



# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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> Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic	Subdivision transaction #: _____ Sketch transaction #: SCOPE-0044-2020 Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Quail Commons			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <b>5111 Falls of Neuse Rd., Raleigh, NC 27609</b>			
Site P.I.N.(s): 1716349879			
Please describe the scope of work. Include any additions, expansions, and change of use. Project includes the demolition of existing multi-use buildings and construction of a medical office/general office building with associated infrastructure.			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Nova Capital Partners, LLC		Title: Jason Tuttle, Principal	
Address: 1301 E. Millbrook Rd, Ste D106, Raleigh, NC 27609			
Phone #: 704-552-8713		Email: jason@novacap.net	
Applicant Name: Chris Bostic, P.E.			
Company: Kimley-Horn and Associates, LLC		Address: 421 Fayetteville St, Suite 600, Raleigh, NC 2760	
Phone #: 919-653-2927		Email: chris.bostic@kimley-horn.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): OX-3-PL	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 32,000
Gross site acreage: 2.21	New gross floor area: 75,000
# of parking spaces required: 205	Total sf gross (to remain and new): 75,000
# of parking spaces proposed: 205	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 3 <span style="float: right;">+</span>
Existing use (UDO 6.1.4): Office, Financial, Warehouse, Entertainment	
Proposed use (UDO 6.1.4): Medical Office/General Office	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>1.64</u> Square Feet: <u>71,581</u>	Proposed Impervious Surface: Acres: <u>1.80</u> Square Feet: <u>78,581</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**RESIDENTIAL DEVELOPMENTS**

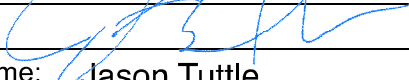
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br:          2br:          3br:          4br or more:	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: 	Date: June 16, 2020
Printed Name: <u>Jason Tuttle</u>	



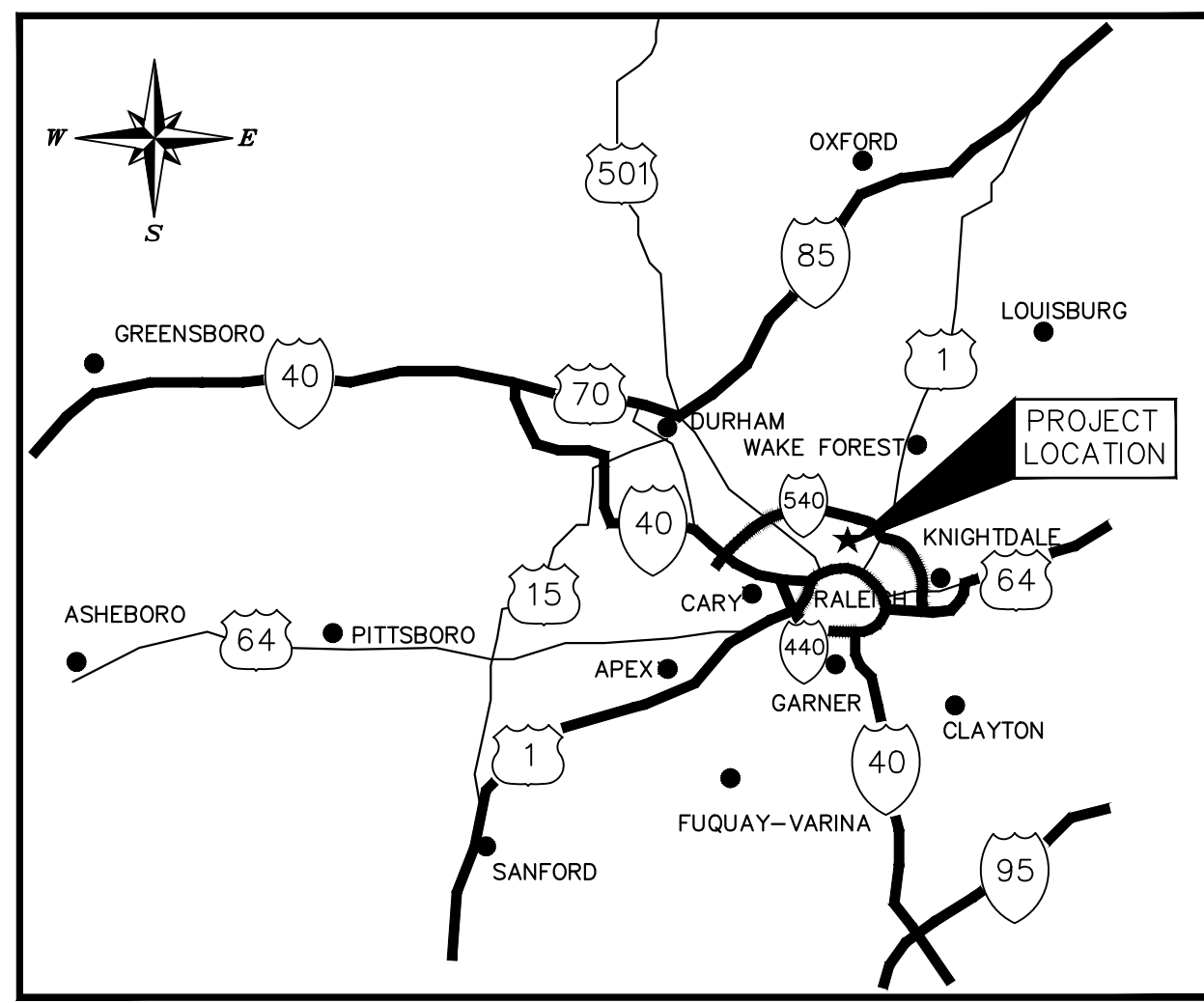
# ADMINISTRATIVE SITE REVIEW

# QUAIL COMMONS

ASR-\_\_\_\_\_-\_\_\_\_

SKETCH TRANS.# SCOPE-0044-2020

5111 FALLS OF NEUSE RD  
 RALEIGH, NORTH CAROLINA 27609  
 A DEVELOPMENT BY: NOVA CAPITAL, LLC  
 3717 NATIONAL DRIVE, SUITE 104  
 RALEIGH, NC 27612



PROJECT LOCATION  
NTS



VICINITY MAP  
SCALE: 1" = 500'

## DEVELOPMENT SERVICES

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<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	_____
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		Zoning Case #: _____	_____
		Administrative Alternate #: _____	_____

### GENERAL INFORMATION

Development name: Quail Commons  
 Inside City limits?  Yes  No  
 Property address(es): 5111 Falls of Neuse Rd., Raleigh, NC 27609  
 Site P.I.N.(s): 1716349879  
 Please describe the scope of work. Include any additions, expansions, and change of use.  
 Project includes the demolition of existing multi-use buildings and construction of a medical office/general office building with associated infrastructure.

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 Phone #: 704-552-8713 Email: jason@novacap.net  
 Applicant Name: Chris Bostic, P.E.  
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 Phone #: 919-653-2927 Email: chris.bostic@kimley-horn.com

### DEVELOPMENT TYPE + SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
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### STORMWATER INFORMATION

Existing Impervious Surface:  
 Acres: 1.64 Square Feet: 71,981  
 Proposed Impervious Surface:  
 Acres: 1.60 Square Feet: 70,581

Is this a flood hazard area?  Yes  No  
 If yes, please provide:  
 Alluvial soils: \_\_\_\_\_  
 Flood stu: \_\_\_\_\_  
 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

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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: *Jason Tuttle* Date: June 16, 2020  
 Printed Name: Jason Tuttle

### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C10.0	SAND FILTER DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
A-1 - A-2	ARCHITECTURAL ELEVATIONS
A-3	PARKING LEVEL PLAN
BM1972 PG 184	PLAT SHOWING CORRECT PARCEL LINES

PRELIMINARY  
NOT FOR CONSTRUCTION

JUNE 15, 2020 JOB NUMBER: 013634000

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**SURVEY NOTE:**  
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7008 HARPS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED MARCH 6, 2020.

## PROJECT OWNER AND CONSULTANT

**SITE DEVELOPER:** NOVA CAPITAL PARTNERS, LLC  
 3717 NATIONAL DR., SUITE 104  
 RALEIGH, NC 27612  
 PHONE: (704) 552-8713  
 ATTN.: JASON TUTTLE  
 jason@novacap.net

**CIVIL ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC.  
 421 FAYETTEVILLE ST., SUITE 600  
 RALEIGH, NORTH CAROLINA 27601  
 PHONE: (919) 653-2927  
 ATTN.: CHRIS BOSTIC, P.E.  
 chris.bostic@kimley-horn.com

**LANDSCAPE ARCHITECT:** KIMLEY-HORN AND ASSOCIATES, INC.  
 421 FAYETTEVILLE ST., SUITE 600  
 RALEIGH, NORTH CAROLINA 27601  
 PHONE: (919) 678-4170  
 ATTN.: MATT GROSS, PLA  
 matt.gross@kimley-horn.com

**SURVEYOR:** NEWCOMB LAND SURVEYORS, PLLC  
 7008 HARPS MILL RD., SUITE 105  
 RALEIGH, NC 27615  
 PHONE: (919) 847-1800  
 ATTN.: JUSTIN L. LUTHER, PLS  
 justin@nls-nc.com

PREPARED IN THE OFFICE OF: NC CERTIFICATE OF AUTHORIZATION: F-0102

# Kimley»Horn

© 2020 Kimley-Horn and Associates, Inc.  
 421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601  
 PHONE: (919) 677-2000

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Kimley»Horn

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-677-2000 FAX: 919-677-2050  
 WWW.KIMLEY-HORN.COM

COVER SHEET

QUAIL COMMONS  
PREPARED FOR  
NOVA CAPITAL GROUP

SHEET NUMBER  
C0.0

NORTH CAROLINA  
RALEIGH

REVISIONS  
No. DATE BY



Plotted By: Carter, Tim Sheet: SRT-QUAIL COMMONS Layout: C2.0 PRELIMINARY SITE PLAN June 15, 2020 04:32:37pm K:\V\AL\DEVA\013634000-Quail Commons\Planning phase\15-000-000-000 PRELIMINARY SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

- NOTE:**
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
  - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
  - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**CONTROL CORNER**  
 N: 765,156.57  
 E: 2,113,748.47  
 5/8" IRON PIPE 0.2' BG

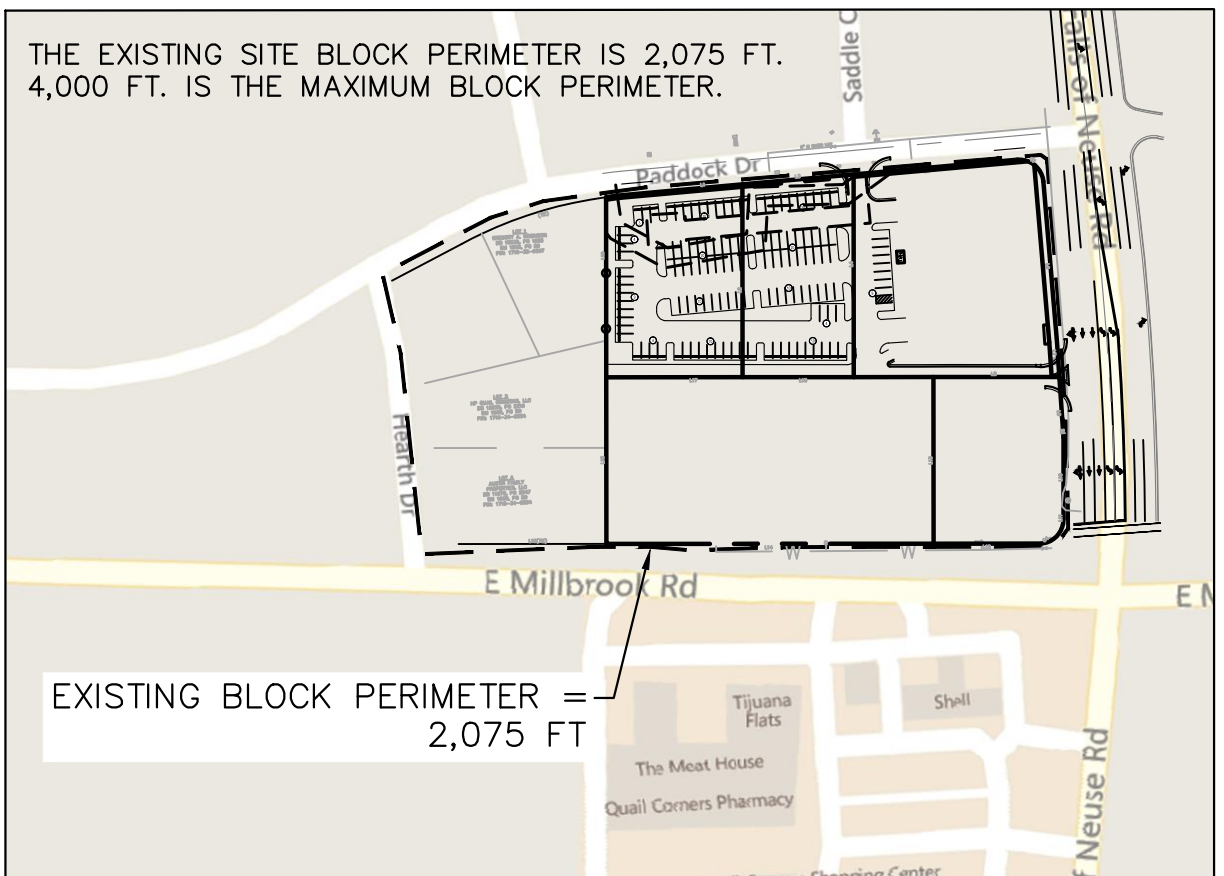
**PADDOCK DRIVE**  
 (50' PUBLIC R/W)

**AVENUE OF NEUSE ROAD - SR 2000**  
 (PUBLIC R/W VARIES)

**E. MILLBROOK ROAD**  
 (PUBLIC R/W VARIES)

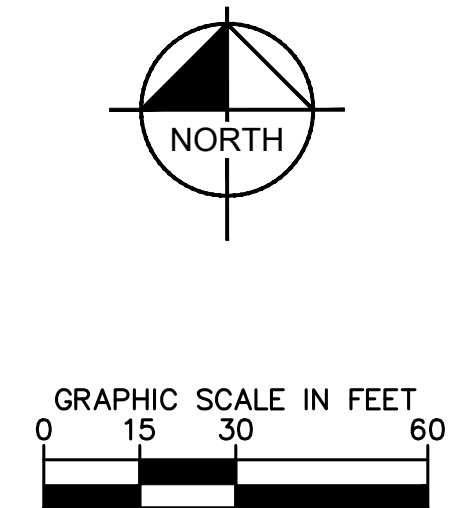
SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	STANDARD CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

SITE DATA	
<b>PROPERTY INFORMATION</b>	
EXISTING ZONING:	OX-3-PL
EXISTING USE:	OFFICE, FINANCIAL, WAREHOUSE, ENTERTAINMENT
TOTAL SITE AREA:	2.21 AC (96,471 SF)
<b>BUILDING SETBACKS:</b>	
PRIMARY STREET =	5'
SIDE STREET =	5'
SIDE LOT LINE =	0' OR 6'
REAR LOT LINE =	0' OR 6'
<b>PARKING SETBACKS:</b>	
PRIMARY STREET =	10'
SIDE STREET =	10'
SIDE LOT LINE =	0' OR 3'
REAR LOT LINE =	0' OR 3'
<b>PROJECT DATA</b>	
PROPOSED USE:	MEDICAL OFFICE, GENERAL OFFICE
PIN#	1716349879
PROPOSED # OF BUILDINGS	1
BUILDING GROSS FLOOR AREA:	BUILDING 1: 75,000 SF
<b>PARKING:</b>	
REQUIRED PER UDO:	MEDICAL OFFICE: 1 SPACE PER 300 SF GENERAL OFFICE: 1 SPACE PER 400 SF 10% PARKING REDUCTION FOR PROXIMITY TO PUBLIC TRANSIT
	48,000/300 + 27,000/400 = 227.5 SPACES + 0.9 = 205 SPACES REQUIRED
	PARKING PROVIDED: 205 SPACES (72 WITHIN BUILDING)
<b>HANDICAP PARKING</b>	
REQUIRED:	7 SPACES
PROVIDED:	7 SPACES TOTAL (2 VAN ACCESSIBLE)
<b>SHORT TERM BIKE PARKING:</b>	
REQUIRED:	1 SPACE PER 10,000 SF GFA 75,000/10,000 = 8 SPACES
PROVIDED:	8 SPACES
<b>LONG TERM BIKE PARKING:</b>	
REQUIRED:	MEDICAL OFFICE: 1 SPACE PER 10,000 SF GFA 48,000/10,000 = 5 SPACES
	OFFICE: 1 SPACE PER 5,000 SF GFA 27,000/5,000 = 6 SPACES
	TOTAL REQUIRED = 11 SPACES
PROVIDED:	11 SPACES
<b>AMENITY AREA:</b>	
SEE LANDSCAPE PLANS FOR DETAILS	
REQUIRED:	96,268 SF X 10% = 9,627 SF
PROVIDED:	10,365 SF
<b>PROPOSED BUILDING HEIGHT:</b>	
50' MAX - SEE ELEVATIONS SHEETS	
<b>SITE IMPERVIOUS AREA:</b>	
EXISTING (PRE-DEV.):	=71,581 SF (74.20%)
PROPOSED (POST-DEV.):	=78,581 SF (81.46%)



- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7008 HARRIS MILL RD., SUITE 105, RALEIGH, NC 27615. PHONE: 919-847-1800 AND DATED MARCH 6, 2020.
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171600J DATED MAY 2, 2006.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NO.
REVISIONS
DATE

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 PHONE: 919-677-2000 FAX: 919-677-2050  
 WWW.KIMLEY-HORN.COM #1-0102

**PRELIMINARY SITE PLAN**

QUAIL COMMONS  
 PREPARED FOR  
 NOVA CAPITAL GROUP

NORTH CAROLINA  
 RALEIGH

SHEET NUMBER
C2.0



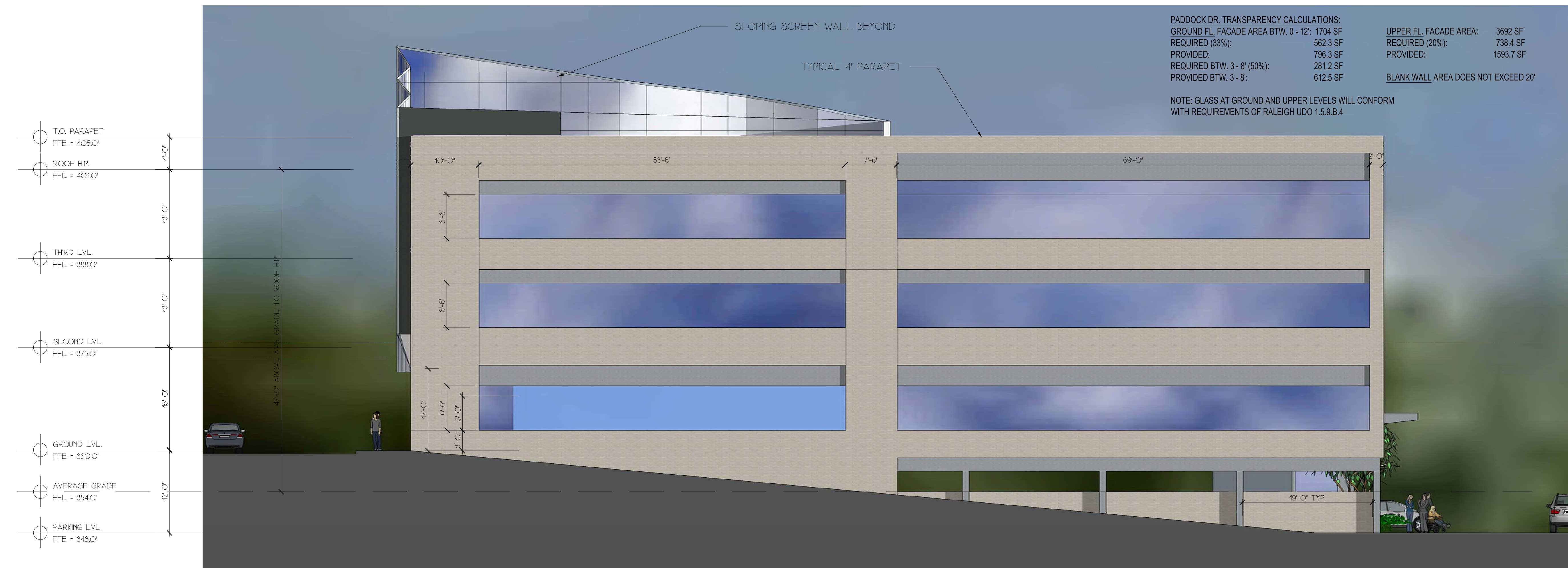




Seal:



WEST ELEVATION - TENANT ENTRY FROM ON GRADE PARKING



NORTH ELEVATION - PADOCK DRIVE

Project Name:  
QUAIL COMMONS  
MEDICAL OFFICE BLDG

RALEIGH, NC

No.	Date	Description

Project No.: 20.05  
Date: 6/15/20  
Scale: 1/8"=1'-0"  
Drawn: JR, JJS  
Checked: JJS

Drawing Title:  
BUILDING ELEVATIONS

Drawing No.:

A-2