



# Administrative Approval Action

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

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

**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.



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☒ Utility Placement Easement Required

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☒ **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.



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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 28, 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:  Date: 01/29/2020  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters





VINICITY MAP  
NOT TO SCALE

SITE DATA	
PROPERTY OWNER:	801 NEW BERN DEVELOPMENT, LLC 7427 MATTHEWS HILL RD. MINT HILL, NC 28227
SITE ADDRESS:	801 NEW BERN AVENUE & 10 SEAWELL AVE
SITE AREA: BEFORE R/W DEDICATION	TRACT 1: 7,695 SF - 0.1767 AC. TRACT 2: 15,566 SF - 0.3573 AC.
AFTER R/W DEDICATION & RECOMBINATION	TRACT 1: 11,043 SF - 0.2535AC. TRACT 2: 11,047 SF - 0.2536 AC.
WAKE COUNTY PIN #:	1713096104 & 1713096214
ZONING DISTRICT:	OX-3-GR
OVERLAY DISTRICT:	NCOD - NEW BERN EDENTON OVERLAY
EXISTING USE:	SINGLE FAMILY / MULTI-UNIT LIVING
PROPOSED USE:	MULTI-UNIT LIVING (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION:	NEW BERN / EDENTON - 4-LANE AVE - PARALLEL PARKING (ONE-WAY) SEAWELL AVE - NEIGHBORHOOD YEILD
STREETSCAPE REQUIRED:	GREEN FRONTAGE - COMMERCIAL (UDO 3.4.6 --> 8.5.2.C) 6' TREE LAWN 6' SIDEWALK
STREETSCAPE PROVIDED:	6' TREE LAWN (VARIES) 6' SIDEWALK
APARTMENT BUILD-TO REQUIREMENTS:	70% BUILDING WIDTH IN PRIMARY BUILD TO 10-55' (NEW BERN AVE.) 35% BUILDING WIDTH IN SIDE STREET BUILD-TO 10-55'
PROVIDED BUILD TO:	EDENTON ST.: 90' BUILDING / 115' FRONTAGE= 83.5% SEAWELL AVE.: 120' BUILDING / 210' FRONTAGE= 61% NEW BERN AVE.: 90' BUILDING / 115' FRONTAGE=83.5%
REQUIRED PARKING:	(20) MULTI-FAMILY UNITS (1) VISITOR PARK PER 10 UNITS TOTAL = 22 SPACES *UDO 7.1.3.C.2 - NO PARKING REQUIRED FOR FIRST 16 UNITS NET REQUIRED: 6 SPACES
PROVIDED PARKING:	20 SPACES PROVIDED
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4 4 SPACES
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	2,209 SF (10%)
PROVIDED:	3,617 SF (16.4%)
NEW BERN - EDENTON NEIGHBORHOOD (NCOD)	MIN. LOT SIZE: 4,000 SF MIN. LOT FRONTAGE: 30' FRONT SETBACK: 10' MIN., 25' MAX. SIDE YARD SETBACK: 0' BUILDING SEPARATION: MIN. 10' MAX. BUILDING HEIGHT: 35'

## INDEX

CE-1	EXISTING CONDITIONS
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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

DESIGN ADJUSTMENT  
THIS PROJECT WAS GRANTED A DESIGN ADJUSTMENT  
TO WAIVE THE 5' UTILITY PLACEMENT EASEMENT  
ALONG THE NEW BERN AND EDNETON STREET  
FRONTAGES. CASE #A-149-19

# 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

### OWNER/DEVELOPER:

**801 NEW BERN DEVELOPMENT, LLC**

7427 Matthews Hill Rd.

Mint Hill, NC 28227

980-727-2015

staleyr@myvh.net

### CIVIL ENGINEER:

**WLD**

**WAKE LAND DESIGN, PLLC**

NC LICENSE P-1839

PHONE: 919-889-2614

EMAIL: JASON@WAKELANDDESIGN.COM

P.O. BOX 418

CLAYTON, NC 27528

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT  
ROLL OFF TRASH AND RECYCLING  
CONTAINERS SHALL BE STORED WITHIN THE  
GARAGES OF EACH UNIT AND COLLECTED  
BY A PRIVATE COLLECTION SERVICE.

### Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number  Assigned Project Coordinator  Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION			
Development Name <b>801 New Bern Ave</b>			
Zoning District <b>OX-3-GR</b>	Overlay District (if applicable) <small>NCOD-New Bern Edenton Overlay</small>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use <b>Multi-Unit Living</b>			
Property Address(es) <b>801 New Bern Ave</b>		Major Street Locator:	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. <b>1713096104</b>	P.I.N. <b>1713096214</b>	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input checked="" type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:			

WORK SCOPE	Per City Code Section 10.2.8.D.1., summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. <b>Demolition of existing buildings, proposed apartment building type with 20 total 2 bedroom condos.</b>
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DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
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CLIENT/DEVELOPER/ OWNER	Company <b>801 New Bern Development, LLC</b>	Name (s) <b>Ronald Staley, Jr.</b>	
	Address <b>7427 Matthews Hill Rd Mint Hill, NC</b>		
	Phone <b>980-727-2015</b>	Email <b>staleyr@myvh.net</b>	Fax

CONSULTANT (Contact Person for Plans)	Company <b>Wake Land Design, PLLC</b>	Name (s) <b>Jason Meadows</b>	
	Address <b>P.O. Box 418 Clayton, NC 27520</b>		
	Phone <b>919-889-2614</b>	Email <b>jason@wakelanddesign.com</b>	Fax

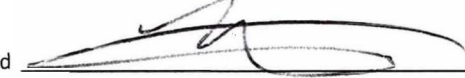
PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) <b>OX-3-GR</b>		Proposed building use(s) <b>Multi-Unit Living</b>	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross <b>N/A</b>	
Overlay District <b>NCOD (New Bern - Edenton)</b>		Proposed Building(s) sq. ft. gross <b>31,950</b>	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>31,950</b>	
Off street parking: Required <b>6</b>	Provided <b>20</b>	Proposed height of building(s) <b>35' Max.</b>	
COA (Certificate of Appropriateness) case #		# of stories <b>3</b>	
BOA (Board of Adjustment) case # <b>A- 149-19</b>		Ceiling height of 1 <sup>st</sup> Floor <b>N/A</b>	
CUD (Conditional Use District) case # <b>Z-</b>			
Stormwater Information			
Existing Impervious Surface	<b>0.23 ac</b> acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	<b>0.45 ac</b> acres/square feet	If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel #	Flood Study

FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units <b>20</b>	5. Bedroom Units: 1br 2br <b>20</b> 3br 4br or more		
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7 n/a		
3. Total Number of Hotel Units	7. Open Space (only) or Amenity		
4. Overall Total # Of Dwelling Units (1-6 Above) <b>20</b>	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

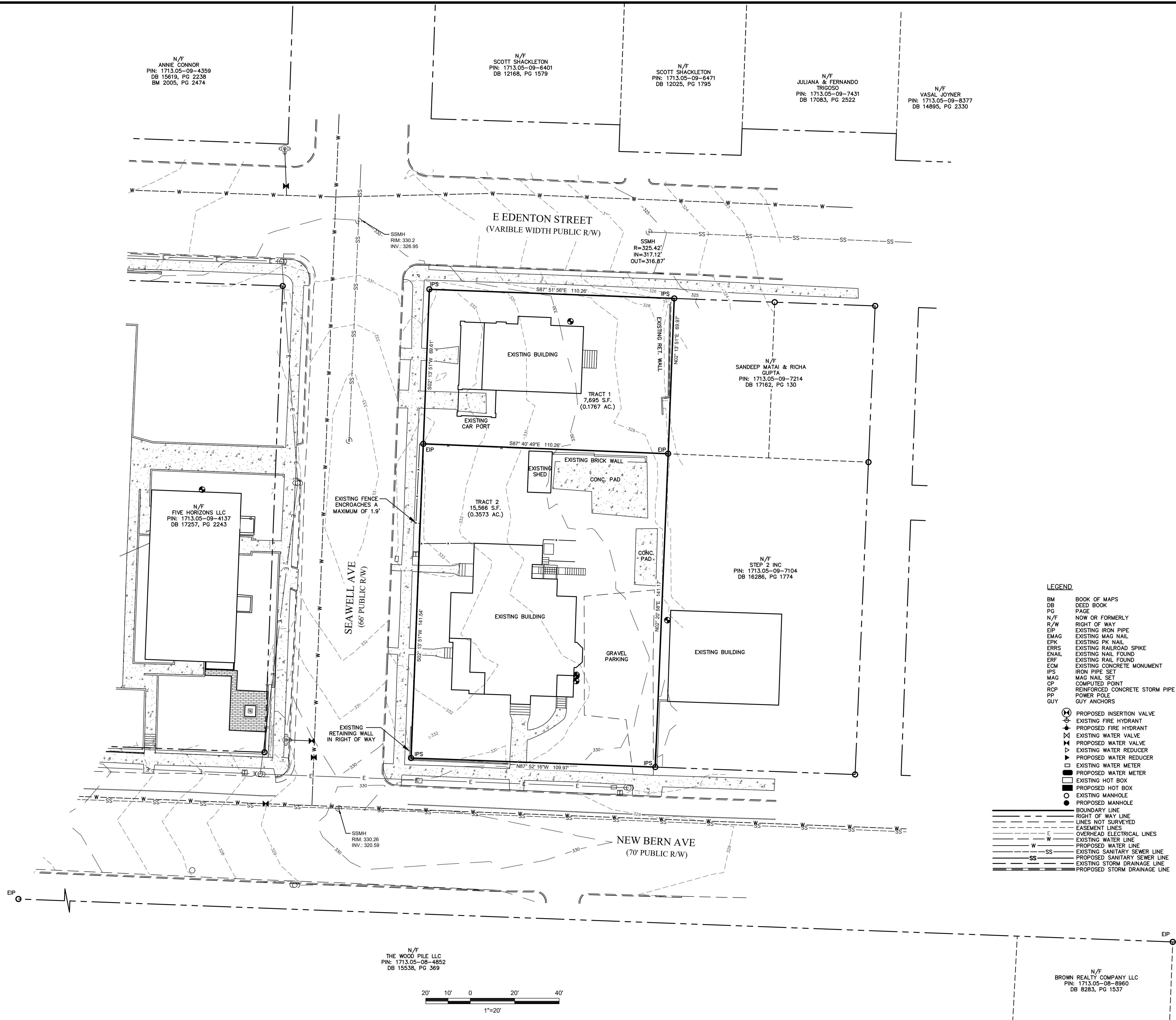
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate <b>Jason G. Meadows, P.E.</b> 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/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed 	Date <b>12/10/19</b>
Printed Name <b>RONALD STALEY, JR. (MANAGER - 801 NEW BERN DEVELOPMENT, LLC)</b>	
Signed _____	Date _____
Printed Name _____	

PAGE 2 OF 3

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REVISION 05.13.16







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

Seal

Subconsultants

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

Project  
**801 NEW BERN  
CONDOS**

Process  
**ADMINISTRATIVE SITE  
REVIEW**

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/5/19
2	CITY OF RALEIGH COMMENTS	12/13/19

Approvals

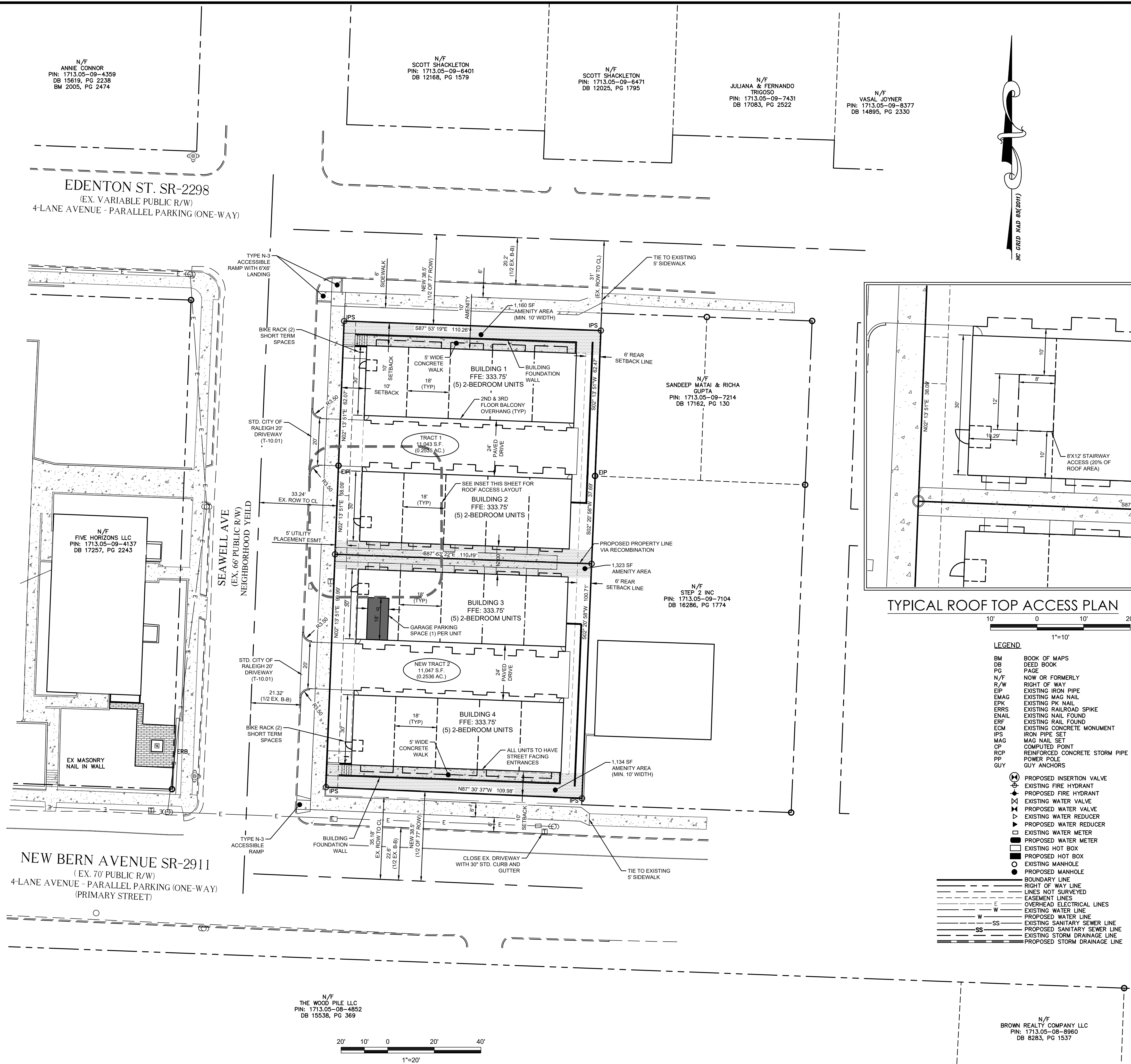
Drawing Title

SITE PLAN

Sheet Number

CE-2

Date Issued 12/31/15





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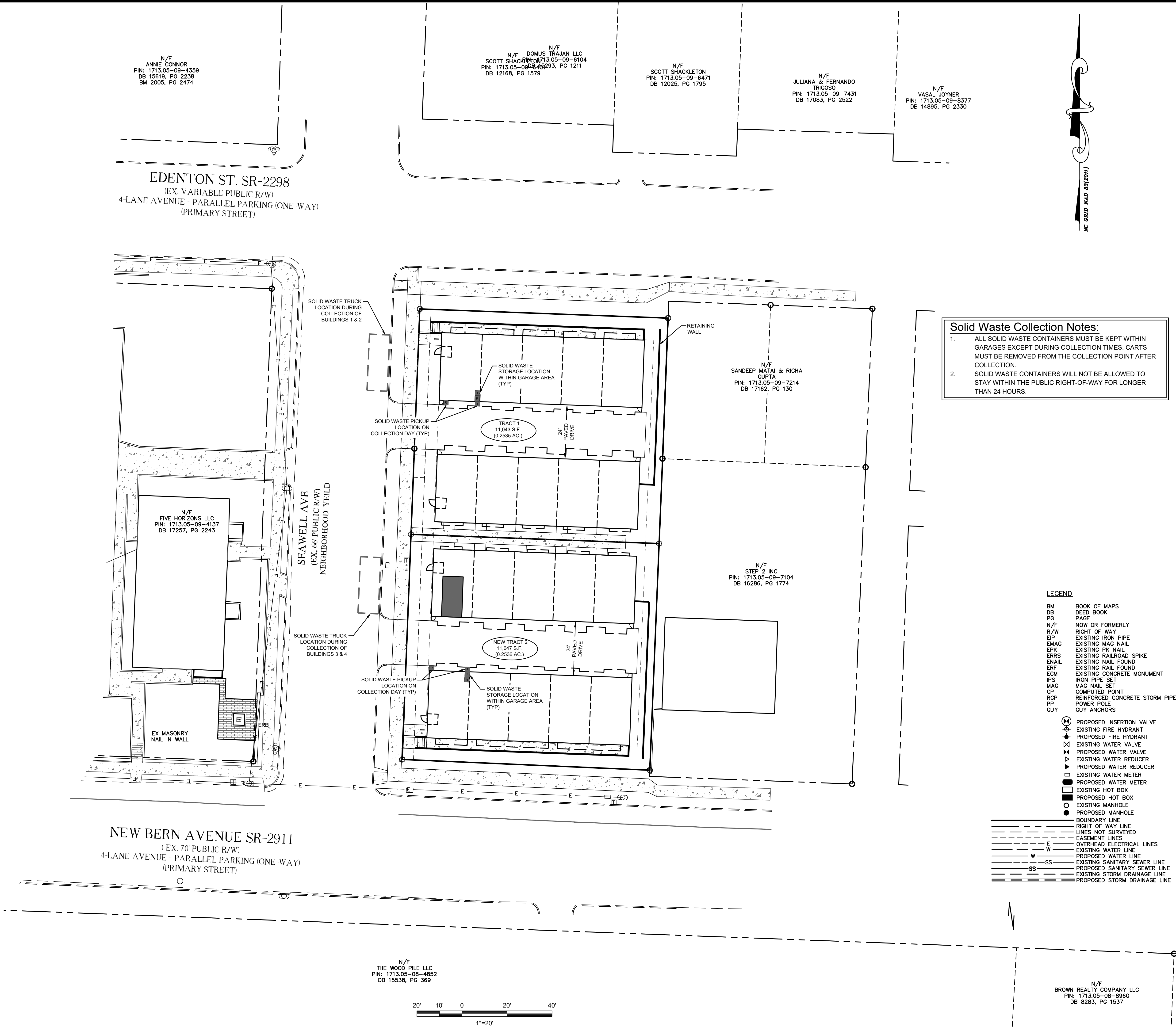
Revisions		
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1	CITY OF RALEIGH COMMENTS	9/5/19
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Approvals

Drawing Title  
**SOLID WASTE PLAN**

Sheet Number  
**CE-2.1**

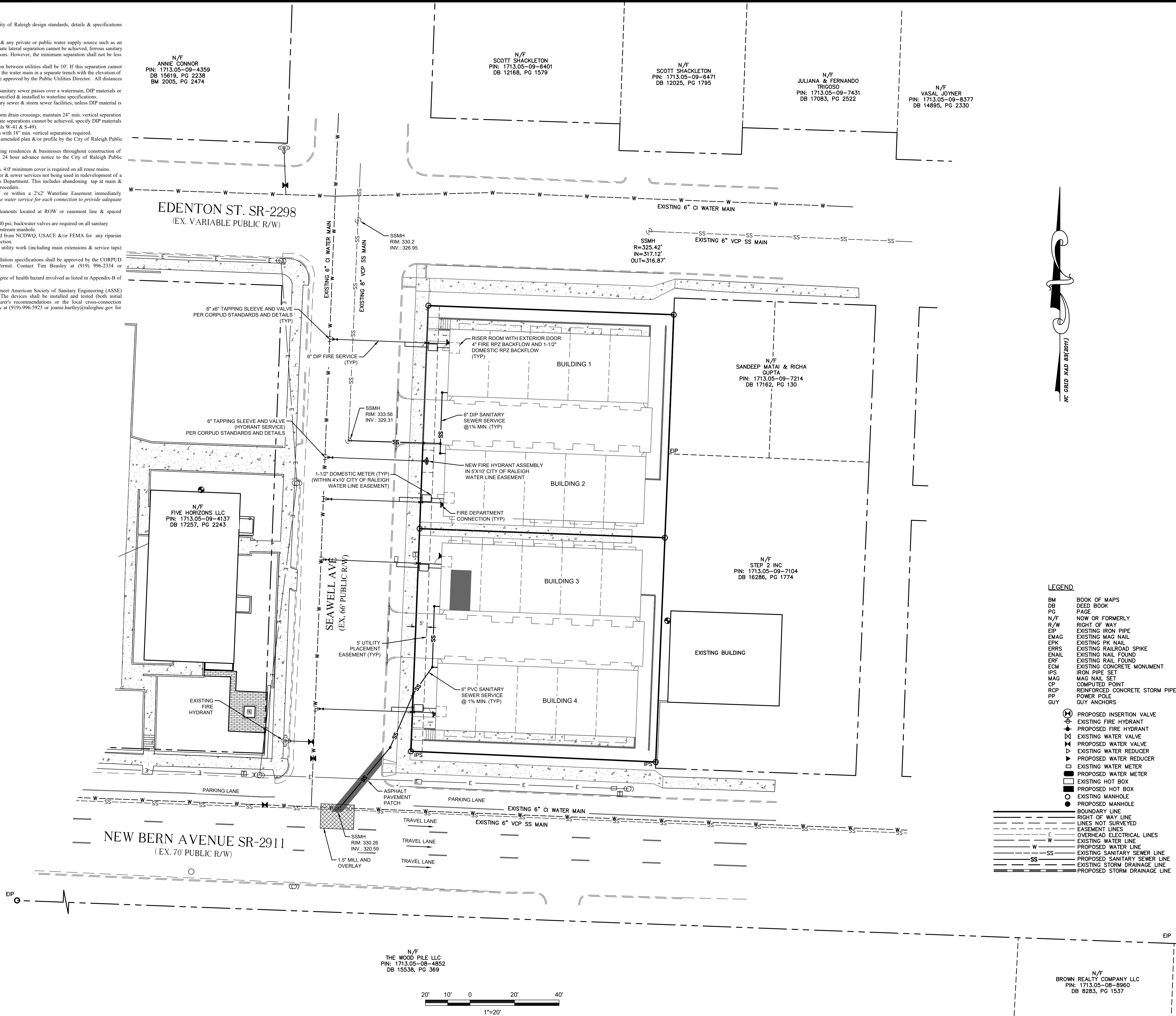
Date Issued 12/31/15





STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
  - Utility separation requirements:
    - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
    - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
    - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
    - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
    - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
    - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
  - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
  - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
  - 3.0' minimum cover is required on all water mains & sewer 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 main & 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 2x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
  - Install 4" PVC\* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
  - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
  - NCDOT / 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 CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
  - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina.
- These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.



**WLD**

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

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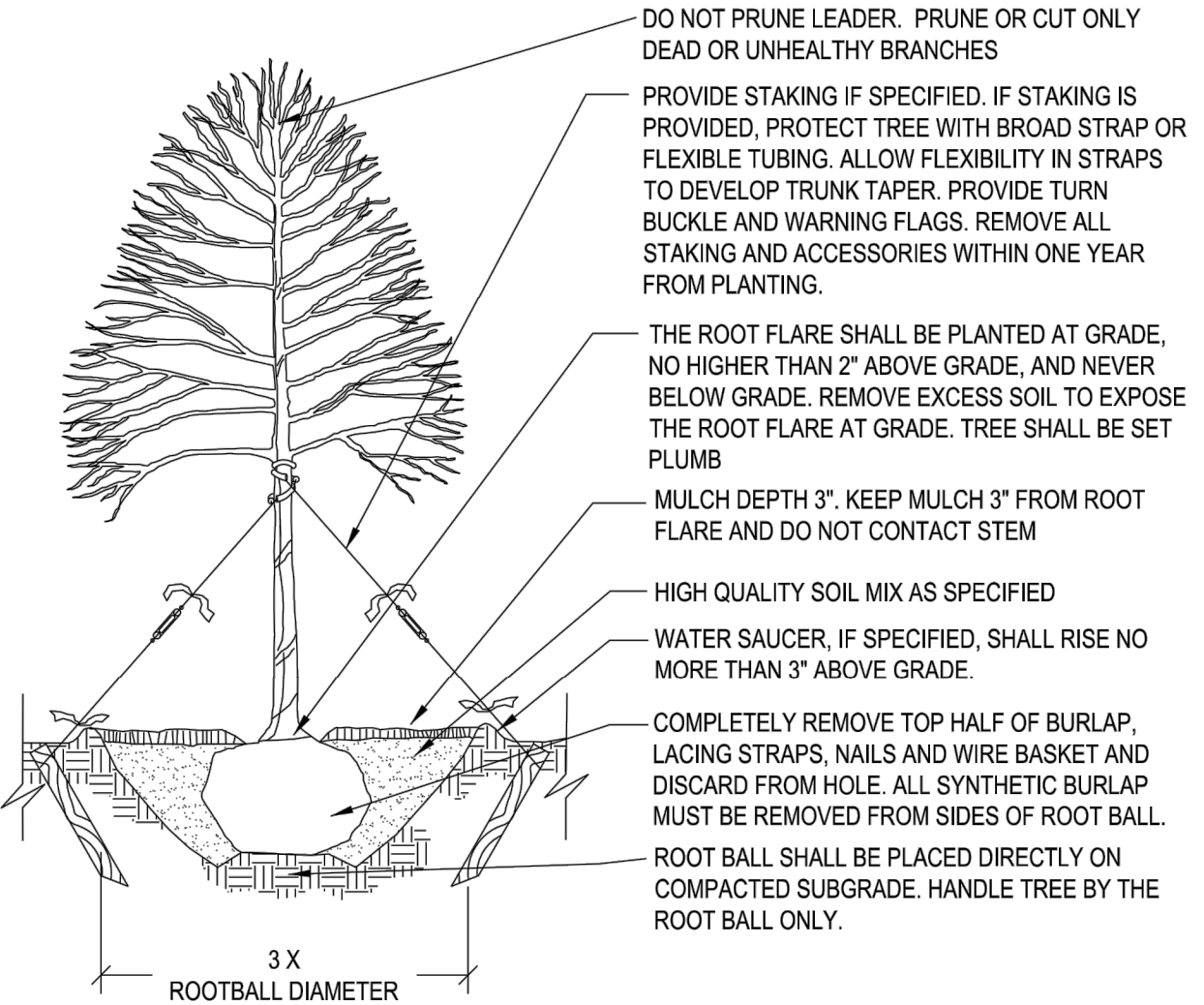
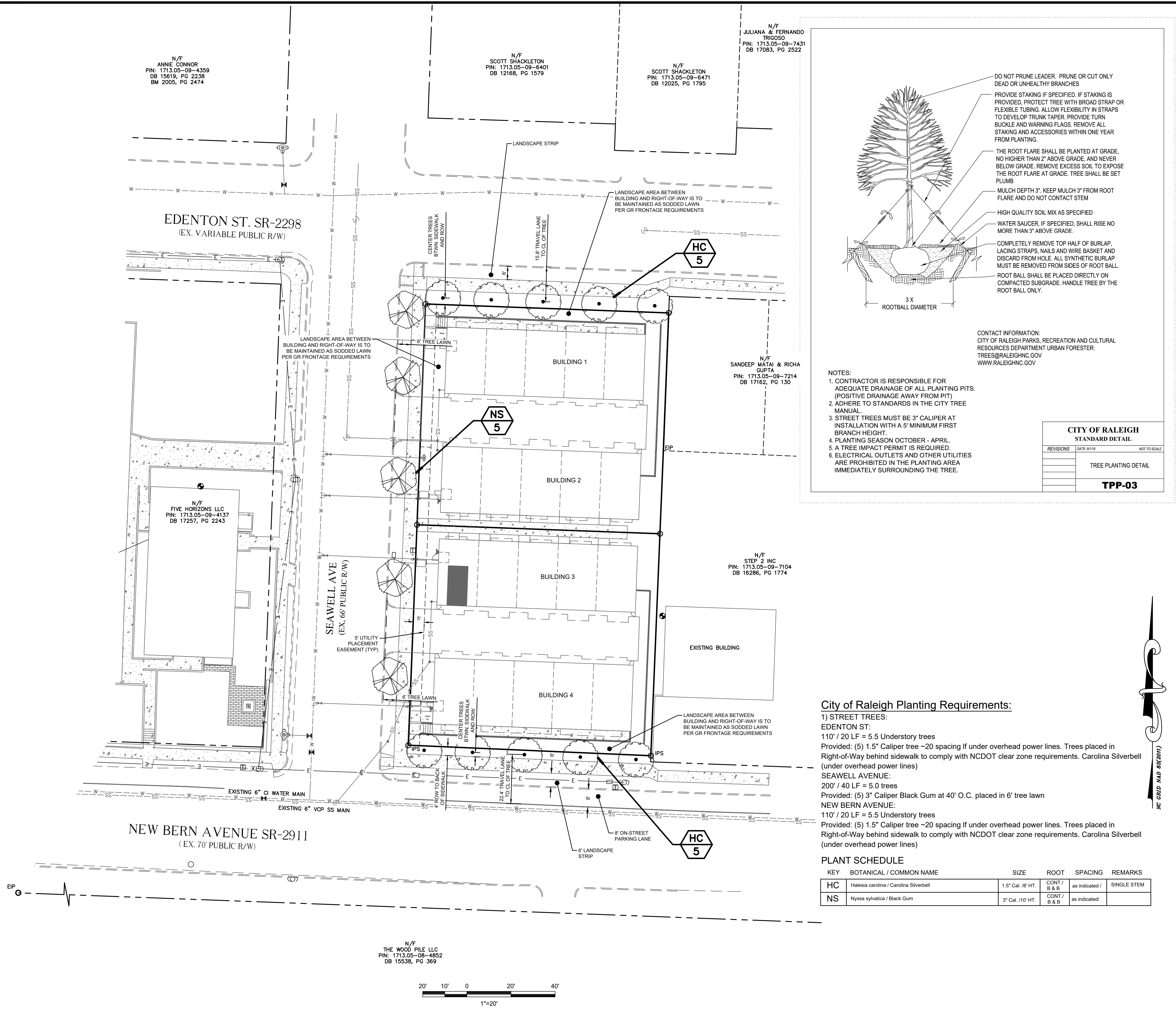
**UTILITY PLAN**

Sheet Number

**CE-3**

Date Issued 12/31/19





DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

HIGH QUALITY SOIL MIX AS SPECIFIED

WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

3 X ROOTBALL DIAMETER

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

NOTES:  
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)  
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.  
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.  
4. PLANTING SEASON OCTOBER - APRIL.  
5. A TREE IMPACT PERMIT IS REQUIRED.  
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
	8/11/18	
TREE PLANTING DETAIL		
TPP-03		

**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 If 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 If 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)

PLANT SCHEDULE					
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
HC	Halesia carolina / Carolina Silverbell	1.5" Cal. / 8' HT.	CONT. / B & B	as indicated /	SINGLE STEM
NS	Nyssa sylvatica / Black Gum	3" Cal. / 10' HT.	CONT. / B & B	as indicated /	

NC CRD NAD 83 (2011)

# WLD

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7427 MATTHEWS HILL RD.  
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Project

801 NEW BERN CONDOS

Process

ADMINISTRATIVE SITE REVIEW

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/5/19
2	CITY OF RALEIGH COMMENTS	12/13/19

Approvals

Drawing Title

LANDSCAPE PLAN

Sheet Number

CE-5

Date Issued 12/31/15



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**ADMINISTRATIVE SITE  
REVIEW**

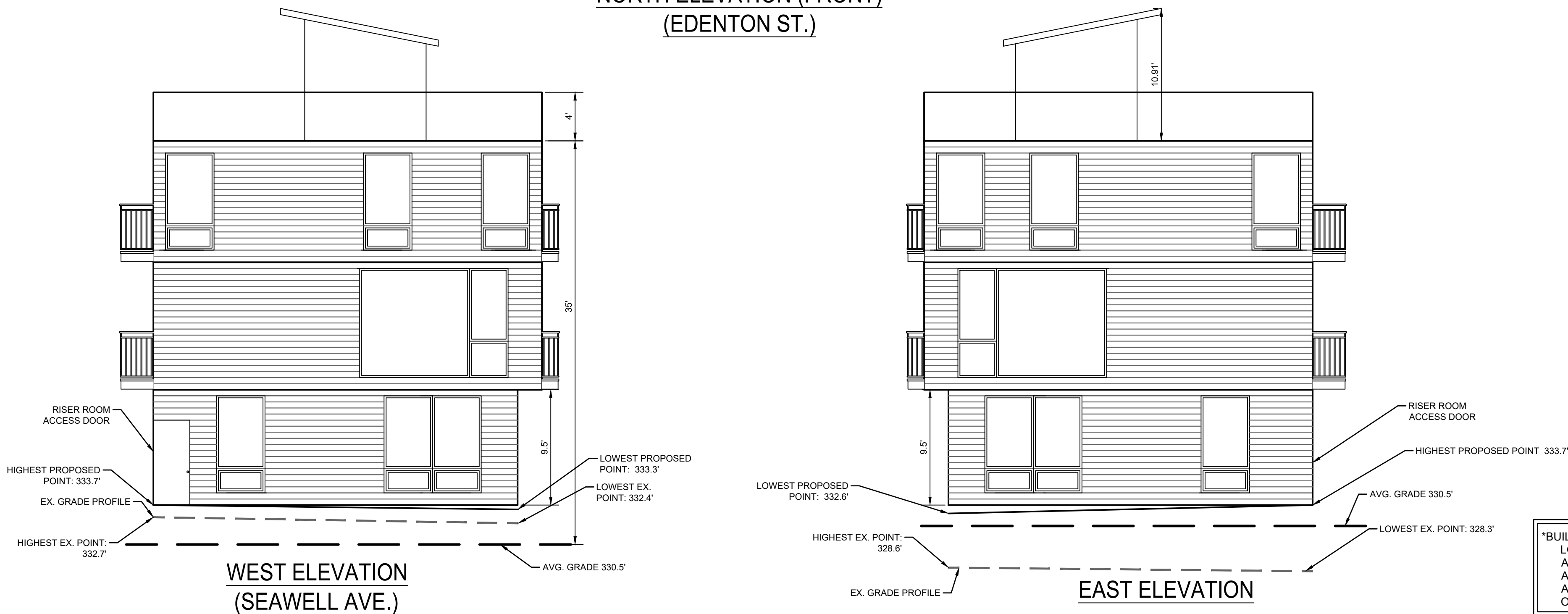
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/5/19
2	CITY OF RALEIGH COMMENTS	12/13/19

Approvals

Drawing Title  
**BUILDING 1  
ELEVATIONS**

Sheet Number  
**A-1**

Date Issued 12/31/18



#### AVERAGE GRADE CALCULATION

PER SECTION 15.7 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.

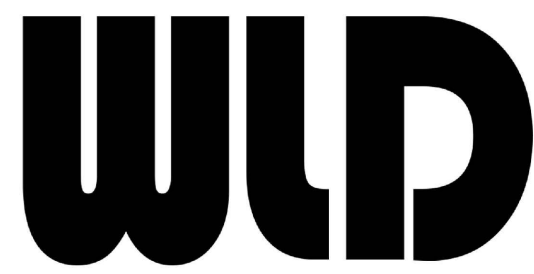
AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.

AVERAGE GRADE CALCULATION						
	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
NORTH PLANE	332.7	328.3	330.5	333.7	333.7	333.7
EAST PLANE	328.6	328.3	328.45	333.7	332.6	333.15
SOUTH PLANE	332.4	328.6	330.5	333.3	332.6	332.95
WEST PLANE	332.7	332.4	332.55	333.7	333.3	333.5
AVERAGE OF WALL PLANES			<b>330.5</b>			333.33

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

\*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.





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Process  
**ADMINISTRATIVE SITE  
REVIEW**

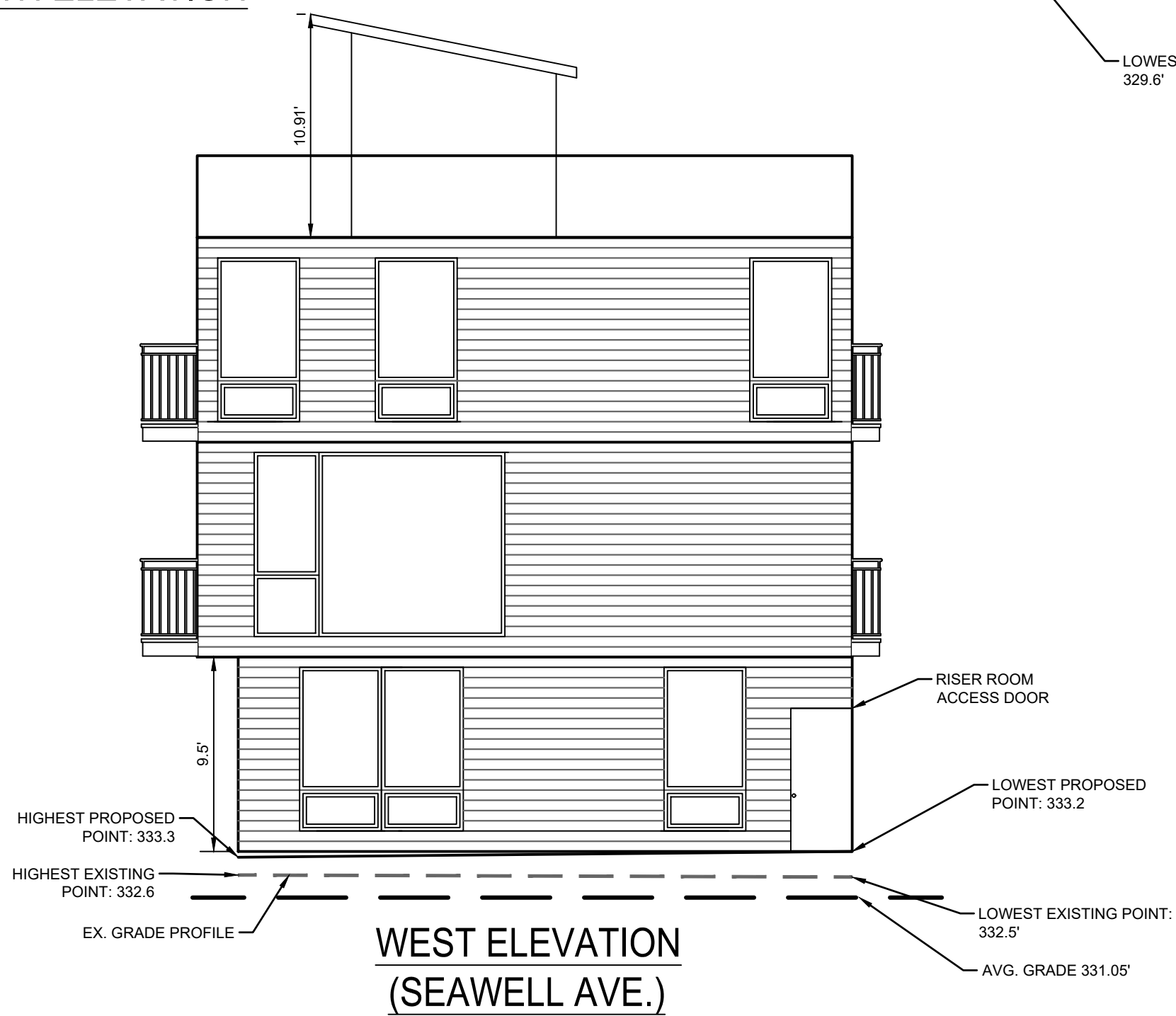
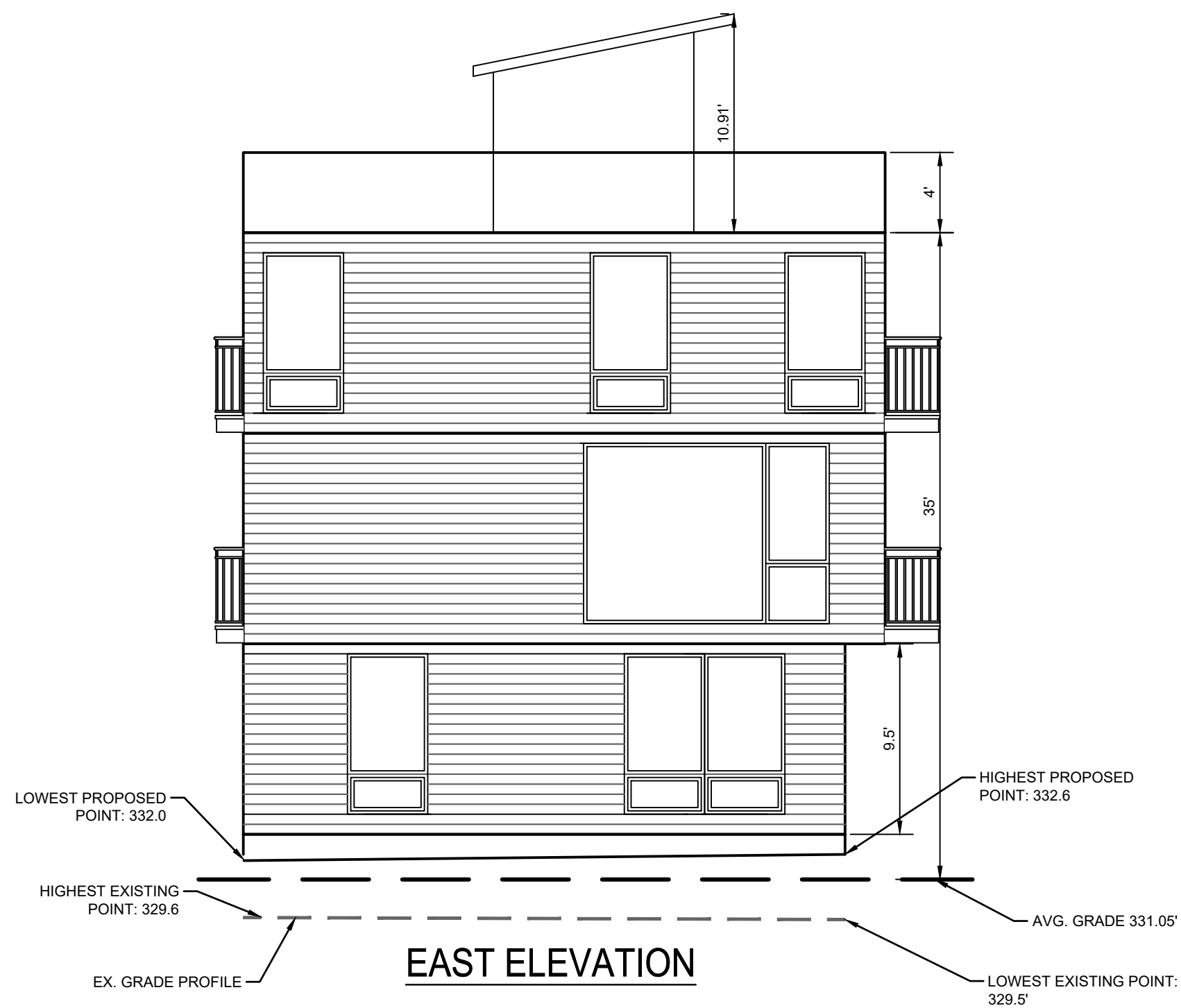
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/5/19
2	CITY OF RALEIGH COMMENTS	12/13/19

Approvals

Drawing Title  
**BUILDING 2  
ELEVATIONS**

Sheet Number  
**A-2**

Date Issued 12/31/18



#### AVERAGE GRADE CALCULATION

PER SECTION 15.7 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.

AVERAGE GRADE CALCULATION						
	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
NORTH PLANE	332.6	329.5	331.05	333.3	332.6	332.95
EAST PLANE	329.6	329.5	329.55	332.6	332.5	332.55
SOUTH PLANE	332.5	329.6	331.05	333.2	332.0	332.6
WEST PLANE	332.6	332.5	332.55	333.3	333.2	333.25
AVERAGE OF WALL PLANES			<b>331.05</b>			332.83

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

\*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.





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REVIEW**

Revisions		
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1	CITY OF RALEIGH COMMENTS	9/5/19
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Approvals

Drawing Title  
**BUILDING 3  
ELEVATIONS**

Sheet Number  
**A-3**

Date Issued 12/31/18



**SOUTH ELEVATION**



**NORTH ELEVATION**

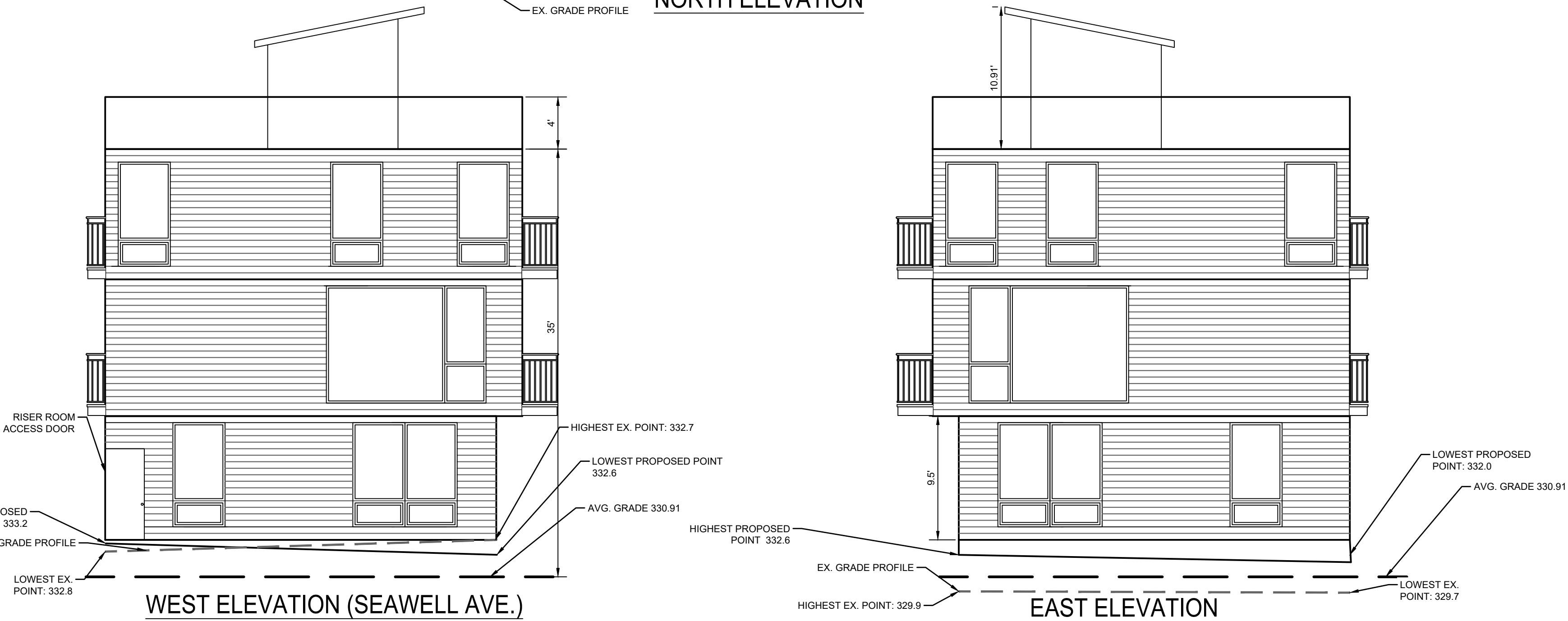
**AVERAGE GRADE CALCULATION**

PER SECTION 15.7 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.

	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
NORTH PLANE	332.8	329.7	331.25	333.2	332.0	332.6
EAST PLANE	329.9	329.7	329.8	332.6	332.0	332.3
SOUTH PLANE	332.7	329.9	331.3	332.6	332.6	332.6
WEST PLANE	332.8	332.7	332.75	333.2	332.6	332.2
AVERAGE OF WALL PLANES			<b>330.91</b>			332.67

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



**WEST ELEVATION (SEAWELL AVE.)**

**EAST ELEVATION**

\*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.



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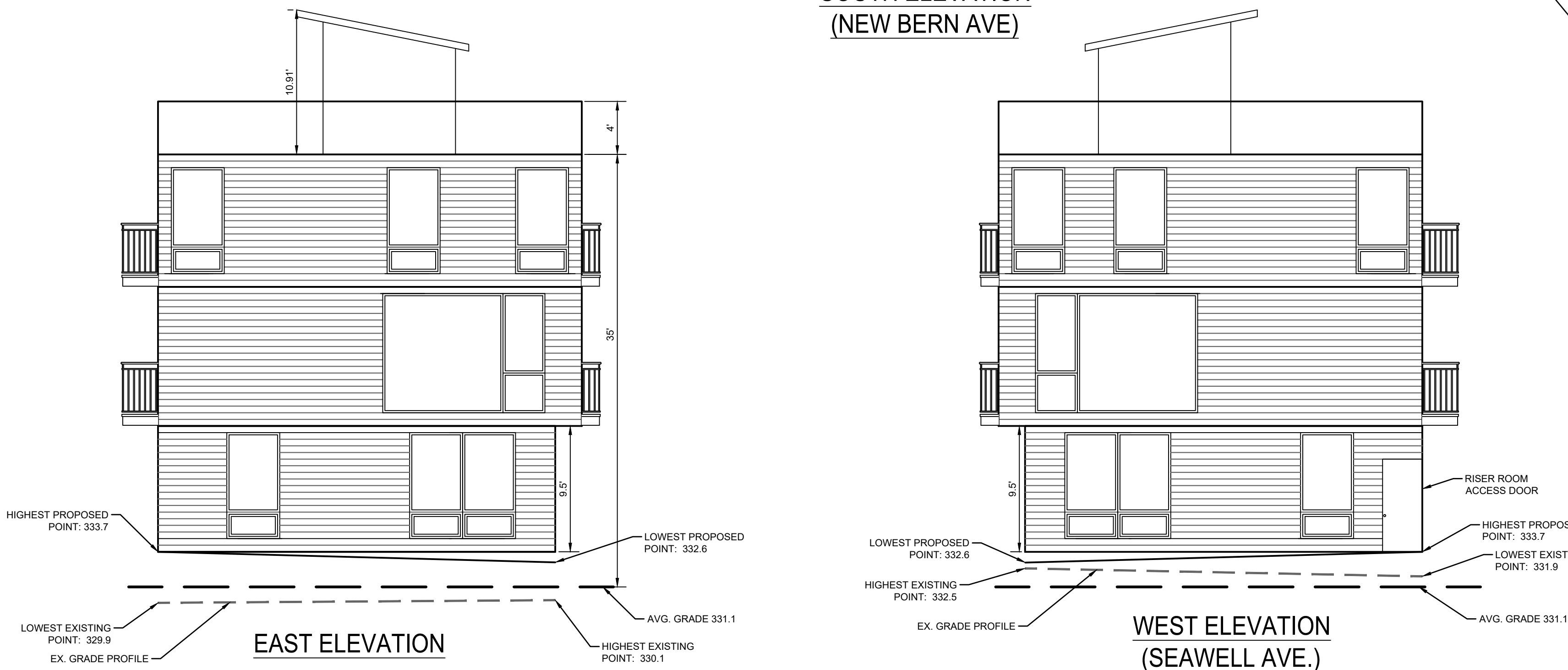
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	9/5/19
2	CITY OF RALEIGH COMMENTS	12/13/19

Approvals

Drawing Title  
**BUILDING 4  
ELEVATIONS**

Sheet Number  
**A-4**

Date Issued 12/31/18



#### 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.

AVERAGE GRADE CALCULATION						
	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
NORTH PLANE	332.5	330.1	331.3	332.6	332.6	332.5
EAST PLANE	330.1	329.9	330.0	333.7	332.6	333.15
SOUTH PLANE	331.9	329.9	330.9	333.7	333.7	333.7
WEST PLANE	332.5	331.9	332.2	333.7	332.6	333.15
AVERAGE OF WALL PLANES			<b>331.1</b>			333.12

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

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