

# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

**Development Services Customer Service Center** | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831  
**Litchford Satellite Office** | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

*SP-107-18 AS Salaam Islamic Center*

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <b>577020</b> Assigned Project Coordinator <i>Natasha</i> Assigned Team Leader <i>Sp g a l</i>
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name <b>AS SALAAM ISLAMIC CENTER</b>		
Zoning District	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use <b>PLACE OF WORSHIP</b>		
Property Address(es) <b>108 LORD ANSON DR</b>		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. <b>1713683028</b>	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. <b>This project is for the construction of a new Mosque (Islamic House of Worship). Occupancy controlled by prayer mats. Posted capacity 39 persons.</b>	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE exercising the exception in 2012 NC Building Code (NCBC), Section 1004.1.1 to reduce the occupant load of the proposed worship area based on the layout	
CLIENT/DEVELOPER/OWNER	Company <b>AS SALAAM ISLAMC CENTER</b> Name (s) <b>OLIVER MUHAMMAD</b>	
	Address <b>P.O.BOX 37352, RALIEGH, NC 27627</b>	
	Phone <b>845.380.9362</b>	Email <b>fondakitt@gmail.com</b> Fax <b>NA</b>
CONSULTANT (Contact Person for Plans)	Company <b>SPARKS ENGINEERING, PLLC</b> Name (s) <b>RONALD W. SPARKS, PE</b>	
	Address <b>309 GREENFIELD ST, WILMINGTON, NC 28401</b>	
	Phone <b>910.232.4278</b>	Email <b>MAIL@SPARKSENGINEERINGPLLC.COM</b> Fax <b>NA</b>

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

Zoning Information		Building Information	
Zoning District(s) <b>R-6</b>		Proposed building use(s) <b>RELIGIOUS</b>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross <b>0</b>	
Overlay District		Proposed Building(s) sq. ft. gross <b>6,000</b>	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>39ac</b>		Total sq. ft. gross (existing & proposed)	
Off street parking: Required <b>9</b> Provided <b>14</b>		Proposed height of building(s) <b>18</b>	
COA (Certificate of Appropriateness) case #		# of stories <b>1</b>	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 <sup>st</sup> Floor <b>9'10"</b>	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface <b>0</b> acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface <b>13,224sqft</b> acres/square feet		If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils Flood Study FEMA Map Panel #	

**FOR RESIDENTIAL DEVELOPMENTS**

1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

**SIGNATURE BLOCK (Applicable to all developments)**

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.

I hereby designate **Ronald W. Sparks, PE** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *As-Salaam Islamic Center of Raleigh*  
*Oliver S. Muhammad - Imam* Date *10-22-2018*

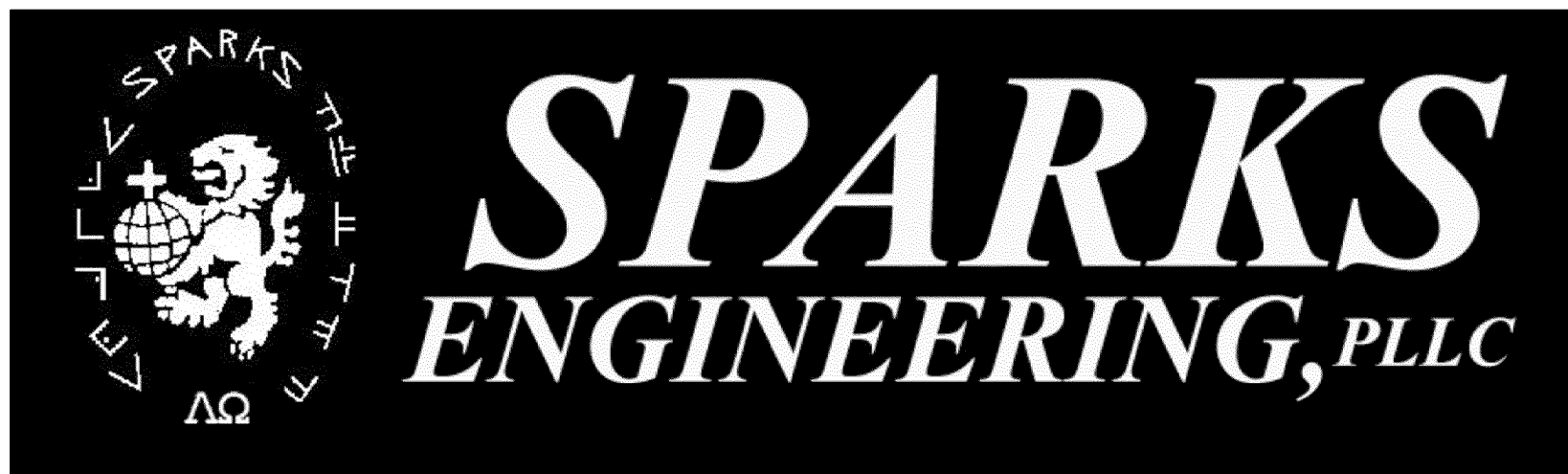
Printed Name *Oliver S. Muhammad*

Signed \_\_\_\_\_ Date \_\_\_\_\_

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

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/> 9.2.2.A.1			✓
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/> 9.1.2 <2ac			✓
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓





Turning Your Visions Into Realities

sparksengineeringpllc.com Mail@sparksengineeringpllc.com

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SERVICES  
DEPARTMENT

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Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 577020

GENERAL INFORMATION			
Development Name: AS SALAAM ISLAMIC CENTER			
Zoning District: R-6	Overlay District (if applicable):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use: PLACE OF WORSHIP			
Property Address(es): 108 LORD ANSON DR		Major Street Locator:	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1713683028	P.I.N.	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe:			
<input type="checkbox"/> Apartment <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input checked="" type="checkbox"/> Religious Institutions <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court			
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CLIENT/DEVELOPER/OWNER	Company AS SALAAM ISLAMIC CENTER		Name(s) OLIVER MUHAMMAD
	Address P.O. BOX 37352, RALIEGH, NC 27627		
	Phone 845.380.9362	Email fondakitt@gmail.com	Fax NA
CONSULTANT (Contact Person for Plans)	Company SPARKS ENGINEERING, PLLC		Name(s) RONALD W. SPARKS, PE
	Address 309 GREENFIELD ST, WILMINGTON, NC 28401		
	Phone 910.232.4278	Email MAIL@SPARKSENGINEERINGPLLC.COM	Fax NA

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) R-6		Proposed building use(s) RELIGIOUS	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 0	
Overlay District		Proposed Building(s) sq. ft. gross 6,000	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .39ac		Total sq. ft. gross (existing & proposed)	
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COA (Certificate of Appropriateness) case #		# of stories 1	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 <sup>st</sup> Floor 9'10"	
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Proposed Impervious Surface 13,224sqft acres/square feet		If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils FEMA Map Panel # Flood Study	
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Signed <u>Oliver S. Muhammad - Imam</u>	Date <u>10-22-2018</u>
Printed Name <u>Oliver S. Muhammad</u>	
Signed _____	Date _____
Printed Name _____	

PAGE 2 OF 3

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REVISION 05.13.16

## Table of Contents

Existing Site Survey

C1 - Site Plan 1/10

C2 - Site plan 1/20

CD- Civil details

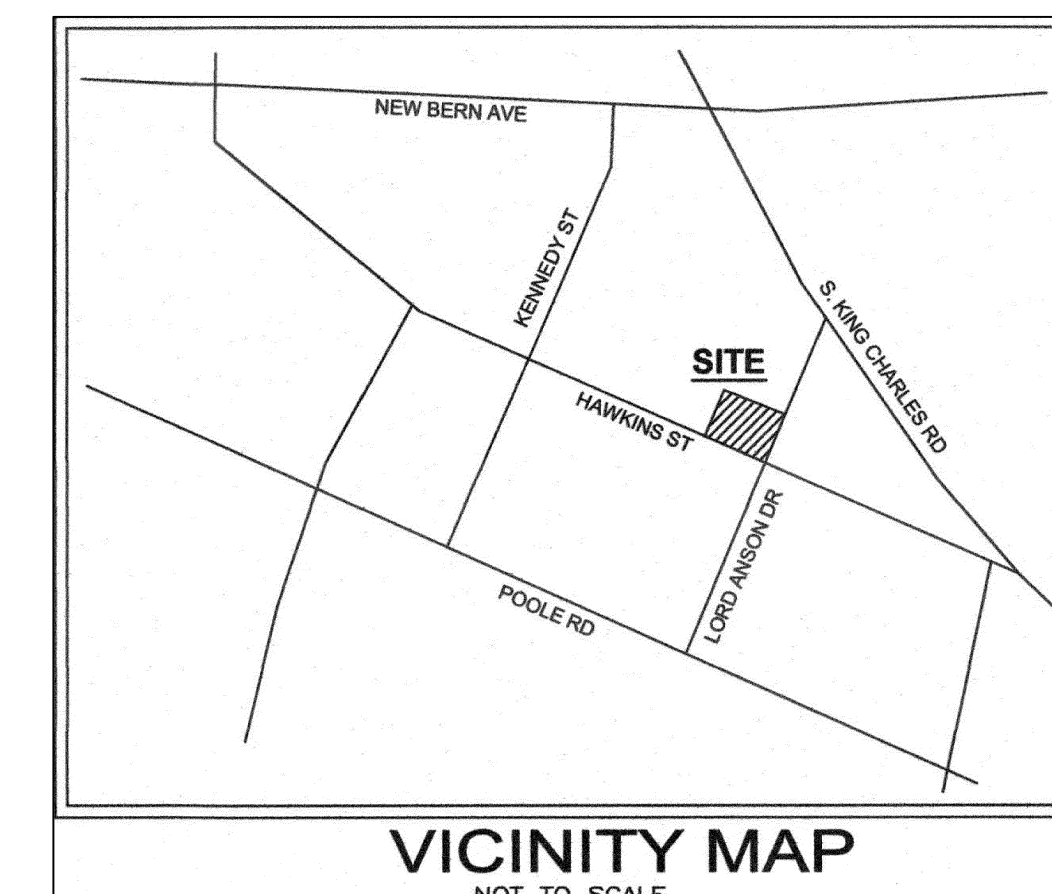
B1-Elevations

B2-Elevations

TRANSACTION # 577020  
Review Cycle #1 responses  
6-17-2019

Owner:  
AS SALAAM ISLAMIC CENTER  
P.O. BOX 37352  
RALEIGH, NC 27627  
845.380.9362  
fondakitt@gmail.com  
Oliver Muhammad - Imam

Sparks Engineering, PLLC  
309 Greenfield St  
Wilmington, NC 28401-6221  
910.232.4278



VICINITY MAP  
NOT TO SCALE

Cover

NEW MOSQUE:  
Administrative Site Review Application - UDO

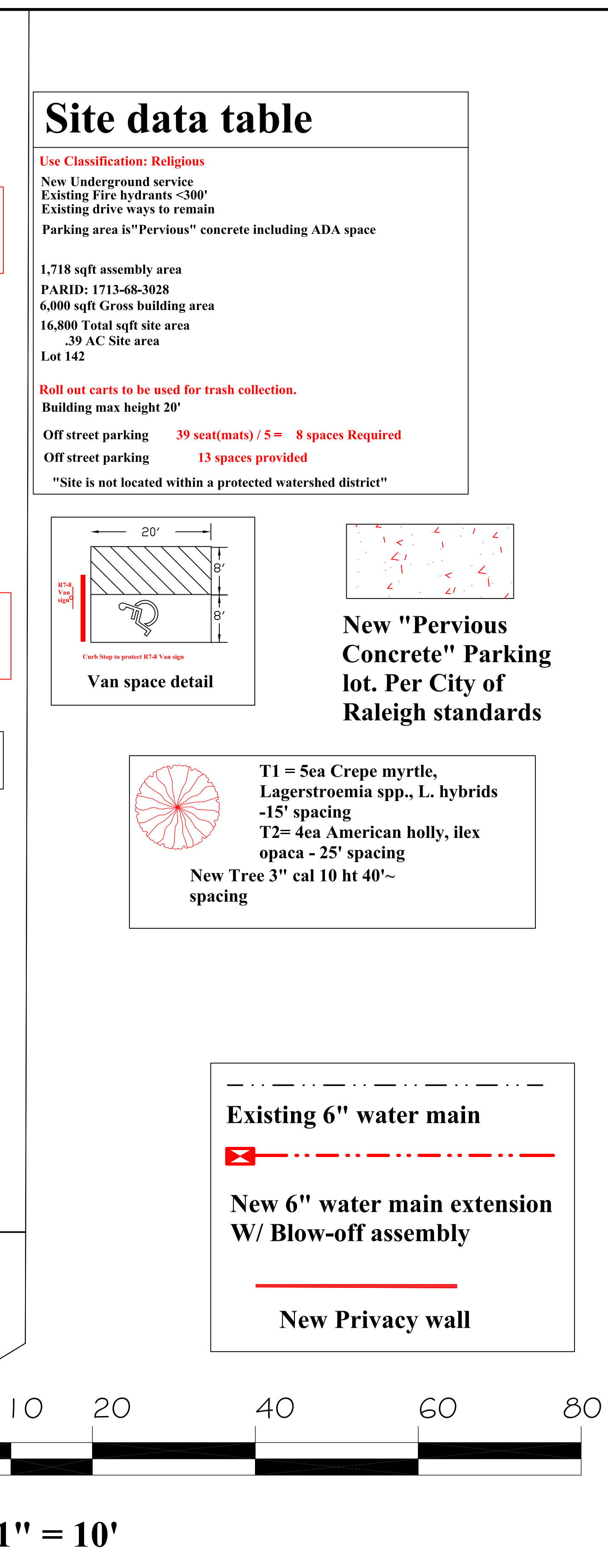
AS SALAAM ISLAMIC CENTER  
108 Lord Anson Dr (SR-107-18)  
Raleigh, NC 27627

PARID: 1713683028

These drawings are instruments of service and as such remain the property of the Engineer. No copies or reproductions of these drawings are permitted without the consent of the Engineer. Upon completion of the work all the drawings except the contract copies are to be returned to the Engineer. Unauthorized use subject to fine of \$100,000.



135  
SABREEN  
AL RAFI  
08, PG 824  
20, PG 178  
713-68-1183




 NORTH CAROLINA  
 PROFESSIONAL SEALERS, INC.  
 SEAL 025439  
 VALID 12/2015  
 WILSON, N.C.

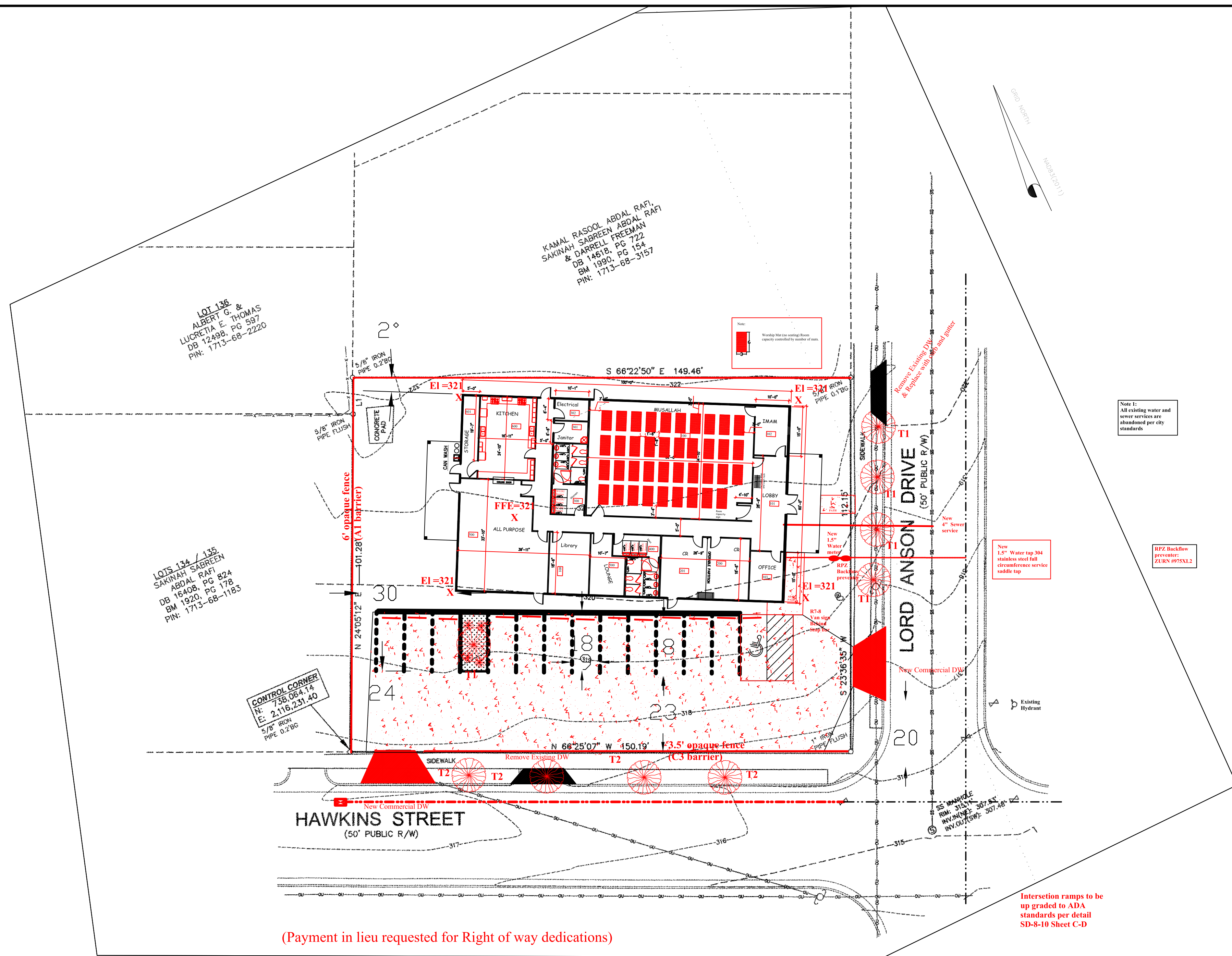
*Sparks Engineering, PLLC*  
309 Greenfield St.  
Wilmington, NC 28401-622  
910.232.4278



Sheet

# C-1





(Payment in lieu requested for Right of way dedications)

Note 2"  
Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.

Note 1:  
All existing water and sewer services are abandoned per city standards.

R7-8 Backhoe protection  
ALRS 07/01/12

New 1/2" Water cap 304 stainless steel full circumference service middle top

Intersection ramps to be up graded to ADA standards per detail SD-8-10 Sheet C-D

## Site data table

### Use Classification: Religious

New Underground service  
Existing Fire hydrants <300'  
Existing drive ways to remain  
Parking area is "Pervious" concrete including ADA space

1,718 sqft assembly area  
PARID: 1713-68-3028  
6,000 sqft Gross building area  
16,800 Total sqft site area  
.39 AC Site area  
Lot 142

### Roll out carts to be used for trash collection.

Building max height 20'

Off street parking 39 seat(mats) / 5 = 8 spaces Required

Off street parking 13 spaces provided

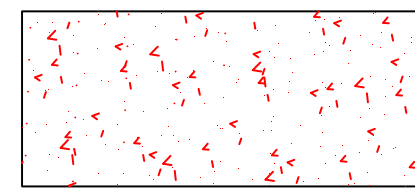
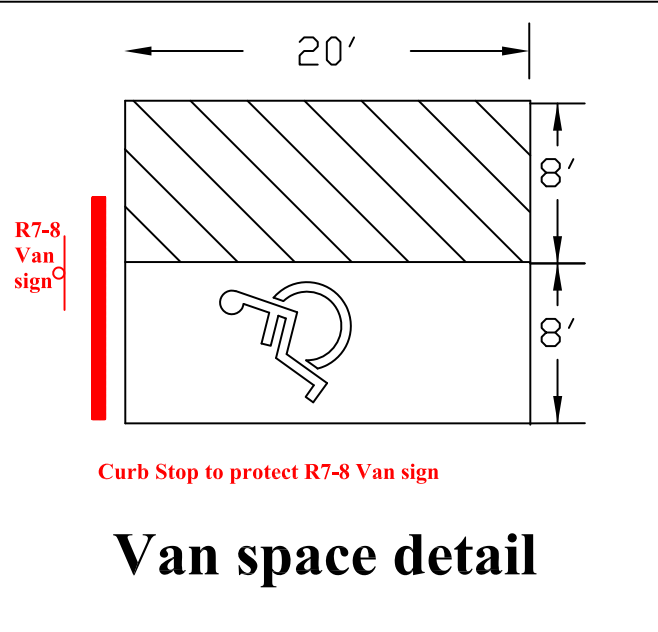
"Site is not located within a protected watershed district"

Existing 6" water main

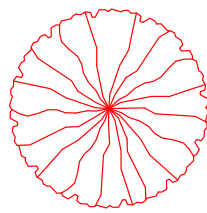
New 6" water main extension  
W/ Blow-off assembly

New Privacy wall

Spot Elv. X



New "Pervious Concrete" Parking lot. Per City of Raleigh standards



T1 = 5ea Crepe myrtle, Lagerstroemia spp., L. hybrids  
-15' spacing  
T2= 4ea American holly, ilex opaca - 25' spacing

New Tree 3" cal 10 ht 40'~ spacing

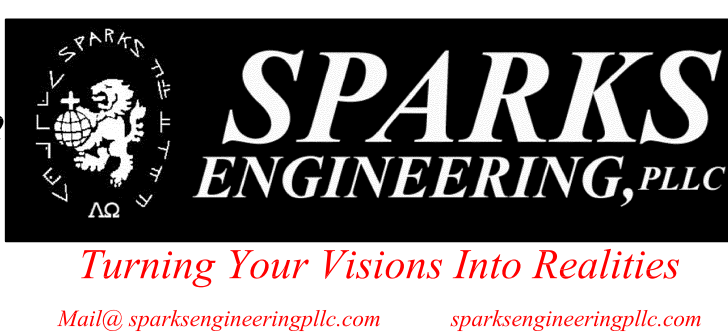


Scale 1" = 20'

TRANSACTION # 577020  
Review Cycle #1 responses  
6-17-2019

AS SALAAM ISLAMIC CENTER  
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Raliegh, NC 27627

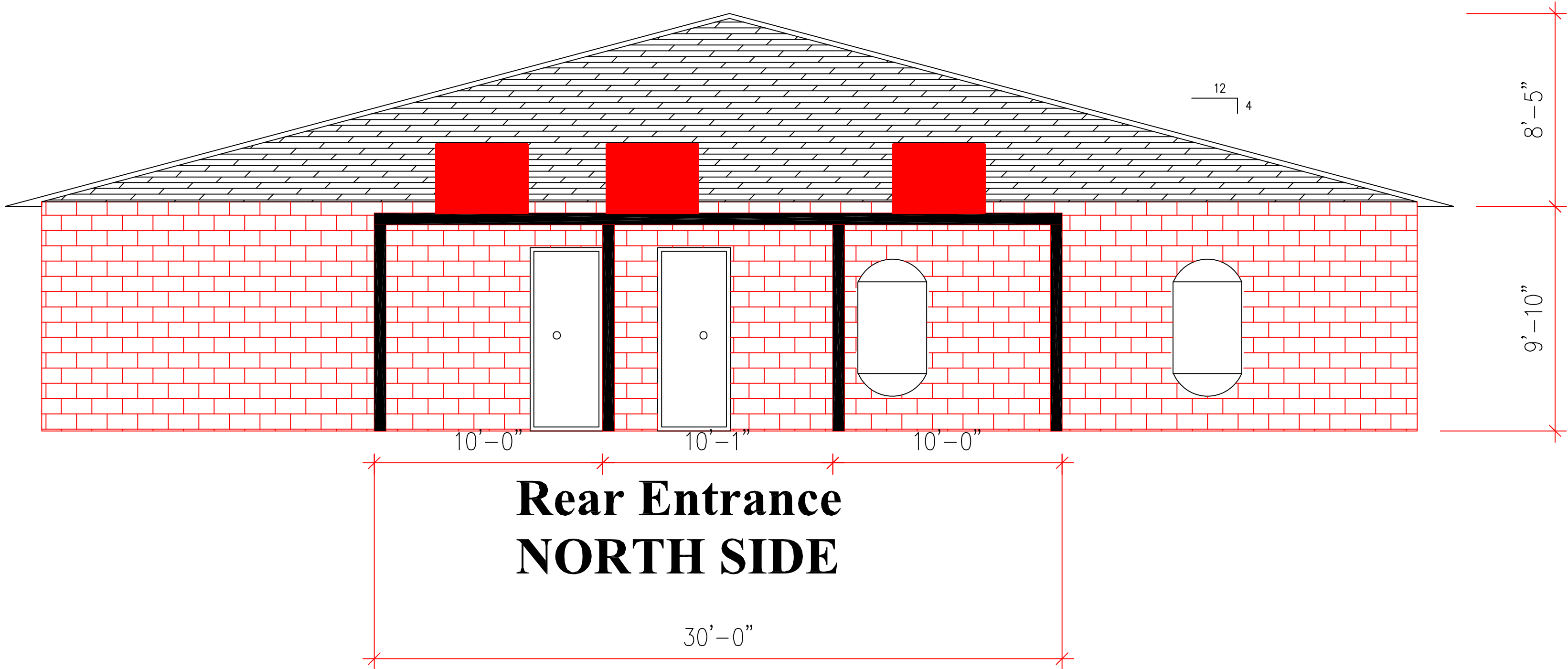
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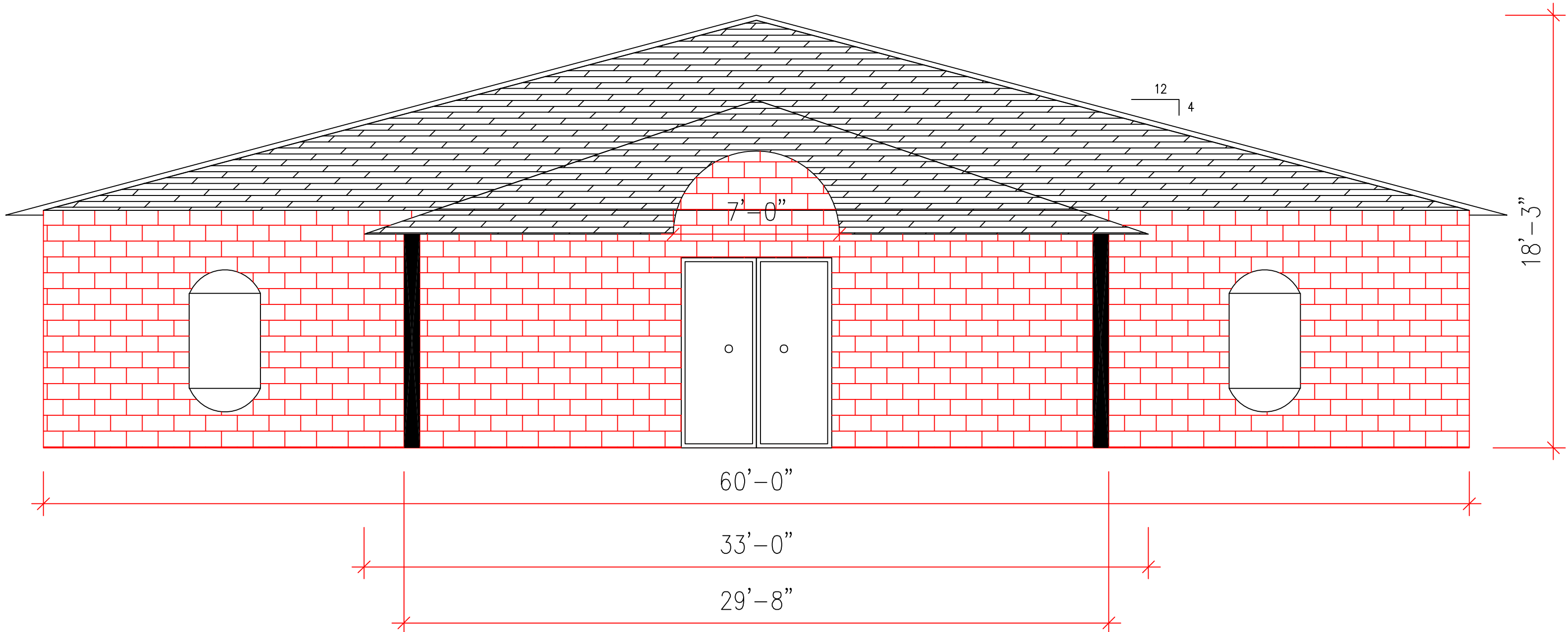
Revision Block


Sheet

C-2

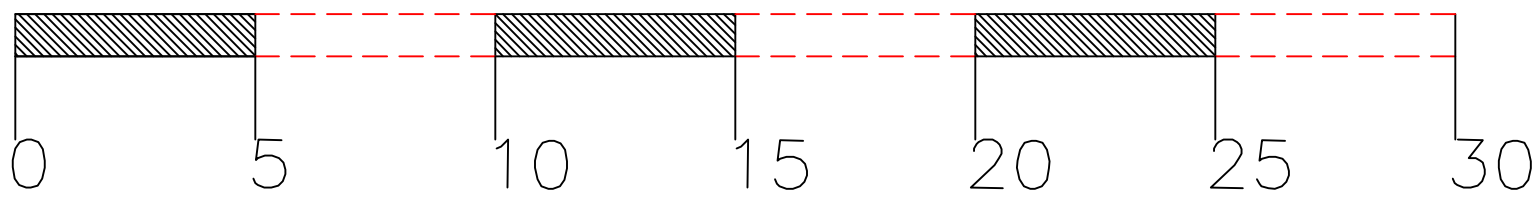


Note:  
Elevated HVAC  
units at rear.  
Supports by HVAC  
contractor. Engineer  
to field verify



Main Entrance  
SOUTH SIDE

FFE=321'



Scale 1 = 1/4

Elevations



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B-1



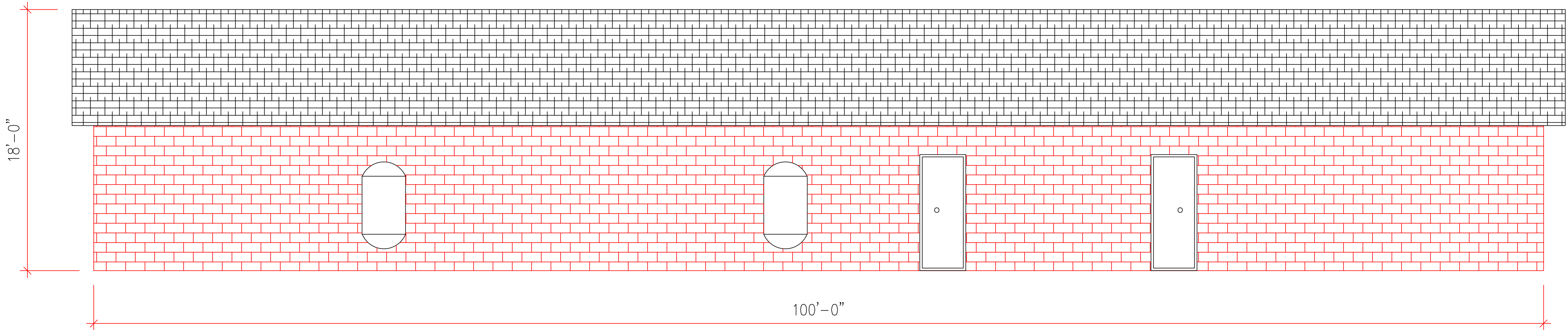


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sparksengineeringllc.com

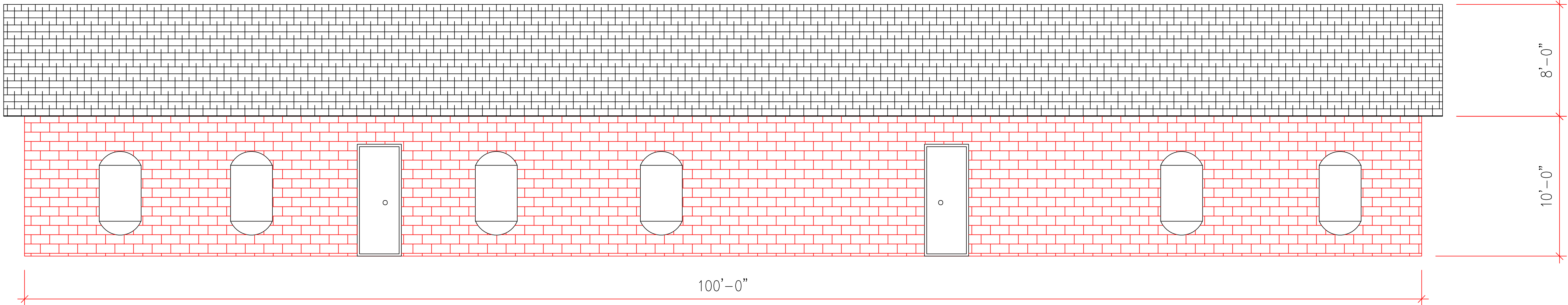
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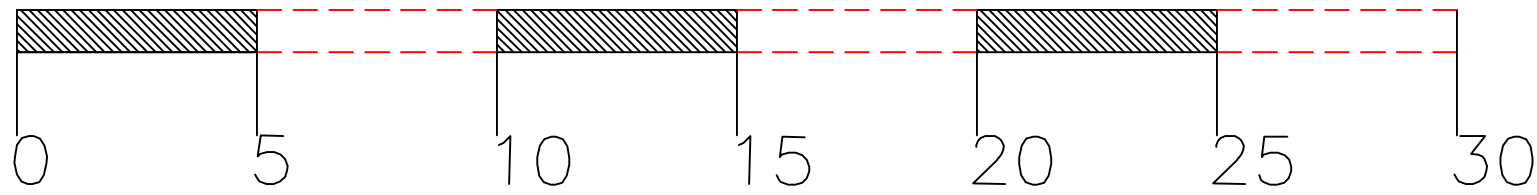
VIEW FROM NORTH SIDE



VIEW FROM SOUTH SIDE

FFE=321'

Note:  
Elevated HVAC  
units at rear not  
shown for claiity



Scale 1 = 1/4

Elevations

B-2