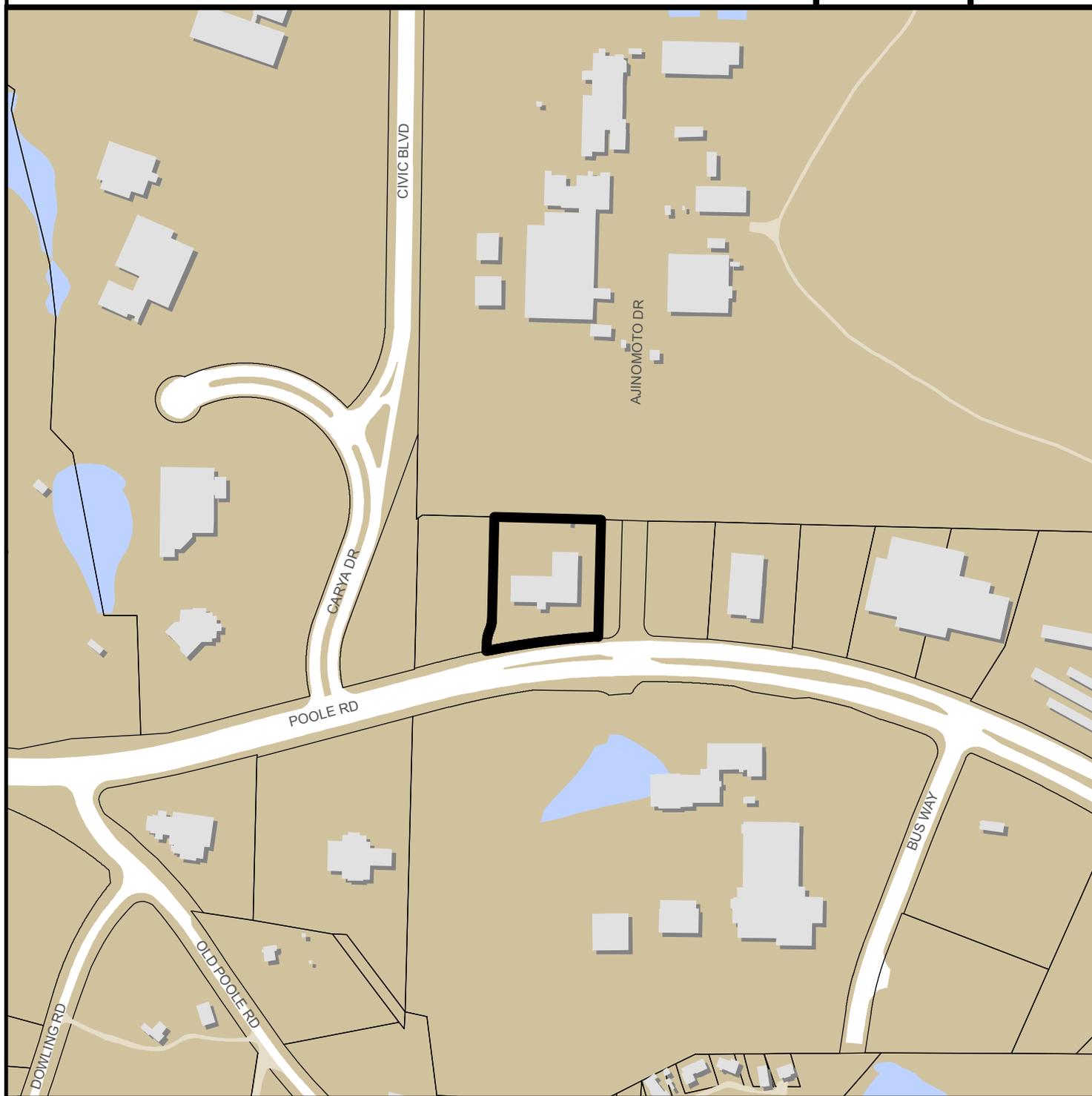


AJINOMOTO OFFICE BUILDING ADDITION SR-96-2016



0 300 600 Feet

Zoning: **IX-3**
CAC: **Southeast**
Drainage Basin: **Crabtree Basin**
Acreage: **1.69**
Sq. Ft. : **3,123**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Bern Development**
Phone: **(919) 815-0067**



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

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

52-96-14

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" 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 496212 Assigned Project Coordinator Assigned Team Leader Rametta Z

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

GENERAL INFORMATION

Development Name: **Asimov Office Building**

Zoning District: **IX-3** Overlay District (if applicable): **N/A** Inside City Limits? Yes No

Proposed Use: **Offices & Clerical work for adjacent industrial facility**

Property Address(es): **4105 Poole Rd** Major Street Location: **Poole Rd**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N.	P.I.N.	P.I.N.	P.I.N.
1223854089			

What is your project type?

<input type="checkbox"/> Apartment	<input type="checkbox"/> Elderly Facilities	<input type="checkbox"/> Hospitals	<input type="checkbox"/> Hotels/Motels	<input checked="" type="checkbox"/> Office
<input type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-Residential Condo	<input type="checkbox"/> School	<input type="checkbox"/> Banks	<input type="checkbox"/> Industrial Building
<input 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"/> 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.

addition to existing building which was planned when the original building was approved for construction. Original site plan called for additional parking spaces.

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.

CLIENT/DEVELOPER/OWNER

Company: **Bears Development Co** Name (s): **Bowie Walker**

Address: **P.O. Box 1692, White Forest, NC**

Phone: **427-2572** Email: **BearsDevelopment@comcast.net** Fax:

CONSULTANT (Contact Person for Plans)

Company: **Audron Architects & Assoc.** Name (s): **S. Robert Audron**

Address: **11312 Saddleview Ct. Raleigh, NC 27603**

Phone: **666-6405** Email: **Bob@Audron.com** Fax:

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

Zoning Information

Building Information

Zoning District(s) **IX-3**

Proposed building use(s) **Business & Office Work**

If more than one district, provide the acreage of each:

Existing Building(s) sq. ft. gross **11,338**

Overlay District **N/A**

Proposed Building(s) sq. ft. gross **3,123**

Total Site Acres Inside City Limits Yes No **1.69 AC**

Total sq. ft. gross (existing & proposed) **14,461**

Off street parking: Required **NO** Provided

Proposed height of building(s) **20'**

COA (Certificate of Appropriateness) case # **N/A**

of stories **1**

BOA (Board of Adjustment) case # **A- N/A**

Ceiling height of 1st Floor **10'**

CUD (Conditional Use District) case # **Z- N/A**

Stormwater Information

Existing Impervious Surface **44,536 sf** acres/square feet

Flood Hazard Area Yes No

Proposed Impervious Surface **47,659 sf** acres/square feet

If Yes, please provide:

Neuse River Buffer Yes No Wetlands Yes No

Alluvial Soils **N/A** Flood Study **N/A**

FEMA Map Panel # **3720172300J**

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units **N/A**

5. Bedroom Units: 1br **n/a** 2br **n/a** 3br **n/a** 4br or more **n/a**

2. Total # Of Congregate Care Or Life Care Dwelling Units **N/A**

6. Infill Development 2.2.7 **N/A**

3. Total Number of Hotel Units **N/A**

7. Open Space (only) or Amenity **N/A**

4. Overall Total # Of Dwelling Units (1-6 Above) **N/A**

8. Is your project a cottage court? Yes No

SIGNATURE BLOCK (Applicable to all developments)

In filling 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 D. Andrew Storey 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 D. Andrew Storey Date 11/9/2016

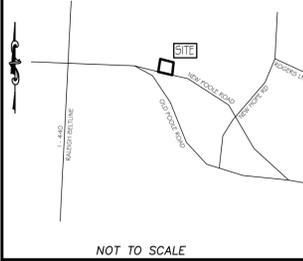
Printed Name D. Andrew Storey

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 351	<input type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input type="checkbox"/>				
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input 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 type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>				
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input type="checkbox"/>				
c) Proposed Site Plan	<input type="checkbox"/>				
d) Proposed Grading Plan	<input 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 type="checkbox"/>			
f) Proposed Utility Plan, including Fire	<input 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 type="checkbox"/>			
h) Proposed Landscape Plan	<input 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 type="checkbox"/>	<input type="checkbox"/>			
j) Transportation Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>				
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input 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 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 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 type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>			
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input type="checkbox"/>			

LOCATION MAP



NOT TO SCALE

GENERAL NOTES:

1. WAKE PARCEL ID NUMBER: 1723854007
2. TOTAL PROJECT AREA: 73620 SF (1.69 AC.)
3. EXISTING ZONING DISTRICT: IX-3 (INDUSTRIAL MIXED USE)
4. LAND CLASSIFICATION: -
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM - COMMUNITY PANEL NUMBER 3720172300A, EFFECTIVE DATE 6/2/06
6. SITE ADDRESS 4105 POOLE ROAD
7. EXISTING IMPERVIOUS ON-SITE = 41,947 SF
8. AS-BUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY OTHERS.
9. LAND OWNER - AJINOMOTO NORTH AMERICA INC
4020 AJINOMOTO DRIVE
RALEIGH, NC 27610-2911
10. LEGAL DESCRIPTION - LOT 2 EAST PARK SUBDIVISION
DEEDBOOK 15611 PAGE 2474
MAPBOOK 2001 PAGE 376
11. THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS - DEEDBOOK 8820 PAGE 1173

SITE & BUILDING DATA:

TOTAL LOT AREA = 73620 SF (1.69 AC.)
 PROPERTY ADDRESS IS 4105 POOLE ROAD
 WAKE COUNTY PIN: 1723854007

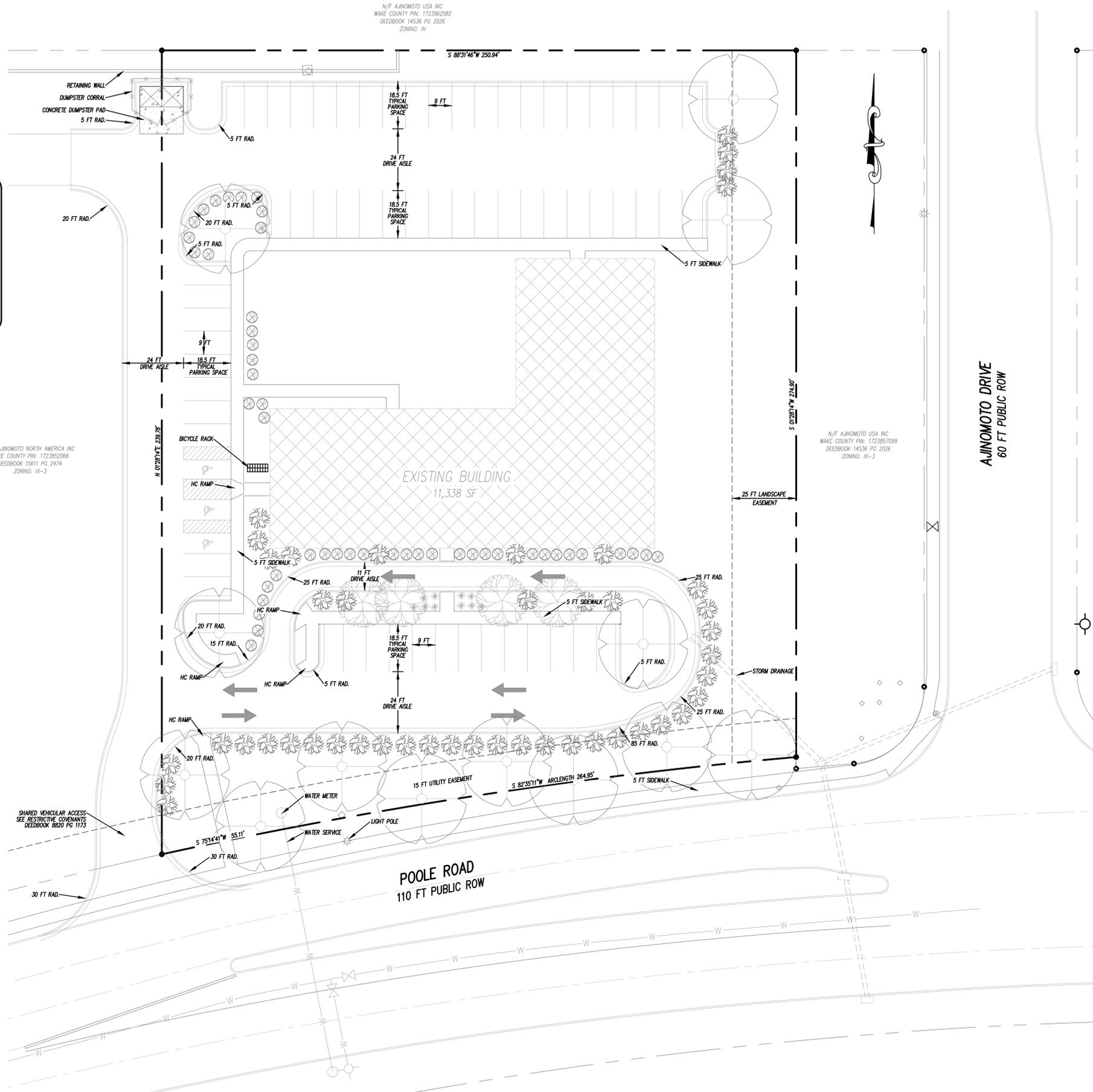
EXISTING ON-SITE DATA:
 EXISTING BUILDING = 11,338 SF
 EXISTING ASPHALT & CURBING = 29,290 SF
 EXISTING SIDEWALK = 3,297 SF
 TOTAL = 42,915 SF
 EXISTING SBX IMPERVIOUS

BUILDING DATA:
 NUMBER OF BUILDINGS = 1
 BUILDING HEIGHT = +/- 20 FT
 NUMBER OF STORES = 1
 LOT COVERAGE: 11,338 SF / 73,620 SF = 0.154
 PROPOSED 15% BUILDING LOT COVERAGE

BUILDING SETBACKS (SEC. 3.2.6 CITY OF RALEIGH UDO):
 REQUIRED SETBACKS
 FRONT SETBACK: 3 FT
 SIDE SETBACK: 0 OR 6 FT
 REAR SETBACK: 0 OR 6 FT

N/F AJINOMOTO NORTH AMERICA INC
 WAKE COUNTY PIN: 1723852066
 DEEDBOOK 15611 PG 2474
 ZONING: IX-3

N/F AJINOMOTO USA INC
 WAKE COUNTY PIN: 1723857099
 DEEDBOOK 14536 PG 2026
 ZONING: IX-3



PLANT LEGEND

SYMBOL	DESCRIPTION
TREES / SHRUBS	
	EXISTING MATURE SHRUB
	EXISTING MATURE TREE
	EXISTING UNDERSTORY TREE/SHRUB



ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 1250
 WENDELL, NC 27591
 (910) 791-4441

EXISTING CONDITIONS for
AJINOMOTO OFFICE ADDITION

SITE PLAN for
AJINOMOTO OFFICE ADDITION
 LOCATED IN CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA

OWNER: AJINOMOTO USA, INC
 4020 AJINOMOTO DRIVE
 RALEIGH, NC 27610-2911

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 10-14-16
 HORZ. SCALE: 1" = 20'
 VERT. SCALE: N/A
 DRAWN BY: JFO
 CHECKED BY: HSR
 PROJECT NO.: 16-0383

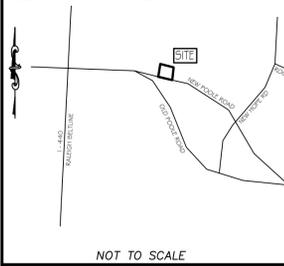
Sheet No. **C.3** of **C.4**

LEGEND

- - - - - EXISTING BOUNDARY
-
-
- W - EXISTING WATER
- SS - EXISTING SEWER
-
- - - - - EXISTING CONTOUR
- - - - - EXISTING STORM DRAIN



LOCATION MAP



NOT TO SCALE

GENERAL NOTES:

1. WAKE PARCEL ID NUMBER: 1723854087
2. TOTAL PROJECT AREA: 73620 SF (1.69 AC.)
3. EXISTING ZONING DISTRICT: IX-3 (INDUSTRIAL MIXED USE)
4. LAND CLASSIFICATION: -
5. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 370172300A, EFFECTIVE DATE 6/2/06
6. SITE ADDRESS 4105 POOLE ROAD
7. EXISTING IMPERVIOUS ONSITE = 41,947 SF
8. AS-built BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY OTHERS.
9. LAND OWNER - AJINOMOTO NORTH AMERICA INC
4020 AJINOMOTO DRIVE
RALEIGH, NC 27610-2911
10. LEGAL DESCRIPTION - LOT 2 EAST PARK SUBDIVISION
DEEDBOOK 15611 PAGE 2474
MAPBOOK 2001 PAGE 376
11. THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS - DEEDBOOK 8820 PAGE 1173

SITE & BUILDING DATA:

TOTAL LOT AREA = 73620 SF (1.69 AC.)
PROPERTY ADDRESS IS 4105 POOLE ROAD
WAKE COUNTY PIN: 1723854087

EXISTING ONSITE DATA:
EXISTING BUILDING = 11,338 SF
EXISTING ASPHALT & CURBING = 29,290 SF
EXISTING SIDEWALK = 3,297 SF
TOTAL = 42,915 SF

EXISTING 50% IMPERVIOUS
PROPOSED IMPERVIOUS
PROPOSED BUILDING ADDITION = 3,123 SF
PROPOSED SIDEWALK = 128 SF
EXISTING SIDEWALK TO BE REMOVED = -325 SF
TOTAL = 45,841 SF

EXISTING 62% IMPERVIOUS

BUILDING DATA:
NUMBER OF BUILDINGS = 1
BUILDING HEIGHT = +/- 20 FT
BUILDING TYPE = IIB
NUMBER OF STORES = 1
PROPOSED BUILDING AREA: 14,461 SF
LOT COVERAGE: 14,461 SF / 73,620 SF = 0.196
PROPOSED 20% BUILDING LOT COVERAGE

BUILDING SETBACKS (SEC. 3.2.6 CITY OF RALEIGH UDO):

REQUIRED SETBACKS	PROPOSED SETBACKS
FRONT SETBACK: 3 FT	FRONT SETBACK: 76 FT
SIDE SETBACK: 0 OR 6 FT	SIDE SETBACK: 42 & 55 FT
REAR SETBACK: 0 OR 6 FT	REAR SETBACK: 81 FT

PARKING DATA:

REQUIRED PARKING (PER UDO ARTICLE 7.1 PARKING)

COMMERCIAL OFFICE: VEHICLE PARKING
1 SPACE PER 400 SF OF GROSS FLOOR AREA
GROSS FLOOR AREA = 14,461 SF
14,461 / 400 = 37 MIN. VEHICLE SPACES; 54 SPACES PROVIDED; 5 HC SPACES PROVIDED

COMMERCIAL OFFICE: SHORT-TERM BICYCLE PARKING
1 SPACE PER 10,000 SF OF GROSS FLOOR AREA, 4 SPACES MIN.
GROSS FLOOR AREA = 14,461 SF
14,461 / 10,000 = 2 4 MIN. SHORT-TERM BICYCLE SPACES; 4 SPACES PROVIDED

COMMERCIAL OFFICE: LONG-TERM BICYCLE PARKING
1 SPACE PER 5,000 SF OF GROSS FLOOR AREA, 4 SPACES MIN.
GROSS FLOOR AREA = 14,461 SF
14,461 / 5,000 = 2 4 MIN. LONG-TERM BICYCLE SPACES; 4 SPACES PROVIDED

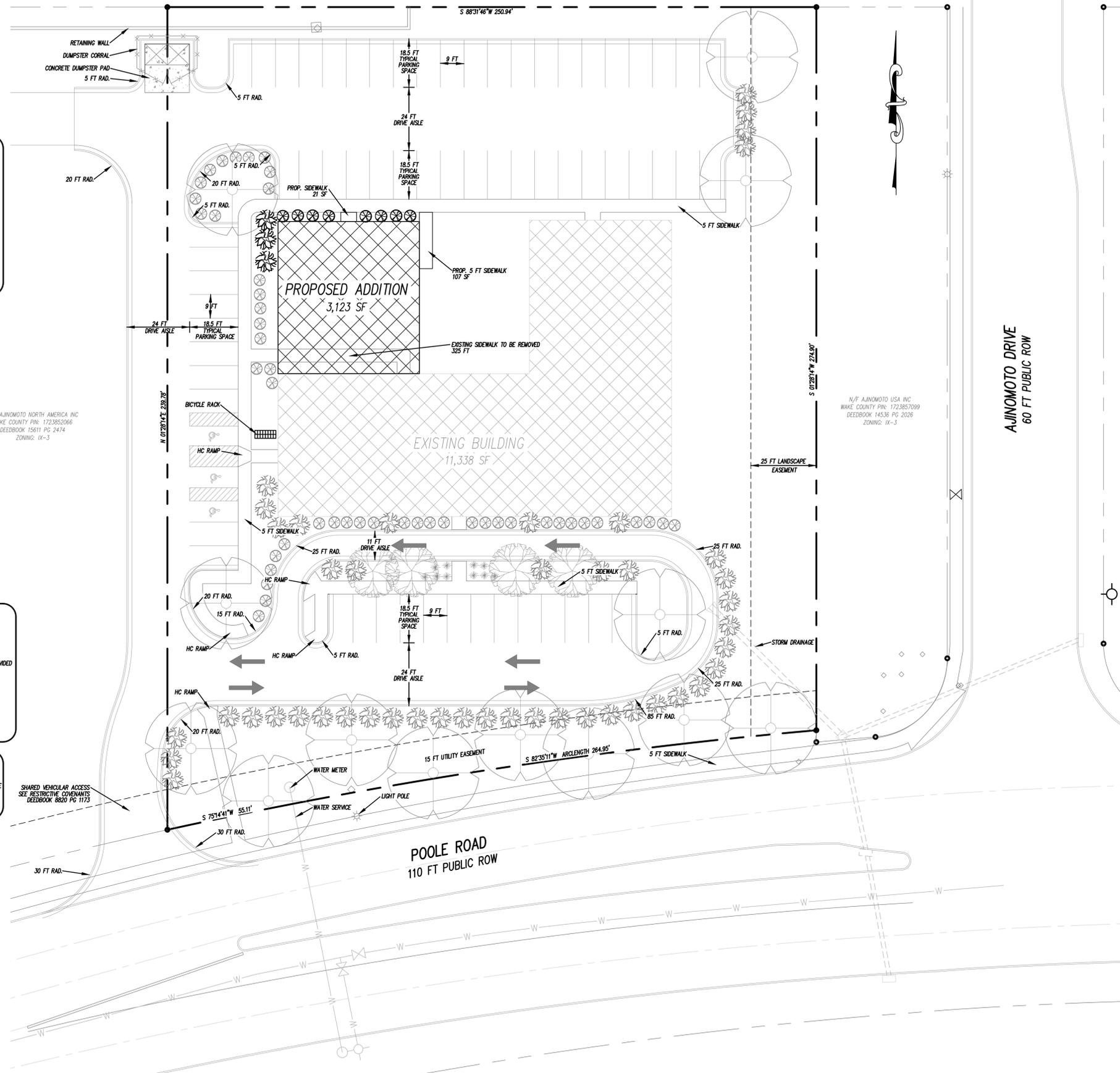
LANDSCAPE NOTES:

1. PURSUANT TO SECTION 7.2.2 (B)(3) OF THE CITY OF RALEIGH UDO; GREATER THAN 25% OF GROSS FLOOR AREA WILL BE IMPROVED WITH THE PROPOSED DEVELOPMENT. LANDSCAPE TO MEET REQUIREMENTS OF UDO.
2. EXISTING MATURE LANDSCAPING TO BE RETAINED WHERE POSSIBLE AND USED TO MEET LANDSCAPE REQUIREMENTS OF ARTICLE 7.2 OF THE CITY OF RALEIGH UDO.

LEGEND

- - - - - EXISTING BOUNDARY
- [Hatched Box] EXISTING BUILDING
- [Cross-hatched Box] PROPOSED BUILDING
- [Dotted Box] EXISTING CONCRETE
- W- EXISTING WATER
- SS- EXISTING SEWER
- [Circle with X] EXISTING FIRE HYDRANT
- - - - - EXISTING CONTOUR
- - - - - EXISTING STORM DRAIN

N/F AJINOMOTO USA INC
WAKE COUNTY PIN: 1723962582
DEEDBOOK 14536 PG 2026
ZONING: I1



PLANT LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING MATURE SHRUB
[Symbol]	EXISTING MATURE SHRUB
[Symbol]	EXISTING MATURE TREE
[Symbol]	EXISTING UNDERSTORY TREE/SHRUB
[Symbol]	PROPOSED SHRUB
[Symbol]	PROPOSED SHRUB



ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 1250
WENDELL, NC 27591
(910) 791-4441

SITE PLAN for
AJINOMOTO OFFICE ADDITION

SITE PLAN for
AJINOMOTO OFFICE ADDITION
LOCATED IN CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

OWNER: AJINOMOTO USA, INC
4020 AJINOMOTO DRIVE
RALEIGH, NC 27610-2911

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 10-14-16
HORZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: JFO
CHECKED BY: HSR
PROJECT NO.: 16-0383



Sheet No. **C.4** of **C.4**