

CHAMBERLAIN TOWNHOMES SUBDIVISION S-63-2017



Zoning: **RX-3 w/SRPOD**
CAC: **Wade**

Drainage Basin: **Rocky Branch**
Acreage: **.63**
Number of Lots: **12**

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

Applicant: **Rob Caudle**
Phone: **(919) 469-3340**





Administrative Approval Action

Chamberlain Townhomes: S-63-17,
Transaction# 528504, AA# 3699

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 Clark Avenue and Chamberlain Street. The following addresses and PIN numbers identify the site: 220 Chamberlain Street/0794923368, 216 Chamberlain Street/0794923363, 2307 Clark Avenue/0794924356, 2305 Clark Avenue/0794925305.

REQUEST: Development of a 0.63 acre tract for 11 townhome lots with 2 common area lots. The site is zoned Residential Mixed Use (RX-3) in a Special Residential Parking Overlay District (SRPOD).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. An Administrative Alternate to UDO Section 7.1.2 Parking Requirements for Multi-unit living was approved. The approval permits a reduction in required parking by 1 visitor space.

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 Rob Caudle of WithersRavenel.

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.*

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. Plans for the shared stormwater devices shall be submitted to the Development Services Department and approved by the Engineering Services Department;
3. 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.
4. 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.
5. A nitrogen offset payment must be made to a qualifying mitigation bank;



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6. A design exception approved by the Engineering Services Director is required for retaining walls to be located within proposed Private Drainage Easements

URBAN FORESTRY

7. Obtain required stub and tree impact permits from the City of Raleigh.

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. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
3. 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

4. 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.
5. A 5' 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 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. A cross access agreement among the proposed lots 1 thru 12 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
7. 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

Chamberlain Townhomes: S-63-17, ASR Transaction# 528504, Sketch Transaction# 500389, AA# 3699



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Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld

8. 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

9. 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.
10. 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.
11. 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.
12. 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:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

ENGINEERING

2. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

3. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas



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URBAN FORESTRY

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

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required ~~Tree Conservation~~ and right of way tree protection areas by Urban Forestry Staff.

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: 1-19-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 1-19-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Breyer* Date: 1/19/2008

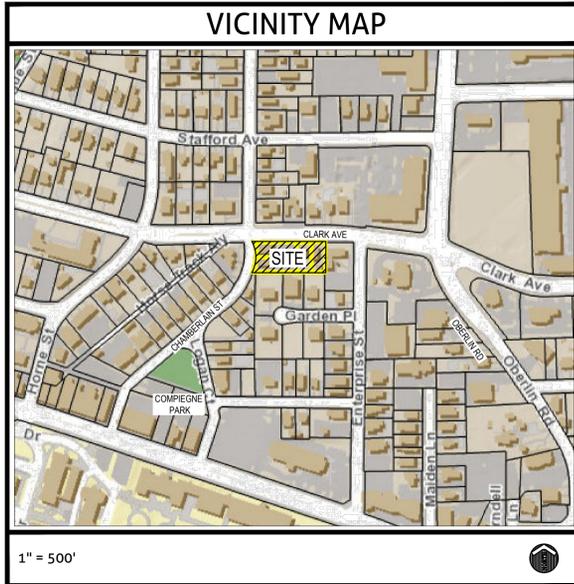
Staff Coordinator: Daniel L. Stegall

Preliminary Subdivision Review for CHAMBERLAIN TOWNHOMES

216 CHAMBERLAIN ST, RALEIGH, NC 27607

1st Submittal: 09-06-2017
2nd Submittal: 11-02-2017
3rd Submittal: 12-14-2017
4th Submittal: 01-04-2018

ADMINISTRATIVE SITE REVIEW
FOR CHAMBERLAIN TOWNHOMES
WR PROJECT NO: 21701607.00
S-63-17
TRANSACTION: 528504



Preliminary Subdivision Plan Application

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 (919)996-3995 | ext 919-996-1831
Litchford Satellite Office | 1829 - 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

Subdivision * Conventional Subdivision Compact Development 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 #: 500389

GENERAL INFORMATION

Development Name: Chamberlain Townhomes
Proposed Use: Townhomes
Property Address(es): 220 Chamberlain St; 216 Chamberlain St; 2307 Clark Ave; 2305 Clark Ave

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
0794923308	0794923303	0794924298	0794925305

What is your project type?
 Single family Townhouse Subdivision in a non-residential zoning district

Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name Lambert Development Chamberlain, LLC Owner/Developer Name Henry Lambert
Address 5 Hanover Square, 14th Floor, New York, NY 10004
Phone (212) 785-0090x225 Email kberman@lambertdevelopment.com Fax _____

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name WithersRavenel Contact Name Rob Caudle
Address 137 S. Wilmington St., Raleigh, NC 27601
Phone (919) 469-3340 Email rcaudle@withersravenel.com Fax _____

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

ZONING INFORMATION

Zoning District(s) RX-3
If more than one district, provide the acreage of each:
Overlay District? Yes No SRPOD
Inside City Limits? Yes No
CUD (Conditional Use District) Case # 2-NA
COA (Certificate of Appropriateness) Case # NA
BOA (Board of Adjustment) Case # A-NA

STORMWATER INFORMATION

Existing Impervious Surface 0.39 AC acres/sf Flood Hazard Area Yes No
Proposed Impervious Surface 0.62 AC acres/sf 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 Townhouse Lots: Detached Attached 11
Total # of Single Family Lots _____ Total # of All Lots 13
Overall Unit(s)/Acre Densities Per Zoning Districts _____
Total # of Open Space and/or Common Area Lots 2

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned, being the duly authorized agent of the property owner(s), 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 Rob Caudle 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: *[Signature]* Date: 1/20/17
Signature: _____ Date: _____

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Sheet Number	Sheet Title
C0.0	Cover
C1.0	Existing Conditions
C2.0	Site Plan
C2.1	Site Plan (without Building)
C3.0	Grading Plan
C4.0	Overall Utility Plan
C4.1	Utility Plan
C5.0	Stormwater Management Plan
C5.1	SCM 1 - Sand Filter Design and Detail
C5.2	Tree Well Details
C6.0	Fire Department Plan
L1.0	Landscape Plan
L1.1	Landscape Details
A300	Elevations

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- 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 SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CAROLINA NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND CUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND CUTTER, AND ALL OTHER PROPOSED CURB AND CUTTER TO BE 24" CONCRETE CURB AND CUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- 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.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF 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 AND HC ACCESS AISLES 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 SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. 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 ANS STANDARDS.
- 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.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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 PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- 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).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS ROLL-OUT CARTS FOR SOLID WASTE AND RECYCLING.
- REFER TO SITE PLAN FOR THE DESIGNATED PICKUP SERVICE LOCATION FOR STORAGE OF ROLL-OUT CARTS.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 13R); NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 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 PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

DEVELOPER/OWNER

LAMBERT DEVELOPMENT LLC
5 HANOVER SQUARE 14TH FLOOR
NEW YORK, NEW YORK 10004
CONTACT: KERRY A. BERMAN
PHONE: (212) 785-0090 ext. 225
EMAIL: KBERMAN@LAMBERTDEVELOPMENT.COM

ARCHITECT

THE RALEIGH ARCHITECTURE COMPANY
502 S. WEST ST.
RALEIGH, NORTH CAROLINA 27601
CONTACT: ROBBY JOHNSTON
PHONE: 919-831-2955
EMAIL: ROBBY@RALEIGH-ARCHITECTURE.COM

PREPARED BY

WithersRavenel
Engineers | Planners
137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

PLANNER: DAVID BROWN, PLA
DBROWN@WITHERSRAVENEL.COM

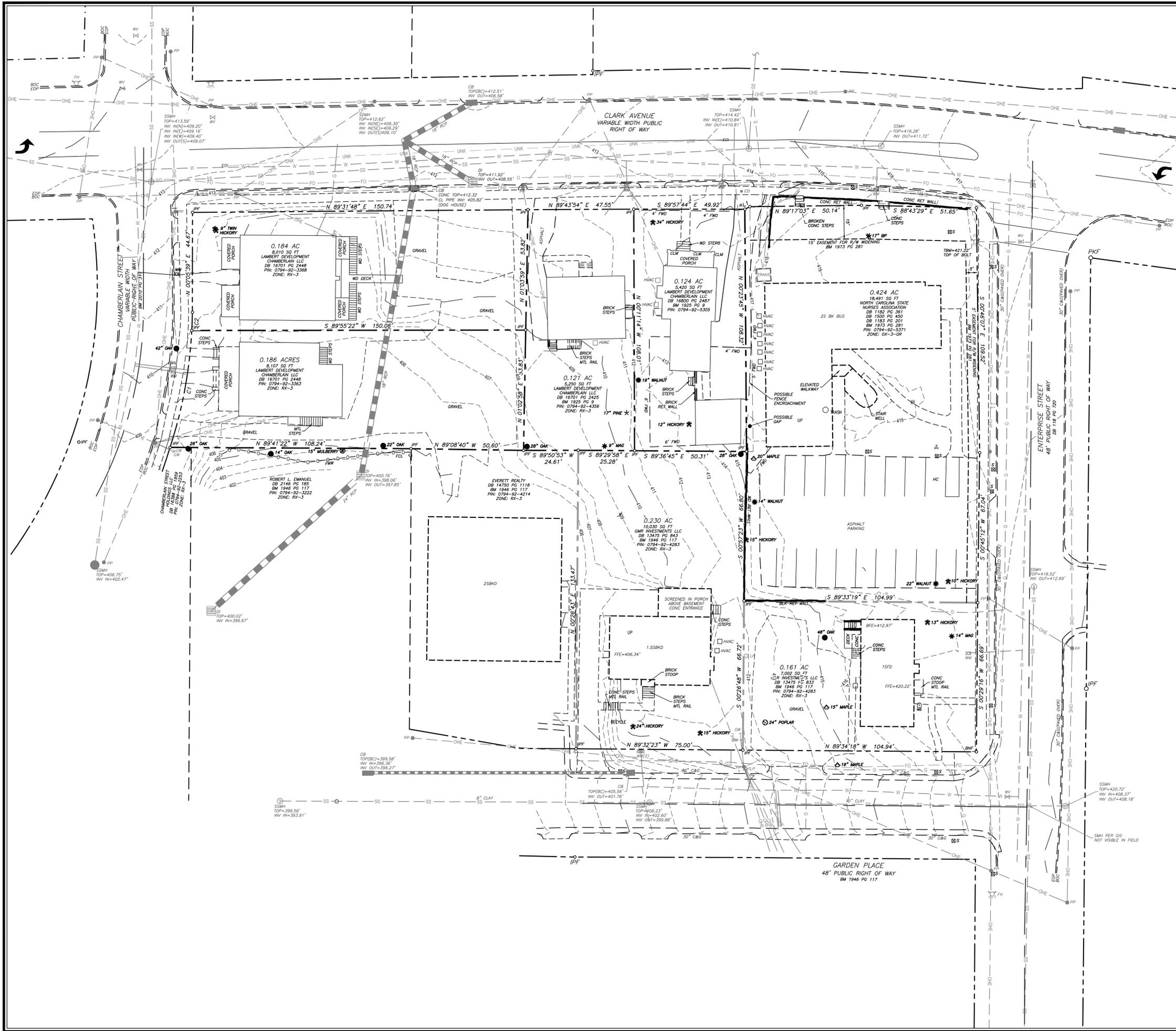
CIVIL ENGINEER: ROB CAUDLE, PE
RCAUDLE@WITHERSRAVENEL.COM

LEGEND

EXISTING	PROPOSED
PP	FIRE HYDRANT
IPS	POWER POLE
IFF	IRON PIPE SET
IF	IRON PIPE FOUND
CP	CALCULATED POINT
WV	WATER VALVE
CB	CATCH BASIN
SM	SANITARY MANHOLE
BOV	BLOW OFF VALVE
PBL	PROJECT BOUNDARY LINE
APL	ADJACENT PROPERTY LINE
ROW	RIGHT OF WAY
OHE	OVERHEAD ELECTRIC LINE
SSL	SANITARY SEWER LINE
SL	STORM DRAINAGE LINE
W	WATER LINE
405	MAJOR CONTOUR LINE
404	MINOR CONTOUR LINE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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LEGEND:

- EX. FIRE HYDRANT
- EX. POWER POLE
- IRON PIPE FOUND
- CALCULATED POINT
- EX. WATER VALVE
- EX. CATCH BASIN
- EX. SANITARY MANHOLE
- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EX. FIBER OPTIC LINE
- EX. OVERHEAD ELECTRIC LINE
- EX. FIBER OPTIC LINE
- EX. CABLE LINE
- EX. PHONE LINE
- EX. GAS LINE
- EX. SANITARY SEWER LINE
- EX. STORM DRAINAGE LINE
- EX. WATER LINE
- EX. UNKNOWN UNDERGROUND UTILITY
- EX. MAJOR CONTOUR LINE
- EX. MINOR CONTOUR LINE

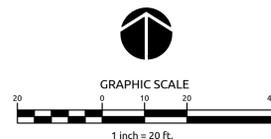
Job No. 02170507 Drawn By JDM
Date 9/6/2017 Designer RGC

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

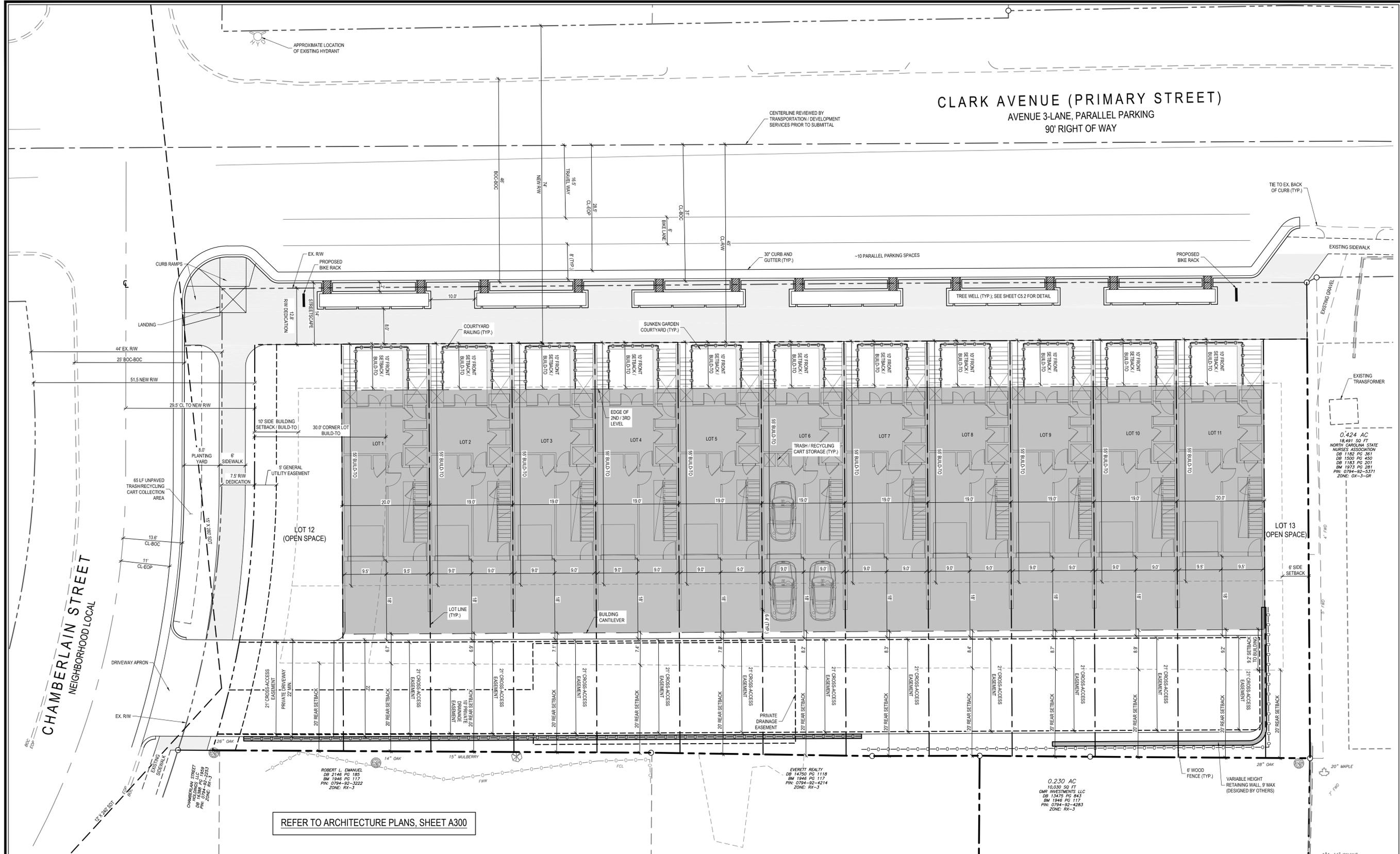
Revisions		
1	1st Preliminary Subdivision Plan Review Comments	11/08/17
2	2nd Preliminary Subdivision Plan Review Comments	12/14/17
3	3rd Preliminary Subdivision Plan Review Comments	01/04/18

Sheet No.

C1.0



127 SWilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-6832 | www.withersravenel.com



REFER TO ARCHITECTURE PLANS, SHEET A300

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
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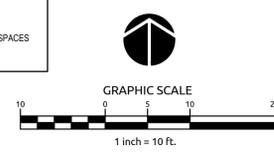
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- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE

- PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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 PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INTERFERENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

- WHEEL CHAIR RAMP NOTES:**
- ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
 - POWER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.
 - WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD T-20.01.1, T-20.01.2, T-20.01.3, & T-20.01.6.
- SOLID WASTE NOTES:**
- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
 - THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
 - THE PROJECT HAS ROLL-OUT CARTS FOR SOLID WASTE AND RECYCLING.
 - INDIVIDUAL OWNERS ARE TO ROLL CARTS TO DESIGNATED TRASH COLLECTION LOCATION ON CHAMBERLAIN STREET. CARTS SHALL BE PLACED IN DESIGNATED COLLECTION LOCATION NO SOONER THAN 12:00 NOON THE DAY BEFORE COLLECTION DAY AND REMOVED NO LATER THAN 7:00 PM THE DAY AFTER COLLECTION DAY.
 - CARTS ARE TO BE STORED IN INDIVIDUAL UNITS IN THE CAR PORT OR GARAGE.
 - CARTS SHALL NOT BE VISIBLE TO ADJACENT PROPERTY OWNERS.

PARKING CALCULATIONS

VEHICLE	
SPACES REQUIRED:	3 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS (3 SPACES X 11 UNITS) + (1 SPACE X 11 UNITS / 10 UNITS) = 33 SPACES + 1.1 SPACE = 34.1 SPACES = USE 34 SPACES
SPACES PROVIDED:	33 SPACES (SEE ATTACHED ADMINISTRATIVE ALTERNATE)
BICYCLE	
SPACES REQUIRED:	1 SPACE PER 20 UNITS, MINIMUM 4 1 SPACE X 11 UNITS / 20 UNITS = 0.55 SPACES = USE 4 SPACES
SPACES PROVIDED:	2 BIKE RACKS X 3 SPACES EACH = 6 SPACES



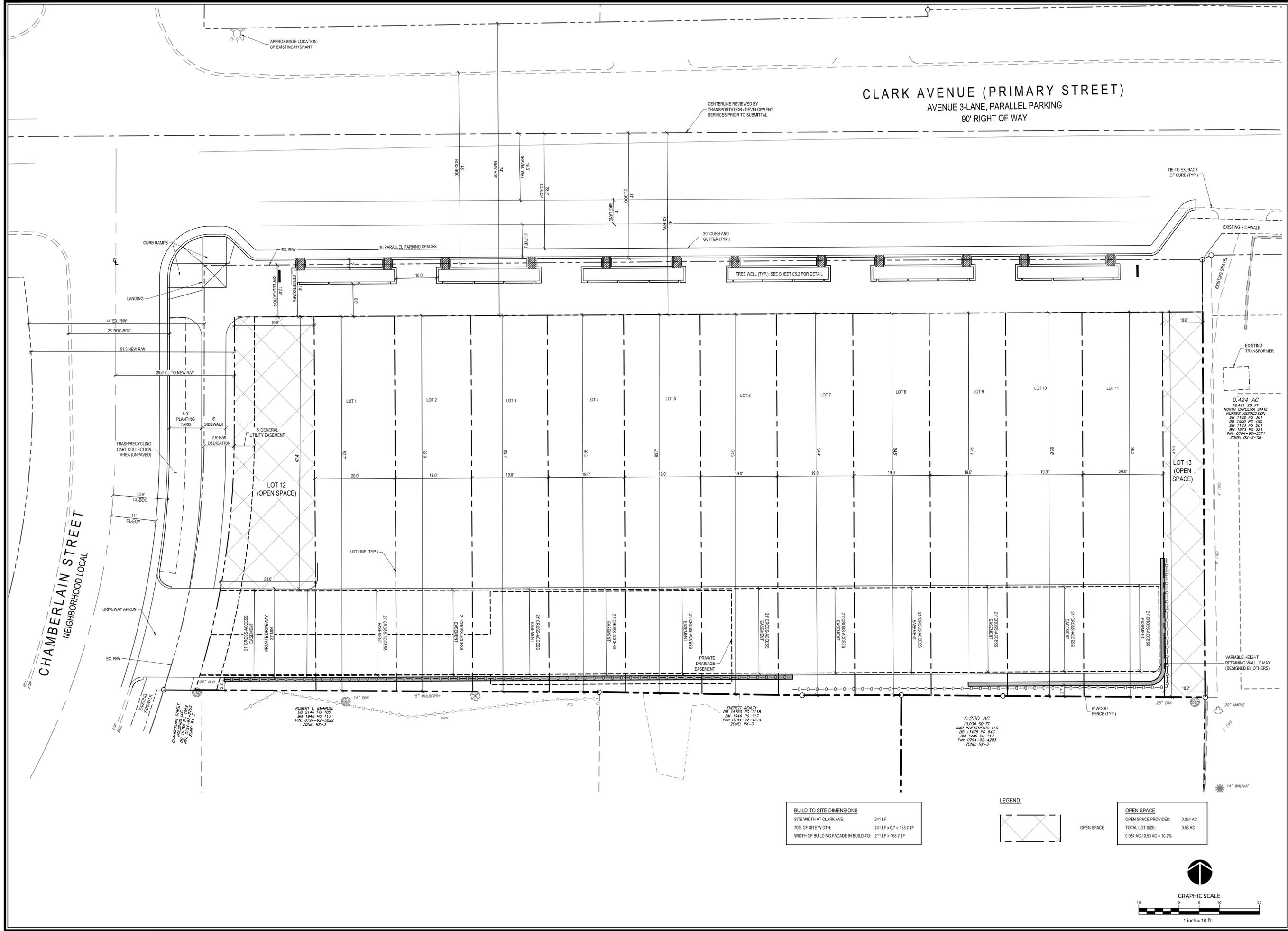
Preliminary Subdivision Review
CHAMBERLAIN TOWNHOMES

SITE PLAN (WITHOUT BUILDING)

Job No. 02170507 Drawn By JDM
Date 9/6/2017 Designer RGC

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

Revisions	
1	1st Preliminary Subdivision Plan Review Comments 11/08/17
2	2nd Preliminary Subdivision Plan Review Comments 12/14/17
3	3rd Preliminary Subdivision Plan Review Comments 01/04/18

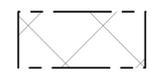


CLARK AVENUE (PRIMARY STREET)
AVENUE 3-LANE, PARALLEL PARKING
90' RIGHT OF WAY

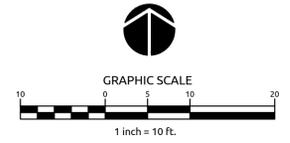
CHAMBERLAIN STREET
NEIGHBORHOOD LOCAL

BUILD-TO SITE DIMENSIONS
SITE WIDTH AT CLARK AVE: 241 LF
70% OF SITE WIDTH: 241 LF x 0.7 = 168.7 LF
WIDTH OF BUILDING FACADE IN BUILD-TO: 211 LF > 168.7 LF

LEGEND:



OPEN SPACE
OPEN SPACE PROVIDED: 0.054 AC
TOTAL LOT SIZE: 0.53 AC
0.054 AC / 0.53 AC = 10.2%

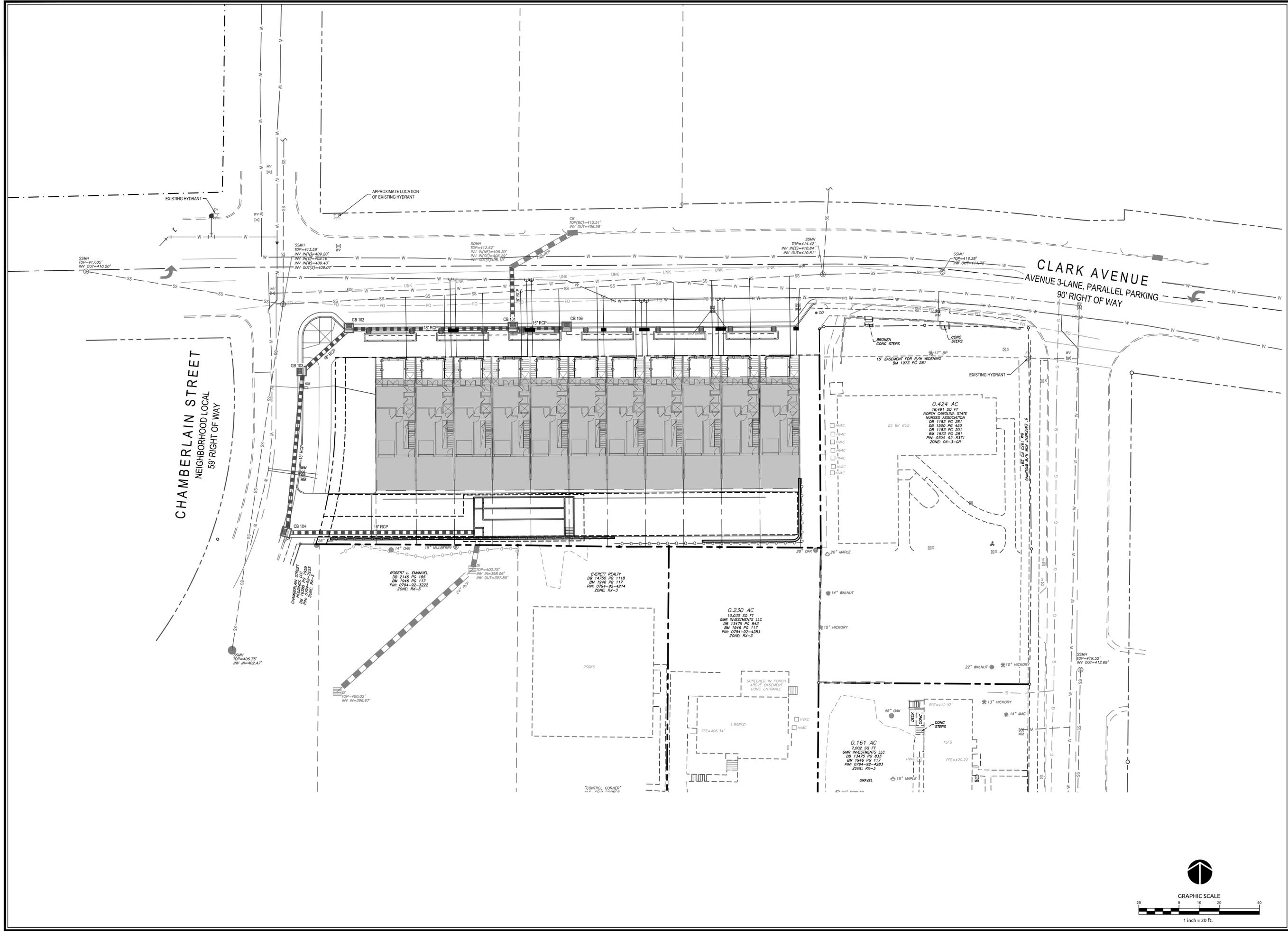


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Job No.	02170507	Drawn By	JDM
Date	9/6/2017	Designer	RGC

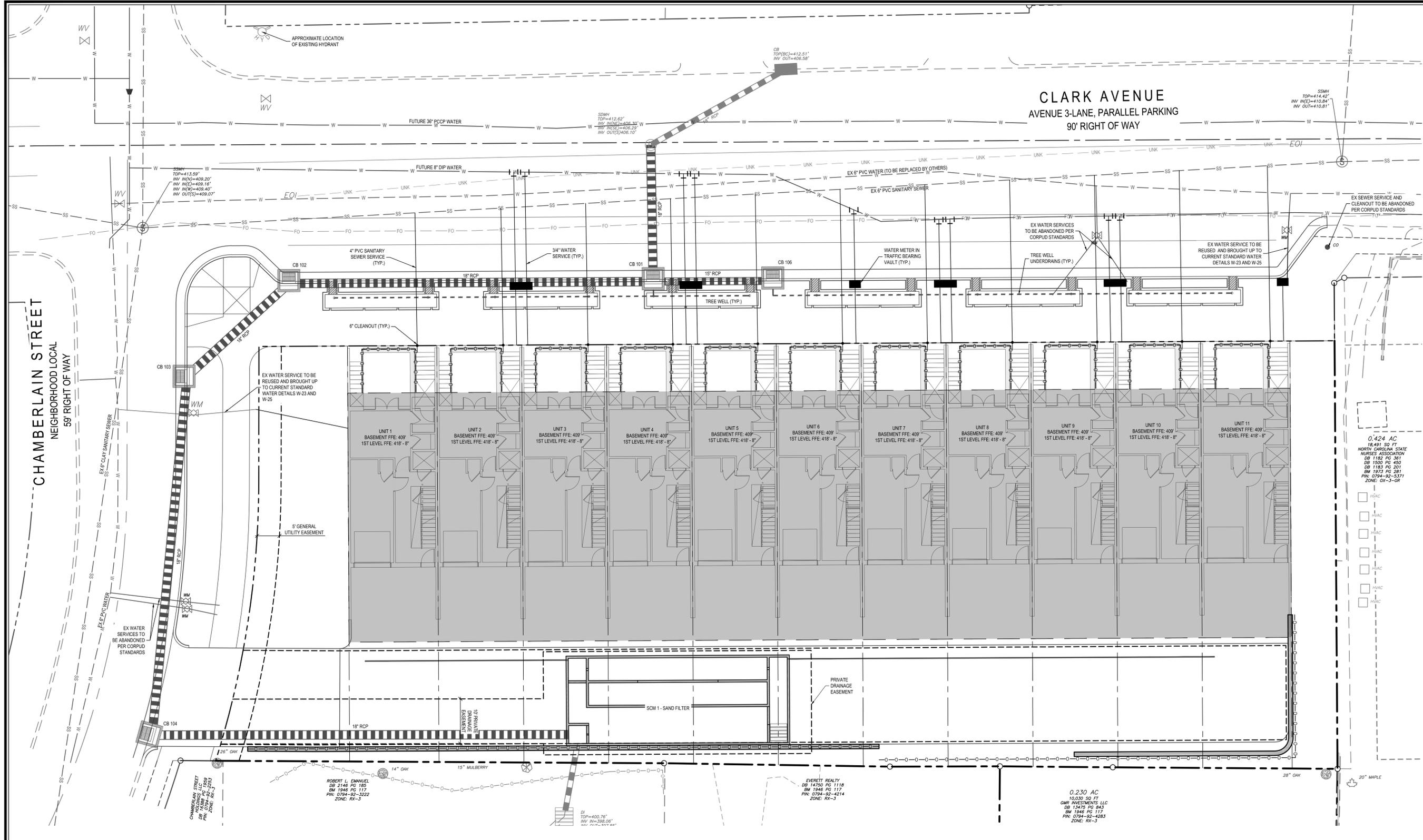
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1	1st Preliminary Subdivision Plan Review Comments 11/08/17
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Revisions	Date
1 1st Preliminary Subdivision Plan Review Comments	11/08/17
2 2nd Preliminary Subdivision Plan Review Comments	12/14/17
3 3rd Preliminary Subdivision Plan Review Comments	01/04/18



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) A DISTANCE OF 18" 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 5' FROM A PUBLIC WELL.
 - b) 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 WATERLINE SPECIFICATIONS.
- 5/8" 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.

3. 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.
- 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 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" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 7'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE PROPERTY LINE. 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' UNLESS 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.
- NCCOY / RAILROAD ENDOACHMENT 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 PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2304 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

INFORMATION:

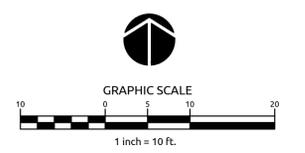
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING (THERMATIC). IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHOEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-9923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

NOTE:

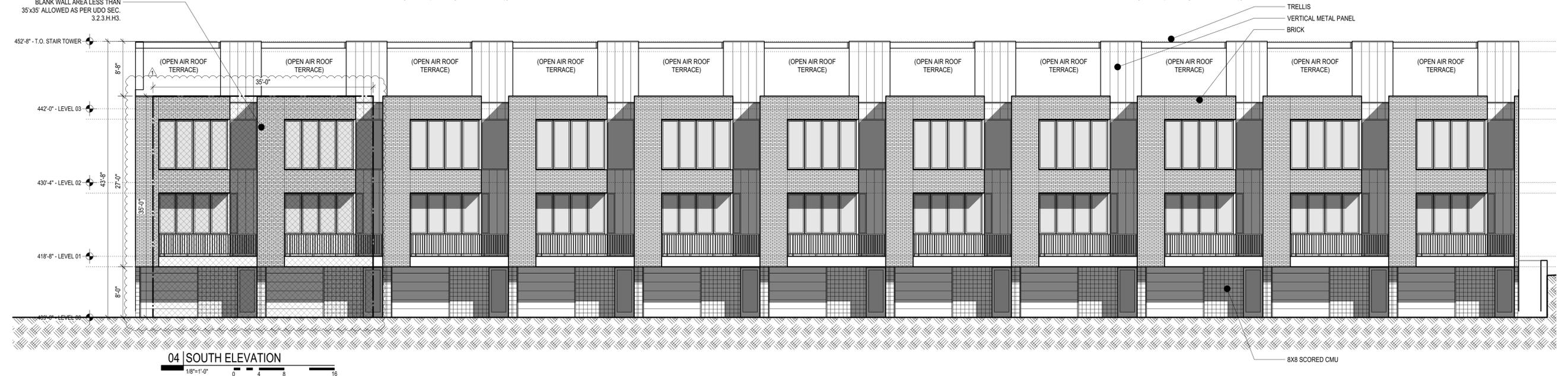
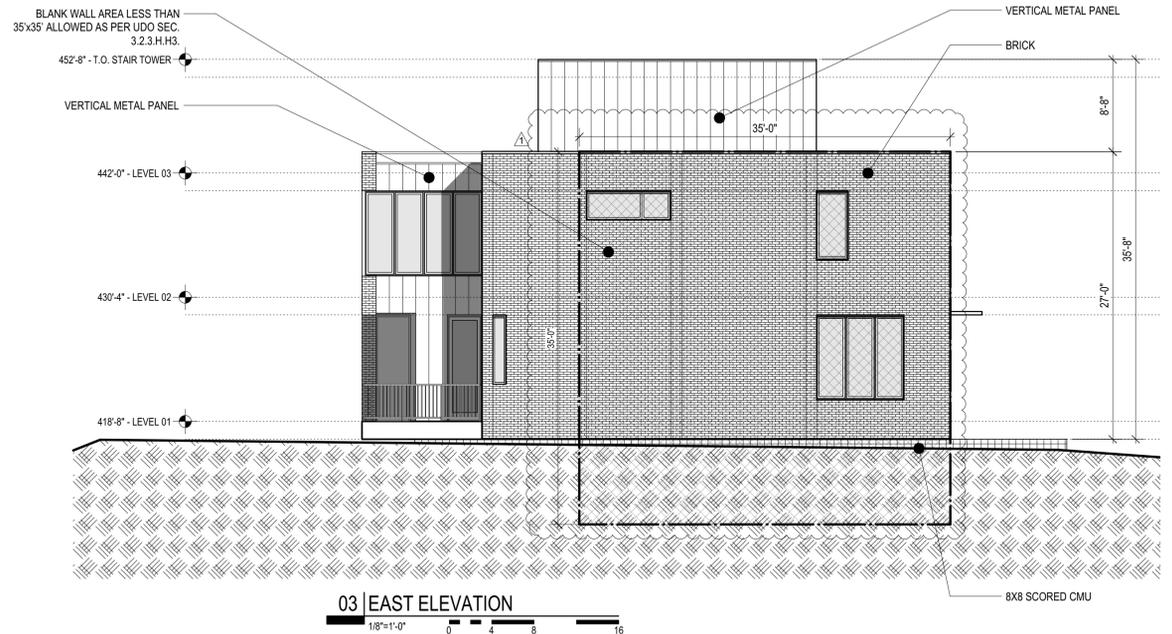
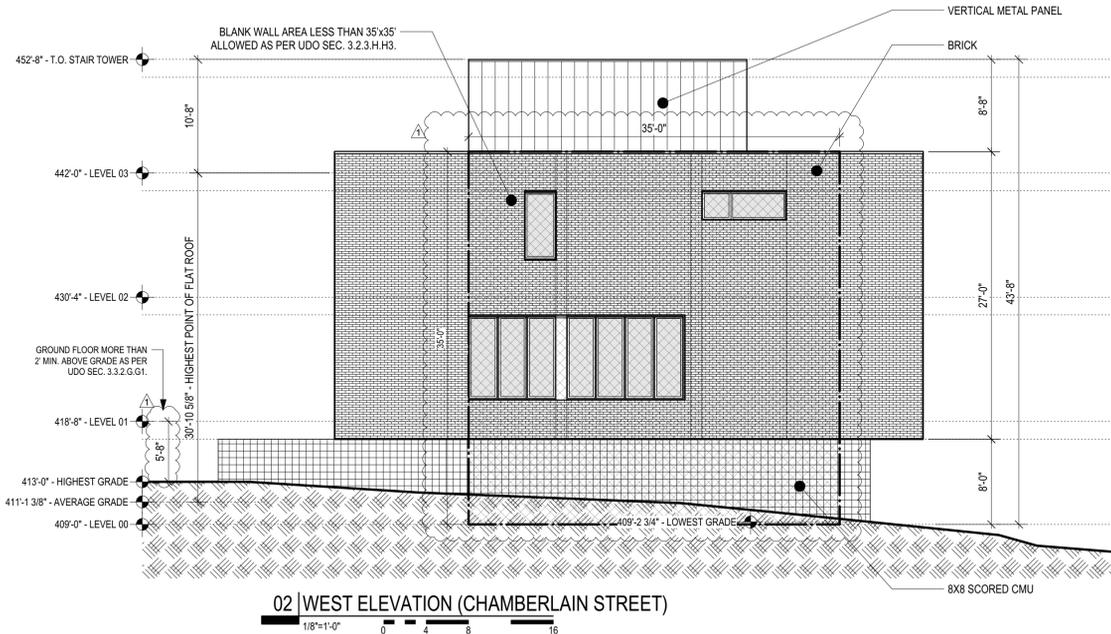
- ANY EXISTING WATER OR SEWER TAPS NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE SHALL BE ABANDONED AT MAIN AND SERVICE, REMOVED FROM ROW AND EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- 173 LF OF EXISTING CLAY SANITARY SEWER TO BE REPLACED WITH 6" PVC (FROM EX MANHOLE TO EX MANHOLE).

FOR ALL UNITS, BASEMENT LEVEL SANITARY SEWER TO BE PUMPED. UPPER LEVELS TO BE STANDARD GRAVITY. EACH FORCEMAIN TO BE CONNECTED TO THE CLEANOUT AT THE RIGHT-OF-WAY. SEWER SERVICE WITHIN RIGHT-OF-WAY TO BE STANDARD GRAVITY.



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462-11 1/2" - MAX BLDG HEIGHT PER RX-3 (50'-0")



THE RALEIGH ARCHITECT FIRM
ARCHITECTURE COMPANY

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CHAMBERLAIN TOWNHOMES

216 CHAMBERLAIN ST.
RALEIGH, NC 27607

ARCHITECT

FIRM: The Raleigh Architecture Co.
NC# 52702

ARCHITECT: ROBBY JOHNSTON
NC# 11330

PROJECT RA_1713

DRAWN BY: CR
CHECKED BY: RJ

REVISIONS:

▲ 09-27-17 - CITY COMMENTS 1

ADMIN SITE SUBMIT

FLOOR PLAN

SHEET
A300