

ASL-0047-2019

DEVELOPMENT SERVICES



# Administrative Site Review Application

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

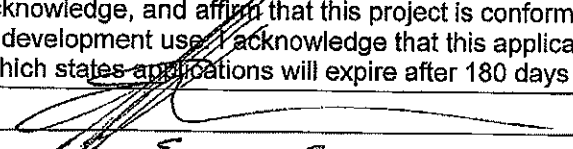
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

<b>Office Use Only:</b> Transaction #: _____		Planning Coordinator: <u>Jermont Purifoy</u>	
<b>Building Type</b>		<b>Site Transaction History</b>	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: _____	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input checked="" type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
<b>GENERAL INFORMATION</b>			
Development name: <u>Crabtree North Apartments</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>2255 Charles Dr., 2245 Charles Dr., 2235 Charles Dr., 2225 Charles Dr., Raleigh, NC</u>			
Site P.I.N.(s): <u>0796621064, 0796519955, 0796518761, 0796518542</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Construction of a 168 unit apartment building with associated parking deck and site improvements.</u>			
Current Property Owner/Developer Contact Name: <u>Ellis Coleman</u>			
<b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: <u>Crabtree Apartments Associates II, LLC</u>		Title: <u>Managing Member</u>	
Address: <u>1005 St. Andrews Blvd. #C, Charleston, South Carolina 29407</u>			
Phone #: <u>843-558-5021 x 404</u>		Email: <u>andy@eyccompanies.com</u>	
Applicant Name: <u>Andy Padiak</u>			
Company: <u>McAdams</u>		Address: <u>2905 Meridian Parkway</u>	
Phone #: <u>919-287-0780</u>		Email: <u>padiak@mcadamsco.com</u>	

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): CX-12-UG-CU	Existing gross floor area (not to be demolished): 53,178 SF
	Existing gross floor area to be demolished: 53,178 SF
Gross site acreage: 5.19	New gross floor area: 303,891 SF
# of parking spaces required:	Total sf gross (to remain and new): 303,891 SF
# of parking spaces proposed: 253	Proposed # of buildings: 1
Overlay District (if applicable):	Proposed # of stories for each: 5
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.59 Square Feet: 69,260	Proposed Impervious Surface: Acres: 3.41 Square Feet: 148,540
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 168	Total # of hotel units:
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> 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 <u>Andy Padiak</u> 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: 07-09-19.
Printed Name: <u>ELLIS COLEMAN</u>	

Managing Member of Crabtree Apartments Associates II, LLC



# CRABTREE NORTH APARTMENTS

2251 CHARLES DRIVE  
RALEIGH, NORTH CAROLINA, 27609

## ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: EYC-18000  
CITY OF RALEIGH CASE #: ASR-0047-2019  
CITY OF RALEIGH ZONING CASE #: Z-7-12  
AND SSP-2-12 REDLINE VERSION (04.29.15)  
BOARD OF ADJUSTMENT VARIANCE #: A-147-19  
DATE: JULY 8, 2019  
REVISED: NOVEMBER 19, 2019

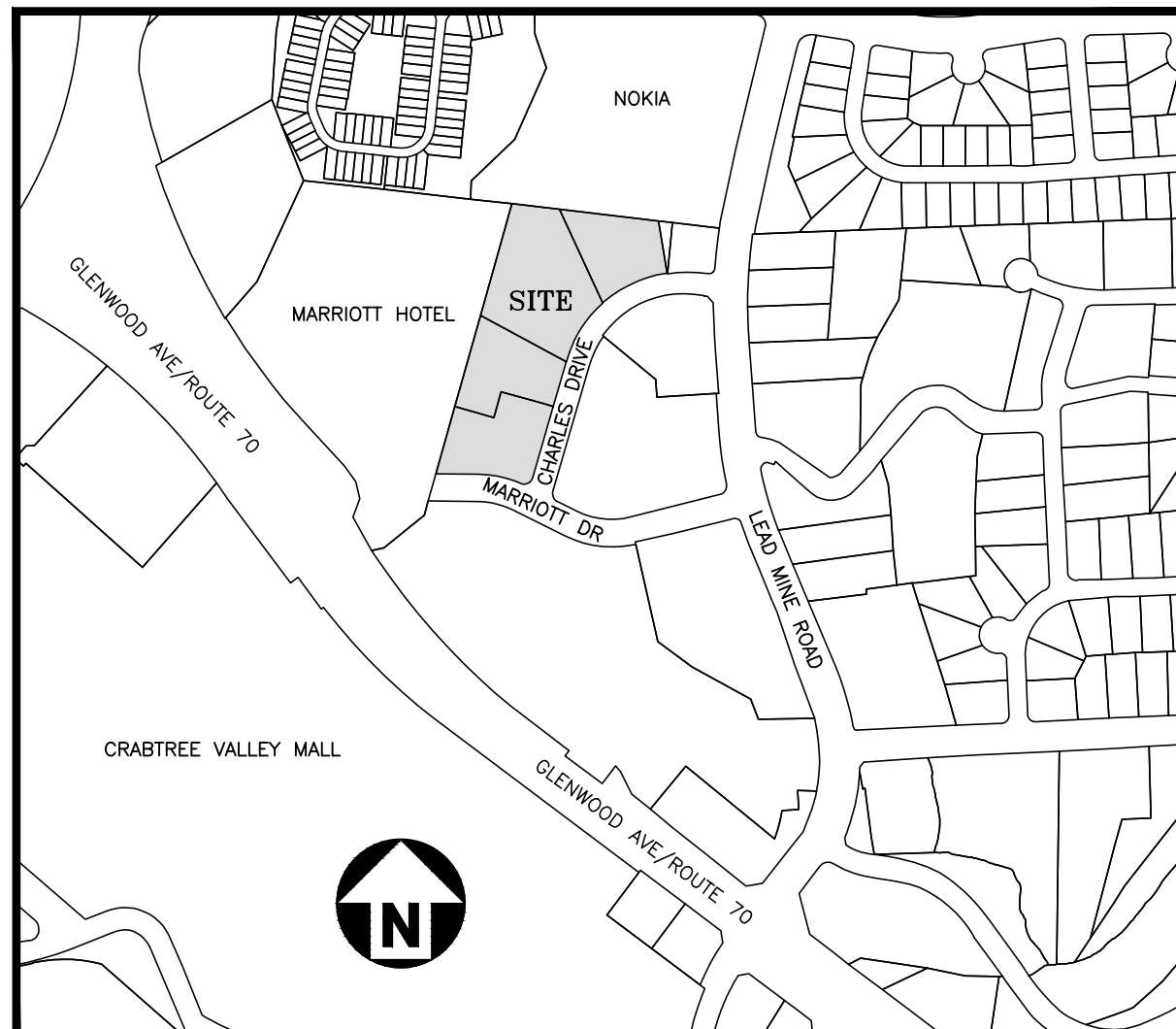
ALL CONSTRUCTION SHALL CONFORM WITH THE  
LATEST VERSION OF THE CITY OF RALEIGH AND  
NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

### 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 **twenty 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**.



### VICINITY MAP N.T.S.



Know what's below.  
Call before you dig.

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.

### SITE DATA

PARCELS	PIN 0796-51-8542, REAL ESTATE ID: 0073093 PIN 0796-51-8761, REAL ESTATE ID: 0413701 PIN 0796-51-8955, REAL ESTATE ID: 0413702 PIN 0796-62-1064, REAL ESTATE ID: 0413703
TOTAL SITE AREA	225,737 SF / 5.18 AC
PROPOSED LOT RECOMBINATION	EXISTING LOT 1: 50,758 SF / 1.17 AC PROPOSED LOT 1 (ALLOWABLE FUTURE DEVELOPMENT PERMITTED): 55,411 SF / 1.27 AC - REVISED PROPERTY LINE EXISTING LOT 2: 46,904 SF / 1.08 AC PROPOSED LOT 2: 170,326 SF / 3.91 AC EXISTING LOT 3: 85,330 SF / 1.96 AC - TO BE RECOMBINED WITH PROPOSED LOT 2 EXISTING LOT 4: 42,745 SF / 0.98 AC - TO BE RECOMBINED WITH PROPOSED LOT 2
EXISTING ZONING	CX-12-UG-CU (CASE #Z-7-12)
PROPOSED ZONING	LOT 1: NO CHANGE LOT 2: NO CHANGE
PROPOSED USE	LOT 1: NO CHANGE LOT 2: 168 UNIT APARTMENT BUILDING
BUILDING HEIGHT	LOT 1: MAXIMUM ALLOWED 3 STORIES, 40' HT (PER UDO SECTION 3.2.8) LOT 1: MAXIMUM ALLOWED 12 STORIES, 150' HT (PER CASE #Z-7-12) LOT 1: PROVIDED = OPEN LOT, 0 STORIES, 0' HT LOT 2: MAXIMUM 12 STORIES, 150' HT (PER CASE #Z-7-12) LOT 2: PROVIDED = 5 STORIES (72.77' HT)
BUILDING + PARKING SETBACK	BUILD-TO REQUIRED: LOT 1 CHARLES DR (PRIMARY STREET): MARRIOTT DR (PRIMARY STREET): PROVIDED: LOT 1 CHARLES DR (PRIMARY STREET): MARRIOTT DR (PRIMARY STREET): REQUIRED: LOT 2 CHARLES DR (PRIMARY STREET): PROVIDED: LOT 2 CHARLES DR (PRIMARY STREET): PARKING SETBACK REQUIRED: LOT 1 & LOT 2 CHARLES DR (PRIMARY STREET): MARRIOTT DR (PRIMARY STREET): SIDE LOT LINE: REAR LOT LINE: REAR LOT LINE: REAR LOT LINE:
BUILDING SETBACK	REAR LOT LINE: 0' OR 6' SIDE LOT LINE: 0' OR 6'
BUILDING TRANSPARENCY & BLANK WALL	REQUIRED FOR LOT 1 & LOT 2: TRANSPARENCY: GROUND STORY (MIN): 20% UPPER STORY (MIN): 15% BLANK WALL LENGTH (MAX): 35' PROVIDED FOR LOT 1: TO BE PROVIDED WITH LOT 1 ALLOWABLE FUTURE DEVELOPMENT PROVIDED FOR LOT 2: TRANSPARENCY: GROUND STORY: 29.1% UPPER STORY: 27.6% BLANK WALL LENGTH: 25.33'
PARKING	LOT 1 REQUIRED: MINIMUM 1 SPACE PER UNIT PER PBOD REQUIRED PARKING MAXIMUM ALLOWED 2 SPACES PER UNIT PER PBOD REQUIRED PARKING LOT 1 PROVIDED: ALLOWABLE FUTURE DEVELOPMENT OF LOT 1 LOT 2 REQUIRED: MINIMUM REQUIRED: 168 SPACES (PER PBOD REQUIRED PARKING) MAXIMUM ALLOWED: 336 SPACES (PER PBOD REQUIRED PARKING) LOT 2 PROVIDED: 243 SPACES IN PARKING DECK, 9 ON STREET PARKING = 252 TOTAL SPACES
ELECTRIC VEHICLE PARKING	REQUIRED PER CU Z-7-12: 30 PROVIDED WITH OVERTURE AT CRABTREE NORTH, TRANSACTION #444785: 8 PROVIDED WITH THIS PROJECT: 10 FUTURE DEVELOPMENT LOT 1 REQUIRED SPACES: 12
HC PARKING	REQUIRED: 9 SPACES (7 ACC, 2 VAN SPACES) PROPOSED: 7 ACC, 2 VAN SPACES
LONG-TERM BICYCLE PARKING	REQUIRED PER UDO: 0 REQUIRED PER CU Z-7-12: 100 PROPOSED WITH OVERTURE AT CRABTREE NORTH, TRANSACTION #444785: 40 PROVIDED WITH THIS PROJECT: 30 FUTURE DEVELOPMENT LOT 1 REQUIRED SPACES: 30
SHORT-TERM BICYCLE PARKING	REQUIRED: 1 SPACE/20 UNITS = 168 UNITS/20 = 9 SPACES PROVIDED: 12 SPACES (3 RACKS)
CAC DISTRICT	GLENWOOD
RIVER BASIN	NEUSE
WATERSHED OVERLAY	N/A
AMENITY AREA	REQUIRED: 0.39 AC (10%) PROPOSED: 0.43 AC (11%)
TREE CONSERVATION	REQUIRED: 0.39 AC (10%) PROPOSED: NO QUALIFYING TREES ON SITE ELIGIBLE FOR PRESERVATION

### SHEET INDEX

C0.00	PROJECT NOTES
C0.01	ZONING CONDITIONS
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	WATER DETAILS
C8.03	STORM DRAINAGE DETAILS
C8.04	SANITARY SEWER DETAILS
C9.00	SITE LIGHTING PLAN
C10.00	STORMWATER CONTROL
	MEASURE "A" PLAN VIEW
	CODE COMPLIANT LANDSCAPE PLAN
L5.00	AMENITY PLANTING
L6.00	277.00' LEVEL BUILDING PLAN
A4.01	288.69' LEVEL BUILDING PLAN
A4.02	300.37' LEVEL BUILDING PLAN
A4.03	312.05' LEVEL BUILDING PLAN
A4.04	323.75' LEVEL BUILDING PLAN
A4.05	335.44' LEVEL BUILDING PLAN
A4.06	347.13' LEVEL BUILDING PLAN
A4.07	ARCHITECTURAL ELEVATIONS
N&W	ARCHITECTURAL ELEVATIONS
S&E	ARCHITECTURAL ELEVATIONS

### BOARD OF ADJUSTMENT VARIANCE APPROVAL:

WHEREAS CRABTREE APARTMENT ASSOCIATES II, LLC, PROPERTY OWNER, REQUEST A 6,700' DESIGN VARIANCE FROM THE 2,500' MAXIMUM BLOCK PERIMETER REQUIREMENT SET FORTH IN SECTION 8.3.2.A OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 9,200' IN ORDER TO CONSTRUCT A 168 UNIT APARTMENT COMPLEX ON A 5.19-ACRE PROPERTY ZONED CX-12-UG-CU LOCATED AT 2225, 2235, 2245, AND 2255 CHARLES DRIVE.

DECISION: APPROVED  
DATE OF APPROVAL: NOVEMBER 13, 2019

### 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 A PRIVATE SERVICE.
- REFUSE WILL BE COLLECTED IN THE WASTE REFUGE AREA WITHIN THE PARKING DECK WITH CURB SIDE PICKUP. PICKUP WILL BE PROVIDED TWICE A WEEK.



phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293

www.mcadamsco.com

### CONTACT

ANDY PADIAC - PROJECT MANAGER  
padiac@mcadamsco.com  
LINDA VASIL - TECHNICAL MANAGER  
vasil@mcadamsco.com

### EYC COMPANIES

FRONT STREET DESIGN AND CONSULTING  
36 CENTER DRIVE  
FOLLY BEACH, SOUTH CAROLINA, 29439  
PHONE: 843. 588. 5021 x404

### PROJECT DIRECTORY

ANDY SMITH  
36 CENTER DRIVE  
FOLLY BEACH, SOUTH CAROLINA, 29439  
PHONE: 843. 588. 5021 x404

### REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11.19.19	REVISED PER CITY OF RALEIGH COMMENTS

### ADMINISTRATIVE SITE REVIEW FOR:

CRABTREE NORTH APARTMENTS  
RALEIGH, NC 27609  
PROJECT NUMBER: EYC-18000





McADAMS

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

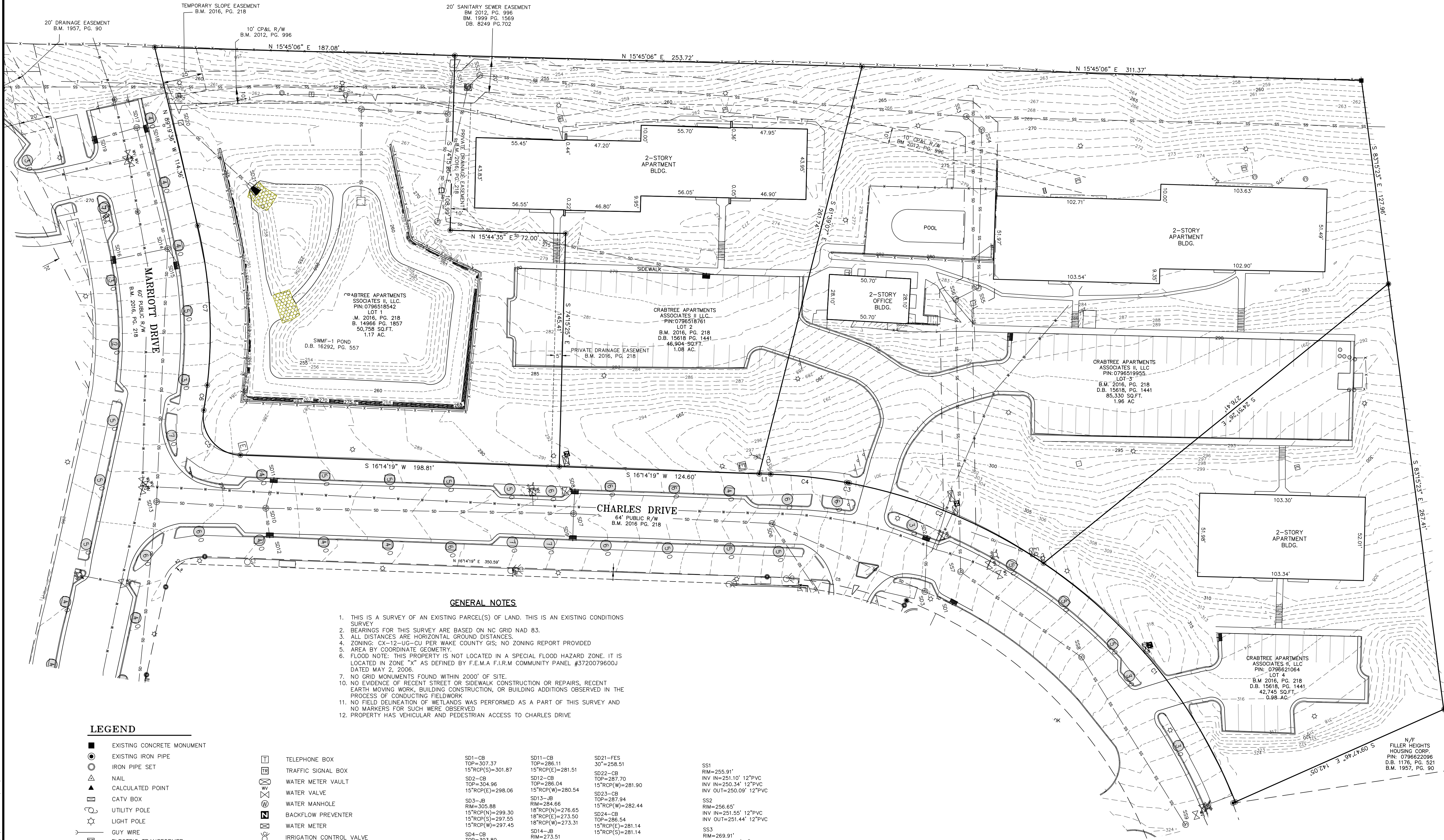
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#### CLIENT

EYC COMPANIES/FRONT STREET DESIGN  
AND CONSULTING  
36 CENTER DRIVE  
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PHONE: 843. 588. 5021 x404

## CRABTREE NORTH APARTMENTS ADMINISTRATIVE SITE REVIEW RALEIGH, NORTH CAROLINA, 27716



#### GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CX-12-UG-CU PER WAKE COUNTY GIS; NO ZONING REPORT PROVIDED.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720079600J DATED MAY 2, 2006.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
9. NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED.
10. PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO CHARLES DRIVE.

#### LEGEND

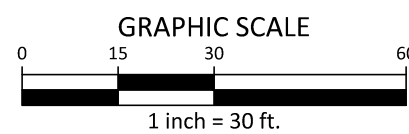
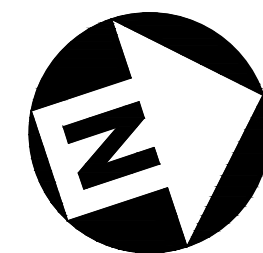
■	EXISTING CONCRETE MONUMENT	☎	TELEPHONE BOX
○	EXISTING IRON PIPE	☎	TRAFFIC SIGNAL BOX
—	IRON PIPE SET	☎	WATER METER VAULT
▲	NAIL	☎	WATER VALVE
▲	CALCULATED POINT	☎	WATER MANHOLE
□	CATV BOX	☎	BACKFLOW PREVENTER
☎	UTILITY POLE	☎	WATER METER
☎	LIGHT POLE	☎	IRRIGATION CONTROL VALVE
☎	GUY WIRE	☎	FIRE HYDRANT
☎	ELECTRIC TRANSFORMER	☎	FIRE DEPT CONNECTION
☎	ELECTRIC METER	●	BOLLARD
☎	ELECTRIC MANHOLE	AC	HVAC UNIT
☎	ELECTRIC BOX	—	SIGN
☎	FIBER OPTIC VAULT	SS	SANITARY SEWER PIPE
☎	FIBER OPTIC MARKER	W	WATER LINE
☎	GAS VALVE	FO	FIBER OPTIC
☎	GAS TEST STATION	UE	UNDERGROUND ELECTRIC
☎	GAS MANHOLE	CATV	CABLE TELEVISION
☎	GAS METER	OU	OVERHEAD UTILITY
☎	SANITARY SEWER MANHOLE	G	GAS LINE
☎	CLEAN OUT	X	FENCE LINE
☎	FLARED END SECTION	SD	STORM DRAIN PIPE
☎	JUNCTION BOX	T	UNDERGROUND TELEPHONE
☎	DROP INLET	—	TREELINE/HEDGE ROW
☎	CATCH BASIN		
☎	TELEPHONE MANHOLE		

SD1-CB TOP=307.37 15"RCP(S)=301.87	SD11-CB TOP=286.11 15"RCP(E)=281.51	SD21-FES 30"=258.51
SD2-CB TOP=304.96 15"RCP(E)=298.06	SD12-CB TOP=286.04 15"RCP(W)=280.54	SD22-CB TOP=287.70 15"RCP(W)=281.90
SD3-JB RIM=305.88 15"RCP(N)=299.30 15"RCP(S)=297.55 15"RCP(W)=297.45	SD13-JB RIM=284.66 18"RCP(N)=276.65 18"RCP(E)=273.50 18"RCP(W)=273.31	SD23-CB TOP=287.94 15"RCP(W)=282.44
SD4-CB TOP=303.80 15"RCP(S)=298.80	SD14-JB RIM=273.51 18"RCP(N)=268.26 18"RCP(E)=266.11 18"RCP(W)=266.31 18"RCP(S)=266.06	SD24-CB TOP=286.54 15"RCP(E)=281.14 15"RCP(S)=281.14
SD5-CB TOP=302.40 15"RCP(N)=298.36 15"RCP(S)=291.02	SD15-CB TOP=274.96 18"RCP(E)=268.81	SD25-JB RIM=285.82 15"RCP(N)=279.17 15"RCP(E)=278.88 15"RCP(S)=278.72
SD6-JB RIM=297.73 15"RCP(N)=290.03 15"RCP(E)=290.03 15"RCP(S)=289.99	SD16-CB TOP=273.95 18"RCP(N)=268.55	SD26-CB TOP=285.13 15"RCP(N)=277.03 15"RCP(S)=276.71
SD7-JB RIM=291.03 15"RCP(N)=285.24 15"RCP(E)=286.88 18"RCP(S)=285.13 18"RCP(S)=286.88	SD17-JB RIM=286.59 30"RCP(N)=260.09 18"RCP(E)=260.99 18"RCP(S)=261.09	SD27-JB RIM=284.87 15"RCP(N)=276.36
SD8-CB TOP=291.24 15"RCP(E)=287.14 SD9-CB TOP=291.38 15"RCP(N)=287.23	SD18-CB TOP=287.04 30"RCP(N)=259.94 18"RCP(S)=278.85	SD28-CB TOP=284.36 15"RCP(N)=279.76
SD10-JB RIM=285.81 18"RCP(N)=278.41 15"RCP(E)=279.86 15"RCP(W)=279.76 18"RCP(S)=278.32	SD19-CB TOP=267.36 18"RCP(N)=261.66	SD29-CB TOP=284.05 15"RCP(N)=279.00 15"RCP(S)=278.95 18"RCP(W)=278.85

SS1 RIM=255.91' INV IN=251.10' 12"PVC INV IN=250.54' 12"PVC INV OUT=250.09' 12"PVC	SS2 RIM=256.65' INV IN=251.55' 12"PVC INV OUT=251.44' 12"PVC	SS3 RIM=269.91' INV IN=258.91' 8"PVC INV IN=261.50' 12"PVC INV OUT=258.03' 12"PVC	SS4 RIM=269.69' INV IN=264.87' 8"PVC INV OUT=261.50' 8"PVC	SS5 RIM=283.05' INV IN=276.61' 8"PVC INV OUT=273.79' 8"PVC	SS6 RIM=285.94' INV IN=280.30' 8"PVC INV OUT=278.28' 8"PVC	SS7 RIM=306.86' INV IN=299.88' 8"PVC INV OUT=297.83' 8"PVC	SS8 RIM=314.26' INV IN=308.05' 8"PVC INV OUT=308.01' 8"PVC	SS9 RIM=323.98' INV OUT=317.88' 8"PVC
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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	323.90'	193.72'	S 65°24'33" W	190.85'
C2	323.90'	131.82'	S 36°36'58" W	130.91'
C3	323.90'	1.61'	S 24°48'51" W	1.61'
C4	323.90'	47.67'	S 20°27'19" W	47.63'
C5	24.00'	40.89'	S 65°02'38" W	36.12'
C6	286.50'	15.77'	N 67°43'39" W	15.76'
C7	286.50'	100.12'	N 79°18'55" W	99.61'

LINE	BEARING	DISTANCE
L1	S 16°14'19" W	7.25'



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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

#### REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11.19.19	REVISED PER CITY OF RALEIGH COMMENTS

#### PLAN INFORMATION

PROJECT NO.	EYC-18000
FILENAME	EYC18000-XC1
CHECKED BY	RTF
DRAWN BY	CJJ
SCALE	1"=30'
DATE	07.08.2019

#### SHEET

#### EXISTING CONDITIONS

C1.00





phone 919. 361. 5000  
fax 919. 361. 2269  
se number: C-0293, C-187

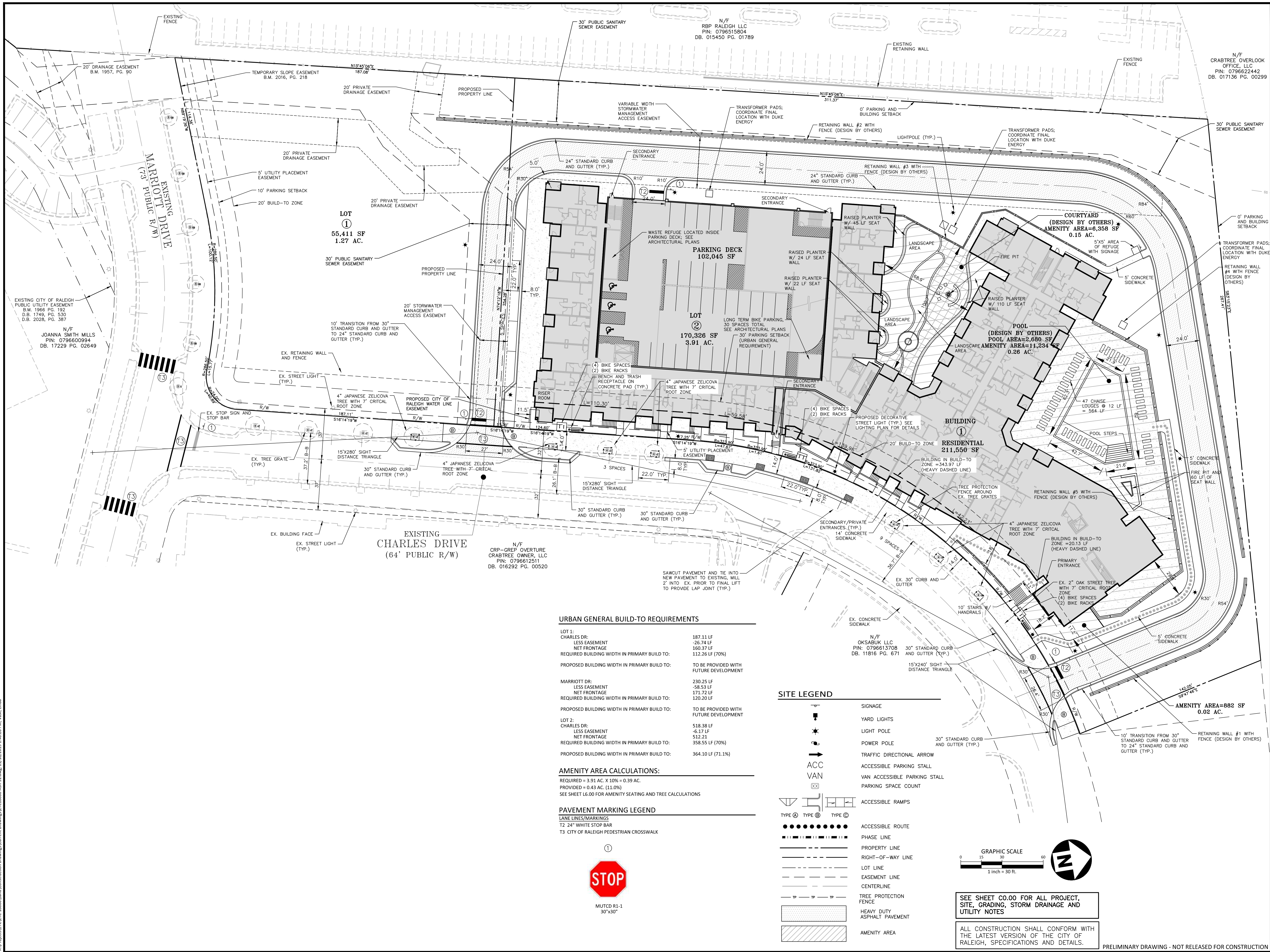
## CLIENT

**CRABTREE NORTH APARTMENTS**  
ADMINISTRATIVE SITE REVIEW  
RALEIGH, NORTH CAROLINA, 27716

NO.	DATE	REVISION DESCRIPTION
1	11. 19. 19	REVISED PER CITY OF RALEIGH COMMENTS

PROJECT NO.	EYC-18000
FILENAME	EYC18000-S1
CHECKED BY	LJV
DRAWN BY	CJJ
SCALE	1"=30'
DATE	07. 08. 2019

# C2.00







McAdams

The John R. McAdams Company, Inc.  
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#### CLIENT

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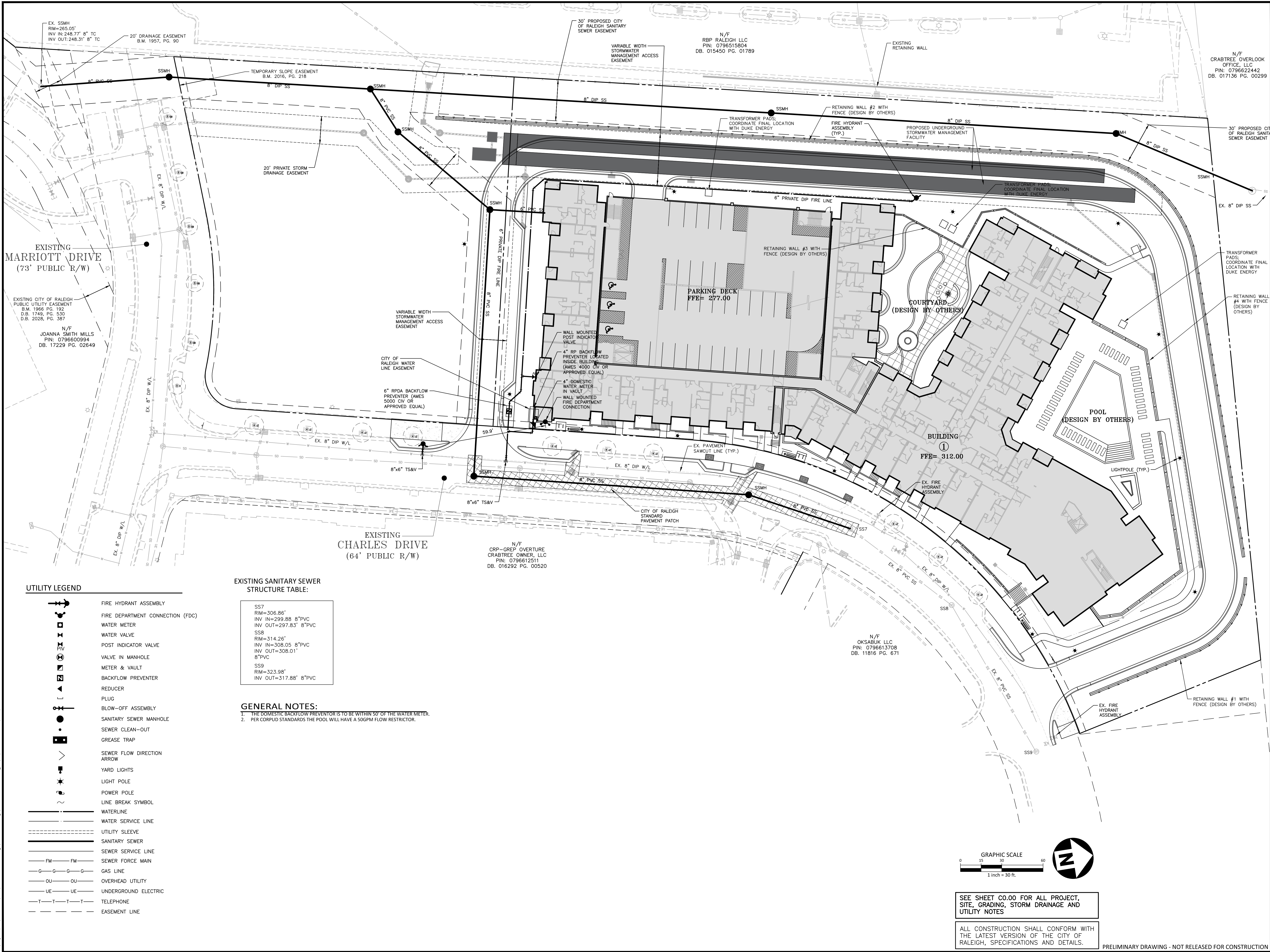
#### PLAN INFORMATION

PROJECT NO.	EYC-18000
FILENAME	EYC18000-U1
CHECKED BY	LJV
DRAWN BY	CJJ
SCALE	1"=30'
DATE	07. 08. 2019

#### SHEET

#### UTILITY PLAN

# C4.00







McAdams

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

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CLIENT

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NO.	DATE	REVISION DESCRIPTION
1	11.19.19	REVISED PER CITY OF RALEIGH COMMENTS

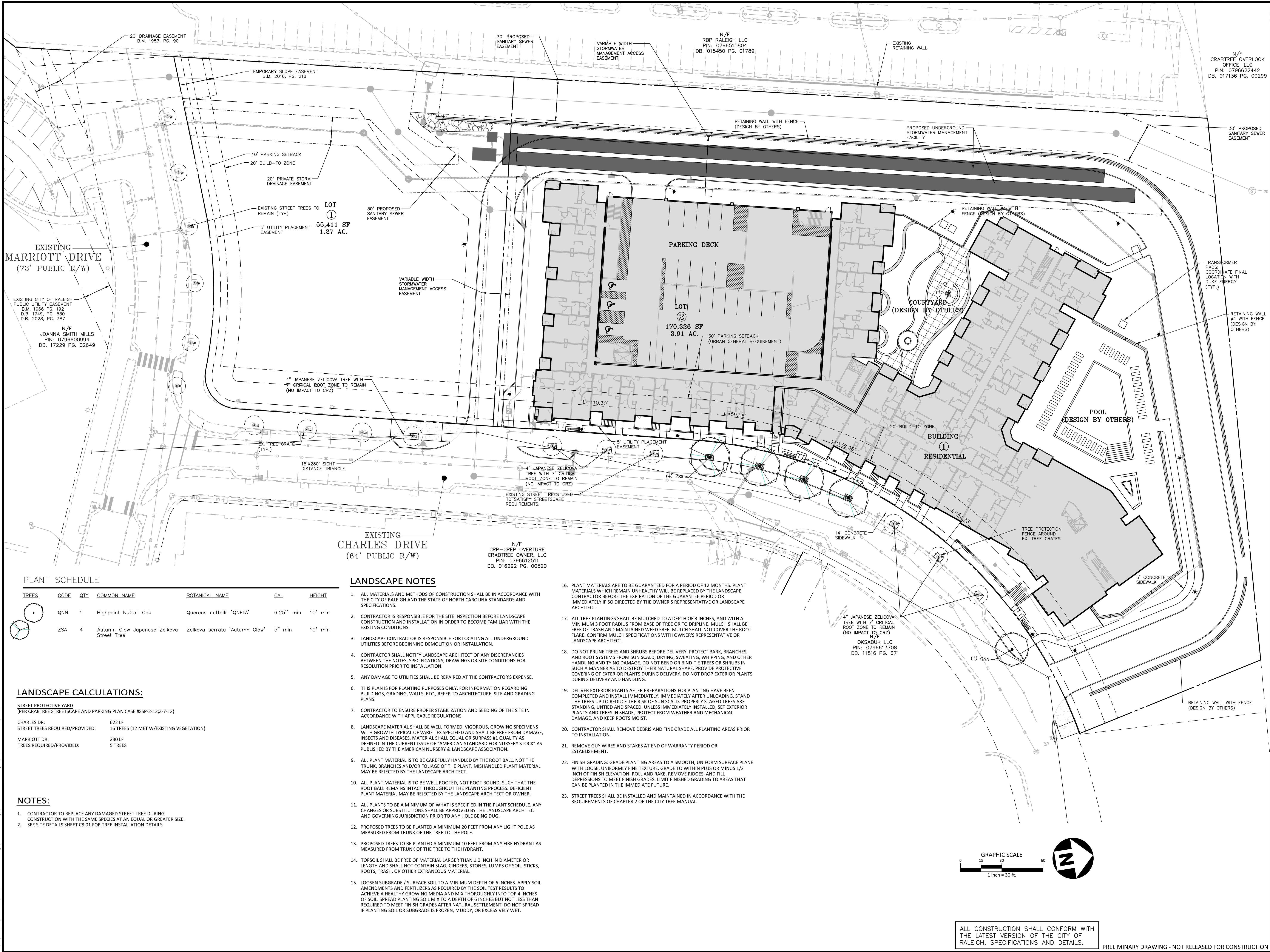
PLAN INFORMATION

PROJECT NO.	EYC-18000
FILENAME	EYC18000-LS1
CHECKED BY	CMV
DRAWN BY	CMV
SCALE	1"=30'
DATE	07.08.2019

SHEET

LANDSCAPE PLAN

L5.00



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT
	QNN	1	Highpoint Nuttall Oak	Quercus nuttallii 'QNTA'	6.25" min	10' min
	ZSA	4	Autumn Glow Japanese Zelkova Street Tree	Zelkova serrata 'Autumn Glow'	5" min	10' min

LANDSCAPE CALCULATIONS:

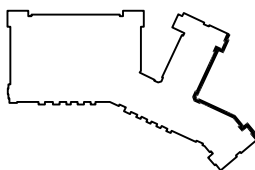
STREET PROTECTIVE YARD (PER CRABTREE STREETSCAPE AND PARKING PLAN CASE #SP-2-12;Z-7-12)	
CHARLES DR: STREET TREES REQUIRED/PROVIDED:	622 LF 16 TREES (12 MET W/EXISTING VEGETATION)
MARRIOTT DR: TREES REQUIRED/PROVIDED:	230 LF 5 TREES

NOTES:

- CONTRACTOR TO REPLACE ANY DAMAGED STREET TREE DURING CONSTRUCTION WITH THE SAME SPECIES AT AN EQUAL OR GREATER SIZE.
- SEE SITE DETAILS SHEET C8.01 FOR TREE INSTALLATION DETAILS.

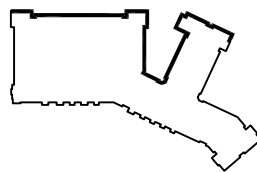


	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
SOUTHEAST PLANE	316.00	292.67	304.34	320.46	292.34	306.37
EAST PLANE	315.65	308.82	312.24	320.46	311.43	315.92
NORTH PLANE	308.82	284.00	296.41	311.43	302.00	306.72
WEST PLANE	283.00	270.18	276.59	302.00	277.00	289.50
SOUTH PLANE	292.67	270.18	281.43	292.34	281.00	286.67
AVERAGE OF WALL PLANES			294.20			301.03
MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVERAGE GRADE OF 294.20'.						



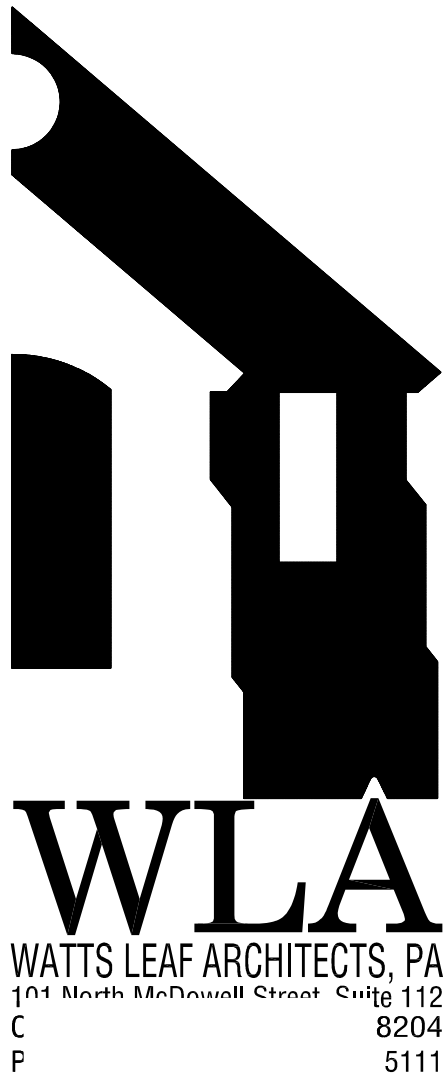
NORTH ELEVATION

1/16"=1'-0" (VERTICALLY)



WEST ELEVATION

1/16"=1'-0" (VERTICALLY)



FACTORY AT CRABTREE  
2225, 2235, 2245 & 2255 Charles  
Raleigh, North Carolina  
EYC COMPANIES

2nd ASR  
REVIEW

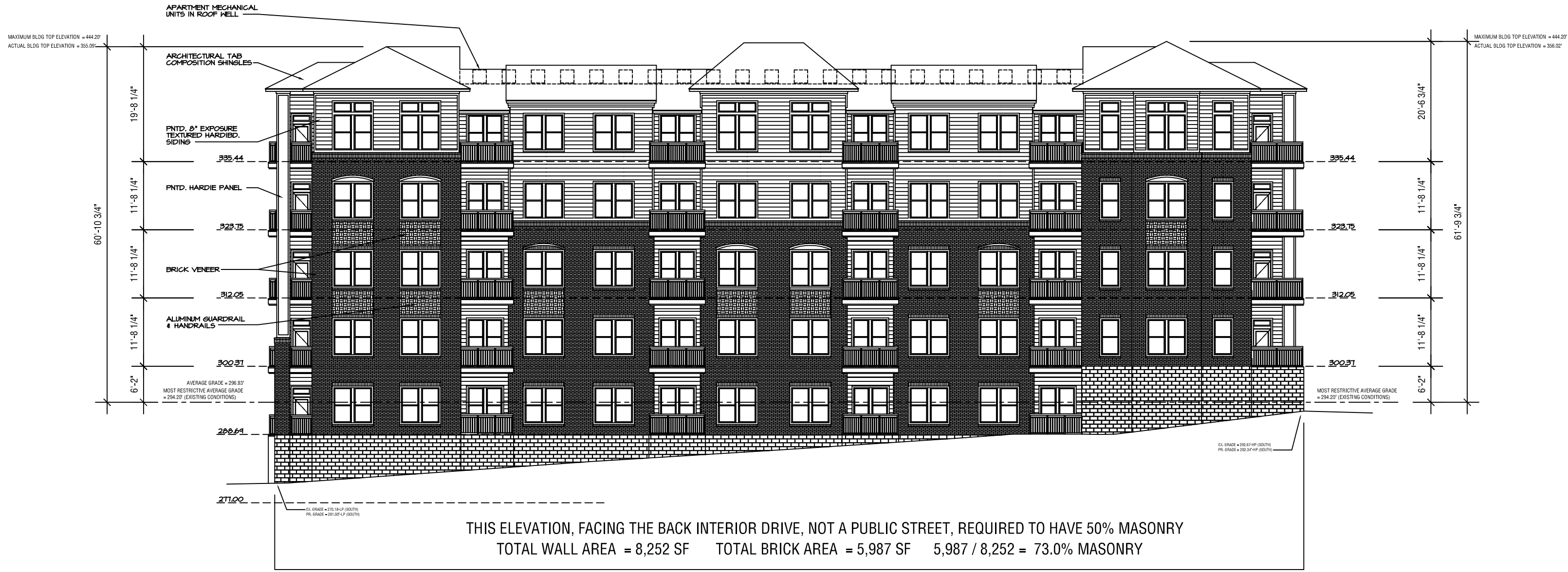
PROJECT	1915
DATE	15NOV19
DRAWN BY	WJP
CHECKED BY	CMW

NORTH & WEST  
ELEVATIONS

N&W

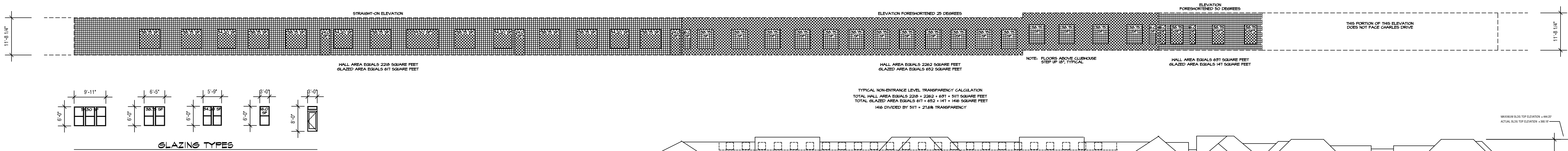


	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
SOUTHEAST PLANE	316.00	292.67	304.34	320.40	292.34	306.37
EAST PLANE	315.65	308.82	312.24	320.40	311.43	315.92
NORTH PLANE	308.82	284.00	296.41	311.43	302.00	306.72
WEST PLANE	283.00	270.18	276.59	302.00	277.00	289.50
SOUTH PLANE	292.67	270.18	281.43	292.34	281.00	286.67
AVERAGE OF WALL PLANES			294.20			301.03
MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVERAGE GRADE OF 294.20'						

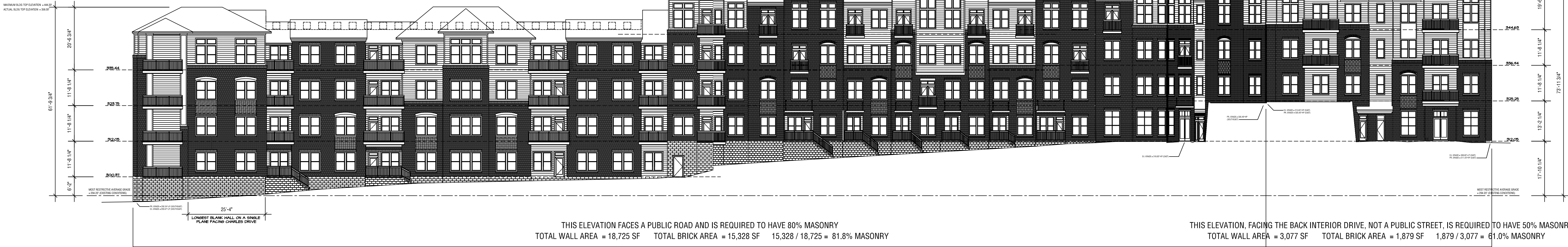


SOUTH ELEVATION

1/16"=1'-0" (VERTICALLY)

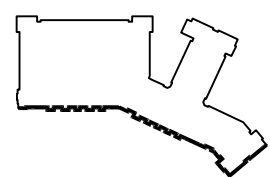
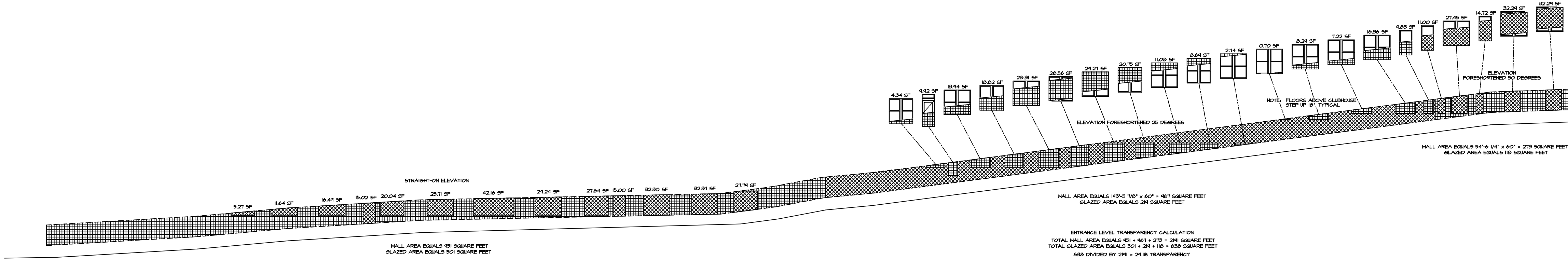


GLAZING TYPES



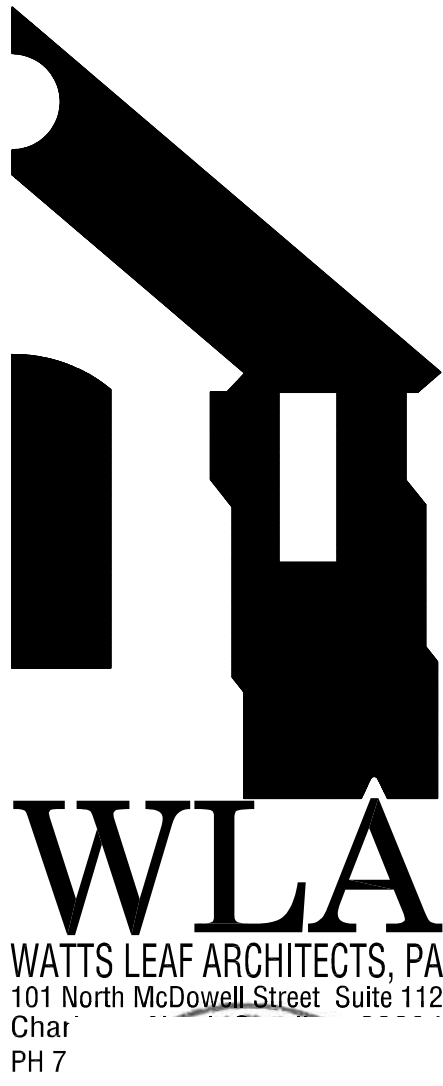
THIS ELEVATION FACES A PUBLIC ROAD AND IS REQUIRED TO HAVE 80% MASONRY  
TOTAL WALL AREA = 18,725 SF TOTAL BRICK AREA = 15,328 SF 15,328 / 18,725 = 81.8% MASONRY

THIS ELEVATION, FACING THE BACK INTERIOR DRIVE, NOT A PUBLIC STREET, IS REQUIRED TO HAVE 50% MASONRY  
TOTAL WALL AREA = 3,077 SF TOTAL BRICK AREA = 1,879 SF 1,879 / 3,077 = 61.0% MASONRY



SOUTHEAST ELEVATION - CHARLES DRIVE

EAST ELEV. - CHARLES DR.  
1/16"=1'-0" (VERTICALLY)



FACTORY AT CRABTREE  
2225, 2235, 2245 & 2255 Charles  
Raleigh, North Carolina  
EYC COMPANIES

2nd ASR  
REVIEW

PROJECT 1915  
DATE 15NOV19  
DRAWN BY WJP  
CHECKED BY CMW

SOUTH & EAST  
ELEVATIONS

S&E