

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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Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: <u>N/A</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0080-2019</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: <u>N/A</u>	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: <u>BOA-0025-2020</u>	
		Zoning Case #: <u>N/A</u>	
		Administrative Alternate #: <u>N/A</u>	

GENERAL INFORMATION

Development name: WAKEFIELD PROFESSIONAL PLAZA II

Inside City limits? ☒ Yes ☐ No

Property address(es): **11008 INGLESIDE PLACE, RALEIGH, NC 27614**

Site P.I.N.(s): 1830412237

Please describe the scope of work. Include any additions, expansions, and change of use.
CONSTRUCT (1) NEW THREE-STORY MEDICAL OFFICE BUILDING WITH REQUIRED PARKING/SITE REQUIREMENTS

Current Property Owner/Developer Contact Name: SONIA DASWANI

NOTE: please attach purchase agreement when submitting this form.

Company: WESTCHESTER COMMERCIAL, LLC	Title: ADMINISTRATIVE MEMBER
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Address: 5213 WINDING VIEW LANE, RALEIGH, NC 27615

Phone #: (919) 633-0681	Email: sonia@wppraleigh.com
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Applicant Name: Daniel J. McGlamery, PE

Company: Drye-McGlamery Engineering, PLLC	Address: PO Box 19558, Raleigh, NC 27619
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Phone #: (704) 960-0180	Email: daniel.mcglamery@dryeengineering.com
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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): CX-3-PK	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 2.89	New gross floor area: 39,717
# of parking spaces required: 133	Total sf gross (to remain and new): 39,717
# of parking spaces proposed: 148	Proposed # of buildings: 1
Overlay District (if applicable): UWPOD	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): UNDEVELOPED LOT	
Proposed use (UDO 6.1.4): OFFICE (MEDICAL)	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.00 Square Feet: 0	Proposed Impervious Surface: Acres: 2.03 Square Feet: 88,324
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide: _____ Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

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

SIGNATURE BLOCK

I hereby designate DANIEL J. MCGLAMERY, PE 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 six consecutive months of inactivity.

Signature: Sonia Daswani

Date: 11/17/2020

Printed Name: Sonia Daswani

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Office Use Only: Case #: _____ Planner (print): _____

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<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: SCOPE 0089 2019
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: BOA 0025-2020
		Zoning Case #: N/A
		Administrative Alternate #: N/A
GENERAL INFORMATION		
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Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Property address(es): 11008 INGLESIDE PLACE, RALEIGH, NC 27614		
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Current Property Owner/Developer Contact Name: SONIA DASWANI NOTE: please attach purchase agreement when submitting this form.		
Company: WESTCHESTER COMMERCIAL, LLC Title: ADMINISTRATIVE MEMBER		
Address: 5213 WINDING VIEW LANE, RALEIGH, NC 27615		
Phone #: (919) 633-0681 Email: sonia@wppraleigh.com		
Applicant Name: Daniel J. McGlavery, PE		
Company: Drye-McGlavery Engineering, PLLC Address: PO Box 19558, Raleigh, NC 27619		
Phone #: (704) 960-0180 Email: daniel.mcglavery@dryeengineering.com		

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REVISION 07.07.20

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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# of parking spaces proposed: 147	Total sf gross (to remain and new): 39,717
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Signature: <u>Sonia D</u>	Date: 11/17/2020
Printed Name: SoniaDaswani	

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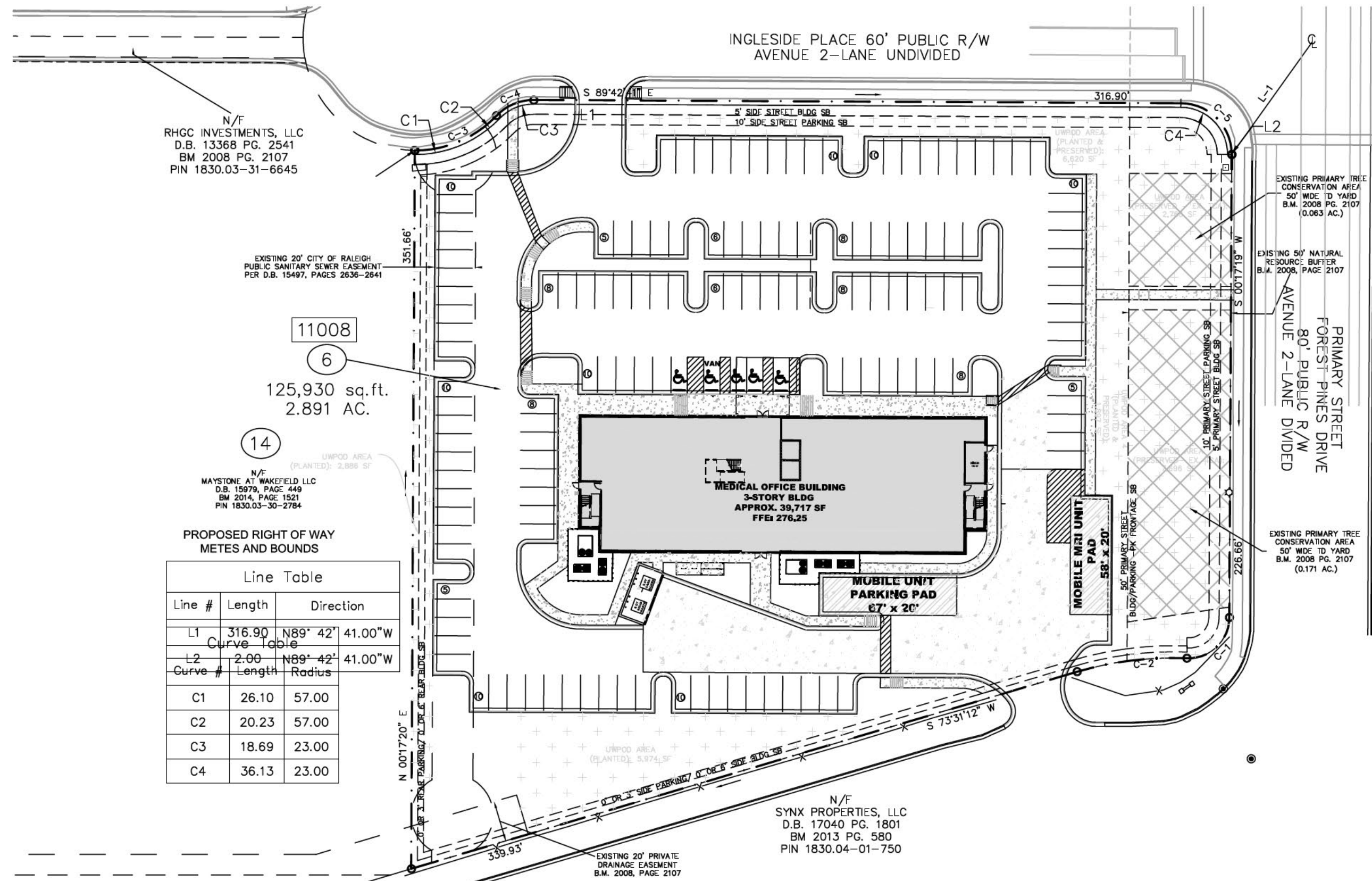
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CONCURRENT REVIEW PLAN SUBMITTAL FOR
WAKEFIELD PROFESSIONAL PLAZA AT
11008 INGLESIDE PLACEBOA #:
ASR #:BOA-0025-2020
ASR-0090-2020

OWNER
WESTCHESTER COMMERCIAL, LLC
SONIA DASWANI
5213 WINDING VIEW LANE
RALEIGH, NC 27615
(919) 633-0681
sonia@wppraleigh.com

CIVIL ENGINEER
DANIEL J. MCGLAVERY, PE
DRYE-MCGLAVERY ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604
PHONE: (704) 960-0180
daniel.mcglavery@dryeengineering.com



DRAWING LIST

- C-0.0 COVER SHEET
- C-0.1 VARIANCE APPROVAL (BOA-0025-2020)
- C-1.0 EXISTING CONDITIONS PLAN
- C-1.1 DEMOLITION PLAN
- C-2.0 STAKING AND MATERIALS PLAN
- C-2.1 TRANSPORTATION PLAN
- C-4.0 GRADING AND DRAINAGE PLAN
- C-4.1 EXISTING STORMWATER BM 2008, PG 2106
- C-4.2 EXISTING STORMWATER BM 2008, PG 2108
- C-5.0 UTILITY PLAN
- C-6.2 SITE DETAILS
- L-1.0 PLANTING PLAN
- L-1.1 PLANTING DETAILS
- E0.2 SITE LIGHTING PLAN
- A111 FLOOR PLAN - LEVEL 01
- A112 FLOOR PLANS
- A210 EXTERIOR ELEVATIONS
- A221 EXTERIOR ELEVATIONS

BLOCK PERIMETER

THE BLOCK PERIMETER REQUIREMENT WILL NOT BE REQUIRED FOR THIS SITE DUE TO TC-6-19 UDO CHANGES. REFERENCE SECTION 8.3.2.A.1.B.IV. THE CREATION OR CONTINUATION OF ANY NEW STREET OR STREET STUB WOULD BE OBSTRUCTED BY b. RAILROAD OR CONTROLLED ACCESS HIGHWAY AND c. WATERCOURSE THAT HAS ONE (1) SQUARE MILE OF DRAINAGE AREA OR MORE.

TREE CONSERVATION

TREE CONSERVATION ESTABLISHED BY INITIAL DEVELOPMENT PLAT. EXISTING CONDITIONS PLAN FOR LIMITS OF EXISTING TCA.

SOLID WASTE COMPLIANCE

THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION SERVICE AND USE COMMERCIAL DUMPSTERS. SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY GFL BASED ON CURRENT SITE PLAN.

IMPERVIOUS AREA SUMMARY

TOTAL EXISTING IMPERVIOUS AREA: 0 SF (0.00 ACRES)
TOTAL PROPOSED IMPERVIOUS AREA: 84,089 SF (1.93 ACRES)

TOTAL IMPERVIOUS AREA: 84,089 SF (1.93 ACRES)

PUBLIC IMPROVEMENTS
QUANTITY TABLE

NUMBER OF LOT(S)	1
LOTS NUMBER(S) BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS?	1
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

PARKING CALCULATIONS

PARKING REQUIREMENTS
BUILDING: 1 SPACE/300 SF

EXISTING PARKING: N/A
PROPOSED PARKING: 147

REQUIRED PARKING:
1 SPACE/300 SF * 39,717 SF = 133 SPACES

TOTAL REQUIRED: 133 SPACES
PARKING PROVIDED: 147 SPACES

PARKING REQUIREMENTS (CONT.)

HANDICAP SPACES
REQUIRED: 101-150 SPACES = 5
PROVIDED: 5 TOTAL SPACES
1 VAN SPACE REQUIRED

BICYCLE PARKING:
SHORT TERM 1 SP. PER 10000 SF, MIN. 4 SPACES.
LONG TERM 1 SP. PER 10000 SF, MIN. 4 SPACES

REQUIRED: 4 SHORT TERM SPACES
4 LONG TERM SPACES
PROVIDED: 4 SHORT TERM SPACES
4 LONG TERM SPACES

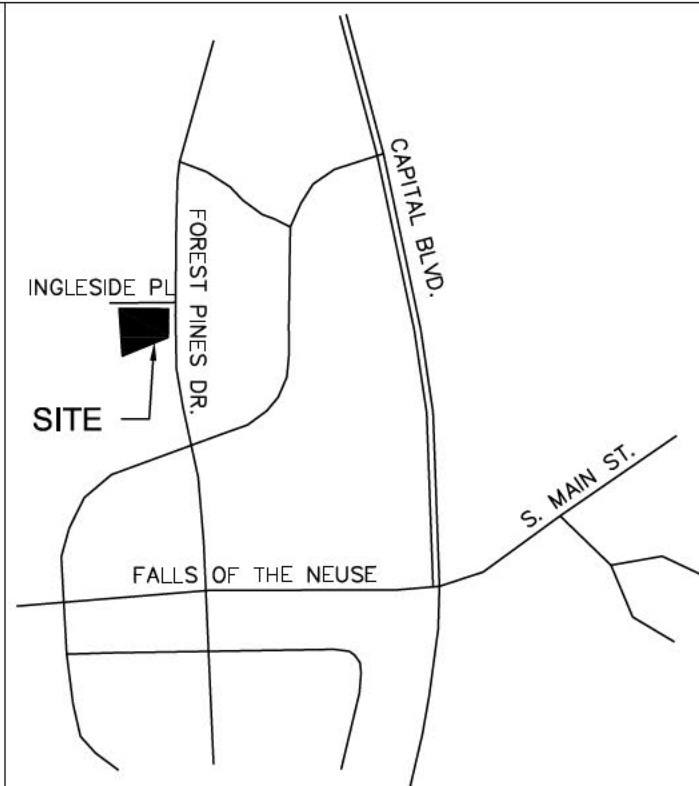
LOT 6 FROM THE ORIGINAL
PLAT WILL BE DEVELOPED
UNDER THIS PROJECT

CROSS ACCESS

EXISTING CROSS ACCESS AGREEMENT IN PLACE FOR CONNECTION TO LOT ON SOUTHERN BORDER (LOT 10). CREATED BY BM2013 PAGES 577-581. REFERENCE DEED BOOK FOR ADDITIONAL DETAILS (DB 015504, PG 01176-01180).

PRIMARY STREET

PRIMARY STREET DETERMINATION IS FOREST PINES DR PER UDO TC-5A-18.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (PLS L-4685) ON DECEMBER 18, 2019. CAWTHORNE, MOSS, & PANCIERA, PC, 333 S. WHITE STREET, WAKE FOREST, NC 27588



SITE DATA INFORMATION

PROJECT NAME: WAKEFIELD PROFESSIONAL PLAZA II
PROJECT ADDRESS: 11008 INGLESIDE PLACE, RALEIGH, NC 27614

SITE ACREAGE: 2.891 AC. / 125,930 SF
ROW DEDICATION: 0.019 AC. / 840 SF
SITE ACREAGE NET: 2.872 AC. / 125,090 SF

ZONING DISTRICT: CX-3-PK, - UWPOD
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT

PROPOSED USE: MEDICAL (ALLOWED)

PRIMARY STREET: FOREST PINES DR.

EXISTING BUILDING: N/A SF
PROPOSED BUILDING: 39,717 SF

AMENITY AREA REQUIREMENTS
REQUIRED AMENITY AREA = 10%
LOT AREA INSIDE RIGHT-OF-WAY: 2.87 ACRES (125,090 SF)
REQ'D AMENITY AREA = 10% * 2.87 AC = 0.287 AC. (12,509 SF)
PROVIDED AMENITY AREA = 12,600 SF = 0.289 AC.

UWPOD REQUIREMENTS
REQUIRED AMENITY AREA = 20% (PER VARIANCE)
REQ'D UWPOD AREA = 20% * 2.89 AC = 0.574 AC. (25,018 SF)
PROVIDED UWPOD AREA = 28,700 SF = 0.659 AC

BUILDING DIMENSIONAL REQUIREMENTS
PRIMARY STREET SB: 5 FT (MIN.) 119 FT (PROVIDED)
REAR SB: 0 OR 6 FT (MIN.) 81 FT (PROVIDED)
SIDE SB: 0 OR 6 FT (MIN.) 75 FT MIN. (PROVIDED)
SIDE STREET SB: 5 FT (MIN.) 15 FT (PROVIDED)
ALLEY SB: 5 FT (MIN.) N/A

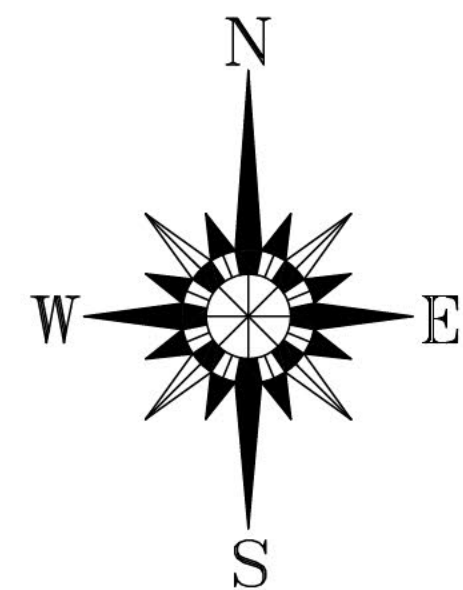
PARKING DIMENSIONAL REQUIREMENTS
PRIMARY STREET SB: 10 FT (MIN.) 60 FT (PROVIDED)
REAR SB: 0 OR 3 FT (MIN.) 10 FT (PROVIDED)
SIDE SB: 0 OR 3 FT (MIN.) 6 FT MIN. (PROVIDED)
SIDE STREET SB: 10 FT (MIN.) 15 FT (PROVIDED)
ALLEY SB: 5 FT (MIN.) N/A

BUILDING HEIGHT REQUIREMENTS
BUILDING HEIGHT: 50 FT (MAX) 45.38 FT (PROVIDED)
ACCESSORY HEIGHT: 25 FT (MAX) N/A (PROVIDED)

FLOOR HEIGHT REQUIREMENTS
GROUND FLOOR: 0 FT (MIN.) 0 FT (PROVIDED)
GROUND STORY HT: 11 FT (MIN.) 14 FT (PROVIDED)
UPPER STORY HT: 9 FT (MIN.) 14 FT (PROVIDED)

TRANSPARENCY REQUIREMENTS
GROUND STORY: 33% (MIN.) 33% (PROVIDED)
UPPER STORY: 20% (MIN.) 29% (MIN. PROVIDED)
BLANK WALL AREA: 30 FT (MAX.) 7.33 FT (SEE ARCH)

ALLOWED BUILDING ELEMENTS
BALCONY, GALLERY, AWNING

NOT FOR
CONSTRUCTION

WAKEFIELD PROFESSIONAL PLAZA II
11008 INGLESIDE PLACE
RALEIGH, NC 27614
WAKE COUNTY
NORTH CAROLINA
DRYE-MCGLAVERY
ENGINEERING, PLLC
821 WAKE FOREST RD
RALEIGH, NC 27604

PROJECT NO: 2019103

ISSUED FOR
REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	11-10-2020
B	REISSUED FOR REVIEW	01-11-2021

DRAWN BY: DJM

CHECKED BY: HWD

SCALE: 1" = 50'
0 25 50 100

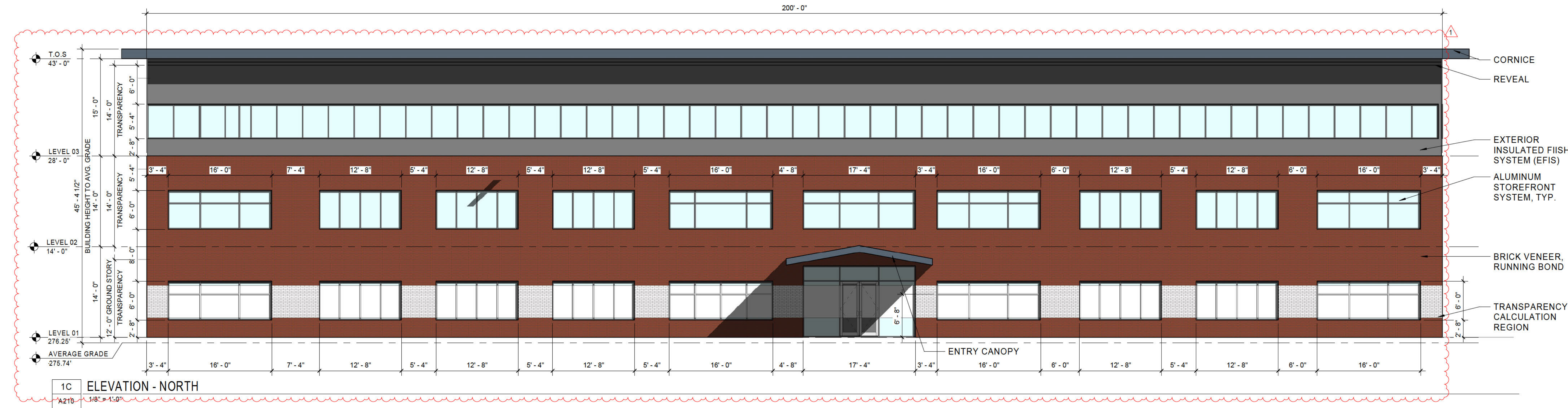
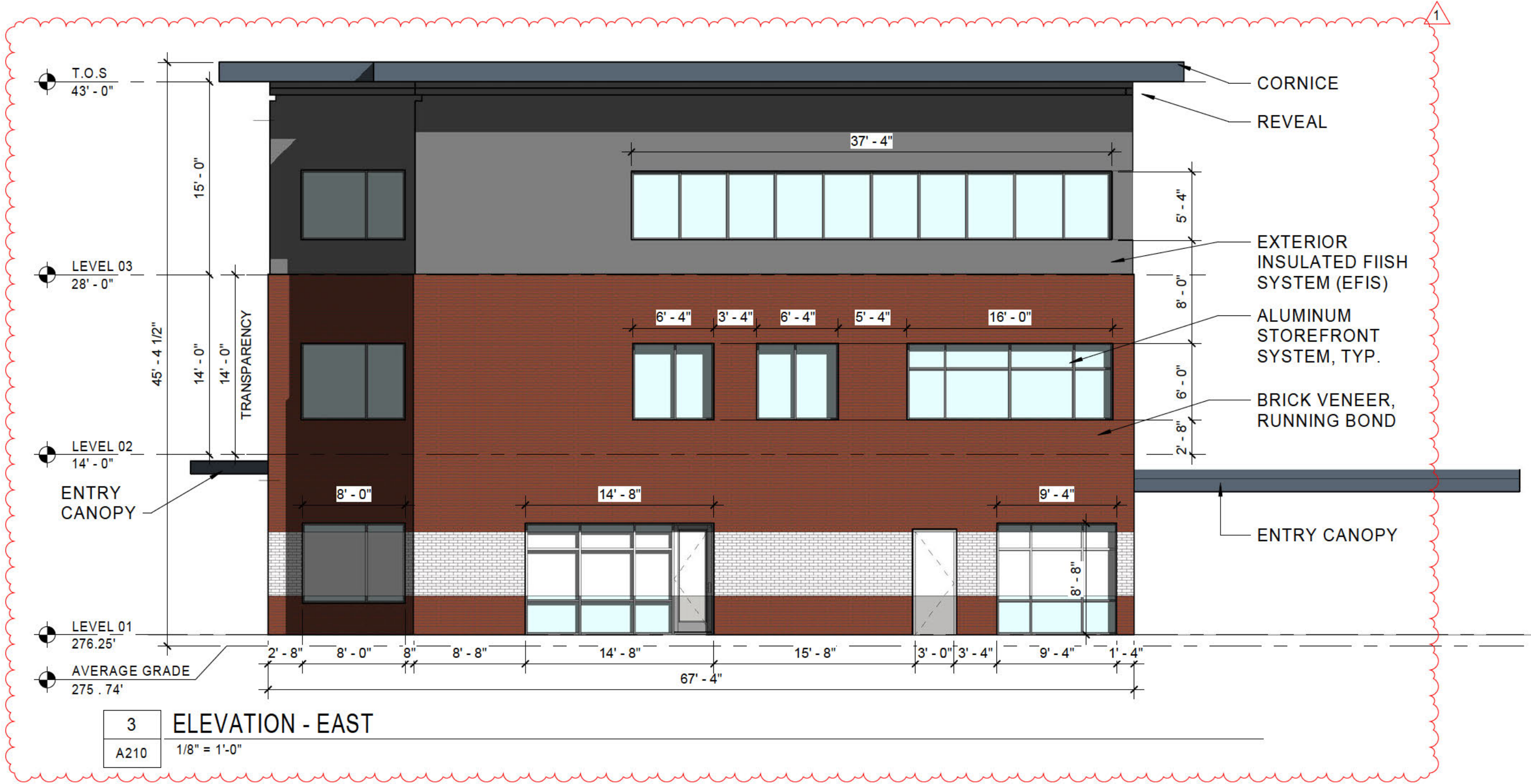
COVER SHEET

C-0.0

TRANSPARENCY CALCULATIONS

	1ST FLOOR DESIGN GLAZING / FACADE = %		2ND FLOOR DESIGN GLAZING / FACADE = %		3RD FLOOR DESIGN GLAZING / FACADE = %	
NORTH	937sf / 2398sf = 39%	REQUIRED % 1ST FLOOR	851sf / 2398sf = 35%	REQUIRED % 2ND FLOOR	1028sf / 2398sf = 42%	REQUIRED % 3RD FLOOR
EAST	265sf / 807sf = 33%		177sf / 807sf = 22%		237sf / 807sf = 29%	
TOTAL PER LEVEL	1202sf / 3205sf = 37%		1028sf / 3205sf = 32%		1265sf / 3205sf = 39%	

NOTE: ON 1ST FLOOR GREATER THAN 50% OF GLAZING OCCUES BETWEEN 3'-0" AND 8'-0"



NOT FOR CONSTRUCTION

SHRI Consulting, Inc.
4630 Kings Garden Road
Raleigh NC 27612
Sshriconsulting16@gmail.com

PRELIMINARY
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PROJECT
WAKEFIELD PROFESSIONAL PLAZA II
11008 INGLESIDE PLACE
RALEIGH, NC 27614

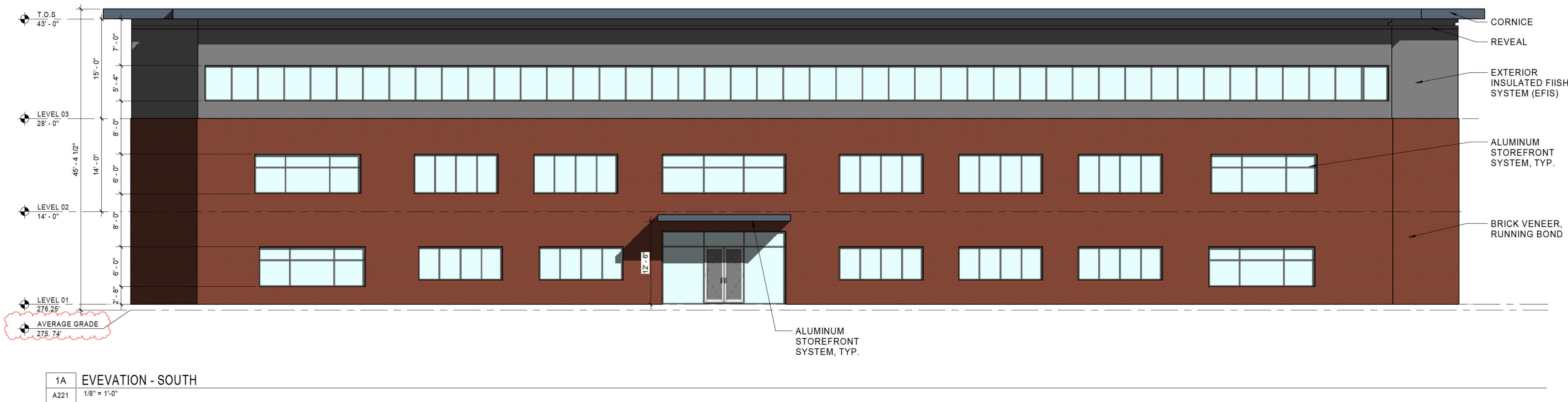
NO.	REASON	DATE
1	Comment Response	1/11/21

Site Submittal

EXTERIOR
ELEVATIONS

PROJECT NO.	2020-001
Reviewer	
Designer	
ISSUE DATE	11/09/2020

A221



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