

# 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>			
Development name: 501 S. NEW HOPE RD			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): <b>501 S. NEW HOPE ROAD, RALEIGH, NC 27610</b>			
Site P.I.N.(s): 1733068326			
Please describe the scope of work. Include any additions, expansions, and change of use. <b>NEW WAREHOUSE BUILDING, DRIVE, AND SCM</b>			
Current Property Owner/Developer Contact Name: NALLAPATI PROPERTIES, LLC			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: NALLAPATI PROPERTIES, LLC		Title: _____	
Address: 501 S. NEW HOPE ROAD, RALEIGH, NC 27610			
Phone #: (919) 212-0303		Email: Vamsi@CosmosGranite.com	
Applicant Name: BRIAN RICHARDS, PLA			
Company: URBAN DESIGN PARTNERS		Address: 555 FAYETTEVILLE STREET 3RD FL RALEIGH, NC 27601	
Phone #: 919-275-5002		Email: BRICHARDS@URBANDESIGNPARTNERS.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): IX-3	Existing gross floor area (not to be demolished): 54,805 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: +/- 6.74 AC	New gross floor area: 48,750 SF
# of parking spaces required: 35	Total sf gross (to remain and new): 103,555 SF
# of parking spaces proposed: 47	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): COMMERCIAL	
Proposed use (UDO 6.1.4): NO CHANGE	

### STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.4</u> Square Feet: <u>17,611</u>	Proposed Impervious Surface: Acres: <u>1.37</u> Square Feet: <u>59,868</u>
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

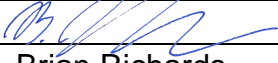
Total # of dwelling units:	Total # of hotel units:
# of bedroom units:    1br                  2br                  3br                  4br or more	
# of lots:	Is your project a cottage court?      Yes <input type="checkbox"/> No <input type="checkbox"/>

### 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, Brian Richards 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: <u>Brian Richards</u>	



## Administrative Site Review Application

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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
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<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	

### GENERAL INFORMATION

Development name: 501 S. NEW HOPE RD  
Inside City limits? Yes ☒ No ☐

Property address(es):  
501 S. NEW HOPE ROAD, RALEIGH, NC 27610

Site P.I.N.(s): 1733068326

Please describe the scope of work. Include any additions, expansions, and change of use.  
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Phone #: (919) 212-0303 Email: Vamsi@CosmosGranite.com

Applicant Name: BRIAN RICHARDS, PLA

Company: URBAN DESIGN PARTNERS Address: 555 FAYETTEVILLE STREET 3RD FL RALEIGH, NC 27601

Phone #: 919-275-5002 Email: BRICHARDS@URBANDESIGNPARTNERS.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): IX-3	Existing gross floor area (not to be demolished): 57,478 SF
Gross site acreage: +/- 6.74 AC	Existing gross floor area to be demolished: 0 SF
# of parking spaces required: 42	New gross floor area: 48,750 SF
# of parking spaces proposed: 43	Total sf gross (to remain and new): 106,228 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): COMMERCIAL	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): NO CHANGE	

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: .331 Square Feet: 144,087	Proposed Impervious Surface: Acres: .381 Square Feet: 166,162
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	Wetlands
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>RESIDENTIAL DEVELOPMENTS</b>	
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 <input type="checkbox"/> No <input type="checkbox"/>

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I/ve 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>[Signature]</u>	Date: _____
Printed Name: Brian Richards	

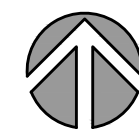
# 501 S. New Hope Road

Raleigh, NC 27610

City of Raleigh Administrative Site Review

Case #: ASR-0058-2021

Second Submittal: 03/22/2022



VICINITY MAP

1" = 500'

### GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NCDOT.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG

- STANDARDS AND ADAAG SPECIFICATIONS
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTEDC A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON [WWW.RALEIGHNC.GOV](#). COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO [RIGHTOFWAYSERVICES@RALEIGHNC.GOV](#).
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - ANY FUTURE COMMENTS FROM NCDOT WILL BE INCORPORATED INTO THE CONCURRENT REVIEW FOR THE SITE PLAN (SR-47-17).

### CONTACT INFORMATION

#### OWNER:

NALLAPATI PROPERTIES, LLC  
ADDRESS: 501 S. NEW HOPE ROAD  
RALEIGH, NC 27610  
PHONE: \_\_\_\_\_

#### CIVIL ENGINEER & LANDSCAPE ARCHITECT:

URBAN DESIGN PARTNERS PLLC  
CONTACT: BRIAN A. RICHARDS PLA  
ADDRESS: 555 FAYETTEVILLE ST. 3RD FLOOR  
RALEIGH, NC 27601  
PHONE: 919.275.5002

### SHEET INDEX

Sheet Number	Sheet Title
C-1.0	Cover Sheet
C-2.0	Existing Conditions
C-2.2	Tree Conservation Plan
C-3.0	Site Plan
C-4.0	Grading Plan
C-5.0	Storm Drainage Plan
C-5.1	BMP Plan & Details
C-5.2	Storm Drainage Area Plan
C-6.0	Utility Plan
C-8.0	Site Specifications & Details
C-8.1	Site Specifications & Details
C-9.0	Emergency Access
LS-1.0	Landscape Plan
LS-2.0	Landscape Details
A3	Floor Plan
A4	Elevations

### SITE DATA

PROJECT NAME: 501 S. NEW HOPE RD  
SITE ADDRESS: 501 S. NEW HOPE ROAD, RALEIGH, NC 27610  
COUNTY: WAKE  
PIN #: 1733068326  
SITE ACREAGE: ±6.69 AC  
CURRENT ZONING: IX-3  
PROPOSED ZONING: NO CHANGE  
EXISTING LAND USE: INDUSTRIAL  
PROPOSED LAND USE: NO CHANGE  
BUILDING GSF:  
EXISTING OFFICE: 4,023 SF  
EXISTING WAREHOUSE: 53,455 SF  
PROPOSED WAREHOUSE: 48,750 SF

TOTAL: 106,228 SF

### PARKING DATA

EXISTING OFFICE PARKING REQ'D: 4,023 SF = 7 SPACES\*  
EX. SHOWROOM PARKING REQ'D 53,455 SF = 18 SPACES\*\*

PROP. OFFICE PARKING REQ'D: 0 SPACES \*  
PROP. WAREHOUSE PARKING REQ'D: 48750 SF = 17 SPACES\*\*

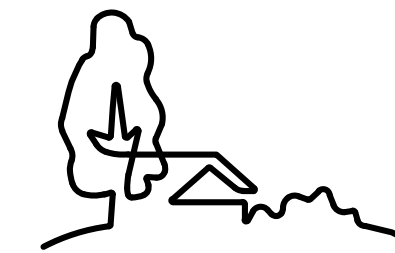
TOTAL PARKING REQ'D: 42 SPACES  
TOTAL PARKING PROVIDED: 43 SPACES

ACCESSIBLE PARKING REQ'D: 2 SPACES  
ACCESSIBLE PARKING PROVIDED: 2 SPACES EXISTING

SHORT TERM BICYCLE PARKING  
REQUIRED: 0 SPACES  
PROVIDED: 0 SPACES

LONG TERM BICYCLE PARKING  
REQUIRED: 4 SPACES  
PROVIDED: 4 SPACES

\*PER RALEIGH UDO SEC. 7.1.2) - 1.0 SPACE/800 SQ FT REQ'D  
\*\*PER RALEIGH UDO SEC. 7.1.2) - 1.0 SPACE/3000 SQ FT REQ'D



URBAN  
DESIGN  
PARTNERS

555 fayetteville st. 3rd fl  
raleigh, nc 27601  
919-275-5002  
urbandesignpartners.com  
nc firm no: P-0418 sc coa no: C-03044

03/10/2022

Nallapati  
Properties, LLC

501 S. New Hope Road  
Raleigh, NC, 27610

501 S New Hope Road

Cover Sheet

501 S. New Hope Road, Raleigh, NC 27610

NO. DATE: BY: REVISIONS:

Project No: 21-RDU-016

Date: 03.22.2022

Designed By: UDP

Checked By: BAR

Sheet No:

C-1.0



	106,228 SF
	42 SPACES
	43 SPACES
G REQ'D:	4,023 SF = 7 SPACES (1/600 SF)
S REQ'D:	53,455 SF = 18 SPACES (1/3000 SF)
REQ'D:	0 SPACES
KING REQ'D:	48750 SF = 17 SPACES (1/3000 SF)
ED:	42 SPACES
	43 SPACES
EQ'D:	2 SPACES
ROVIDED:	2 SPACES EXISTING
	4 SPACES *
	0 SPACES **
	4 SPACES
	0 SPACES
	- 1 SPACE/40,000 SF, MIN 4
	- NONE REQUIRED

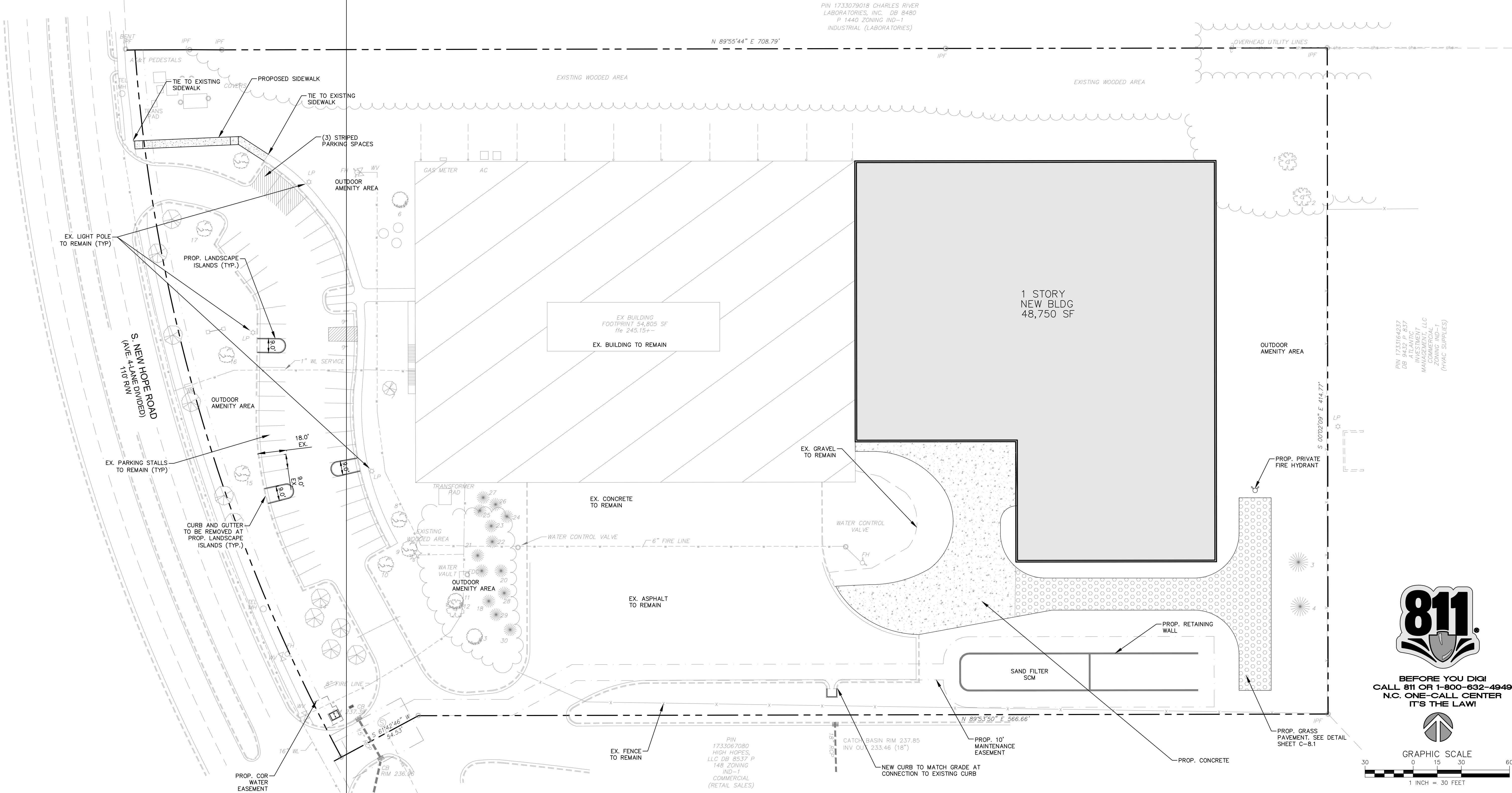
NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:  
AKEN & YELLE ASSOCIATES, PA  
3755 BENSON DRIVE  
RALEIGH, NC 27609  
(919) 877-9992
2. SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY:  
CHET VAN FOSSEN  
325 SILVER BLUFF ST.  
HOLLY SPRINGS, NC 27540  
(919) 632-4041
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URBAN  
DESIGN  
PARTNERS

555 Fayetteville St., 3rd fl  
raleigh, nc 27601  
919-275-5002  
urbanpartners.com  
nc firm no: P-0418 ac coa no: C-03044

Nallapati  
Properties, LLC

501 S New Hope Road

Site Plan

501 S. New Hope Road, Raleigh, NC 27610

NO. DATE: BY: REVISIONS:

Project No: 21-RDU-016  
Date: 03.22.2022  
Designed By: UDP  
Checked By: BAR  
Sheet No:

C-3.0

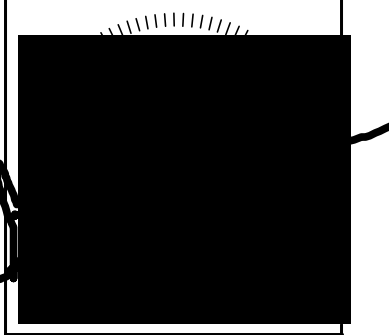


CHET VAN FOSSEN  
ARCHITECT  
325 SILVER BLUFF STREET  
HOLLY SPRINGS, NC 27540  
PHONE (919) 632-4041  
VANFOSSENCHET@GMAIL.COM

PROJECT

NALLAPATI  
PROPERTIES

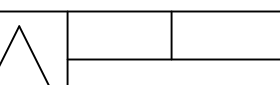
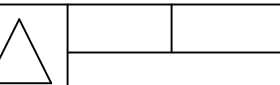
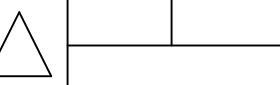
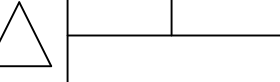
LOCATION



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REVISIONS DATE



DATE: 3/23/22

SCALE: AS NOTED

DRAWN: CVF

APPROVED: CVF

JOB# 2103

SHEET:

A-4

EXTERIOR ELEVATIONS

