Administrative Site Review Application

Office Use Only: Case #:



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.

Planner (print): _

Please review UDO Section 10.2.8. 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 □	Tier Three	Site Plan □	
	Building Type		Site Transaction History	
	Detached	☐ Cottage Court	Subdivision case #:	
[☐ Attached	☐ General	Scoping/sketch plan case #: Certificate of Appropriateness #:	
	Apartment	☐ Mixed use	Board of Adjustment #:	
	Γownhouse	☐ Open lot	Zoning Case #: Design Alternate #:	
	Tiny house	☐ Civic		
		GENERAL IN	FORMATION	
Development na	me:			
Inside City limits	? Yes No			
Property address(es):				
Site P.I.N.(s):				
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).				
Current Property Owner(s):				
Company:			Title:	
Address:				
Phone #: Email:				
Applicant Name (If different from owner. See "who can apply" in instructions):				
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder				
Company:		Address:		

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Email:			
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.			
	Title:		
Email:			
Applicant Name:			
Address:			
Email:			
	t or contract, Email: Address:		

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)		
SITE DATA	BUILDING DATA	
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):	
Gross site acreage:	Existing gross floor area to be demolished:	
# of parking spaces proposed:	New gross floor area:	
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):	
Overlay District (if applicable):	Proposed # of buildings:	
Existing use (UDO 6.1.4):	Proposed # of stories for each:	
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)	

STORMWATER INFORMATION			
Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):		
Existing (sf) Proposed total (sf)	Existing (sf) Proposed total (sf)		

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS						
Total # of dwelling units:			Total # of hotel bedrooms:			
# of bedroom units: 1br	2br	3br	4br or more			
# of lots:			Is your project a cottage court?	Yes	No	
			A frequent transit development?	Yes	No	

Continue to Applicant Signature Block on Page Three.

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APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:	Date:
Printed Name:	

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Page **1** of **3**

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Planner (print):

Raleigh

REVISION 10,25,22

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Site Plan Tier: Tier Two Si	te Plan Tier Three	e Site Plan
Buildin	g Туре	Site Transaction History
☐ Detached	☐ Cottage Court	
☐ Attached	☑ General	Certificate of Appropriateness #:
☑ Apartment	☐ Mixed use	
☐ Townhouse	☐ Open lot	Zoning Case #: Z-66-94 Design Alternate #:
☐ Tiny house	☐ Civic	
	GENERAL IN	IFORMATION
Development name: LOFTS	AT CREEDMOOR	
Inside City limits? Yes (⊃ No	
Property address(es): 4900 CREEDMOOR RD.	, RALEIGH, NC 27607	
Site P.I.N.(s): 0796438989		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). CONSTRUCT (3) THREE-STORY APARTMENT BUILDINGS AND PERFORM ASSOCIATED SITE WORK.		
Current Property Owner(s):	MANOJ JAIN	
Company: HEARTS AND	HANDS PARTNERS, LLC	Title: MANAGING MEMBER
Address: 114 TEALIGHT LANE, CARY, NC 27513		
Phone #: (919)-728-4801 Email: JAINM@SHAILHOMES.COM		
Applicant Name (If different	t from owner. See "who can	apply" in instructions): DANIEL MCGLAMERY
Relationship to owner: Le	ssee or contract purchaser	Owner's authorized agent Easement holder
· —		· · ·

Phone #: (919)-728-4801	Email: JAINM@SHAILHOMES.COM		
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.			
Developer Contact: MANOJ JAIN			
Company: HEARTS AND HANDS PART	TNERS, LLC Title: MANAGING MEMBER		
Address: 114 TEALIGHT LANE, CARY, NC 27513			
Phone #: 704-960-0180 Email: JAINM@SHAILHOMES.COM			
Applicant Name: DANIEL MCGLAMERY			
Company: Drye-McGlamery Engineerin Address: 821 Wake Forest Rd, Raleigh, NC 27604			
Phone #: 704-960-0180 Email: danielmcglamery@dryeengineering.com			

DEVELOPMENT TY	/PE + SITE DATE TABLE
(Applicable to	o all developments)
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 2.637	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 36	New gross floor area: 38,011 SF
Max # parking permitted (7.1.2.C): 40	Total sf gross (to remain and new): 38,011 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): VACANT	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): MULTI-UNIT LIVING	Proposed # of basement levels (UDO 1.5.7.A.6) 1

STORMWATER	INFORMATION	
Imperious Area on Parcel(s):	Impervious Area for Compliance	
Existing (sf) 0 Proposed total (sf) 32,670	(includes ROW):	
- reposed total (el)	Existing (sf) 2,502 Proposed total (sf) 35,172	
RESIDENTIAL & OVERNIGHT	LODGING DEVELOPMENTS	

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS Total # of dwelling units: 18 Total # of hotel bedrooms: N/A # of bedroom units: 1br 2br 🗸 3br | 4br or more Is your project a cottage court? Yes No # of lots: 1 A frequent transit development? Yes No

Continue to Applicant Signature Block on Page Three.

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ADMINSTRATIVE SITE REVIEW SUBMITTAL FOR LOFTS AT CREEDMOOR AT 4900 CREEDMOOR RD

ASR CASE NUMBER:

ASR-TBD-2023

LANDSCAPE ARCHITECT

821 WAKE FOREST RD

RALEIGH, NC 27604

SITE COLLABORATIVE, INC.

PHONE: (919) 805-3586

graham@sitecollaborative.com

GRAHAM SMITH

CIVIL ENGINEER HEARTS AND HANDS PARTNERS, LLC DANIEL J. MCGLAMERY, PE MANOJ JAIN, MANAGING MEMBER DRYE-MCGLAMERY ENGINEERING, PLLC 114 TEALIGHT LANE 821 WAKE FOREST RD CARY, NC 27513 RALEIGH, NC 27604 (919) 728-4801PHONE: (704) 960-0180 jainm@shailhomes.com daniel.mcglamery@dryeengineering.com

Review zoning conditions in Z-66-94 See Scope-0172-2023 Ensure the PRCR is routed Check if proposed building sqft is correct in application.

-Planning Notes

APPLICANT SIGNATURE BLOCK

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Signature: Daniel J McGlamery Control Landing Linguistics Control Landing Landing

Printed Name: Daniel J. McGlamery

Date: 01/27/2023

REVISION 10.25.22

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C-0.0 COVER SHEET

C-4.1 STORMWATER PLAN

ES100 ELECTRICAL SITE PLAN

A2.2

SOUTHWEST AND NORTHEAST ELEVATIONS

DRAWING LIST

PLANTING PLAN

C-1.1 DEMOLITION PLAN

TRANSPORTATION PLAN

SOUTHEAST ELEVATION

C-1.0 EXISTING CONDITIONS PLAN

C-2.0 STAKING AND MATERIALS PLAN

C-4.0 GRADING AND DRAINAGE PLAN

C-5.0 UTILITY PLAN C-5.1 UTILITY PLAN ENLARGEMENT

PLANTING NOTES & DETAILS TREE CONSERVATION AREA

NORTHWEST ELEVATION

SITE DATA INFORMATION LOFTS AT CREEDMOOR

PROJECT NAME: PROJECT ADDRESS: 4900 CREEDMOOR RD RALEIGH, NC 27612

SITE ACREAGE:

2.637 ACRES (INCLUDING EX. ROW) 2.520 ACRES (OUTSIDE EX. ROW) 2.435 ACRES (AFTER ROW DEDICATION REQ'DALONG CREEDMOOR RD.)

R10-CU ZONING DISTRICT:

MAX ALLOWED:

APARTMENT (ALLOWED) PROPOSED USE:

EXISTING BUILDING: N/A SF 38,011 SF PROPOSED BUILDING:

PROPOSED UNITS:

18 UNITS (2-BEDROOM UNITS) (2.46 AC. * 43560 SF) / 2,500 SF = 42 UNITS

MAX. HEIGHT ALLOWED: 3 STORIES/50' PROPOSED HEIGHT: 49.5' FROM AVG GRADE

PARKING CALCULATIONS PARKING REQUIREMENTS

EXISTING PARKING: PROPOSED PARKING: REQUIRED PARKING:

TOTAL REQUIRED: 0 SPACES 36 PACES PARKING PROVIDED:

MAXIMUM PARKING: 2.25 SP/UNITS * 18 UNITS = 40 SP

ADA SPACES REQUIRED:

PROVIDED:

26-50 SPACES = 2 2 TOTAL SPACES 1 VAN SPACE REQUIRED

BICYCLE PARKING: SHORT TERM = 1 SP. PER 20 UNITS, MIN. 4 SPACES LONG TERM = 1 SP. PER 7 UNITS, MIN. 10 BEDROOMS

LONG TERM = 1 SP. * 18 UNITS / 7 UNITS = 3 SPACES

4 SHORT TERM SPACES, 3 LONG TERM SPACES 4 SHORT TERM SPACES, 3 LONG TERM SPACES

CROSS ACCESS EXEMPTION

THIS DEVELOPMENT WILL BE EXEMPT FROM THE CROSS ACCESS REQUIREMENT PER UDO 8.3.5.D.5.b.iii. SPECIFICALLY, THIS SECTION SAYS THAT IF PROPERTY HAS STEEP SLOPES IN EXCESS OF 25% WITHIN 10' OF THE PROPERTY LINE THEN CROSS ACCESS IS EXEMPTED.

BLOCK PERIMETER EXEMPTION

SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b (TC-6-19).

THERE IS A MINIMUM SITE AREA TO MEET THIS REQUIREMENT PER ZONING DESIGNATION. ZONING DISTRICT FOR DEVELOPMENT SITE IS R10 AND THE DEVELOPMENT NET ACREAGE IS 2.435 AC; THE MINIMUM SITE AREA FOR R10 IS 3 ACRES. THEREFORE, THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENT FOR THIS DEVELOPMENT.

TREE CONSERVATION

TREE CONSERVATION PLAN REQUIRED. SEE TC-1.0

SOLID WASTE COMPLIANCE

THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION SERVICE AND USE COMMERCIAL DUMPSTERS. SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY GFL BASED ON

IMPERVIOUS AREA SUMMARY

EXISTING IMPERVIOUS AREA:

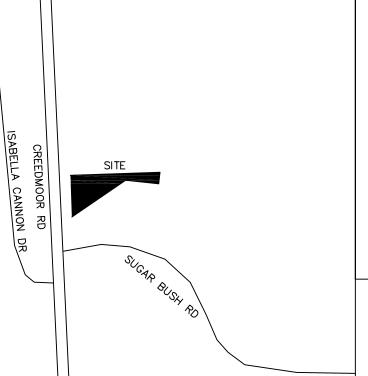
PROPOSED IMPERVIOUS AREA: 32,670 SF

CURRENT SITE PLAN.

TOTAL IMPERVIOUS AREA: 35,172 SF TOTAL SITE AREA: 109,771 SF

TOTAL SITE IMPERVIOUS %: 30.8% PUBLIC IMPROVEMENTS QUANTITY TABLE

-	
NUMBER OF LOT(S)	1
LOTS NUMBER(S) BY PHASE	1
NUMBER OF UNITS	1
LIVABLE BUILDINGS	1
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS?	1
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1



VICINITY MAP N.T.S.

SURVEY INFORMATION PREPARED BY L. JORDAN PARKER (PLS L-4665) ON JANUARY 7.

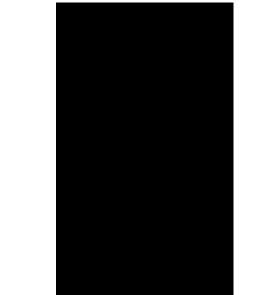
SURVEY DISCLAIMER

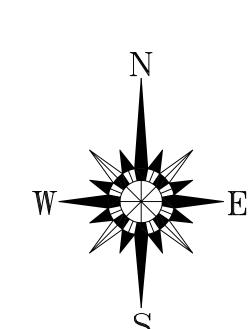
2020. CAWTHORNE, MOSS, & PANCIERA, PC,

333 S. WHITE STREET, WAKE FOREST, NC 27588



NC FIRM LICENSE #P-1305



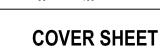


ISSUED FOR REVIEW

DME PROJECT NO: 2021168

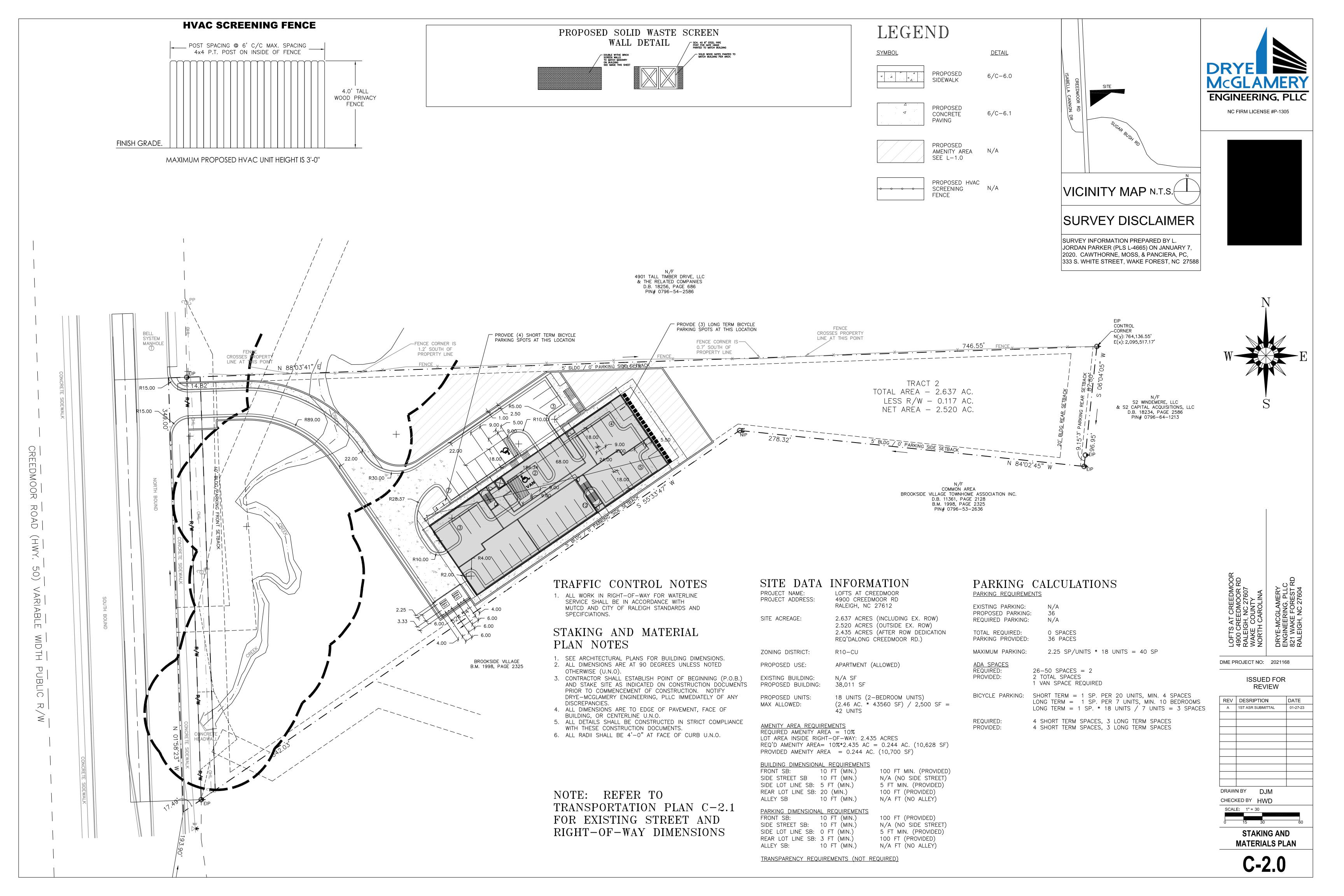
REV DESRIPTION A 1ST ASR SUBMITTAL

DRAWN BY DJM CHECKED BY HWD



C-0.0



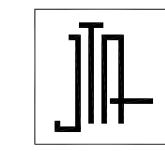




1 PARTIAL SOUTHEAST ELEVATION
A2.1 SCALE - 3/16" = 1'-0"



2 PARTIAL SOUTHEAST ELEVATION
SCALE - 3/16" = 1'-0"



JOSEPH TROJANOWSKI ARCHITECT PC

> DISTINCTIVE ARCHITECTURAL DESIGN

WWW.JTA-ARCH.COM



LOFTS AT CREEDMOOR

BY SHAIL CONSTRUCTION

4900 CREEDMOOR ROAD

RALEIGH NC 27607

PROJECT NO.

REV DATE ISSUE

01.25.23 FOR REVIEW

NOT FOR CONSTRUCTION

SCALE: AS NOTED

SHEET TITLE:

SOUTHEAST ELEVATION

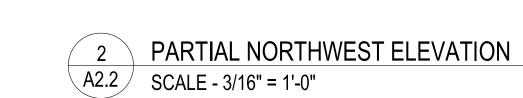
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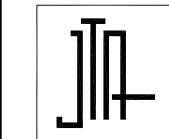
A2.1



1 PARTIAL NORTHWEST ELEVATION
A2.2 SCALE - 3/16" = 1'-0"







JOSEPH TROJANOWSKI ARCHITECT PC

> DISTINCTIVE ARCHITECTURAL DESIGN

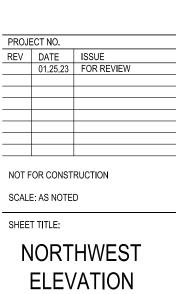
WWW.JTA-ARCH.COM

LOFTS AT CREEDMOOR

BY SHAIL CONSTRUCTION

4900 CREEDMOOR ROAD

RALEIGH NC 27607



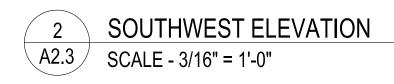
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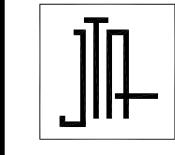
A2.2



1 NORTHEAST ELEVATION
A2.3 SCALE - 3/16" = 1'-0"







JOSEPH TROJANOWSKI ARCHITECT

> DISTINCTIVE ARCHITECTURAL DESIGN

WWW.JTA-ARCH.COM

LOFTS AT CREEDMOOR

BY SHAIL CONSTRUCTION

4900 CREEDMOOR ROAD

RALEIGH NC 27607

PROJE	ECT NO.		
REV	DATE	ISSUE	
	01.25.23	FOR REVIEW	
NOT FOR CONSTRUCTION SCALE: AS NOTED			
SHEET TITLE:			

SHEET TITLE:

SOUTHWEST AND

NORTHEAST

ELEVATIONS

A2.3