



Administrative Approval Action

SR-3-18 / Carnage Drive Apartments
Transaction # 541268, AA # 3965

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 on the west side of Carnage Drive. The site is addressed at 1416 Carnage Dr, which is located within City corporate limits.

REQUEST: Redevelopment of a 0.457-acre tract zone RX-3 for a new 3,200 square foot/4 unit Apartment building type. Each unit will contain two (2) bedrooms. Additionally, an existing 2,500 square foot duplex/attached building will be converted into 4 dwelling units (1-bedroom each) in an Apartment building type. Upon completion there will be 8 units in a combined 5,700 square feet of building space.

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 submitted by The Site Group, PLLC, dated 3/27/19.

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:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

GENERAL

1. For the proposed 4-unit Apartment building, the building elevations will be relabeled so the façade facing Carnage Drive reflects “front” and all other elevations labelled in a manner consistent with this designation.
2. For the proposed 4-unit Apartment building, building height (UDO 1.5.7.A+B/3.2.4.E/3.3.2) and ground floor elevation (UDO 1.5.7.B/3.2.4.F) compliance will be shown for the correct façade (i.e. facing Carnage Drive). Additionally, spot grades will be provided for all building height and ground floor elevation measurements and will be consistent with grade information provided on the Grading Sheet in the preliminary plans.
3. Location of all existing (if they are to remain) and proposed HVAC/mechanical equipment will be shown and compliance with screening standards demonstrated (UDO 7.2.5.D).



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ENGINEERING

- 4. 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.

PUBLIC UTILITIES

- 5. A plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction

STORMWATER

- 6. 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.

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.

URBAN FORESTRY

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

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 type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if



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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:

GENERAL

1. Provide fire flow analysis.

ENGINEERING

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
3. 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.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for one foot of sidewalk along the frontage shall be paid to the City of Raleigh.
5. 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

6. 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

URBAN FORESTRY

7. 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:

8. 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.
9. 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.
10. 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.



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11. Next Step: All street lights and street signs required as part of the development approval are installed.
12. 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.
13. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 5-23-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

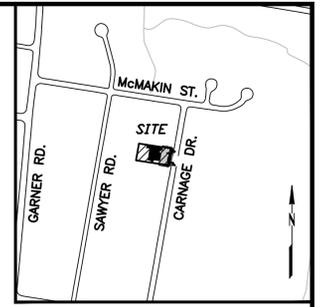
Date: 5/23/19

Staff Coordinator: Ryan Boivin

CARNAGE DRIVE APARTMENTS

1416 CARNAGE DRIVE

Raleigh, North Carolina



VICINITY MAP 1"=500'

Administrative Site Review Application
(for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

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

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
<input type="checkbox"/> Transaction Number <input type="checkbox"/> Assigned Project Coordinator <input type="checkbox"/> Assigned Team Leader	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

Development Name: **Carnage Drive Apartments**

Zoning District: **RX-3** Overlay District (if applicable): **N/A** Inside City Limits? Yes No

Proposed Use: **Residential**

Property Address: **1416 Carnage Drive** Major Street Locator: **250' McMakin St.**

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

P.I.N. **1713.02.0882** P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Resorts/Hotels Office
 Mixed Residential Non-Residential Condo School Shopping Center Retail Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: if other, please describe:

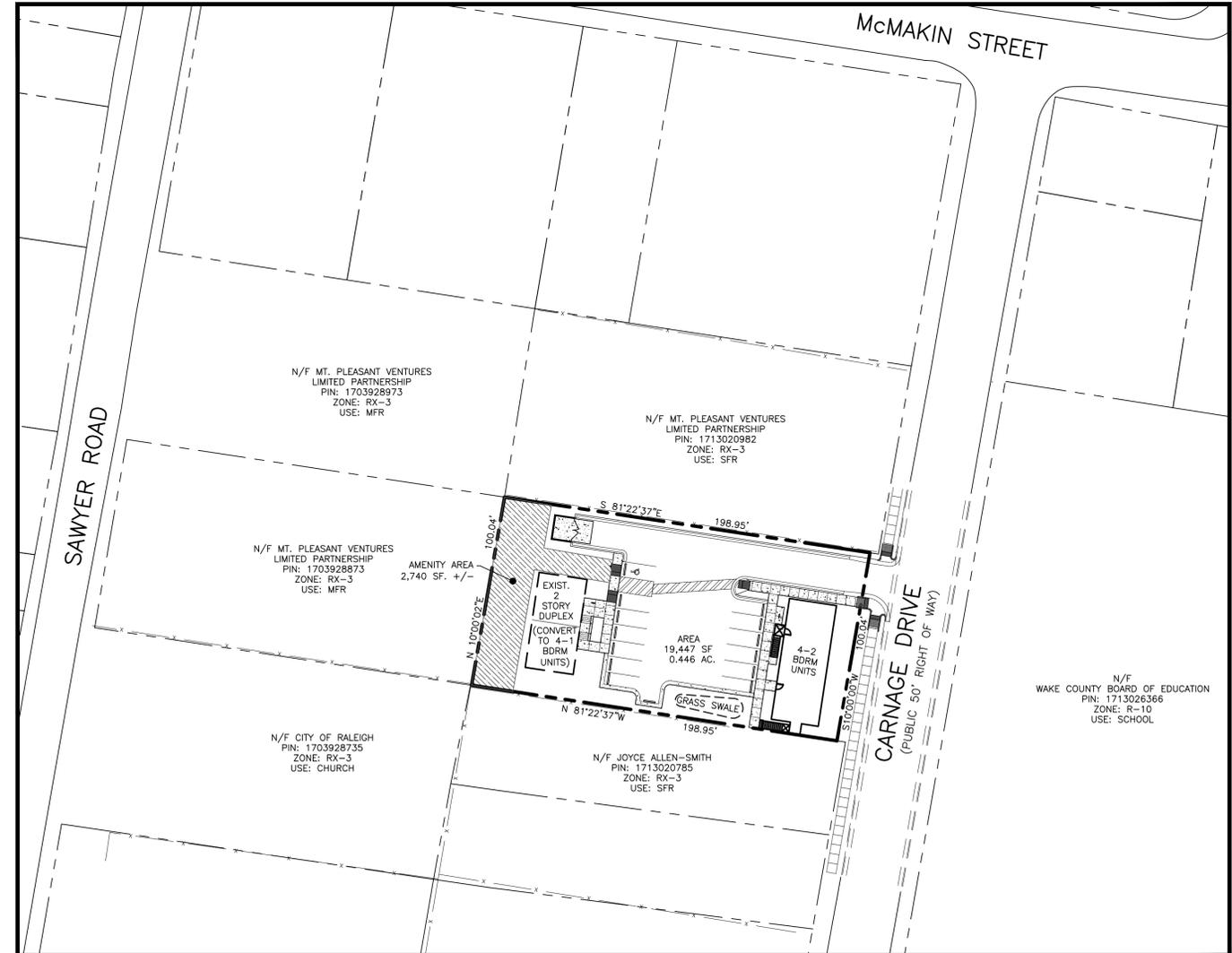
WORK SCOPE: Per City Code Section 10.2.2.2, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
 New Apartment Building with 4-2 bedroom apartments; convert 2 existing 3 bedroom apartments to 4-1 bedroom apartments.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE. The applicant is requesting to pay fee in lieu for 5' wide s/v as opposed to 6' wide and also move the street trees behind the sidewalk in the new R/W dedication area.

CLIENT/DEVELOPER/OWNER: Company **M13, LLC.** Name (s) **David Menaker, Developer**
 Address **604 E. South Street, Raleigh, NC 27601**
 Phone **919-291-4717** Email **david@riznc.com** Fax

CONSULTANT (Contact Person for Plans): Company **The Site Group, PLLC.** Name (s) **Edwin F. Sconfienza, P.E.**
 Address **1111 Oberlin Road, Raleigh, NC 27605**
 Phone **919-835-4787** Email **ed@thesitegroup.net** Fax **919-839-2255**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A PLAN ENTITLED "SURVEY FOR DAVID MENAKER, CITY OF RALEIGH, WAKE COUNTY, NC" DATED 7/24/17 BY OIL CLARK SURVEYING AND FROM INFORMATION TAKEN FROM CITY OF RALEIGH AND WAKE COUNTY GIS.
 - ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

SITE DATA SUMMARY

PROJECT NAME:	CARNAGE DRIVE APARTMENTS
LAND OWNER:	S.T. JR. & JACQUELINE H. VAUGHN
SITE ADDRESS:	1416 CARNAGE DRIVE RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
ZONE:	RX-3
TOTAL LOT AREA:	19,896.69 S.F. / 0.457 AC.
TOTAL AREA OF R.O.W DEDICATION:	450.17 S.F. / 0.010 AC.
TOTAL LOT AREA AFTER R.O.W DEDICATION:	19,446.52 S.F. / 0.446 AC.
AMENITY AREA:	2,740 S.F. (14.1%)
REQUIRED T.C.A.:	0 AC.
CURRENT USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS:	(APARTMENT DEVELOPMENT OPTION)
STREET YARD:	5'
SIDE YARD:	0' OR 6'
REAR YARD:	0' OR 6'
PARKING SETBACKS:	(APARTMENT DEVELOPMENT OPTION)
STREET YARD:	10'
SIDE YARD:	0' OR 3'
REAR YARD:	0' OR 3'
PROPOSED IMPERVIOUS:	12,482 S.F. (0.29) AC. (64.2%)
PARKING SUMMARY:	
4-1 BEDROOM UNITS (1/UNIT):	4 SPACES REQUIRED
4-2 BEDROOM UNITS (2/UNIT):	8 SPACES REQUIRED
VISITOR (1/10 UNITS):	1 SPACES REQUIRED
TOTAL PARKING REQUIRED:	13 SPACES
TOTAL PROVIDED PARKING:	13 SPACES
VAN ACCESSIBLE SPACES:	1

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District: RX-3	Proposed building use(s): Residential
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: 2,500 s.f.
Overlay District: None	Proposed Building(s) sq. ft. gross: 3,200 s.f.
Total Site Acres: None Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 5,700 s.f.
Off street parking: Required 13 Provided 13	Proposed height of building(s): 40 ft.
COA (Certificate of Appropriateness) case #	# of stories: 2
BOA (Board of Adjustment) case # A-	Ceiling height of 3 rd floor: N/A
CLD (Conditional Use District) case # 2-	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: 8	5. Bedrooms Units: 3br 4 2br 4 3br 4 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Infill Development: 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity: 2,740 s.f.
4. Overall Total # of Dwelling Units (1-6 Above): 8	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 development plan as approved by the City.

I hereby designate **The Site Group, PLLC** 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.

Signed: _____ Date: _____

Printed Name: **S. T. Vaughn, Jr.**

Signed: *[Signature]* Date: **2-27-19**

Printed Name: _____

FLOOD PLAIN NOTE:

PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720171300J PANEL 1713 EFFECTIVE DATE 5/2/06.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

ACTIVE STORMWATER CONTROL EXEMPTION:

THIS SITE IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES PER UDO SECTION 9.2.2.A.2.b.ii, "ANY OTHER LAWFUL USE REQUIRING A PLOT PLAN OR SITE PLAN SITUATED ON A LOT THAT WAS PART OF A SUBDIVISION OF ONE-HALF ACRE OR LESS IN AGGREGATE SIZE."

PARKING CALCULATIONS:

RESIDENTIAL USE: MULTI-UNIT LIVING: 1 BEDROOM: 1 SPACE PER UNIT + 1 PER 10 UNITS FOR VISITORS.
 RESIDENTIAL USE: MULTI-UNIT LIVING: 2 BEDROOMS: 2 SPACES PER UNIT + 1 PER 10 UNITS FOR VISITORS.
 4 - 1 BEDROOM UNITS + 4 - 2 BEDROOM UNITS + 1 VISITOR SPACE = 13 SPACES
 13 SPACES REQUIRED / 13 PROVIDED WITH 1 VAN ACCESSIBLE ADA SPACE INCLUDED.

SHORT TERM BICYCLE PARKING: 1 SPACE PER 20 UNITS: 8 UNITS / 1 PER 20 UNITS = 0.4 SPACES
 MINIMUM 4 SPACES REQUIRED / 4 SPACES PROVIDED

LONG TERM BICYCLE PARKING: NONE REQUIRED.

CONTACT:

ED SCONFIENZA, P.E.
 or
 BRANDON MOORE, PLA
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605
 PHONE: (919) 835-4787
 FAX: (919) 839-2255
 EMAIL: ed@thesitegroup.net

OWNER:

S. T. VAUGHN JR. &
 JACQUELINE H. VAUGHN
 3025 CREECH ROAD
 RALEIGH, NC. 27610

DEVELOPER:

M13, LLC.
 ATTN: DAVID MENAKER
 604 E. SOUTH ST.
 RALEIGH, NC. 27601
 PHONE: (919) 291-4717

DRAWINGS INDEX:

SITE 001	COVER SHEET
SITE 100	EXISTING CONDITIONS (BOUNDARY SURVEY)
SITE 200	SITE LAYOUT & STAKING PLAN
SITE 300	GRADING PLAN
SITE 400	UTILITY PLAN
SITE 500	LANDSCAPE PLAN
SITE 600	DETAILS
SITE 601	DETAILS
A 201	EXTERIOR ELEVATIONS



COVER SHEET

SCALE: 1" = 40'

0 40 80 120 160
 (DRAWING SCALED FOR 24x36 INCH PLOTS)

CASE# SR-03-18

TRANSACTION NUMBER #541268

SITE PLANS (SR-3-18) FOR:
CARNAGE DRIVE APARTMENTS
 1416 CARNAGE DRIVE
 RALEIGH, NORTH CAROLINA

Drawn By: **SWJ**
 Checked By: **EFS**

DATE:
 02 JAN 2018
 REVISED:
 16 FEB 2018
 27 FEB 2019
 27 MAR 2019

PRELIMINARY PLAN

COVER SHEET

Job Code: **CDA**

Dwg No.
SITE 001

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC
 1111 OBERLIN ROAD
 RALEIGH, NC 27605-1136 USA
 Raleigh Office: 919.835.4787
 Office Fax: 919.839.2255
 E Mail: sm@thesitegroup.net

DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. ALL GRADING AND EXTERIOR BUILDING CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. COORDINATE LIMIT OF AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.



N/F MT. PLEASANT VENTURES
LIMITED PARTNERSHIP
PIN: 1703928973
ZONE: RX-3
USE: MFR

N/F MT. PLEASANT VENTURES
LIMITED PARTNERSHIP
PIN: 1713020982
ZONE: RX-3
USE: MFR

N/F S.T. JR. &
JAQUIN H. VAUGHN
LIMITED PARTNERSHIP
PIN: 1713020982
ZONE: RX-3
USE: MFR

N/F MT. PLEASANT VENTURES
LIMITED PARTNERSHIP
PIN: 1703928973
ZONE: RX-3
USE: MFR

N/F CITY OF RALEIGH
PIN: 1703928735
ZONE: RX-3
USE: CHURCH

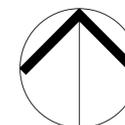
N/F JOYCE ALLEN-SMITH
PIN: 1713020785
ZONE: RX-3
USE: SFR

N/F
WAKE COUNTY BOARD OF
EDUCATION
PIN: 1713026366
ZONE: R-10
USE: SCHOOL

LEGEND	
	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EDGE OF PAVEMENT
	EX. GRAVEL DRIVE
	EX. FENCE
(EIP)	EXIST. IRON PIN
(PP)	EXIST. POWER POLE
(TR)	TO BE REMOVED
(BC)	BACK OF CURB
(S/W)	SIDEWALK
(RCP)	REINFORCED CONCRETE PIPE
(LP)	LIGHT POLE
(MH)	SANITARY SEWER MANHOLE
(CB)	CATCH BASIN
(CO)	CLEAN-OUT
(E)	OVERHEAD ELECTRIC LINES
(WM)	WATER METER
(FH)	FIRE HYDRANT
(EX SS)	EXIST. SEWER SERVICE
(EX WL)	EXIST. WATER LINE

FLOOD PLAIN NOTE:

PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720171300J
PANEL 1713 EFFECTIVE DATE 5/2/06.



NORTH

**EXISTING CONDITIONS
& DEMO PLAN**

SCALE: 1" = 20'

(DRAWING SCALED FOR 30x42 INCH PLOTS)



THE SITE GROUP

CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 South Park
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: sm@thesitegroup.net

**SITE PLANS (SR-3-18) FOR:
CARNAGE DRIVE APARTMENTS**

1416 CARNAGE DRIVE
RALEIGH, NORTH CAROLINA

Drawn By: **SWJ**
Checked By: **EFS**

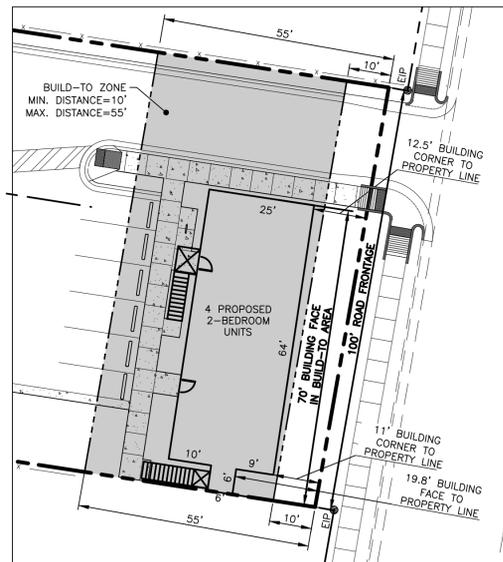
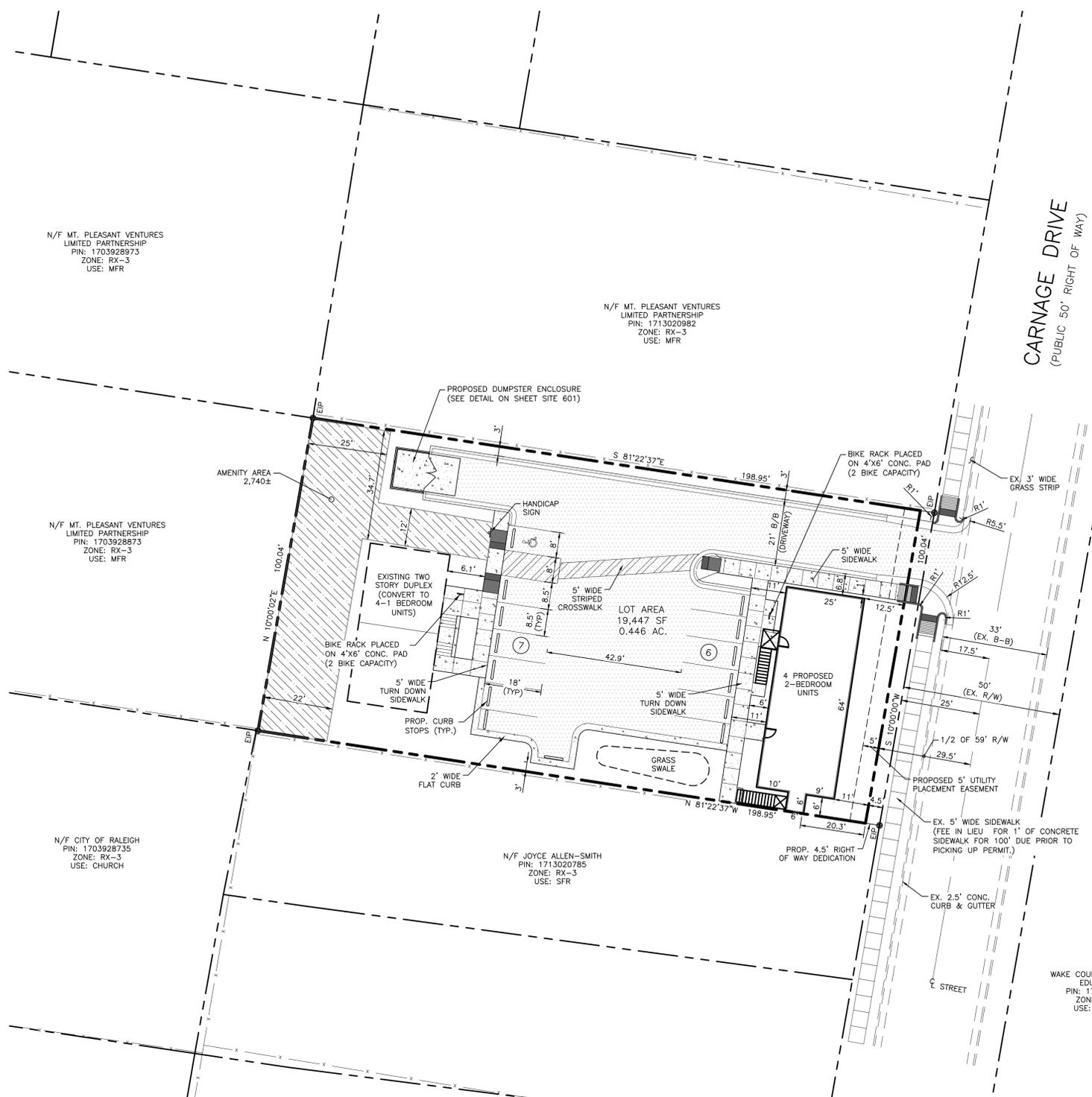
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16 FEB 2018
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27 MAR 2019

PRELIMINARY PLAN

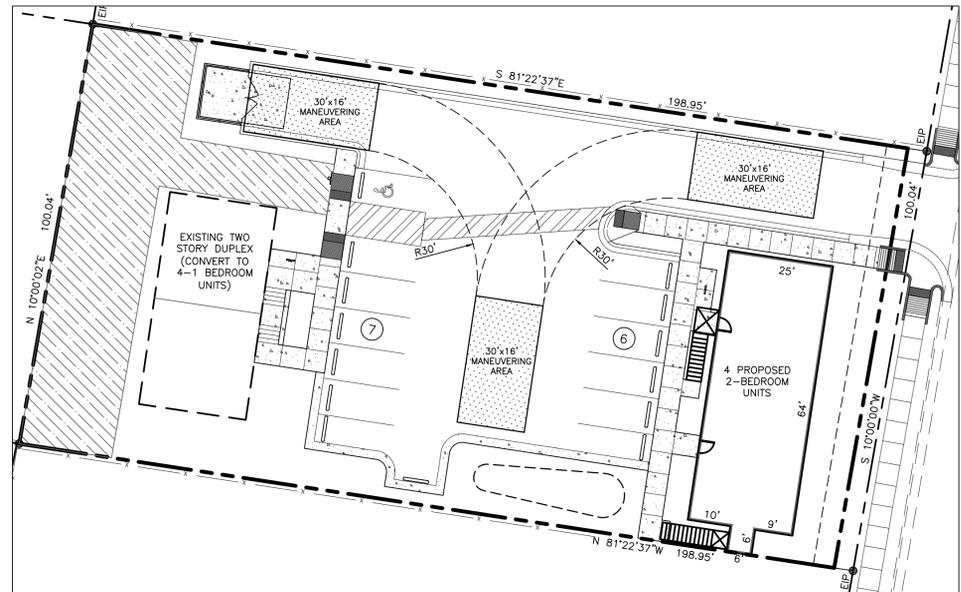
EXISTING CONDITIONS & DEMO PLAN

Job Code: **CDA**

Dwg No.
SITE 100



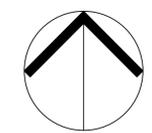
PRIMARY STREET BUILD-TO CALCULATION
 RX DISTRICT REQUIRED PRIMARY BUILD-TO WIDTH = 70% MIN.
 STREET FRONTAGE = 100 LF
 BUILDING FRONTAGE WITHIN BUILD-TO ZONE = 70 LF
 BUILD-TO PERCENTAGE (70/100) * 100% = 70%



SOLID WASTE TRUCK CIRCULATION

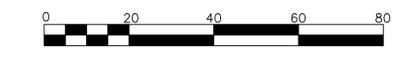
STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. PARKING SPACES ARE 8.5' WIDE MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8' WIDE MINIMUM WITH AN 8' AISLE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
4. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
5. ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
6. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



SITE LAYOUT & STAKING PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 30x42 INCH PLOTS)



LEGEND

---	PROPERTY BOUNDARY	▨	ASPHALT
- - -	EX. INTERIOR/ADJ LOT LINE	▩	CONCRETE
- · - · -	EX. EDGE OF PAVEMENT	▧	AMENITY AREA
- · - · -	EX. GRAVEL DRIVE	▦	BUILD-TO ZONE
- · - · -	EX. FENCE		

(EIP) - EXIST. IRON PIN	(PP) - POWER POLE	(TBR) - TO BE REMOVED	(BC) - BACK OF CURB	(S/W) - SIDEWALK	(RCP) - REINFORCED CONCRETE PIPE	(LP) - LIGHT POLE	(MH) - SANITARY SEWER MANHOLE	(CB) - CATCH BASIN	(CO) - CLEAN-OUT	(E) - OVERHEAD ELECTRIC LINES	(WM) - WATER METER	(FH) - FIRE HYDRANT	(EX SS) - EXIST. SEWER SERVICE	(EX WL) - EXIST. WATER LINE
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PARKING CALCULATIONS:

RESIDENTIAL USE: MULTI-UNIT LIVING: 1 BEDROOM: 1 SPACE PER UNIT + 1 PER 10 UNITS FOR VISITORS.
 RESIDENTIAL USE: MULTI-UNIT LIVING: 2 BEDROOMS: 2 SPACES PER UNIT + 1 PER 10 UNITS FOR VISITORS.
 4 - 1 BEDROOM UNITS + 4 - 2 BEDROOM UNITS + 1 VISITOR SPACE = 13 SPACES
 13 SPACES REQUIRED/13 PROVIDED WITH 1 VAN ACCESSIBLE ADA SPACE INCLUDED.

SHORT TERM BICYCLE PARKING: 1 SPACE PER 20 UNITS: 8 UNITS / 1 PER 20 UNITS = 0.4 SPACES
 MINIMUM 4 SPACES REQUIRED / 4 SPACES PROVIDED
 LONG TERM BICYCLE PARKING: NONE REQUIRED.

FLOOD PLAIN NOTE:
 PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM
 MAP NO. 3720171300J PANEL 1713 EFFECTIVE DATE 5/2/06.

THE SITE GROUP
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SITE PLANS (SR-3-18) FOR:
CARNAGE DRIVE APARTMENTS
 1416 CARNAGE DRIVE
 RALEIGH, NORTH CAROLINA

Drawn By: **SWJ**
 Checked By: **EFS**

DATE:
 02 JAN 2018
 REVISED:
 16 FEB 2018
 27 FEB 2019
 27 MAR 2019

PRELIMINARY PLAN

SITE LAYOUT & STAKING PLAN

Job Code: **CDA**

Dwg No.
SITE 200

UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A PLAN ENTITLED "SURVEY FOR DAVID MENAKER, CITY OF RALEIGH, WAKE COUNTY, NC" DATED 7/24/17 BY GIL CLARK SURVEYING AND FROM INFORMATION TAKEN FROM CITY OF RALEIGH AND WAKE COUNTY GIS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
7. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
8. MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER & SEWER SERVICES.

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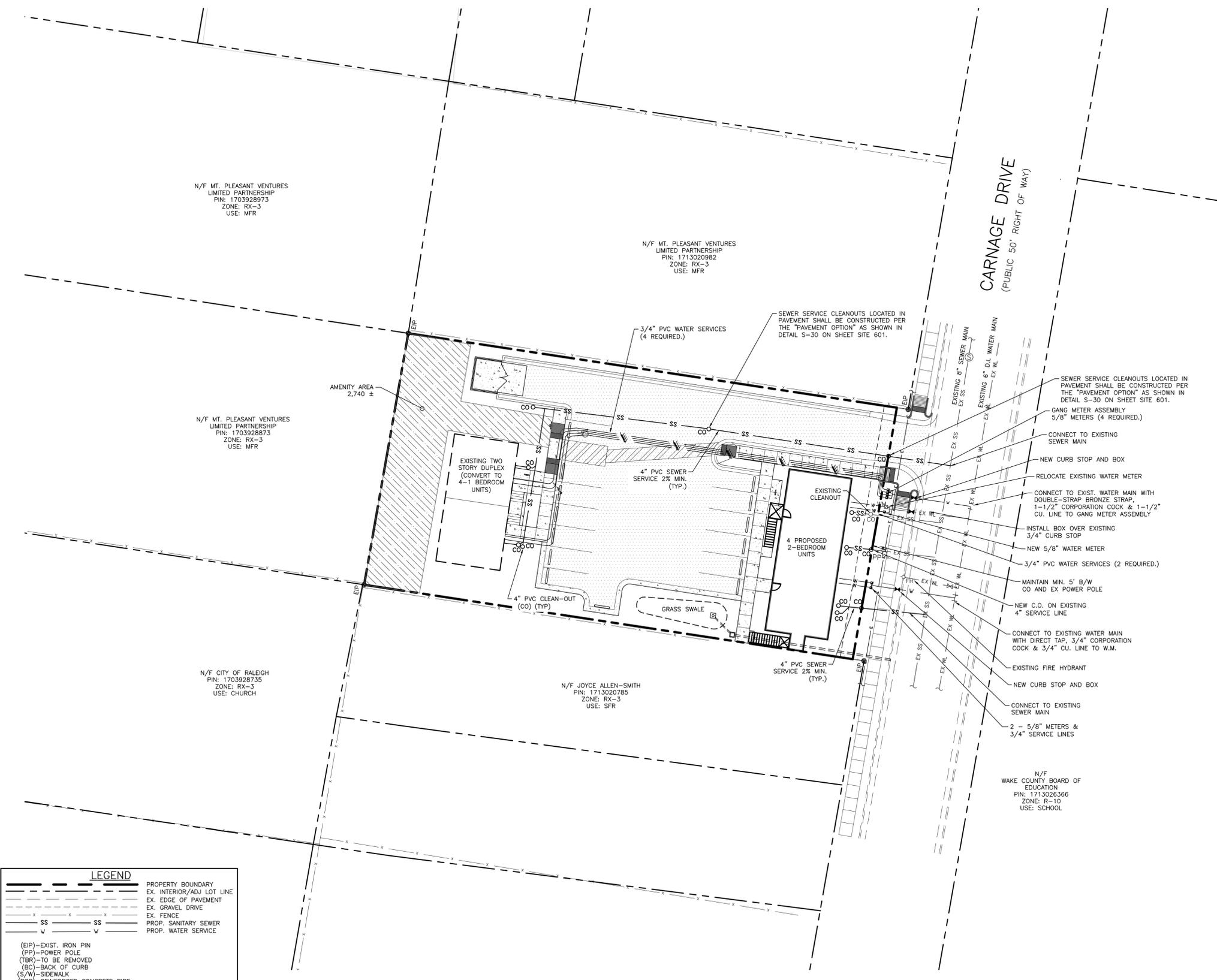
DATE:
 02 JAN 2018
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 16 FEB 2018
 27 FEB 2019
 27 MAR 2019

PRELIMINARY PLAN

UTILITY PLAN

Job Code: **CDA**

Dwg No.
SITE 400



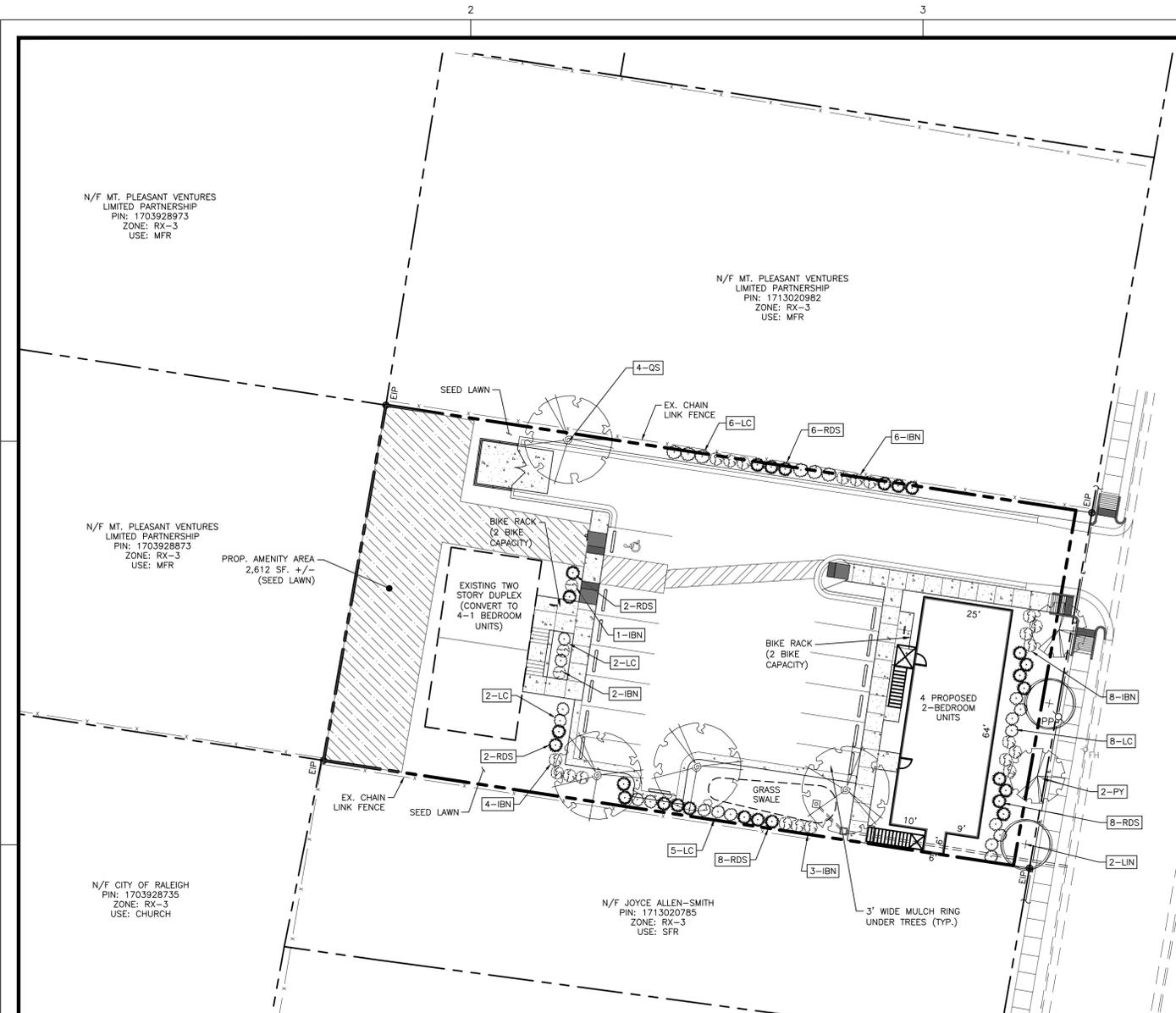
LEGEND

---	PROPERTY BOUNDARY		
- - -	EX. INTERIOR/ADJ. LOT LINE		
- - -	EX. EDGE OF PAVEMENT		
- - -	EX. GRAVEL DRIVE		
- - -	EX. FENCE		
- - -	PROP. SANITARY SEWER		
- - -	PROP. WATER SERVICE		
(EIP)	EXIST. IRON PIN		
(PP)	POWER POLE		
(TBR)	TO BE REMOVED		
(BC)	BACK OF CURB		
(S/W)	SIDEWALK		
(RCP)	REINFORCED CONCRETE PIPE		
(LP)	LIGHT POLE		
(WH)	SANITARY SEWER MANHOLE		
(CB)	CATCH BASIN		
(CO)	CLEAN-OUT		
(E)	OVERHEAD ELECTRIC LINES		
(WM)	WATER METER		
(FH)	FIRE HYDRANT		
(EX SS)	EXIST. SEWER SERVICE		
(EX WL)	EXIST. WATER LINE		
		ASPHALT	
		CONCRETE	
		AMENITY AREA	

FLOOD PLAIN NOTE:
 PROPERTY IS NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720171300J PANEL 1713 EFFECTIVE DATE 5/2/06.



UTILITY PLAN
 SCALE: 1" = 20'
 (DRAWING SCALED FOR 30x42 INCH PLOTS)



KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
SHADE TREES							
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	B&B	MATCHING
UNDERSTORY TREES							
LIN	2	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	6-8'	1.5" CAL.	CONT.	SINGLE STEM
PY	2	PRUNUS YEDOENSIS 'YOSHINO'	YOSHINO CHERRY	6-8'	1.5" CAL.	CONT.	SINGLE STEM
SHRUBS							
IBN	24	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHING
LC	23	LOROPETALUM CHINENSE 'EVER RED'	EVER RED LOROPETALUM	24" HT. MIN.	3 GAL.	CONT.	MATCHING
RDS	30	RHAPHIOLEPIS x DELCOURII SNOWCAP	SNOWCAP HAWTHORNE	24" HT. MIN.	3 GAL.	CONT.	MATCHING

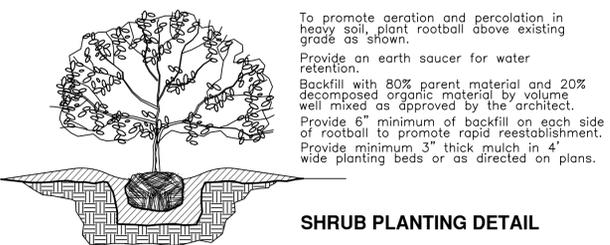
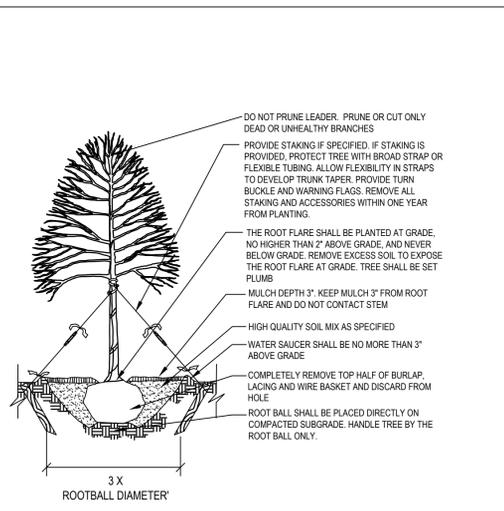
PLANTING NOTES:
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT. FIELD GROWN TREES(B&B) MAY BE SUBSTITUTED WITH CONTAINER GROWN TREES ONLY IF IT MEETS THE HEIGHT AND CALIPER REQUIREMENT.
SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, O.C. = ON-CENTER, (R) = TO REMAIN

LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE & QUARTERLY EVALUATION OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- FERTILIZATION:** FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.
 - PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
 - PEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.
 - MOWING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WATERING:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. WHERE NO IRRIGATION IS UTILIZED, SUPPLEMENTAL WATERING IS REQUIRED FOR THE FIRST GROWING SEASON. ALL CANOPY TREES SHALL REQUIRE TREE GATORS(OR EQUIVALENT) FOR THE ENTIRE FIRST GROWING SEASON AFTER INSTALLATION.
 - SOIL STABILIZATION:** ALL GRASS AREAS DISTURBED DURING INSTALLATION SHALL BE AMENDED AND RESEEDED WITHIN 14 DAYS OF INSTALLATION.
 - WARRANTY:** ALL PLANT MATERIAL ARE REQUIRED TO HAVE A ONE YEAR WARRANTY AFTER TIME OF INSTALLATION. ANY PLANT MATERIAL DECLINING IN HEALTH DUE TO IMPROPER MAINTENANCE WILL BE REPLACED BY & AT THE COST OF THE INSTALLATION CONTRACTOR. REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS & TREES ARE REPLACED AT THE REQUIRED RATES AND SIZES.

LANDSCAPE PLAN NOTES:

- KEY REFERS TO PLANT LIST. WHERE THERE IS ONLY A KEY, THE QUANTITY IS ONE. WHERE THE KEY IS FOLLOWED BY A NUMBER, THE NUMBER IS THE QUANTITY REQUIRED FOR THE INDICATED PLANT BED.
- LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, ETC. DIMENSIONS ON STREET YARDS, BUFFERS AND LANDSCAPE AREAS ARE A MINIMUM WIDTH AND SHALL NOT BE REDUCED.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC., WASHINGTON, D.C.
- MULCH ALL TREES AND PLANTING BEDS AS NOTED ON DRAWING. ALL PLANT GROUPINGS ARE CONSIDERED PLANTING BEDS.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE MOVED.
- APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS PER MANUFACTURER'S SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH STATESMAN BLEND FESCUE BY SOUTHERN STATES SEED, OR APPROVED EQUAL.
- NO CANOPY TYPE TREES ARE TO BE PLACED IN PUBLIC UTILITY EASEMENTS.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED TO ISSUANCE OF BUILDING PERMITS FOR STREET TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.



SHRUB PLANTING DETAIL

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT
 REVISIONS DATE BY NOT TO SCALE

PRCR-03

PARKING LOT TREE COVERAGE REQUIREMENT:
 7.1.7(F) 1 CANOPY TREE / 2,000 SF. OF PARKING AREA
 7,918 SF. OF PARKING AREA PROPOSED / 2000 SF. = 3.9 REQUIRED / 4 PROVIDED

STREET PROTECTIVE YARD REQUIREMENT:
 7.2.4(B) STREET PROTECTIVE YARD TYPE C3 - 3.5' HIGH SHRUBS 30 PER 100 LF OF FRONTAGE: (100' - 21' DRIVEWAY AREA) (30 SHRUBS/100) = 24 REQUIRED / 24 PROVIDED

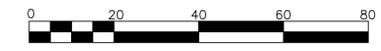
STREET TREE REQUIREMENT UDO 8.5.1.D.2:
 100' - 26' (21' ROAD + 5' SIDEWALK) = 74'
 74' / 1 UNDERSTORY TREE PER 20' (WHERE POWER LINES EXIST) = 3.7 TREES OR 4 TREES REQUIRED.
 4 TREE TREES PROVIDED.

TREE CONSERVATION EXEMPTION:
 TREE CONSERVATION IS NOT REQUIRED FOR SUBDIVISIONS LESS THAN 2.0 ACRES IN SIZE. (REFERENCE: UDO SECTION 9.1.2)



LANDSCAPE PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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PRELIMINARY PLAN

LANDSCAPE PLAN

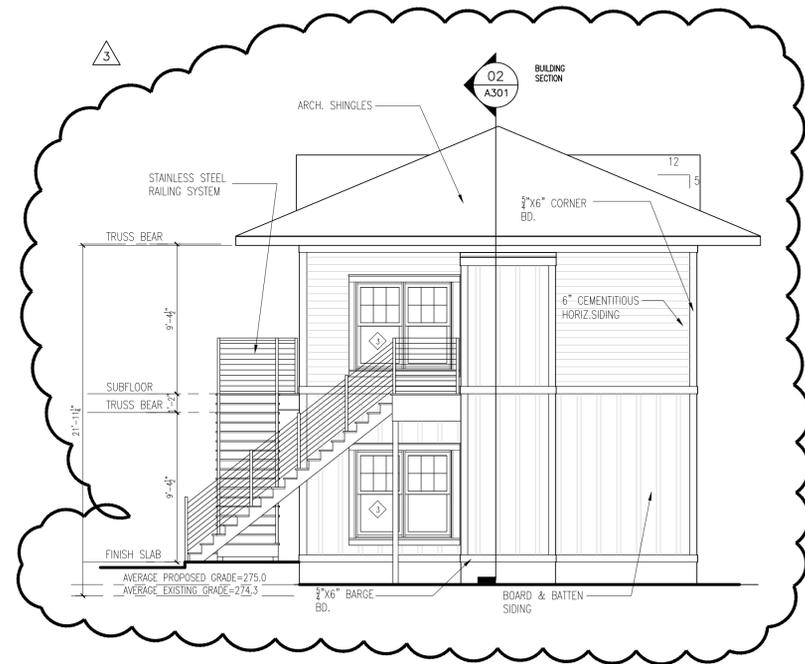
Job Code: **CDA**

Dwg No.
SITE 500

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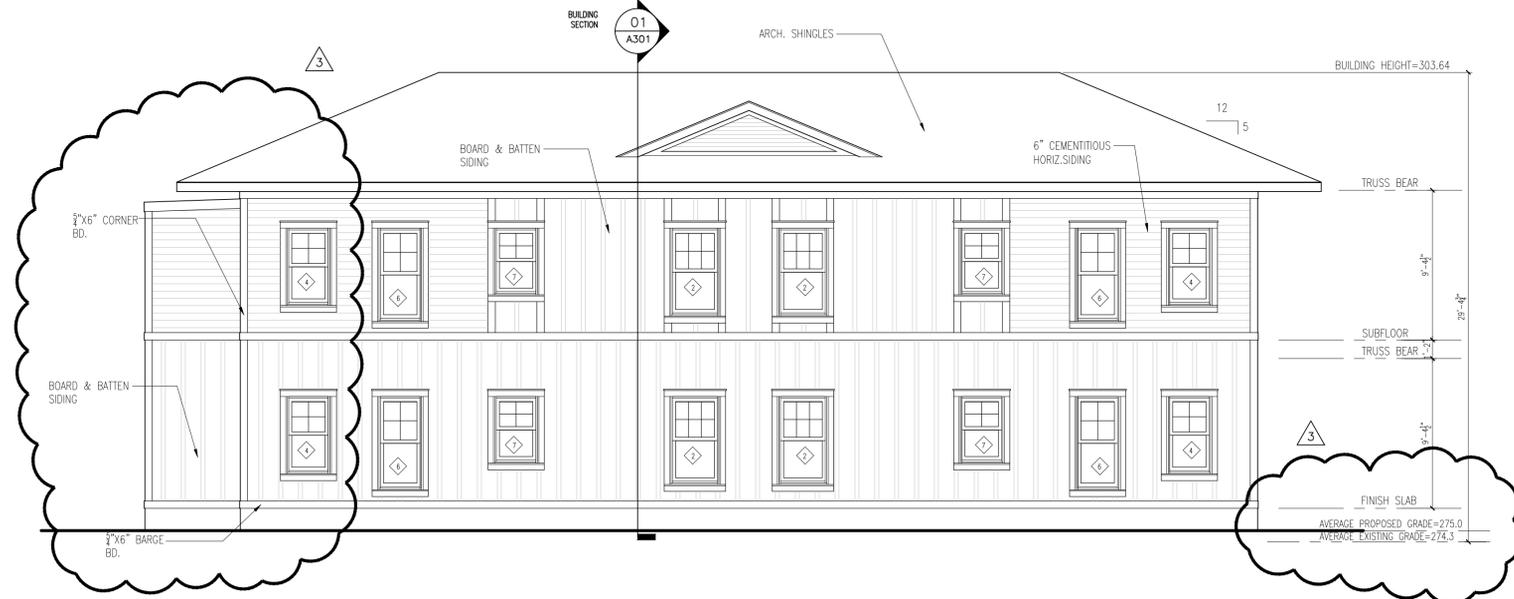


M2 Architecture, PLLC
 910 Tryon Hill Drive, Suite 108,
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 Contact Person: Michael Morse, AIA
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 email: m2architecture@yahoo.com



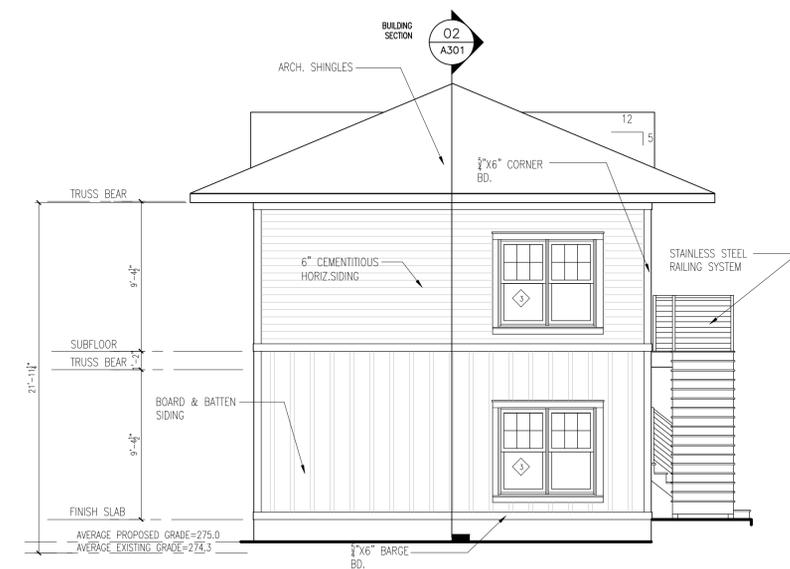
04 RIGHT SIDE ELEVATION

3/16"=1'-0"



03 REAR ELEVATION

3/16"=1'-0"

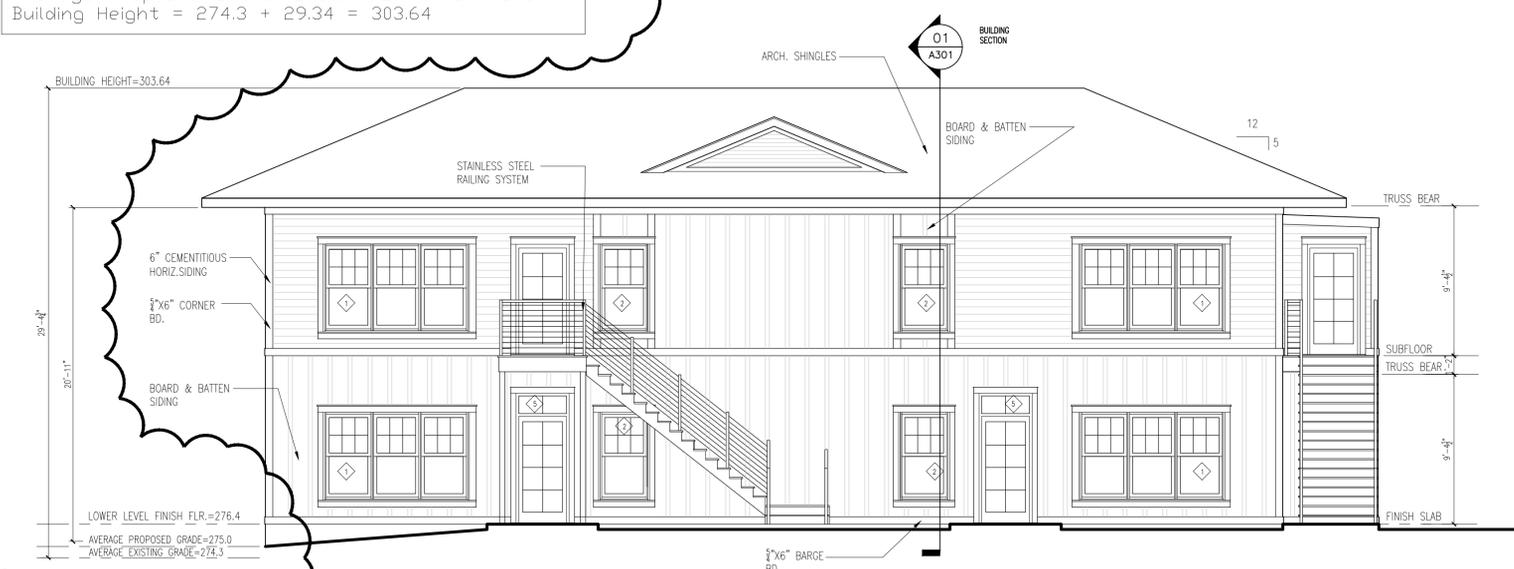


01 LEFT SIDE ELEVATION

3/16"=1'-0"

GROUND FLOOR ELEVATION CALCULATION:
 Average Top of Curb: $(272.10 + 274.75)/2 = 273.43$
 Minimum Ground Floor Elevation: $273.43 + 2 = 275.43$
 Proposed Ground Floor Elevation: 276.4

BUILDING HEIGHT CALCULATION:
 Average Existing Grade $(275.5 + 273.1)/2 = 274.3$
 Average Proposed Grade $(275.5 + 274.5)/2 = 275.0$
 Building Height = $274.3 + 29.34 = 303.64$



02 FRONT ELEVATION

3/16"=1'-0"

Carnage Drive Apartments

New Construction
 1416 Carnage Drive, Raleigh, NC

Revisions

3-29-19, COR CYCLE#3

3-8-19

EXTERIOR ELEVATIONS
 & DETAILS

A201

10 of 9

ARCH.REVIEW