

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

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

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative 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 change of use. 			
Current Property Owner/Developer Contact Name: _____			
NOTE: please attach purchase agreement when submitting this form.			
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 (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):
	Existing gross floor area to be demolished:
Gross site acreage:	New gross floor area:
# of parking spaces required:	Total sf gross (to remain and new):
# of parking spaces proposed:	Proposed # of buildings:
Overlay District (if applicable):	Proposed # of stories for each:
Existing use (UDO 6.1.4):	
Proposed use (UDO 6.1.4):	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Is this a flood hazard area? Yes No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes No	Wetlands Yes No

RESIDENTIAL DEVELOPMENTS


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

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date:
Printed Name: _____	

ASR-XXXX-2021, TIER THREE

ADMINISTRATIVE SITE REVIEW

BUDLEIGH EAST APARTMENTS

OBERLIN ROAD, RALEIGH NC

1ST SUBMITTAL - SEPTEMBER 29TH, 2021

VICINITY MAP

1"=500'



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR(S) SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARV, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- PROPOSED ALLEYS WILL NOT HAVE CURB AND GUTTER AND WILL HAVE INVERTED CROWN SECTIONS. ALLEY INTERSECTIONS WITH PUBLIC ROADS WILL BE DRIVEWAY-TYPE INTERSECTIONS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 24' 0" MINIMUM.
- TRASH AND CARDBOARD DUMPSTERS) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR(S) TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- WHEELCHAIR ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR(S) SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR(S) SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA TYPE 13).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFE 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFE, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic

GENERAL INFORMATION

Development name: Budleigh East Apartments
Inside City limits? Yes ☒ No ☐
Property address(es): 2600 Oberlin Rd & 2634 Oberlin Rd
Site P.I.N.(s): 1705-20-2354 & 1705-20-3062
Please describe the scope of work. Include any additions, expansions, and change of use.
Proposed multi-family development and associated site improvements

Current Property Owner/Developer Contact Name: Brandon Watson
NOTE: please attach purchase agreement when submitting this form.
Company: Oberlin Fairview Apartments, LLC Title: Development Manager
Address: 3700 Glenwood Avenue, Suite 430, Raleigh, NC 27612
Phone #: (919) 861-1463 Email: brandon.watson@wrbc.com
Applicant Name: Ryan Fisher
Company: WithersRavenel Address: 137 S. Wilmington St. Suite 200, Raleigh, NC 27601
Phone #: (919) 469-3340 Email: rfisher@withersravenel.com

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REVISION 02.19.21

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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): RX-5-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 3.16	Existing gross floor area to be demolished: 0
# of parking spaces required: 223	New gross floor area: 345,589
# of parking spaces proposed: 265	Total sf gross (to remain and new): 345,589
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4):	Proposed # of stories for each: 5
Proposed use (UDO 6.1.4): Multi-Unit Living	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.32 Square Feet:	Proposed Impervious Surface: Acres: 2.61 Square Feet:
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils:	
Flood study: FEMA Map Panel #: 3720170000J & 3720170400J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 171	Total # of hotel units:
# of bedroom units: 1br 88 2br 63 3br 20 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Ryan Fisher, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Ryan Fisher Date: 9/29/2021
Printed Name: Ryan Fisher

Page 2 of 2

REVISION 02.19.21

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SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS AND DEMO PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	IMPERVIOUS AREA MAP
C4.1	STORMWATER PLAN
C5.0	UTILITY PLAN
C5.1	FIRE ACCESS PLAN
L-1	PLANTING PLAN
L-2	PLANTING PLAN
A1.0	FLOOR PLAN - 1ST FLOOR
A1.1	FLOOR PLAN - 2ND FLOOR
A1.2	FLOOR PLAN - 3RD & 4TH FLOOR
A1.3	FLOOR PLAN - 5TH FLOOR & ROOF PLAN
A1.4	PARKING PLANS 1ST FLOOR - 3RD FLOOR PLANS
A1.5	PARKING PLANS 4TH & 5TH FLOOR PLANS
A1.6	OVERALL BUILDING EXTERIOR ELEVATIONS
A2.0	OVERALL BUILDING EXTERIOR ELEVATIONS
A2.1	OVERALL BUILDING EXTERIOR ELEVATIONS
A2.5	TRANSPARENCY CALCULATIONS
A2.6	TRANSPARENCY CALCULATIONS

SITE DATA

SITE ADDRESS: OBERLIN ROAD, RALEIGH, NC
PINS: 1705-20-2354 AND 1705-20-3062
DEED BOOK AND PAGE: DB 012146 PG 01834
ZONING DISTRICT: RX-5-CU
ZONING CONDITIONS: YES, SEE THIS SHEET
OVERLAY DISTRICT(S): N/A
GROSS SITE ACREAGE: 3.16 AC
NET ACREAGE: 3.16 AC
EXISTING USE: VACANT
PROPOSED USE: MULTIFAMILY

BUILDING INFORMATION: PROPOSED BUILDINGS: 1
TOTAL DWELLING UNITS: 169
GROSS BLDG SF: 345,589 SF

PARKING: REQUIRED: 223
PROVIDED: 4 SURFACE + 261 GARAGE = 265 TOTAL

BICYCLE PARKING: REQUIRED - LONG-TERM: NO REQUIREMENT
REQUIRED - SHORT-TERM: 9
PROVIDED - SHORT-TERM: 9

ZONING CONDITIONS

ORDINANCE NO.		
2-56-20 - 2600, 2634 OBERLIN ROAD (PORTIONS OF EACH PARCEL), LOCATED ON THE EAST SIDE OF THE ROAD, APPROXIMATELY 300 FEET NORTH OF FAIRVIEW ROAD, CONSISTING OF PORTIONS OF WAKE COUNTY PINS 1705-20-3062 AND 1705-20-2354, APPROXIMATELY 4.78 ACRES REZONED TO RESIDENTIAL MIXED USE-FIVE STORIES-CONDITIONAL USE (RX-5-CU).		
Conditions dated: October 29, 2020		
Condition	Response	
1	THE FOLLOWING PRINCIPAL USES AS SET FORTH IN UDO SECTION 6.1.4, ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: OUTDOOR RECREATION; SCHOOL, PUBLIC OR PRIVATE (K-12); OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS).	THE PROPOSED DEVELOPMENT DOES NOT INCLUDE ANY OF THE PROHIBITED PRINCIPAL USES LISTED.
2	THE MAXIMUM BUILDING HEIGHT WITHIN 40 FEET OF THE OBERLIN ROAD RIGHT-OF-WAY SHALL BE LIMITED TO THREE (3) STORIES, EXCEPT FOUR (4) STORIES SHALL BE PERMITTED WITHIN THAT PORTION OF THE PROPERTY LOCATED WITHIN 40 FEET OF OBERLIN ROAD AND 150 FEET OF THE NORTHERN BOUNDARY OF THE ZONING DISTRICT LINE.	THE PROPOSED BUILDING HEIGHT WITHIN 40' OF THE RIGHT-OF-WAY OF OBERLIN ROAD AND 150' OF THE NORTHERN BOUNDARY OF THE ZONING DISTRICT LINE HAS BEEN LIMITED TO 3 STORIES. THE REST OF THE SITE HAS A MAXIMUM PROPOSED HEIGHT OF 4 STORIES.
3	OUTSIDE OF THAT AREA OF THE PROPERTY DESCRIBED IN CONDITION 2, THE MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO FOUR (4) STORIES ENTIRELY ABOVE THE HIGHEST POINT OF FINISHED GRADE.	THE SITE HAS A MAXIMUM PROPOSED HEIGHT OF 4 STORIES ABOVE THE HIGHEST POINT OF FINISHED GRADE.
4	THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY IS 190 DWELLING UNITS.	THE PROPOSED DEVELOPMENT HAS LESS THAN 190 DWELLING UNITS.
5	STRUCTURED PARKING FACADES SHALL BE SCREENED FROM PUBLIC VIEW EXCEPT FOR OPENINGS FOR POINTS OF INGRESS AND EGRESS.	THE STRUCTURED PARKING IS SURROUNDED BY DWELLING UNITS SCREENING IT FROM PUBLIC VIEW EXCEPT AT INGRESS AND EGRESS.

DEVELOPER

Oberlin Fairview Apartments, LLC
3700 Glenwood Avenue, Suite 430
CONTACT: Brandon Watson
PHONE: 919.861.1463
EMAIL: brandon.watson@wrbc.com

OWNER

Oberlin Fairview Investors, LLC
3700 Glenwood Avenue, Suite 430
CONTACT: Brandon Watson
PHONE: 919.861.1463
EMAIL: brandon.watson@wrbc.com

PREPARED BY



WithersRavenel

Engineers | Planners

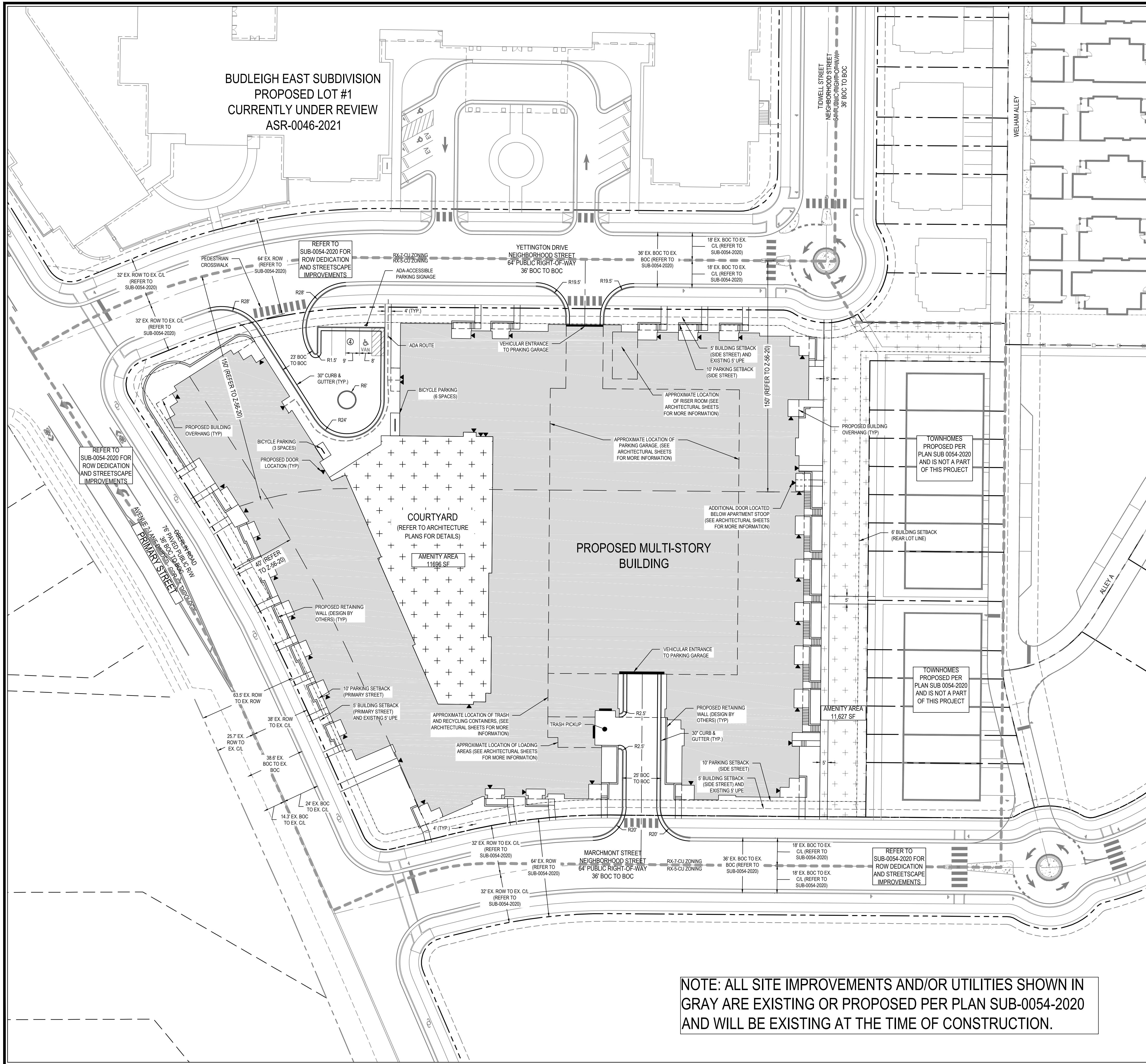
137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

LANDSCAPE ARCHITECT:
FRANK LIGGETT IV
LIGGETT DESIGN GROUP, PLLC
FL@LIGGETTDESIGNGROUP.COM

CIVIL ENGINEER:
RYAN FISHER, PE
RFISHER@WITHERSRAVENEL.COM

SURVEYOR:
MARSHALL WIGHT, PLS
MWIGHT@WITHERSRAVENEL.COM

K:\1717-0420\17170420.dwg - Apartments - graphics (CAD) drawing and plan view (C2.0) SITE PLAN - 09/29/2021 4:03:28 PM - DCS



NOTE: ALL SITE IMPROVEMENTS AND/OR UTILITIES SHOWN IN GRAY ARE EXISTING OR PROPOSED PER PLAN SUB-0054-2020 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

- GENERAL NOTES:
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVENEL, CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
 - ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE STATED ON PLANS.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS ASLS(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT, TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURE" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - ALL WALLS WITH HEIGHTS IN EXCESS OF 28" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF WALL.
 - ALL HANDICAP RAMPS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT.
 - FIRE/SOLID WASTE TRUCK ROUTE TO BE PAVED WITH HEAVY DUTY ASPHALT. PAVEMENT DETAILS WILL BE PROVIDED ON SPR PLANS.

SITE CALCULATIONS:

TOTAL LOT SIZE: 3.16 AC (137,851 SF)

OUTDOOR AMENITY AREA CALCULATIONS

REQUIRED: 10% OF SITE AREA (UDO SEC. 3.2.4): 3.16 AC (137,851 SF) X 10% = 0.32 AC (13,786 SF)

PROVIDED: 16.2% OF SITE AREA: 0.51 AC (23,345 SF) TOTAL

PARKING CALCULATIONS

REQUIRED: MULTI-UNIT LIVING (UDO SEC. 7.1.2.C):

- 0 OR 1-BEDROOM: 1 SPACE PER UNIT
- 2-BEDROOMS: 1.5 SPACES PER UNIT
- 3-BEDROOMS: 2 SPACES PER UNIT
- 4-BEDROOMS: 2.5 SPACES PER UNIT

88 UNITS X 1 SPACE PER 1BR UNIT = 88 SPACES

63 UNITS X 1.5 SPACES PER 2-BR UNIT = 95 SPACES

20 UNITS X 2 SPACES PER 3-BR UNIT = 40 SPACES

TOTAL = 223 SPACES

PROVIDED: 269 SPACES (4 SURFACE SPACES AND 265 GARAGE SPACES)

16 ADA-ACCESSIBLE SPACES (1 SURFACE SPACE AND 15 GARAGE SPACES)

BICYCLE PARKING CALCULATIONS

REQUIRED: MULTI-UNIT LIVING (UDO SEC. 7.1.2.C):

- LONG TERM: NONE
- SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4 SPACES

171 UNITS X (1 SPACE / 20 UNITS) = 8.6 SPACES, USE 9 SPACES

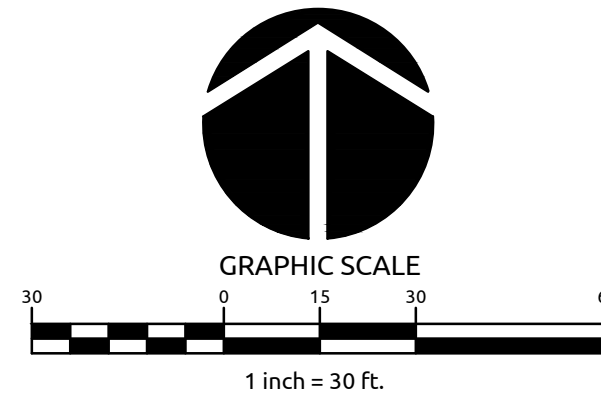
PROVIDED: LONG TERM: NONE

SHORT TERM: 9 SPACES

- NOTES:
- ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH AND NCDOT STANDARD SPECIFICATIONS AND DETAILS.

SITE LEGEND:

OUTDOOR AMENITY AREA	+
RETAINING WALL	—
ADA-ACCESSIBLE ROUTE	- - -



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BUDLEIGH EAST APARTMENTS

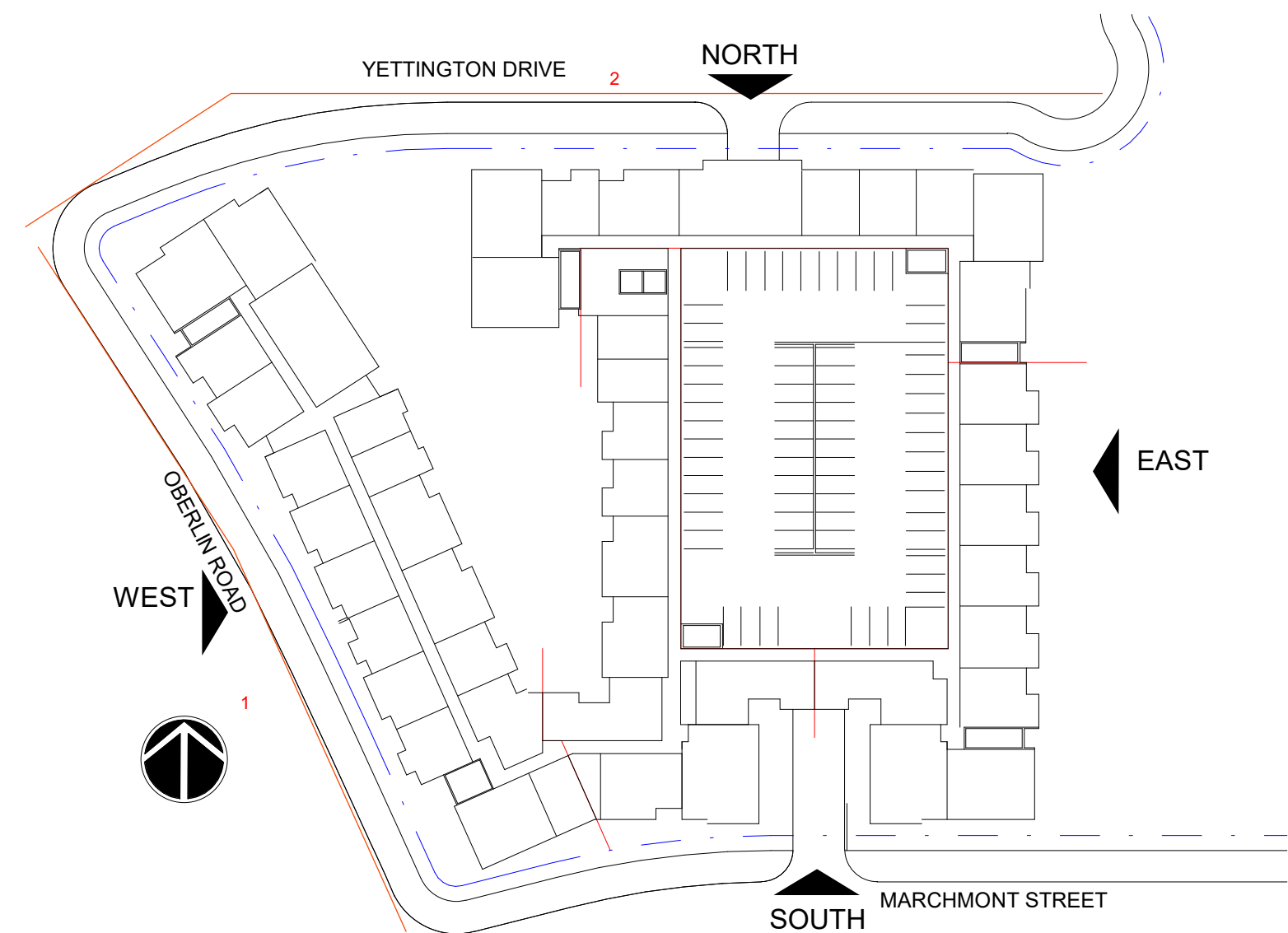
SITE PLAN

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Revisions

Sheet No.
C2.0

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GENERAL NOTE: ALL EXTERIOR BUILDING LIGHTING
SHALL COMPLY WITH CITY OF RALEIGH UDO SECTION 7.4

**NORTH ELEVATION**

1/16" = 1'-0"

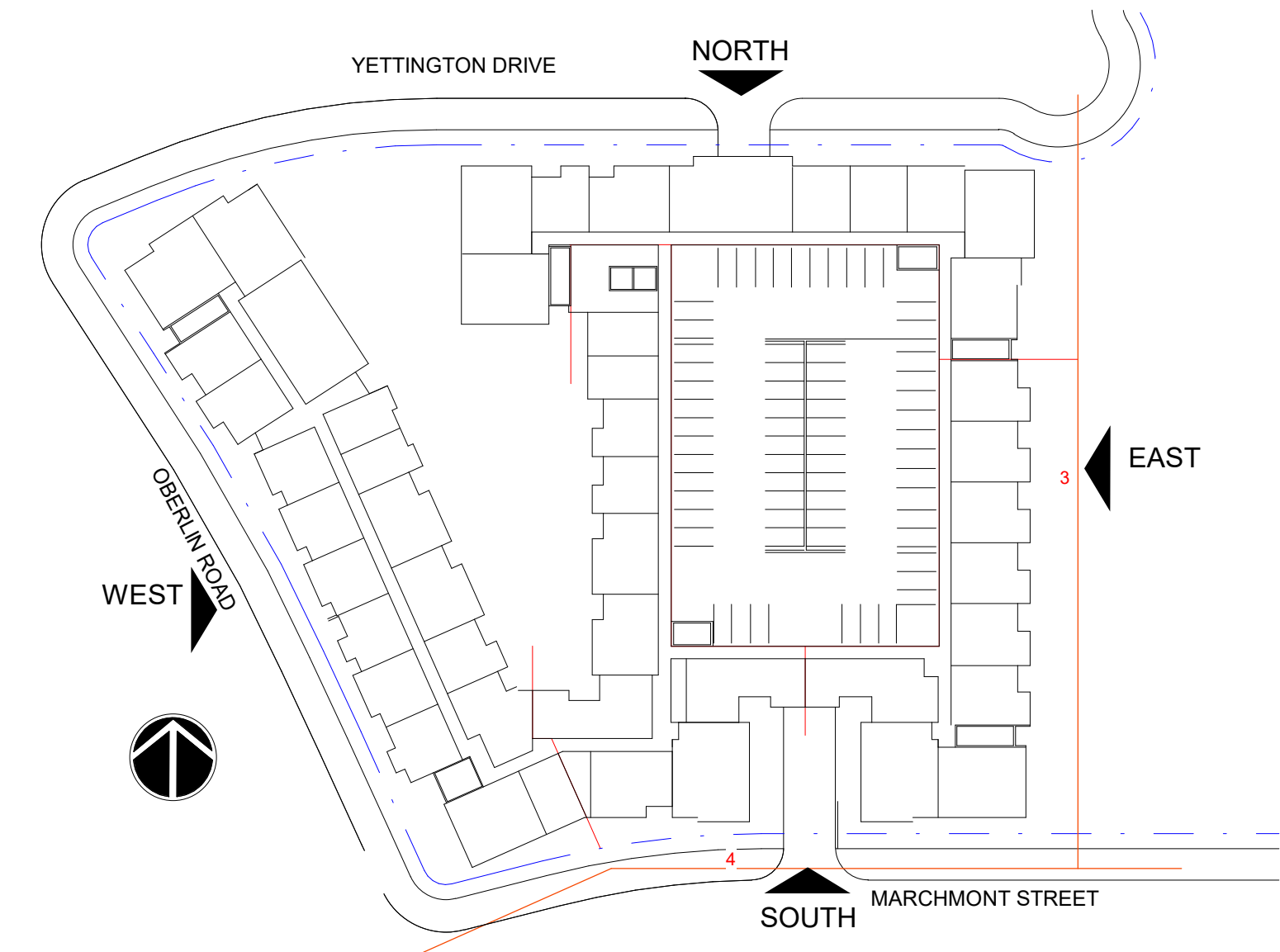
2

GENERAL NOTE: ALL EXTERIOR BUILDING LIGHTING
SHALL COMPLY WITH CITY OF RALEIGH UDO SECTION 7.4

**WEST ELEVATION**

1/16" = 1'-0"

1



GENERAL NOTE: ALL EXTERIOR BUILDING LIGHTING
SHALL COMPLY WITH CITY OF RALEIGH UDO SECTION 7.4



SOUTH ELEVATION

4

1/16" = 1'-0"

GENERAL NOTE: ALL EXTERIOR BUILDING LIGHTING
SHALL COMPLY WITH CITY OF RALEIGH UDO SECTION 7.4



EAST ELEVATION

3

1/16" = 1'-0"

TRANSPARENCY CALCULATIONS

LOWER LEVEL TRANSPARENCY 0'-12':	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
GROUND STORY BETWEEN 3' AND 8':	1,721 sf	413 sf	816 sf (93%)
GROUND STORY BETWEEN 0' AND 12':	4,131 sf	826 sf	1,580 sf (38%)

$4,131 \text{ sf} \times 20\% = 826 \text{ sf}$
 $826 \text{ sf} / 2 = 413 \text{ sf}$
 $816 \text{ sf} / 826 \text{ sf} = 99\%$
 $1,580 \text{ sf} / 4,131 \text{ sf} = 38\%$

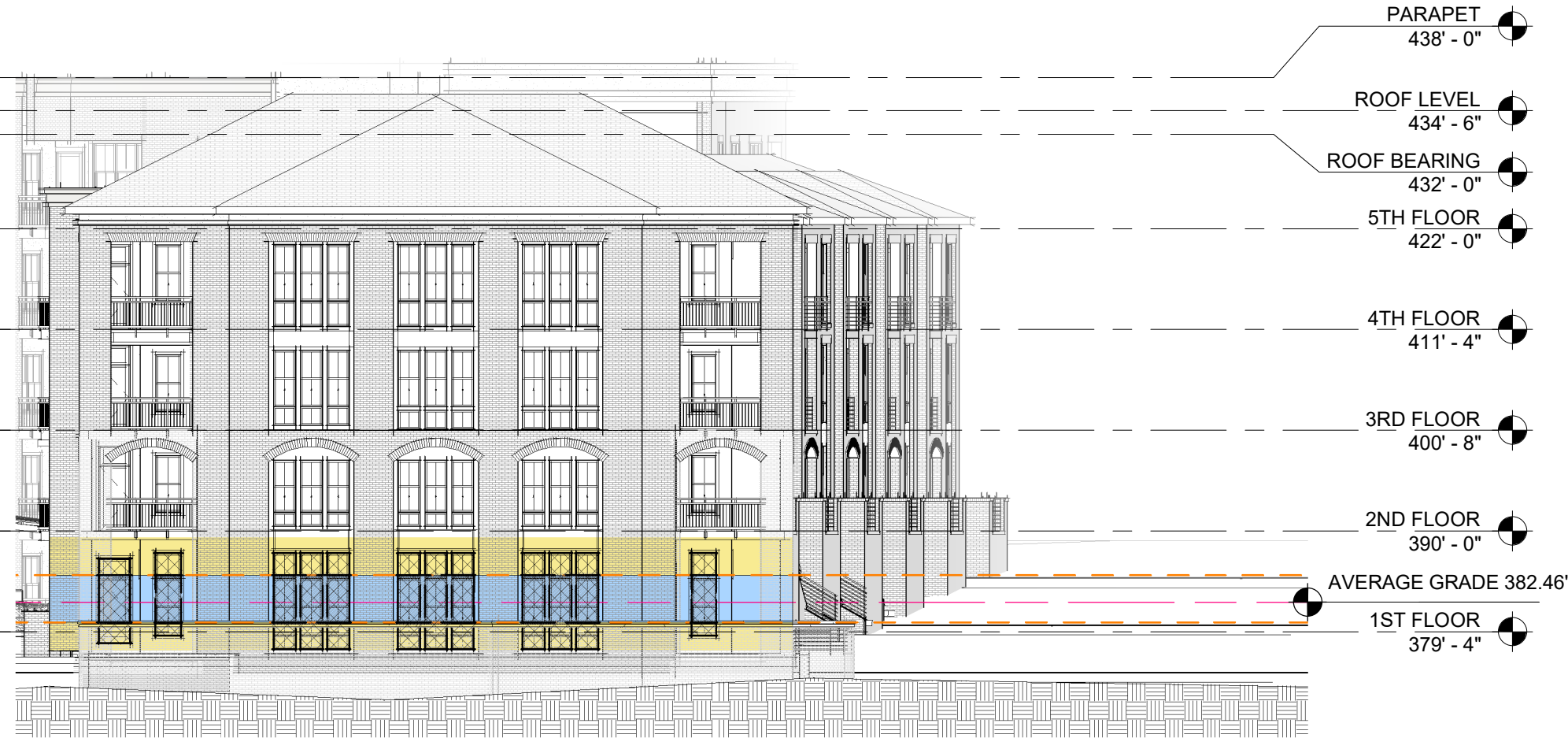
- FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 0'-12'
- GROUND FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 3'-8'
- PROVIDED GLAZING 0' - 12'
- PROVIDED GLAZING 3' - 8'
- PROVIDED GLAZING - UPPER LEVELS



NORTH ELEVATION (YETTINGTON DRIVE)

2

1/16" = 1'-0"



NORTH ELEVATION (CLUB ANGLE) (YETTINGTON DRIVE)

3

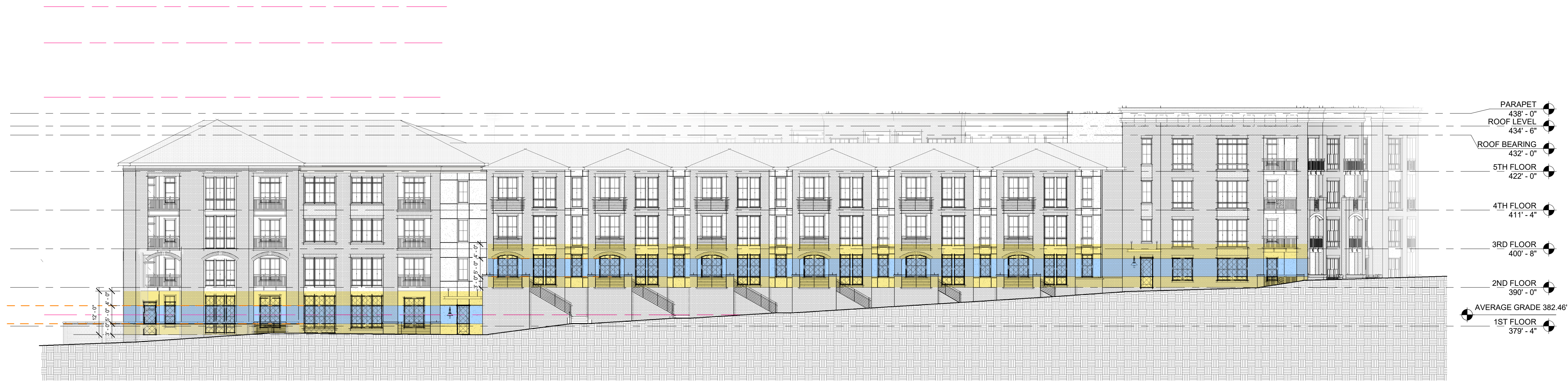
1/16" = 1'-0"

TRANSPARENCY CALCULATIONS

LOWER LEVEL TRANSPARENCY 0'-12':	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
GROUND STORY BETWEEN 3' AND 8':	1,625 sf	390 sf	724 sf (93%)
GROUND STORY BETWEEN 0' AND 12':	3,901 sf	780 sf	1,097 sf (28%)

$3,901 \text{ sf} \times 20\% = 780 \text{ sf}$
 $780 \text{ sf} / 2 = 390 \text{ sf}$
 $724 \text{ sf} / 780 \text{ sf} = 93\%$
 $1,097 \text{ sf} / 3,901 \text{ sf} = 28\%$

- FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 0'-12'
- GROUND FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 3'-8'
- PROVIDED GLAZING 0' - 12'
- PROVIDED GLAZING 3' - 8'
- PROVIDED GLAZING - UPPER LEVELS



WEST ELEVATION (OBERLIN ROAD)

1

1/16" = 1'-0"



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BUDLEIGH EAST
APARTMENTS
RALEIGH, NC

NOT FOR
CONSTRUCTION

ASR
SUBMITTAL

PROJECT: 019186
DATE: 09.29.2021
REVISIONS: DATE

DRAWN BY: KH
CHECKED BY: BJ

TRANSPARENCY
CALCULATIONS

A2.6

TRANSPARENCY CALCULATIONS

LOWER LEVEL TRANSPARENCY 0'-12':	TOTAL WALL AREA	REQUIRED TRANSPARENT AREA	PROVIDED TRANSPARENT AREA
GROUND STORY BETWEEN 3' AND 8':	1,225 sf	295 sf	630 sf (107%)
GROUND STORY BETWEEN 0' AND 12':	2,948 sf	590 sf	860 sf (29%)

$2,948 \text{ sf} \times 20\% = 590 \text{ sf}$
 $590 \text{ sf} / 2 = 295 \text{ sf}$
 $630 \text{ sf} / 590 \text{ sf} = 107\%$
 $860 \text{ sf} / 2,948 \text{ sf} = 29\%$

- FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 0'-12'
- GROUND FLOOR AREA SUBJECT TO TRANSPARENCY REQUIREMENTS 3'-8'
- PROVIDED GLAZING 0' - 12'
- PROVIDED GLAZING 3' - 8'
- PROVIDED GLAZING - UPPER LEVELS



SOUTH ELEVATION (MARCHMONT STREET)

1

1/16" = 1'-0"