

Administrative Approval Action

Case File / Name: ASR-0065-2023
DSLCL - E LENOIR CONDOS

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

LOCATION: The subject site is located on the north side of E Lenoir Street between Alston St to the west and Montague Lane to the east; PIN numbers 1713067472 and 1713068443. This site is zoned R-10 and is located in a Frequent Transit Area as designated by the Comprehensive Plan.

REQUEST: The request is to construct a 3-story apartment building type with 21 units and an attached parking structure as a Frequent Transit Development Option on a 0.45-acre site. The Frequent Transit Development Option permits the construction of more than 12 dwelling units when 20% of the units over 12 meet affordable housing standards. Two affordable dwelling units will be required with this development.

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 April 12, 2024 by Grayson Homes LLC.

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

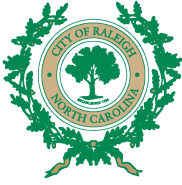
1. A Recombination map shall be recorded prior to Site Permit Review approval.
2. Any outdoor lighting shall meet the standards of UDO 7.4 Site Lighting. A photometric site plan and cut sheets may be necessary to ensure compliance.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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:



Administrative Approval Action

Case File / Name: ASR-0065-2023
DSLCL - E LENOIR CONDOS

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

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

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:

Urban Forestry

1. A public infrastructure surety for (7) street trees along E Lenoir St. shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes seven (7) street trees along E Lenoir St.

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

General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.

General Condition



Administrative Approval Action

Case File / Name: ASR-0065-2023
DSLCL - E LENOIR CONDOS

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

2. Development shall comply with UDO Section 2.7.1.G4 and any other relevant sections and requirements related to affordable housing as a Frequent Transit Development Option (FTDO) development. A number of units equal to at least twenty percent (20%) shall be affordable for households earning sixty percent (60%) of the Area Median Income or less for a period of no less than 30 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy. The property owner of development approved under this section shall provide an annual report to the City to demonstrate compliance with the requirements of this section. The report shall utilize a form prescribed by the City and shall be submitted in accordance with a schedule set by the City. Affordable units used to meet the requirements of this section shall be constructed concurrently with the project's market rate units.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 3, 2027

Obtain a valid building permit for the total area of the project, or a phase of the project.

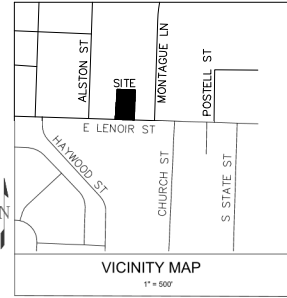
4-Year Completion Date:

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.

I hereby certify this administrative decision.

Signed: _____  _____ Date: 06/03/2024
Development Services Dir/Designee

Staff Coordinator:



ADMINISTRATIVE SITE REVIEW PLANS FOR E. LENOIR CONDOS 709 & 717 E. LENOIR STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-0065-2023

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

BUILDING UNIT QUANTITIES	
STANDARD UNITS	19
AFFORDABLE UNITS	2
TOTAL NUMBER OF UNITS	21



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) 996-2499, 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 reinstatement of any water or sewer facilities not inspected as 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.

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ADJUTING PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.3.0.5.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.iv.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.1.2 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 8.2.2.A-2 AS AMENDED BY 16-C-16.

NOTES

1. THE PROJECT SITE IS LOCATED WITHIN THE FREQUENT TRANSIT DEVELOPMENT OPTION WITH THE CITY OF RALEIGH AND WILL BE OPTING INTO THE DEVELOPMENT OPTION.
2. BOUNDARY TOPOGRAPHY AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
3. 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 8720171300K DATED JULY 19, 2022.
4. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
5. THIS DRAWING IS NOT FOR RECORDED.
6. 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.
7. 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.
8. SOLID WASTE CONTAINERS TO BE STORED IN THE TRASH/RECYCLING ROOM LOCATED WITHIN THE BUILDING. SERVICE VEHICLE WILL PARK ON E LENOIR STREET AND THE PRIVATE COLLECTION COMPANY WHEEL OUT TO THE SERVICE TRUCK.
9. 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 4.6.1

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
D-2	DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checked document when submitting.

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

Please review UDO Section 10.2.3 to determine the site plan fee. If assistance determining a Site Plan Fee is needed a Site Plan Fee Application may only be submitted online via the Unified Development Ordinance. (Note: There is a 30-day submission window.)

Site Plan Fee: Two-Tiered Plan Two-Tiered Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Subdivision case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Scoping/track plan case # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> College Court	<input type="checkbox"/> Board of Adjustment # _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Zoning Case # _____
<input type="checkbox"/> Open lot	<input type="checkbox"/> Design Alternate # _____
	<input type="checkbox"/> Frequent Transit Development Option

GENERAL INFORMATION

Development name: E. Lenoir Condos
 Create City area? Yes No
 Property address(es): 709 & 717 E. Lenoir Street
 Site # (s): 1713-08-043; 1713-06-2022
 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: Michael Progaard
 Company: Grayson Homes, LLC Title: Owner
 Address: 5711 Six Forks Road, Raleigh, NC 27609
 Phone #: 919-578-6222 Email: miba@graysonhomes.com
 Applicant Name (if different from owner): See who can apply in subsections.
 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

RE: E Lenoir Condos-SWS Confirmation (SWS Approval 3/1/2024)
 Staley, Marion - Marion.Staley@raleighnc.gov
 Marion Staley
 Code Compliance Supervisor
 City of Raleigh - Solid Waste Services
 Code Compliance Program
 620 Mission Lake Drive
 Raleigh, NC 27610
 919-998-0848 - Office
 919-518-0437 - Cell
 919-212-4290 - Fax



Mr. East Lenoir Condos - Will Serve Letter

Dear Grayson Homes and Mike Progaard,

This letter serves as confirmation that Reliable Sanitation & Recycling will provide trash and recycling services to E. Lenoir Condos for the new development at 709 & 717 E. Lenoir Street. Based on the plans for the property, we will provide 16-gallon trash containers and 65-gallon recycling containers that will each be picked up twice per week. In the event you discuss a more frequent pickup schedule, we will accommodate an increased frequency of servicing.

Reliable Sanitation has been providing waste and recycling collection services to residents and commercial properties since 1971 and currently services over 7,700 homes / properties in Wake County. Should you have any additional questions about our service offerings, please contact us at 919-458-0432. Thanks so much!

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-453(a)), applications for development approvals may be made by the developer, 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 to state law (N.C.G.S. 160D-453(a)) to make this application, as specified in the application. This undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to modification for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-453(d).

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-750(f)), if this permit application is denied on the first or second attempt, the applicant has the right to appeal the denial to the Board of Zoning Adjustment. The applicant has the right to appeal the denial to the Board of Zoning Adjustment. The applicant has the right to appeal the denial to the Board of Zoning Adjustment.

Signature: *Michael Progaard*
 Printed Name: Mike Progaard Date: 12/15/2023

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

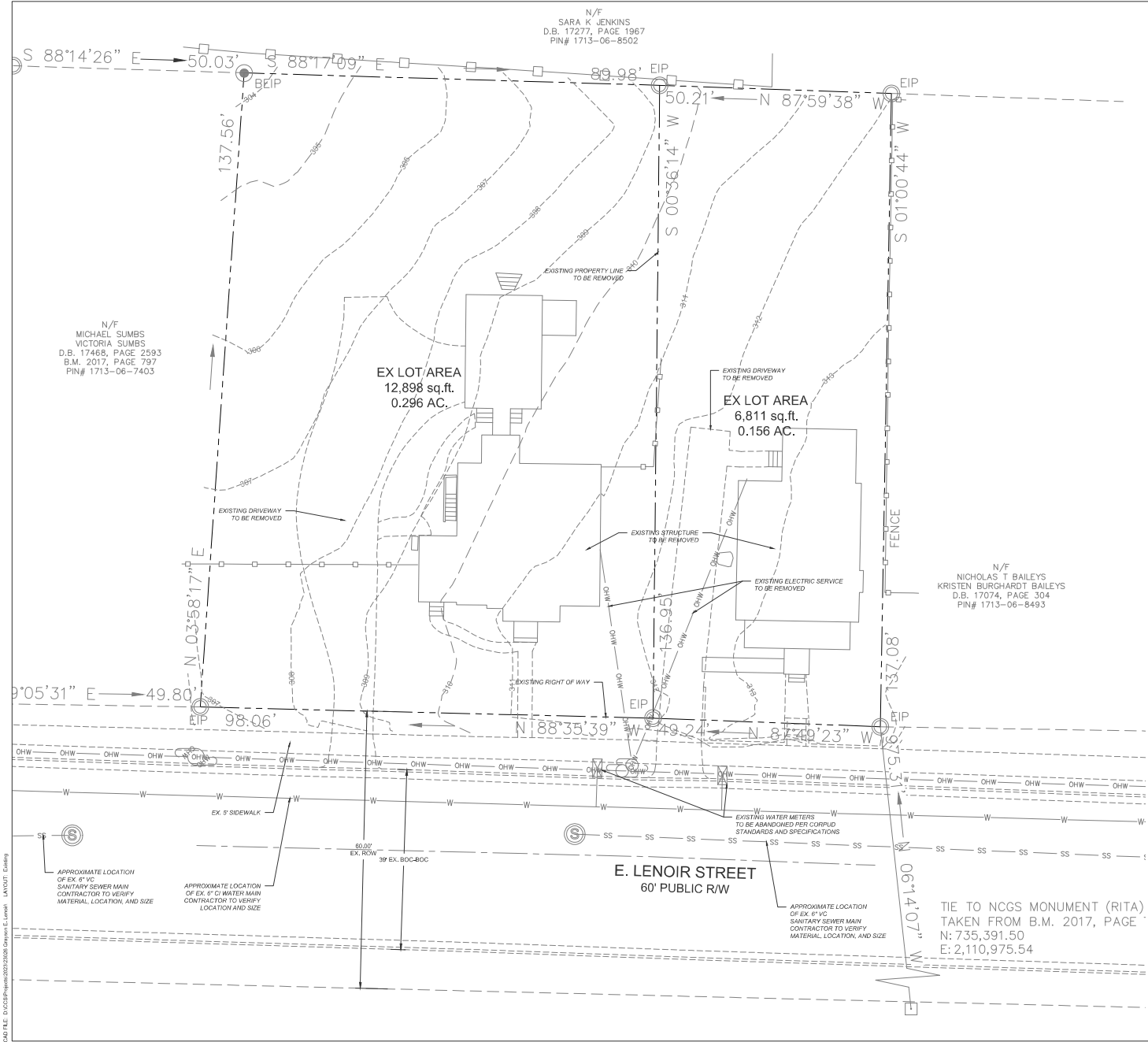


PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION
03/01/24 <td>CITY OF RALEIGH COMMENTS </td>	CITY OF RALEIGH COMMENTS
04/12/24 <td>CITY OF RALEIGH COMMENTS </td>	CITY OF RALEIGH COMMENTS

COVER
E. LENOIR CONDOS
ASR-0065-2023
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

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



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

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.

CRUMPLER
 Consulting Services, PLLC
 2308 Ridge Road
 Raleigh, NC 27612
 P: 919-435-1704
 F: 919-435-1583

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

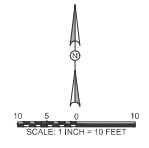
REV.	DATE	DESCRIPTION
1	03/01/24	CITY OF RALEIGH COMMENTS
2	04/12/24	CITY OF RALEIGH COMMENTS

EXISTING CONDITIONS PLAN
E. LENOIR CONDOS
 ASR-0065-2023
 700 & 717 E. LENOIR STREET
 RALEIGH, NORTH CAROLINA

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

C-2
 2 of 7

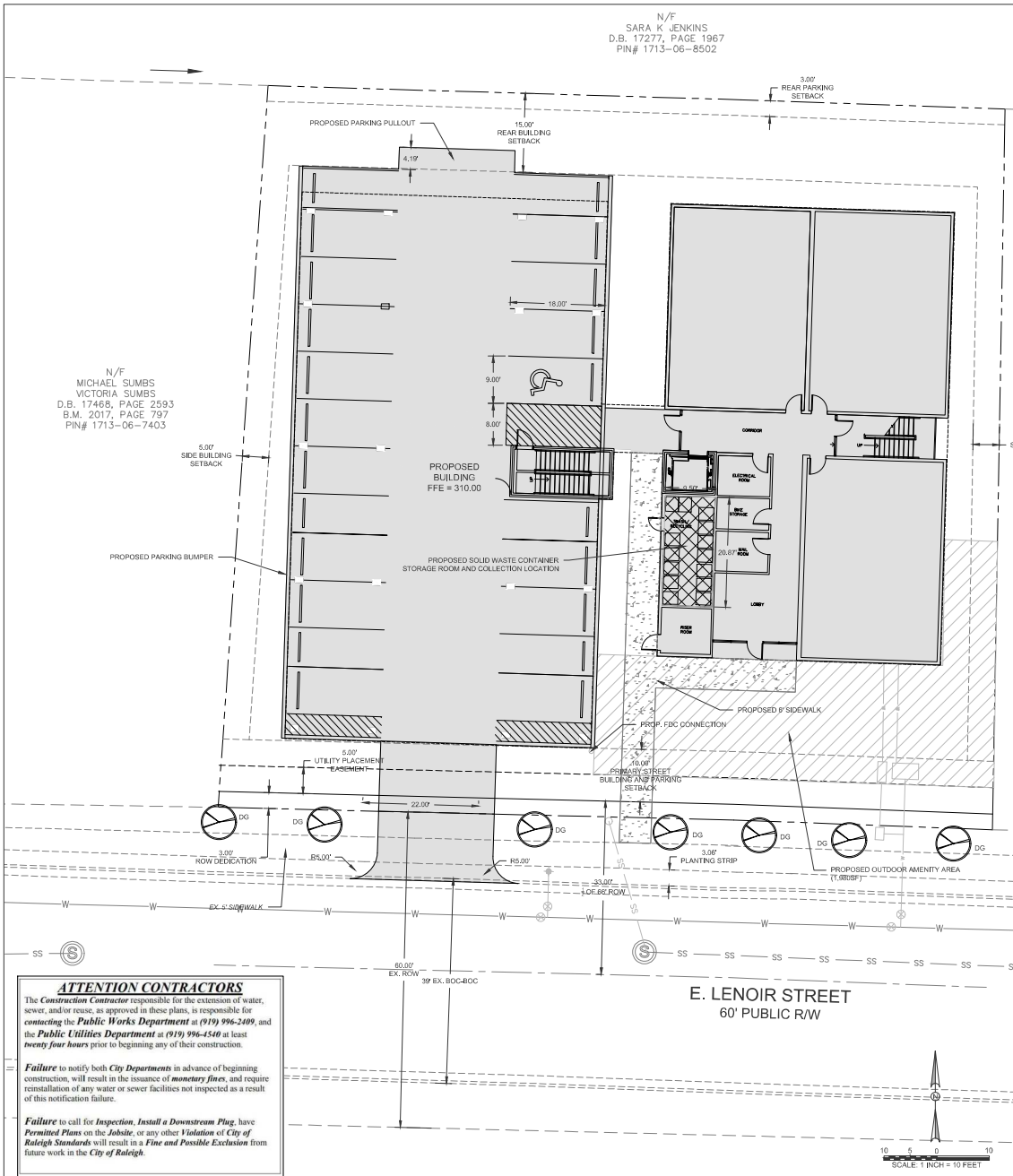
- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 320171300K DATED JULY 19, 2022.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.



DWG FILE: D:\CADD\Plan\23020623\020623\020623.dwg LAYOUT: 04.dwg

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



LANDSCAPING NOTES

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-33.
2. STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
3. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
4. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
5. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
6. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR ORIGINAL SOIL ANALYSIS.
7. 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.
8. 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 SUBSIDIZED COMPOSTED LEAVES.
9. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
10. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
11. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
12. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
13. COMPLETELY REMOVE TOP HALF OF BURLAP LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
14. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
15. LANDSCAPING SHOWN MEETS REQUIREMENTS.
16. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
17. 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

1. THE PROJECT SITE IS LOCATED WITHIN THE FREQUENT TRANSIT DEVELOPMENT OPTION WITH THE CITY OF RALEIGH AND WILL BE OPTING INTO THE DEVELOPMENT OPTION.
 2. BOUNDARY TOPOGRAPHY AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
 3. 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 370317100K DATED JULY 19, 2022.
 4. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 5. THIS DRAWING IS NOT FOR RECORDATION.
 6. SOLID WASTE CONTAINERS TO BE STORED IN THE TRASH/RECYCLING ROOM LOCATED WITHIN THE BUILDING. SERVICE VEHICLE WILL PARK ON E. LENOIR STREET AND THE PRIVATE COLLECTION COMPANY WHEEL OUT TO THE SERVICE TRUCK.
- 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 SECTION 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 8.2.2.A.1.b.i.k.
- 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 9.2.3.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 STREETS/STRAPEE) REQUIREMENT 1 TREE PER 20LF=17LF/20LF=7 TREES PROVIDED: 7 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
		UNDERSTORY TREES						
DG	7	CORNUS FLORIDA	"SINGLE STEM" FLOWERING DOGWOOD	6'	1.5"	B&B		

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 EASEMENT
- PROPOSED ASPHALT PARKING
- PROPOSED OUTDOOR AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: E. LENOIR CONDOS
SITE ADDRESS: 708 & 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: 0.10 ACRES (4425SF)
TOTAL NET SITE ACREAGE: 0.44 ACRES (19,267SF)
REQUIRED NET SITE AREA (MIN.): 800 SF (MIN.)
PROPOSED NET SITE AREA (MIN.): 19,267/2 UNITS = 917 SF/UNIT

REQUIRED PRINCIPAL BUILDING HEIGHT - 45/3 STORES (MAX.) (UDO 2.7.1 FREQUENT TRANSIT OPTION)
REQUIRED LOT WIDTH: 45' (MIN.)
PROPOSED LOT WIDTH: 147'
REQUIRED LOT DEPTH: 60' (MIN.)
PROPOSED LOT DEPTH: 137'
MAXIMUM IMPERVIOUS SURFACE AREA (85%): 12,523SF
EXISTING IMPERVIOUS SURFACE AREA: 5,348SF
PROPOSED IMPERVIOUS SURFACE AREA LOT 1: 1,927 SF (MIN.)
PROPOSED OUTDOOR AMENITY AREA LOT 1: 1,989 SF
REQUIRED OUTDOOR AMENITY AREA LOT 1: 1,989 SF
REQUIRED PRIMARY STREET - 10'
REQUIRED SIDE LOT LINE - 9'
REQUIRED REAR LOT LINE - 15'

PARKING SETBACKS (UDO 2.7.1 FREQUENT TRANSIT OPTION):
REQUIRED PRIMARY STREET - 10'
REQUIRED SIDE LOT LINE - 9'
REQUIRED REAR LOT LINE - 3'

EXISTING PARKING: NA
REQUIRED PARKING: 2-28 SPACES PER UNIT MAX = 47 SPACES MAX
PROPOSED PARKING: 22 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 1 BEDROOM = 24 BEDROOMS = 3 SPACE
PROPOSED LONG TERM BICYCLE PARKING: 4 PARKING SPACES PROVIDED INTERNAL TO BUILDING

BLOCK PERIMETER REQUIRED (MAX.): 2,000LF
BLOCK PERIMETER PROVIDED: 2,026LF
*EXEMPT BASED ON UDO SECTION 8.2.2.A.1.b.iv FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER: GRAYSON HOMES
CONTACT: MIKE POUPARD
5711 SR. FORKS RD. SUITE 103
RALEIGH, NC 27609
(919) 574-0222

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, NC 27612
Ph: 919-413-1704
F: 919-413-1533



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION
03/01/24	CITY OF RALEIGH COMMENTS
04/12/24	CITY OF RALEIGH COMMENTS

SITE AND LANDSCAPING PLAN
E. LENOIR CONDOS
ASR-0065-2023
708 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

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

DWG FILE: D:\CADD\Plan\2023\23026\23026.dwg; User: C. Jensen; LAYOUT: 3/8a

ATTENTION CONTRACTORS
The Construction Contractor responsible for the extension of water, sewer, and/or gas, 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.

N/F
SARA K JENKINS
D.B. 17277, PAGE 1967
PIN# 1713-06-6502

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) 996-4550** 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 **remediation** 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**.

PUBLIC UTILITIES FLOW REQUIREMENTS

REQUIREMENT: 75 GALLONS PER BEDROOM

REQUESTED:
2 BEDROOM UNITS = 150 GALLONS PER DAY
2 BEDROOM UNITS = 150 GALLONS PER DAY
TOTAL BEDROOMS = 40 BEDROOMS
75 GALLONS PER 40 BEDROOMS = 3,000 GALLONS PER DAY

LEGEND

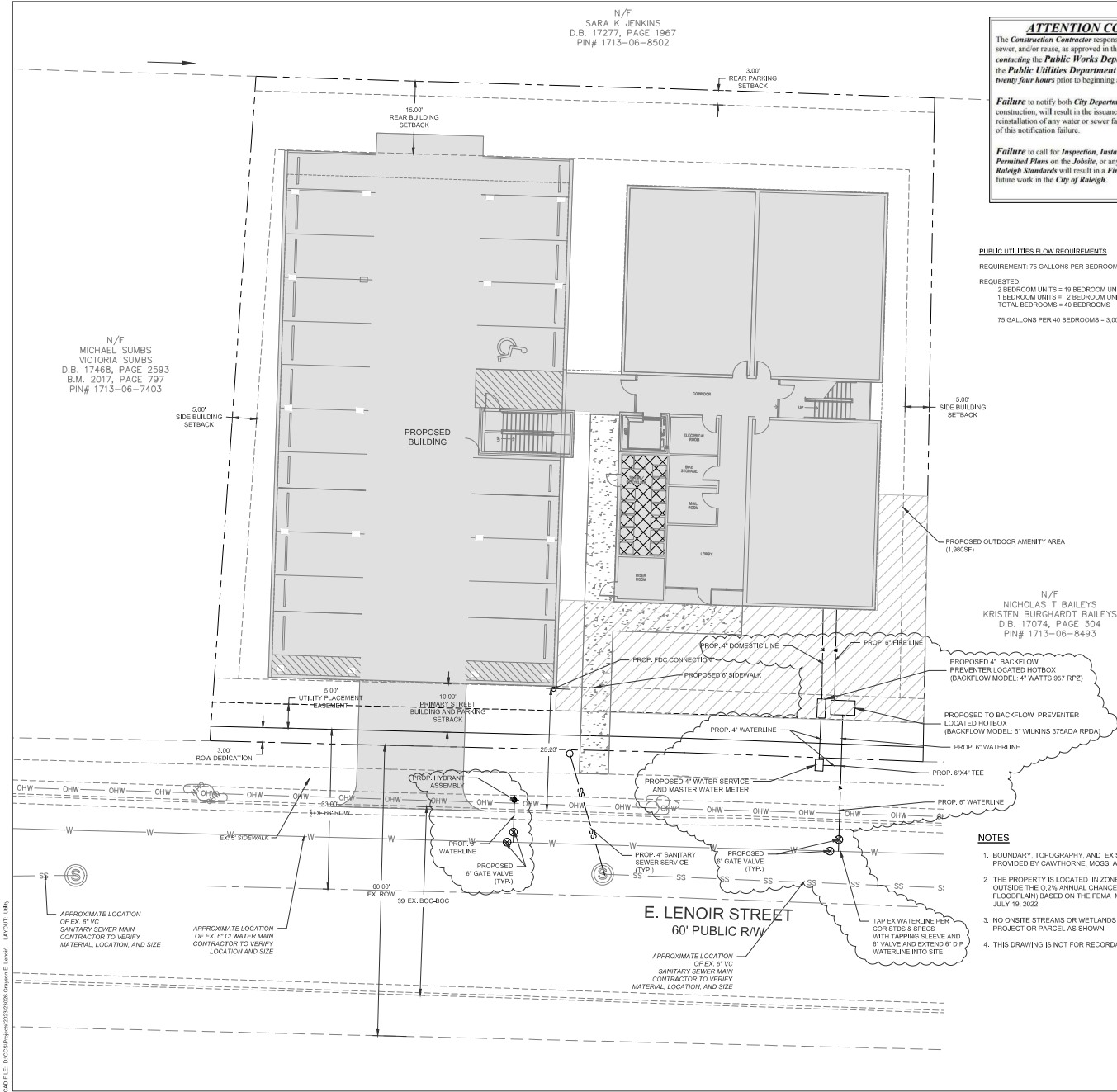
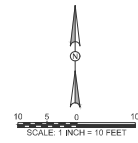
- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SANITARY 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 UTILITIES 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) 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.
 - B) 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 DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) 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 DP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
 - F) 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 AND 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 TRAVELING 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 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 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 MAN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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 @ 1/2% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINE FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSF. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 12' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NC DOWM USAGE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NC DOT 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 FDS PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD PROVIDED AS LISTED IN APPENDIX A 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) 996-4516 OR CROSS-CONNECT@RALEIGH.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSEED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSEED 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 CANTHURNE, MOSS, AND PANCIERA ON 08-23-2023.
- 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 372017300K 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.



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

**E. LENOIR STREET
60' PUBLIC RW**

CRUMPLER
Consulting Services, PLLC

2200 Ridge Road
Raleigh, NC 27612
Ph: 919-435-1704
F: 919-435-1533

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	03/01/24	CITY OF RALEIGH COMMENTS
2	04/12/24	CITY OF RALEIGH COMMENTS

UTILITY PLAN
E. LENOIR CONDOS
ASR-0066-2023
700 & 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# 1713-06-6502

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
- 100 EXISTING CONTOUR MAJOR
- 100 EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED UTILITY PLACEMENT EASEMENT
- ▨ PROPOSED OUTDOOR AMENITY AREA
- ▨ PROPOSED ASPHALT PARKING

ATTENTION CONTRACTORS

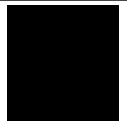
The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours** prior to beginning 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**.

CRUMPLER
Consulting Services, PLLC

2208 Ridge Road
Raleigh, NC 27607
Ph. 919-435-1704
Fax 919-435-1704



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	03/01/24	CITY OF RALEIGH COMMENTS
2	04/12/24	CITY OF RALEIGH COMMENTS

GRADING AND STORMDRAINAGE PLAN
E. LENOIR CONDOS
ASR-0066-2023
700 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

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

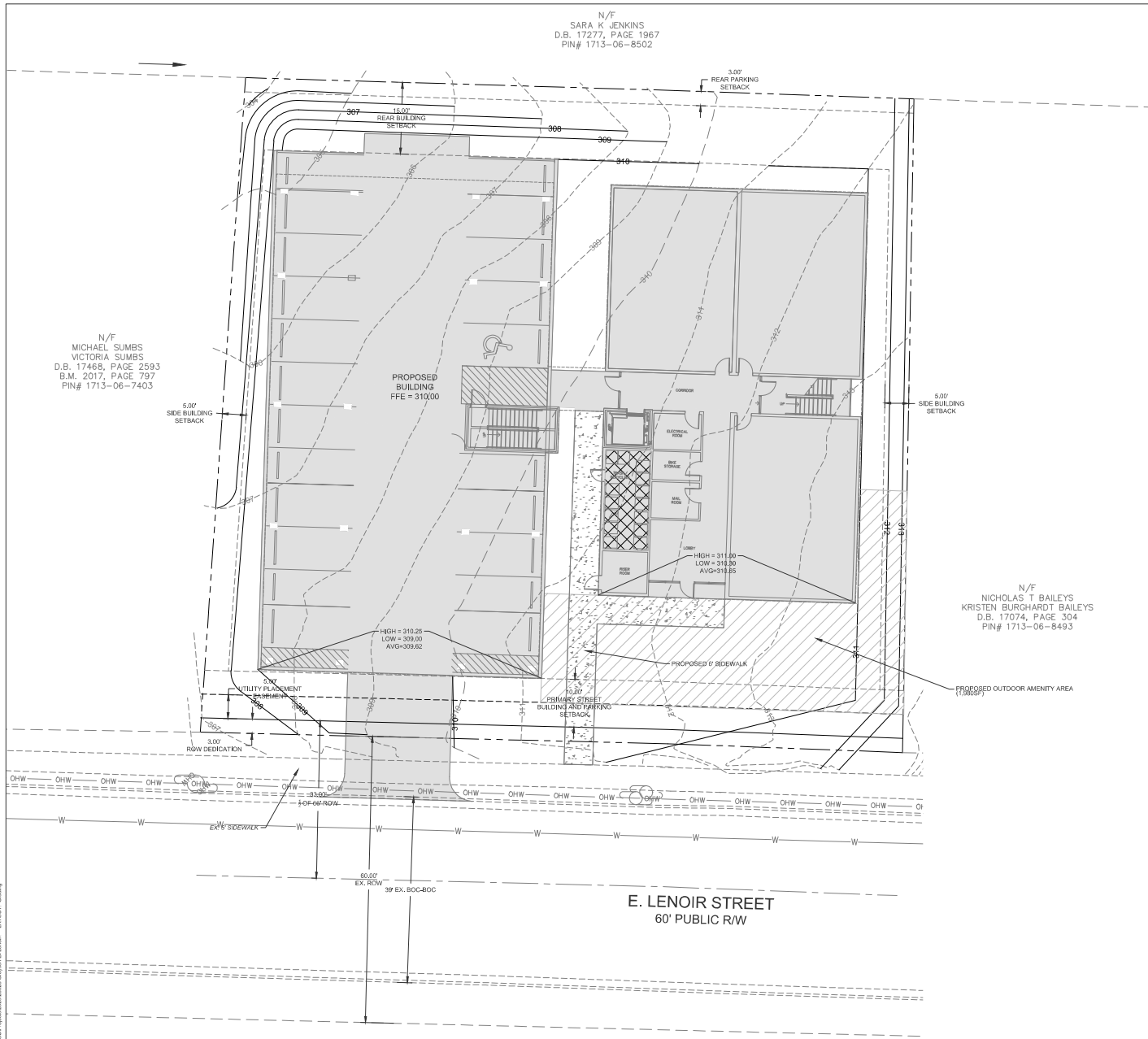
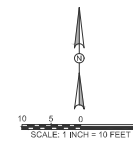
C-5
5 of 7

ADA NOTES

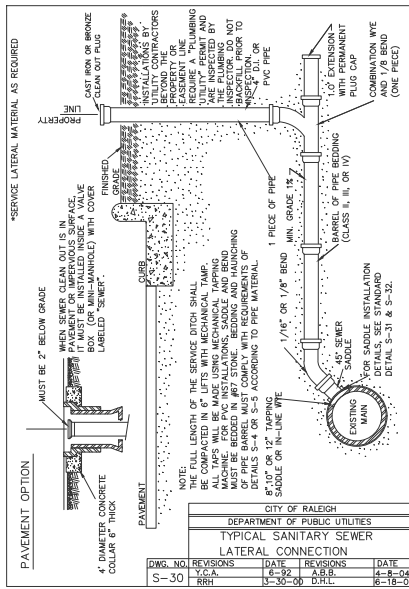
- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012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

NOTES

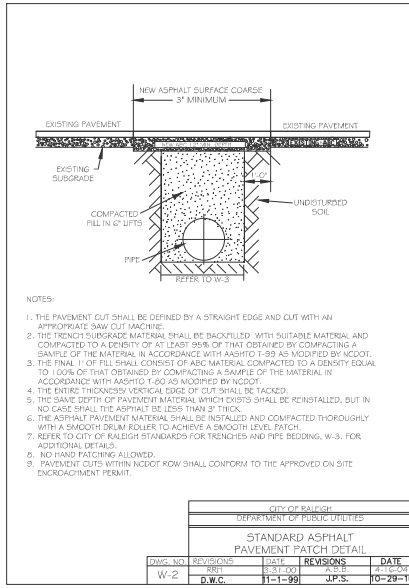
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.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



DWG FILE: D:\CADD\Projects\2023\23026\Drawings\C-5.dwg LAYOUT: C-5.dwg

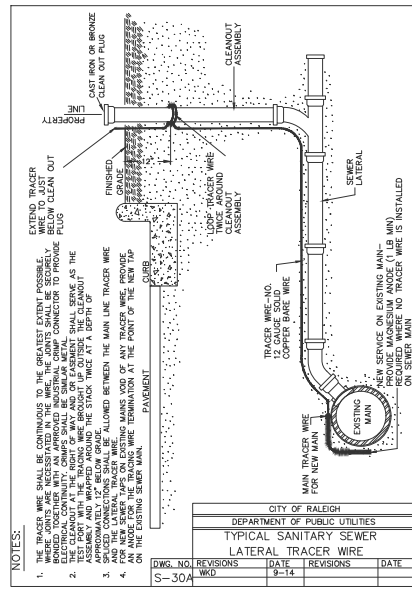


CITY OF RALEIGH			CITY OF RALEIGH		
DEPARTMENT OF PUBLIC UTILITIES			DEPARTMENT OF PUBLIC UTILITIES		
TYPICAL SANITARY SEWER			TYPICAL SANITARY SEWER		
LATERAL CONNECTION			LATERAL CONNECTION		
DWG. NO.	REVISIONS	DATE	DESIGNER	REVISIONS	DATE
S-30	1	4-19-99	RRH	2	4-18-04
		11-1-99			8-18-09



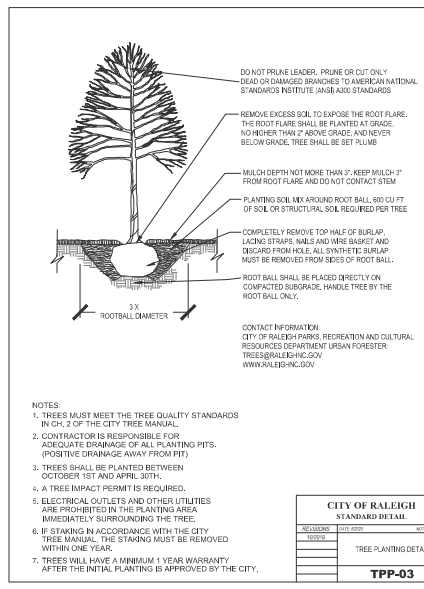
- NOTES:
- THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
 - THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCOT.
 - THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCOT.
 - THE ENTIRE TRENCH'S VERTICAL EDGE OF CUT SHALL BE TACKED.
 - THE SAME DEPTH OF PAVEMENT MATERIAL WHICH DEPTH SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
 - THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
 - REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
 - NO HAND PATCHING ALLOWED.
 - PAVEMENT CUTS WITHIN NCOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH			CITY OF RALEIGH		
DEPARTMENT OF PUBLIC UTILITIES			DEPARTMENT OF PUBLIC UTILITIES		
STANDARD ASPHALT			STANDARD ASPHALT		
PAVEMENT PATCH DETAIL			PAVEMENT PATCH DETAIL		
DWG. NO.	REVISIONS	DATE	DESIGNER	REVISIONS	DATE
W-2	RRH	3-31-00	J.P.S.	1	4-17-04
		11-1-99			10-29-10



CITY OF RALEIGH			CITY OF RALEIGH		
DEPARTMENT OF PUBLIC UTILITIES			DEPARTMENT OF PUBLIC UTILITIES		
TYPICAL SANITARY SEWER			TYPICAL SANITARY SEWER		
LATERAL TRACER WIRE			LATERAL TRACER WIRE		
DWG. NO.	REVISIONS	DATE	DESIGNER	REVISIONS	DATE
S-30A	WRB	9-14			

- NOTES:
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLY. BRONZE WIRE SHALL BE USED FOR ALL NEW SERVICE. BRASS WIRE SHALL BE USED TOGATHER WITH AN APPROVED INDUSTRIAL GRIP CONNECTOR TO PROVIDE FULF CLEANS OUT.
 - THE CLEARANCE AT THE RIGHT OF WAY AND ON EASEMENT SHALL BE AS THE ASSEMBLY AND WAPPED AROUND THE STICK TAKE AT A DEPTH OF 24\"/>
 - SEVERED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE FOR NEW SEWER WAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE, PROVIDE FOR THE NEW TRACER WIRE TERMINATION AT THE POINT OF THE NEW TIP ON THE EXISTING SEWER MAIN.
 - NEW SERVICE ON EXISTING MAIN-PROVIDE MAXIMUM ANGLE (1/8\"/>

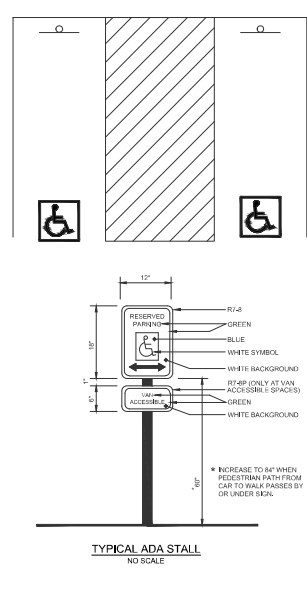


- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

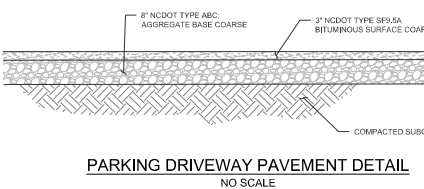
CITY OF RALEIGH			CITY OF RALEIGH		
STANDARD DETAIL			STANDARD DETAIL		
REV.	DATE	BY	REV.	DATE	BY

TREE PLANTING DETAIL

TTP-03



TYPICAL ADA STALL
NO SCALE



PARKING DRIVEWAY PAVEMENT DETAIL
NO SCALE

CRUMPLER
Consulting Services, PLLC

2300 Ridge Road
Raleigh, NC 27612
Phone: 919.435.1704
Fax: 919.435.1704

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/01/24
2	CITY OF RALEIGH COMMENTS	04/12/24

DETAILS

E. LENOIR CONDOS

ASR-0065-2023

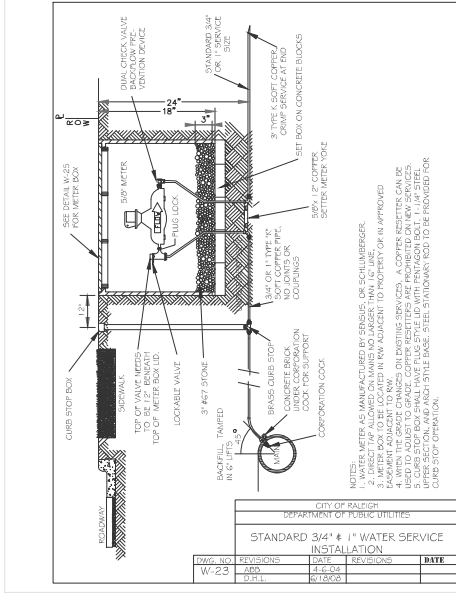
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

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

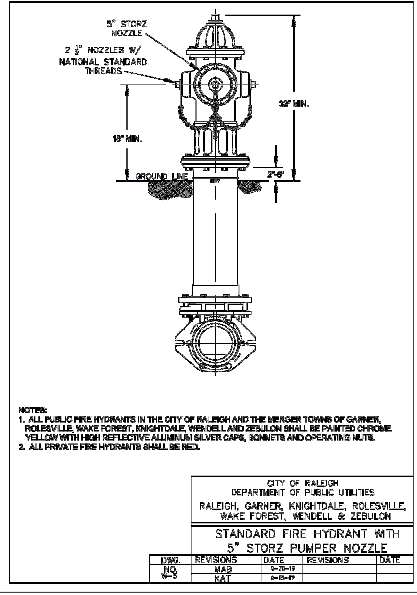
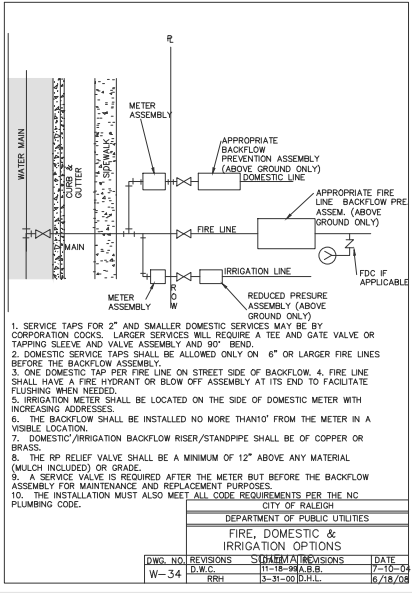
D-1

6 of 7

CAD FILE: D:\CCP\Plan\2023\23026.Dwg Project: C. Lewis JANU07 Detail: 2



- NOTES:
1. SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCKS. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING BLEND AND VALVE ASSEMBLY AND 90° BEND.
 2. DOMESTIC SERVICE TAPS SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
 3. ONE DOMESTIC TAP PER FIRE LINE ON STREET SIDE OF BACKFLOW. 4. FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
 5. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
 6. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 10' FROM THE METER IN A VISIBLE LOCATION.
 7. DOMESTIC /IRRIGATION BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
 8. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
 9. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
 10. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

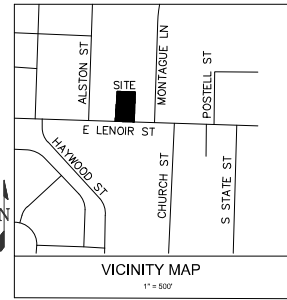


- NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE TOWNS OF GARDNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM GALVANNEZ COATING AND OPERATIVE WHITE.
 2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.



REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/01/24
2	CITY OF RALEIGH COMMENTS	04/12/24

PROJECT NO.: 23026
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/20/23
SCALE: 1" = 10"



ADMINISTRATIVE SITE REVIEW PLANS FOR E. LENOIR CONDOS 709 & 717 E. LENOIR STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-0065-2023

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

BUILDING UNIT QUANTITIES	
STANDARD UNITS	19
AFFORDABLE UNITS	2
TOTAL NUMBER OF UNITS	21

ATTENTION CONTRACTORS
The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for obtaining the necessary permits from the Public Works Department at (919) 996-2469, 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 reinstatement 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.

- SITE EXEMPTION NOTES:**
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS ACCESS AS ALL ADJACENT PROPERTIES ARE DETACHED HOUSES PER UDO SECTION 8.3.5.0.5.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.IV.
 - THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.1.2 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 8.2.2.A.2-2 AS AMENDED BY 10-2-16.

- NOTES**
1. THE PROJECT SITE IS LOCATED WITHIN THE FREQUENT TRANSIT DEVELOPMENT OPTION WITH THE CITY OF RALEIGH AND WILL BE OPTING INTO THE DEVELOPMENT OPTION.
 2. BOUNDARY TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY CAWTHORNE, MOSS, AND PANCIERA ON 06-23-2023.
 3. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLANS) BASED ON THE FEMA MAP NUMBER 8720171300K DATED JULY 19, 2022.
 4. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 5. THIS DRAWING IS NOT FOR RECORDATION.
 6. 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.
 7. 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-GALON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINERS STORED IN THE GARAGE.
 8. SOLID WASTE CONTAINERS TO BE STORED IN THE TRASH/RECYCLING ROOM LOCATED WITHIN THE BUILDING. SERVICE VEHICLE WILL PARK ON E LENOIR STREET AND THE PRIVATE COLLECTION COMPANY WHEEL OUT TO THE SERVICE TRUCK.
 9. 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 4.5.1

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
D-2	DETAILS

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



CALL 48 HOURS BEFORE YOU DIG

Administrative Site Review Application

City of Raleigh

Project Name: **E. Lenoir Condos**

Site Address: **709 & 717 E. Lenoir Street**

Developer: **Grayson Homes, LLC**

Project Type: **Residential - Single-Family**

Site Information: **709 & 717 E. Lenoir Street**

City of Raleigh File: **ASR-0065-2023**

Project Description: **Construction of 21 residential units (19 standard and 2 affordable) on a 0.2-acre lot.**

Site Plan: **See attached site plan.**

Site History: **See attached site history.**

General Information: **See attached general information.**

Site Plan: **See attached site plan.**

Site History: **See attached site history.**

General Information: **See attached general information.**

Site Plan: **See attached site plan.**

Site History: **See attached site history.**

General Information: **See attached general information.**

RE: E. Lenoir Condos - SWS Construction (SWS Approval 8/2/2024)

State: **North Carolina**

City: **Raleigh**

Project: **E. Lenoir Condos**

Address: **709 & 717 E. Lenoir Street**

City of Raleigh File: **ASR-0065-2023**

Project Description: **Construction of 21 residential units (19 standard and 2 affordable) on a 0.2-acre lot.**

CRUMPLER
Consulting Services, PLLC

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

APPLICANT'S CERTIFICATE

I, the undersigned, certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am the owner or authorized representative of the applicant.

Signature: **[Signature]**

Title: **Owner**

CRUMPLER
Consulting Services, PLLC

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

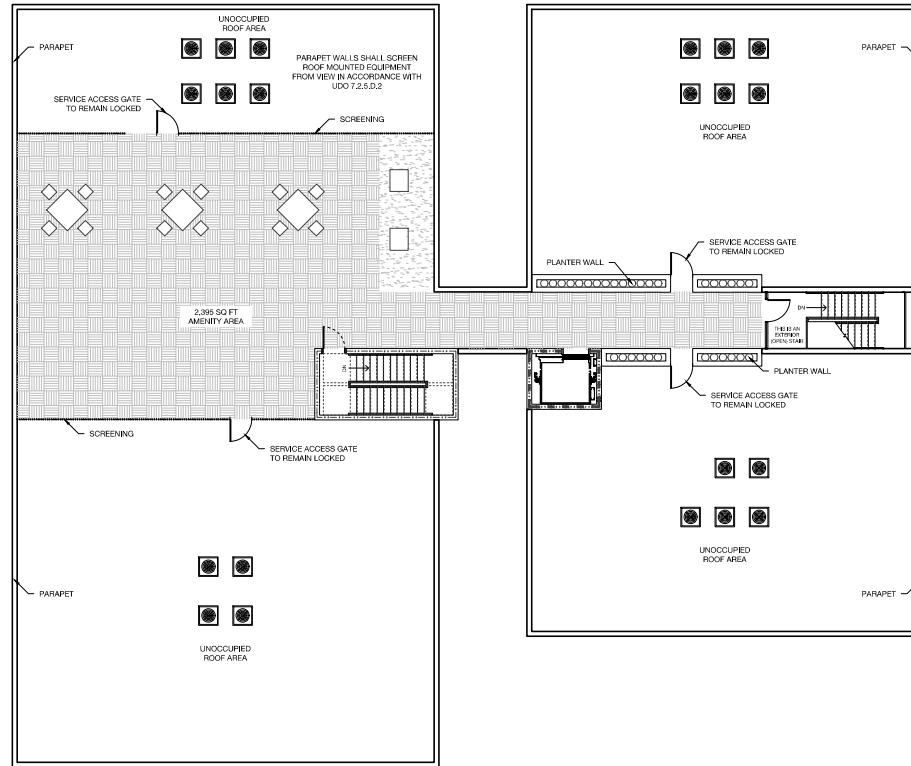


PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/01/24
2	CITY OF RALEIGH COMMENTS	04/12/24

COVER
E. LENOIR CONDOS
ASR-0065-2023
709 & 717 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

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



01 ROOF DECK PLAN
SCALE = 1/8" = 1'-0"



1305 KINGSTON EDGE RD
CARY, NC 27511
GOODWORK DESIGN
(919) 30-4894



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

PROJECT NO.	23017
DATE	02.27.2024
DRAWN BY:	DMK
CHECKED BY:	DMK

REVISIONS	
NO.	NAME
-	-
+	+
-	-
-	-
+	+

ROOF DECK PLAN

A1.04



1303 KINOSTON RIDGE RD
 CARY, NC 27511
 GODWORK DESIGN
 (919) 207-0899



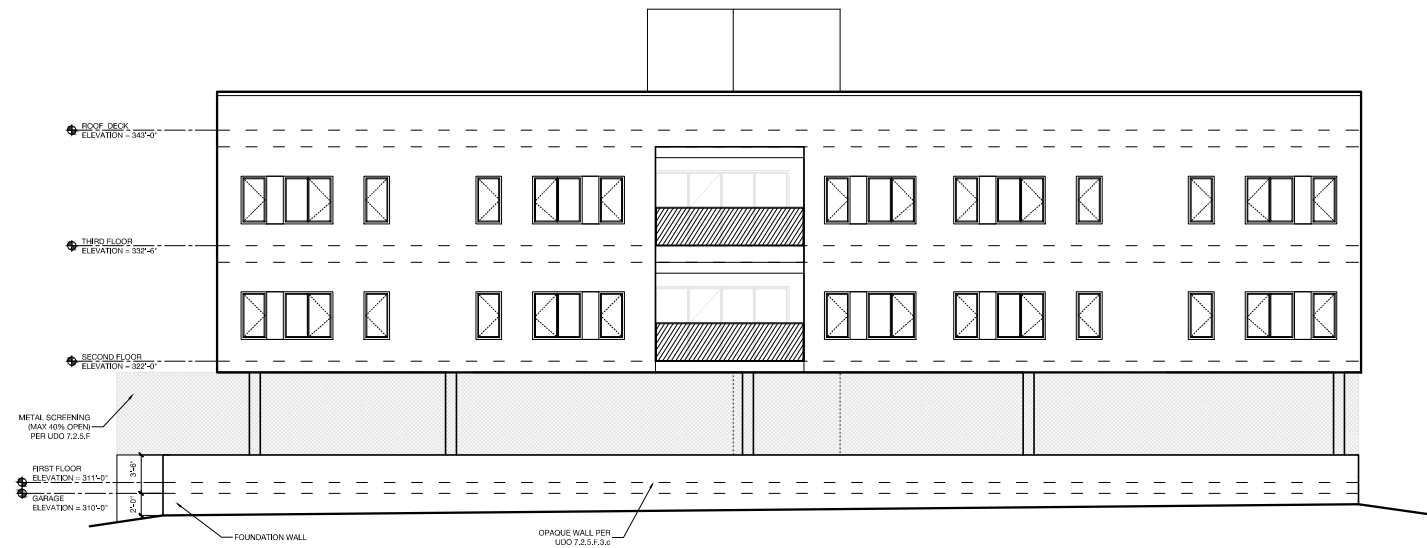
NEW CONSTRUCTION FOR
709 & 717 LENOIR STREET
 RALEIGH, NC 27601

PROJECT NO. 23017
 DATE: 02.27.2024
 DRAWN BY: DMK
 CHECKED BY: DMK

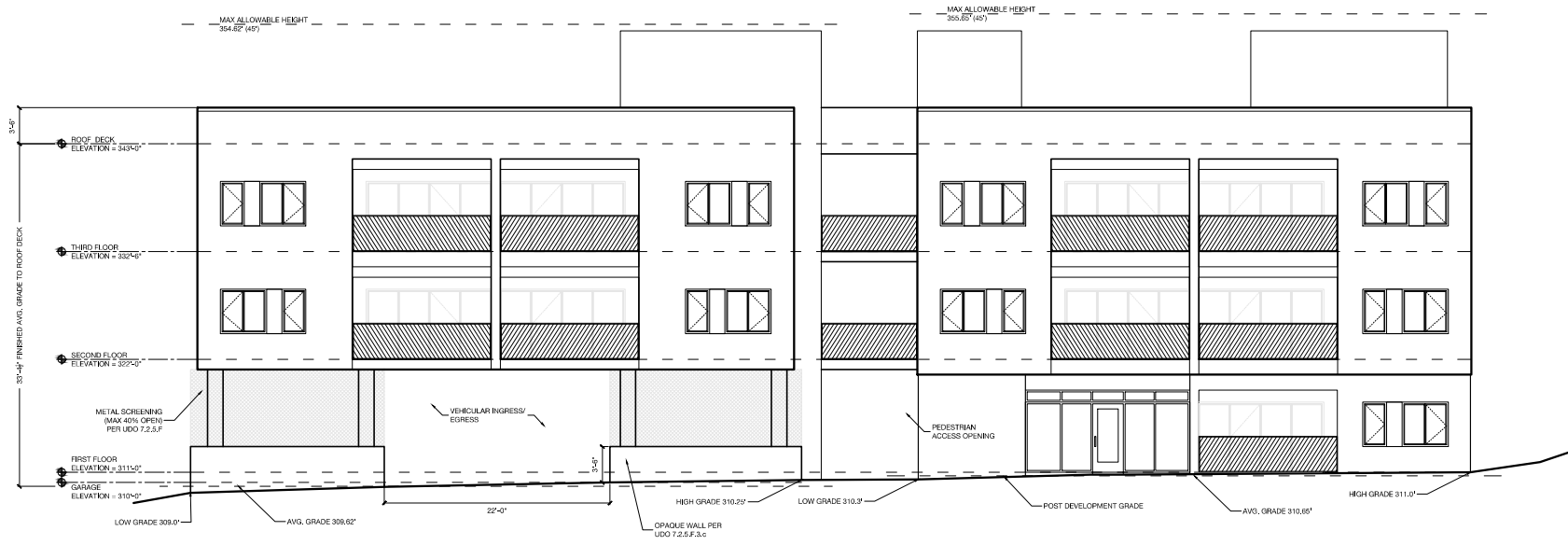
REVISIONS	
NO.	NAME

EXTERIOR ELEVATIONS

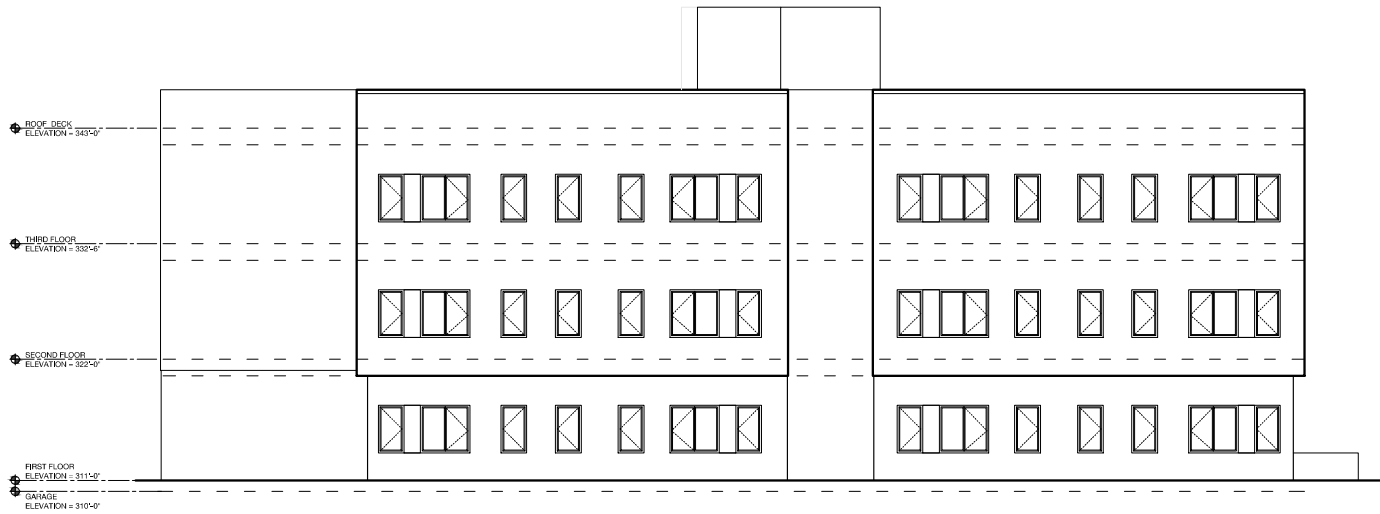
A4.01



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



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



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



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



ARCHITECTS
1303 KNESTON RIDGE RD
CARY, NC 27511
GOODWORK DESIGN
(919) 207-0899



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

PROJECT NO.	23017
DATE	02.27.2024
DRAWN BY:	DMK
CHECKED BY:	DMK

REVISIONS	
NO.	NAME

EXTERIOR ELEVATIONS

A4.02