

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. 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.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan
Building and Development Type (Check all that apply)		Site Transaction History
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design 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 uses (UDO 6.1.4).		
Current Property Owner(s):		
Company:		Title:
Address:		
Phone #:		Email:
Applicant Name (If different from owner. See "who can apply" in instructions):		
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder		
Company:		Address:

Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact:	
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(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area: 20,608sf
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new): 20,608sf
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

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

Continue to Applicant Signature Block on Page Three.

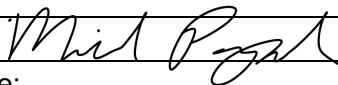
APPLICANT SIGNATURE BLOCK

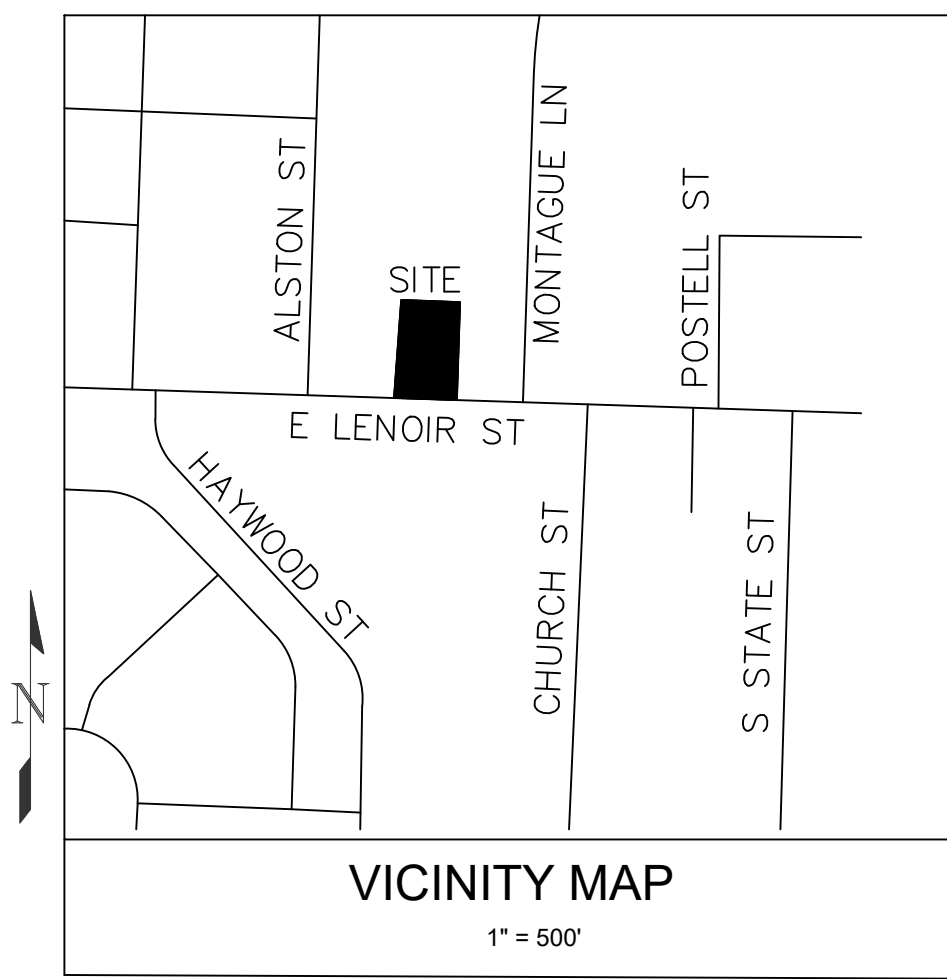
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date:
Printed Name:	



ADMINISTRATIVE SITE REVIEW PLANS

FOR

E. LENOIR CONDOS

709 & 717 E. LENOIR STREET

RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-XXXX-2023

PREPARED FOR:
GRAYSON HOMES
5711 SIX FORKS RD, SUITE 103
RALEIGH, NC 27609
(919) 578-6222

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
 Raleigh, North Carolina 27612
 Ph. 919-413-1704
 P-1533

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE USING THE CITY'S STANDARD 96-GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
7. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 6.4.1

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE AND LANDSCAPING PLAN
C-4	UTILITY PLAN
C-5	GRADING AND STORMWATER PLAN
D-1	DETAILS

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

CALL 48 HOURS
BEFORE YOU DIG



CRUMPLER
 Consulting Services, PLLC

2308 Ridge Road
 Raleigh, North Carolina 27612
 Ph. 919-413-1704
 P-1533

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

COVER

E. LENOIR CONDOS
 709 & 717 E. LENOIR STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 23026

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/29/23

SCALE: 1" = 10'

C-1

1 of 6

Administrative Site Review Application

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Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8 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.)

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input checked="" type="checkbox"/> Cottage Court <input checked="" type="checkbox"/> Frequent Transit Development Option

GENERAL INFORMATION

Development name: E. Lenoir Condos

Inside City limits? Yes No

Property address(es): 709 & 717 E. Lenoir Street

Site P.L.N. (s): 1713-06-8443, 1713-06-7472

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Construction of an apartment building containing 21 units.

Current Property Owner(s): Michael Poupard

Company: Grayson Homes, LLC Title: Owner

Address: 5711 Six Forks Road, Raleigh, NC 27609

Phone #: 919-578-6222 Email: mike@graysonhomes.com

Applicant Name (if different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: Grayson Homes, LLC Address: 5711 Six Forks Road, Raleigh, NC 27609

Page 1 of 3

revision 1.23.23

raleighnc.gov

Phone #: 919-578-6222 Email: mike@graysonhomes.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Michael Poupard

Company: Grayson Homes, LLC Title: Owner

Address: 5711 Six Forks Road, Raleigh, NC 27609

Phone #: 919-578-6222 Email: mike@graysonhomes.com

Applicant Name:

Company:

Address:

Phone #: 919-578-6222 Email:

DEVELOPMENT TYPE + SITE DATA TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10	Existing gross floor area (not to be demolished):
Gross site acreage: 0.45ac	Existing gross floor area to be demolished:
# of parking spaces proposed: 21	New gross floor area: 20,608sf
Max # parking permitted (7.1.2.C): 47	Total # of gross (to remain and new): 20,608sf
Overlay District (if applicable): Frequent Transit Opt	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Single Family	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Apartments	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s):	Imperious Area for Compliance (includes ROW):
Existing (sf) 5,344 Proposed total (sf) 12,485	Existing (sf) 5,344 Proposed total (sf) 12,523

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 21	Total # of hotel bedrooms:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input checked="" type="radio"/> Yes <input type="radio"/> No

APPLICANT SIGNATURE BLOCK

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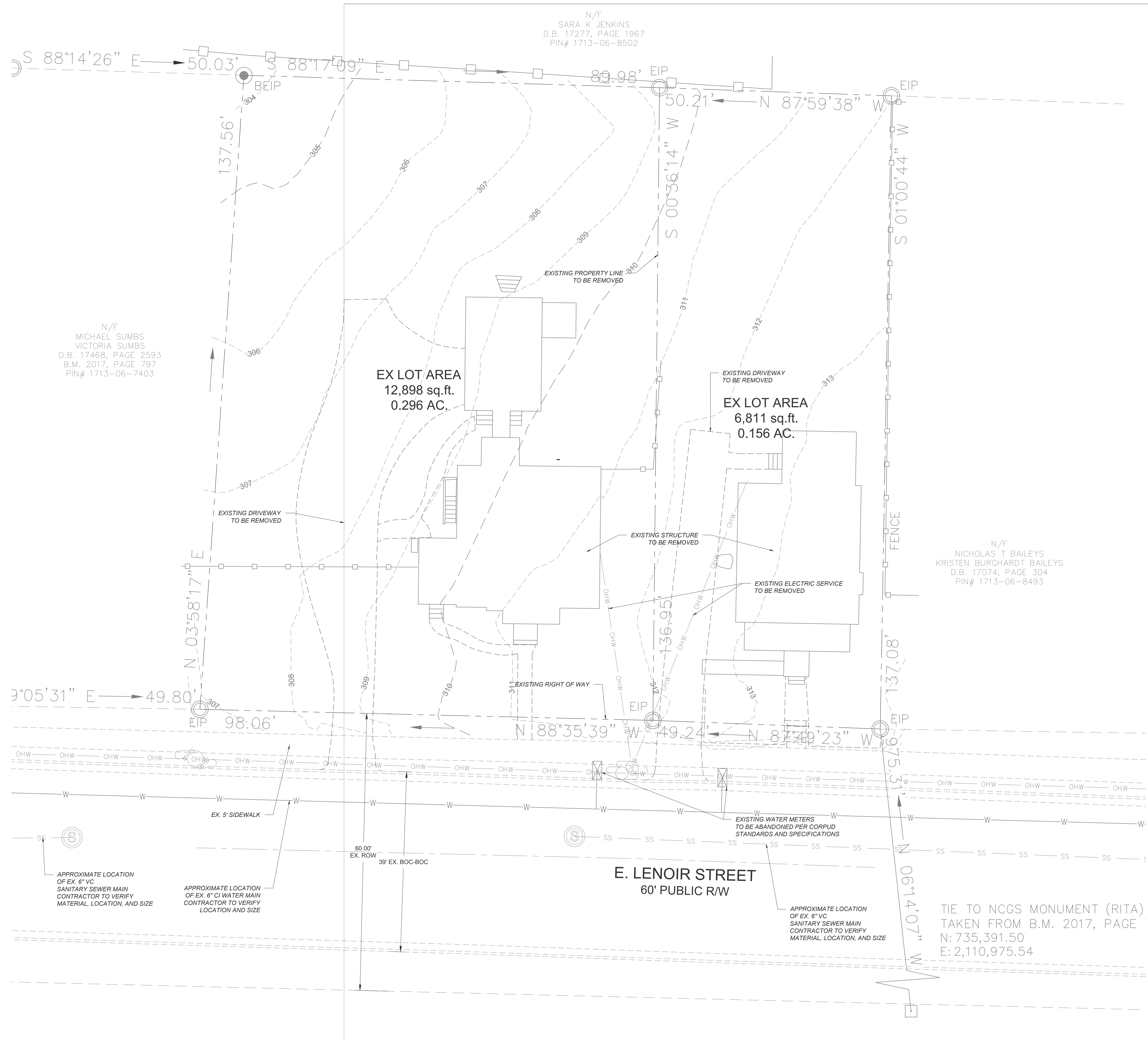
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Signature: *Mike Poupard* Date: 12/15/2023

Printed Name: Mike Poupard



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

CRUMPLER
Consulting Services, PLLC

2306 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-373-1704
P-1553

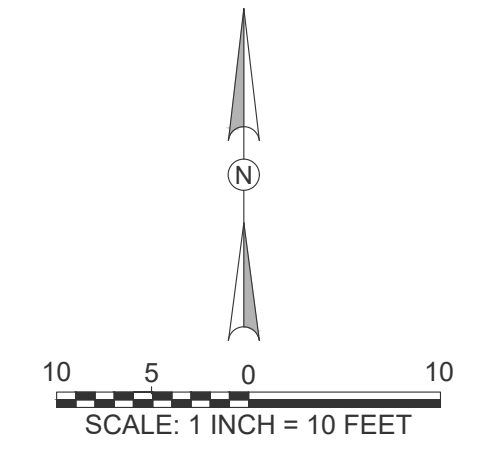
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

EXISTING CONDITIONS PLAN

E. LENOIR CONDOS
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.



TIE TO NCGS MONUMENT (RITA)
TAKEN FROM B.M. 2017, PAGE
N: 735,391.50
E: 2,110,975.54

PROJECT NO.:	23026
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/29/23
SCALE:	1" = 10'

N/F
SARA K JENKINS
D.B. 17277, PAGE 1967
PIN# 1713-06-8502

PROPOSED OUTDOOR AMENITY AREA
(2,013SF)

3.00' REAR PARKING SETBACK

15.00' REAR BUILDING SETBACK

PROPOSED BUILDING
FFE = 310.00

5.00' SIDE BUILDING SETBACK

PROPOSED PARKING BUMPER

5.00' SIDE BUILDING SETBACK

PROPOSED 6' SIDEWALK

5.00' UTILITY PLACEMENT EASEMENT

10.00' PRIMARY STREET BUILDING AND PARKING SETBACK

3.00' ROW DEDICATION

EX. 5' SIDEWALK

60.00' EX. ROW

39' EX. BOC-BOC

E. LENOIR STREET
60' PUBLIC R/W

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.

N/F
NICHOLAS T BAILEYS
KRISTEN BURGHARDT BAILEYS
D.B. 17074, PAGE 304
PIN# 1713-06-8493

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ABUTTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.D.5.a.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

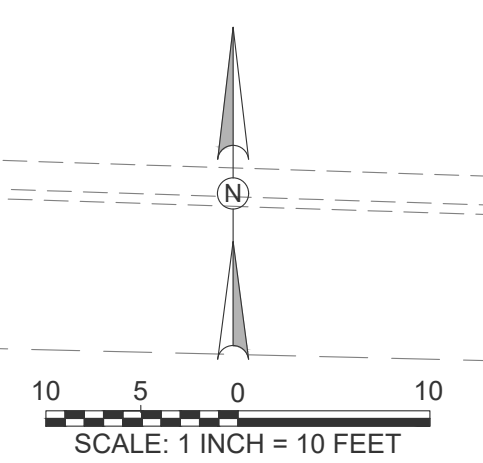
TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

E. LENOIR STREET (AVENUE 2 LANE UNDIVIDED STREETSCAPE)
REQUIREMENT: 1 TREE PER 20LF=147LF/20LF=7 TREES
PROVIDED: 6 TREES DUE TO UTILITIES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
UNDERSTORY TREES								
DG	6	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B		
		RHODODENDRON PERICLYMENOIDES						



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EASEMENT
- PROPOSED ASPHALT PARKING
- PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: E. LENOIR CONDOS
SITE ADDRESS: 709 & 717 E. LENOIR STREET RALEIGH, NORTH CAROLINA
PIN NUMBER: 1713-06-8443, 1713-06-7472
JURISDICTION: CITY OF RALEIGH
EXISTING USE: SINGLE FAMILY
PROPOSED USE: APARTMENTS
CURRENT ZONING DISTRICT: R-10
CURRENT OVERLAY DISTRICT: FREQUENT TRANSIT DEVELOPMENT OPTION

OVERALL SITE AREA:
TOTAL GROSS SITE ACREAGE: 0.45 ACRES (19,709SF)
TOTAL DEDICATED RIGHT OF WAY: 0.010 ACRES (442SF)
TOTAL NET SITE ACREAGE: 0.44 ACRES (19,267SF)
REQUIRED NET SITE AREA/UNIT: 800 SF (MIN.)
PROVIDED NET SITE AREA/UNIT: 19,267/12UNITS = 1,606 SF/UNIT

REQUIRED PRINCIPAL BUILDING HEIGHT - 45/3 STORIES (MAX.) (UDO 2.7.1 FREQUENT TRANSIT OPTION)

REQUIRED LOT WIDTH: 45' (MIN.)
PROVIDED LOT WIDTH: 147'
REQUIRED LOT DEPTH: 60' (MIN.)
PROVIDED LOT DEPTH: 137'
MAXIMUM IMPERVIOUS SURFACE AREA (65%): 12,523SF
EXISTING IMPERVIOUS SURFACE AREA: 5,344SF
PROPOSED IMPERVIOUS SURFACE AREA: 12,523SF
REQUIRED OUTDOOR AMENITY AREA LOT 1: 1,927 SF (MIN.)
PROVIDED OUTDOOR AMENITY AREA LOT 1: 2,013 SF
BUILDING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED PRIMARY STREET - 10'
REQUIRED SIDE LOT LINE - 5'
REQUIRED REAR LOT LINE - 15'

PARKING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED PRIMARY STREET - 10'
REQUIRED SIDE LOT LINE - 0'
REQUIRED REAR LOT LINE - 3'

EXISTING PARKING: N/A
REQUIRED PARKING: 2.25 SPACES PER UNIT MAX = 47 SPACES MAX
PROPOSED PARKING: 21 PARKING SPACES PROVIDED INTERNAL TO BUILDING

REQUIRED SHORT TERM BICYCLE PARKING: 1 SPACES PER 20 UNITS MIN OF 4
PROPOSED SHORT TERM BICYCLE PARKING: 4 PARKING SPACES PROVIDED INTERNAL TO BUILDING

REQUIRED LONG TERM BICYCLE PARKING: 1 SPACES PER 7 BEDROOM = 24 BEDROOMS = 3 SPACE
PROPOSED LONG TERM BICYCLE PARKING: 4 PARKING SPACES PROVIDED INTERNAL TO BUILDING

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 2,523LF**
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
GRAYSON HOMES
CONTACT: MIKE POLUPARD
5711 SIX FORKS RD, SUITE 103
RALEIGH, NC 27609
(919) 578-6222

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
P-1553

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

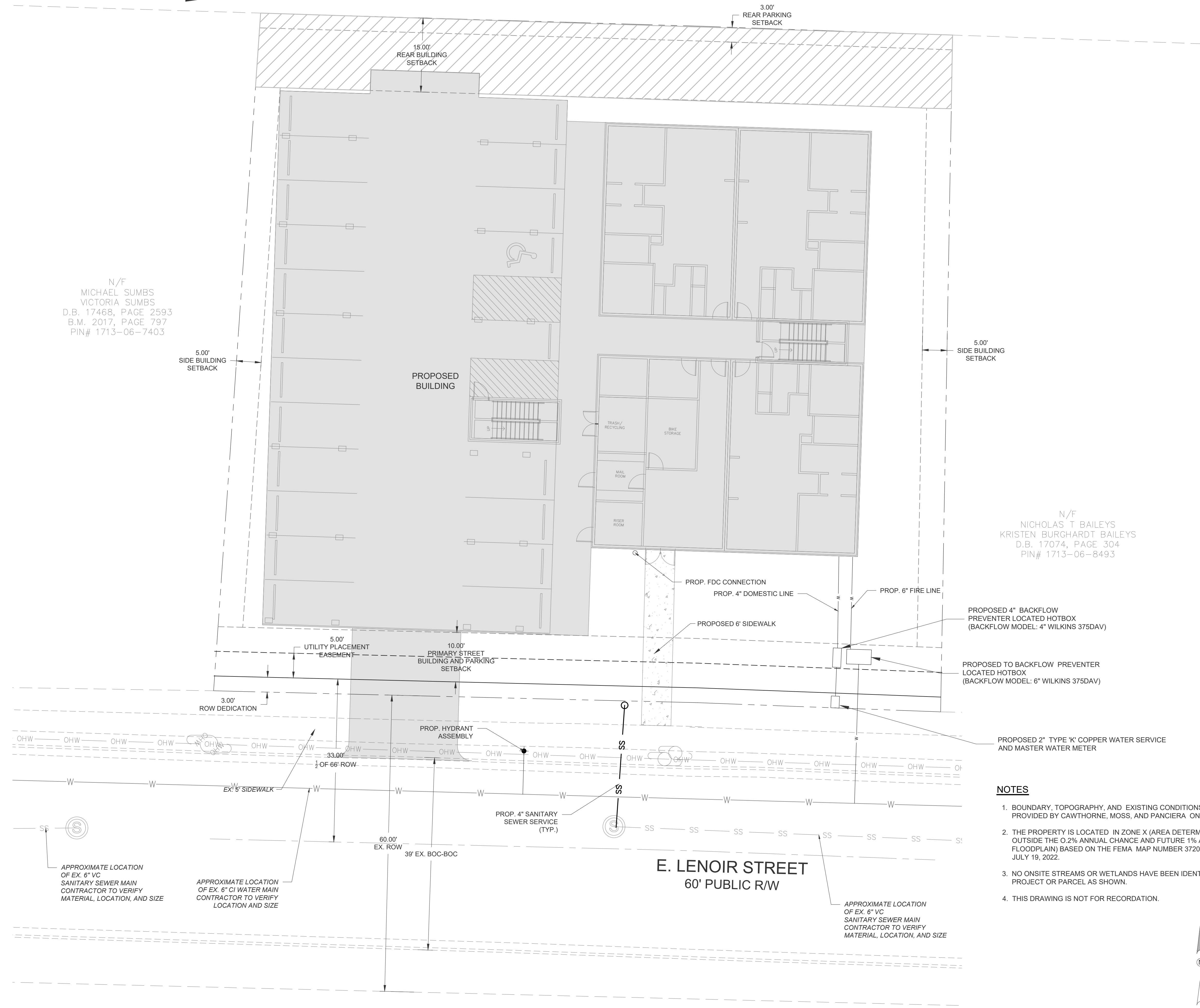
SITE AND LANDSCAPING PLAN
E. LENOIR CONDOS
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23026
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/29/23
SCALE: 1" = 10'

N/F
SARA K JENKINS
D.B. 17277, PAGE 1967
PIN# 1713-06-8502

N/F
MICHAEL SUMBS
VICTORIA SUMBS
D.B. 17468, PAGE 2593
B.M. 2017, PAGE 797
PIN# 1713-06-7403

N/F
NICHOLAS T BAILEYS
KRISTEN BURGHARDT BAILEYS
D.B. 17074, PAGE 304
PIN# 1713-06-8493



LEGEND

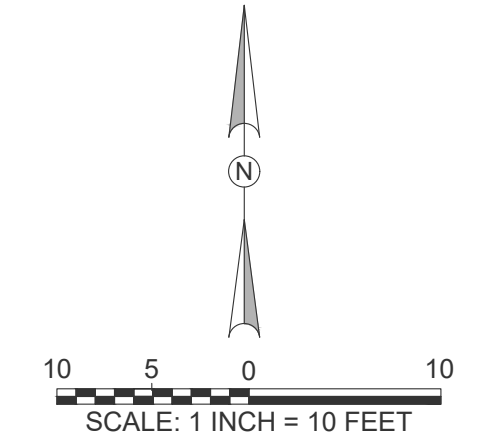
---	EXISTING PROPERTY LINE
----	EXISTING ABUTTING PROPERTY LINE
----	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
----	EXISTING ABUTTING PROPERTY LINE
----	EXISTING BUILDING SETBACK LINE
----	EXISTING PARKING SETBACK LINE
----	EXISTING EDGE OF PAVEMENT
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
⊙	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT
▨	PROPOSED OUTDOOR AMENITY AREA
▨	PROPOSED ASPHALT PARKING

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NODOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.



CRUMPLER
Consulting Services, PLLC
2306 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-373-1704
P-1553

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

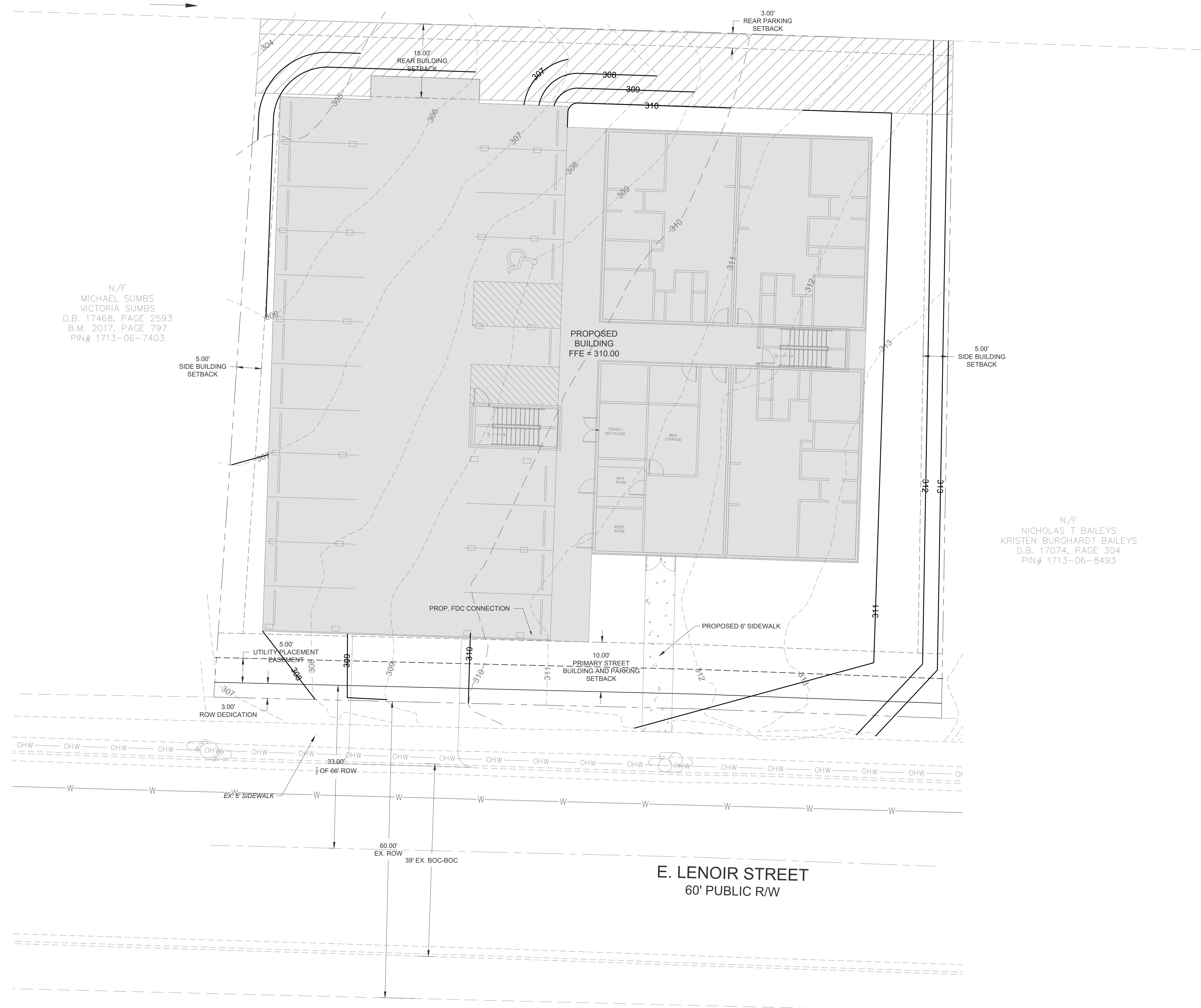
UTILITY PLAN
E. LENOIR CONDOS
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23026
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/29/23
SCALE: 1" = 10'

N/F
SARA K JENKINS
D.B. 17277, PAGE 1967
PIN# 1713-06-8502

N/F
MICHAEL SUMBS
VICTORIA SUMBS
D.B. 17468, PAGE 2593
B.M. 2017, PAGE 797
PIN# 1713-06-7403

N/F
NICHOLAS T BAILEYS
KRISTEN BURGHARDT BAILEYS
D.B. 17074, PAGE 304
PIN# 1713-06-8493



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED UTILITY PLACEMENT EASEMENT
	PROPOSED OUTDOOR AMENITY AREA
	PROPOSED ASPHALT PARKING

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PRELIMINARY PLANS
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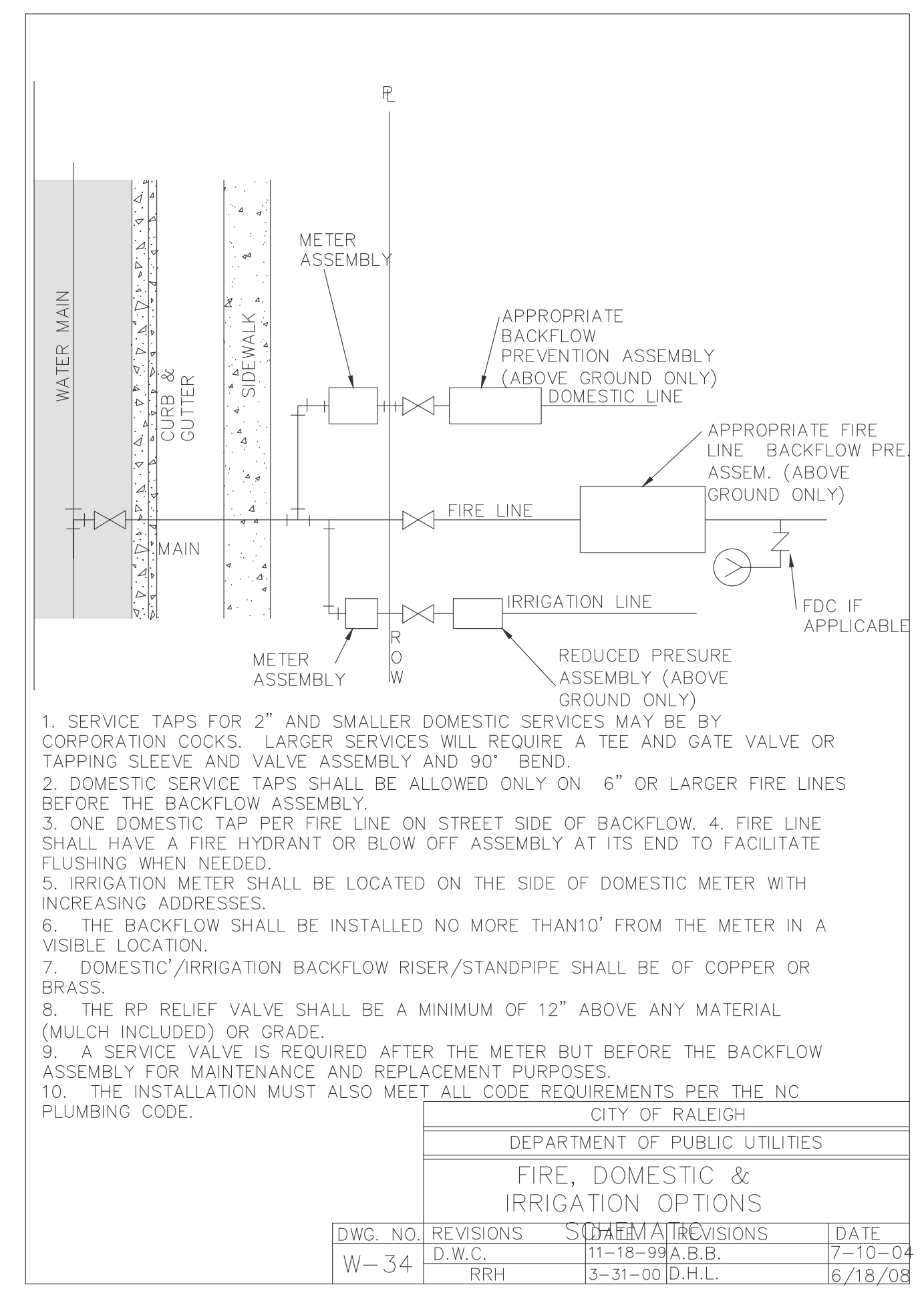
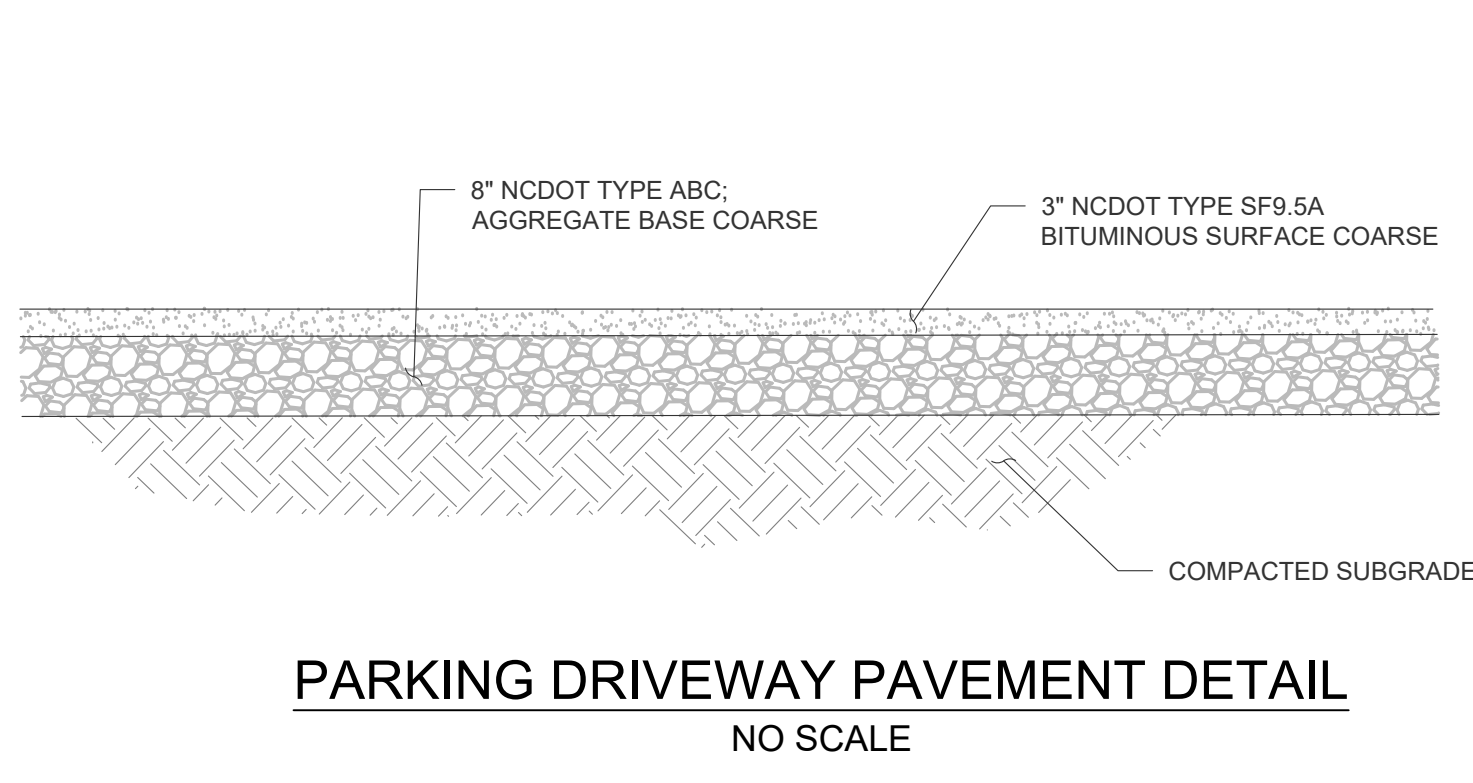
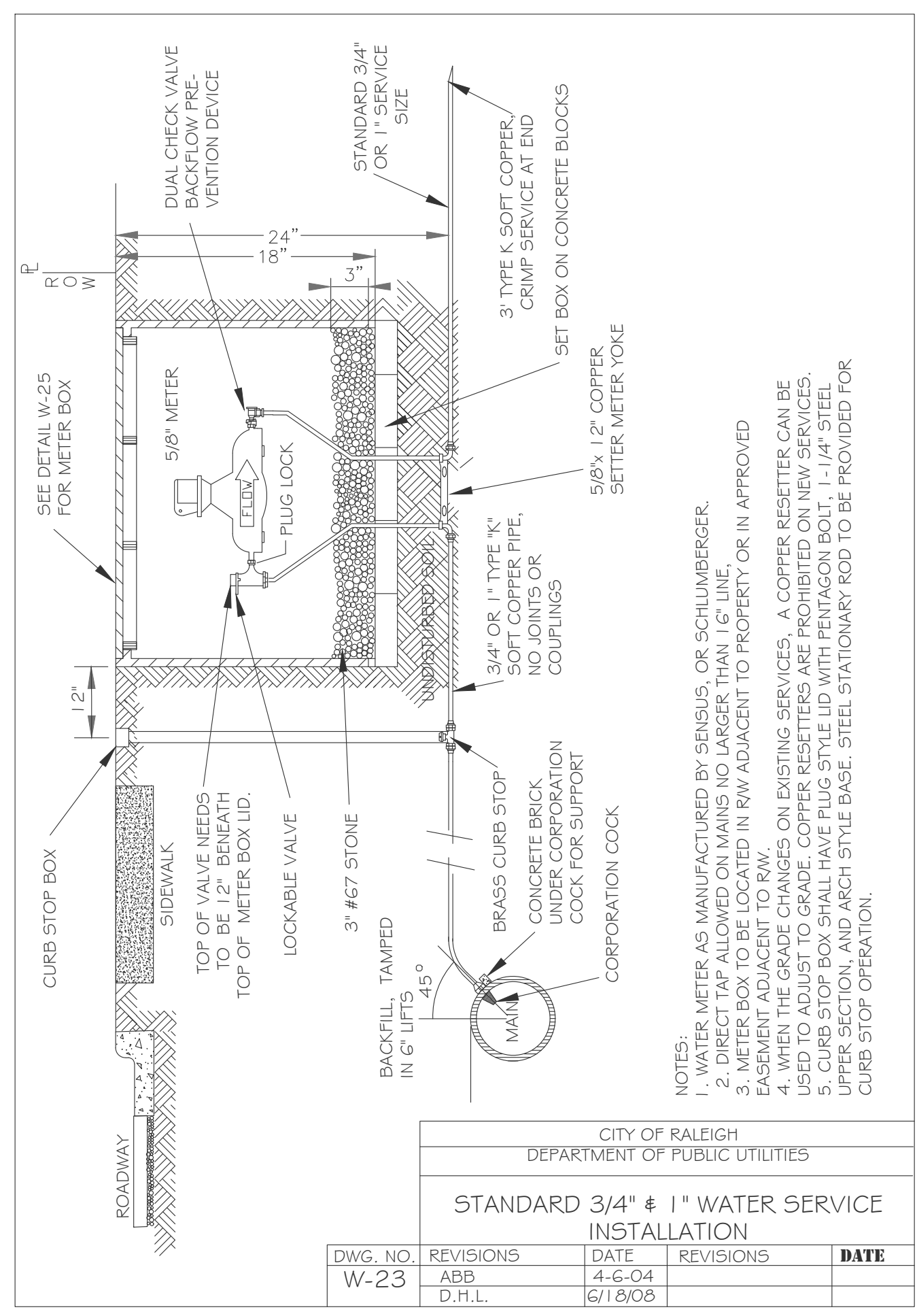
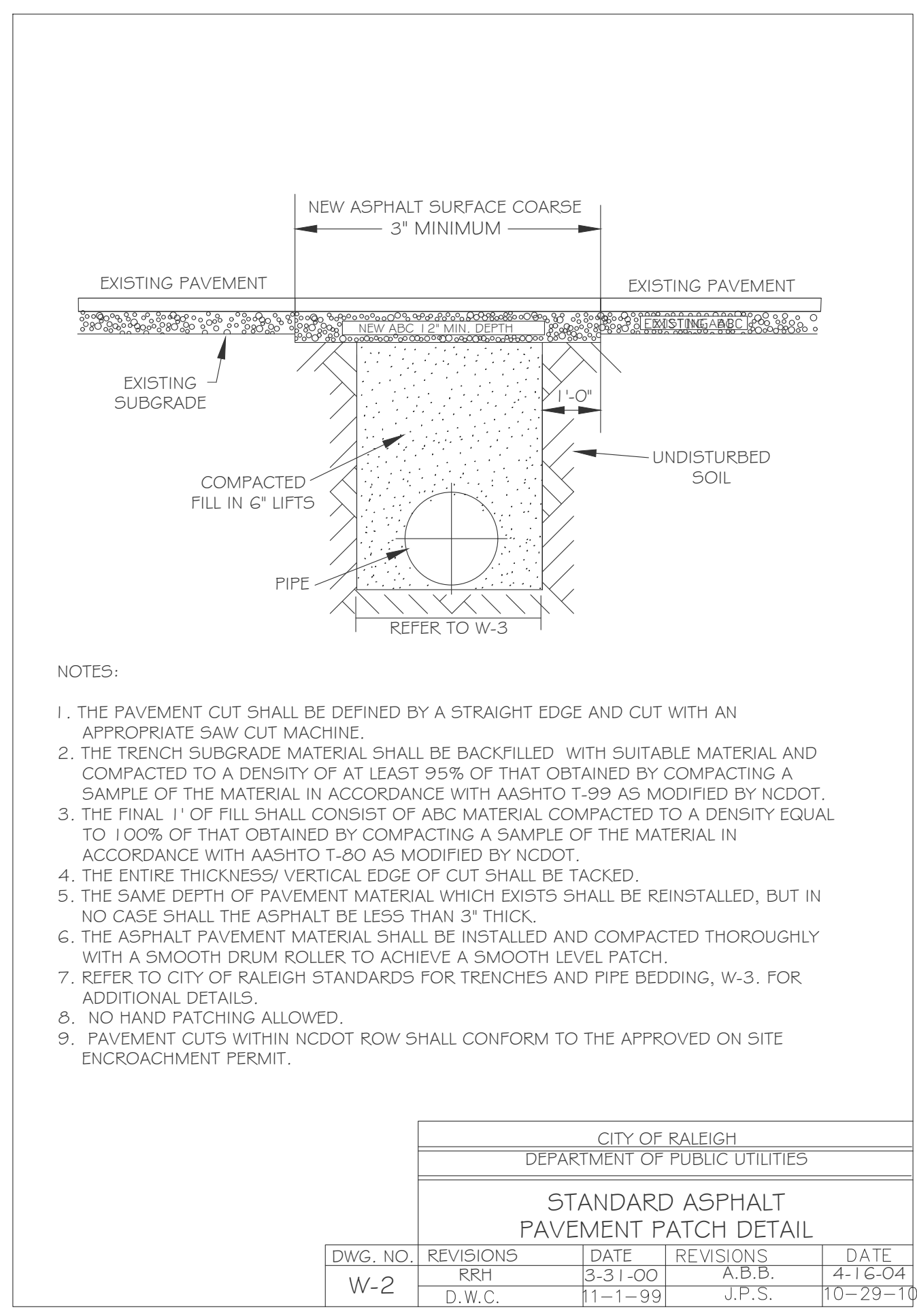
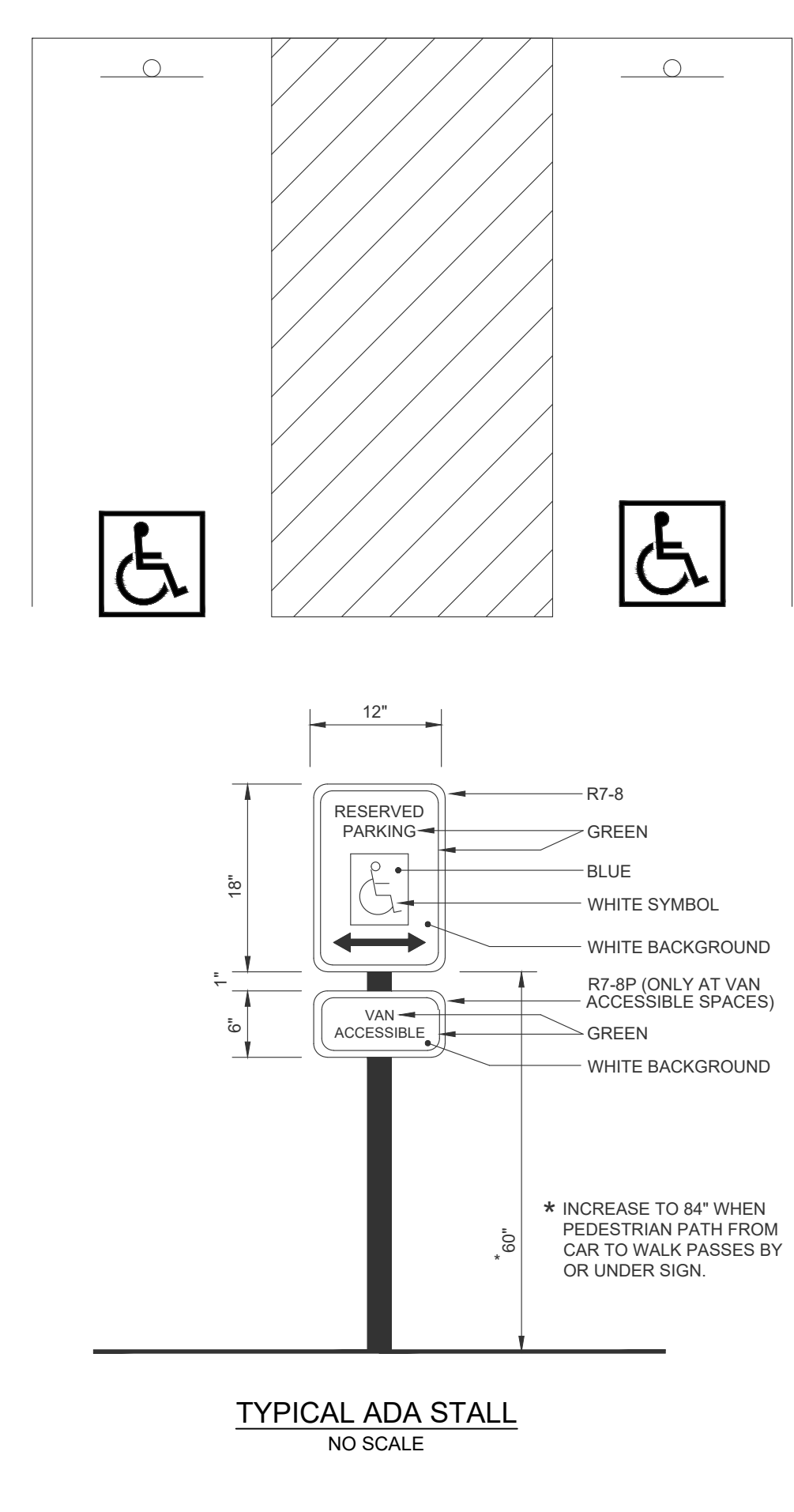
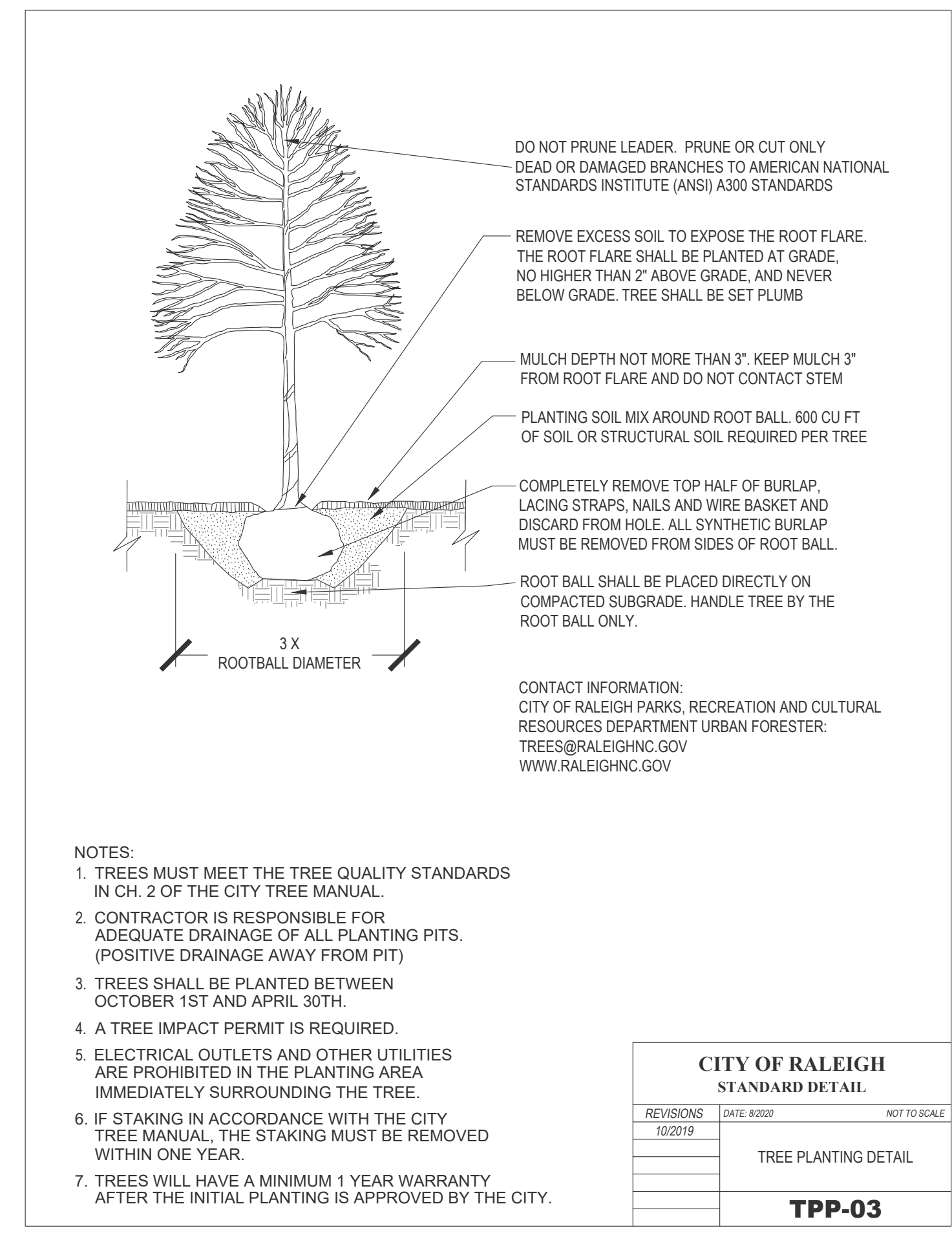
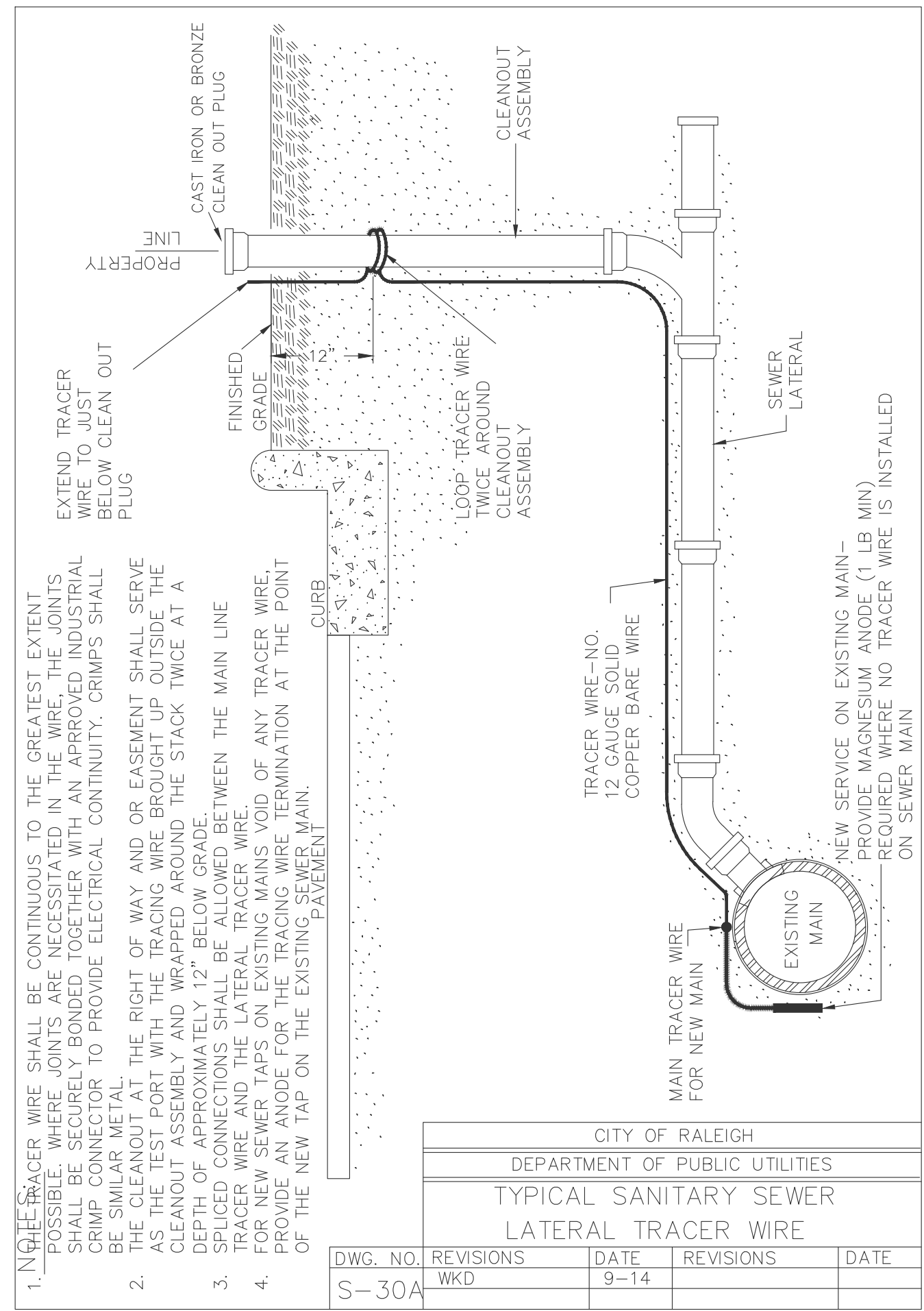
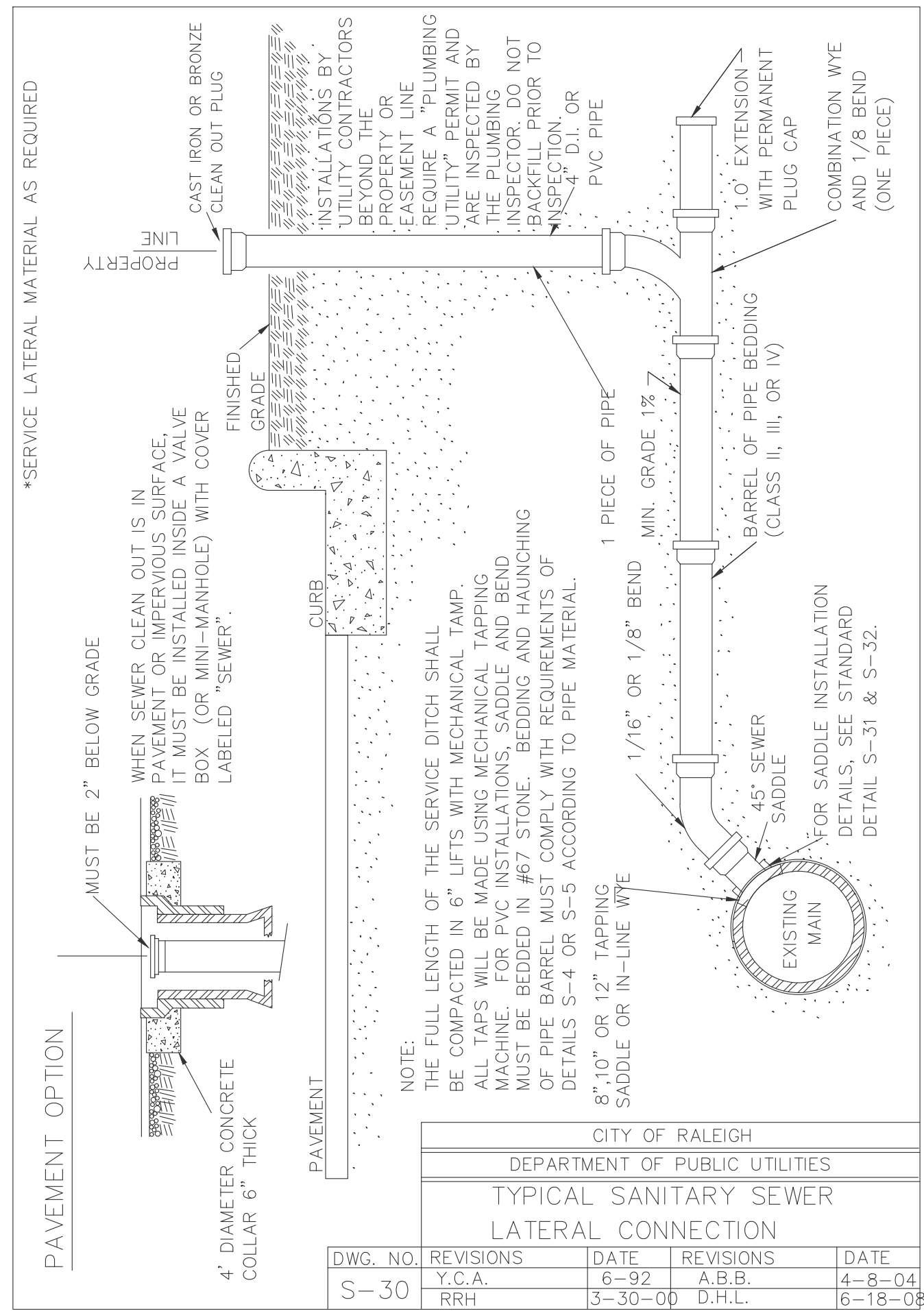
REV.	DESCRIPTION	DATE

- ADA NOTES**
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
 2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

- NOTES**
1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.

GRADING AND STORMDRAINAGE PLAN
E. LENOIR CONDOS
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23026
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/29/23
SCALE:	1" = 10'



CRUMPLER
Consulting Services, PLLC

2306 Ridge Road
Raleigh, North Carolina 27612
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F-1535

PRELIMINARY PLANS
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DATE	DESCRIPTION	REV.

DETAILS

E. LENOIR CONDOS
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23026
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/29/23
SCALE: 1" = 10'

D-1
6 of 6



GOODWORK
ARCHITECTS
1385 KINGSTON RIDGE RD
CARY, NC 27511
GOODWORK.DESIGN
(919) 357-0895



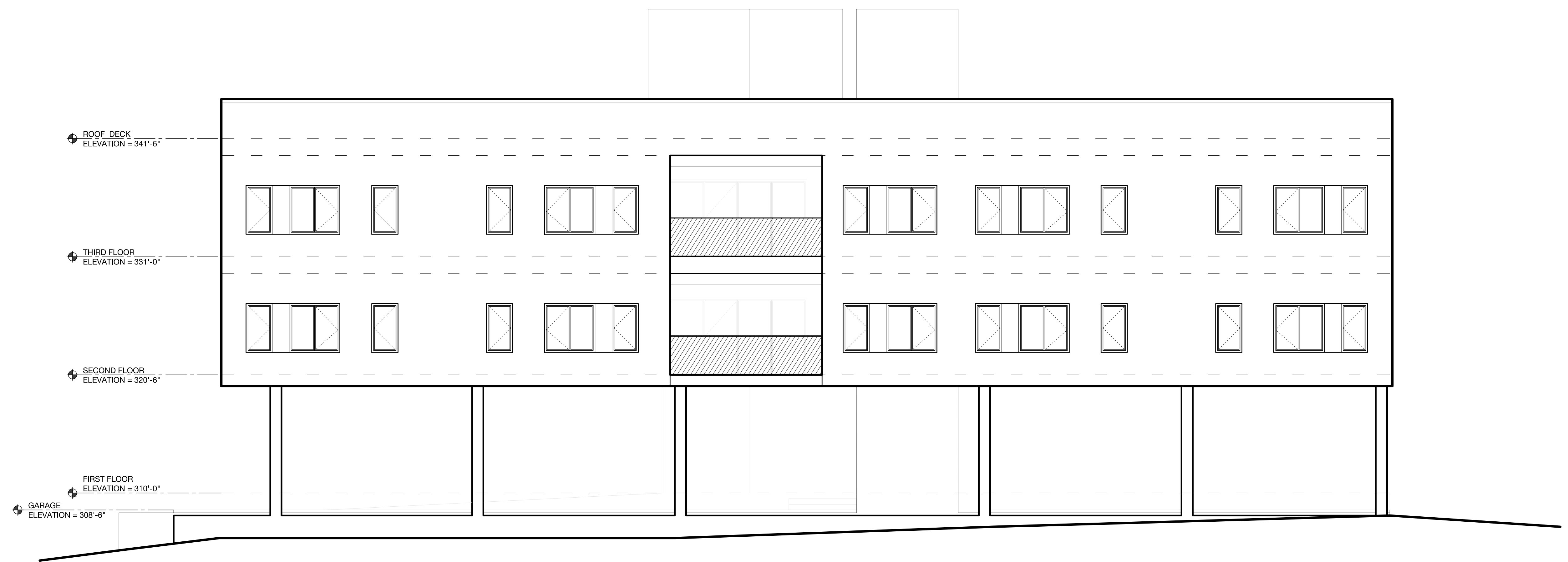
NEW CONSTRUCTION FOR
709 & 717 LENOIR STREET
RALEIGH, NC 27601

PROJECT NO. 23017
DATE: 12.04.2023
DRAWN BY: MAM/DMK
CHECKED BY: DMK

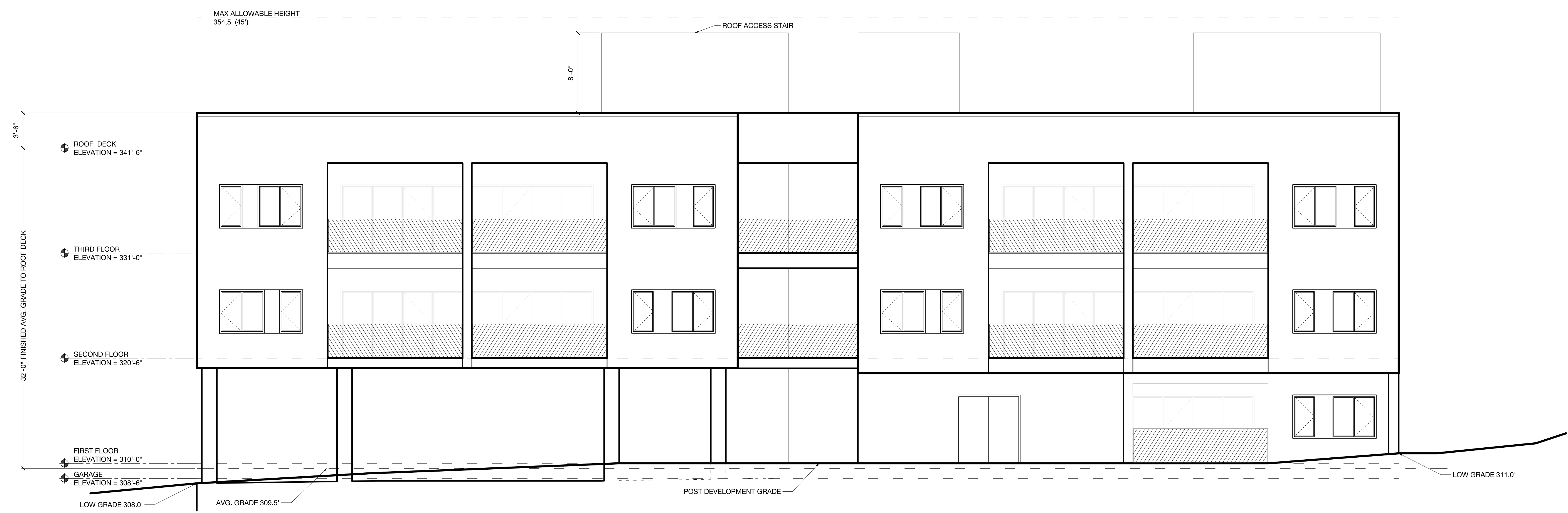
REVISIONS	
NO.	NAME

EXTERIOR ELEVATIONS

A4.01



02 WEST ELEVATION
SCALE = 3/16" = 1'-0"



01 SOUTH ELEVATION
SCALE = 3/16" = 1'-0"



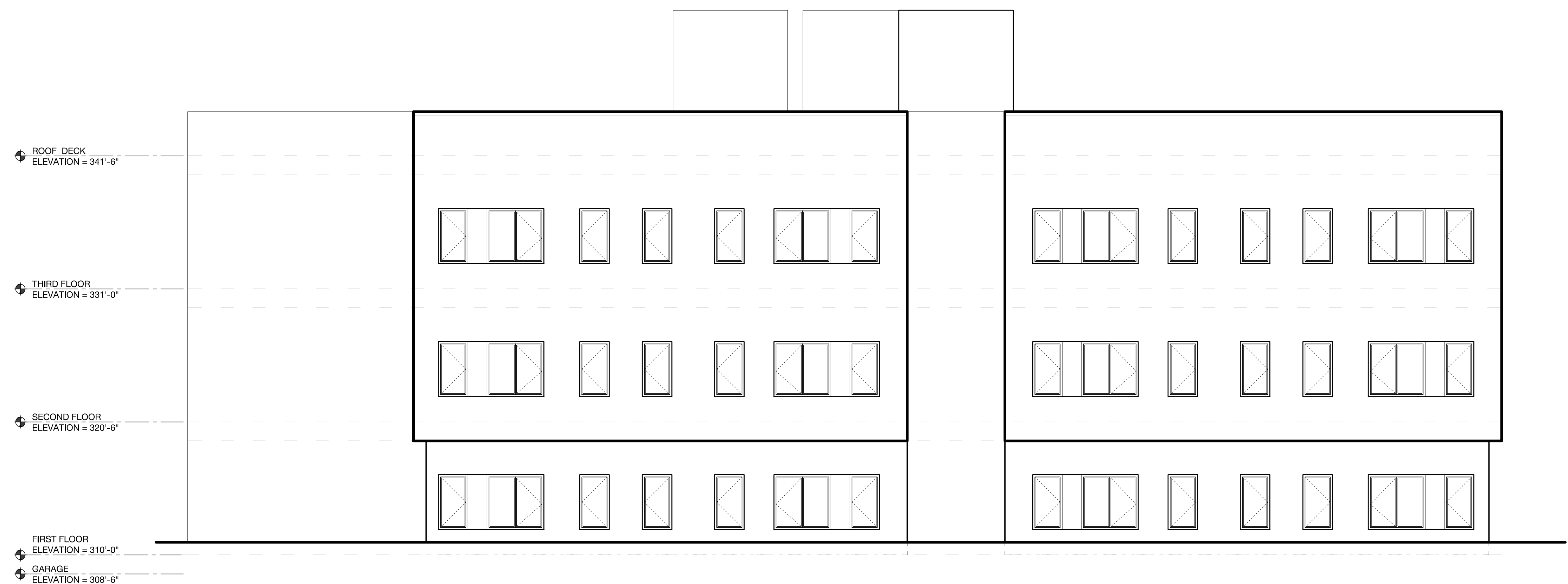
NEW CONSTRUCTION FOR
709 & 717 LENOIR STREET
 RALEIGH, NC 27601

PROJECT NO. 23017
 DATE: 12.04.2023
 DRAWN BY: MAM/DMK
 CHECKED BY: DMK

REVISIONS	
NO.	NAME

EXTERIOR ELEVATIONS

A4.02



02 EAST ELEVATION
 SCALE = 3/16" = 1'-0"



01 NORTH ELEVATION
 SCALE = 3/16" = 1'-0"