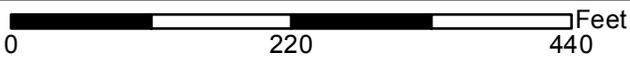
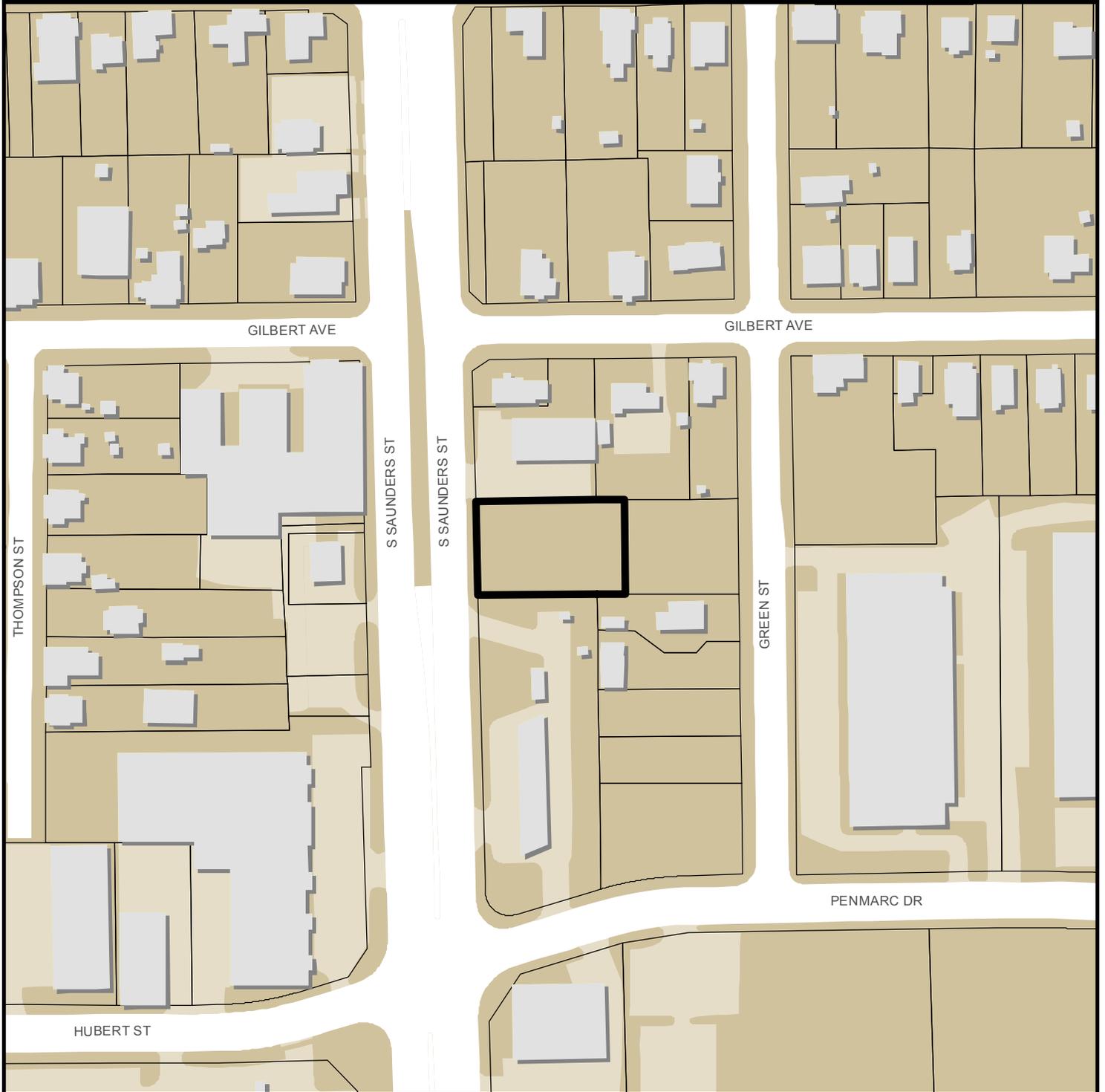


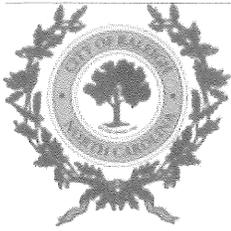
LA ESQUINA LATINA SR-21-2016



Zoning: **NX-3-PL**
CAC: **Southwest**
Drainage Basin: **Walnut Creek**
Acreage: **0.36**
Square Feet: **3,000**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **La Esquina Latina, Inc**
Phone: **(919) 661-1441**





Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza, Suite 400
Raleigh, NC 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Site Review Application For UDO Districts Only

87-2112

When submitting plans, please check 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 465058 Assigned Project Coordinator  Assigned Team Leader Camilla

Has your project previously been through the Due Diligence process? If yes, provide the transaction # T-408584

GENERAL INFORMATION

Development Name: La Esquina Latina

Zoning District: NX-3-PL

Proposed Use: Office Building

Property Address(es): 1615 South Saunders Street, Raleigh, NC

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
#1703-41-2400			

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Cottage Court Other: If other, please describe:

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. Project is a 3600 SF office building with required parking.		
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: La Esquina Latina, Inc.		Name (s): Mr. Avi Salomon
	Address: 421 Chapanoke Rd. Ste. 105, Raleigh, NC 27603		
	Phone: (919) 661-1441	Email: avi@laesquinalatina.com	Fax: (919) 882-8917
CONSULTANT (Contact Person for Plans)	Company: William C. Piver, PE		Name (s): Bill Piver, PE
	Address: 2709 Scottsdale Lane, Raleigh, NC 27613		
	Phone: (919) 880-4217	Email: bill_piver@yahoo.com	Fax: N/A

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

Zoning Information	Building Information
Zoning District(s): NX-3-PL/R6	Proposed building use(s): Office
If more than one district, provide the acreage of each: NX-3-PL (0.291 Ac.), R6 (0.069 Ac.)	Existing Building(s) sq. ft. gross: 0.0 SF
Overlay District: N/A	Proposed Building(s) sq. ft. gross: 3,000 SF
Total Site Acres: .36 Ac. Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 3,000 SF
Off street parking Required: 7 Provided: 7	Proposed height of building(s): 14' Stories: 1
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage): 19.14
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage: 81 (site plans only)
CUD (Conditional Use District) case # Z-N/A	Height of 1 st Floor: 14'
Stormwater Information	
Existing Impervious Surface: acres/square feet (.0234 Ac./981 SF)	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: acres/square feet (0.219 Ac./9,541 SF)	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	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

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 William C. Piver, 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.

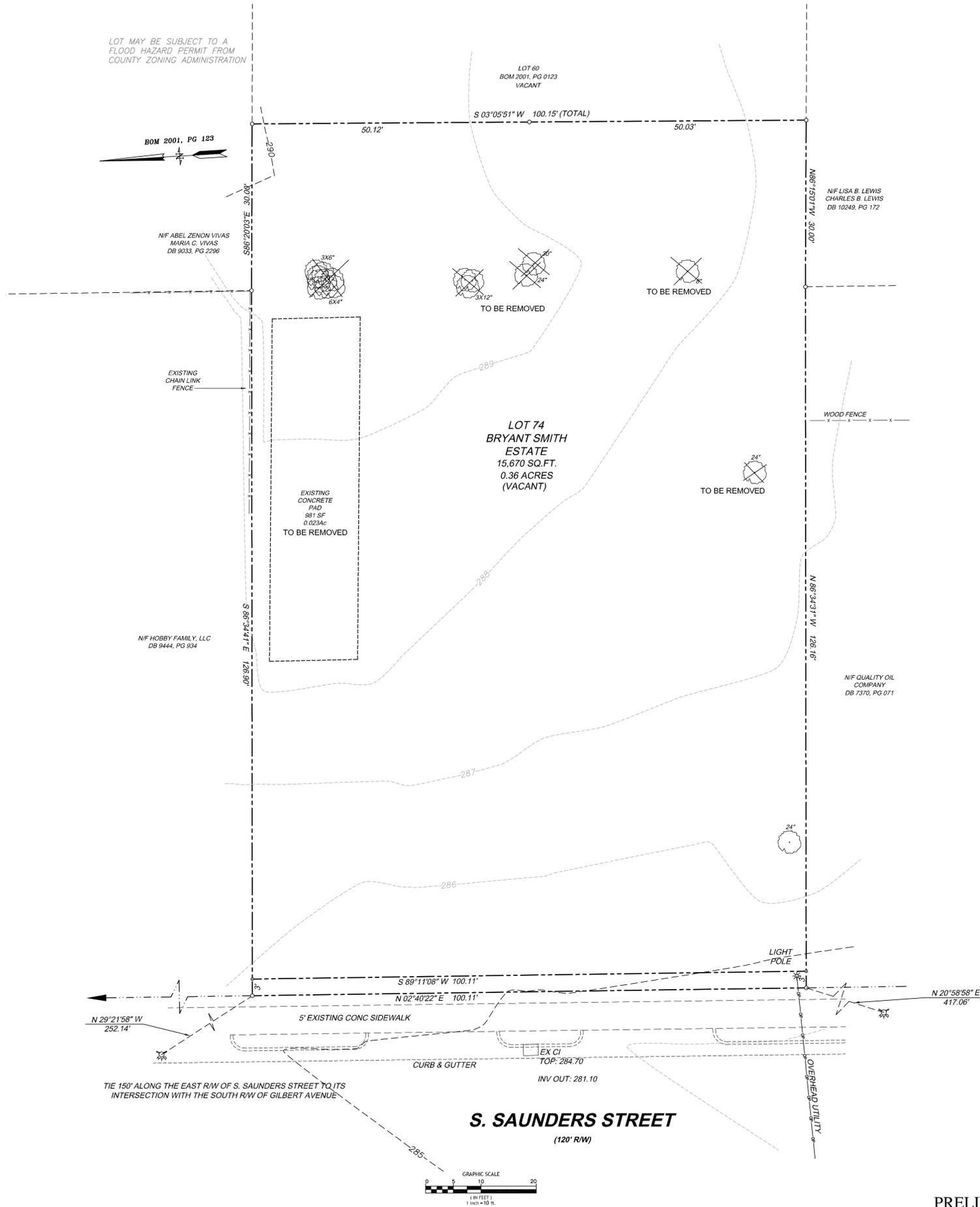
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed _____ Date 03/03/16

Signed _____ Date _____

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. Site Review completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Site Review to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Site Review 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) 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 with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



LOT MAY BE SUBJECT TO A FLOOD HAZARD PERMIT FROM COUNTY ZONING ADMINISTRATION

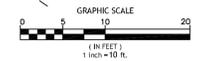
BOM 2001, PG 123

N/F ABEL ZENON VIVAS
MARIA C. VIVAS
DB 9033, PG 2296

N/F HOBBY FAMILY, LLC
DB 9444, PG 934

LOT 74
BRYANT SMITH
ESTATE
15,670 SQ.FT.
0.36 ACRES
(VACANT)

S. SAUNDERS STREET
(120' R/W)



PROPERTY BOUNDARIES		WATER	
○	EX. PROPERTY CORNER	○	CATCH BASIN
□	NEW 3/4" IRON PIPE	□	STORM JUNCTION BOX
⊙	EX. CONCRETE MONUMENT	⊙	STORM GRATED INLET
⊙	COMPUTED POINT	⊙	FLARED-END SECTION
—	FENCE	—	STORM CLEANOUT
		—	STORM PIPE
ELECTRICAL		SANITARY	
⊙	POWER POLE	⊙	SANITARY SEWER MANHOLE
⊙	POWER PEDESTAL	⊙	SANITARY SEWER CLEANOUT
⊙	LAMP POST	—	SANITARY SEWER PIPE
—	OVERHEAD POWER		
—	UNDERGROUND POWER	COMMUNICATIONS	
		⊙	FIBER OPTIC MARKER
		⊙	TELEPHONE PEDESTAL
		—	CABLE PEDESTAL
		—	UNDERGROUND TELE.

NO.	REVISION	DATE

LA ESQUINA LATINA, INC.
1615 SOUTH SAUNDERS STREET
RALEIGH, NC



William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

© COPYRIGHT, 2014. ALL RIGHTS RESERVED.
DATE: 3/4/16
DRAWN: SJB

SHEET:
EXISTING
CONDITIONS
C-2

SURVEY DATA BY TURNING POINT
PRELIMINARY DESIGN / NOT RELEASED FOR CONSTRUCTION

