

# 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 [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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: Z-51-2004	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: Crabtree Creek Multifamily	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): <b>4501 Creedmoor Road, Raleigh, NC 27612</b>	
Site P.I.N.(s): 0796315688	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new 7 story mixed use building with apartments and retail space and separate parking deck.	
Current Property Owner/Developer Contact Name: Neil Amin	
<b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: CV Hotel, LLC	Title: Manager
Address: 2000 Ware Bottom Spring Rd, Chester, VA 23836	
Phone #: 804-777-9000 office, 804-387-8908 cell	Email: neil@shaminhotels.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 S. Wilmington Street, Raleigh, NC 27601
Phone #: 919-835-1500	Email: kent@jdavisarchitects.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): CX-12 = 761,469 SF / 1.75 AC CX-12-CU = 134,924 SF / 3.1 AC	Existing gross floor area (not to be demolished): -0-
	Existing gross floor area to be demolished: -0-
Gross site acreage: 4.88	New gross floor area: 327,500 SF
# of parking spaces required: 420 spaces	Total sf gross (to remain and new): 327,500 SF
# of parking spaces proposed: 430 spaces	Proposed # of buildings: 2
Overlay District (if applicable): N/A	Proposed # of stories for each: 7 stories each
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-unit living, Retail	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>2.73 AC</u> Square Feet: <u>118,919 SF</u>	Proposed Impervious Surface: Acres: <u>2.6 AC</u> Square Feet: <u>113,256 SF</u>
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: <u>Co</u>	
Flood study: _____	
FEMA Map Panel #: <u>DFIRM_NC_3720079600K</u>	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 276 units	Total # of hotel units: -0-
# of bedroom units: 1br 189 2br 87 3br -0- 4br or more -0-	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**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, Ken Thompson 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.

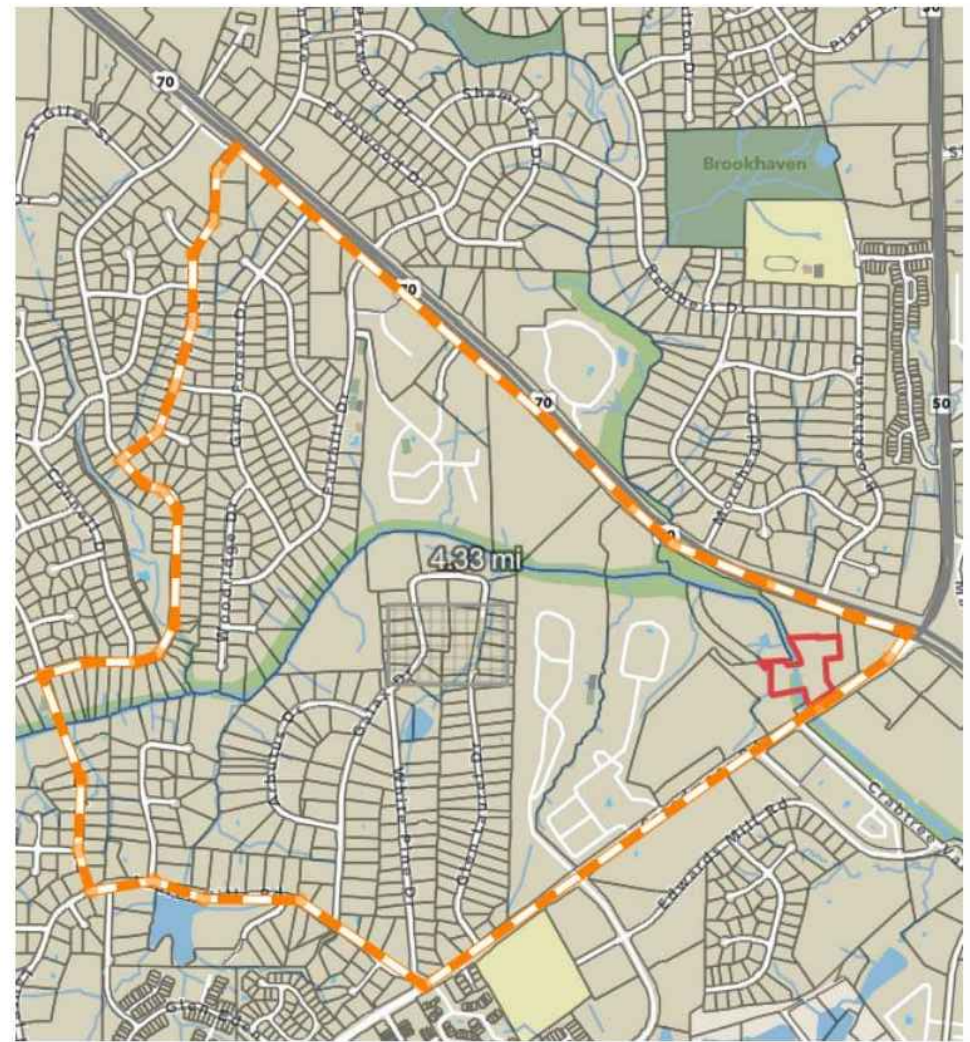
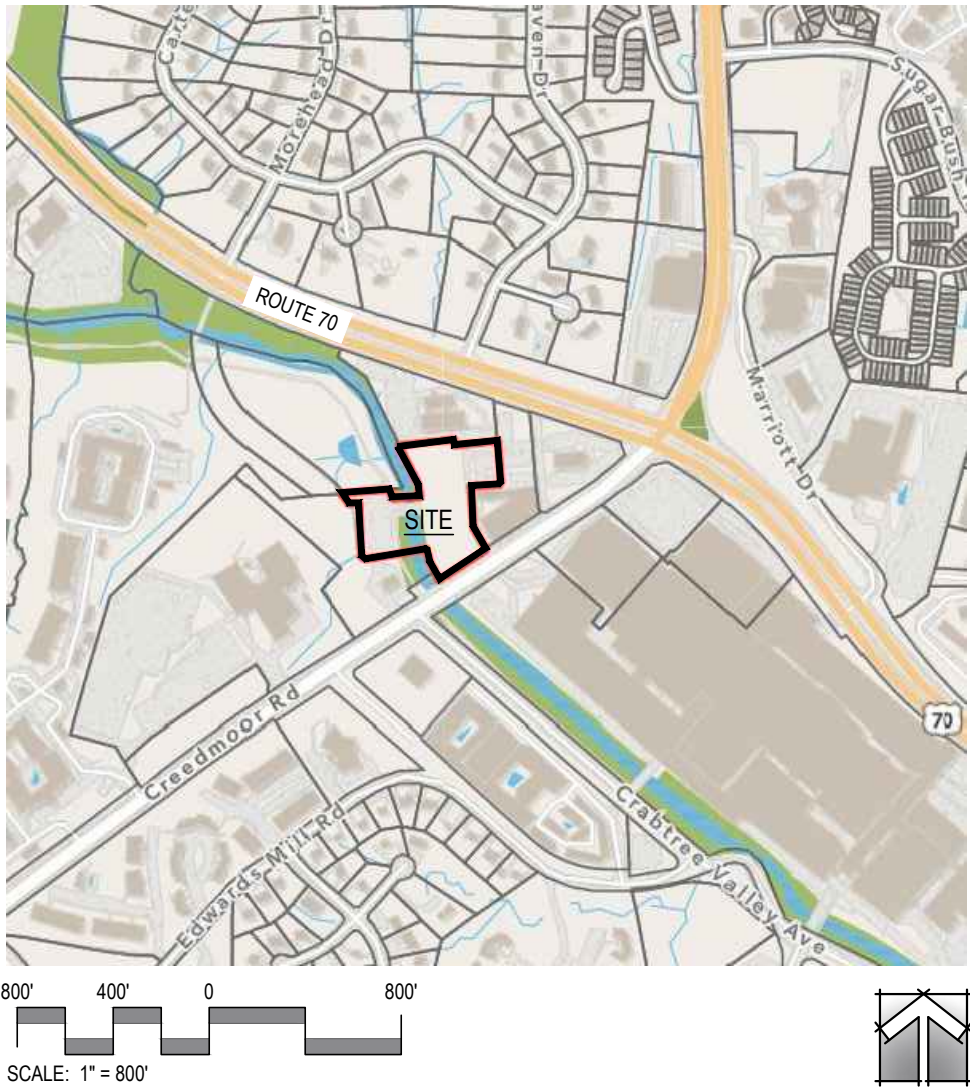
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: KOT

Date: 02.04.2022

Printed Name: Ken Thompson





LEGEND:	
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	PROP. RIGHT OF WAY LINE
	EX. EASEMENT
	PROP. EASEMENT
	EX. ZONING LINE
	EX. 100 YEAR FLOOD PLAIN
	EX. CRABTREE CREEK TRAIL
	EX. NRRB
	EX. GREENWAY EASEMENT
	PROP. BUILDING SETBACK
	PROP. ADA ACCESSIBLE ROUTE
	PROP. RIGHT OF WAY DEDICATION
	EX. ACCESS ESMT

PER UDO SEC.1.5.4.C AND TC-5A-18, CREEDMOOR RD SHALL BE THE PRIMARY STREET.

## Sheet Index

COVER	0.0	GRADING & DRAINAGE PLAN	C5.0	BUILDING PLAN LEVEL 02-07	A1.1
ZONING CONDITIONS	L0.1	BIORETENTION DETAIL	C5.1	BUILDING PLAN ROOF	A1.7
RECORDED MAP (BM2007_PG2115)	L0.2	UTILITY PLAN	C6.0	BUILDING ELEVATIONS	A4.0
EXISTING CONDITIONS PLAN	C1.0	SITE DETAILS	LS3.1	BUILDING ELEVATIONS	A4.1
DEMOLITION PLAN	C2.0	SITE DETAILS	LS3.2	BUILDING ELEVATIONS	A4.2
SITE PLAN	LS1.1	SITE DETAILS	LS3.2	BUILDING ELEVATIONS	A4.3
LOTS AND EASEMENTS PLAN	LS1.2	LANDSCAPE PLAN (CODE COMPLIANT)	LP1.1	PARKING DECK STRIPING PLAN LEVEL P1-P6	TR100
FIRE ACCESS PLAN	LS1.3	LANDSCAPE DETAILS	LP3.1	PARKING DECK STRIPING PLAN LEVEL P7-P8	TR101
TRANSPORTATION PLAN	LS1.4	LIGHTING PLAN			
PEDESTRIAN CIRCULATION PLAN	LS1.5	BUILDING PLAN LEVEL 01	A1.0		



## Notes

GENERAL NOTES				
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.	18. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENDOCH ON THIS MINIMUM CORNER CLEARANCE.	8. THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.	<b>TREE CONSERVATION NOTE</b> 1. THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2. SEE TREE CONSERVATION PLAN ON SHEET TC1.0	
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.	19. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAG SPECIFICATIONS	<b>TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES</b>		
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.	20. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSCB, AND ICC STANDARDS AND SPECIFICATIONS.	1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.		<b>SOLID WASTE INSPECTION STATEMENTS</b> 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. 6. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR. 7. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.	21. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.	2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.		
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.	22. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.	3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.		
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.	23. POOL IS PROPOSED ON THIS SITE. POOL SHALL NOT EXCEED ANY LINEAR DIMENSION GREATER THAN 65 FEET OR AREA IN EXCESS OF 4,000 SQUARE FEET.	4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.		
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.	24. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.	5. ALL TCRPD PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO: <ul style="list-style-type: none"><li>MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);</li><li>PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);</li><li>AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;</li><li>RALEIGH STREET DESIGN MANUAL (RSDM).</li></ul>		
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.	<b>FIRE DEPARTMENT NOTES</b>			
9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY KIMLEY-HORN IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN NOVEMBER 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN NOVEMBER 2021.	1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFFA 13R) OR 250 FEET (NFFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFD 503.1.1).	6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).		
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.	2. FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFD 507.5.1).	7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.		
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.	3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.			
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.	4. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFD, SECTION 507.3.			
13. GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.				
14. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.				
15. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.				
16. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.				
17. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.				

## Project Team

<b>OWNER</b> CV Hotel, LLC 2000 Ware Bottom Spring Road Chester, VA 23836-4200 804.777.9000 neil@shaminhotels.com	<b>LANDSCAPE ARCHITECT</b> JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@davisarchitects.com	<b>ARCHITECT</b> JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) laurentc@davisarchitects.com	<b>ENGINEER</b> Kimley-Horne 421 Fayetteville Street, Suite 600 Raleigh, North Carolina 27601 919.653.2959 danielle.hammond@kimley-horne.com
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## Administrative Site Review Application

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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 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #:
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:
		Zoning Case #: Z-81-2004
		Administrative Alternate #:

<b>GENERAL INFORMATION</b>	
Development name: Crabtree Creek Multifamily	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 4501 Creedmoor Road, Raleigh, NC 27612	
Site P.I.N.(s): 0796315688	
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of new 7 story mixed use building with apartments and retail space and separate parking deck.	
Current Property Owner/Developer Contact Name: Neil Amin	
NOTE: please attach purchase agreement when submitting this form.	
Company: CV Hotel, LLC	Title: Manager
Address: 2000 Ware Bottom Spring Rd, Chester, VA 23836	
Phone #: 804-777-9000 office, 804-387-8908 cell Email: neil@shaminhotels.com	
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 S. Wilmington Street, Raleigh, NC 27601
Phone #: 919-835-1500	Email: kent@davisarchitects.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): CX-12 = 76,666 SF / 1.76 AC CX-12-CU = 135,907 SF / 3.12 AC	Existing gross floor area (not to be demolished): -0- Existing gross floor area to be demolished: -0-
Gross site acreage: 4.88	New gross floor area: 327,500 SF
# of parking spaces required: 420 spaces	Total sq gross (to remain and new): 327,500 SF
# of parking spaces proposed: 420 spaces	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 7 stories
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Multi-unit living, Retail	

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 1.92 AC	Square Feet: 83,635 SF	Proposed Impervious Surface: Acres: 2.37 AC	Square Feet: 103,237 SF
Is this a flood hazard area? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
If yes, please provide: Alluvial soils: Co			
Flood study: FEMA Map Panel #: DFIRM_NC_372007000K			
Neuse River Buffer	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: 276 units	Total # of hotel units: -0-		
# of bedroom units: 1br 189 2br 87 3br -0- 4br or more -0-			
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

<b>SIGNATURE BLOCK</b>	
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, Ken Thompson 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.	
Signature:	Date: 02.04.2022
Printed Name: Ken Thompson	

## ADMINISTRATIVE SITE REVIEW

PROJECT:	21208.14	DATE
ISSUE:	Administrative Site Review	02.04.2022
REVISIONS:	1st Review Comments	05.25.2022
DRAWN BY:	CHK	
CHECKED BY:	KT	
CONTENT:	COVER	

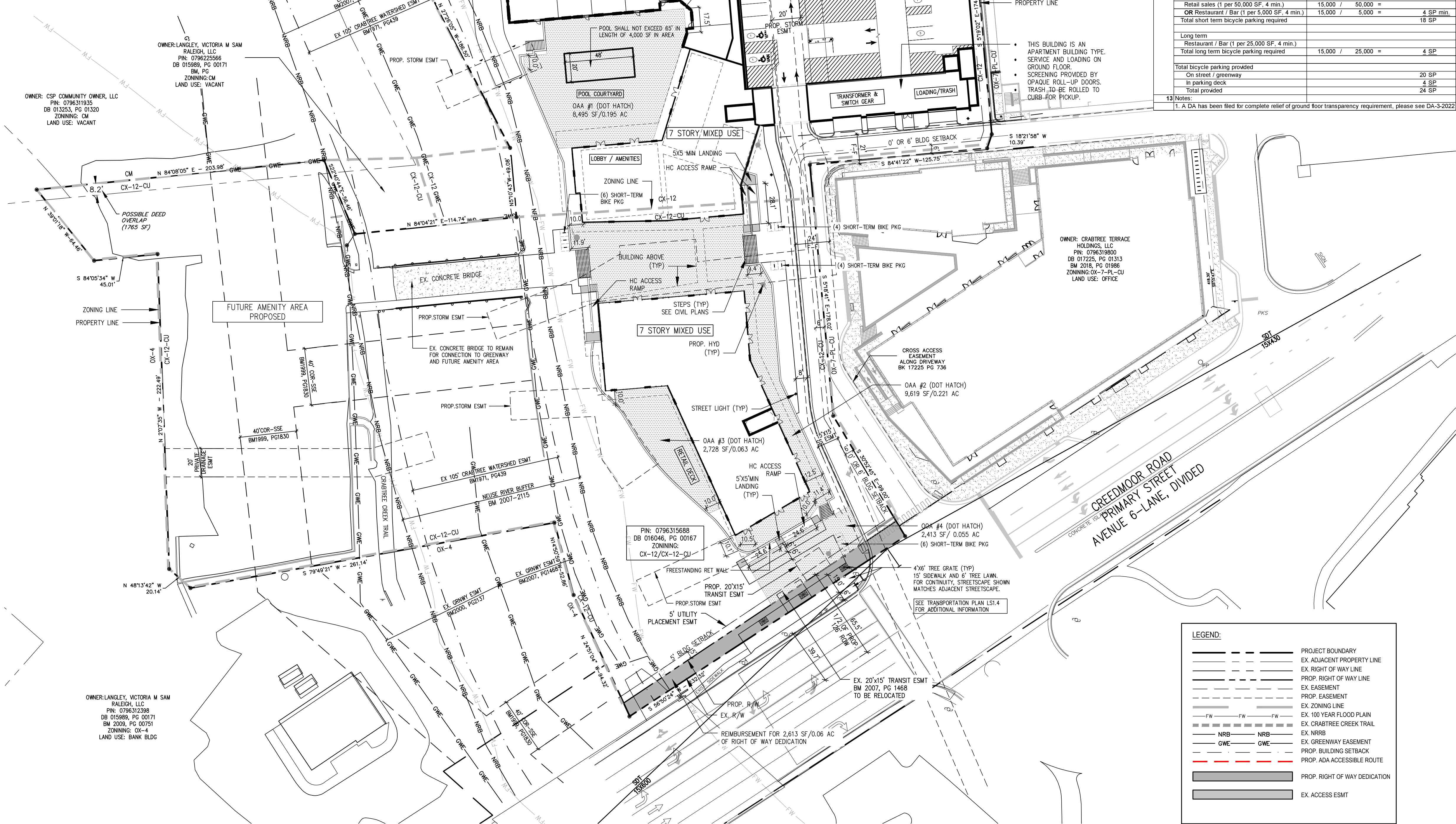
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CV Hotel, LLC  
Crabtree Creek Multifamily  
4501 Creedmoor Road  
Raleigh, North Carolina 27612

JDAVIS  
510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1218 Chantrelle St., 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121  
ASR-00XX-2022 (Admin. Site Review)  
REFERENCE: XXXXXX



Zoning summary	
Project: Crabtree	
Date: 01.25.2022 (updated 05.25.2022)	
1 Zoning	CX-12 and CX-12-CU
2 Section 3.2.6 Mixed Use Building	
A Lot Dimensions	
A1 Area (min)	N/A
A2 Area (max)	N/A
A3 Width (min)	N/A
A4 Outdoor Amenity (min)	10 %
B Building setbacks	
B1 From primary street (min)	5 FT
B2 From side street (min)	5 FT
B3 From side lot line (min)	0 or 6 FT
B4 From rear lot line (min)	0 or 6 FT
B5 From alley	5 FT
C Parking setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 3 FT
C4 From rear lot line (min)	0 or 3 FT
C5 From alley	5 FT
D Height	
D1 Principal building (max)	12 Story
D2 Accessory structure (max)	25 FT
E Floor Heights	
E1 Ground story height, floor to floor (min)	13 FT
E2 Upper story height, floor to floor (min)	9 FT
F Transparency	
F1 Ground story (min)	50 %
F2 Upper story (min)	20 %
F3 Blank wall area (max)	20 FT
3 Required parking (UDO section 7.1.3.A)	
No parking required	
Multi-unit living	
1 BR	1 per DU
2 BR	2 per DU
Commercial	
Restaurant / Bar	1 per 150 SF
Retail	1 per 300 SF
4 Required bicycle parking (UDO section 7.1.2.C)	
Multiunit living	
Short term	1 per 20 units (4 min.)
Long term	None
Commercial	
Restaurant / Bar	
Short term	1 per 50,000 SF (4 min.)
Long term	1 per 25,000 SF (4 min.)
Retail	
Short term	1 per 5,000 SF (4 min.)
Long term	None



Site data table	
Project: Crabtree	
Date: 02.04.2022 (updated 05.25.2022)	
6 Zoning	CX-12 and CX-12-CU
6 Tract area	
0796315688 (4501 Creedmoor Rd.)	4.880 AC
Less right of way dedication	2,613 SF
Net acreage	209,960 SF
7 Proposed use	
Building type	Mixed Use
Multi-unit living	
1 BR	189 DU
2 BR	87 DU
Total	276 DU
Nonresidential	
Restaurant / Bar and/or retail sales	15,000 SF
8 Gross square footage (excluding garage parking)	
Proposed F&B (Net A.C.)	327,500 / 4.82 = 327,500 SF
Proposed F&B (Net A.C.)	59,688 / 4.82 = 28.4 %
Proposed density (gross AC)	276 / 4.88 = 56.6 DU/AC
Parking deck GSS	23,255 SF
9 Outdoor amenity area (UDO section 3.2.6.A.3)	
Area required - 10% of net acreage	4,820 AC
Parcel net area	209,960 SF
10% required	10%
Total required - 12% max.	20,996 SF
Provided	
OAA #1	8,495 SF
OAA #2	9,619 SF
OAA #3	2,728 SF
OAA #4	2,413 SF
Total area provided - upper level	23,255 SF
10 Building height	
Allowed height	12 Story
Proposed height - See elevations for building heights	7 Story
11 Required parking (UDO section 7.1.3.A)	
Multi-unit living	
1 BR maximum allowed	189 x 1.5 = 284 SP max
2 BR maximum allowed	87 x 2.3 = 196 SP max
Commercial	
Restaurant / Bar maximum allowed 1/100	150 SP
OR Retail maximum allowed 1/200	75 SP most restrictiv
Total MAXIMUM allowed	479 SP max
Parking provided in parking deck (phase #1)	
Standard space	320 SP
Compact space	19 SP
HC space	10 SP
Total parking spaces provided	349 SP
12 Required bicycle parking (UDO section 7.1.2)	
Short term	
Multi-unit living (1 space per 20 units, min. 4)	276 / 20 = 14 SP
Retail sales (1 per 50,000 SF, 4 min.)	15,000 / 50,000 =
OR Restaurant / Bar (1 per 5,000 SF, 4 min.)	15,000 / 5,000 = 4 SP min.
Total short term bicycle parking required	18 SP
Long term	
Restaurant / Bar (1 per 25,000 SF, 4 min.)	15,000 / 25,000 = 4 SP
Total long term bicycle parking required	4 SP
Total bicycle parking provided	
On street / greenway	20 SP
In parking deck	4 SP
Total provided	24 SP
13 Notes:	
1. A DA has been filed for complete relief of ground floor transparency requirement, please see DA-3-2022	

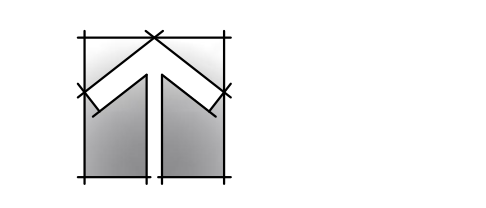
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  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY KIMLEY-HORN IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN A NOVEMBER 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN NOVEMBER 2021.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
  - TRASH AND CARDBOARD DUMPS(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE COMPLY WITH CURRENT ANSI, NCSC, AND ICC STANDARDS AND SPECIFICATIONS.
  - SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCE COMPLYING WITH CURRENT ANSI STANDARD.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL HVAC EQUIPMENTS OF THIS PROJECT E TO BE LOCATED ON THE ROOF OF BUILDINGS AND SCREENED WITH PARAPETS.
  - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
  - SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.
  - NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, STRUCTURES, AND RETAINING WALLS) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

- ACCESSIBILITY NOTES:
- ALL INTERSECTIONS OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5'X5' LANDING.
  - MINIMUM LANDING AT ACCESS AISLE FOR HC PARKING SPACE SHALL BE 4' X 4'.
  - ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS PITCH. MAXIMUM RAMP RUN TO BE 6.3% RAMP MUST HAVE BETWEEN 36" AND 38" HIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5% AND MINIMUM 5'X5' LANDING SHALL BE PROVIDED EVERY 30' MAXIMUM RUN. MINIMUM 5'X5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'X5' TURN PLATFORM LANDING IS REQUIRED.
  - ALL CROSS WALK SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
  - ACCESSIBLE ENTRANCES SHALL PROVIDE WITH GROUND FLOOR SURFACE SLOPE/CROSS SLOPES AT 2% MAXIMUM IN ALL DIRECTIONS.
  - EV CHARGING STATIONS OPERABLE PART SHALL BE AT 48 INCHES AFF MAXIMUM. MINIMUM 36 INCHES WIDTH ACCESSIBLE ROUTE SHALL BE PROVIDED FROM PARKING TO OPERABLE PARTS AND AN ACCESSIBLE ENTRANCE/ROUTE TO THE REMINDER OF THE SITE.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
  - REFER TO GRADING PLAN FOR ACCESSIBLE ROUTE.

SEE LS3.1-LS3.3 FOR SITE DETAILS.

ASR-0007-2022

SITE PLAN



SCALE: 1" = 40'

ADMINISTRATIVE SITE REVIEW

PROJECT:	21208.14	DATE	
ISSUE:	Administrative Site Review	02.04.2022	
REVISIONS:	1st Review Comments	05.25.2022	
DRAWN BY:	CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

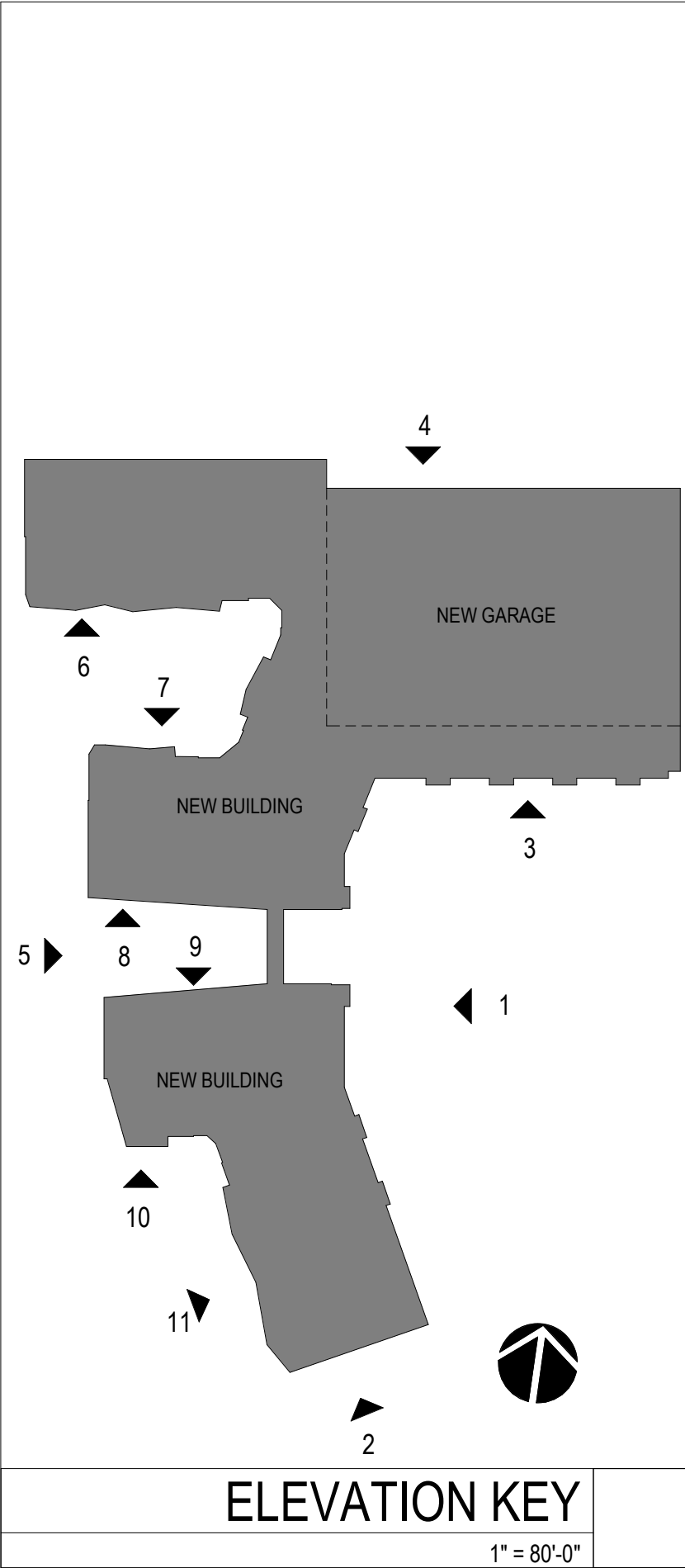
LS1.1

JDAVIS

CV Hotel, LLC  
Crabtree Creek Multifamily  
4501 Creedmoor Road  
Raleigh, North Carolina 27612

ASR-0007-2022 (Admin. Site Review)  
REFERENCE: XXXXXX





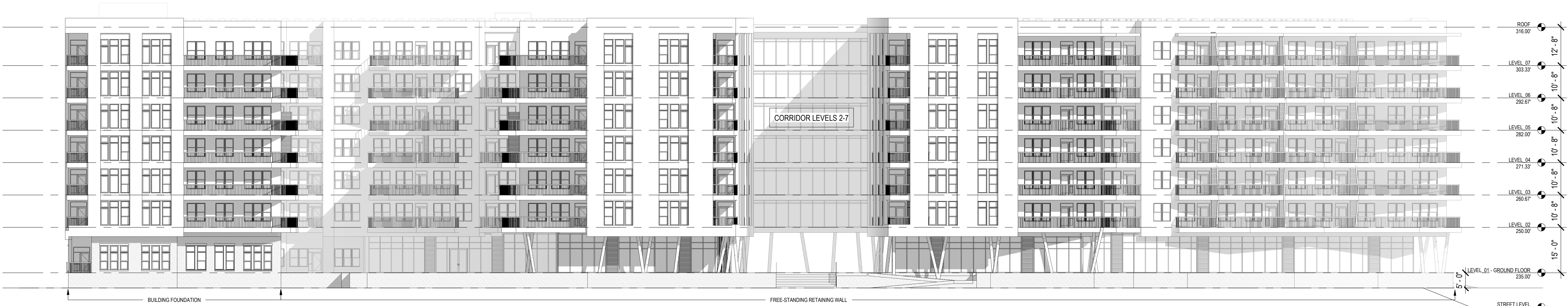
ELEVATION KEY  
1" = 80'-0"

SEC.1.5.9.B.4

Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
ELEVATION 2	Creedmore Road	235.00	235.00	235.00
ELEVATION 3	Creedmore Road	228.90	230.50	229.70
ELEVATION 6	Creedmore Road	228.00	235.00	231.50
ELEVATION 8	Creedmore Road	235.00	235.00	235.00
ELEVATION 10	Creedmore Road	235.00	235.00	235.00

MECHANICAL EQUIPMENT SCREENING TO BE PROVIDED AT ROOF. SEE A1.7



WEST OVERALL ELEVATION - CRABTREE CREEK (5)  
1" = 20'-0" 5



NORTH OVERALL ELEVATION (4)  
1" = 20'-0" 4



NORTH BLDG SOUTH ELEVATION - INTERNAL STREET (3)  
1" = 20'-0" 3



SOUTH BLDG SOUTH ELEVATION - CREEDMOOR (2)  
1" = 20'-0" 2



EAST OVERALL ELEVATION - INTERNAL STREET (1)  
1" = 20'-0" 1

PROJECT:	DATE
ISSUE:	22-02-04
REVISIONS:	
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CHECKED BY:	Checker
CONTENT:	BUILDING ELEVATIONS

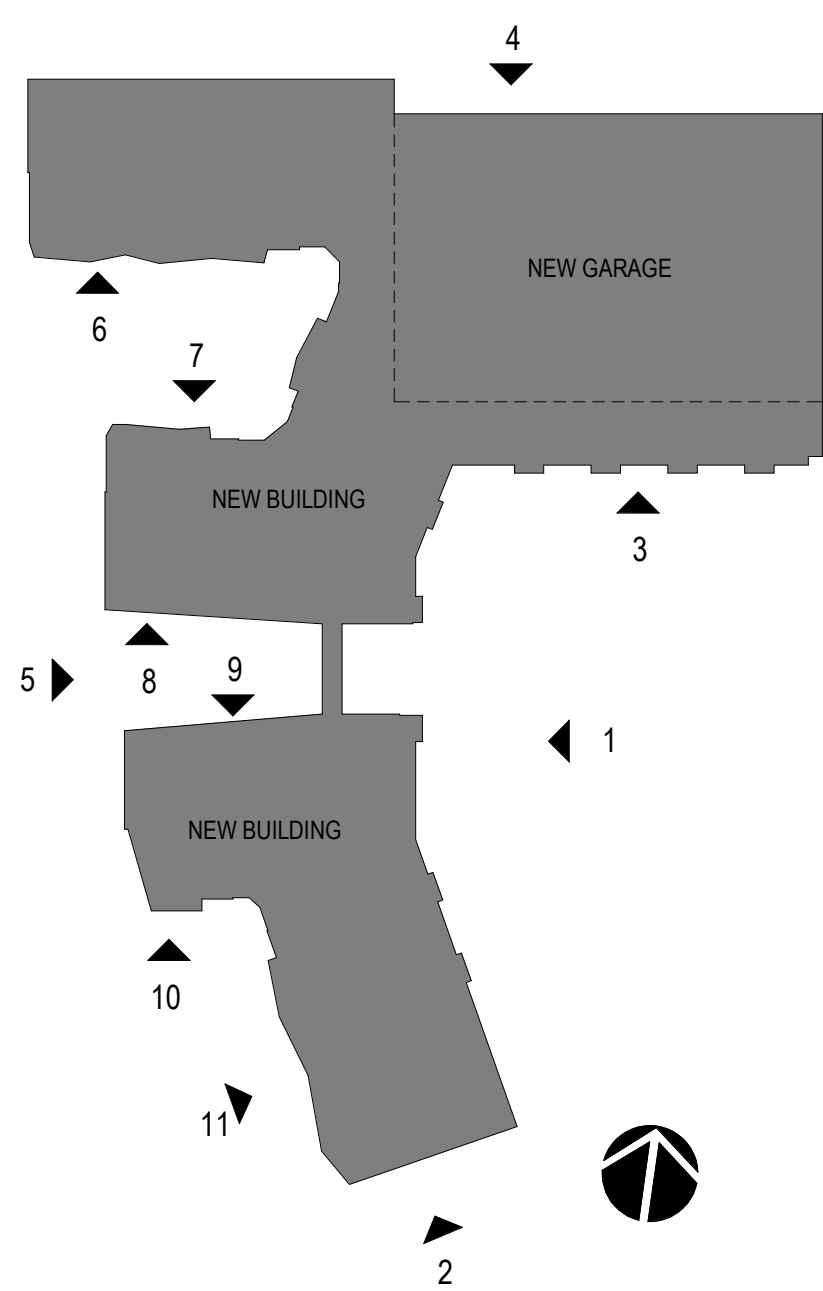


SEC.1.5.9.B.4

Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.

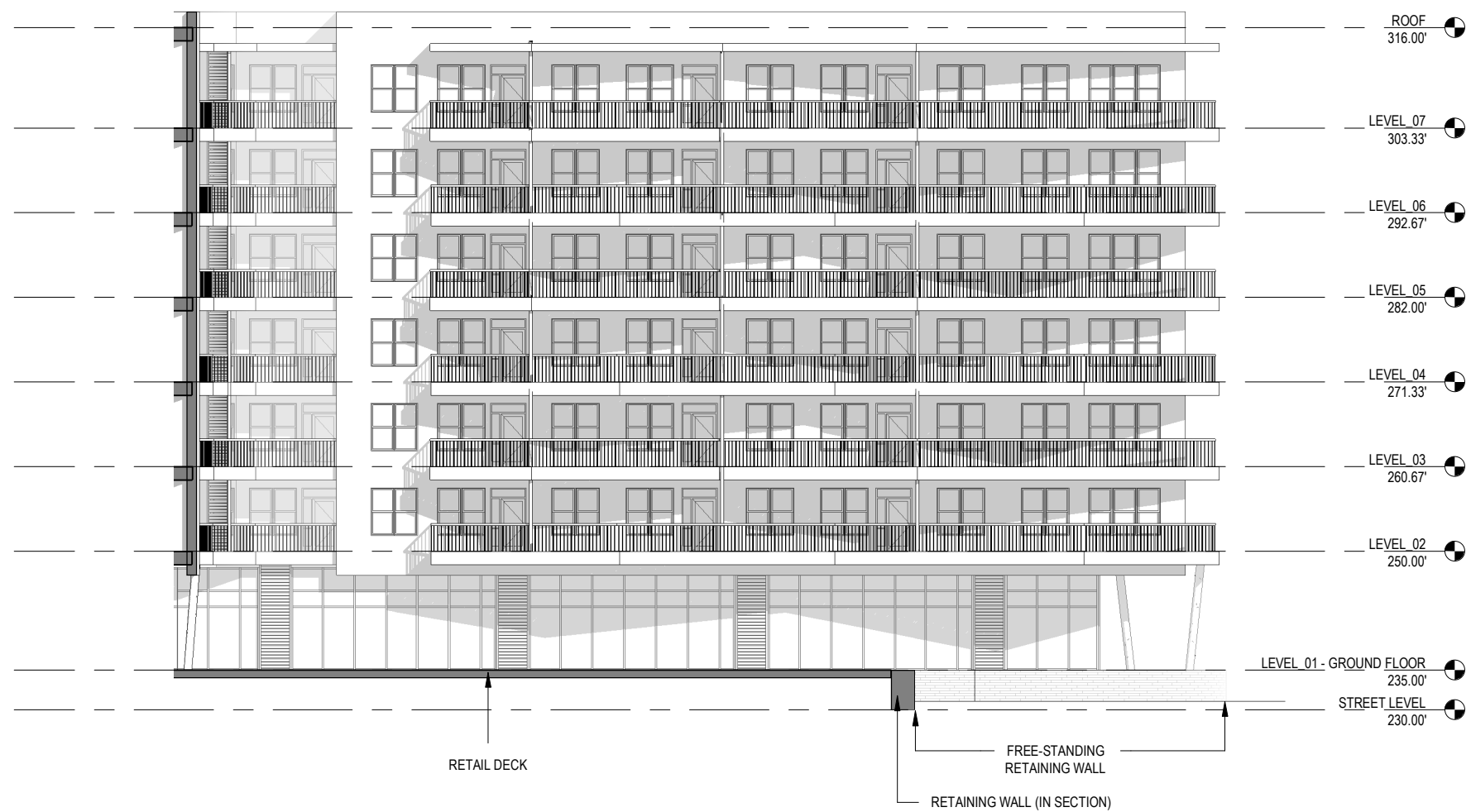
BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
ELEVATION 2	Creedmore Road	235.00	235.00	235.00
ELEVATION 3	Creedmore Road	228.90	230.50	229.70
ELEVATION 6	Creedmore Road	228.00	235.00	231.50
ELEVATION 8	Creedmore Road	235.00	235.00	235.00
ELEVATION 10	Creedmore Road	235.00	235.00	235.00

MECHANICAL EQUIPMENT SCREENING TO BE PROVIDED AT ROOF. SEE A1.7



ELEVATION KEY

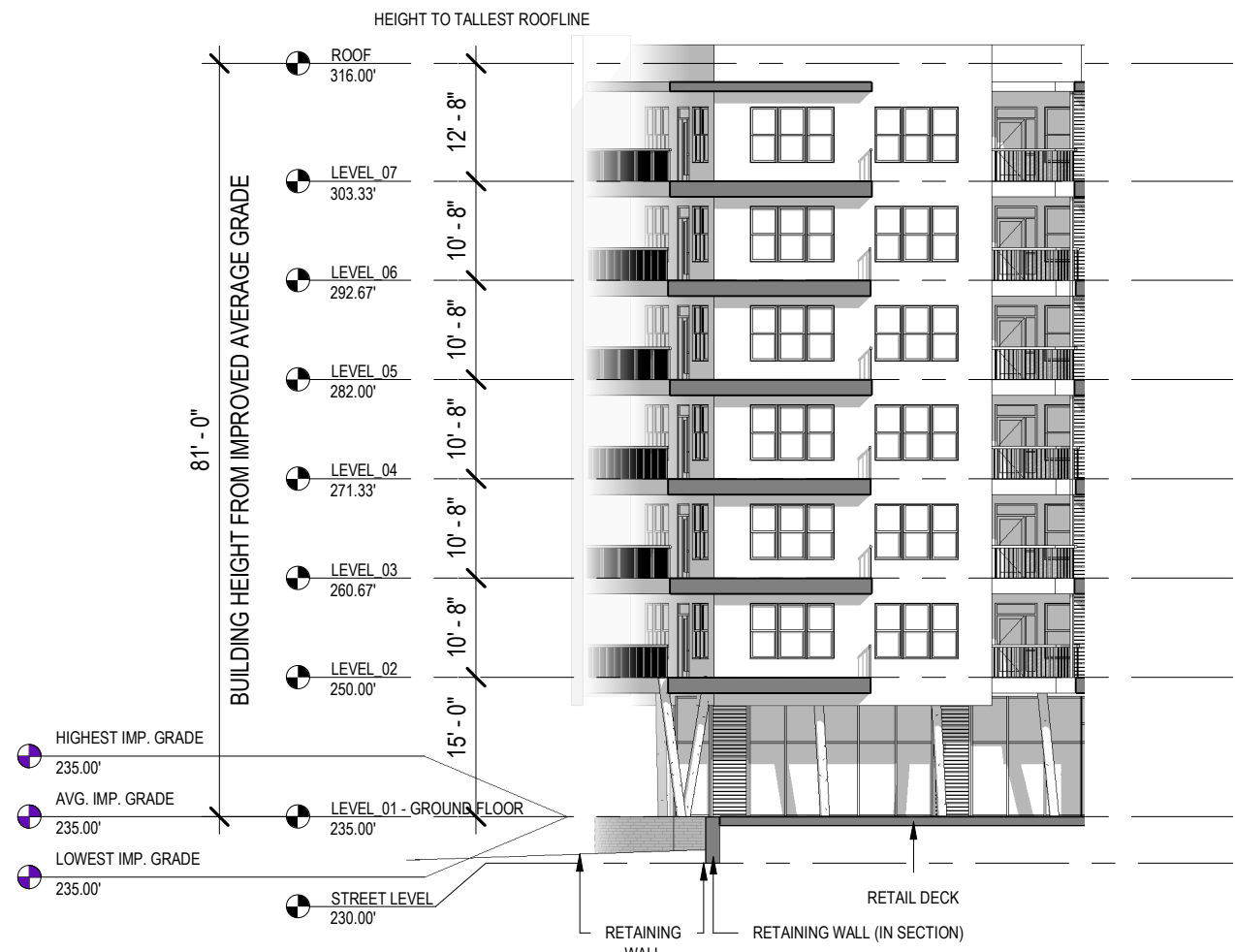
1" = 80'-0"



SOUTH BUILDING WEST ELEVATION

1" = 20'-0"

11



SOUTH BUILDING SOUTH ELEVATION - RETAIL

1" = 20'-0"

10



PLAZA NORTH ELEVATION

1" = 20'-0"

9



PLAZA SOUTH ELEVATION

1" = 20'-0"

8



COURTYARD NORTH ELEVATION

1" = 20'-0"

7



COURTYARD SOUTH ELEVATION

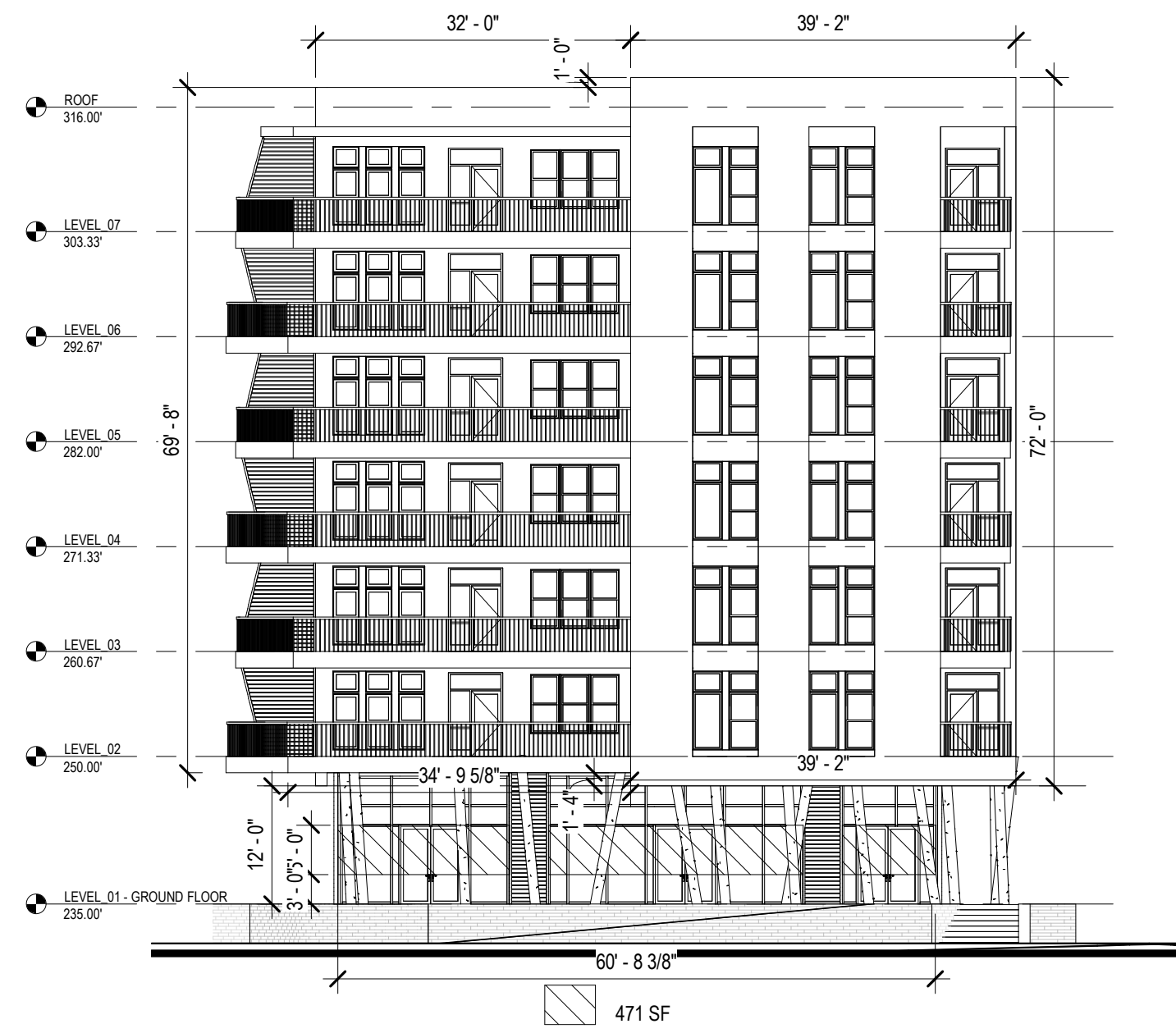
1" = 20'-0"

6

PROJECT:	DATE
ISSUE:	22-02-04
REVISIONS:	
DRAWN BY:	Author
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CONTENT:	BUILDING ELEVATIONS



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Elevation 4					
Transparency (UDO Section 1.5.9, Section 3.2.6.F)					
Creedmoor Rd. - Mixed Use Ground Floor					
Ground Story Façade (measured between 0'-12')					937 SF
Min. Transparency Req.	937	x	50.0%	=	469 SF
Transparency Provided	937	x	89.9%	=	842 SF
Transparency Provided between 3'-8" (min 50% of req.)	469	x	100.4%	=	471 SF
Creedmoor Rd. - Mixed Use Ground Floor					
Upper Story Façade					5,049 SF
Min. Transparency Req.	5,049	x	20.0%	=	1,010 SF
Transparency Provided	5,049	x	38.9%	=	1,966 SF

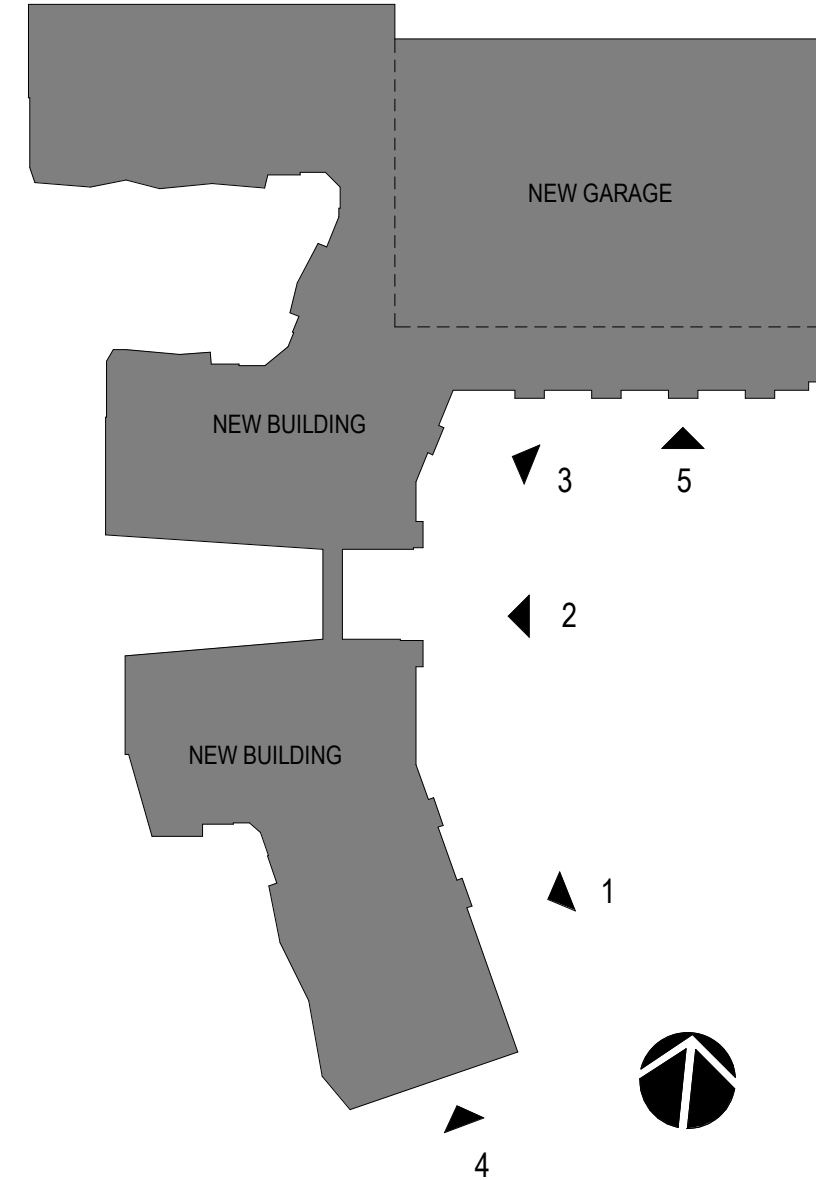
TRANSPARENCY ELEVATION 4 4  
1/16" = 1'-0"



Elevation 5					
Transparency (UDO Section 1.5.9, Section 3.2.6.F)					
Interior Rd. - Apartment Use Ground Floor					
Ground Story Façade (measured between 0'-12')					1,746 SF
Min. Transparency Req.	1,746	x	20.0%	=	349 SF
Transparency Provided	1,746	x	0.0%	=	0 SF
Transparency Provided between 3'-8" (min 50% of req.)	349	x	0.0%	=	0 SF
Interior Rd. - Apartment Use Ground Floor					
Upper Story Façade					10,519 SF
Min. Transparency Req.	10,519	x	15.0%	=	2,104 SF
Transparency Provided	10,519	x	35.6%	=	3,746 SF

TRANSPARENCY ELEVATION 5 5  
1/16" = 1'-0"

SEC.1.5.9.B.4  
Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.

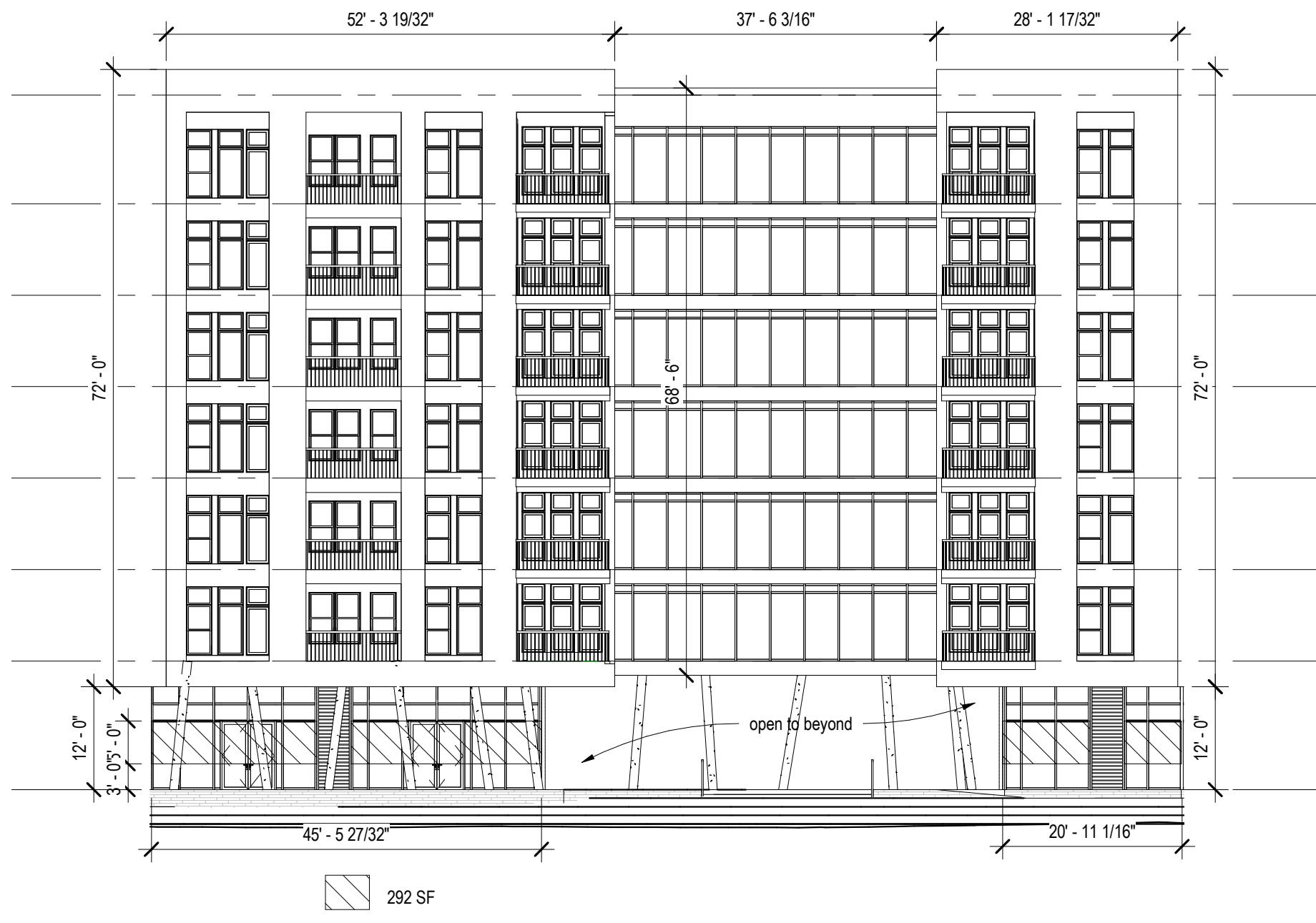


ELEVATION KEY  
N.T.S.



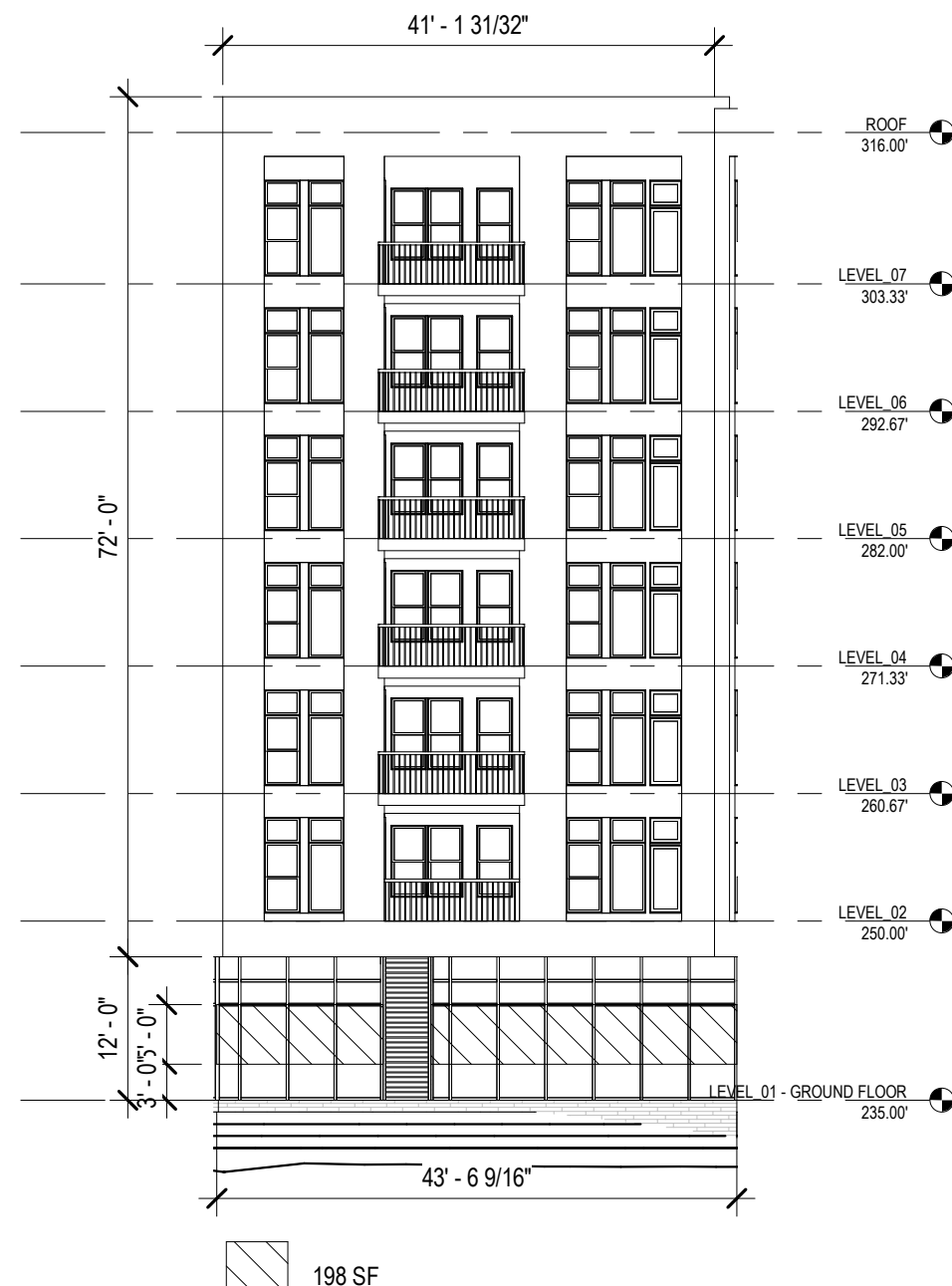
Elevation 1					
Transparency (UDO Section 1.5.9, Section 3.2.6.F)					
Interior Rd. - Mixed Use Ground Floor					
Ground Story Façade (measured between 0'-12')					1,262 SF
Min. Transparency Req.	1,262	x	50.0%	=	631 SF
Transparency Provided	1,262	x	85.0%	=	1,073 SF
Transparency Provided between 3'-8" (min 50% of req.)	631	x	70.8%	=	447 SF
Interior Rd. - Mixed Use Ground Floor					
Upper Story Façade					9,147 SF
Min. Transparency Req.	9,147	x	20.0%	=	1,829 SF
Transparency Provided	9,147	x	36.4%	=	3,330 SF

TRANSPARENCY CALC 1 1  
1/16" = 1'-0"



Elevation 2					
Transparency (UDO Section 1.5.9, Section 3.2.6.F)					
Interior Rd. - Mixed Use Ground Floor					
Ground Story Façade (measured between 0'-12')					794 SF
Min. Transparency Req.	794	x	50.0%	=	397 SF
Transparency Provided	794	x	88.2%	=	700 SF
Transparency Provided between 3'-8" (min 50% of req.)	397	x	73.6%	=	292 SF
Interior Rd. - Mixed Use Ground Floor					
Upper Story Façade					8,368 SF
Min. Transparency Req.	8,368	x	20.0%	=	1,674 SF
Transparency Provided	8,368	x	49.1%	=	4,110 SF

TRANSPARENCY CALC 2 2  
1/16" = 1'-0"



Elevation 3					
Transparency (UDO Section 1.5.9, Section 3.2.6.F)					
Interior Rd. - Mixed Use Ground Floor					
Ground Story Façade (measured between 0'-12')					587 SF
Min. Transparency Req.	587	x	50.0%	=	294 SF
Transparency Provided	587	x	80.9%	=	475 SF
Transparency Provided between 3'-8" (min 50% of req.)	294	x	67.5%	=	198 SF
Interior Rd. - Mixed Use Ground Floor					
Upper Story Façade					2,964 SF
Min. Transparency Req.	2,964	x	20.0%	=	593 SF
Transparency Provided	2,964	x	34.5%	=	1,024 SF

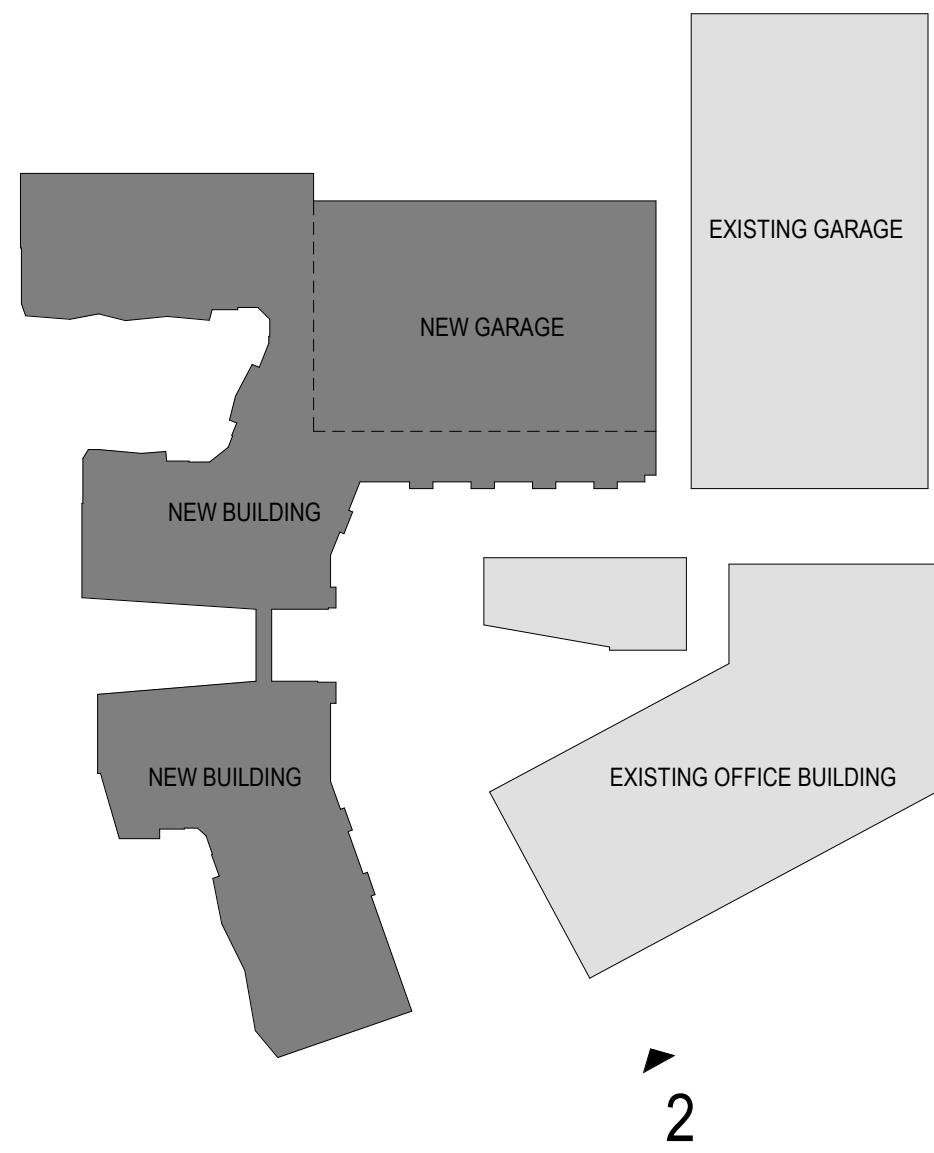
TRANSPARENCY CALC 3 3  
1/16" = 1'-0"

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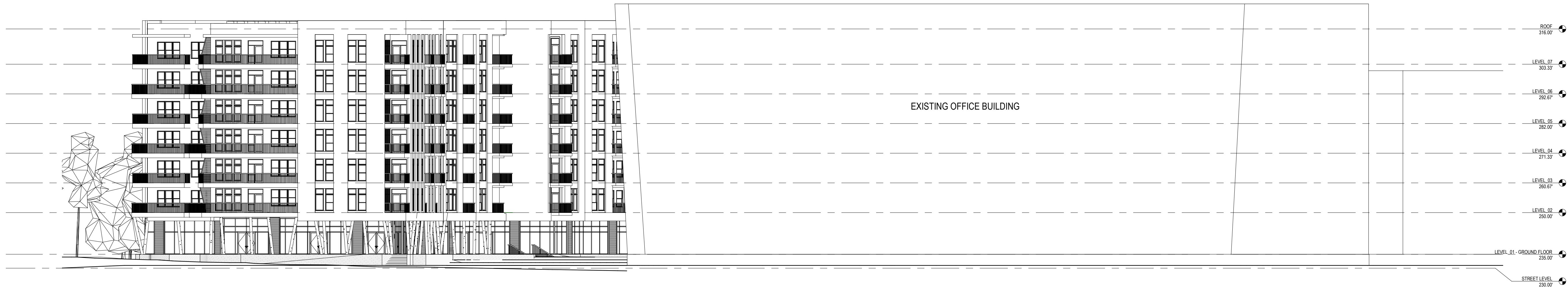
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CONTENT:	ELEVATION CALC.



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TRANSPARENCY ELEVATION 1  
1" = 20'-0" 1



TRANSPARENCY ELEVATION 2  
1" = 20'-0" 2

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