



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: <u>ASR-0091-2019</u>		Planning Coordinator: <u>WALTERS</u>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: <u>SCOPE-00512019</u>	
<input type="checkbox"/> Apartment	<input checked="" 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: <u>City Market - 224 E Martin St</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>220 & 224 E. Martin Street</u>			
Site P.I.N.(s): <u>1703871707 & 1703870778</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Owner would like to renovate the inside and bring the building up to fire and ADA codes.</u>			
Current Property Owner/Developer Contact Name: <u>Michael Hakan</u> NOTE: please attach purchase agreement when submitting this form.			
Company: <u>Hakan Market Properties INC</u>		Title: <u>Owner</u>	
Address: <u>410 Palm Ave Apt B4; Carpinteria, CA 93013</u>			
Phone #: <u>805-886-7799</u>		Email: <u>MJHakan@HakanMarketPartners.com</u>	
Applicant Name: <u>Bryan Harris</u>			
Company: <u>Harris Engineering</u>		Address: <u>5112 Bur Oak Circle</u>	
Phone #: <u>919-789-0744</u>		Email: <u>BryanHarris@harriseng.net</u>	

**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): DX-3-SH	Existing gross floor area (not to be demolished): 19,800
	Existing gross floor area to be demolished:
Gross site acreage: .08	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new): 19,800
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4): Mixed - Retail & Resturant	
Proposed use (UDO 6.1.4): Resturant	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: .08 Square Feet: 4,960	Proposed Impervious Surface: Acres: 0 Square Feet: 0
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Bryan Harris 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 180 days of inactivity.

Signature:	Date: 05 Nov 2019
Printed Name: Michael Hakan	

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): DX-3-SH	Existing gross floor area (not to be demolished): 19,800
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.11	New gross floor area: 0
# of parking spaces required:	Total sf gross (to remain and new): 19,800
# of parking spaces proposed:	Proposed # of buildings: 0
Overlay District (if applicable):	Proposed # of stories for each: 0
Existing use (UDO 6.1.4): Mixed - Retail & Resturant	
Proposed use (UDO 6.1.4): Resturant	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.11 Square Feet: 4,960	Proposed Impervious Surface: Acres: 0 Square Feet: 0
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ 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

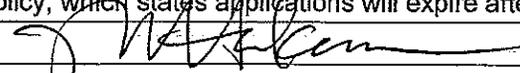
Total # of dwelling units: _____	Total # of hotel units: _____
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots: _____	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

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Signature: 	Date: 05 Nov 2019
Printed Name: Michael Hakan	

SITE DATA TABLE	
OWNER:	HAKAN MARKET PARTNERS INC
OWNER ADDRESS:	410 PALM AVE APT B4 CARPINTERIA, CA 93013
TYPE OF PROJECT:	COMMERCIAL SITE
COUNTY:	WAKE
SITE AREA:	0.08 AC
DISTURBED AREA:	0 AC
NO. OF EXISTING BLDGS:	1
NO. OF PROPOSED BLDGS:	RENOVATING EXISTING BUILDING
EXISTING IMPERVIOUS AREA:	0.08 AC
PROPOSED IMPERVIOUS AREA:	0.08 AC
PROPOSED PERCENT IMPERVIOUS:	100.00%
SETBACKS FRONT:	
BACK:	
SIDES:	
FRONTAGE TYPE:	A1
LANDUSE AND CLASS:	BUSINESS
CURRENT USE:	MIXED RETAIL & RESTAURANT (UNKNOWN QUANTITY)
PROPOSED USE:	ALL RESTAURANT (19,800 SF)
PIN:	1703871707
DEED BOOK & PAGE #:	DB-006669 PG:00092
ZONING:	DX-3-SH
TOWNSHIP:	RALEIGH
WATERSHED:	CRABTREE CREEK
PARKING SPACE CALCULATION:	1 SPACE PER 150SF OR 1 SPACE PER 5 SEATS $\frac{19800}{150} = 132$ SPACES $\frac{650}{5} = 132$ SPACES
BUILDING SQUARE FEET:	19,800 SF

- GENERAL NOTES:
1. THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER INC, 5112 BUR OAK CIRCLE, RALEIGH, N.C. 27612; (919) 789-0744.
 2. THE SURVEYOR IS: NEWCOMB 7008 Harps Mill Rd Ste 105, Raleigh, NC 27615
 3. OVERALL TOPOGRAPHIC INFORMATION, STREET SECTIONS AND LOCATION OF EXISTING PAVEMENT AND STRUCTURES PROVIDED BY THE SURVEYOR.
 4. BOUNDARY INFORMATION WAS TAKEN FROM INFORMATION PROVIDED BY THE SURVEYOR.
 5. ALL CONSTRUCTION WILL TAKE PLACE INSIDE THE BUILDING.
 6. THERE ARE NO FEMA FLOOD BOUNDARIES ON THIS SITE ACCORDING TO CURRENT FIRM PANEL.
 7. 404/401 PERMITS WILL NOT BE NEEDED.
 8. THE DEPARTMENT OF TRANSPORTATION WILL NOT BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF MARTIN STREET.
 9. COORDINATION WITH LOCATING UNDERGROUND UTILITIES IS A MUST. PROPOSED WATER LINE WILL CROSS A GAS MAIN CALL 811 TO LOCATE UTILITIES
 10. 4" CI WATER MAIN ON BLAKE STREET AND 6" CI WATER MAIN ON MARTIN STREET (495 PRESSURE ZONE \approx 78 STATIC PRESSURE)
 11. GREASE TRAP DEVICES/OIL-WATER SEPERATORS REQUIRE APPROVAL BY FOG@RALEIGHNC.GOV (919-996-1871)

NOTE:
GROUND FLOOR WILL HAVE 25%
(1,238SF) USE FOR RESTAURANT



VICINITY MAP
(1" = 400')



SHEET INDEX

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PROPOSED FLOOR PLANS.....	A2
ELEVATIONS.....	A3

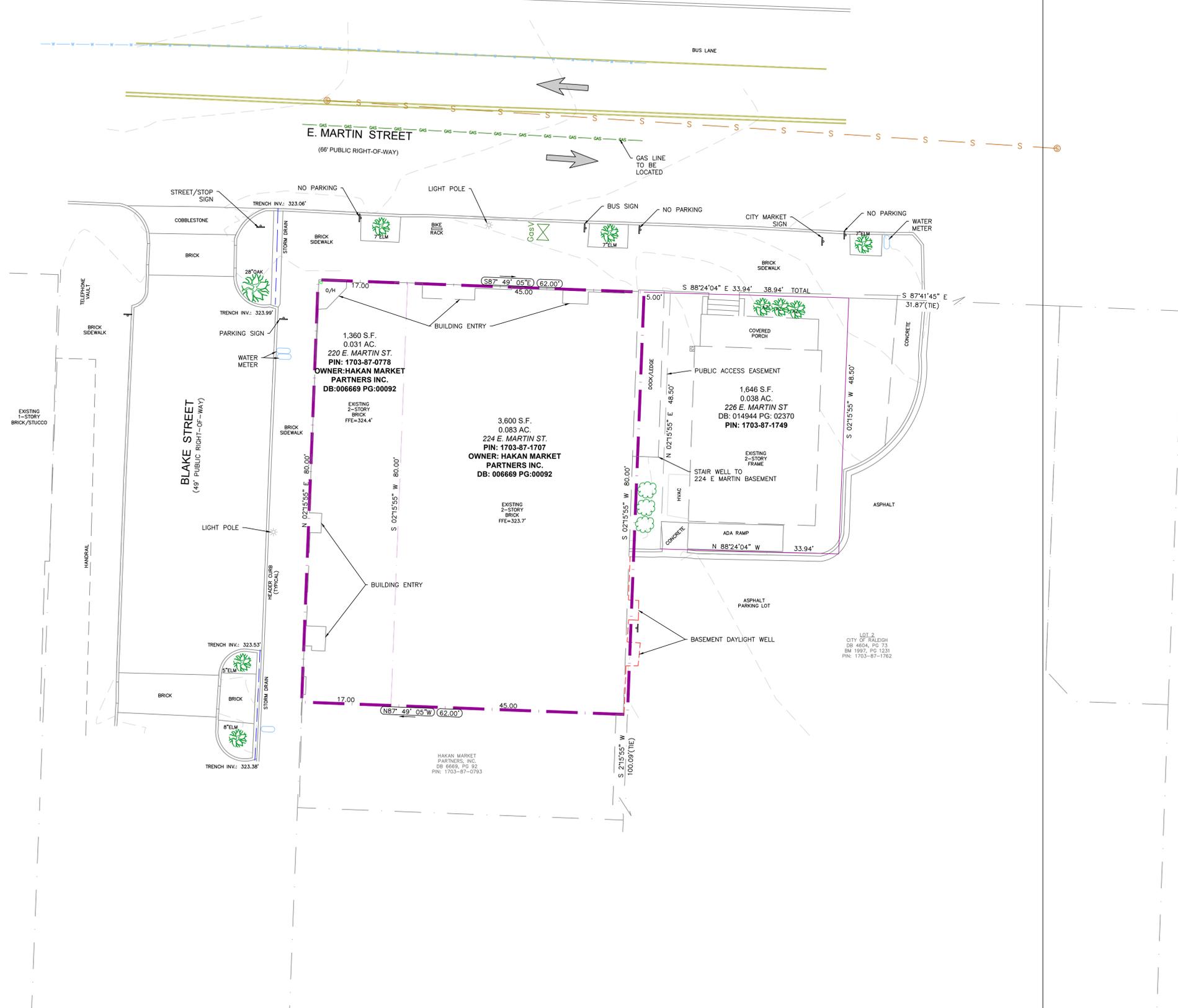
Cover
For
City Market - 224 Martin St



John W. Harris, P.E.
Consulting Engineer, Inc.
5112 Bur Oak Circle
Raleigh, N.C. 27612
(919) 789-0744
www.harriseng.net

Revision: NONE AS OF
PRINTED DATE

Date Started: 17 August 2019
Drawn By: BAH
Job #: #####
Printed Date: 5 November 2019
File: \\192.168.1.60\Data\Project
Files\City Market\City Market - 224
Martin St.dwg



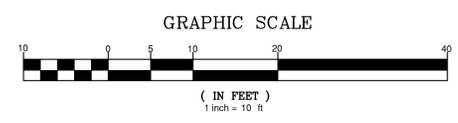
1,360 S.F.
0.031 AC.
220 E. MARTIN ST.
PIN: 1703-87-0778
OWNER: HAKAN MARKET PARTNERS INC.
DB: 006669 PG: 00092

3,600 S.F.
0.083 AC.
224 E. MARTIN ST.
PIN: 1703-87-1707
OWNER: HAKAN MARKET PARTNERS INC.
DB: 006669 PG: 00092

1,646 S.F.
0.038 AC.
226 E. MARTIN ST.
DB: 014944 PG: 02370
PIN: 1703-87-1749

HAKAN MARKET PARTNERS, INC.
DB 6669, PG 92
PIN: 1703-87-0793

LOT 2
CITY OF RALEIGH
DB 4604, PG 33
BM 1997, PG 1231
PIN: 1703-87-1762



NOTES:
EDIT THIS BLOCK FOR NOTES NEEDED ON EACH PAGE

N.C. UNDERGROUND UTILITIES
 3 DAYS BEFORE DIGGING CALL
 TOLL FREE 811 or (800)632-4949
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

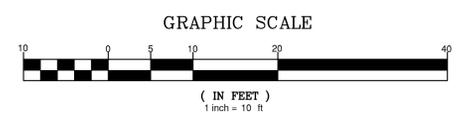
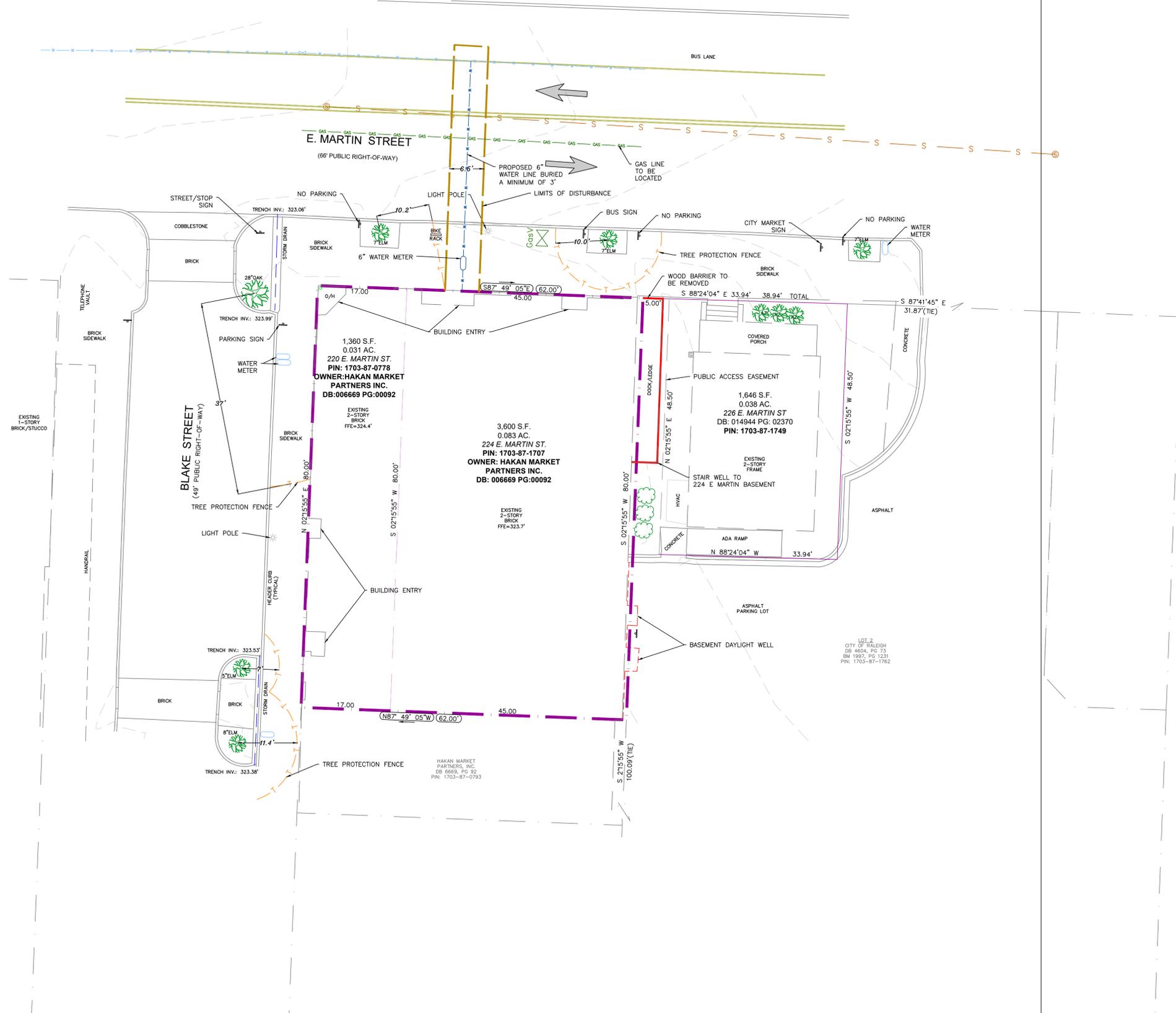
Existing Conditions
 For
 City Market - 224 Martin St

John W. Harris, P.E.
 Consulting Engineer, Inc.
 5112 Bur Oak Circle
 Raleigh, N.C. 27612
 (919) 789-0744
 www.jharriseng.net

Revision: NONE AS OF PRINTED DATE

Date Started: 17 August 2019
Drawn By: BAH
Job #: #####
Printed Date: 5 November 2019
File: \\192.168.1.60\Data\Project Files\City Market\City Market - 224 Martin X-File.dwg





NOTES:
EDIT THIS BLOCK FOR NOTES NEEDED ON EACH PAGE

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL
TOLL FREE 811 or (800)632-4949

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

Site Plan
For
City Market - 224 Martin St

Date Started: 17 August 2019
Drawn By: BAH
Job #: #####
Printed Date: 5 November 2019
File: \\192.168.1.60\Data\Project Files\City Market\City Market - 224 Martin X-File.dwg

Revision: NONE AS OF PRINTED DATE

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Raleigh, N.C. 27612
(919) 789-0744
www.jharriseng.net

FOR REFERENCE ONLY



1 NORTH ELEVATION EAST MARTIN STREET (PRIMARY STREET ELEVATION)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.
1414a

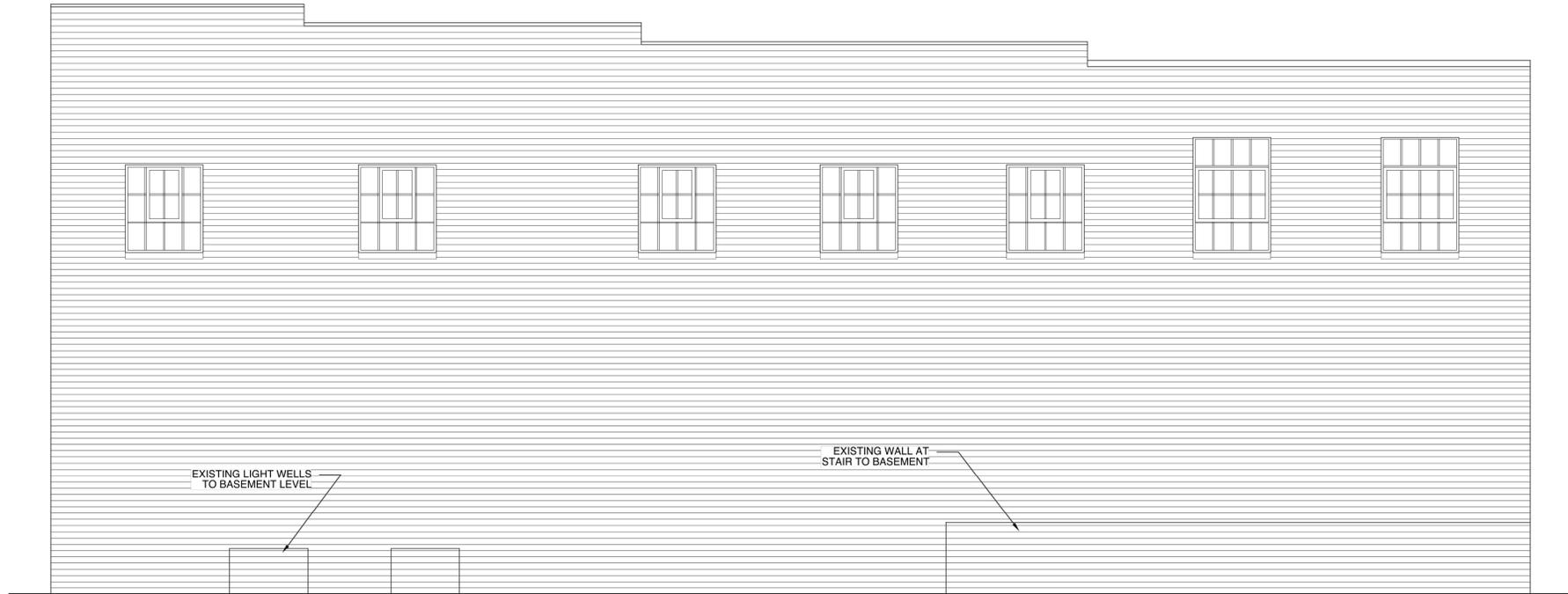
DRAWING TITLE
**EXISTING
ELEVATIONS**

SHEET 1 OF 4

A3.1

PLOT DATE 7/3/19
REVISION 00/00/19

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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

FOR REFERENCE ONLY

PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.
1414a

DRAWING TITLE
**EXISTING
ELEVATIONS**

SHEET 2 OF 4

A3.2

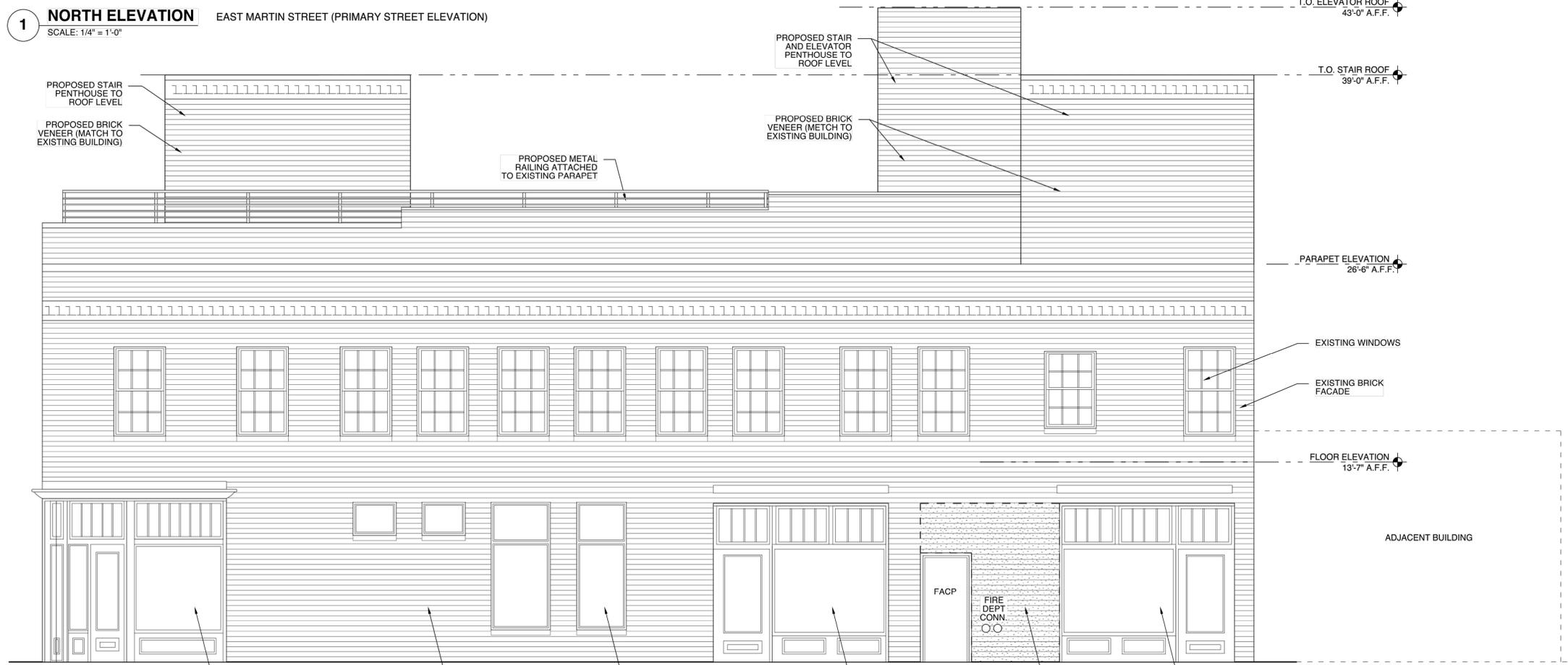
PLOT DATE 7/3/19
REVISION 00/00/19

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SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

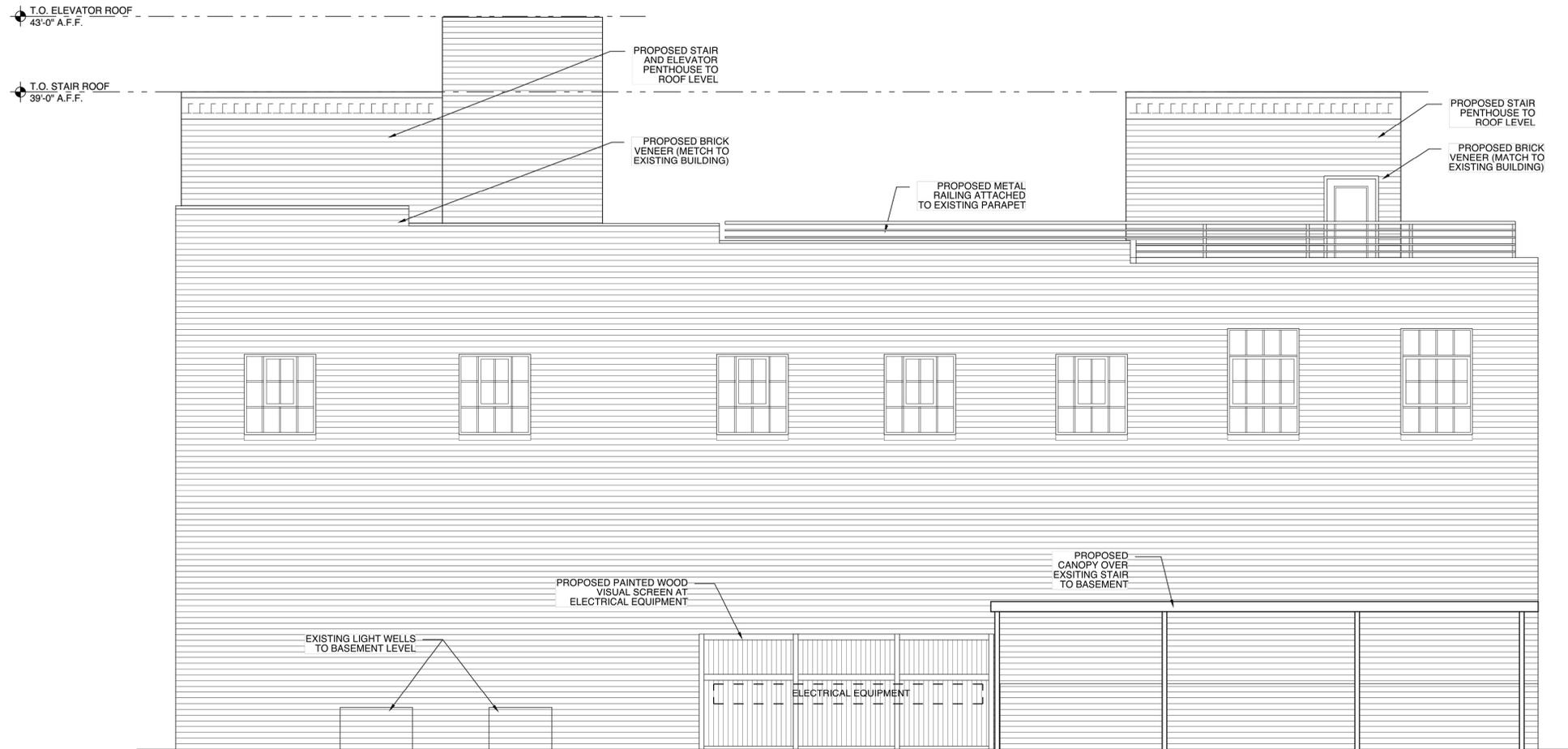
PROJECT TITLE
CITY MARKET EAST
224 EAST MARTIN STREET
RALEIGH, NORTH CAROLINA
PROJECT NO.
1414a
DRAWING TITLE
**PROPOSED
ELEVATIONS**

SHEET 3 OF 4

A3.3

PLOT DATE 7/3/19
REVISION 00/00/19

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1 EAST ELEVATION - BLDG. 15
SCALE: 1/4" = 1'-0"

TRANSPARENCY FOR STREET VISIBLE FACADE:	
LOWER FACADE TOTAL AREA TO 12 FT:	727 SQ FT
LOWER FACADE TOTAL TRANSPARENCY:	578 SQ FT (79% OF FACADE)
TRANSPARENCY LOCATED BTWN 3' - 8' ON LOWER FACADE	248 SQ FT (73% OF TRANSPARENCY)
UPPER FACADE TOTAL AREA	785 SQ FT
UPPER FACADE TOTAL TRANSPARENCY:	143 SQ FT (18% OF FACADE)
TOTAL PERCENTAGE OF TRANSPARENCY:	$578 + 143 / 727 + 785 = 48\%$
TRANSPARENCY LOCATED ON LOWER LEVEL:	$578 - 143 / 578 = 74\%$

NOTES:
1. ALL TRANSPARENCY / WINDOWS SHOWN ARE EXISTING. NO CHANGES PROPOSED TO HISTORIC FACADE OR WINDOWS AS SHOWN.
2. FRONT FACADE OF BUILDING IS LEVEL WHERE BUILDING MEETS GRADE. BUILDING HEIGHTS SHOWN ARE FOR THE MOST RESTRICTIVE HEIGHT ABOVE GROUND LEVEL.

FOR REFERENCE ONLY

PROJECT TITLE
CITY MARKET EAST

ADDRESS

PROJECT NO.
1414a

DRAWING TITLE
**PROPOSED
ELEVATIONS**

SHEET 4 OF 4

A3.4

PLOT DATE 7/3/19
REVISION 00/00/19