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): _

Please review UDO Section 10.2.8. as amended by text change case $\underline{TC-14-19}$ 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 <u>Permit and Development Portal</u>. (Note: There is a fee for this verification service.)

Site Plan Tier:	Site Plan Tier: Tier Two Site Plan 🗌 Tier Three Site Plan 🖌						
Building Type				Site Transaction History			
	Detached Attached Apartment Townhouse		General Mixed use Open lot Civic	Subdivision case #: SUB-0088-2021 Scoping/sketch plan case #: SCOPE-0117-2021 Certificate of Appropriateness #:			
			GENERAL IN	FORMATION			
Development na	ime:	ENCORE AT	OLDE TOW	NE APARTMENTS			
Inside City limits	? Yes 🖌	No					
Property addres	s(es):	5000	Anamosa	Street and 4901 Oolite Street			
Site P.I.N.(s):		17320	41995 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							
	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: AGa	arrett@garrettdevelopment.com			
Applicant Name:	Seth Pe	terson, Dire	ctor of Dev	elopment			
Company: Grayo	cliff Capital I	Partners, LLC	Address: 20	0 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):	Existing gross floor area (not to be demolished): 0 SF			
CX5-CU Main Tract R-10-CU SCM Lot	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:	Proposed Impervious Surface:						
Acres: _0 Square Feet: _0	Acres: <u>11.90</u> Square Fe	et:518,364					
ls this a flood hazard area? Yes No ✔							
If yes, please provide:							
Alluvial soils:							
Flood study:							
FEMA Map Panel #: <u>3720172200J and 3720173200J</u>							
Neuse River Buffer Yes No ✔	Wetlands Yes	No 🖌					

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 No ✔						

SIGNATURE BLOCK

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.

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.

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.

	0 11						
Signature:	Seth	1-et.	eam		Date:	1/28	2022
Printed Name:	Seth Pete	rson, D	ir. of Development,	Graycliff Capital F	Partners, LLC	;	la -

REVISION 02.19.21

PROJECT STATISTICS DEVELOPER

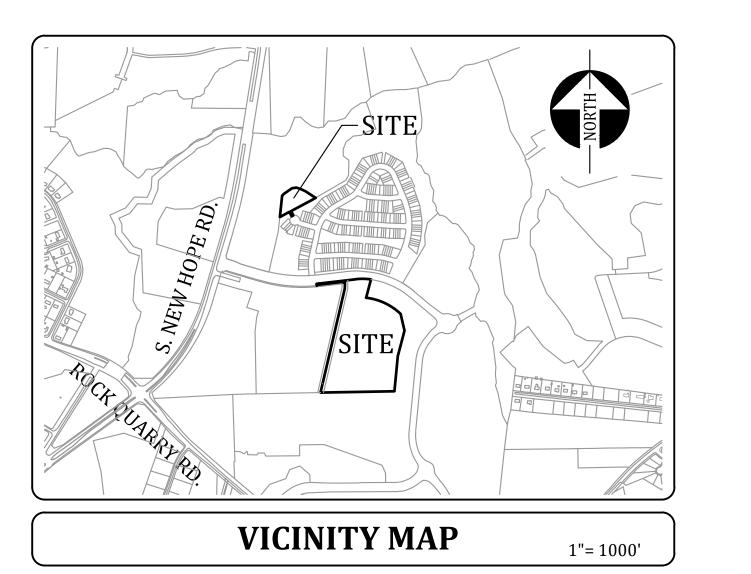
GRAYCLIFF CAPITAL PARTNERS, LLC 200 E. BROAD STREET

GREENVILLE, SC 29601

PIN	OWNER	DEED BOOK	DEED	DEED	SURVEY	SITE ADDRES	S	ZONING	TABLE C1. REFERENCES
1732-04-1995	OT RETAIL EAST COMPANY LLC	17492	PAGE 95	ACRES 16.47	ACRES 16.53	5000 ANAMOSA		CX-5-CU	SUB-0088-2021
	OLDE TOWNE WEH LP	2020	2009	1.37	1.37	716 W MILLBROO		CX-5-CU	SUB-0007-2020
1722-04-1995 TALS	OLDE TOWNE WEN LF	2020	2009	1.37	1.37	7 10 W MILLDROU	K KD	CA-5-CU	308-0007-2020
OPOSED ZONING				17101	17.50				CX-5-CU (Z-21-19
ISTING USE OPOSED USE						MULT	TIFAMI	LY RESIDEN'	VACAN TIAL (APARTMENTS
ΓAL NUMBER OF ΈR BASIN	UNITS PROPOSED								34 NEUS
	THIS SITE DOES NOT CONTAIN FEMA	DESIGNATED FLOOD Z	ONES						3720173200
REA CALCULA									
	JECT BASED ON SURVEY					720,188 106,348			16.53 A 2.44 A
REA IN LOT 1						191,501	SF		4.40 A
REA IN LOT 2 REA IN LOT 3						132,746 289,593			3.05 A 6.65 A
T AREA IN LOTS				10.000/		613,840) SF		14.09 A
	'Y AREA REQUIRED 'Y AREA PROVIDED (TOTAL)			10.00% 19.41%		61,384 119,135			1.41 A 2.73 A
LOT 1				17.97%		34,409			0.79 A
LOT 2 LOT 3				18.63% 20.72%		24,732 59,994			0.57 A 1.38 A
UILDING DAT									
	ABLE BUILDING HEIGHT FOR CX-: ' OF BUILDING 1 (AVG. GRADE TO		20 SECTIO	ON 3.3.1					80 F 55.5 F
MAXIMUM HEIGHT	OF BUILDING 2 (AVG. GRADE TO	HIGHEST POINT)							54.3 F
	OF BUILDING 3 (AVG. GRADE TO OF BUILDING 4 (AVG. GRADE TO								52.3 F1 55.5 F1
MAXIMUM HEIGHT	OF BUILDING 5 (AVG. GRADE TO	HIGHEST POINT)							26.5 FT
	' OF BUILDING 6 (AVG. GRADE TO ' OF GARAGE BUILDINGS	HIGHEST POINT)							26.5 F1 14.9 F1
ARKING CALC	ULATIONS (UDO SECTION	7.1.2, TC-1(A)-20)						
)T 1 ULTI-UNIT LIVING									77 UN
UILDING 1									
1 BEDROOM/STU 2 BEDROOM		1 PER UNIT 1.5 PER UNIT			47 28				47
UILDING 6									
2 BEDROOM	OR RECREATION)	1.5 PER UNIT 1 PER 1000 SF			2 4950 S	F			2
REQUIRED PARKIN	IG SPACES	111111000001			1700 1				97
ROVIDED PARKIN HANDICAP PAR	IG SPACES KING SPACES REQUIRED (2%)								150
HANDICAP PAR	KING SPACES PROVIDED (INCLUD	ED IN THE TOTAL	PROVIDI	ED)					(
T 2 JLTI-UNIT LIVING									77 UN
UILDING 4					47				4.7
1 BEDROOM/STU 2 BEDROOM		1 PER UNIT 1.5 PER UNIT			47 28				47 42
UILDING 5					2				
2 BEDROOM EQUIRED PARKIN		1.5 PER UNIT			2				92 92
PROVIDED PARKIN	IG SPACES KING SPACES REQUIRED (2%)								116
HANDICAP PAR	KING SPACES PROVIDED (INCLUD	ED IN THE TOTAL	PROVIDI	ED)					(
)T 3 ULTI-UNIT LIVING									186 UN
UILDING 3					10				
1 BEDROOM/STU 2 BEDROOM		1 PER UNIT 1.5 PER UNIT			40 16				40 24
UILDING 2					55				55
1 BEDROOM/STU 2 BEDROOM		1 PER UNIT 1.5 PER UNIT			55 75				113
CLUB / FITNESS	T	1 PER 300 SF 1 PER 1000 SF			6,300 9				2:
OUTSIDE REC/POC REQUIRED PARKIN		1 PER 1000 SF			11,000 \$)r			11 264
TOTAL PROVIDED HANDICAP PAR	PARKING SPACES KING SPACES REQUIRED (2%)								278
HANDICAP PAR	KING SPACES PROVIDED (INCLUD			ED)					((
ICYCLE PARK	ING CALCULATIONS (UDO	SECTION 7.1.	2)						77 UN
IORT-TERM									// OF
UILDINGS 1 & 6 OG PARK (OUTDO	OR RECREATION)	1 PER 20 UNITS 1 PER 5000 SF (4			1 * 4950				2
FOTAL REQUIRED	SHORT-TERM PARKING SPACES	- 1 JIC 0000 SP (4	J		1 1750				٤
TOTAL PROVIDED DT 2	PARKING SPACES								ן 77 UM
IORT-TERM			()						
BUILDINGS 1 & 6 FOTAL REQUIRED	SHORT-TERM PARKING SPACES	1 PER 20 UNITS	(MIN. 4)						2
FOTAL PROVIDED									(
T 3 ORT-TERM									186 UN
UILDINGS 2 & 3		1 PER 20 UNITS			6.000	-			10
LUB / FITNESS OUTSIDE REC/POC	L	1 PER 5000 SF (4 1 PER 5000 SF (4	-		6,300 S 11.000 S				2
OTAL REQUIRED	SHORT-TERM PARKING SPACES	(,		,	-			18
	PARKING SPACES BACK REQUIREMENTS								18
JILDING SETBACK	<u>S</u>			<u>PARKING S</u>					
OM PRIMARY STR OM SIDE STREET		5' 5'			ARY STREET (STREET (MIN.				10 10
ROM SIDE LOT LIN	E (MIN.)	0' OR 6'		FROM SIDE	E LOT LINÈ (MII	.)			0' OR 3
ROM REAR LOT LIN ROM ALLEY	IE (MIN.)	0' OR 6' 4' OR 20'		FROM REA	R LOT LINE (M) EY	N.)			0' OR 3 4
	ALCULATIONS	1 01120							E.
LOT 1		TOTAL AREA				IMPERVIOUS AF	REA		IMP. PERCENTAGE
1 2		4.40 AC 3.05 AC				2.55 AC 2.06 AC			58% 68%
3		6.65 AC 2.44 AC				5.03 AC 2.26 AC			76% 93%
		7. TT AL.				2.20 AU			JJ 70
PUBLIC STREETS TOTAL		16.53 AC				11.90 AC			72%



RALEIGH, NC **ASR-0005-2022**



SHEET LIST:

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VATIONS

TREE CONSERVATION NOTE:

1. TREE CONSERVATION NOTE: TREE CONSERVATION FOR THIS SITE WAS PROVIDED AS PART OF THE TREE CONSERVATION COMPLIANCE FOR THE OVERALL OLD TOWNE MASTER SUBDIVISION PREPARED BY OLD TOWNE WEH LP AND PREVIOUSLY APPROVED BY THE CITY OF RALEIGH.

SOLID WASTE INSPECTION NOTE:

THE DEVELOPER ACKNOWLEDGES THE PLAN MUST BE IN COMPLIANCE WITH AND DESIGNED IN ACCORDANCE TO THE CITY OF RALEIGH'S SOLID WASTE DESIGN MANUAL. 2. THIS SITE WILL RECEIVE CENTRALLY LOCATED PRIVATE WASTE COLLECTION

ZONING CONDITIONS

ORDINANCE NO. (2019) 38 ZC 786 EFFECTIVE 12/3/19 Z-21-19 – 2211, 2221 AND 2231 SOUTH NEW HOPE ROAD, BEING WAKE COUNTY PINS 1732041995, 1722945 APPROXIMATELY 58.65 ACRES LOCATED AT THE EASTERN CORNER OF THE INTERSECTION OF NEW HOPE RC OUARRY ROAD ARE REZONED TO COMMERCIAL MIXED USE-5 STORIES-CONDITIONAL USE (CX-5-CU). CONDITIONS DATED: NOVEMBER 15, 2019

- THE FOLLOWING USES SHALL BE PROHIBITED IN THIS CX ZONING DISTRICT: OFFICE; MEDICAL; BOARDII DORMITORY, FRATERNITY, SORORITY; ADULT ESTABLISHMENT; OUTDOOR SPORTS OR ENTERTAINMENT SIZE, PASSENGER TERMINAL; VEHICULAR SALES; DETENTION CENTER, JAIL, PRISON; LIGHT MANUFACTU BREAKFAST; RESEARCH AND DEVELOPMENT; LIGHT INDUSTRIAL; GOLF COURSE; REST HOME; CEMETER NONE OF THE PROHIBITED USES ARE PROPOSED BY THIS ASR.
- RESIDENTIAL DEVELOPMENT SHALL BE LIMITED TO 450 UNITS AND LIMITED TO THE APARTMENT BUIL WILL HAVE NO MORE THAN 2 BEDROOMS/UNIT. THIS ASR INCLUDES 340 UNITS OF ONE AND TWO BEDROOM APARTMENTS.
- NON-RESIDENTIAL USES SHALL BE LIMITED TO 360,000 SOUARE FEET. NO NON-RESIDENTIAL USES ARE PROPOSED BY THIS ASR.
- THE TOTAL GROSS FLOOR AREA OF BUILDINGS CONTAINING EXCLUSIVELY NON-RESIDENTIAL USES SHA THAN 285.000 SOUARE FEET ON 2221 SOUTH NEW HOPE RD (WAKE COUNTY PIN 1722945976: "NEW LO REGISTRY BOOK OF MAPS 2019 PAGE 1046). ONCE A TOTAL OF 100.000 SOUARE FEET OF NON-RESIDEN CONSTRUCTED ON THIS SAME LOT, NO OTHER NEW NON-RESIDENTIAL CONSTRUCTION WILL BE PERMIT UNTIL THE PROPERTY OWNER SUBMITS AND RECEIVES APPROVAL FOR A SITE PLAN THAT CONTAINS A THE LOT.
- NO NON-RESIDENTIAL USES ARE PROPOSED BY THIS ASR. THERE SHALL BE NO MORE THAN 9 BUILDINGS TOTALING NO MORE THAN 75,000 SF THAT EXCLUSIVELY RESTAURANT USES ON 2231 NORTH HOPE RD (WAKE COUNTY PIN 1722848717; "OPEN SPACE NEW LOT COUNTY REGISTRY BOOK OF MAPS 2019 PAGE 1046).
- THIS CONDITION DOES NOT APPLY TO THE PROPERTY OF THIS ASR. ALLOWING FOR STEP-BACKS, ANY PORTION OF A PERIMETER BUILDING HEIGHT SHALL BE LIMITED TO LESS THAN 150 FT FROM A STRUCTURE ON TRACTS 1732073161, 1732150043, 1732040116 AND 172284 MAXIMUM HEIGHT WITHIN THIS PROPOSAL SHALL BE 5 STORIES. NONE OF THE FIVE STORY PORTIONS OF BUILDINGS 3 AND 4 OF THIS ASR ARE TO BE WITHIN 150
- **PROPOSED TOWNHOMES ON THE ADJOINING PROPERTY.** ALL REQUIRED CANOPY TREES WITHIN THIS PROPOSAL WILL BE PLANTED WITH A MINIMUM CALIPER THE SUBDIVISION AND ASR ALL CALL FOR A 3.5" CALIPER ON REQUIRED CANOPY TREES.
- BUILDINGS THAT CONTAIN A BAR/NIGHTCLUB/TAVERN/LOUNGE AS THE PRIMARY USE SHALL BE LOCA 100 FT FROM A RESIDENTIAL STRUCTURE ON TRACTS 1732073161 ("OPEN SPACE AREA 4"), 173215004 172284611 ("LOT 5008"), AND 1732040116 ("LOT 5006"), BEING THE LOTS AS IDENTIFIED ABOVE IN WA BOOK OF MAPS 2008 PAGE 280. NONE OF THESE USES ARE PROPOSED BY THIS ASR
- IF THE EXISTING PEDESTRIAN TUNNEL CANNOT BE USED AS A PEDESTRIAN CONNECTION, THERE SHALL 10-FOOT WIDE PATH DIRECTLY CONNECTED, AT GRADE, TO THE SIDEWALKS THAT WILL BE CONSTRUCT MAIN PROJECT ENTRANCE EAST OF S. NEW HOPE ROAD. THIS CONDITION DOES NOT AFFECT THE PROPERTY INCLUDED IN THIS ASR.

GENERAL NOTES:

- THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN. BOUNDARY INFORMATION IS TAKEN FROM A BM2019 PGS 1046. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM
- INFORMATION 4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, N THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON PIN 1732-04-1995. THERE ARE FEMA DESIGNATED
- FIRM 3720172200J AND 3720173200J. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PE
- CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A PREVIOUS STUDY BY LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANG STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION
- PURPOSES ONLY. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD T-20.01 OR ANSI 406.7(a). 12. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.
- 13. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN. 15. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- 16. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

1 V V A		DEVELOPMENT TY	PE + SITE DATE TABLE
Administrative Site Review Application			all developments) BUILDING DATA
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919	996-2500 Raleigh	Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0 SF
This form is required when submitting site plans as referenced in Unified Development Or	dinance (UDO) Section	CX5-CU Main Tract R-10-CU SCM Lot	Existing gross floor area to be demolished
10.2.8. Please check the appropriate building types and include the plan checklist docume	and use (SES) section and and any section and a	Gross site acreage: 18.40 acres	0 SF New gross floor area: 345,767 SF
Office Use Only: Case #: Planner (print):		# of parking spaces required: 469	Total sf gross (to remain and new): 345,767.SF
Please review UDO Section 10.2.8, as amended by text change case <u>TC-14-19</u> to determ assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request car	ine the site plan tier. If	# of parking spaces proposed: 544 Overlay District (if applicable): N/A	Proposed # of buildings: 6 Residential, 6 Garage Buildings Proposed # of stories for each: 4 Stories or 4/5 Story Split Buildings
Permit and Development Portal. (Note: There is a fee for this verification service.)		Existing use (UD06.1.4): Vacant	FT0pOsed # Of Stories for each 1: 4 Stories or 4/5 Story Split Buildings
Site Plan Tier: Tier Two Site Plan		Proposed use (UDO 6.1.4): Apartments	
Building Type Site Transact Detached General Subdivision case #:		STORMWAT	ER INFORMATION
Scoping/sketch plan case #	SCOPE-0117-2021	Existing Impervious Surface; Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 11.90 Square Feet: 518,364
Apartment Open lot Board of Adjustment #		Is this a flood hazard area? Yes No	
Townhouse Civic Zoning Case #: Z-0 Administrative Alternate #:	021-2019	If yes, please provide:	
GENERAL INFORMATION	Change and the second sec	Flood study: FEMA Map Panel #: _3720172200J and 3720173200J	
Development name: ENCORE AT OLDE TOWNE APARTMENTS		Neuse River Buffer Yes No	WetlandsYesNo 🗹
Inside City limits? Yes 🖌 No Property address(es):			DEVELOPMENTS
5000 Anamosa Street and 4901 Oo	lite Street	Total # of dwelling units: 340 # of bedroom units: 1br 189 2br 151 3br	Total # of hotel units: 0 4br or more
Site P.I.N.(s): 1732041995 AND 1722966315 Please describe the scope of work. Include any additions, expansions, and change of use	A Contraction of the second	# of lots: 5 total, 2 of which are unbuildable, excess right of way, or to be recom	and the second
Site is currently vacant. ASR is a request to construct 340 apartment units in f			
accessory garages and recreational amenity.	a 5,00 a	SIGNATU The undersigned indicates that the property owner(s) is a	JRE BLOCK
		described in this application will be maintained in all respe	ware of this application and that the proposed project acts in accordance with the plans and specifications submitted ations of the City of Raleigh Unified Development Ordinance.
Current Property Owner/Developer Contact Name: Andrew Garrett NOTE: please attach purchase agreement when submitting this form.		I. Seth Peterson will	serve as the agent regarding this application, and will receive
Company: OT Retail East Company, LLC Title: Manager		and respond to administrative comments, resubmit plans owner(s) in any public meeting regarding this application.	and applicable documentation, and will represent the property
Address: 85 Mine Rd., Suite 115, Stafford, VA 22557-7590 Phone #: 540 659-6172 Email: AGarrett@garrettdevelopm	ient com	I/we have read, acknowledge, and affirm that this project i	s conforming to all application requirements applicable with the
Applicant Name: Seth Peterson, Director of Development	s	proposed development use. I acknowledge that this applic which states applications will expire after 180 days of inac	
Company: Graycliff Capital Partners, LLC Address: 200 E. Broad St, Suite 220,	and the second	Signature: Set Sterm	Date: しんちん 2022
Phone #: 864 679-4799 Email: speterson@GraycliffCapita	l.com	Printed Name: Seth Peterson, Dir. of Development	nt, Graycliff Capital Partners, LLC
	1		
Page 1 of 2	REVISION 02.19.21	Page 2 of 2	REVISION 02.19.21
	raleighnc.gov	L GARANTE CARACTERISTICA CONTRACTOR CONT	raleighnc.gov
RICT: OFFICE; MEDICAL; BOARDINGHOUSE; OOR SPORTS OR ENTERTAINMENT FACILITY OF ANY AIL, PRISON; LIGHT MANUFACTURING; BED AND COURSE; REST HOME; CEMETERY. MITED TO THE APARTMENT BUILDING TYPE. UNITS	200 I	RAYCLIFF (PARTNER EAST BROAD STREET, SUITE 200	S, LLC), GREENVILLE, SC 29601
	EMAIL SP	ETERSON@GRAYCLIFFCAPITAL	-
TMENTS.		OWNER:	
ELY NON-RESIDENTIAL USES SHALL BE NO GREATER UNTY PIN 1722945976; "NEW LOT 3" IN WAKE COUNTY SQUARE FEET OF NON-RESIDENTIAL USES HAS BEEN CONSTRUCTION WILL BE PERMITTED ON THE LOT & A SITE PLAN THAT CONTAINS A GROCERY STORE ON		FAIL EAST C 5 MINE ROAD, SUITE 115, STAFF PLANS PREPA	
2848717; "OPEN SPACE NEW LOT 5017" IN WAKE		0	T
	PRIES	T. URAVEN & A	SSOCIATES, INC.
G HEIGHT SHALL BE LIMITED TO 4 STORIES WHEN IT IS 50043, 1732040116 AND 172284611. OTHERWISE,		•	•
		-	S / SURVEYORS / ENGINEERS
IIS ASR ARE TO BE WITHIN 150 FEET OF THE	380	3 - B COMPUTER DRIVE, SUITE : PHONE 919 / 781-0300 FAX	
TED WITH A MINIMUM CALIPER OF 3.5". J IRED CANOPY TREES.		EMAIL PCA@PRIESTCRAVEN.	
HE PRIMARY USE SHALL BE LOCATED NO CLOSER THAN	DEFEDEN		
PEN SPACE AREA 4"), 1732150043 ("LOT 5003"), DTS AS IDENTIFIED ABOVE IN WAKE COUNTY REGISTRY	REFEREN	CE2:	CONTRACTOR SHALL BE RESPONSIBLE FO
TO TO TO LODGE THE WINE COUNT I REDISTRI	1. <u>SUB-0088-2021</u> :	(ADMINISTRATIVE APPROVAL ACTION	THE LOCATION OF ALL EXISTING UTILITI
RIAN CONNECTION, THERE SHALL BE A MINIMUM		APPROVED ON 4/28/2022)	PRIOR TO BEGINNING OF ANY EXCAVATIO EXISTING UTILITIES SHOWN HEREON AR
ALKS THAT WILL BE CONSTRUCTED AS PART OF THE			APPROXIMATE AND ALL ARE NOT SHOWN
THIS ASR.			
		WITH CARO	<u>NOTE:</u> ALL CONSTRUCTION TO BE IN ACCORDANC
FINAL DESIGN.	-	PRELIMINARY	WITH ALL CITY OF RALEIGH AND/OR NCDO
			STANDARDS AND SPECIFICATIONS
OF THIS SITE ARE TAKEN FROM FIELD SURVEYS BY THIS OI	FICE AND WAKE COUNTY	GIS FOR REVIEW	
E WITH THE CITY OF RALEIGH, NCDOT, AND NCDEQ STANDA			Know what's b
. THERE ARE FEMA DESIGNATED FLOOD ZONES ON PIN 172		MAS F CR. (1)	
PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CI'			
BASED ON A PREVIOUS STUDY BY OTHERS AND ON FILE WITH MINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT	I DWQ.		VERTICAL DATU HORIZONTAL DA

RELEASED FOR CONSTRUCTION DATE:

SUBMITTAL DATE:

REVISIONS:

ITY COMMENTS

CITY COMMENTS

NOT RELEASEI

^{3/31/2022} 5/6/2022SHEET #

C0.00

1/31/202



N15° 03' 38"E 274.22' O'OR 3' PARKING SETBACK		TLITY MENT (TYP.) 39 6 39 6	NO5° 19' 20"E 36T.85' O'OR 3' PAR 3000 6 6	KING SETBACK 10' IOT 8.5' DTP.		
179° 315 SF 315 SF $R6$ 190° 190° 4 $AMENITY$ $AREA$ $#202$	AMENITY AREA #200 5 5 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		4 9 143 AREA #301 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9			AMER ARE #30
	5 COR UTIL ESMT (TYP.)		217 TY OF RALEIGH WATERLINE EX 3 217 3 217 5 9 9 9 9 9 9 9 9 9 9 9 9 9	ARI #30 11 5MENT -515 9F 0.65 Ac 11 0 4 6.65 Ac 11 0 4 5 4 6.65 Ac 11 0 4 5 4 6 6 5 4 5 4 6 6 5 4 6 6 5 4 6 6 5 4 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		OR 3' PARKING DL
DRINARY STREET. CHERT LANE	AMENITY AREA #308 #308 #308	C CHERT LANE 265: CHERT LANE 265: CHERT LANE 265: CHERT LANE 265: CHERT LANE 265: CHERT LANE 265: CHERT LANE			24' 18.5 10 18.5 24' 18.5 10 18.5 315 SF 10 18.5 157 5F 10 18.5 157 6 157 6 157 6 157 7 157	
AMENITY AREA #101 R4 4 4 R=200 T PLACEMENT					10 10 10 5 24 10 10 10 10 10 10 10 10 10 10 10 10 10	
SEMENT (TYP.)	BARRACADE PER T-10.28 	GATE SHALL PROVIDE FIRE DEPARTMENT ACCESS TO COURTYARD. IF GATES ARE TO REMAIN LOCKED, KNOCK BOX SHALL BE REQUIRED 191,501 SF 132,746 SF 289,593 SF	27' B-B W 6' SIE NORTH 4.40 AC 3.05 AC 6.65 AC	LE WIDTH PUBLIC RAW S13° 09' E ATH PARALLEL PARKING DEWALK EACH SIDE	52"W 239.47' 25 0 <u>GRAPHIC SCAL</u> 1" = 50' CURVE TAE TH RADIUS DELTA	
D (TOTAL) EMENTS 5' PARKING SET 5' FROM PRIMAT 5' FROM SIDE S 0' OR 6' FROM SIDE L 0' OR 6' FROM REAR L 4' OR 20' FROM ALLEY	RY STREET (MIN.) STREET (MIN.) OT LINE (MIN.) LOT LINE (MIN.)	613,840 SF 61,384 SF 119,135 SF 34,409 SF 24,732 SF 59,994 SF 10' 10' 0' OR 3' 0' OR 3' 4'	14.09 AC 1.41 AC 2.73 AC 0.79 AC 0.57 AC 1.38 AC	CURVE # ARC LENGI C1 28.55 C2 27.46 C3 74.29 C4 114.24 C5 69.00 C6 406.27 C7 2.50 C8 154.03 C9 23.75	RADIOS DELTA 1560.00 1.05 17.00 92.56 272.50 15.62 627.50 10.43 281.72 14.03 622.50 37.39 818.00 0.18 585.50 15.07 1540.00 0.88	CHORD I 28. 24. 74. 114. 68. 399 2.5 153 23.
1"=5 <i>0</i> '		ARY SITE L	AYOUT		ITY COMMENTS ITY COMMENTS ELEASED FOR CONSTRUCTION	

RELEASED FOR CONSTRUCTION DATE: (SEE COVER)

