

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): _____

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 | | Tier Three Site Plan | |
|--|-----------|---|--|
| Building Type | | Site Transaction History | |
| Detached | General | Subdivision case #: _____ | |
| Attached | Mixed use | Scoping/sketch plan case #: _____ | |
| Apartment | Open lot | Certificate of Appropriateness #: _____ | |
| Townhouse | Civic | Board of Adjustment #: _____ | |
| Zoning Case #: _____ | | | |
| Administrative Alternate #: _____ | | | |
| GENERAL INFORMATION | | | |
| Development name: _____ | | | |
| Inside City limits? Yes No | | | |
| Property address(es): _____ | | | |
| Site P.I.N.(s): _____ | | | |
| Please describe the scope of work. Include any additions, expansions, and change of use. | | | |
| Current Property Owner/Developer Contact Name: _____ | | | |
| NOTE: please attach purchase agreement when submitting this form. | | | |
| Company: _____ | | Title: _____ | |
| Address: _____ | | | |
| Phone #: _____ | | Email: _____ | |
| Applicant Name: _____ | | | |
| Company: _____ | | Address: _____ | |
| Phone #: _____ | | Email: _____ | |

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): R-10CU | Existing gross floor area (not to be demolished): 0 |
| | Existing gross floor area to be demolished: 2026 |
| Gross site acreage: 0.89 | New gross floor area: 9600 |
| # of parking spaces required: 47 12 | Total sf gross (to remain and new): 9600 |
| # of parking spaces proposed: 18 | Proposed # of buildings: 2 |
| Overlay District (if applicable): SRPOD | Proposed # of stories for each: 2 |
| Existing use (UDO 6.1.4): Detached House | |
| Proposed use (UDO 6.1.4): Townhouse | |

STORMWATER INFORMATION

| | |
|---|---|
| Existing Impervious Surface: Acres: 0.243 Square Feet: 10566 | Proposed Impervious Surface: Acres: 0.441 Square Feet: 19190 19210 |
| Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If yes, please provide: _____ | |
| Alluvial soils: _____ | |
| Flood study: _____ | |
| FEMA Map Panel #: NC 0784J | |
| Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

RESIDENTIAL DEVELOPMENTS

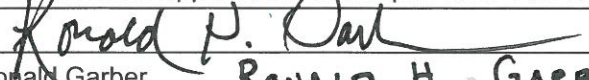
| | |
|--|---|
| Total # of dwelling units: 8 | Total # of hotel units: 0 |
| # of bedroom units: 1br 0 2br 8 3br 0 4br or more 0 | |
| # of lots: 1 | Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

SIGNATURE BLOCK

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 of Raleigh.

I hereby designate George Finch, ASLA, George Finch/Boney and Associates, P.A. to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

| | |
|--|---------------------|
| Signature:  | Date: July 20, 2021 |
| Printed Name: Ronald Garber RONALD H. GARBER | |

CAROLINA AVENUE TOWNHOMES

510 CAROLINA AVENUE

RALEIGH, NORTH CAROLINA

PROJECT #: ASR-0063-2021

OWNER / DEVELOPER:

Ronald Garber

3316 Childers Street

Raleigh, NC 27612

email: rgarber@bbghlaw.com

TEL: (919) 832-3915

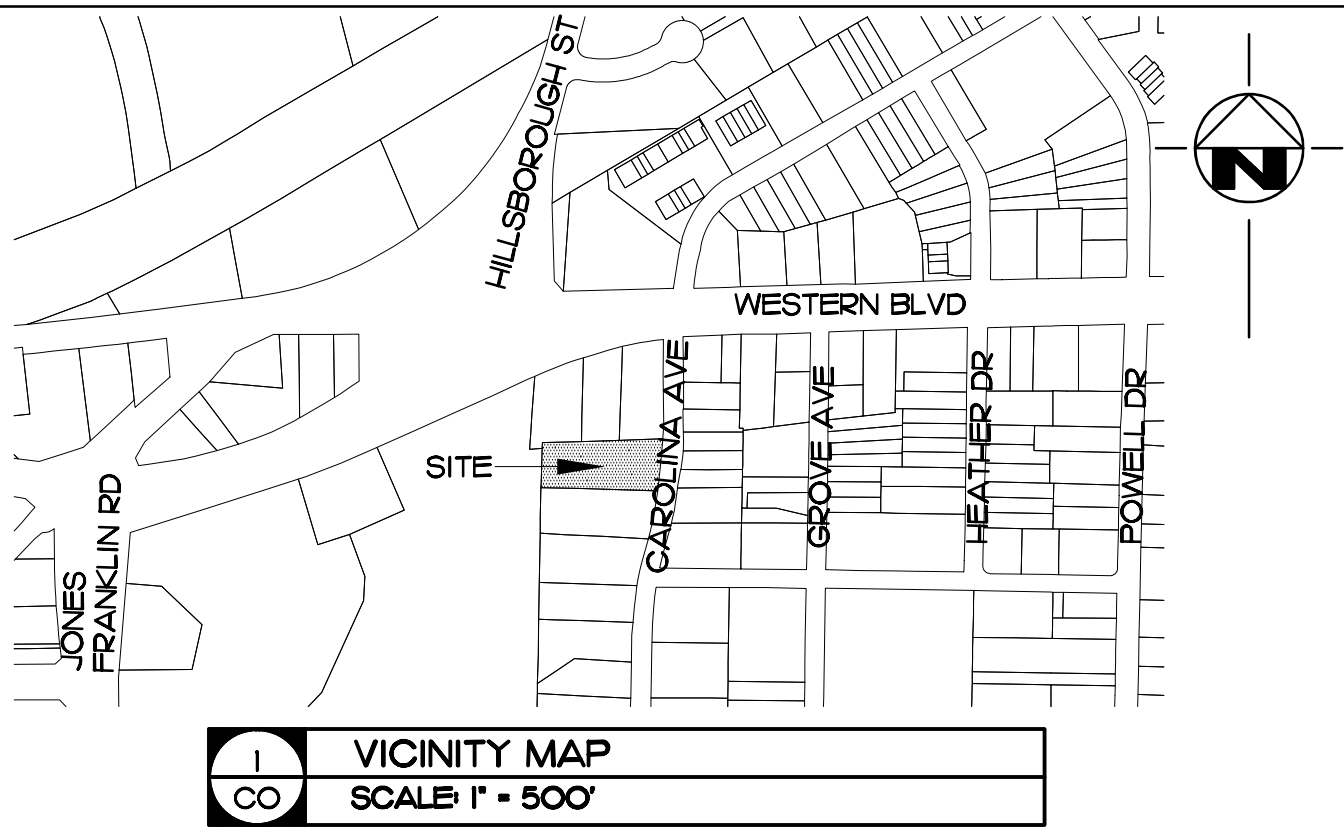
SITE/CIVIL

FINCH & ASSOCIATES, PLLC

309 NORTH BOYLAN AVENUE, RALEIGH, NC 27603-1402

TEL. (919) 833-1212

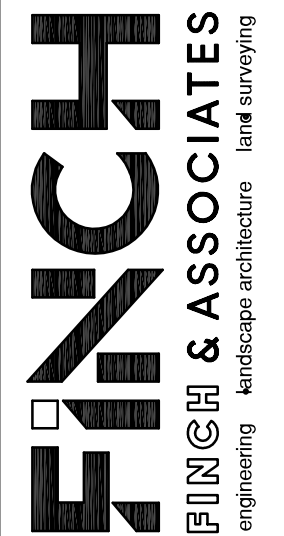
GEORGE M. FINCH, JR., RLA - LICENSE # NC 375



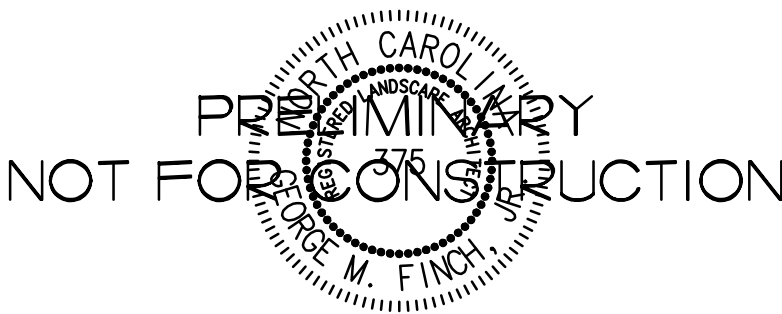
| INDEX OF DRAWINGS | |
|-------------------|-------------------------------------|
| C0 | COVER SHEET |
| C0.1 | COVER: PROJECT NOTES |
| C1 | EXISTING CONDITIONS AND DEMOLITIONS |
| C2 | SITE PLAN |
| C3 | GRADING AND STORM DRAINAGE PLAN |
| C3.1 | DRAINAGE AREA PLAN |
| C3.2 | SUB-SURFACE GRADING PLAN |
| C4 | WATER AND SEWER PLAN |
| C5 | LANDSCAPING PLAN |
| C6 | CONSTRUCTION DETAILS |
| SL101 | SITE LIGHTING PLAN |
| SL102 | LIGHTING DETAILS |

| REVISIONS | |
|-------------|-------------------------|
| Δ 12/3/2021 | ASR 1ST REVIEW COMMENTS |
| Δ 3/14/2022 | ASR 2ND REVIEW COMMENTS |

Finch & Associates
309 North Boylan Avenue
Raleigh, NC 27603-1402
T 919 | 833-1212
F 919 | 834-3203
NCBELS Lic. No. P-1845
NCBOLA Lic. No. C-656





ADMINISTRATIVE SITE REVIEW
CAROLINA AVENUE TOWNHOMES
510 CAROLINA AVE
RALEIGH, NC



THESE PLANS ARE PREPARED FOR REVIEW AND PERMITTING BY THE LOCAL
AUTHORITIES HAVING JURISDICTION OVER APPLICABLE PORTIONS OF THE WORK,
AND AS SUCH ARE NOT RELEASED FOR CONSTRUCTION UNTIL SO NOTED.

| | |
|-----------------|-----------|
| DRAWN BY | MWB |
| CHECKED BY | GMF |
| PROJ. NO. | 20035 |
| DATE | 7/20/2021 |
| CO SHEET 1 OF 9 | |

LEGEND

| SYMBOL | | DESCRIPTION |
|----------------|---|-------------------------|
| EXISTING | PROPOSED | |
| — GAS — | | NATURAL GAS LINE |
| — — — E — — — | | OVERHEAD ELECTRIC LINE |
| — — — W — — — | | WATER MAIN |
| — — — SS — — — | | SANITARY SEWER |
| ===== | | PROPERTY LINE |
| — — | | SETBACK LINE |
| ===== | | STREET OR DRIVEWAY CURB |
| — — — TF — — — | | TREE PROTECTION FENCE |
| — — — SF — — — | | SILT FENCE |
| |  | OUTDOOR AMENITY AREA |
| |  | HVAC UNITS |
| | | BIKE RACKS |

DEVELOPMENT INFORMATION:

PROPOSED DEVELOPMENT TYPE: CONVENTIONAL/TOWNHOUSE
EXISTING USE: DETACHED HOUSE
EXISTING FLOOR AREA: 2026 SF
PROPOSED USE: MULT-UNIT LIVING
PROPOSED UNIT DATA:
LIVING SPACE: 1200 SF/UNIT
FOOTPRINT: 624 SF
HEIGHT: 25' / 2 STORIES, MAX ALLOWED: 45' / 3 STORIES
BEDROOMS: 2
TOTAL BUILDING AREA: 9600 SF (7574 SF INCREASE)
TOTAL DWELLING UNITS PROPOSED: 8
TOTAL BEDROOMS PROPOSED: 16

BUILDING SETBACKS REQUIRED:
PRIMARY STREET: 10'
SIDE BOUNDARY: 6'
REAR BOUNDARY: 20'
INTERNAL BUILDING: 10'

PARKING SETBACKS REQUIRED:
PRIMARY STREET: 20'
SIDE LOT LINE: 0'
REAR LOT LINE: 3'

OUTDOOR AMENITY AREA REQUIRED: 0.088 AC, (10%)
OUTDOOR AMENITY AREA PROVIDED: 4926 SF, 0.11 AC (13%)
PER TC-1-21 50% MIN OF AMENITY AREA PROVIDED IS ADA ACCESSIBLE

RESIDENTIAL INFILL COMPATABILITY:
THE PROPERTY IS SUBJECT TO RESIDENTIAL INFILL COMPATABILITY STANDARDS. A COMPARATIVE SAMPLE CANNOT BE DETERMINED PER UDO 2.2.7.B.I.C. THE SETBACKS OF THE UNDERLYING ZONING APPLY.

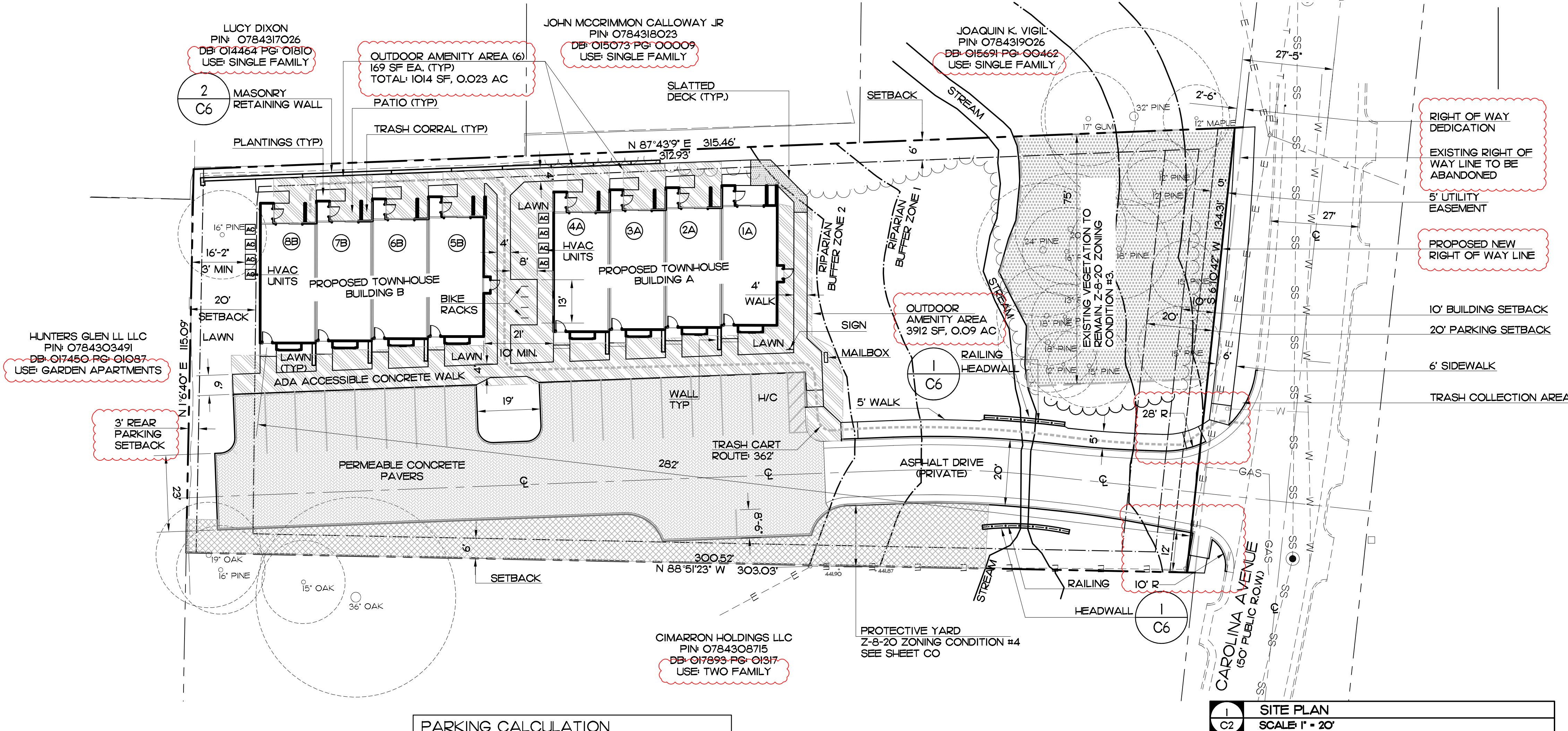
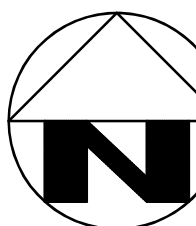
GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES AT THE SITE AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER FOR ADJUSTMENT.
- ALL DIMENSIONS AND STAKING POINTS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CONTRACTOR SHALL DELINEATE ALL DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" BARS, ETC. AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. USE WHITE COLOR.
- ALL SIGNS AND PAVEMENT MARKINGS SHALL ADHERE TO ALL APPLICABLE REQUIREMENTS OF THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PERMITS RELATIVE TO THIS PROJECT SHALL BE OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- NO FEMA MAPPED FLOOD BOUNDARIES EXIST ON THE PROJECT SITE.
- THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE TO BE HANDLED BY ROLL-OUT CONTAINERS FOR EACH UNIT. WASTE TO BE COLLECTED BY CITY OF RALEIGH SOLID WASTE SERVICES.
- THE PROPERTY IS SUBJECT TO INFILL COMPATABILITY RULES. PER TC-7-17 & UDO, SEC.2.2.7.C, NO COMPARATIVE SAMPLE CAN BE OBTAINED. SETBACKS OF THE UNDERLYING ZONING APPLY.

PRELIMINARY
NOT FOR CONSTRUCTION

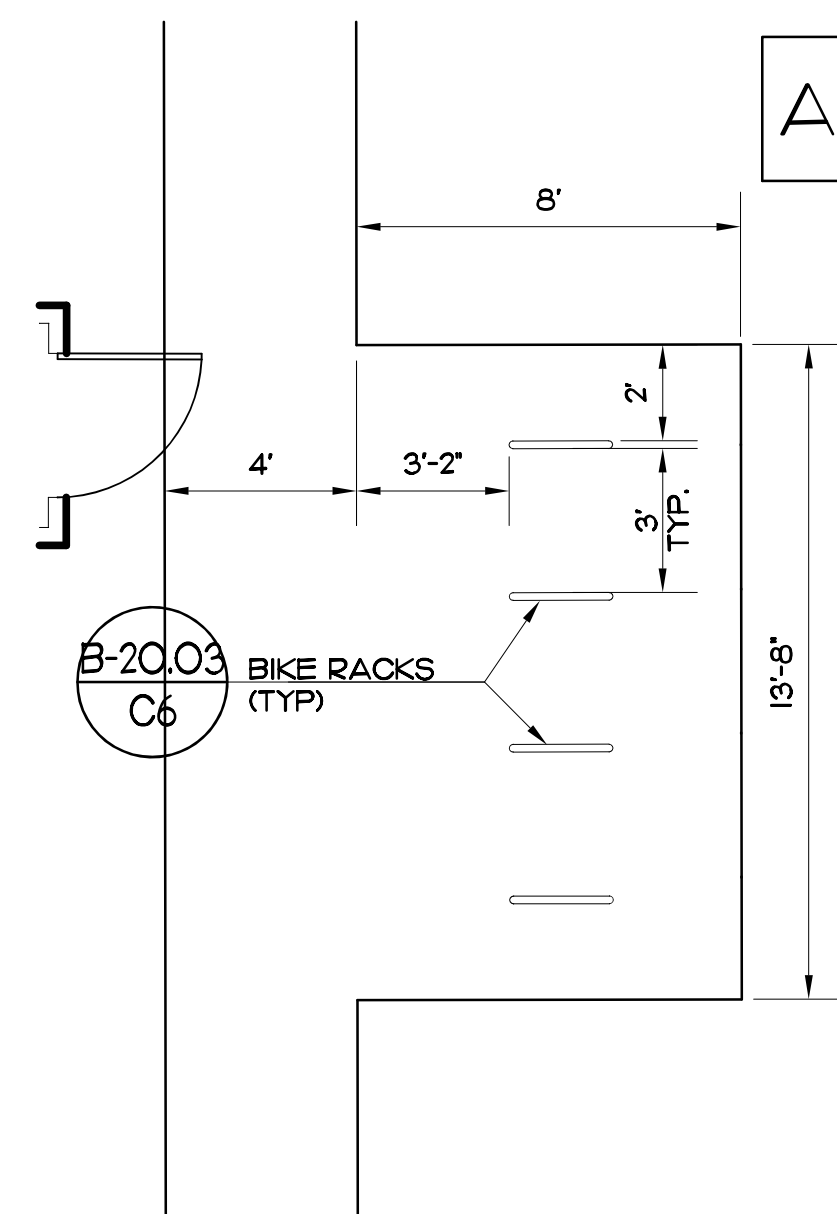
ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE CITY OF RALEIGH AND THE NCDOT.

20 0 20 40
SCALE IN FEET



PARKING CALCULATION

PARKING REQUIRED: 12 SPACES (1.5/UNIT X 8 UNITS = 12)
PARKING PROVIDED: 16 (150% OF REQUIREMENT)
SHORT-TERM BICYCLE SPACES REQUIRED: 4 MINIMUM
SHORT-TERM BICYCLE SPACES PROVIDED: 4



1 SITE PLAN
SCALE: AS NOTED

REVISIONS
12/3/2021 ASR 1ST REVIEW COMMENTS
3/14/2022 ASR 2ND REVIEW COMMENTS

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27603-1402
Raleigh, NC 27603-1402
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NCBELS Lic. No. P-1845
NCBOLA Lic. No. C-656

Finch & Associates
FINCH & ASSOCIATES
engineering landscape architecture land surveying

ADMINISTRATIVE SITE REVIEW
CAROLINA AVENUE TOWNHOMES
510 CAROLINA AVE
RALEIGH, NC

DRAWN BY MWB
CHECKED BY GMF
PROJ. NO. 20035
DATE 7/20/2021
SHEET 3 OF 9