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

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Site Transaction History</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Subdivision case #:</td>
</tr>
<tr>
<td></td>
<td>Scoping/sketch plan case #:</td>
</tr>
<tr>
<td></td>
<td>Certificate of Appropriateness #:</td>
</tr>
<tr>
<td></td>
<td>Board of Adjustment #:</td>
</tr>
<tr>
<td></td>
<td>Zoning Case #:</td>
</tr>
<tr>
<td></td>
<td>Administrative Alternate #:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Civic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td></td>
</tr>
<tr>
<td>Attached</td>
<td></td>
</tr>
<tr>
<td>Apartment</td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
</tbody>
</table>

Site Transaction History:

Development name: Phase 1: East Civic Tower

Inside City limits? Yes ✔ No 

Property address(es):

200 W. HARGETT STREET, RALEIGH NC, 27601

Site P.I.N.(s): 1703681503

Please describe the scope of work. Include any additions, expansions, and change of use. The project consists of Phase 1 of the Civic campus master plan. The building is approximately 420,000 SF of civic use in a 20 story tower rising 300 feet above grade. The building also includes a small basement containing support spaces. The new tower is being constructed on the former Police Headquarters/Municipal Building located at 110 South McDowell Street.

Current Property Owner/Developer Contact Name: City of Raleigh | Richard L. Kelly PE Director of Engineering Services

NOTE: please attach purchase agreement when submitting this form.

Company: Engineering Services Department Title: Director

Address: 219 Fayetteville St. Suite 801 | Raleigh NC 27601

Phone #: 919.996.5579 Email: richard.kelly@raleighnc.gov

Applicant Name: Dan Miller/ Ben Horn - RATIO / Stephanie Seeber - CoR

Company: SEPI Engineering & Construction, Inc. Address: 1 Glenwood Avenue, Suite 600, Raleigh NC, 27603

Phone #: 919.573.9947 Email: DMiller@sapiinc.com, bhorn@ratiodesign.com, Stephanie.Seeber@raleighnc.gov

Page 1 of 2 raleighnc.gov
## DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

<table>
<thead>
<tr>
<th>SITE DATA</th>
<th>BUILDING DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning district (if more than one, please provide the acreage of each): DX, DOWNTOWN MIXED USE</td>
<td>Existing gross floor area (not to be demolished): 0 SF</td>
</tr>
<tr>
<td>Gross site acreage: 0.92 ac</td>
<td>Existing gross floor area to be demolished: 13,008 SF / 0.30 AC</td>
</tr>
<tr>
<td># of parking spaces required: N/A</td>
<td>New gross floor area: 424,000 sf</td>
</tr>
<tr>
<td># of parking spaces proposed: N/A</td>
<td>Total sf gross (to remain and new): 32,162 SF / 0.74 AC</td>
</tr>
<tr>
<td>Overlay District (if applicable): N/A</td>
<td>Proposed # of buildings: 1</td>
</tr>
<tr>
<td>Existing use (UDO 6.1.4): CIVIC</td>
<td>Proposed # of stories for each: 20</td>
</tr>
<tr>
<td>Proposed use (UDO 6.1.4): CIVIC</td>
<td></td>
</tr>
</tbody>
</table>

## STORMWATER INFORMATION

<table>
<thead>
<tr>
<th>Existing Impervious Surface:</th>
<th>Proposed Impervious Surface:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres: 0.74</td>
<td>Acres: 0.90</td>
</tr>
<tr>
<td>Square Feet: 32,320</td>
<td>Square Feet: 39,291</td>
</tr>
<tr>
<td>Is this a flood hazard area?</td>
<td>Yes ☐ No ☑</td>
</tr>
<tr>
<td>If yes, please provide:</td>
<td></td>
</tr>
<tr>
<td>Alluvial soils:</td>
<td></td>
</tr>
<tr>
<td>Flood study:</td>
<td></td>
</tr>
<tr>
<td>FEMA Map Panel #:</td>
<td></td>
</tr>
<tr>
<td>Neuse River Buffer</td>
<td>Yes ☐ No ☑</td>
</tr>
<tr>
<td>Wetlands</td>
<td>Yes ☐ No ☑</td>
</tr>
</tbody>
</table>

## RESIDENTIAL DEVELOPMENTS

<table>
<thead>
<tr>
<th>Total # of dwelling units: N/A</th>
<th>Total # of hotel units: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td># of bedroom units: 1br N/A</td>
<td>2br N/A 3br N/A 4br or more N/A</td>
</tr>
<tr>
<td># of lots: N/A</td>
<td>Is your project a cottage court? Yes ☐ No ☑</td>
</tr>
</tbody>
</table>

## 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 Dan Miller to serve as my agent regarding this application, to receive and response to administrative comments, to re-submit 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: [Signature]
Printed Name: Richard Kelly, Engineering Services Department Director, City of Raleigh
Date: 10/26/2021
Public Water Application and Engineers Report

See Development Fee Schedule for current fee - Check made payable to: City of Raleigh

This application for a Water Extension is being made under the approved City of Raleigh Water System Management Plan and Engineers Report.

Applicant Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Richard L. Kelly PE Director of Engineering Services Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization</td>
<td>City of Raleigh</td>
</tr>
<tr>
<td>Mailing Address</td>
<td>219 Fayetteville St. Suite 801</td>
</tr>
<tr>
<td>Phone</td>
<td>919.996.5579</td>
</tr>
</tbody>
</table>

Project Information

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Phase 1: East Civic Tower</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location</td>
<td>200 W. HARGETT STREET, RALEIGH NC, 27601</td>
</tr>
<tr>
<td>Description</td>
<td>Civic Building</td>
</tr>
<tr>
<td>Number of Units Served</td>
<td>424,000 SF Municipal building</td>
</tr>
<tr>
<td>Pressure Zone</td>
<td>49</td>
</tr>
<tr>
<td>Site Static Pressure</td>
<td>51</td>
</tr>
<tr>
<td>Estimated Completion Date</td>
<td>June 2025</td>
</tr>
</tbody>
</table>

Engineering Firm Information

<table>
<thead>
<tr>
<th>Engineering Firm</th>
<th>SEPI Engineering &amp; Construction Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact</td>
<td>Dan Miller</td>
</tr>
<tr>
<td>Phone</td>
<td>919.357.6725</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:DMiller@sepiinc.com">DMiller@sepiinc.com</a></td>
</tr>
<tr>
<td>Mailing Address</td>
<td>1 Glenwood Avenue, Suite 600, Raleigh NC, 27603</td>
</tr>
</tbody>
</table>

Pursuant: City of Raleigh Code Ordinance Chapter 800 N.C. General Statutes Chapter 130 A-317

Applicant's Signature

<table>
<thead>
<tr>
<th>Title</th>
<th>Engineer Services Department Director, City of Raleigh</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>10/25/2021</td>
</tr>
</tbody>
</table>

Engineer's Certification

<table>
<thead>
<tr>
<th>Engineer's Certification</th>
<th>DAN MILLER, as a duly registered Professional Engineer in the State of North Carolina, hereby certify that the plans and specifications attached hereto are consistent with the above summary.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineer's Signature</td>
<td>DAN MILLER</td>
</tr>
<tr>
<td>Registration #</td>
<td>028948</td>
</tr>
</tbody>
</table>
REQUEST FOR CURB ADJUSTMENT

STREETSCAPE STRATEGY

ZONING INTERPRETATIONS

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS

STREETSCAPE STRATEGY

Raleigh Downtown Streetscape Improvement Masterplan 1991

Elevating streetscape design to align with BCT’s approach to creating an inviting front ‘vivacious’ public realm

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2

SITE 2: PHASE 2
FIRE FLOW CALCULATIONS

TIA RECOMMENDATIONS

FCC LOCATION