

# 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-9-20</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <b>Frontier Plaza</b>			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): <b>3808 S. Wilmington Street, Raleigh NC</b>			
Site P.I.N.(s): 1701-39-1659			
Please describe the scope of work. Include any additions, expansions, and change of use. 66,700 SF of warehouse distribution (includes 5,300 SF office) and 12,700 SF retail			
Current <u>Property Owner</u> /Developer Contact Name: Victoria Norland			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: Wayne Enterprises LLC		Title: Manager	
Address: 2509 Runner Stone Way, Raleigh, NC 27603			
Phone #: 908-963-2404		Email: vickynorland@gmail.com	
Applicant Name: <b>Michael McQuillen, PE</b>			
Company: <b>Capital Civil Engineering</b>		Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502	
Phone #: 919 249-8587		Email: mmcquillen@capitalcivil.com	

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): IX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 6.7 ac (after R/W dedication)	New gross floor area: 79,400 sf
# of parking spaces required: 73	Total sf gross (to remain and new): 79,400
# of parking spaces proposed: 75	Proposed # of buildings: 1
Overlay District (if applicable): n/a	Proposed # of stories for each: 1
Existing use (UDO 6.1.4): x	
Proposed use (UDO 6.1.4): Warehouse distribution and retail	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 3.9 Square Feet: 169,884
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

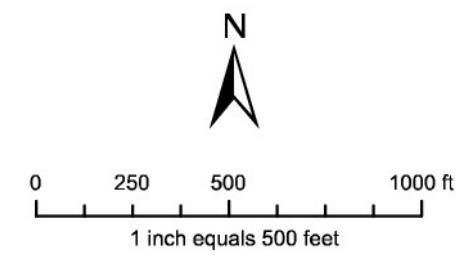
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

SIGNATURE BLOCK	
<p>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.</p> <p>I hereby designate <u>Michael McQuillen of Capital Civil Engineering</u> 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.</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: 10-13-2021
Printed Name: Victoria Norland	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 For Shared Entry - Spirit Master Funding X



VICINITY MAP



**Disclaimer**  
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

**SITE COMPLIANCE NOTES**

- THIS SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.b.
- THIS SITE SHALL BE FULLY COMPLIANT WITH SWIFT CREEK PROTECTION OVERLAY DISTRICT (SWPOD) PER UDO SECTIONS 5.2.5 AND 9.5.3

**CONDITIONS OF APPROVAL**

- RECORDED PLAT WITH RIGHT OF WAY DEDICATION
- RECORDED PLAT WITH EASEMENTS FOR SCM PRIVATE DRAINAGE EASEMENT, SLOPE EASEMENT, CITY OF RALEIGH PUBLIC WATERLINE EASEMENT AND UTILITY PLACEMENT EASEMENT.
- FEE IN-LIEU SHALL BE PAID FOR EIGHT (8) STREET TREES ALONG THE CITY OF RALEIGH THOROUGHFARE AT THE REAR OF THE PROPERTY.
- FEE IN-LIEU SHALL BE PAID FOR ONE HALF OF AVENUE 4 LANE DIVIDED SECTION AT THE REAR OF THE PROPERTY, INCLUDING WATERLINE.
- DEMOLITION PERMIT SHALL BE REQUIRED FOR THE SHED ON THE PROPERTY.

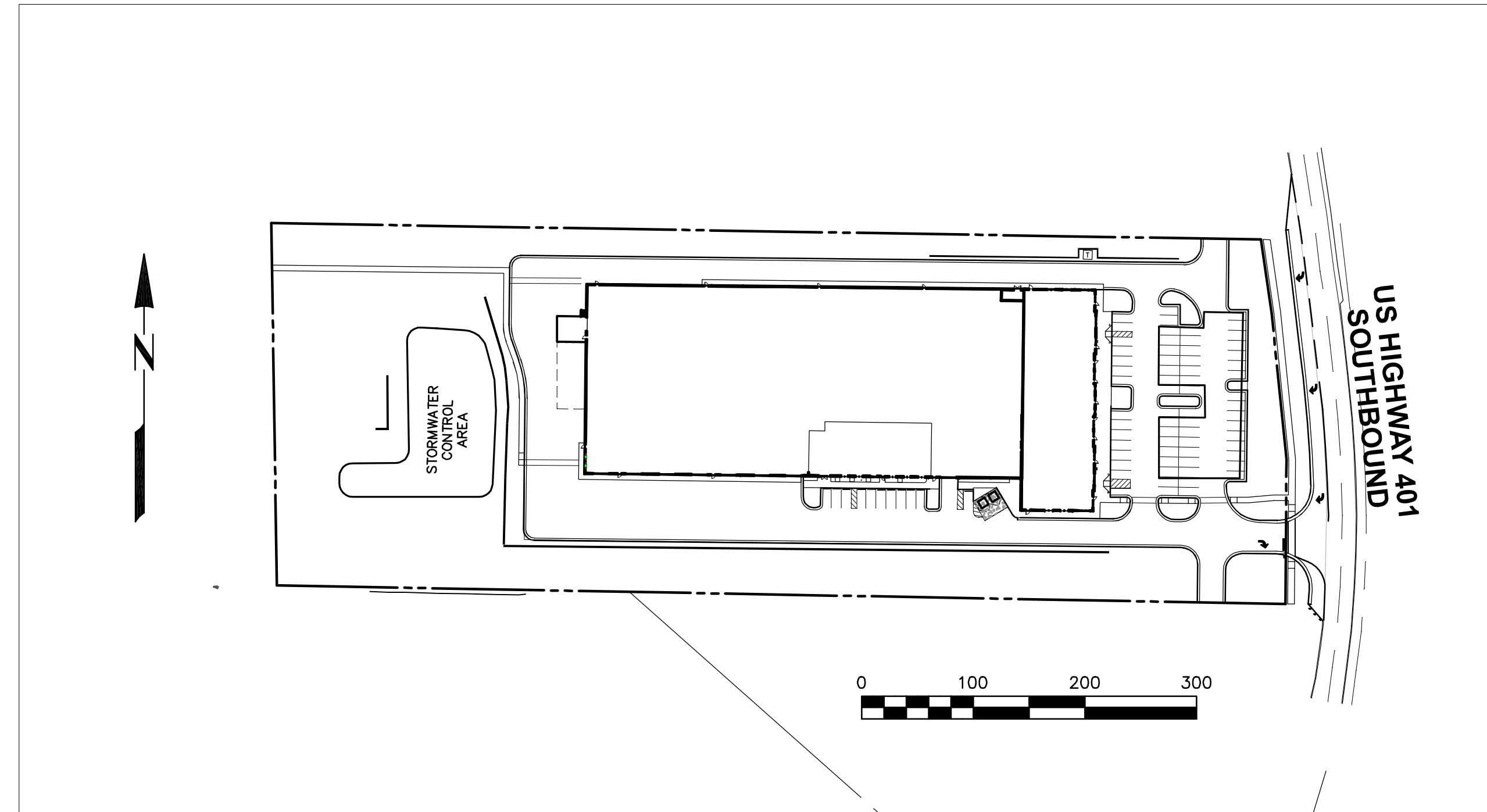
**SOLID WASTE SERVICES STATEMENT**

- DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND SHALL COMPLY WITH ITS REQUIREMENTS.
- ONSITE SCREENED DUMPSTER AREA TO BE PROVIDED FOR PRIVATE SOLID WASTE SERVICES PICK UP.

# FRONTIER PLAZA

## IX-3 ZONING

### ASR-0093-2021



OVERVIEW  
 SCALE: 1" = 100'

FRONTIER PLAZA

3808 S. WILMINGTON STREET RALEIGH NC

ZONING: IX-3-CU

COVER SHEET

REVISIONS:  
 12/21/21 - REVISIONS PER ASR REVIEW 1  
 2/25/22 - REVISIONS PER ASR REVIEW 2

**ENGINEER**

CAPITAL CIVIL ENGINEERING, PLLC  
 1011 PEMBERTON HILL RD, STE 203  
 APEX, NC 27502  
 PH: 919 249-8587  
 MICHAEL McQuillen, PE  
 mmcquillen@capitalcivil.com

**DEVELOPER**

WAYNE ENTERPRISES, LLC  
 2509 RUNNER STONE WAY  
 RALEIGH, NC 27603

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Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

**GENERAL INFORMATION**

Development name: Frontier Plaza

Inside City limits? Yes  No

Property address(es): 3808 S. Wilmington Street, Raleigh NC

Site P.I.N.(s): 1701-39-1659

Please describe the scope of work. Include any additions, expansions, and change of use.  
 79,588 SF Building with retail, office and warehouse distribution

Current Property Owner/Developer Contact Name: Victoria Norland  
**NOTE: please attach purchase agreement when submitting this form.**

Company: Wayne Enterprises LLC Title: Manager  
 Address: 2509 Runner Stone Way, Raleigh, NC 27603  
 Phone #: 908-963-2404 Email: vickynorland@gmail.com

Applicant: Michael McQuillen, PE  
 Company: Capital Civil Engineering Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502  
 Phone #: 919-249-8587 Email: mmcquillen@capitalcivil.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 6.7 ac (after R/W dedication)	Existing gross floor area to be demolished: 0
# of parking spaces required: 73	New gross floor area: 79,588 sf
# of parking spaces proposed: 76	Total sf gross (to remain and new): 79,588 sf
Overlay District (if applicable): SWPOD Overlay	Proposed # of buildings: 1
Existing use (UDO 6.1.4): x	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Warehouse distribution and retail	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 4.70 Square Feet: 204,912
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer	Wetlands
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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 <input type="checkbox"/> No <input type="checkbox"/>

**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 Michael McQuillen of Capital Civil Engineering to serve as my agent regarding this application, to receive and respond 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: 10-13-2021  
 Printed Name: Victoria Norland

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 For Shared Entry - Spirit Master Funding X  
 Page 2 of 2



December 30, 2021

Upon review of the site plan and dumpster/recycle bin location for plans sent to us for the building at 3808 South Wilmington Raleigh, NC 27603, we believe that Patriot could service this location as currently designed, continuing our service provided to Frontier Auto Body Supply at their new building location.

Should you have any additional questions feel free to reach me at 919-422-7070 or [williams@patriotsanitation.com](mailto:williams@patriotsanitation.com).

Sincerely,

Ronald Williams

Page 1 of 2  
 Know what's below.  
 Call before you dig.

REVISION 11.18.20  
 raleighnc.gov

REVISION 11.18.20  
 raleighnc.gov

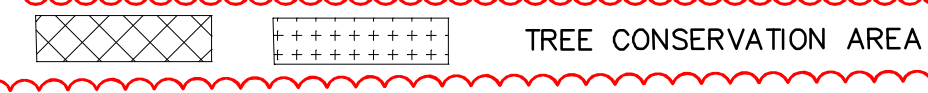
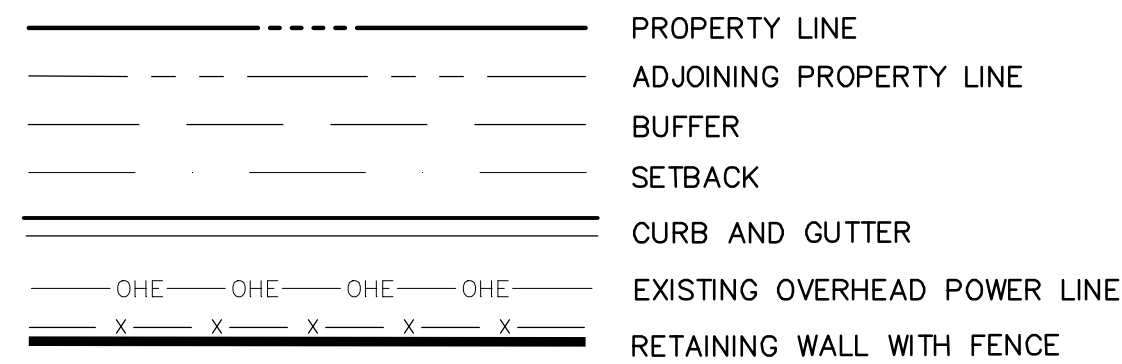
ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE ACCEPTED POLICIES, STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).



DATE: FEBRUARY 25, 2022  
 ISSUED FOR REVIEW  
 SHEET NO.

ASR01

**LEGEND**



**RALEIGH STREET DESIGN MANUAL SIGHT TRIANGLES**

SIGHT TRIANGLE OF 430' SHOWN ON PLAN PER RSDM SECTION 6.12 FOR A 45 MPH ROAD, TWO LANE UNDIVIDED HIGHWAY

WITHIN THE AREA OF THE ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRIS OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURB EXISTS.

**SITE DATA**

PARCEL ID NO	1701-39-1659
ZONING	IX-3
OVERLAY	NONE
FRONTAGE TYPE	NONE
EXISTING USE	VACANT
PROPOSED USE	WAREHOUSE DISTRIBUTION AND RETAIL
EXISTING BUILDING	0 SF
PROPOSED BUILDING	79,588 SF
	OFFICE 5,270 SF
	WAREHOUSE / RISER ROOM 61,508 SF
	RETAIL 12,810 SF
RESIDENTIAL DENSITY	NONE
PARKING REQUIRED	1/600 SF OF OFFICE USE = 5,270 SF/600 = 9
	1/3000 SF OF WAREHOUSE = 61,508/3000 = 21
	1/300 SF OF RETAIL = 12,810 SF/300 = 43
	73 TOTAL
PARKING PROPOSED	76
PRIMARY STREET	S. WILMINGTON STREET
AREA GROSS EXISTING	7.1 ACRES / 309,276 SF
AREA NET AFTER R/W	6.7 ACRES / 291,851 SF
EXISTING IMPERVIOUS	0.54 ACRES
PROPOSED IMPERVIOUS	3.86 AC
100YR FLOOD PLAIN	NONE
HEIGHT, STORIES ALLOWABLE	ONE
HEIGHT, STORIES PROPOSED	ONE
LAND DISTURBANCE	5.8 ACRES
AMENITY AREA 10% REQUIRED	29,185 SF - 10% REQUIRED PER UDO SECTION 3.2.5.A
AMENITY AREA PROVIDED	30,110 SF OR 10.3% OF NET SITE AREA
AMENITY AREA ADA ACCESSIBLE	15,630 SF (53% OF REQUIRED AMENITY AREA) UDO SECTION 1.5.3.B.2

**ADA PARKING AREA SUMMARY**

PARKING SPACES PROVIDED: 76 SPACES  
ADA PARKING SPACES REQUIRED: 4 SPACES  
ADA PARKING SPACES PROVIDED: 5 SPACES (2 VAN)

**BICYCLE PARKING SUMMARY**

RETAIL (SHORT TERM SPACES):  
(1) SPACE PER 5,000 SF - (4) MINIMUM  
(4) SHORT TERM SPACES PROVIDED

WAREHOUSE/DISTRIBUTION (LONG TERM):  
(1) SPACE PER 40,000 SF - (4) MINIMUM  
(4) LONG TERM SPACES PROVIDED INSIDE BUILDING REFER TO SHEET SA2

**TREE CONSERVATION AREA SUMMARY**

SITE AREA (NET) = 6.7 AC (AFTER R/W DEDICATION)  
TCA REQUIRED (10%) = 0.67 AC (29,185 SF)  
TCA PROVIDED:  
PRIMARY TCA: 0.39 AC  
SECONDARY TCA 0.36 AC  
TOTAL TCA PROVIDED 0.75 AC (32,670 SF)

**SETBACKS: PER UDO SECTION 3.2.5**

BUILDING PER UDO SECTION 3.2.5.B  
PRIMARY STREET 3'  
SIDE STREET 3'  
SIDE LOT 0' OR 6'  
REAR LOT 0' OR 6'

PARKING PER UDO SECTION 3.2.5.C  
PRIMARY STREET 10'  
SIDE STREET 10'  
SIDE LOT 0' OR 3'  
REAR LOT 0' OR 3'

**LANDSCAPE YARDS:**

**NORTH PROPERTY LINE:**  
• PORTION OF PROPERTY LINE THAT ABUTS AUTO SALES USE WILL BE PROVIDED A 20' B1 TRANSITIONAL PROTECTIVE YARD.  
• PORTION OF PROPERTY LINE THAT ABUTS TOW YARD/SALVAGE USE DOES NOT REQUIRE BUFFERS PER SECTION 6.5.7.B.1 AS USE IS CONSIDERED A HEAVY INDUSTRIAL USE PER 6.5.1.A.

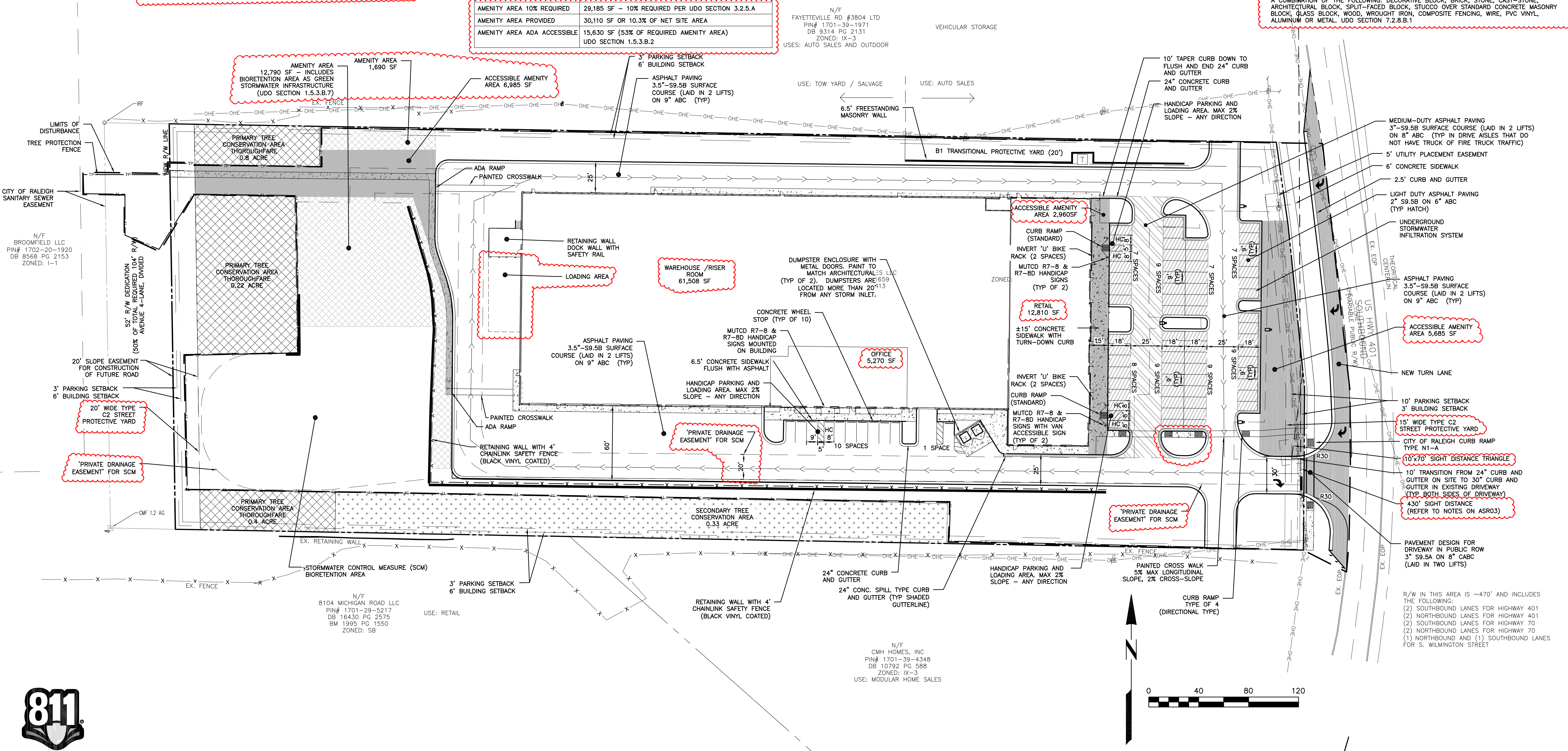
**SOUTH PROPERTY LINE:**  
• PORTION OF PROPERTY LINE THAT ABUTS RETAIL USE DOES NOT REQUIRE BUFFER AS THE TREE CONSERVATION AREA REPLACES THE BUFFER REQUIREMENT PER 7.2.4.A.2  
• PORTION OF PROPERTY LINE THAT ABUTS CMH HOMES WITH A MODULAR HOME SALES USE DOES NOT REQUIRE BUFFERS PER SECTION 6.5.7.B.1 AS USE IS CONSIDERED A HEAVY INDUSTRIAL USE PER 6.5.1.A.

**EAST PROPERTY LINE:**  
• A 15' WIDE C2 STREET PROTECTIVE YARD IS PROVIDED.

**WEST PROPERTY LINE:**  
• A 20' WIDE C2 STREET PROTECTIVE YARD IS PROVIDED.

**SITE PLAN NOTES:**

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY MAERSTAN, PLLC LAND SURVEYORS, 2411 US 84 BUSINESS WEST, PITTSBORO, NC 27312, PH: 919.545.7001 NC LIC: P-14, DATED: 13 NOVEMBER 2020
- NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
- ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEEDED.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT/GRAVEL UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE, CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
- FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
- INSTALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
- HVAC UNITS THAT ARE ROOF MOUNTED AND SCREENED FROM OFFSITE VIEW
- ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- RETAINING WALL SHALL BE CONSTRUCTED OF HIGH QUALITY MATERIALS INCLUDING ONE OR A COMBINATION OF THE FOLLOWING: DECORATIVE BLOCK, BRICK, STONE, CAST-STONE, ARCHITECTURAL BLOCK, SPLIT-FACED BLOCK, STUCCO OVER STANDARD CONCRETE MASONRY BLOCK, GLASS BLOCK, WOOD, WROUGHT IRON, COMPOSITE FENCING, WIRE, PVC VINYL, ALUMINUM OR METAL. UDO SECTION 7.2.8.B.1



**FRONTIER PLAZA**  
3808 S. WILMINGTON STREET RALEIGH NC  
ZONING: IX-3-CU  
**SITE PLAN**

REVISIONS PER ASR REVIEW 1  
2/25/22 - REVISIONS PER ASR REVIEW 2

**CCE**  
CAPITAL CIVIL ENGINEERING -  
1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502  
PH 919 249-8397 FX 919 590-6887  
CITY OF RALEIGH CIVIL ENGINEERING, PLLC P-0809  
COPYRIGHT 2021 CAPITAL CIVIL ENGINEERING, PLLC

DATE: FEBRUARY 25, 2022  
ISSUED FOR: REVIEW  
SHEET NO.

**ASR03**



ALL CONSTRUCTION ACTIVITY MUST BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING: STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH AND UNLESS SPECIFIED, DEFERS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).

Revisions				
#	Date	By	Description	
1	11/24/21	BDG	COR ASR COMMENTS	

APPROVAL:  
DATE:

BOBBITT A&E, PLLC  
600 Germantown Road  
Raleigh, North Carolina 27607

**BOBBITT**  
Raleigh, North Carolina 27607  
Phone (919) 551-1882  
design@bobbitt.com

COORDINATOR:  
BDG

DRAWN BY:  
BDG/LA

CHK BY:  
10/05/2021

**FRONTIER PLAZA**  
3808 S WILMINGTON STREET  
RALEIGH, NORTH CAROLINA

24 X 36  
As indicated

11/24/2021

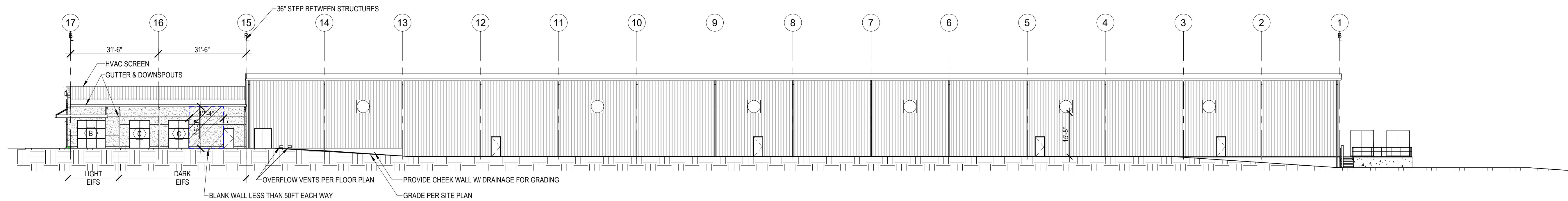
21-0177

SITE ELEVATIONS

**SA1**  
OF 2

UDO COMPLIANCE ELEVATIONS  
SEE A4.1 FOR CONSTRUCTION

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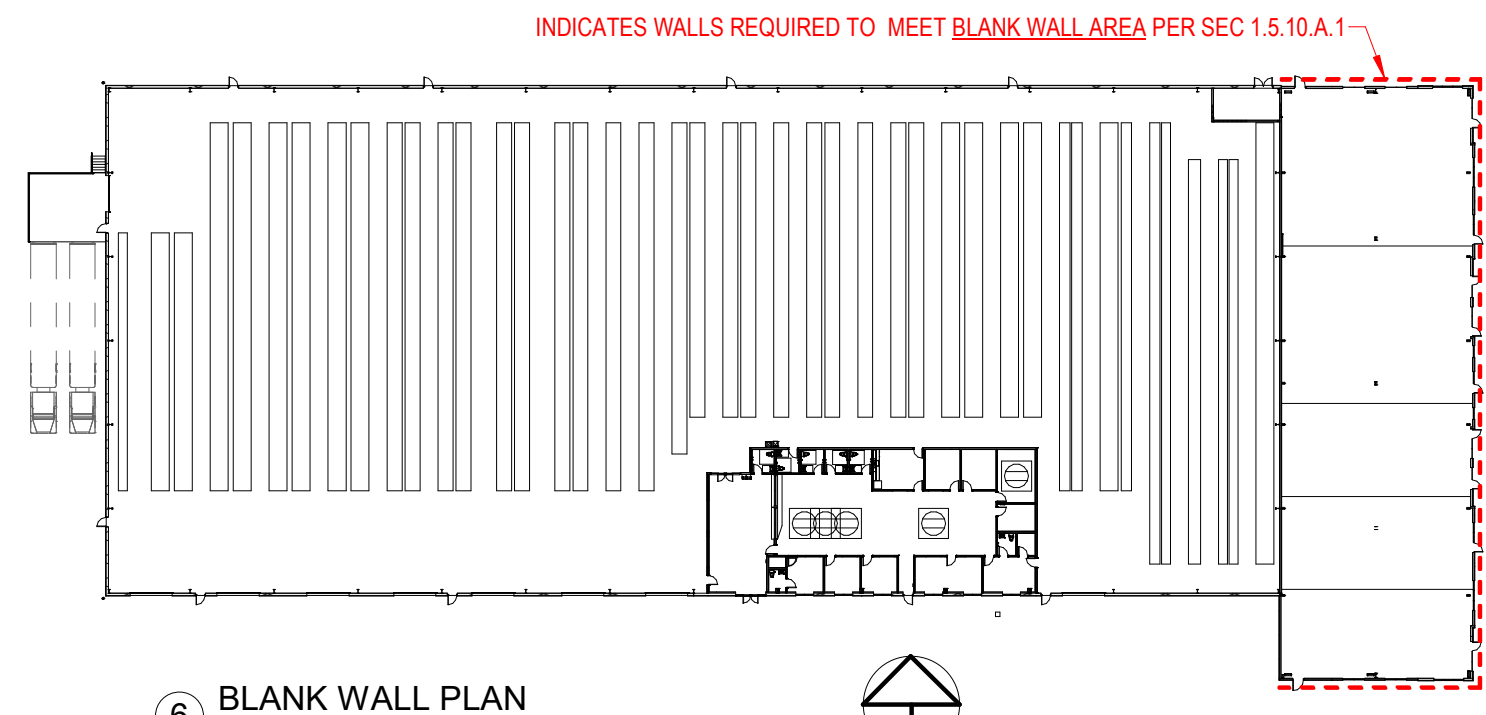


1 NORTH ELEVATION  
1" = 20'-0"

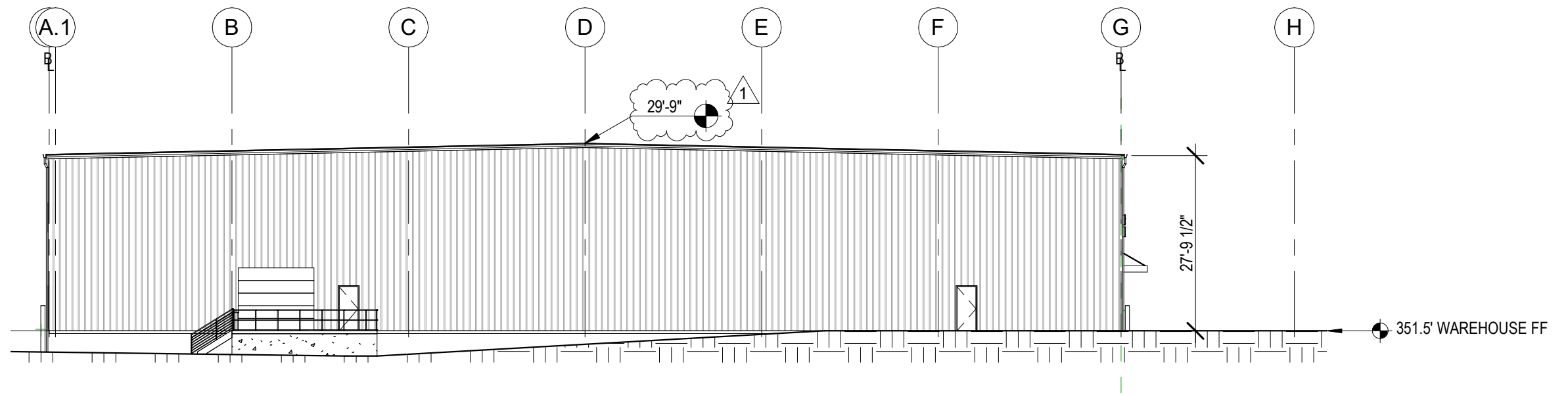
CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS (UDO)

TRANSPARENCY - EAST ELEVATION (UDO 1.5.9 & 3.2.5 (F))	
FLOOR LEVEL:	First floor, single story building
WALL AREA 0 TO 12 FT:	2385 SF
IX 20% TRANSPARENCY REQUIRED:	477 SF MIN.
ACTUAL TRANSPARENCY:	1100 SF
TRANSPARENCY CALCULATION:	
WINDOW (WxH)	AREA x COUNT
B 10' X 10'	100SF X 8 =800 SF
C 7.33' X 10'	73.33SF X 3 =220 SF
D 4' X 10'	40SF X 2 = 80 SF
TOTAL TRANSPARENCY FROM 0 TO 12 FT: 1100 SF	
BETWEEN 3 AND 8 FT REQUIRED: 50% OF 477 SF = 238.5 SF MIN.	
BETWEEN 3 AND 8 FT ACTUAL: 550 SF	
TRANSPARENCY CALCULATION:	
WINDOW (WxH)	AREA x COUNT
B 10' X 5'	50SF X 8 =400 SF
C 7.33' X 5'	36.65SF X 3 =110 SF
D 4' X 5'	20SF X 2 = 40 SF
TRANSPARENCY FROM 3 TO 5 FT: 550 SF	

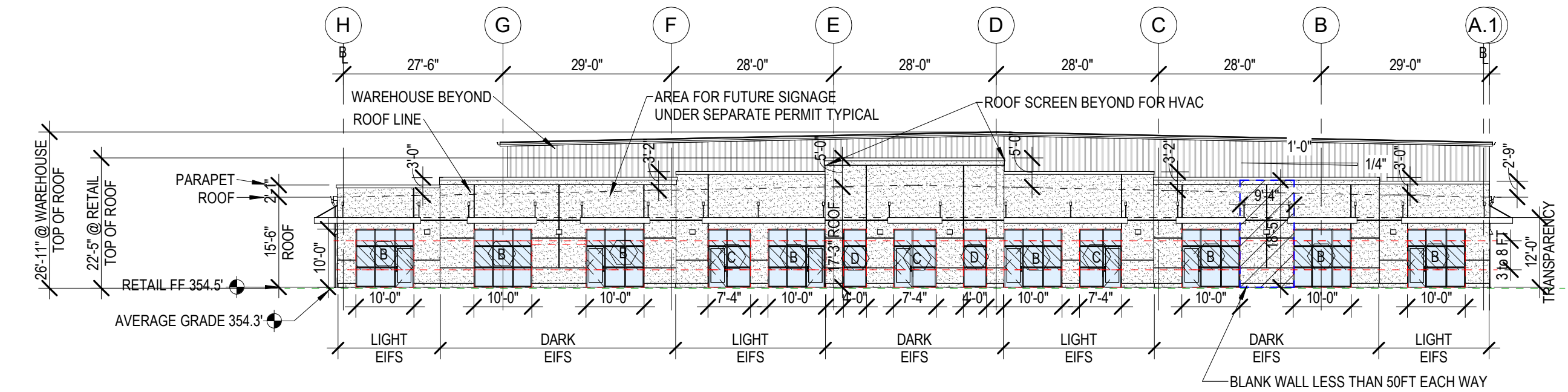
AVERAGE GRADE (UDO 1.5.7 (A-2))			
	LOW	HIGH	AVERAGE
EAST PROPOSED	354.5FT	354.5FT	354.5FT



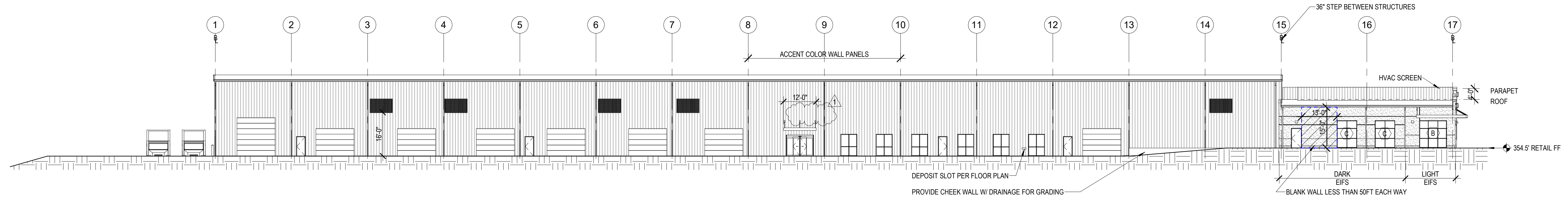
6 BLANK WALL PLAN  
1/64" = 1'-0"



2 WEST ELEVATION  
1" = 20'-0"



3 EAST ELEVATION  
1" = 20'-0"



4 SOUTH ELEVATION  
1" = 20'-0"