

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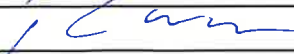
Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this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

Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan	
	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): PD, Zoning Case Z-58-2000, MP-1-00	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 1.67	New gross floor area: 8,080
# of parking spaces required: N/A	Total sf gross (to remain and new): 8,080
# of parking spaces proposed: 33	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Medical Office	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.09</u> Square Feet: <u>3,920</u>	Proposed Impervious Surface: Acres: <u>0.635</u> Square Feet: <u>27,661</u>
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: ^{AE} _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: <u>3720076800J</u>	
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: N/A	Total # of hotel units: N/A
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: N/A	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>Rick Baker</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: 	Date: <u>07/13/22</u>
Printed Name: Rick Baker	

7691 ACC BLVD. ADMINISTRATIVE SITE REVIEW

ASR-00XX-2022

RALEIGH, WAKE COUNTY, NORTH CAROLINA, 27617
PIN: 0768-66-4919

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	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 case #: <i>N/A</i> Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: <i>Z-58-2000</i> Administrative Alternate #:

GENERAL INFORMATION

Development name: 7691 ACC Blvd
 Inside City limits? Yes No
 Property address(es): **7691 ACC Blvd., Raleigh, NC 27616**
 Site P.I.N.(s): 0768-66-4919
 Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new ±8,050 sf Commercial, medical office building with associated site improvements and infrastructure.

Current Property Owner/Developer Contact Name: Green Sea Partners, LLC
NOTE: please attach purchase agreement when submitting this form.
 Company: Unified Development Group, LLC Title:
 Address: 9133 Fawn Hill Court, Raleigh, NC 27616
 Phone #: _____ Email: vish.tsnventerprises.com
 Applicant Name: Rick Baker
 Company: Timmons Group Address: 5410 Trinity Road, Ste. 102, Raleigh, NC 27607
 Phone #: 919.866.4939 Email: rick.baker@timmons.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
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Proposed use (UDO 6.1.4): Medical Office	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.09 Square Feet: 3,800 Proposed Impervious Surface: Acres: 0.09 Square Feet: 37,881
 Is this a flood hazard area? Yes No
 If yes, please provide: All
 Alluvial soils:
 Flood study:
 FEMA Map Panel #: 372070800
 Neuse River Buffer Yes No Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: N/A Total # of hotel units: N/A
 # of bedroom units: 1br 2br 3br 4br or more
 # of lots: N/A Is your project a cottage court? Yes No

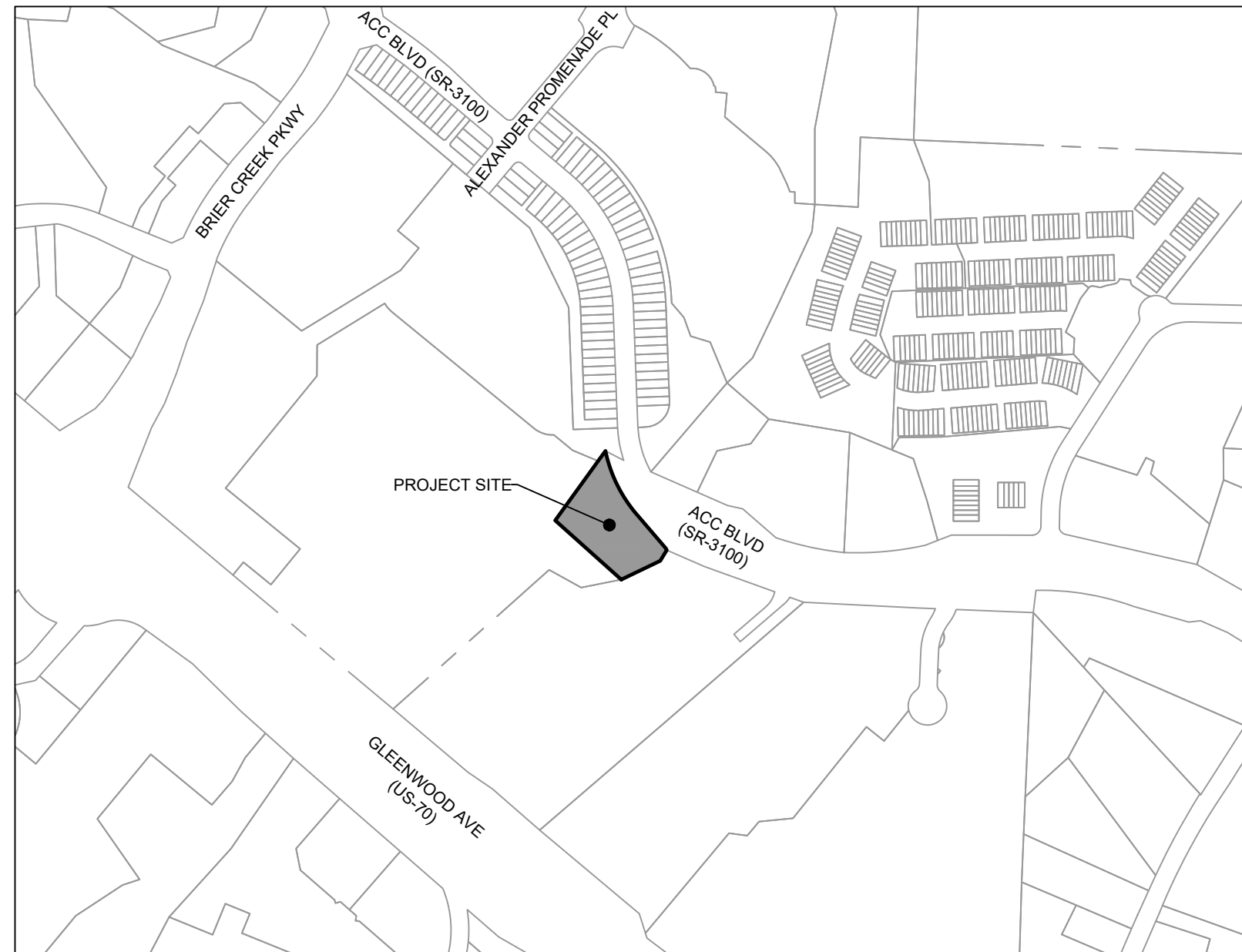
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states application(s) will expire after 180 days of inactivity.

Signature: [Signature] Date: 07/13/22
 Printed Name: Rick Baker



VICINITY MAP

DEVELOPER:
UNIFIED DEVELOPMENT GROUP, LLC
9133 FAWN HILL COURT
RALEIGH, NC 27617
VISH PANJWANI
VISH@TSNVENTERPRISES.COM

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
TERRY L. WESTENDORF, PLS
(984) 255-2353
TERRY.WESTENDORF@TIMMONS.COM

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
RICK BAKER
(919) 866-4939
RICK.BAKER@TIMMONS.COM

ARCHITECT:
CALIENDO ARCHITECTS
315 POLK STREET
RALEIGH, NC 27604
JCALIENDONC@GMAIL.COM
(919) 272-5441

RIGHT-OF-WAY OBSTRUCTION NOTES:

- 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. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND PEDESTRIAN 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 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 TRAFFIC CONTROL AND PEDESTRIAN 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 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 ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES:

- SOLID WASTE MANAGEMENT WILL BE MANAGED THROUGH A PRIVATE CONTRACTOR WITH A DUMPSTER PAD AND ENCLOSURE.

SITE DATA TABLE	
PROJECT NAME:	7691 ACC BLVD.
PROPERTY OWNER:	GREEN SEA PARTNERS, LLC 2416 WHITE OAK RD. RALEIGH, NC 27609
PROPERTY ADDRESS:	7691 ACC BLVD. RALEIGH, NC 27616
PIN #:	0768-66-4919
DEED REFERENCE:	DB: 017393, PG. 02531
PARCEL ACREAGE:	1.67 AC
JURISDICTION:	CITY OF RALEIGH
PROPERTY ZONING:	PD, ZONING CASE Z-58-2000, MP-1-00
ADJACENT PROPERTY ZONING:	WEST: CX-3-CU NORTH: PD SOUTH AND EAST: RX-5-PL-CU
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE
BLOCK PERIMETER:	N/A
BUILD-TO:	N/A
SETBACKS (Z-58-2000):	
FRONT (FROM PRIMARY STREET):	20' AVERAGE/10' MINIMUM STREET YARD 10' BUILDING
SIDE:	10' BUILDING SETBACK, PERIMETER LOT LINE
REAR:	5' BUILDING SETBACK INTERIOR LOT LINE
PER Z-58-2000:	
PARKING SUMMARY	
PARKING PROVIDED:	32 SPACES
ADA PARKING:	REQUIRED: 2 SPACES PROVIDED: 4 SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE
SHORT-TERM BICYCLE PARKING SPACES:	REQUIRED: 1 SPACE PER 10,000 GFA, 4 MINIMUM: 4 SPACES PROVIDED: 4 SPACES (2 PER RACK)
LONG-TERM BICYCLE PARKING SPACES:	REQUIRED: 1 SPACE PER 5,000 GFA = 2 SPACES PROVIDED: 2 SPACES
IMPERVIOUS SURFACE SUMMARY:	
EXISTING ONSITE IMPERVIOUS AREA:	0.09 ACRES
PROPOSED ONSITE IMPERVIOUS:	0.635 ACRES
TREE CONSERVATION:	NOT REQUIRED, SITE LESS THAN 2 ACRES
OUTDOOR AMENITY AREA:	NOT LISTED IN Z-58-200 DOCUMENT

PUBLIC IMPROVEMENT QUANTITY TABLE

NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	N/A
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	N/A
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	N/A
PUBLIC WATER (LF)	125 LF
PUBLIC SEWER (LF)	0 LF
PUBLIC STREET (LF) - FULL	0 LF
PUBLIC STREET (LF) - PARTIAL	0 LF
PUBLIC SIDEWALK (LF)	0 LF
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	ZONING CONDITIONS
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	FIRE APPARATUS ACCESS EXHIBIT
C2.2	SOLID WASTE SERVICES EXHIBIT
C3.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C6.1	LANDSCAPE DETAILS
C7.0	NOTES AND DETAILS
C7.1	NOTES AND DETAILS
E01	PRELIMINARY SITE LIGHTING PLAN
A100	FLOOR PLAN
A400	BUILDING ELEVATION

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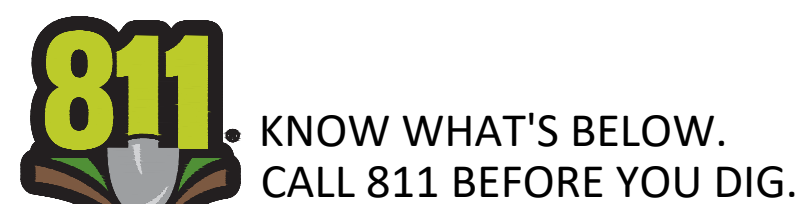
THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4939 FAX 919.866.4931 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
07/13/2022
DRAWN BY
A. BROWN
DESIGNED BY
A. BROWN
CHECKED BY
R. BAKER
SCALE
AS SHOWN

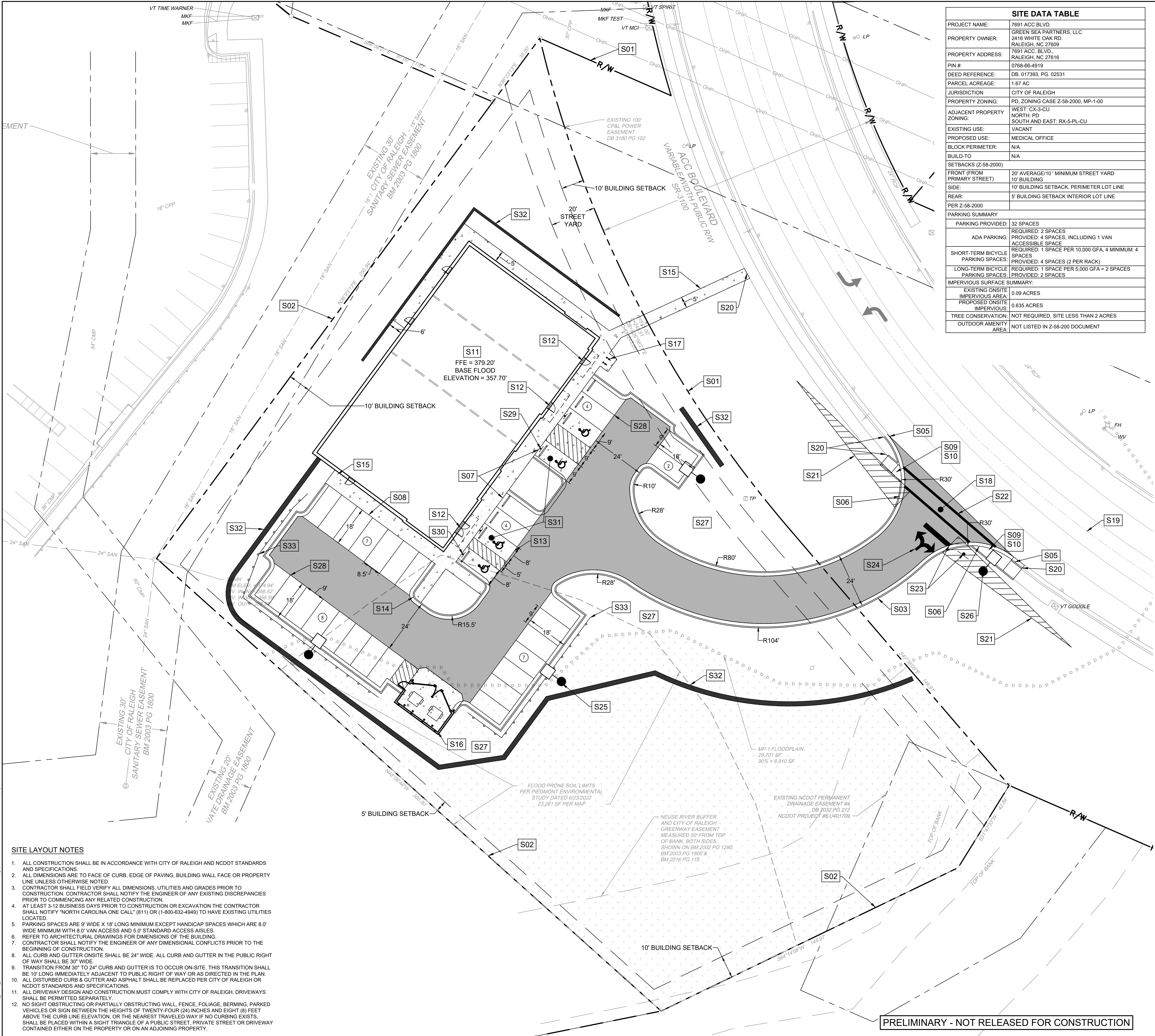
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
7691 ACC BLVD.
RALEIGH - WAKE COUNTY - NORTH CAROLINA
COVER SHEET

JOB NO.
53677
SHEET NO.
C0.0



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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PROPERTY ZONING:	PD, ZONING CASE Z-58-2000, MP-1-00
ADJACENT PROPERTY ZONING:	WEST: CX-3-CU NORTH: PD SOUTH AND EAST: RX-5-PL-CU
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE
BLOCK PERIMETER:	N/A
BUILD-TO:	N/A
SETBACKS (Z-58-2000):	
FRONT (FROM PRIMARY STREET):	20' AVERAGE/10' MINIMUM STREET YARD
REAR:	5' BUILDING SETBACK INTERIOR LOT LINE
PER Z-58-2000:	
PARKING SUMMARY:	
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IMPERVIOUS SURFACE SUMMARY:	
EXISTING ON-SITE IMPERVIOUS AREA:	0.09 ACRES
PROPOSED ON-SITE IMPERVIOUS AREA:	0.635 ACRES
TREE CONSERVATION:	NOT REQUIRED, SITE LESS THAN 2 ACRES
OUTDOOR AMENITY AREA:	NOT LISTED IN Z-58-200 DOCUMENT

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S03	18" CURB & GUTTER (TYP.); REFER TO DETAIL
S04	24" CONCRETE CURB & GUTTER; REFER TO DETAIL
S05	30" CONCRETE CURB & GUTTER; REFER TO NCDOT 846.01
S06	TAPER 30" CURB TO 24" CURB
S07	FLUSH CURB
S08	TURN DOWN CURB; REFER TO DETAIL
S09	SIDEWALK RAMP @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S10	DETECTABLE WARNINGS PER ADA REQUIREMENTS
S11	BUILDING; REFER TO ARCHITECTURAL PLANS
S12	BUILDING PRIMARY ENTRANCE
S13	CONCRETE ADA STALL (TYP.)
S14	3" CURB RADIUS (TYP.)
S15	4" THICK CONCRETE SIDEWALK; REFER TO PLANS FOR WIDTH DIMENSIONS
S16	DUMPSTER PAD & ENCLOSURE; REFER TO ARCHITECTURAL PLANS
S17	BIKE RACK; REFER TO DETAIL
S18	FULL ACCESS DRIVEWAY
S19	EXISTING ROAD CENTERLINE
S20	MATCH EXISTING PAVEMENT ELEVATION
S21	10' X 70' SIGHT DISTANCE TRIANGLE (TYP.)
S22	PEDESTRIAN CROSSWALK STRIPING (PER NCDOT REQUIREMENTS)
S23	*STOP* SIGN, R1-1 (MUTCD) AND STOP BAR (PER NCDOT REQUIREMENTS)
S24	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
S25	LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING AND ARCHITECTURAL PLANS)
S26	RELOCATED STREET LIGHT (CONTRACTOR TO COORDINATE RELOCATION)
S27	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S28	PARKING STALL STRIPING PER LOCAL CODES (TYP.)
S29	ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL CODES); R7-8A (MUTCD)
S30	VAN ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL CODES); R7-8A (MUTCD)
S31	ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY (TYPICAL - PER ADA AND LOCAL CODES)
S32	RETAINING WALL WITH 42" MINIMUM SAFETY RAILING AT ALL AREAS TALLER THAN 30" (DESIGN BY OTHERS)
S33	GUARD RAIL; REFER TO DETAIL

SITE LAYOUT LEGEND	
	DESCRIPTION
[Pattern]	MP-1 FLOODPLAIN
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	HEAVY DUTY CONCRETE

- SITE LAYOUT NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
 - PARKING SPACES ARE 9' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY OR AS DIRECTED IN THE PLAN.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET. PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

**PRELIMINARY
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CONSTRUCTION**

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	07/13/2022

DRAWN BY
A. BROWN
 DESIGNED BY
A. BROWN
 CHECKED BY
R. BAKER
 SCALE
AS SHOWN

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

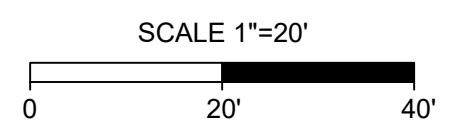
7691 ACC BLVD.
RALEIGH - WAKE COUNTY - NORTH CAROLINA

SITE PLAN

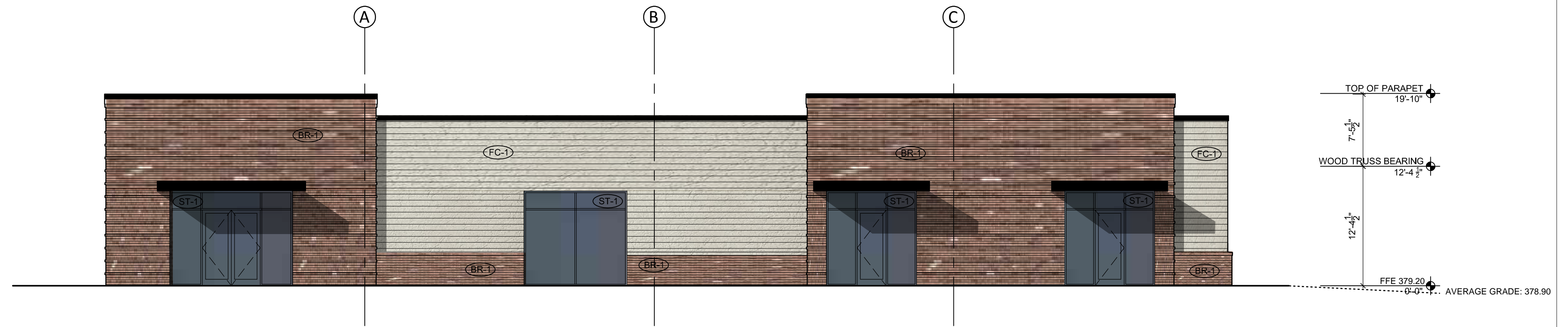
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SHEET NO.
C.2.0

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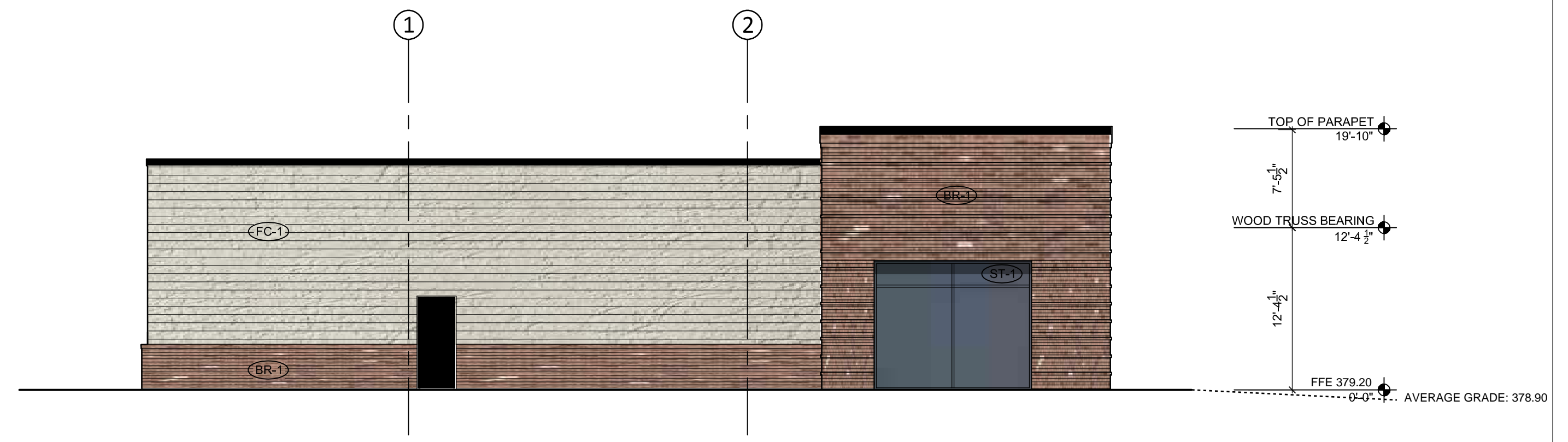


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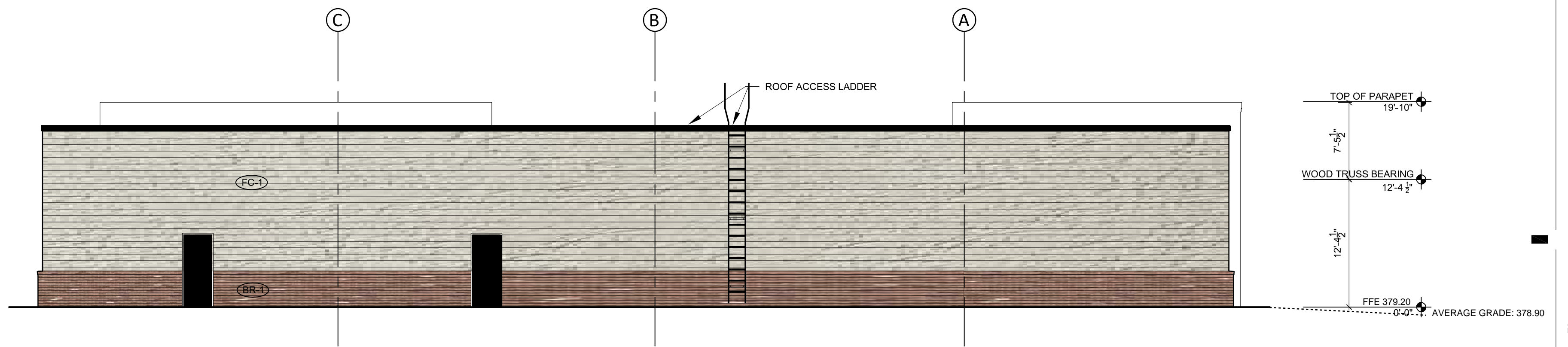
01 Building Elevation

1/8" = 1'-0"



02 Building Elevation

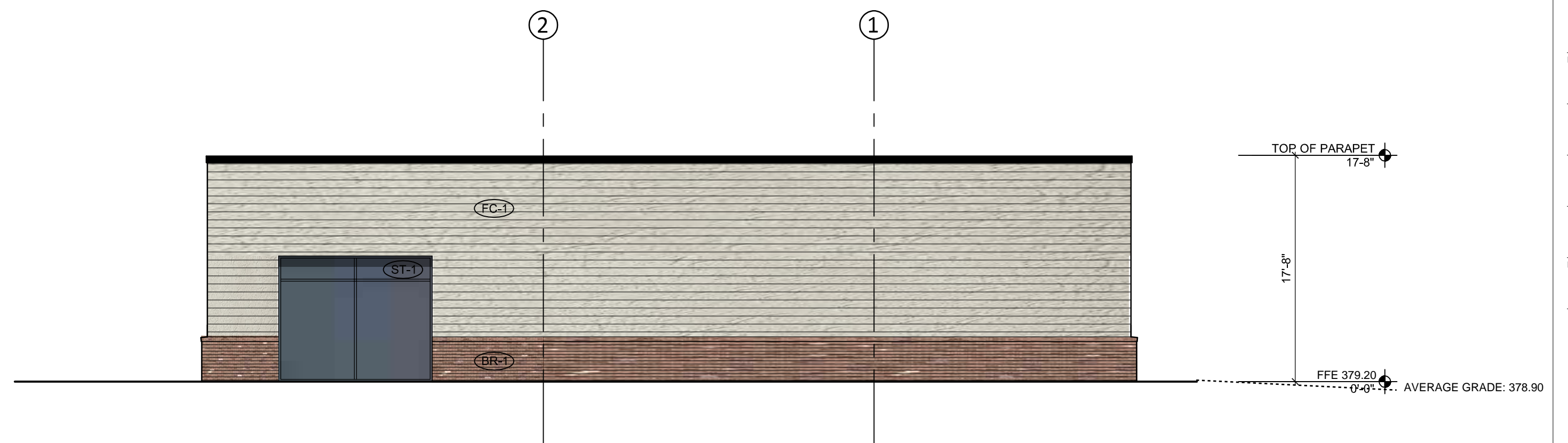
1/8" = 1'-0"



03 Building Elevation

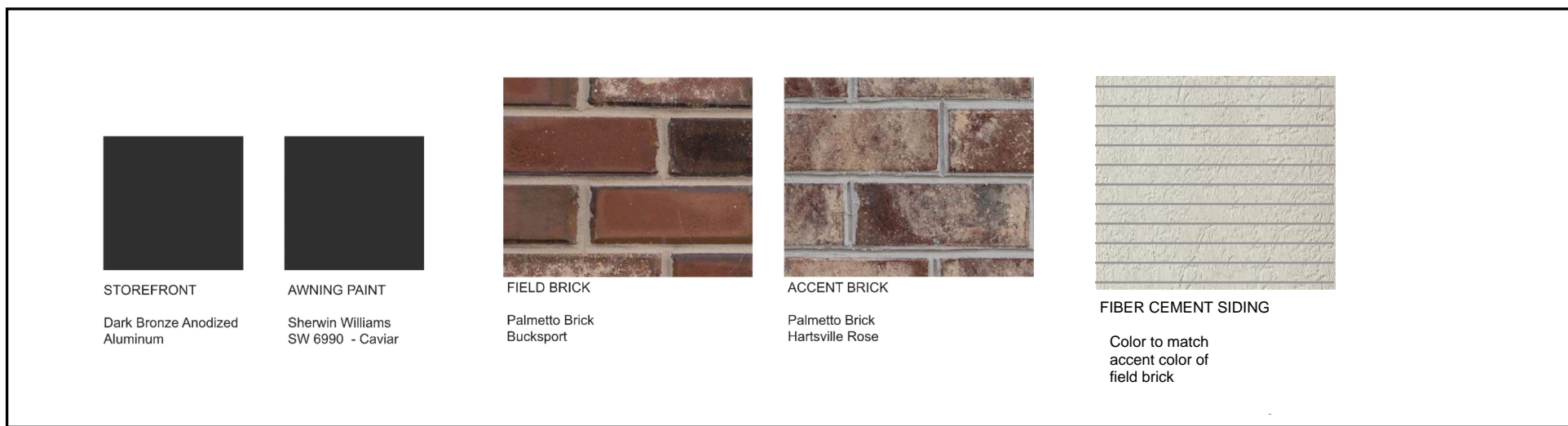
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
BR-1: BRICK VENEER	
ST-1: INSULATED STOREFRONT	
FC-1: FIBER CEMENT SIDING	



04 Building Elevation

1/8" = 1'-0"



■ Building Elevations

PROJECT
7691 ACC Blvd
ADDRESS
7691 ACC Boulevard
Raleigh
North Carolina
27617

REVISIONS

SCALE
Varies

DATE
07.05.22