

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____	Planner (print): _____
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Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

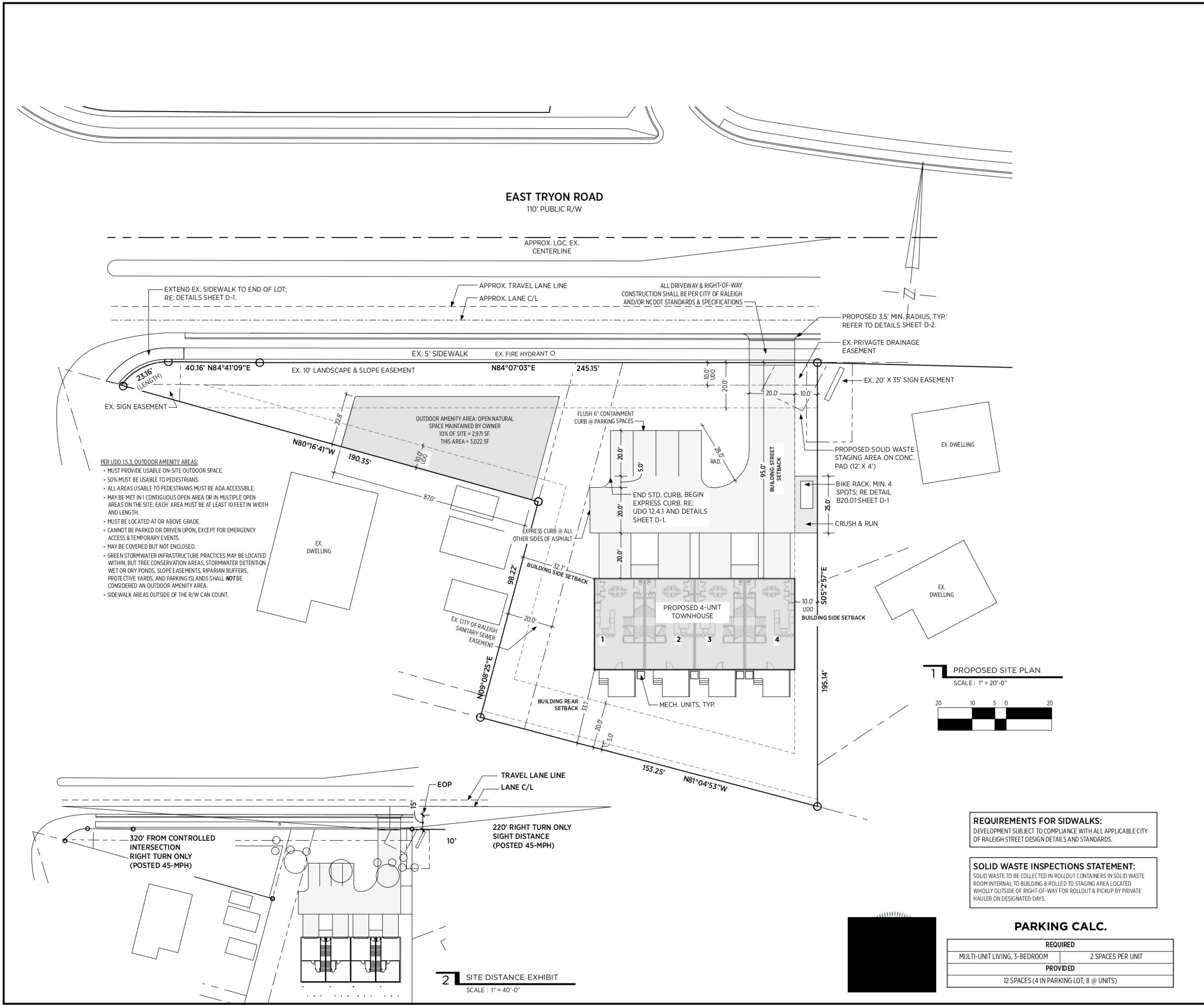
Site Plan Tier: Tier Two Site Plan <input checked="" type="checkbox"/> Tier Three Site Plan <input type="checkbox"/>	
Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic Subdivision case #: _____ Scoping/sketch plan case #: <u>0060-2022</u> Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Administrative Alternate #: _____
GENERAL INFORMATION	
Development name: 504 E. Tryon Project (residential 4 unit townhouse)	
Inside City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Property address(es): 504 E. Tryon Rd. Raleigh, NC 27603	
Site P.I.N.(s): 1712018204	
Please describe the scope of work. Include any additions, expansions, and change of use. Construct residential multi-family 4-unit townhouse. Three levels: ground floor garage, second level living area, third level sleeping area. Each unit is side-by-side. Each unit has 3 bedrooms and 2.5 baths.	
Current Property Owner/Developer Contact Name: Mr. Chris Smith NOTE: please attach purchase agreement when submitting this form.	
Company: Smithers Equity Group, LLC	Title:
Address: 2016 Betry Place, Raleigh, NC 27612	
Phone #: 608-385-3420	Email: chrislaxx@gmail.com
Applicant Name: Mr. Chris Smith	
Company: Smithers Equity Group, LLC	Address:
Phone #: 608-385-3420	Email: chrislaxx@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 0.68-Ac	New gross floor area: 10,560-SF
# of parking spaces required: 8 (2 per unit)	Total sf gross (to remain and new): 10,560-sf
# of parking spaces proposed: 12	Proposed # of buildings: 1
Overlay District (if applicable): na	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): na	
Proposed use (UDO 6.1.4): multifamily residential	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.21 Square Feet: 9,000
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: WgB - Wedoweee _____	
Flood study: minor - TR55 _____	
FEMA Map Panel #: 3720171200K _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 4	Total # of hotel units: na
# of bedroom units: 1br 2br 3br x 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

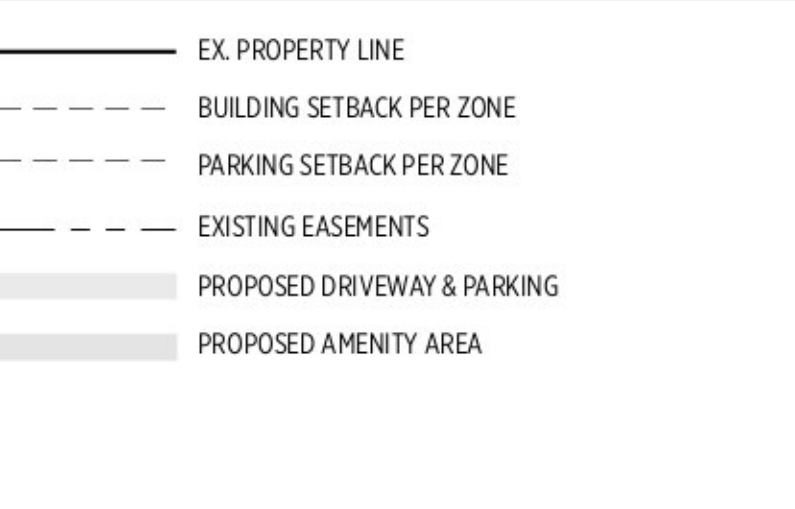
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Sean C. Carter, PE</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: <u>Sean C. Carter PE</u>	Date: 6/29/22
Printed Name: Sean C. Carter, PE	



TYPICAL ABBREVIATIONS

ABV	ABOVE	LOC	LOCATION
A.F.F.	ABOVE FINISHED FLOOR	MH	MANHOLE
AC	ACRE	N/F	NOW OR FORMERLY
B-B	BACK OF CURB TO	NTS.	NOT TO SCALE
B.E.	BACK OF CURB	N.W.	NORMAL WEIGHT
B.O.L.	BOTTOM OF	O.C.	ON CENTER
BM	BOOK OF MAPS	PG.	PAGE
B/N	BETWEEN	PP	POWER POLE
BR	BOTTOM RISER	PROP.	PROPOSED
BW	BOTTOM OF WALL	PRF.	PRE-FINISHED
CIP	CAST IRON PIPE	PT.	PRESSURE TREATED
C.J.	CEILING JOIST	RCP	REINFORCED CONCRETE
CONC.	CONCRETE	PIPE	PIPE
CONC.	CONTINUOUS	R.O.	ROUGH OPENING
COR.	CITY OF RALEIGH	ROW	RIGHT OF WAY
CTB.	CANTILEVERED	SC	STUD COLUMN
TAPERED BEAM		SF	SQUARE FEET
DET.	DETAIL	SIM.	SIMILAR
DIA.	DIAMETER	S.F.	SQUARE FOOT
DB	DEED BOOK	SH	SINGLE-HUNG
DBL.	DOUBLE	SQ	SQUARE
DH	DOUBLE-HUNG	SP	STUD POCKET
DIP	DUCTILE IRON PIPE	SS	SANITARY SEWER
EQ.	EQUAL	SST	STAINLESS STEEL
EA.	EACH	STD	STANDARD
E.E.	EACH END	STL	STEEL
ELEC.	ELECTRIC	STD	STANDARD
EOP	EDGE OF PAVEMENT	SWM	STORMWATER
ESMT	EASEMENT	TBR	TO BE REMOVED
EX	EXISTING	TBRL	TO BE RELOCATED
F.F.E.	FINISHED FLOOR ELEVATION	TR	TOP RISER
FH	FIRE HYDRANT	THK	THICK
F.J.	FLOOR JOIST	T.O.	TOP OF
FLR.	FLOOR	TYP.	TYPICAL
FND.	FOUNDATION	UDO	UNIFIED DEVELOPMENT
FTG.	FOOTING	ORDN	ORDINANCE
HGR.	HANGER	UNKN	UNKNOWN
GA	GAUGE	U.O.N.	UNLESS OTHERWISE
G	GRADE		NOTED
LF	LINEAR FEET	VCP	VITRIFIED CLAY PIPE
		WWF	WELDED WIRE FABRIC

LEGEND



CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/ CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER & WITH A MINIMUM AMOUNT INCONVENIENT TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL & SHALL ADHERE TO THE PROVISIONS OF THE MOST CURRENT EDITION.
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND THE CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS @ 919-996-2409 TO SET UP MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES @ LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURES MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES ON WWW.RALEIGHNC.GOV & SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE & TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES & RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED & PEOPLE W/ MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES & ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT W/ THE PUBLIC RIGHTS OF WAY ACCESSIBLE GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

TRANSPORTATION NOTES

- RIGHT-OF-WAY SHALL BE CLEARED & GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS AND WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE W/ COR ENGINEERING STANDARD DETAIL T-20.01.2.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE W/ COR STANDARDS. AREAS WHERE SIGHT TRIANGLES ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED W/ CONSTRUCTION DRAWINGS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 6 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURB EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN COR ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
- ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT W/ THE RALEIGH COMPREHENSIVE PLAN W/ REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.

OWNER/DEVELOPER
SMITHERS EQUITY GROUP, LLC.
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TRYON TOWNHOMES
NEW CONSTRUCTION
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SHEETS MUST BE PRINTED ON
24X36 SIZE PAPER FOR ACCURATE
DRAWING SCALE

DATE	ISSUE
06.09.22-B	ASR REVIEW PLANS

PROPOSED SITE PLAN

REQUIREMENTS FOR SIDEWALKS:
DEVELOPMENT SUBJECT TO COMPLIANCE WITH ALL APPLICABLE CITY OF RALEIGH STREET DESIGN DETAILS AND STANDARDS.

SOLID WASTE INSPECTIONS STATEMENT:
SOLID WASTE TO BE COLLECTED IN ROLL-OUT CONTAINERS IN SOLID WASTE ROOM INTERNAL TO BUILDING & ROLLED TO STAGING AREA LOCATED WHOLLY OUTSIDE OF RIGHT-OF-WAY FOR ROLL-OUT & PICKUP BY PRIVATE HAULER ON DESIGNATED DAYS.

PARKING CALC.

REQUIRED	2 SPACES PER UNIT
PROVIDED	12 SPACES (4 IN PARKING LOT, 8 @ UNITS)

2 SITE DISTANCE EXHIBIT
SCALE: 1" = 40'-0"

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

- PER UDO 15.3, OUTDOOR AMENITY AREAS:**
- MUST PROVIDE USABLE ON-SITE OUTDOOR SPACE.
 - 50% MUST BE USABLE TO PEDESTRIANS.
 - ALL AREAS USABLE TO PEDESTRIANS MUST BE ADA ACCESSIBLE.
 - MAY BE MET IN 1 CONTIGUOUS OPEN AREA OR IN MULTIPLE OPEN AREAS ON THE SITE; EACH AREA MUST BE AT LEAST 10 FEET IN WIDTH AND LENGTH.
 - MUST BE LOCATED AT OR ABOVE GRADE.
 - CANNOT BE PARKED OR DRIVEN UPON, EXCEPT FOR EMERGENCY ACCESS & TEMPORARY EVENTS.
 - MAY BE COVERED BUT NOT ENCLOSED.
 - GREEN STORMWATER INFRASTRUCTURE PRACTICES MAY BE LOCATED WITHIN, BUT TREE CONSERVATION AREAS, STORMWATER DETENTION WET OR DRY PONDS, SLOPE EASEMENTS, RIPARIAN BUFFERS, PROTECTIVE YARDS, AND PARKING ISLANDS SHALL NOT BE CONSIDERED AN OUTDOOR AMENITY AREA.
 - SIDEWALK AREAS OUTSIDE OF THE R/W CAN COUNT.

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ELEVATIONS



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