LOCATION: The site is generally located on the west side of Waldrop Street south of Oakwood Ave and north of Pender Street, with a common street address of 1912 Oakwood Avenue.

REQUEST: Conventional subdivision of approximately 1.98 acres zoned RX-3 to create 29 townhouse lots and 1 common area lot. Note this plan was originally approved on August 29, 2017 (AA#3644). The current request is to approve a 3-year extension to the sunset date for the plan in accordance with UDO Section 10.2.5 E 8. (The original sunset date was August 29, 2020.)

A Design Adjustment for the alternate street sections along the frontages of Oakwood Avenue, Waldrop Street and Pender Street was approved by the Development Services Director or Designee. The request is supported due to the constraints of the existing infrastructure and developed properties adjacent to the site.

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 June 2, 2020 by J DAVIS ARCHITECTS.

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:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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 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.
The following items must be approved prior to recording the plat:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

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.

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. 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.

6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded 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.

Stormwater

7. 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).
8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

9. 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).

10. 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

11. A public infrastructure surety for 23 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ 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 recording of required plats, but cannot be approved.

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

Public Utilities

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Pender Street, 14 street trees along Waldrop Street, and 6 street trees along Oakwood Avenue for a total of 23 street trees.

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

Stormwater

1. 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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: July 2, 2023
Administrative Approval Action
Case File / Name: SUB-S-3-2017 East College Park Townhomes Site 1

Record at least ½ of the land area approved.

5-Year Sunset Date: July 2, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 07/02/2020
Development Services Dir/Desigee

Staff Coordinator: Martha Lobo
Zoning: RX-3
CAC: North Central
Drainage Basin: Walut Creek
Acreage: 2.09
Number of Lots: 13

Planner: Martha Lobo
Phone: (919) 996-2664

Applicant: City of Raleigh
Phone: (919) 996-6955
## Administrative Action
### Preliminary Subdivision

<table>
<thead>
<tr>
<th>Case File / Name:</th>
<th>S-03-17 / East College Park Townhome Site 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location:</td>
<td>The site is located east of N Raleigh Boulevard, where Waldrop Street intersects with both corners of Oakwood Avenue and Pender Street, inside the city limits.</td>
</tr>
<tr>
<td>CAC:</td>
<td>North Central</td>
</tr>
<tr>
<td>Nature of Case:</td>
<td>Subdivision of a 1.98 acre tract into 29 lots for townhomes and 1 common area lot, zoned Residential Mixed Use-3 (RX-3). This site currently consists of 14 lots to be recombined.</td>
</tr>
<tr>
<td>Contact:</td>
<td>Ken Thompson, JDavis Architects</td>
</tr>
<tr>
<td>Design Adjustment:</td>
<td>A Design Adjustment for the alternate street sections along the frontages of Oakwood Avenue, Waldrop Street and Pender Street has been approved by the Development Services Director or Designee. The request is supported due to the constraints of the existing infrastructure and developed properties adjacent to the site. Details to this Design Adjustment are provided at the end of this document.</td>
</tr>
<tr>
<td>Administrative Alternate:</td>
<td>N/A</td>
</tr>
</tbody>
</table>
SUBJECT: S-03-17 / East College Park Townhome Site 1

CROSS-REFERENCE: Transaction # 500547

LOCATION: The site is located east of N Raleigh Boulevard, where Waldrop Street intersects with both corners of Oakwood Avenue and Pender Street, inside the city limits.

PIN(S): 1713494996, 1714403473, 1714404065, 1714404079, 1714404174, 1714404179, 1714404274, 1714404278, 1714404382, 1714404386, 1714404433, 1714404494, 1714405433

REQUEST: This request is to approve the subdivision of a 1.98 acre parcel into 29 lots for townhomes and 1 common area lot, zoned Residential Mixed Use-3 (RX-3). This site currently consists of 14 lots to be recombined. A Residential Mixed Use zoning district provides a variety of residential building types and housing options at density in excess of 10 dwelling units per acre. Overall units per acre is 14.64.

OFFICIAL ACTION: Approved with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, whichever is applicable:

2. That a right-of-way obstruction permit is obtained from Right-of-Way Services, prior to commencement of any construction activities within the right-of-way;

3. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;

4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

5. That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

6. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
(7) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

(8) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;

(9) That Infrastructure Construction Plans or Concurrent Review Plans are approved by the City of Raleigh;

(10) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Oakwood Avenue, Waldrop Street and Pender Street, is paid to the Development Services, Development Engineering Division;

(11) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;

(12) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way, prior to subdivision or building permits, whichever comes first;

(13) That a sidewalk deed of easement is approved by the City staff for any portion of the public sidewalk along Oakwood Avenue, Waldrop Street and Pender Street located within private property and that the location of the easement is 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;

(14) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

Prior to issuance of building permits:

(15) That an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City’s Encroachment Coordinator in the Development Services Department for review, and that the City Council approve the
encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Development Services Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

(16) That a fire flow analysis, sealed by an engineer, is required with a hydrant flow test using either NCFC Appendix B or other approved method;

Prior to issuance of a certificate of occupancy:

(17) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed: (Planning Director)  

Katherine Brower  

Date: 5/29/2017

Staff Coordinator: Martha Y. Lobo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Townhomes. This approval is based on a preliminary plan dated July 13, 2017 owned by City of Raleigh Housing & Neighborhood submitted by JDavis Architects.

ZONING:

ZONING DISTRICTS: Residential Mixed Use-3 (RX-3)

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

PHASING: N/A
COMPREHENSIVE PLAN:

GREENWAY: N/A

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is required.

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Designation</th>
<th>Exist R/W</th>
<th>Required R/W</th>
<th>Existing street (b to b)</th>
<th>Proposed street (b to b)</th>
<th>Slope Easement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oakwood Avenue</td>
<td>Avenue 2-Lane Undivided Street</td>
<td>50'</td>
<td>½ of 64'</td>
<td>35.1'</td>
<td>36'</td>
<td>N/A</td>
</tr>
<tr>
<td>Waldrop Street</td>
<td>Neighborhood Yield Street</td>
<td>50'</td>
<td>½ of 55'</td>
<td>31.4</td>
<td>27'</td>
<td>N/A</td>
</tr>
<tr>
<td>Pender Street</td>
<td>Neighborhood Yield Street</td>
<td>40'</td>
<td>½ of 55'</td>
<td>26.6'</td>
<td>27'</td>
<td>N/A</td>
</tr>
</tbody>
</table>

A design adjustment for the existing streets to remain without dedication of additional right-of-way has been approved.

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is not presently served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the North Central CAC in an area designated for Medium Density Residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum site size for a townhome development in the RX zoning district is 3,300 square feet. There is no minimum lot size or minimum lot depth in Residential Mixed Use zoning. The minimum lot width of an interior lot and corner lot in this zoning district is 16 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Solid waste collection for the proposed dumpsters on site will be performed by a private contractor.
BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETScape TYPE: The applicable streetscape applies to all three street frontages, (Oakwood Avenue, Waldrop Street and Pender Street). The existing right-of-way and back to back street section will remain, with the UDO required 6’ planting strip and 6’ sidewalks on Oakwood Avenue and Waldrop Street. On Pender Street, the street section will consist of a 3.5’ planting strip and 5’ sidewalks. Approved Design Adjustment is shown below.

PEDESTRIAN: A 6’ sidewalk is required along Oakwood Avenue and Waldrop Street. A 5’ sidewalk is required along Pender Street. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO. Approved Design Adjustment is shown below.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This townhome project will utilize an underground detention system for quantity control and an underground sand filter for quality control, along with a nitrogen offset payment.

In accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City, prior to grading permit issuance.

This subdivision plan creates lots less than one acre in size thus stormwater control measures are required to be shared among all lots and a drainage easement is required. The drainage easement shall include a maintenance covenant prepared and recorded in accordance with the UDO and the attorney who prepared this legal document shall certify in writing to the Raleigh City Attorney that the maintenance covenant is in accordance with Raleigh City Code requirements.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.
SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 8-29-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 8-29-2022
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

FACILITY FEES REIMBURSEMENT: If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Date completed Application received</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>East College Park Townhome Site 1</td>
</tr>
<tr>
<td>Case Number</td>
<td>G-3-17</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>500547</td>
</tr>
</tbody>
</table>

Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:
- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [ ] Raleigh Street Design Manual
- [ ] Other

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>REPRESENTATIVE SIGNATURE</th>
<th>DEPARTMENT</th>
<th>REPRESENTATIVE SIGNATURE</th>
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</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
<td>[ ]</td>
<td>City Planning</td>
<td>[ ]</td>
</tr>
<tr>
<td>Development Engineering</td>
<td>Cadal Hall</td>
<td>Transportation</td>
<td>Jason Myers</td>
</tr>
<tr>
<td>Engineering Services</td>
<td>[ ]</td>
<td>PRCR</td>
<td>[ ]</td>
</tr>
<tr>
<td>Public Utilities</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

Findings: Staff is in support of the design adjustment for the alternate street sections along the frontages of Calkwood Avenue, Waldrop Street and Pander Street. The request is supported due to the constraints of the existing infrastructure and developed properties adjacent to the site.

On all three street frontages, the existing right-of-way and back to back street section will remain, with the UDO required 6’ planting strip and 6’ sidewalk on Calkwood Avenue and Waldrop Street. On Pander Street the street section will consist of a 3.5’ planting strip and 6’ sidewalk. On all three frontages, the sidewalks will be partially on private property within an easement.

Development Services Director or Designee Action: Approve [x] Approval with Conditions [ ] Deny [ ]

Authorized Signature: [Signature]

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

Report of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

WWW.raleighnc.gov

Revision 1.19.17

S-03-17 East College Park Townhome Site 1 Transaction # 500547
Design Adjustment Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2405
Litchford Satellite Office | 1330 - 1350 Litchford Road | Raleigh, NC 27601 | 919-996-4200

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E, and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

**PROJECT**

**Case Number** S-3-2017

**Transaction Number** 500547

**OWNER**

**Name** City of Raleigh Housing & Neighborhoods c/o Larry Jervis, Director

**Address** One City Plaza, 421 Fayetteville Street - 12th Floor, Suite 1200

**City** Raleigh

**State** NC

**Zip Code** 27601

**Phone** 919-898-4339

**APPLICANT**

**Name** Ken Thompson

**Firm** JDeviz Architects

**Address** 510 E. Wimington Street

**City** Raleigh

**State** NC

**Zip Code** 27601

**Phone** 919-635-1500

Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

**Code Section Referenced:** A.4.1.4.A, A.4.4.A and B.5.1.G.

**Justification:** Oakwood Avenue is classified as a Avenue 2 Land Undivided Street, Waldrop and Pender are classified as a Neighborhood Yield streets. Due to the tight constrains of the exiting site and the context of the older established development patterns adjacent to the site the owner requests the following alternate street sections.

- **Oakwood Avenue:** existing 60' RW to remain, existing 35.1' B-B street to remain, with a 6' planting strip and a 6' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 6.1' from the existing right of way
- **Waldrop Street:** existing 60' RW to remain, existing 31.4' B-B to street remain, with a 6' planting strip and a 8' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 6.0' from the existing right of way
- **Pender Street:** existing 40.7' RW to remain, existing 28.7' B-B to street remain, with a 3.5' planting strip and a 6' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 3.8' from the existing right of way

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature: 5/12

In Witness Whereof, the parties signed have executed this document on this Date:

Notary Signature: 5/13/17

Revision: 01.17

PAGE 1 OF 1
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S-03-17 East College Park Townhome Site 1 Transaction # 500547
**East College Park**

**Townhome Site 1**

Raleigh, North Carolina 27610

**Preliminary Subdivision Plan**

**1st Review Comments**

**LOTS AND EASEMENTS PLAN**

**STORMWATER DETAILS**

7. **UTILITY PLAN**

**EXISTING CONDITIONS PLAN**

**SITE PLAN DETAILS**

**STORMWATER DETAILS**

**Application**

**Preliminary Subdivision Plan Application**

- Development for this property per 400.01, subdivision regulations, Article 13, Section 14.4.1, North Carolina General Statutes. The local government for this property is the City of Raleigh, North Carolina.

- The property is located within the City of Raleigh, North Carolina, and is subject to the subdivision regulations of the City of Raleigh.


**Solid Waste Inspection Statement**

- All solid waste inspections shall be in accordance with the North Carolina固体 waste regulations.

**Architectural Description-TH Proj. Scope**

**General Notes**

- All site constraints, easements, and utilities are to be considered in the development process.

**Fire Department Notes**

- All fire department notes shall be considered in the development process.

**Tree Conservation Notes**

- All tree conservation notes shall be considered in the development process.

**Drawn by:** John A. Edwards & Co.

**Checked by:** John A. Edwards & Co.

**Engineer:** John A. Edwards & Co.

**Architect:** John A. Edwards & Co.

**Landscape Architect:** John A. Edwards & Co.

**CONSULTANTS:**

<table>
<thead>
<tr>
<th>LS1.1</th>
<th>LS2.1</th>
<th>LS3.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.360 AC</td>
<td>0.0</td>
<td>0.360 AC</td>
</tr>
</tbody>
</table>

**Sheet Index**

- **COVER**

- **EXISTING CONDITIONS PLAN**

- **SITE PLAN**

- **LOTS AND ESTATEMENTS PLAN**

- **SITE PLAN DETAILS**

- **UTILITY PLAN**

- **STORMWATER PLAN**

- **STORMWATER DETAILS**

- **LANDSCAPE PLAN**

- **LANDSCAPE DETAILS**

- **FINAL SET: JULY 13, 2017**

**Tree Species:**

- **Cedar, Pine, Oak, Maple, Birch, Cherry, Elm, Poplar, Spruce, Fir, as per project plan.**

**DESIGN AND CONSTRUCTION:**

- **All site plans and details shall be considered in the development process.**

- **All site plans and details shall be considered in the development process.**

**City of Raleigh:**

- **City of Raleigh and City of Raleigh Utilities.**

**Civil Engineering:**

- **Civil engineering plans and details shall be considered in the development process.**

**Transformation:**

- **All transformation plans and details shall be considered in the development process.**

**Final Set:**

- **JULY 13, 2017**

**4th Submission:**

- **JUNE 13, 2017**

**3rd Submission:**

- **APRIL 20, 2017**

**2nd Submission:**

- **FEBRUARY 28, 2017**

**1st Submission:**

- **JANUARY 17, 2017**

**回首过去，展望未来。**
NOTE:
EXISTING HOMES AND IMPERVIOUS AREAS RECENTLY DEMOLISHED AND REMOVED IN CONJUNCTION WITH IMPROVEMENTS TO OAKWOOD AVENUE AND WALDROP STREET CURRENTLY UNDER CONSTRUCTION. ANALYSIS INCLUDES ALL SQUARE FOOTAGE LISTED ON DEMOLITION PERMITS FOR ALL EXISTING LOTS. REFER TO SUMMARY TABLE IN STORMWATER REPORT FOR ADDITIONAL INFORMATION.
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING WATER SERVICE AT 1% MIN GRADE (TYP).

2. CONTRACTOR TO ENSURE THAT ALL WATER SERVICE LOCATIONS ARE IN CONFORMITY WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

3. NO NEW WATER SERVICE WILL BE CONSIDERED COMPLETE WITHOUT FIELD VERIFICATION OF LOCATION, ELEVATION, SEPARATION FROM EXISTING SERVICES AND ASSESSMENT OF ALL MATERIALS & CONSTRUCTION METHODS.

4. CONTRACTOR TO MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT PROJECT.

5. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

6. ALL PROPOSED MAINS MUST BE DRAWN TO 3/4" OF 1:100 SCALE AND SUBMITTED TO ENGINEER FOR CONSTRUCTION APPROVAL.

7. ALL PROPOSED MAIN MATERIALS TO BE 2" PVC OR 4" PVC WITH 3/4" COPPER, EXCEPT AS NOTED.

8. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS UNLESS OTHERWISE NOTED.

9. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH LOT.

10. LATERAL (TYP) ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, ¾" DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE LINE RELOCATION).

12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLY AT (919) 828-4428 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
TRANSACTION NO: S-03-17

DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS. IN ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED TO THE SATISFACTION OF THE CITY OF RALEIGH.

SEEN LP3.1 FOR LANDSCAPE DETAILS AND NOTES.

ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.

ALL LAWN AREAS TO BE SEEDED AS PER MANUFACTURE’S SEEDING SPECIFICATIONS.

ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3”.

ON INSTALLATION.

AMERICAN ASSOCIATION OF NURSERYMEN, INC. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK.

LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.

OF AMERICAN ASSOCIATION OF NURSERYMEN, INC. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK.

LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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