

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

<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:	

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Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case [TC-14-18](#) 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	
<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
Site Transaction History	
Subdivision case #: N/A	
Scoping/sketch plan case #: 575373	
Certificate of Appropriateness #: N/A	
Board of Adjustment #: BOA-0065-2021	
Zoning Case #: N/A	
Administrative Alternate #: N/A	

GENERAL INFORMATION

Development name: LOFTS @ WAKEFIELD

Inside City limits? Yes ☒ No ☐

Property address(es): 2730 Wakefield Pines Dr, Raleigh, NC 27614

Site P.I.N.(s): 1729988780

Please describe the scope of work. Include any additions, expansions, and change of use.
New Apartment Building (3-Story)

Current Property Owner/Developer Contact Name: Manoj Jain

NOTE: please attach purchase agreement when submitting this form.

Company: Shail Construction LLC Title: Managing Member

Address: 114 Tealight Lane, Cary, NC 27513

Phone #: (919) 728-0408 Email: jainm@shailhomes.com

Applicant Name: Daniel J. McGlamery, PE

Company: Drye McGlamery Engineering, PLLC Address: PO Box19558, Raleigh, NC 27619-9558

Phone #: (704) 960-0180 Email: daniel.mcglamery@dryeengineering.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.04	Existing gross floor area to be demolished: 0
# of parking spaces required: 18	New gross floor area: 18,119
# of parking spaces proposed: 27	Total sf gross (to remain and new): 18,119
Overlay District (if applicable): UWPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): N/A	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): APARTMENT	

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.17 Square Feet: 7,405	Proposed Impervious Surface: Acres: 0.48 Square Feet: 20,038		
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 checked="" type="checkbox"/>		

RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: 0	Total # of hotel units: 0		
# of bedroom units: 1br 0 2br 12 3br 0	4br or more 0		
# 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, <u>Daniel J. McGlamery</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.	
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: <u>Daniel J McGlamery</u>	Date: <u>02/04/2022</u>
Printed Name: Daniel J. McGlamery	

ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR LOFTS AT WAKEFIELD AT 2730 WAKEFIELD PINES DRIVE

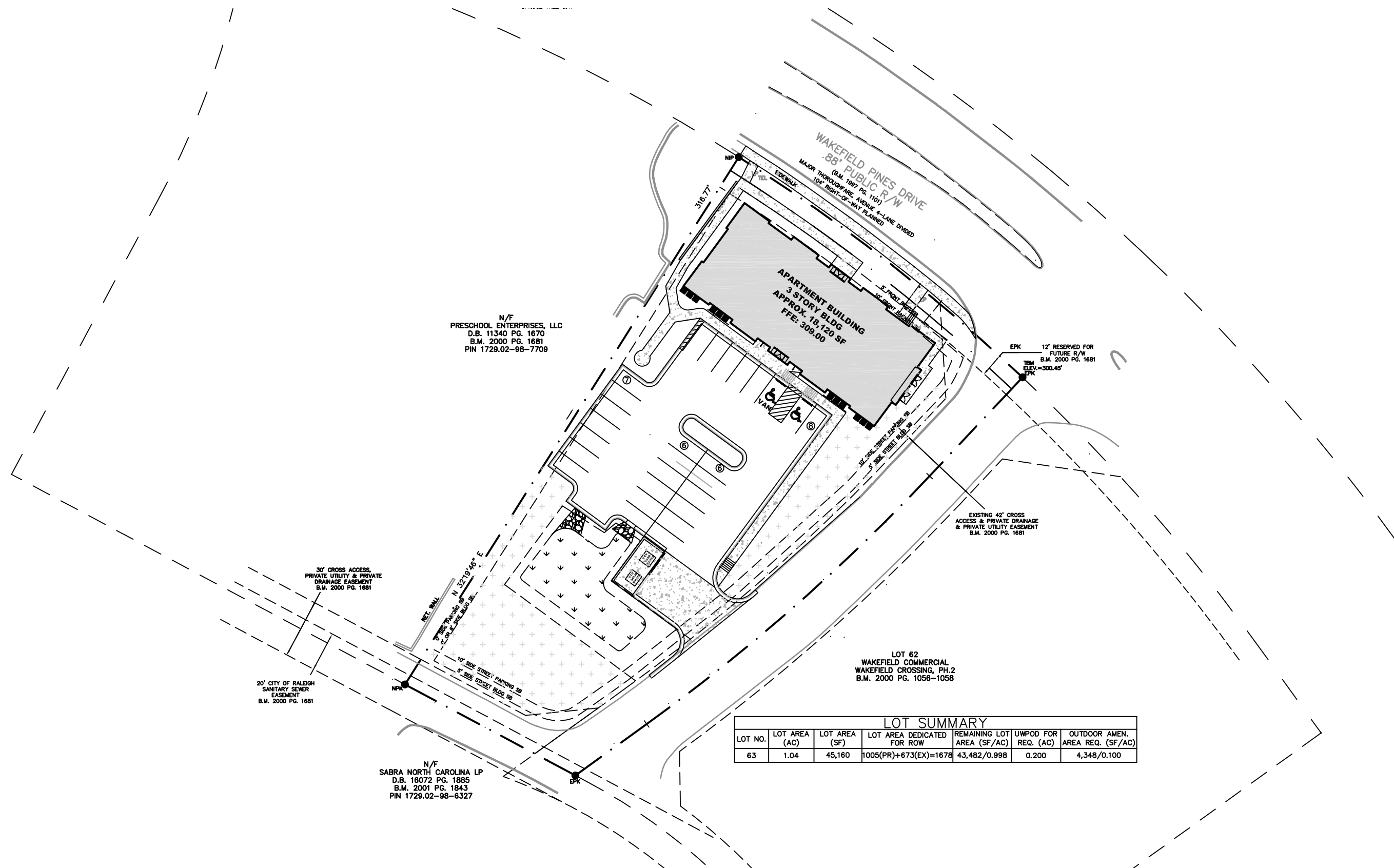
ASR CASE NUMBER: ASR-0056-2021

SPR CASE NUMBER: TBD

OWNER
SHAIL CONSTRUCTION, LLC
MANOJ JAIN
114 TEALIGHT LANE
CARY, NC 27513
(919) 633-0681
jainm@shailhomes.com

CIVIL ENGINEER
DANIEL J. MCGLAMERY, PE
DRIE-MCGLAMERY ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604
PHONE: (704) 960-0180
daniel.mcglamery@dryeengineering.com

LANDSCAPE ARCHITECT
GRAHAM SMITH
SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
PHONE: (919) 805-3586
graham@sitecollaborative.com



DRAWING LIST

C-0.0 COVER SHEET
C-0.1 BOA-0065-2021 VARIANCE APPROVAL
C-1.0 EXISTING CONDITIONS PLAN
C-1.1 DEMOLITION PLAN
C-2.0 STAKING AND MATERIALS PLAN
C-2.1 TRANSPORTATION PLAN
C-4.0 GRADING AND DRAINAGE PLAN
C-4.1 STORMWATER PLAN
C-5.0 UTILITY PLAN
L-1.0 PLANTING PLAN
L-1.1 PLANTING NOTES & DETAILS
EO.2 ELECTRICAL SITE PLAN
A1.1 GROUND FLOOR ARCHITECTURAL PLAN
A1.2 TYPICAL FLOOR ARCHITECTURAL PLAN
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS

TREE CONSERVATION

TREE CONSERVATION NOT REQUIRED.

SOLID WASTE COMPLIANCE

THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION SERVICE AND USE COMMERCIAL DUMPSTERS. SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY GFL BASED ON CURRENT SITE PLAN.

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA: 7,405 SF
PROPOSED IMPERVIOUS AREA: 20,038 SF

TOTAL IMPERVIOUS AREA: 27,443 SF
TOTAL SITE AREA: 43,482 SF

TOTAL SITE IMPERVIOUS %: 63.1%

PUBLIC IMPROVEMENTS QUANTITY TABLE

NUMBER OF LOT(S)	1
LOTS NUMBER(S) BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS?	1
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

PARKING CALCULATIONS

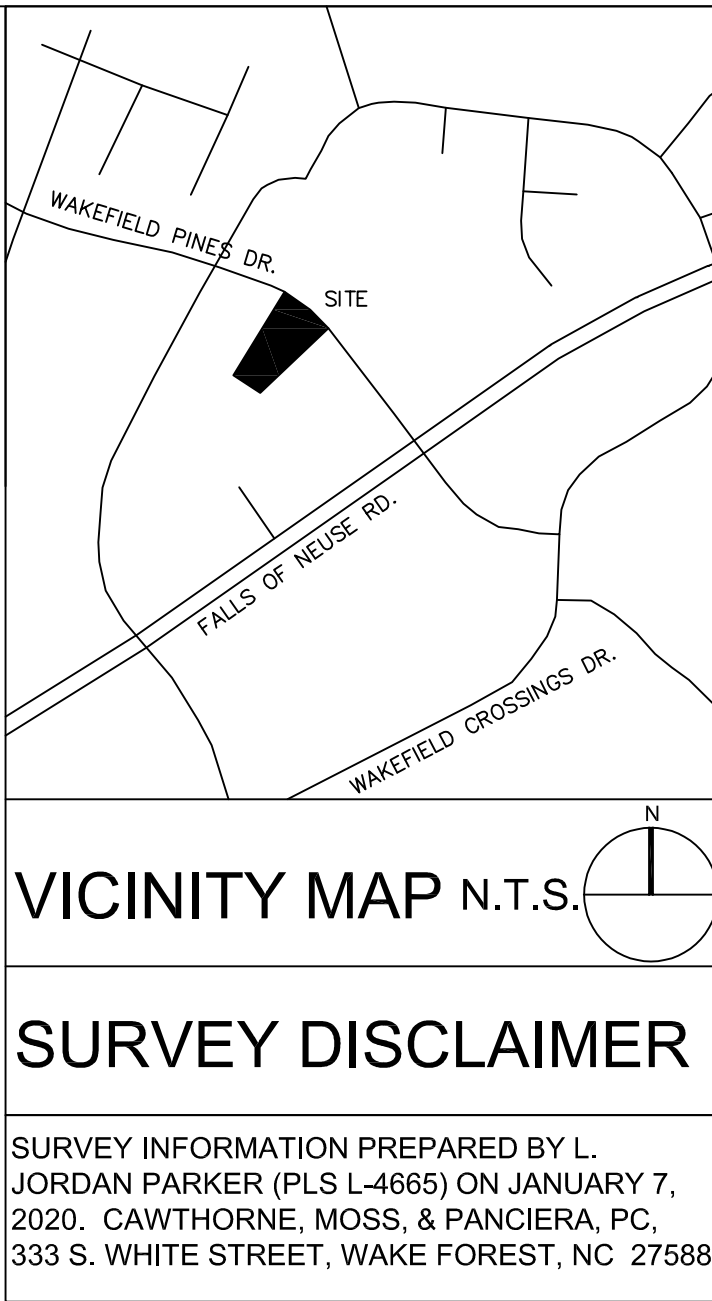
PARKING REQUIREMENTS

EXISTING PARKING: N/A
PROPOSED PARKING: 27
REQUIRED PARKING: 1.5 SPACES/UNIT (2BR) * 12 UNITS = 18 SPACES

TOTAL REQUIRED: 18 SPACES
PARKING PROVIDED: 27 SPACES
MAXIMUM PARKING: 18 SPACES * 150% = 27 SPACES

ADA SPACES
REQUIRED: 26-50 SPACES = 2
PROVIDED: 2 TOTAL SPACES
1 VAN SPACE REQUIRED

BICYCLE PARKING:
REQUIRED: 1 SP. PER 20 UNITS, MIN. 4 SPACES. (SHORT TERM ONLY)
PROVIDED: 4 SHORT TERM SPACES, 0 LONG TERM SPACES



SITE DATA INFORMATION

PROJECT NAME: WAKEFIELD EXECUTIVE CENTER
PROJECT ADDRESS: 2730 WAKEFIELD PINES DR
RALEIGH, NC 27614

SITE ACREAGE: 1.04 ACRES (45,160 SF)
1.00 ACRES (43,482 SF)
AFTER ROW DEDICATION REQ'D
ALONG WAKEFIELD PINES DR.

ZONING DISTRICT: NX-3- (UWPOD*)
*URBAN WATERSHED PROTECTION
OVERLAY DISTRICT

PROPOSED USE: APARTMENT (ALLOWED)

EXISTING BUILDING: N/A SF
PROPOSED BUILDING: 18,120 SF

CROSS ACCESS EXEMPTION

THIS DEVELOPMENT WILL BE EXEMPT FROM THE CROSS ACCESS REQUIREMENT PER UDO 8.3.4.D.5.C (TC-6-19). SPECIFICALLY, THIS SECTION SAYS THAT IF PROPERTY TO BE DEVELOPED OR ADJACENT PROPERTY TO WHICH ANY CROSS ACCESS DRIVEWAY OR DRIVEWAY STUB WOULD BE CONTINUED CONTAINS A SCHOOL (AMONGST OTHER QUALIFYING USES) THEN CROSS ACCESS IS EXEMPTED.

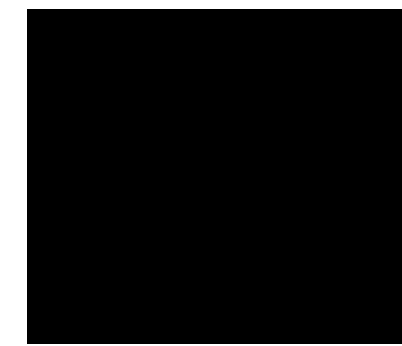
BLOCK PERIMETER EXEMPTION

SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b (TC-6-19).

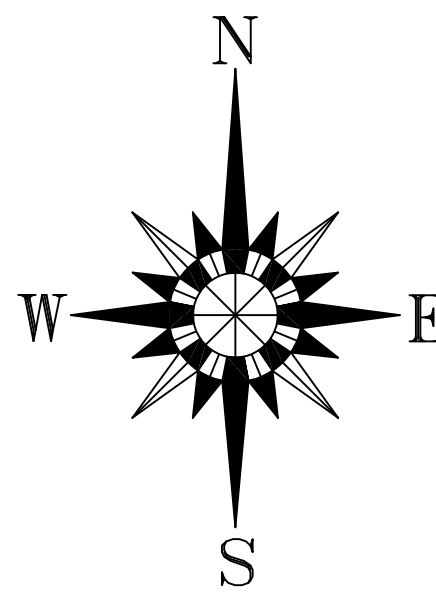
THERE IS A MINIMUM SITE AREA TO MEET THIS REQUIREMENT PER ZONING DESIGNATION. ZONING DISTRICT FOR DEVELOPMENT SITE IS NX-3 AND THE DEVELOPMENT GROSS ACREAGE IS 1.04 AC; THE MINIMUM SITE AREA FOR NX-3 IS 5 ACRES. THEREFORE, THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT FOR THIS DEVELOPMENT.



NC FIRM LICENSE #P-1305



ISSUED FOR
REVIEW
NOT FOR
CONSTRUCTION



LOFTS AT WAKEFIELD
2730 WAKEFIELD PINES DR
RALEIGH, NC 27614
WAKE COUNTY
NORTH CAROLINA

DRIE-MCGLAMERY
ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604

DME PROJECT NO: 2021091

ISSUED FOR REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	06-30-21
B	2ND ASR SUBMITTAL	08-20-21
C	3RD ASR SUBMITTAL	02-04-22
D	4TH ASR SUBMITTAL	03-15-22

DRAWN BY DJM

CHECKED BY HWD

SCALE: 1" = 50'
0 25 50 100

COVER SHEET

C-0.0



North Carolina 811
www.nc811.org



1 NORTH AND SOUTH EXTERIOR ELEVATION
A2.1 SCALE - 1/4" = 1'-0"

LOFTS@WAKEFIELD

ELEVATION KEY NOTES

- A

 BRICK VENEER WITH RUNNING BOND AND CONCAVE JOINTS
- B

 FIBER CEMENT LAP SIDING WITH 7" EXPOSURE, PAINTED
- C

 FIBER CEMENT LAP SIDING WITH 3" EXPOSURE, PAINTED
- D

 THREE COAT STUCCO ON LATH, SAND FINISH, PAINTED
- E

 WINDOW AWNING WITH ALUMINUM FASCIA
- F

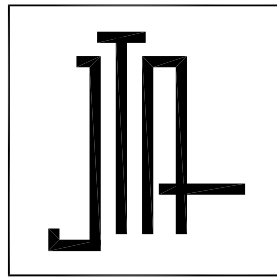
 ALUMINUM COPING WITH DRIP
- G

 ALUMINUM FASCIA ON ROOF EAVE
- H

 INSULATED GLASS WINDOW WITH CLAD EXTERIOR
- I

 INSULATED FLUSH METAL DOOR AND FRAME, PAINTED
- J

 ALUMINUM INSULATED GLASS ENTRY DOORS AND SIDELIGHTS



JOSEPH
TROJANOWSKI
ARCHITECT
PC

DISTINCTIVE
ARCHITECTURAL
DESIGN

WWW.JTA-ARCH.COM

LOFTS@WAKEFIELD
NEW 12 UNIT APARTMENT BUILDING
BY SHAL BUILDING COMPANY
2730 WAKEFIELD PINES DRIVE
RALEIGH NC 27614

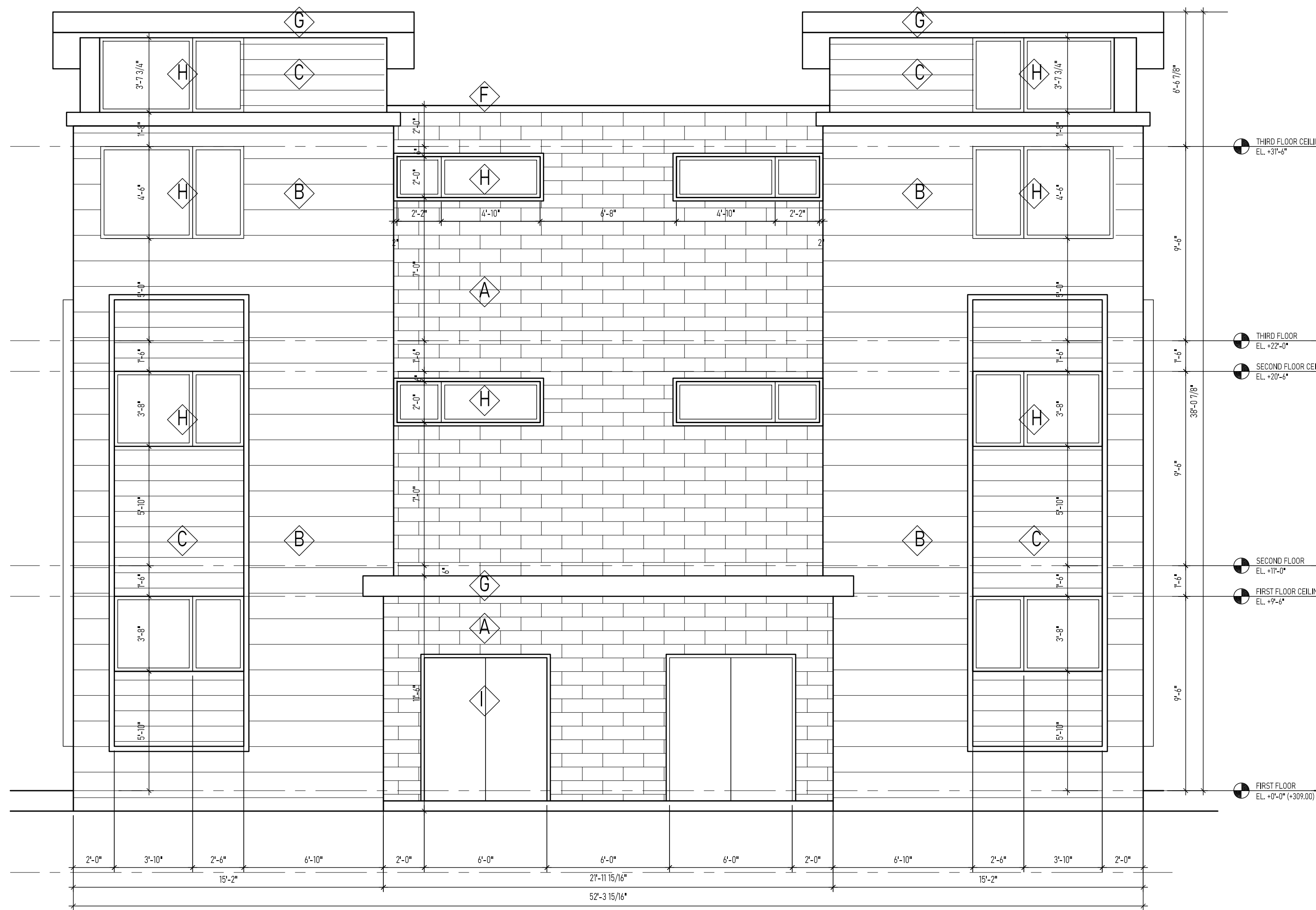
PROJECT NO.		
REV	DATE	ISSUE

NOT FOR CONSTRUCTION
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A2.1



1 EAST EXTERIOR ELEVATION
A2.2 SCALE - 1/4" = 1'-0"

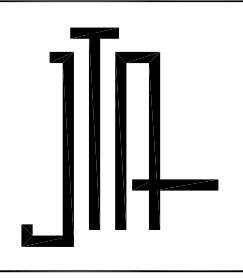
LOFTS@WAKEFIELD

ELEVATION KEY NOTES

- A BRICK VENEER WITH RUNNING BOND AND CONCAVE JOINTS
- B FIBER CEMENT LAP SIDING WITH 7" EXPOSURE, PAINTED
- C FIBER CEMENT LAP SIDING WITH 3" EXPOSURE, PAINTED
- D THREE COAT STUCCO ON LATH, SAND FINISH, PAINTED
- E WINDOW AWNING WITH ALUMINUM FASCIA
- F ALUMINUM COPING WITH DRIP
- G ALUMINUM FASCIA ON ROOF EAVE
- H INSULATED GLASS WINDOW WITH CLAD EXTERIOR
- I INSULATED FLUSH METAL DOOR AND FRAME, PAINTED
- J ALUMINUM INSULATED GLASS ENTRY DOORS AND SIDELIGHTS



2 WEST EXTERIOR ELEVATION
A2.2 SCALE - 1/4" = 1'-0"



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ARCHITECT
PC

DISTINCTIVE
ARCHITECTURAL
DESIGN

WWW.JTA-ARCH.COM

LOFTS@WAKEFIELD
NEW 12 UNIT APARTMENT BUILDING
BY SHAL BUILDING COMPANY
2730 WAKEFIELD PINES DRIVE
RALEIGH NC 27614

PROJECT NO.		
REV	DATE	ISSUE
	06.20.21	FOR REVIEW

NOT FOR CONSTRUCTION
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A2.2