Zoning: **OX-5-CU**  
CAC: **East Raleigh**  
Drainage Basin: **Crabtree Basin**  
Acreage: 2.39  
Sq. Ft.: 161,332

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Longview Partners, LLC**
LOCATION:
This site is located on the south side of Falstaff Road, on the southeast corner of the intersection of Falstaff Road and Poe Drive. The site’s address is 101 Poe Drive.

REQUEST:
Development of a 176 unit apartment complex comprised of two buildings totaling 250,083 square feet size on a 2.39 acre tract zone OX-5-CU with associated clubhouse and outdoor amenity areas. Note this site has already received preliminary subdivision approval (case S-38-17) to create a public street thru the tract.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
A design exception has been approved by the City of Raleigh Solid Waste Director allowing an alternative solid waste plan as per the approved plan.

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 submitted by John A. Edwards and Company (dated 10/24/17).

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

GENERAL
1. The conditions required by the solid waste design exception approval letter shall be added to the concurrent plan set.

STORMWATER
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
4. Obtain required stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)
5. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.
Administrative Approval Action
Longview Apartments: SR-51-17, AA # 3679
Transaction # 515670

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
1. Comply with all conditions of Z-50-08.

2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions (S-38-17), Right Of Way and/or Easement Dedications (Transit easement, Z-50-08 c), and Tree Save Areas.

STORMWATER
3. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

6. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

ENGINEERING
7. A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. An encroachment agreement for any stormwater drainage systems that carry private drainage to be located within the public right-of-way must be approved by the City Council by separate action. An application for encroachment into the public right of way for the private stormwater system located within the right of way as indicated on the preliminary plan, shall be submitted to the City’s Encroachment Coordinator in the Development Services Department for review, and the City Council must approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Development Services Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

9. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES
10. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater, Public Utility Easement Dedications, and/or Tree Save Areas
11. Infrastructure construction plans must be approved by the City of Raleigh Public Utilities Department for the public water extension.

URBAN FORESTRY
12. A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:
19. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

20. Required public right-of-way infrastructure improvements are reviewed and accepted by the City of Raleigh Development Services and as-built drawings provided to City of Raleigh Development Services, Development Engineering program.

21. As-built drawings and associated forms for all Stormwater devices must be accepted by the Engineering Services Department.

22. Final inspection of all required Tree Conservation and/or right of way tree protection areas by Urban Forestry Staff must be completed.

23. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

24. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

25. Next Step: All street lights and street signs required as part of the development approval are installed.

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: 12-8-2020
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: (Planning Dir./Designee) _______________ Date: 12/8/2010

Staff Coordinator: Michael Walters
LONGVIEW APARTMENTS
ADMINISTRATIVE SITE REVIEW
SR-51-17
TRANS. #515670
RALEIGH, NORTH CAROLINA

MAY 24, 2017
REVISED: JUNE 23, 2017
REVISED: AUGUST 18, 2017
REVISED: OCTOBER 24, 2017

OWNER/DEVELOPER:
LONGVIEW PARTNERS, LLC
7101 CREEDMOOR ROAD, SUITE 142
RALEIGH, NC 27612

ARCHITECT:
WINSTEAD WILKINSON ARCHITECTS, PLLC
1846 WAKE FOREST ROAD
RALEIGH, NC 27608

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
CONSULTING ENGINEERS
333 WADE AVENUE, RALEIGH NC 27605
PHONE: (919) 828-4428
FAX: (919) 828-4711
EMAIL: INFO@JAECO.COM

INDEX

C-1.0 EXISTING CONDITIONS
C-2.0 SITE PLAN
C-2.1 PARKING LAYOUT PLAN
C-2.2 SIGHT DISTANCE AND EASEMENT PLAN
C-2.3 FIRE APPARATUS PLAN
C-3.0 UTILITY PLAN
C-4.0 GRADING PLAN
C-4.1 STORMWATER PLAN
C-5.0 STORMWATER MANAGEMENT DETAILS
LA-1 LA-2 TREE CONSERVATION PLAN
LA-3 LANDSCAPE PLAN
A100 - A102 FLOOR PLAN
ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA (0.2632 AC 11,466 SF)

PRIMARY STREET BUILD TO (70% RQD):
BUILDING 1 (FALSTAFF) - 151/170=88%
BUILDING 2 (MULTIFAMILY ST) - 174/219=79%

SECONDARY STREET BUILD TO (35% RQD):
BUILDING 1 AND 2 (POE) (198 +108) / 533 = 57%

LONGVIEW APARTMENTS
101 POE DRIVE
RALEIGH, NC 27601

SR-51-17
TRANS# 515670

LONGVIEW PARTNERS, LLC
7107 CREEDMOOR RD.
SUITE 142
RALEIGH, NC 27613

PROJECT DRAWING TITLE SEALS CLIENT APPROVALS REVISIONS NUMBER DESCRIPTION DATE DRAWN BY CHECKED BY DATE ISSUED

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com
www.jaeco.com

LONGVIEW APARTMENTS
101 POE DRIVE
RALEIGH, NC 27601

SR-51-17
TRANS# 515670

LONGVIEW PARTNERS, LLC
7107 CREEDMOOR RD.
SUITE 142
RALEIGH, NC 27613

SITE SUMMARY:
TOTAL SITE AREA = 2.39 AC
PROPOSED R/W DEDICATION (POE/FALSTAFF) = 0.03 AC
PROPOSED R/W DEDICATION (MULTIFAMILY) = 0.11 AC
LOT 1 = 1.75 AC
LOT 2 = 0.50 AC
REQUIRED PARKING = 223
PROVIDED PARKING = 231
REQUIRED TCA = 0.22
PROVIDED TCA = 0.26
REQUIRED OUTDOOR AMENITY = 0.23 AC
PROVIDED OUTDOOR AMENITY = 0.29 AC
NOTES:
SEE SHEET C-2.1 FOR DETAILED PARKING LAYOUT FOR EACH LEVEL AND PARKING CALCULATIONS.
SEE SHEET C-2.1 FOR DETAILED BUILDING SUMMARY AND AMENITY AREA SUMMARY.

GENERAL NOTES:
SOLID WASTE TO BE COLLECTED BY PRIVATE SERVICE. SOLID WASTE TO BE COLLECTED IN COMPACTOR AND SERVICED BY REAR LOADING WASTE TRUCK. RECYCLING CONTAINERS ARE PROVIDED BEHIND COMPACTOR AND ARE TO BE WHEELED TO RECYCLING AREA BY APARTMENT BUILDING MAINTENANCE STAFF.
COMPACTOR AND RECYCLING AREA TO BE SCREENED USING THE SAME OR SIMILAR BUILDING MATERIAL AS THE MAIN BUILDING.
ADA PATHWAY TO BE MAX 2% CROSS SLOPE. ADA LANDINGS TO BE MIN 5" WITH MAX 2% SLOPE IN ALL DIRECTIONS. ADA RAMPS TO BE NO GREATER THAN 1:12 (8.33%) SLOPE. ADA RAMPS TO HAVE DETECTABLE WARNING SURFACE.
REFER TO SIGHT DISTANCE AND EASEMENT PLAN FOR SIGHT DISTANCE TRIANGLES AND PROPOSED EASEMENT LOCATIONS.
STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards as contained in the CORPUD Handbook. Pipelines & utility connections should be in accordance with the CORPUD Handbook, current edition.

2. 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 separation cannot be achieved, specify DIP materials & a concrete cradle having a 23' horizontal radius & 20' vertical radius.

3. All temporary & permanent sanitary sewer laterals extending above the top of the sewer shall be approved by the City of Raleigh Public Utilities Department prior to construction.

4. Cross-connection control protection devices are required based on degree of health hazard extensions & service taps) within state or railroad ROW prior to construction.

5. 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 separation cannot be achieved, specify DIP materials & a concrete cradle having a 23' horizontal radius & 20' vertical radius.

6. Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain adequate separations cannot be achieved, specify DIP materials & a concrete cradle having a 23' horizontal radius & 20' vertical radius.

7. Install ¾" copper* water services with meters located at ROW or within a 2'x2' Waterline easement immediately adjacent.

8. All environmental permits applicable to the project must be obtained from NCDWQ, USACE, CAROLINA. These guidelines are the minimum requirements. The devices shall meet AmericanSociety of Sanitary Engineering (ASSE) standards or be on the University of Southern California cross-connection control program, whichever is more stringent. Contact Joanie Hartley at   (919)   996-5923   or joanie.hartley@raleighnc.gov for more information.

9. Installation & testing (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.

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE, CAROLINA. These guidelines are the minimum requirements. The devices shall meet AmericanSociety of Sanitary Engineering (ASSE) standards or be on the University of Southern California cross-connection control program, whichever is more stringent. Contact Joanie Hartley at   (919)   996-5923   or joanie.hartley@raleighnc.gov for more information.

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12. Contact Joanie Hartley at   (919)   996-5923   or joanie.hartley@raleighnc.gov for more information.
Onsite improvements shown for reference only. Refer to Administrative Site Review Plan 5R-51-17 (Transaction #51670) for detailed information.

PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI.Z60.

2. Plant materials to be approved in field prior to installation.

3. Selections of plant materials may vary with prior approval by Landscape Architect.

4. Establish plant bed configuration. Landscape Architect to approve bed layout in field.

5. Install plants and rock beds with EPD of protection.

6. Landscape Contractor to maintain plant materials for a one-year period following substantial completion.

7. Areas amenities from plant relocation or other activities of Landscape Contractor.

8. City of Raleigh Planting Requirements:

   1. STREET TREES:

   FALSTAFF ROAD:

   Provided: (3) 3" Caliper Black Gum, per 40 lf. Trees placed in 6' tree lawn.

   Trees spaced with respect to proposed utilities.

   Provided: (9) 3" Caliper Black Gum, per 40 lf. Trees placed in 6' tree lawn.

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BUILDING 1
POE DRIVE ELEVATION

BUILDING 2
POE DRIVE ELEVATION

BUILDING 2
MULTI FAMILY RD ELEVATION

BUILDING 2
PARKING DECK ENTRY ELEVATION

BUILDINGS 1 & 2 EACH HAVE TWO LEVELS OF PARKING WITH NO HABITUAL SPACES. THE LOWEST LEVEL OF PARKING IS COMPLETELY BELOW GRADE ON THE MAJORITY OF THREE SIDES. THE ZONING CONDITIONS ALLOW FOR A MAXIMUM HEIGHT OF (95) FEET WHILE THE UDO ALLOWS FOR A MAXIMUM HEIGHT OF (75) FEET. THE MAX. HEIGHT FOR BUILDING 1 IS (73'-6") AND BUILDING 2 IS (71'-6").