

# 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.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: _____	
Scoping/sketch plan case #: SCOPE-0159-2020 _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>	
Development name: New Bern and Swain Apartments	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
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) <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: Enterprise Place, LLC	Title: Manager
Address: 5711 Six Forks Rd Suite #103	
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

**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-3	Existing gross floor area (not to be demolished): N/A
	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	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.42 AC      Square Feet: 18,290 SF	Proposed Impervious Surface: Acres: 0.55 AC      Square Feet: 23,950 SF
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
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: 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>

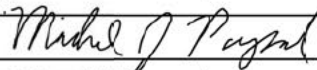
**SIGNATURE BLOCK**

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, 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.

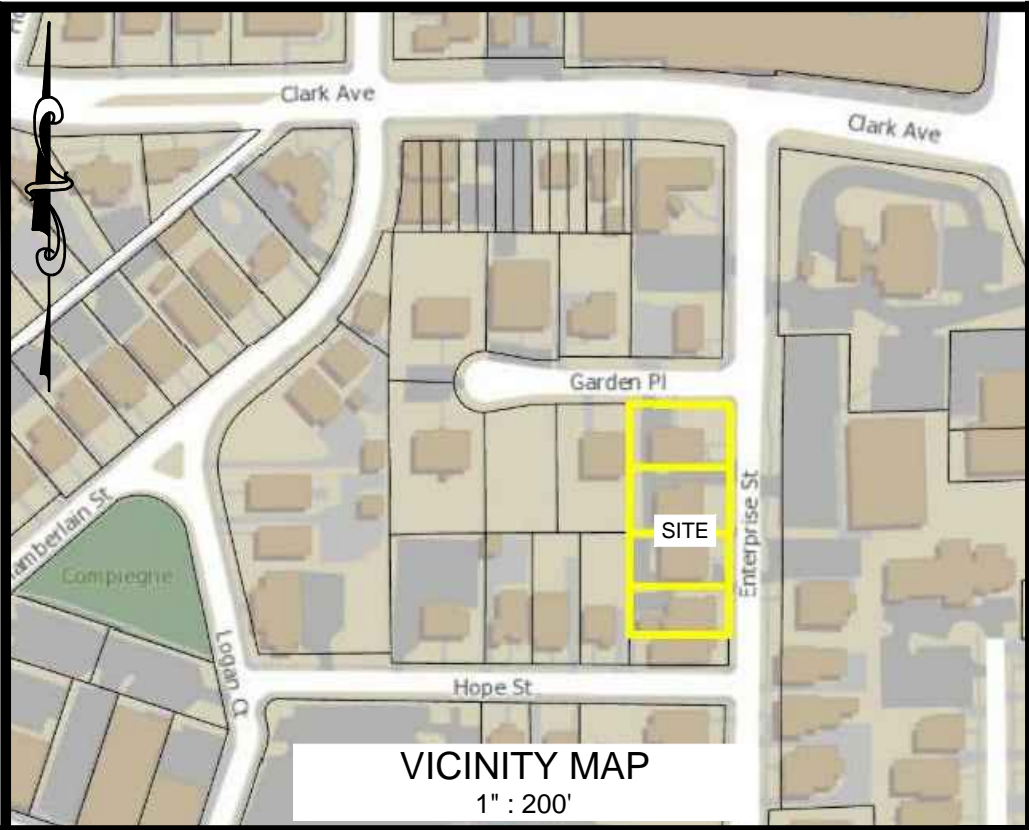
Signature:



Date: 5/11/2021

Printed Name: Michael J. Poupard





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%)

## INDEX

CE-1	EXISTING CONDITIONS AND DEMOLITION PLAN
CE-2.0	BASEMENT SITE PLAN
CE-2.1	FIRST FLOOR SITE PLAN
CE-2.2	SOLID WASTE PLAN
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

# 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

## 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

**UDO SEC. 8.3.2.A BLOCK PERIMETER**  
THE LEAST RESTRICTIVE ZONING WITHIN THE SUBJECT BLOCK 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)

**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  
VERTICAL DATUM: NAVD88

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.

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Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
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Development name: Enterprise and Garden Place Apartments	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
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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.	
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Address: 5711 Six Forks Rd Suite #103	
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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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REVISION 02.19.21

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Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
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: 30	Total # of hotel units:
# of bedroom units: 1br 5 2br 14 3br 11 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<b>SIGNATURE BLOCK</b>	
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Signature: <i>Michael J. Poupard</i>	Date: 5/11/2021
Printed Name: Michael J. Poupard	

Page 2 of 2

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

Subconsultants

Client

GRAYSON HOMES

5771 SIX FORKS RD.

SUITE 103

RALEIGH, NC 27609

# Project

## ENTERPRISE AND GARDEN PLACE APARTMENTS

Process

TIER 3 SITE PLAN

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	7/1/2
2	CITY OF RALEIGH COMMENTS	9/7/2

Approvals	
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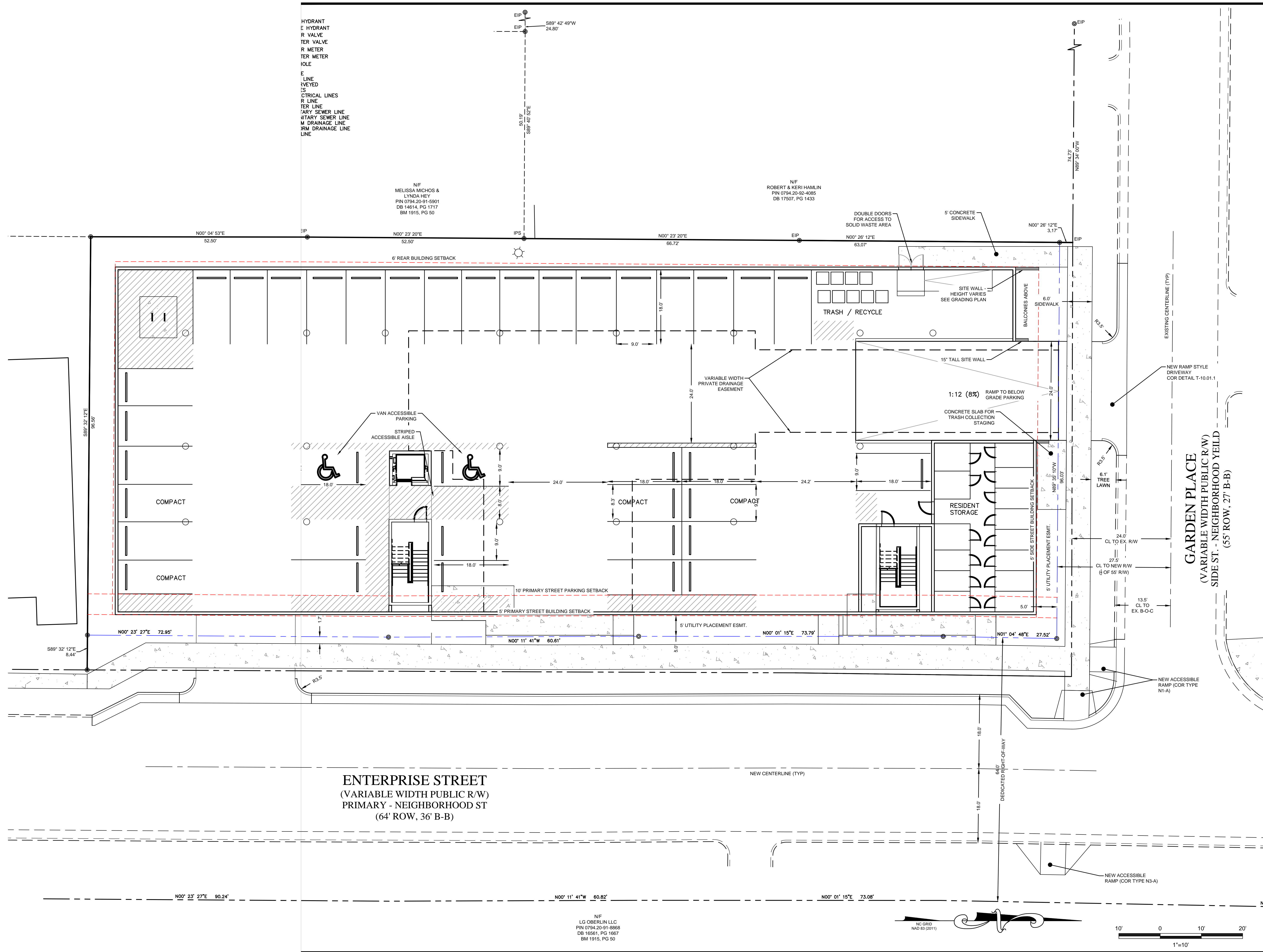
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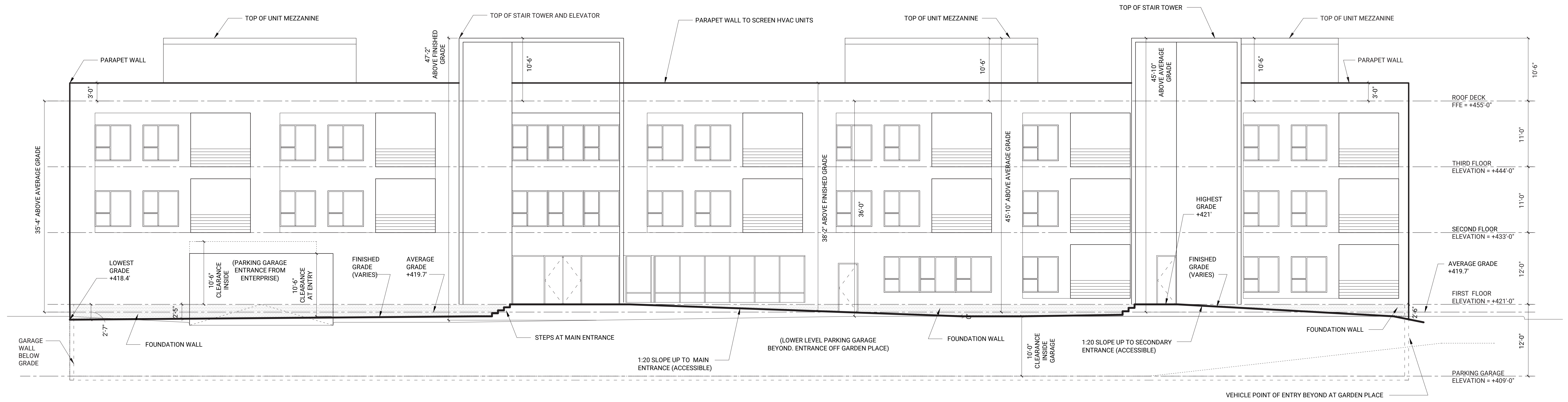
BASEMENT SITE  
PLAN

Drawing Title

CE-2.0

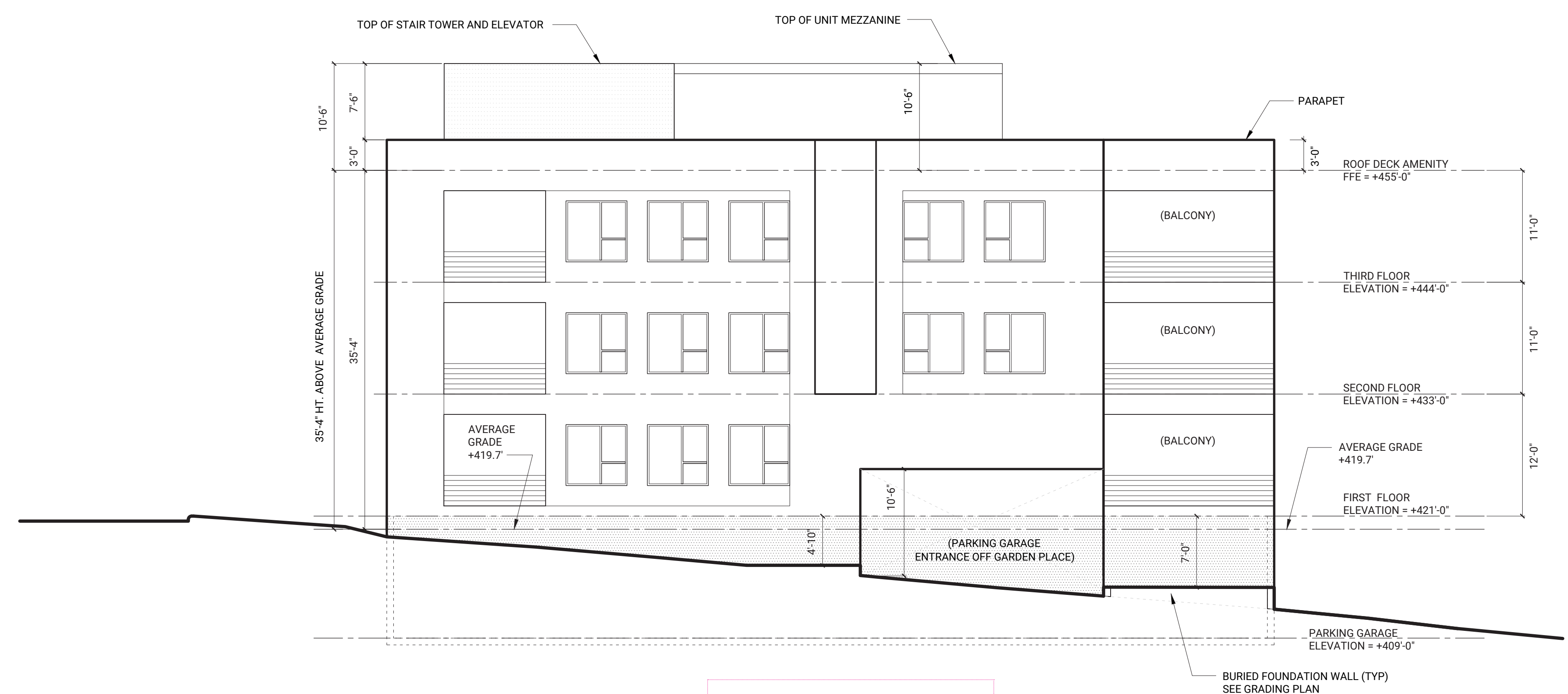
Date Issued 5/11/2021





PARKING GARAGE WALL CALCULATION  
ALONG ENTERPRISE

TOTAL AREA = 2,836.1 SQFT  
AREA ABOVE GRADE = 308.8 SQFT = 10.9%  
AREA BELOW GRADE = 2,627.3 SQFT = 89.1 %



PARKING GARAGE WALL CALCULATION  
ALONG GARDEN PLACE

TOTAL AREA = 1104.8 SQFT  
AREA ABOVE GRADE = 454.8 SQFT = 41.2%  
AREA BELOW GRADE = 650.0 SQFT = 58.8 %

**NORTH WALL**  
TOTAL AREA = 1104.8 SQFT  
AREA ABOVE GRADE = 454.8 SQFT = 41.2%  
AREA BELOW GRADE = 650.0 SQFT = 58.8 %

**EAST WALL**  
TOTAL AREA = 2,836.1 SQFT  
AREA ABOVE GRADE = 308.8 SQFT = 10.9%  
AREA BELOW GRADE = 2,627.3 SQFT = 89.1 %

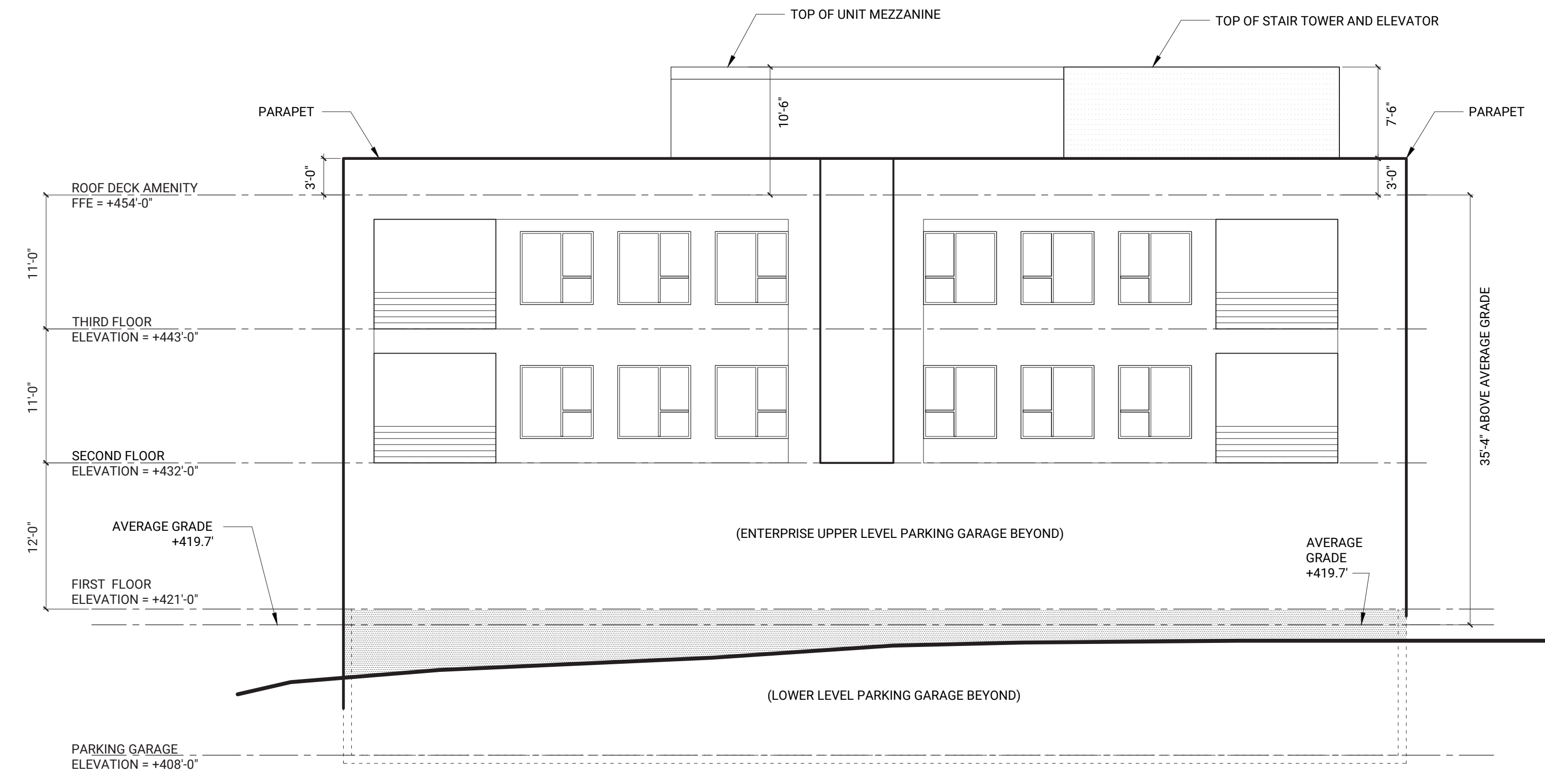
**SOUTH WALL**  
TOTAL AREA = 1104.9 SQFT  
AREA ABOVE GRADE = 308.2 SQFT = 27.9%  
AREA BELOW GRADE = 796.7 SQFT = 72.1 %

**WEST WALL**  
TOTAL AREA = 2,833.5 SQFT  
AREA ABOVE GRADE = 1,946.3 SQFT = 68.7%  
AREA BELOW GRADE = 887.2 SQFT = 31.3 %

**TOTAL WALL AREA = 7,879.3 SQFT**  
**AREA ABOVE GRADE = 3,018.1 SQFT = 38.3%**  
**AREA BELOW GRADE = 4,861.2 SQFT = 61.7%**

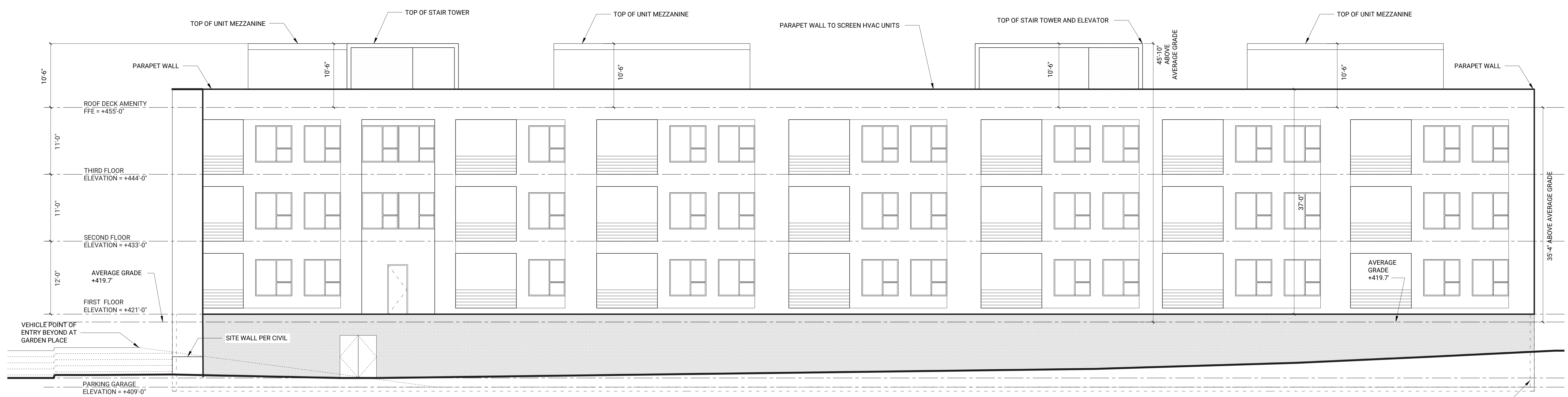


REVISIONS	
NO.	NAME
1	07.01.2021
2	08.04.2021
3	



PARKING GARAGE WALL CALCULATION  
ALONG SOUTH ELEVATION  
TOTAL AREA = 1104.9 SQFT  
AREA ABOVE GRADE = 308.2 SQFT = 27.9%  
AREA BELOW GRADE = 796.7 SQFT = 72.1 %

02 SOUTH BUILDING ELEVATION  
SCALE = 1/8" = 1'-0"

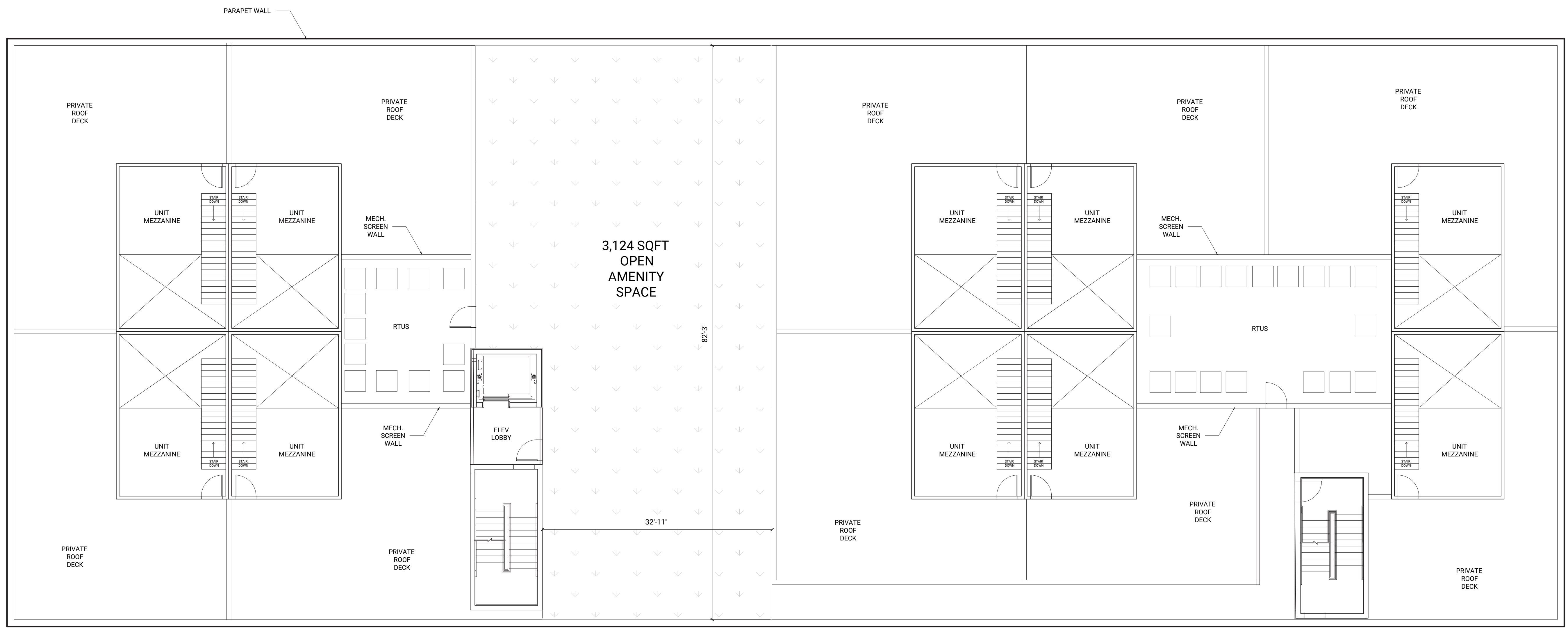


PARKING GARAGE WALL CALCULATION  
ALONG WEST ELEVATION  
TOTAL AREA = 2,833.5 SQFT  
AREA ABOVE GRADE = 1,946.3 SQFT = 68.7%  
AREA BELOW GRADE = 887.2 SQFT = 31.3 %

01 WEST BUILDING ELEVATION  
SCALE = 1/8" = 1'-0"

INDICATES GARAGE  
WALL BELOW GRADE

REVISIONS	
NO.	NAME
1	07.01.2021
2	08.04.2021
3	



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

01 ROOF PLAN  
SCALE = 1/16" = 1'-0"



REVISIONS	
NO.	NAME
1	07.01.2021
2	08.04.2021
3	