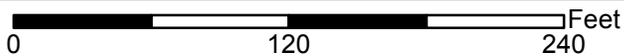


**EAST COLLEGE TOWNHOMES SITE 3
SUBDIVISION
S-24-2017**



Zoning: **NX-3**
CAC: **North Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.42**
Number of Lots: **3**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **City of Raleigh**
Phone: **(919) 996-6955**





Administrative Approval Action

East College Park Townhome Site 3: S-24-17,
Transaction# 512674, AAD-22-17, AA#3831

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at the southeast corner of the intersection of Boyer Street and North Carver Street. The site addresses are 22 North Carver Street, 26 North Carver Street and 36 North Carver Street.

REQUEST: Development of a 0.42 acre tract zoned Neighborhood Mixed Use-3. The applicant is proposing 6 townhome lots and one open lot.

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

Two Design Adjustments have been approved for this project:

1. A Design Adjustment for block perimeter requirements (UDO Article 8.3) has been approved.
2. A Design Adjustment for an alternate streetscape and providing relief from right-of-way dedication on existing streets (UDO Article 8.5) had been approved.

An Administrative Alternate has been approved by the Planning Director for this project, case AAD-22-17 noted below:

3. The applicant requested an Administrative Alternate for Section 1.5.6 – Build-to. The Planning Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance, subject to the following conditions: In lieu of utilizing the proposed benches and fencing in the two proposed southernmost amenity areas (as reflected in most recent site plan submittal), the proposed open space amenity at the north end of the site should be extended the full length of the site, and such area shall be designed as one contiguous amenity area with proposed benches and fences.

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 submitted by Ken Thompson of JDavis Architects.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Stormwater: This project will utilize an underground sand filter and a TN buydown to meet stormwater quality regulations. It will utilize an underground detention system to meet stormwater quantity regulations.



Administrative Approval Action

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PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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. Next Step: 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.
3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. 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 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 permit authorization will be withheld if the recorded document is not provided to the City.
2. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

3. A variable width general utility 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 (1) 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 a recorded copy of the documents are not provided within this time period, further recordings and building permit issuance may be withheld.
4. 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 recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within one day from authorization of lot recordation. If a



Administrative Approval Action

East College Park Townhome Site 3: S-24-17,
Transaction# 512674, AAD-22-17, AA#3831

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recorded copy of the documents are not provided within this time period, further recordings and building permit issuance may be withheld

- 5. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

- 6. Next Step: 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.
- 7. Next Step: 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.
- 8. Next Step: 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.
- 9. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

PRIOR TO ISSUANCE OF BUILDING PERMITS:

URBAN FORESTRY

- 19. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: 7-16-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 7-16-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) _____ Date: 7/16/18

Staff Coordinator: Daniel L. Stegall

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

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.

PROJECT	Project Name East College Park Townhomes Site #3	Date completed Application received 06/13/2017
	Case Number S-24-2017	Transaction Number 512674

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Kenneth W. Ritchie, PE</td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Kenneth W. Ritchie, PE	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR																					
<input type="checkbox"/> Public Utilities																							
<p>Findings: Staff supports the requested design adjustments on Boyer Street and N Carver Street as the existing right-of-way currently encompasses a sufficient width street to accommodate the long-term needs consistent with a Neighborhood yield street section and the introduction of sidewalk easements on N Carver Street will accommodate the streetscape. In addition, a staff supports the construction of a 3.5' planting strip, 5' sidewalk streetscape along both Boyer Street and N Carver Street given the limitations imposed on the streetscape by the single family lots surrounding this site as well as the consistency this will provide in the streetscape throughout this development.</p>																							

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

Paul Kalk
Authorized Signature

6-26-17
Date

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

CONDITIONS	
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Appeal 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).

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 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	Project Name East College Park Townhome Site 3	
	Case Number S-24-2017	Transaction Number 512674

OWNER	Name City of Raleigh Housing & Neighborhoods c/o Larry Jarvis, Director	
	Address One City Plaza, 421 Fayetteville Street - 12th Floor, Suite 1200	City Raleigh
	State NC	Zip Code 27601
		Phone 919-996-4330

APPLICANT	Name Ken Thompson		Firm JDavis Architects
	Address 510 S. Wilmington Street		City Raleigh
	State NC	Zip Code 27601	Phone 919-895-1500

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

DESIGN ADJUSTMENT REQUEST	Code Section Referenced: 8.4.4.A and 8.5.1.G.
	<p>Justification: Boyer and N. Carver Streets are classified as a Neighborhood Yield streets. Due to the tight constraints of the existing site and the context of the older established development patterns adjacent to the site the owner requests the following alternate street sections.</p> <p>Boyer Street, existing 50.0' R/W to remain, existing 27.1' B-B street to remain, with a 3.5' planting strip and a 5' sidewalk within the existing right of way. There is 3.0' from the back of sidewalk to the existing right of way line. Since the planting strip has been reduced to 3.5' the street trees have been changed to a Medium maturing shade tree</p> <p>N. Carver Street, existing 35.0' R/W to remain, existing 27' B-B to street remain, with a 3.5' planting strip and a 5' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 7.4' from the existing right of way. Since the planting strip has been reduced to 3.5' the street trees have been changed to a Medium maturing shade tree.</p>

*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.

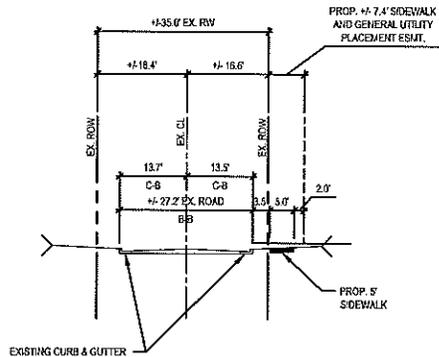
By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature [Signature] Date 6/6/17

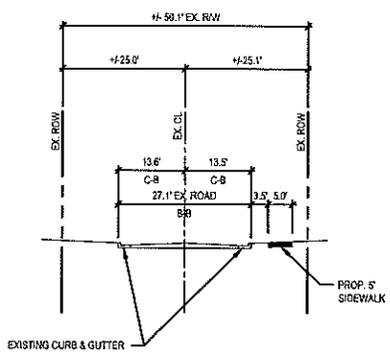
In Witness whereof, the parties signed have executed this document on this date.

Notary Signature [Signature] Date _____





N. CARVER STREET
35' PUBLIC RW
(LOOKING NORTH)



BOYER STREET
50' PUBLIC RW
(LOOKING EAST)

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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.

PROJECT	Project Name	East College Park Townhomes Site #3	Date completed Application received	6/8/2017
	Case Number	S-24-2017	Transaction Number	512674

DEPARTMENT RESPONSE/RECOMMENDATION	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other	
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	Kenneth W. Ritchie, PE	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR	
	<input type="checkbox"/> Public Utilities			
	Findings: Staff supports the design adjustment request for block perimeter. Restrictions imposed by NCDOT have limited the street connections to N Raleigh Blvd, specifically the Boyer Street connection, which would provide a compliant block encompassing this parcel. Limitations by NCDOT regarding street extensions/connections to both N Raleigh Blvd and New Bern Avenue create hindrances to strict compliance with the block perimeter standards.			

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

Paul Kellan PAUL Kellan Land Development Manager 7/3/17
 Authorized Signature Date

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

CONDITIONS	
	Rec'd 7-3-17

Appeal of the decision from the Development Services Director, or his or her designee, shall be filed with the Board of Adjustment (see Section 10.2.18.C3b).

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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Litchford Satellite Office | 8320 - 130 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	Project Name East College Park Townhome Site 3	
	Case Number S-24-2017	Transaction Number 512674

OWNER	Name City of Raleigh Housing & Neighborhoods c/o Larry Jarvis, Director	
	Address One City Plaza, 421 Fayetteville Street - 12th Floor, Suite 1200	City Raleigh
	State NC	Zip Code 27601
		Phone 919-996-4330

APPLICANT	Name		Firm	
	Ken Thompson		JDavis Architects	
	Address 510 S. Wilmington Street		City Raleigh	
	State NC	Zip Code 27601	Phone 919-835-1500	

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

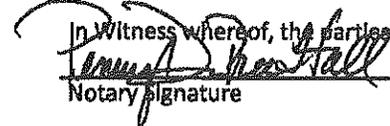
DESIGN ADJUSTMENT REQUEST	Code Section Referenced: 8.3.2.A
	Justification: Due to the tight constraints of the existing site, the context of the older established development patterns adjacent to the site and that NCDOT controls access to adjacent arterial streets the owner requests a hardship variance for compliance with the maximum 2,500 LF block length perimeter for NX zoning. The existing block length is 4,377 LF

*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.

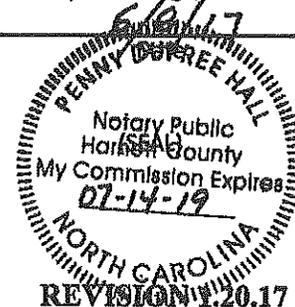
By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature 

In Witness whereof, the parties signed have executed this document on this date.

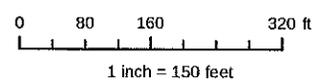
Notary Signature 

Date 06/09/17





ECP TH site #3 - block length



Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



S-24-17; TA# 512674

Preliminary Subdivision Plan

1st Submittal: April 27, 2017
2nd Submittal: July 19, 2017

East College Park Townhome Site 3

Raleigh, North Carolina 27610

Application

Preliminary Subdivision Plan Application

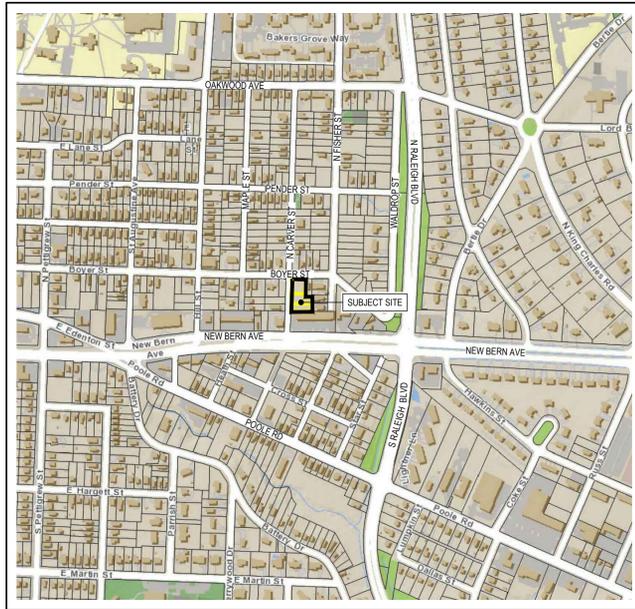


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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
*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 3		
Proposed Use: Residential Townhome Subdivision		
Property Address(es): 22 N Carver St, 26 N Carver St, 36 N Carver St		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1713490212	PIN Recorded Deed 1713490218	PIN Recorded Deed 1713490305
What is your project type?		
<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhome <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> 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@davisarchitects.com	Fax: 919-835-1510
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s): NX-3		
If more than one district, provide the acreage of each: 0.42 AC		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CID (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 AC	acres/sf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 0.25 AC	acres/sf	Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 14.29 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, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature: <i>[Signature]</i>	Housing & Neighborhoods Director	Date: 7/24/17
Signature:		Date:

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@davisarchitects.com

Architect
JDavis Architects, PLLC
510 South Wilmington Street
Raleigh, North Carolina 27601
919-835-1500
919-835-1510 (fax)
linda@davisarchitects.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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SITE PLAN	LS1.1
LOTS & EASEMENTS PLAN	LS2.1
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LANDSCAPE PLAN	LP1.1
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 ONE BUILDINGS AND ASSOCIATED SITE WORK. 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.

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. ALL UNITS WILL BE APPROXIMATELY 33' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,550 SF TO 1,450 SF.

EACH UNIT WILL HAVE A FRONT STOOD 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 ENTRY FROM THE SURFACE PARKING LOT.

ADDITION OF A STOOP, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 15.4.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 35'-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 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 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 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 SHOW 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 SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY, AND SUPPLEMENTAL INFORMATION OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2017.
- WITHIN THE SHOT TRIANGLES SHOWN ON THIS PLAN NO OBSTRUCTION BETWEEN 2 FEET AND 4 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BENCH, COULGE, FENCE, WALL, SIGN OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND RECYCLING AREA 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 7.2.5.0.4 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 SPACES(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRONCH 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.

Fire Department Notes

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) 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 3
Raleigh, NC

PRELIMINARY

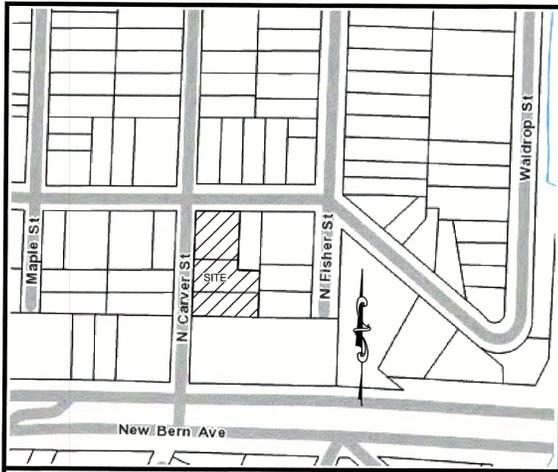
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT:	CORHN-16074	DATE	04.27.2017
ISSUE:	Prelim. Subdivision Plan		04.27.2017
REVISIONS:	1st Review Comments		07.19.2017

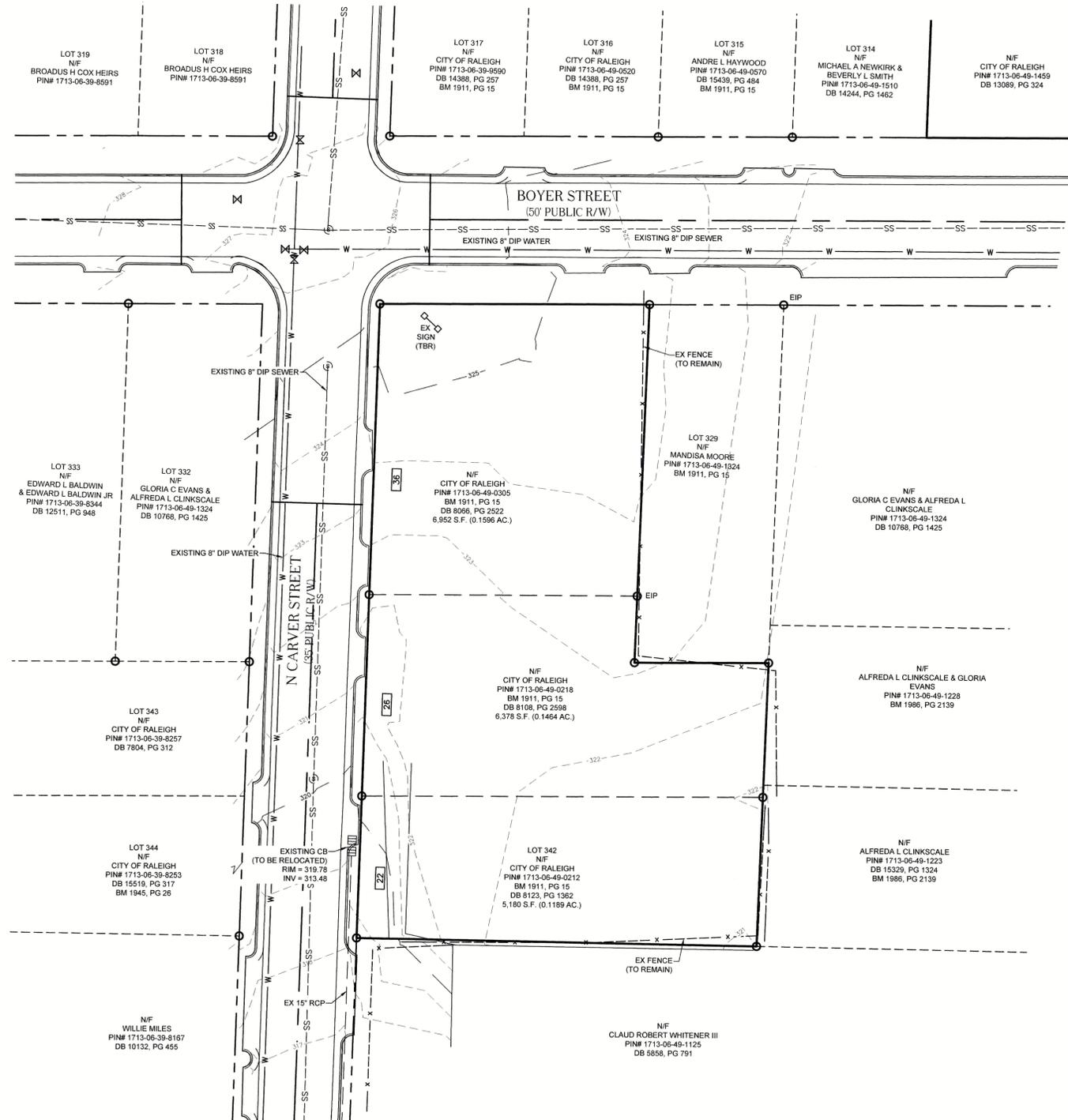
DRAWN BY: JH, SB
CHECKED BY: KT
CONTENT: COVER

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VICINITY MAP
NOT TO SCALE



SITE INFORMATION

PIN NUMBER: 1713.06-49-0305
 SITE ADDRESS: 36 N CARVER STREET
 RALEIGH, NC 27610

TOTAL PROPERTY AREA: 6,952 S.F. (0.1596 AC.)
 REFERENCE: DB 8066, PG 2522
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: NX-3
 IMPERVIOUS AREA 2.25 S.F. (0.0001 AC.)

PIN NUMBER: 1713.06-49-0218
 SITE ADDRESS: 26 N CARVER STREET
 RALEIGH, NC 27610

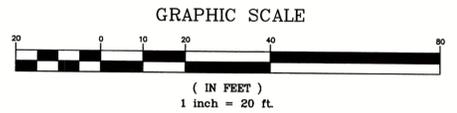
TOTAL PROPERTY AREA: 6,378 S.F. (0.1464 AC.)
 REFERENCE: DB 8108, PG 598
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: NX-3
 IMPERVIOUS AREA 0 S.F. (0.000 AC.)

PIN NUMBER: 1713.06-49-0212
 SITE ADDRESS: 22 N CARVER STREET
 RALEIGH, NC 27610

TOTAL PROPERTY AREA: 5,180 S.F. (0.1189 AC.)
 REFERENCE: DB 8123, PG 1362; BM 1911 PG 15
 LAND USE: VACANT
 TOWNSHIP: RALEIGH
 ZONING: NX-3
 IMPERVIOUS AREA 0 S.F. (0.000 AC.)



- NOTES:**
1. ALL DISTANCES ARE HORIZONTAL GROUND.
 2. ALL DIMENSIONS ARE IN FEET.
 3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 4. 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.
 5. 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.
 6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
 7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM NAVD 88.



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 3**
 RALEIGH, NC
 S-24-17
 TRANS# 512674

**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
ECM	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
XXX	DENOTES ADDRESS
---	PROPERTY LINE
- - -	RIGHT OF WAY LINE
.....	PROP. LINE NOT SURVEYED
	STORM PIPE
---	SEWER LINE
---	OVERHEAD POWER
---	GAS LINE
---	EASEMENT LINE
CB	CB
FH	FH
LP	LP
WV	WV
SSMH	SSMH
GW	GW
MW	MW
CP	CP
TP	TP
GV	GV

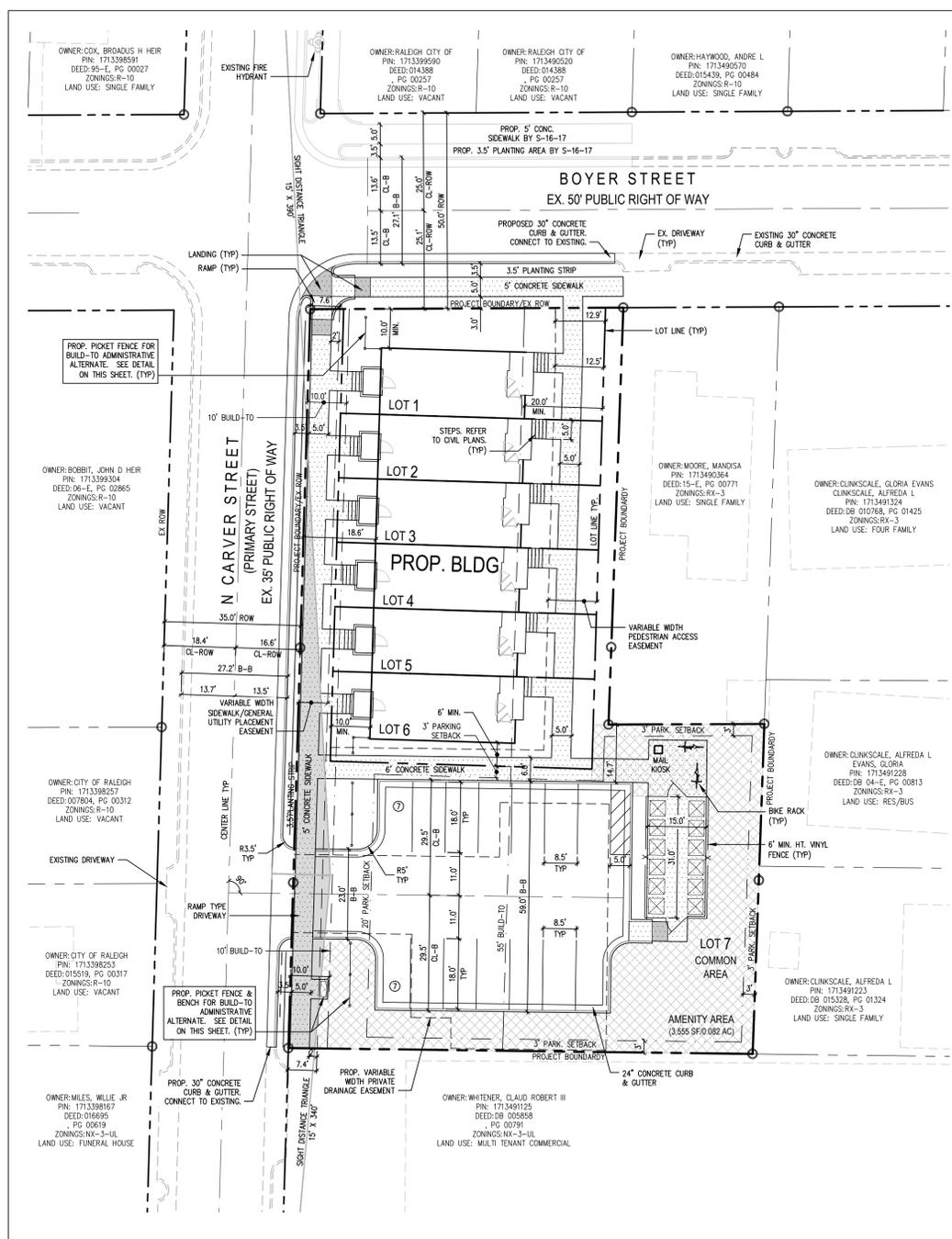
**EXISTING
 CONDITIONS SURVEY**

Revisions

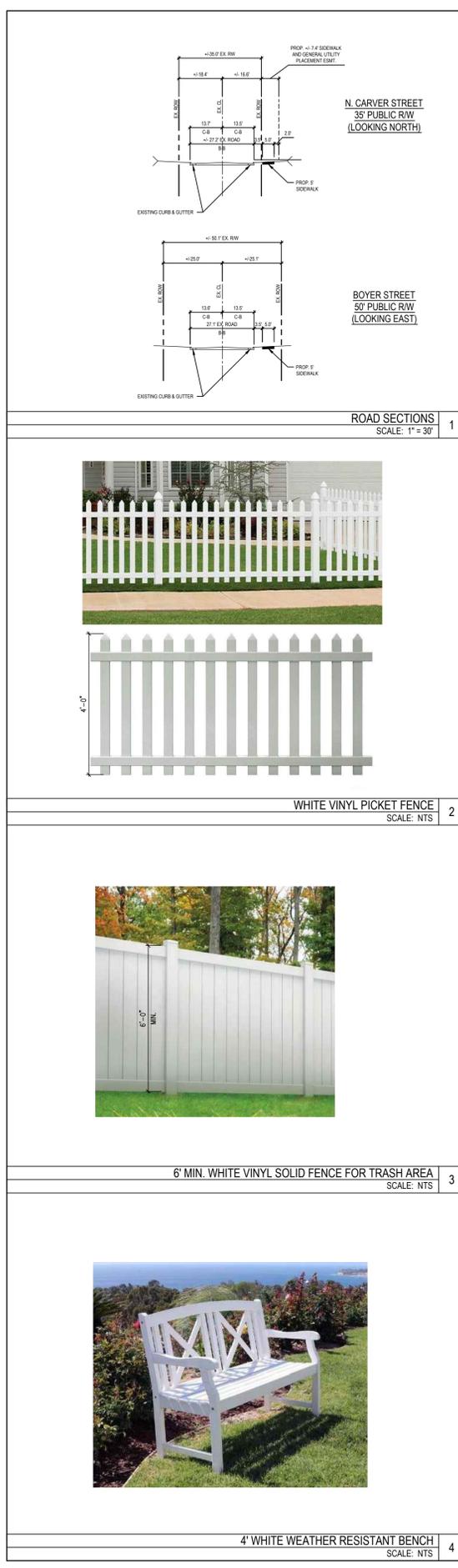
Number	Description	Date
1	PER COR COMMENTS	07/14/17

Drawing Scale 1" = 20'
 Drawn By RT
 Checked By CS
 Date Issued 04/28/17

C-1.0
 of



- GENERAL NOTES:**
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 - 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 RECYCLING AREA 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.
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 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES 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 ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADA SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
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 - GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.



LEGEND:

- EX. FIRE HYDRANT
- PROJECT BOUNDARY
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. EASEMENT
- EX. OVERHEAD UTILITY
- PROP. LOT LINE
- PROP. SETBACK/BUILD-TO
- PROP. GENERAL UTILITY PLACEMENT/SIDEWALK
- EASEMENT
- PROP. PRIVATE STORM DRAINAGE EASEMENT

PROPOSED AMENITY AREA

PROPOSED CONCRETE SIDEWALK

ARCHITECTURAL DESCRIPTION - TOWNHOUSE PROJECT SCOPE:

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 6 TWO-STORY TOWNHOMES IN ONE BUILDINGS AND ASSOCIATED SITE WORK. 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.

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. ALL UNITS WILL BE TWO 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" 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.

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.

SEE LS.2.1 FOR LOTS & EASEMENTS PLAN.

Lot #	Area (SF)	Area (AC)
1	1871.16 SF	0.043 AC
2	1109.63 SF	0.025 AC
3	1109.63 SF	0.025 AC
4	1109.63 SF	0.025 AC
5	1109.63 SF	0.025 AC
6	1546.75 SF	0.036 AC
7	1062.36 SF	0.245 AC

Overall Site Data
Project: East College Park - Townhome site #3
Date: 04.27.2017 (updated 07.19.2017)

1 Zoning	NX-3
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	10 %
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
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)	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)	(50' max) 3 Story
F2 Accessory structure (max)	25 FT
G. Floor heights	
G1 Ground floor elevation (min)	2 FT
H. Transparency	
H1 ground story (min)	20 %
H2 Upper story (min)	15 %
H3 Blank wall area (max)	35 FT
H. Allowed building elements	
Porch / stoop	
Balcony	
3 Site Data	
4 Zoning	NX-3
5 Tract area	
1713490212	0.12 AC
1713490218	0.15 AC
1713490305	0.16 AC
Gross acreage	0.42 AC
Less right of way dedication	0.00 AC
Net acreage	0.42 AC
6 Proposed use	
Townhomes	
7 Proposed units	
2 bedroom	6 DU
Total	6 DU
8 Proposed density	
6 / 0.42 =	14.12 DU/AC
9 Outdoor amenity area (UDO section 3.2.3.A.3)	
Required - 10% of net acreage	0.42 x 10% = 0.042 AC
Required - 10% of net acreage in SF	1,829.5 SF
Provided:	
O.A.#1	3,555 SF 19% 0.082 AC
Total provided	3,555 SF 19% 0.082 AC
10 Required build-to (UDO section 3.2.3.E)	
Primary Street Name: N. Carver Street	
Primary Street Build-to required	188.93 x 70% = 132.25 LF
Primary Street Build-to provided (see note #1)	
Buildings	100.00 LF
Alternate (Fence, plantings & bench)	44.00 LF
Total	76.2% 144.00 LF
11 Building height	
Allowed height	(50' max) 3 Story
Proposed height	36' - 2 Story
12 Frontage requirements (UDO section 3.4)	
n/a	
13 Neighborhood transition (UDO section 3.5)	
n/a	
14 Required parking (UDO section 7.1.2)	
2 bedroom	6 x 2 = 12 SP
Visitor	6 / 10 = 1 SP
Total required	13 SP
Parking provided	
Standard space	12 SP
HC space	1 SP
Total spaces provided	13 SP
15 Required bicycle parking (UDO section 7.1.2)	
Long Term	n/a
Short term (1 space per 20 DU - 4 min)	0.05 x 6 = 0.30 SP
Bike parking provided	4 SP
16 Block Perimeter (UDO section 8.3.2.A)	
Maximum block perimeter	RX-3 = 3,000 LF
Existing block perimeter (See note #2)	4,377 LF
17 Notes:	
#1 - An administrative alternate is required for primary build-to, UDO section 3.2.3.E	
#2 - A Design Adjustment is needed for Block length, UDO section 8.3.2.A	

S-24-17

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-24-17
TRANSACTION NO. 512674 (Prelim. Subdivision)

**East College Park
Townhome Site 3
Raleigh, NC 27610**

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT:	CORHN-16074	DATE:	04.28.2017
ISSUE:	Preliminary Subdivision	DATE:	04.28.2017
REVISIONS:	1st Review Comments	DATE:	07.19.2017
DRAWN BY:	KT, SB, JH		
CHECKED BY:	KT		
CONTENT:	SUBDIVISION PLAN		

LS1.1

7/19/2017 1:53 PM P:\Landed\1616074-East_College_Park_Prelim\1616074-TL_Sub3-5P06.rvt

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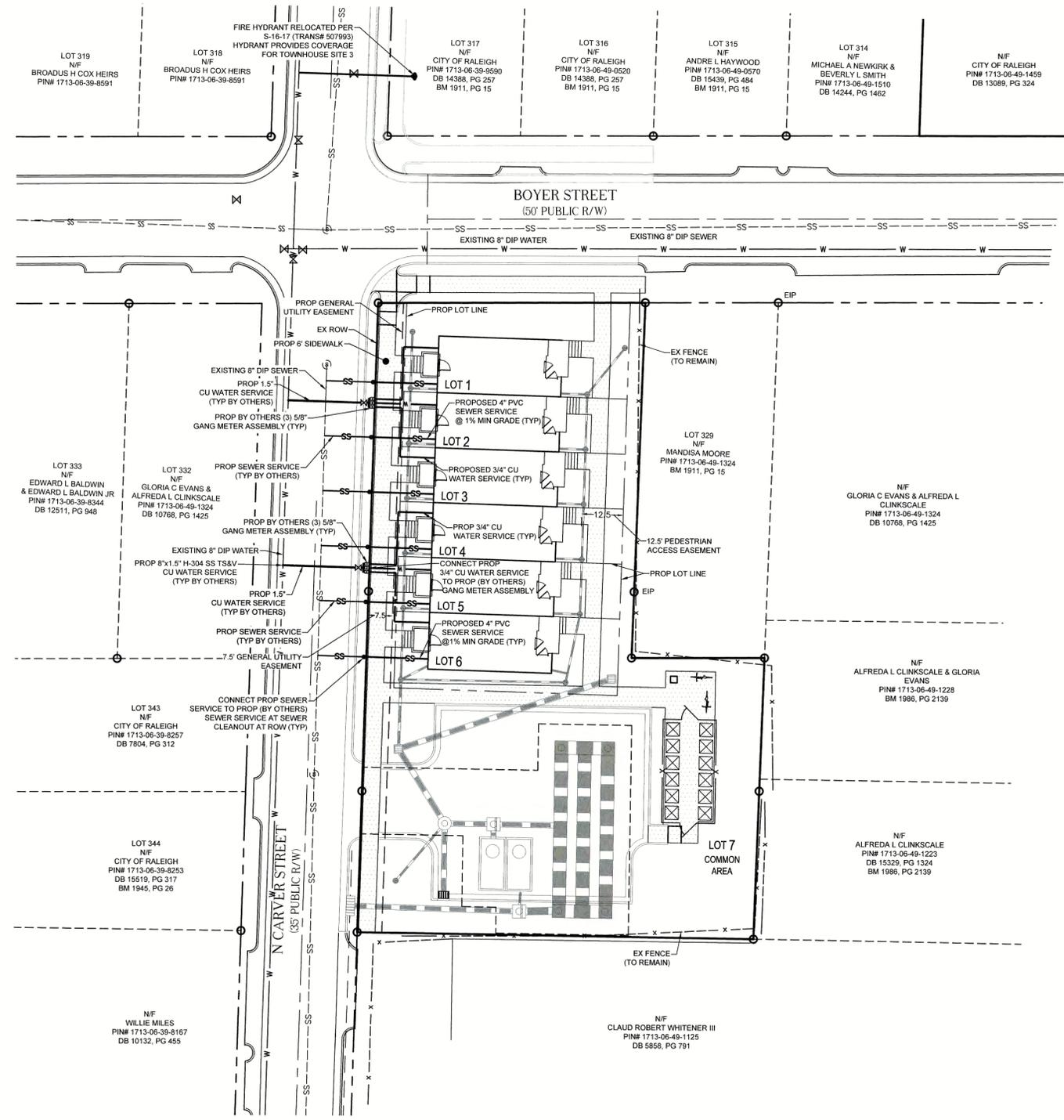


JOHN A. EDWARDS & COMPANY
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and Land Surveyors

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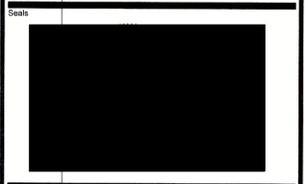
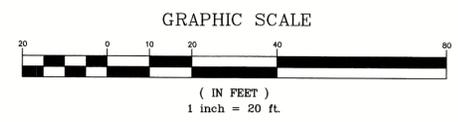
- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance per CORPUD details W-41 & S-49.
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
 - Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
 - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
 - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 - 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 Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.



- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

NOTE: ALL PROPOSED UTILITY WORK SHOWN IN PUBLIC ROAD ROW IS FOR INFORMATIONAL PURPOSES ONLY. FOR INFORMATION ON PROPOSED UTILITY DEMOLITION AND IMPROVEMENTS FOR N CARVER ST AND BOYER ST REFER TO APPROVED PLAN MI-8-13 PREPARED BY CMS ENGINEERING.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



**EAST COLLEGE PARK
TOWNHOME SITE 3**
RALEIGH, NC
S-24-17
TRANS# 512674

**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
ECM	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
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL
[Symbol]	DENOTES CONCRETE
[Symbol]	DENOTES ADDRESS

PROPERTY LINE

--- PROPERTY LINE
--- RIGHT OF WAY LINE
--- PROP. LINE NOT SURVEYED
--- STORM PIPE
--- SEWER LINE
--- OVERHEAD POWER
--- GAS LINE
--- EASEMENT LINE

--- SS --- SSMH

--- GW --- MW --- PP --- TP --- GV

UTILITY PLAN

Revisions

Number	Description	Date
1	PER COR COMMENTS	07/14/17

Drawing Scale 1" = 20'
Drawn By RT
Checked By CS
Date Issued 04/28/17

C-2.0
of

