



Administrative Approval Action

**Case File / Name: SUB-S-16-2017
East College Park Townhome Site 4**

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

LOCATION: The site is located at the northeast corner of N Carver Street and Boyer Street with a street address of 106 N Carver Street and PIN number 1713490519.

REQUEST: Subdivision of a 0.60 acre site zoned R-10 into 6 townhome lots and one open lot as a revision to the previously approved subdivision for East College Park Townhome Site 4 (S-16-17). The revisions generally include shifted building footprints, revised utility connections and grading for the shifted buildings, and revised grade calculations for the new building locations. Note that approval of this revised plan does not change the sunset date for the plan.

An Administrative Alternate was approved for this project to provide outdoor amenity area in lieu of a portion of the required building facade to comply with the minimum build-to requirement. Reference Unified Development Ordinance Section 1.5.6 and case number AAD-23-17.

A Design Adjustment for alternate streetscape and right-of-way dedication was approved for this project.

**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 December 20, 2019 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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

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



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

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"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

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:

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 final 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 is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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Stormwater

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. 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).
7. 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).
8. 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).

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.

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

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along N Carver Street and 4 along Boyer Street.

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: June 14, 2021
Record at least ½ of the land area approved.

5-Year Sunset Date: June 14, 2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 1/27/20
Development Services Dir/Designee ~~06/14/2018~~

Staff Coordinator: Daniel Stegall



Know what's below. Call before you dig.

S-16-17; TA# 507993

Preliminary Subdivision Plan

1st Submittal: March 21, 2017
2nd Submittal: July 18, 2017

East College Park Townhome Site 4

Raleigh, North Carolina 27610

Application

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax: 919-996-1833
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservative Subdivision
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District.			

If your project has been through the Due Diligence process, provide the transaction #: N/A

GENERAL INFORMATION

Development Name: East College Park Townhome Site 4
Proposed Use: Residential Townhome Subdivision
Property Address(es): See Attached

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed: See Attached

What is your project type?

Single family Townhouse Subdivision in a non-residential zoning district
 Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name: City of Raleigh Housing & Neighborhoods | Owner/Developer Name: Larry Jarvis
Address: PO Box 590, Raleigh, North Carolina 27602
Phone: 919-857-4344 | Email: Larry.Jarvis@raleighnc.gov | Fax: 919-890-3919

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: JDavis Architects | Contact Name: Ken Thompson
Address: 510 S. Wilmington Street, Raleigh, NC 27601
Phone: 919-835-1500 | Email: kent@jDavisarchitects.com | Fax: 919-835-1510

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): R-10

If more than one district, provide the acreage of each: 0.60 AC

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # 2: N/A

COA (Certificate of Appropriateness) Case # N/A

BOA (Board of Adjustment) Case # A: N/A

STORMWATER INFORMATION

Existing Impervious Surface: 0.09 AC acres/sf
Proposed Impervious Surface: 0.32 AC acres/sf
Flood Hazard Area: Yes No
Neuse River Buffer: Yes No
Wetlands: Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils: _____ Flood Study: _____ FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of Townhome Lots: Detached 0 Attached 6

Total # of Single Family Lots: 0 Total # of All Lots: 7

Overall Unit(s)/Acre Densities Per Zoning Districts: 10.00 DU/AC

Total # of Open Space and/or Common Area Lots: 1

SIGNATURE BLOCK (Applicable to all developments)

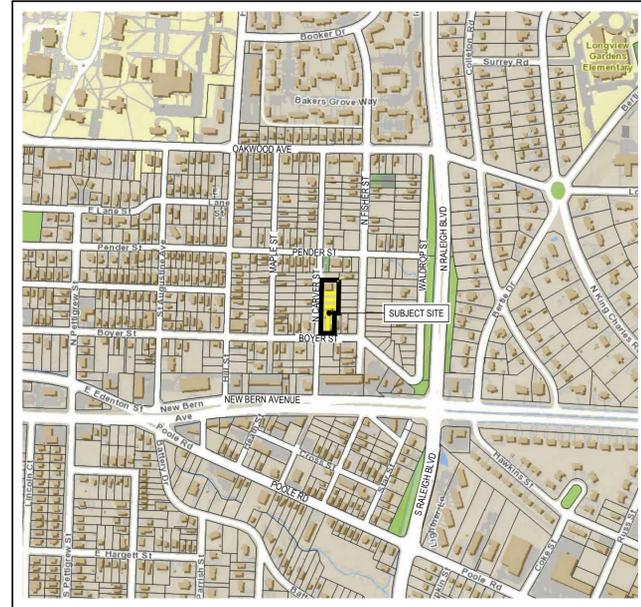
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Ken Thompson 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.

Signature: *Ken Thompson* Housing & Neighborhoods Director Date: 3/16/17

Vicinity Map



HORIZONTAL AND VERTICAL DATUM:
NAD 83 F & NAVD 88 F



Project Team

OWNER:
City of Raleigh
PO Box 590
Raleigh, North Carolina 27602
919-857-4344
919-890-3919 (fax)
Larry.Jarvis@raleighnc.gov

DEVELOPER:
City of Raleigh & Neighborhoods
PO Box 590
Raleigh, North Carolina 27602
919-857-4344
919-890-3919 (fax)
Larry.Jarvis@raleighnc.gov

CONSULTANTS:

Landscape Architect
JDavis Architects, PLLC
510 South Wilmington Street
Raleigh, North Carolina 27601
919-835-1500
919-835-1510 (fax)
kent@jDavisarchitects.com

Architect
JDavis Architects, PLLC
510 South Wilmington Street
Raleigh, North Carolina 27601
919-835-1500
919-835-1510 (fax)
linda@jDavisarchitects.com

Engineer
John A. Edwards & Co.
300 Wade Avenue
Raleigh, North Carolina 27605
919-828-4428
919-828-4711 (fax)
joh_callahan@jaeco.com

Surveyor
John A. Edwards & Co.
300 Wade Avenue
Raleigh, North Carolina 27605
919-828-4428
919-828-4711 (fax)
chris@jaeco.com

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LANDSCAPE DETAILS	LP3.1

Solid Waste Inspection Statement

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH AND COMPLY WITH SECTION B-1 AND A-8 OF THE SOLID WASTE MANUAL.
- A GARBAGE AND RECYCLING CART CORRAL IS PROVIDED AT THE TERMINUS OF THE PARKING AISLE THAT HAS A DIRECT ACCESSIBLE ROUTE TO THE PUBLIC RIGHT OF WAY FOR RESIDENTS TO ROLL THEIR GARBAGE AND RECYCLING CARTS OUT TO THE CURB.
- GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT OF WAY BY 7 AM ON COLLECTION DAYS.
- GARBAGE AND RECYCLING CARTS MUST BE 5' FROM MAILBOXES, UTILITY POLES, PARKED CARS, YARD WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
- IT IS THE RESIDENTS RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE CORRAL AFTER COLLECTION.
- RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-996-3245 OR SEND AN EMAIL TO SW@RALEIGHNC.GOV.

Architectural Description-TH Proj. Scope

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 6 TWO-STORY TOWNHOMES IN 2 BUILDINGS AND ASSOCIATED SITEWORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA BETWEEN THE BUILDINGS.

THERE WILL BE 3 DIFFERENT, 22' WIDE TOWNHOUSE UNIT PLANS. THE FIRST FLOOR OF THE UNITS WILL CONTAIN A LIVING ROOM, DINING AREA, KITCHEN AND POWDER ROOM. THE SECOND FLOOR OF THE UNITS WILL CONTAIN BEDROOMS AND BATHROOMS. EACH BUILDING HAS ONE 3-BEDROOM AND TWO 2-BEDROOM UNITS. THE UNITS WILL BE APPROXIMATELY 37' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,050 SF TO 1,450 SF.

EACH UNIT WILL HAVE A FRONT STOOP THAT ADDRESSES THE STREET. THE FIRST FLOOR FINISHED ELEVATION WILL BE LOCATED APPROXIMATELY 2' HIGHER THAN THE SIDEWALK ELEVATION. THERE WILL BE A PORCH OR DECK LOCATED ON THE REAR OF THE UNITS WHICH WILL ALSO SERVE AS THE UNIT ENTRY FROM THE SURFACE PARKING LOT.

ADDITION OF A STOOP, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 1.5.4.D.

THE EXTERIOR FINISH MATERIALS WILL BE BRICK AND CEMENTITIOUS SIDING AND/ OR PANELS. THE ROOFS WILL BE PITCHED AND SURFACED WITH ASPHALT SHINGLES. THE TOWNHOMES WILL BE BUILT ABOVE CRAWL SPACES. BOTH LIVING LEVELS OF THE TOWNHOUSES WILL HAVE 9'-0" CEILINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".

A SCREENED AREA WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CARTS. ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

General Notes

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/ OR NC DOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTORS AT 919-996-2400 TO SET UP THE 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 AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE WWW.RALEIGHNC.GOV FOR EMERGENCY MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT 919-996-2400.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT 919-996-2483.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL RAMP AND HANDRAILS SHALL BE CONFORM TO ANSI, INSCB, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.

Fire Department Notes

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3.

Tree Conservation Notes

- THIS PROJECT SITE IS LESS THAN 2 ACRES. NO TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

East College Park
Townhome Site 4
Raleigh, NC

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

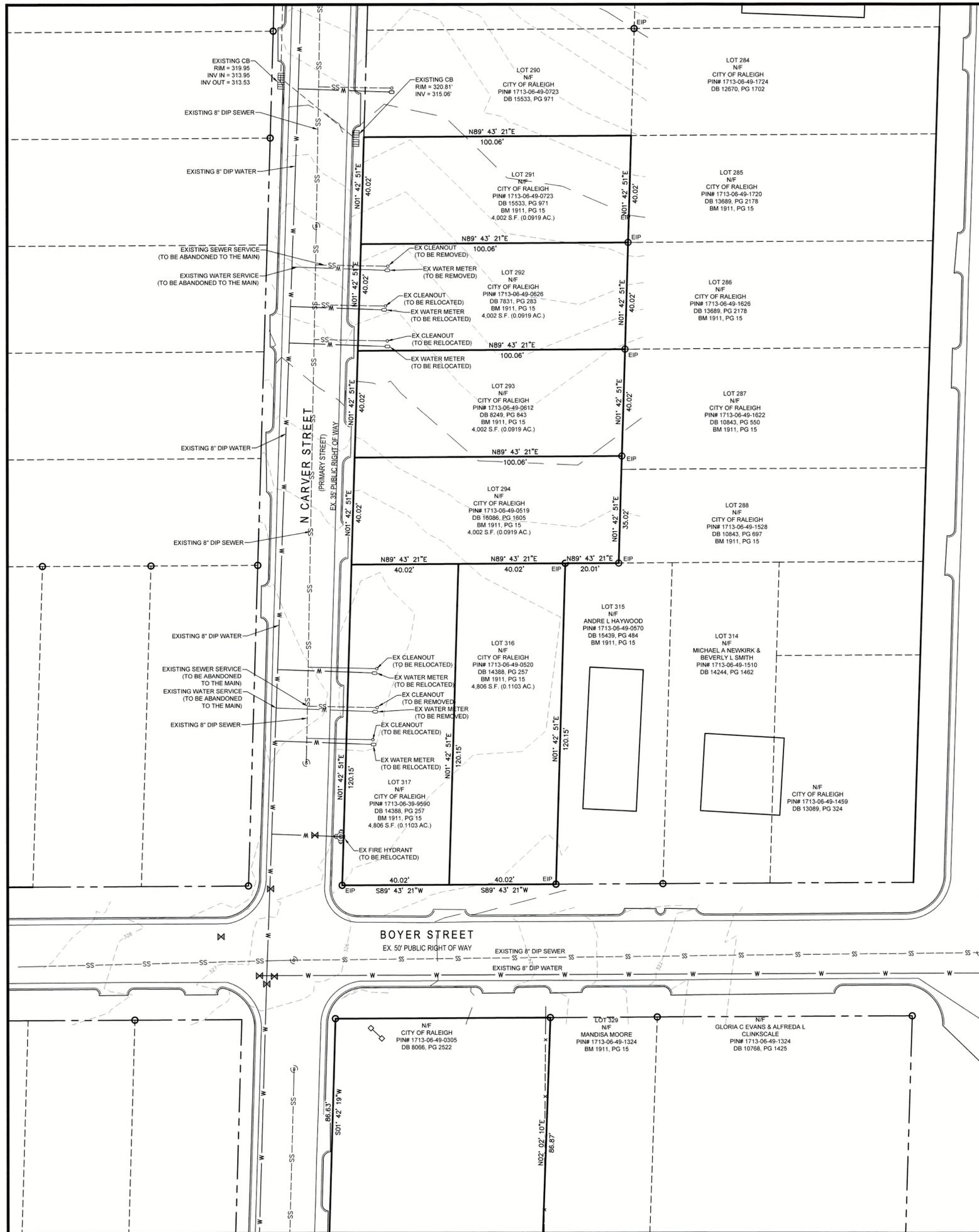
PROJECT:	CORHN-16074	DATE	03.21.2017
ISSUE:	Prelim. Subdivision Plan		03.21.2017
REVISIONS:	1st Review Comments		07.18.2017

DRAWN BY: JH, SB
CHECKED BY: KT
CONTENT: COVER

0.0

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1518 Walnut St, Suite 1308 | Philadelphia, PA 19102 | Tel: 215.546.0121
S-16-17
TRANSACTION NO. 507993 (Prelim. Subdivision)

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SITE INFORMATION

LOT 291
 PIN NUMBER: 1713.06-49-0723
 SITE ADDRESS: 112 N CARVER STREET RALEIGH, NC 27610
 TOTAL PROPERTY AREA: 4,002 S.F. (0.0919 AC.)
 REFERENCE: DB 15533, PG 971, BM 1911, PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: R-10
 IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

LOT 292
 PIN NUMBER: 1713.06-49-0626
 SITE ADDRESS: 110 N CARVER STREET RALEIGH, NC 27610
 TOTAL PROPERTY AREA: 4,002 S.F. (0.0919 AC.)
 REFERENCE: DB 7831, PG 283, BM 1911 PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: R-10
 IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

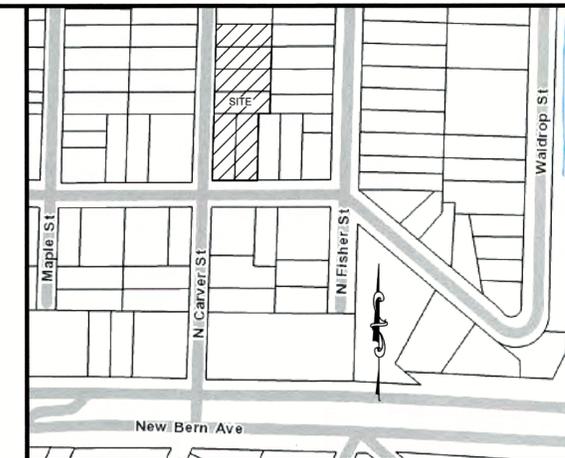
LOT 293
 PIN NUMBER: 1713.06-49-0612
 SITE ADDRESS: 106 N CARVER STREET RALEIGH, NC 27610
 TOTAL PROPERTY AREA: 4,002 S.F. (0.0919 AC.)
 REFERENCE: DB 8249, PG 843, BM 1911 PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: R-10
 IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

LOT 294
 PIN NUMBER: 1713.06-49-0519
 SITE ADDRESS: 104 N CARVER STREET RALEIGH, NC 27610
 TOTAL PROPERTY AREA: 4,002 S.F. (0.0919 AC.)
 REFERENCE: DB 16086, PG 1605; BM 1911 PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: R-10
 IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

LOT 317
 PIN NUMBER: 1713.06-39-9590
 SITE ADDRESS: 102 N CARVER STREET RALEIGH, NC 27610
 TOTAL PROPERTY AREA: 4,806 S.F. (0.1103 AC.)
 REFERENCE: DB 14388, PG 257; BM 1911 PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: R-10
 IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

LOT 316
 PIN NUMBER: 1713.06-49-95900520
 SITE ADDRESS: 1603 BOYER STREET RALEIGH, NC 27610
 TOTAL PROPERTY AREA: 4,806 S.F. (0.1103 AC.)
 REFERENCE: DB 14388, PG 257; BM 1911 PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: R-10
 IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

NC GRID NAD 83(2011)



VICINITY MAP
NOT TO SCALE

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors

NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

www.jaeco.com

**EAST COLLEGE PARK
 TOWNHOME SITE 4**
 RALEIGH, NC
 S-16-17
 TRANS # 507993

**THE CITY OF
 RALEIGH**

LEGEND

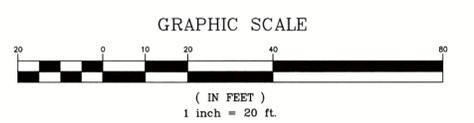
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
COM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER WATER METER
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL

□ DENOTES CONCRETE
 XXX DENOTES ADDRESS

— PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - PROP. LINE NOT SURVEYED
 - - - STORM PIPE
 - - - SEWER LINE
 - - - OVERHEAD POWER
 - - - GAS LINE
 - - - EASEMENT LINE
 □ CB □ EIP □ FH □ LP □ TP □ SSMH

⊙ GW ⊙ MW ⊙ PP ⊙ TP ⊙ GV

- NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND.
 - ALL DIMENSIONS ARE IN FEET.
 - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 - BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
 - ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
 - HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM NAVD 88.



**EXISTING CONDITIONS/
 DEMOLITION PLAN**

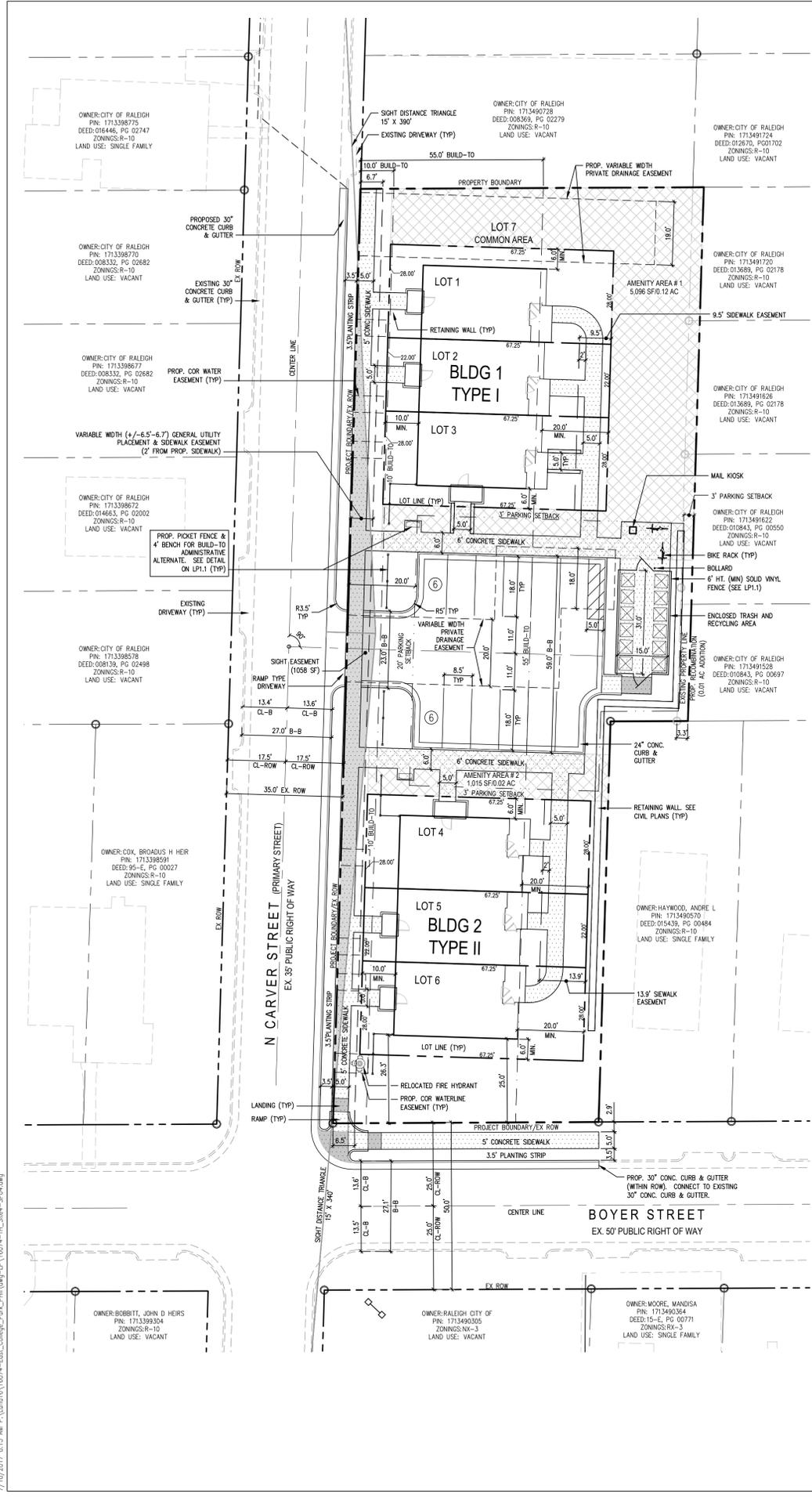
Revisions

Number	Description	Date
1	PER COR COMMENTS	06/14/17

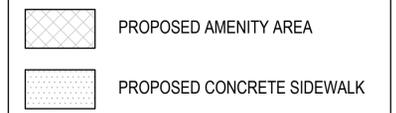
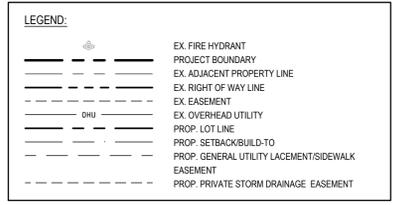
Drawing Scale 1" = 20'

Drawn By CS
 Checked By JRC
 Date Issued 03/20/17

C-1.0



Lot #	Area (SF)	Area (AC)
1	1883.00 SF	0.043 AC
2	1479.50 SF	0.034 AC
3	1883.00 SF	0.043 AC
4	1883.00 SF	0.043 AC
5	1479.50 SF	0.034 AC
6	1883.00 SF	0.043 AC
7	15649.60 SF	0.359 AC



ARCHITECTURAL DESCRIPTION - TOWNHOUSE PROJECT SCOPE:
 THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 6 TWO-STORY TOWNHOMES IN 2 BUILDINGS AND ASSOCIATED SITEWORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA BETWEEN THE BUILDINGS.

THERE WILL BE 3 DIFFERENT, 22' WIDE TOWNHOUSE UNIT PLANS. THE FIRST FLOOR OF THE UNITS WILL CONTAIN A LIVING ROOM, DINING AREA, KITCHEN AND POWDER ROOM. THE SECOND FLOOR OF THE UNITS WILL CONTAIN BEDROOMS AND BATHROOMS. EACH BUILDING HAS ONE 3-BEDROOM AND TWO 2-BEDROOM UNITS. THE UNITS WILL BE APPROXIMATELY 33' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,050 SF TO 1,450 SF.

EACH UNIT WILL HAVE A FRONT STOOP THAT ADDRESSES THE STREET. THE FIRST FLOOR FINISHED ELEVATION WILL BE LOCATED APPROXIMATELY 2' HIGHER THAN THE SIDEWALK ELEVATION. THERE WILL BE A PORCH OR DECK LOCATED ON THE REAR OF THE UNITS WHICH WILL ALSO SERVE AS THE UNIT ENTRY FROM THE SURFACE PARKING LOT.

ADDITION OF A STOOP, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 1.5.4.D.

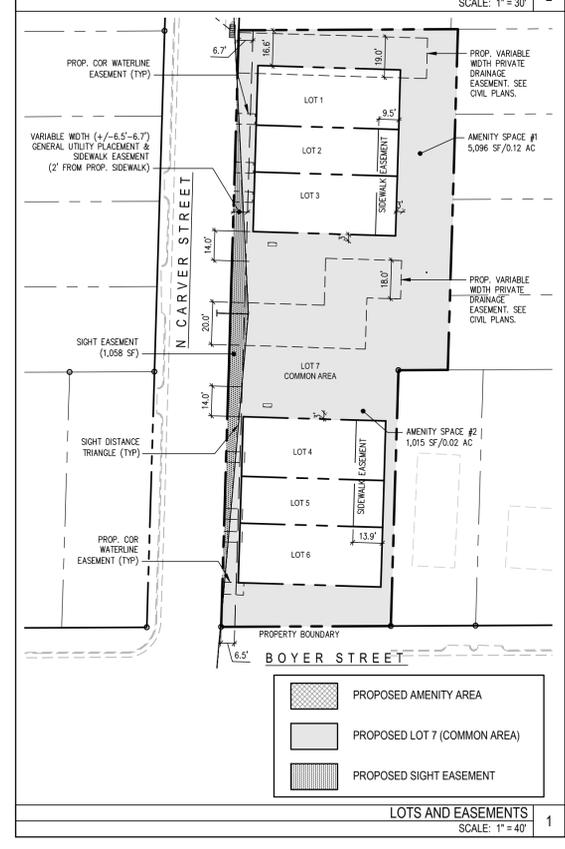
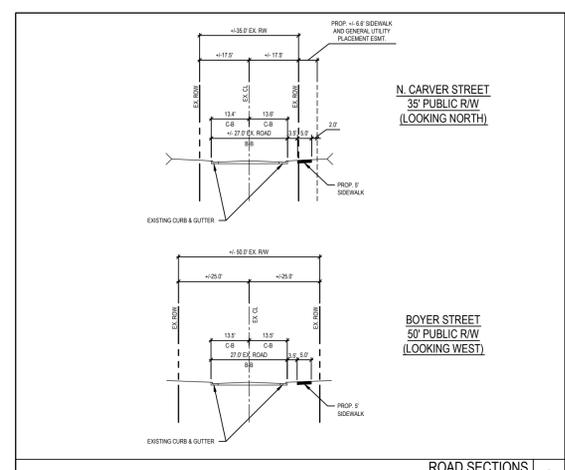
THE EXTERIOR FINISH MATERIALS WILL BE BRICK AND CEMENTITIOUS SIDING AND/OR PANELS. THE ROOFS WILL BE PITCHED AND SURFACED WITH ASPHALT SHINGLES. THE TOWNHOMES WILL BE BUILT ABOVE GRADE SPACES. BOTH LIVING LEVELS OF THE TOWNHOMES WILL HAVE 9'-0" CEILING. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".

A SCREENED AREA WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CARTS. ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

- BUILDING SETBACK NOTE:**
- BUILDING SETBACK TO BE DETERMINED WITH THE PLOT PLAN/BUILDING PERMIT APPLICATION AS THEY RELATE TO EACH LOT.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE 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 AT LEAST 48 HOURS IN ADVANCE.
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
 - ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTIONS AT (919) 996-2409.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2017.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARDBOARD DUMPS/STOPS ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC. 7.2.5. D.4. AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENROACH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
 - REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.



Overall Site Data
 Project: East College Park - Townhome site #4
 Date: 03.20.2017 (updated 06.06.2017)

1. Zoning	R-10
2. Section 3.2.3 Townhouse Base Dimensional Standards	
A. Site Dimensions	
A1 Area (min)	3,300 SF
A2 Width (min)	44 FT
A3 Outdoor amenity area (min)	10 %
A4 Odensity (max)	10 DU/AC
B. Lot Dimensions	
B1 Area (min)	n/a
B2 Width (min)	16 FT
C. Building / structure setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 6 FT
C4 From rear lot line (min)	20 FT
C4 From alley (min)	4 or 20 FT
C5 Residential infill (see Sec. 2.2.7)	yes
D. Parking setbacks	
D1 From primary street (min)	20 FT
D2 From side street (min)	10 FT
D3 From side lot line (min)	0 or 3 FT
D4 From rear lot line (min)	0 or 3 FT
D4 From alley (min)	4 FT
E. Build-to	
E1 Primary street build-to (min/max)	10 to 55 FT
E2 Building width in primary build-to (min)	70 %
F. Height	
F1 Principal building (max)	(45' max) 3 Story
F2 Accessory structure (max)	25 FT
F3 Residential infill (see Sec. 2.2.7)	yes
G. Floor heights	
G1 Within build-to (min)	2 FT
G2 Outside build-to (min)	n/a
H. Pedestrian access	
H1 Street facing entrance required for units fronting street	yes
I. Allowed building elements	
Porch / stoop	
Balcony	
3. Site Data	
4. Zoning	
R-10	
5. Tract area	
1713490723 (portion of)	0.09 AC
1713490626	0.09 AC
1713490612	0.09 AC
1713490519	0.09 AC
1713395950	0.11 AC
1713490520	0.11 AC
Portion of 4 adjacent properties - add recombo	0.01 AC
Less right of way dedication	0.00 AC
Net acreage	0.60 AC
6. Proposed use	
Townhomes	
7. Proposed units	
2 bedroom (affordable)	4 DU
3 bedroom (affordable)	1 DU
3 bedroom (market rate)	1 DU
Total	6 DU
8. Proposed density	
6 / 0.60 =	10.00 DU/AC
9. Outdoor amenity area (UDO section 2.2.3.A3)	
Required - 10% of net acreage	0.60 x 10% = 0.06 AC
Required - 10% of net acreage in SF	2,614 SF
Provided	
OAA #1	5,096 SF
OAA #2	1,015 SF
Total provided	6,111 SF
	0.14 AC
10. Required build-to (UDO section 2.2.3.E)	
Primary Street Name: N. Carver Street	
Primary Street Build-to required	280.00 x 70% = 196.00 LF
Primary Street Build-to provided (see note #1)	
Buildings	141.00 LF
Alternate (Fence & Plantings)	68.00 LF
Total	74.6% 209.00 LF
11. Building height	
Allowed height	(45' max) 3 Story
Proposed height	36' - 2 Story
12. Required parking (UDO section 7.1.2)	
2 bedroom (1 Space per unit UDO sec. 7.1.4.B)	4 x 1 = 4.00 SP
3 bedroom (1 Space per unit UDO sec. 7.1.4.B)	1 x 1 = 1.00 SP
3 bedroom (1 Space per unit UDO sec. 7.1.4.B)	1 x 2 = 2.00 SP
Visitor	6 / 10 = 1.00 SP
Total required	8.00 SP
Parking provided	
Standard space	12 SP
HC space	0 SP
Total spaces provided	12 SP
Surface parking percentage	12 / 8 = 150.0%
13. Required bicycle parking (UDO section 7.1.2)	
Long Term	n/a
Short term (1 space per 20 DU)	0.05 x 6 = 0.30 SP
Bike parking provided	4 SP
14. Block Perimeter (UDO section 8.3.2.A)	
Maximum block perimeter	R-10 = 2,500 LF
Existing block perimeter	1,333 LF
15. Notes:	
#1 an administrative alternate is required for primary build-to, UDO section 2.2.3.E	

S-16-17

SUBDIVISION PLAN

SCALE: 1" = 20'

811
Know what's below.
Call before you dig.

JDAVIS
 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
 1518 Walnut St., Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.0121

S-16-17
 TRANSACTION NO. 507993 (Prelim. Subdivision)

**East College Park
 Townhome Site 4
 Raleigh, NC 27610**

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

PROJECT:	CORHN-16074	DATE:	03.21.2017
ISSUE:	Preliminary Subdivision		03.21.2017
REVISIONS:	1st Review Comments		07.18.2017
DRAWN BY:	KT, SB, JH		
CHECKED BY:	KT		
CONTENT:	SUBDIVISION PLAN		

LS1.1

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