



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: _____		Planning Coordinator: _____
Building Type		Site Transaction History
Detached	General	Subdivision transaction #: _____
Attached	Mixed use	Sketch transaction #: _____
Apartment	Open lot	Certificate of Appropriateness #: _____
Townhouse	Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____
GENERAL INFORMATION		
Development name:		
Inside City limits? Yes No		
Property address(es):		
Site P.I.N.(s):		
Please describe the scope of work. Include any additions, expansions, and change of use.		
Current Property Owner/Developer Contact Name:		
NOTE: please attach purchase agreement when submitting this form.		
Company:		Title:
Address:		
Phone #:	Email:	
Applicant Name:		
Company:		Address:
Phone #:	Email:	

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): R-10	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 3,137 sf
Gross site acreage: 1.42	New gross floor area: 31,590
# of parking spaces required: 57	Total sf gross (to remain and new): 31,590
# of parking spaces proposed: 70	Proposed # of buildings: 3
Overlay District (if applicable): SRPOD	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Single-unit	
Proposed use (UDO 6.1.4): Multit-unit	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: <u>0.07</u> Square Feet: <u>3,137</u>	Proposed Impervious Surface: Acres: <u>0.83</u> Square Feet: <u>36,309</u>
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

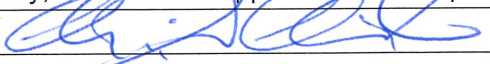
Total # of dwelling units: 14	Total # of hotel units:
# of bedroom units: 1br: _____ 2br: _____ 3br: _____	4br or more: 14
# of lots: 1	Is your project a cottage court? Yes No

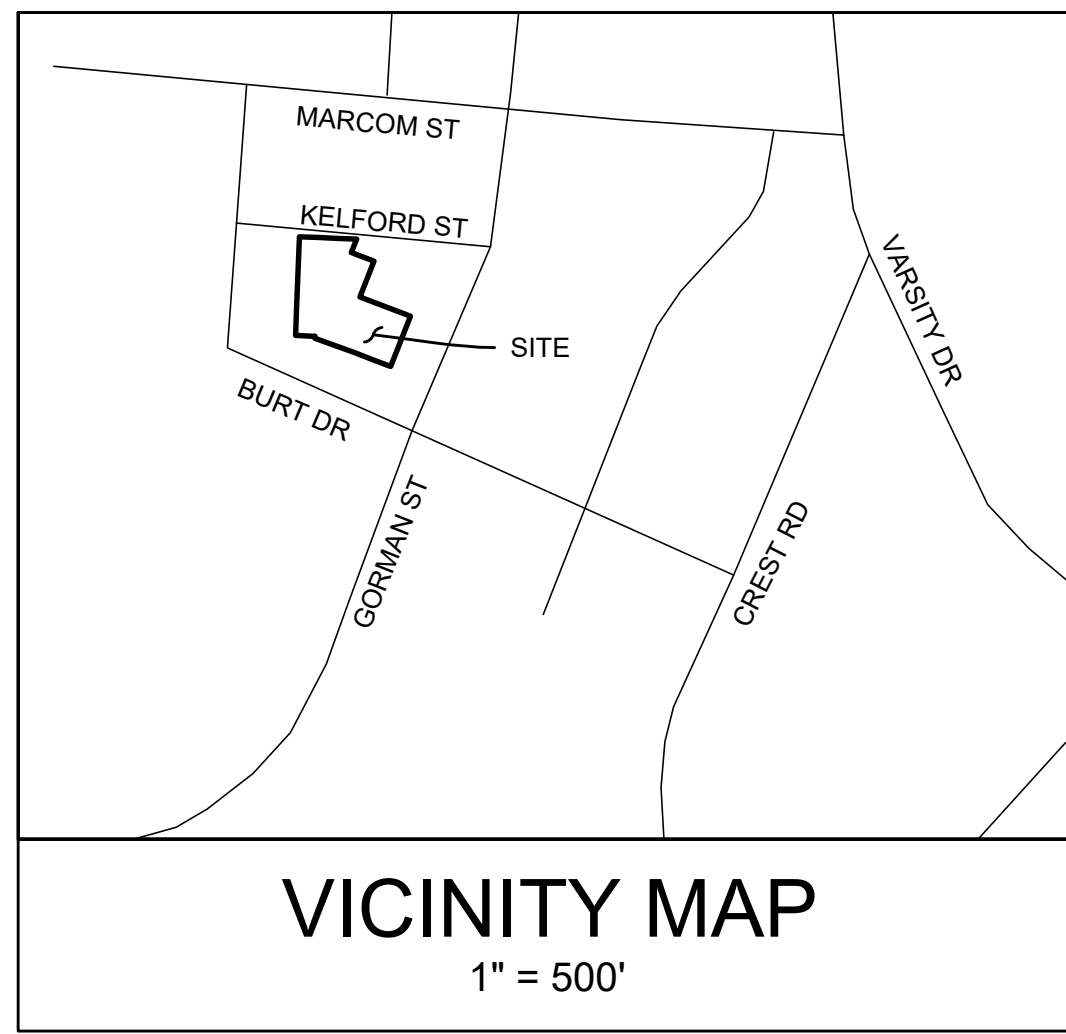
SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Chase Massey to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: <u>4/17/20</u>
Printed Name: <u>M. DANIEL MILLER</u>	



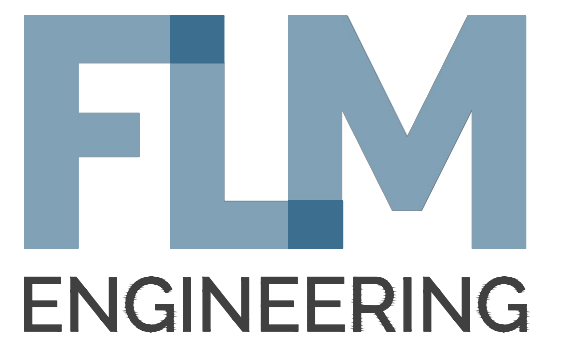
ADMINISTRATIVE SITE PLANS FOR KELFORD MULTI-FAMILY

3805 KELFORD ST, 1510 GORMAN ST, 1512 GORMAN ST, 3810
BURT DR, 3808 BURT DR, 3806 BURT DR, 3804 BURT DR

RALEIGH, NORTH CAROLINA 27606

PINS: 0793-28-2175; 0793-28-3263; 0793-28-4114; 0793-28-4009;
0793-28-3022; 0793-27-3999; 0793-27-4947

ASR-0033-2020



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

RIGHT-OF-WAY OBSTRUCTION NOTES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- 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).
- 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.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

NOTES

- DUE TO THE SIZE OF THE PARCEL (1.42 ACRES), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTER.
- MINIMUM WIDTH IN THE BUILD-TO VARIANCE PER APPROVED BY BOA ON OCTOBER 12, 2020. CASE NUMBER BOA-0034-2020.

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
2	COR COMMENTS	11/25/2020	FLM
3	COR COMMENTS	2/19/2021	FLM
4	ADD BLDG ELEVATIONS	3/15/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPE PLAN
C-7	LIGHTING PLAN
C-8	DETAILS
A-2.1	BUILDING ELEVATIONS

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

ENGINEER OF RECORD:

FLM ENGINEERING, INC
CONTACT: CHASE MASSEY, PE
PO BOX 91727
RALEIGH, NC 27675
919.423.8975
CMASSEY@FLMENGINEERING.COM

DEVELOPER:

A SQUARED LLC
CONTACT: DAN MILLER
51 KILMAYNE DR, STE 110
CARY, NC 27511
336.740.4401
DAN@BUILDRALEIGH.COM

ADMINISTRATIVE SITE PLANS
ASR-0033-2020

KELFORD MULTI-FAMILY
RALEIGH, NC 27606

DATE:	04-20-20
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19057

COVER

C-1

SHEET 1 OF 11

SUMMARY INFORMATION

DEVELOPMENT NAME: KELFORD MULTI-FAMILY

SITE ADDRESS: 3805 KELFORD ST, 1510 GORMAN ST, 1512 GORMAN ST, 3810 BURT DR, 3808 BURT DR, 3806 BURT DR, 3804 BURT DR.

PIN NUMBER(S): 0793-28-2175; 0793-28-3263; 0793-28-4114; 0793-28-4009; 0793-28-3022; 0793-27-3999; 0793-27-4947

EXISTING USE: SINGLE-FAMILY
PROPOSED USE: MULTI-FAMILY

TOTAL ACREAGE: 1.42 AC (61,931 SF)
LESS R/W DEDICATION: 0.01 AC (368 SF)
NET AREA: 1.41 AC (61,563 SF)

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10

PROPOSED UNITS: 14 (4 BR)
R-10 MAX. DENSITY: 10 UNITS/ACRE
PROPOSED DENSITY: 9.93 UNITS/ACRE

PRIMARY STREET MAXIMUM BUILD-TO (MIN/MAX): 10'/55'
PROPOSED PRIMARY STREET BUILD-TO: 13'

BUILDING WIDTH: 67'
BUILDING WIDTH IN PRIMARY BUILD-TO: 67' / 149' = 44.9%
*VARIANCE APPROVED PER BOA-0034-2020

BUILDING SETBACKS:
PRIMARY STREET: 10'
SIDE STREET: 10'
SIDE LOT LINE: 0' OR 6'
REAR LOT LINE: 20'

PARKING SETBACKS:
FRONT: 10'
SIDE: 0 OR 3'
REAR: 3'

PROPOSED PARKING REQUIRED (MULTI UNIT LIVING, 4 BEDROOMS):
4 SPACES PER UNIT + 1 SPACE PER 10 UNITS = 57 SPACES

PROPOSED PARKING PROVIDED:
66 SPACES (1 ADA, 1 VAN ACCESSIBLE)

BICYCLE SPACES REQUIRED: 4 SPACES
BICYCLE SPACES PROVIDED: 4 SPACES

REQUIRED AMENITY AREA: 6,156 SF (10%)
PROPOSED AMENITY AREA: 6,182 SF (10%)

BLOCK PERIMETER MEASUREMENT: 2,180 LF

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center | One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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: Transaction #: _____ Planning Coordinator: _____	
Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: Kelford Apartments
 Inside City limits? Yes No
 Property address(es): 3805 KELFORD ST, 1510 GORMAN ST, 1512 GORMAN ST, 3810 BURT DR, 3808 BURT DR, 3806 BURT DR, 3804 BURT DR

Site P.I.N.(s): 0793-28-2175; 0793-28-3263; 0793-28-4114; 0793-28-4009; 0793-28-3022; 0793-27-3999; 0793-27-4947

Please describe the scope of work. Include any additions, expansions, and change of use.
 Proposed apartments (14, 4-bedroom units) with private access drive and utilities

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

Company: Dan Miller; A Squared LLC	Title: Member
Address: 51 Kilmayne Dr, Suite 110, Cary, NC 27511	
Phone #: 336.740.4401	Email: dan@buildraleigh.com
Applicant Name: Dan Miller	
Company: A Squared LLC	Address: 51 Kilmayne Dr, Suite 110, Cary, NC 27511
Phone #: 336.740.4401	Email: dan@buildraleigh.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): R-10	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.42	Existing gross floor area to be demolished: 3,137 sf
# of parking spaces required: 57	New gross floor area: 31,590
# of parking spaces proposed: 66	Total sf gross (to remain and new): 31,590
Overlay District (if applicable): SRPOD	Proposed # of buildings: 3
Existing use (UDO 6.1.4): Single-unit	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-unit	

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 0.07	Square Feet: 3,137	Proposed Impervious Surface: Acres: 0.84	Square Feet: 36,654
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____			
Neuse River Buffer	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS			
Total # of dwelling units: 14		Total # of hotel units:	
# of bedroom units: 1br:	2br:	3br:	4br or more: 14
# of lots: 1	Is your project a cottage court? Yes No		

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Chase Massey to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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: [Signature] Date: 4/17/20
 Printed Name: M. Danica Miller

CALL 48 HOURS BEFORE
YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

LEGEND

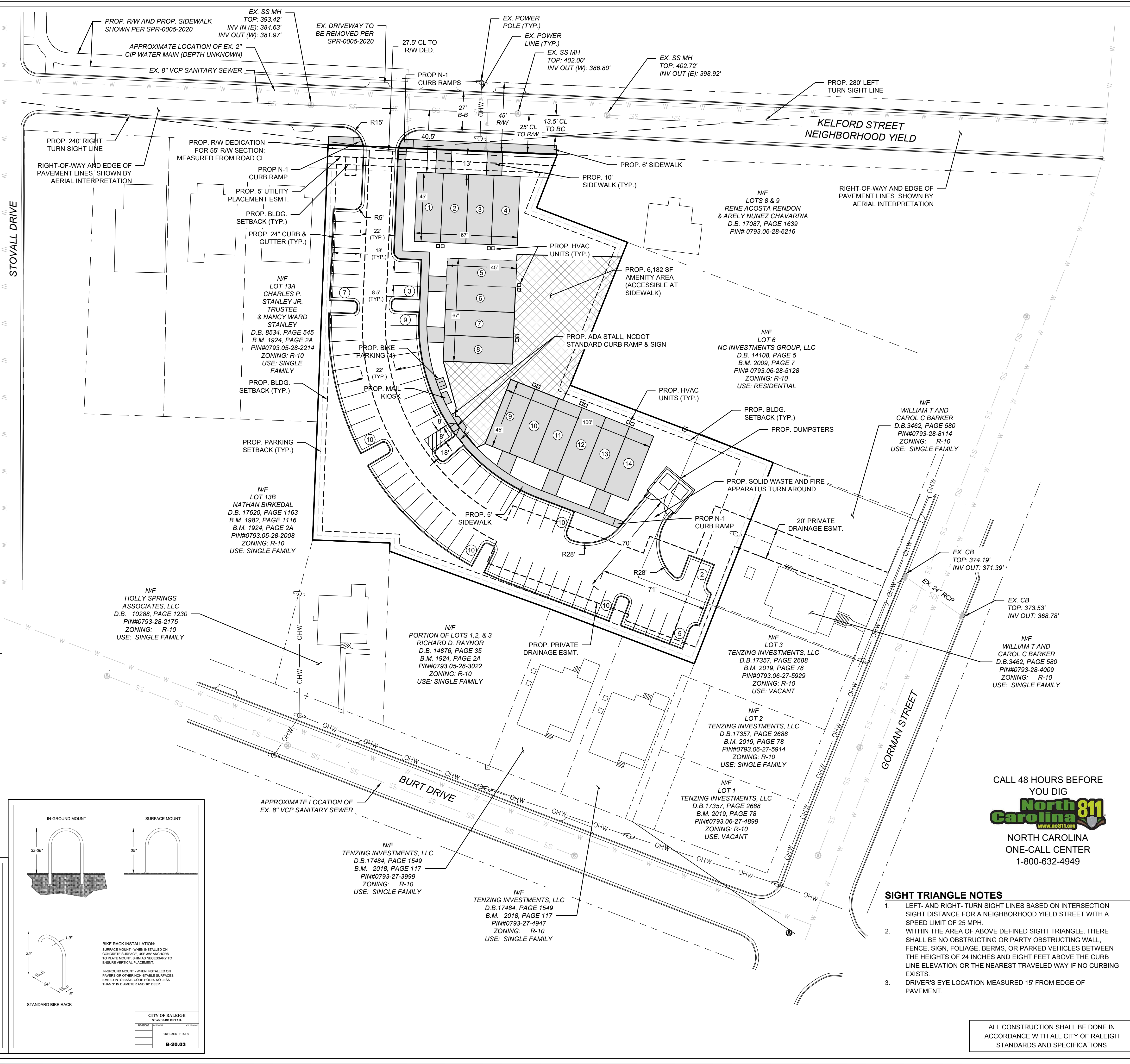
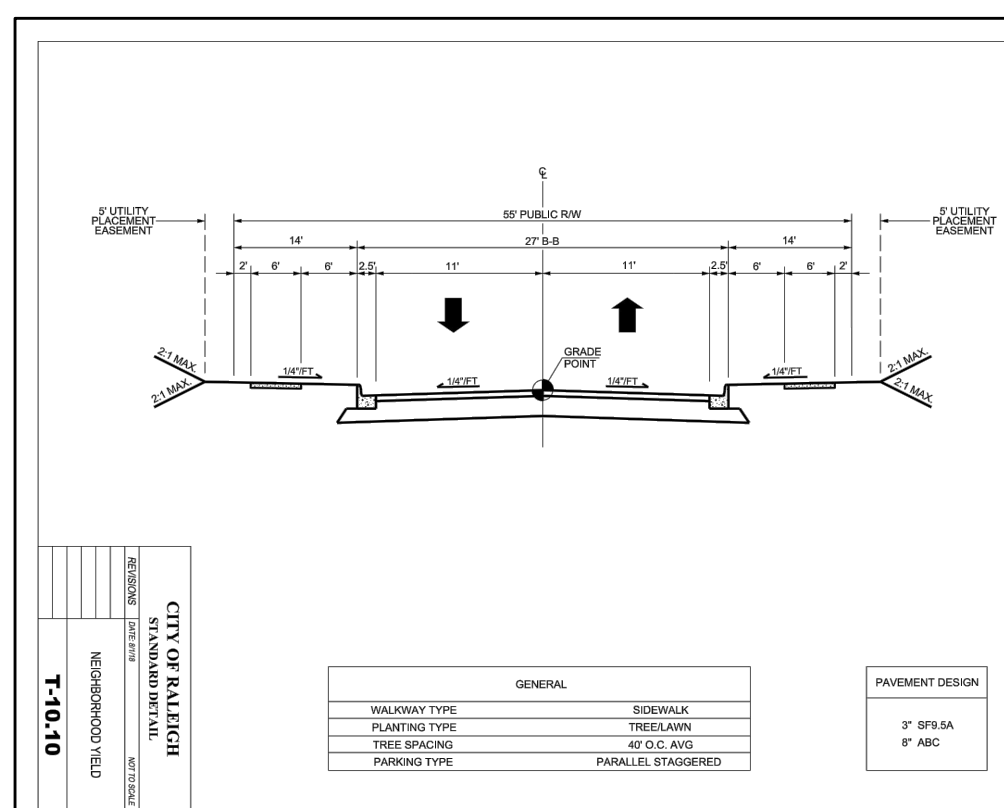
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. FENCE
OHW	EX. OVERHEAD ELECTRIC LINE
W	EX. WATER LINE
SS	EX. SANITARY SEWER
SD	EX. STORM SEWER
---	PROP. PARCEL BOUNDARY
---	PROP. BUILDING SETBACK LINE
---	PROP. PARKING SETBACK LINE
---	PROP. EASEMENT
---	PROP. AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: KELFORD MULTI-FAMILY
SITE ADDRESS: 3805 KELFORD ST, 1510 GORMAN ST, 1512 GORMAN ST, 3810 BURT DR, 3808 BURT DR, 3806 BURT DR, 3804 BURT DR.
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PROPOSED USE: MULTI-FAMILY
TOTAL ACREAGE: 1.42 AC (61,931 SF)
LESS R/W DEDICATION: 0.01 AC (368 SF)
NET AREA: 1.41 AC (61,563 SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10
PROPOSED UNITS: 14 (4 BR)
R-10 MAX. DENSITY: 10 UNITS/ACRE
PROPOSED DENSITY: 9.93 UNITS/ACRE
PRIMARY STREET MAXIMUM BUILD-TO (MIN/MAX): 10'/55'
PROPOSED PRIMARY STREET BUILD-TO: 13'
BUILDING WIDTH: 67'
BUILDING WIDTH IN PRIMARY BUILD-TO: 67' / 149' = 44.9%
BUILDING SETBACKS:
 PRIMARY STREET: 10'
 SIDE STREET: 10'
 SIDE LOT LINE: 0' OR 6'
 REAR LOT LINE: 20'
PARKING SETBACKS:
 FRONT: 10'
 SIDE: 0 OR 3'
 REAR: 3'
PROPOSED PARKING REQUIRED (MULTI UNIT LIVING, 4 BEDROOMS):
 4 SPACES PER UNIT + 1 SPACE PER 10 UNITS = 57 SPACES
PROPOSED PARKING PROVIDED:
 66 SPACES (1 ADA, 1 VAN ACCESSIBLE)
BICYCLE SPACES REQUIRED: 4 SPACES
BICYCLE SPACES PROVIDED: 4 SPACES
REQUIRED AMENITY AREA: 6,156 SF (10%)
PROPOSED AMENITY AREA: 6,182 SF (10%)
BLOCK PERIMETER MEASUREMENT: 2,180 LF

NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- INTERIOR UNITS ARE 16.5' X 45'; EXTERIOR UNITS ARE 17' X 45'.
- PROPOSED DRIVEWAY IS WITHIN 300' OF KELFORD AND STOVALL INTERSECTION.
- UNITS 1 THROUGH 4 SET BACK FROM KELFORD STREET CENTERLINE PER UDO SECTION 2.2.7.C. ADJACENT PARCEL SETBACKS MEASURED FROM CENTERLINE:
 3829 KELFORD: 56'
 3825 KELFORD: 54'
 3821 KELFORD: 53'
 1500 GORMAN: 50'
 MEDIAN OF FOUR PARCELS: 53.5'
 UNITS 1 THROUGH 4 ARE 40.5' FROM KELFORD CENTERLINE (WITHIN 25% OF 53.5' SETBACK)



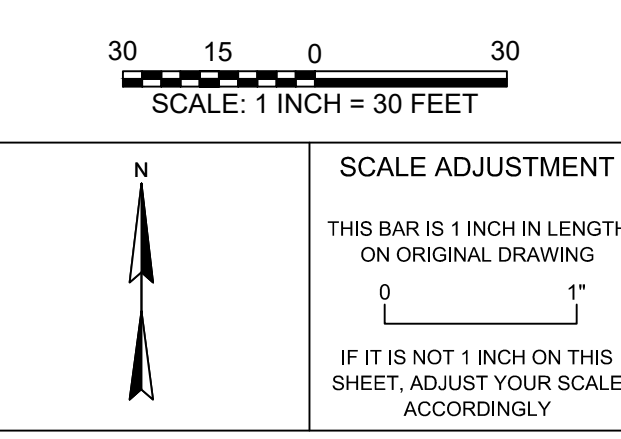
POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	10/19/2020	FLM
2	COR COMMENTS	11/25/2020	FLM
3	COR COMMENTS	2/19/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION



ADMINISTRATIVE SITE PLANS
 ASR-0033-2020

KELFORD MULTI-FAMILY
 RALEIGH, NC 27606

CALL 48 HOURS BEFORE YOU DIG

 NORTH CAROLINA ONE-CALL CENTER
 1-800-632-4949

SIGHT TRIANGLE NOTES

- LEFT- AND RIGHT- TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR A NEIGHBORHOOD YIELD STREET WITH A SPEED LIMIT OF 25 MPH.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- DRIVER'S EYE LOCATION MEASURED 15' FROM EDGE OF PAVEMENT.

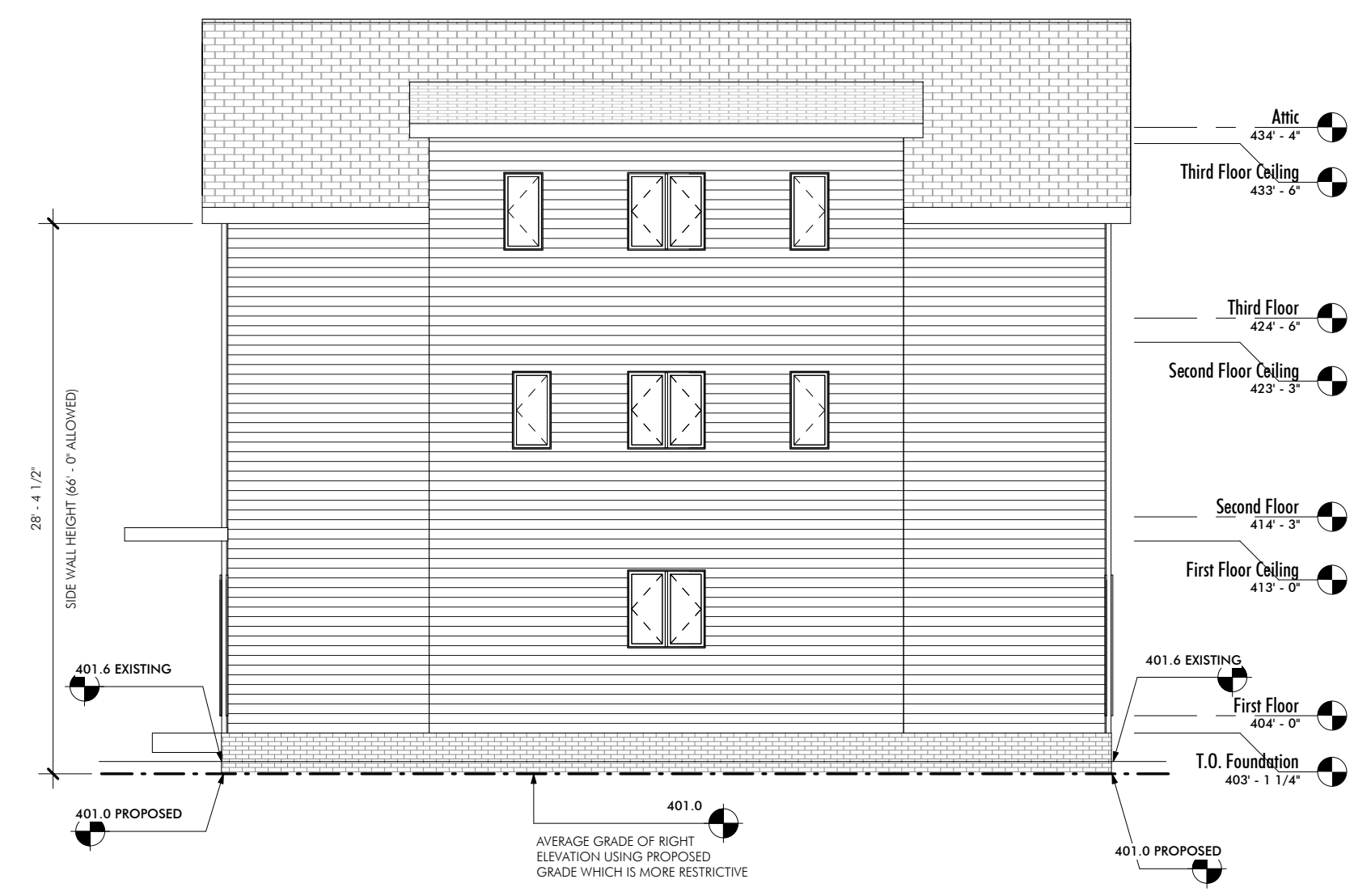
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SITE PLAN

C-3
 SHEET 3 OF 11



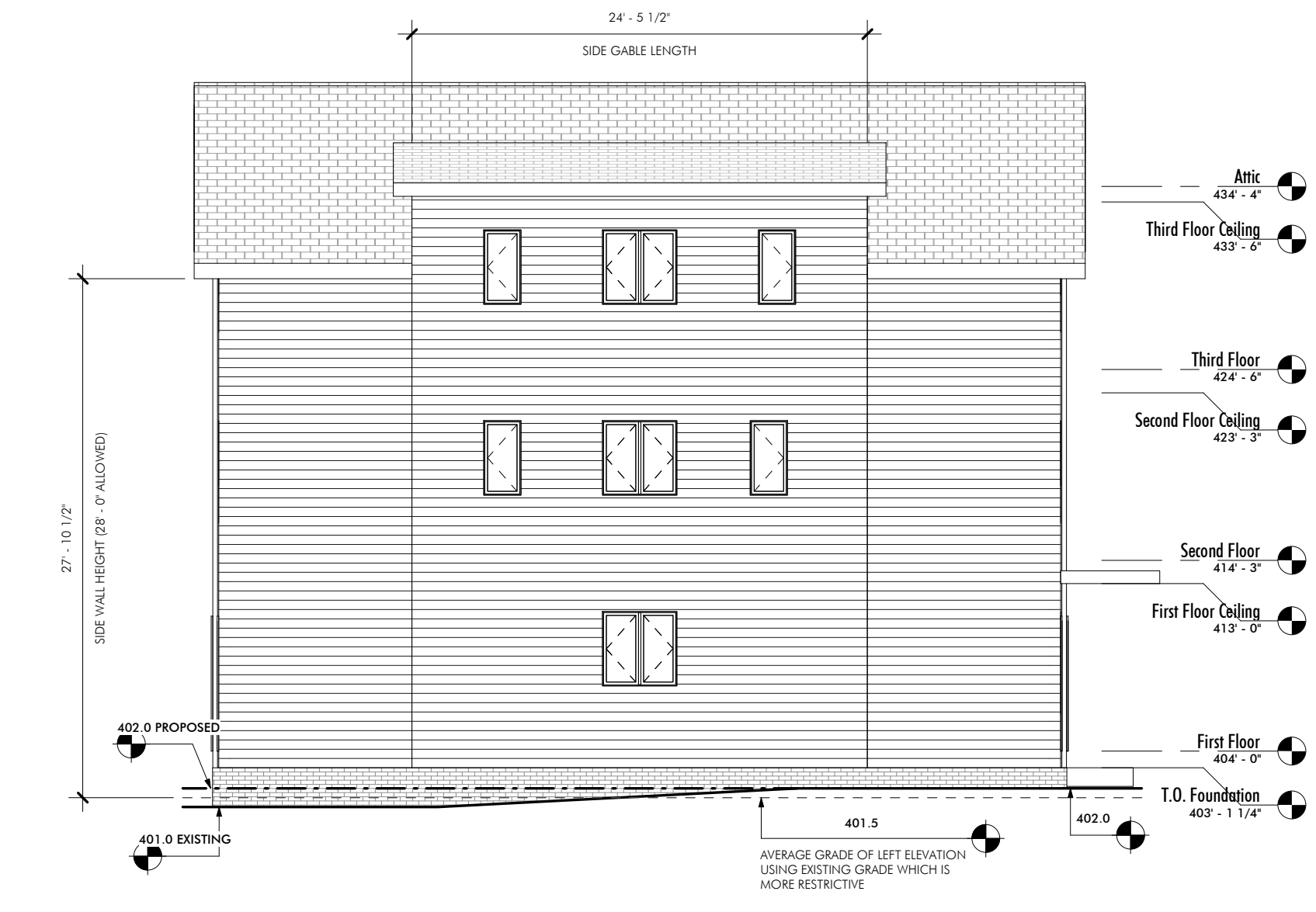
1 FRONT - BUILDING 01
 1/8" = 1'-0"



2 RIGHT - BUILDING 01
 1/8" = 1'-0"



3 REAR - BUILDING 01
 1/8" = 1'-0"



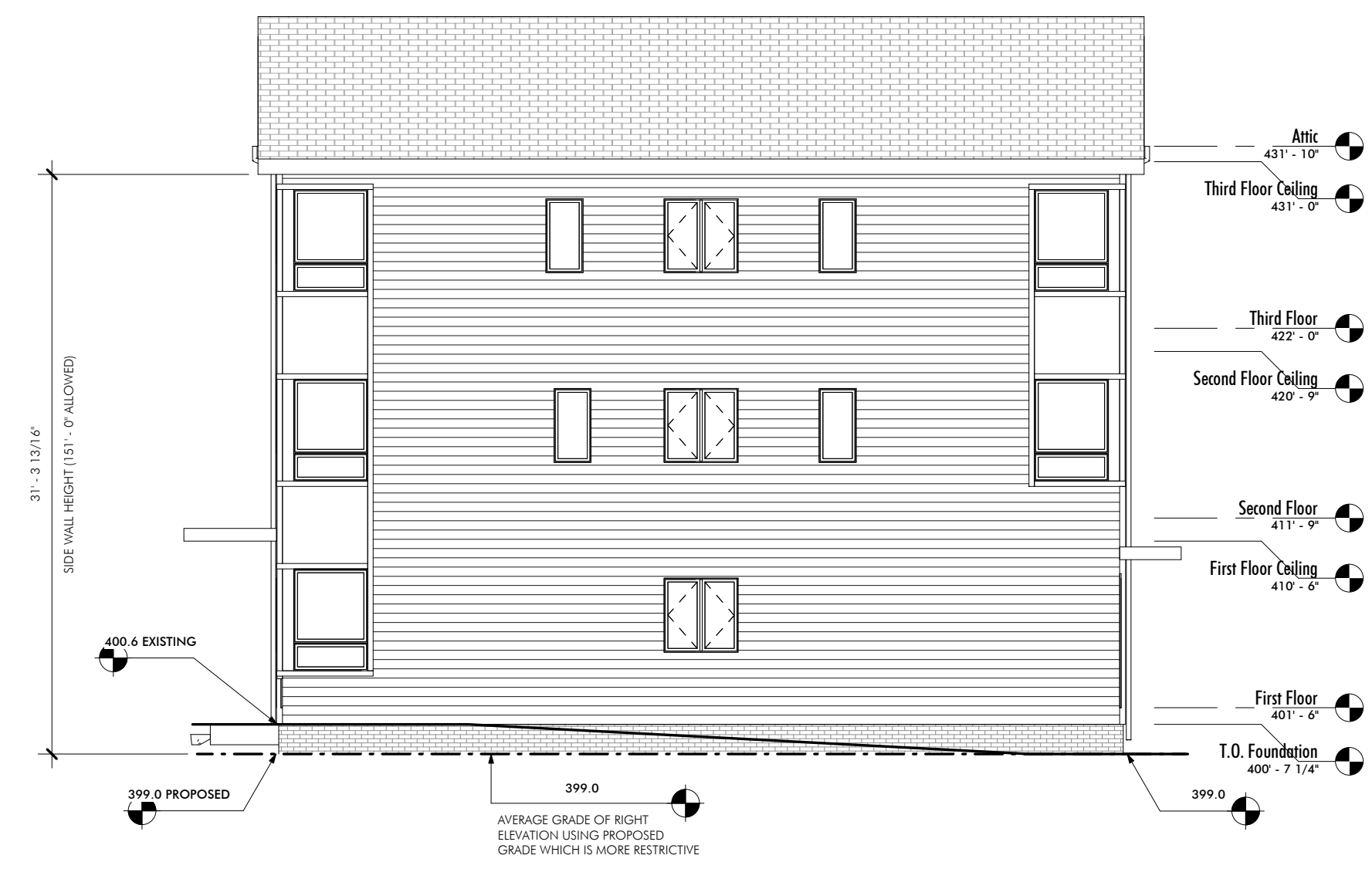
4 LEFT - BUILDING 01
 1/8" = 1'-0"

PROJECT: Kelford Street Apartments - Building 01
 FOR: Tenzing Investments, LLC

PROJECT NUMBER:	20-005	
DATE:	09-22-20	
PHASE:	Preliminary	
SCALE:	1/8" = 1'-0"	
REVISIONS:		
NO.	ISSUE	DATE



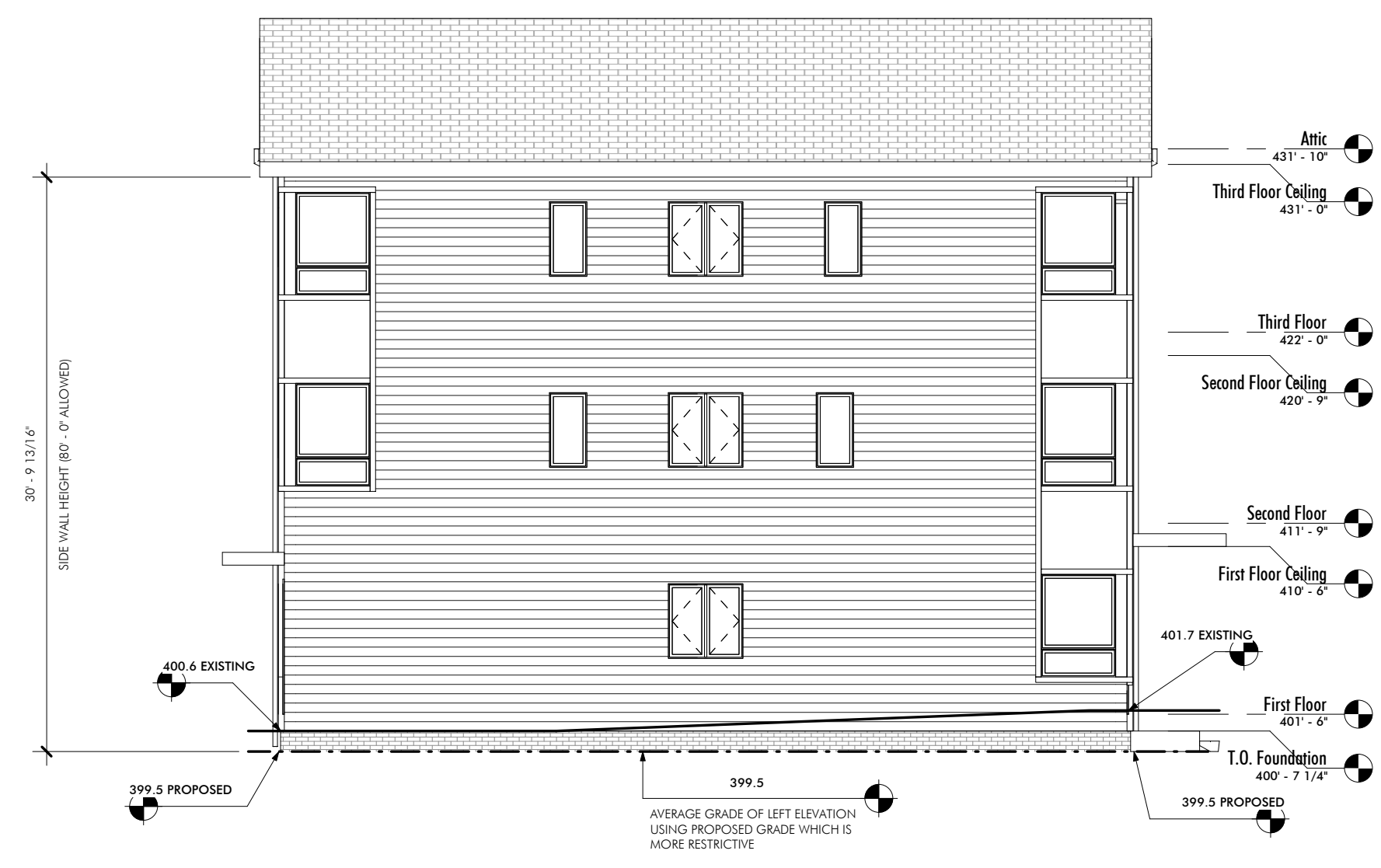
1 FRONT - BUILDING 02
1/8" = 1'-0"



2 RIGHT - BUILDING 02
1/8" = 1'-0"



3 REAR - BUILDING 02
1/8" = 1'-0"



4 LEFT - BUILDING 02
1/8" = 1'-0"

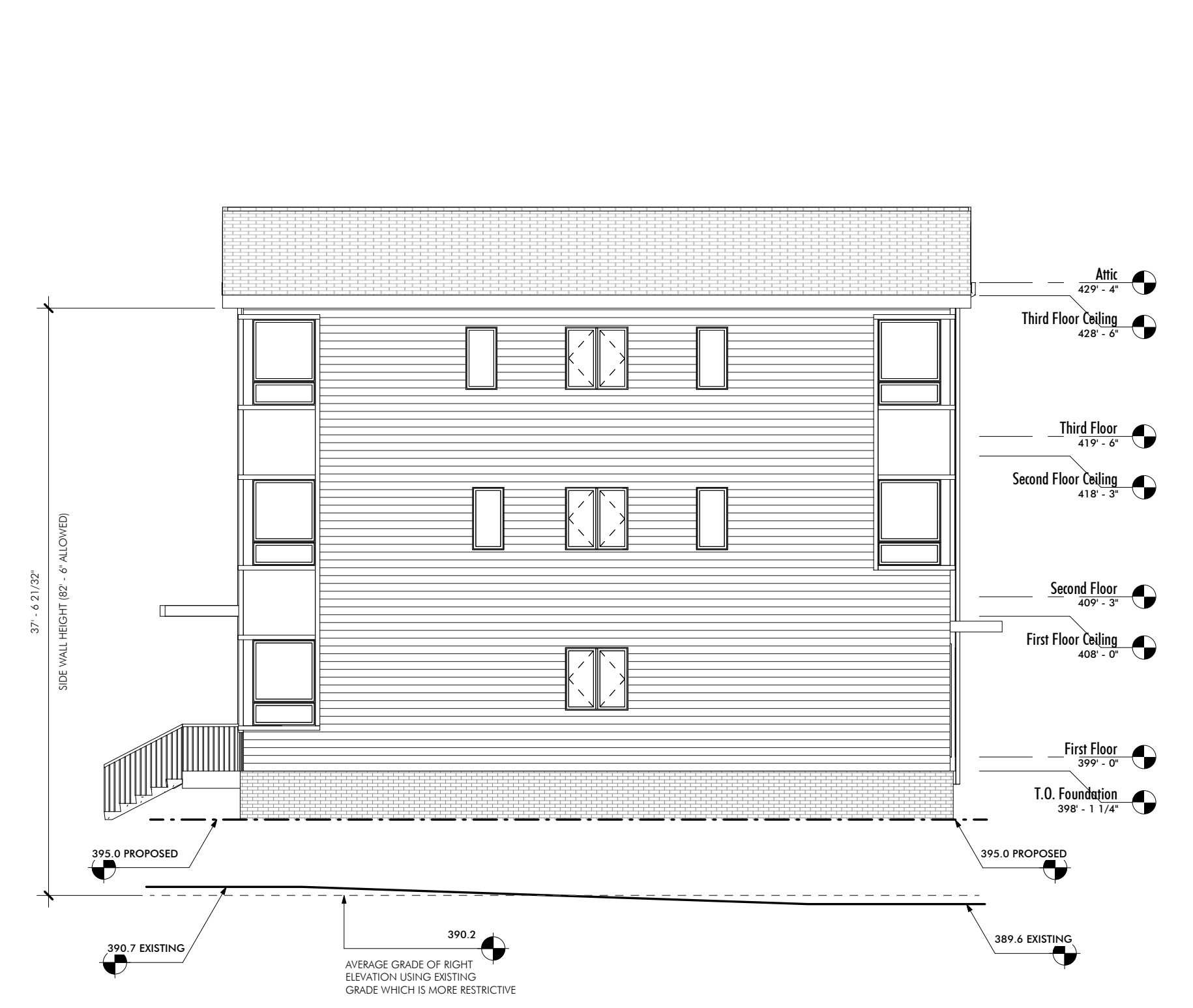
PROJECT: Kelford Street Apartments - Building 02
FOR: Tenzing Investments, LLC

PROJECT NUMBER:	20-005
DATE:	09-22-20
PHASE:	Preliminary
SCALE:	1/8" = 1'-0"

REVISIONS:	NO.	ISSUE	DATE



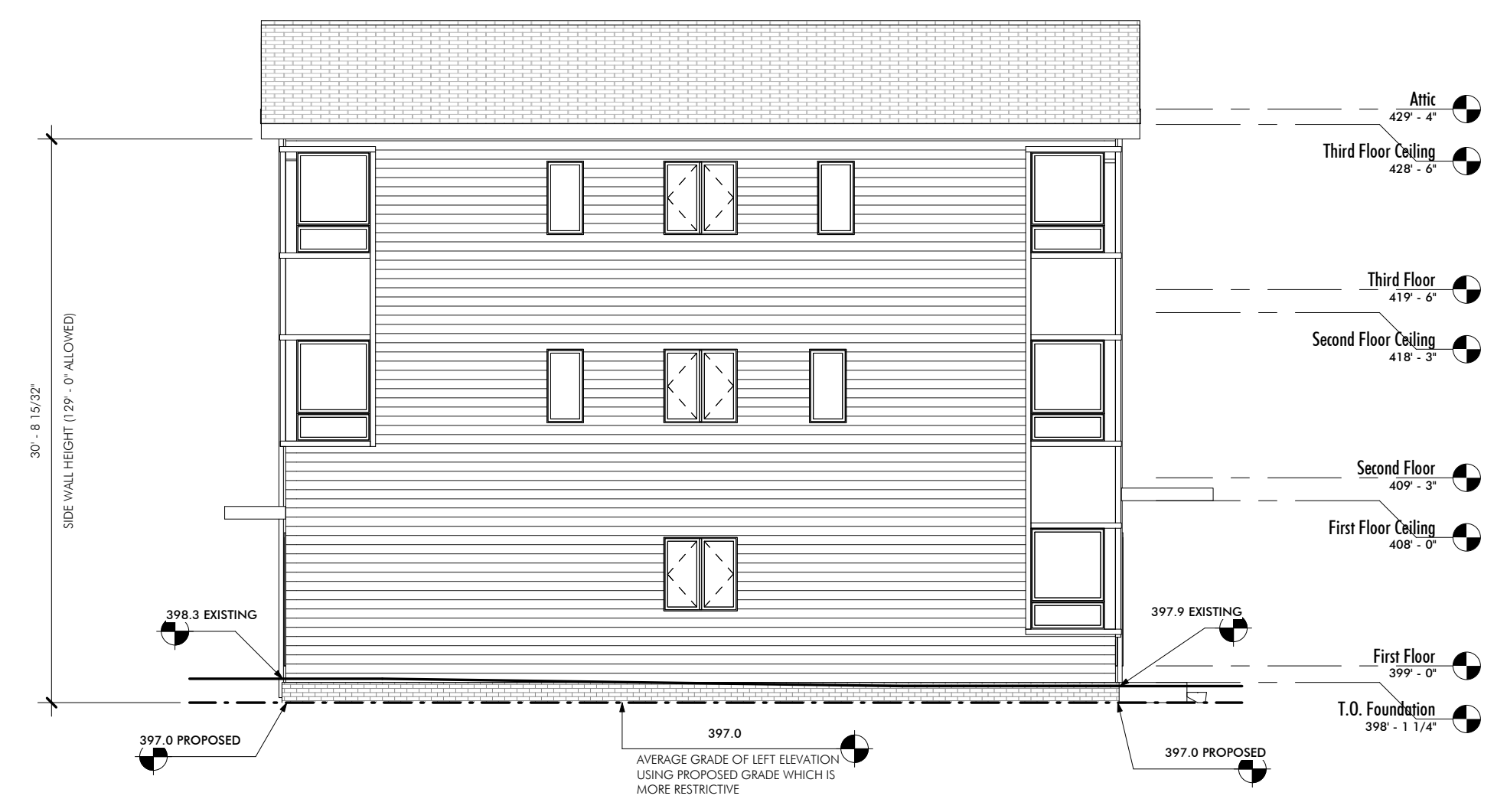
1 FRONT - BUILDING 03
 1/8" = 1'-0"



2 RIGHT - BUILDING 03
 1/8" = 1'-0"



3 REAR - BUILDING 03
 1/8" = 1'-0"



4 LEFT - BUILDING 03
 1/8" = 1'-0"

PROJECT: Kelford Street Apartments - Building 03
 FOR: Tenzing Investments, LLC

PROJECT NUMBER:	20-005	
DATE:	09-22-20	
PHASE:	Preliminary	
SCALE:	1/8" = 1'-0"	
REVISIONS:		
NO.	ISSUE	DATE

Elevations