

CREEDMOOR ROAD APARTMENTS

ADMINISTRATIVE SITE REVIEW

5200 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA, 27612

CITY OF RALEIGH CASE #: ASR-0024-2022

PROJECT NUMBER: SPEC-20104

DATE: APRIL 4, 2022

REVISED: JUNE 10, 2022

REVISED: AUGUST 5, 2022

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.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input type="checkbox"/>
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<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 #: 2-10-21
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: CREEDMOOR ROAD APARTMENTS

Inside City limits? Yes No

Property address(es): _____

Site P.I.N. (s): 0796458278; 0796458369; 0796458456; 0796458653; 0796550760

Please describe the scope of work. Include any additions, expansions, and change of use.
The proposed development consists of an approximate 295-unit apartment development with 37 surface parking spaces and 392 parking garage spaces with associated infrastructure and amenities.

Current Property Owner/Developer Contact Name: LEGACY CREEDMOOR LLC
NOTE: please attach purchase agreement when submitting this form.

Company: GCI RESIDENTIAL Title: PRE-CONSTRUCTION MANAGER
Address: 25101 CHAGRIN BLVD, SUITE 300, BEACHWOOD, OH 44122
Phone #: 980-262-6133 Email: cboesch@gciresidential.com

Applicant Name: ADAM PIKE, PE
Company: MCADAMS Address: 1 GLENWOOD AVENUE, SUITE 201, RALEIGH, NC 27603
Phone #: 919-395-2272 Email: pike@mcadamsco.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): RX-5-PL-CU	Existing gross floor area (not to be demolished): 0 acres
Gross site acreage: 6.64 acres	Existing gross floor area to be demolished: 0.09 acres
# of parking spaces required: 615 MAX	New gross floor area: 533,511 SF
# of parking spaces proposed: 437	Total sf gross (to remain and new): 533,511 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): SINGLE FAMILY / VACANT	Proposed # of stories for each: 5
Proposed use (UDO 6.1.4): APARTMENT	

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.34 Square Feet: 15,011

Proposed Impervious Surface:
Acres: 3.90 Square Feet: 169,965

Is this a flood hazard area? Yes No

If yes, please provide:
Alluvial soils: _____
Flood study: _____
FEMA Map Panel #: _____

Neuse River Buffer Yes No Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 295	Total # of hotel units: 0
# of bedroom units: 1br 157 2br 123 3br 15	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, **ADAM PIKE** 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: *Adam Pike* Date: 04/04/2022
Printed Name: ADAM PIKE

SITE DATA

SITE ADDRESS/PIN NUMBER	5114 CREEDMOOR ROAD, RALEIGH, NORTH CAROLINA, 27612 / PIN# 0796458278; 5118 CREEDMOOR ROAD, RALEIGH, NORTH CAROLINA, 27612 / PIN# 0796458369; 5120 CREEDMOOR ROAD, RALEIGH, NORTH CAROLINA, 27612 / PIN# 0796458456; 5200 CREEDMOOR ROAD, RALEIGH, NORTH CAROLINA, 27612 / PIN# 0796458653; 5208 CREEDMOOR ROAD, RALEIGH, NORTH CAROLINA, 27612 / PIN# 0796550760
OWNER INFORMATION:	GCI RESIDENTIAL 25101 CHAGRIN BLVD, SUITE 300, BEACHWOOD, OH 44122 (980) 262-6133 cboesch@gciresidential.com
EXISTING ZONING:	RX-5-PL-CU (RESIDENTIAL MIXED USE - 5 STORY - PARKING LIMITED - CONDITIONAL USE)
OVERLAY DISTRICT:	N/A
BLOCK PERIMETER:	MAX ALLOWABLE: PROPOSED/EXISTING: 2,500 LF N/A'
WATER SUPPLY/WATERSHED:	NEUSE-CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:	ZONE X
SITE AREA:	GROSS SITE AREA: 6.64 AC. OR 297,650 SF RIGHT-OF-WAY CREATION: 0.19 AC. OR 8,367 SF NET SITE AREA: 6.44 AC. OR 289,283 SF
EXISTING USE:	SINGLE FAMILY RESIDENTIAL; VACANT; SINGLE FAMILY RESIDENTIAL; SINGLE FAMILY RESIDENTIAL; VACANT
PROPOSED USE:	APARTMENT (295 DWELLING UNITS)
BUILDING + PARKING SETBACK:	BUILD-TO: _____ R/L: _____ P/L: _____
	PRIMARY STREET (MIN): 5' PRIMARY STREET (MIN/MAX): 5'/100' SIDE STREET (MIN): 5' PRIMARY BUILDING WIDTH (MIN): 50' SIDE LOT LINE (MIN): 0' OR 6' SIDE STREET (MIN/MAX): 0'/100' REAR LOT LINE (MIN): 0' OR 6' SIDE BUILDING WIDTH (MIN): 25' ALLEY: 0' OR 20' MIN
PARKING SETBACK (PER UDO SECTION 3.2.4.8)	PRIMARY STREET: 10' (CREEDMOOR RD - 10' PROVIDED) SECONDARY STREET: 10' (N/A - NO SECONDARY STREET) SIDE LOT LINE: 0' (IF PROVIDED) REAR LOT LINE: 0' (IF PROVIDED)
BUILDING HEIGHT: (PER UDO SECTION 3.3.2.A)	MAXIMUM ALLOWED: _____ R/L: _____ P/L: _____
	PROPOSED: 5 STORIES (80')
BUILDING AREA:	BUILDING AREA: 401,281 SF GARAGE AREA: 126,882 SF TOTAL GROSS AREA: 528,163 SF
TREE CONSERVATION:	REQUIRED: 0.66 AC. OR 28,928 SF (10% NET SITE AREA) 0.73 AC. OR 32,015 SF (11% NET SITE AREA)
IMPERVIOUS AREA:	EXISTING: 0.34 AC. (15,011 SF) PROPOSED: 3.95 AC. (171,892 SF) NET: 3.61 AC. (156,881 SF)

- PER UDO SECTION 8.3.2.A.1.b.i.ii. COMPLIANCE WITH MAXIMUM BLOCK PERIMETER STANDARDS SHALL NOT APPLY WHEN THE ADJACENT PROPERTY TO WHICH ANY STREET WOULD BE CONTINUED CONTAINS DETACHED BUILDING TYPE ON LOTS NO LARGER THAN 2 ACRES.
- PER UDO TEXT CHANGE TC-4-20, SECTION D1 ZONES B AND C DO NOT APPLY TO ATTACHED HOUSE, TOWNHOUSE OR APARTMENT BUILDING TYPES IN A MIXED USE DISTRICT WHERE THE PROPOSED OR EXISTING BUILDING HEIGHT IS 50 FEET OR LESS, PROVIDED THE PROPOSED USE IS ALSO PERMITTED IN RX AND ADHERES TO ANY APPLICABLE RX AND UNDERLYING ZONING DISTRICT STANDARDS.

PARKING + BUILD-TO DATA

BUILDING BREAKDOWN:	295 TOTAL UNITS 127 - 1 BEDROOM UNITS 123 - 2 BEDROOM UNITS 45 - 3 BEDROOM UNITS CLUBHOUSE: 11,264 SF
PARKING DATA:	VEHICLE PARKING: 410 TOTAL SPACES APARTMENTS: 372 TOTAL SPACES 11 SPACE/1 BEDROOM UNIT X 157 UNITS = 157 SPACES 15 SPACE/2 BEDROOM UNIT X 123 UNITS = 185 SPACES 12 SPACE/3 BEDROOM UNIT X 45 UNITS = 54 SPACES CLUBHOUSE: 57 TOTAL SPACES 11 SPACE/300 SF X 11,264 SF = 38 SPACES PROVIDED: 33 STANDARD SPACES + 11 ACCESSIBLE (2 VAN) + 374 PARKING DECK + 118 TOTAL
ACCESSIBLE PARKING:	REQUIRED: 9 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES PROVIDED: 9 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES
BIKE PARKING (SHORT-TERM):	REQUIRED: 19 TOTAL SPACES APARTMENTS: 15 TOTAL SPACES (1 SPACE/20 UNITS, 4 MIN) CLUBHOUSE: 4 TOTAL SPACES (1 SPACE/5,000 SF, 4 MIN) PROVIDED: 20 SPACES (10 RACKS; 2 SPACES EACH RACK)
BIKE PARKING (LONG-TERM):	REQUIRED: 0 TOTAL SPACES (NONE REQUIRED) APARTMENTS: 0 TOTAL SPACES (NONE REQUIRED) CLUBHOUSE: 0 TOTAL SPACES (NONE REQUIRED) PROVIDED: 0 SPACES

BUILD-TO CALCULATIONS:

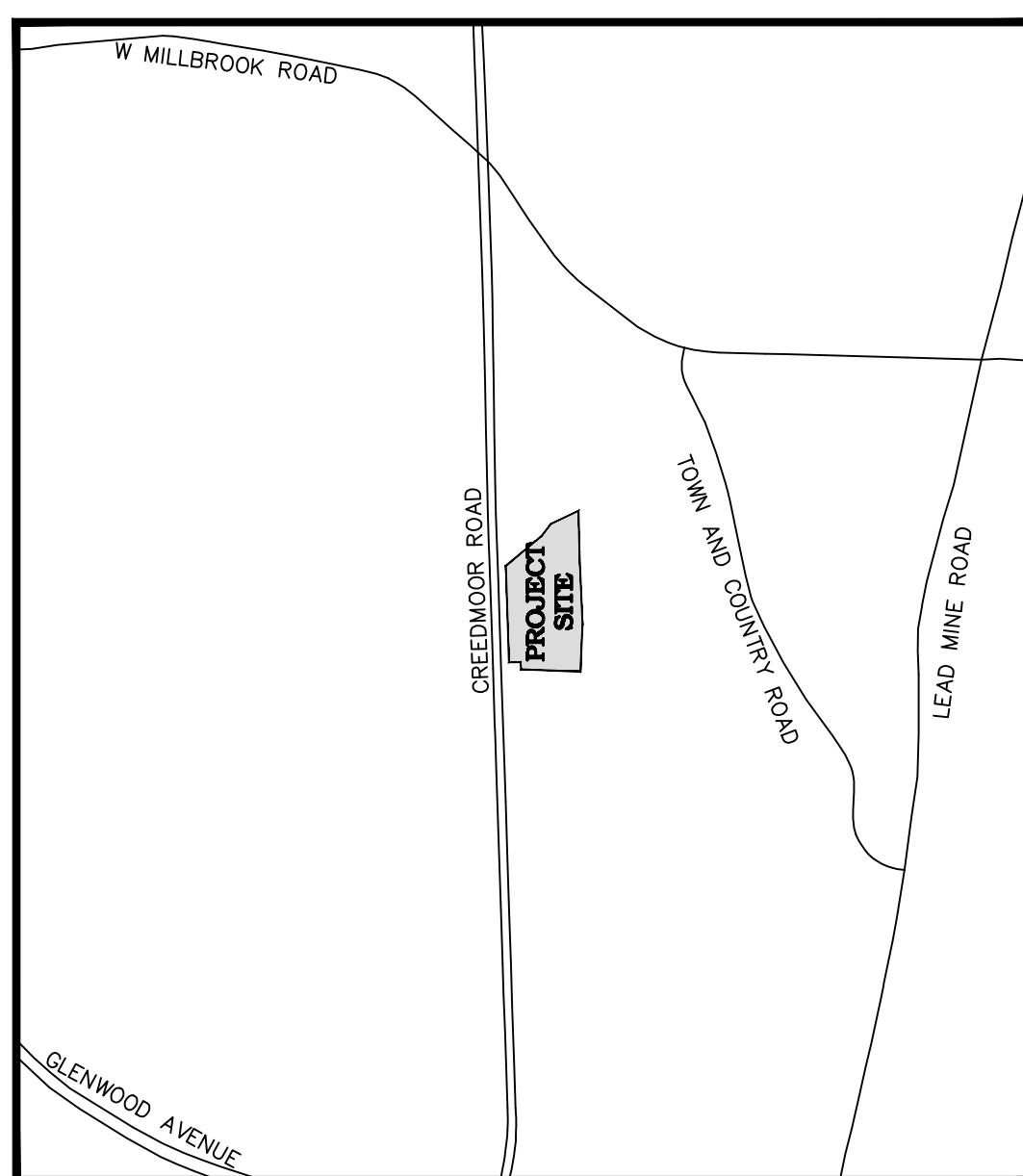
CREEDMOOR ROAD:	523 LF
REQUIRED BUILDING WIDTH IN BUILD TO:	262 LF (50%)
PROVIDED BUILDING WIDTH IN BUILD TO:	266 LF (51%)

OUTDOOR AMENITY AREA CALCULATIONS:

SITE AREA:	6.64 AC. OR 289,283 SF
REQUIRED AMENITY AREA:	0.66 AC. OR 28,928 SF
PROVIDED AMENITY AREA:	0.71 AC. OR 31,001 SF

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE PROVIDER.



VICINITY MAP
1"=1000'



Know what's below.
Call before you dig.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409 and the Public Utilities Department at (919) 996-4540 at least **four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

ZONING CONDITIONS:

Z-10-21 - 5114, 5118, 5120, 5200, 5208 CREEDMOOR ROAD

- IN ADDITION TO THOSE OTHERWISE PROHIBITED BY THE UDO, THE FOLLOWING USES ARE PROHIBITED: BOARDINGHOUSE, CONGREGATE CARE, DORMITORY, FRATERNITY, SORORITY, CEMETERY, SCHOOL, BED AND BREAKFAST, HOSPITALITY HOUSE, PARKING AS A PRINCIPAL USE AND OUTDOOR SPORTS/ENTERTAINMENT FACILITY.
RESPONSE: NO SUCH USES ARE PROPOSED.
- THERE SHALL BE A MAXIMUM OF 205 RESIDENTIAL UNITS.
RESPONSE: A MAXIMUM OF 295 UNITS IS PROPOSED.
- NO PRINCIPAL OR ACCESSORY BUILDINGS ARE ALLOWED WITHIN SEVENTY FIVE FEET (75') OF THE FOLLOWING PROPERTY IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158).
RESPONSE: NO BUILDING IS PROPOSED WITHIN 100' OF THOSE PARCELS.
- NO PRINCIPAL OR ACCESSORY BUILDINGS ARE ALLOWED WITHIN 100' OF THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 079653029 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158).
RESPONSE: NO BUILDING IS PROPOSED WITHIN 75' OF PARCEL NO. 079653813.
- NO DRIVEWAYS OR PARKING MAY BE LOCATED WITHIN 100' OF THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158) EXCEPT TO THE EXTENT REQUIRED FOR EMERGENCY SERVICE ACCESS.
RESPONSE: NO DRIVEWAY IS PROPOSED WITHIN 100' OF THOSE PROPERTIES.
- IN ADDITION TO THE REQUIREMENTS SPECIFIED IN UDO SECTION 3.3.3, A MINIMUM 6" FENCE, WALL, OR COMBINATION OF FENCE AND WALL SHALL BE INSTALLED BETWEEN BUILDINGS AND THE SHARED PROPERTY LINE WITH THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158) WHERE TREE CONSERVATION IS NOT PROPOSED. ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS DO NOT PROHIBIT INSTALLATION, AND UTILITIES, GASLINES, OR DRIVEWAYS DO NOT PROHIBIT INSTALLATION. THIS FENCE, WALL, OR COMBINATION OF FENCE AND WALL SHALL BE LOCATED AT LEAST 7' FROM THE SHARED PROPERTY LINE WITH THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 079653029 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158).
RESPONSE: A MINIMUM 6" FENCE IS PROPOSED BETWEEN THE BUILDINGS AND THOSE PROPERTIES.
- THE 20' WIDE ZONE ADJACENT TO THE FOLLOWING PROPERTY IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), SHALL INCLUDE 10' EVERGREEN UNDERSTORY TREES PER 100 LINEAL FEET IN ADDITION TO THE PROTECTIVE YARD PLANTINGS REQUIRED BY UDO SECTION 3.3.3 EXCEPT WHERE TREE CONSERVATION IS ESTABLISHED OTHERWISE. 10' EVERGREEN TREES PER 100 LF ARE PROPOSED WITHIN 75' SF THOSE PARCELS. IN ADDITION TO THE PROTECTIVE YARD PLANTINGS, THE 100' WIDE ZONE ADJACENT TO THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158) SHALL INCLUDE 8' EVERGREEN UNDERSTORY TREES PER 100 LINEAL FEET AND 8 SHADE TREES PER 100 LINEAL FEET IN ADDITION TO THE PROTECTIVE YARD PLANTINGS REQUIRED BY UDO SECTION 3.3.
RESPONSE: EVERGREEN TREES AND 8 SHADE TREES PER 100 LF ARE PROPOSED WITHIN 100' OF THOSE PROPERTIES. IN ADDITION TO THE PROTECTIVE YARD PLANTINGS.
- A TRAFFIC IMPACT ANALYSIS SHALL BE CONDUCTED AT THE TIME OF THE FIRST SITE PLAN SUBMITTAL. THE TRAFFIC IMPACT ANALYSIS SHALL INCLUDE A SIGNAL WARRANT STUDY FOR THE INTERSECTION OF CREEDMOOR PLACE AND CREEDMOOR ROAD.
RESPONSE: A TIA HAS BEEN SUBMITTED.
- A MINIMUM 40' WIDE TREE CONSERVATION AREA(S) SHALL BE PROVIDED ALONG THE EASTERN PROPERTY LINE ADJACENT TO THOSE PROPERTIES WITH THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158) WHERE EXISTING TREES MEET BSA AREA DENSITY STANDARDS. THESE TREE CONSERVATION AREAS SHALL EXCLUDE AREAS OF UDO SECTION 9.1.4.C EXCLUDED AREAS.

- EXTENSION LIGHTING SHALL BE AMMO AND/OR SHIELDED SO AS TO PREVENT DIRECT VIEW OF THE LIGHT SOURCES FROM THE FOLLOWING PROPERTIES IDENTIFIED BY PARCEL NO. AND DEED BOOK/REFERENCE PAGE: 0796458369 (0800258/P00810), 079653813 (0800451/P00014), 079653640 (0801741/P002130), AND 079655245 (0801728/P002158). ANY STREET LIGHTING LIGHT POLES SHALL NOT EXCEED TWENTY FIVE FEET (25') IN HEIGHT.
RESPONSE: EXISTING LIGHTING IS NOT TALLER THAN 25' AND IS SHIELDED AWAY FROM THOSE PROPERTIES.
- EASTERN FACING FACADES OF STRUCTURED PARKING SHALL BE SCREENED FROM PUBLIC VIEW EXCEPT FOR OPENINGS FOR POINTS OF INGRESS AND EGRESS.
RESPONSE: THE EASTERN FACING FACAD IS SCREEN FROM THE PUBLIC VIEW.
- PRIMARY STORAGE OF EXHAUSTERS SHALL BE LOCATED INSIDE BUILDINGS OR STRUCTURED PARKING FACILITIES. EXHAUSTERS MAY BE TEMPORARILY MOVED TO THE EXTERIOR OF BUILDINGS AND STRUCTURED PARKING FACILITIES FOR TRASH COLLECTION.
RESPONSE: EXHAUSTERS ARE PROPOSED WITHIN THE BUILDING.

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SHEET INDEX

C.00	PROJECT NOTES
C.1.00	EXISTING CONDITIONS
C.1.01	DEMOLITION PLAN
C.2.00	OVERALL SITE PLAN
C.3.00	OVERALL GRADING PLAN
C.4.00	OVERALL UTILITY PLAN
C.8.00	SITE DETAILS
C.8.01	SITE DETAILS
C.8.02	WATER DETAILS
C.8.03	WATER DETAILS
C.8.04	STORM DRAINAGE DETAILS
C.8.05	SEWER DETAILS
C.9.00	STORMWATER MANAGEMENT DETAILS
L.2.00	TREE CONSERVATION PLAN
L.5.00	OVERALL LANDSCAPE PLAN
L.5.01	LANDSCAPE DETAILS AND NOTES

1 OF 1	DUKE ENERGY LIGHTING PLAN
1 OF 2	ARCHITECTURAL ELEVATIONS (PRELIMINARY)
2 OF 2	ARCHITECTURAL ELEVATIONS (PRELIMINARY)

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

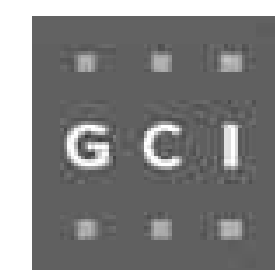
TOTAL LIMITS OF DISTURBANCE = 6.68 AC.

CONTACT

Adam Pike, PE
Pike@mcadamsco.com
PHONE: 919.287.0813

CLIENT

GCI RESIDENTIAL
10720 SIKES PLACE #150
CHARLOTTE, NC 28277
PHONE: 980.262.6133



PROJECT DIRECTORY

DEVELOPER
GCI RESIDENTIAL
10720 SIKES PLACE #150
CHARLOTTE, NC 28277
PHONE: 980.262.6133

ARCHITECT
FORUM ARCHITECTURE AND INTERIOR DESIGN
2375 WESTMONTE DRIVE
SUITE 220
ALAMONTE SPRINGS, FL 32714
PHONE: 407.830.1400

REVISIONS

NO.	DATE	DESCRIPTION
1	06.10.2022	PER CITY OF RALEIGH 1ST REVIEW
2	07.29.2022	PER CITY OF RALEIGH 2ND REVIEW

ADMINISTRATIVE SITE REVIEW PLANS FOR:

CREEDMOOR ROAD
APARTMENTS
RALEIGH, NC, 27612
PROJECT NUMBER: SPEC-20104



CREEDMOOR ROAD APARTMENTS
ADMINISTRATIVE SITE REVIEW
5200 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA, 27612



REVISIONS

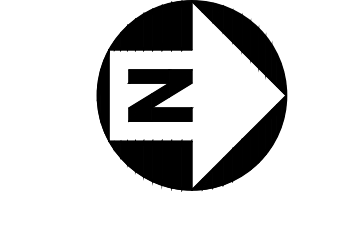
NO.	DATE	DESCRIPTION
1	06.16.2022	PER CITY OF RALEIGH 1ST REVIEW
2	07.27.2022	PER CITY OF RALEIGH 2ND REVIEW

PLAN INFORMATION

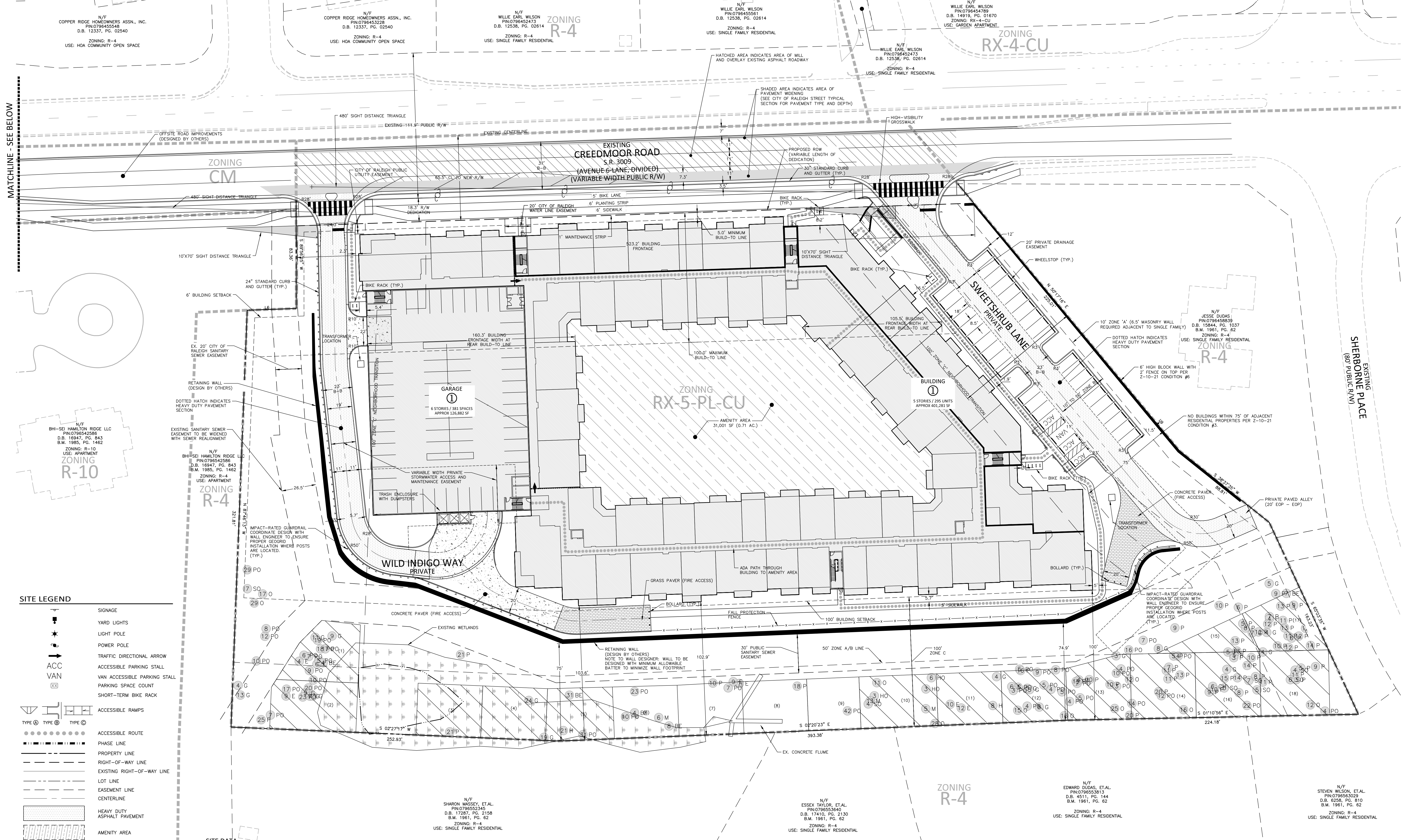
PROJECT NO.	SPEC-20104
FILENAME	SPEC-20104-DM1
CHECKED BY	ACP/MDS
DRAWN BY	MEM
SCALE	1"=30'
DATE	08.05.2022

SHEET
OVERALL SITE PLAN
C2.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- SHORT-TERM BIKE RACK
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- AMENITY AREA

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA - PARKWAY
- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

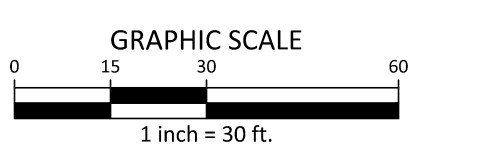
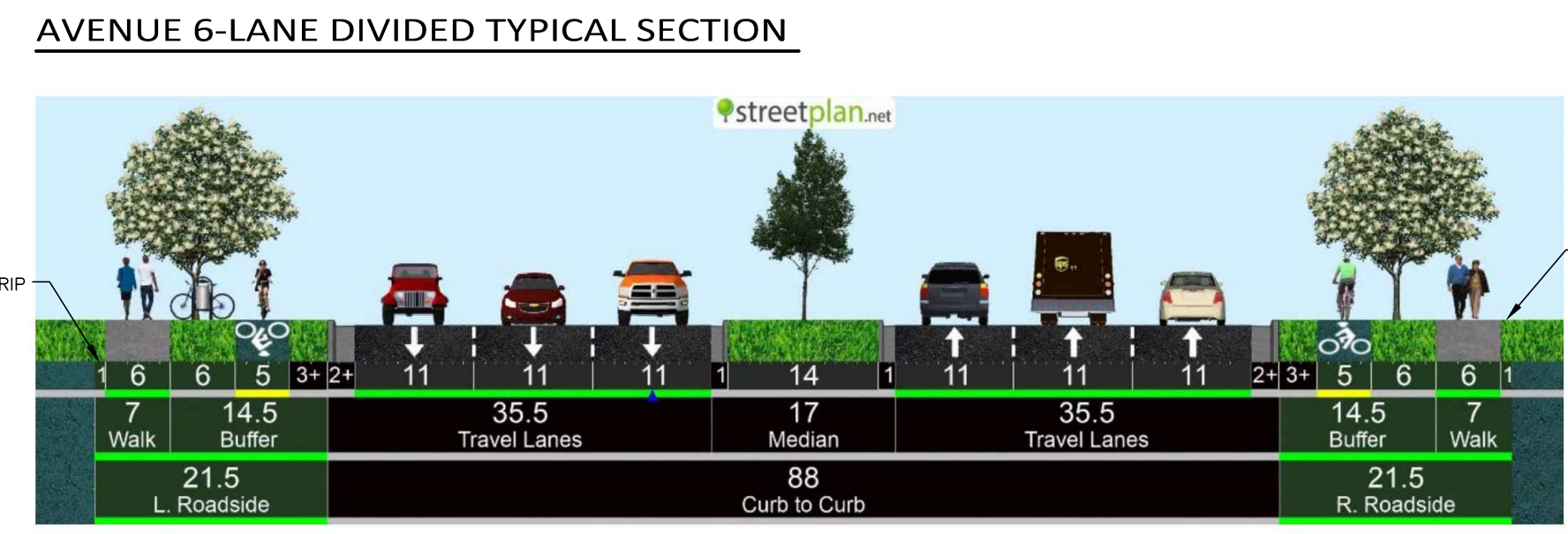
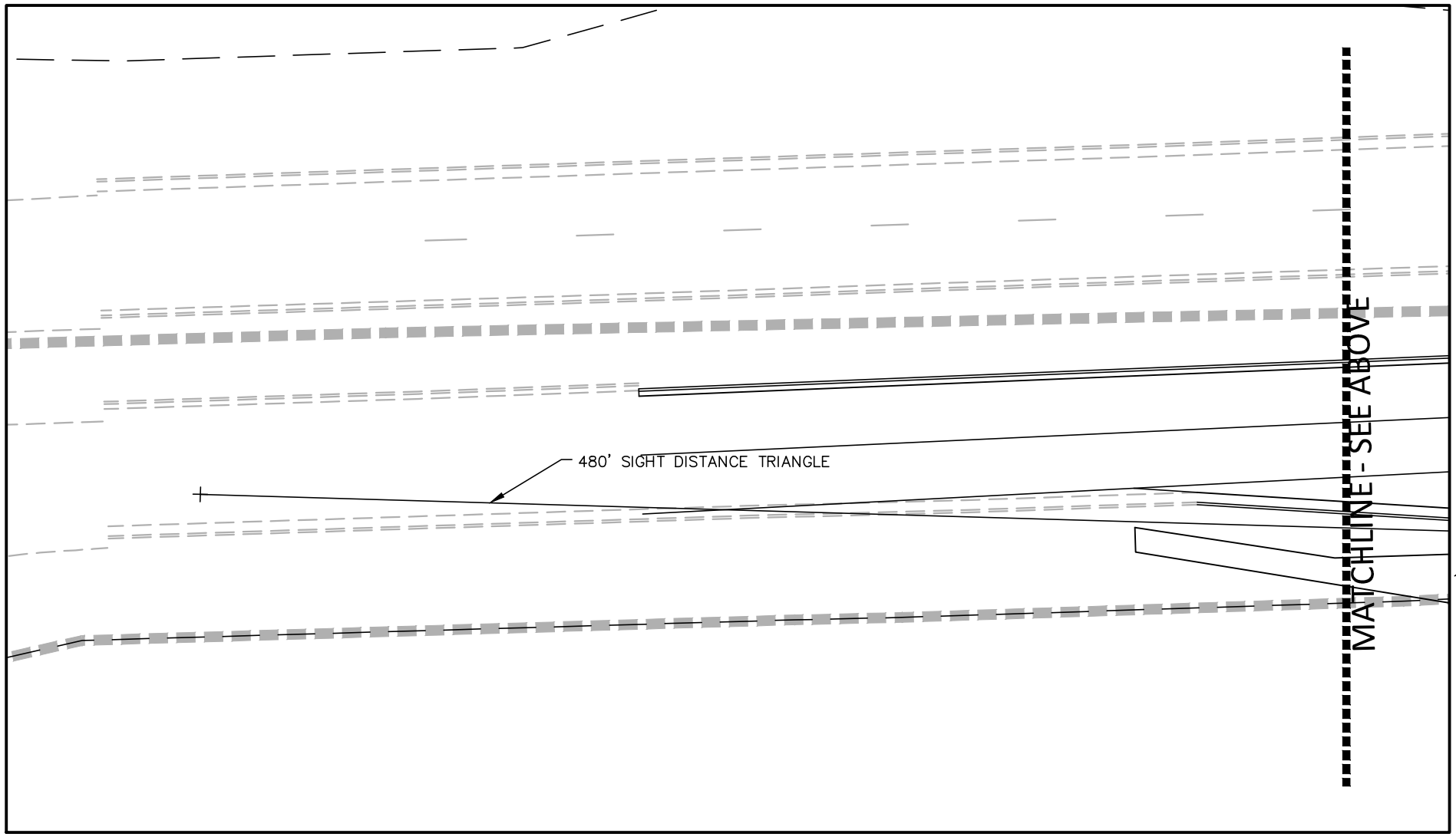
LINE TABLE

LINE	BEARING	DISTANCE
L6	N 02°00'35" W	37.84'
L9	S 50°15'35" W	39.25'

SITE DATA

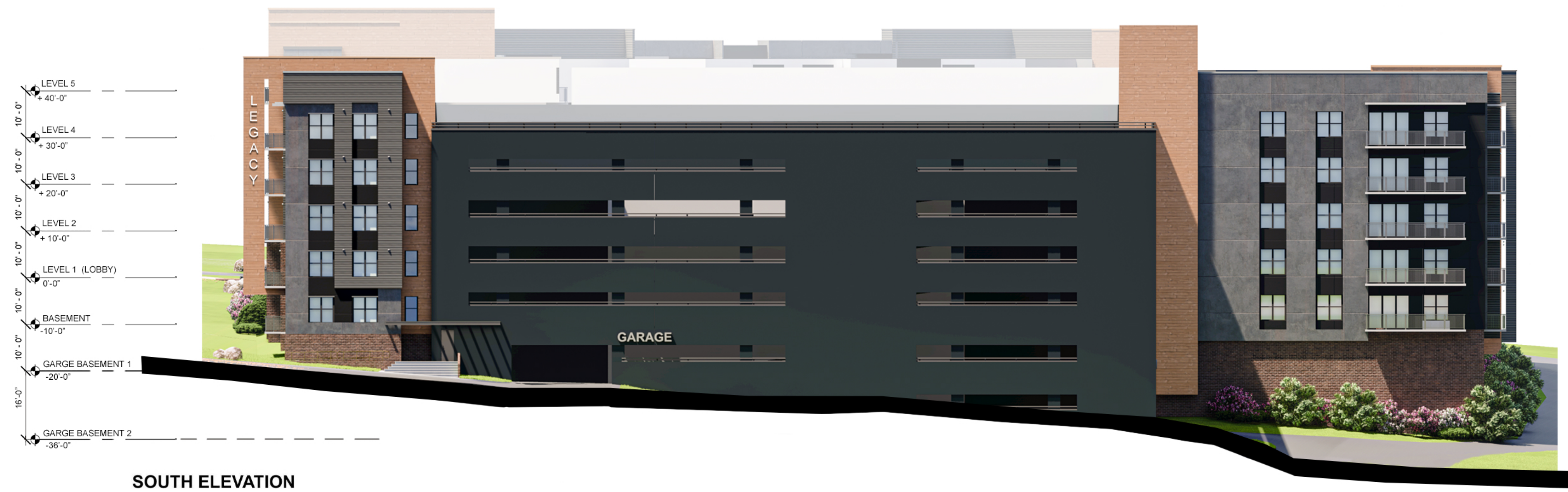
OWNER INFORMATION:	GCI RESIDENTIAL 25100 CHAGRIN BLVD, SUITE 300, BEACHWOOD, OH 44122 (980) 502-2272 gci@ci-residential.com
EXISTING ZONING:	RX-5-PL-CU (RESIDENTIAL MIXED USE - 5 STORY - PARKING LIMITED - CONDITIONAL USE)
OVERLAY DISTRICT:	N/A
BLOCK PERIMETER:	MAX ALLOWABLE: 2,500 LF PROPOSED/EXISTING: N/A
WATER SUPPLY WATERSHED:	NEUSE-CRAIREE CREEK
FLOODPLAIN/FIRM PANEL:	ZONE X
GROSS SITE AREA:	6.83 AC, OR 297,650 SF
RIGHT-OF-WAY DEDICATION:	0.19 AC, OR 8,367 SF
NET SITE AREA:	6.64 AC, OR 289,283 SF
EXISTING USE:	SINGLE FAMILY RESIDENTIAL; VACANT; SINGLE FAMILY RESIDENTIAL; SINGLE FAMILY RESIDENTIAL; VACANT
PROPOSED USE:	APARTMENT (225 DWELLING UNITS)
BUILDING + PARKING SETBACK:	RX: 5' / RL: 5' / PL: 5' / 5/200' SIDE STREET (MIN): 5' / SIDE STREET (MIN): 50% SIDE LOT LINE (MIN): 0' OR 6' / SIDE STREET (MINIMUM): 27/100' REAR LOT LINE (MIN): 0' OR 6' / SIDE BUILDING WIDTH (MIN): 25% ALLEY: 2' OR 20' MIN
PARKING SETBACK (PER LID SECTION 3.3.2.4B):	PRIMARY STREET: 10' (N/A - NO SIDE CONDRARY STREET) SIDE LOT LINE: 0' (0' PROVIDED) REAR LOT LINE: 0' (0' PROVIDED)
BUILDING HEIGHT: (PER LID SECTION 3.3.2.4I)	MAXIMUM ALLOWED: RX: PL PROPOSED: 5 STORIES (150') / 7 STORIES (200')
BUILDING AREA:	BUILDING AREA: 401,281 SF GARAGE AREA: 126,885 SF TOTAL GROSS AREA: 528,166 SF
TREE CONSERVATION:	REQUIRED: 0.66 AC, OR 28,938 SF (10% NET SITE AREA) PROPOSED: 0.79 AC, OR 32,015 SF (11% NET SITE AREA) EXISTING: 0.34 AC (15,011 SF) PROPOSED: 3.35 AC (171,890 SF) DELTA: +3.01 AC (156,881 SF)

- PER LID SECTION 3.3.2.4.I.3.b.vi, COMPLIANCE WITH MAXIMUM BLOCK PERIMETER STANDARDS SHALL NOT APPLY WHEN THE ADJACENT PROPERTY TO WHICH ANY STREET WOULD BE CONTINUED CONTAINS DETACHED BUILDING TYPE ON LOTS NO LARGER THAN 2 ACRES.
- PER LID TEXT CHANGE TC-20, SECTION D ZONES B AND C DO NOT APPLY TO ATTACHED HOUSE, TOWNHOUSE OR APARTMENT BUILDING TYPES IN A MIXED USE DISTRICT WHERE THE PROPOSED OR EXISTING BUILDING HEIGHT IS 50 FEET OR LESS. PROVIDED THE PROPOSED USE IS ALSO PERMITTED IN RX AND ADHERES TO ANY APPLICABLE RX AND UNDERLYING ZONING DISTRICT STANDARDS.

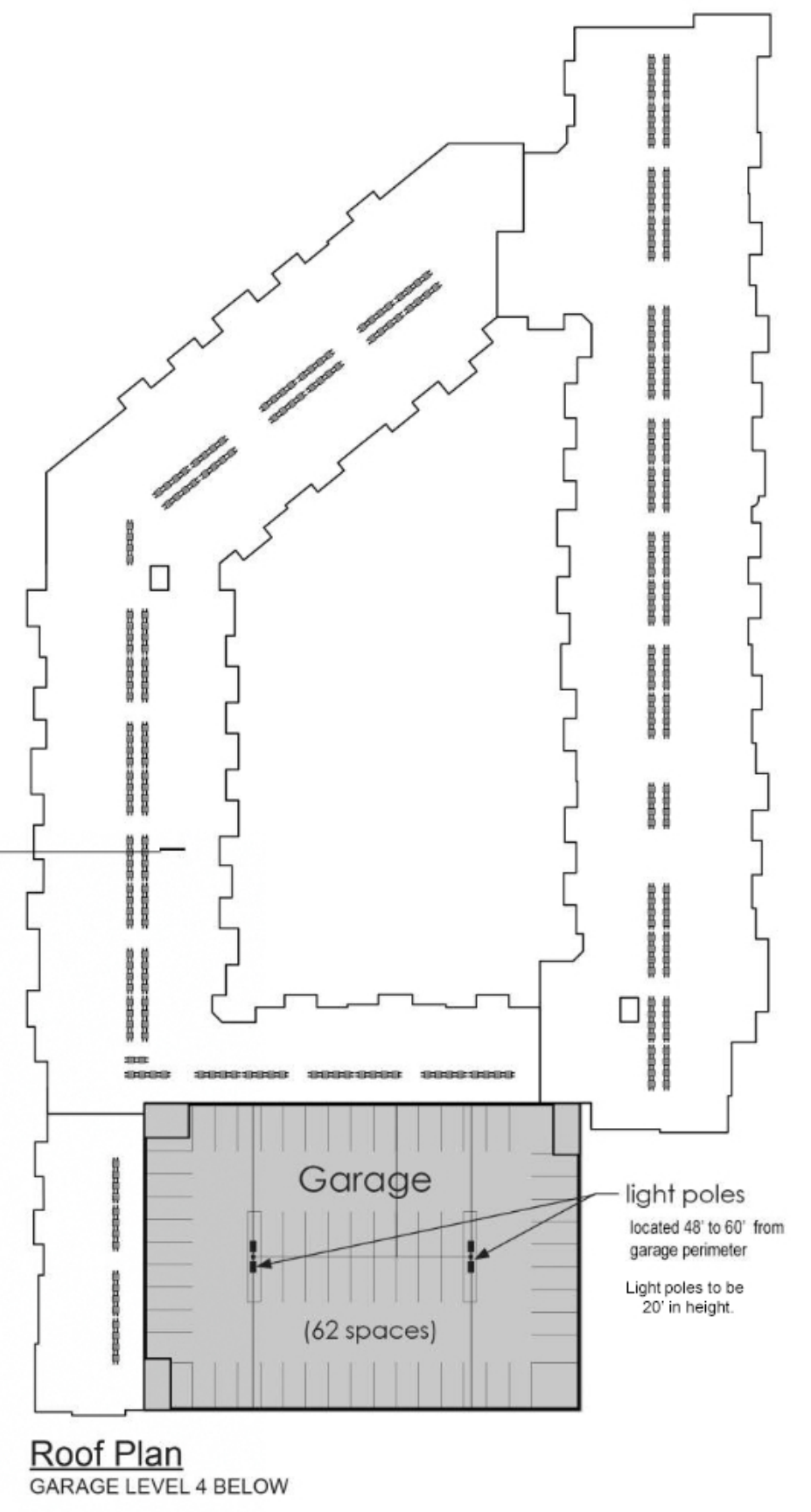
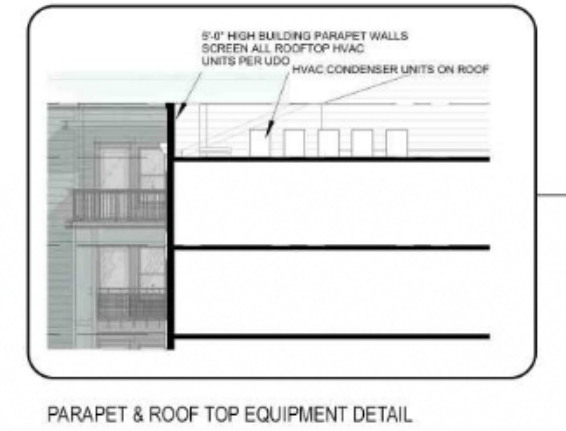




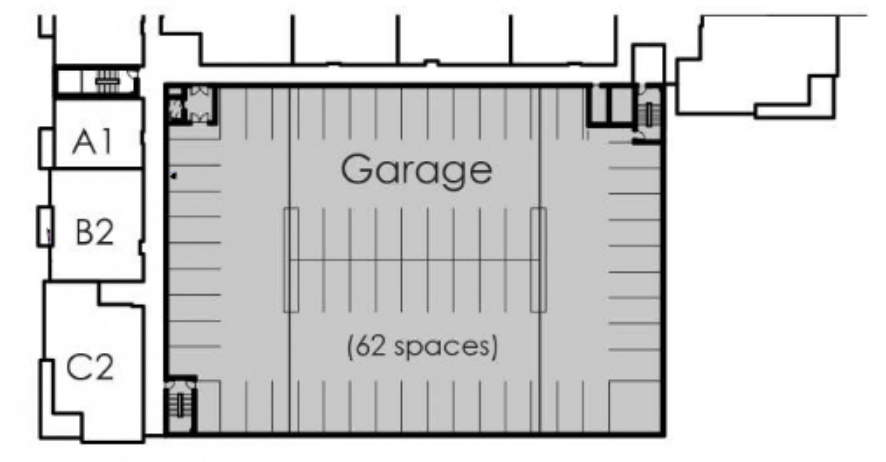
EAST ELEVATION
1/16" = 1'-0"



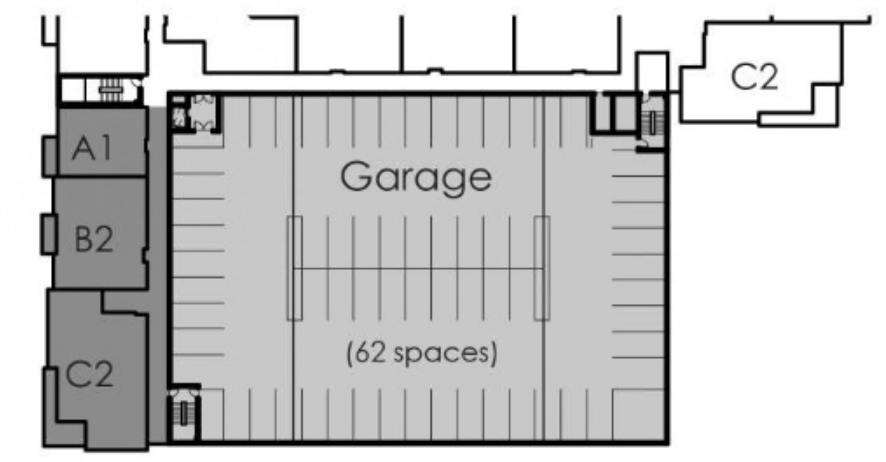
SOUTH ELEVATION
1/16" = 1'-0"



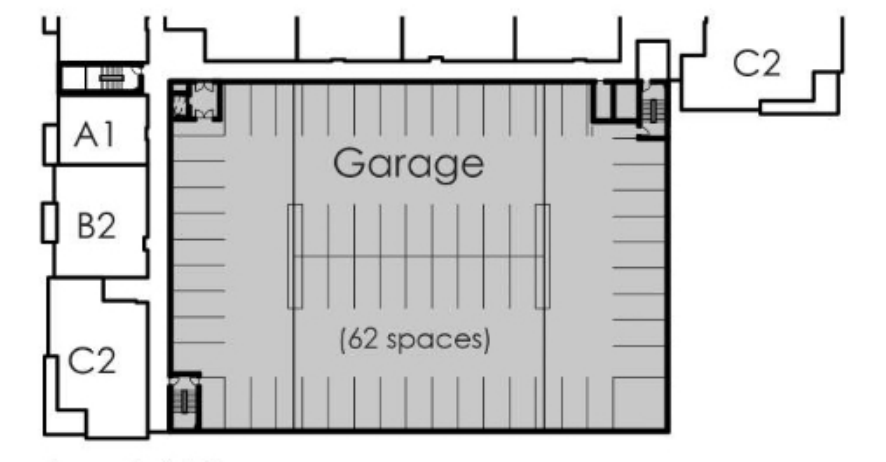
Roof Plan
GARAGE LEVEL 4 BELOW



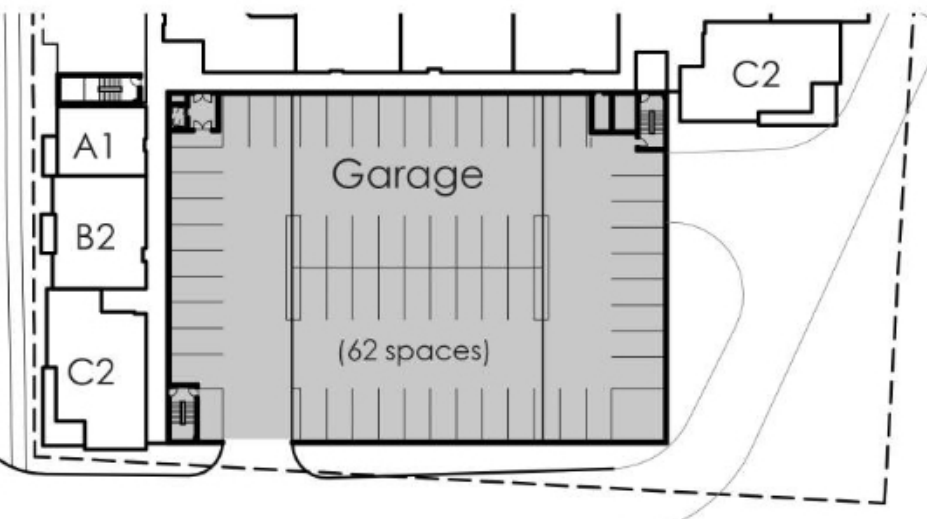
Level 3 Plan
FFE 389



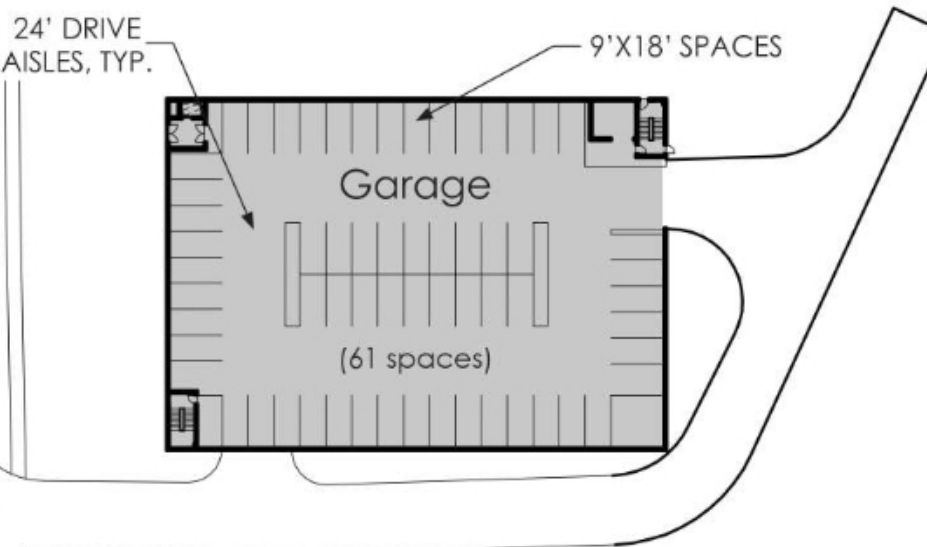
Level 2 Plan
FFE 379



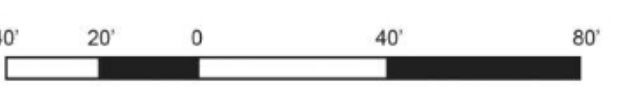
Level 1 Plan
FFE 369



Basement Level Plan
FFE 359



Garage Lower Level Plan
FFE 349



AREA & PARKING CALCULATIONS

Aggregate Area per Floor

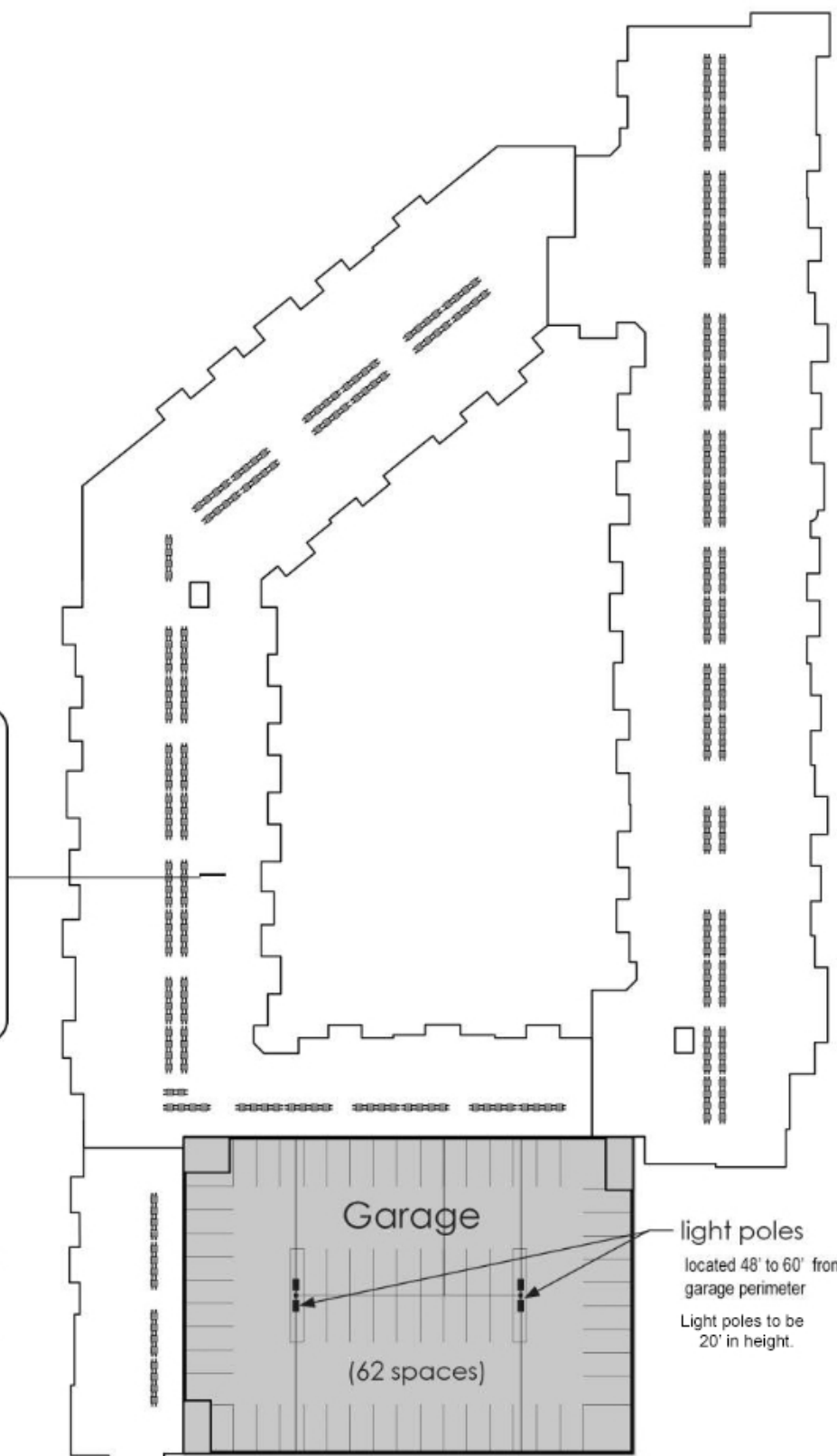
Level	Garage Area (SF)	Building Area (SF)	Total Area (SF)	Parking Spaces
Level 5	5,348	36,545	41,893	13
Level 4	21,147	76,277	97,424	64
Level 3	21,147	76,277	97,424	64
Level 2	21,147	76,277	97,424	64
Level 1	21,147	76,277	97,424	64
Basement	21,147	58,417	79,564	62
Garage Lower Lvl	21,147	---	21,147	61
Total	132,230	400,070	511,153	392



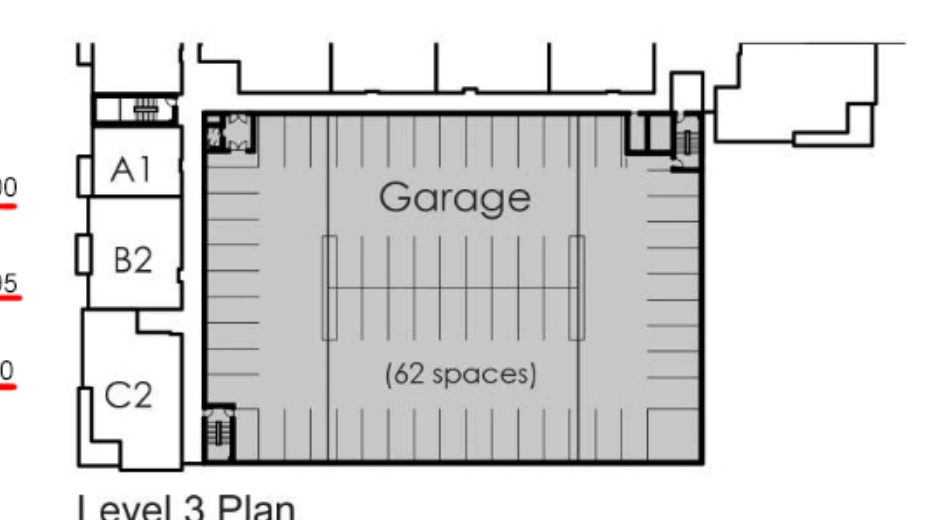
01 - PRELIMINARY ELEVATIONS



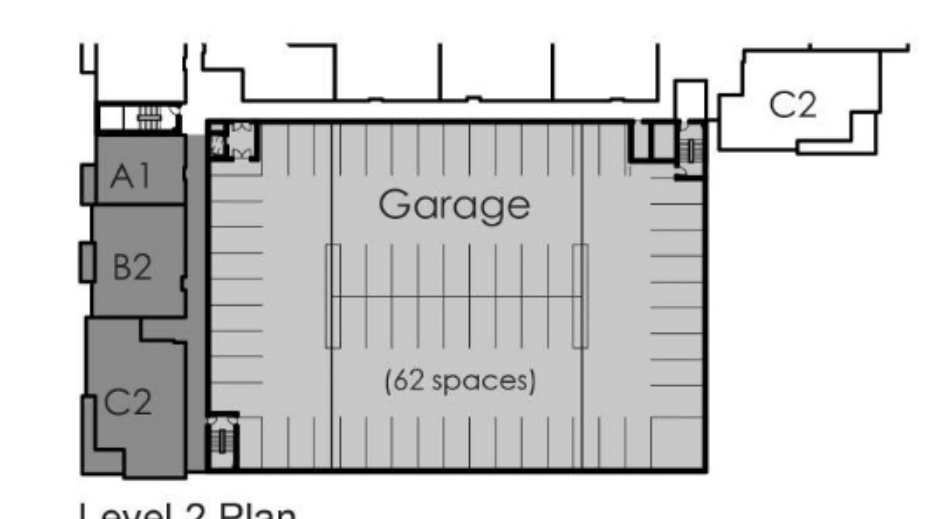
WEST ELEVATION
1/16" = 1'-0"



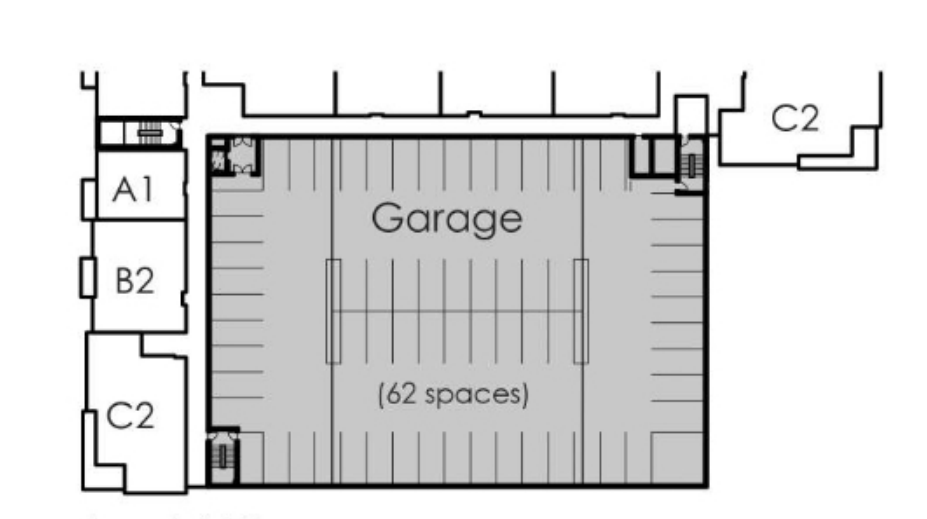
Roof Plan
GARAGE LEVEL 4 BELOW



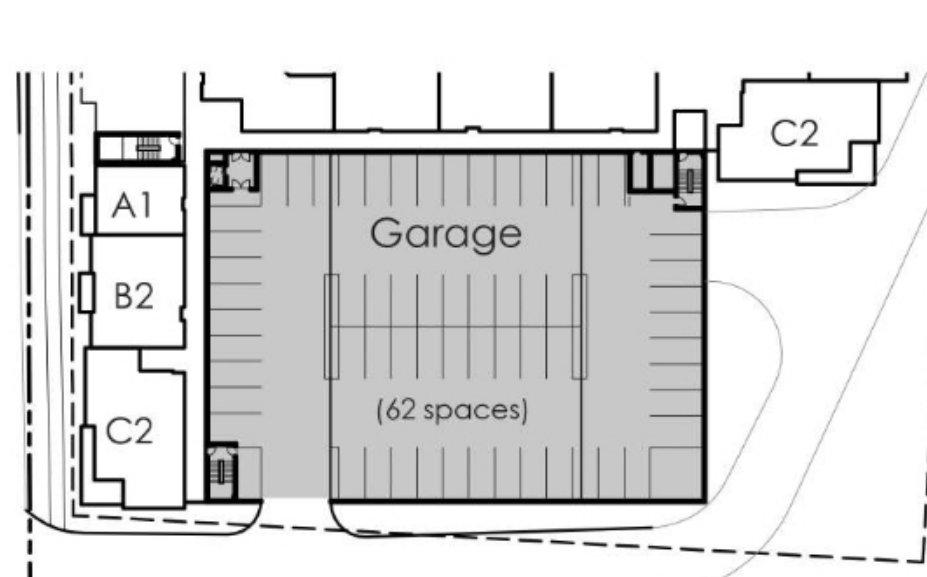
Level 3 Plan
FFE 369



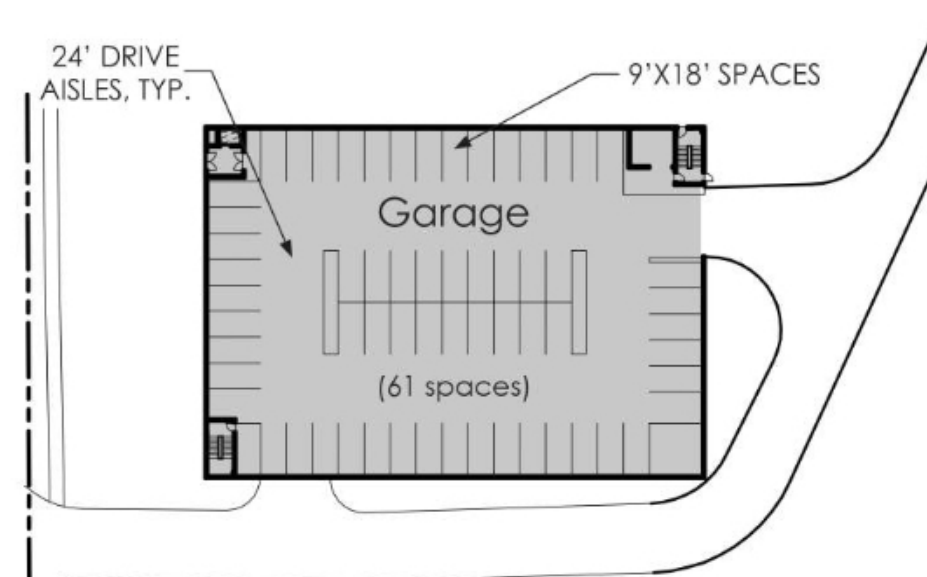
Level 2 Plan
FFE 379



Level 1 Plan
FFE 389



Basement Level Plan
FFE 399



Garage Lower Level Plan
FFE 349



NORTH ELEVATION
1/16" = 1'-0"



AREA & PARKING CALCULATIONS

Aggregate Area per Floor

Level	Garage Area (SF)	Building Area (SF)	Total Area (SF)	Parking Spaces
Level 5	5,348	36,545	41,893	13
Level 4	21,147	76,277	97,424	64
Level 3	21,147	76,277	97,424	64
Level 2	21,147	76,277	97,424	64
Level 1	21,147	76,277	97,424	64
Basement	21,147	58,417	79,564	62
Garage Lower Lvl	21,147	---	21,147	61
Total	132,230	400,070	511,153	392

02 - PRELIMINARY ELEVATIONS

LEGACY APARTMENTS

05 AUGUST 2022 • Raleigh, NC