LOCATION: The 0.534 acre site zoned OX-3-GR and within New Bern Edenton Neighborhood Conservation Overlay district, is located on the northeast corner of the intersection of New Bern Avenue and Seawell Avenue at 801 New Bern Avenue and 10 Seawell Avenue.

REQUEST: The development of a multi-family condominium complex consisting of four apartment-type buildings, each with five (two bedroom) units totaling 20 multi-family units. The development is to be on two adjacent lots with two buildings on each lot. The proposed total building size of all buildings is 31,950 square feet. One Design Adjustment has been approved by the Board of Adjustment for this project. With case A-149-19 relief from the 5' utility placement easement requirement along both New Bern Avenue and Edenton Street was granted.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0037-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 December 13, 2019 by Wake Land Design, PLLC.

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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

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).

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

ASR-SR-1-2019 801 New Bern Ave
Administrative Approval Action
Case File / Name: ASR-SR-1-2019
801 New Bern Ave

☑ Utility Placement Easement Required

☑ 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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all private sewer extensions.

☑ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A letter of acceptance from a private solid waste company accepting the proposed plan for service

2. A recombination map relocating an existing property line shall be recorded prior to or in conjunction with the recording of lots.

Engineering

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along New Bern Ave, 5 street trees along Seawell Ave, 5 street trees along Edenton St.

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

General

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

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: January 26, 2023
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee
Date: 01/29/2020

Staff Coordinator: Michael Walters
801 NEW BERN CONDOS
ADMINISTRATIVE SITE REVIEW PLANS
ASR-SR-1-2019
TRANS# 581529
RALEIGH, NORTH CAROLINA
DECEMBER 28, 2018
REVISED SEPTEMBER 5, 2019
REVISED DECEMBER 13, 2019

INDEX
CE-1 EXISTING CONDITIONS
CE-2 SITE PLAN
CE-2.1 SOLID WASTE PLAN
CE-3 UTILITY PLAN
CE-4 GRADING & DRAINAGE PLAN
CE-5 LANDSCAPE PLAN
A-1 BUILDING 1 ELEVATIONS
A-2 BUILDING 2 ELEVATIONS
A-3 BUILDING 3 ELEVATIONS
A-4 BUILDING 4 ELEVATIONS

CIVIL ENGINEER:
WAKE LAND DESIGN, PLLC
NC LICENSE P.1839
PHONE: 919-889-2014
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

OWNER/DEVELOPER:
801 NEW BERN DEVELOPMENT, LLC
7427 Matthews Hill Rd.
Mint Hill, NC 28227
980-727-2015
staleyr@mvh.net

REVISED DECEMBER 13, 2019
Solid Waste Collection Notes:
1. All solid waste containers must be kept within garages except during collection times. Carts must be removed from the collection point after collection.
2. Solid waste containers will not be allowed to stay within the public right-of-way for longer than 24 hours.

Edenton St. Sr-2208
5-lane arterial. Parallel parking (one-way).

New Bern Ave. Sr-2911
4-lane arterial. Parallel parking (one-way).

24' Paved Drive
24' Paved Drive

801 New Bern
Development, LLC
7407 Matthews Hill Rd.
Mint Hill, NC 28227

801 New Bern
Condos

Administrative Site Review

Solid Waste Plan
CE-2.1

881-540-5190
jason@wakelanddesign.com
P.O. Box 418
Clayton, NC 27528
1. Cost of infrastructures built shall be in accordance with City of Raleigh design standards, where it applies.

2. Interconnections to existing City of Raleigh infrastructure must be in accordance with the Sanitary Sewer and Water Utility Separation Manual and the City of Raleigh Design Manual.

3. All sanitary sewer systems and water services installed shall not be susceptible to cross-connection and shall be separated from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

4. New sanitary sewer systems and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

5. Where sanitary sewers and water services cross existing utilities, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

6. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

7. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

8. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

9. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

10. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

11. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

12. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

13. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

14. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

15. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

16. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

17. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

18. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

19. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

20. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

21. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

22. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

23. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.

24. All sanitary sewers and water services shall be separate from sanitary sewer systems by a minimum distance of 1.0' horizontal or 5.0' vertical. Where separation is not possible, a separately enclosed sanitary sewer separation tank shall be specified and installed to entrapping and flushing conditions.
City of Raleigh Planting Requirements:

**1) STREET TREES:**
- **EDENTON ST:** 110' / 20 LF = 5.5 Understory trees
  - Provided: (5) 1.5" Caliper tree ~20 spacing lf under overhead power lines. Trees placed in Right-of-Way behind sidewalk to comply with NCDOT clear zone requirements. Carolina Silverbell (under overhead power lines)
- **SEAWELL AVENUE:** 200' / 40 LF = 5.0 trees
  - Provided: (5) 3" Caliper Black Gum at 40' O.C. placed in 6' tree lawn
- **NEW BERN AVENUE:** 110' / 20 LF = 5.5 Understory trees
  - Provided: (5) 1.5" Caliper tree ~20 spacing lf under overhead power lines. Trees placed in Right-of-Way behind sidewalk to comply with NCDOT clear zone requirements. Carolina Silverbell (under overhead power lines)

**2) CENTER TREES BETWEEN SIDEWALK AND ROW:**
- 6' Tree Lawn
- 8' On-Street Parking Lane
- 22.4' Travel Lane to CL of tree

**3) LANDSCAPE AREA BETWEEN BUILDING AND RIGHT-OF-WAY:**
- To be maintained as sodded lawn per GR Frontage Requirements

**PLANT SCHEDULE:**

<table>
<thead>
<tr>
<th>PLANT</th>
<th>Halesia carolina / Carolina Silverbell</th>
</tr>
</thead>
<tbody>
<tr>
<td>DESCRIPTION</td>
<td>1.5&quot; Cal. /8' HT. B &amp; B CONT./</td>
</tr>
<tr>
<td>KEY</td>
<td>3&quot; Cal. /10' HT. B &amp; B CONT./</td>
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<td>NOT EPANY</td>
<td>15.8' TRAVEL LANE TO CL OF TREE</td>
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<td>RIGHT-OF-WAY IS TO BE MAINTAINED AS</td>
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<tr>
<td></td>
<td>SODDED LAWN PER GR FRONTAGE</td>
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<tr>
<td></td>
<td>REQUIREMENTS</td>
</tr>
<tr>
<td></td>
<td>LANDSCAPE STRIP 6' 8' ON-SETTING</td>
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<tr>
<td></td>
<td>PARKING LANE 8' 22.4' TRAVEL LANE TO</td>
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<tr>
<td></td>
<td>CENTER TREES BETWEEN SIDEWALK AND ROW</td>
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<tr>
<td></td>
<td>6' TREE LAWN</td>
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<tr>
<td></td>
<td>6' ROW TO BACK OF SIDEWALK</td>
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**Drawing Title:**
- CITY OF RALEIGH
- LANDSCAPE PLAN

**Approvals:**

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<th>Description</th>
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<tr>
<td>2</td>
<td>CITY OF RALEIGH COMMENTS</td>
<td>12/13/19</td>
</tr>
</tbody>
</table>

**Client:**
- 801 NEW BERN
- DEVELOPMENT, LLC
- 7427 MATTHEWS HILL RD.
- MINT HILL, NC 28227

**WAKE LAND DESIGN, PLLC**
- CIVIL ENGINEERING
- PROJECT MANAGEMENT
- LAND PLANNING
- RALEIGH ZONING SPECIALISTS
- NC LICENSE P-1839
- PHONE: 919-889-2614
- EMAIL: JASON@WAKELANDDESIGN.COM
- P.O. BOX 418
- CLAYTON, NC 27528
EX. GRADE PROFILE

PARAPET WALL (TYP)

4'

35'

HIGHEST PROPOSED POINT: 333.7'

LOWEST PROPOSED POINT: 333.3'

HIGHEST EX. POINT: 332.7'

LOWEST EX. POINT: 328.4'

AVERAGE GRADE CALCULATION

PER SECTION 1.5.7 OF THE UNIFIED DEVELOPMENT ORDINANCE, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET. AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG THE PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.

THE AVERAGE GRADE CALCULATION FOR THE EXISTING CONDITIONS IS MORE RESTRICTIVE THAN THE PROPOSED CONDITIONS, THEREFORE THE BUILDING HEIGHT IS TO BE MEASURED FROM THE AVERAGE GRADE OF THE EXISTING CONDITIONS.

RISER ROOM

ACCESS DOOR

BALCONIES IN ACCORDANCE WITH UDO 3.2.4.H AND 1.5.4.D (TYP)
BUILDING ELEVATIONS, ARCHITECTURAL FEATURES, WINDOW/DOOR LOCATIONS AND SIZES, SHOULD BE CONSIDERED PRELIMINARY AND ARE SUBJECT TO CHANGE PENDING FINAL BUILDING DESIGN AND LAYOUT. FINAL BUILDING ELEVATIONS WILL ADHERE TO ALL APPLICABLE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.

HIGHEST EXISTING POINT: 332.6
LOWEST EXISTING POINT: 332.5

HIGHEST PROPOSED POINT: 333.3
LOWEST PROPOSED POINT: 332.0

AVERAGE GRADE CALCULATION PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.

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<table>
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<tr>
<th>Plane</th>
<th>Highest</th>
<th>Lowest</th>
<th>Average</th>
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<tbody>
<tr>
<td>North</td>
<td>332.6</td>
<td>329.5</td>
<td>331.05</td>
</tr>
<tr>
<td>East</td>
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<td>329.5</td>
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<tr>
<td>South</td>
<td>332.5</td>
<td>329.6</td>
<td>331.05</td>
</tr>
<tr>
<td>West</td>
<td>332.6</td>
<td>332.5</td>
<td>332.55</td>
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<tr>
<td>Average of Wall Planes</td>
<td>336.05</td>
<td>333.75</td>
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</table>
**Average Grade Calculation**

For Section 1.5.7 of the Unified Development Ordinance, building height is measured from the average grade to the top of the highest point of a pitched or flat roof excluding the parapet. Average grade is determined by calculating the average of the highest and lowest elevation along pre-development grade or improved grade (whichever is most restrictive) along each building elevation and averaging all elevations.

The average grade calculation for the existing conditions is more restrictive than the proposed conditions, therefore the building height is to be measured from the average grade of the existing conditions.

**Average Grade Calculation**

<table>
<thead>
<tr>
<th>Section</th>
<th>Existing Elevation</th>
<th>Proposed Elevation</th>
<th>Average Grade</th>
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<tbody>
<tr>
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<td>332.5</td>
<td>333.7</td>
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<td>East Elev</td>
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<tr>
<td>West Elev</td>
<td>332.5</td>
<td>333.7</td>
<td>333.15</td>
</tr>
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**Notes:**

- Balconies in accordance with UDO 3.2.4.H and 1.5.4.D (TYP)

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**Client:**

801 NEW BERN DEVELOPMENT, LLC
7407 MATTHEWS HILL RD.
MINT HILL, NC 28227

**Design Firm:**

WAKELAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS
NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

---

**Building E Elevations**

**Scale:**

1:40

**Legend:**

- RISER ROOM
- ACCESS DOOR
- 10' MIN.
- PARAPET WALL (TYP)