



Administrative Approval Action

Case File / Name: ASR-0047-2019
Crabtree North Apartments

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

LOCATION: This site consists of four parcels and is located north of Glenwood Avenue, west of Lead Mine Road at 2225, 2235, 2245, and 2255 Charles Drive.

REQUEST: Development of a 5.18 acre tract zoned CX-12-UG-CU into a 313,595 SF gross floor /168 unit apartment building with a parking deck structure. The site encompasses multiple existing lots 1-4, (0796-51-8542; 0796-51-8761; 0796-51-9955; 0796-51-1064) which will be recombined into 2 proposed lots as part of this development. The proposed multi-family use building will consist of 117 units designated studio-1 bedroom; 47 2-bedroom & 4 3-bedroom units.

Z-7-12 - Rezoning: Lead Mine Rd & Charles Dr.

A-147-19: Variance for Block Perimeter.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 May 20, 2020 by MCADAMS.

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. A recombination plat is recorded, recombining existing Lots 1-4 into Lots 1 and 2 and a copy of the plat is included or inserted inside the Site Permit Review plans set.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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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5. 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

6. Tree protection fence around street trees that are to remain must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. A tree impact permit must be obtained for the removal of 7 existing street trees.

☒ **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 maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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

1. A demolition permit shall be obtained for the existing structures on Lots 1-4.
2. Comply with all conditions of Z-7-12 & A-147-19
3. A recombination plat is recorded with the Wake County Register of Deeds office recombining existing lots 1-4 into lots 1 and 2 as shown on the preliminary plan.

Engineering



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4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
6. A cross access agreement among the proposed lots for the proposed shared driveway to cross the property line shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

7. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).
8. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications, recombination, and right-of-way dedications.

Stormwater

10. 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).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
13. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
14. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).



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Urban Forestry

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Charles Drive.
16. A public infrastructure surety for the street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.
2. All street lights and street signs required as part of the development approval are installed.
3. All proposed retaining walls are reviewed for compliance by the Zoning Inspector in accordance with Sec.7.2.8.D for building material & height compliance.
4. All proposed site lighting are inspected & comply with Sec.7.4.1 & Sec.7.4.5 comply with the design & height requirements of the UDO

Stormwater

5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

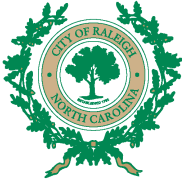
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared 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: June 22, 2023

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.

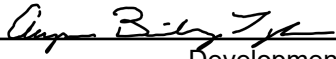


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I hereby certify this administrative decision.

Signed:  Date: 06/22/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

CRABTREE NORTH APARTMENTS

2251 CHARLES DRIVE RALEIGH, NORTH CAROLINA, 27609 ADMINISTRATIVE SITE REVIEW

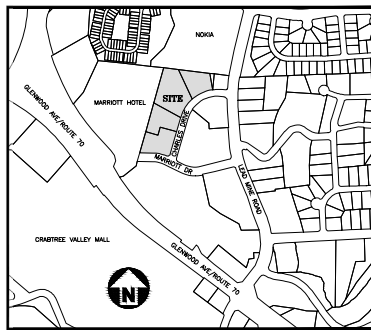
PROJECT NUMBER: EYC-18000
CITY OF RALEIGH CASE #: ASR-0047-2019
CITY OF RALEIGH ZONING CASE #: Z-7-12
AND SSP-2-12 REDLINE VERSION (04.29.15)
BOARD OF ADJUSTMENT VARIANCE #: A-147-19
DATE: JULY 8, 2019

SITE DATA

PARCELS	PIN 0796-51-0440 REAL ESTATE ID: 0070001 PIN 0796-51-0761 REAL ESTATE ID: 0433761 PIN 0796-51-0955 REAL ESTATE ID: 0433761 PIN 0796-62-2044 REAL ESTATE ID: 0433761
TOTAL SITE AREA	225,717 SF (5.18 AC)
PROPOSED LOT RECOMBINATION	EXISTING LOT 1: 15,767 SF / 1.17 AC PROPOSED LOT 1 (FUTURE DEVELOPMENT): 58,856 SF / 1.37 AC 4,800 SF (0.11 AC) FROM EXISTING LOT 2 TO BE RECOMBINED TO PROPOSED LOT 1
EXISTING LOT 2: 46,904 SF / 1.08 AC	PROPOSED LOT 2: 170,279 SF / 3.90 AC 4,800 SF (0.11 AC) FROM EXISTING LOT 2 TO BE RECOMBINED TO PROPOSED LOT 1 ADDITIONS FROM LOTS 3 & 4 AS DESCRIBED BELOW
EXISTING LOT 3: 85,330 SF / 1.96 AC	TO BE RECOMBINED WITH PROPOSED LOT 2
EXISTING LOT 4: 42,245 SF / 0.98 AC	TO BE RECOMBINED WITH PROPOSED LOT 2
EXISTING ZONING	CR-62 (CASE #7-12)
PROPOSED ZONING	LOT 1: NO CHANGE LOT 2: NO CHANGE
PROPOSED USE	LOT 1: VACANT LOT 2: 168 UNIT APARTMENT BUILDING (LOT 1: MAXIMUM ALLOWED 1.3 STORIES, 157' HT (PER CASE #2-12) LOT 2: PROVIDED - OPEN LOT, 5 STORIES, 9' HT
BUILDING + PARKING SETBACK	BUILD-2 REQUIRED: LOT 1: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 2: PROVIDED - 5 STORIES (22.27' HT) BUILT-2 REQUIRED: LOT 1: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 2: PROVIDED - 5 STORIES (22.27' HT) LOT 3: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 4: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 5: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 6: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 7: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 8: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 9: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 10: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 11: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 12: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 13: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 14: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 15: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 16: MAXIMUM 12 STORIES, 157' HT (PER CASE #2-12) LOT 17: MAXIMUM 12 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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) 996-4440 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.



CONTRACTOR SHALL NOTIFY "811" (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 "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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" AND "B" PLAN VIEW
C10.01	STORMWATER CONTROL
	MEASURE "C" PLAN VIEW
C10.02	IMPERVIOUS ALLOCATION SHEET
L5.00	CODE COMPLIANT LANDSCAPE PLAN
L6.00	AMENITY PLANTING
A4.01	277.00' LEVEL BUILDING PLAN
A4.02	288.69' LEVEL BUILDING PLAN
A4.03	300.37' LEVEL BUILDING PLAN
A4.04	312.05' LEVEL BUILDING PLAN
A4.05	323.75' LEVEL BUILDING PLAN
A4.06	335.44' LEVEL BUILDING PLAN
A4.07	347.13' LEVEL BUILDING PLAN
EL-1	SOUTH & EAST ARCHITECTURAL ELEVATIONS
EL-2	NORTH & WEST ARCHITECTURAL ELEVATIONS

REQUIRED PARKING BY USE

LOT 2: MULTI-UNIT LIVING	COUNT	PARKING REQUIREMENT	SPACES
0-4 BEDROOM	117	1 SPACE PER UNIT + 1 SPACE PER 10 VISITORS	129
5 BEDROOM	47	2 SPACES PER UNIT + 1 SPACE PER 10 VISITORS	89
6 BEDROOM	4	3 SPACES PER UNIT + 1 SPACE PER 10 VISITORS	13
TOTAL UNITS	168		
TOTAL REQUIRED PARKING			241

PRIMARY/SIDE STREET DESIGNATION:

PER TO-64-16:
LOT 1: CORNER LOT WHICH FRONTS MARRIOTT DR (MAPPED AS A MIXED-USE STREET) AND CHARLES DR (UNMAPPED ROAD SECTION, APPROVED AS A NEIGHBORHOOD STREET). AS MARRIOTT DRIVE SATISFIES ONE REQUIREMENT FROM A-D IN UDO SECTION 1.6.3.2, AND CHARLES DR MEETS NONE OF THE REQUIREMENTS, MARRIOTT DR IS THE PRIMARY STREET.
LOT 2: CHARLES DR IS THE PRIMARY STREET FOR THE PARCEL HAS ONLY ONE STREET FRONTAGE.

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 5.18-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:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
3. REFUSE WILL BE COLLECTED IN THE WASTE REFUGE AREA WITHIN THE PARKING DECK WITH CURB SIDE PICKUP. PICKUP WILL BE PROVIDED TWICE A WEEK.

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11.19.19	REVISED PER CITY OF RALEIGH COMMENTS
2	09.20.20	REVISED PER CITY OF RALEIGH COMMENTS
3	06.08.20	REVISED PER CITY OF RALEIGH COMMENTS
4	05.20.20	REVISED PER CITY OF RALEIGH COMMENTS

ADMINISTRATIVE SITE REVIEW FOR: CRABTREE NORTH APARTMENTS RALEIGH, NC 27609 PROJECT NUMBER: EYC-18000

Digitally signed by
Jermon Purifoy
Reason: I am
approving this
document
Date: 2020.06.15
11:51:27-04'00'



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293
www.mcadamsco.com

CONTACT

ANDY PADIAK - PROJECT MANAGER
padiak@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

DEVELOPMENT SERVICES Administrative Site Review Application

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

Office Use Only: Transaction # _____ Planning Coordinator: _____

Building Type: ☐ Detached ☐ General ☐ Subdivision transaction # _____
☐ Attached ☐ Mixed use ☐ Status transaction # _____
☒ Apartment ☐ Certificate of Appropriateness # _____
☐ Townhouse ☐ Open lot ☐ Board of Adjustment # _____
☐ Other ☐ Administrative Alternate # _____

GENERAL INFORMATION
Development name: Crabtree North Apartments
Inside City limits? ☒ Yes ☐ No
Property address(es): 2251 Charles Dr., 2245 Charles Dr., 2235 Charles Dr., 2225 Charles Dr., Raleigh, NC
Site P.I.N. (s): 079651064, 079651955, 079651971, 0796518542
Please describe the scope of work, include any additions, deletions, and change of use.
Construction of a 168 unit apartment building with associated parking deck and site improvements.

Current Property Owner/Developer Contact Name: Ellis Coleman
NOTE: please attach purchase agreement when submitting this form.
Company: Crabtree Apartments Associates II, LLC Tel: Managing Member
Address: 1005 St. Andrews Blvd. #C, Charleston, South Carolina 29407
Phone # 843-588-5021 x.404 Email: andy@eyccompanies.com
Applicant Name: Andy Padiak
Company: McAdams Address: 2905 Meridian Parkway
Phone # 919-287-0780 Email: padiak@mcadamsco.com

DEVELOPMENT TYPE + SITE DATA 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): 0
Gross site coverage: 5.19	Existing gross floor area to be demolished: 0
# of parking spaces required: 253	New gross floor area: 313,595 SF
# of parking spaces proposed: 253	Total of gross to remain and new: 313,595 SF
Overlying District (if applicable):	Proposed # of buildings: 1
Existing use (UDO 8.1.4):	Proposed # of stories for each: 1
Proposed use (UDO 8.1.4):	

STORMWATER INFORMATION
Existing Impervious Surface:
Acre: 1.69 Square Feet: 85,280
Is this a flood hazard area? ☐ Yes ☒ No
If yes, please provide:
Flood risk:
FEMA Map Panel #:
Nearest River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS
Total # of dwelling units: 168
of bedroom units: 168
of beds: 168
Is your project a cottage court? ☐ Yes ☒ No

SIGNATURE BLOCK
In filing this plan as the property owner(s), I, the undersigned, certify that I am the owner(s), and I hereby designate Andy Padiak, Managing Member of Crabtree Apartments Associates II, LLC, 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 have read, acknowledge, and agree that this project is conforming to all applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing, review, and approval process, which may require revisions to the project plans and/or the application. I agree to comply with all applicable requirements and to provide all necessary information to the City of Raleigh.

Signature: _____ Date: 06-15-19
Printed Name: Andy Padiak
Managing Member of Crabtree Apartments Associates II, LLC

*CRABTREE APARTMENT ASSOCIATES II, LLC IS THE CURRENT OWNER OF THE EXISTING LOTS 1, 2, 3, & 4 AND WILL BE THE OWNER OF THE PROPOSED LOTS 1 & 2 RECOMBINATION, AFTER PLAN RECOMBINATION.

CLIENT
CYC COMPANIES/Front Street Design
AND CONSULTING
36 CENTER DRIVE
FOLLY BEACH, SOUTH CAROLINA, 29439
PHONE: 843.588.5023 x404

CRABTREE NORTH APARTMENTS ADMINISTRATIVE SITE REVIEW

RALEIGH, NORTH CAROLINA, 27716

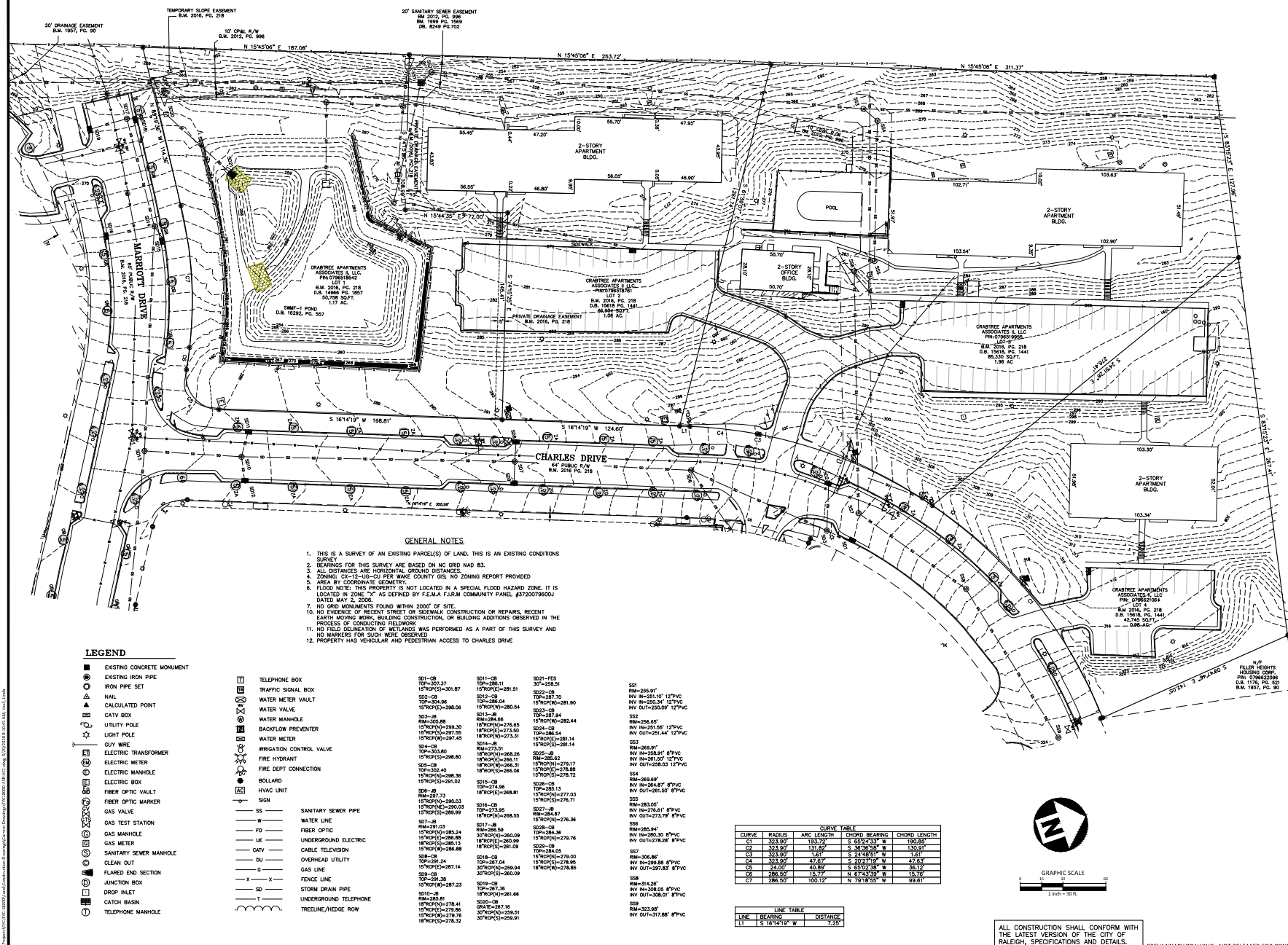
REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	31.10.19	REVISED PER CITY OF RALEIGH COMMENTS
2	02.20.20	REVISED PER CITY OF RALEIGH COMMENTS
3	04.08.20	REVISED PER CITY OF RALEIGH COMMENTS
4	05.20.21	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





McADAMS

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

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

SYN COMPANIES/Front Street Design
AND CONSULTING
36 CENTER DRIVE
FOLLY BEACH, SOUTH CAROLINA, 29439
PHONE: 843.588.5023 x404

CRABTREE NORTH APARTMENTS ADMINISTRATIVE SITE REVIEW

RALEIGH, NORTH CAROLINA, 27716

REVISIONS

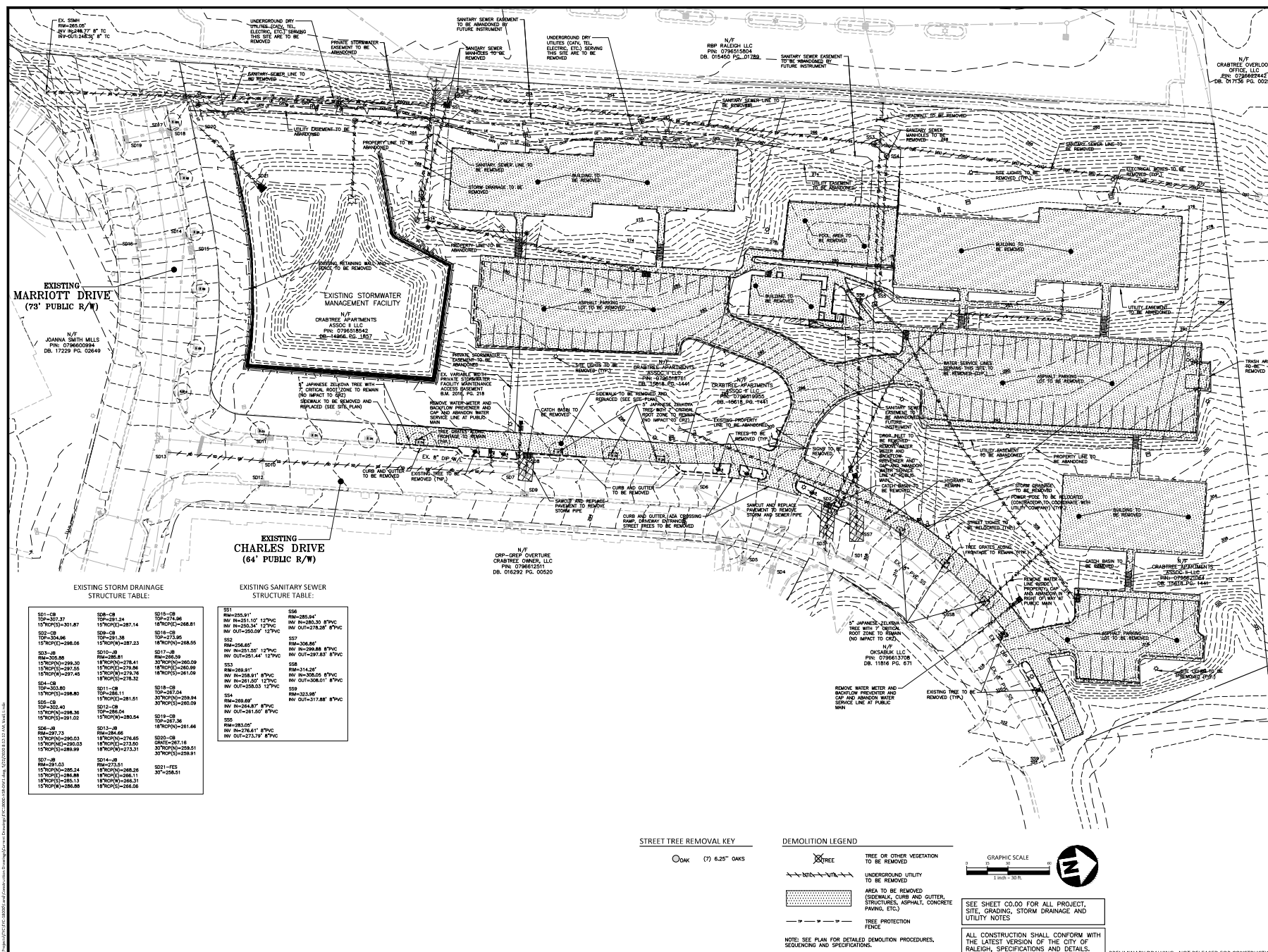
NO.	DATE	REVISION DESCRIPTION
1	11.29.19	REVISED PER CITY OF RALEIGH COMMENTS
2	02.20.20	REVISED PER CITY OF RALEIGH COMMENTS
3	01.06.20	REVISED PER CITY OF RALEIGH COMMENTS
4	05.20.20	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. EYC-18000
FILENAME EYC18000-041
CHECKED BY LJV
DRAWN BY CJI
SCALE 1"=30'
DATE 07.08.2019
SHEET

DEMOLITION PLAN

C1.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



www.mcadamsco.com

CLIENT

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

CRABTREE NORTH APARTMENTS

ADMINISTRATIVE SITE REVIEW

REVISIONS

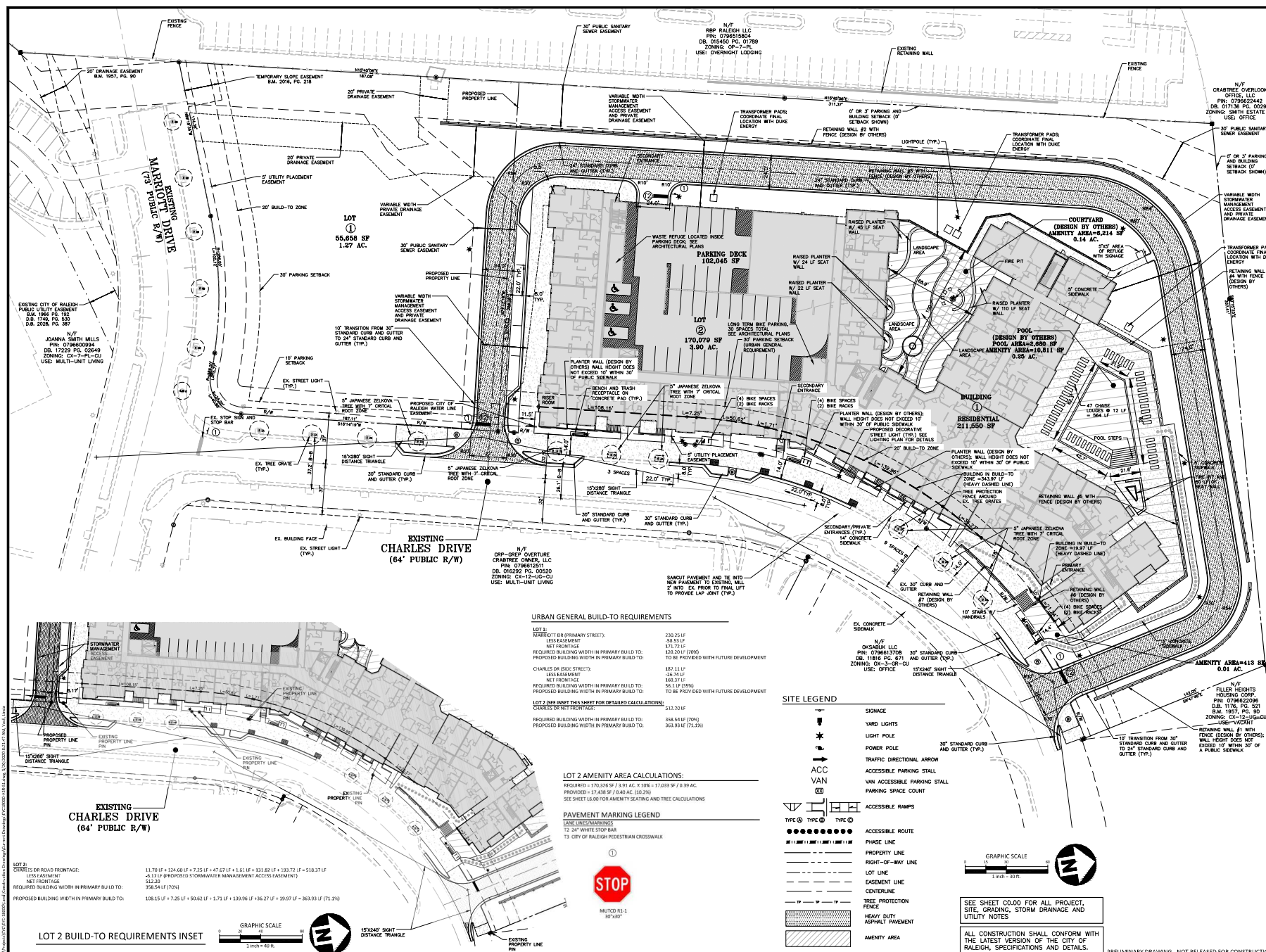
NO.	DATE	REVISION DESCRIPTION
1	11.15.19	REVISED PER CITY OF RALEIGH COMMENTS
2	02.20.20	REVISED PER CITY OF RALEIGH COMMENTS
3	04.06.20	REVISED PER CITY OF RALEIGH COMMENTS
4	05.20.20	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

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

SITE PLAN

C2.00



CLIENT
EYC COMPANIES/FRONT STREET DESIGN
AND CONSULTING
36 CENTER DRIVE
FOLLY BEACH, SOUTH CAROLINA, 29439
PHONE: 843.588.5023 x404

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

REVISIONS

NO.	DATE	REVISION DESCRIPTION	REVISED PER CITY OF RALEIGH COMMENTS
1	11.18.19	REVISED PER CITY OF RALEIGH COMMENTS	
2	02.20.20	REVISED PER CITY OF RALEIGH COMMENTS	
3	04.08.20	REVISED PER CITY OF RALEIGH COMMENTS	
4	05.20.21	REVISED PER CITY OF RALEIGH COMMENTS	

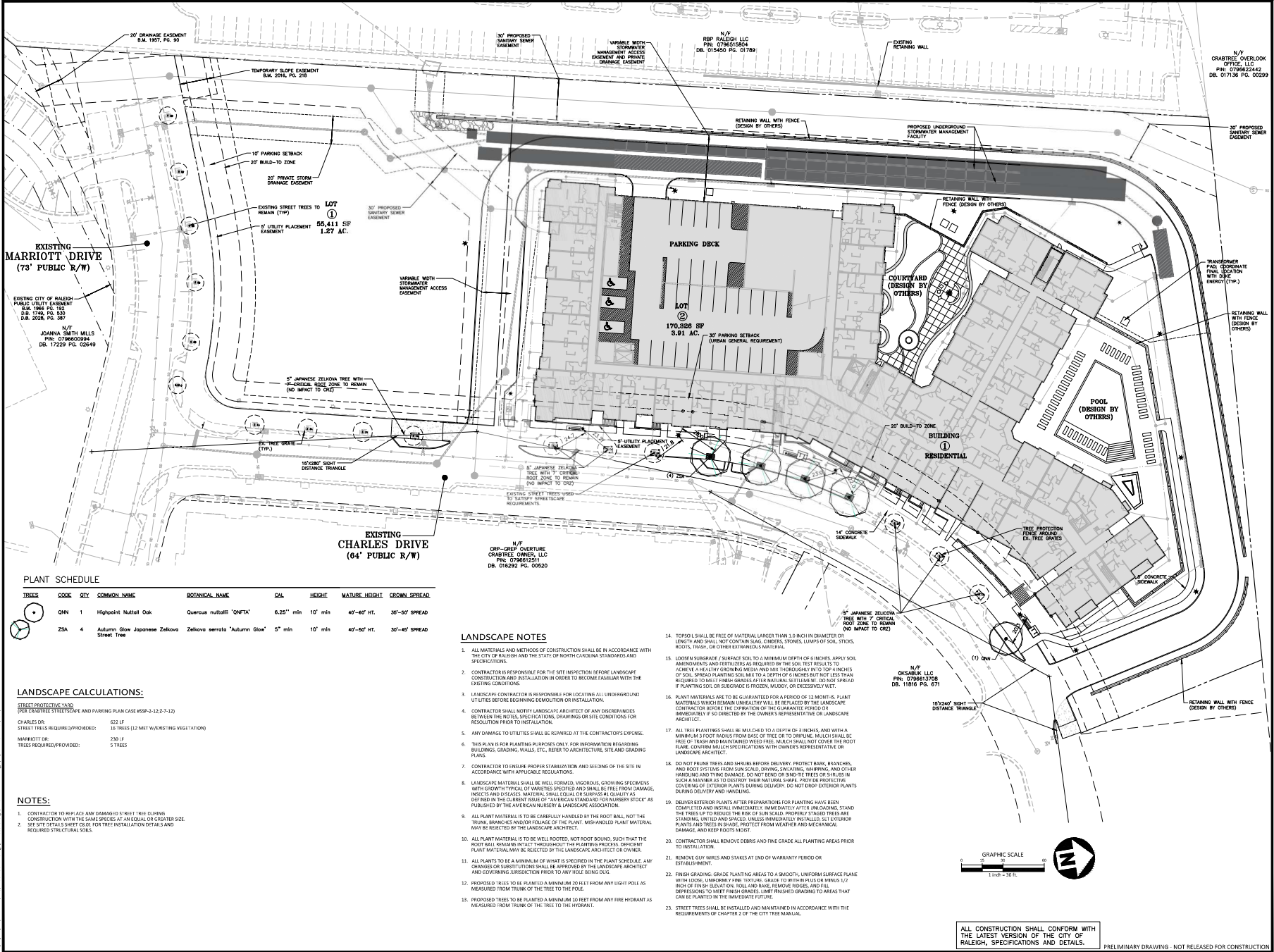
PLAN INFORMATION

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



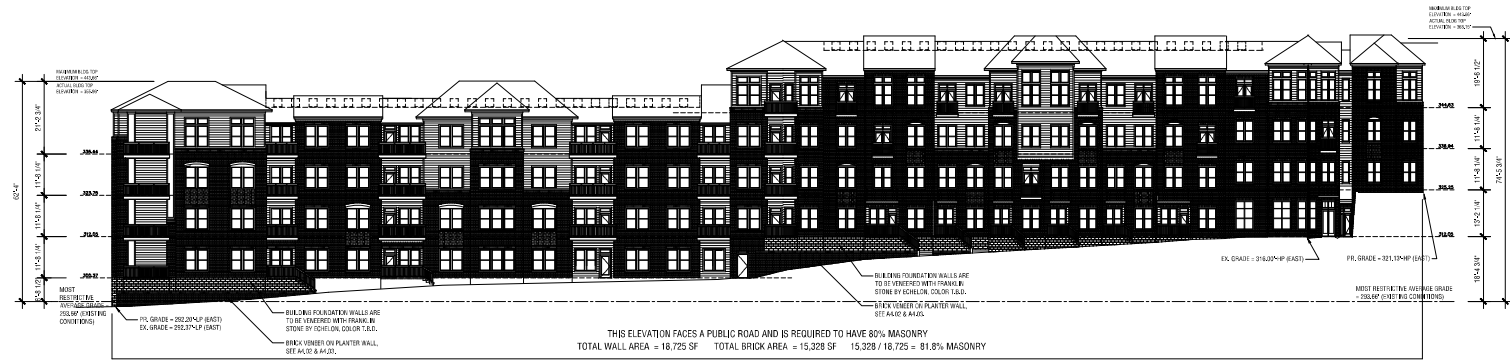
	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
EAST PLANE	316.89	302.37	309.63	321.75	309.29	315.52
NORTH PLANE	311.03	294.30	298.67	321.75	302.00	311.88
WEST PLANE	326.56	278.83	298.67	311.43	277.00	294.22
SOUTH PLANE	298.22	278.83	288.53	298.20	281.00	289.60
AVERAGE OF WALL PLANES			298.60			301.80

NOTE: PROPOSED CONCRETE COORDINATES WITH EXISTING CONCRETE WITH AN AVERAGE GRADE OF 295.00'



SOUTH ELEVATION

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



EAST ELEVATION — CHARLES DRIVE

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



CRABTREE NORTH APTS.
2251 Charles Drive
Raleigh, North Carolina
EYC COMPANIES

PROJECT	1915
DATE	26MAR20
DRAWN BY	WJP
CHECKED BY	CMW
SOUTH & EAST ELEVATIONS	
EL-1	

	EXISTING				PROPOSED			
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE		
EAST PLANE	316.00	302.00	309.00	321.13	292.00	306.57		
NORTH PLANE	315.65	294.00	299.83	303.75	300.00	301.88		
WEST PLANE	308.66	275.00	291.83	311.40	271.00	289.20		
SOUTH PLANE	292.07	270.00	281.00	292.00	281.00	286.50		
AVERAGE OF WALL PLANS			295.68			306.09		

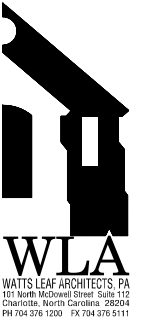
NOTE: HIGHEST ELEVATION OCCURS IN THE EXISTING CONDO ROW WITH AN AVERAGE GRADE OF 288.67



NORTH ELEVATION



WEST ELEVATION



CRABTREE NORTH APTS.
2251 Charles Drive
Raleigh, North Carolina
EYC COMPANIES

PROJECT 1915
DATE 26MAR20
DRAWN BY WJP
CHECKED BY CMW
NORTH & WEST ELEVATIONS

EL-2