



Administrative Approval Action

Case File / Name: ASR-0063-2021
DSLC - Carolina Avenue Townhomes

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 south side of Western Boulevard, west of Carolina Avenue at 510 Carolina Ave.

REQUEST: Development of a 0.89 acre/38,416 sf tract zone R-10 CU, with .009 acres/405 sf of right-of-way dedication, leaving a net area of .881 acres/38,011 sf. Proposed development of 2 multi-unit buildings (4 units/2 bedrooms in each) and a total building area of 9,600 sf. and 8 units.

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

Z-8-20: 510 Carolina Ave - Adopted Conditional Use Zoning Uses on August 5, 2020. (building design material, landscaping & building type use restrictions).

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 March 14, 2022 by Ronald Garber.

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. Photometric and lighting plan sheet SL101 demonstrate compliance with UDO Sec.7.4.4, for footcandle light level in the site permit review plans set.
2. Building elevations are provided and included, for structures A & B, inside and with the Site Permit Review plans set for the civil drawings
3. Individual and separate building elevations are provided (for the North, South, East & West elevations) in the Site Permit Review civil drawings, for both structures A & B, at Post-Development Grade.
4. The proposed wall packs shown on the preliminary ASR lighting plan sheet SL102, are revised and demonstrate design requirements noted in UDO Sec.7.4.10, for full-cut off design feature, in the SPR plans set.

Stormwater



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5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
6. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **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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☒ **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 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.
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.

Public Utilities

3. 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.

☒ **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. A demolition permit shall be obtained.
2. Comply with all conditions of Z-8-20

Engineering

3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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. 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).
6. 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).

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (6) understory street trees along Carolina Ave.
8. A public infrastructure surety for (3) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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.
2. All street lights and street signs required as part of the development approval are installed.

Stormwater



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3. 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 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: August 18, 2025

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: Daniel L. Stegall Date: 04/21/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

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

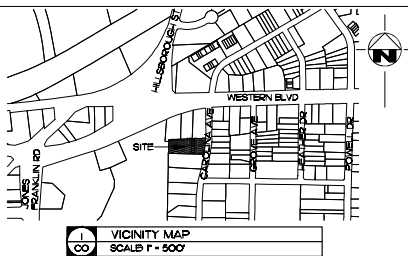
SITE/CIVIL

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

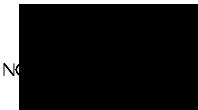
- C0 COVER SHEET
- C0.1 COVER: PROJECT NOTES
- C1 EXISTING CONDITIONS AND DEMOLITIONS
- C2 SITE PLAN
- C3 GRADING AND STORM DRAINAGE PLAN
- C3.1 DRAINAGE AREA PLAN
- C3.2 SUB-SURFACE GRADING PLAN
- C4 WATER AND SEWER PLAN
- C5 LANDSCAPING PLAN
- C6 CONSTRUCTION DETAILS
- SL101 SITE LIGHTING PLAN
- SL102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

REVISIONS
12/5/2021
ASR 1ST REVIEW
COMMENTS
3/14/2022
ASR 2ND REVIEW
COMMENTS

Finch & Associates
309 North Boylan Avenue
Raleigh, NC 27603
P: 919-833-1212 F: 919-833-1213
NCELS Lic. No. P-1843
NCELS Lic. No. C-658

FINCH & ASSOCIATES
PLLC
ARCHITECTS, ENGINEERS, PLANNERS

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.

DATE 7/30/2021
SHEET 1 OF 9

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 MAINTAIN 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 COMPATIBILITY RULES PER TO-17-16 UDO. SDC2.2.2.2. NO COMPARATIVE SAMPLE CAN BE OBTAINED. SETBACKS OF THE UNDERLYING ZONING APPLY.

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

SITE DATA TABLE

THESE PLANS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE, INCLUDING TEXT CHANGES IN EFFECT AS OF NOVEMBER 2021.

SITE INFORMATION

PIN NUMBER 0784308827
ADDRESS: 510 CAROLINA AVENUE, RALEIGH, NC
TOTAL ACRES: 0.89 ACRES / 38,416 SF
RIGHT-OF-WAY DEDICATION 405 SF / 0.009 AC
NET AREA: 0.881 ACRES / 38,011 SF
ZONING: R-10-CU
ZONING OVERLAY: SRPOD
NO PRORATE REQUIREMENT

DEVELOPMENT INFORMATION

PROPOSED DEVELOPMENT TYPE:
CONVENTIONAL/TOWNHOUSE
EXISTING USE: DETACHED HOUSE
EXISTING FLOOR AREA: 2024 SF
PROPOSED USE: MULTI-UNIT LIVING
PROPOSED UNIT DATA:
LIVING SPACES: 1200 SF/UNIT
FOOTPRINT: 624 SF
HEIGHT: 20' / 2 STORIES, MAX ALLOWED 45' / 3 STORIES
BEDROOMS: 9
TOTAL BUILDING AREA: 9600 SF
7574 SF INCREASED
TOTAL DWELLING UNITS PROPOSED: 8
TOTAL BEDROOMS PROPOSED: 16

SITE AREA PER UNIT
REQUIRED: 3000 SF, PROVIDED: 4846 SF

0.881 AC / 8 UNITS = 11 AC, 4846 SF

SITE WIDTH
REQUIRED: 45', PROVIDED: 13.44'

OUTDOOR AMENITY AREA
REQUIRED: 0.068 AC (10%), PROVIDED: 4926 SF, 0.11 AC (16%)
PER TO-19-2 505 MIN OF AMENITY AREA PROVIDED IS ADA ACCESSIBLE

LOT WIDTH: N/A, NO NEW LOTS PROPOSED.

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: 5'

GROUND FLOOR ELEVATION

N/A OUTSIDE BUILD-TO

RESIDENTIAL INFILL COMPATIBILITY

THE PROPERTY IS SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY STANDARDS. A COMPARATIVE SAMPLE CANNOT BE DETERMINED PER LDO 227.B.1.G. THE SETBACKS OF THE UNDERLYING ZONING APPLY.

PARKING CALCULATION

PARKING REQUIRED: 12 SPACES (5.5/UNIT FOR 2 BR UNITS)
PARKING PROPOSED: 18 (150% OF REQUIREMENT)
SHORT-TERM BICYCLE SPACES REQUIRED: 4 MINIMUM
SHORT-TERM BICYCLE SPACES PROVIDED: 4

TRANSIT IMPROVEMENTS

NONE REQUIRED

STREETSCAPE IMPROVEMENTS

6' SIDEWALK 1545' LF, 806 SF
EXISTING STREET SECTION MEETS REQUIREMENTS OF NEIGHBORHOOD YIELD STREET TYPE. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED.

TREE CONSERVATION

NOT REQUIRED. SITE IS LESS THAN 2 ACRES.
LDO 91.2

CONDITIONAL USE ZONING PROVISIONS

ORDINANCE 02020136 20 801
ADOPTED: 9/15/2020 EFFECTIVE: 9/16/2020

Z-8-20 - 510 CAROLINA AVENUE, APPROXIMATELY 300 FEET SOUTH OF THE INTERSECTION OF CAROLINA AVENUE AND WESTERN BOULEVARD BEING WAKE COUNTY PIN 0784308827, APPROXIMATELY 0.89 ACRES REZONED TO RESIDENTIAL-10 WITH THE SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT WITH CONDITIONS (R-10-CU W/ SRPOD)

CONDITIONS DATED AUGUST 5, 2020

- VINYL SHALL BE PROHIBITED FOR USE AS AN EXTERIOR MATERIAL ON ANY RESIDENTIAL STRUCTURE.
- APARTMENT BUILDING TYPE IS PROHIBITED.
- UNLESS A CONFLICTING LDO REQUIREMENT APPLIES, THE EXISTING VEGETATION FROM THE EDGE OF THE RIGHT-OF-WAY BOUNDING CAROLINA AVENUE WESTWARD TO THE EASTERN STREAM BANK AND EXTENDING 75 FEET SOUTHWARD FROM THE NORTH-ERN PROPERTY BOUNDARY (PIN 0784308827, DEED BOOK 17450, PAGE 2204, W/CR200) SHALL NOT BE DISTURBED.
- A PROTECTIVE YARD TO CONSIST OF THE NUMBER AND TYPE OF TREES STATED IN THE TREE PLANTING STANDARDS OF LDO SECTION 224 TYPE A2 PROTECTIVE YARD SHALL BE INSTALLED ALONG THE SOUTHERN PROPERTY LINE (PIN 0784308827, DEED BOOK 17253, PAGE 1723, W/CR200) BEGINNING AT THE WESTERN EDGE OF THE CREEK AND EXTENDING TO THE SOUTH-WEST CORNER OF THE PROPERTY.

COMPLIANCE WITH ZONING CONDITIONS

- VINYL IS NOT PROPOSED AS AN EXTERIOR MATERIAL ON ANY RESIDENTIAL STRUCTURE.
- NO APARTMENT TYPE BUILDINGS ARE PROPOSED.
- THE VEGETATED AREA IDENTIFIED IS TO REMAIN UNDISTURBED.
- TREE PLANTINGS MEETING THE PLANTING REQUIREMENTS FOR A TYPE A2 PROTECTIVE YARD ARE PROPOSED. SEE SHEET C5.

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

Administrative Site Review Application

Planning and Development Customer Service Center • 1000 Keshongate Road, Suite 400 • Raleigh, NC 27601 • 919-996-2200



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 13.2.8, 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	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #:	Scoping/sketch plan case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #:	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Board of Adjustment #:	
<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Zoning Case #:	2-0-20
		Administrative Alternate #:	

GENERAL INFORMATION

Development name: Carolina Avenue Townhomes

Inside City limits? Yes ☒ No ☐

Property address(es): 510 Carolina Avenue, Raleigh, NC 27606

Site P.L.N.(s): 0784308827

Please describe the scope of work. Include any additions, expansions, and change of use.

Demolish existing home and pavements. Construct eight new townhouse units grouped into two buildings. Construct new parking lot. Widen entry drive. Demolish and reconstruct headwall north of driveway. Replace existing retaining wall along northern property line. Add buffer plantings along southern property border per Conditional Use Agreement.

Current Property Owner/Developer Contact Name: Ronald Garber

NOTE: please attach purchase agreement when submitting this form.

Company: N/A Title: N/A

Address: 3316 Childers Street, Raleigh, NC 27612

Phone #: 919-832-3915 Email: rgarber@bbghill.com

Aplicant Name: Ronald Garber

Company: N/A Address: 3316 Childers Street, Raleigh, NC 27612

Phone #: 919-832-3915 Email: rgarber@bbghill.com

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

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.243 Square Feet: 10568	Proposed Impervious Surface: Acres: 0.441 Square Feet: 19210
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Flood study: FEMA Map Panel #: NC 17841	
Nature 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, AIA, George Finch & Associates, P.A. 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. I acknowledge that this application is subject to the filing calendar and submitted policy, which states applications will expire after 180 days of inactivity.

Signature: *Ronald H. Garber* Date: July 20, 2021
Printed Name: Ronald H. Garber

LEGEND

EXISTING	SYMBOL	PROPOSED	DESCRIPTION
---	---	---	NATURAL GAS LINE
---	---	---	OVER-HEAD ELECTRIC LINE
---	---	---	WATER MAIN
---	---	---	SANITARY SEWER
---	---	---	SANITARY SEWER MANHOLE
---	---	---	PROPERTY LINE
---	---	---	SETBACK LINE
---	---	---	STREET OR DRIVEWAY CURB
---	---	---	HVAC UNITS
---	---	---	BIKE RACKS
---	---	---	TREE PROTECTION FENCE
---	---	---	SILT FENCE
---	---	---	OUTDOOR AMENITY AREA
---	---	---	LIMITS OF CONSTRUCTION
---	---	---	CONTOURS
---	---	---	SOIL TYPES
---	---	---	FLOOD PRONE AREA BNDRY
---	---	---	SPOT ELEVATION
---	---	---	DRAINAGE AREA
---	---	---	DOWNSPOUT
---	---	---	PIPE AND CATCH BASIN

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR GASE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSPOT PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

NOT FOR CONSTRUCTION

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.

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

Drawn & Annotated
300 North, Virginia Avenue
Raleigh, NC 27601
P 919 832-3915
F 919 832-3915
P 919 832-3915
NORTEL US, Inc. P-1845
NORTEL US, Inc. P-1845

FINCH
& ASSOCIATES
INCORPORATED

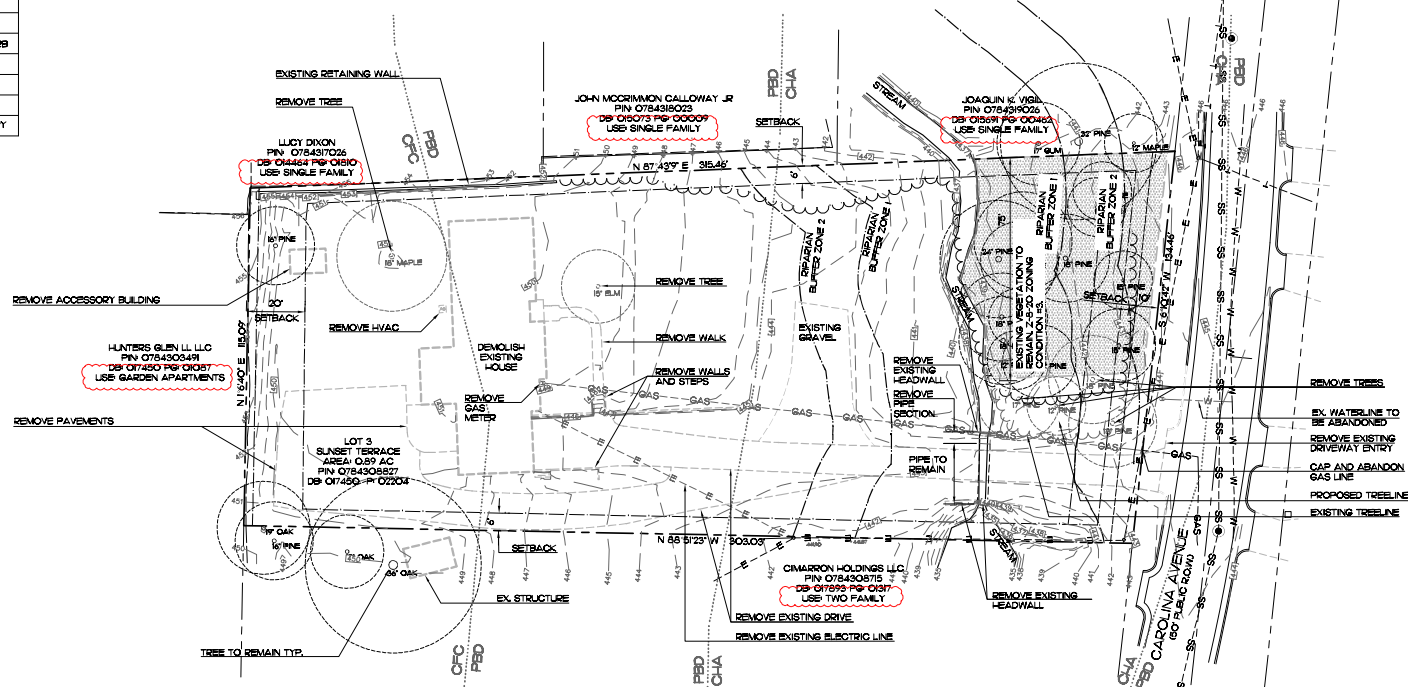
ADMINISTRATIVE SITE REVIEW
CAROLINA AVENUE TOWNHOMES
510 CAROLINA AVENUE
RALEIGH, NC

ASR-0063-2021

DRAWN BY: MVB
CHECKED BY: GNF
PROJ. NO.: 20035
DATE: 7/20/2021
SHEET 1 OF 9

SYMBOL	DESCRIPTION
---	EXISTING
---	NATURAL GAS LINE
---	OVERHEAD ELECTRIC LINE
---	WATER MAIN
---	SANITARY SEWER
●	SANITARY SEWER MANHOLE
---	PROPERTY LINE
---	SETBACK LINE
---	STREET OR DRIVEWAY CURB
---	HVAC UNIT
---	CONTOURS
---	SOIL TYPES
---	FLOOD PRONE AREA BNDRY

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



SURVEY NOTES

- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE AND COMPLETED ON 7/1/2020. PROPERTY LINES SHOWN HEREON HAVE BEEN TAKEN FROM THE REFERENCES LISTED AND TIED TO EXISTING EVIDENCE FOUND IN THE FIELD. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR RECORDATION, CONVEYANCE, OR SALES.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL (NAVD 1988) AS REFERENCED TO GPS OBSERVATIONS TAKEN ON THE SITE AND TIED TO THE NC CORS NETWORK.
- UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON WERE LOCATED FROM PAINTED LINES ON THE GROUND PROVIDED BY OTHERS OR WERE TAKEN FROM DRAWINGS REFERENCED HEREON. THESE UTILITY LINES AND STRUCTURES WERE NOT VISIBLE AT THE TIME OF THE SURVEY, AND LOCATIONS SHOWN ARE APPROXIMATE ONLY. THERE IS EVIDENCE THAT OTHER UNDERGROUND UTILITIES MAY EXIST ON THIS SITE, THE LOCATION OF WHICH HAVE NOT BEEN DETERMINED AT THIS TIME, AND HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY. PRIOR TO ANY CONSTRUCTION ACTIVITY, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA ONE CALL CENTER, INC. (1-800-632-4949).

NOT FOR CONSTRUCTION

1	EXISTING CONDITIONS AND DEMOLITIONS
CI	SCALE 1" = 20'

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

FINCH & ASSOCIATES
 300 North, Raleigh, NC 27601
 P 919 834-1001 F 919 834-1003
 NCELS Lic. No. C-658

FINCH & ASSOCIATES
 300 North, Raleigh, NC 27601
 P 919 834-1001 F 919 834-1003
 NCELS Lic. No. C-658

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

ASR-0063-2021

DRAWN BY MVB
 CHECKED BY SNF
 PROJ. NO. 20035
 DATE 7/30/2021
 SHEET 2 OF 9

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	NATURAL GAS LINE
---	---	OVERHEAD ELECTRIC LINE
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	PROPERTY LINE
---	---	SETBACK LINE
---	---	STREET OR DRIVEWAY CURB
---	---	TREE PROTECTION FENCE
---	---	SILT FENCE
---	---	OUTDOOR AMENITY AREA
---	---	HVAC UNITS
---	---	BIKE RACKS

DEVELOPMENT INFORMATION:

PROPOSED DEVELOPMENT TYPE: CONVENTIONAL/TOWN-HOUSE
 EXISTING USE: DETACHED HOUSE
 EXISTING FLOOR AREA: 2026 SF
 PROPOSED USE: MULTI-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 INCREASED)
 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 LINES: 0'
 REAR LOT LINES: 3'

OUTDOOR AMENITY AREA REQUIRED: 0.088 AC, (103)
 OUTDOOR AMENITY AREA PROVIDED: 4926 SF, 0.11 AC (131)
 PER TC-121 50% MIN OF AMENITY AREA PROVIDED IS ADA ACCESSIBLE

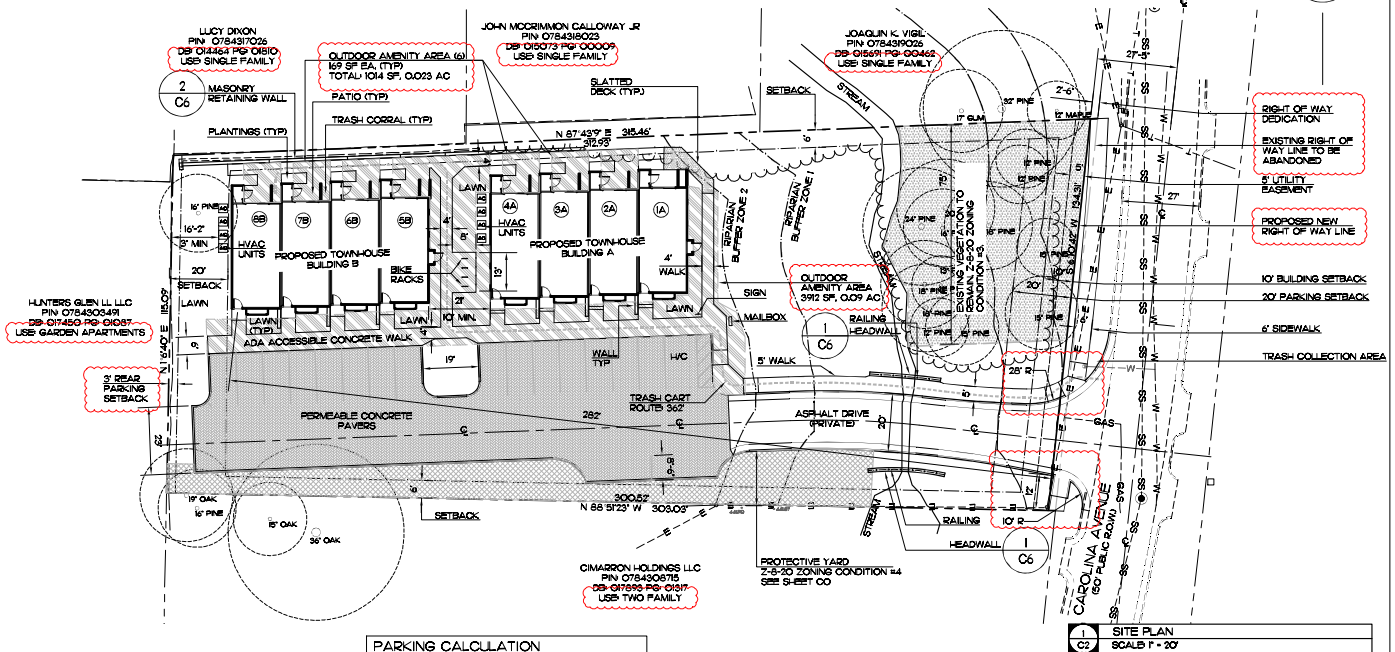
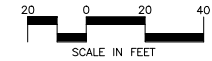
RESIDENTIAL INFILL COMPATIBILITY:
 THE PROPERTY IS SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY STANDARDS. A COMPARATIVE SAMPLE CANNOT BE DETERMINED PER LDC 22.7.B.I.C. THE SETBACKS OF THE UNDERLYING ZONING APPLY.

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 MAINTAINED 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 COMPATIBILITY RULES PER TC-121 & LDC 22.7.B.I.C. NO COMPARATIVE SAMPLE CAN BE OBTAINED. SETBACKS OF THE UNDERLYING ZONING APPLY.

NOT TO SCALE

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



PARKING CALCULATION

PARKING REQUIRED: 12 SPACES (1.5/UNIT X 8 UNITS = 12)
 PARKING PROVIDED: 18 (150% OF REQUIREMENT)
 SHORT-TERM BICYCLE SPACES REQUIRED: 4 MINIMUM
 SHORT-TERM BICYCLE SPACES PROVIDED: 4

1 SITE PLAN
 SCALE 1" = 20'

2 BICYCLE PARKING ENLARGEMENT
 SCALE 1/4" = 1'-0"

3 SITE PLAN
 SCALE AS NOTED

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

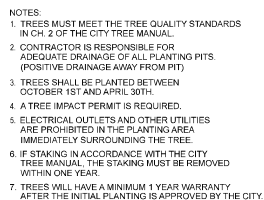
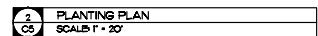
Prep. & Associates
 300 North Virginia Avenue
 Raleigh, NC 27601
 P 919 834-1001 F 919 834-1003
 NCELS Lic. No. C-658

FINCH
 PIRICH & ASSOCIATES
 ENGINEERS, ARCHITECTS, PLANNERS

ADMINISTRATIVE SITE REVIEW
 CAROLINA AVENUE TOWN-HOMES
 510 CAROLINA AVE
 RALEIGH, NC

ASE-0063-2021

DRAWN BY: MVB
 CHECKED BY: GVF
 PROJ. NO. 20035
 DATE: 7/20/2021
 SHEET 3 OF 9

[illegible]

Streetscape Quantity	Protective Yard Quan	Total Quantity	Symbol	Botanical Name	Common Name	Size	Comments
				SHADE TREES			
	4	4	PT	Pinus taeda	Loblolly pine	3' Cal, 10' Ht min	evergreen
	3	3	MV	Magnolia virginiana 'Australis'	Sweet Bay Magnolia	3' Cal, 10' Ht min	evergreen
		3	QN	Quercus nuttallii	Nuttall Oak	3' Cal, 10' Ht min	
	1	1	QV	Quercus virginiana	Live Oak	3' Cal, 10' Ht min	
				UNDERSTORY TREES			
6	3	8	AG	Amelanchier grandiflora	Serviceberry	1.5" Cal, 6' Ht min	Single Stem
	6	6	CR	Chionanthus retusus	Chinese Fringe Tree	1.5" Cal, 6' Ht min	Single Stem
	3	3	INS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	1.5" Cal, 6' Ht min	Single Stem, evergreen

PROTECTIVE YARD PLANTINGS
REQUIRED: 4 SHADE TREES / 100 LF, 4 UNDERSTORY TREES/100 LF,
240 LF / 100 - 24,
2 1/2 X 4 - 96 - 10 SHADE TREES, 10 UNDERSTORY TREES
50% OF REQUIRED TREES TO BE A LOCALLY ADAPTED EVERGREEN SPECIES
PROVIDED: 8 SHADE TREES, 12 UNDERSTORY TREES, 2 UNDERSTORY TREES
SUBSTITUTED 10 SHADE TREES TO AVOID CONFLICT WITH OVERHEAD
UTILITY LINE 50% OF PROPOSED PROTECTIVE YARD TREES ARE OF A
LOCALLY ADAPTED EVERGREEN SPECIES.

STREET TREE PLANTINGS:
REQUIRED: 1 UNDERSTORY PER 20 FEET
 $134 / 20 = 6.7 \sim 6$ TREES REQUIRED
PROVIDED: 6 UNDERSTORY TREES
10' CLEARANCE TO WATER LINES AND DRIVEWAY CROSSINGS

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

NOT FOR PUBLICATION

LANDSCAPING PLAN
SCALE: AS NOTED

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

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FINCH
FINCH & ASSOCIATES
emerging landscape architecture landscape surveying

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

ASR-0063-2021

DRAWN BY	MWB
CHECKED BY	GMF
PROJ. NO.	20035
DATE	7/20/2021
C5	
SHEET 6	OF 9