

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.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input 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 #: _____	
GENERAL INFORMATION			
Development name: 3700 Barrett Drive			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 3700 Barrett Drive & 0 Six Forks Road			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use. Demolition of existing building and parking lot and construction of a new Medical Office building with stand-alone parking garage.			
Current Property Owner/Developer Contact Name: Trey Adams NOTE: please attach purchase agreement when submitting this form.			
Company: Atlas Stark		Title: Managing Partner	
Address: PO Box 6309			
Phone #: 910-964-7116		Email: tadams@atlasstark.com	
Applicant Name: David Boyette, PE			
Company: McAdams		Address: One Exchange Plaza, Suite 201, Raleigh, NC 27603	
Phone #: 919.244.9528		Email: boyette@mcadamsco.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): OX-3-GR	Existing gross floor area (not to be demolished): 0 sf
	Existing gross floor area to be demolished: 14,133 sf
Gross site acreage: 1.45 ac	New gross floor area: 53,000 sf
# of parking spaces required: 108	Total sf gross (to remain and new): 53,000 sf
# of parking spaces proposed: 183	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Office	
Proposed use (UDO 6.1.4): Medical Office	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.93 Square Feet: 40,589	Proposed Impervious Surface: Acres: 1.11 Square Feet: 48,456
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: n/a	
Alluvial soils: n/a	
Flood study: n/a	
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

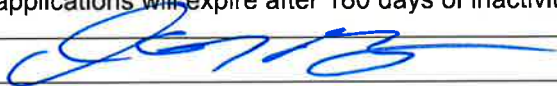
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

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, David M Boyette, Jr, PE 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: 09.15.2021

Printed Name: David M Boyette, Jr, PE



The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

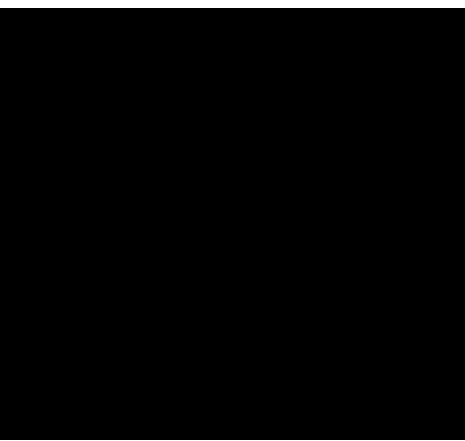
David Boyette
boyette@mcadamsco.com
PHONE: 919.244.9528

CLIENT

ATLAS STARK HOLDING, LLC
PO BOX 6309
RALEIGH, NORTH CAROLINA 27628
CONTACT: HUNTER DIEFES
PHONE: 910.770.1145

PROJECT DIRECTORY

CIVIL ENGINEER + LAND PLANNING
MCADAMS
ONE GLENWOOD AVE, SUITE 201
RALEIGH NC, 27603




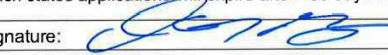
REVISIONS

NO.	DATE	
1	12.02.2021	COR ASR COMMENT RESPONSES
2	04.29.2022	COR ASR COMMENT RESPONSES
2	07.28.2022	COR ASR COMMENT RESPONSES

ADMINISTRATIVE SITE REVIEW FOR:

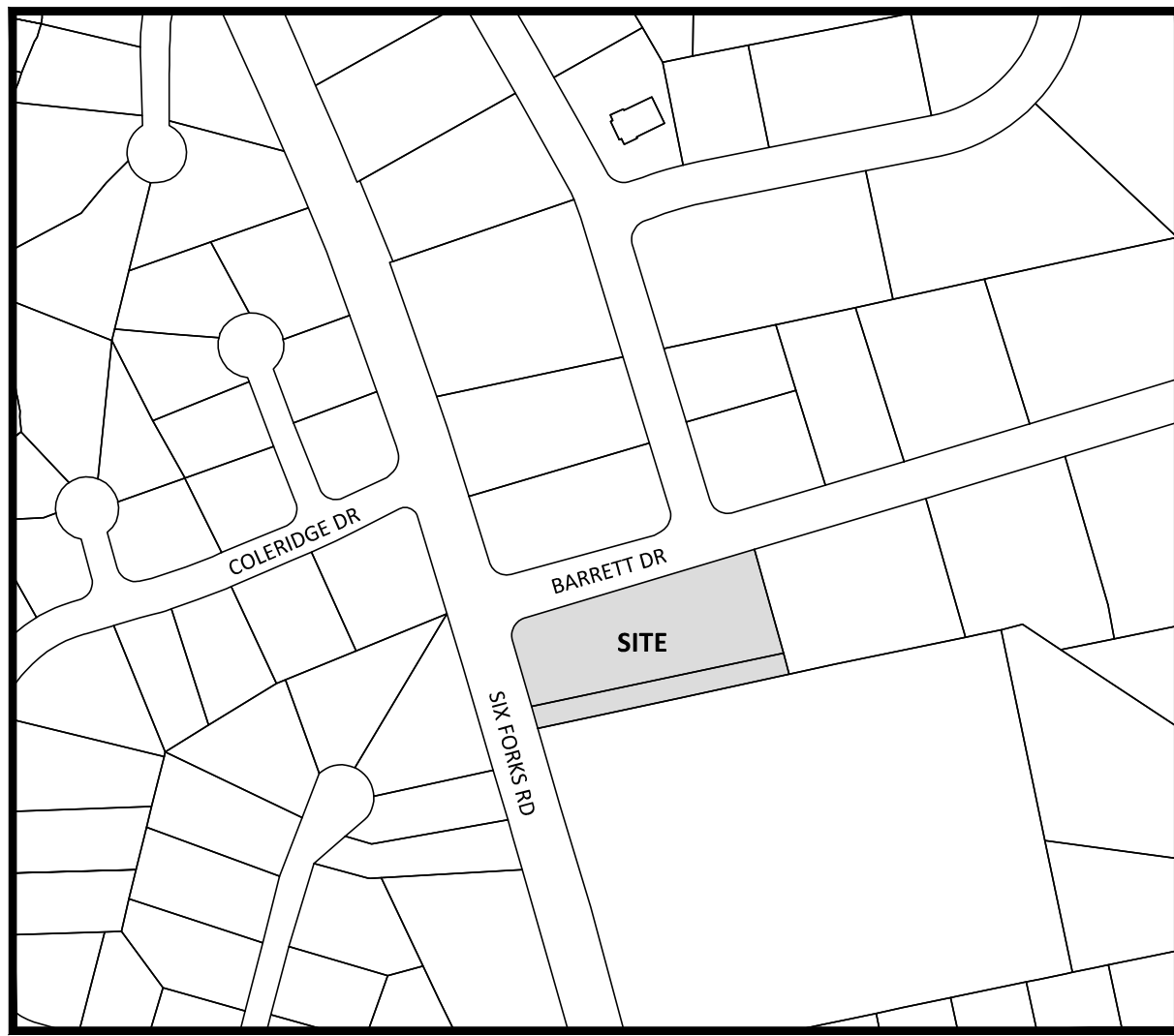
3700 BARRETT DRIVE
RALEIGH, NORTH CAROLINA 27609
PROJECT NUMBER: 2020110527

<h1 style="margin: 0;">Administrative Site Review Application</h1> <p style="margin: 0; font-size: 0.8em;">Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 • Raleigh, NC 27601 919-990-2000</p>		
<p>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.</p>		
<div style="display: flex; justify-content: space-between;"> Office Use Only: Case #: _____ Planner (print): _____ </div>		
<p>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 note can be submitted online via the Permit and Development Portal. Note: This is for the first verification service.)</p>		
<div style="display: flex; justify-content: space-between;"> Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/> </div>		
<p style="text-align: center;">Building Type</p> <div style="display: flex; flex-direction: column; gap: 10px;"> <div><input type="checkbox"/> Detached</div> <div><input type="checkbox"/> Attached</div> <div><input type="checkbox"/> Apartment</div> <div><input type="checkbox"/> Townhouse</div> </div>	<div style="display: flex; flex-direction: column; gap: 10px;"> <div><input checked="" type="checkbox"/> General</div> <div><input type="checkbox"/> Mixed use</div> <div><input type="checkbox"/> Open lot</div> <div><input type="checkbox"/> Civic</div> </div>	<p style="text-align: center;">Site Transaction History</p> <div style="display: flex; flex-direction: column; gap: 10px;"> <div>Subdivision case #: _____</div> <div>Spacing/lot/split plan case #: _____</div> <div>Certificate of Appropriateness #: _____</div> <div>Board of Adjustment #: _____</div> <div>Zoning Case #: _____</div> <div>Administrative Alternate #: _____</div> </div>
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<p>Please describe the scope of work. Include any additions, extensions, and change of use. Demolition of existing building and parking lot and construction of a new Medical Office building with stand-alone parking garage.</p>		
Current Property Owner/Developer Contact Name: Trey Adams		
NOTE: please attach purchase agreement when submitting this form.		
Company: Atlas StarK		Title: Managing Partner
Address: PO Box 6309		
Phone: 910-984-7116		
Applicant Name: David Boyette, PE		Email: tdadams@atlasstark.com
Company: McAdams		
Address: One Exchange Plaza, Suite 201, Raleigh, NC 27603		
Phone: 919.244.9528		Email: boyette@mcadamscso.com

DEVELOPMENT TYPE • SITE DATE TABLE (Applicable to all developments)			
SITE DATA		BUILDING DATA	
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Gross site acreage: 1.45 ac		New gross floor area: 54,600 sf	
# of parking spaces proposed: 108		Total of gross (to remain and new): 54,600 sf	
# of parking spaces proposed: 208		Proposed # of buildings: 1	
Overlay District (if applicable): n/a		Proposed # of stories for each: 3	
Existing use (UDO 6.1.4): Office			
Proposed use (UDO 6.1.4): Medical Office			
STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.93		Proposed Impervious Surface: Acres: 1.11	
Square Feet: 40,589		Square Feet: 48,456	
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If yes, please provide: n/a			
Alluvial soils: n/a			
Flood study: n/a			
FEMA Map Panel: n/a			
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: # of bedroom units: 1br		Total # of total units: 4br or more	
2br		3br	
# of lots:		Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>	
SIGNATURE BLOCK			
<p>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 compliance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Uniform Development Ordinance.</p> <p>I, <u>David M Boyette, Jr, PE</u> will serve as the agent representing this application, and will receive and respond to administrative comments, resubmit plans if applicable to additional documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I have read, acknowledge, and affirm that this project is conforming to 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.</p>			
Signature: 		Date: 09.15.2021	
Printed Name: David M Boyette, Jr, PE			

Page 2 of 2

REVISION 03.09.21
raleighgov



VICINITY MAP

N.T.S.



**Know what's below.
Call before you dig.**

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

3700 BARRETT DRIVE

ADMINISTRATIVE SITE REVIEW

3700 BARRETT DRIVE

RALEIGH, NORTH CAROLINA 27609

PROJECT NUMBER: 2020110527

CITY OF RALEIGH CASE #: ASR-0081-2021

DATE: SEPTEMBER 16, 2021

REVISED: JANUARY 07, 2022

REVISED: APRIL 29, 2022

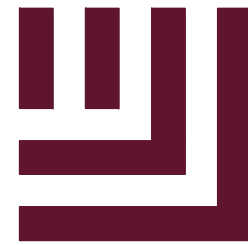
REVISED JULY 28, 2022

SITE DATA		
SITE ADDRESS:	3700 BARRETT DRIVE, RALEIGH NORTH CAROLINA 27609	
PARCEL PIN NUMBER:	1705866421 & 170586632	
EXISTING ZONING:	OX-3-GR : OFFICE MIXED USE	
OVERLAY DISTRICT:	N/A	
BLOCK PERIMETER:	MAX ALLOWABLE: 3800 LF EXISTING BLOCK: 2515 LF	
WATERSHED:	CRABTREE CREEK	
FLOODPLAIN/FIRM PANEL:	N/A	
SITE AREA:	EXISTING: 64,543 SF = 1.48 AC R/W DEDICATION: 2,644 SF = 0.06 AC NET SITE AREA: 61,899 SF = 1.42 AC	
EXISTING BUILDING TYPE:	SINGLE STORY OFFICE BUILDING	
PROPOSED BUILDING TYPES:	MEDICAL, DENTAL OFFICE OR CHIROPRACTOR, OSTEOPATH, PHYSICIAN, MEDICAL PRACTITIONER	
PARKING DATA:	VEHICLE PARKING REQUIRED PARKING: 1 SPACE/500 SF, 54,000 SF=108 SPACES PARKING PROVIDED: GARAGE PARKING SPACES= 206 SURFACE PARKING SPACES=2 SPACES TOTAL=208	
	COMPACT SPACES 35 SPACES (17% OF TOTAL GARAGE SPACES)	
	ACCESSIBLE PARKING REQUIRED: 208 TOTAL SPACES = 7 TOTAL REQUIRED ADA SPACES 7 ADA SPACES = 2 REQUIRED VAN SPACE PROVIDED: 8 ADA SPACES INCLUDING 8 VAN SPACES	
	BIKE PARKING REQUIRED: SHORT-TERM: 54,000SF @ 1 SP/10,000 SF = 5 SHORT TERM LONG-TERM: 54,000SF @ 1 SP/10,000 SF = 5 LONG TERM PROVIDED: 5 SHORT TERM, 5 LONG TERM SPACES	
BUILDING + PARKING SETBACK:	BUILD-TO REQUIRED-PRIMARY STREETS(20'-50'): SIX FORKS RD: 78.9 LF (50% OF 157.8 LF) BARRETT DR: 180.2 LF (50% OF 360.4 LF) PROVIDED: SIX FORKS RD: 115.25 LF (73.0%) BARRETT DR: 186.2 LF (51.7%)	
	PARKING SETBACK PRIMARY STREET: 20' SIDE LOT LINE: 3' REAR LOT LINE: 3'	
BUILDING HEIGHT:	MAXIMUM ALLOWED: 3 STORIES (50') PROPOSED: 3 STORIES (48'-3" MAXIMUM PROPOSED)	
OUTDOOR AMENITY AREA:	REQUIRED (10% OF NET SITE AREA): 6,190 SF PROPOSED: 6,519 SF TOTAL OUTDOOR AMENITY	
TREE CONSERVATION	PER UDO SECTION 9.1.2 TREE CONSERVATION IS NOT REQUIRED FOR SITES LESS THAN TWO ACRES IN SIZE.	
PROPOSED USE:	LOT 1 - MIXED USE BUILDING W/ PARKING LOT 2 - PARKING STRUCTURE	

M:\Projects\ATL\2021110527\04-Production\Engineering\Current Drawings\2020110527-CS1.dwg, 7/28/2022 2:57:05 PM, David Boyette

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

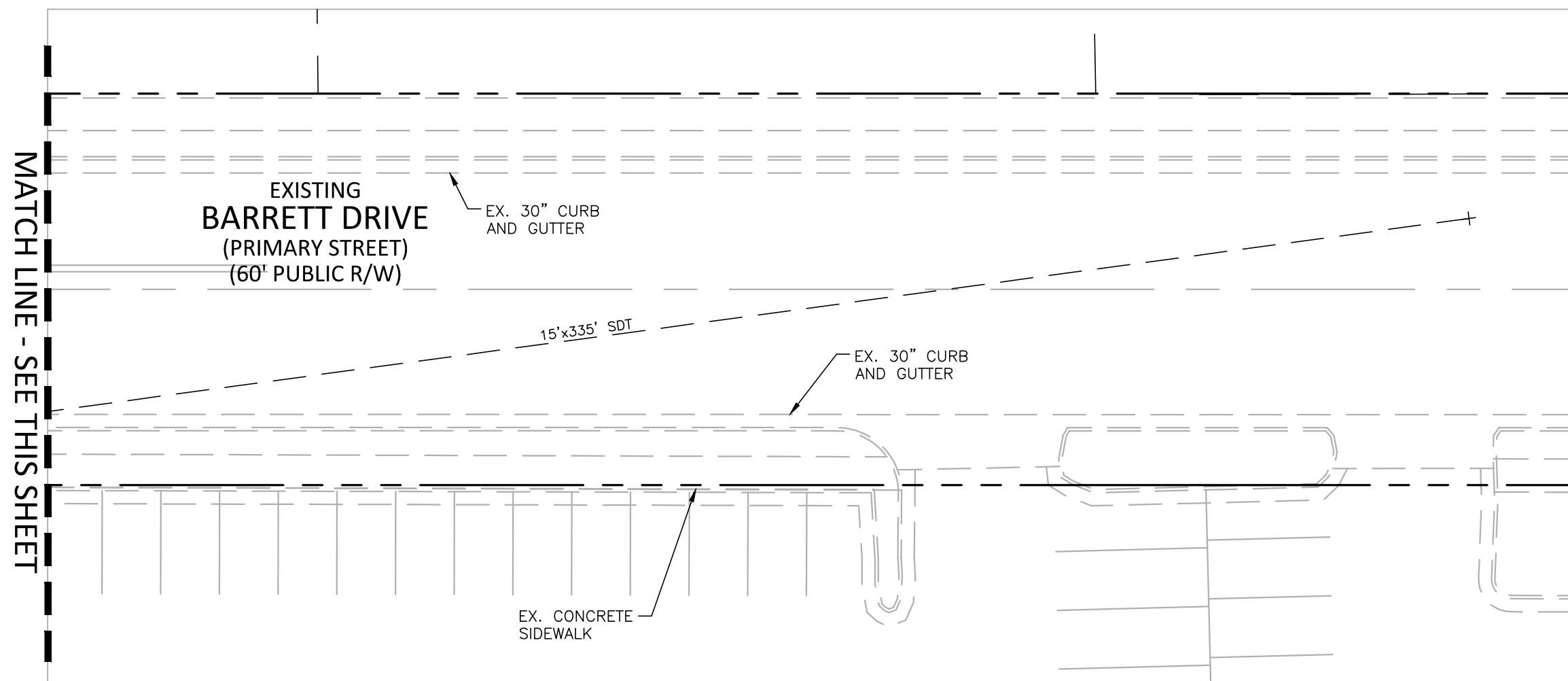
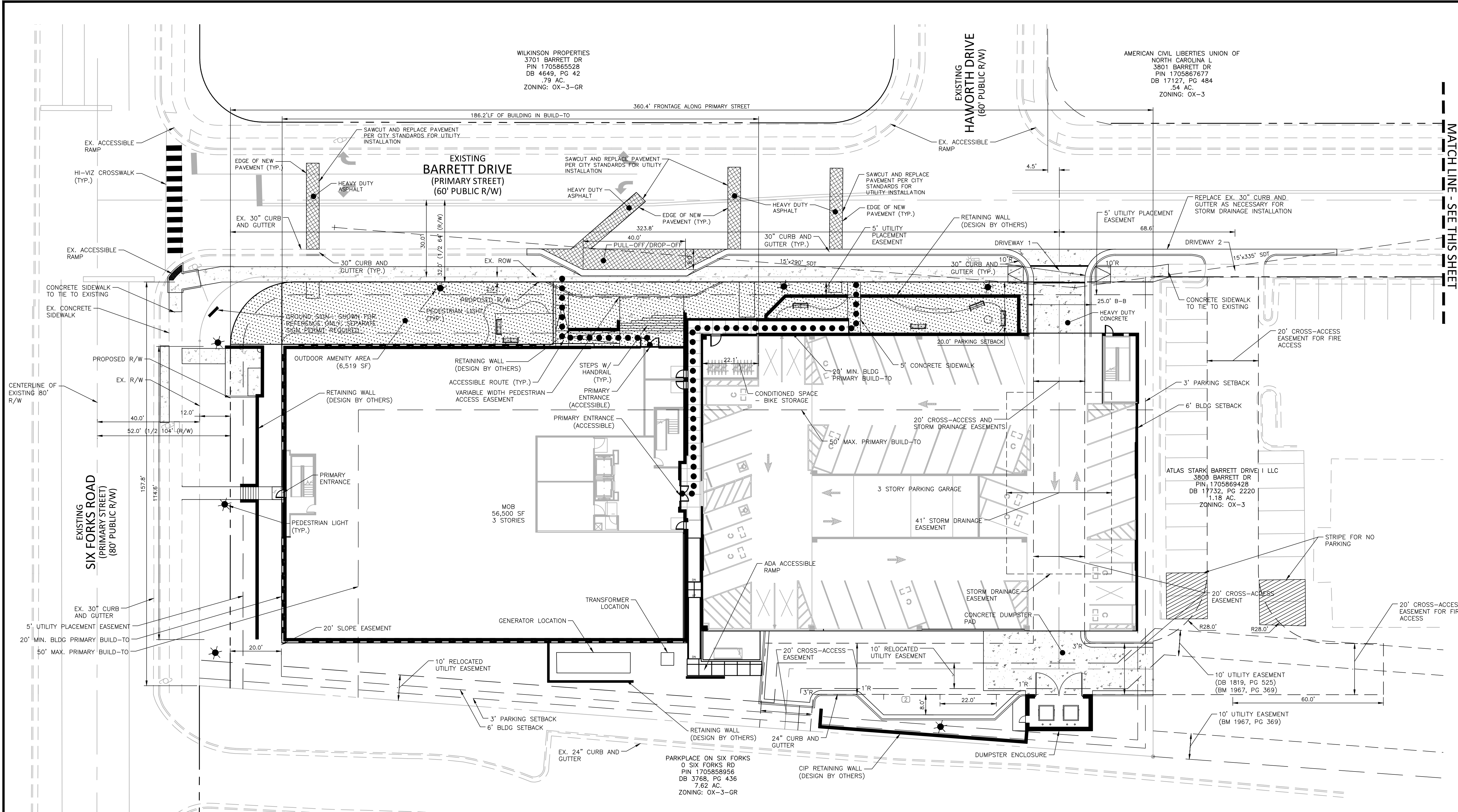
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CLIENT

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PO BOX 6309
RALEIGH, NORTH CAROLINA 27628
CONTACT: HUNTER DIEFES
PHONE: 910.770.1145

3700 BARRETT DRIVE
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA, 27609



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	OUTDOOR AMENITY AREA

OUTDOOR AMENITY CALCULATIONS

SITE AREA:	61,899 SF
REQUIRED AREA (10% OF SITE AREA):	6,190 SF
REQUIRED ADA ACCESSIBLE AREA (50% OF REQUIRED AREA):	3,095 SF
TOTAL AREA PROVIDED:	6,519 SF
ADA ACCESSIBLE AREA PROVIDED:	3,741 SF

REVISIONS

NO.	DATE	COR ASR COMMENT RESPONSES
1	01.07.2022	COR ASR COMMENT RESPONSES
2	04.29.2022	COR ASR COMMENT RESPONSES
3	05.20.2022	ISSUED FOR DESIGN DEVELOPMENT
4	07.28.2022	COR ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	2020110527
FILENAME	2020110527-S1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1" = 20'
DATE	09.16.2021

SHEET

SITE PLAN

C2.00



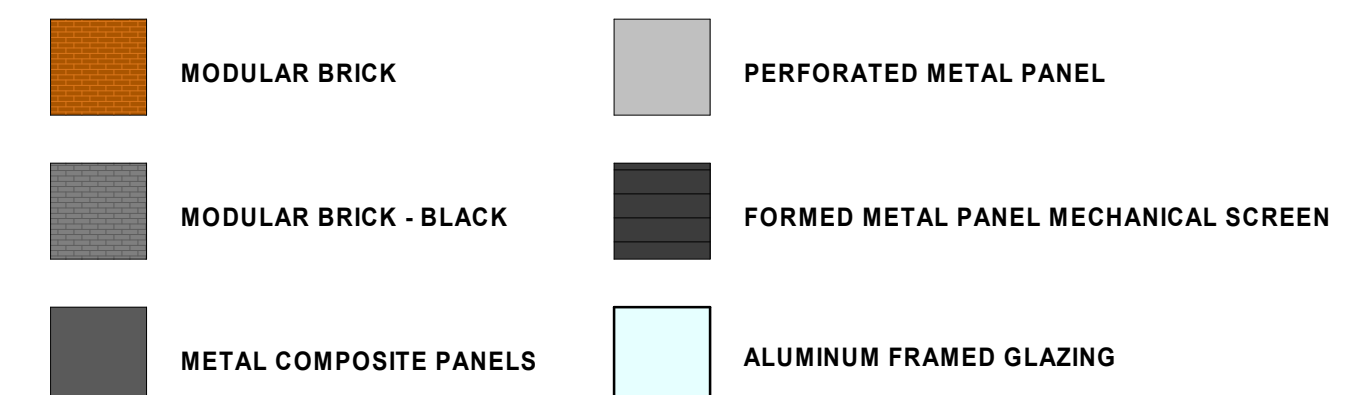
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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RALEIGH, NORTH CAROLINA, 2/609

BUILDING ELEVATION -
BARRETT DRIVE

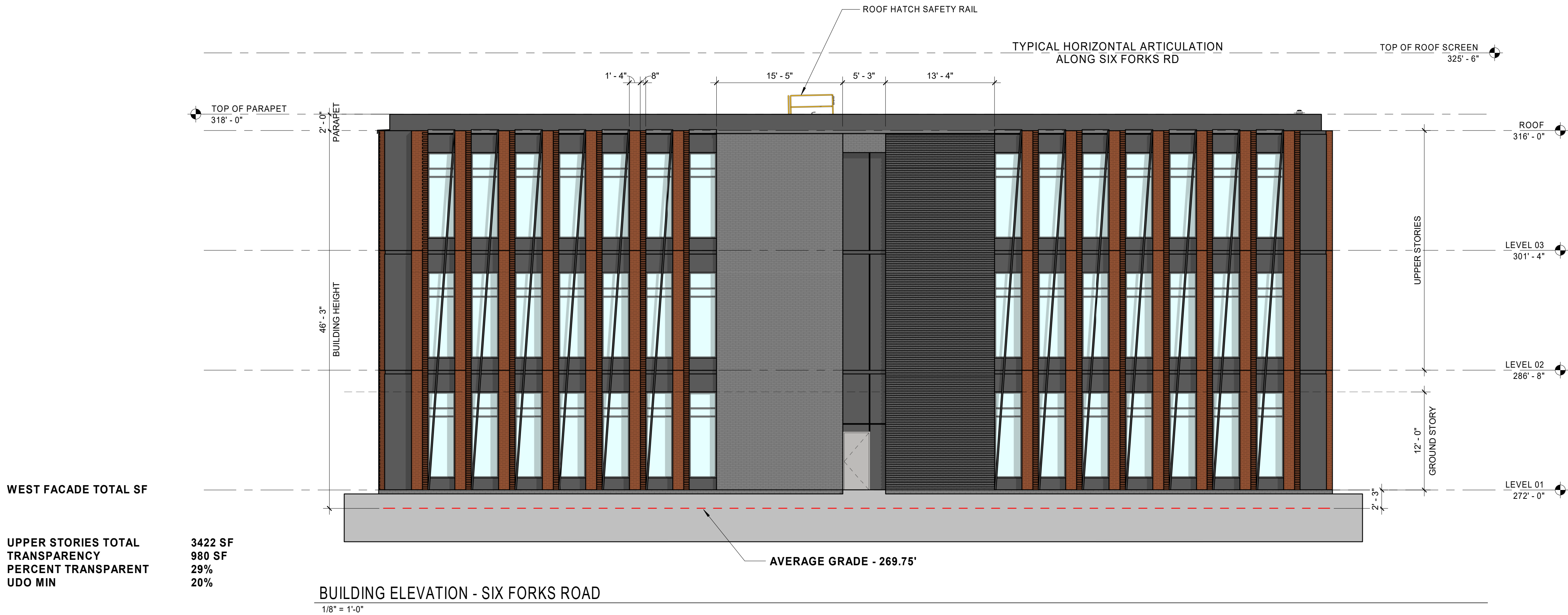
ELIMINARY DRAWING - NOT
LEASED FOR CONSTRUCTION



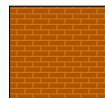

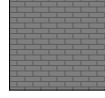
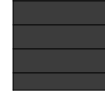


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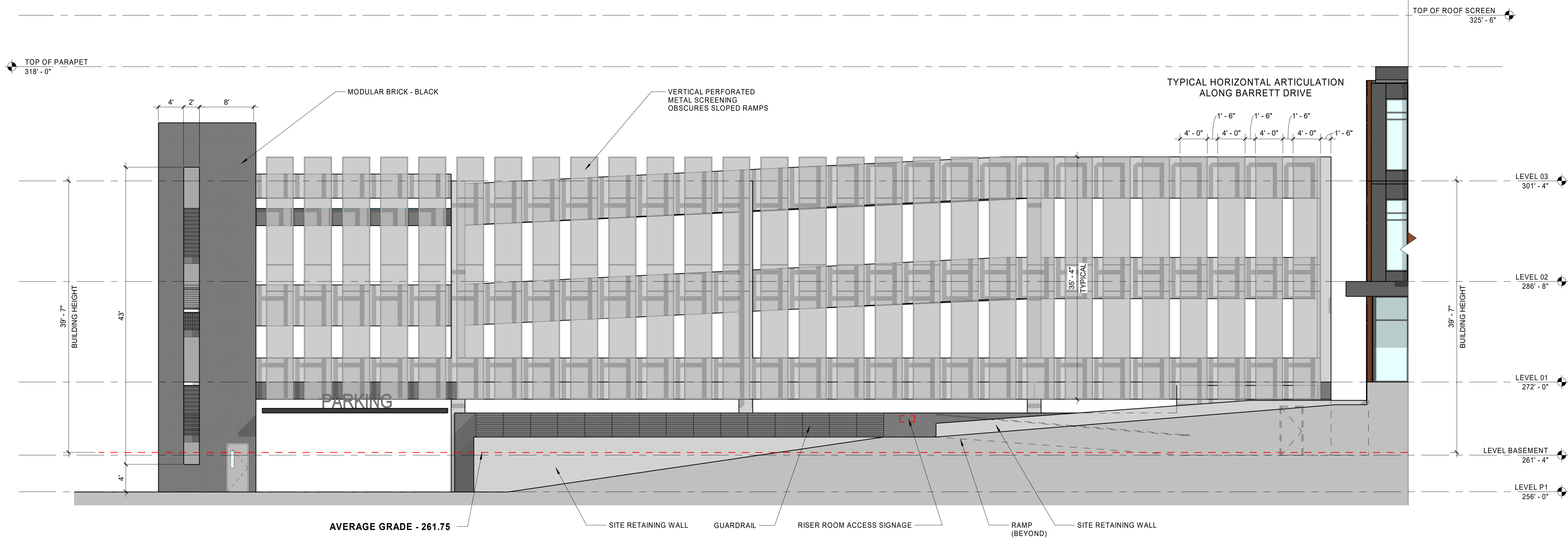
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ADMINISTRATIVE SITE REVIEW
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MATERIAL LEGEND

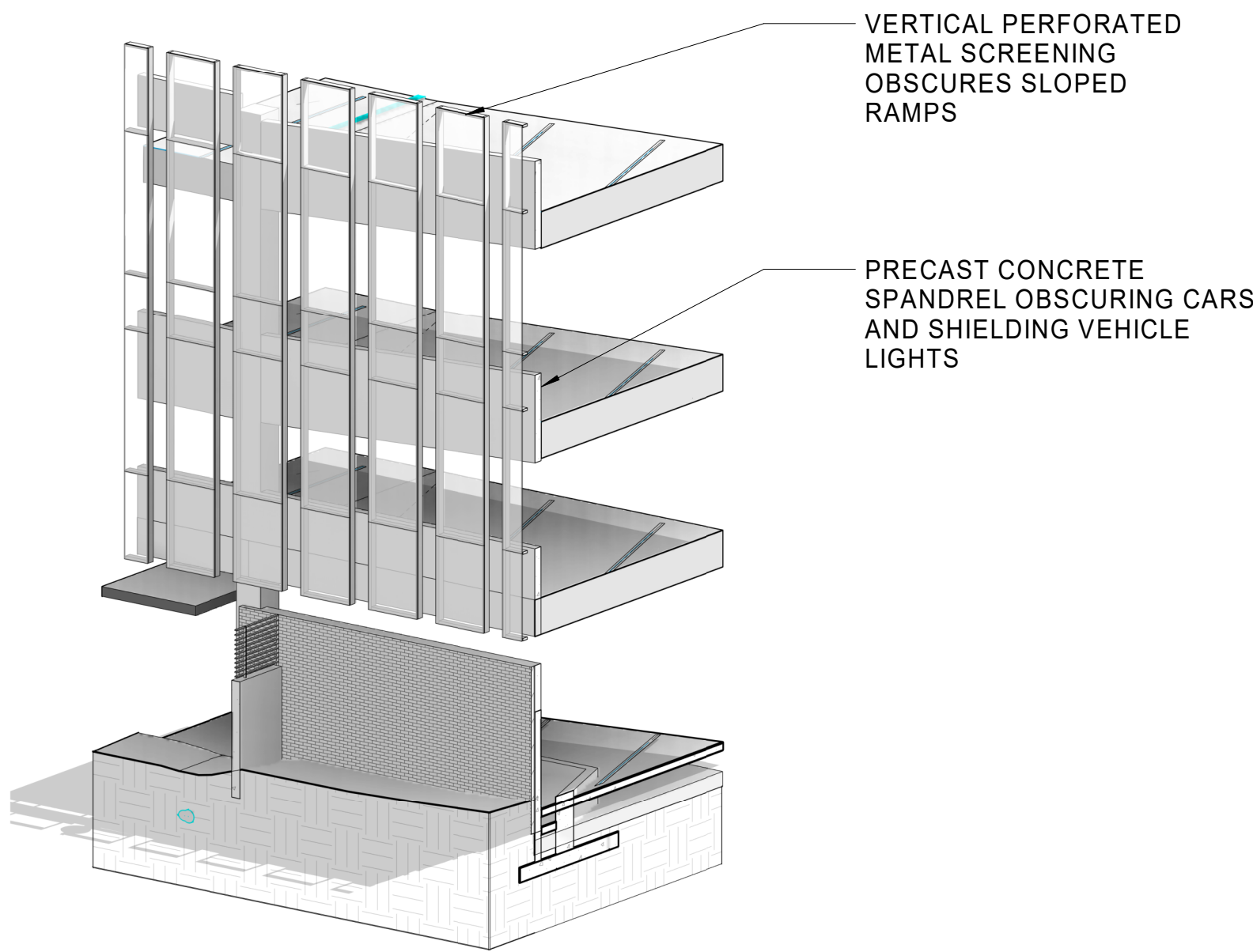
	MODULAR BRICK		PERFORATED METAL PANEL
	MODULAR BRICK - BLACK		FORMED METAL PANEL MECHANICAL SCREEN
	METAL COMPOSITE PANELS		ALUMINUM FRAMED GLAZING



GARAGE ELEVATION - BARRETT DRIVE
1/8" = 1'-0"




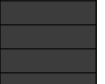


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RALEIGH, NORTH CAROLINA, 27609



GARAGE SCREEN - AXON & EXAMPLES

MATERIAL LEGEND

	MODULAR BRICK		PERFORATED METAL PANEL
	MODULAR BRICK - BLACK		FORMED METAL PANEL MECHANICAL SCREEN
	METAL COMPOSITE PANELS		ALUMINUM FRAMED GLAZING