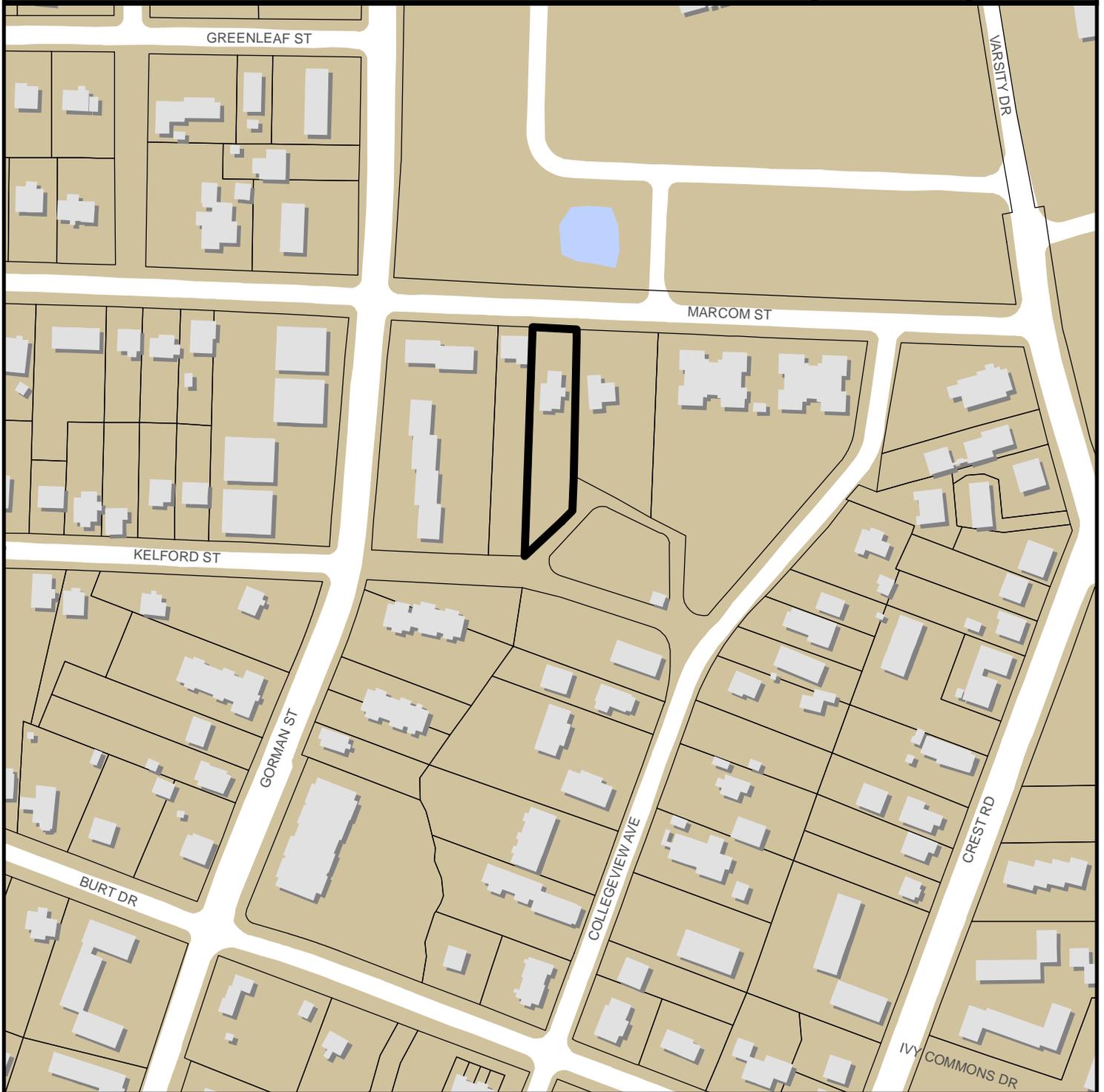


3607 MARCOM STREET SR-49-2016



Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.45**

Units: **1,989**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **3607 Marcom**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 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

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 checked="" type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 479501 Assigned Project Coordinator SHANKLE Assigned Team Leader WALTERS
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 462919 DD > WALTERS		
GENERAL INFORMATION		
Development Name 3607 MARCOM ST.		
Zoning District R-10	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use DUPLEX RESIDENCE		
Property Address(es) 3607 MARCOM ST.		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0793-38-0513	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 checked="" type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input 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. REMOVAL OF EX. DUPLEX CONSTRUCTION OF NEW DUPLEX	
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 N/A	
CLIENT/DEVELOPER/OWNER	Company 3607 Marcom LLC	Name (s) SHENG QIAN HUO & PING ZHANG
	Address 3607 MARCOM ST. RALEIGH, NC 27606	
	Phone 919 434-8436	Email majunhong@yahoo.com Fax 919-386-1708
CONSULTANT (Contact Person for Plans)	Company THOMPSON & ASSOCIATES	Name (s) RANDY MILLER
	Address 1149 EXECUTIVE CIRCLE CARY, NC 27511	
	Phone 919 465-1566	Email MILLER, PC@att.net Fax 919-465-1585

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) <u>R-10</u>	Proposed building use(s) <u>DUPLEX RESIDENCE</u>
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross <u>1370 (Removed)</u>
Overlay District	Proposed Building(s) sq. ft. gross <u>1989</u>
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>0.45</u>	Total sq. ft. gross (existing & proposed) <u>1989</u>
Off street parking: Required <u>4</u> Provided <u>4</u>	Proposed height of building(s) <u>35'</u>
COA (Certificate of Appropriateness) case # <u>NA</u>	# of stories <u>3</u>
BOA (Board of Adjustment) case # A- <u>NA</u>	Ceiling height of 1 st Floor <u>10'</u>
CUD (Conditional Use District) case # Z- <u>NA</u>	
Stormwater Information	
Existing Impervious Surface <u>.08</u> acres/square feet <u>3557</u>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>.08</u> acres/square feet <u>3642</u>	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 <u>2</u>	5. Bedroom Units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7 <input type="checkbox"/>
3. Total Number of Hotel Units	7. Open Space (only) or Amenity <u>NA</u>
4. Overall Total # Of Dwelling Units (1-6 Above) <u>2</u>	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" 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 THOMPSON & ASSOCIATES 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.

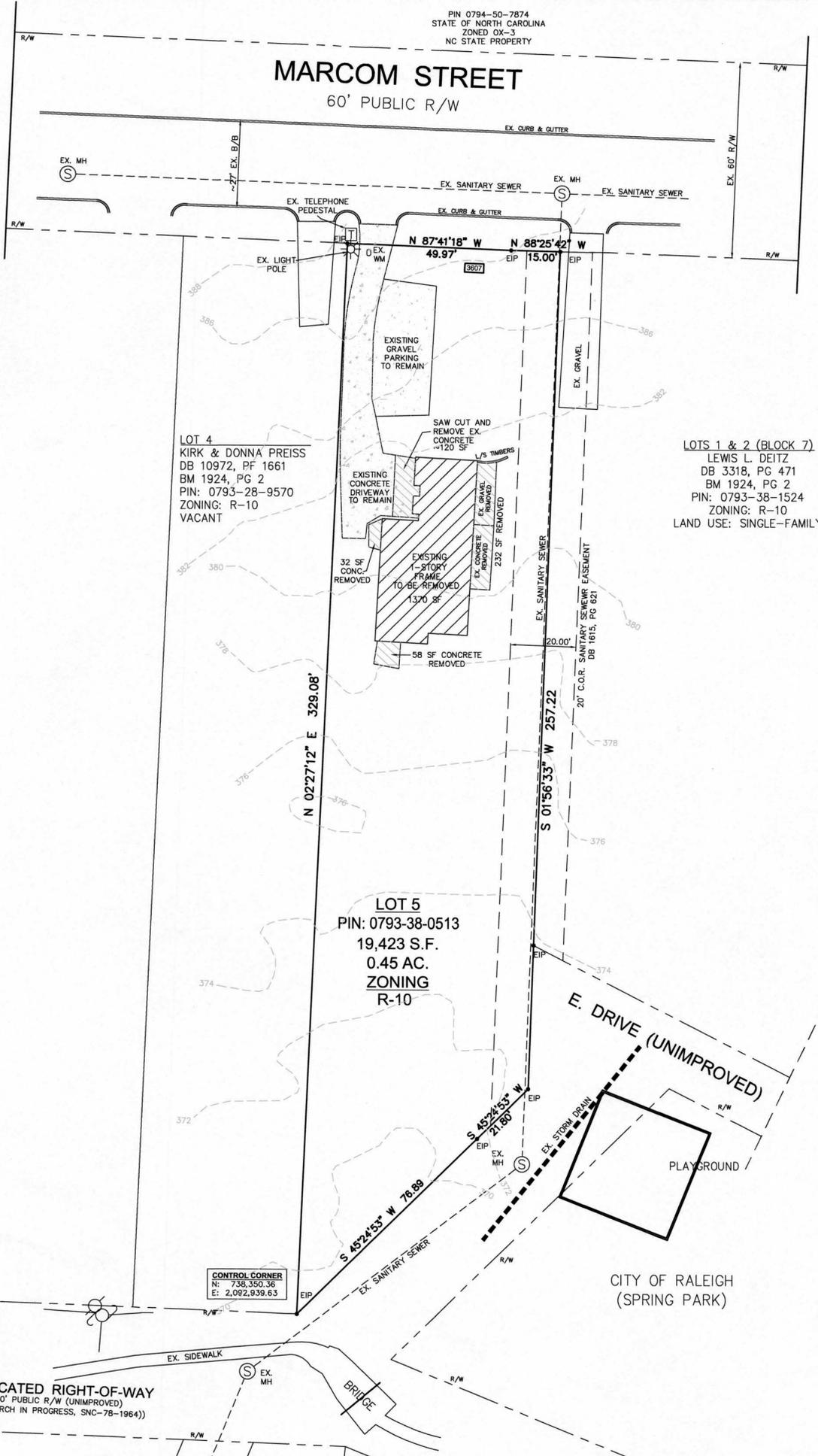
Signed [Signature] Date 7/6/2016

Printed Name JUNHONG MA

Signed _____ Date _____

Printed Name _____

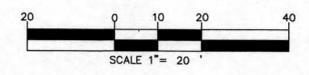
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application 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 type="checkbox"/>	N/A			
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"/>			
f) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" 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"/>			
h) Proposed Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input 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. <u>For re-submittals – include all revision dates</u>	<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"/>			



IMPERVIOUS SURFACE AREA SUMMARY:
 EX. IMPERVIOUS SURFACE AREA: 3557 SF
 EX. DUPLEX: 1370 SF
 CONCRETE: 1332 SF
 GRAVEL: 835 SF
 EXISTING IMPERVIOUS AREA %: 18.31%

IMPERVIOUS AREA REMOVED WITH DEMOLITION: 1812 SF
 EX. DUPLEX: 1370 SF
 CONCRETE: 332 SF
 GRAVEL: 110 SF

NOTE:
 ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

DEDICATED RIGHT-OF-WAY
 40' PUBLIC R/W (UNIMPROVED)
 (RESEARCH IN PROGRESS, SNC-78-1964))

OWNER:
 SHENG QIAN HUO & PING ZHANG
 3607 MARCOM STREET
 RALEIGH, NC 27606

**ADMINISTRATIVE SITE REVIEW
 EXISTING CONDITIONS/DEMOLITION
 3607 MARCOM STREET**

 THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D-2 CARY, NC 27511 (919) 465-1566 FAX (919) 465-1585 NC LIC# C-0343 ENGINEERING SURVEYING LAND PLANNING	RALEIGH TOWNSHIP	OWNER
	WAKE COUNTY	NORTH CAROLINA
	DATE 7/5/16	DRAWN MTH
	SCALE 1" = 20'	SURVEYED N/A
	REVISIONS	PIN

SITE DATA

PIN 0793-38-0513
 SITE ADDRESS: 3607 MARCOM ST. RALEIGH, NC
 TOTAL ACREAGE: 0.45 ACRES (19,423 SF)
 ZONED R-10
 EXISTING USE: DUPLEX RESIDENCE
 PROPOSED USE: DUPLEX RESIDENCE (USE UNCHANGED)

EXISTING IMPERVIOUS SURFACE AREA: 3,557 SF 18.31%
 PROPOSED IMPERVIOUS SURFACE AREA: 3,642 SF 18.75%

PARKING REQUIRED: 2 SPACES PER UNIT (2 UNITS X 2 SPACES) = 4
 EXISTING SPACES 4
 NO NEW PARKING PROPOSED

LANDSCAPING IS EXISTING AND WILL REMAIN UNDISTURBED.
 NO NEW LANDSCAPING PROPOSED.

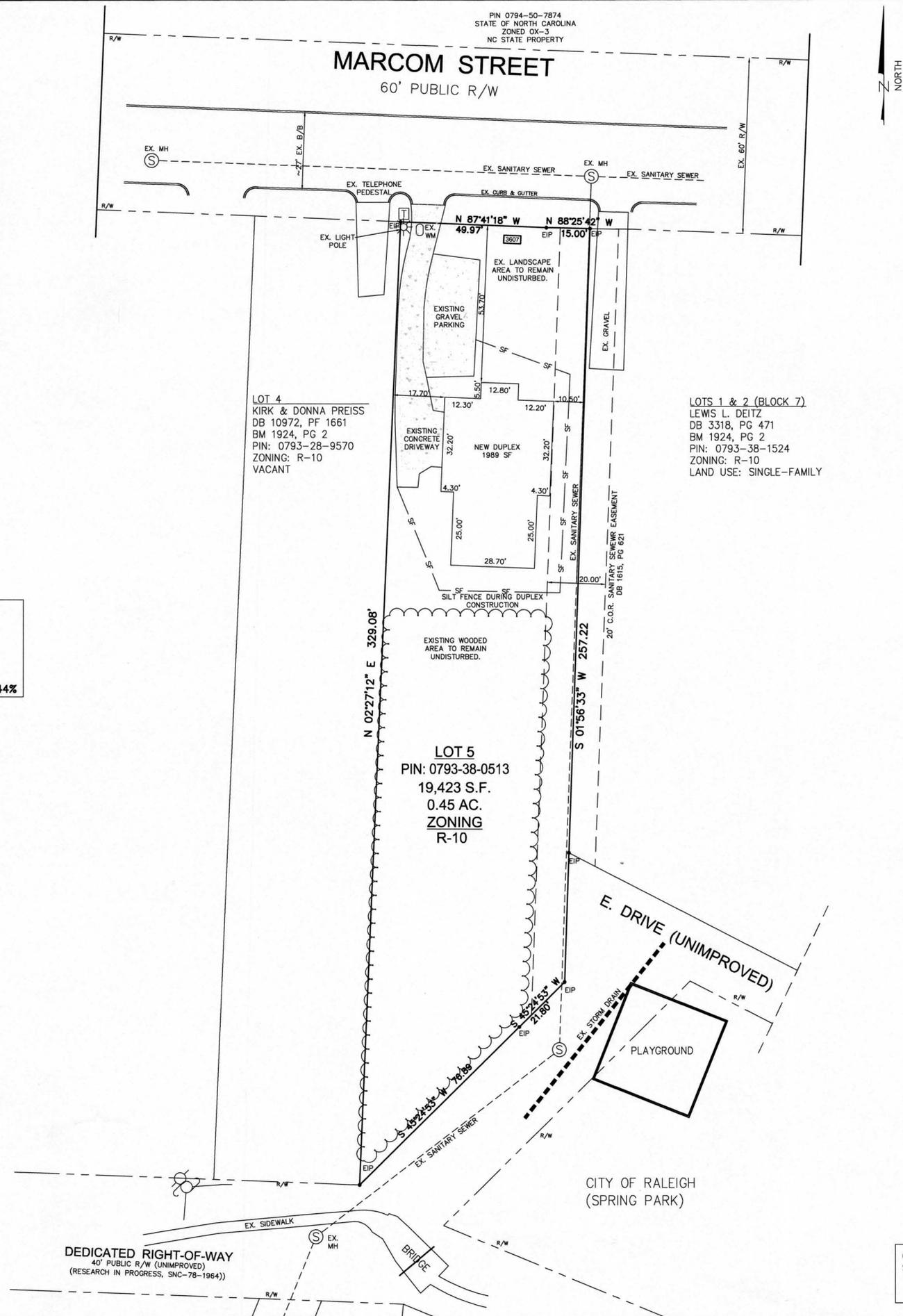
SITE CURRENTLY SERVED BY C.O.R. WATER AND SEWER
 NO NEW UTILITIES PROPOSED.

SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
 SITE DOES NOT CONTAIN ANY WETLAND AREAS
 SITE CONTAINS NO NEUSE RIVER BUFFER AREAS
 ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH
 STANDARDS AND SPECIFICATIONS.

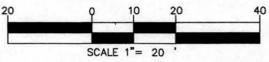
IMPERVIOUS SURFACE AREA SUMMARY:
 AFTER NEW DUPLEX CONSTRUCTION: 3642 SF
 DUPLEX: 1989 SF
 CONCRETE: 928 SF
 GRAVEL: 725 SF
 IMPERVIOUS AREA %: 18.75%

PROJECT INCREASES IMPERVIOUS SURFACE AREA BY 85 SF OR 0.44%

NOTE:
 ALL CONSTRUCTION & MATERIALS SHALL BE
 IN STRICT ACCORDANCE WITH ALL CITY OF
 RALEIGH STANDARDS, SPECIFICATIONS, AND
 DETAILS.



**PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION**



**ADMINISTRATIVE SITE REVIEW
 SITE PLAN
 3607 MARCOM STREET**

OWNER:
 SHENG QIAN HUO & PING ZHANG
 3607 MARCOM STREET
 RALEIGH, NC 27606

<p>THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D-2 CARY, NC 27511 (919) 465-1588 FAX (919) 465-1585 NC LIC# C-0343</p>	RALEIGH TOWNSHIP		OWNER: SHENG QIAN HUO & PING ZHANG
	WAKE COUNTY	NORTH CAROLINA	ZONED R-10
	DATE 7/5/16	DRAWN MTH	JOB NO.
	SCALE 1" = 20'	SURVEYED N/A	MARCOM-ST-SITE
REVISIONS		PIN 0793-38-0513	