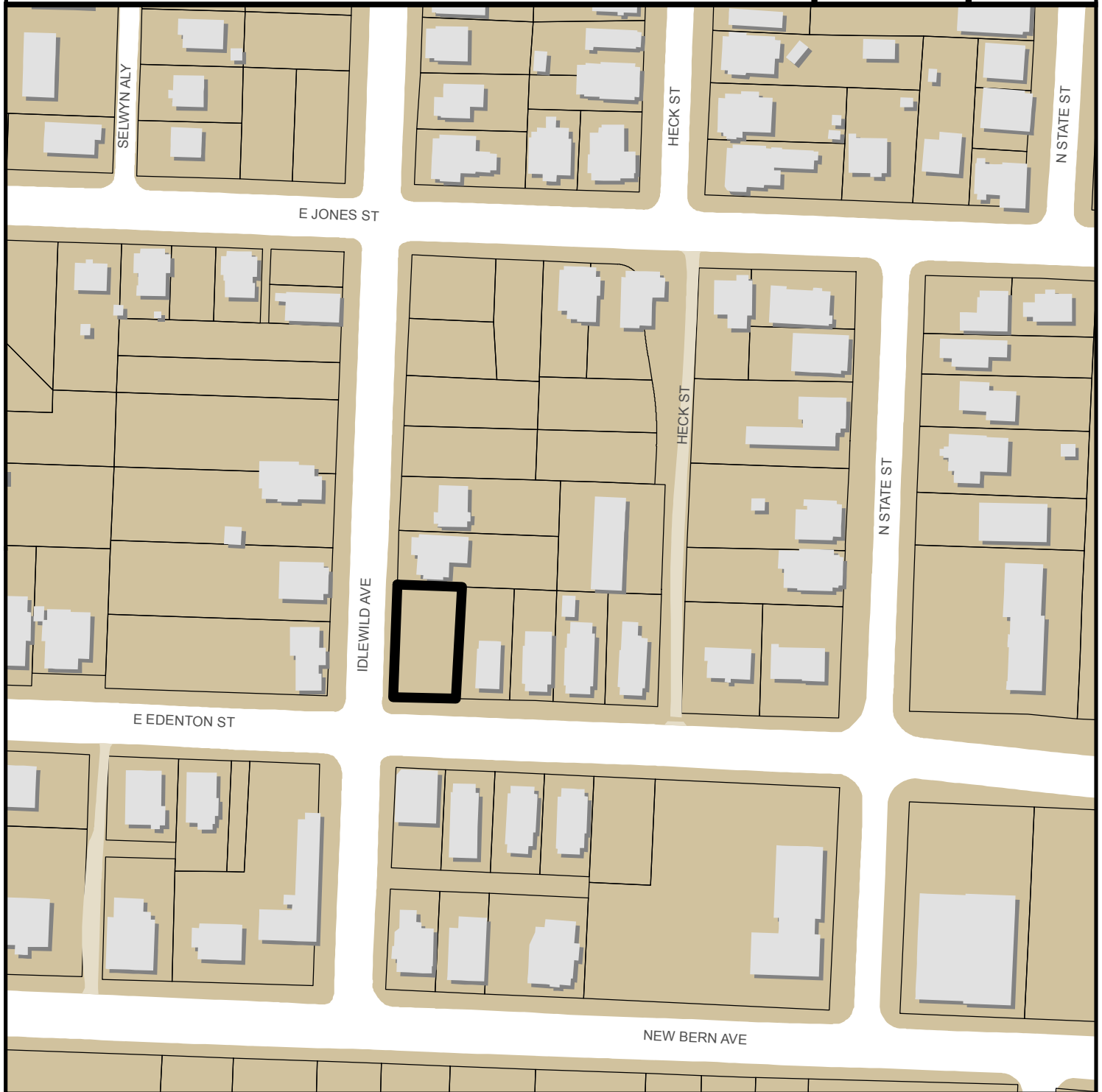


EAST EDENTON APARTMENTS SR-83-2016



0 200 400 Feet

Zoning: **RX-3, NCOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.15**
Sq. Ft.: **7,400**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Five Horizon**
Construction
Phone: **(919) 398-3927**



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 | efax 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.

SL 83-16

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 490718 Assigned Project Coordinator Assigned Team Leader J. Hametta
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 901 E EDENTON		
Zoning District RX-3	Overlay District (if applicable) NCOD	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use APARTMENT		
Property Address(es) 901 E EDENTON, RALEIGH, NC 27601		Major Street Locator: EDENTON ST
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 171319378	P.I.N.	P.I.N.
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Religious Institutions <input 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. 5 ATTACHED RESIDENTIAL UNITS, 10 PARKING SPACES REQUIRED	
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 N/A	
CLIENT/DEVELOPER/OWNER	Company FIVE HORIZONS DEVELOPMENT Name (s) Corey Mason	
	Address 310 HECK ST, RALEIGH, NC 27601	
	Phone 919.398.3927	Email stuart@fivehorizonsdevelopment.com Fax 919.516.0705
CONSULTANT (Contact Person for Plans)	Company STEWART Name (s) ADAM PIKE	
	Address 421 FAYETTEVILLE ST, SUITE 400 RALEIGH, NC 27601	
	Phone 919.866.4805	Email APIKE@STEWARTINC.COM Fax 919.380.8752

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information

Building Information

Zoning District(s) **RX-3**

Proposed building use(s) **APARTMENT**

If more than one district, provide the acreage of each: **N/A**

Existing Building(s) sq. ft. gross **N/A**

Overlay District **NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT**

Proposed Building(s) sq. ft. gross **7,400 SF**

Total Site Acres Inside City Limits ☒ Yes ☐ No **0.145 AC**

Total sq. ft. gross (existing & proposed) **7,400 SF**

Off street parking: Required **10** Provided **10**

Proposed height of building(s) **30'**

COA (Certificate of Appropriateness) case # **N/A**

of stories **3**

BOA (Board of Adjustment) case # **A- N/A**

Ceiling height of 1st Floor **8'**

CUD (Conditional Use District) case # **Z- N/A**

Stormwater Information

Existing Impervious Surface **0** acres/square feet

Flood Hazard Area ☐ Yes ☒ No

Proposed Impervious Surface **4,895 SF** acres/square feet

If Yes, please provide:

Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No

Alluvial Soils

Flood Study

FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units **5**

5. Bedroom Units: 1br 2br **5** 3br 4br or more

2. Total # Of Congregate Care Or Life Care Dwelling Units **N/A**

6. Infill Development 2.2.7 **N/A**

3. Total Number of Hotel Units **N/A**

7. Open Space (only) or Amenity **630 SF**

4. Overall Total # Of Dwelling Units (1-6 Above) **5**

8. Is your project a cottage court? ☐ Yes ☒ 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 **Corey Mason** 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 _____ **Corey Mason** Digitally signed by Corey Mason
DN: cn=Corey Mason, o, ou, email=coreymason@gmail.com, c=US
Date: 2016.10.11 07:41:15 -04'00' Date **10/11/2016**

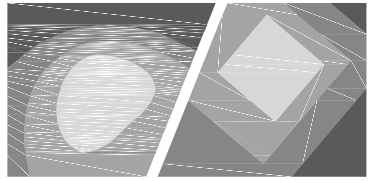
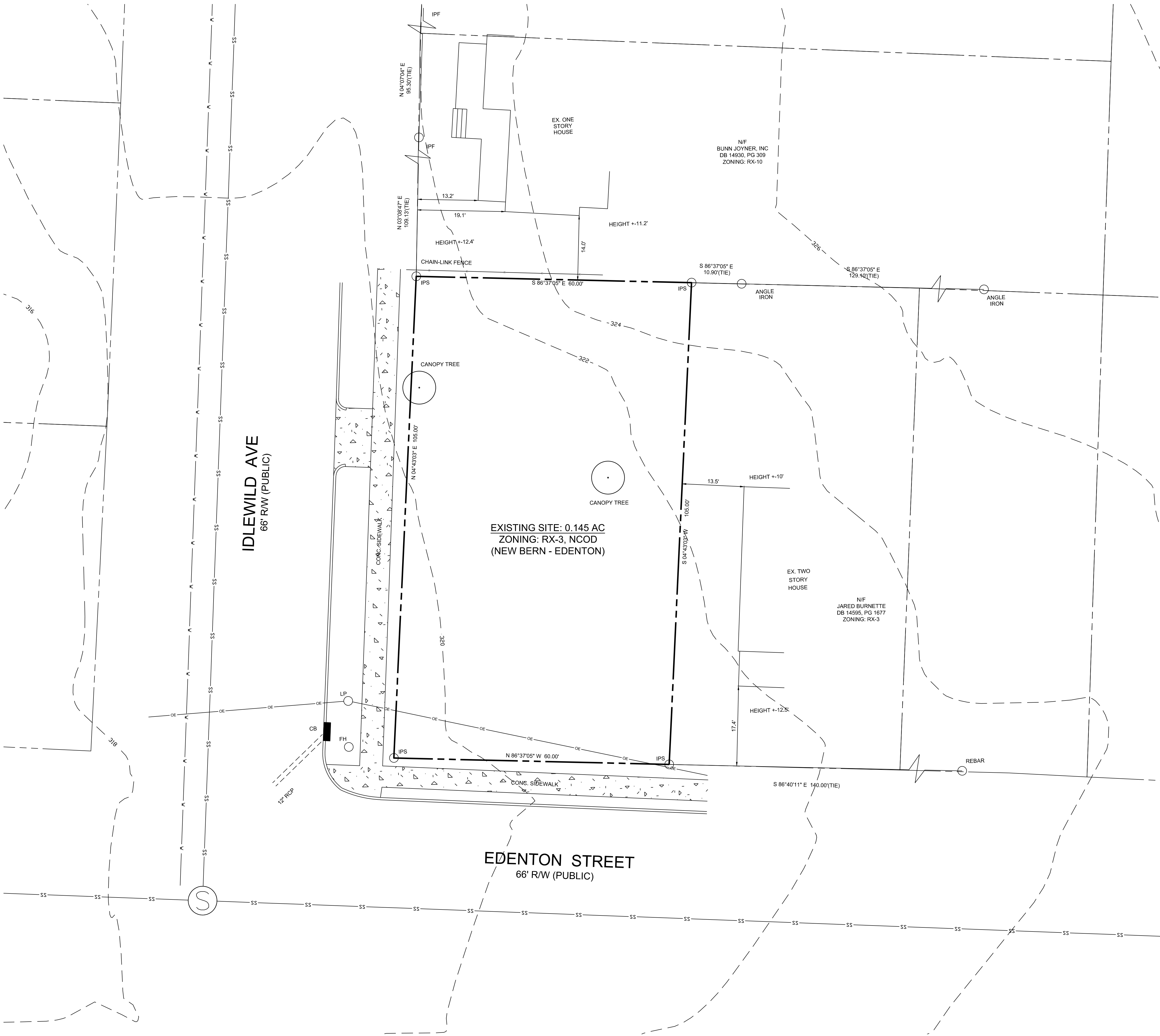
Printed Name _____

Signed _____ Date _____

Printed Name _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		detail sheet
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			0.5 acres
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			Showing three sides
j) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Q:\2016\C16070 - 901 E Edenton Townhomes\DWGS1 - Design\Sheets\C16070-C1.00-Existing Conditions.dwg Oct 11, 2016 - 9:46am



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1001
RALEIGH, NC 27601 www.stewartinc.com
T: 919.390.8750 PROJECT # C16070

Client:

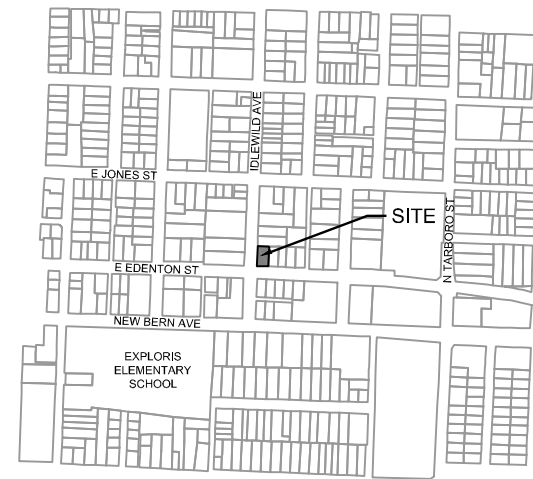


310 HECK ST
RALEIGH, NC 27601
T: 919.398.3927
F: 919.516.0705

Project:

901 EAST
EDENTON

Vicinity map:



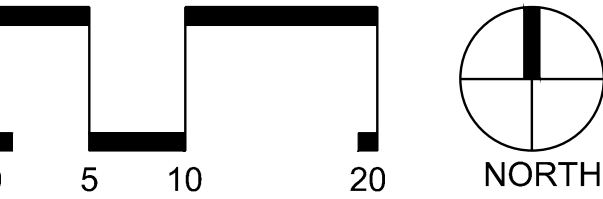
Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

ADMINISTRATIVE
SITE REVIEW

No.	Date	Description



Title:

EXISTING
CONDITIONS

Project number: C16070 Sheet:

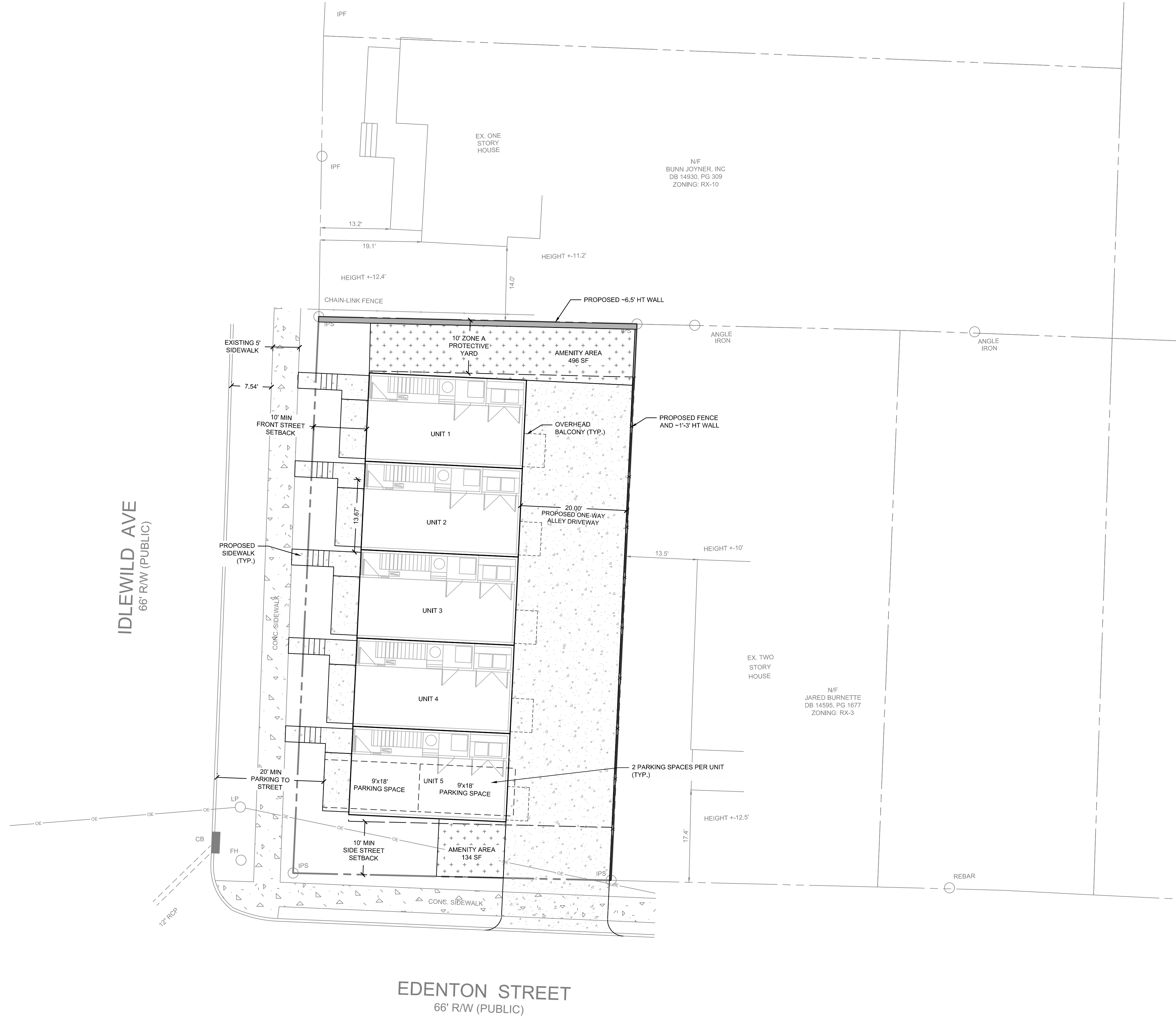
Date: 10.11.2016

Drawn by: MD

Approved by: CM

C1.00

Q:\2018\C16070 - 901 E Edenton Townhomes\DWGS1 - Design\Sheets\C16070-C3-00-Site Plan.dwg Oct 11, 2016 - 9:48am



OUTDOOR AMENITY AREA

TOTAL SITE AREA:	6,298 SF
*REQUIRED AMENITY SPACE:	630 SF
PROVIDED AMENITY SPACE:	630 SF

*AMENITY AREA REQUIREMENTS PER RALEIGH
UDO SEC 2.2.4 (10% OF TOTAL SITE AREA)

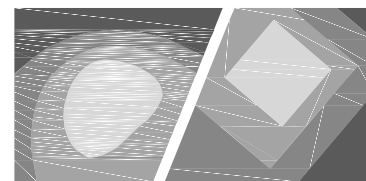
PARKING REQUIREMENTS

*REQUIRED PARKING SPACES:	10
PROVIDED PARKING SPACES:	10

*2 SPACES REQUIRED PER UNIT
5 UNITS X 2 SPACES/UNIT = 10 SPACES

IMPERVIOUS CALCULATIONS

EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	4,895 SF



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T: 919.390.8750 PROJECT # C16070

Client:



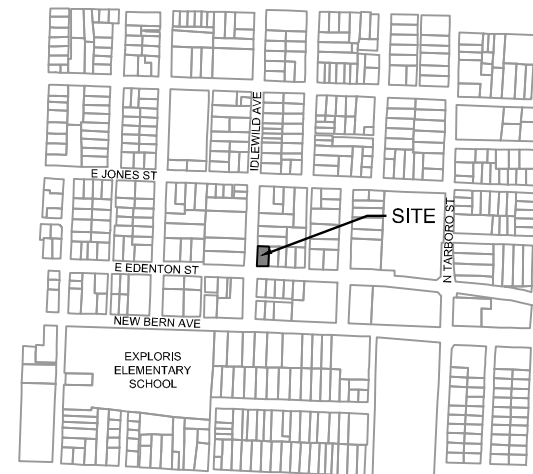
FIVE HORIZONS
DEVELOPMENT

310 HECK ST
RALEIGH, NC 27601
T: 919.398.3927
F: 919.516.0705

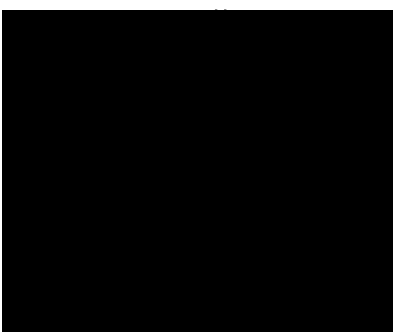
Project:

901 EAST
EDENTON

Vicinity map:



Seal:

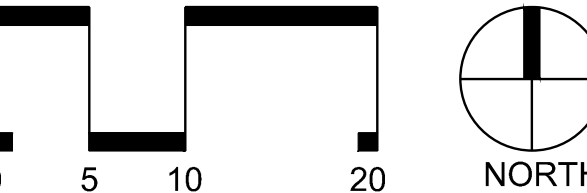


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SITE REVIEW

No.	Date	Description



SCALE: 1"=10'

Title:

SITE PLAN

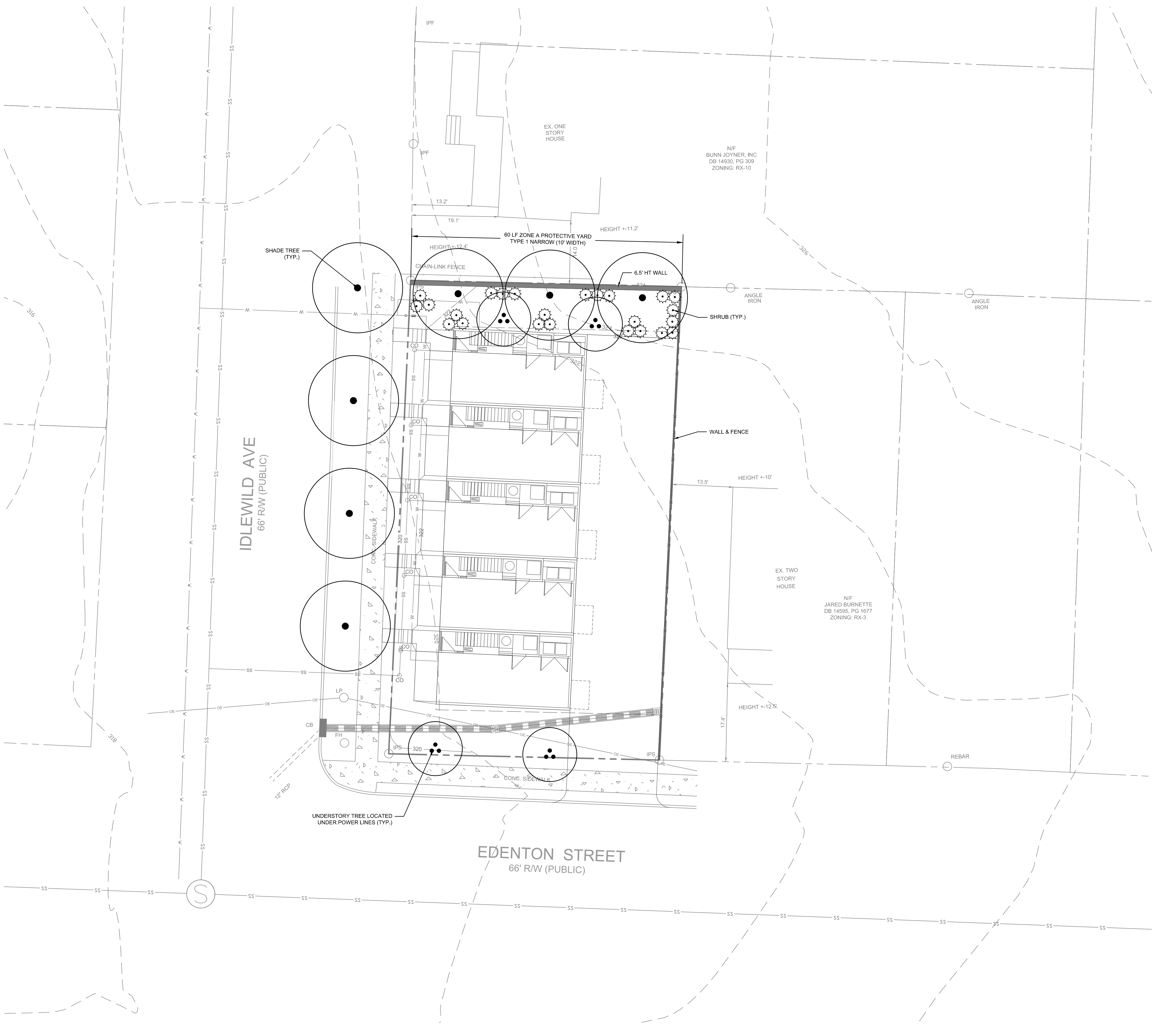
Project number: C16070 Sheet:

Date: 10.11.2016

Drawn by: MD

Approved by: CM

C3.00



LANDSCAPING NOTES:

1. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH. AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF STUMP & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
14. FOR BAB PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3 OF TOTAL HEIGHT OF ROOT BALL.
15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

STREET TREES

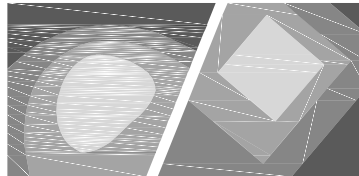
TOTAL STREET FRONTAGE:	144 LF
*REQUIRED STREET TREES:	6
PROVIDED STREET TREES:	6

*4 STREET TREES PER 100 LF

ZONE A: PROTECTIVE YARD

TYPE 1: NARROW (10' WIDTH)	
TOTAL LINEAR FEET	60 LF
REQUIRED SHADE TREES (4/100LF):	3
PROVIDED SHADE TREES:	3
REQUIRED UNDERSTORY TREES (3/100LF):	2
PROVIDED UNDERSTORY TREES:	2
REQUIRED SHRUBS (40/100LF):	24
PROVIDED SHRUBS:	24

ALSO INCLUDES 6.5' WALL PER UDO SEC3.5.3.A



STEWART

421 FAYETTEVILLE ST., SUITE 400
RALEIGH, NC 27601
T: 919.398.8750

FIRM LICENSE #: C-1001
www.stewartinc.com
PROJECT #: C16070

Client:

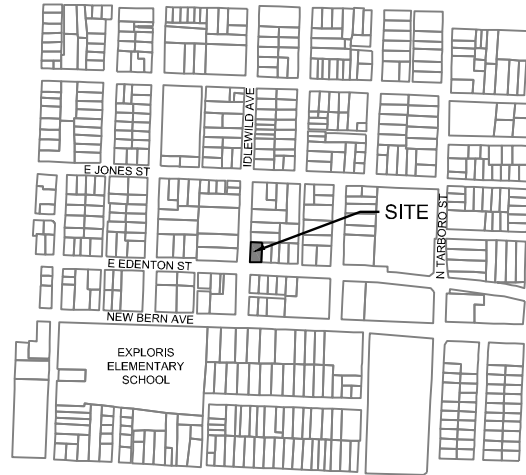


310 HECK ST
RALEIGH, NC 27601
T: 919.398.3927
F: 919.516.0705

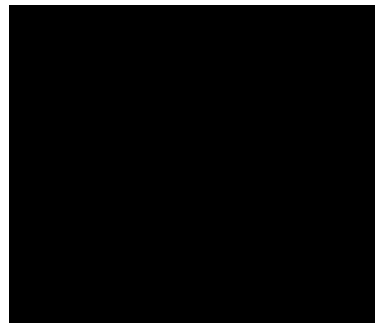
Project:

901 EAST
EDENTON

Vicinity map:



Seal:

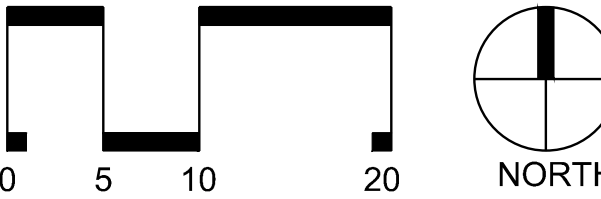


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SITE REVIEW

No.	Date	Description



SCALE: 1"=10'

Title:

LANDSCAPE PLAN

Project number: C16070 Sheet:

Date: 10.11.2016

Drawn by: MD

Approved by: CM

L1.00