

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.

Office Use Only: Transaction #: _____		Planning Coordinator: _____
Building Type		Site Transaction History
Detached	General	Subdivision transaction #: _____
Attached	Mixed use	Sketch transaction #: _____
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 DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 20,000 sf
Gross site acreage: 5.51	New gross floor area: 126,720
# of parking spaces required: 205	Total sf gross (to remain and new): 126,720
# of parking spaces proposed: 242	Proposed # of buildings: 10
Overlay District (if applicable): SRPOD	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Mobile Home Park	
Proposed use (UDO 6.1.4): Multit-unit	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.95</u> Square Feet: <u>41,566</u>	Proposed Impervious Surface: Acres: <u>3.38</u> Square Feet: <u>147,228</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: <u>Yes</u>	
Flood stu: _____	
FEMA Map Panel #: _____	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 55	Total # of hotel units:
# of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: 50	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK

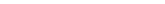
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City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

I hereby designate Chase Massey 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.

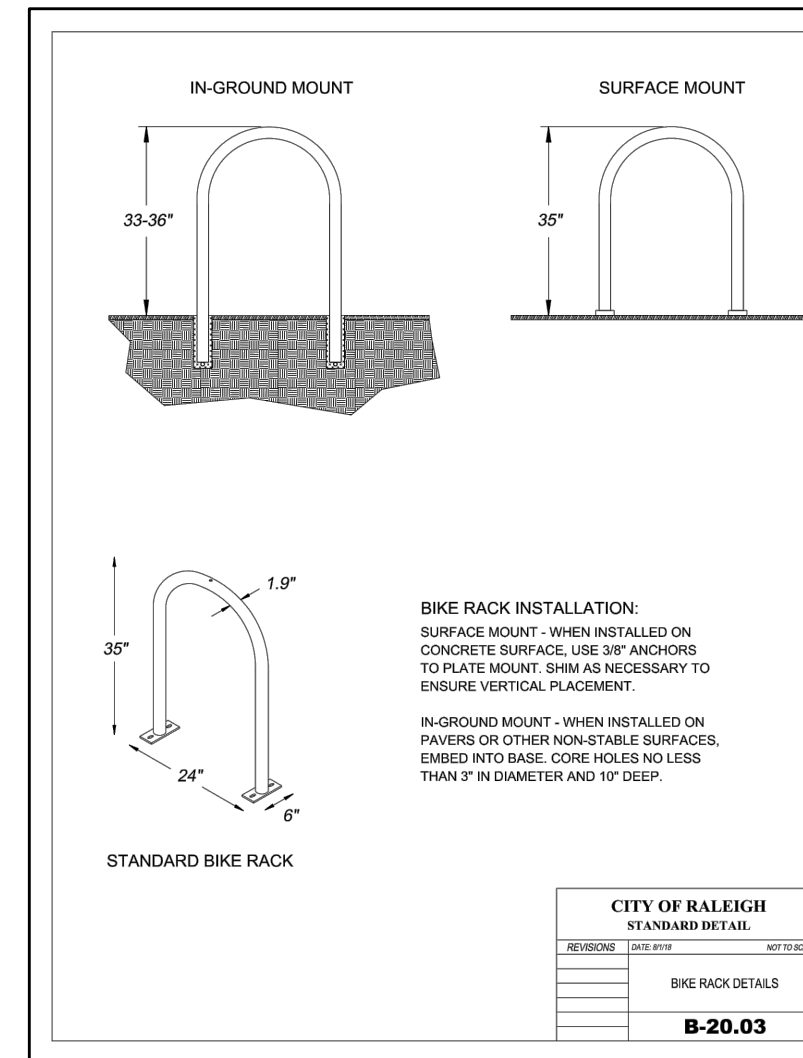
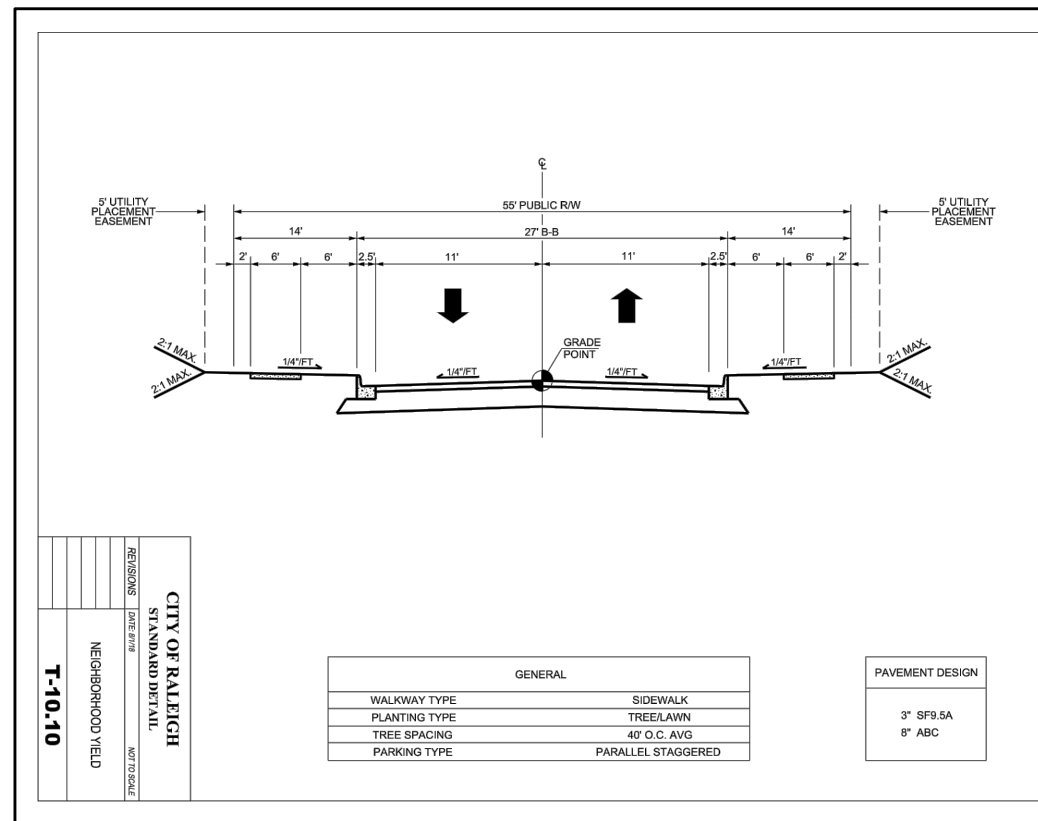
Signature: [Signature] Date: 7/24/20

Printed Name: M. DANIEL MILLER

	EX. PROPERTY LINE
	EX. ADJACENT OWNERS
	EX. RIGHT-OF-WAY
	EX. STREAM
	EX. STREAM BUFFER
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	PROP. RIGHT-OF-WAY
	PROP. EASEMENT
	PROP. SETBACK LINE
	PROP. AMENITY AREA

1. DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 1' UNLESS OTHERWISE NOTED.
3. UNITS ARE 24" X 48".
4. ALL CURB RAMPS TO BE N-3 STYLE CURB RAMPS.

1. LEFT- AND RIGHT- TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR A NEIGHBORHOOD YIELD STREET WITH A SPEED LIMIT OF 25 MPH.
2. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
3. DRIVER'S EYE LOCATION MEASURED 15' FROM EDGE OF PAVEMENT.



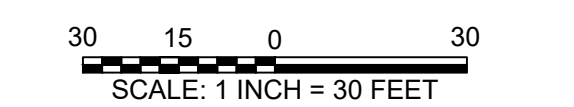
5'

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

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ORIGINAL PLAN SIZE: 24" X 36"

DO NOT USE FOR CONSTRUCTION



THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

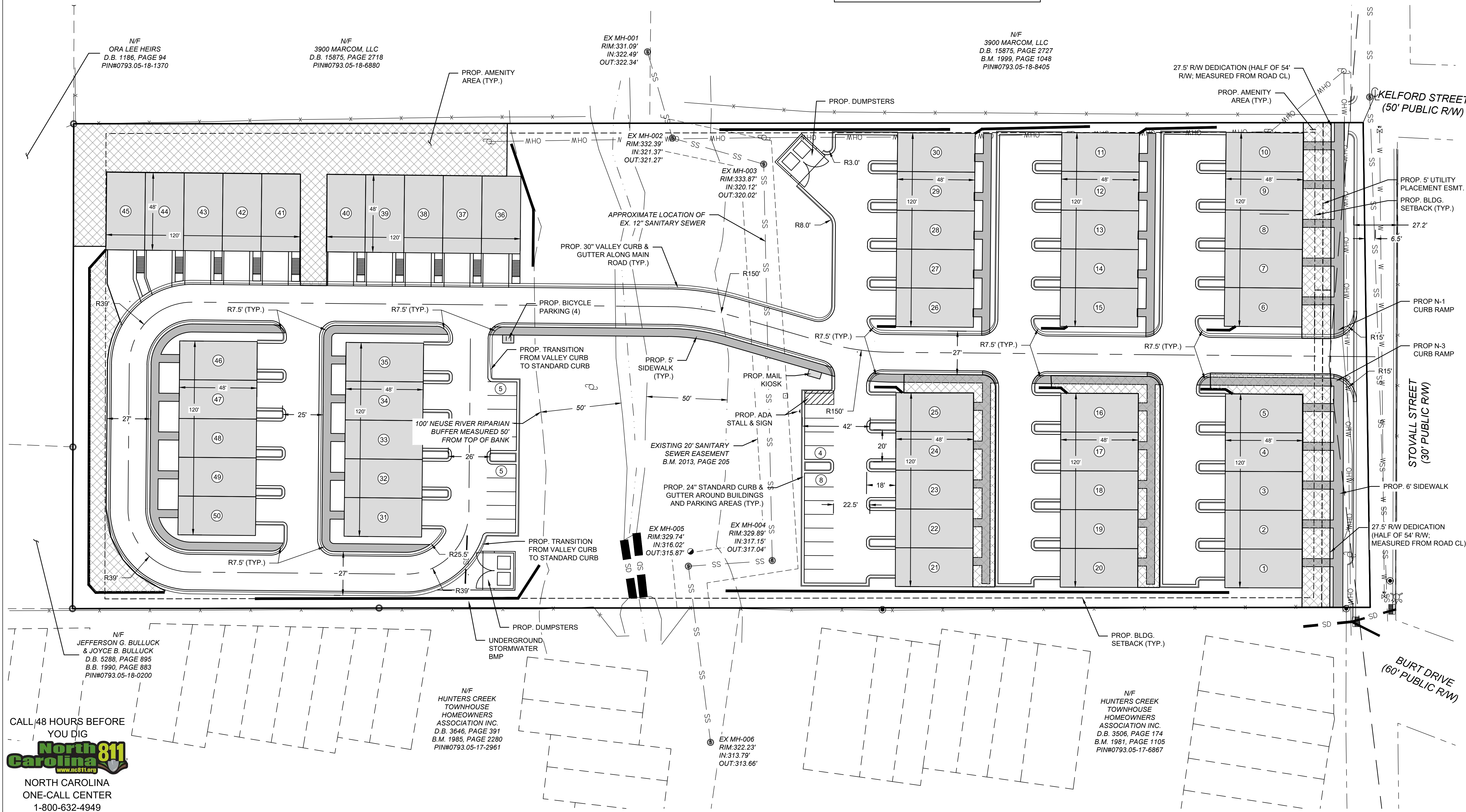
IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

1508 STOVALL STREET
RALEIGH, NC

DATE:	08-06-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014

C-4

SHEET 4 OF 7



North Carolina 811
www.nc811.org

NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	PROP. PARCEL BOUNDARY
	PROP. BUILDING SETBACK LINE
	PROP. PARKING SETBACK LINE
	PROP. EASEMENT
	PROP. AMENITY AREA
	PROP. WATER LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER

PROP. UNDERSTORY TREE

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:

EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST
INCLUDE AT LEAST 1 SHADE TREE

IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

38,114 SQ FT / 2,000 SQ FT = 20 TREES

PROVIDED:

20 TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND
TERMINAL INTERIOR ISLAND)

STREET TREES

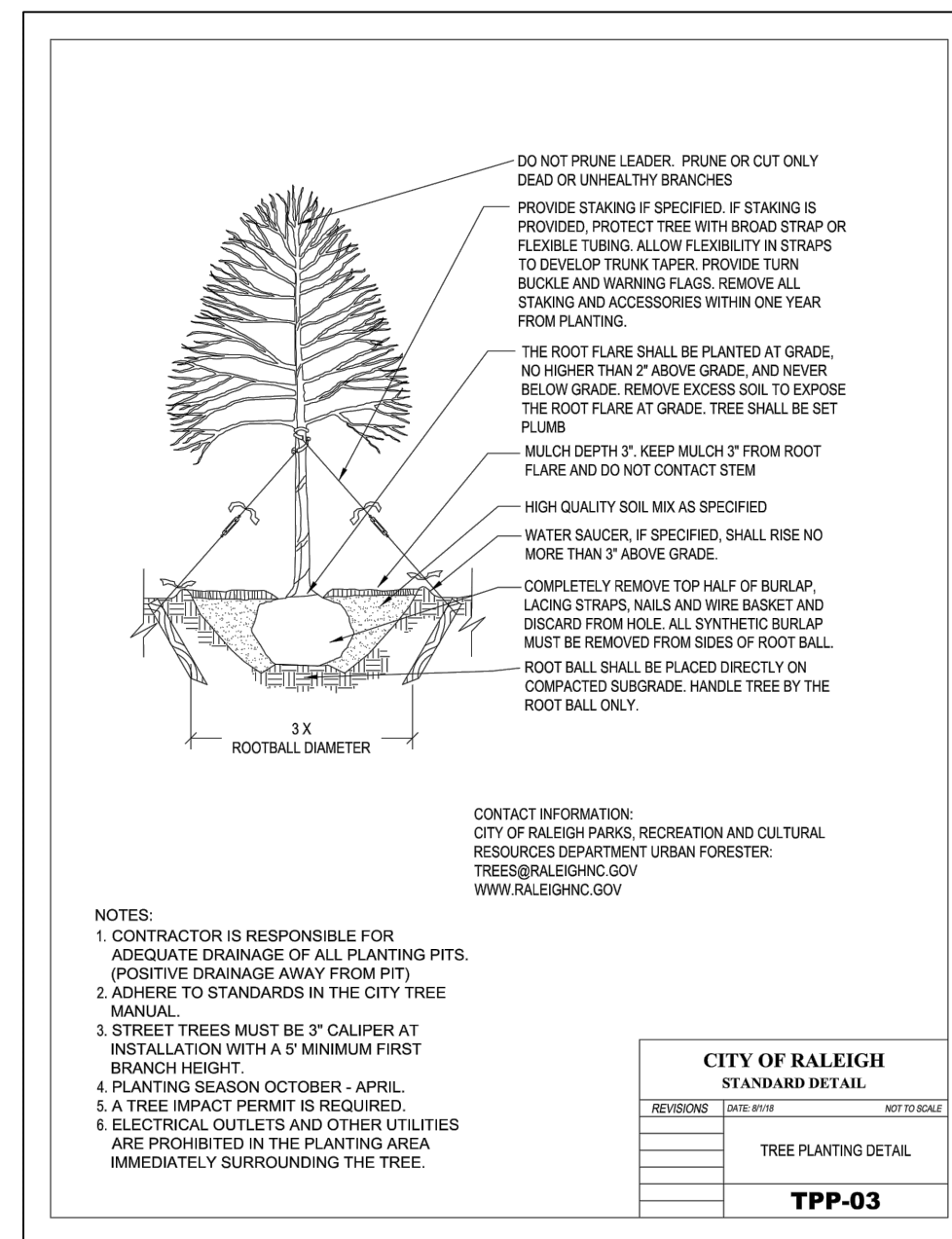
REQUIREMENTS:

PROVIDE CANOPY STREET TREES @ 40 FEET ON CENTER


PROVIDED:

13 UNDERSTORY TREES @ 20 FEET ON CENTER

N/F
3900 MARCOM, LLC
D.B. 15875, PAGE 2718
PIN#0793.05-18-6880



1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
2. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.

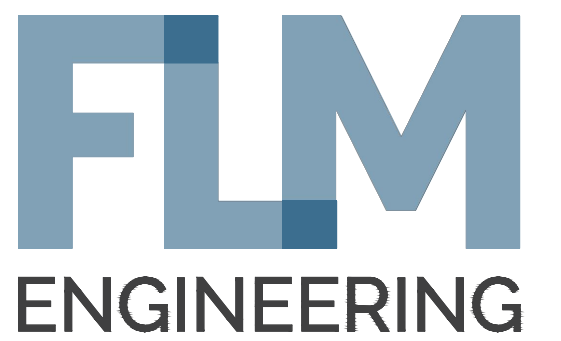
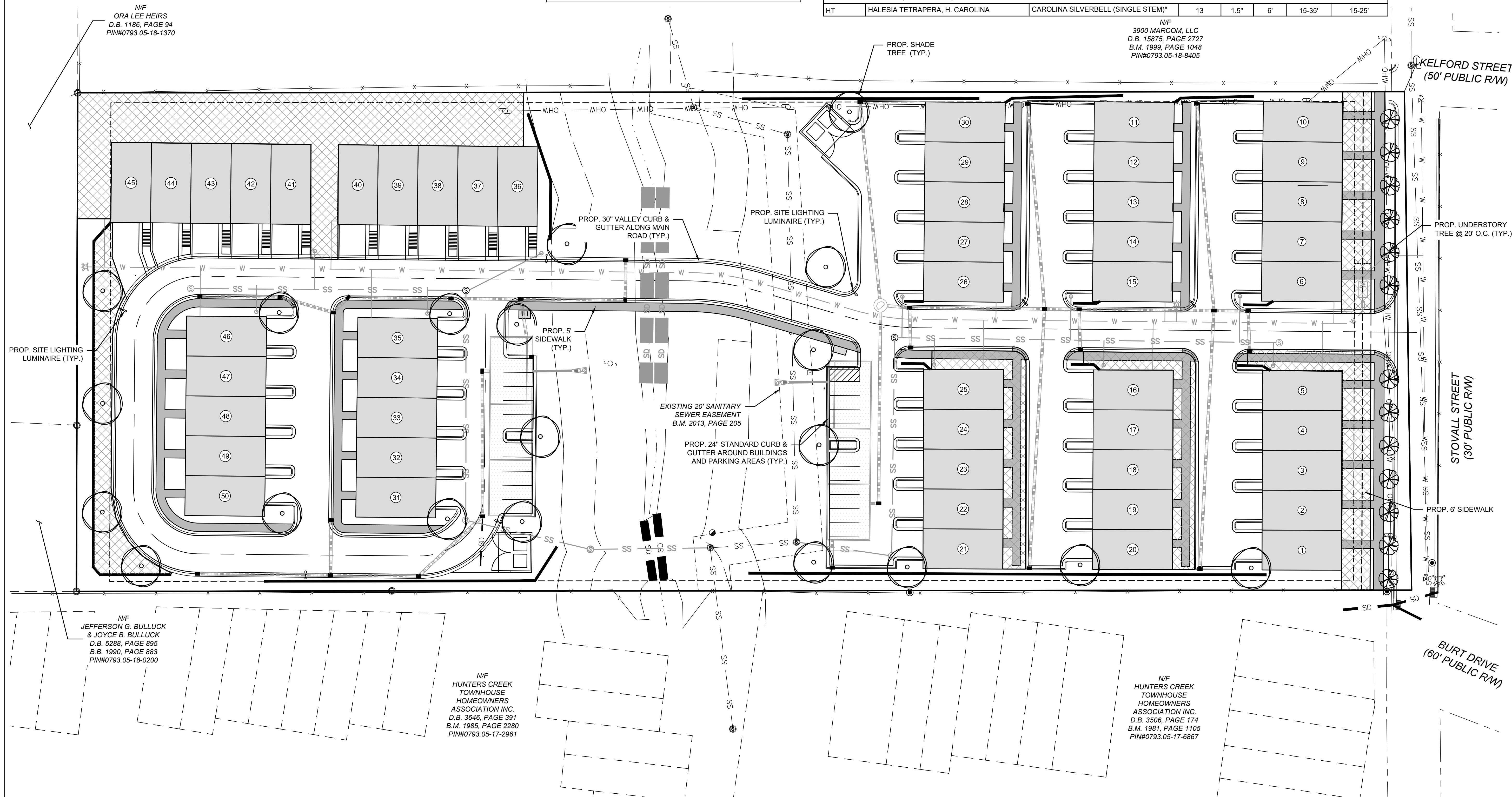
LUMINAIRE SCHEDULE				
SYMBOL	DESCRIPTION	LAMP	HEIGHT (FT)	QUANTITY
	DUKE ENERGY LED 205 SHOEBOX	(1) LED	25	7

*APPROVED EQUALS ACCEPTED

**HEIGHT IS FROM BOTTOM OF BASE TO TOP OF FIXTURE

PLANT LIST							
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.	MATURE HT.	MATURE CROWN
SHADE TREES							
AB	ACER BUERGERIANUM	TRIDENT MAPLE	20	3"	10'	35'	30'
UNDERSTORY TREES (SINGLE STEM)							
HT	HALESIA TETRAPERA, H. CAROLINA	CAROLINA SILVERBELL (SINGLE STEM)*	13	1.5"	6'	15-35'	15-25'

1. THE MINIMUM LIGHT LEVEL OF ANY FIXTURE CANNOT EXCEED 0.5 FOOTCANDLE MEASURED AT THE PROPERTY LINE OF ANY RESIDENTIAL DISTRICT AND 2.0 FOOTCANDLES MEASURED AT THE RIGHT-OF-WAY LINE OF A STREET.
2. LIGHTING MUST NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO ADJACENT PROPERTIES, STREETS, OR SIDEWALKS.
3. SERVICE CONNECTIONS TO ALL FREESTANDING LIGHTING FIXTURES MUST BE INSTALLED UNDERGROUND.
4. THE INTENT OF THIS DRAWING IS TO SHOW FOOT CANDLE LEVELS BASED ON FIXTURES SHOWN. LIGHT LEVELS MAY VARY BASED ON ACTUAL FIXTURE INSTALLED.
5. THIS IS A SITE LIGHTING CALCULATION PLAN ONLY AND DOES NOT PROVIDE ELECTRICAL CONNECTIONS FOR FIXTURES SHOWN. SITE DEVELOPERS, OWNERS, BUILDERS, AND GENERAL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH BUILDING ELECTRICAL CONTRACTOR OR POWER COMPANY FOR POWER CONNECTIONS FOR ALL FIXTURES.
6. BUILDING, WALL, AND OTHER LIGHTING SHALL BE BY OWNER.
7. ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF RALEIGH UD.



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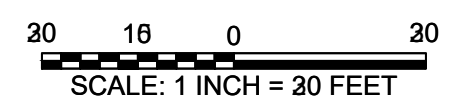
REVISION HISTORY

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ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ADMINISTRATIVE SITE REVIEW

STOVALI MULTI-FAMILY

1508 STOVALL STREET
RALEIGH, NC

A SQUARED LLC

DATE:	08-06-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20014

LANDSCAPE & LIGHTING PLAN

C-6

SHEET 6 OF 7



1 FRONT ELEVATION - BUILDING A
1/8" = 1'-0"



2 FRONT ELEVATION - BUILDING B
1/8" = 1'-0"

PROJECT: BUILDINGS A & B
FOR: A Squared, LLC

PROJECT NUMBER: 20-010
DATE: 07-22-20
PHASE: Preliminary - For Review
SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	ISSUE	DATE
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Elevations

A3.1