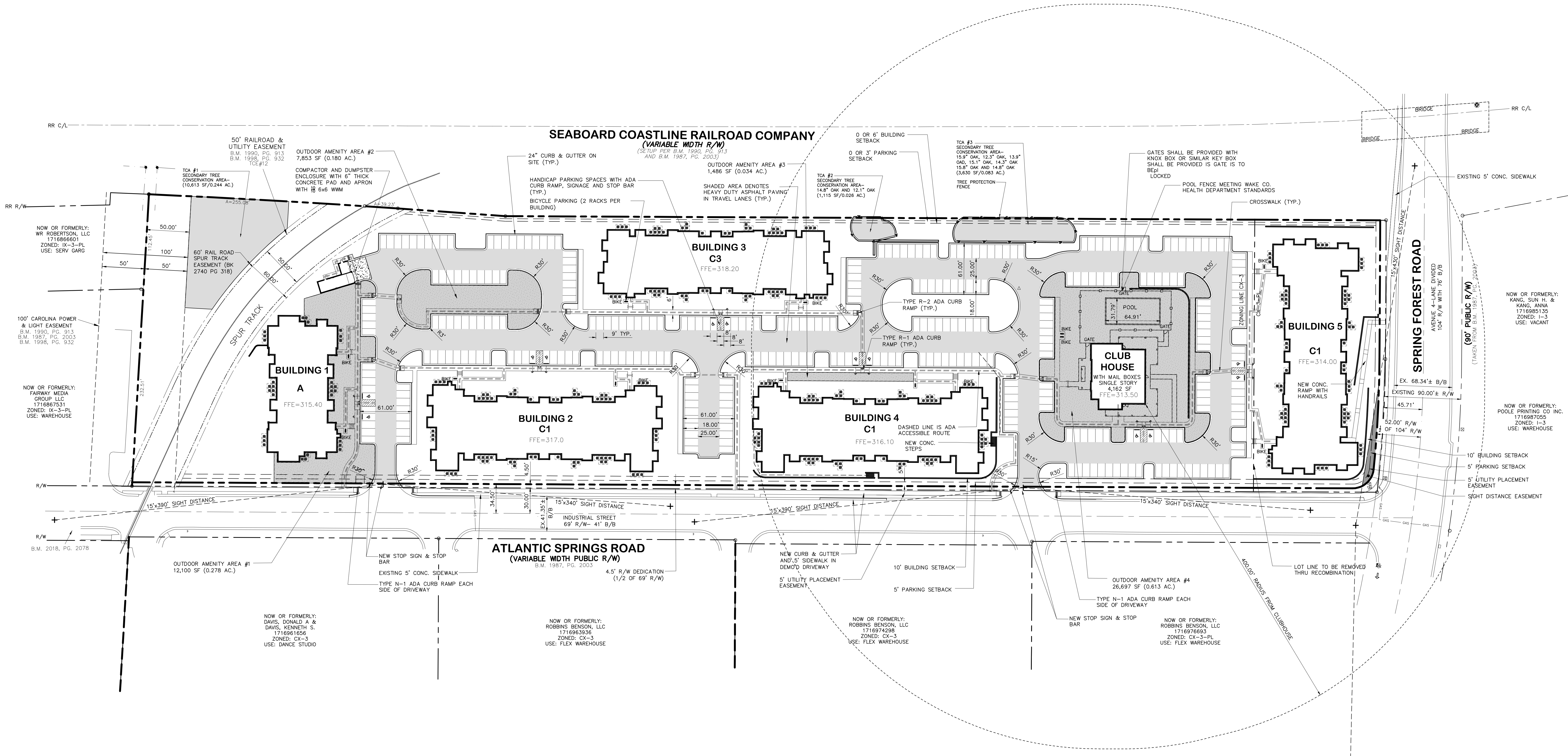
REVISIONS:

6 JULY 2021  
PER CITY REVIEW COMMENTS  
25 AUG 2021  
PER CITY REVIEW COMMENTS  
5 OCT 2021  
PER CITY REVIEW COMMENTS

DRAWN BY: CRP  
CHECKED BY: JDL  
PROJECT: DASA

SITE PLAN

DWG. NO. PA. 3

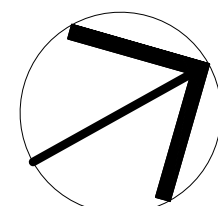


BUILDING SUMMARY BY BEDROOM

BUILDING	1 BR UNITS	2 BR UNITS	TOTAL UNITS
1 (A)	12	18	30
2 (C1)	42	18	60
3 (C3)	36	18	54
4 (C1)	42	18	60
5 (C1)	42	18	60
	174	90	264

OUTDOOR AMENITY CALCULATIONS

TOTAL SITE NET:	467,697 SF	10.73 AC.
10% OUTDOOR AMENITY REQ'D:	46,769 SF	1.073 AC.
AREA 1 PROVIDED:	12,100 SF	0.278 AC.
AREA 2 PROVIDED:	7,853 SF	0.180 AC.
AREA 3 PROVIDED:	1,486 SF	0.034 AC.
AREA 4 PROVIDED:	26,697 SF	0.613 AC.
TOTAL	48,136 SF	1.105 (10.3%)



0 50 100 150  
SCALE IN FEET

ASR-0038-2021





**BUILDING 1  
WEST ELEVATION**  
Scale: 3/32" = 1'-0"



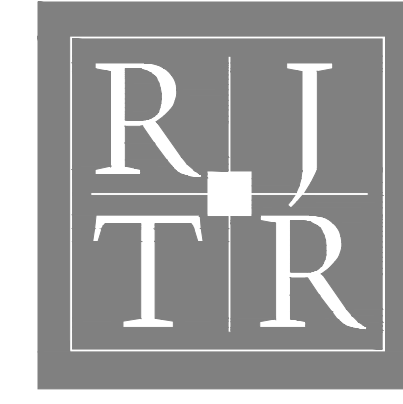
**BUILDING 1  
EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**BUILDING 1  
SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



**BUILDING 1  
NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



**RULE JOY TRAMMELL | RUBIO**  
ARCHITECTURE | INTERIOR DESIGN  
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
770-661-1492 (phone) 770-661-1493 (fax)  
www.rjtrdesign.com

PRINTED	
DATE	ISSUE/REVISION
04-30-21	ASR
07-02-21	ASR #2

**BUILDING 1 ELEVATIONS**  
**ATLANTIC SPRINGS APTS**  
RALEIGH, NORTH CAROLINA

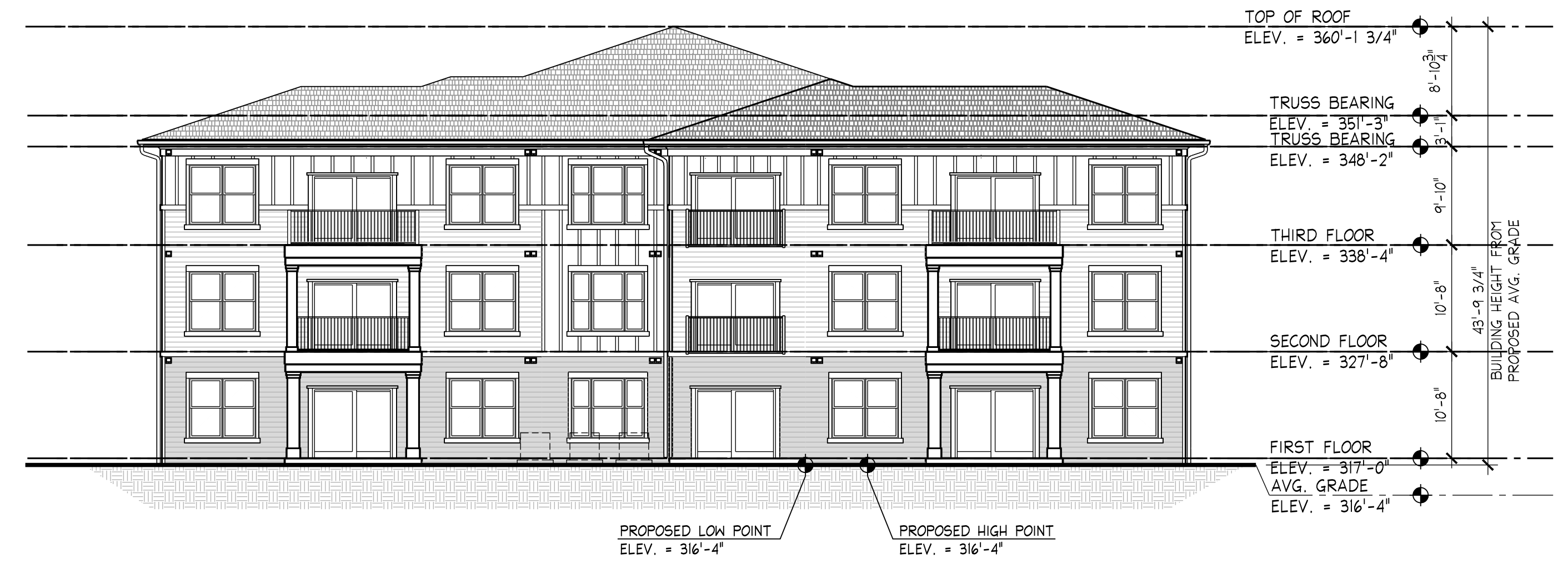
COMMISSION NO: 20-106.00  
DRAWING NO:  
**A5-10**

NOT ISSUED FOR CONSTRUCTION





**4** **BUILDING 2**  
**SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



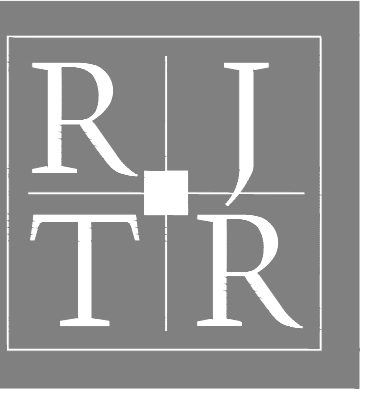
**3** **BUILDING 2**  
**NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



**2** **BUILDING 2**  
**WEST ELEVATION**  
Scale: 3/32" = 1'-0"



**1** **BUILDING 2**  
**EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**RULE JOY TRAMMELL | RUBIO**  
ARCHITECTURE | INTERIOR DESIGN  
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
770-661-1492 (phone) 770-661-1493 (fax)  
www.rjtrdesign.com

DATE	ISSUE/REVISION
04-30-21	ASR
07-02-21	ASR #2

**BUILDING 2 ELEVATIONS**  
**ATLANTIC SPRINGS APTS**  
RALEIGH, NORTH CAROLINA

COMMISSION NO: 20-106.00  
DRAWING NO:  
**A5-20**

NOT ISSUED FOR CONSTRUCTION





**4** **BUILDING 3  
SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



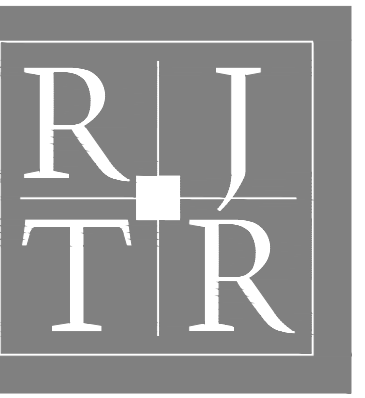
**3** **BUILDING 3  
NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



**2** **BUILDING 3  
WEST ELEVATION**  
Scale: 3/32" = 1'-0"



**1** **BUILDING 3  
EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**RULE JOY TRAMMELL | RUBIO**  
ARCHITECTURE | INTERIOR DESIGN  
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
770-661-1492 (phone) 770-661-1493 (fax)  
www.rjrdesign.com  
THIS DESIGN AND DRAWING ARE THE PROPERTY OF RULE JOY TRAMMELL | RUBIO ARCHITECTURE AND ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION.

PRINTED	
DATE	ISSUE/REVISION
04-30-21	ASR
07-02-21	ASR #2

**BUILDING 3 ELEVATIONS**  
**ATLANTIC SPRINGS APTS**  
RALEIGH, NORTH CAROLINA

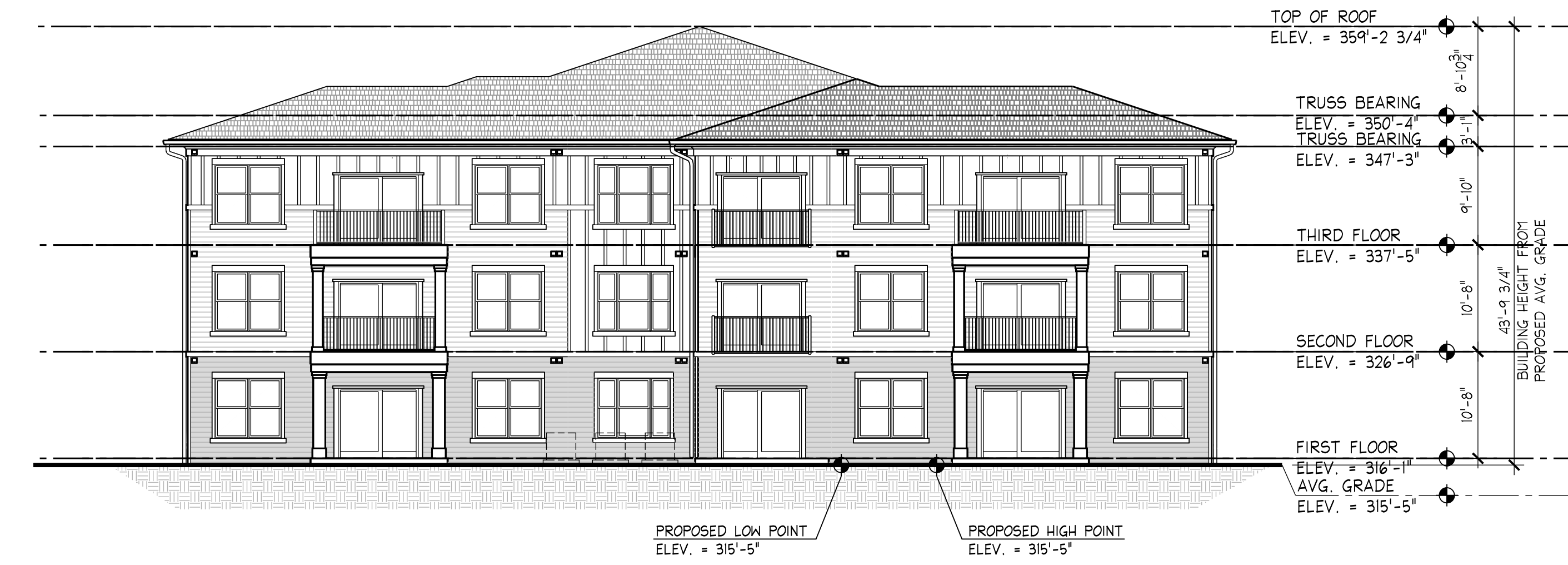
COMMISSION NO: 20-106.00  
DRAWING NO:  
**A5-30**

NOT ISSUED FOR CONSTRUCTION





**4 BUILDING 4 SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



**3 BUILDING 4 NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



**2 BUILDING 4 WEST ELEVATION**  
Scale: 3/32" = 1'-0"



**1 BUILDING 4 EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**RULE JOY TRAMMELL | RUBIO**  
ARCHITECTURE | INTERIOR DESIGN  
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
770-661-1492 (phone) 770-661-1493 (fax)  
www.rjtrdesign.com

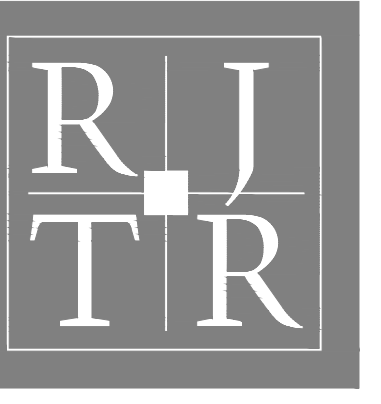
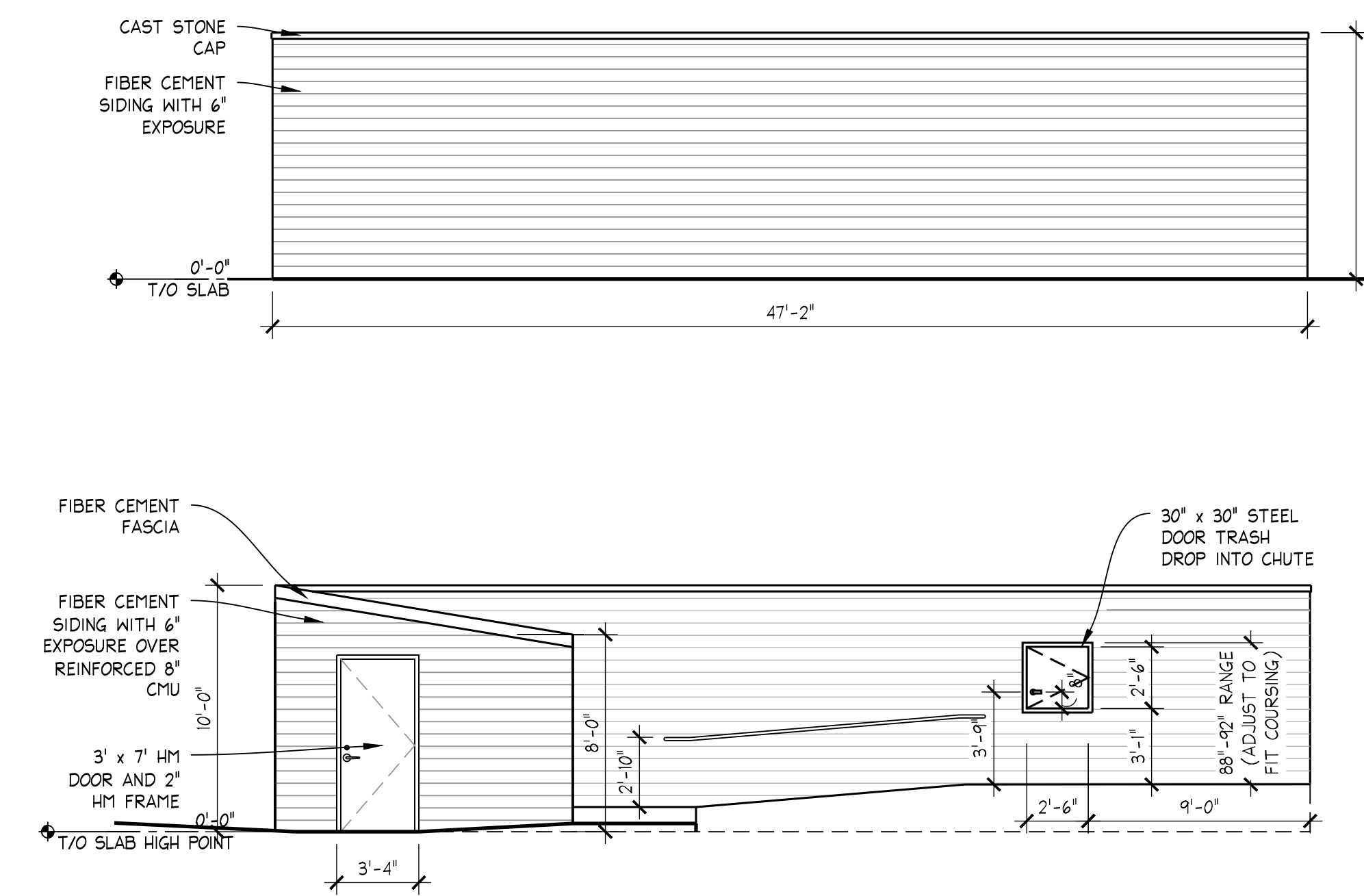
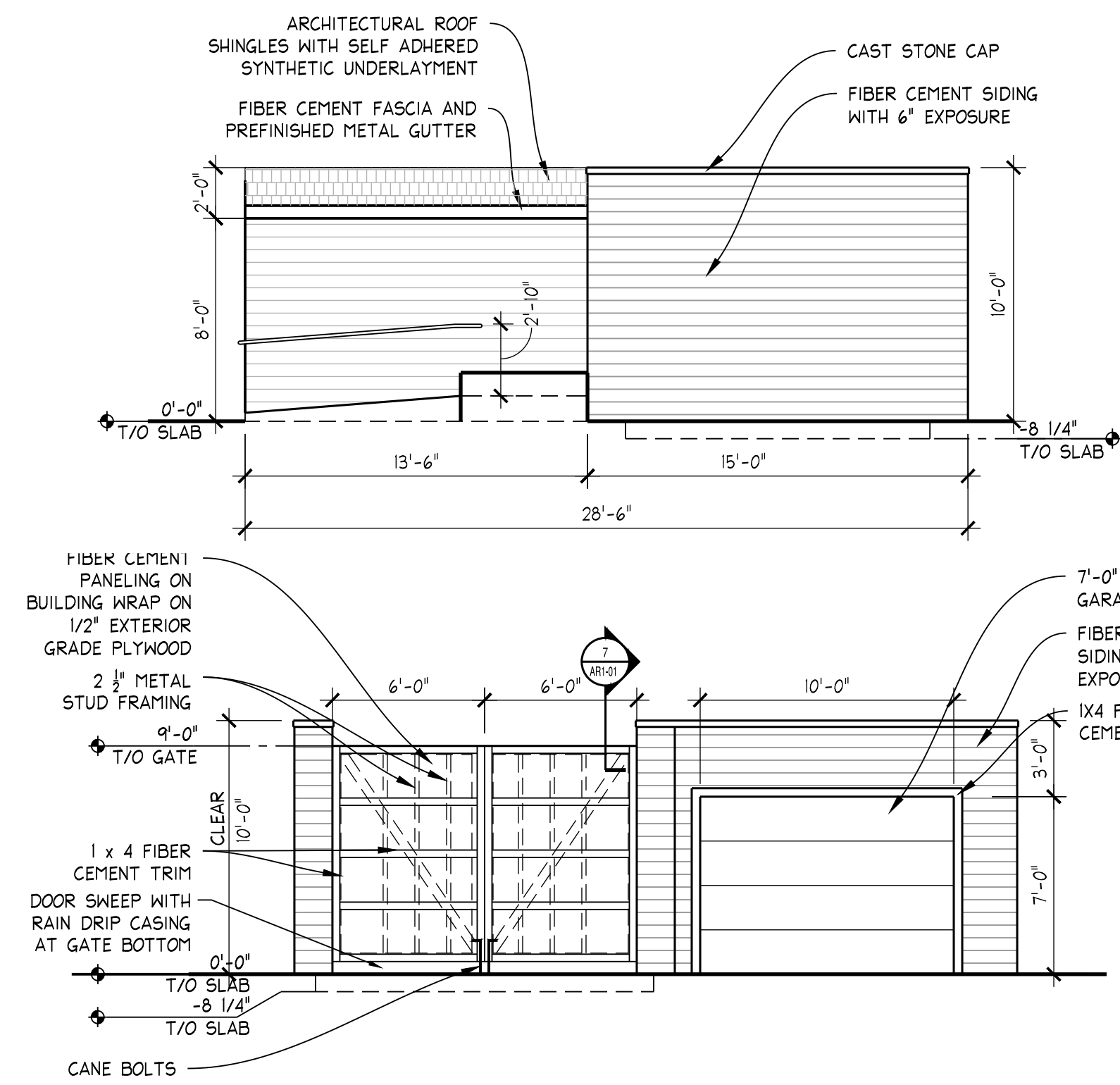
PRINTED	
DATE	ISSUE/REVISION
04-30-21	ASR
07-02-21	ASR #2

**BUILDING 4 ELEVATIONS**  
**ATLANTIC SPRINGS APTS**  
RALEIGH, NORTH CAROLINA

COMMISSION NO: 20-106.00  
DRAWING NO:  
**A5-40**

NOT ISSUED FOR CONSTRUCTION





RULE JOY TRAMMELL | RUBIO  
ARCHITECTURE | INTERIOR DESIGN  
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
770-661-1492 (phone) 770-661-1493 (fax)  
www.rjrdesign.com

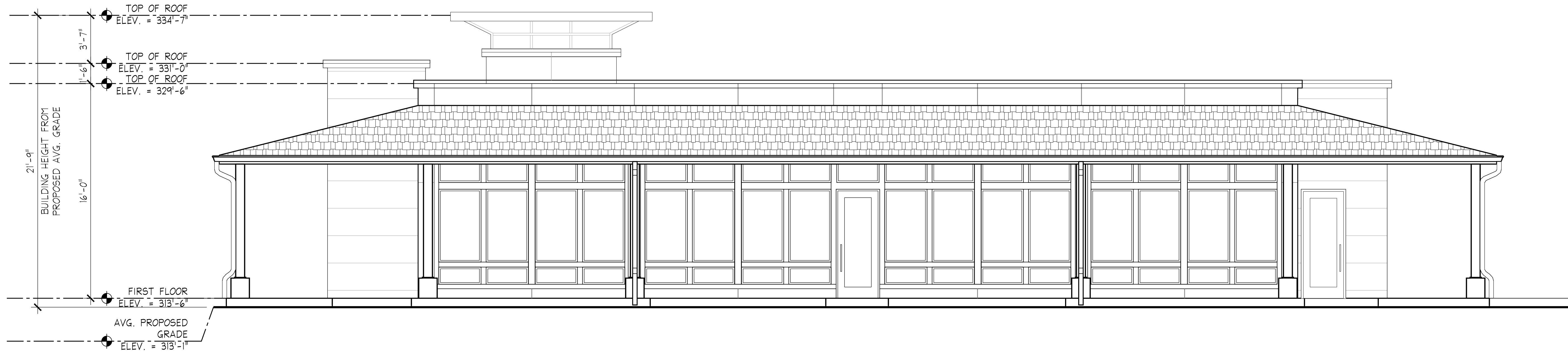
DATE	ISSUE/REVISION
04-30-21	ASR
07-02-21	ASR #2

BUILDING 5 ELEVATIONS  
ATLANTIC SPRINGS APTS  
RALEIGH, NORTH CAROLINA

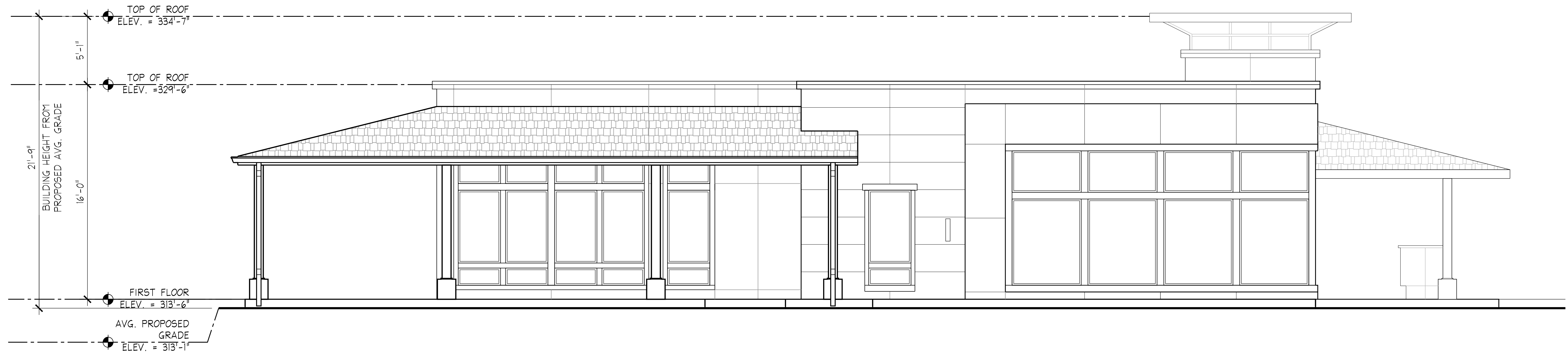
COMMISSION NO: 20-106.00  
DRAWING NO: A5-50

NOT ISSUED FOR CONSTRUCTION

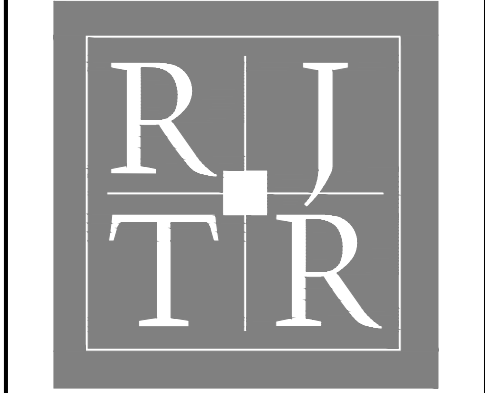




**CLUBHOUSE  
NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



**CLUBHOUSE  
WEST ELEVATION**  
Scale: 1/4" = 1'-0"



**RULE JOY TRAMMELL | RUBIO**  
ARCHITECTURE | INTERIOR DESIGN  
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339  
770-661-1492 (phone) 770-661-1493 (fax)  
www.rjtrdesign.com

PRINTED	
DATE	ISSUE/REVISION
04-30-21	ASR
07-02-21	ASR #2

**CLUBHOUSE ELEVATIONS**  
**ATLANTIC SPRINGS APTS**  
RALEIGH, NORTH CAROLINA

COMMISSION NO: 20-106.00  
DRAWING NO:  
**AC5-01**

NOT ISSUED FOR CONSTRUCTION





PRINTED	
DATE	ISSUE/REVISION
0-21	ASR
2-21	ASR #2

**2 SOUTH E**  
Scale: 1/4" = 1'-0"



**1** EAST ELEVATION  
Scale: 1/4" = 1'-0"



ATLANTIC SPRINGS APTS  
RALEIGH, NORTH CAROLINA

MISSION NO: 20-106.0

C5-02

	L
--	---