

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		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

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:	

505, 514, 601, 605 PEACH ROAD
RALEIGH, NORTH CAROLINA 27603

REVISED 02.19.21
raleighnc.gov

GENERAL NOTES

1.	ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.	15.	THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR UNREINFORCED COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENROACH ON THIS MINIMUM CORNER CLEARANCE.
2.	THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.	16.	WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
3.	IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.	17.	ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
4.	FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.	18.	ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOBOT, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
5.	ALL SURVEY INFORMATION PROVIDED BY JOHNSON, MIRMAN & THOMPSON, INC., RICHMOND, VIRGINIA OFFICE IN DIGITAL FORMAT IN JUNE 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2021.	19.	ALL SIDEWALKS WILL BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE 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).
6.	ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.	20.	IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
7.	ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.	21.	PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.998.2439 TO SET UP THE MEETING.
8.	WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.	22.	THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
9.	UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 MINIMUM.	23.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
10.	ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.	24.	ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGH.NC.GOV.
11.	CONTRACTOR TO FIELD LOCATION AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.	25.	PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
12.	HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.		
13.	PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.		
14.	ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE, NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCRONCHMENT.		

C0-0

AMENITY AREA TABLE LOT 1 (NORTH)		
	SF	ACRES
A1	546	0.013
A2	1,001	0.023
A3	1,089	0.025
A4	738	0.017
A5	709	0.016
TOTAL PROVIDED	4,083	0.094
TOTAL REQUIRED	3,049	0.07

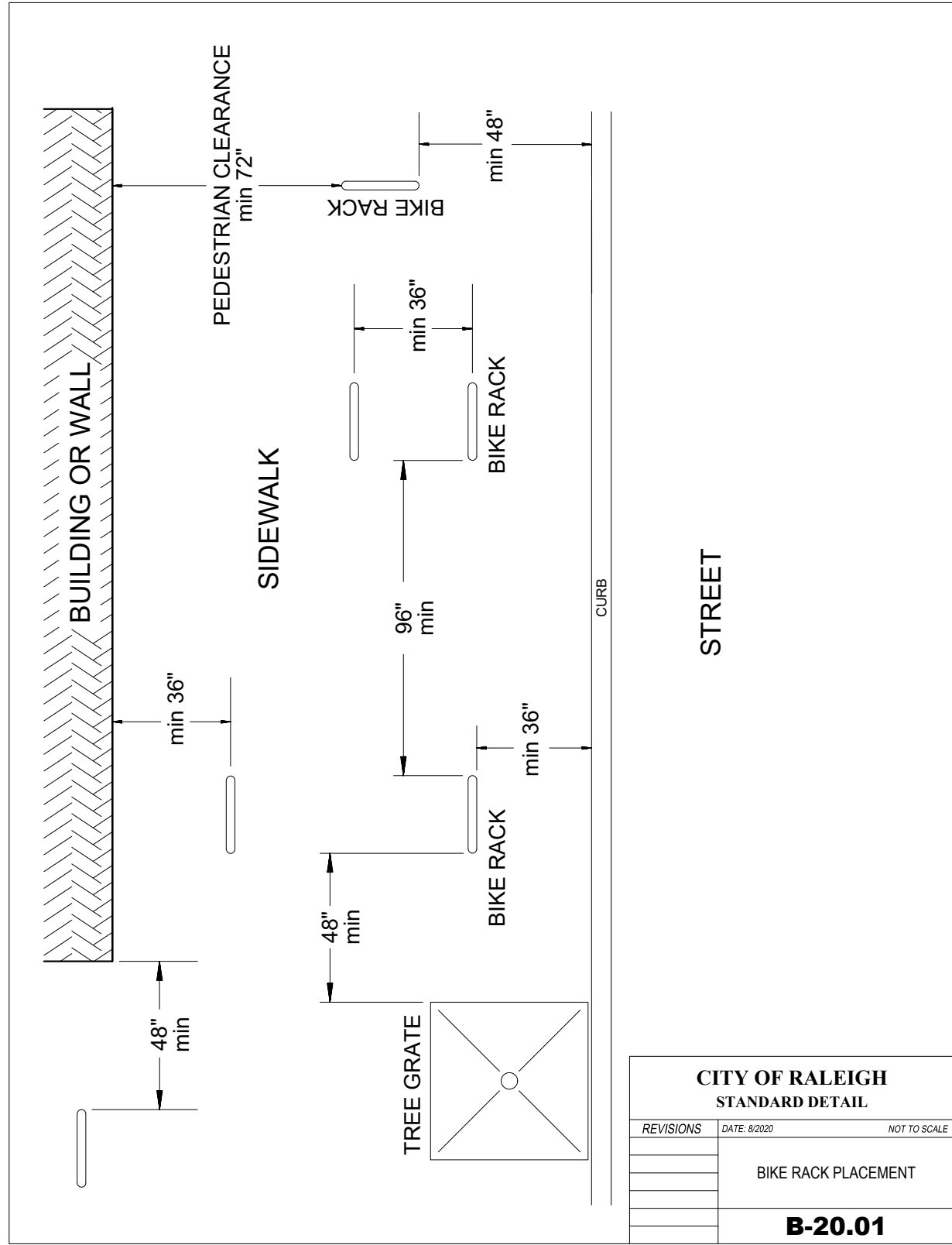
AMENITY AREA TABLE LOT 2 (SOUTH)		
	SF	ACRES
A1	19,012	0.436
TOTAL PROVIDED	19,012	0.436
TOTAL REQUIRED	16,553	0.38

AMENITY AREA



GENERAL NOTES:

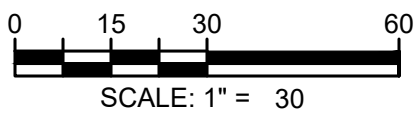
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
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- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY BKN IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
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- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- WITHIN THE AREA OF THE DEFINED SIGHT DISTANCE LINES & TRIANGLES, THERE SHOULD BE NO SIGHT OBSTRUCTING OR PARTLY 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 TRAVEL WAY IF NO CURBING EXISTS.



- PAVEMENT NOTES:
- HEAVY DUTY PAVEMENT TO BE 8" ABC W/ 3" S9.5C
 - LIGHT DUTY PAVEMENT TO BE 6" ABC W/ 3" S9.5C



Know what's below.
Call before you dig.



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

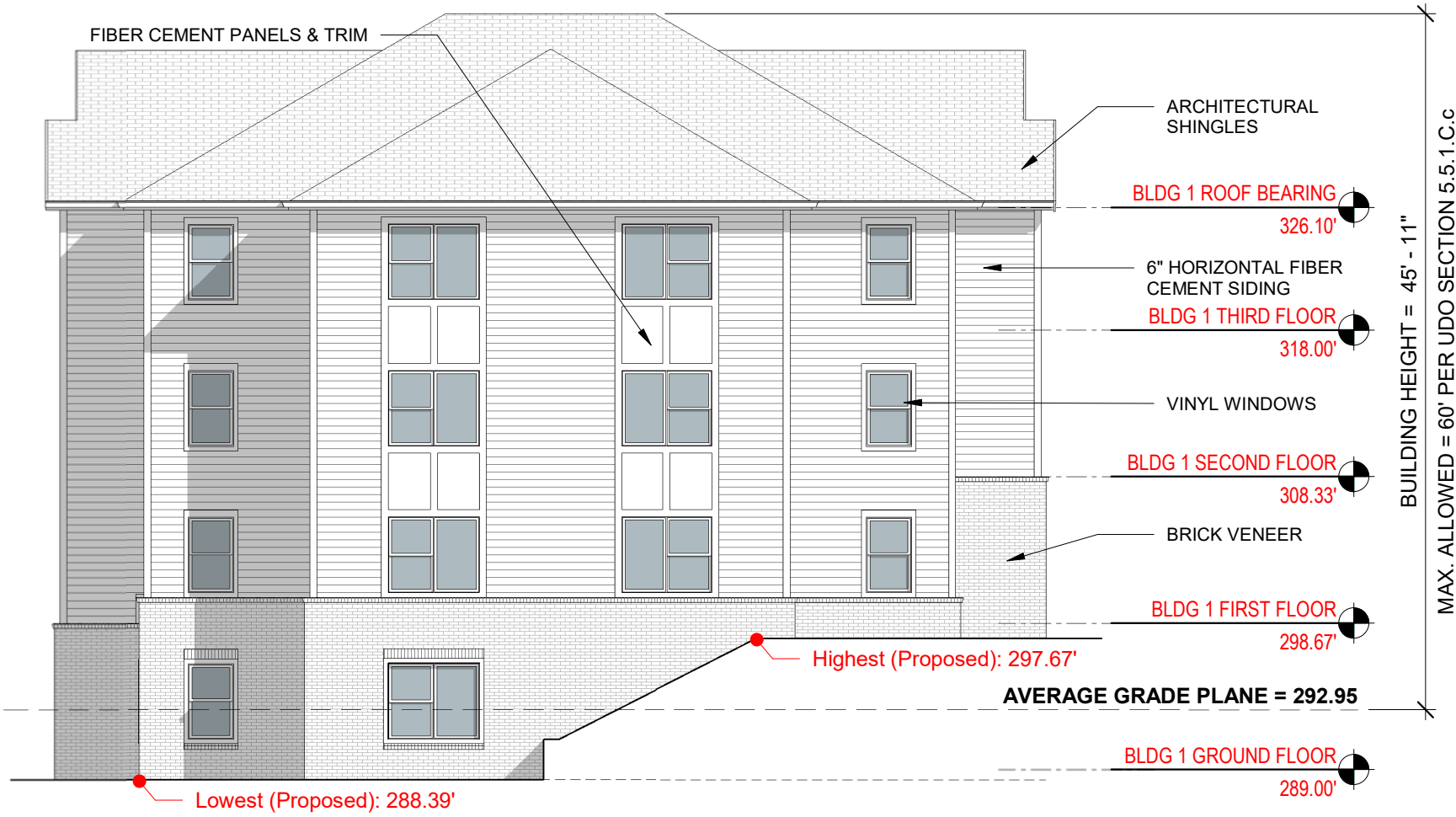
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

	DESIGNED BY:	BGE
	DRAWN BY:	RSF
	REVIEWED BY:	BGE
	DATE:	7/2/2022
OPPIDAN INVESTMENT COMPANY		REVISIONS PER COR COMMENTS
THE PINES AT PEACH ROAD		DESCRIPTION
505. 514. 601. 605 PEACH ROAD RALEIGH / NORTH CAROLINA 27603		DATE
PRELIMINARY		REV
NOT FOR CONSTRUCTION		DATE
FILE NUMBER:		7646-01
DATE:		9/2/2022
C2-0		

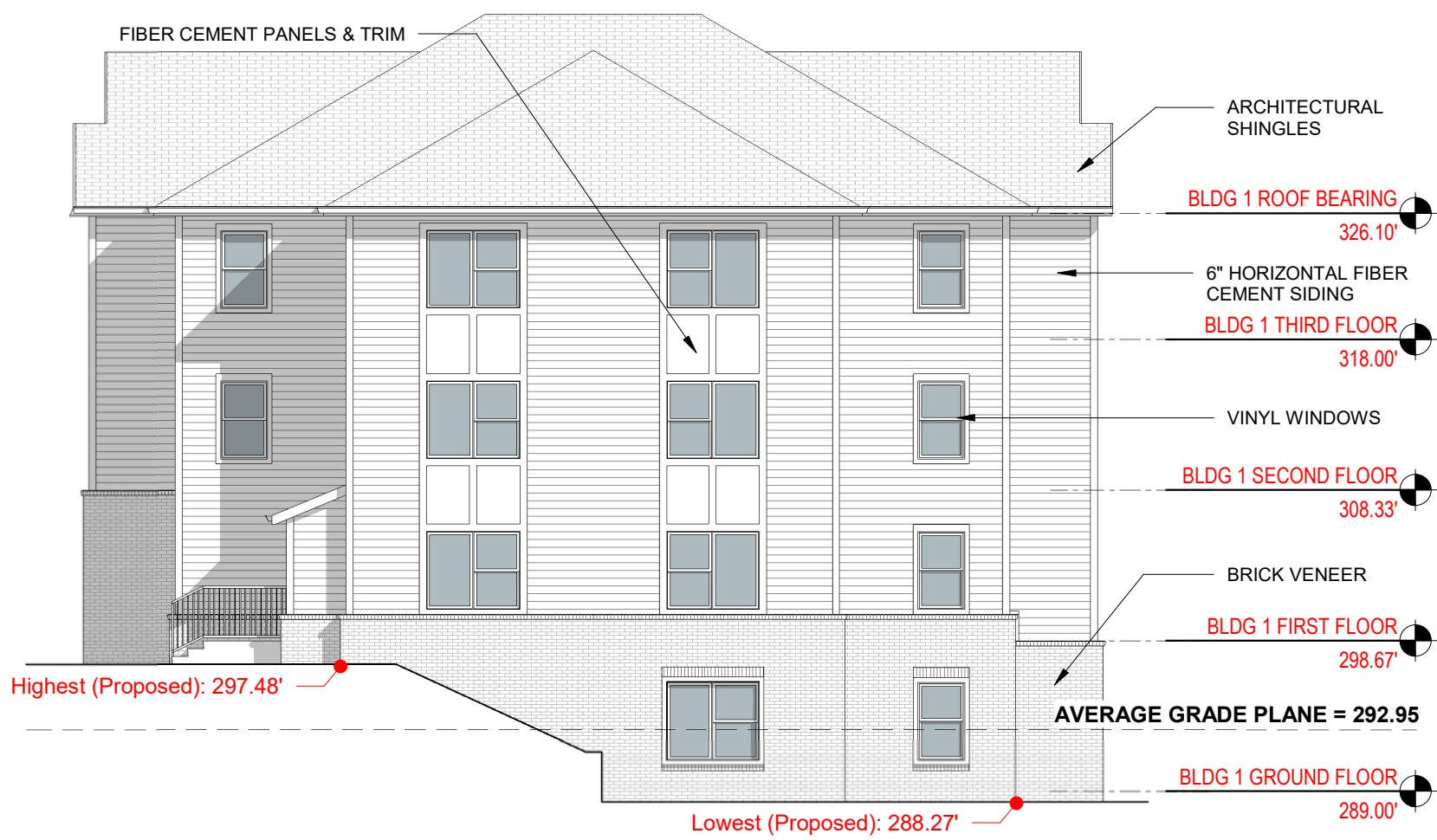
AVERAGE GRADE CALCULATION

BUILDING 1	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	297.67	297.48	297.58
LEFT PLANE [2]	297.48	288.27	292.88
RIGHT PLANE [3] - STREET ELEVATION	297.67	288.39	293.03
REAR PLANE [4]	288.39	288.27	288.33
AVERAGE OF FOUR PLANES			292.95

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.



BUILDING 1 - NORTH ELEVATION
RIGHT PLANE [3]
3/32" = 1' - 0"



BUILDING 1 - SOUTH ELEVATION
LEFT PLANE [2]
3/32" = 1' - 0"



BUILDING 1 - EAST ELEVATION
REAR PLANE [4]
3/32" = 1' - 0"



BUILDING 1 - WEST ELEVATION
PRIMARY STREET
FRONT PLANE [1]
3/32" = 1' - 0"

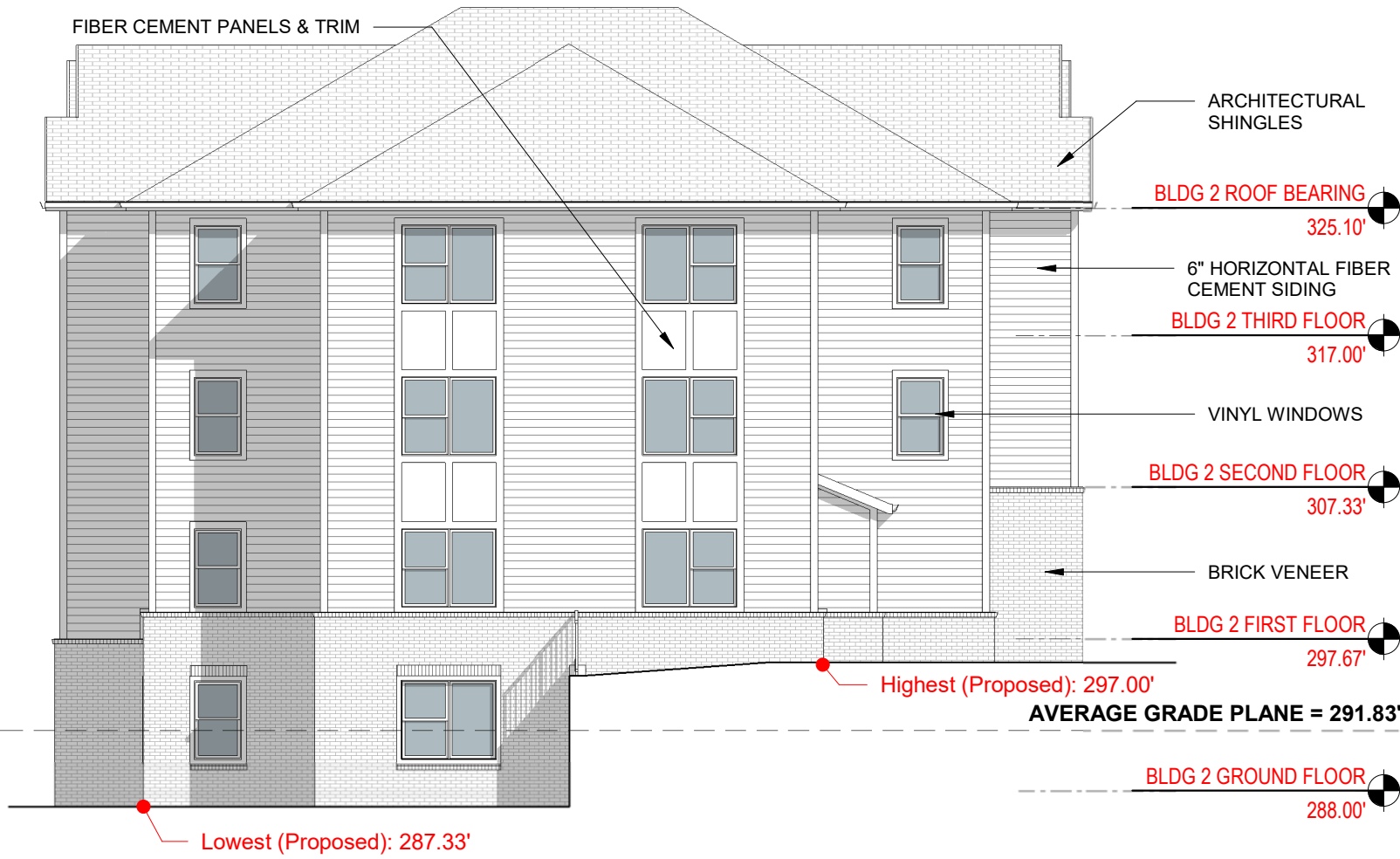


THE PINES AT PEACH ROAD
RALEIGH, NC

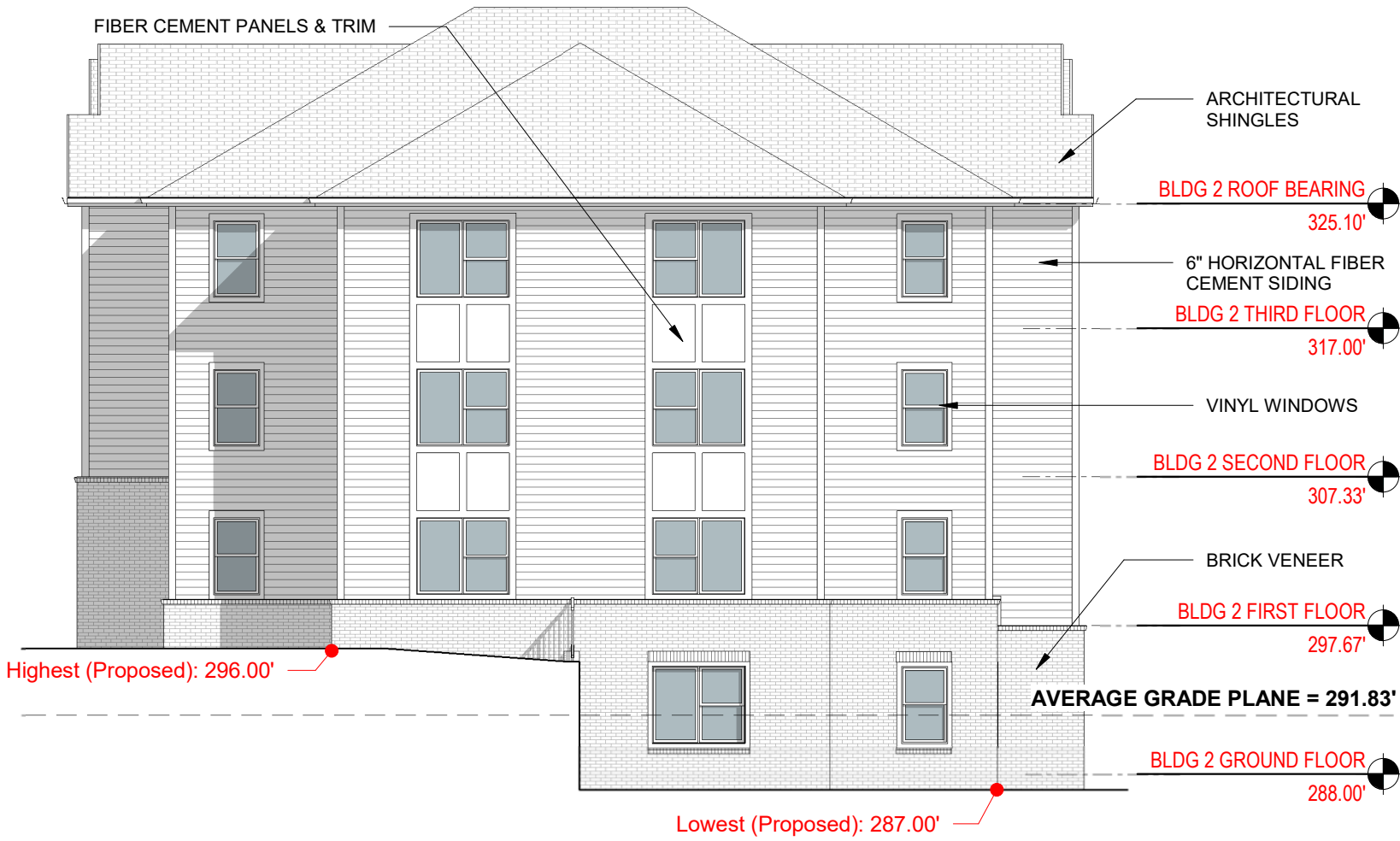
AVERAGE GRADE CALCULATION

BUILDING 2	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	297	296	296.50
LEFT PLANE [2]	296	287	291.50
RIGHT PLANE [3]	297	287.33	292.17
REAR PLANE [4]	287.33	287	287.17
AVERAGE OF FOUR PLANES			291.83

1. PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
2. AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
3. PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.



BUILDING 2 - NORTH ELEVATION
RIGHT PLANE [3]
3/32" = 1' - 0"



BUILDING 2 - SOUTH ELEVATION
LEFT PLANE [2]
3/32" = 1' - 0"



BUILDING 2 - EAST ELEVATION
REAR PLANE [4]
3/32" = 1' - 0"



BUILDING 2 - WEST ELEVATION
PRIMARY STREET
FRONT PLANE [1]
3/32" = 1' - 0"



THE PINES AT PEACH ROAD
RALEIGH, NC



BUILDING 3 - EAST ELEVATION
PRIMARY STREET

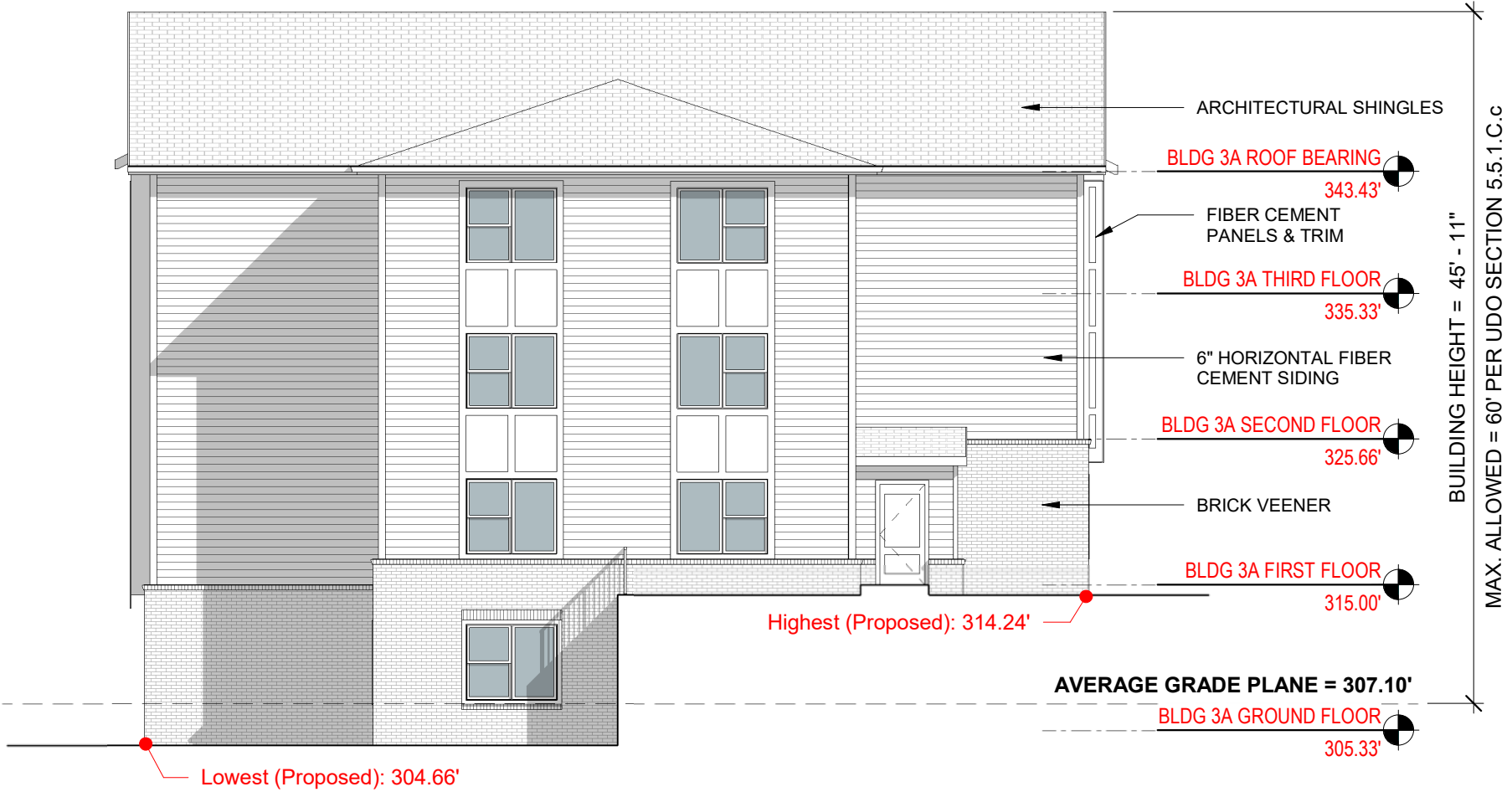
FRONT PLANE [1]

3/32" = 1' - 0"

AVERAGE GRADE CALCULATION

BUILDING 3	POST-DEVELOPMENT GRADES (SEE NOTE #3 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	304.66	299.16	301.91
LEFT PLANE [2]	310.33	299.16	304.75
RIGHT PLANE [3] - STREET ELEVATION	314.24	304.66	309.45
REAR PLANE [4]	314.24	310.33	312.29
AVERAGE OF FOUR PLANES			307.10

- PER SECTION 1.5.7, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, EXCLUDING THE PARAPET.
- AVERAGE GRADE SHALL BE THE POST-DEVELOPMENT GRADE ALONG THE BUILDING ELEVATION MOST PARALLEL AND CLOSEST TO THE PRIMARY STREET FOR EACH BUILDING.
- PER SECTION 1.5.7.A.8, WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POST-DEVELOPMENT GRADE ABOVE SEA LEVEL OF THE FRONT AND REAR WALL PLANE OF THE BUILDING.



BUILDING 3 - NORTH ELEVATION

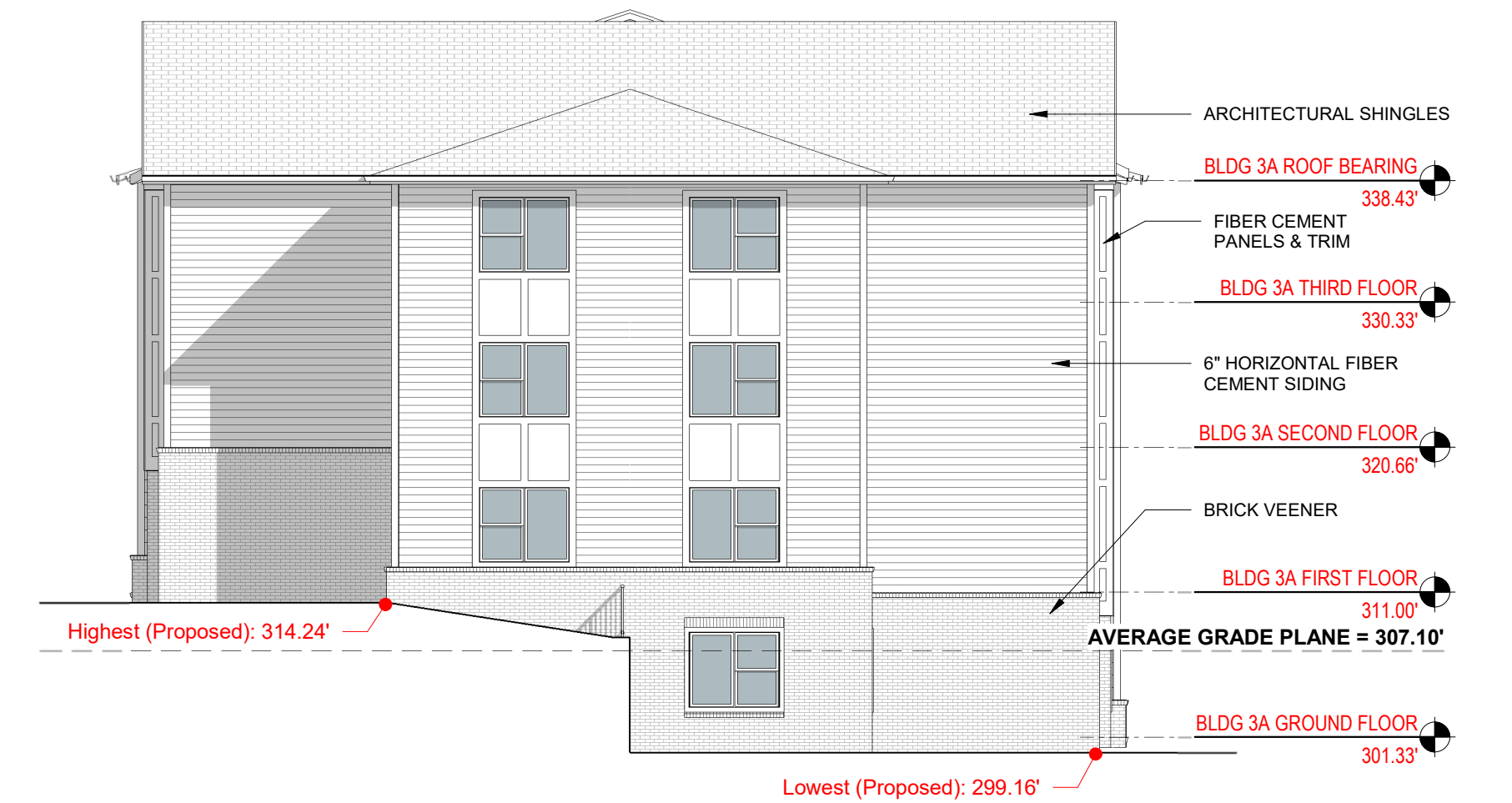
RIGHT PLANE [3]

3/32" = 1' - 0"





BUILDING 3 - WEST ELEVATION
REAR PLANE [4]
3/32" = 1' - 0"



BUILDING 3 - SOUTH ELEVATION
LEFT PLANE [2]
3/32" = 1' - 0"

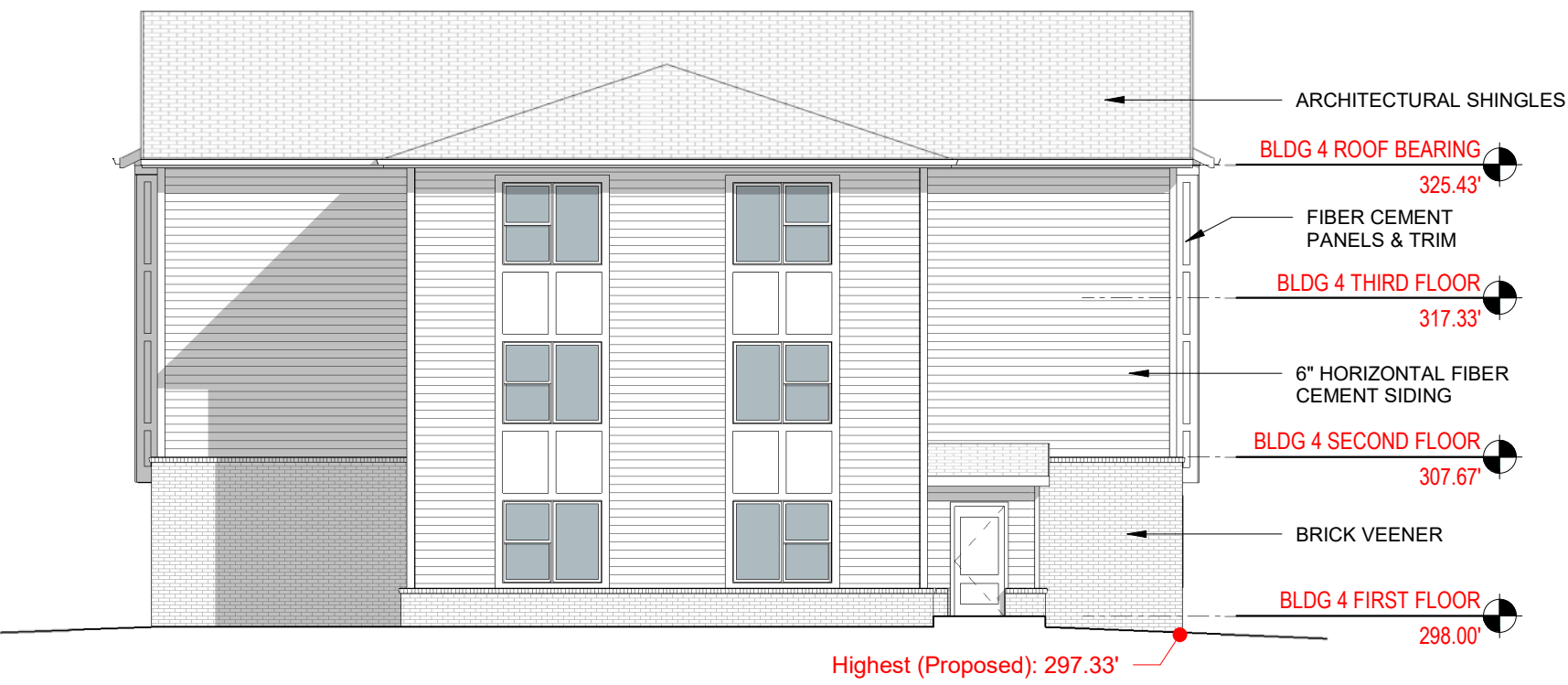
AVERAGE GRADE CALCULATION

BUILDING 4	POST-DEVELOPMENT GRADES (SEE NOTE #2 BELOW)		
	HIGHEST	LOWEST	AVERAGE
FRONT PLANE [1] - PRIMARY STREET ELEVATION	297.33	291	294.17
AVERAGE GRADE			294.17

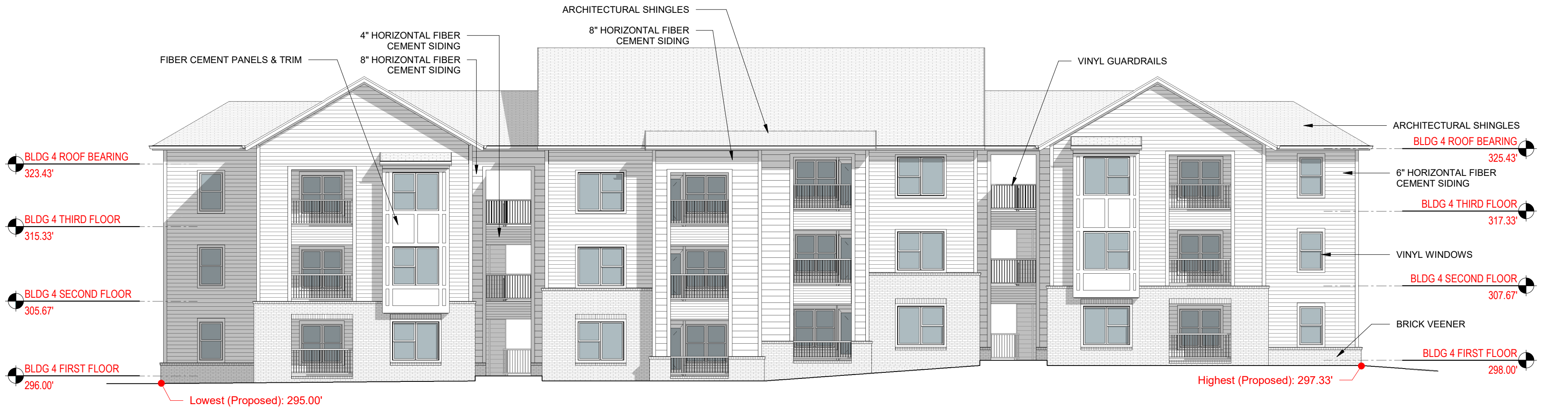
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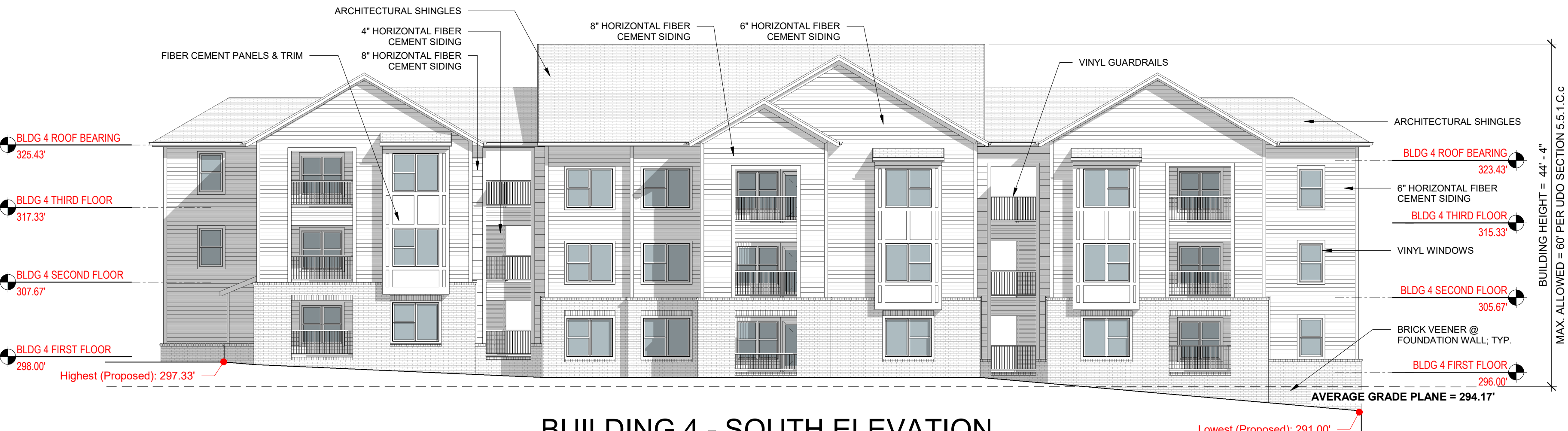
BUILDING 4 - EAST ELEVATION
RIGHT PLANE [3]
3/32" = 1' - 0"



BUILDING 4 - WEST ELEVATION
LEFT PLANE [2]
3/32" = 1' - 0"



BUILDING 4 - NORTH ELEVATION
REAR PLANE [4]
3/32" = 1' - 0"



BUILDING 4 - SOUTH ELEVATION
PRIMARY STREET
FRONT PLANE [1]
3/32" = 1' - 0"



THE PINES AT PEACH ROAD
RALEIGH, NC

MAIL KIOSK 1 (SERVES BLDGS 1-3):

BASIS OF DESIGN:

FLORENCE CORPORATION - VERSATILE 4C MAILBOX, 4CADD-10

PROJECT TOTALS/REQUIREMENTS:

UNITS

MAILBOXES REQUIRED

PARCELS REQUIRED

PROVIDED = 10 VERSATILE 4CADD-10 SUITES

10 TENANT MAILBOXES PER SUITE

2 PARCEL LOCKERS PER SUITE

MAILBOXES CRITERIA:

*1 MAILBOX PER UNIT

*1.5 RATIO OF MAILBOXES TO PARCEL BOXES

PROJECT TOTALS/REQUIREMENTS:

UNITS

MAILBOXES REQUIRED

PARCELS REQUIRED

PROVIDED = 3 VERSATILE 4CADD-10 SUITES

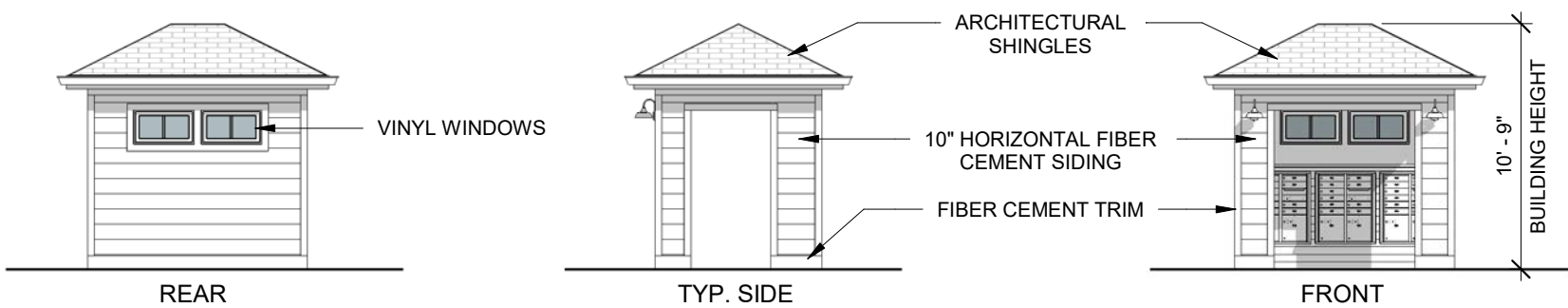
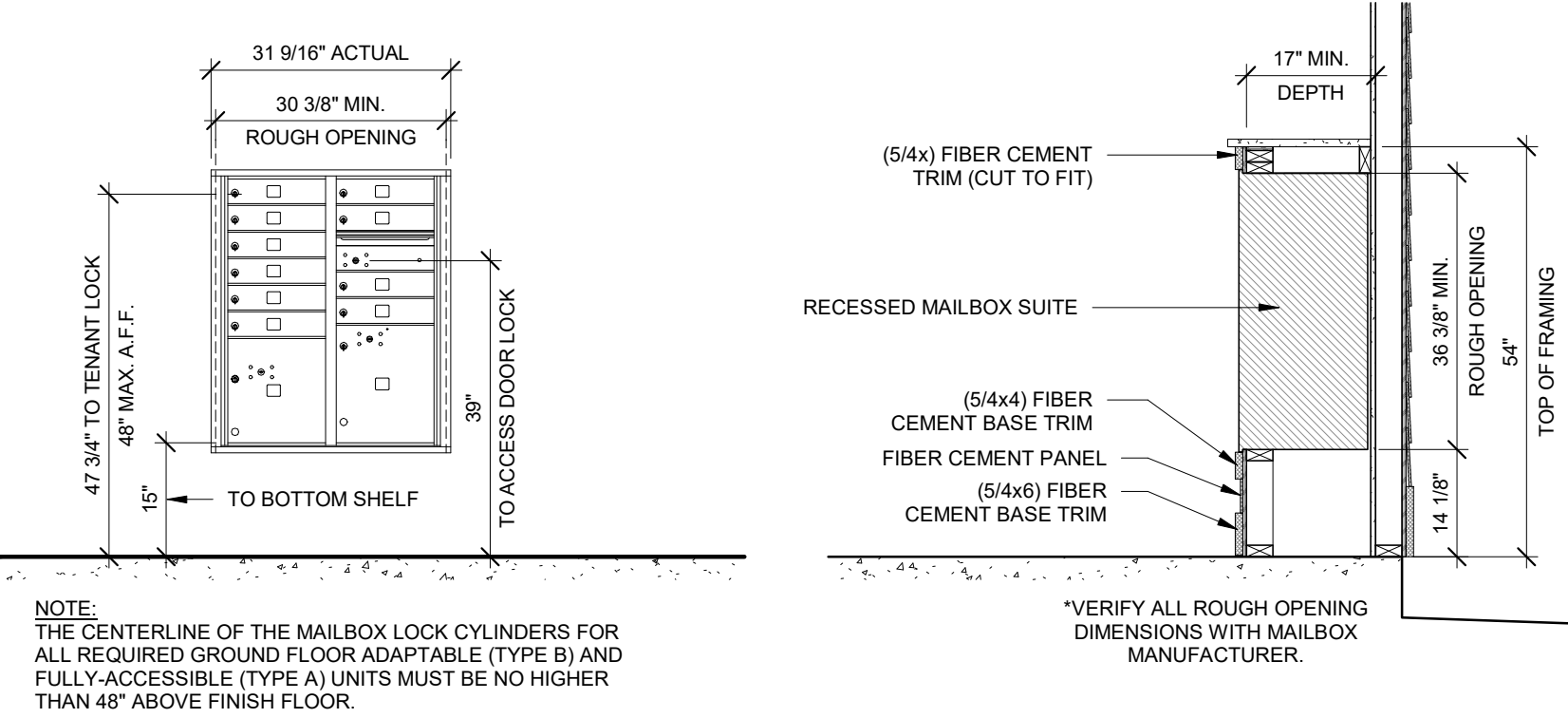
10 TENANT MAILBOXES PER SUITE

2 PARCEL LOCKERS PER SUITE

MAILBOXES CRITERIA:

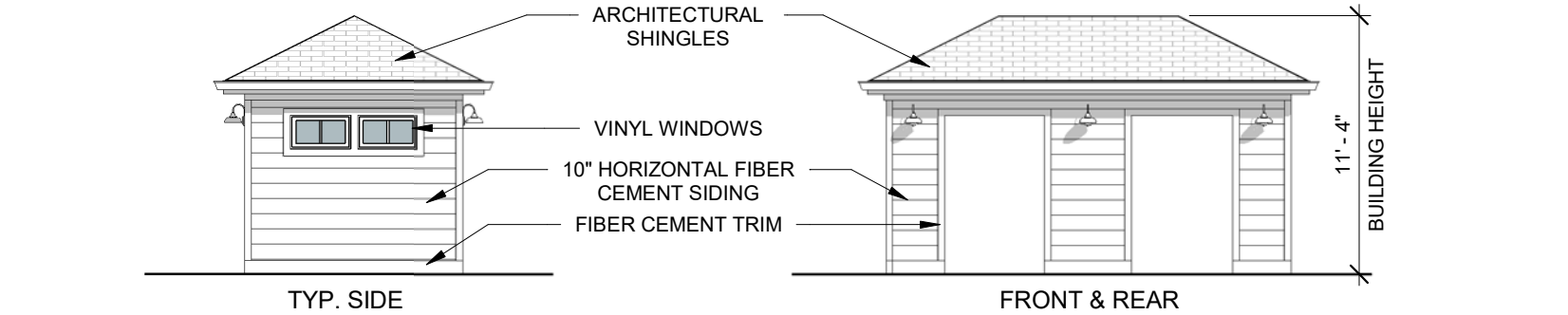
*1 MAILBOX PER UNIT

*1.5 RATIO OF MAILBOXES TO PARCEL BOXES



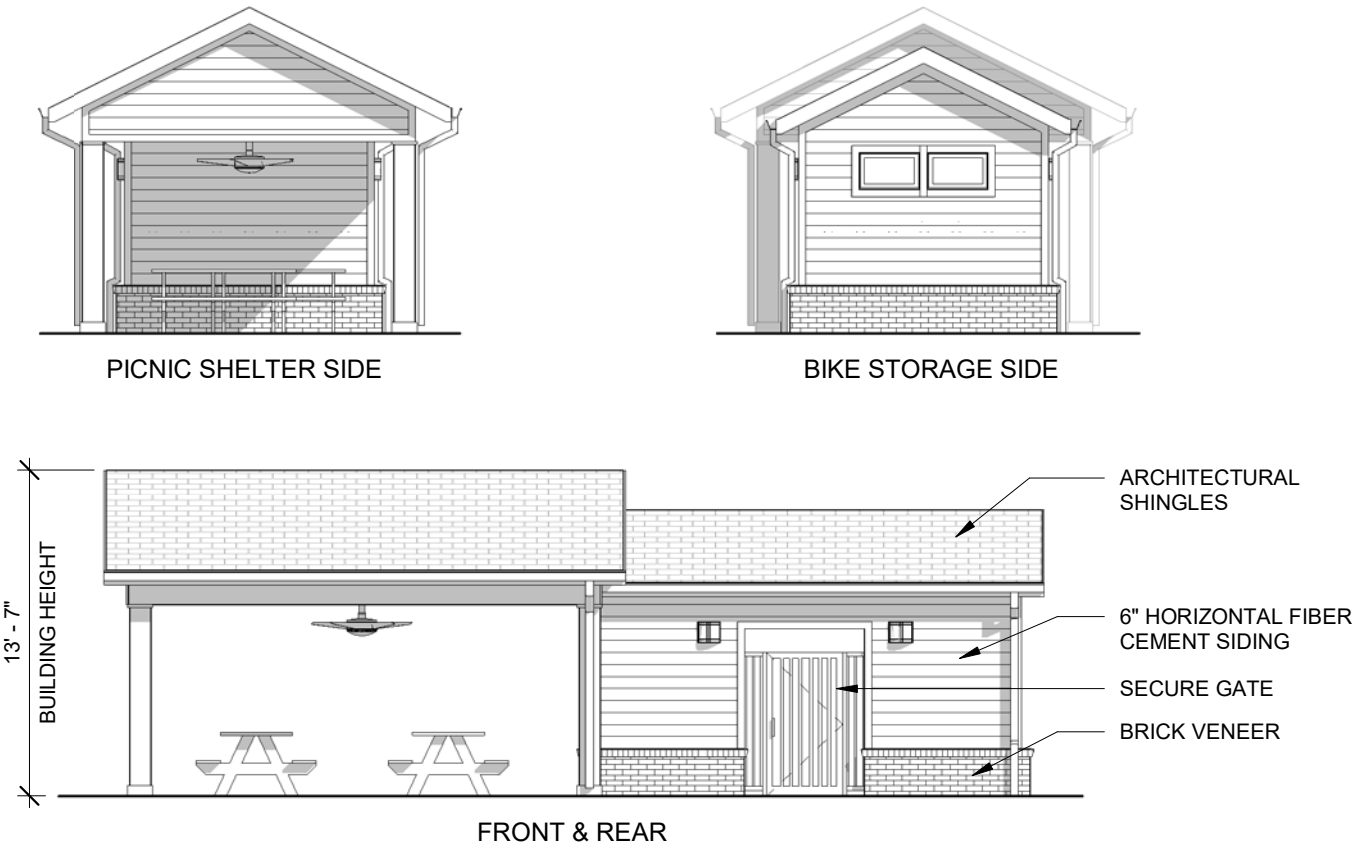
MAIL KIOSK 2

1/8" = 1' - 0"



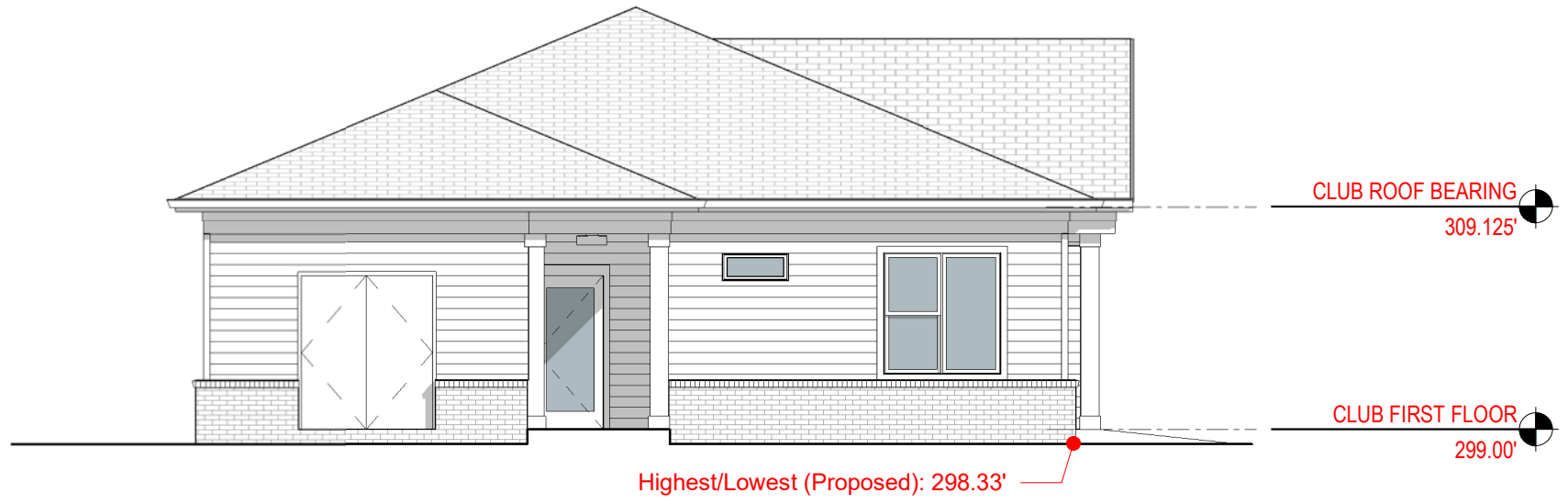
MAIL KIOSK 1

1/8" = 1' - 0"



PICNIC SHELTER & BIKE STORAGE

1/8" = 1' - 0"



CLUBHOUSE - SOUTH ELEVATION

LEFT PLANE [2]

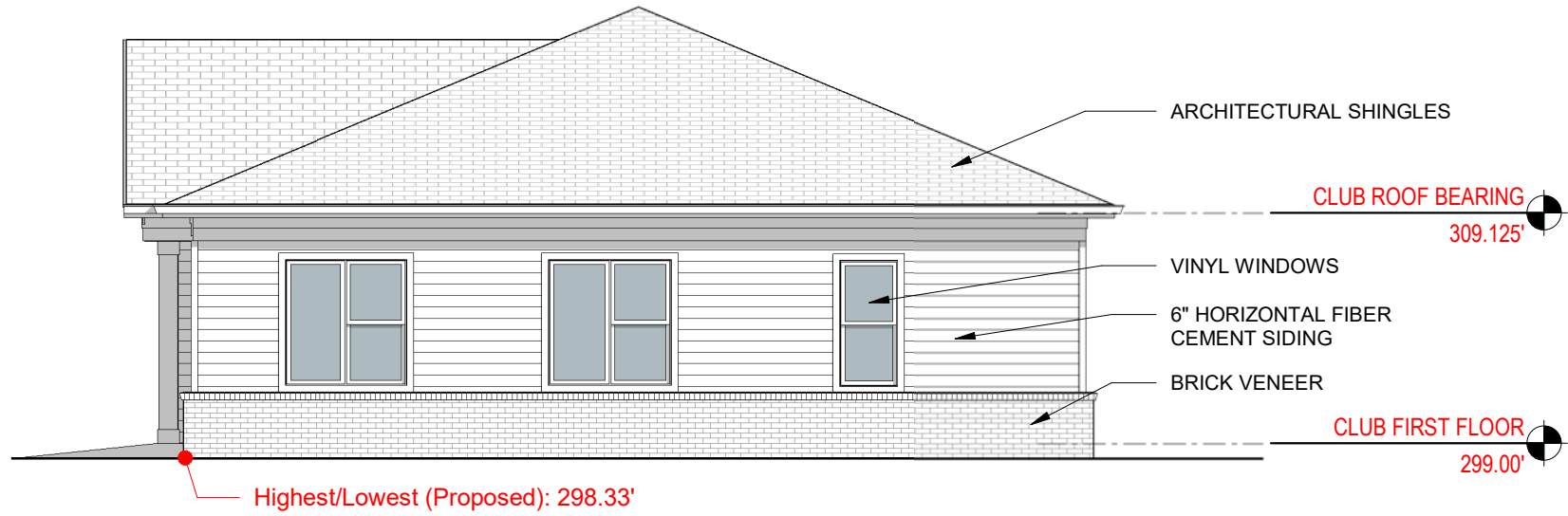
1/8" = 1' - 0"



CLUBHOUSE - WEST ELEVATION

REAR PLANE [4]

1/8" = 1' - 0"



CLUBHOUSE - NORTH ELEVATION

RIGHT PLANE [3]

1/8" = 1' - 0"



CLUBHOUSE - EAST ELEVATION

PRIMARY STREET

FRONT PLANE [1]

1/8" = 1' - 0"

