

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): _____
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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	Tier Three Site Plan	
	Building Type		Site Transaction History
	Detached	General	Subdivision case #: _____
	Attached	Mixed use	Scoping/sketch plan case #: _____
	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 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:	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	
<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 accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ 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.</p> <p>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.</p>	
Signature:	Date:
Printed Name:	

LEGEND

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

- NOTES**
- DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL CURB RAMPS TO BE N-1 STYLE CURB RAMPS.
 - ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - UNITS 1 THROUGH 51 TO BE REAR LOADED AND ACCESSED VIA PRIVATE DRIVES.
 - UNITS 52 THROUGH 63 TO BE BASEMENT UNITS ACCESSED VIA PRIVATE DRIVES.

- SIGHT TRIANGLE NOTES**
- LEFT- AND RIGHT- TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR AN AVENUE 2 LANE UNDIVIDED WITH A SPEED LIMIT OF 25 MPH.
 - 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.
 - DRIVER'S EYE LOCATION MEASURED 15' FROM EDGE OF PAVEMENT.

SUMMARY INFORMATION

DEVELOPMENT NAME: GANNETT MULTI-FAMILY

SITE ADDRESS: 620, 622, 624 & 628 GANNETT STREET
 PIN NUMBER(S): 0784-62-0370, 0784-62-7115, 0784-62-7019 & 0784-62-7015

TOTAL ACREAGE: 3.59 AC (156,325 SF)
 LESS R/W DEDICATION: 0.02 AC (1,059 SF)
 NET AREA: 3.56 AC (155,266 SF)

EXISTING USE: SINGLE-FAMILY
 PROPOSED USE: MULTI-FAMILY

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

PROPOSED UNITS: 59 (4 BR)

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

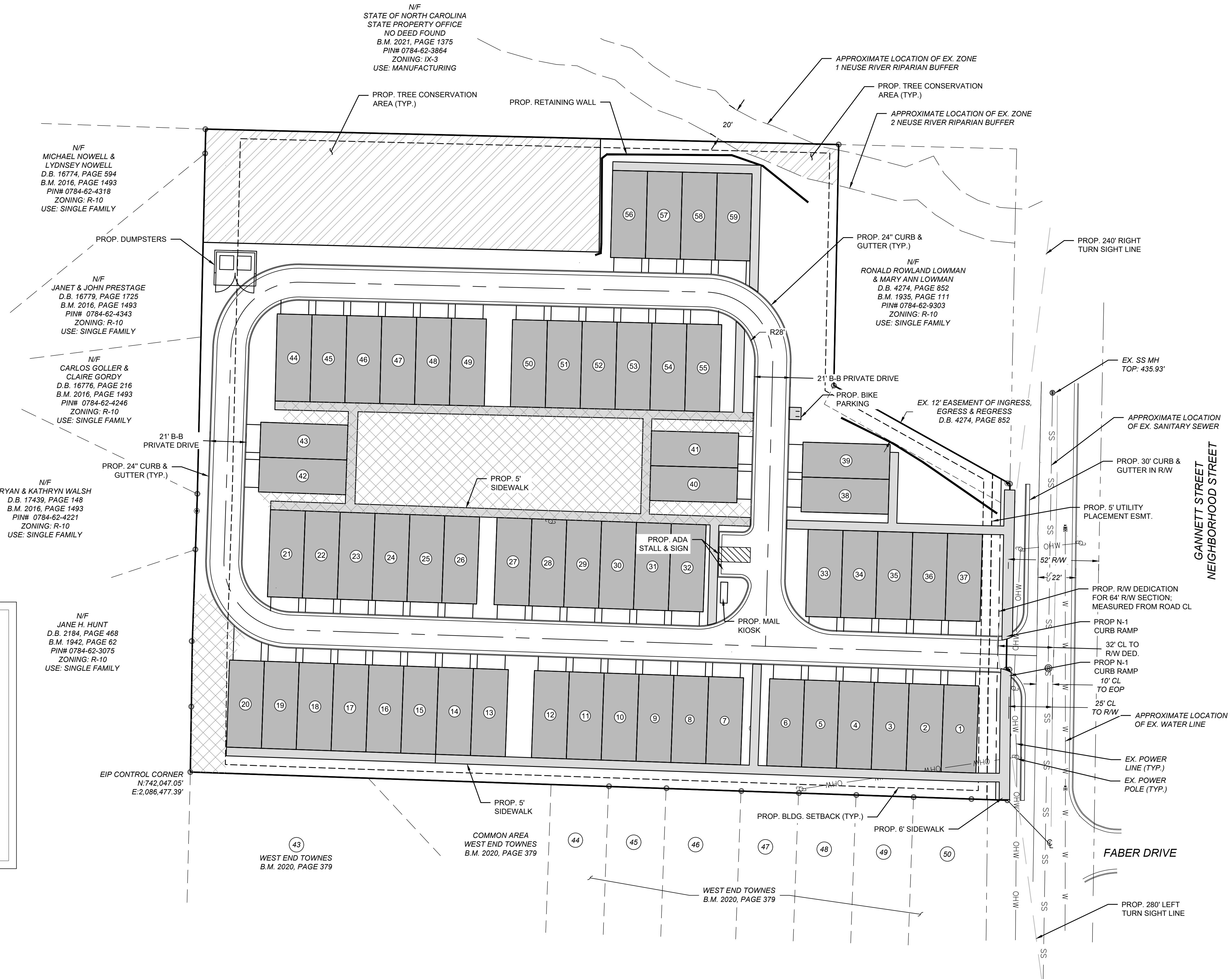
PARKING SETBACKS:
 PRIMARY STREET: 10'
 SIDE STREET: 10'
 SIDE/REAR LOT LINE: 0'
 REAR LOT LINE: 3'

PARKING REQUIREMENTS:
 MULTI-UNIT LIVING, 4 BEDROOMS: MAX. 4 SPACES PER UNIT = 4
 SPACES X 59 UNITS = 236

PARKING PROVIDED: 120

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

REQUIRED AMENITY AREA: 15,527 SF (10%)
 PROPOSED AMENITY AREA: 15,566 SF (10%)



- N/F
 MICHAEL NOWELL &
 LYDNEY NOWELL
 D.B. 16774, PAGE 594
 B.M. 2016, PAGE 1493
 PIN# 0784-62-4318
 ZONING: R-10
 USE: SINGLE FAMILY
- N/F
 JANET & JOHN PRESTAGE
 D.B. 16779, PAGE 1725
 B.M. 2016, PAGE 1493
 PIN# 0784-62-4343
 ZONING: R-10
 USE: SINGLE FAMILY
- N/F
 CARLOS GOLLER &
 CLAIRE GORDY
 D.B. 16776, PAGE 216
 B.M. 2016, PAGE 1493
 PIN# 0784-62-4246
 ZONING: R-10
 USE: SINGLE FAMILY
- N/F
 RYAN & KATHRYN WALSH
 D.B. 17439, PAGE 148
 B.M. 2016, PAGE 1493
 PIN# 0784-62-4221
 ZONING: R-10
 USE: SINGLE FAMILY
- N/F
 JANE H. HUNT
 D.B. 2184, PAGE 468
 B.M. 1942, PAGE 62
 PIN# 0784-62-3075
 ZONING: R-10
 USE: SINGLE FAMILY

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

30 15 0 30
 SCALE: 1 INCH = 30 FEET

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

GANNETT MULTI-FAMILY

620, 622, 624, & 628
 GANNETT STREET
 RALEIGH, NC

A SQUARED LLC

DATE:	08-31-2022
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	22007

SITE PLAN

C-3
 SHEET 3 OF 8

PAVEMENT DESIGN

WALKWAY TYPE	GENERAL	SIDEWALK BOTH SIDES
PLANTING TYPE		TREE-LAWN
TREE SPACING		45' O.C. ROW
PARKING TYPE		PARALLEL ON 2 SIDES

3" SP-5A
 8" ABC

CALL 48 HOURS BEFORE YOU DIG

North Carolina 811
 www.nc811.org

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

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LOT 02

LOT 01

KENT CONDOS

PROJECT: **BUILDING #01-02**
FOR: **A Squared**

PROJECT NUMBER: 22-010
DATE: 06-01-22
PHASE: Preliminary
SCALE: 1/8" = 1'-0"

REVISIONS:

NO.	ISSUE	DATE

Front
Elevation

A2.0