

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 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 <input checked="" type="checkbox"/> No If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No	Wetlands Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

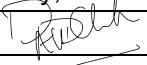
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots:	Is your project a cottage court? Yes No

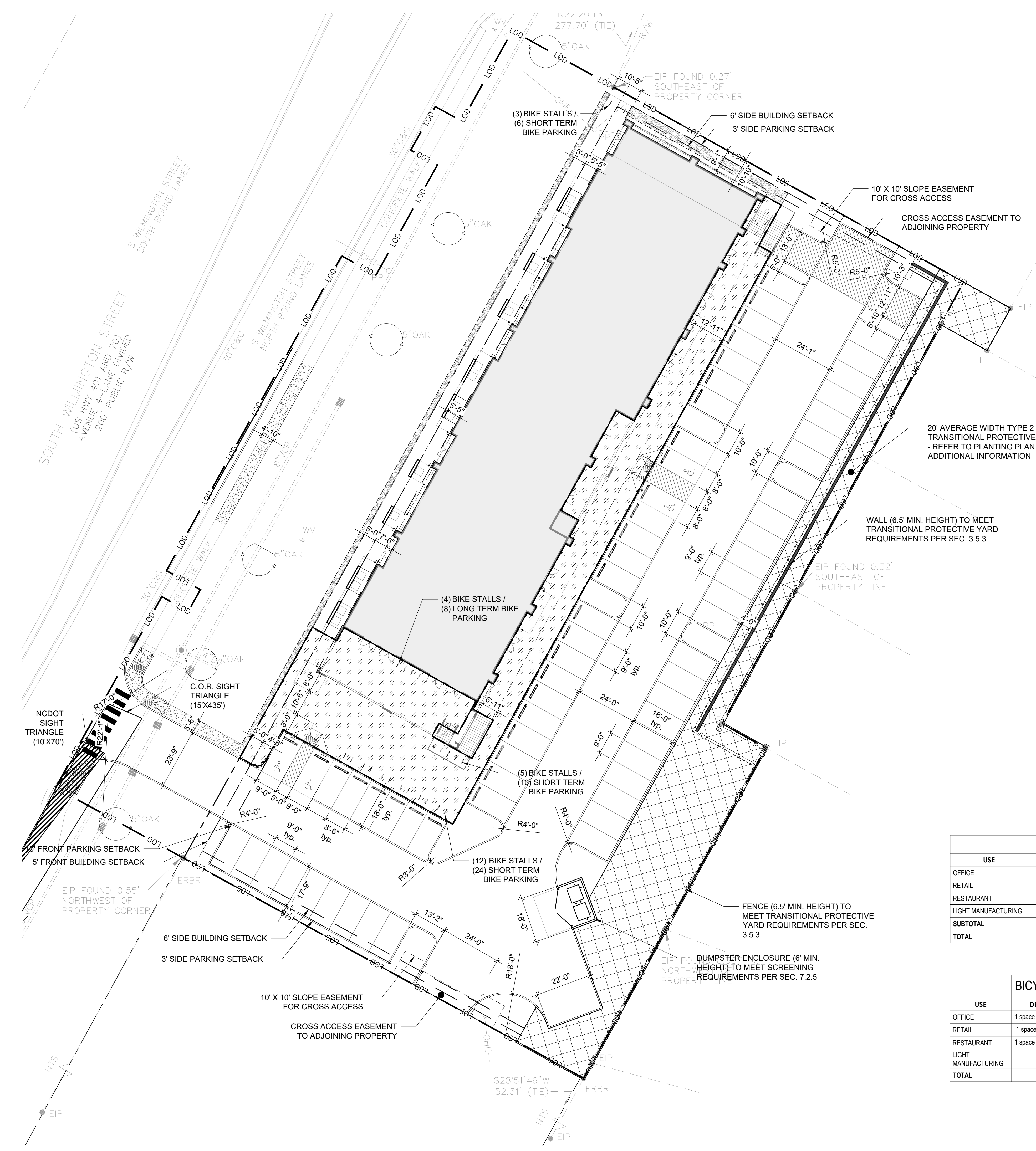
SIGNATURE BLOCK

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 _____ 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: 	Date:
Printed Name: _____	

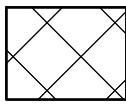


LAYOUT LEGEND

SYMBOL	DESCRIPTION
	ALIGN
	DIMENSION (PRECISION TO 1/4")
	ARC DIMENSION (PRECISION TO 1/4")
TYP.	TYPICAL
	CENTERLINE
	MIRROR
Ø	DIAMETER
R	RADIUS

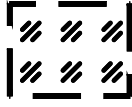
GENERAL SITE NOTES

- ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALEIGH STANDARD.
- SIDEWALKS ALONG RIGHT-OF-WAY ARE PUBLIC AND MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION ARE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS. PONDING OF WATER IS PROHIBITED.
- PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS - MAX SPACING @ 10'
- THROUGHOUT PROJECT SITE, ALL DIMENSIONS TO BE FIELD VERIFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO CENTERLINE, CENTER TO CENTER ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED.
- BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- GUARDRAILS MUST BE INSTALLED ON THE OPEN SIDES OF ELEVATED WALKING SURFACES THAT EXCEED 30 INCHES IN HEIGHT. ALL GUARDRAILS MUST BE A MINIMUM HEIGHT OF 42 INCHES ABOVE THE LEADING EDGE OF THE TREAD OR WALKING SURFACE. GUARDRAILS SHALL HAVE BALUSTERS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34 INCHES. FROM 34 INCHES TO 42 INCHES ABOVE THE WALKING SURFACE, A 8 INCH DIAMETER SPHERE SHALL NOT PASS.
- THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES OR THE CONTRACTOR'S SUBCONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD DATA PROVIDED TO LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD ANY FIELD CHANGES, ALONG WITH ANY PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE MET UNDER CONTRACT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNER'S REPRESENTATIVE PER ALL APPLICABLE REGULATIONS.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SET FORTH AND APPROVED BY THE CITY OF RALEIGH. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL TREE PROTECTION FENCING SHALL REMAIN IN PLACE DURING CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL CROSSWALK MARKINGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH NCDOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND NCDOT STANDARDS.
- ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT 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.



TRANSITIONAL PROTECTIVE YARD (20' AVERAGE TYPE 2)

FRONTAGE	WIDTH (LF)	REQ. AREA (SF)	PROPOSED AREA (SF)
348'-11"	20	6,980	7,095



AMENITY AREA REQUIREMENTS

ZONING	LOT AREA (SF)	PERCENT (%)	REQUIRED (SF)	PROPOSED (SF)
CX-3	59,292	10	5,929	7,618

VEHICLE PARKING

USE	AREA (SF)	DESCRIPTION (MAXIMUM)	ALLOWED	PROVIDED
OFFICE	7,309	1 space / 200 SF	37	20
RETAIL	8,569	1 space / 200 SF	43	23
RESTAURANT	4,461	1 space / 100 SF	45	22
LIGHT MANUFACTURING	7,308	NO MAXIMUM	0	0
SUBTOTAL	27,647		125	65
TOTAL	27,647		125	65

BICYCLE PARKING (SHORT TERM)				BICYCLE PARKING (LONG TERM)**		
USE	DESCRIPTION	REQUIRED	PROVIDED	DESCRIPTION	REQUIRED	PROVIDED
OFFICE	1 space / 10,000 SF (min. 4)	4	13	1 space / 5,000 SF (min. 4)	4	4
RETAIL	1 space / 5,000 SF (min. 4)	4	14	NONE	0	0
RESTAURANT	1 space / 50,000 SF (min. 4)	4	13	1 space / 25,000 SF (min. 4)	4	4
LIGHT MANUFACTURING	NONE	0	0	NONE	0	0
TOTAL		12	40		8	8

SCALE: 1" = 20'-0"



REUSE OF DOCUMENT
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SOHI
SOHI, LLC

PROJECT NUMBER:

22025

PROJECT PHASE:
ADMINISTRATIVE
SITE REVIEW

DATE:

07.18.2022

SHEET TITLE:

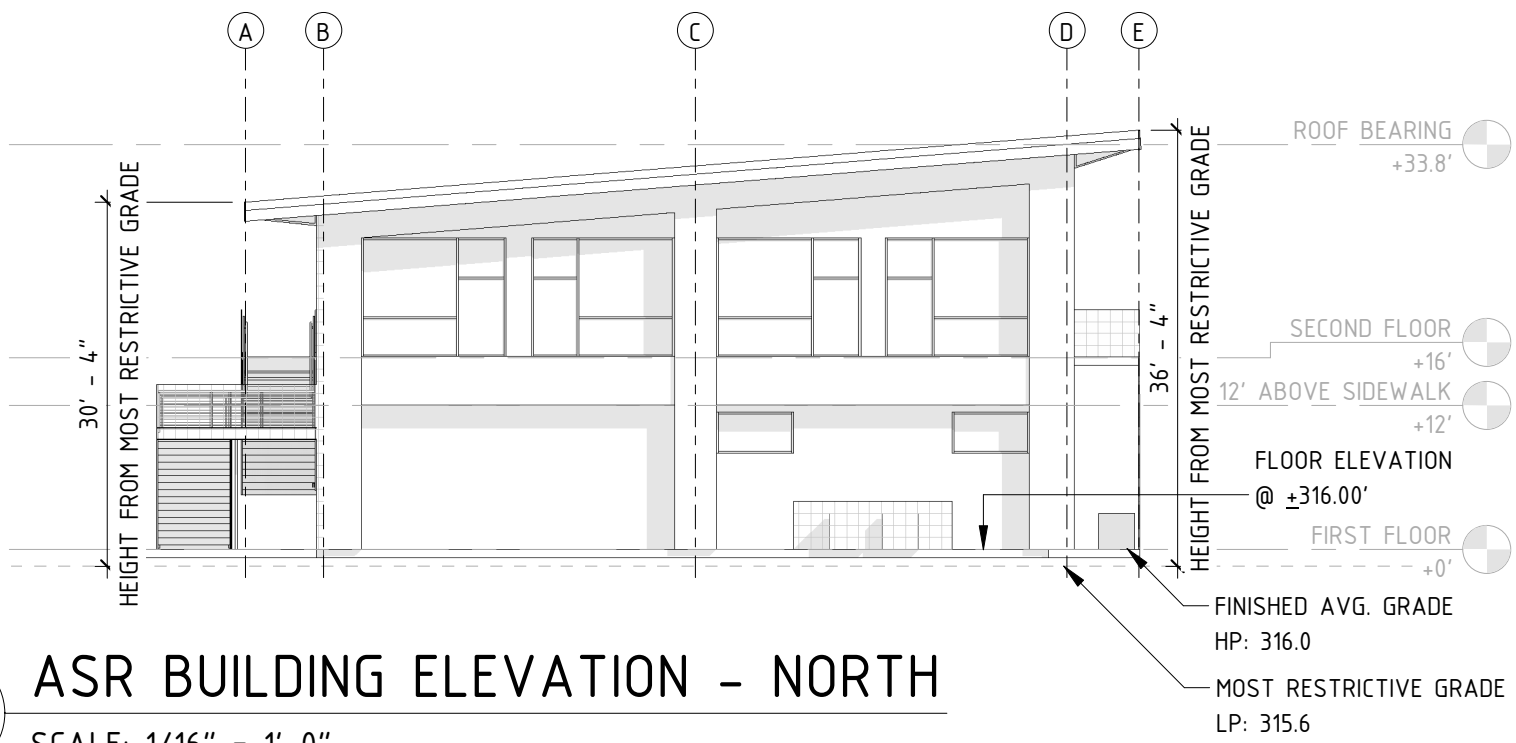
LAYOUT PLAN

SHEET NUMBER:

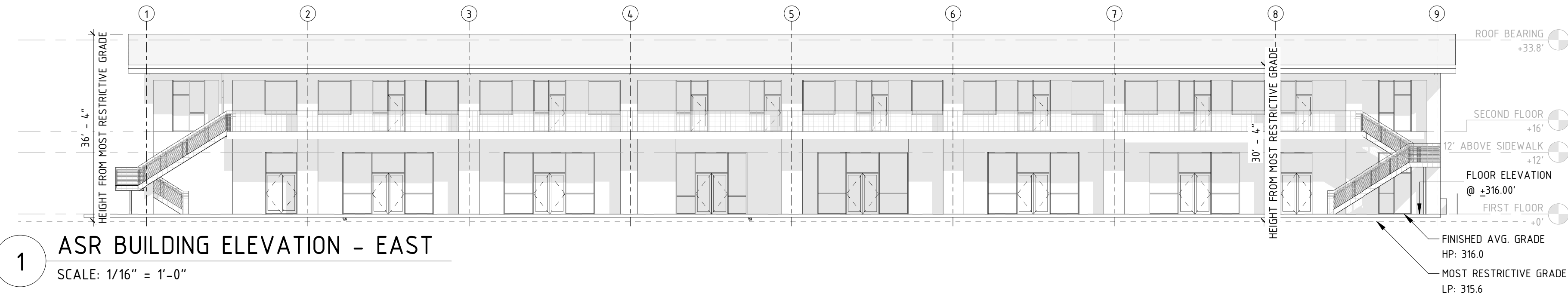
L200

2701 S WILMINGTON STREET, RALEIGH, NC 27603

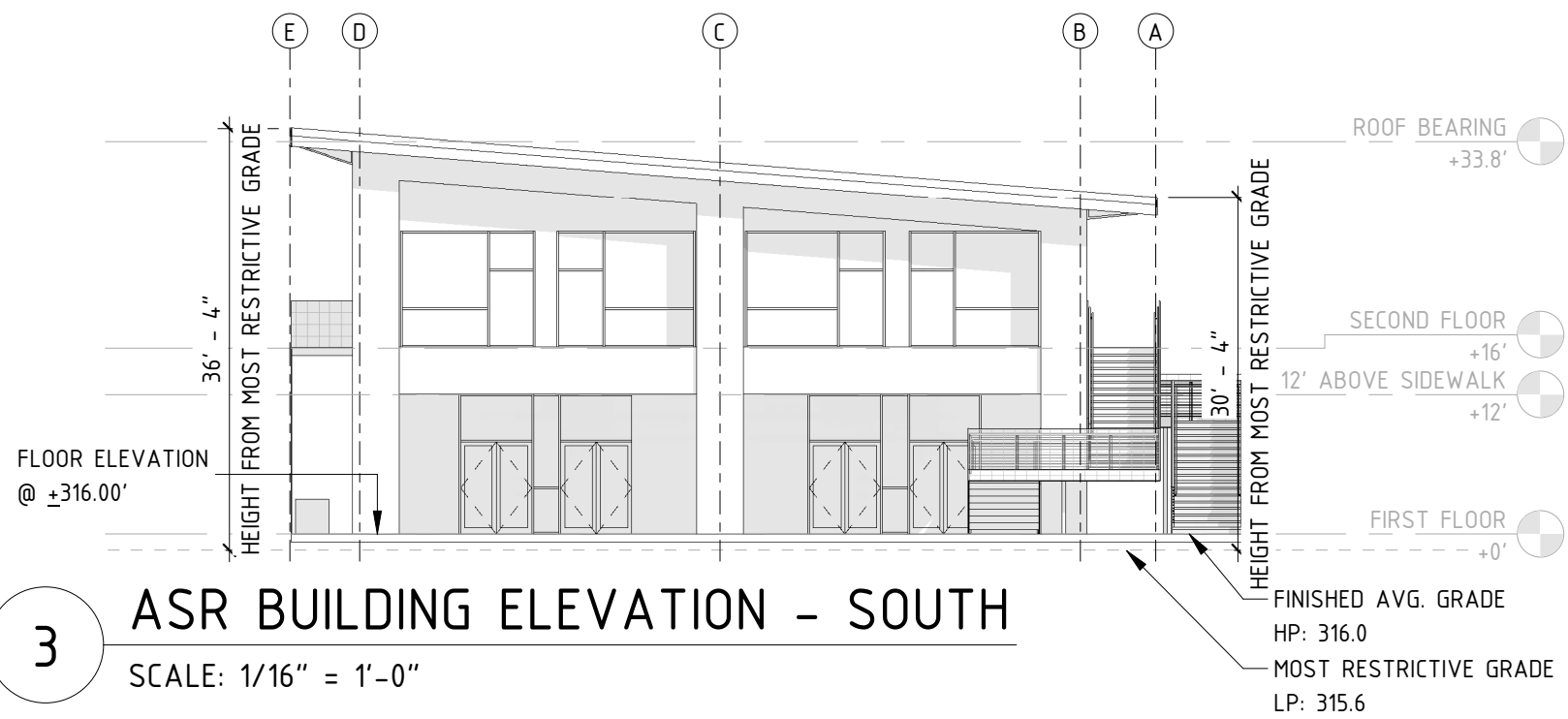
MECHANICAL UNITS OBSCURED TO STREET
BY VERTICAL MESH SCREENS PER UDO 7.2.5.



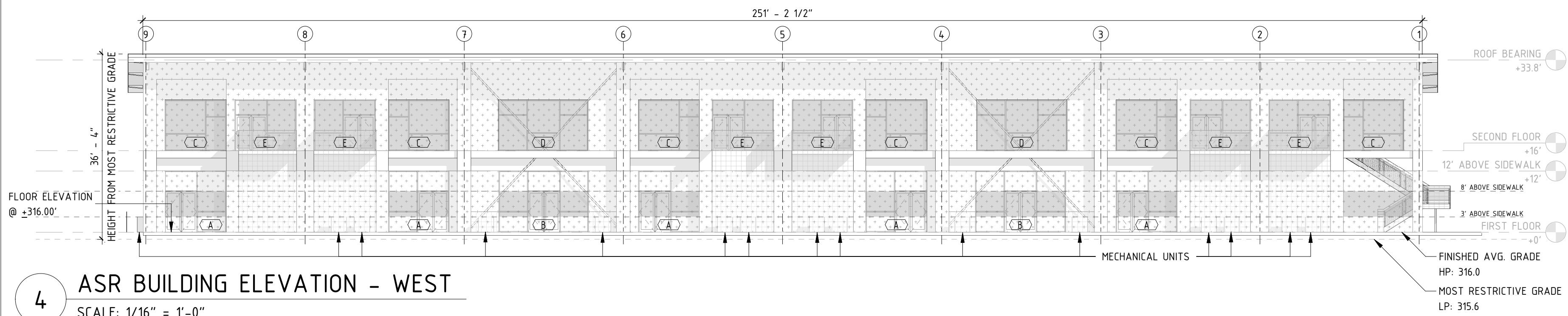
2 ASR BUILDING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



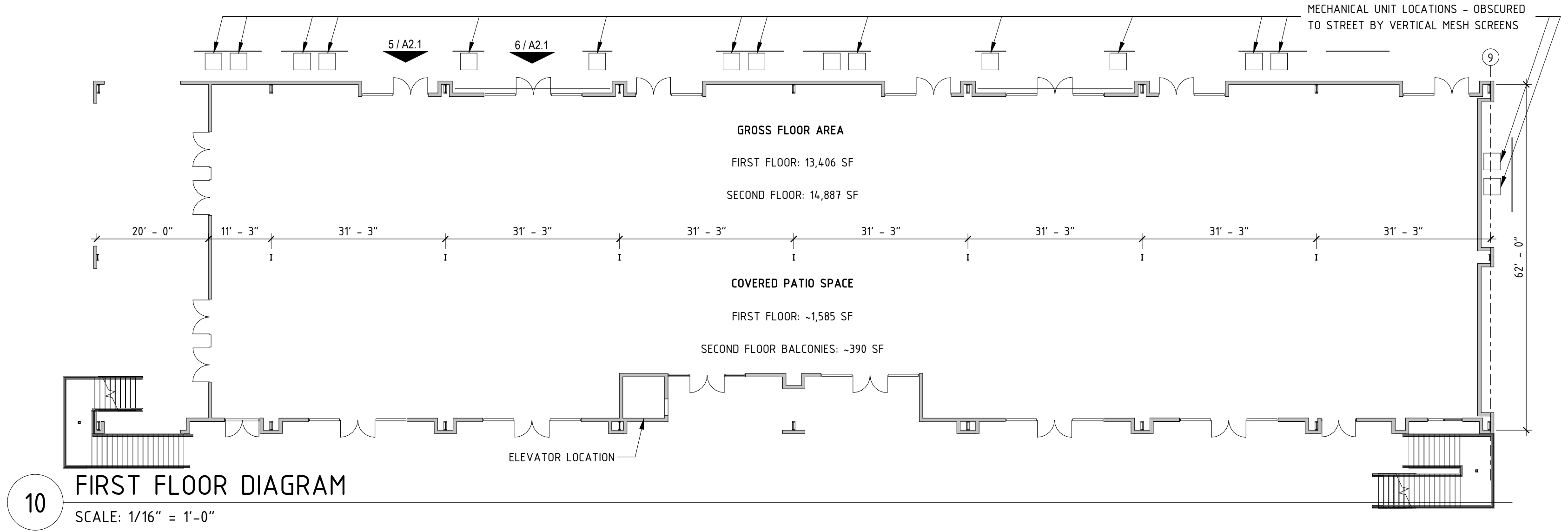
1 ASR BUILDING ELEVATION - EAST
SCALE: 1/16" = 1'-0"



3 ASR BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



4 ASR BUILDING ELEVATION - WEST
SCALE: 1/16" = 1'-0"

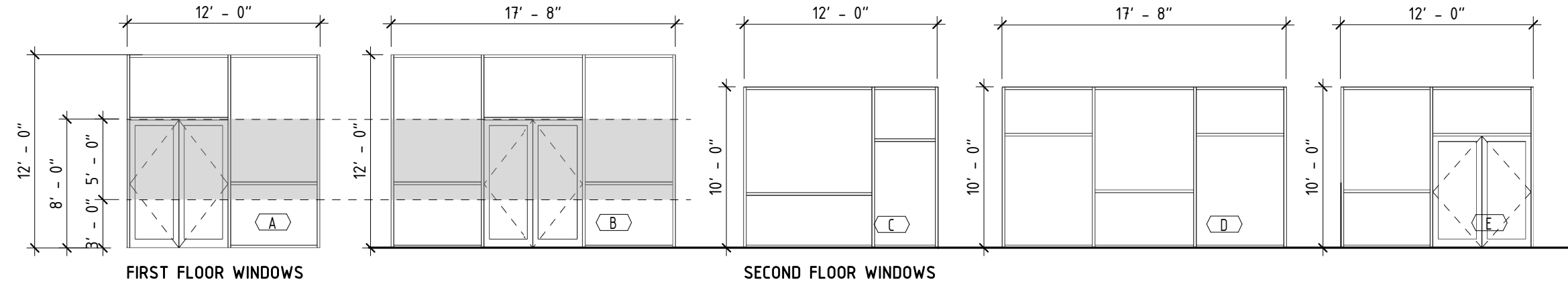


10 FIRST FLOOR DIAGRAM
SCALE: 1/16" = 1'-0"

AVERAGE GRADE ANALYSIS PER CITY OF RALEIGH UDO SEC. 15.7.B.2 & TC-17-16						
ELEVATION	EXISTING GROUND (EG)			FINISHED GRADE (FG/FS)		
	HIGH POINT	LOW POINT	AVG GRADE	HIGH POINT	LOW POINT	AVG GRADE
NORTH	315.6	314.8	315.2	316.00	316.00	316.00
SOUTH	316.1	315.6	315.9	316.00	316.00	316.00
EAST	315.6	314.8	315.2	316.00	316.00	316.00
WEST	316.1	315.6	315.9	316.00	316.00	316.00
EXISTING AVG. GRADE*			315.6	FINISHED AVG. GRADE		316.00

* MOST RESTRICTIVE

SOUTH ELEVATION WINDOW TRANSPARENCY KEY



TRANSPARENCY TABLE

1	STREET ELEVATION - SOUTH	REQUIRED (UDO 3.2.5)	PROVIDED
	GROUND FLOOR - 3,014.5 SF (25'1"-2 1/2" x 12')	33% = 995 SF	1,308 SF
	GROUND FLOOR - (BETWEEN 3'-8')	50% OF 995 = 497.5 SF	545.1 SF
2			
	SECOND FLOOR - 4,349.0 SF	20% = 870 SF	1,783.5 SF

CITY OF RALEIGH UDO SECTION 15.9 B

B.

- The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the surface of the finished ground floor for all above-grade portions of the facade. A minimum of 50% of the required transparency must be located between 3 and 8 feet from the surface of the finished ground floor.
- The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

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 consultant, and contractors are each responsible for compliance with all 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. The approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid:

City of Raleigh Development Approval: _____

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

PROJECT TYPE: INTERIOR ALTERATION

SOHI

2701 S WILMINGTON ST, RALEIGH, NC

DATE	07.18.2022
DR.	RP
CH.	MK
PROJ. #	22063

REVISIONS

NO.	DESCRIPTION	DATE
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UDO EXTERIOR
ELEVATION
COMPLIANCE
DRAWINGS

A2.1