

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): _____

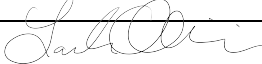
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this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

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
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 #: _____	
GENERAL INFORMATION			
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: _____			
NOTE: please attach purchase agreement when submitting this form.			
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	
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, _____ 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: 	Date:
Printed Name:	

TIER 3 ADMINISTRATIVE SITE REVIEW PLANS FOR:
ANDERSON CONDOMINIUMS
115 ANDERSON POINT DRIVE
RALEIGH, NORTH CAROLINA 27610

Project Data Sheet

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This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

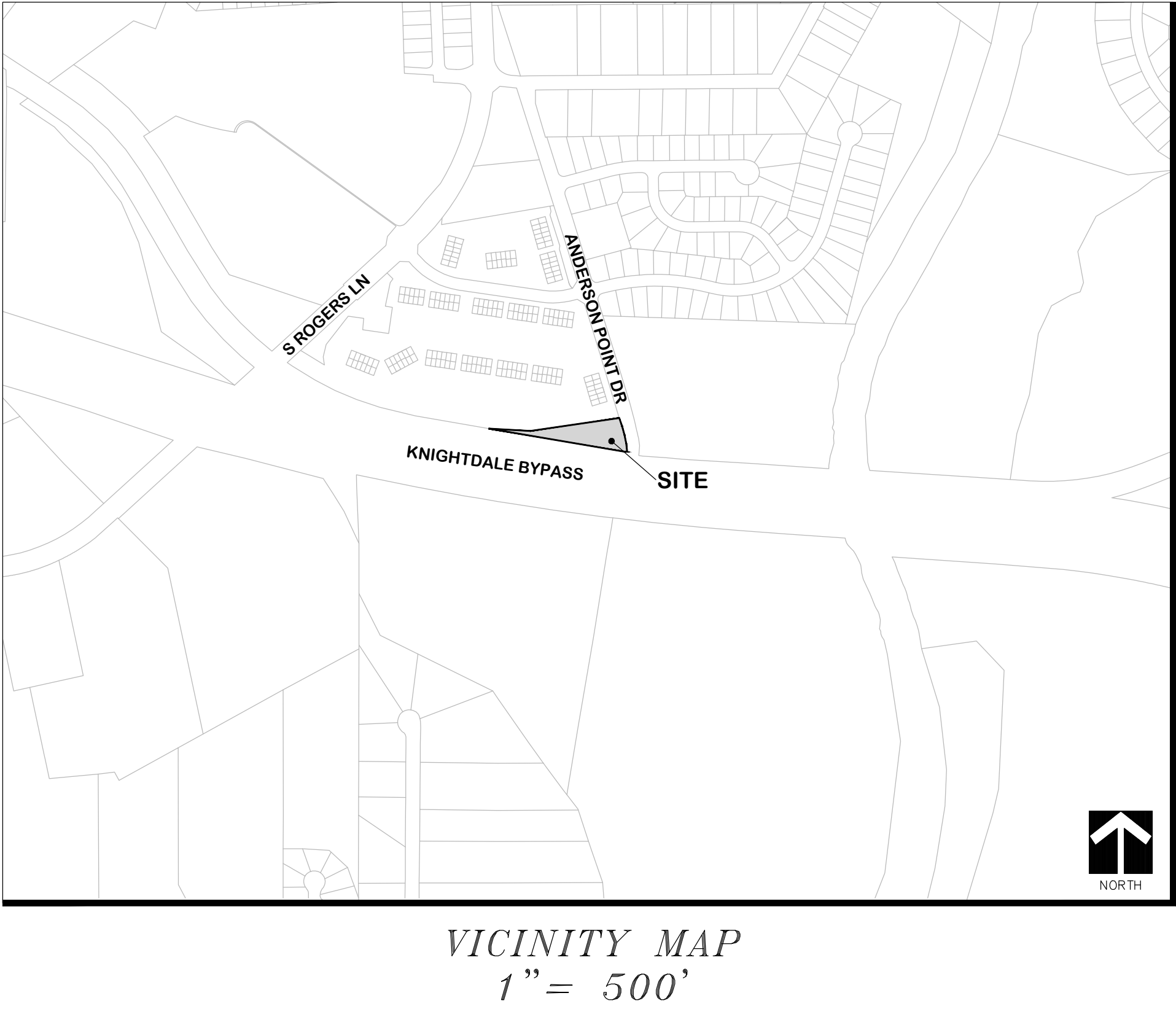
GENERAL INFORMATION			
Development Name: Anderson Condominiums		Proposed Use: Multi-family	
Property Address(es): 115 Anderson Point Drive			
Approved Site Plan or Subdivision case #:			
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:			
PIN #: 1733-56-4807	PIN #:	PIN #:	PIN #:
☐ Apartment	☐ Bank	☐ Congregate care	☐ Hospital
☐ Hotel/Motel	☐ Industrial building	☐ Mixed residential	☐ Non-residential condo
☐ Office	☐ Religious institution	☒ Residential condo	☐ Retail
☐ School	☐ Shopping center	☐ Single-family residential	☐ Telecommunication tower
☐ Townhouse	☐ Civic use: Park, community center, museum or government facility	☐ Other	
Scope of work: 12 proposed townhome units.			

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY			
1. Total number of townhouse lots: 1		Number attached: 12	
2. Total number of apartment or condominium units: 12		Number detached: 0	
3. Total number of Congregate Care or Life Care Dwelling units: 0			
4. Overall total number of dwelling units (from 1-3 above): 12			
5. Number of bedroom units: 1BR:		2BR: 3BR: yes 4BR or more:	
6. Overall unit(s) per acre densities per zoning district(s): Per PD: Units Allowed: 12, Units Provided: 12			

DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)	
Zoning Information	Building Information
Zoning district(s): PD	Proposed use of building(s): Multi-Unit Living
If more than one district, provide acreage of each:	Proposed sq. ft. of building(s) gross: 21,600 SF
Overlay district(s): SHOD-1	Existing sq. ft. of building(s) gross: 0
Total site acreage: 1.05 AC	Total sq. ft. gross (existing and proposed): 21,600 SF
Off street parking: Required: 24 Provided: 26	Proposed height of building(s): 37'-10"
COA (Certificate of Appropriateness) case #:	FAR (floor area ratio) %: 47%
BOA (Board of Adjustment) case # A -	Building lot coverage %: 17%
CUD (Conditional Use District) case # Z - (REZN-MP-1-1997)	Inside City Limits? Yes ☒ No ☐

PAGE 1 OF 2

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SITE DATA TABLE	
SITE ADDRESS:	115 ANDERSON POINT DRIVE RALEIGH, NC 27610
OWNER:	SKYROCK ESTATES, LLC 1000 MILBURNIE ROAD, SUITE A RALEIGH, NORTH CAROLINA 27604
PIN(S):	1733-56-4807
EXISTING ZONING:	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-UNIT LIVING
BUILDING TYPE:	CONDOMINIUMS
DENSITY:	PER PD, 12 UNITS ALLOWED & 12 UNITS PROVIDED
PROPOSED # OF DWELLING UNITS:	12
# OF BEDROOMS PER UNIT:	3 BEDROOMS
PARCEL AREA:	EXISTING = 0.70 ACRES PROPOSED = 1.05 ACRES
WATERSHED:	CRABTREE CREEK
ADDITIONAL OVERLAY:	SPECIAL HIGHWAY OVERLAY DISTRICT-1 (SHOD-1) (N/A PER CITY OF RALEIGH UDO SECTION 7.2.2.D.) SHOD-1 YARD = 21,711 SF (47.28% OF TOTAL SITE AREA)
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	FLOOD ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (RATE MAP 3720173300J)
RIGHT-OF-WAY DEDICATION:	NONE
IMPERVIOUS AREA:	EXISTING = ±0.11 ACRES (4,917 SF) PROPOSED = ±0.49 ACRES (21,305 SF)
AMENITY SPACE:	REQUIRED = 10% OF TOTAL SITE AREA PROPOSED = 4,654 SF (0.11 ACRES) 10% OF TOTAL SITE AREA
PRINCIPAL BUILDING SETBACKS:	PRIMARY (MIN): 20' SIDE (MIN): 10'
BUILDING FLOOR AREA:	EXISTING = 0 GFA PROPOSED = 21,600 GFA
BUILDING HEIGHT:	REQUIRED: 3 STORIES /45' MAX. PROPOSED: 3 STORIES / 37'-10"
PARKING:	PROVIDED: 24 STANDARD SPACES 2 ADA SPACES (1 VAN ACCESSIBLE) 26 TOTAL SPACES PROVIDED
BICYCLE PARKING:	NONE

STORMWATER INFORMATION	
Existing impervious surface: 0.11 AC/4,917 SF acres/square feet	
Proposed impervious surface: 0.49 AC (21,305 SF) acres/square feet	
Neuse River buffer: Yes ☐ No ☒	Wetlands: Yes ☐ No ☒
Flood Hazard Area: Yes ☒ No ☐ If yes, Alluvial soils: none	
Flood Study: May 2, 2006	FEMA Map Panel #: 1733
Total disturbed area: 0.87 AC, 37,847 SF acres/square feet	

PAGE 2 OF 2

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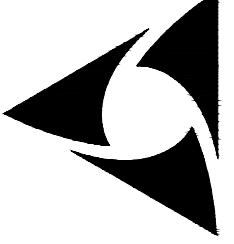
INDEX TO PLANS	
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-3.0	SITE LAYOUT PLAN
C-4.0	UTILITY PLAN
D-1.0	GRADING AND STORM DRAINAGE PLAN
D-2.0	SITE DETAIL SHEET
D-2.1	UTILITY DETAIL SHEET
D-2.2	UTILITY DETAIL SHEET
D-3.0	STORM DRAINAGE DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
LP-1.0	LIGHTING PLAN
A201	BUILDING ELEVATIONS

OWNER: SKYROCK ESTATES, LLC 1000 MILBURNIE ROAD, SUITE A RALEIGH, NC 27610 TEL: 919.266.2446 E-MAIL: nmanso@skyrockconstructionllc.com	SURVEYOR: SURVEYING SOLUTIONS 307 EAST MAIN STREET YOUNGSVILLE, NC 27596 TEL: 919.236.5551 E-MAIL: fabien@surveyepc.com
CIVIL ENGINEER: PABST DESIGN GROUP, PA 107 FAYETTEVILLE STREET, SUITE 200 RALEIGH, NC 27601 TEL: 919.848.4399 E-MAIL: dpabst@pabstdesign.com	ARCHITECT: OSTERLUND ARCHITECTS, PLLC 5 W HARGETT STREET, #310 RALEIGH, NC 27601 TEL: 919.838.9337 E-MAIL: andy@aoarchitect.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PABST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 848 4399 | Fax: 919 948 4395 | NC LICENSE NUMBER: C-3311



PREPARED FOR:
OSTERLUND ARCHITECTS, PLLC
5 W HARGETT STREET, #310
RALEIGH, NORTH CAROLINA 27601
DATE: 5.16.2022
PROJECT ENGINEER:
PDP
PROJECT CAD DESIGNER:
LOO
PROJECT SURVEYOR:
SURVEYING SOLUTIONS

ANDERSON CONDOMINIUMS
RALEIGH WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE REVIEW PLAN
COVER SHEET

NO. _____

DATE _____

REVISION _____

SCALE _____

DRAWING SHEET

C-0.0

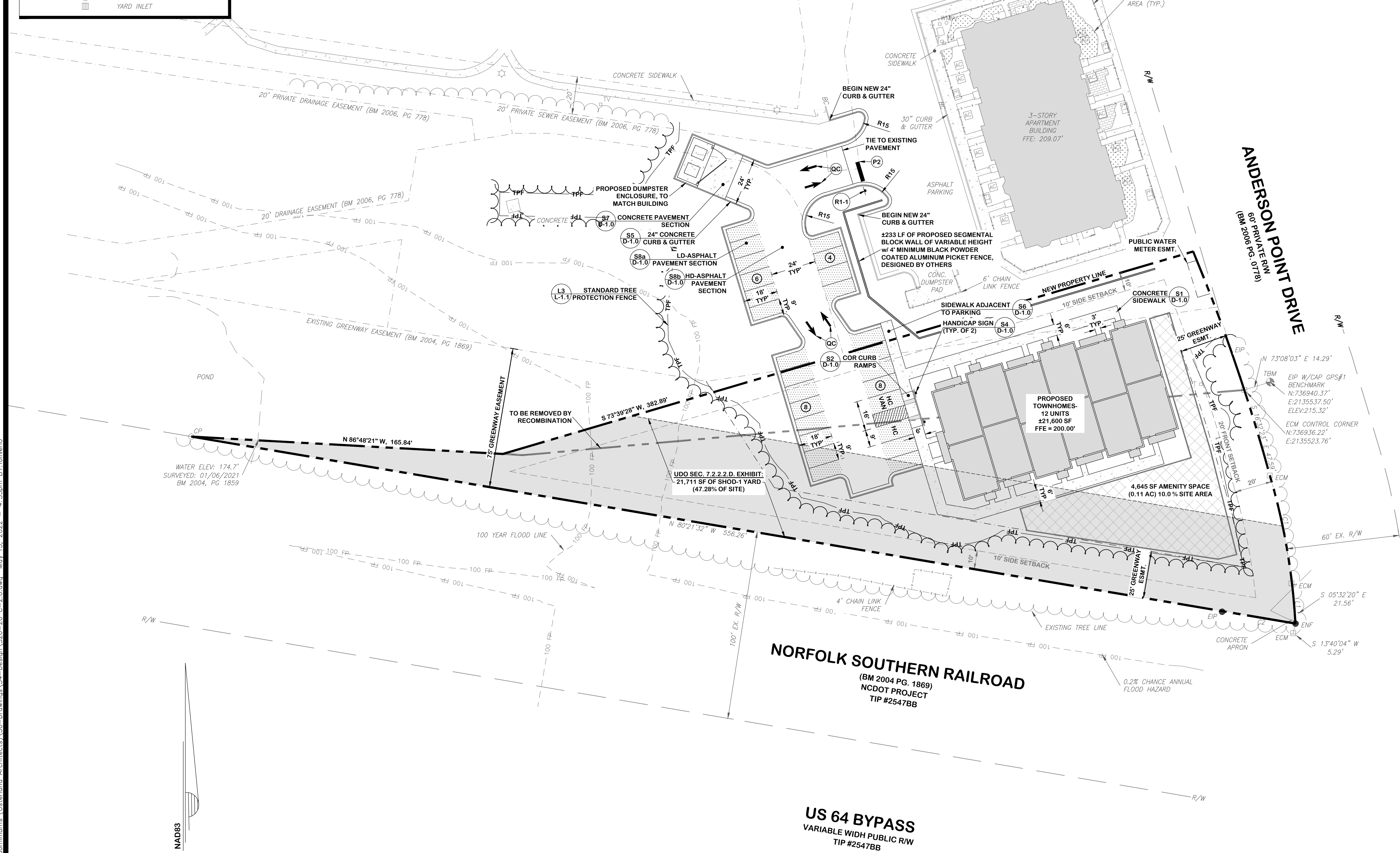
PROJECT NUMBER
526-20

TV □	CABLE PED.
CP ○	COMPUTED POINT
BC	BACK OF CURB
CC	CONTROL CORNER
▢ ▢ ▢ ▢	CATCH BASIN
ECM □	EX. CONC. MONUMENT
EIP ●	EX. IRON PIPE
ENF ●	EX. NAIL FOUND
FES	FLARED END SECTION
--- 100 FP---	INDEX CONTOUR
-----	INTERMEDIATE CONT.
-----	NON-SERVED PROP.
☆	LIGHT POLE
RW	RIGHT-OF-WAY
(S)	SEWER MANHOLE
T D	TELE. PED.
TM	TEMP. BENCHMARK
TOC	TOP OF CURB
Ø	UTILITY POLE
(W)	WELL
▤ ▤ ▤ ▤	YARD INLET

EXISTING CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	298.55'	58.51'	S11° 22' 31"E	58.42'	11° 13' 46"
C2	2494.75'	39.55'	N80° 48' 47"W	39.55'	0° 54' 30"

KEY ITEM	DESCRIPTION	WIDTH
(P2) PAINT	WHITE STOP BAR	24"
(QC) PAINT	WHITE STRAIGHT ARROW	4"

(R1-1)	MUTCD "STOP" R1-1	30" X 30"
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(IN FEET)
1 inch = 30 ft.

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PARKING:	PROVIDED: 24 STANDARD SPACES 2 ADA SPACES (1 VAN ACCESSIBLE) 26 TOTAL SPACES PROVIDED
BICYCLE PARKING:	NONE

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
3. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.
4. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE. ALL STRIPING WITHIN THE SITE TO BE WHITE PAINT.
5. ALL RADII SHALL BE 3'-0" BOC UNLESS OTHERWISE NOTED.
6. ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CURB AND GUTTERING.
7. VERIFY ALL SETBACKS WITH LOCAL CODES.
8. A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
9. WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AFTER CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT.
10. ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAA).
11. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
12. ALL NON-LANDSCAPED PARKING ISLANDS SHALL BE PAINTED WITH WHITE STRIPES 4" WIDE, AT 45° AND 2 FEET ON CENTER.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
14. DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).

PABST DESIGN GROUP, PA
Engineering | Consulting

PREPARED FOR: OSTERLUND ARCHITECTS, PLLC
 5 W HARGETT STREET, #310
 RALEIGH, NC 27601
 DATE: 5.16.2022
 PROJECT ENGINEER: PDP
 PROJECT CADD DESIGNER: LOO
 PROJECT SURVEYOR: TBO

ANDERSON CONDOMINIUMS
RALEIGH WAKE COUNTY, NORTH CAROLINA
TIER 3 ADMINISTRATIVE SITE REVIEW PLAN
SITE LAYOUT PLAN

[illegible]

DRAWING
SHEET
C-2.0

PROJECT NUMBER
526-20

