DEVELOPMENT SERVICES

Administrative Site Review Application



Raleigh

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 #: ASR-0101-2019 Planning Coordinator: PUREFOY							
	Buildin	д Туре		Site Transaction History			
	Detached	v	General	Subdivision transaction #:			
	Attached		Mixed use	Sketch transaction #: Certificate of Appropriateness #:			
	Apartment		Open lot	Board of Adjustment #: <u>A-133-19</u>			
	Townhouse		Civic	Zoning Case #: Administrative Alternate #:			
			SENERAL IN	FORMATION			
Development i	name: 1310 S						
Inside City limi							
	^{535(63).} 130	8 & 1310	S. Pers	on St			
Site P.I.N.(s):	1703830201, 17	03739164					
	•		•	expansions, and change of use.			
Change of us	se from existi	ng warehouse	to shopping	g center use.			
Current Prope	rty Owner/Dev	eloper Contact N	ame:				
NOTE: please attach purchase agreement when submitting this form.							
Company: FH Person, LLC Title: Owner							
Address: 2321 Blue Ridge Rd, Suite 201							
Phone #: 919-4	Phone #: 919-443-0262 Email: corey@mergecap.com						
Applicant Name: Jason G. Meadows, P.E.							
Company: Wak	e Land Design,	PLLC	Address: P.O.	Box 408 Clayton, NC 27520			
Phone #: 919-889-2614 Email: jason@wakelanddesign.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):	Existing gross floor area (not to be demolished): 28,276			
IX-3	Existing gross floor area to be demolished:			
Gross site acreage: 0.86 ac	New gross floor area: 287			
# of parking spaces required: 81	Total sf gross (to remain and new): 28,563			
# of parking spaces proposed: 2	Proposed # of buildings: 0			
Overlay District (if applicable):	Proposed # of stories for each: 1 STORY + MEZZANINE			
Existing use (UDO 6.1.4): Warehouse				
Proposed use (UDO 6.1.4): Shopping Center				

STORMWA	TER INFORMATION				
Existing Impervious Surface:	Proposed Impervious Surface:				
Acres: 0.86 AC Square Feet: 37,482 SF Acres: 0.846 AC Square Feet: 36,840 SF					
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils:					
Flood stu	· · · · · · · · · · · · · · · · · · ·				
FEMA Map Panel #:					
Neuse River Buffer Yes VNo	Wetlands [Yes VNo			

	RES	IDENTIAL D	EVELOPMENTS
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

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 <u>Jason G. Meadows</u>, P.E. 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: 12/02/19				
	Signature:	Int	2	Date: 12/02/19
Thinked Market Corey Maddin, Marager	Printed Name: Corey Ma	ason, Manager		

REVISION 05.01.19

Administrative Site Review Checklist

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

Raleigh

Use this checklist as a guide for Administrative Site Review submittals requirements. This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notice is required for projects that:

- 1. Include new buildings greater that 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND;
- 2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10

If your project requires mailed notice, click here to download the letter template and other helpful information.

Please check one of the following:

Yes, my project meets the mailed notification requirement and my letters are provided with this application. The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS	APPLI	CANT	C	ITY STA	FF .
Applicant to provide the following plan information:	YES	N/A	YES	NO	N/A
 Cover sheet and/or second sheet: include project name and location; site data table (<i>include Property Identification Numbers</i> (<i>PINs</i>), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any) 			Ŀ		
 Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (adjacent streets with names and r/w width, sidewalks, water, and sewer); built improvements (parking, driveways, alleys); and vegetation 	2		Ę		
3. Demolition plan: Clearly indicate items to be removed	 Image: A start of the start of				
4. Proposed site plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, parking, storage areas, service areas, etc.</i>); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (<i>HVAC, generators, etc.</i>); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3.</i>) open space and/or greenways; transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Square footages for proposed and existing uses; Parking calculations; amenity area calculations; Setback</i> /Build-to; transitional protective yard type (<i>UDO Section 7.2.4.B.</i>)			Ľ ⊉ ∕		

Please continue to page two >

REVISION 05.01.19

Page 1 of 2

GENERAL REQUIREMENTS	APPLI	CANT	C	ITY STAF	F
Applicant to provide the following plan information:	YES	N/A	YES	NO	N/A
5. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	2				
6. Proposed stormwater plan: include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	•		ſ		
7. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	7		U		
8. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4		•			Ŀ
9. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover		•			
10. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	7		2		
11. Architectural Elevations showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	•			·	

1

)

NOTE: Revisions to previously approved site plans must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS		CANT	CITY STAFF		
Applicant to provide the following plan information:	YES	N/A	YES	NO	N/A
 Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision 					
Provide narrative of the proposed revisions on the cover page and modify the project name to include revision					
3. List date of previously approved site plan.					
 Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets 		V			
 Provide updated site data table including building square footages, parking calculations, etc. 					
6. Provide documented history of impervious surfaces with dates					

REVISION 05.01.19



1310 S. PERSON STREE Administrative site review plat ASR-SR-XXXX-2019 Raleigh, North Carolina

	SITE DATA
PROPERTY OWNER:	904 OBERLIN PARTNERS, LLC 3304 SIX FORKS RD. SUITE 100 RALEIGH, NC 27609
SITE ADDRESS:	1308, 1310 S. PERSON ST.
LOT SIZE: BEFORE R/W DEDICATION AFTER R/W DEDICATION	38,995 SF (0.895 AC.) 37,960 SF (0.871 AC.)
WAKE COUNTY PIN #:	1703830201, 170379164
ZONING DISTRICT:	IX-3
EXISTING USE:	WAREHOUSE
PROPOSED USE:	SHOPPING CENTER
STREET CLASSIFICATION:	S. PERSON - 4-LANE AVE - PARALLEL PARKING (ONE-WAY)
	HOKE ST - 2-LANE AVE UNDIVIDED
STREETSCAPE REQUIRED:	S. PERSON - 10' SIDEWALK, 6' TREE LAWN
	HOKE ST 6' SIDEWALK, 6' TREE LAWN
STREETSCAPE PROVIDED:	VARIES - SEE PLAN AND DETAILS FOR PROPOSED SECTION (DESIGN ADJUSTMENT TO BE SUBMITTED FOR ALTERNATE STREETSCAPE (FEE-IN-LIEU FOR HOKE STREET SIDEWALK IMPROVEMENTS)
REQUIRED PARKING:	28,563 SF SHOPPING CENTER @ 1 SPACE / 350 SF = 81 SPACES
PROVIDED PARKING:	2 SPACES (INCLUDING 1 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED:	SHORT TERM: RESTAURANT/ BAR - 1 SPACE PER 50,000 SF, MIN. OF 4 = (4 SPACES) RETAIL - 1 SPACE PER 5,000 SF, MIN. OF 4 = (4 SPACES) INDOOR RECREATION - 1 SPACE PER 5,000 SF, MIN OF 4 = (4 SPACES)
	LONG TERM: RESTAURANT/BAR - 1 SPACE PER 25,000 SF. MIN OF 4 = (4 SPACES) LIGHT MANF 1 SPACE PER 40,000 SF. MIN OF 4 = (4 SPACES)
PROVIDED:	SHORT TERM: 12 SPACES LONG TERM: 8 SPACES
AMENITY AREA REQUIRED:	3,796 SF (10%)
PROVIDED:	5,400 SF (14.2%)

INDEX

CE-1	EXISTING CONDITIONS & DEMOLITION PLAN	HORIZONTAL DATUM
CE-2	SITE PLAN	VERTICAL DATUM:
CE-3	UTILITY & FIRE APPARATUS PLAN	
CE-4	GRADING AND DRAINAGE PLAN	ALL CONSTRUCTION SH
CE-5	LANDSCAPING PLAN	AND NCDOT STANDARD
CE-6	SITE DETAILS	
A-1	BUILDING ELEVATIONS	SOLID WASTE INSPECTION THE PROJECT PROPOSES
A-2	BUILDING ELEVATIONS	STANDARD DUMPSTER EN COLLECTED BY A PRIVA SERVICE.
1		

DECEMBER 3, 2019

OWNER:

FH PERSON, LLC

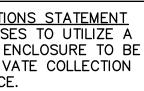
2321 Blue Ridge Rd. Suite 200 Raleigh, N.C. 27607 corey@mergecap.com

CIVIL ENGINEER:



UM: NAD83 NAVD88

SHALL BE IN CITY OF RALEIGH RDS AND



WAKE LAND DESIGN, PLLC

NC LICENSE P-1839 PHONE: 919-889-2614 EMAIL: JASON@WAKELANDDESIGN.COM P.O. BOX 418 CLAYTON, NC 27528 TREE CONSERVATION EXEM THIS PROJECT SITE IS LESS ACRES AND IS THERFORE E TREE CONSERVATION IN AC WITH UDO 9.1.2

STORMWATER TREATMENT THIS PROJECT SITE IS REDU OVERALL IMPERVIOUS COVE THERFORE EXEMPT FROM S CONTROLS ACCORDANCE W 9.2.2.A.3.c

102.2.8. Peakes check the appropriate building types and include the plan checkist document when aut Office Use Only: Transaction #: Planning Coordinator: Image: Detached Concerns: Subdivision fairnaction #: Image: Detached Concerns: Subdivision fairnaction #: Image: Detached Open tot Source Antices #: Image: Detached Nonce Antices #: Image: Detached Open tot Source Antices #: Image: Detached Image: Detached Antices #: Coreard #:				erenced in Unified Development Ordinance (UDC
Building Type Site Transaction History Detached General Subdivide measurements in #:				•
Attached Mixed use Sketch transaction #: Certificate of Adjustment #: A19 III Constitution of Adjustment #: A19 III Certificate of Adjustment #: A19 III Certificate of Adjustment #: A19 III Development name: 1310 S. Person Street Certificate of Adjustment #: A19 III Certificate of Adjustment #: A19 III Development name: 1310 S. Person Street Tradit Certificate of Adjustment #: A19 III Certificate of Adjustment #: A19 III Development name: 1310 S. Person Street Tradit Certificate of Adjustment #: A19 III Person Adjustment #: A19 III Development name: 1310 S. Person Street Tradit Certificate of Adjustment #: A19 III Person Adjustment #: A19 IIII Development name: 1310 S. Person Street Tradit Certificate of Adjustment #: A19 IIII Person Adjustment #: A19 IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII				Site Transaction History
Attached Model use Comparison Control Development name: 1310 S. Person Street Control India Coly limits? Yes No Property address(es): 1308 S. 1310 S. Person Street Control India Coly limits? Yes Property address(es): 1308 S. 1310 S. Person St Step FL N(s): 170332021, 1703739164 Pisese describe the scope of work. Include any additions, oxpansions, and change of use. Change of use from existing warshouse to shopping conter use. Corrent Property ComerDeveloper Contact Name: MOTE: Josése attach purchase agreement when submitting this form. Compary: FMeron. LLC Compary: FMeron. LLC Tate: Come Address: 221 Blue Ridge Rid, Suite 201 Phone #. 919-443-0282 Phone #. 919-443-0282 Email carengingwargnosp.com Address: 221 Blue Ridge Rid, Suite 201 Email carengingwargnosp.com Phone #. 919-443-0282 Moderses: P.O. Box 408 Clayton, NC 27520 Phone #. 919-438-0214 Email carenging warshoar and into the demolished: Corress of a acrity: Type Tate Existing gross floor area to be demolished: Corres of a acrity: Step part 2 Proposed floores floor area to be demolished: K-3 Core	Det	ached	General	
Development name: 1310 S. Person Street Central Configuration Street Inside City Imits? 1308 S. 1310 S. Person St Street P.I.N.(a): 1703390201, 1703739184 Property address(es): Property address(es): 1308 S. 1310 S. Person St Stee P.I.N.(a): 1703390201, 1703739184 Property address(es): Current Property Owner/Developer Contact Name: Current Property Owner/Developer Contact Name: NOTE: places attach purchase agreement who submiting this form. Company: PH Person, ILC Address: 221 Bue Röge Rd. Sule 201 Title: Owner Phone #: 919-483-0282 Email: carey@mergecap.com Applicant Name: Lason O. Macdows, P.E. Company: PH Person, ILC Address: 221 Bue Röge Rd. Sule 201 Email: gaon@wakelanddesign.com Phone #: 919-4838-02814 Email: gaon@wakelanddesign.com Page 1 of 2 address: 221 Bue Röge Rd. Sule 201 France Kaggin Sule Company: Wake Land Design, PLLC Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-4838-02814 Email: gaon@wakelanddesign.com Exating gross floor area: (not to be demoished careag of eact): Stree DAT Exating gross floor area: (not to be demoished careag of eact): Exating gross floor area: (not to be demoished careag of eact):				Certificate of Appropriateness #:
CENERAL INFORMATION Development name: 1310 S. Person Street Inside City limits? Yes Property address(es): 1300 S. Person Street Property address(es): 1300 S. Person St Sile P.1.M.(s): TOSS2001, 170379140 Please describe the scope of work, include any additions, expansions, and change of use. Current Property Owner/Developer Contact Name: NOT: MOTE: please attach purchase agreement when submitting this form. Corrent Property Owner/Developer Contact Name: MOTE: please attach purchase agreement when submitting this form. Corrent Property Owner/Developer Contact Name: Morte: Sile Mage Mage Mage Mage Mage Mage Mage Mag			_ ·	Zoning Coso #:
Development name: 1310 S. Person Street Imaide City Initis? Yes No Property address(as): 1308 & 1310 S. Person St Sile P.I.N.(s): 1703830201, 1703739144 Prease describe the scope of vork. Include any additions, expansions, and change of use. Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Company: FH Person, LLC Title: Owner Address: 2201 Blue Ridge Rd, Sule 201 Prone # 51914-842082 Phone # 51914-842082 Email: corregig/margecap.com Applicant Nume: Jason C. Meadows, P.E. Address: P.O. Box 408 Cityton, NC 27520 Phone # 51918-889-2614 Email: jason@wakelanddesign.com ************************************		nouse		Administrative Alternate #:
Property address(s): 1308 & 1310 S. Person St Site P.I.N.(s): 1703330201, 1703739164 Please describe the scope of work. Include any additions, expansions, and change of use. Chrrant Property Ownet/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Company: FH Penon, LLC Title: Owner Address: 2281 Bue Ridge Rd, Suite 201 Prione ft: 319.443-0262 Email: corey@mergecap.com Applicant Name: Jason G. Moadows, P.E. Company: Web Land Design, PLLC Address: 2281 Buest Application Land Design, PLLC Address: 2281 Buest Prone ft: 319.483-0261 Email: jason@wakelanddesign.com reg Corpany: Web Land Design, PLLC Address: PL Application tand Design, PLLC Address: PL Reg Application tand Design, PLLC Address: PL Reg Vorgany: Web Land Design, PLLC Address: PL Reg Application tand one, please provide the landing gross floor area to be demolished acreage of each): Rx3 Kr-3 Existing gross floor area to be demolished acreage of each): Rx3 Kr-3 Forposed H of buildings: 0 New gross floor area to be demolished acreage of each): Kr-3 Forposed	Development name: 1	310 S. Person Stre		NFORMATION
Sile P.I.N. (s): 1703330164 Please describe the scope of work. Include any additions, expansions, and change of use. Change of use from existing warehouse to shopping center use. Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Company: FI-Person, LLC Title: Owner Address: 221 Exits Ridge Rd, Suile 201 Phone #: 919-443-0282 Phone #: 919-443-0282 Email: corey@mergecap.com Applicant Name: Jason G, Meadows, P.E. Company: Wise Land Design, PLLC Address: 221 Exits and Design, PLLC Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-443-0282 Email: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Page 1 of 2 mail: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Veriag Values SITE DATA BulLDING DATA Zoning district (if more than one, please provide the acreage of each;: staling gross floor area to be demolished: azreage of each;: Veriag Values SITE DATA BulLDING DATA Zoning district (if applicable): Proposed if of stories for each: 1 STORY + MEZZ<	·			
Sile P.I.N. (s): 1703330164 Please describe the scope of work. Include any additions, expansions, and change of use. Change of use from existing warehouse to shopping center use. Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Company: FI-Person, LLC Title: Owner Address: 221 Exits Ridge Rd, Suile 201 Phone #: 919-443-0282 Phone #: 919-443-0282 Email: corey@mergecap.com Applicant Name: Jason G, Meadows, P.E. Company: Wise Land Design, PLLC Address: 221 Exits and Design, PLLC Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-443-0282 Email: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Page 1 of 2 mail: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Pages 1 of 2 mail: jason@wakelanddesign.com Veriag Values SITE DATA BulLDING DATA Zoning district (if more than one, please provide the acreage of each;: staling gross floor area to be demolished: azreage of each;: Veriag Values SITE DATA BulLDING DATA Zoning district (if applicable): Proposed if of stories for each: 1 STORY + MEZZ<	Property address(es)	1308 & 13	10 S. Pers	son St
Change of use from existing warehouse to shopping center use. Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form. Company: FIP Harson, LLC There is a strach purchase agreement when submitting this form. Address: 23:1 Blue Ridge Rd, Suite 201 From #:919-434-2822 Email: corey@imergeeap.com Applicant Name: Jason G. Maadowa P.E Company: Wate Land Design, PLLC Address: P.O. Box 408 Clayton, NC 27520 From #:919-4385-2814 Email: jason@wakelanddesign.com Page 1 of 2				
NOTE: please attach purchase agreement when submitting this form. Company: FH Person, LLC Title: Owner Address: 221 Uble Ridge Rd, Suite 201 Email: corey@mergecap.com Applicant Name: Jason G. Meadows, P.E. Company: Wake Land Design, PLLC Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-489-2814 Email: jason@wakelanddesign.com Frail: corey@mergecap.com age 1 of 2 mail: jason@wakelanddesign.com Prove #: 919-889-2814 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) Cong district (ff more than one, please provide the arreage of each): Visit DATE TABLE Existing gross floor area: core to be demolished: azrn Cong district (ff more than one, please provide the arreage of each): Visit gross floor area: core to be demolished: azrn Visiting gross floor area: core to be demolished: azrn Visiting gross foor area: core to be demolished: azrn Visiting gross floor area: core to be demolished: azrn Visiting gross floor area: core to be demolished: azrn Visiting gross floor area: core to be demolished: azrn Visiting gross floor area: core to be demolished: azrn Visiting gross floor area: core to				
NOTE: please attach purchase agreement when submitting this form. Company: FH Person, LLC Title: Owner Address: 221 Bue Ridge RG, Suite 201 Email: corey@mergecap.com Applicant Name: Jason G. Meadows, P.E. Company: Wake Land Design, PLLC Address: 2P.O. Box 408 Clayton, NC 27520 Phone #: 919-489-2814 Email: jason@wakelanddesign.com Frail: corey@mergecap.com age 1 of 2 mergecap.com DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) SITE DATA SITE DATA BuilLDING DATA Song district (fmore than one, please provide the arreage of each): No Nor area: (not to be demolished: zo?n Orgons floor area: colspan="2">Compare: 2.27 # Site arreage: 0.86 ac New gross floor area: cols demolished: zo?n Corposed # of stories for each: 1 storev + MEZZ Proposed # of stories for each: 1 storev + MEZZ Proposed # of stories for each: 1 storev + MEZZ Corpositie: Colspan="2">Corpositie: Colspan="2">Corpositie: Colspan="2">Corpositie: Colspan="2">Corpositie: Colspan="2">Corpositie: Colspan="2" Corpositie: Colspan="2"	-	-		
NOTE: please attach purchase agreement when submitting this form. Company: FH Person, LLC Title: Owner Address: 221 Like Ridge Rd, Suile 201 Phone #, 919-443-0262 Email: correy@mergecap.com Applicant Name: Jason G. Meadows, P.E. Address: P.O. Box 408 Clayton, NC 27520 Phone #, 919-483-0261 Email: jason@wakelanddesign.com Prome #, 919-489-2614 Email: jason@wakelanddesign.com Page 1 of 2 meal: jason@wakelanddesign.com Page 1 of 2 meal: jason@wakelanddesign.com Coming district (firmore than one, please provide the acreage of each): Existing gross floor area: cont to be demolished: 2a.77 JV-3 Existing gross floor area: cont to be demolished: 2a.78 0 Gross site acreage: 0.86 ac New gross floor area: 227 7 Z of parking spaces proposed: 2 Proposed # of stories for each: 1 storev + MEZZ 25 Zotating spaces proposed: 2 Proposed # of stories for each: 1 storev + MEZZ 20 Proposed use (UDO 6.1.4): Warehouse Proposed # of stories for each: 1 storev + MEZZ 244878 Existing impervious Surface: Square Feet: ^{12,248,25} Area: ^{14,44,45} Square Feet: ^{13,44,45,45} Existing impervious Surface: Square Preview: ^{14,44,24,24,25,25}	Current Property Own	ner/Developer Cont	tact Name:	
Address: 2321 Blue Ridgo Rd, Suite 201 Email: corey@mergecap.com Applicant Name: Jason G. Meadows, P.E. Company: Weak Land Design, PLL C Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-889-2614 Email: jason@wakelanddesign.com Frail: jason@wakelanddesign.com Page 1 of 2 ### Frail: jason@wakelanddesign.com Page 1 of 2 #### #### Page 1 of 2 #### ####################################	NOTE: please attach	n purchase agreer		
Phone #: 919-443-0262 Email: corey@mergecap.com Applicant Name: Jason G. Meadows, P.E. Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-889-2814 Email: jason@wakelanddesign.com *age 1 of 2 rr *age 1 of 2				Title: Owner
Company: Wake Land Design, PLLC Address: P.O. Box 408 Clayton, NC 27520 Phone #: 919-869-2614 Email: jason@wakelanddesign.com *age 1 of 2 mail: jason@wakelanddesign.com *age 1 of 2 *age 1 *age 1 of 2 *age 1 *age 2 of each): *age 2:0:85 ac *b of parking spaces proposed: 2 Proposed # of batings: 0 *age 2:0:0:3: Total # of stories for each: 1 storky + MEZZ *aging Impervious Surface: Acres: *MAMO S			Email: corey	@mergecap.com
Prone #: 919-888-2614 Email jason@wakelanddesign.com 'age 1 of 2 ri	<u>.</u>			
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) SITE DATA BUILDING DATA Existing gross floor area (not to be demolished: 22.276 Colspan="2">Colspan="2" Colspan="2">Colspan="2">Colspan="2" Colspan="2" Proposed # of buildings: 0 Colspan="2" Proposed # of stories for each: 1 storev + MEZZ Proposed # of buildings: 0 Colspan="2" Square Feet: \$7.48 B' Colspan="2" Colspan="2" Colspan="2" Colspan="2" Colspan="2" Colspan="2" Colspan="2"		-		
(Applicable to all developments) BUILDING DATA Zoning district (if more than one, please provide the acreage of each): Existing gross floor area (not to be demolished 28.276 IX-3 Existing gross floor area to be demolished: 0 Gross site acreage: 0.86 ac New gross floor area: 287 Existing gross floor area: 287 # of parking spaces required: 81 Total sf gross (to remain and new): 28,563 # of parking spaces proposed: 2 Proposed # of buildings: 0 Overlay District (if applicable): Proposed # of stories for each: 1 STORY + MEZZ Existing use (UDO 6.1.4): Warehouse Proposed more and new): 28,563 Proposed use (UDO 6.1.4): Warehouse Proposed for stories for each: 1 STORY + MEZZ Existing Impervious Surface: Acres: 0.86 AC Square Feet: 97.482 9F Acres: 0.86 AC Square Feet: 97.482 9F Acres: 0.866 AC Square Feet: 98.40 9F Is this a flood hazard area? Yes No Yes No Hyes, please provide: Munia solis: Square Feet: 97.482 9F No No Total # of dwelling units: Total # of hotel units: FEMA Map Panel #: Total # of hotel units: Total # of hotel u	age 1 of 2			
SITE DATA BUILDING DATA Zoning district (if more than one, please provide the acreage of each): Existing gross floor area (not to be demolished 28,276 IX-3 Existing gross floor area to be demolished: 0 Gross site acreage: 0.86 ac New gross floor area: 287 # of parking spaces required: 81 Total sf gross (to remain and new): 28,563 # of parking spaces proposed: 2 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ Existing use (UDO 6.1.4): Warehouse Proposed Impervious Surface: Acres: 0.86 Ac Square Feet: 37.442 SF Acres: 0.86 AC Square Feet: 37.442 SF Acres: 0.846 AC Square Feet: 36.840 SF Is this a flood hazard area? Yes No Hetas and SF If yes, please provide: Aluvial soils: Flood stu Flood stu FEMA Map Panel #:	Page 1 of 2			
acreage of each): 28.276 IX-3 Existing gross floor area to be demolished: o Gross site acreage: 0.86 ac New gross floor area: 287 # of parking spaces required: 81 Total sf gross (to remain and new): 28,563 # of parking spaces proposed: 2 Proposed # of buildings: 0 Overlay District (if applicable): Proposed # of stories for each: 1 STORY + MEZZ Existing use (UDO 6.1.4): Warehouse Proposed Impervious Surface: Acres: 0.0000 for the stories for each: 1 STORY + MEZZ Existing Impervious Surface: Acres: Acres: 0.0000 for the stories for each: 1 STORY + MEZZ Existing Impervious Surface: Acres: Acres: 0.0000 for the stories Acres: 0.0000 for the stories Flood stu	Page 1 of 2	DEVI		r E + SITE DATE TABLE
Construction of the		SITE DATA	(Applicable to a	r E + SITE DATE TABLE II developments) BUILDING DATA
# of parking spaces required: 81 Total sf gross (to remain and new): 28,563 # of parking spaces proposed: 2 Proposed # of buildings: 0 Overlay District (if applicable): Proposed # of stories for each: 1 STORY + MEZZ Existing use (UDO 6.1.4): Warehouse Proposed # of stories for each: 1 STORY + MEZZ Existing lumpervious Surface: Acres: 0.84 AC Acres: 0.84 AC Square Feet: 37.482 SF Is this a flood hazard area? Yes Is this a flood hazard area? Yes Is this a flood hazard area? Yes Flood stu	Zoning district (if mo acreage of each):	SITE DATA	(Applicable to a	r E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished
# of parking spaces proposed: 2 Proposed # of buildings: 0 Overlay District (if applicable): Proposed # of stories for each: 1 STORY + MEZZ Existing use (UDO 6.1.4): Warehouse Proposed # of stories for each: 1 STORY + MEZZ Proposed use (UDO 6.1.4): Warehouse Proposed Impervious Surface: Acres: 0.88 AC Square Feet: 37.482.9F Acres: 0.88 AC Square Feet: 37.482.9F Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils:	Zoning district (if mo acreage of each):	SITE DATA	(Applicable to a	r E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished 28,276
Overlay District (if applicable): Proposed # of stories for each: 1 STORY + MEZZ Existing use (UDO 6.1.4): Warehouse Proposed use (UDO 6.1.4): Shopping Center STORMWATER INFORMATION Existing Impervious Surface: Acres: 0.86 AC Square Feet: 37.482 SF Acres: Square Feet: Square Feet: Square Feet: Acres: Vestand Yes No Wetlands Yes No Stop Stop Yes <tr< td=""><td>Zoning district (if mo acreage of each): IX-3</td><td>SITE DATA re than one, please</td><td>(Applicable to a</td><td>E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished 28,276 Existing gross floor area to be demolished: 0</td></tr<>	Zoning district (if mo acreage of each): IX-3	SITE DATA re than one, please	(Applicable to a	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished 28,276 Existing gross floor area to be demolished: 0
Existing use (UDO 6.1.4): Warehouse Proposed use (UDO 6.1.4): Shopping Center STORMWATER INFORMATION Existing Impervious Surface: Acres: 0.86 AC Square Feet: 37.482 SF Acres: 0.86 AC Square Feet: 37.482 SF Is this a flood hazard area? Yes Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 37.482 SF Acres: Square Feet: Square Feet: 37.482 SF Is your project a cold hazard area? Yes FEMA Map Panel #:	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces	SITE DATA re than one, please 0.86 ac required: 81	(Applicable to a	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563
STORMWATER INFORMATION Existing Impervious Surface: Acres: 0.84 AC Square Feet: 37.482 SF Acres: 0.846 AC Square Feet: 36.840 SF Acres: 0.84 AC Square Feet: 37.482 SF Acres: 0.846 AC Square Feet: 36.840 SF Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils:	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2	(Applicable to a	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0
Existing Impervious Surface: Acres: 0.88 AC Square Feet: 37.82 SF Acres: 0.846 AC Square Feet: 36.840 SF Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: Flood stu	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 oplicable): 0.1.4): Warehouse	(Applicable to a	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0
Acres: 0.846 AC Square Feet: 37.492 SF Acres: 0.846 AC Square Feet: 38.840 SF Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: Flood stu <	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 oplicable): 0.1.4): Warehouse	(Applicable to a	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0
If yes, please provide: Alluvial soils: Fload stu FEMA Map Panel #: Neuse River Buffer Yes No Wetlands Yes No	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 oplicable): .1.4): Warehouse 6.1.4): Shopping Co	(Applicable to a e provide the e nter	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ
Alluvial soils:	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO Existing Impervious Acres: 0.86 AC	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 oplicable): .1.4): Warehouse 6.1.4): Shopping Co Surface: Square Fee	(Applicable to a e provide the enter STORMWATER et:	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ R INFORMATION Proposed Impervious Surface:
FEMA Map Panel #:	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Is this a flood hazard	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 oplicable): 1.4): Warehouse 6.1.4): Shopping Co Surface: Square Fea I area? Yes	(Applicable to a e provide the enter STORMWATER et:	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ R INFORMATION Proposed Impervious Surface:
RESIDENTIAL DEVELOPMENTS Total # of dwelling units: # of bedroom units: 1br: 2br: 3br: 4br or more: # of lots: Is your project a cottage court? Yes # of lots: Is your project a cottage court? Yes 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 all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Jason G. Meadows, P.E. to serve as my agent ree this application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 application is subject to the filing calendar ar submittal policy, which states applications will expire after 180 days of inactivity.	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Øverlay District (if ap Existing use (UDO 6 Proposed use (UDO Existing Impervious Acres: 0.86 AC Is this a flood hazard If yes, please provide Alluvial soils:	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 oplicable): 1.1.4): Warehouse 6.1.4): Shopping Co Surface: Square Fee I area?Yes e:	(Applicable to a e provide the enter STORMWATER et: <u>37,482 SF</u>	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ R INFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF
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 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 all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Jason G. Meadows, P.E. to serve as my agent re this application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 application, which states applications will expire after 180 days of inactivity.	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO Existing Impervious Acres: 0.86 AC Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #:	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): .1.4): Warehouse 6.1.4): Shopping Co Surface:Square Fee I area?Yes e:	(Applicable to a e provide the enter STORMWATER et:	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ R INFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF
# of bedroom units: 1br: 2br: 3br: 4br or more: # of lots: Is your project a cottage court? Yes # of lots: Is your project a cottage court? Yes 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 all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Jason G. Meadows, P.E. to serve as my agent re this application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 approved development use. I acknowledge that this application is subject to the filing calendar ar submittal policy, which states applications will expire after 180 days of inactivity.	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO Existing Impervious Acres: 0.86 AC Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #:	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): .1.4): Warehouse 6.1.4): Shopping Co Surface:Square Fee I area?Yes e:	(Applicable to a e provide the enter STORMWATER et:	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ R INFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF
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 all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO 6 Is this a flood hazard Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer	SITE DATA re than one, please 0.86 ac required: 81 proposed: 2 pplicable): 0.1.4): Warehouse 6.1.4): Shopping Co Surface:	(Applicable to a e provide the enter STORMWATER et:	E + SITE DATE TABLE I developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes No
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 all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate <u>Jason G. Meadows, P.E.</u> to serve as my agent re this application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 application is subject to the filing calendar ar submittal policy, which states applications will expire after 180 days of inactivity.	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Øverlay District (if ap Existing use (UDO 6 Proposed use (UDO Proposed use (UDO Existing Impervious Acres: 0.86 AC Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): .1.4): Warehouse 6.1.4): Shopping Co Surface:	(Applicable to a e provide the enter STORMWATER et: No No RESIDENTIAL D	E + SITE DATE TABLE Il developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes No EVELOPMENTS Total # of hotel units:
 executors, administrators, successors, and assigns jointly and severally to construct all improvements and all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate <u>Jason G. Meadows, P.E.</u> to serve as my agent rethis application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 application is subject to the filing calendar are submittal policy, which states applications will expire after 180 days of inactivity. 	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer Total # of dwelling un # of bedroom units:	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): .1.4): Warehouse 6.1.4): Shopping Co Surface:	(Applicable to a e provide the enter STORMWATER et: No No RESIDENTIAL D	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes Wetlands Yes Vetlands Yes Total # of hotel units: 4br or more:
I hereby designate <u>Jason G. Meadows, P.E.</u> to serve as my agent re this application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 app with the proposed development use. I acknowledge that this application is subject to the filing calendar ar submittal policy, which states applications will expire after 180 days of inactivity.	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 State of the space of	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): .1.4): Warehouse 6.1.4): Shopping Co Surface:	(Applicable to a e provide the enter STORMWATER et:	E + SITE DATE TABLE Il developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ R INFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes Wetlands Yes Total # of hotel units: 4br or more: Is your project a cottage court?
 this application, to receive and response to administrative comments, to resubmit plans on my behalf, and 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 application the proposed development use. I acknowledge that this application is subject to the filing calendar are submittal policy, which states applications will expire after 180 days of inactivity. 	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO Proposed use (UDO Existing Impervious Acres: 0.86 AC Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer Total # of dwelling un # of bedroom units: # of lots:	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): D.1.4): Warehouse C.1.4): Shopping Ca Surface: Square Fee I area? Yes Categories Difference Set Set Set Set Set Set Set Set Set Se	(Applicable to a e provide the enter enter STORMWATER et:	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes Wetlands Yes No EVELOPMENTS Total # of hotel units: 4br or more: Is your project a cottage court? Yes RE BLOCK y agree and firmly bind ourselves, my/our heirs, y and severally to construct all improvements ar
with the proposed development use. I acknowledge that this application is subject to the filing calendar ar submittal policy, which states applications will expire after 180 days of inactivity.	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO Proposed use (UDO Existing Impervious Acres: 0.86 AC Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer Total # of dwelling un # of bedroom units: # of lots:	SITE DATA re than one, please D.86 ac required: 81 proposed: 2 pplicable): A.1.4): Warehouse 6.1.4): Shopping Ca Surface: Area? Yes Bits: Comparison of this propose	(Applicable to a e provide the enter enter STORMWATER et:	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes Wetlands Yes Vertice No EVELOPMENTS No REBLOCK y agree and firmly bind ourselves, my/our heirs, y and severally to construct all improvements ar olan as approved by the City of Raleigh.
	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Overlay District (if ap Existing use (UDO 6 Proposed use (UDO 6 Proposed use (UDO Existing Impervious Acres: Sthis a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer Total # of dwelling un # of bedroom units: # of lots:	SITE DATA re than one, please please class ac required: 81 proposed: 2 pplicable): a.1.4): Warehouse a.1.4): Shopping Ca Surface:	(Applicable to a complete the c	E + SITE DATE TABLE II developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36,840 SF Wetlands Yes Wetlands Yes No EVELOPMENTS Total # of hotel units: 4br or more: Is your project a cottage court? Yes Is your project a cottage court? Yes RE BLOCK y agree and firmly bind ourselves, my/our heirs, y and severally to construct all improvements ar olan as approved by the City of Raleigh.
	Zoning district (if mo acreage of each): IX-3 Gross site acreage: # of parking spaces # of parking spaces Øverlay District (if ap Existing use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Proposed use (UDO 6 Existing Impervious Acres: Acres: Is this a flood hazard If yes, please provide Alluvial soils: Flood stu FEMA Map Panel #: Neuse River Buffer Total # of dwelling un # of bedroom units: # of lots: In filing this plan as t executors, administra all dedications as shall I hereby designate this application, to re represent me in any I/we have read, ackr with the proposed definition	SITE DATA re than one, please re than one, please D.86 ac required: 81 proposed: 2 pplicable): A.1.4): Warehouse 6.1.4): Shopping Ca Surface: Square Fee I area? Yes ators, successors, ators, ators, successors, ators, ators, successors, ators, successors, ators, ators, successors, ators, at	(Applicable to a e provide the enter STORMWATER et:	r E + SITE DATE TABLE Il developments) BUILDING DATA Existing gross floor area (not to be demolished: 28,276 Existing gross floor area to be demolished: 0 New gross floor area: 287 Total sf gross (to remain and new): 28,563 Proposed # of buildings: 0 Proposed # of stories for each: 1 STORY + MEZZ RINFORMATION Proposed Impervious Surface: Acres: 0.846 AC Square Feet: 36.840 SF Wetlands Yes Wetlands Yes Wetlands Yes No EVELOPMENTS Total # of hotel units: 4br or more: Is your project a cottage court? Yes Is your project a cottage court? Yes Improvements are oban as approved by the City of Raleigh.

NOTES:

- 1. ALL DISTANCES ARE HORIZONTAL GROUND.
- 2. ALL DIMENSIONS ARE IN FEET.
- 3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
- 4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING
- REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC. 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- 6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
- 7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

<u>SITE DATA</u> PARCEL 1

PORTION OF LOTS 10 & 13

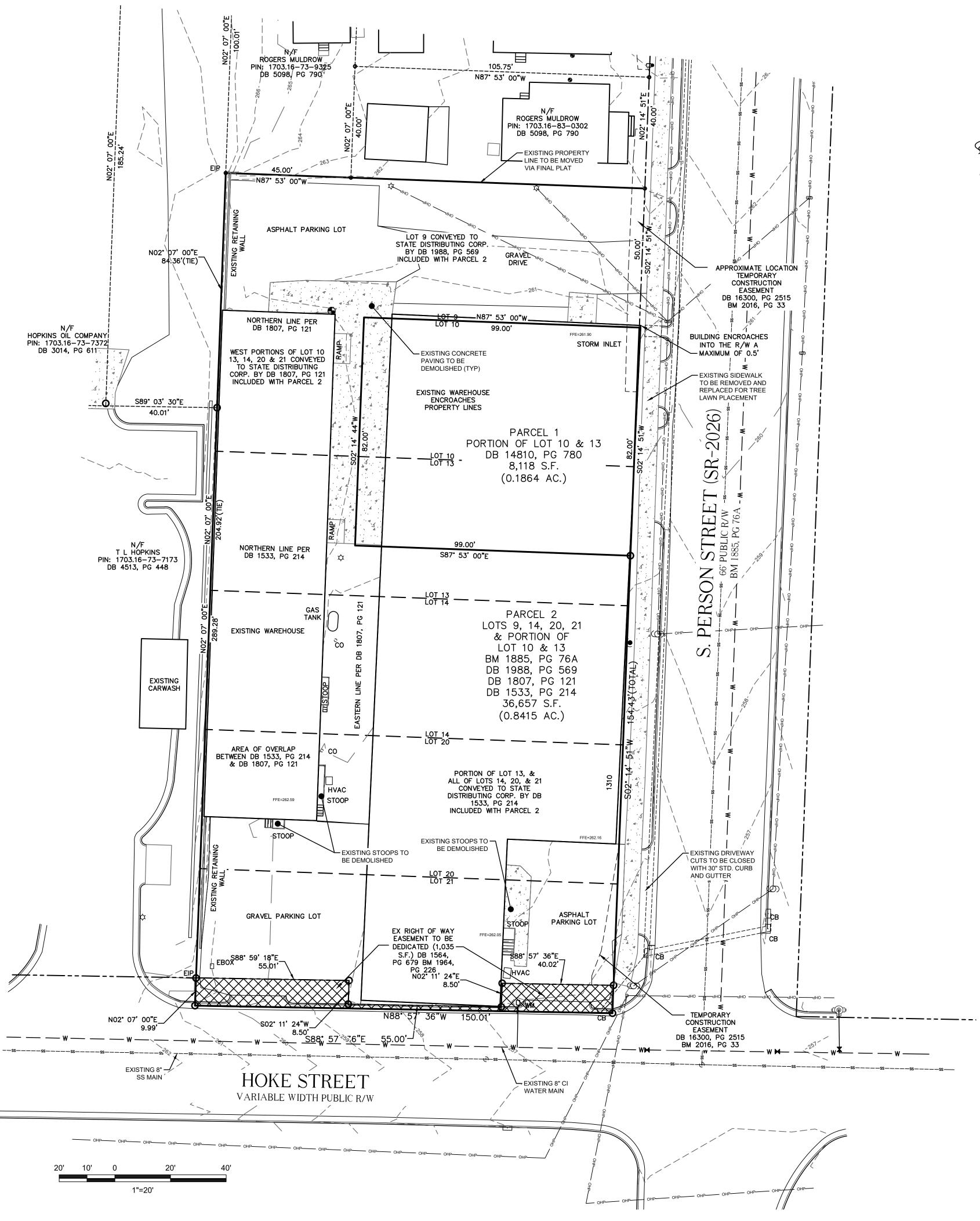
OWNER	PERSON STREET 1318 LLC
PIN	1703.16-83-0201
REFERENCES:	DB 14810, PG 780, BM 1885, PG 76
ZONING	IX-3
AREA	8,118 S.F. (0.1864 AC.)
PARCEL 2	
LOT 9, 14, 20), 21 & PORTIONS OF LOT 10 & 13
OWNER	STATE DISTRIBUTING CORPORATION (PER TITLE REPORT)
PIN	1703.16-73-9164
REFERENCES:	DB 1988, PG 569, DB 1807, PG 121, DB 1533, PG 214.
ZONING	IX-3
AREA	36,657 S.F. (0.8415 AC.)

SURVEYOR'S NOTES

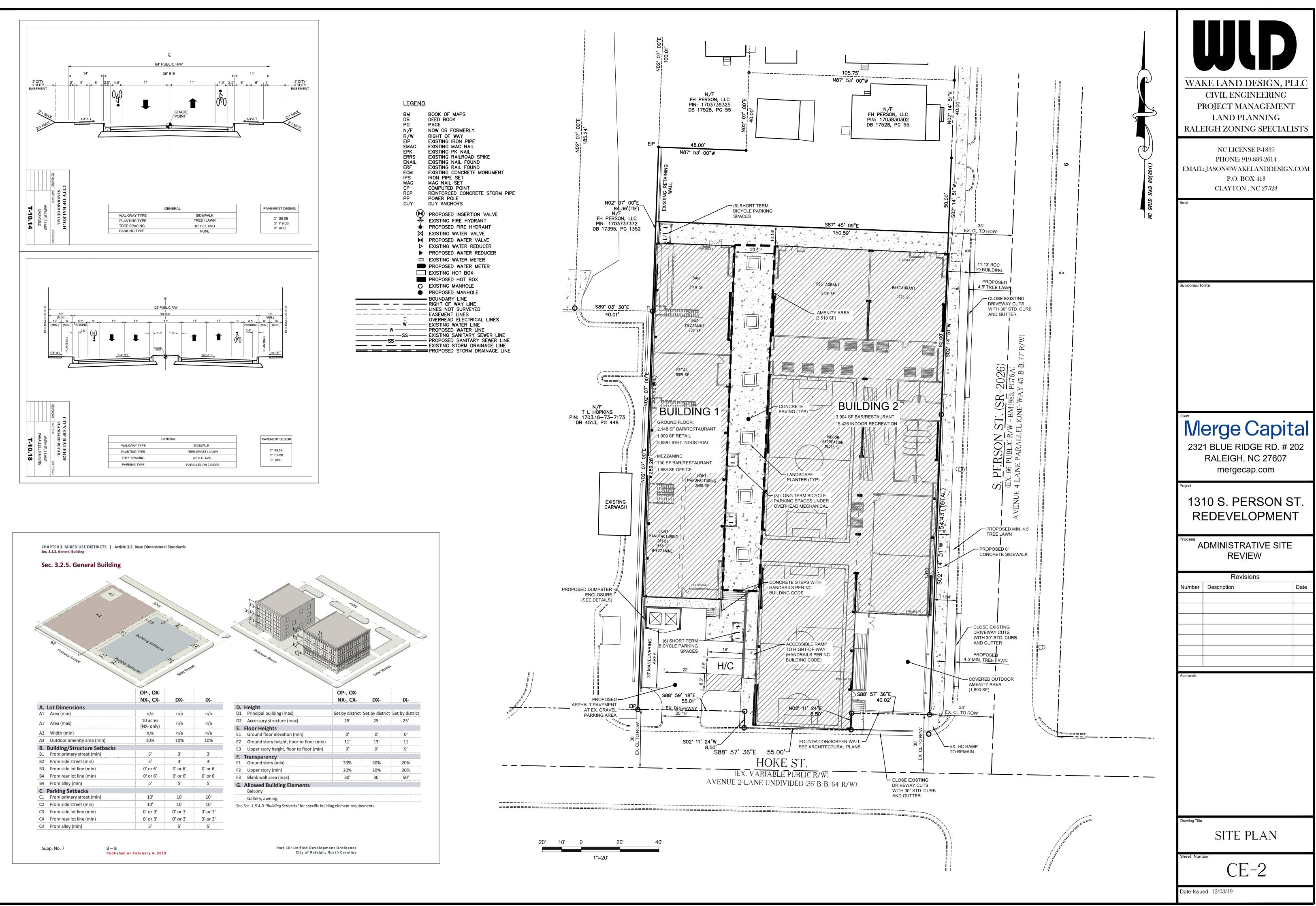
- 1. All distances are horizontal ground.
- 2. All dimensions are in feet unless otherwise noted.
- 3. All areas computed using coordinates from measured field data.
- 4. The ALTA/NSPS Land Title Survey shown hereon is NOT FOR RECORDATION.
- 5. This survey satisfies all state-required minimum standards.
- 6. The horizontal datum is NAD 83(2011)
- 7. Improvements within any offsite easement or servitudes benefiting the subject properties are as shown on survey.
- 8. The subject properties are located within an area having a Zone Designations <u>"X"</u> by FEMA Panels 3720170300J & with an effective date of May 2, 2006. subject property is located in a flood hazard area.
- 9. Monuments have been placed at all major corners of the boundary of the subject property, unless already marked by existing monuments or unable to set due to concrete or inside building. Monuments include iron pipes, iron pipes with a cap and tack, mag nails, railroad spikes, concrete nails and concrete monuments.
- 10. No observed evidence of current earth moving work, building construction or building additions. 11. The site was localized utilizing Real-Time Kinematic (RTK) Global Positioning System (GPS)
- solutions referencing the Continuously Operating Reference Station (CORS) network base station NCRD, Raleigh, NC.
- 12. All references are made to the Wake County Registry.
- 13. No evidence of recent street construction or sidewalk contruction or repairs was observed at the time of survey. Surveyor has no knowledge of proposed right of way changes.
- 14. There is no observed evidence of cemeteries or burial grounds on the property.
- 15. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 16. There is no observed evidence of wetland markers.

17. No zoning report was provided at the time of the survey, zoning listed is per Wake County GIS

LEGEND	
BM DB PG N/F R/W EIP EMAG EPK ERRS ENAIL ERF ECM IPS MAG CP RCP PP GUY	BOOK OF MAPS DEED BOOK PAGE NOW OR FORMERLY RIGHT OF WAY EXISTING IRON PIPE EXISTING MAG NAIL EXISTING PK NAIL EXISTING RAILROAD SPIKE EXISTING RAILROAD SPIKE EXISTING RAIL FOUND EXISTING CONCRETE MONUMENT IRON PIPE SET MAG NAIL SET COMPUTED POINT REINFORCED CONCRETE STORM PIPE POWER POLE GUY ANCHORS
$\mathbf{\Theta}$	PROPOSED INSERTION VALVE
↓	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE EXISTING WATER REDUCER
	PROPOSED WATER REDUCER
F	EXISTING WATER METER
	PROPOSED WATER METER
<u> </u>	
	EXISTING HOT BOX PROPOSED HOT BOX
	EXISTING MANHOLE
0	PROPOSED MANHOLE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LINES NOT SURVEYED EASEMENT LINES
	EASEMENT LINES
——————————————————————————————————————	OVERHEAD ELECTRICAL LINES EXISTING WATER LINE
w	PROPOSED WATER LINE EXISTING SANITARY SEWER LINE
SS	EXISTING SANITARY SEWER LINE
<u>SS</u>	PROPOSED SANITARY SEWER LINE EXISTING STORM DRAINAGE LINE
	PROPOSED STORM DRAINAGE LINE



WILLIAND DESIGN, PLLC VAKE LAND DESIGN, PLLC CIVIL ENGINEERING PROJECT MANAGEMENT LAND PLANNING RALEIGH ZONING SPECIALISTS NC LICENSE P-1839 PHONE: 919-889-2614 EMAIL: JASON@WAKELANDDESIGN.COM P.O. BOX 418 CLAYTON , NC 27528
Subconsultants
Client Merge Capital
2321 BLUE RIDGE RD. # 202 RALEIGH, NC 27607 mergecap.com Project 1310 S. PERSON ST. REDEVELOPMENT Process ADMINISTRATIVE SITE
REVIEW Revisions Number Description Date Image: Colspan="2">Image: Colspan="2">Description
Approvals
Drawing Title EXISTING CONDITIONS
& DEMOLITION PLAN Sheet Number CE-1
Date Issued 12/03/19



A1	Area (max)	10 acres (NX- only)	n/a	n/a
A2	Width (min)	n/a	n/a	n/a
A3	Outdoor amenity area (min)	10%	10%	10%
Β.	Building/Structure Setbacks			
B1	From primary street (min)	5'	3'	3'
B2	From side street (min)	5'	3'	3'
B3	From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
B4	From rear lot line (min)	0' or 6'	0' or 6'	0' or 6'
B4	From alley (min)	5'	5'	5'
С.	Parking Setbacks			
C1	From primary street (min)	10'	10'	10'
C2	From side street (min)	10'	10'	10'
C3	From side lot line (min)	0' or 3'	0' or 3'	0' or 3'
C4	From rear lot line (min)	0' or 3'	0' or 3'	0' or 3'
C4	From alley (min)	5'	5'	5'

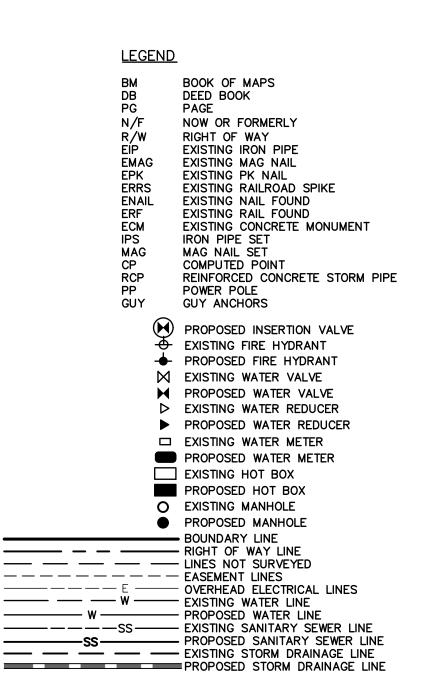
STANDARD UTILITY NOTES (as applicable):

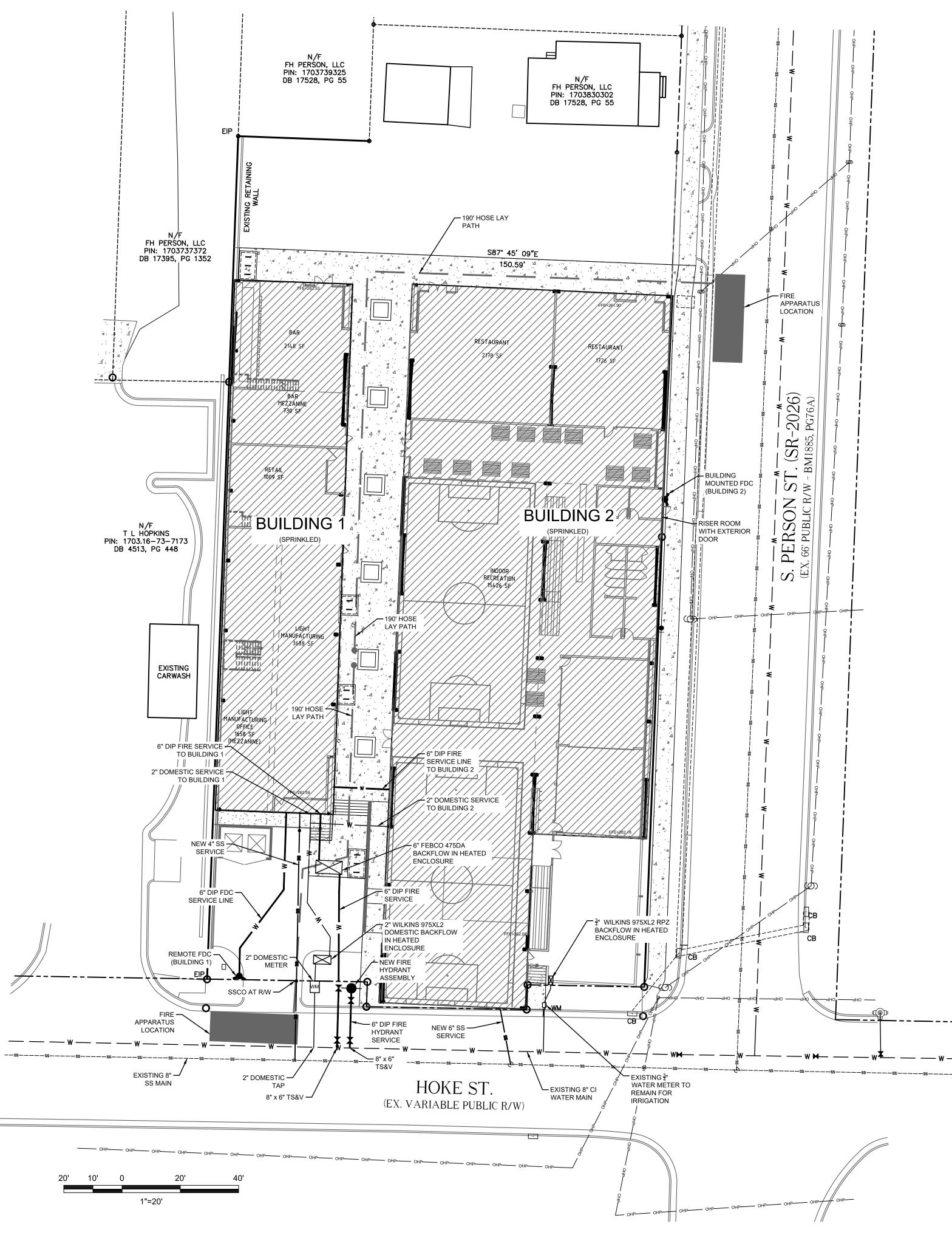
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition). 2. Utility separation requirements:

- a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
- b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
- c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications. d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
- e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49). f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- 3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction. 4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of
- project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department. 5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
- 6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- 7. Install ³/₄" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. <u>NOTE</u>: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- 8. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum. 9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary
- sewer services having building drains lower than 1.0' above the next upstream manhole.
- 10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction. 11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps)
- within state or railroad ROW prior to construction. 12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD
- FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information. 13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of
- the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919)-996-5923 or joanie hartley@raleighnc.gov for more information.

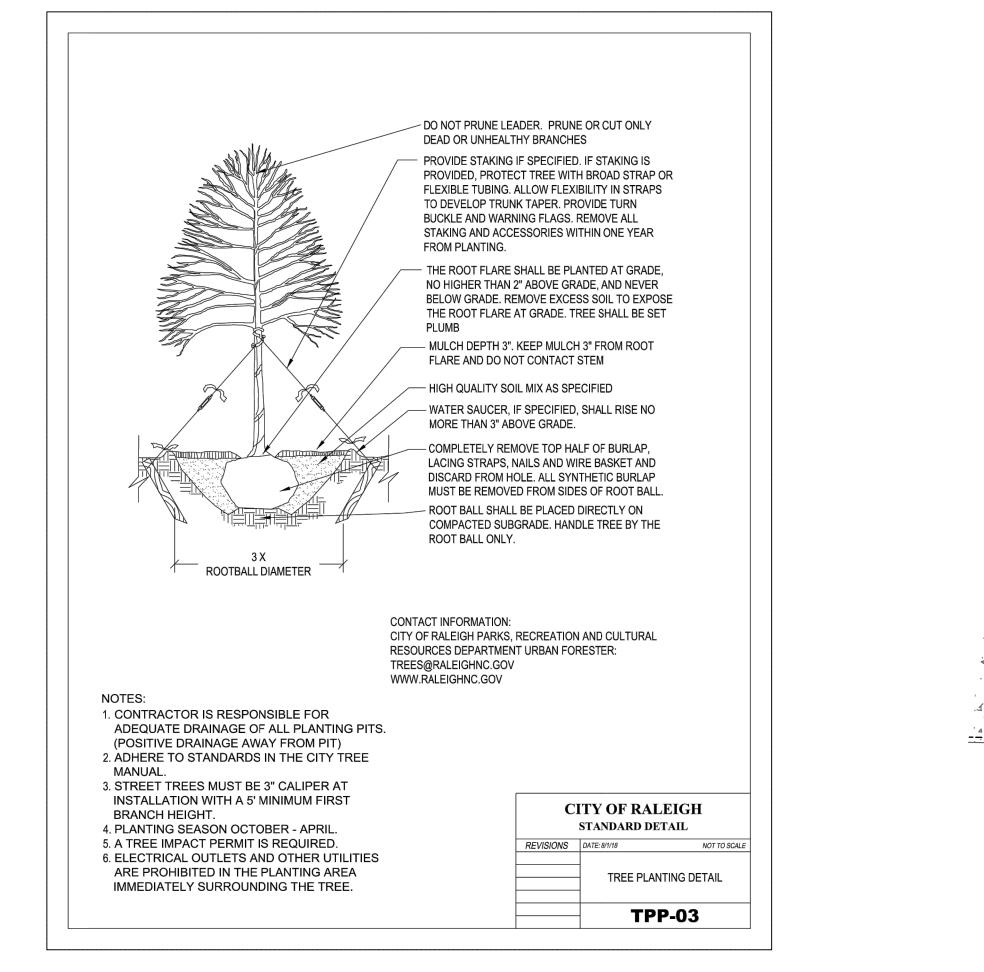
CONSTRUCTION NOTES:

CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.(CHAPTER 33, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).





IC CRD NAD B3(2011)	CIV PROJI LA RALEIGH	LAND DESIGN, P. TIL ENGINEERING ECT MANAGEMENT AND PLANNING I ZONING SPECIAL NC LICENSE P-1839 PHONE: 919-889-2614 DN@WAKELANDDESIGN P.O. BOX 418 ZIAYTON , NC 27528	Г ISTS
· <	Subconsultants		
	2321 BL RAI	Ge Capit LUE RIDGE RD. # 2 LEIGH, NC 27607 mergecap.com	
		S. PERSON S EVELOPMEN	
	ADMI	INISTRATIVE SITE REVIEW	
		Revisions	
	Number Desc	cription	Date
	Approvals		
	Drawing Title		
	APPA	TILITY & FIRE ARATUS PLA	
	Sheet Number	CE-4	
	Date Issued 12/	/03/19	



City of Raleigh Planting Requirements:

1) STREET TREES:

PERSON ST: 248' / 20 LF = 14 Understory trees

Provided: (12) 1.5" Caliper tree <20 spacing If under overhead power lines. Carolina Silverbell (under overhead power lines)

HOKE ST:

149' / 40 LF = 3.73 trees Provided: (3) 3" Caliper Black Gum at 40' O.C. placed in tree lawn

2) TYPE C3 STREET PROTECTIVE YARD:

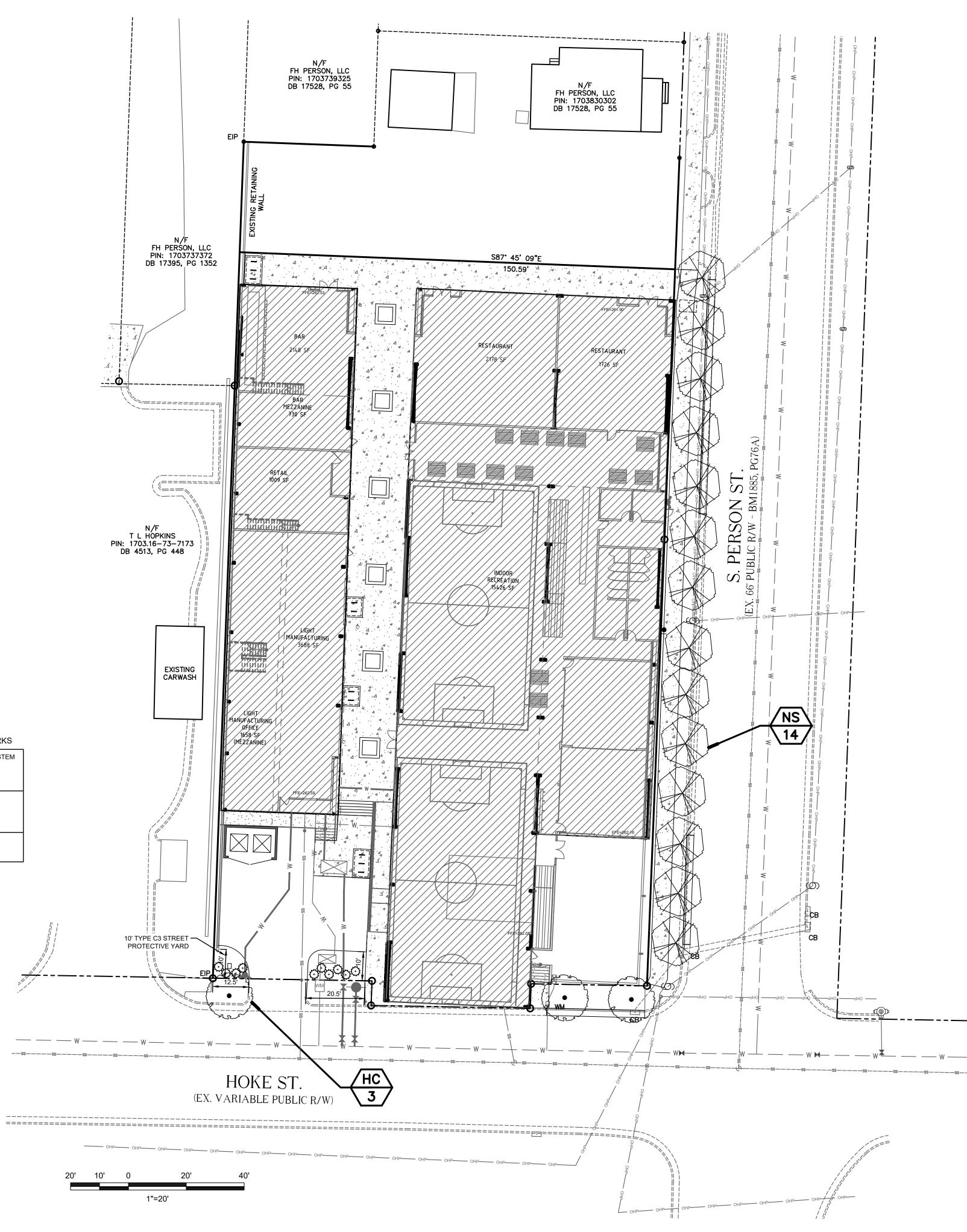
30 Shrubs / 100' @ 33LF = 9.9 Shrubs

Provided: (10) 10 Gal. 3-4' Height Nellie Stevens Holly

PLANT SCHEDULE

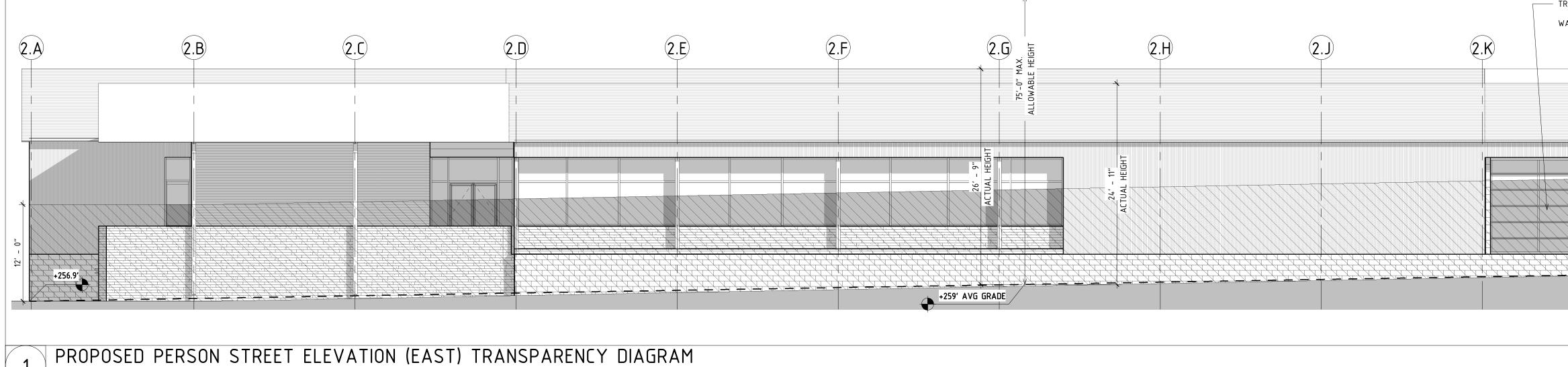
SYM	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
(·	HC	Halesia carolina / Carolina Silverbell	1.5" Cal. /8' HT.	CONT./ B & B	as indicated /	SINGLE STEM
	NS	Nyssa sylvatica / Black Gum	3" Cal. /10' HT.	CONT./ B & B	as indicated/	
\odot	INS	llex 'Nellie Stevens' / Nellie Stevens Holly	3-4' HT.	10 GAL.	as indicated/	

	LE	GEND	
		AG AG AG AG AG AG AG AG AG AG AG AG AG	BOOK OF MAPS DEED BOOK PAGE NOW OR FORMERLY RIGHT OF WAY EXISTING IRON PIPE EXISTING MAG NAIL EXISTING RAILROAD SPIKE EXISTING RAILROAD SPIKE EXISTING RAIL FOUND EXISTING CONCRETE MONUMENT IRON PIPE SET MAG NAIL SET COMPUTED POINT REINFORCED CONCRETE STORM PIPE POWER POLE GUY ANCHORS
			PROPOSED INSERTION VALVE EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING WATER REDUCER PROPOSED WATER REDUCER EXISTING WATER METER PROPOSED WATER METER EXISTING HOT BOX PROPOSED HOT BOX EXISTING MANHOLE PROPOSED MANHOLE PROPOSED MANHOLE
	W		RIGHT OF WAY LINE RIGHT OF WAY LINE LINES NOT SURVEYED EASEMENT LINES OVERHEAD ELECTRICAL LINES EXISTING WATER LINE PROPOSED WATER LINE EXISTING SANITARY SEWER LINE EXISTING STORM DRAINAGE LINE PROPOSED STORM DRAINAGE LINE



Inc cash and card	WAKE LAND DESIGN, PLIC CIVIL ENGINEERING PROJECT MANAGEMENT LAND PLANNING RALEIGH ZONING SPECIALISTS NC LICENSE P-1839 PHONE: 919-889-2614 EMAIL: JASON@WAKELANDDESIGN.COM P.O. BOX 418 CLAYTON , NC 27528
	Subconsultants
	Client Merge Capital 2321 BLUE RIDGE RD. # 202 RALEIGH, NC 27607 mergecap.com
	Project
	1310 S. PERSON ST. REDEVELOPMENT
	ADMINISTRATIVE SITE REVIEW
	Revisions Number Description Date
	Approvals
	Drawing Title
	LANDSCAPE PLAN
	Sheet Number
	CE-5
	Date Issued 12/03/19





SCALE: 1/8" = 1'-0"

