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 <u>TC-14-19</u> 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 <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Si	ite Plan	Tier Three S	ite Plan	
Building Type				Site Transaction History	
	Detached		General	Subdivision case #:	
	Attached		Mixed use	Scoping/sketch plan case #: Certificate of Appropriateness #:	
	Apartment		Open lot	Board of Adjustment #:	
-	Townhouse		Civic	Zoning Case #:	
	rownnouse		CIVIC	Administrative Alternate #:	
			GENERAL IN	FORMATION	
Development na	ime:				
Inside City limits	? Yes	No			
Property address	s(es):				
Site P.I.N.(s):					
Please describe	the scope of	f work. Include a	any additions, e	expansions, and change of use.	
Current Property	/ Owner/Dev	eloper Contact	Name:		
NOTE: please attach purchase agreement when submitting this form.					
Company:				Title:	
Address:					
Phone #:			Email:		
Applicant Name:	:				
Company:			Address:		
Phone #:			Email:		

REVISION 02.19.21

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):				
R-10	Existing gross floor area to be demolished:				
Gross site acreage: 5.51	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): SRPOD	Proposed # of stories for each:				
Existing use (UDO 6.1.4): Mobile Home Park					
Proposed use (UDO 6.1.4): Mulit-unit					

STORMWATER INFORMATION							
Existing Impervious Surface:	Proposed Impervious Surface:						
Acres: 0.70 Square Feet: 30,295	Acres: <u>83,290</u> Square Feet: <u>1.91</u>						
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 🖌						

	RESI	DENTIAL DE	VELOPMENTS		
Total # of dwelling units: 30			Total # of hotel units:		
# of bedroom units: 1br 2br 3br		3br	4br or more 30		
# of lots: 1			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, <u>Chase Massey</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.

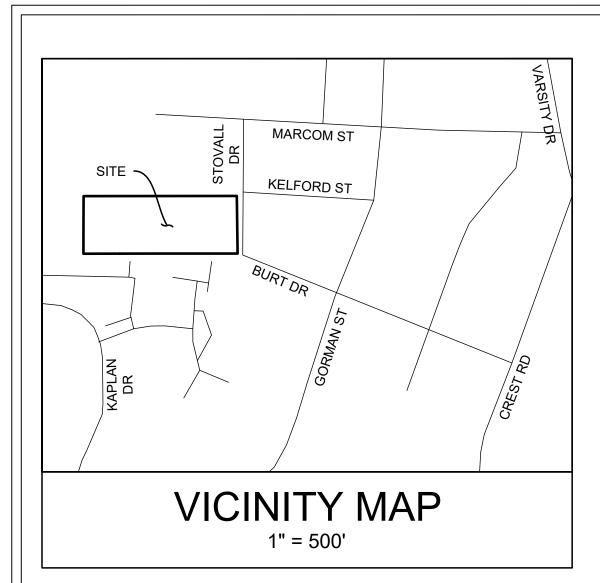
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

	11	1		1	/			
Signature:	Λ	non 1	Л	7	am	Date: 🕻	1.7	21
Printed Name	-	CHA	S	2	MASSEY			

Page 2 of 2

REVISION 02.19.21

raleighnc.gov



TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) 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. 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION. FOR 3. A PERMIT REQUEST WITH A TCPED 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 TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO: MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD); 5.1. 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AMERICAN DISABILITY ACT (ADA) REQUIREMENTS; 5.3. 5.4. RALEIGH STREET DESIGN MANUAL (RSDM). 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE

ADMINISTRATIVE SITE PLANS STOVALL MULTI-FAMILY

SUMMARY INFORMATION

DEVELOPMENT NAME: STOVALL MULTI-FAMILY

SITE ADDRESS: 1508 STOVALL DRIVE

PIN NUMBER(S): 0793-18-6220

TOTAL ACREAGE: 5.51 AC (240,083 SF) LESS R/W DEDICATION: 0.15 AC (6,702 SF) LESS AREA BEING RECOMBINED: 1.85 AC (80,612 SF) **NET AREA:** 3.51 AC (152,769 SF)

EXISTING USE: MOBILE HOME PARK PROPOSED USE: MULTI-FAMILY

JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: R-10 OVERLAY DISTRICT: SRPOD

PROPOSED UNITS: 30 (4 BR)

BUILDING SETBACKS: PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT LINE: 5' REAR LOT LINE: 20'

PARKING SETBACKS: PRIMARY STREET: 10' SIDE STREET: 10' SIDE/REAR LOT LINE: (REAR LOT LINE: 3'

VEHICLE PARKING (MAX): MULTI-UNIT LIVING, 4 BEDROOMS: 4 SPACES PER UNIT : 120 SPACES

PARKING PROVIDED: 100 (1 GARAGE, 2 SURFACE SPOTS PER UNIT PLUS 10 ADDITIONAL SPOTS SHOWN)

BICYCLE SPACES REQUIRED: 4 SPACES BICYCLE SPACES PROVIDED: 4 SPACES

BLOCK PERIMETER MEASUREMENT: 2,180 LF (ALONG STOVALL, BURT, KELFORD & GORMAN)

REQUIRED AMENITY AREA: 15,277 SF PROVIDED AMENITY AREA: 15,720 SF

ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: CHASE MASSEY, PE PO BOX 91727 RALEIGH, NC 27675 919.423.8975 CMASSEY@FLMENGINEERING.COM

DEVELOPER:

A SQUARED LLC CONTACT: DAN MILLER 51 KILMAYNE DR, STE 110 CARY, NC 27511 336.740.4401 DAN@BUILDRALEIGH.COM

CALL 48 HOURS BEFORE YOU DIG Orth

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

Office Use Only: Case #: _ Site Plan Tier: Tier Two Site Plan **Building Typ** Detached Attached ~ Apartment Townhouse Yes 🖌 No

Page **1** of **2**

© 2020 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

Development name: 1508 Stovall Inside City limits? Property address(es): 1508 S⁺ Site P.I.N.(s): 0793-18-6220 Please describe the scope of work. Proposed apartments (30, 4-be Current Property Owner/Developer NOTE: please attach purchase ag Company: A Squared LLC Address: 51 Kilmayne Dr, Suite Phone #: 336.740.4401 Applicant Name: Chase Massey Company: FLM Engineering Phone #: 919-423-8975

1508 STOVALL DRIVE

RALEIGH, NORTH CAROLINA 27606

PIN: 0793-18-6220

ASR-0067-2021

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.

Planner (print): _

Please review UDO Section 10.2.8. as amended by text change case TC-14-19 and TC-11-21 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 <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

an 🗌	Tier Three S	ite Plan 🖌			
De		Site Transaction History			
	General	Subdivision case #: Scoping/sketch plan case #: SCOPE-0004-2020			
	Mixed use	Certificate of Appropriateness #:			
Ļ	Open lot	Board of Adjustment #:			
L	Civic	Zoning Case #: Administrative Alternate #:			
	GENERAL IN	FORMATION			
Stova	ll Drive				
	Name: Dan Mil	vate access drive and utilities			
greemen	t when submi	tting this form.			
		Title: Member			
110, Cary	y, NC 27511				
	Email: dan@	buildraleigh.com			
	Address: DO	Box 01727 Palaigh NC 27675			
	Address: PO Box 91727, Raleigh, NC 27675 Email: cmassey@flmengineering.com				
		REVISION 06.02.22			
		raleighnc.gov			

	PE + SITE DATE TABLE		
	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) 0		
R-10	Existing gross floor area to be demolished 19,400		
Gross site acreage: 5.51	New gross floor area: 69,120		
Maximum # of parking spaces: 120	Total sf gross (to remain and new): 69,120		
# of parking spaces proposed: 100	Proposed # of buildings: 6		
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): Mulit-unit			
STORMWATE	ER INFORMATION		
Existing Impervious Surface	Proposed Impervious Surface		
Acres: 0.70 Square Feet: 30,295	Acres: 83,290 Square Feet: 1.91		
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: 30	Total # of hotel units		
# of bedroom units: 1br 2br 3br	4br or more 30		
# of lots:	Is your project a cottage court? Yes No		
SIGNATI			
The undersigned indicates that the property owner(s) is av described in this application will be maintained in all respe			
	serve as the agent regarding this application, and will receive		
and respond to administrative comments, resubmit plans a owner(s) in any public meeting regarding this application.	and applicable documentation, and will represent the property		
	is conforming to all application requirements applicable with the cation is subject to the filing calendar and submittal policy, tivity.		
Signature: Charle Marser	Date: 8/1/22		
Printed Name: CHASE MASSED			
ge 2 of 2	REVISION 06.02		

- 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.

NOTES

- 1. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTERS.
- 2. PER TREE CONSERVATION REPORT PREPARED BY S&EC, PA, DATED JUNE 2, 2020, PRIMARY AND SECONDARY TREE CONSERVATION AREAS ARE NOT PRESENT WITHIN THE SITE. EXISTING TRAILERS AND STRUCTURES ARE PRESENT WITHIN ZONE 2 OF THE NEUSE RIVER BUFFER. SEE REPORT FOR MORE INFORMATION.

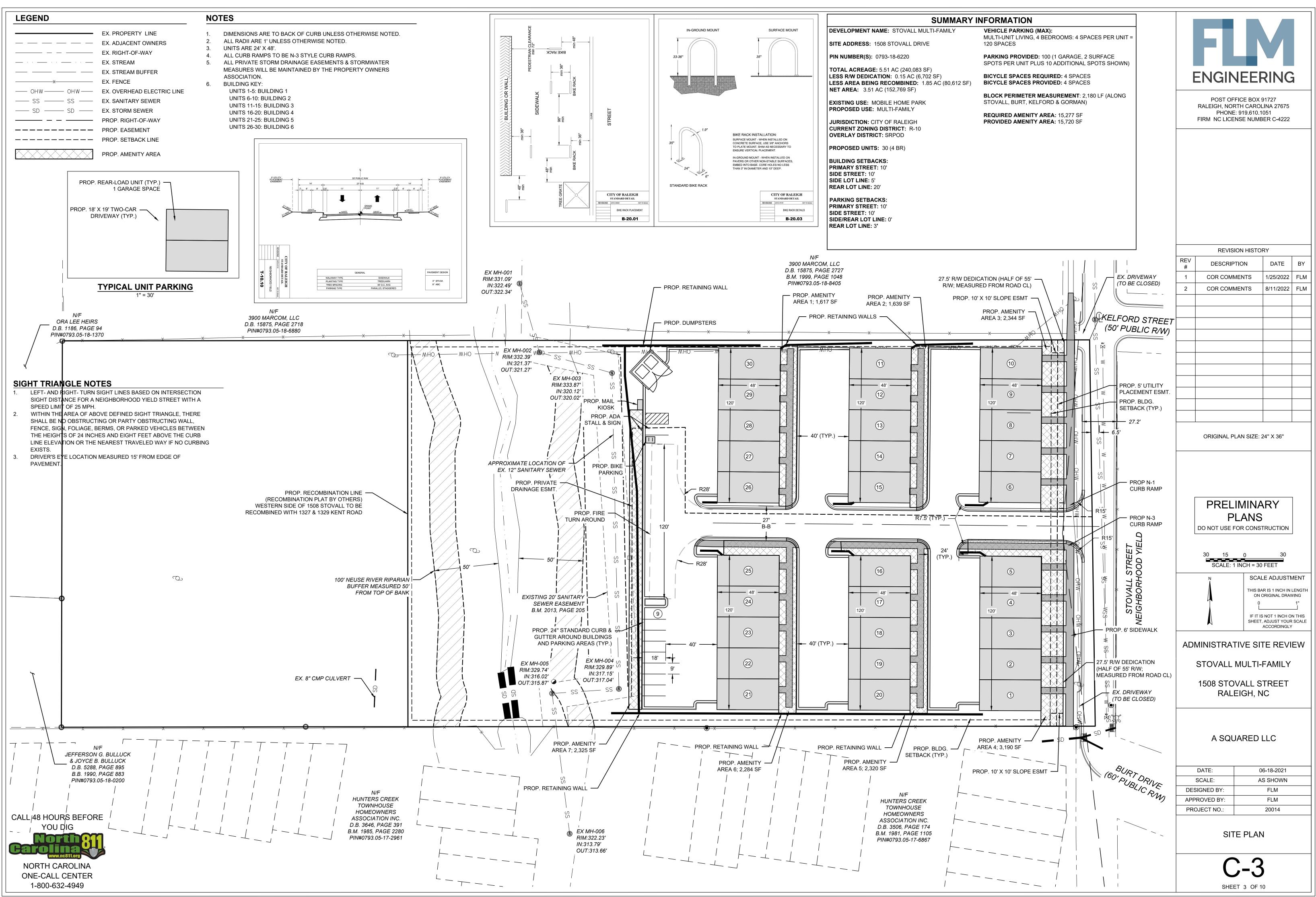
TITLE
COVER
EXISTING CONDITIONS
SITE PLAN
UTILITY PLAN
SANITARY SEWER OUTFALL PLAN & PROFILE
GRADING & DRAINAGE PLAN
LANDSCAPE & LIGHTING PLAN
DETAILS
BUILDING ELEVATIONS



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

REVISION HISTORY								
REV #	DESCRIP		DATE	BY				
 1	COR COMM	IENTS	1/25/2022	FLM				
2	COR COMM	IENTS	8/11/2022	FLM				
				•				
	ORIGINAL PL	.AN SIZE:	24" X 36"					
				7				
	PREL	MINA	١RY					
		LANS						
	DO NOT USE F	OR CONS	TRUCTION					
			LE ADJUSTI					
			AR IS 1 INCH IN					
			ORIGINAL DRAV					
		Ĺ	S NOT 1 INCH O					
			, ADJUST YOUF ACCORDINGLY	R SCALE				
AD	MINISTRAT	IVE SI	IE KEVI					
	STOVALL	MULTI-	FAMILY					
	1508 970		TREET					
	1508 STOVALL STREET RALEIGH, NC							
A SQUARED LLC								
	DATE:	()6-18-2021					
	SCALE:	А	S SHOWN					
			FLM					
	PROVED BY:		FLM 20014					
COVER								

SHEET 1 OF 10



© 2020 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.



1 BLDG 01 - FRONT ELEV 1/8" = 1'-0"



2 BLDG 02 - FRONT ELEV 1/8" = 1'-0"



BLDG 02 - BASEMENT 366' - 9"

BLDG 03 - BASEMENT

BLDG 05 - BASEMENT 349' - 9"



PROFESSIONAL SEAL

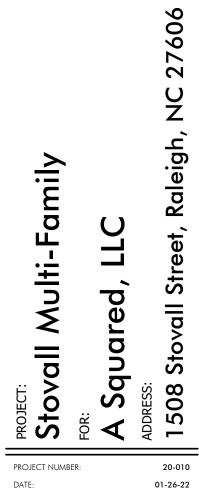
STRUCTURAL:

CIVIL:

FLM Engineering P.O. Box 91727 Raleigh, NC 27675 919-610-1051

MEP:

FIRE PROTECTION:



PHASE: Administrative Site Review
SCALE: 1/8" = 1'-0"
REVISIONS:
NO. ISSUE DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. THIS APPROVAL OF THIS ELECTRONIC DOCUMENT IS ONLY VALID IF THE DOCUMENT HAS NOT BEEN MODIFIED AND THE DIGITAL SIGNATURE BELOW IS VALID:

Elevations





1 BLDG 04 - FRONT ELEV 1/8" = 1'-0"



2 BLDG 05 - FRONT ELEV 1/8" = 1'-0"



BLDG 04 - BASEMENT 357' - 9"





PROFESSIONAL SEAL

STRUCTURAL:

CIVIL:

FLM Engineering P.O. Box 91727 Raleigh, NC 27675 919-610-1051

MEP:

FIRE PROTECTION:



 PHASE:
 Administrative Site Review

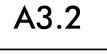
 SCALE:
 1/8" = 1'-0"

 REVISIONS:
 DATE

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. THIS APPROVAL OF THIS ELECTRONIC DOCUMENT IS ONLY VALID IF THE DOCUMENT HAS NOT BEEN MODIFIED AND THE DIGITAL SIGNATURE BELOW IS VALID:

Elevations



1/25/2022 4:13:08 PM

A3.