



Administrative Approval Action

Case File / Name: ASR-0032-2020
1719 Poole Rd Apartments

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

LOCATION: This site is located on the east side of S. Raleigh Boulevard, north of Poole Road at 1719 Poole Rd.

REQUEST: Development of a 0.98 acre/42,526 square feet tract zone Residential Mixed Use-3 for apartments. .02 acres/689 square feet of right-of-way will be dedicated which leaves a net area of .96 acres/41,837 square feet. The proposal consists of 3 apartment buildings at 2 stories. There is a total of 11,407 square feet of gross floor in the development. There is an overall total of 11 multi-unit living apartments. Building A has 3 units at 3,111 square feet, Building B has 4 units at 4,148 square feet, Building C has 4 units at 4,148 square feet. Each building will accommodate 2 bedrooms in all units.

BOA-0036-2020: The Board of Adjustment granted a variance to the primary street build-to on November 9, 2020. The 70% build-to requirement was reduced to permit a primary street build-to of 40%. Reference UDO Sec.3.2.4.D. and the development plan for details.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 May 27, 2021 by FLM Engineering.

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:

General

1. Confirmation of the cross access easement locations and dimensioning at the stub connections to be reviewed at SPR.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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<input checked="" type="checkbox"/>	Cross Access Agreements 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:

Engineering

1. A cross access agreement among the lots identified as PINs 1713488353 and 1713489204 and 1713488353 and 1713487441 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The cross access easement shall connect through the driveway at the Poole Road entrance to the two cross access stubs being provided at PIN 1713488353.
2. 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.
3. 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.

Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
5. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

☒ **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.



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

General

1. Comply with all conditions of BOA-0036-2020.

Engineering

2. A fee-in-lieu for 1' sidewalk width across the site frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater

4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
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 (UDO 9.2).
6. 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 (UDO 9.2.2.G.3).

Urban Forestry

7. A fee-in-lieu for 1 street tree shall be paid to the City of Raleigh (UDO 8.1.10).

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

General

1. 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.

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to



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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: July 1, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

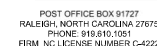
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site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

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 06/29/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



1719 POOLE RD
RALEIGH, NC 27610
PIN: 1713-48-8353

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY
PLANS**
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

IF IT IS NOT 1 INCH ON THE
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ASR PLANS
ASR-0032-2020

1719 POOLE RD
RALEIGH, NC 27610

SO SHINE, LLC

DATE:	04-14-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19073

COVER

C-1



Raleigh

DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)			
SITE DATA		BUILDING DATA	
Zoning District (If more than one, please provide the acreage of each): RX-3		Existing gross floor area (not to be demolished): 0	
		Existing gross floor area to be demolished: 0	
Gross site area: 0.98 AC		New gross floor area: 11,407 SF	
# of parking spaces required: 16.5		Total # of gross (to remain and new): 11,407 SF	
# of parking spaces proposed: 19		Proposed # of buildings: 3	
Overlay District (if applicable): N/A		Proposed # of stories for each: 2	
Existing use (UDO 6.1.4): Vacant			
Proposed use (UDO 6.1.4): Multi-unit Living			
STORMWATER INFORMATION			
Existing Impervious Surface: Acres: 5.59 Square Feet: 0		Proposed Impervious Surface: Acres: 2.69 Square Feet: 25,992	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide: Alluvial soils: _____			
Flood risk: _____			
FEMA Map Panel #: _____			
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: 11		Total # of hotel units: 0	
# of bedroom units: 1br: 2br: 11 3br: 4br or more: 5br or more: 6br or more: 7br or more: 8br or more: 9br or more: 10br or more: 11br or more: 12br or more: 13br or more: 14br or more: 15br or more: 16br or more: 17br or more: 18br or more: 19br or more: 20br or more: 21br or more: 22br or more: 23br or more: 24br or more: 25br or more: 26br or more: 27br or more: 28br or more: 29br or more: 30br or more: 31br or more: 32br or more: 33br or more: 34br or more: 35br or more: 36br or more: 37br or more: 38br or more: 39br or more: 40br or more: 41br or more: 42br or more: 43br or more: 44br or more: 45br or more: 46br or more: 47br or more: 48br or more: 49br or more: 50br or more: 51br or more: 52br or more: 53br or more: 54br or more: 55br or more: 56br or more: 57br or more: 58br or more: 59br or more: 60br or more: 61br or more: 62br or more: 63br or more: 64br or more: 65br or more: 66br or more: 67br or more: 68br or more: 69br or more: 70br or more: 71br or more: 72br or more: 73br or more: 74br or more: 75br or more: 76br or more: 77br or more: 78br or more: 79br or more: 80br or more: 81br or more: 82br or more: 83br or more: 84br or more: 85br or more: 86br or more: 87br or more: 88br or more: 89br or more: 90br or more: 91br or more: 92br or more: 93br or more: 94br or more: 95br or more: 96br or more: 97br or more: 98br or more: 99br or more: 100br or more: 101br or more: 102br or more: 103br or more: 104br or more: 105br or more: 106br or more: 107br or more: 108br or more: 109br or more: 110br or more: 111br or more: 112br or more: 113br or more: 114br or more: 115br or more: 116br or more: 117br or more: 118br or more: 119br or more: 120br or more: 121br or more: 122br or more: 123br or more: 124br or more: 125br or more: 126br or more: 127br or more: 128br or more: 129br or more: 130br or more: 131br or more: 132br or more: 133br or more: 134br or more: 135br or more: 136br or more: 137br or more: 138br or more: 139br or more: 140br or more: 141br or more: 142br or more: 143br or more: 144br or more: 145br or more: 146br or more: 147br or more: 148br or more: 149br or more: 150br or more: 151br or more: 152br or more: 153br or more: 154br or more: 155br or more: 156br or more: 157br or more: 158br or more: 159br or more: 160br or more: 161br or more: 162br or more: 163br or more: 164br or more: 165br or more: 166br or more: 167br or more: 168br or more: 169br or more: 170br or more: 171br or more: 172br or more: 173br or more: 174br or more: 175br or more: 176br or more: 177br or more: 178br or more: 179br or more: 180br or more: 181br or more: 182br or more: 183br or more: 184br or more: 185br or more: 186br or more: 187br or more: 188br or more: 189br or more: 190br or more: 191br or more: 192br or more: 193br or more: 194br or more: 195br or more: 196br or more: 197br or more: 198br or more: 199br or more: 200br or more: 201br or more: 202br or more: 203br or more: 204br or more: 205br or more: 206br or more: 207br or more: 208br or more: 209br or more: 210br or more: 211br or more: 212br or more: 213br or more: 214br or more: 215br or more: 216br or more: 217br or more: 218br or more: 219br or more: 220br or more: 221br or more: 222br or more: 223br or more: 224br or more: 225br or more: 226br or more: 227br or more: 228br or more: 229br or more: 230br or more: 231br or more: 232br or more: 233br or more: 234br or more: 235br or more: 236br or more: 237br or more: 238br or more: 239br or more: 240br or more: 241br or more: 242br or more: 243br or more: 244br or more: 245br or more: 246br or more: 247br or more: 248br or more: 249br or more: 250br or more: 251br or more: 252br or more: 253br or more: 254br or more: 255br or more: 256br or more: 257br or more: 258br or more: 259br or more: 260br or more: 261br or more: 262br or more: 263br or more: 264br or more: 265br or more: 266br or more: 267br or more: 268br or more: 269br or more: 270br or more: 271br or more: 272br or more: 273br or more: 274br or more: 275br or more: 276br or more: 277br or more: 278br or more: 279br or more: 280br or more: 281br or more: 282br or more: 283br or more: 284br or more: 285br or more: 286br or more: 287br or more: 288br or more: 289br or more: 290br or more: 291br or more: 292br or more: 293br or more: 294br or more: 295br or more: 296br or more: 297br or more: 298br or more: 299br or more: 300br or more: 301br or more: 302br or more: 303br or more: 304br or more: 305br or more: 306br or more: 307br or more: 308br or more:			

REVISION 05.01.29

Page 2 of 2

DOI: 10.1002/for

SO SHINE, LLC
CONTACT: JOHN TOOMEY
100 LUMPKIN ST
RALEIGH, NC 27610
919.625.5354
JOHNTOOMEY12@GMAIL.COM

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM

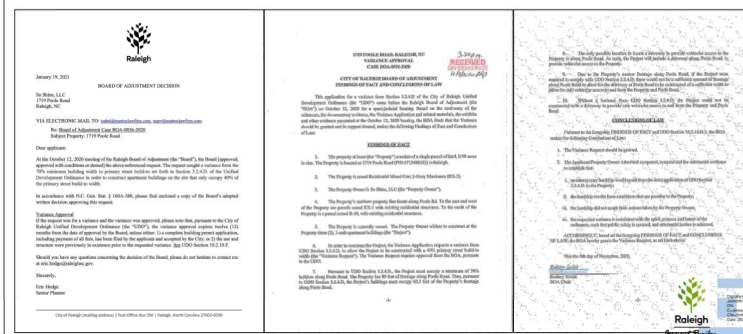
NOTES

1. DUE TO THE SIZE OF THE PARCEL (0.96 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTER.
3. THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS BECAUSE IT IS ZONED RX-WITH LESS THAN 4 STORES AND IS LESS THAN 3 ACRES PER R.3.2.4.2.b.

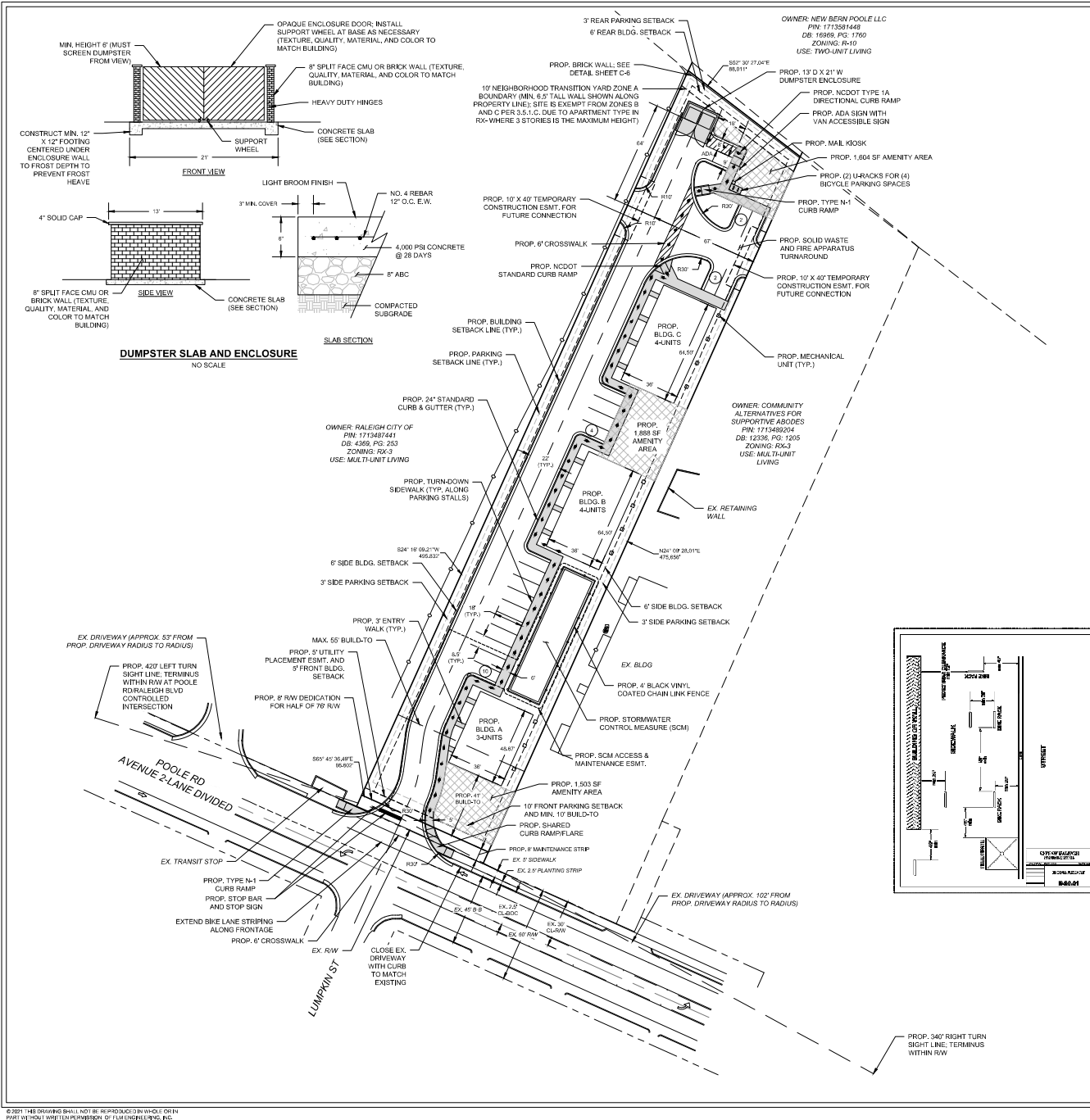
SHEET

TITLE

C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPING PLAN
C-7	LIGHTING PLAN
1	BUILDING ELEVATIONS - BLDG A
2	BUILDING ELEVATIONS - BLDG B
3	BUILDING ELEVATIONS - BLDG C
4	UNIT FLOOR PLANS



Raleigh



SUMMARY INFORMATION	
DEVELOPMENT NAME:	1719 POOLE RD APARTMENTS
SITE ADDRESS:	1719 POOLE RD, RALEIGH, NC
PIN NUMBER(S):	1713-48-8053
TOTAL ACREAGE:	0.98 AC / 42,526 SF
R/W DEDICATION:	0.02 AC / 869 SF
NET ACREAGE:	0.96 AC / 41,657 SF
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-UNIT LIVING, APARTMENT
JURISDICTION:	CITY OF RALEIGH
CURRENT ZONING DISTRICT:	RX-3
PROPOSED UNITS:	11 (ALL 2-BEDROOM UNITS)
SETBACKS:	
FRONT:	0' (BLDG), 10' (PARKING)
SIDE:	0' OR 6' (BLDG), 0' OR 3' (PARKING)
REAR:	0' OR 6' (BLDG), 0' OR 3' (PARKING)
BUILD-TO:	
REQUIRED PRIMARY STREET BUILD-TO (MIN/MAX):	10/50'
PROPOSED BUILD-TO:	41' (SEE PLAN DIMENSION)
REQUIRED BUILDING WIDTH IN PRIMARY BUILD-TO (MIN):	60.62' (70%)
PROPOSED BUILDING WIDTH IN PRIMARY BUILD-TO:	36' (41.5%)
VARIANCE BOA-2035-2020 GRANTED ON 10/12/20 TO ALLOW REDUCTION IN BUILDING WIDTH IN PRIMARY BUILD-TO:	
TOTAL SITE GROSS FLOOR AREA:	11,407 SF
BUILDING A GROSS FLOOR AREA:	3,111 SF
BUILDING B GROSS FLOOR AREA:	4,148 SF
BUILDING C GROSS FLOOR AREA:	4,148 SF
HEIGHT:	
REQUIRED PRINCIPAL BUILDING HEIGHT (MAX):	3 STORIES / 50'
PROPOSED PRINCIPAL BUILDING HEIGHT:	2 STORIES
PROPOSED BUILDING A HEIGHT:	
BUILDING A HEIGHT CALCULATIONS (SEE SHEET C-5 FOR SPOT ELEVATIONS AND AVERAGE GRADE TABLE):	
MOST RESTRICTIVE GRADE = 281.00'	
TOP OF ROOF ELEVATION = 312.29'	
TOP OF ROOF - MOST RESTRICTIVE GRADE = 312.29' - 281.00' = 31.29'	
PROPOSED BUILDING B HEIGHT:	
BUILDING B HEIGHT CALCULATIONS (SEE SHEET C-5 FOR SPOT ELEVATIONS AND AVERAGE GRADE TABLE):	
MOST RESTRICTIVE GRADE = 284.90'	
TOP OF ROOF ELEVATION = 316.29'	
TOP OF ROOF - MOST RESTRICTIVE GRADE = 316.29' - 284.90' = 31.39'	
PROPOSED BUILDING C HEIGHT:	
BUILDING C HEIGHT CALCULATIONS (SEE SHEET C-5 FOR SPOT ELEVATIONS AND AVERAGE GRADE TABLE):	
MOST RESTRICTIVE GRADE = 288.52'	
TOP OF ROOF ELEVATION = 319.77'	
TOP OF ROOF - MOST RESTRICTIVE GRADE = 319.77' - 288.52' = 31.25'	
PARKING CALCULATIONS:	
REQUIRED PARKING:	MULTI-UNIT LIVING, 2 BEDROOMS: 1.5 SPACES PER UNIT = 1.5 SPACES X 11 UNITS = 16.5 SPACES
PROPOSED PARKING:	19 SPACES (1 ADA FOR MAIL KIOSK)
REQUIRED BICYCLE PARKING:	1 SPACE PER 20 UNITS OR MIN. 4 SPACES
PROPOSED BICYCLE PARKING:	4 SPACES
REQUIRED AMENITY AREA:	0.096 AC / 4,183 SF (10%)
PROPOSED AMENITY AREA:	0.115 AC / 4,995 SF (11.9%)
BLOCK PERMETER:	EXEMPT (SITE LESS THAN 5 AC)
EXISTING IMPERVIOUS SURFACE AREA:	0 AC / 0 SF (0%)
PROPOSED IMPERVIOUS SURFACE AREA:	0.60 AC / 26,043 SF (62.2%)
WATERSHED:	NEUSE (WALNUT CREEK)

- NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI ARE 4' UNLESS OTHERWISE NOTED.
 - WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
 - LEFT- AND RIGHT-TURN SIGHT LINES BASED ON INTERSECTION SIGHT DISTANCE FOR 2-LANE DIVIDED ROADWAY WITH A SPEED LIMIT OF 35 MPH.

LEGEND	
---	EX. PROPERTY LINE
---	EX. ADJACENT OWNERS
---	PROP. RIGHT-OF-WAY
---	PROP. SETBACK LINE
---	PROP. EASEMENT/ARYD
---	PROP. AMENITY AREA
---	PROP. ACCESSIBLE ROUTE
---	PROP. FENCE
---	PROP. MECHANICAL UNIT

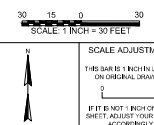


POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	9/17/2020	FLM
2	COR COMMENTS	3/10/2021	FLM
3	COR COMMENTS	5/27/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



ASR PLANS
ASR-0032-2020
1719 POOLE RD
RALEIGH, NC 27610

SO SHINE, LLC

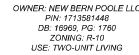
DATE:	04-14-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19073

SITE PLAN

C-3
SHEET 3 OF 11

1. DOMESTIC WATER, FIRE, AND SANITARY SEWER SERVICES SHALL BE COORDINATED WITH PLUMBING PLANS.
2. ALL SANITARY SEWER CLEAN-OUTS WITHIN PAVEMENT SHALL BE TRAFFIC BEARING AND INSTALLED WITH A STANDARD WATER-TIGHT CLEANOUT PLUG WITHIN THE CAST IRON VALVE BOX WITH A CAST IRON PLUG INDICATING "SEWER."
3. ALL PARTS OF ALL BUILDINGS AS SHOWN ARE LOCATED WITHIN 400' OF A FIRE HYDRANT MEASURED BY THE PULL-THE-ROSE METHOD.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. ROAD CENTERLINE
	EX. FENCE
	EX. OVERHEAD ELECTRIC
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	PROP. RIGHT-OF-WAY
	PROP. SETBACK LINE
	PROP. EASEMENT/YARD
	PROP. FENCE
	PROP. WATER LINE
	PROP. SANITARY SEWER
	PROP. STORM SEWER



OWNER: RALEIGH CITY OF
PIN: 1713487441
DB: 4369, PG: 253
ZONING: RX-3
USE: MULTI-UNIT LIVING

OWNER: COMMUNITY
ALTERNATIVES FOR
SUPPORTIVE ABODES
PIN: 1713489204
DB: 12336, PG: 1205
ZONING: RX-3
USE: MULTI-UNIT
LIVING

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD SPECIFICATIONS FOR CONSTRUCTION (REFERENCE CONSTRUCTION HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS

a. A DISTANCE OF 1'60" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC UTILITY. IF A SOURCE SUCH AS A BURIED RESERVE WATER MAIN OR A SOURCE OF DRINKING WATER, P. ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS MATERIAL SHALL BE USED TO PROTECT THE UTILITY FROM THE WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.

b. WHEN INSTALLING WATER & R/O SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN THE MAINS SHALL BE MAINTAINED OVER THE ENTIRE LENGTH. CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH A MINIMUM VERTICAL SEPARATION OF 1'60" FROM THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION OR WHERE THE EXISTING UTILITY IS OVER A WATERMAIN, PIPE MATERIAL OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

3. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DUE TO SPECIAL SITE CONDITIONS FOR SANITY SEWER.

4. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DUE TO EXISTING CONDITIONS. A CONCURRENCE WITH 8" MIN. CLEARANCE (PER CORP DETAIL S-4-1 & S-4-2).

5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL CROSSINGS BETWEEN ALL SANITARY SEWER UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

6. 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.

7. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO ALL EXISTING FACILITIES THROUGHOUT THE ENTIRE DURATION OF PROJECT, ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.

8. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS; 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

9. 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. THE CONTRACTOR SHALL ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CONSTRUCTION HANDBOOK.

10. INSTALL CORP WATER SERVICES WITH MAINS LOCATED AT ROW OR EASEMENT. THE WATER MAIN SHALL BE INSTALLED AT THE ROW OR EASEMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

11. INSTALL P.V.C. SEWER SERVICES @ 1.5" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 15' UNLESS FEET MAXIMUM.

12. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES TO THE BUILDING. THE PRESSURE REDUCING VALVE SHALL BE INSTALLED BY THE SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.

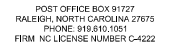
13. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE & FEMA FOR ANY RIPARIAN BUFFER, WETLANDS, OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

14. NCDOT / RAILROAD ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ALL WATER WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS).

15. WATER MAINS FOR RAILROADS SHALL BE INSTALLED IN ACCORDANCE WITH THE AGREEMENTS.

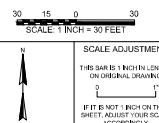
16. GROUND INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORP FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE CORP FOG PROGRAM COORDINATOR AT: timothy.bushnell@raleighnc.gov FOR MORE INFORMATION.

17. CROSS-CONNECTION PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS USED IN THE CITY OF RALEIGH CROSS-CONNECTION PROTECTION SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF MECHANICAL ENGINEERING (ASME) A112.1 STANDARD. THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED & TESTED (BOTH INITIAL AND PERIODIC TESTING) IN ACCORDANCE WITH THE CITY OF RALEIGH CROSS-CONNECTION PREVENTION OR REMEDIATION OR THE LOCAL CROSS-CONNECTION CONNECTION CHECKLIST. CONTACT THE CORP FOG PROGRAM COORDINATOR AT: 919-992-0100 OR joanm.hughes@raleighnc.gov FOR MORE INFORMATION.

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

DO NOT USE FOR CONSTRUCTION



ASR PLANS
ASR-0032-2020

1719 POOLE RD
RALEIGH, NC 27610

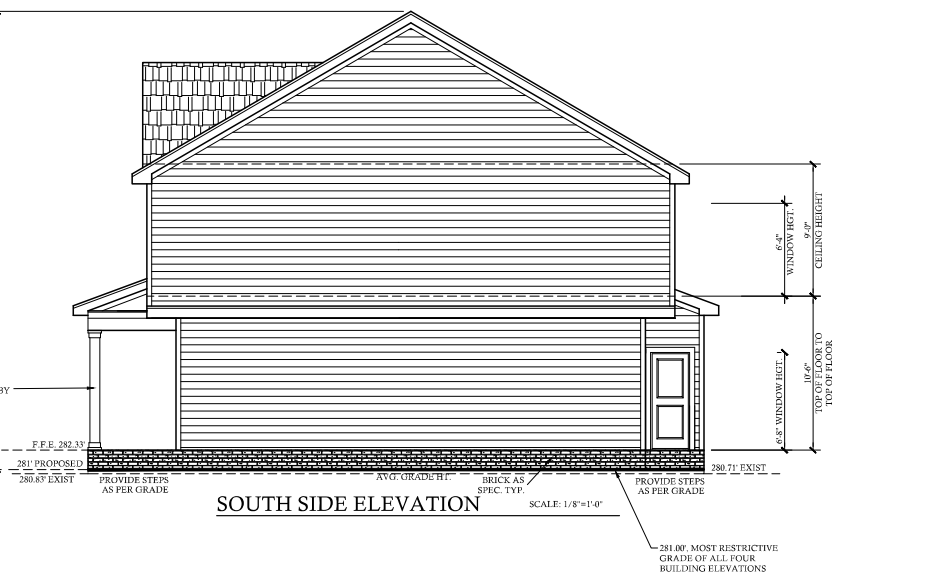
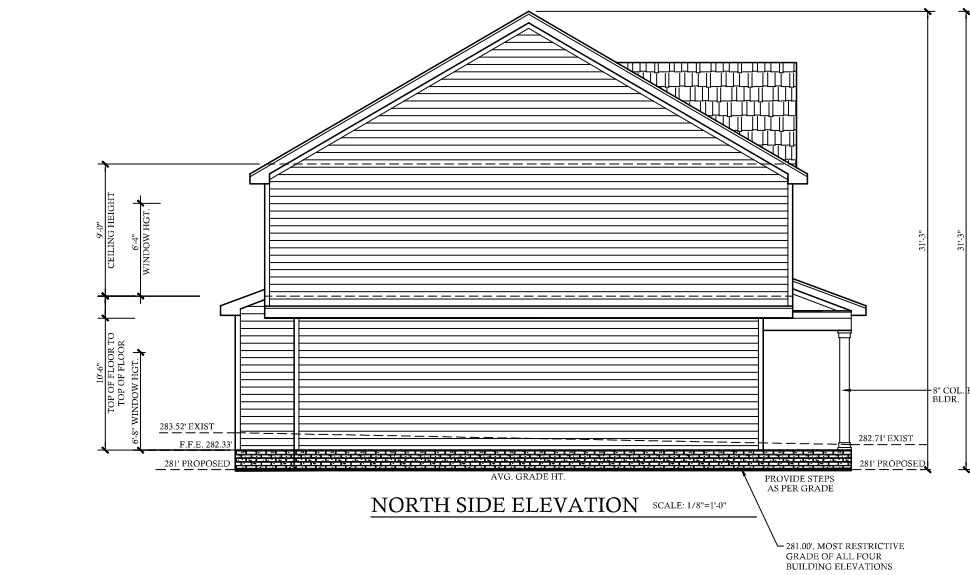
SO SHINE, LLC

DATE:	04-14-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19073

C-4

SHEET 4 OF 11

3-UNIT BLDG. A



1719
POOLE RD
APTS.

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- GENERAL NOTES:
1. REVIEW ALL DRAWINGS PRIOR TO STARTING OF ANY WORK. ALL SUBS TO COORD. WITH G.C. PRIOR TO ANY DEMO AND START OF CONSTRUCTION.
 2. VERIFY ALL DIM., SITE COND., AND MANUF. SPECS, COOR. W/MTL. BLDG. MANUF. & SHOP DWGS. CONTACT A-E OF ANY DISCREPANCIES PRIOR

REV. DATE	REVISION DESCRIPTION

G. CLEVELAND PATE, PLLC
Architecture Planning
6013 Fordland Drive, Raleigh, NC 27606
919-851-0052

SEALS:

SEALS:

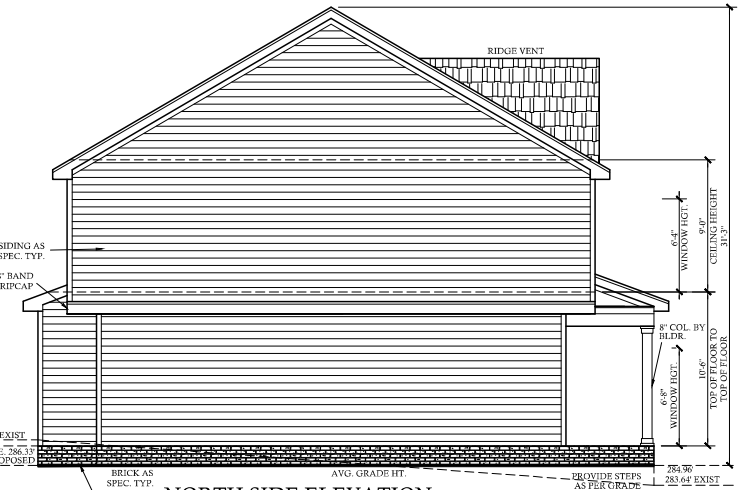
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GCP	RKR	1
CHECKED BY:	APPROVED BY:	OF: 4
GCP	GCP	5/10/21
CAD FILE NAME:	PROJECT #	DATE:

4-UNIT BLDG. B



WEST ELEVATION

SCALE: 1/4"=1'-0"



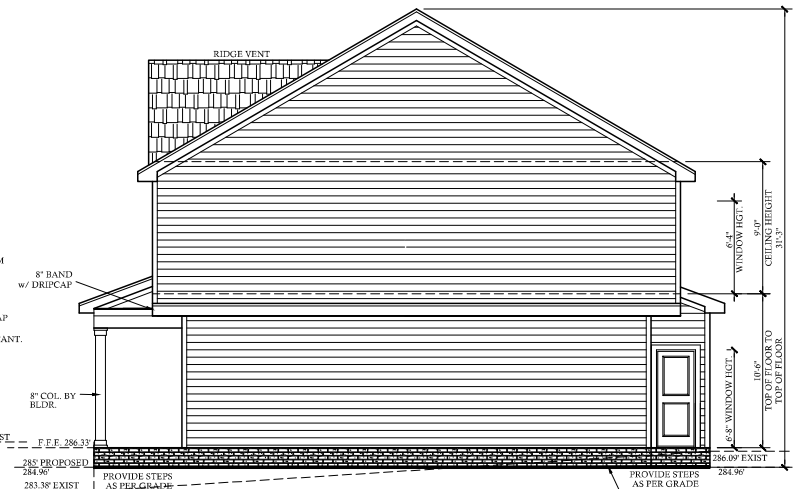
NORTH SIDE ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH SIDE ELEVATION

SCALE: 1/8"=1'-0"

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GCP	GCP	5/10/21
CON. FILE NAME:	PROJECT #:	DATE:

4-UNIT BLDG. C

NOTE:
SEE ROOF PLAN FOR KNEEWALL
HEIGHTS AND LOCATIONS.

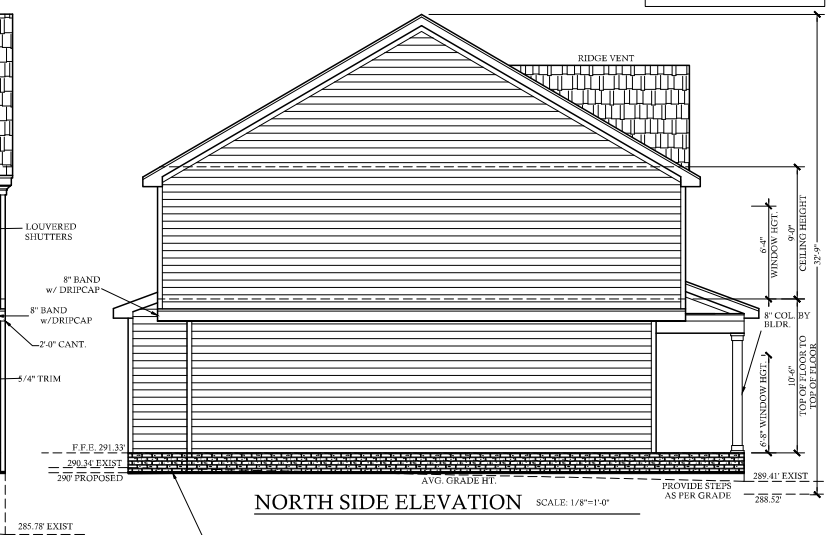
NOTE:
GRADE LINES ARE ASSUMED.
VERIFY
WITH FINAL GRADING PLAN.



WEST ELEVATION

SCALE: 1/4"=1'-0"

288.52' MOST RESTRICTIVE
GRADE OF ALL FOUR
BUILDING ELEVATIONS



NORTH SIDE ELEVATION

SCALE: 1/8"=1'-0"

288.52' MOST RESTRICTIVE
GRADE OF ALL FOUR
BUILDING ELEVATIONS



EAST ELEVATION

SCALE: 1/4"=1'-0"

288.52' MOST RESTRICTIVE
GRADE OF ALL FOUR
BUILDING ELEVATIONS



SOUTH SIDE ELEVATION

SCALE: 1/8"=1'-0"

288.52' MOST RESTRICTIVE
GRADE OF ALL FOUR
BUILDING ELEVATIONS

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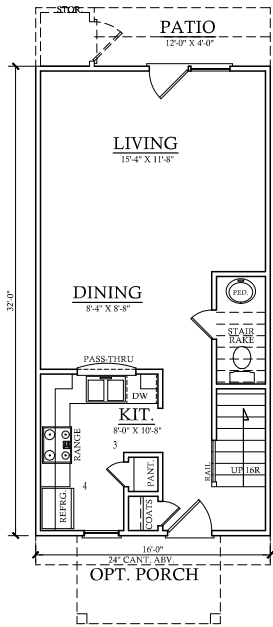


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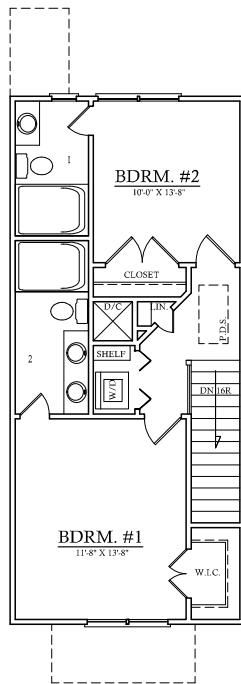
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GCP	RKR	3
CHECKED BY:	APPROVED BY:	DATE:
GCP	GCP	5/10/21
CON. FILE NAME:	PROJECT #:	DATE:



FIRST FLOOR PLAN

10'-0" C.L.G. HGT. U.N.O.
SET WINDOWS @ 8'-0" U.N.O.

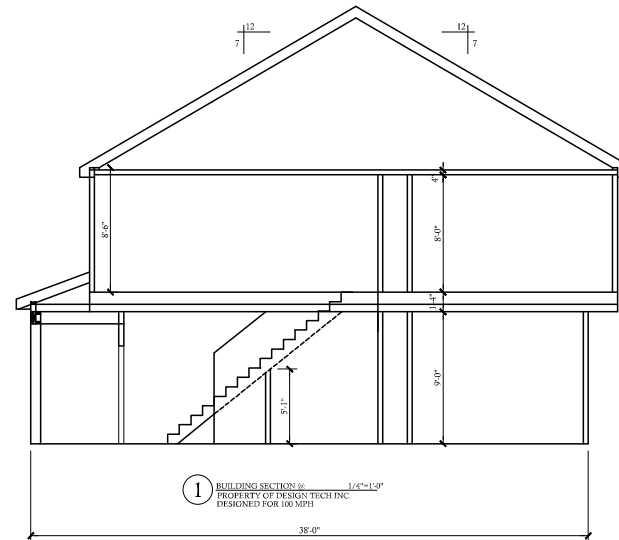
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

9'-0" C.L.G. HGT. U.N.O.
SET WINDOWS @ 7'-8" U.N.O.

SCALE: 1/4"=1'-0"



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CHECKED BY:	APPROVED BY:	OF: 4
GCP	GCP	5/10/21
CAD FILE NAME:	PROJECT #	DATE: