

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): _____
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Please review UDO Section 10.2.8. as amended by text change case TC-14-19 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.)

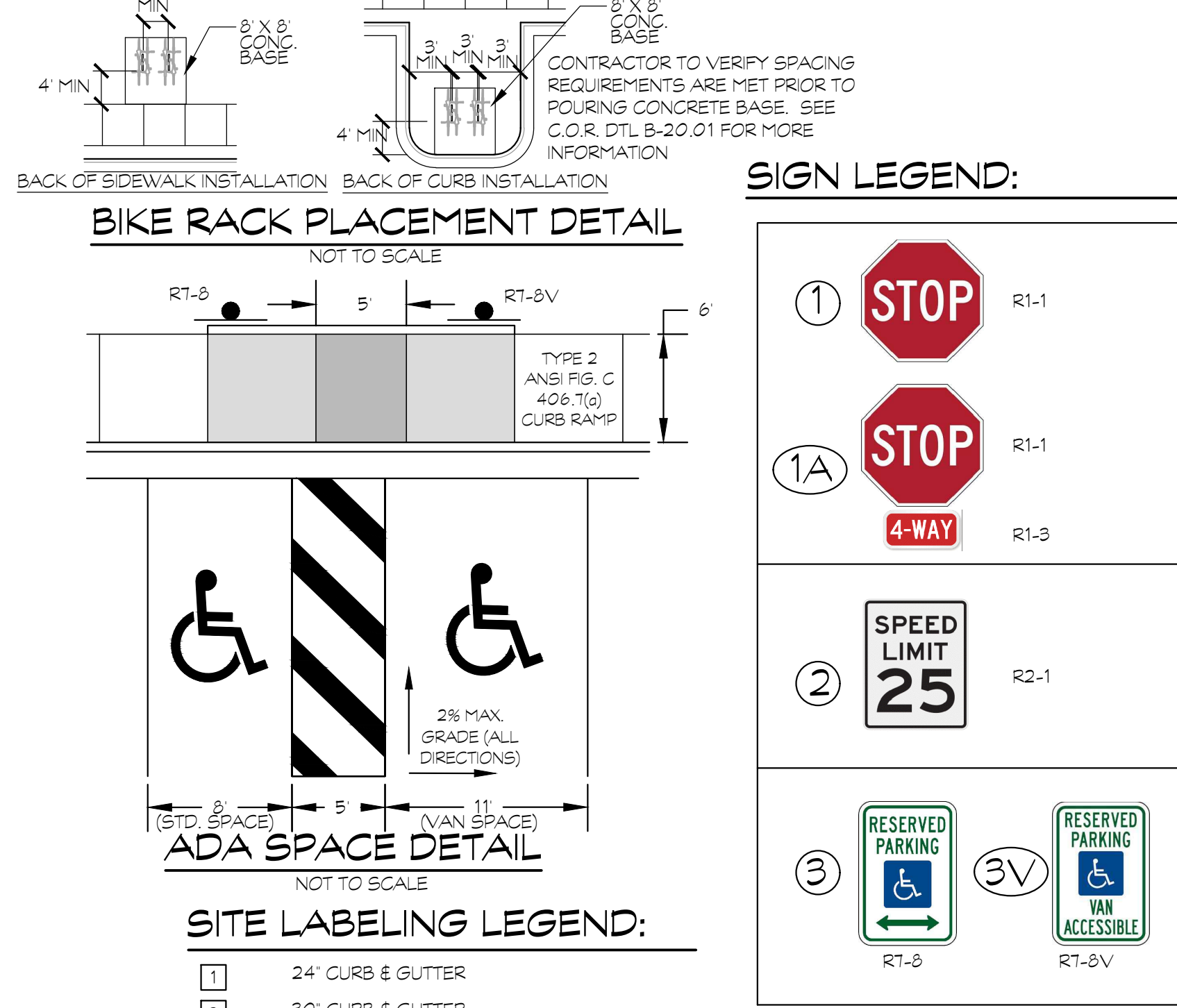
Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: <u>SUB-0088-2021</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0117-2021</u>	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-0021-2019</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: ENCORE AT OLDE TOWNE APARTMENTS			
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Property address(es): 5000 Anamosa Street and 4901 Oolite Street			
Site P.I.N.(s): 1732041995 AND 1722966315			
Please describe the scope of work. Include any additions, expansions, and change of use. Site is currently vacant. ASR is a request to construct 340 apartment units in four buildings with accessory garages and recreational amenity.			
Current Property Owner/Developer Contact Name: Andrew Garrett NOTE: please attach purchase agreement when submitting this form.			
Company: OT Retail East Company, LLC		Title: Manager	
Address: 85 Mine Rd., Suite 115, Stafford, VA 22557-7590			
Phone #: 540 659-6172		Email: AGarrett@garrettdevelopment.com	
Applicant Name: Seth Peterson, Director of Development			
Company: Graycliff Capital Partners, LLC		Address: 200 E. Broad St, Suite 220, Greenville, SC 29601	
Phone #: 864 679-4799		Email: speterson@GraycliffCapital.com	

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): CX5-CU Main Tract R-10-CU SCM Lot	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 18.40 acres	New gross floor area: 345,767 SF
# of parking spaces required: 469	Total sf gross (to remain and new): 345,767 SF
# of parking spaces proposed: 544	Proposed # of buildings: 6 Residential, 6 Garage Buildings
Overlay District (if applicable): N/A	Proposed # of stories for each: 4 Stories or 4/5 Story Split Buildings
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartments	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 11.90 Square Feet: 518,364
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720172200J and 3720173200J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 340	Total # of hotel units: 0
# of bedroom units: 1br 189 2br 151 3br _____ 4br or more _____	
# of lots: 5 total, 2 of which are unbuildable, excess right of way, or to be recombined	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Seth Peterson</u> 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.</p> <p>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.</p>	
Signature: <u>Seth Peterson</u>	Date: <u>1/28/2022</u>
Printed Name: Seth Peterson, Dir. of Development, Graycliff Capital Partners, LLC	



SITE LABELING LEGEND:

- 1 24' CURB & GUTTER
- 2 30' CURB & GUTTER
- 3 5' CONCRETE SIDEWALK
- 4 6' CONCRETE SIDEWALK
- 5 10' MULTISE SIDEWALK
- 6 HC CURB RAMP
- 7 TYPE 2 CURB RAMP (ANSI 406.7)
- 8 11' WIDE VAN ACCESSIBLE SPACE
- 9 5' WIDE ACCESSIBLE SPACE AISLE
- 10 8' WIDE STANDARD ACCESSIBLE SPACE
- 11 ADA ACCESSIBLE ROUTE
- 12 30' X 30' CONC. DUMPSTER PAD
- 13 BICYCLE RACK ON CONC. PAD (2 SPACES PER RACK)
- 14 PET WASTE STATION
- 15 TRASH RECEPTACLE
- RHW SEGMENTAL BLOCK RETAINING WALL WITH FENCE/FALL PROTECTION (DESIGN BY OTHERS)

HATCH LEGEND

- DRAINAGE EASEMENTS (POB)
- PRD = PRIVATE DRAINAGE EASEMENT
- PJDE = PUBLIC DRAINAGE EASEMENT
- CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- ACCESS EASEMENT
- NCDDOT SIGHT DISTANCE EASEMENT
- DUKE PROGRESS STREET LIGHT MAINTENANCE EASEMENT
- PRESERVED WOODED AREA
- FIRE LANE
- TYPE 'A' ACCESSIBLE UNIT
- WETLANDS
- AMENITY AREA

NOTE:
 1. LOTS 4 & 5 ARE TO BE RECOMBINED INTO PIN 1122945916.
 2. PRIMARY STREET FOR ALL LOTS IS CHERT LANE.

GENERAL NOTES:

1. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
2. BOUNDARY INFORMATION IS TAKEN FROM A BM2013 PGS 500-503.
3. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY TAYLOR LAND CONSULTANTS, PLLC.
4. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM FIELD SURVEYS BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.
6. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH.
8. CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A PREVIOUS STUDY BY OTHERS AND ON FILE WITH DWG.
9. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
10. STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
11. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
12. HANDICAP ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD T-20.01 OR ANSI 406.7(a).
13. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.
14. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
15. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
16. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
17. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE:
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDDOT STANDARDS AND SPECIFICATIONS.

AMENITY AREA	AREA (AC)	AREA (SF)
100	0.28	12,341
101	0.22	9,732
102	0.11	4,744
103	0.11	7,542
200	0.28	12,040
201	0.14	6,143
202	0.10	4,549
300	0.08	3,615
301	0.05	2,013
302	0.06	2,433
303	0.08	3,421
304	0.13	5,446
305	0.10	4,232
306	0.07	3,180
307	0.10	30,612
308	0.11	4,982
TOTAL	2.73	119,135

AMENITY AREA CALCULATIONS

AREA IN LOT 1	191,501 SF	4.40 AC
AREA IN LOT 2	132,746 SF	3.05 AC
AREA IN LOT 3	289,593 SF	6.65 AC
NET AREA IN LOTS	613,840 SF	14.04 AC
OUTDOOR AMENITY AREA REQUIRED	10.00%	1.41 AC
OUTDOOR AMENITY AREA PROVIDED (TOTAL)	194.1%	2.73 AC
LOT 1	11.91%	0.74 AC
LOT 2	18.63%	0.51 AC
LOT 3	20.12%	1.38 AC

SETBACK REQUIREMENTS

BUILDING SETBACKS	PARKING SETBACKS
FROM PRIMARY STREET (MIN.)	FROM PRIMARY STREET (MIN.)
FROM SIDE STREET (MIN.)	FROM SIDE STREET (MIN.)
FROM SIDE LOT LINE (MIN.)	FROM SIDE LOT LINE (MIN.)
FROM REAR LOT LINE (MIN.)	FROM REAR LOT LINE (MIN.)
FROM ALLEY	FROM ALLEY

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	28.55	1560.00	1.05	28.55	N63° 50' 48" E
C2	27.46	17.00	92.56	24.57	S38° 10' 23" E
C3	74.24	212.50	15.62	74.06	S15° 41' 06" W
C4	114.24	627.50	10.43	114.08	S18° 22' 48" W
C5	69.00	281.72	14.03	68.83	S06° 02' 26" W
C6	406.21	622.50	37.31	349.10	N64° 44' 34" V
C7	2.50	818.00	0.18	2.50	N81° 32' 03" V
C8	154.03	585.50	15.07	153.54	N89° 04' 31" W
C9	23.75	1540.00	0.88	23.75	S83° 44' 46" W

ENCORE AT OLDE TOWNE
 AN APARTMENT MULTI-FAMILY COMMUNITY

PRELIMINARY SITE LAYOUT PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

CITY OF RALEIGH
 WAKE CO. NORTH CAROLINA
 SCALE: 1"=50'
 DATE: JANUARY 31, 2022
 PROJECT NUMBER: 2021-006.001
 CLIENT: GRAYCLIFF
 PLAN TYPE: ADMINISTRATIVE SITE REVIEW

CITY COMMENTS: MARCH 31, 2022
 CITY COMMENTS: MAY 6, 2022

RELEASED FOR CONSTRUCTION DATE: (SEE COVER) YES NO

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 • Phone 919 / 781-0300, Fax 919 / 782-1288 • Email PCA@PriestCraven.com / Firm # C-0488

SHEET #
C2.00