

# 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](#) and [TC-11-21](#) 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	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name:			
Inside City limits?    Yes    No			
Property address(es):			
Site P.I.N.(s):			
Please describe the scope of work. Include any additions, expansions, and change of use.			
Current Property Owner/Developer Contact Name:			
<b>NOTE: please attach purchase agreement when submitting this form.</b> WORLD HEADQUARTERS OF AWESOME INC (1207)			
Company:		Title:	
Address:			
Phone #:		Email:	
Applicant Name:			
Company:		Address:	
Phone #:		Email:	

**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):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
Maximum # of parking spaces:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area?      Yes      No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer      Yes      No	Wetlands      Yes      No

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court?      Yes      No

**SIGNATURE BLOCK**

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, \_\_\_\_\_ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: \_\_\_\_\_

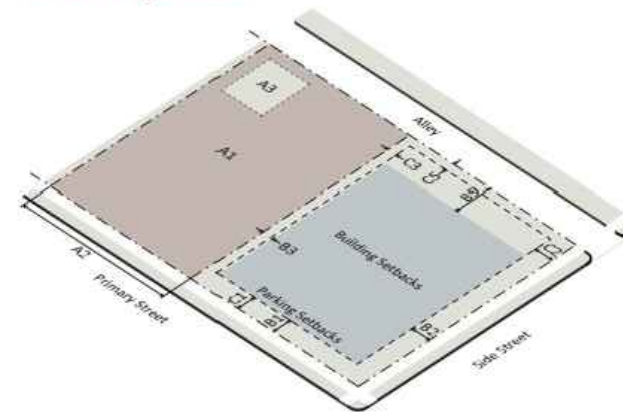
Printed Name: \_\_\_\_\_



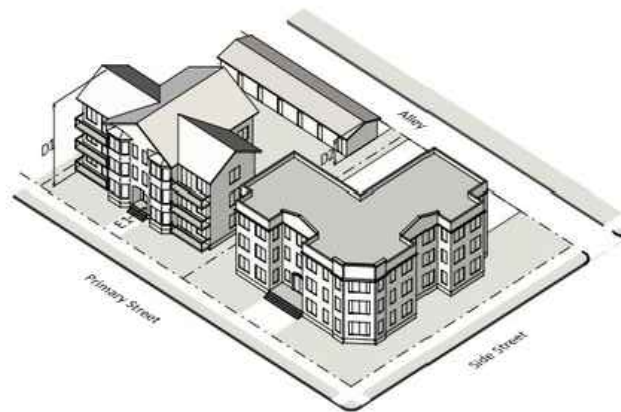




Sec. 2.2.4. Apartment



A. Lot Dimensions		R-10
A1. Area (sqft)		7,500 sf
A2. Lot Width (feet)		45'
A3. Outdoor amenity area (sqft)		10%
A4. Lot area per unit (sqft)		2,500 sf
B. Building/Structure Setbacks		
B1. From primary street		10'
B2. From side street (min)		10'
B3. From side lot line (min)		5'
B4. From rear lot line (min)		10'
B5. From alley		5' or 20' min
B6. Residential setbacks may apply (see Sec. 2.2.7.)		yes
C. Parking Setbacks		
C1. From primary street (min)		10'
C2. From side street (min)		10'
C3. From side/rear lot line (min)		0'
C4. From rear lot line (min)		5'
C5. From alley, garage only (min)		4'



D. Height		R-10
D1. Principal building (feet)		35' stories
D2. Accessory structure (feet)		20'
D3. Residential rules may apply (see Sec. 2.2.7.)		yes
E. Pedestrian Access		
E1. Street facing entrance required (min 1 per building)		yes
See Sec. 2.2.4.2 "Building Setbacks" for specific building element requirements.		
Garages for a portion thereof must either be located 4 feet from the nearest line of alley or rear or rear drive or be a maximum of 20 feet from the alley or rear access drive. Where parking spaces are located between the garage and the alley or rear access drive, the garage must be located at least 20 feet from the rear line of alley or rear access drive.		

C. Neighborhood Street



Width	
A. Right of way width	64'
B. Back of curb to back of curb	36'
Streetscape	
C. Utility placement, easement (min)	5'
D. Maintenance strip (min)	2'
E. Sidewalk (min)	6'
F. Planting area (min)	6'
Travelway	
G. Parallel parking lane	8'
H. Travel lane	10'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. max
Parking type	Parallel

SITE LEGEND:

SYMBOL	DESCRIPTION
[Solid Gray Box]	PROPOSED BUILDING
[Dashed Gray Box]	PROPOSED CONCRETE SIDEWALK
[Brick Pattern Box]	PROPOSED BRICK SIDEWALK
[Dark Gray Box]	PROPOSED HEAVY DUTY PAVEMENT
[Stippled Gray Box]	PROPOSED CONCRETE PAVERS
[Light Gray Box]	PROPOSED GRAVEL
[Double Line]	PROPOSED CURB & GUTTER
[Single Line]	PROPOSED STOP BAR
[Diagonal Lines]	PROPOSED CROSSWALK
[Double Line with Dots]	PROPOSED 6' WIDE STANDARD CROSSWALK
[Thick Double Line]	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
[Circle with X]	PROPOSED SIGN
[Circle with H/C]	PROPOSED ADA PARKING SPACE
[Keystone Pattern Box]	PROPOSED KEYSTONE WALL
[Crown Pattern Box]	PROPOSED CIP WALL
[Wheel Pattern Box]	PROPOSED WHEEL STOP
[Gravel Pattern Box]	PROPOSED GRAVEL TRAIL
[Asphalt Pattern Box]	PROPOSED ASPHALT TRAIL
[Wavy Line]	PROPOSED TREELINE
[X Line]	PROPOSED FENCE
[Gate Symbol]	PROPOSED VEHICLE GATE (X' WIDE)
[Light Symbol]	PROPOSED LIGHT
[Bike Rack Symbol]	PROPOSED BIKE RACK
[Bench Symbol]	PROPOSED BENCH
[Bollard Symbol]	PROPOSED BOLLARD
[Steel Plate Symbol]	PROPOSED PEDESTRIAN STEEL PLATE
[Thick Gray Line]	LIMITS OF DISTURBANCE

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

SITE DATA

PROJECT NAME:	BROOKSIDE TOWNHOMES
SITE ADDRESS:	1205 & 1207 BROOKSIDE DR RALEIGH, NC 27604
COUNTY:	WAKE
PARCEL PIN #:	1714141381, 1714142307
PARCEL OWNER:	REDEEMING DEVELOPMENT GROUP LLC
PARCEL AREA:	27,452 SF / 0.63 AC
TOTAL SITE GROSS ACREAGE:	27,452 SF / 0.63 AC
NET ACREAGE:	26,910 SF / 0.62 AC
CURRENT ZONING:	R-10
PROPOSED ZONING:	R-10
OVERLAY DISTRICT:	NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT (NCOD)
EXISTING LAND USE:	SINGLE FAMILY LIVING
PROPOSED LAND USE:	MULTI FAMILY LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT/BUILDING TYPE:	FREQUENT TRANSIT DEVELOPMENT (APARTMENT)
MAX BUILDING HEIGHT:	45' / 3 STORIES
PROPOSED BUILDING HEIGHT:	32'-8 3/4"
PROPOSED NUMBER OF LOTS:	2
NUMBER OF DWELLING UNITS (3 BR):	10
TREE CONSERVATION AREA:	N/A
TOTAL LIMITS OF DISTURBANCE:	21,526 SF / 0.49 AC
EXISTING IMPERVIOUS AREA:	0.09 AC / 3,914 SF
PROPOSED IMPERVIOUS AREA:	0.33 AC / 14,200 SF
AMENITY AREA REQUIRED:	0.06 AC / 2,745 SF
AMENITY AREA PROVIDED:	0.07 AC / 3,052 SF

REQUIRED PARKING:	3 SPACES/UNIT MAXIMUM
PROPOSED PARKING:	22 SPOTS (2 GARAGE SPOTS/UNIT)
TOTAL PARKING:	22 SPOTS
BIKE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, A MINIMUM
	LONG TERM: 1 SPACE PER 10 BEDROOMS
BIKE PARKING PROVIDED:	SHORT TERM: 4 SPACES
	LONG TERM: 10 SPACES (GARAGE STORAGE)

14. Oakwood Park Neighborhood

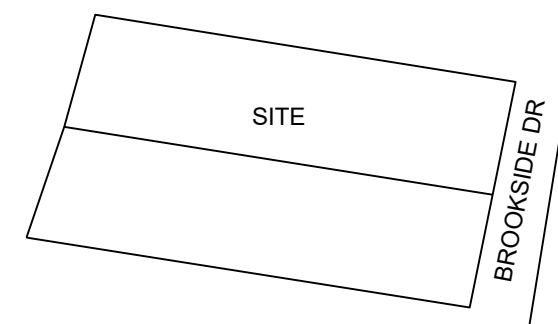
- Minimum lot size (residential): 6,000 square feet.
- Minimum lot width (residential): 55 feet.
- Maximum lot width (residential): 80 feet.

AMENITY AREA CALCULATIONS	
TOTAL AREA (SF)	27,542
REQUIRED AREA (10%)	2,745
AMENITY AREA 1 (SF)	627
AMENITY AREA 2 (SF)	499
AMENITY AREA 3 (SF)	911
AMENITY AREA 4 (SF)	1,015
TOTAL PROVIDED AREA (SF)	3,052

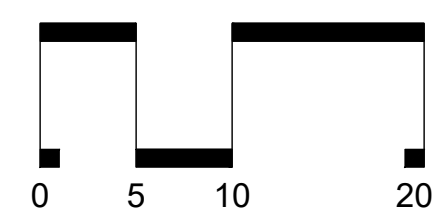
AMENITY AREA WIDTHS (MUST BE >10')	
AMENITY AREA 1	13.22'
AMENITY AREA 2	10.96'
AMENITY AREA 3	25.94'
AMENITY AREA 4	22.17'

No.	Date	Description
1.	01/16/2023	ASR COR REVISIONS #1
2.	02/17/2023	ASR COR REVISIONS #2

VICINITY

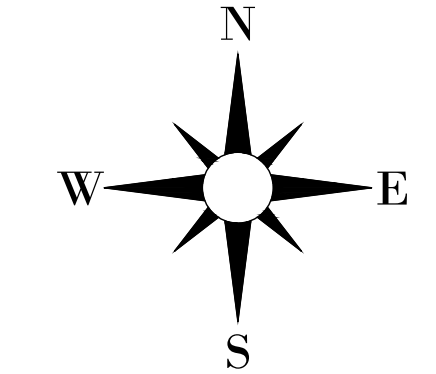


SCALE

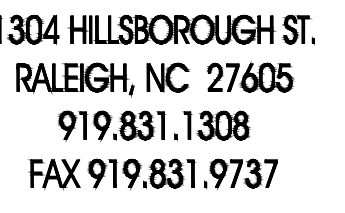


SCALE: 1" = 10'

ARROW







NOT FOR  
CONSTRUCTION

- 

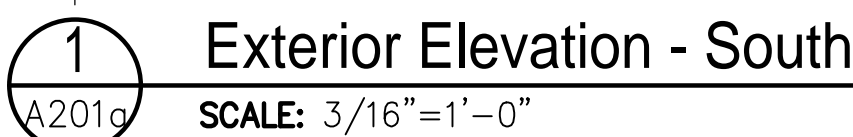
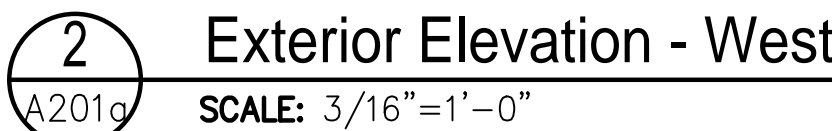
## Brookside Drive Development

1205 & 1207 Brookside Drive

## Exterior Elevations

### Building A

A201a



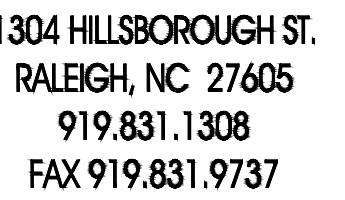
HIGHEST PROPOSED GRADE	235.6'
LOWEST PROPOSED GRAD	235.6'
AVERAGE GRADE	235.6'

B-1	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT: NOTE:	MODULAR SIZED BRICK - - AS SHOWN CUSTOM BRICK & SUPPLY CO., BEN AKEN, 919-832-2804 HOLCOM 220N
H-1	TYPE: MANUFACTURER: COLOR: FINISH: LOCATION: NOTE:	HARDIE PANEL SYSTEM JAMES HARDIE TBD SMOOTH FINISH AS SHOWN W/ CLEAR ANOD. ALUMINUM REVEALS
T-1	TYPE: MANUFACTURER: COLOR: FINISH: LOCATION: NOTE:	1/2 HARDIE TRIM BOARDS JAMES HARDIE TBD SMOOTH AS SHOWN
T-2	TYPE: MANUFACTURER: COLOR: FINISH: LOCATION: NOTE:	COMPOSITE SLAT FENCE TBD TBD SMOOTH AS SHOWN
G-1	TYPE: MANUFACTURER: COLOR: LOCATION:	1" INSULATED LOW 'E' GLAZING - TBD AS SHOWN SOLARBAN 70XL OR EQUAL
G-2	TYPE: MANUFACTURER: COLOR: GLAZING: LOCATION: NOTE:	UNIT WINDOW (OPERABLE WHERE SHOWN) GERKIN RHINO SERIES OR EQUAL TBD INSULATED LOW-"E" GLAZING AS SHOWN NO CRANK - PUSH OUT INSTEAD
M-2	TYPE: LOCATION:  NOTE:	BREAK METAL TRIM AND COPING AS SHOWN  TO MATCH ADJACENT FINISH
M-3	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	METAL CANOPY (UNDER SEPARATE PERMIT) - - ABOVE GROUND FLOOR STOREFRONT SYSTEM AS SHOWN
M-6	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	METAL RAILS (SQUARE PROFILE) - - - -
M-7	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	PERFORATED METAL EQUIPMENT SCREEN - - - -
PJ	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	ALUMINUM PANEL JOINT JAMES HARDIE ANOD. ALUMINUM ALL HARDIE



HIGHEST PROPOSED GRADE	235.6
LOWEST PROPOSED GRAD	235.6
AVERAGE GRADE	235.6

HEET NUMBER  
**A201b**



NOT FOR CONSTRUCTION

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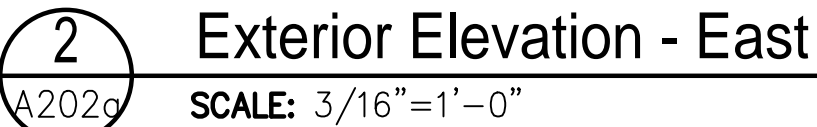
## Brookside Drive Development

1203 &amp; 1207 BLOOMSBURG DRIVE

## Exterior Elevations

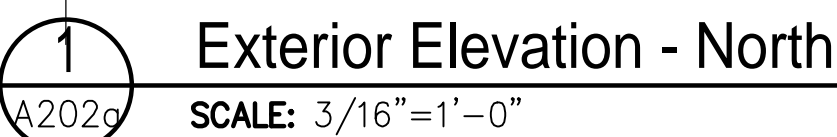
### Building A

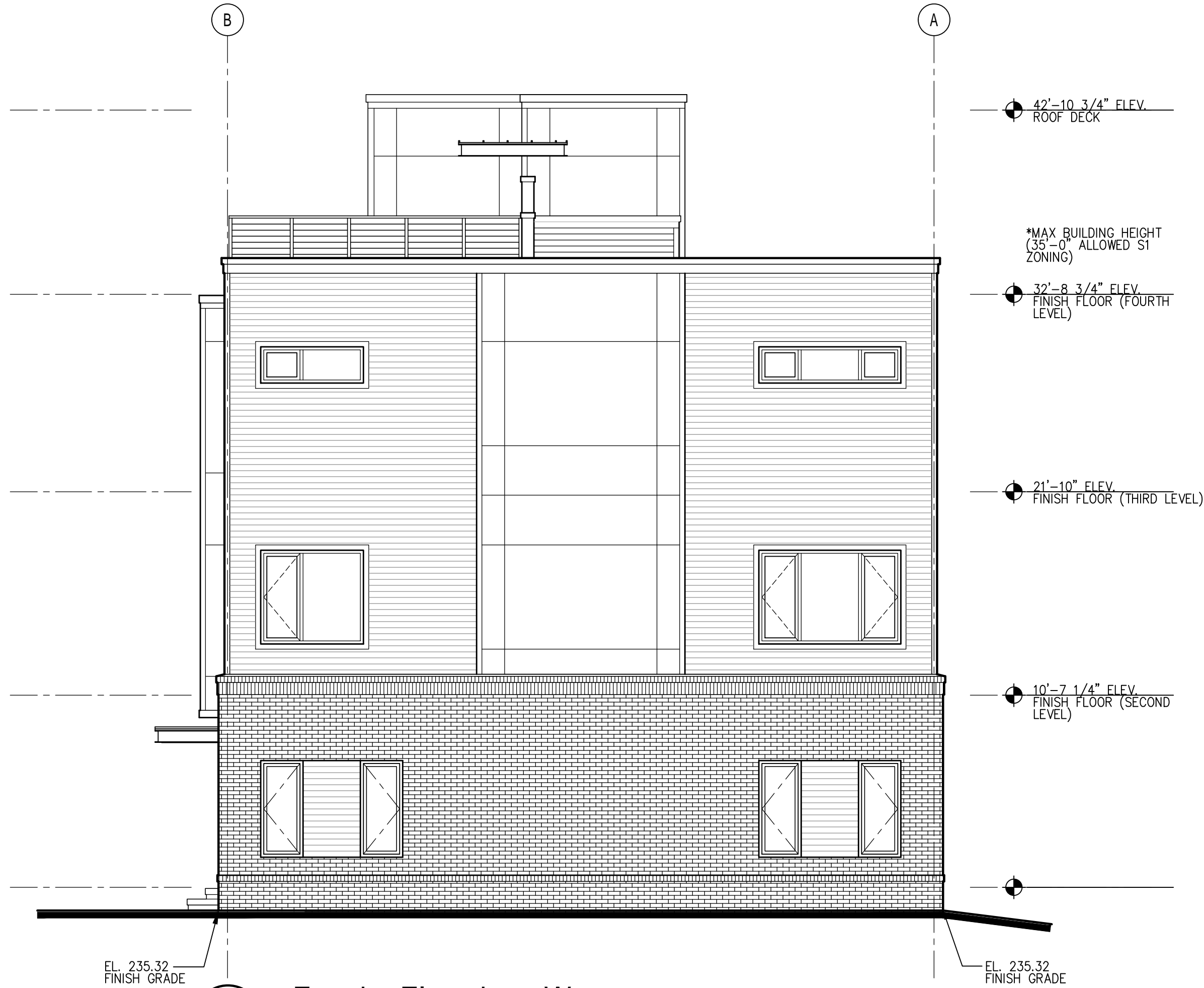
HEET NUMBER  
**A202a**



- |                        |        |
|------------------------|--------|
| HIGHEST PROPOSED GRADE | 235.6' |
| LOWEST PROPOSED GRAD   | 235.6' |
| AVERAGE GRADE          | 235.6' |

B-1	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT: NOTE:	MODULAR SIZED BRICK - - AS SHOWN CUSTOM BRICK & SUPPLY CO, BEN AIKEN, 919-832-2804 MIDCUM 200N
H-1	TYPE: MANUFACTURER: COLOR: FINISH: LOCATION: NOTE:	HARDIE PANEL SYSTEM JAMES HARDIE TBD SMOOTH FINISH AS SHOWN W/ CLEAR ANOD. ALUMINUM REVEALS
T-1	TYPE: MANUFACTURER: COLOR: FINISH: LOCATION: NOTE:	1/4 HARDIE TRIM BOARDS JAMES HARDIE TBD SMOOTH AS SHOWN
T-2	TYPE: MANUFACTURER: COLOR: FINISH: LOCATION: NOTE:	COMPOSITE SLAT FENCE TBD TBD SMOOTH AS SHOWN
G-1	TYPE: MANUFACTURER: COLOR: LOCATION:	1" INSULATED LOW 'E' GLAZING - TBD AS SHOWN SOLARBAN 70XL OR EQUAL
G-2	TYPE: MANUFACTURER: COLOR: GLAZING: AS SHOWN NOTE:	UNIT WINDOW (OPERABLE WHERE SHOWN) GERKIN RHINO SERIES OR EQUAL TBD INSULATED LOW-'E' GLAZING AS SHOWN NO CRANK - PUSH OUT INSTEAD
M-2	TYPE: LOCATION:  NOTE:	BREAK METAL TRIM AND COPING AS SHOWN  TO MATCH ADJACENT FINISH
M-3	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	METAL CANOPY (UNDER SEPARATE PERMIT) - - ABOVE GROUND FLOOR STOREFRONT SYSTEM AS SHOWN
M-6	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	METAL RAILS (SQUARE PROFILE) - - - -
M-7	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	PERFORATED METAL EQUIPMENT SCREEN - - - -
PJ	TYPE: MANUFACTURER: COLOR: LOCATION: CONTACT:	ALUMINUM PANEL JOINT JAMES HARDIE ANOD. ALUMINUM ALL HARDIE





2 Exterior Elevation - West  
A202c SCALE: 3/16"=1'-0"

### Notes:

1. ALL EXTERIOR GLASS TO BE CLR. LOW "E".
2. ALL EXTERIOR METAL ELEMENTS TO BE DECIDED (TBD).
3. ALL STOREFRONT MULLIONS TO BE DECIDED (TBD).
4. A SEPARATE SIGN SUBMITTAL IS REQUIRED. SUBMIT A SIGN DRAWING INDICATING DIMENSIONS, FABRICATION, COLORS OF MATERIALS, PLACEMENT ON STOREFRONT ELEVATIONS, AND MOUNTING AND SERVING TECHNIQUES.
5. ALL MATERIALS MUST BE SUBMITTED TO NEW CITY DESIGN GROUP FOR APPROVAL.
6. SUBMIT SHOP DRAWINGS TO NEW CITY DESIGN GROUP FOR APPROVAL.
7. LOCATE ALL DRYER VENTS, BATHROOM EXHAUST & HOOD EXHAUST VENTS TO REAR OR SIDE OF BUILDING. COORD. ALL LOCATIONS W/ ARCHITECT.

### Elevation Keynotes:

- 1 FIBER CEMENT SIDING (LAP)
- 2 FIBER CEMENT SIDING (PANEL)
- 3 BRICK VENEER
- 4 BRICK SOLDIER COURSE AND/OR ROWLOCK
- 5 METAL TRIM AND COPING
- 6 METAL RAILING W/ HORIZ. SQUARE TUBE PICKETS
- 7 METAL CLAD CANOPY - UNDER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY
- 8 ROLL UP DOOR SYSTEM
- 9 WINDOW SYSTEM - RE: SCHEDULE
- 10 ALUM. CANOPY (UNDER SEPARATE PERMIT)
- 11 SLAT SCREEN WALL
- 12 -
- 13 C/L BETWEEN UNITS/PROP. LINE
- 14 5/4 CEMENTITIOUS TRIM
- 15 MTL. REGLET/REVEAL
- 16 WINDOW SYSTEM
- 17 -
- 18 ROOF SCUPPER & DOWNSPOUT
- 19 OVERFLOW SCUPPER
- 20 EXT. SCONCE LIGHT
- 21 ROOF ACCESS DOOR

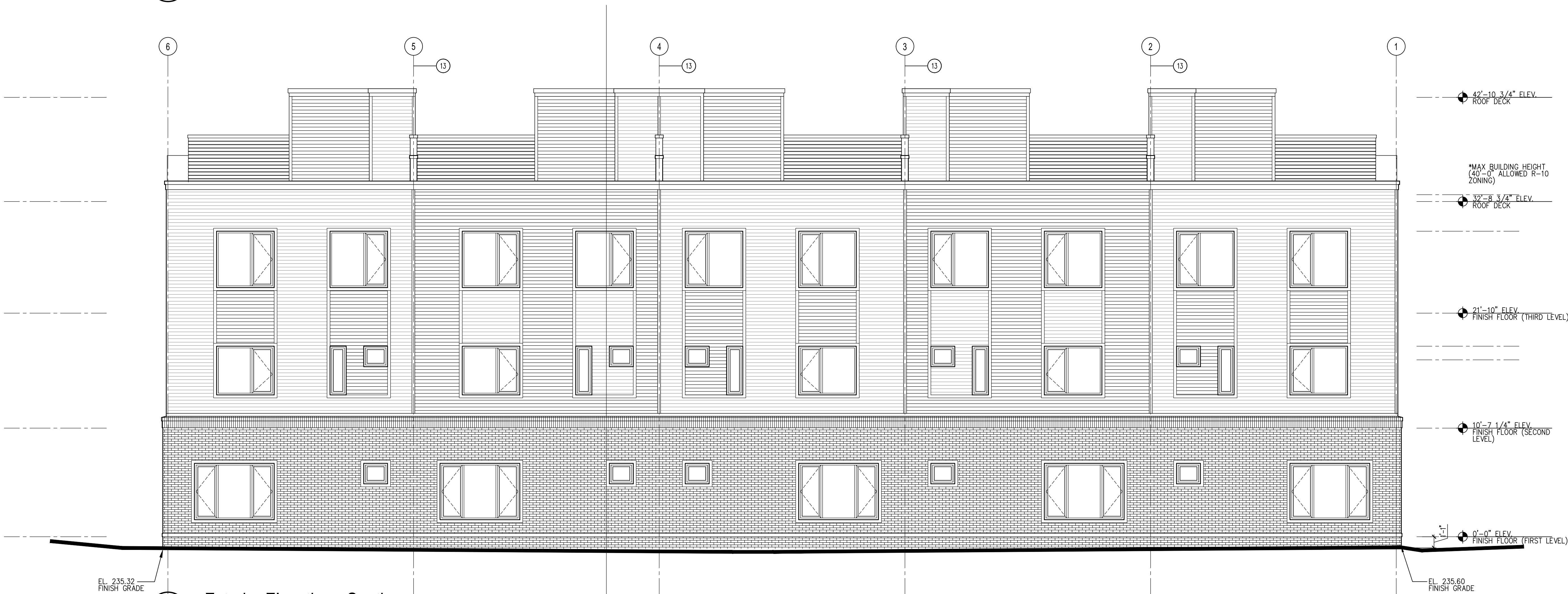
### Building A - Grade Calculations:

HIGHEST PROPOSED GRADE	235.6'
LOWEST PROPOSED GRAD	235.6'
AVERAGE GRADE	235.6'

### Finish Schedule:

#### Exterior Materials

B-1	TYPE: MODULAR SIZED BRICK MANUFACTURER: - COLOR: - LOCATION: AS SHOWN CONTACT: CUSTOM BRICK & SUPPLY CO., BEN AIKEN, 919-832-2804 MORTAR: HOLCIM 200N
H-1	TYPE: HARDIE PANEL SYSTEM MANUFACTURER: JAMES HARDIE COLOR: TBD FINISH: SMOOTH FINISH LOCATION: AS SHOWN NOTE: W/ CLEAR ANOD. ALUMINUM REVEALS
T-1	TYPE: HARDIE TRIM BOARDS MANUFACTURER: JAMES HARDIE COLOR: TBD FINISH: SMOOTH LOCATION: AS SHOWN NOTE: -
T-2	TYPE: COMPOSITE SLAT FENCE MANUFACTURER: TBD COLOR: TBD FINISH: SMOOTH LOCATION: AS SHOWN NOTE: -
G-1	TYPE: 1" INSULATED LOW "E" GLAZING MANUFACTURER: - COLOR: TBD LOCATION: AS SHOWN NOTE: SOLARBAN 70XL OR EQUAL
G-2	TYPE: UNIT WINDOW (OPERABLE WHERE SHOWN) MANUFACTURER: GERKIN RHINO SERIES OR EQUAL COLOR: TBD GLAZING: INSULATED LOW-"E" GLAZING LOCATION: AS SHOWN NOTE: NO CRANK - PUSH OUT INSTEAD
M-2	TYPE: BREAK METAL TRIM AND COPING MANUFACTURER: AS SHOWN COLOR: - LOCATION: - NOTE: TO MATCH ADJACENT FINISH
M-3	TYPE: METAL CANOPY (UNDER SEPARATE PERMIT) MANUFACTURER: - COLOR: - LOCATION: ABOVE GROUND FLOOR STOREFRONT SYSTEM AS SHOWN CONTACT: -
M-6	TYPE: METAL RAILS (SQUARE PROFILE) MANUFACTURER: - COLOR: - LOCATION: - CONTACT: -
M-7	TYPE: PERFORATED METAL EQUIPMENT SCREEN MANUFACTURER: - COLOR: - LOCATION: - CONTACT: -
PJ	TYPE: ALUMINUM PANEL JOINT MANUFACTURER: JAMES HARDIE COLOR: ANOD. ALUMINUM LOCATION: ALL HARDIE CONTACT: -



1 Exterior Elevation - South  
A202c SCALE: 3/16"=1'-0"