



Administrative Approval Action

Case File / Name: ASR-0031-2022
DSLCL - Edgewater Commons Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This development is part of a 55.99 acre site zoned PD (Planned Development, Z-24-2019), consisting of 10 separate parcels all located on the north side of New Bern Avenue on both the northeast and northwest sides of the intersection of New Bern Avenue and N. Rogers Lane. This project site consists of 13.06 acres, five lots (lots 13, 19, 14, 9, and 11), within the parent Edgewater subdivision (SUB-0023-2021).

REQUEST: Nine apartment buildings of 374,809 square feet total gross floor area with 301 units on four lots within SUB-0023-2021.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-0023-2021: DSLCL - Preliminary Subdivision/Preliminary Subdivision

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 22, 2022 by J DAVIS ARCHITECTS.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Describe and show on plan public art demonstrating compliance to zoning requirements of the Planned Development district (#10k).
2. Charts for total development (Sheet LS1.2) show specific height limits of 80' and 5 story whereas PD requires different for subdistrict B (see PD #7 d) - please confirm and correct on charts
3. There appears to be parking islands along Brazos River Ln missing required shade trees. Should there be a COR utility easement, please note on plan and confirm with COR Public Utilities that required shade trees are not appropriate.

Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). Metes and bounds should be provided for any tree conservation area dimensions that will be altered by the proposed abandonment and replacement. This development proposes the abandonment of .80 acres of tree conservation area and replacement with .87 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General



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1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 19 street trees along N Rogers Lane, 32 street trees along Sunrise Valley Place, 69 street trees along Platte River Drive.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

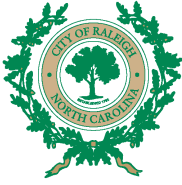
The following are required prior to issuance of building occupancy permit:

General

1. Prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to improve a connection from Raleigh Beach Road to the Neuse River Greenway Trail, running through City of Raleigh property with Property Identification Number 1734-55-7504 (Deed Book 11588, Page 2190, Wake County Registry), subject to the City of Raleigh's approval.
2. Subject to City of Raleigh approval of these improvements within the existing right-of-way, and prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to construct a multiuse path from the aforementioned Greenway connection on the north side of Raleigh Beach Road from the intersection of Southall Road and Raleigh Beach Road to terminate across from the constructed Greenway connection. The multiuse path will be constructed within the right-of-way, and/or with easements over 1300 Carp Road (Deed Book 17679, Page 276, Wake County Registry), 0 Carp Road (Deed Book 12893, Page 925, Wake County Registry), and 1301 Carp Road (Deed Book 12893, Page 925, Wake County Registry), to be obtained by the City of Raleigh. The multiuse path shall be constructed according to the Raleigh Street Design Manual standards. Once complete, the multiuse path shall be owned and maintained by the City of Raleigh.
3. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3). Since the SWMF's are permitted under SPR-0056-2022 the as-builts should already have occurred but I want to add this for clarity.



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: August 25, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

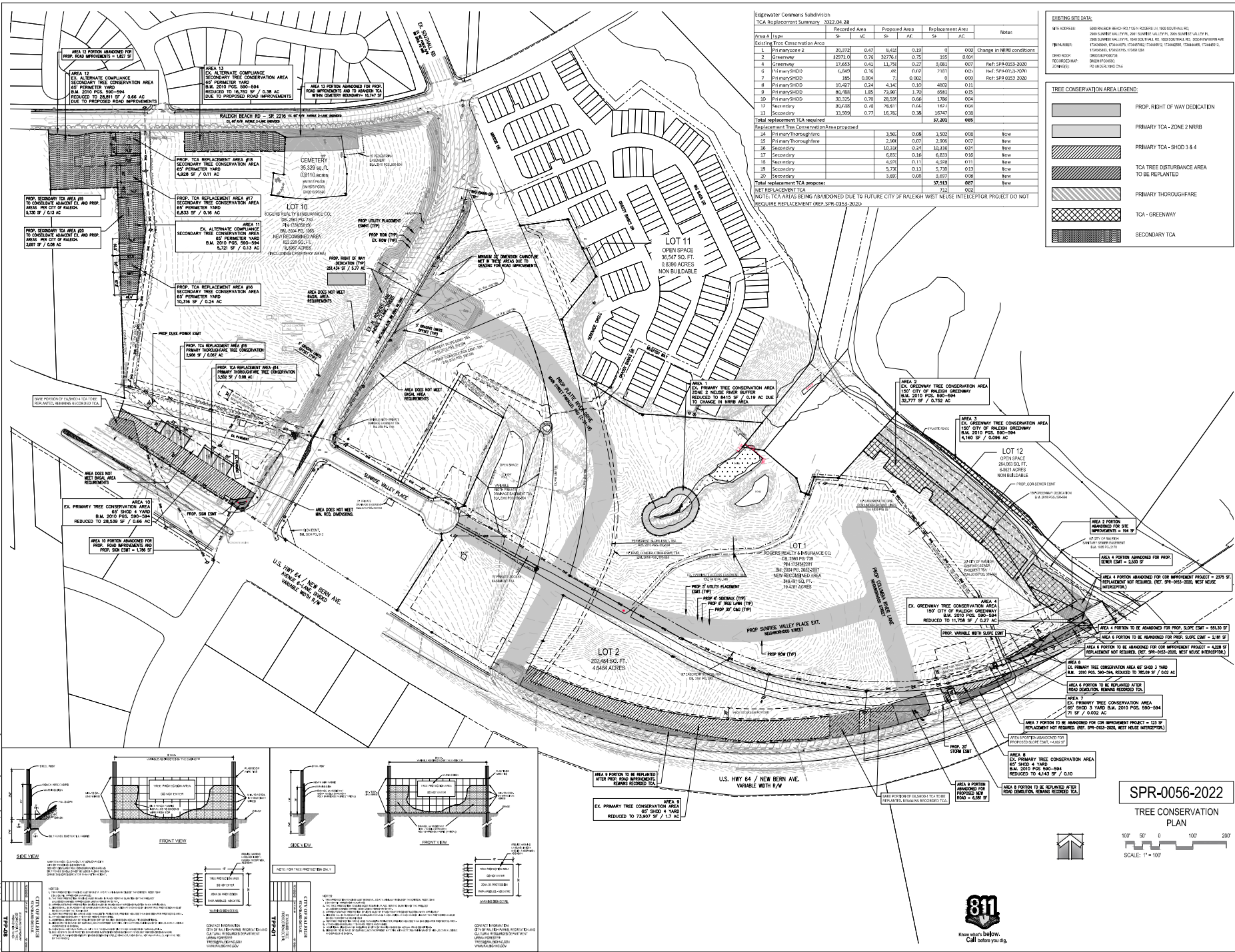
4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 08/25/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

5/27/2022 1:17 PM J:\Projects\2022\056\056-2022-001\056-2022-001.dwg User: JDAVIS



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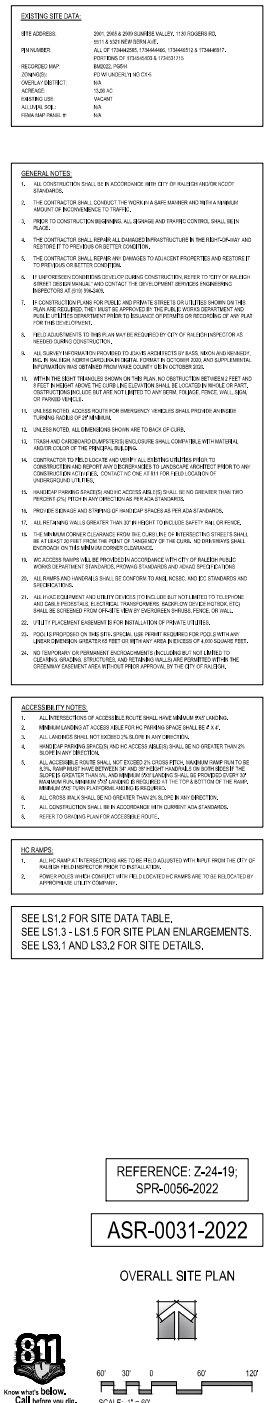
SITE PERMIT REVIEW

PROJECT	1000	DATE
ISSUE	1000	DATE
REVISIONS	1000	DATE
DRAWN BY	CHK	
CHECKED BY	CHK	
CONTENT	TREE CONSERVATION PLAN	

LT1.1

Anthony Property Group
Edgewater Commons
Raleigh, North Carolina

JDAVIS
510 South Wilmington Street Raleigh, NC 27601 | Tel: 919.335.1500
1218 Cleveland Street, 7th Floor Philadelphia, PA 19107 | Tel: 215.545.0121
SPR-0056-2022
REFERENCE: SUB-002-2021





50% CD Set - Not For Construction
Anthony Property Group
Edgewater Commons - Phase I
Raleigh, North Carolina

ADMINISTRATIVE, SITE REVIEW

PROJECT:		DATE
ISSUE:	100% SD Set	06/21/2022
	50% DO Set	06/23/2021
	Administrative Site Review	07/01/2022
	HUD Comment 1	04/20/2022
	100% DD Set	04/22/2022
REVISIONS:	50% CO Set	06/23/2022
DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING TYPE 1 ELEVATIONS	

DRAWN BY
CHECKED BY
CONTENT

A3.01.3



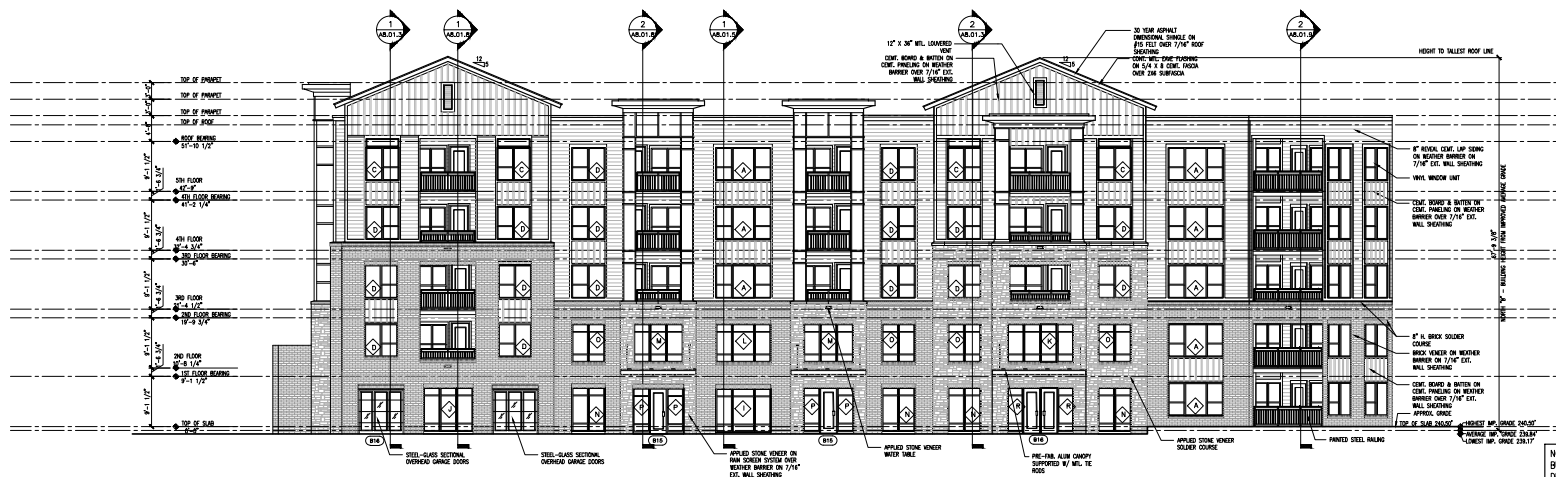
NOTE:
BUILDING #1 IS WITHIN THE 450' AREA
DESIGNATED IN ZONING CONDITION 7.D.1.1 FOR
MAXIMUM BUILDING HEIGHT OF 5 STORIES AND
75'. REFER TO PLAN SHEET LS1.1

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 1 - NORTH A	Platte River Drive	239.83	248.08	243.96
BUILDING 1 - NORTH B	Platte River Drive	239.17	240.50	239.84
BUILDING 1 - EAST A	Platte River Drive	239.83	240.50	240.17
BUILDING 1 - EAST B	Platte River Drive	240.50	250.58	245.54

BUILDING TYPE 1 - EAST POOL SIDE ELEVATION

SCALE: 3/32" = 1'-0"

2



NOTE:
BUILDING #1 IS WITHIN THE 450' AREA
DESIGNATED IN ZONING CONDITION 7.D.1.1 FOR
MAXIMUM BUILDING HEIGHT OF 5 STORIES AND
75'. REFER TO PLAN SHEET LS1.1

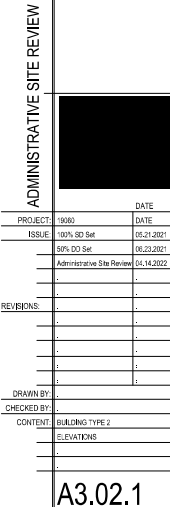
BUILDING TYPE 1 - NORTH POOL SIDE ELEVATION

SCALE: 3/32" = 1'-0"

1



Anthony Property Group
Edgewater Commons - Phase I
Raleigh, North Carolina



BUILDING TYPE 2 - WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ADMINISTRATIVE SITE REVIEW

DRAWN BY:	
CHECKED BY:	
CONTENT:	BUILDING TYPE 2
	ELEVATIONS

A3.02.2



BUILDING TYPE 2 - NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE 2 - EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

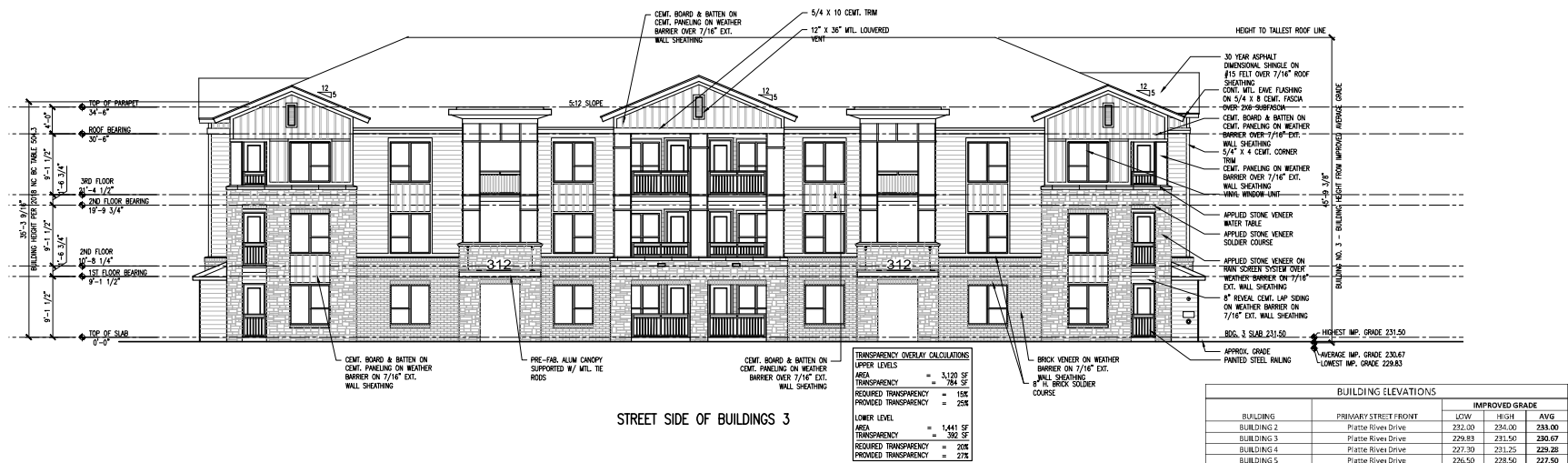
BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 2	Platte River Drive	232.00	234.00	233.00
BUILDING 3	Platte River Drive	229.83	231.50	230.67
BUILDING 4	Platte River Drive	227.30	231.25	229.28
BUILDING 5	Platte River Drive	226.50	228.50	227.50

Anthony Property Group
Edgewater Commons - Phase I
Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW

A		DATE
PROJECT:	19060	DATE
ISSUE:	100% SD Set	05.21.2021
	50% DO Set	06.23.2021
	Administrative Site Review	04.14.2022
REVISIONS:		
DRAWN BY:		
CHECKED BY:		
CONTENT	BUILDING TYPE 3	
	ELEVATIONS	

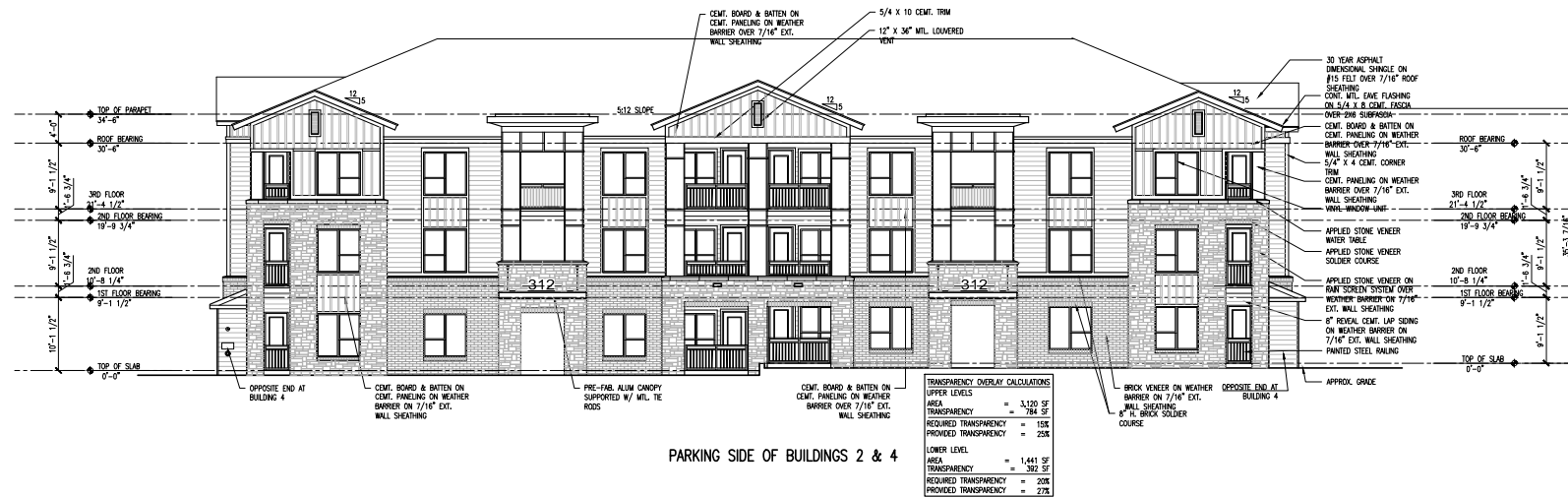
A3.03.1



BUILDING TYPE 3 - SOUTH STREET SIDE - BUILDING NO. 3

SCALE: 1/8" = 1'-0"

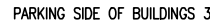
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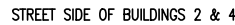
BUILDING TYPE 3 - SOUTH PARKING SIDE - BUILDINGS NO. 2 & NORTH PARKING SIDE - BUILDING NO. 4

SCALE: 1/8" = 1'-0"

1



2

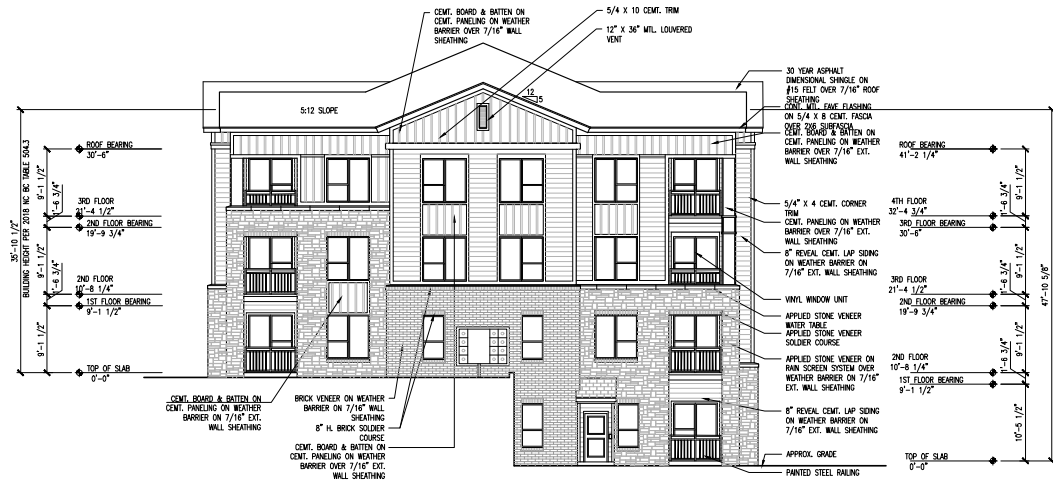


BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 2	Platte River Drive	232.00	234.00	233.00
BUILDING 3	Platte River Drive	229.83	231.50	230.67
BUILDING 4	Platte River Drive	227.30	231.25	229.28
BUILDING 5	Platte River Drive	226.50	228.50	227.50

BUILDING ELEVATIONS

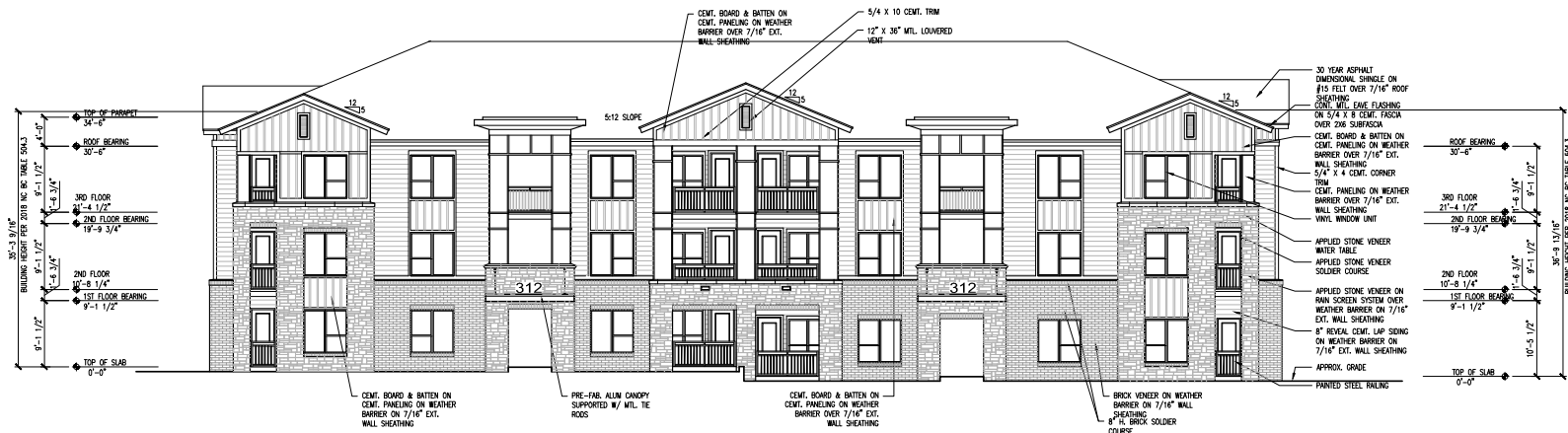
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 2	Platte River Drive	232.00	234.00	233.00
BUILDING 3	Platte River Drive	229.83	231.50	230.67
BUILDING 4	Platte River Drive	227.30	231.25	229.28
BUILDING 5	Platte River Drive	226.50	228.50	227.50

1



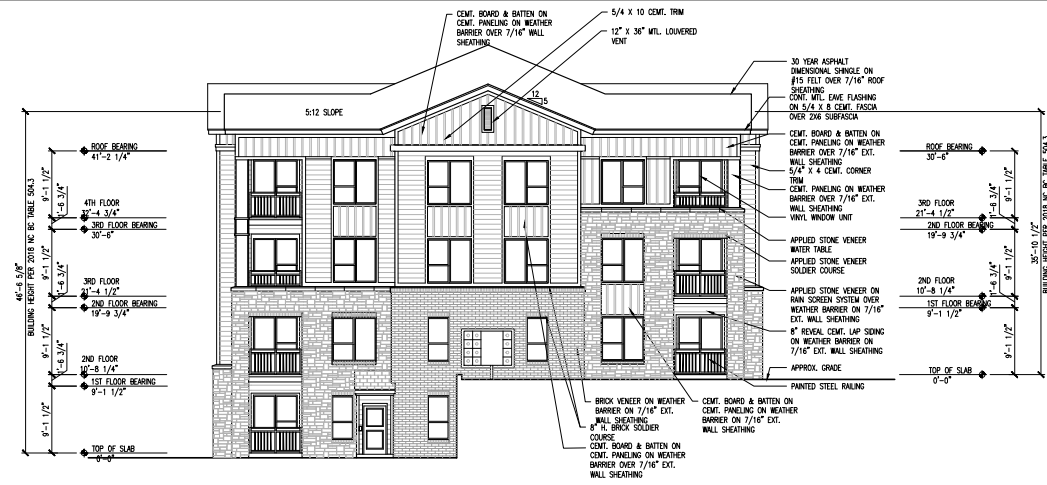
BUILDING TYPE 4 - RIGHT EAST SIDE - BUILDING 5 & 6
SCALE: 1/8" = 1'-0"

2

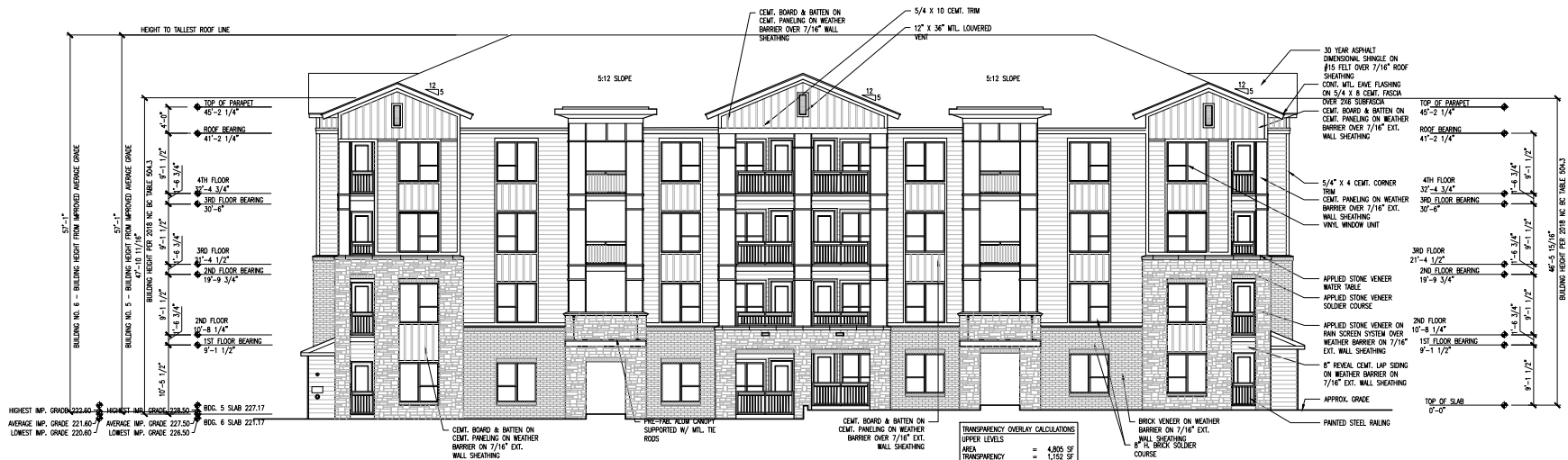


BUILDING TYPE 4 - SOUTH PARKING SIDE - BUILDING 5 & 6
SCALE: 1/8" = 1'-0"

1



BUILDING TYPE 4 - LEFT WEST SIDE - BUILDING 5 & 6
SCALE: 1/8" = 1'-0"



BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 2	Platte River Drive	232.00	234.00	233.00
BUILDING 3	Platte River Drive	229.83	231.50	230.67
BUILDING 4	Platte River Drive	227.30	231.25	229.28
BUILDING 5	Platte River Drive	226.50	228.50	227.50

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 6	Platte River Drive	220.60	222.60	221.60
BUILDING 7	Platte River Drive	231.00	236.75	233.88
BUILDING 8	Platte River Drive	225.00	229.00	227.00
BUILDING 9	Platte River Drive	242.33	242.33	242.33

TRANSPARENCY OVERLAY CALCULATIONS	
UPPER LEVELS	
AREA	= 4,805 SF
TRANSPARENCY	= 1,152 SF
REQUIRED TRANSPARENCY	= 15%
PROVIDED TRANSPARENCY	= 24%
LOWER LEVEL	
AREA	= 1,441 SF
TRANSPARENCY	= 392 SF
REQUIRED TRANSPARENCY	= 27%
PROVIDED TRANSPARENCY	= 27%

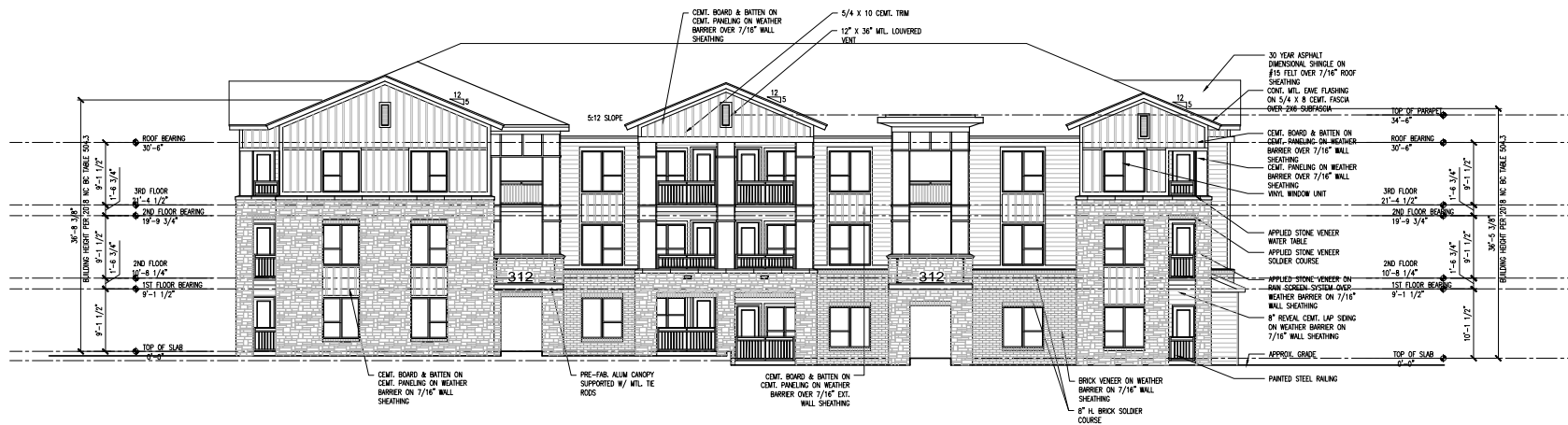
BUILDING TYPE 4 - NORTH STREET "A" SIDE - BUILDING 5 & 6
SCALE: 1/8" = 1'-0"

Anthony Property Group
Edgewater Commons - Phase I
Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW

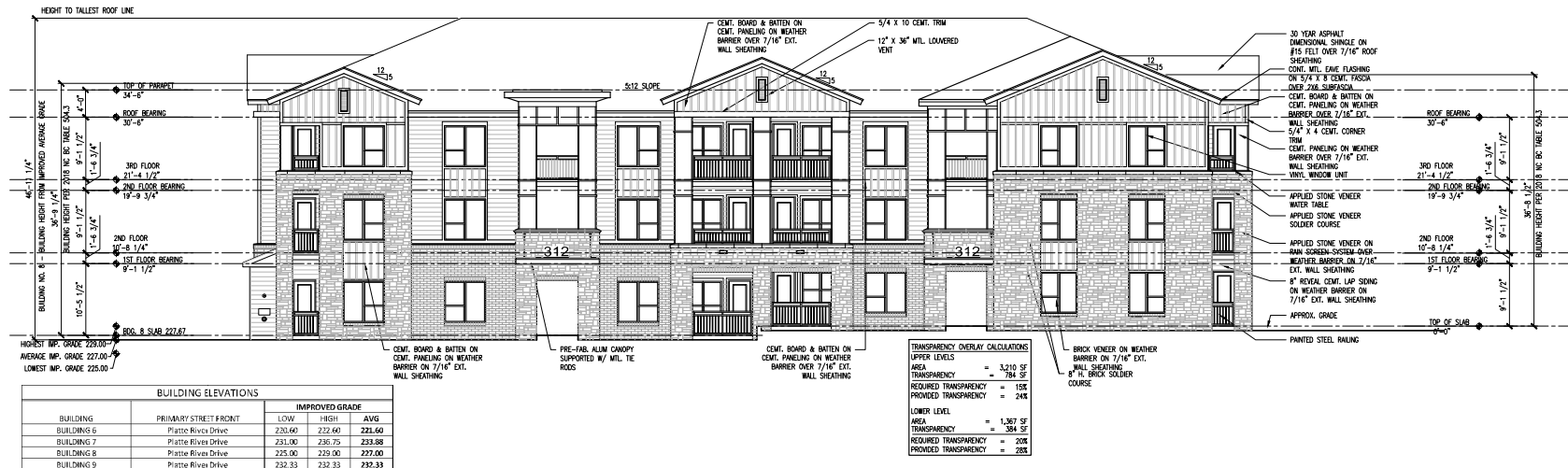
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	19060	
ISSUE:	100% SD Set	05-21-2021
	50% DO Set	06-23-2021
	Administrative Site Review	04-14-2022
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REVISIONS:	.	.
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DRAWN BY:	.	.
CHECKED BY:	.	.
CONTENT:	BUILDING TYPE S	
	BUILDING NO. S	

A3.05.1



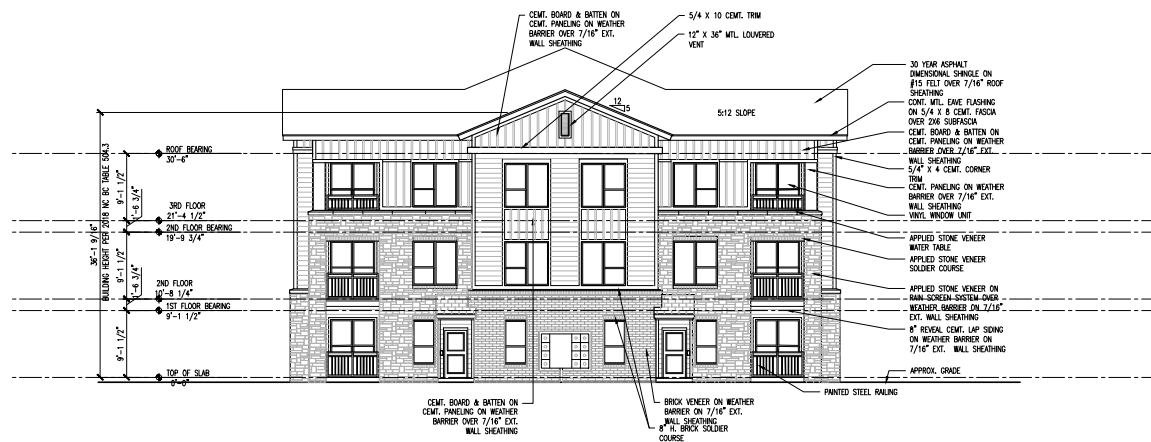
BUILDING TYPE 5 - EAST PARKING SIDE - BUILDING 9
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 5 - WEST STREET SIDE - BUILDING 8
SCALE: 1/8" = 1'-0"

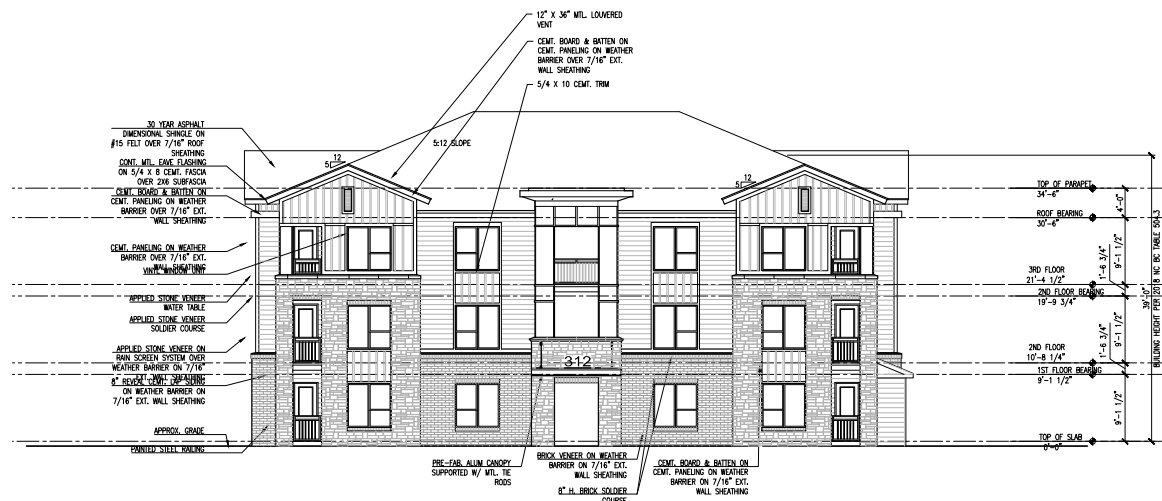
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BUILDING TYPE 6 - SOUTH LEFT SIDE ELEVATION - BUILDING NO. 9

SCALE: 1/8" = 1'-0"

2

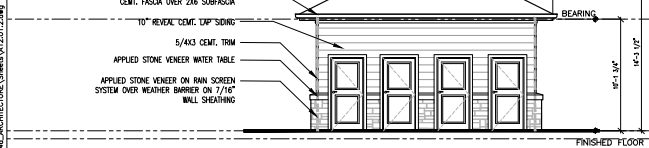


BUILDING TYPE 6 - EAST PARKING SIDE ELEVATION - BUILDING NO. 9

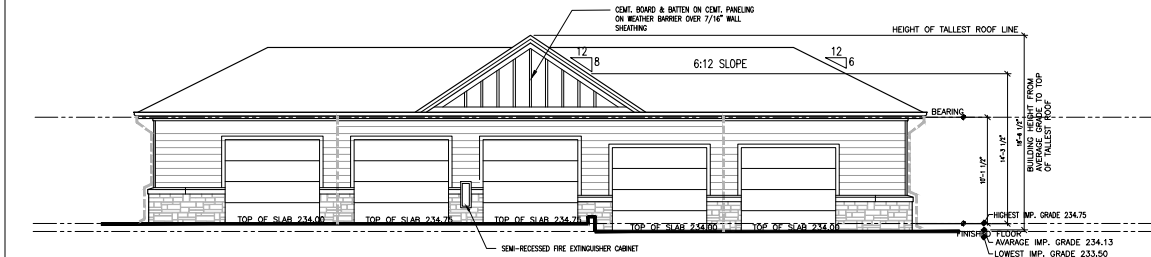
SCALE: 1/8" = 1'-0"

1





GARAGE NO. 4 - WEST LEFT ELEVATION
SCALE: 3/16" = 1'-0"



BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Plate River Drive	238.25	239.75	239.00
GARAGE 1 - NORTH	Plate River Drive	238.25	240.10	239.18
GARAGE 2 - EAST	Plate River Drive	236.33	237.08	236.71
GARAGE 2 - NORTH	Plate River Drive	236.33	236.50	236.42
GARAGE 3	Plate River Drive	234.40	234.75	234.08
GARAGE 4	Plate River Drive	233.50	234.75	234.13
GARAGE 5	Plate River Drive	229.50	233.00	229.65
COMPACTOR ENCLOSURE	Plate River Drive	232.20	233.00	232.60
RECYCLING ENCLOSURE	Plate River Drive	227.65	232.65	230.65
CAN MOUNTING	Plate River Drive	232.33	233.50	232.92
DOG WASHMOUNT	Plate River Drive	223.83	228.50	226.17

GARAGE NO. 4 - SOUTH FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT:	19080	DATE
ISSUE:	100% SD Set	06-21-2021
	50% DO Set	06-23-2021
	Administrative Site Review	04-14-2022
DRAWN BY:		
CHECKED BY:		
CONTENT:	GARAGE NO. 4	
	EXTENSION ELEVATIONS	

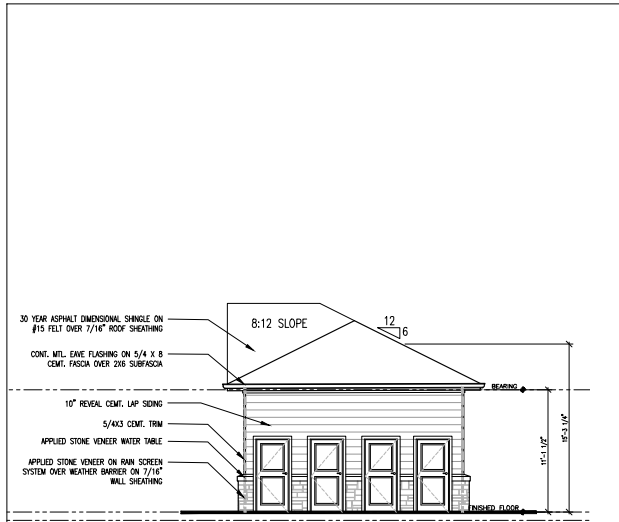
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Anthony Property Group
Edgewater Commons - Phase I
Raleigh, North Carolina

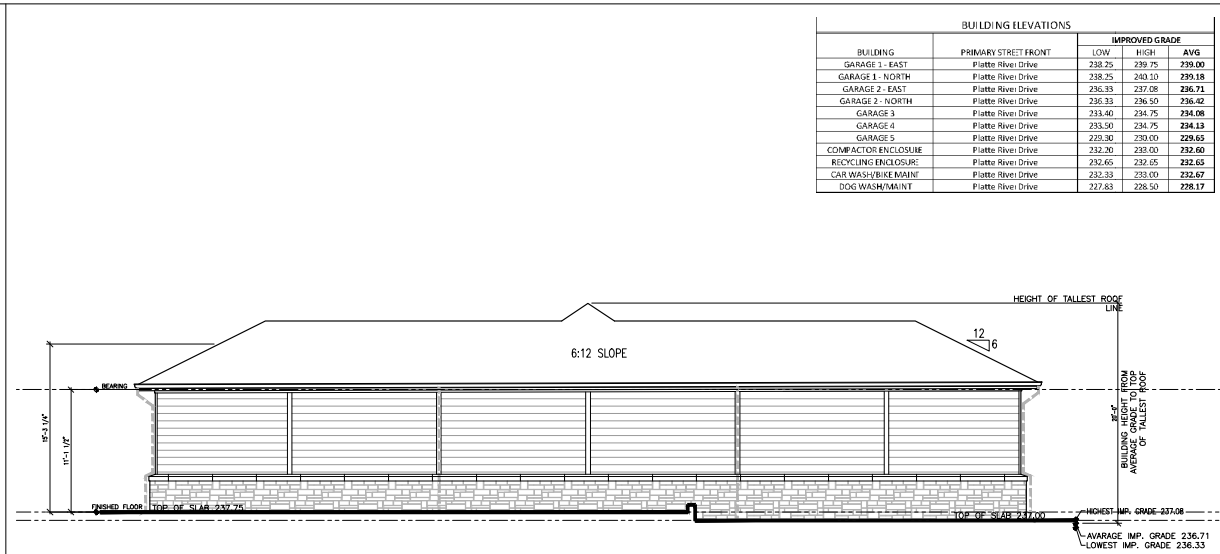
J DAVIS 
510 South Wilmington St., Raleigh, NC 27601 | M 010.835.1600
1518 Walnut St. Suite 1300 | Philadelphia, PA 19102 | M 215.245.0721

4/14/2022 12:34 PM (Thurs) 190601_02garage-Phase1.dwg ARCHITECTURE Sheets A12.02.2.rvt



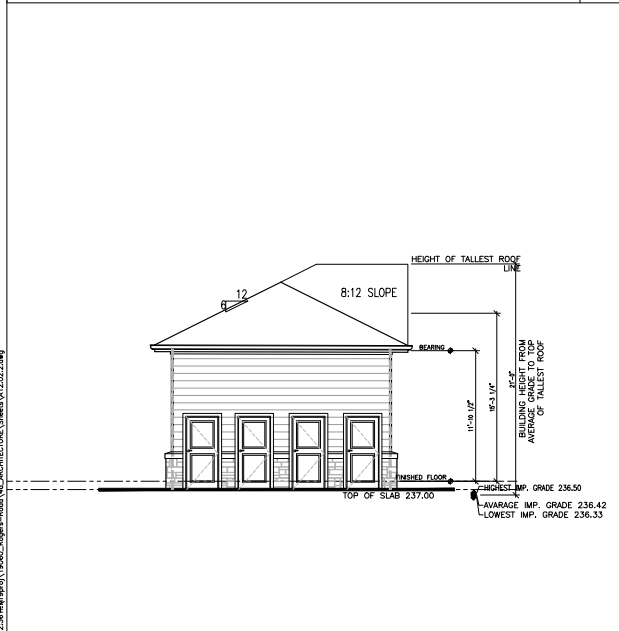
HC GARAGE HC NO. 2 - SOUTH RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

4



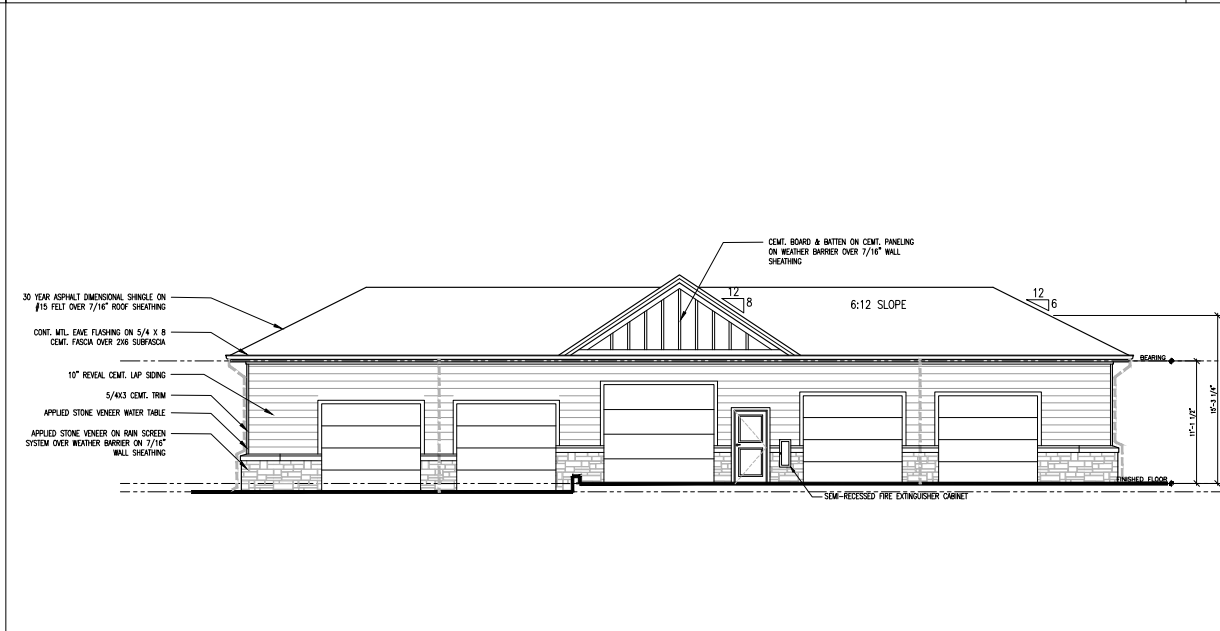
HC GARAGE NO. 2 - EAST REAR ELEVATION
SCALE: 3/16" = 1'-0"

3



HC GARAGE NO. 2 - NORTH LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2



HAC GARAGE NO.2 - WEST FRONT ELEVATION
SCALE: 3/16" = 1'-0"

1

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Platte River Drive	238.25	239.75	239.00
GARAGE 1 - NORTH	Platte River Drive	238.25	240.50	239.18
GARAGE 2 - EAST	Platte River Drive	236.33	237.08	236.71
GARAGE 2 - NORTH	Platte River Drive	236.33	236.50	236.42
GARAGE 3	Platte River Drive	233.40	234.75	234.08
GARAGE 4	Platte River Drive	233.50	234.75	234.13
GARAGE 5	Platte River Drive	233.40	233.00	233.65
COMPACTOR ENCLOSURE	Platte River Drive	232.20	233.00	232.60
RECYCLING ENCLOSURE	Platte River Drive	232.65	232.65	232.65
CAR WASH/BIKE MAINT	Platte River Drive	232.33	233.00	232.67
DOG WASH/MAINT	Platte River Drive	227.83	228.50	228.17

ADMINISTRATIVE SITE REVIEW

PROJECT:	190601	DATE	
ISSUE:	100% SD Set	DATE	06.21.2021
	50% DD Set	DATE	06.23.2021
	Administrative Site Review	DATE	04.14.2022
REVISIONS			
DRAWN BY:			
CHECKED BY:			
CONTENT:			
HC GARAGE NO. 2			
EXTENSION ELEVATIONS			

A12.02.2

Anthony Property Group
Edgewater Commons - Phase I
Raleigh, North Carolina



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BIKE - CARWASH - SOUTH LEFT ELEVATION
SCALE: 1/4" = 1'-0"





BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Platte River Drive	238.25	240.75	239.60
GARAGE 1 - NORTH	Platte River Drive	238.25	240.10	239.18
GARAGE 2 - EAST	Platte River Drive	236.33	237.08	236.71
GARAGE 2 - NORTH	Platte River Drive	236.33	236.50	236.42
GARAGE 3	Platte River Drive	233.40	234.75	234.08
GARAGE 4	Platte River Drive	233.50	234.75	234.13
GARAGE 5	Platte River Drive	229.30	230.00	229.65
COMPACTOR ENCLOSURE	Platte River Drive	232.20	233.00	232.60
RECYCLING ENCLOSURE	Platte River Drive	232.65	232.65	232.65
CAR WASH/BIKE MAINT	Platte River Drive	232.33	233.00	232.67
DOG WASH/MAINT	Platte River Drive	227.83	228.50	228.17

5/4x3 CEMENT CORNER TRIM

CEMENT BOARD & BATTEN ON CEMENT PANELING ON WEATHER BARRIER OVER 7/16" WALL SHEATHING

APPLIED STONE VENEER WATER TABLE

APPLIED STONE VENEER ON RAIN SCREEN SYSTEM OVER WEATHER BARRIER ON 7/16" WALL SHEATHING

10'-0"

BUILDING HEIGHT FROM AVERAGE IMPROVED GRADE TO TOP OF TALLEST WALL

HIGHEST IMP. GRADE 233.00

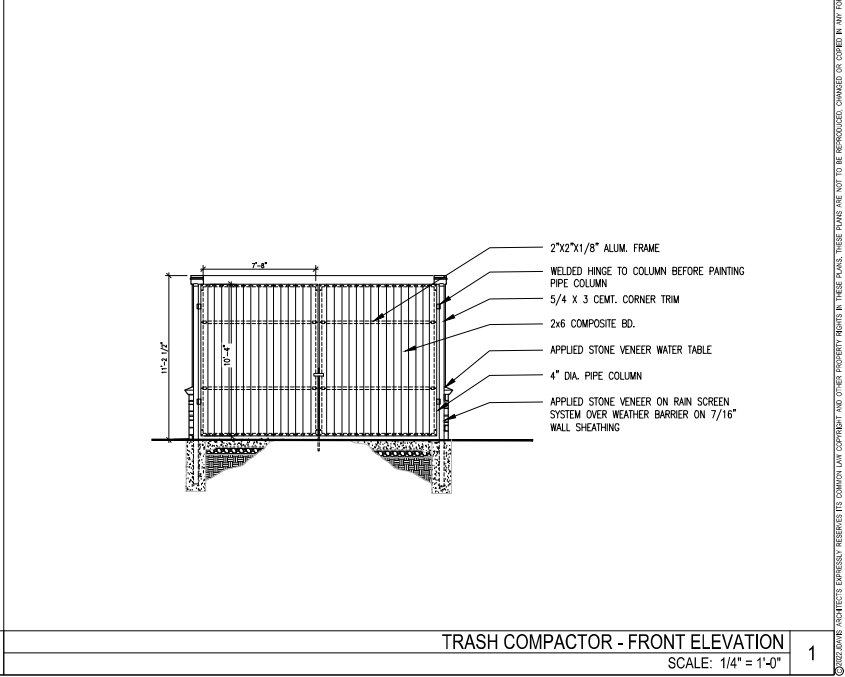
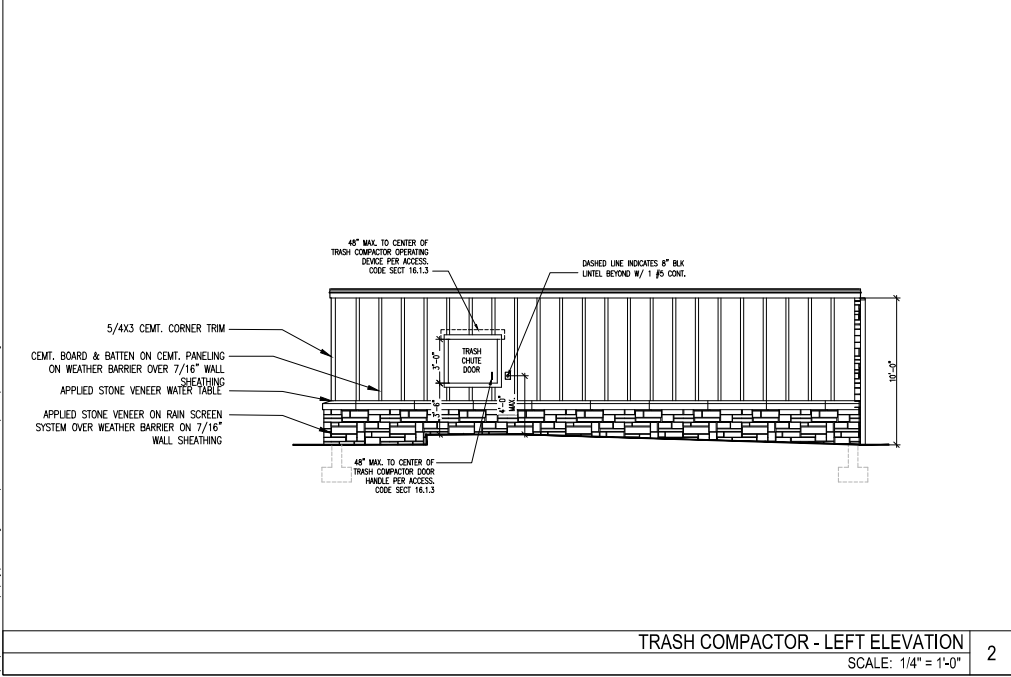
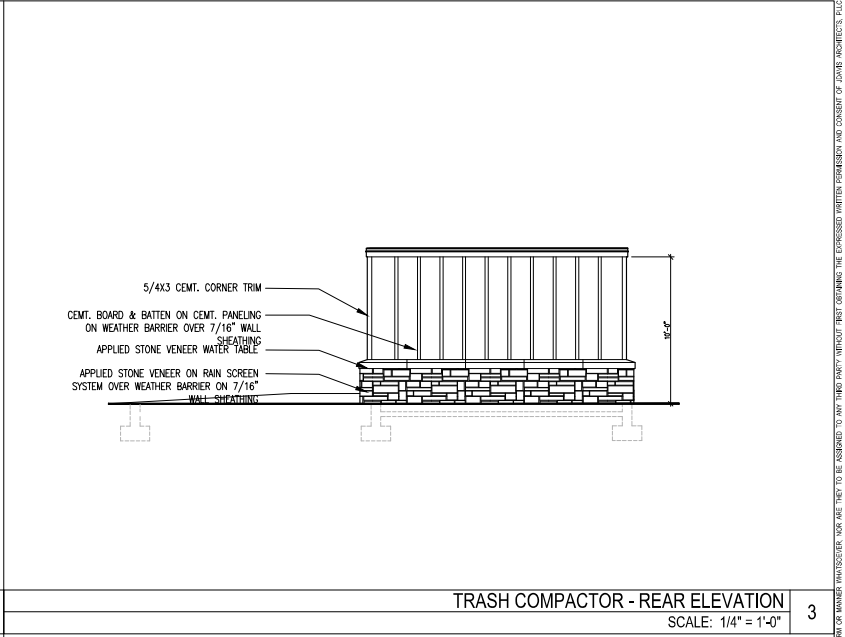
AVERAGE IMP. GRADE 232.60

LOWEST IMP. GRADE 232.20

TRASH COMPACTOR - RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

4





RECYCLING - FRONT ELEVATION	1
SCALE: 1/4" = 1'-0"	

