

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): _____

Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: <u>SUB-0065-2020</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0110-2020</u>	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-25-20</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: GRENELLE STREET APARTMENTS			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 3421 Olympia Drive			
Site P.I.N.(s): 1702310674			
Please describe the scope of work. Include any additions, expansions, and change of use. The project includes construction of a 116 unit multifamily apartment building with associated site amenity and parking.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: The Young Group Inc, DBA Olympia One		Title: Bob Young, President	
Address: 800 Broad Street, Ste 333, Falls Church, VA 22046-3146			
Phone #: 703.356.8800		Email: ryoung@young-grp.com	
Applicant Name: Rob Caudle, PE, Project Manager			
Company: WithersRavenel		Address: 137 S. Wilmington Street, Suite 200, Raleigh, NC 27601	
Phone #: 919-238-0359		Email: rcaudle@withersravenel.com	

DEVELOPMENT TYPE + SITE DATE TABLE**(Applicable to all developments)**

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-5-UL-CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 2.52 AC (After subdivision)	New gross floor area: 108,780
# of parking spaces required: 100	Total sf gross (to remain and new): 108,780
# of parking spaces proposed: 107	Proposed # of buildings: 2
Overlay District (if applicable): SWPOD	Proposed # of stories for each: 4
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartment	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.385 ac Square Feet: _____	Proposed Impervious Surface: Acres: 2.289 ac Square Feet: _____
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: n/a	
Flood study: n/a	
FEMA Map Panel #: n/a	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

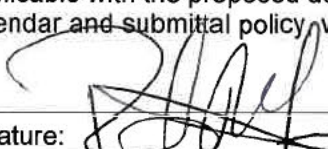
RESIDENTIAL DEVELOPMENTS

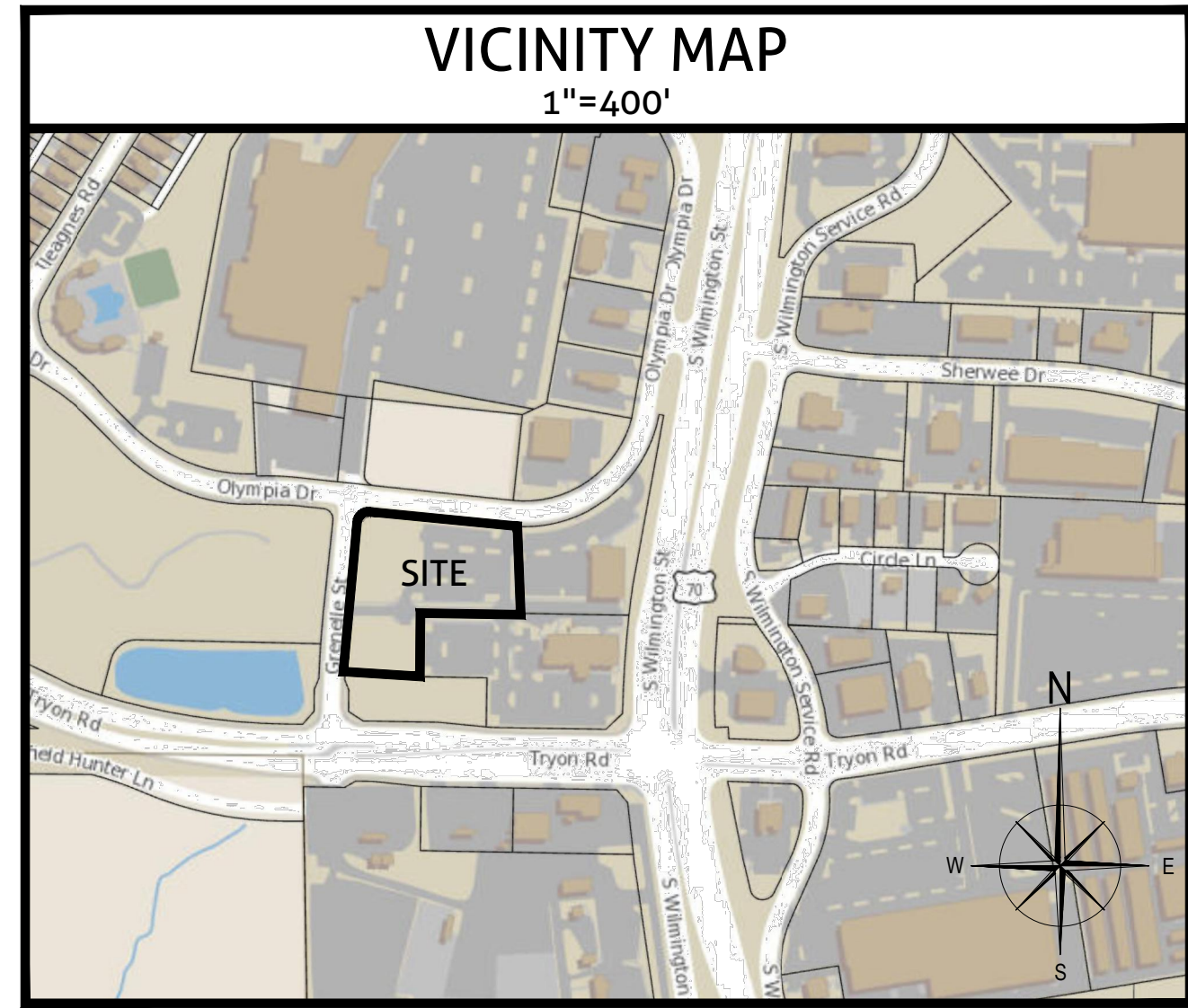
Total # of dwelling units: 116	Total # of hotel units: _____
# of bedroom units: 1br <input checked="" type="checkbox"/> 106 2br <input checked="" type="checkbox"/> 10 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK

I hereby designate Rob Caudle, WithersRavenel to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature: 	Date: 11/9/20
Printed Name: Robert A. Young	



PROJECT NOTES

- THIS PROJECT IS AN ADMINISTRATIVE SITE REVIEW (ASR), AND IS CLASSIFIED AS A TIER THREE (3) SITE PLAN IN ACCORD WITH RECENTLY ADOPTED CITY OF RALEIGH ORDINANCE 2020-149 TC 438.
- THE SCOPE OF WORK IS THE CONSTRUCTION OF TWO APARTMENT-TYPE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS ON A LOT THAT IS PROPOSED BY AND CURRENTLY UNDER PRELIMINARY SUBDIVISION REVIEW. PLEASE REFER TO CITY OF RALEIGH CASE NUMBER SUB-0065-2020.
- THE CURRENT USE OF THE SUBJECT PROPERTY IS OFFICE, SUBJECT TO THE APPROVAL OF THE SUBDIVISION THE LAND USE WILL BE VACANT.
- PUBLIC INFRASTRUCTURE IS REQUIRED/PROPOSED UNDER THE PROPOSED LAND SUBDIVISION; NO ADDITIONAL PUBLIC INFRASTRUCTURE IS PROPOSED AS PART OF THE ADMINISTRATIVE SITE REVIEW.
- LAND DISTURBANCE IS GREATER THAN 12,000 SQUARE FEET.
- A SHARED STORM WATER DEVICE WAS PREVIOUSLY APPROVED, AND WILL CONTINUE TO SERVE THE SUBJECT PROPERTY. PLEASE REFER TO BM2010/PAGE1032 AND DB14692/PAGE1224. A SUPPLEMENTAL STORM WATER DEVICE IS PROPOSED TO TREAT ADDITIONAL IMPERVIOUS AREA ABOVE THE AVAILABLE ALLOWANCE SERVED BY THE OFFSITE DEVICE.
- NO PRIVATE IMPROVEMENTS AND/OR ENCROACHMENTS ARE PROPOSED TO BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- EASEMENTS REQUIRING A RECORD PLAT RECORDATION ARE PROPOSED.
- A TREE CONSERVATION AREA (TCA) WAS PREVIOUSLY PERMITTED AND RECORDED FOR THE SUBJECT PROPERTY. THE TCA IS PROPOSED TO BE LOCATED ON AN ADJOINING PARCEL AS SHOWN ON THE PRELIMINARY SUBDIVISION (REFER TO SUB-0065-2020).
- THE PROPOSED SCOPE OF WORK PROPOSED BY THIS ASR DOES NOT IMPACT A "PRIMARY TREE CONSERVATION AREA".

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 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 CARY, 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.
- 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.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- 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 AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS 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 ENCR OACH 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 (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 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 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 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.
- BUILDING "A" TRASH COLLECTION WILL BE HANDLED WITH AN INTERNAL TRASH ROOM. MINIMAC COMPACTORS WILL BE PROVIDED FOR TRASH COLLECTION AND RECYCLING. ON TRASH COLLECTION DAY, BINS WILL BE ROLLED OUT TO COLLECTION POINT WITHIN THE PARKING LOT TO BE PICKED UP BY THE PRIVATE VENDOR. THE COLLECTION POINT IS IDENTIFIED ON SHEET C2.0.
- BUILDING "B" TRASH AND RECYCLING COLLECTION WILL BE HANDLED WITH INTERNAL COLLECTION POINTS. 96-GALLON ROLL OUT CARTS WILL BE PROVIDED INSIDE THE BUILDING AND WILL BE ROLLED OUT TO THE COLLECTION POINT WITHIN THE PARKING LOT TO BE PICKED UP BY THE PRIVATE VENDOR. THE COLLECTION POINT IS IDENTIFIED ON SHEET C2.0.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R); A NFPA 13R SPRINKLER SYSTEM IS PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 500' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1/2 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2018 NCFC, SECTION 507.3.

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.

ASR-0089-2020

ADMINISTRATIVE SITE REVIEW PLANS FOR GRENNELLE MULTIFAMILY GRENNELLE STREET/OLYMPIA DRIVE, RALEIGH NC

1st SUBMITTAL - NOVEMBER 13, 2020

2nd SUBMITTAL - MARCH 12, 2021

3rd SUBMITTAL - APRIL 21, 2021

4th SUBMITTAL - NOVEMBER 17, 2021

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

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

Development name: GRENNELLE STREET APARTMENTS
Inside City limits? ☒ Yes ☐ No
Property address(es): 3421 Olympia Drive
Site P.L.N. (s): 1702310674

Please describe the scope of work. Include any additions, expansions, and change of use.
The project includes construction of a 116 unit multifamily apartment building with associated site amenity and parking.

Current Property Owner/Developer Contact Name: _____
NOTE: please attach purchase agreement when submitting this form.
Company: The Young Group Inc, DBA Olympia One | Title: Bob Young, President
Address: 800 Broad Street, Ste 333, Falls Church, VA 22046-3146
Phone #: 703.356.8800 | Email: ryoung@young-grp.com
Applicant Name: Rob Caudle, PE, Project Manager
Company: WithersRavenel | Address: 137 S. Wilmington Street, Suite 200, Raleigh, NC 27601
Phone #: 919-238-0359 | Email: rcaudle@withersravenel.com

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REVISION 07.07.20

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-5-UL-CU	Existing gross floor area (not to be demolished): 0
Gross site acreage: 2.52 AC (107 ± subdivision)	Existing gross floor area to be demolished: 0
# of parking spaces required: 100	New gross floor area: 108,780
# of parking spaces proposed: 108	Total sf gross (to remain and new): 108,780
Overlay District (if applicable): SWPOD	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 4
Proposed use (UDO 6.1.4): Apartment	

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

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 116	Total # of hotel units: _____
# of bedroom units: 1br <input checked="" type="checkbox"/> 106 2br <input checked="" type="checkbox"/> 10 3br <input type="checkbox"/> _____	4br or more <input type="checkbox"/> _____
# of lots: 1	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
I hereby designate: Rob Caudle, WithersRavenel to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I have read, acknowledge, and 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 submission policy, which states applications will expire after six consecutive months of inactivity.	
Signature: _____	Date: 11/9/20
Printed Name: Rob A. Young	

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REVISION 07.07.20

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Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE PLAN DETAILS
C3.0	GRADING PLAN
C3.1	AVERAGE GRADE CALCULATIONS
C4.0	STORMWATER PLAN
C5.0	UTILITY PLAN
C5.1	FIRE ACCESS PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
SL1.0	LIGHTING PLAN
A1.01	ARCHITECTURAL FLOOR PLAN - GROUND
A3.01	ARCHITECTURAL ELEVATIONS - BLDG A
A3.02	ARCHITECTURAL ELEVATIONS - BLDG B

ZONING CONDITIONS

ORDINANCE NO. (2020) 141 ZC 802

Z-25-20 - 3421 OLYMPIA DRIVE, LOCATED SOUTH OF THE INTERSECTION OF OLYMPIA DRIVE AND SOUTH WILMINGTON STREET, BEING WAKE COUNTY PIN 1702310674. APPROXIMATELY 4.93 ACRES REZONED TO COMMERCIAL MIXED USE - 5 STORIES - URBAN LIMITED - CONDITIONAL USE (CX-5UL-CU) WITH PARTIAL SWPOD.

CONDITIONS DATED: AUGUST 14, 2020

- THE FRONT BUILDING SETBACK SHALL BE TEN FEET (10') MINIMUM. THIS CONDITION DOES NOT PROHIBIT STOOPS, LANDINGS, SIDEWALKS, AND SIMILAR BUILDING ENTRY FEATURES FROM BEING LOCATED IN THE 10' SETBACK.
- POLE-MOUNTED OUTDOOR LIGHTING ON THE SITE, IF ANY, SHALL BE DIRECTED AWAY FROM THE RESIDENTIAL LAND USE(S) LOCATED ON THE SUBJECT PROPERTY. ALL PROPOSED LIGHTING SHALL COMPLY WITH SEC.7.4.5 OF THE UDO FOR SITE LIGHTING IN TERMS OF HEIGHT & FOOTCANDLES.
- THE FOLLOWING LAND USES SHALL NOT BE ALLOWED ON THE SUBJECT PROPERTY: BOARDING HOUSE; CONGREGATE CARE; DORMITORY, FRATERNITY, SORORITY; SPECIAL CARE FACILITY; CEMETERY; TELECOMMUNICATION TOWER; ADULT ESTABLISHMENT; HELIPORT, SERVING HOSPITALS; HELIPORT, ALL OTHERS; VEHICLE FUEL SALES (INCLUDING GASOLINE AND DIESEL FUEL); DETENTION CENTER, JAIL, PRISON; TOWING YARD FOR VEHICLES; CAR WASH; VEHICLE REPAIR (MINOR); VEHICLE REPAIR (MAJOR)

SITE DATA

SITE ADDRESS: OLYMPIA DRIVE, RALEIGH, NC 27603
PIN NUMBER: 1702-31-0674
DEED BOOK 017996: PG 01929
ZONING DISTRICT: CX-5-UL-CU (EXISTING)
ZONING CONDITION: Z-25-2020; ORDINANCE(2020) 141 ZC 802
OVERLAY DISTRICT(S): SWPOD
ADDITIONAL CONDITIONS: TRANSIT ORIENTED DISTRICT, CORE TRANSIT AREA
GROSS SITE ACREAGE: LOT#1 = 109,929 SF [2.52AC]
NET ACREAGE: LOT#1 = 109,929 SF [2.52AC]
EXISTING USE: VACANT
PROPOSED USE: MULTIFAMILY
CUD (CONDITIONAL USE DISTRICT) CASE #: Z-25-20

BUILDING INFORMATION:
PROPOSED BUILDINGS: 2
BUILDING A (NORTH): 85 UNITS
BUILDING B (SOUTH) 31 UNITS
TOTAL DWELLING UNITS: 116

BUILDING A: 79,030 SF
BUILDING B: 29,750 SF
GROSS BLDG SF: 108,780 SF

BUILD-TO PERCENTAGE FOR PRIMARY STREETS:

REQUIRED: 50%
PROVIDED - GRENNELLE STREET: 57.9%
PROVIDED - OLYMPIA DRIVE: 87.5%

*NOTE: NO SIDE STREET BUILD-TO PERCENTAGE CALCULATIONS ARE REQUIRED. SEE SHEET C2.0 FOR PRIMARY STREET BUILD-TO CALCULATIONS.

PARKING: REQUIRED: 101 SPACES
PROVIDED: 107 SPACES

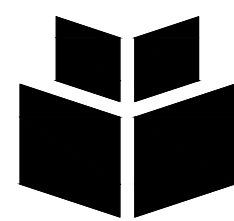
BICYCLE PARKING: REQUIRED - LONG-TERM: NO REQUIREMENT
REQUIRED - SHORT-TERM: 1 SPACE PER 20 UNITS ± 116 UNITS = 6 SPACES
PROVIDED - SHORT-TERM: 26 SPACES

DEVELOPER/OWNER

THE YOUNG GROUP
800 W. BROAD STREET
FALLS CHURCH, VA 22046
703-356-8800

ATTN: ROBERT YOUNG (ryoung@young-grp.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

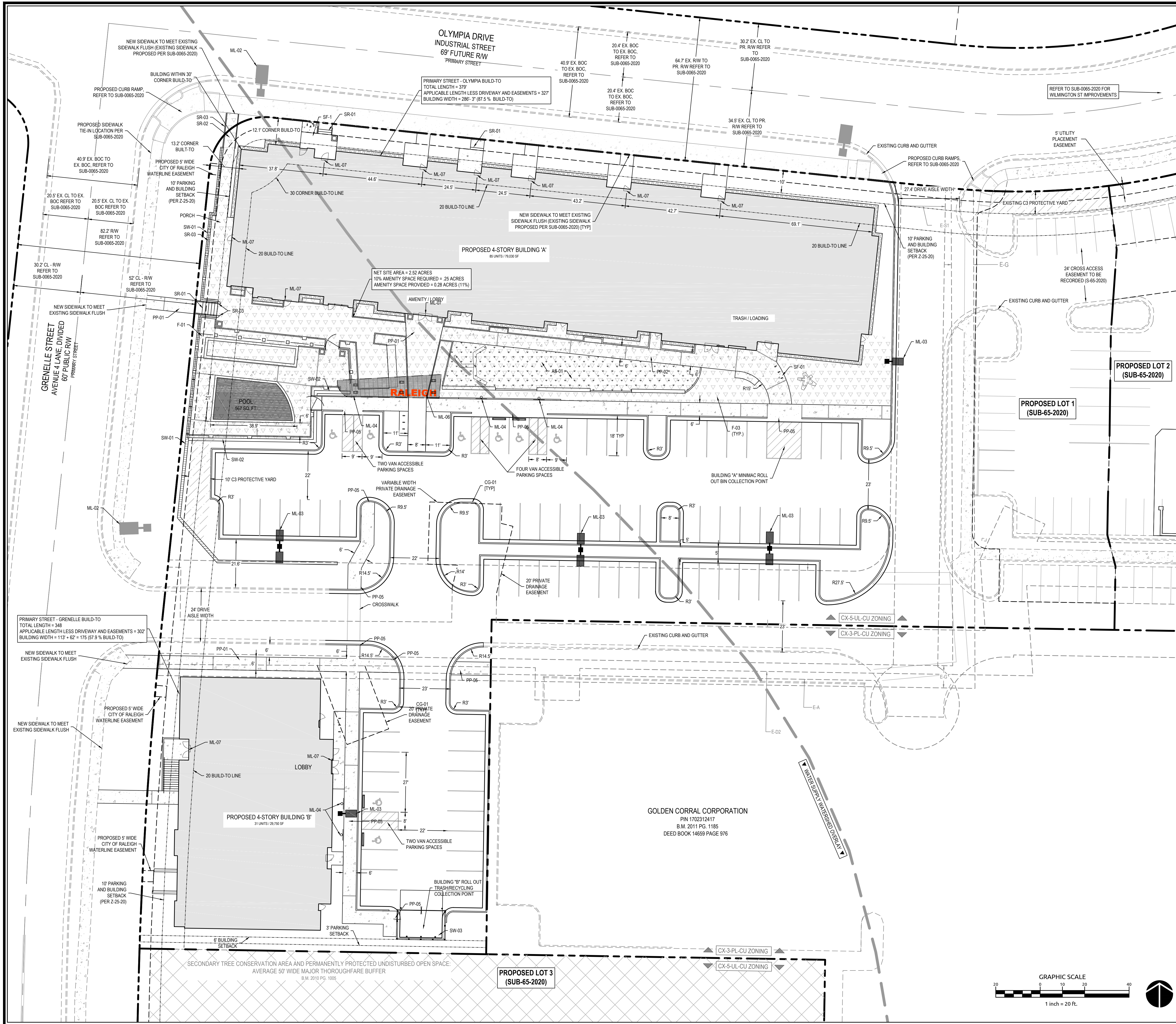
LANDSCAPE ARCHITECT

DANIEL WHATLEY, PLA
919-238-0312
dwhatley@withersravenel.com

CIVIL ENGINEER

ROB CAUDLE, PE
919-238-0359
rcaudle@withersravenel.com

U:\2020-2024\2024\02\GRENELLE STREET MULTIFAMILY\CAD\Drawing\2024\Site Plan\CD SITE PLAN.dwg, Wednesday, November 17, 2021 12:34:14 PM, C:\NAD\0, USER



LABELS LEGEND:

PEDESTRIAN PAVING [PP-]

PP-01 - CONCRETE PEDESTRIAN PAVING
PP-02 - COLORED CONCRETE PED. PAVING
PP-03 - CURB RAMP

DRAINAGE [DR-]

DR-01 - CHANNEL DRAIN
DR-02 - NDS CATCH BASIN
DR-03 - SUB-SURFACE DRAIN

VEHICULAR PAVING [VP-]

VP-01 - ASPHALT VEHICULAR PAVING
VP-02 - COLORED CONCRETE VEH. PAVING

FENCING [F-]

F-01 - BLACK ALUMINUM FENCING
F-02 - BLACK ALUMINUM GATE
F-03 - DECORATIVE METAL PANELS

CURBING [CG-]

CG-01 - TYPICAL CURB AND GUTTER

SITE FURNISHINGS [SF-]

SF-1 - BIKE RACK

SITE WALLS [SW-]

SW-01 - BRICK RETAINING WALL
SW-02 - BRICK FREESTANDING WALL
SW-03 - TRASH ENCLOSURE

MISCELLANEOUS [ML-]

ML-01 - STEEL EDGING
ML-02 - DUKE ROADWAY LED
ML-03 - LIGHT POLE 1
ML-04 - HANDICAP PARKING SIGN
ML-05 - STEEL BOLLARD
ML-06 - PERGOLA
ML-07 - PRIMARY ENTRANCE

STAIRS/RAMPS [SR-]

SR-01 - CONCRETE STAIRS
SR-02 - CONCRETE RAMP
SR-03 - HAND RAIL

ARTIFICIAL SURFACING [AS-]

AS-01 - SYNTHETIC TURF 1 - STANDARD

SITE LEGEND:

SYMBOL	DESCRIPTION
[Solid Grey Box]	PROPOSED BUILDING
[Dashed Line]	PROPOSED CONCRETE SIDEWALK
[Dotted Line]	PROPOSED COLORED CONCRETE
[Cross-hatched Box]	PROPOSED SYNTHETIC TURF
[Double Line]	C3 PROTECTIVE YARD
[Single Line]	PROPOSED 24" CURB AND GUTTER
[Zigzag Line]	TYPICAL ADA RAMP
[Dashed Line with Arrow]	TRUNCATED DOME SURFACE
[Circle with X]	PROPOSED SIGN
[X - X - X]	POOL FENCE
[Square with X]	DECORATIVE FENCE
[Line with Circle]	HAND RAIL
[Thick Line]	RETAINING WALL
[Thin Line]	FREE-STANDING WALL
[Circle]	PROPOSED LIGHT POLE
[Dot]	PROPOSED STEEL BOLLARD
[Vertical Line]	PROPOSED BIKE RACK
[Line with Triangle]	TEMPORARY TREE PROTECTION FENCE
[Patterned Box]	AMENITY AREA

EASEMENTS LEGEND:

EXISTING EASEMENTS [E-]

E-01 - PRIVATE DRAINAGE EASEMENT (B.M. 2007, PGS. 663-668)
E-02 - VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (B.M. 2011, PG. 1185)
E-03 - VARIABLE WIDTH PRIVATE CROSS ACCESS & PEDESTRIAN ACCESS EASEMENT (B.M. 2011, PG. 1185)
E-04 - PERMANENT UTILITY EASEMENT (DEED BOOK 15673, PAGE 944) (WBS 30029.2.1, TIP 14482.113)
E-05 - 10' PSNC ENERGY NATURAL GAS LINE EASEMENT (DEED BOOK 14850, PAGE 2340)
E-06 - PERMANENT SLOPE EASEMENT 2010, PAGE 1005 (DEED BOOK 14130, PAGE 2372)
E-07 - 20' WIDE CITY OF RALEIGH SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-08 - 20' WIDE SANITARY SEWER EASEMENT (B.M. 1979, PG. 336)
E-09 - CITY OF RALEIGH TRANSIT EASEMENT (B.M. 2010, PG. 1005) (DEED BOOK 14130, PAGE 2366)

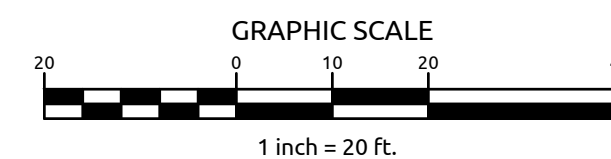
SITE NOTES:

- THIS PROJECT IS AN ADMINISTRATIVE SITE REVIEW (ASR), AND IS CLASSIFIED AS A TIER THREE (3) SITE PLAN IN ACCORD WITH RECENTLY ADOPTED CITY OF RALEIGH ORDINANCE 2020-149 TC 438
- THE SCOPE OF WORK IS THE CONSTRUCTION OF TWO APARTMENT-TYPE BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS ON A LOT THAT IS PROPOSED BY AND CURRENTLY UNDER PRELIMINARY SUBDIVISION REVIEW. PLEASE REFER TO CITY OF RALEIGH CASE NUMBERS SUB-0065-2020.
- THE CURRENT USE OF THE SUBJECT PROPERTY IS OFFICE, SUBJECT TO THE APPROVAL OF THE SUBDIVISION THE LAND USE WILL BE VACANT.
- PUBLIC INFRASTRUCTURE IS REQUIRED/PROPOSED UNDER THE PROPOSED LAND SUBDIVISION. NO ADDITIONAL PUBLIC INFRASTRUCTURE IS PROPOSED AS PART OF THE ADMINISTRATIVE SITE REVIEW.
- LAND DISTURBANCE IS GREATER THAN 12,000 SQUARE FEET.
- A SHARED STORM WATER DEVICE WAS PREVIOUSLY APPROVED, AND WILL CONTINUE TO SERVE THE SUBJECT PROPERTY. PLEASE REFER TO BM2010PAGE1032 AND DB14452PAGE2124.
- NO PRIVATE IMPROVEMENTS AND/OR ENCROACHMENTS ARE PROPOSED TO BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- EASEMENTS REQUIRING A RECORD PLAT RECORDATION ARE PROPOSED.
- A TREE CONSERVATION AREA (TCA) WAS PREVIOUSLY PERMITTED AND RECORDED FOR THE SUBJECT PROPERTY. THE TCA IS PROPOSED TO BE LOCATED ON AN ADJOINING PARCEL, AS SHOWN ON THE PRELIMINARY SUBDIVISION.
- THE PROPOSED SCOPE OF WORK PROPOSED BY THIS ASR DOES NOT IMPACT A "PRIMARY TREE CONSERVATION AREA".

Job No.	200404.02	Drawn By	WR
Date	11/13/2020	Designer	WR

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions		
1	COR COMMENTS	03/12/21
2	COR COMMENTS	04/21/21
3	COR COMMENTS	11/17/21







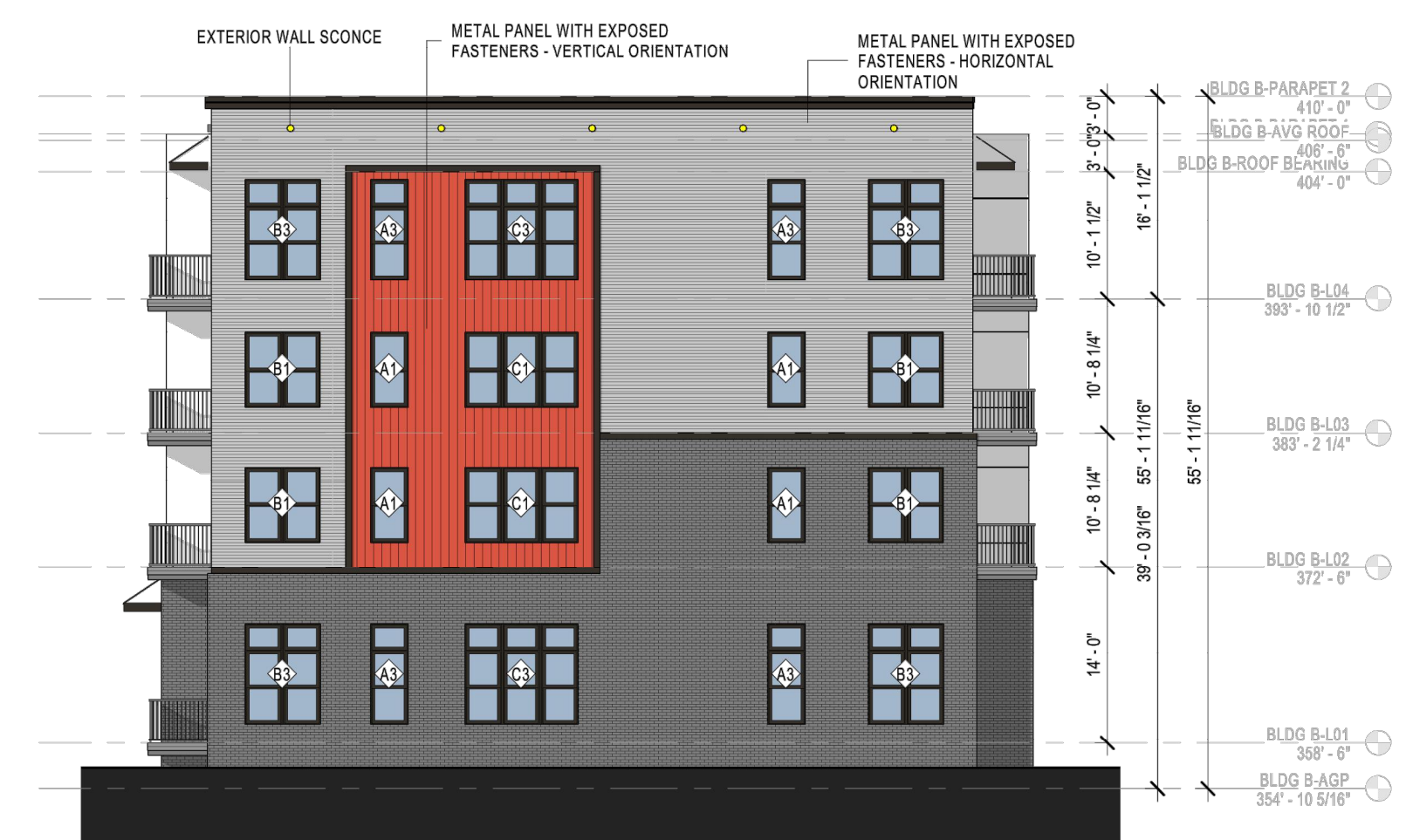
ELEVATION - BUILDING B EAST



ELEVATION - BUILDING B NORTH	1
3/32" = 1'-0"	



ELEVATION - BUILDING B WEST	4
3/32" = 1'-0"	



ELEVATION - BUILDING B SOUTH	3
3/32" = 1'-0"	

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PROJECT:	2005
ISSUE:	
REVISIONS:	

DRAWN BY:	Author
CHECKED BY:	Checker
CONTENT:	OVERALL ELEVATIONS - BLDG B

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