#### **Administrative Site Review Application**

Office Use Only: Case #: \_



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): \_

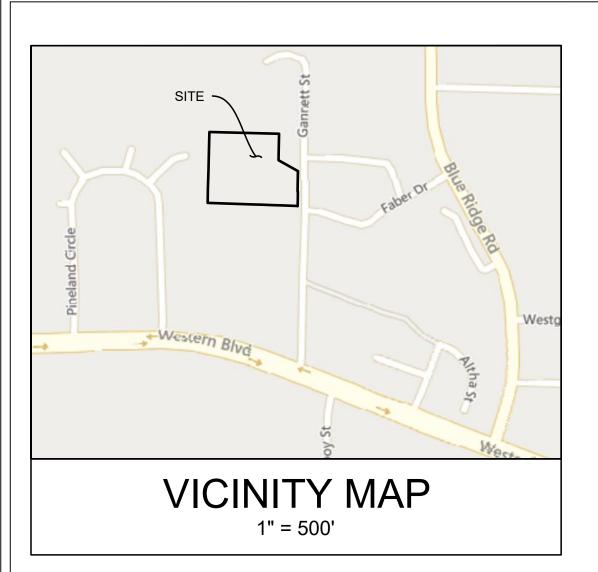
Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)				
Site Plan Tier:	e Plan Tier: Tier Two Site Plan Tier Three Site Plan			
Building Type Site Transaction History				
	Detached Attached Apartment		General Mixed use Open lot	Subdivision case #:  Scoping/sketch plan case #:  Certificate of Appropriateness #:  Board of Adjustment #:  Zoning Case #:
T	Townhouse		Civic	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:	Company: Title:			
Address:				
Phone #:	one #: Email:			
Applicant Name:				
Company:	Company: Address:			
Phone #: Email:		Email:		

Page **1** of **2** REVISION 02.19.21

(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:	Proposed Impervious Surface:			
Acres: Square Feet:	Acres: Square Feet:			
Is this a flood hazard area? Yes No If yes, please provide:				
Alluvial soils:	<del></del>			
Flood study:				
FEMA Map Panel #:	<del></del>			
Neuse River Buffer Yes No	Wetlands Yes No			
RESIDENTIAL DI	EVELOPMENTS			
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			
·				
SIGNATUR	E 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, 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> </u>			

**DEVELOPMENT TYPE + SITE DATE TABLE** 

Page 2 of 2 REVISION 02.19.21



#### **SUMMARY INFORMATION** DEVELOPMENT NAME: GANNETT MULTI-FAMILY SITE ADDRESS: 620, 622, 624 & 628 GANNETT STREET PIN NUMBER(S): 0784-62-6370, 0784-62-7115, 0784-62-7019 & 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%)

### CALL 48 HOURS BEFORE YOU DIG

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

# ADMINISTRATIVE SITE PLANS FOR GANNETT MULTI-FAMILY

620, 622, 624 & 628 GANNETT STREET RALEIGH, NORTH CAROLINA 27606

PINS: 0784-62-6370, 0784-62-7115, 0784-62-7019 & 0784-62-7015

ASR-xxxx-2022

nation of the state of		a, Suite 400   Raleigh, NC 27601   919-996-2500	2) 2 ('
		ed in Unified Development Ordinance (UD0 ude the plan checklist document when sub	
Office Use Only: Case #:		Planner (print):	
	needed a Site Pla	nge case <u>TC-14-19</u> to determine the site p n Tier Verification request can be submitted s verification service.)	
Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan	
Building Type		Site Transaction History	1
Detached  Attached  Apartment  Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #:	
	GENERAL IN	Administrative Alternate #:	
Development name: Gannett Multi-fam		ICKWATION	
Inside City limits? Yes V No	iii y		
	624 & 62	8 GANNETT STREET	
Site P.I.N.(s): 0784-62-6370, 0784-62-			
Please describe the scope of work. Inclu	ide any additions, e	expansions, and change of use.	
Proposed apartments (59, 4-bedroo	m units) with pri	vate access drive and utilities	
Current Property Owner/Developer Con			
NOTE: please attach purchase agreer	,		
_		Title: Member	
Address: 51 Kilmayne Dr, Suite 110, 0	Email: dan@	buildraleigh.com	
Address: 51 Kilmayne Dr, Suite 110, 0 Phone #: 336.740.4401	Email. dan@		
Address: 51 Kilmayne Dr, Suite 110, 0 Phone #: 336.740.4401 Applicant Name: Chase Massey			
Company: A SQUARED LLC & NEIGHBORHOOD REDE Address: 51 Kilmayne Dr, Suite 110, O Phone #: 336.740.4401 Applicant Name: Chase Massey Company: FLM Engineering, Inc.		Box 91727 Raleigh, NC 27612	

/Annliashi	TYPE + SITE DATE TABLE le to all developments)
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each):	
₹-10	Existing gross floor area to be demolished: 2,517
Gross site acreage: 3.59	New gross floor area: 118,000
# of parking spaces required: n/a	Total sf gross (to remain and new): 118,000
# of parking spaces proposed: 120	Proposed # of buildings: 12
Overlay District (if applicable): SRPOD	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): Single Family	
Proposed use (UDO 6.1.4): Multi-family	
STORMW	ATER INFORMATION
Existing Impervious Surface: Acres: <sup>0.23</sup> Square Feet: <sup>9,833</sup>	Proposed Impervious Surface:  Acres: 2.3 Square Feet: 101,695 Square Feet: 101,695
Alluvial soils:	Wetlands Yes
RESIDENTI	IAL DEVELOPMENTS
Total # of dwelling units: 59	Total # of hotel units:
	3br 4br or more 59
# of lots: 1	Is your project a cottage court? Yes No
SION	IATURE BLOCK
	is aware of this application and that the proposed project
	espects in accordance with the plans and specifications submitted regulations of the City of Raleigh Unified Development Ordinance.
	will serve as the agent regarding this application, and will receive ans and applicable documentation, and will represent the property
owner(s) in any public meeting regarding this applicati	ion.
	ject is conforming to all application requirements applicable with the application is subject to the filing calendar and submittal policy, inactivity.
which states applications will expire after 180 days of	
	Date: 8-31-2022

#### RIGHT-OF-WAY OBSTRUCTION NOTES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- 2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- 3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- 4. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE 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).
- 5. 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.
- 6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

#### NOTE

 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 DUMPSTER.

EWED			
ASH			
	ORIGINAL PLAN SIZE: 2	 24" X 36"	

**ENGINEERING** 

POST OFFICE BOX 91727

RALEIGH, NORTH CAROLINA 27675

PHONE: 919.610.1051

FIRM NC LICENSE NUMBER C-4222

**REVISION HISTORY** 

DATE

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	DETAILS
C-7	LANDSCAPE PLAN
A-2.1	BUILDING ELEVATIONS

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

ACCORDINGLY

#### 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 ADMINISTRATIVE SITE REVIEW

**GANNETT MULTI-FAMILY** 

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

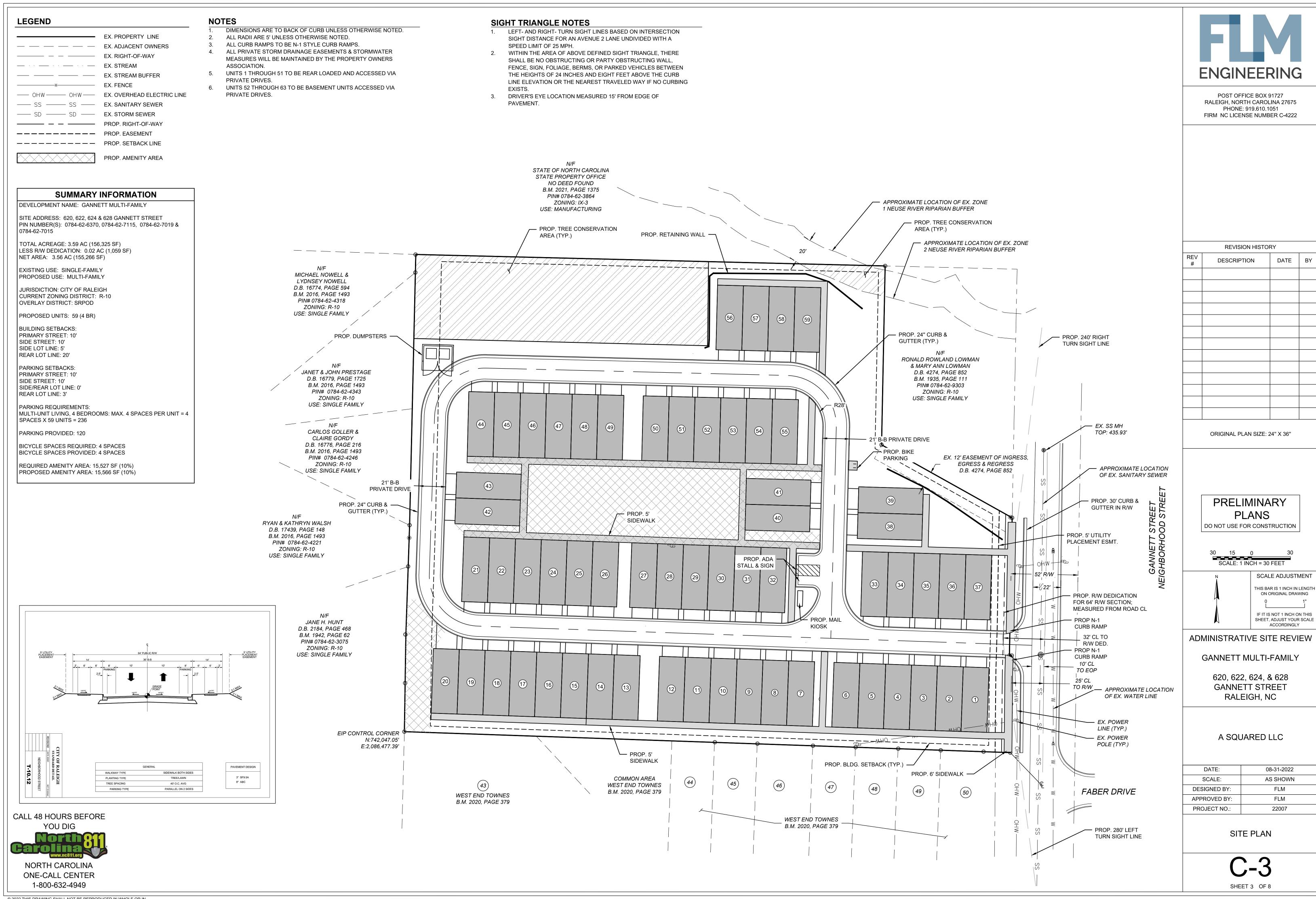
A SQUARED LLC

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

COVER

**C-1**SHEET 1 OF 8

© 2022 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN



## BUILDING #01-02

Squared

PROJECT NUMBER:

DATE: 06-01-22 PHASE: 1/8" = 1'-0"

22-010

DATE

SCALE:

REVISIONS: NO. ISSUE

Front Elevation

A2.0

