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.

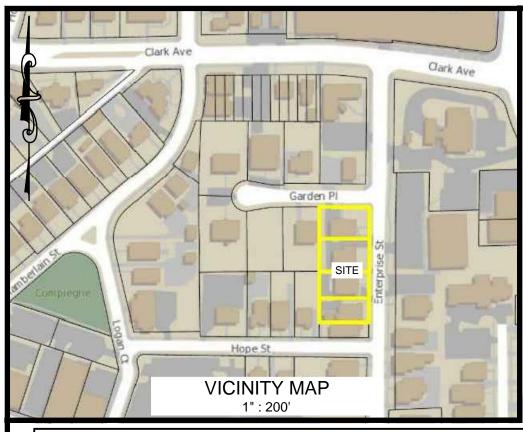
Planner (print): __

Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> 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 <u>Permit and Development Portal</u> . (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 Attached Apartment	General Mixed use Open lot	Subdivision case #: Scoping/sketch plan case #: SCOPE-0159-2020 Certificate of Appropriateness #: Board of Adjustment #:					
Townhouse	Civic	Zoning Case #:Administrative Alternate #:					
GENERAL INFORMATION							
Development name: New Bern and Swain Apartments							
Inside City limits? Yes 🗸 No	30 pt 9 (1945)						
Property address(es): 17, 21, 25, 29 Enterprise Street							
Site P.I.N.(s): 0794915980, 0794915986, 0794925082, 0794925088							
Please describe the scope of work. Include any additions, expansions, and change of use. Construction of an apartment style building, below grade parking deck, utilities, and stormwater infrastructure.							
Current Property Owner/Developer Contact Name: Michael J. Poupard (Purchase Contract Included with Submittal) NOTE: please attach purchase agreement when submitting this form.							
Company: Enterprise Place, LLC Title: Manager							
Address: 5711 Six Forks Rd Suite #103	9						
Phone #: 919-578-6222	Email: mike@	graysonhomes.com					
Applicant Name: Jason G. Meadows P.E.							
Company: Wake Land Design, PLLC	Address: P.O	. Box 418 Clayton, NC 27528					
Phone #: 919-889-2614 Email: jason@wakelanddesign.com							

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Paralle and American	E + SITE DATE TABLE II developments)				
SITE DATA	BUILDING DATA				
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): N/A				
RX-3	Existing gross floor area to be demolished: 10,078 SF				
Gross site acreage: 0.773 AC	New gross floor area: 54,780 SF				
# of parking spaces required: 42	Total sf gross (to remain and new): 54,780 SF				
# of parking spaces proposed: 53	Proposed # of buildings: 1				
Overlay District (if applicable):	Proposed # of stories for each: 3				
Existing use (UDO 6.1.4): Single Family, Multi Family					
Proposed use (UDO 6.1.4): Multi-Family					
	•				
	INFORMATION				
Existing Impervious Surface:	Proposed Impervious Surface:				
Acres: 0.42 AC Square Feet: 18,290 SF Is this a flood hazard area? Yes No	Acres: 0.55 AC Square Feet: 23,950 SF				
If yes, please provide:					
Alluvial soils:					
Flood study:					
FEMA Map Panel #:					
Neuse River Buffer Yes No ✓	Wetlands Yes ☐ No ✓				
RESIDENTIAL D	EVELOPMENTS				
Total # of dwelling units: 28	Total # of hotel units:				
# of bedroom units: 1br 4 2br 20 3br 4	4br or more				
# of lots: 1	Is your project a cottage court? Yes No ✔				
SIGNATUR	RE BLOCK				
The undersigned indicates that the property owner(s) is awardescribed in this application will be maintained in all respect herewith, and in accordance with the provisions and regulation	s in accordance with the plans and specifications submitted				
I. Michael J. Poupard will se	erve as the agent regarding this application, and will receive				
and respond to administrative comments, resubmit plans an 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: Mishel / Paysal	Date: 5/11/2021				
Printed Name: Michael J. Poupard					

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	SITE DATA
PROPERTY OWNER/ DEVELOPER:	GRAYSON HOMES, LLC 5711 SIX FORKS RD. SUITE 103 RALEIGH, NC 27609
SITE ADDRESS:	17, 21, 25, 29 ENTERPRISE STREET
SITE AREA: BEFORE R/W DEDICATION AFTER R/W DEDICATION	25,091 SF - 0.574 AC. 22,625 SF - 0.519 AC.
WAKE COUNTY PIN #:	0794925088, 0794925082, 0794915986, 0794915980
ZONING DISTRICT:	RX-3
OVERLAY DISTRICT:	SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
EXISTING USE:	SINGLE FAMILY, TWO FAMILY, THREE FAMILY
PROPOSED USE:	MULTI-UNIT LIVING (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION:	ENTERPRISE STREET - 2-LANE AVE UNDIVIDED GARDEN PLACE - NEIGHBORHOOD YIELD STREET
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK
STREETSCAPE PROVIDED:	6' TREE LAWN 6' SIDEWALK
REQUIRED PARKING:	(5) 1-BEDROOM UNITS @ 1 SPACE PER UNIT = 5 SPACES (14) 2-BEDROOM UNITS @ 1.5 SPACES PER UNIT = 21 SPACES (11) 3-BEDROOM UNITS @ 2 SPACES PER UNIT = 22 SPACES
	NET REQUIRED: 48 SPACES
PROVIDED PARKING:	52 SPACES PROVIDED (8 COMPACT, 44 STANDARD SPACES) 15.4% COMPACT SPACES (30% MAX PER UDO 7.1.6.B.2)
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4 SPACES
PROVIDED:	4 SPACES (LOCATED IN LOWER PARKING LEVEL)
AMENITY AREA REQUIRED:	2,263 SF (10%)
PROVIDED:	3,124 SF ROOFTOP AMENITY (13.8%)

ENTERPRISE AND GARDEN PLACE APARTMENTS

TIER 3 SITE PLAN ASR-0040-2021 RALEIGH, NORTH CAROLINA

> MAY 11, 2021 REVISED JULY 1, 2021 REVISED SEPTEMBER 7, 2021

UDO SEC. 8.3.2.A BLOCK PERIMETER

IS OX-5-UL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.53 ACRES WHICH IS LESS THAN THE 3 ACRE MIN. SITE AREA APPLICABILITY FOR OX ZONING.

UDO SEC. 8.3.2.A CROSS ACCESS

IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE FOLLOWING ADJOINING PROPERTIES:

- PIN# 0794924085 (WESTERN BOUNDARY) PROPERTY IS OCCUPIED BY A DETACHED BUILDING TYPE (UDO SEC. 8.3.5.D.5.a)
- PIN# 0794915901 (WESTERN BOUNDARY) PROPERTY IS OCCUPIED BY A DETACHED BUILDING TYPE (UDO SEC. 8.3.5.D.5.a)
- PIN# 0794915886 (SOUTHERN BOUNDARY) PROPERTY IS OCCUPIED BY A DETACHED BUILDING TYPE (UDO SEC. 8.3.5.D.5.a)

OWNER/DEVELOPER:

GRAYSON HOMES, LLC

5711 Six Forks Rd, Suite 103 Raleigh, NC 27609 919-578-6222 mike@graysonhomes.com

CIVIL ENGINEER:



WAKE LAND DESIGN, PLLC

NC LICENSE P-1839 PHONE: 919-889-2614 EMAIL: JASON@WAKELANDDESIGN.COM P.O. BOX 418 CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

> HORIZONTAL DATUM: NAD83 NAVD88 VERTICAL DATUM:

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

SOLID WASTE INSPECTIONS STATEMENT ROLL OFF TRASH AND RECYCLING CONTAINERS SHALL BE STORED WITHIN THE PARKING GARAGE AND COLLECTED BY A PRIVATE

COLLECTION SERVICE.



This form is required:	whon cubmitting cit	to plane as re	forono	od in Unified Davelonment Ordinance (UI
				ed in Unified Development Ordinance (U ude the plan checklist document when s
Office Use Only: Ca	ase #:			Planner (print):
assistance determinir	ng a Site Plan Tier i	is needed a S	Site Pla	inge case <u>TC-14-19</u> to determine the site in Tier Verification request can be submit s verification service.)
Site Plan Tier: Tie		Tier 7	hree S	ite Plan ✔
	Building Type			Site Transaction Histor
L De	etached	☐ G	eneral	Subdivision case #: Scoping/sketch plan case #: SCOPE-015
A	ttached	Mixe	d use	Certificate of Appropriateness #:
✓ Ap:	artment	Op	en lot	Board of Adjustment #:
Tow	rnhouse	一	Civic	Zoning Case #:
				Administrative Alternate #:
		Section 1		FORMATION
Development name:		den Place Ap	artmen	ts
Inside City limits?	Yes 🗸 No			
Property address(es	^{s):} 17 21 25	5 29 Fr	tern	rise Street
				·
Site P.I.N.(s): 07949	•			
	•	•		expansions, and change of use. rade parking deck, utilities, and stor
infrastructure.	· apartmont otylo	ballallig, b	5. 011 9	rado parking dook, atintoo, and oto
				J. Poupard (Purchase Contract Included with Sub
NOTE: please attac		ement when	submi	
Company: Enterprise	•			Title: Manager
Address: 5711 Six Fo				
Phone #: 919-578-62		Email:	mike@	graysonhomes.com
Applicant Name: Ice				grayoomiomoo.oom
<u> </u>	on G. Meadows P.E			-
Company: Wake Lan	nd Design, PLLC	Addre	ss: P.O	. Box 418 Clayton, NC 27528
Company: Wake Lan Phone #: 919-889-26	nd Design, PLLC	Addre	ss: P.O	-
Company: Wake Lan	nd Design, PLLC	Addre	ss: P.O	. Box 418 Clayton, NC 27528
Company: Wake Lan Phone #: 919-889-26	nd Design, PLLC	Addre Email:	ss: P.O jason@	. Box 418 Clayton, NC 27528
Company: Wake Lan Phone #: 919-889-26	nd Design, PLLC	Addre Email:	ss: P.O jason@	. Box 418 Clayton, NC 27528 wakelanddesign.com
Company: Wake Lan Phone #: 919-889-26 Page 1 of 2 Zoning district (if m	DEV	Addre Email: /ELOPMENT (Applicable	ss: P.O jason@	BUILDING DATA Existing gross floor area (not to be dem
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Company: Wake Lan Phone #: 919-889-26 Page 1 of 2 Zoning district (if m acreage of each): RX-3 Gross site acreage # of parking spaces	DEV SITE DATA Fore than one, please 0.574 AC s required: 52	Addre Email: /ELOPMENT (Applicable	ss: P.O jason@	Box 418 Clayton, NC 27528 Wakelanddesign.com H SITE DATE TABLE I developments) BUILDING DATA Existing gross floor area (not to be demolish 10,078 SF New gross floor area: 49,635 SF Total sf gross (to remain and new): 49,6
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Zoning district (if m acreage of each): RX-3 Gross site acreage # of parking spaces Overlay District (if a Existing use (UDO Proposed use (UDO Proposed use (UDO Existing Impervious Acres: 0.42 AC	SITE DATA fore than one, please 10.574 AC required: 52 required: 52 repplicable): SRPOE 6.1.4): Single Family 0 6.1.4): Multi-Family Surface: Square Fe	/ELOPMENT (Applicable) se provide the set: 18,290 SF	TYPE e to all	Box 418 Clayton, NC 27528 Wakelanddesign.com H SITE DATE TABLE I developments) BUILDING DATA Existing gross floor area (not to be demolish 10,078 SF New gross floor area: 49,635 SF Total sf gross (to remain and new): 49,6: Proposed # of buildings: 1 Proposed # of stories for each: 3
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Company: Wake Land Phone #: 919-889-26 Page 1 of 2 Zoning district (if macreage of each): RX-3 Gross site acreage # of parking spaces # of parking spaces Overlay District (if a Existing use (UDO Proposed use (UDO Proposed use (UDO Existing Impervious Acres: 0.42 AC Is this a flood hazar If yes, please provious	SITE DATA SITE DATA Sore than one, please Co.574 AC Se required: 52 Se proposed: 52 Sepplicable): SRPOD 6.1.4): Single Family O 6.1.4): Multi-Family Se Surface: Square Ford area? Yes de:	Addre Email: /ELOPMENT (Applicable) See provide the Do y, Multi Family y STORMV eet: 18,290 SF S	TYPE e to all	Box 418 Clayton, NC 27528 Dwakelanddesign.com Herein and proposed an
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STORMWA	TER INFORMATION			
Existing Impervious Surface:	Proposed Imperv	ious Surface:		
Acres: 0.42 AC Square Feet: 18,290 SF	Acres: 0.55 AC	Acres: 0.55 AC Square Feet: 23,950 SF		
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 🗸	
	·	*		
RESIDENTIA	L DEVELOPMENTS			
Total # of dwelling units: 30	Total # of hotel u	nits:		

2br 14	3br 11	4br or more		
		Is your project a cottage court?	Yes	No

SIGNATURE BLO	C
---------------	---

of bedroom units: 1br 5

of lots: 1

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.

Michael J. Poupard 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.

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signature: //whil // / wshil	Date: 5/11/2021

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raleighnc.gov

CE-3.0	BASEMENT GRADING & DRAINAGE PLAN
CE-3.1	FIRST FLOOR GRADING & DRAINAGE PLAN
CE-4	STORMWATER MANAGEMENT DETAILS
CE-5	UTILITY AND FIRE APPARATUS PLAN
LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE DETAILS & NOTES
A1.01	ARCHITECTURAL ELEVATIONS
A1.02	ARCHITECTURAL ELEVATIONS
A1.03	ROOF PLAN
A1.04	ARCHITECTURAL SITE PLAN

BASEMENT SITE PLAN

SOLID WASTE PLAN

FIRST FLOOR SITE PLAN

EXISTING CONDITIONS AND DEMOLITION PLAN

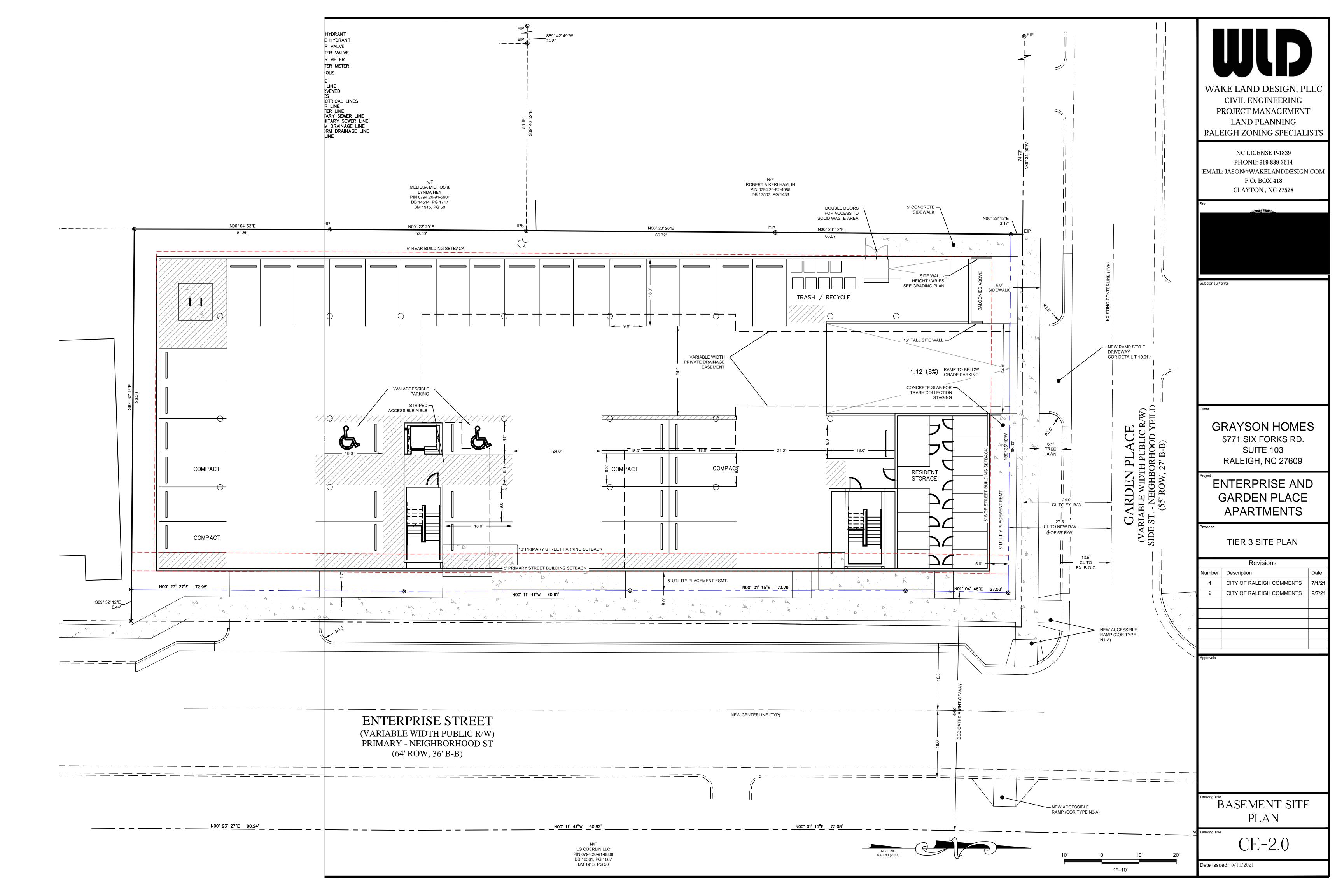
INDEX

CE-1

CE-2.0

CE-2.1

CE-2.2







WAKE LAND DESIGN, PLLC P.O. BOX 418 CLAYTON , NC 27528 919-889-2614 JASON@WAKELANDDESIGN.COM



graysonhomes

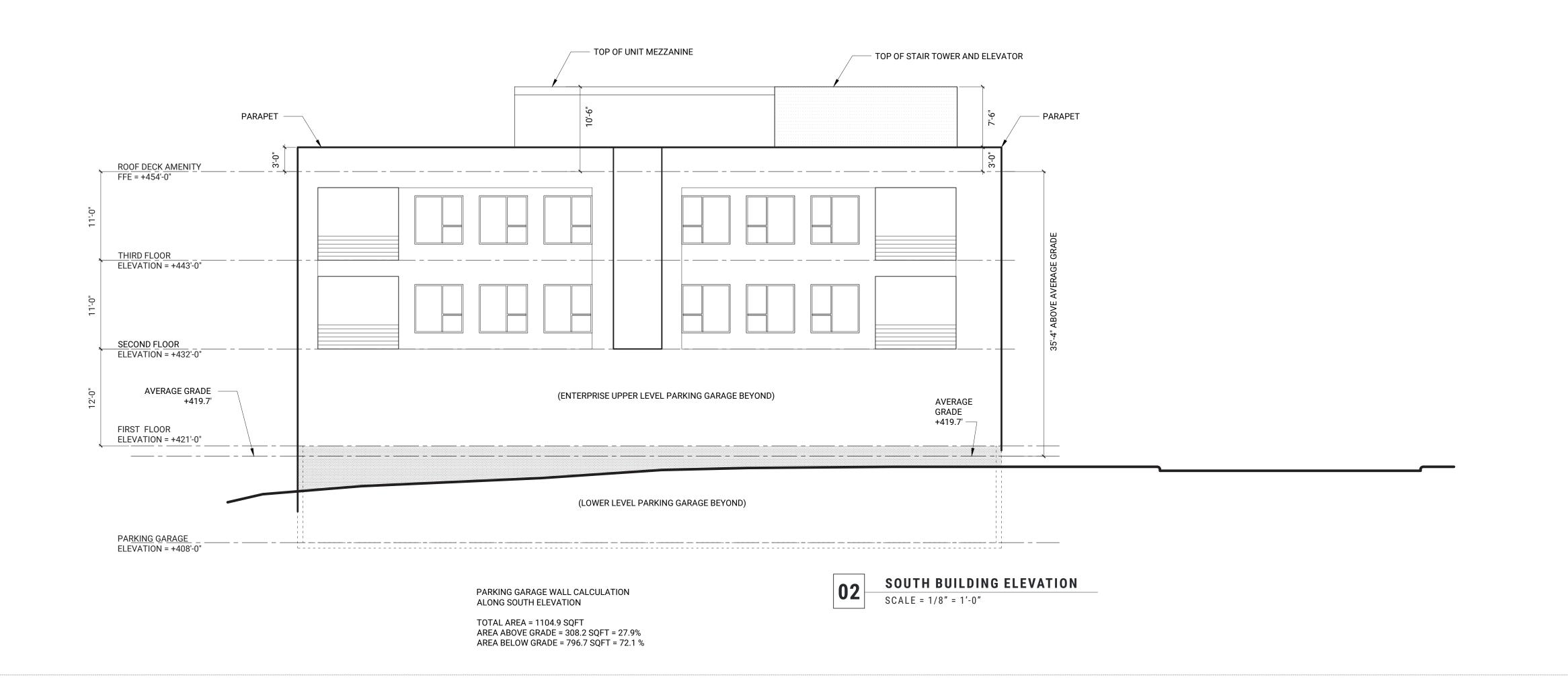
GRAYSON HOMES 5771 SIX FORKS RD. SUITE 103 RALEIGH, NC 27609

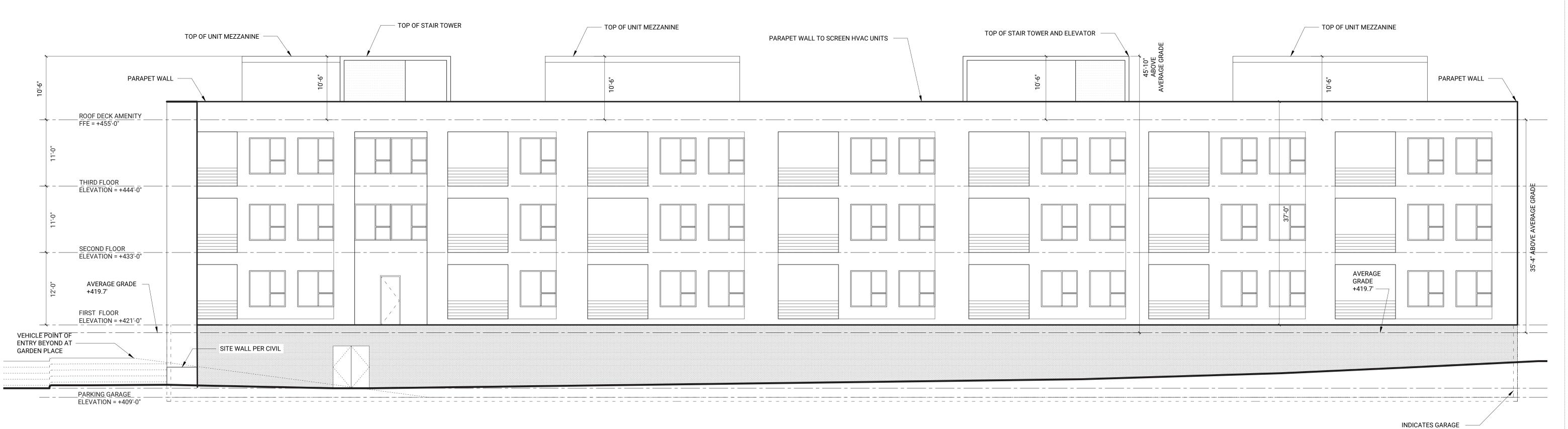
ШК

DATE: 05.05.2021DRAWN BY: CHECKED BY:

REVISIONS NAME 1 <u>07.01.2021</u> 2 <u>08.04.2021</u>

ELEVATIONS





O1 WEST BUILDING ELEVATION

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

PARKING GARAGE WALL CALCULATION ALONG WEST ELEVATION TOTAL AREA = 2,833.5 SQFT AREA ABOVE GRADE = 1,946.3 SQFT = 68.7%

AREA BELOW GRADE = 887.2 SQFT = 31.3 %

WALL BELOW GRADE

ARCHITECTS

317 GLASGOW RD
CARY NC 27511
MARK@GOODWORK.DESIGN
(919) 357-0895

WAKE LAND DESIGN, PLLC P.O. BOX 418 CLAYTON, NC 27528 919-889-2614 JASON@WAKELANDDESIGN.COM





graysonhomes

GRAYSON HOMES

GRAYSON HOMES 5771 SIX FORKS RD. SUITE 103 RALEIGH, NC 27609

RISE AND GARDEN PARTMENTS

ENTERPRISE AN PLACE APARTMI

REVISIONS

NO. NAME

1 07.01.2021

<u>05.05.2021</u>

NO. NAME

1 07.01.2021

2 08.04.2021

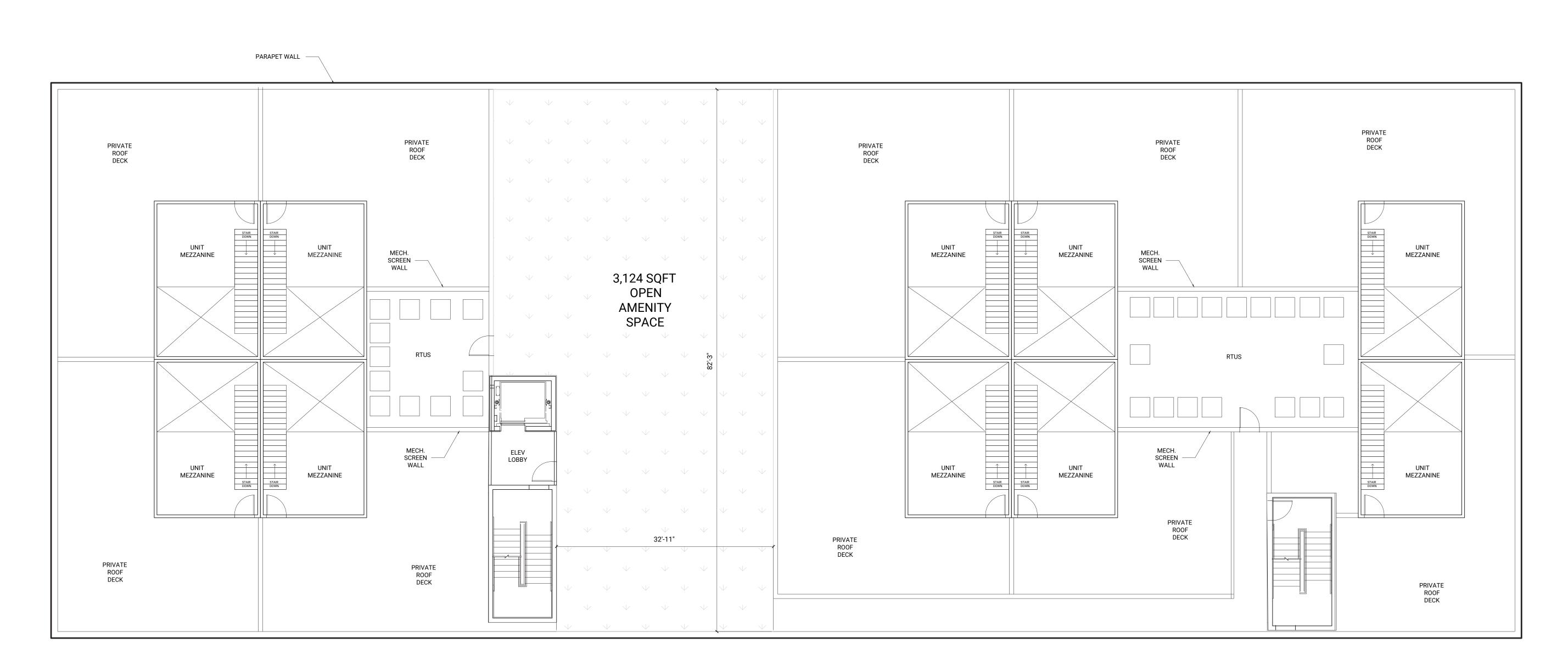
3

DATE:

DRAWN BY:

ELEVATIONS

A1.02



MEZZANINE CALCULATION TOTAL BUILDING FOOTPRINT (TOP FLOOR AREA) 18,807 SQFT MAXIMUM MEZZANINE AREA ALLOWED TC-7-20 50% X 18,807 = 9,403 SQFT MAXIMUM MEZZANINE AREA SHOWN 3,874 SQFT















SE AND GA



ROOF PLAN

A1.03

	ENCLOSED MEZZANINE SEE CALCULATIONS ON SHEET A1.03	ENCLOSED MEZZANINE SEE CALCULATIONS ON SHEET A1.03					ENCLOSED MEZZANINE SEE CALCULATIONS ON SHEET A1.03		ENCLOSED MEZZANINE SEE CALCULATIONS ON SHEET A1.03		
<u>UNIT 312</u>		\$55555 	<u>UNIT 310</u>		<u>UNIT 308</u>	<u>UNIT 306</u>		<u>UNIT 304</u>		<u>UNIT 302</u>	
<u>UNIT 212</u>			<u>UNIT 210</u>		<u>UNIT 208</u>	<u>UNIT 206</u>		<u>UNIT 204</u>	<u>UNIT 202</u>		
	UPPER GARAGE				<u>UNIT 108</u>	<u>UNIT 106</u>		<u>UNIT 104</u>	<u>UNIT 102</u>		
	LOWER GARAGE		<u> </u>	[4] 	 						GARDE PLAC

GOODWORK

ARCHITECTS

317 GLASGOW RD
CARY NC 27511
MARK@GOODWORK.DESIGN
(919) 357-0895









GRAYSON HOMES 5771 SIX FORKS RD. SUITE 103 RALEIGH, NC 27609

TERPRISE AND GARDEN ACE APARTMENTS

DATE: 05.05.2021
DRAWN BY: DMK
CHECKED BY: DMK

	REVISIONS
NO.	NAME
1	<u>07.01.2021</u>
2	<u>08.04.2021</u>
3	

ARCHITECTURAL SITE PLAN

A1.04