



Administrative Approval Action

AA # 3916 / SR-52-18, Carson Street Multi-Family Transaction #557365

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 east side of Carson Street, between Carson Street and the adjacent railroad right of way (Northern Southern Railway), just south of the intersection of Carson Street and Pershing Road. The site is located at 1512, 1520, and 1524 Carson Street.

REQUEST: Recombination of four existing parcels and development of a 1.96-acre tract zoned RX-3-CU (Z-3-18) into a 32 unit development consisting of townhome style condominiums all within seven separate buildings totaling 25,612 square feet in size on a 1.704 acre lot and creation of two separate adjacent single family detached residential lots to be developed separately.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment has been approved for this project, noted below.

1. Due to existing conditions, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

One Administrative Alternate has been approved by the Planning Director for this project, noted below.

1. An alternative design proposed to meet the intent of the Build To Percentage requirement (1.5.6) (AAD-27-18)

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 Advanced Civil Design.

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. 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. Additional evaluation of detention components and



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adjustments to elevations and pipe sizes should be provided .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.

3. Documentation and acknowledgment for offsite device and drainage easement must be submitted with initial Concurrent plan submittal.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-3-18.
2. 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. The final plat shall designate that the two proposed adjacent single family detached lots shall remain as such and are not to be recombined as per Z-3-18.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. Provide fire flow analysis.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.
6. 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.
7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for the 6' sidewalk sections that are currently not able to be constructed shall be paid to the City of Raleigh.
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
9. 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.
10. The exhibit showing the future sidewalk construction provided at preliminary plan review will need to be added to the site plan sheet of all future submissions.



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PUBLIC UTILITIES

11. 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

STORMWATER

19. The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
20. Appropriate legal documents, maintenance covenant, and/or recorded agreements between the POA for Carson Street Multifamily and the adjacent property owner for offsite stormwater control measures must be provided to the stormwater reviewer.
21. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
22. 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.
23. 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.

URBAN FORESTRY

24. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. Required to plan along Carson St.: 4 shade trees and 10 understory trees.

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: All street lights and street signs required as part of the development approval are installed.
4. 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.
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department



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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: 1-18-2022

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: 1/18/19

Staff Coordinator: Michael Walters

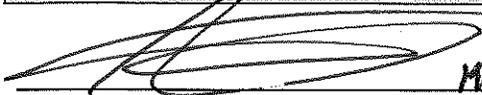
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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	Carson St Multi Family	
	Development Case Number	SR-52-18	
	Transaction Number	557365	
	Design Adjustment Number	DA - 114 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> <u>Dev. Services Planner</u>	<input type="checkbox"/> <u>City Planning</u>	
	<input checked="" type="checkbox"/> <u>Development Engineering</u>	<input type="checkbox"/> <u>Transportation</u>	
	<input type="checkbox"/> <u>Engineering Services</u>	<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>	
	<input type="checkbox"/> <u>Public Utilities</u>		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


MEREDITH W. RITCHIE, PE, MPA
1/18/2019
 Authorized Signature ENGINEERING AND INFRASTRUCTURE MANAGER Date

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

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it relates to block perimeter. The presence of existing railroad right-of-way and lines and existing buildings in the vicinity limit the ability of stub roads to connect through and provide public benefit. The surrounding area is currently built out with well functioning block connectivity.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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 Carson St Multi Family		
	Case Number SR-52-18 SR-52-18		
	Transaction Number 557365		
OWNER	Name Norfolk Southern Railway Company		
	Address 1500 Carson St		City Raleigh
	State NC	Zip Code 27608	Phone 919-831-3002
CONTACT	Name James Whitacre		Firm Advanced Civil Design, Inc.
	Address 51 Kilmayne Dr., Suite 105		City Cary
	State NC	Zip Code 27511	Phone 919-460-2024
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
Provide details about the request; (please attach a memorandum if additional space is needed):			
Section 8.3.2.A.2.b: Request for a design adjustment for 3,000 ft. maximum block perimeter for RX up to 4 stories for the block confined by this project.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

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

Owner/Owner's Representative Signature  Date 10/9/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
a)The lots have frontage on a public street. b)The proposed street network provides vehicular and pedestrian connectivity to Carson Street. c)Other blocks created with the proposed roadway network meet the block perimeter requirements of the UDO. d)Safe pedestrian access has been provided that connects site driveway entrances to building entrances.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
Policy LU 1.3 - Conditional Use District Consistency, Policy LU 2.6 - Zoning and Infrastructure Impacts, Policy LU 5.4 - Density Transitions, Policy LU 5.6 - Buffering Requirements, Policy LU 6.4 - Bus Stop Dedication, Policy T 4.15 - Enhanced Rider Amenities
- C. The requested design adjustment does not increase congestion or compromise Safety;
The design adjustment does not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All proposed lots will have frontage on at least one street.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
3. The site layout of developed properties does not make it possible to adhere to the block perimeter requirement.
4. The PUD zoning of the adjacent property does not provide for a block perimeter.
5. Creating a block for future development would pose a safety hazard as the development is bounded by Railroad right-of-way to the south and east.
6. The proposal does not conflict with a built or proposed roadway in the vicinity of the project.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, CAMERON M. RICE, a Notary Public do hereby certify that
JAMES WHITACRE personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 9th day of October, 2018.

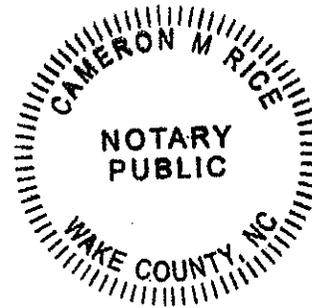
(SEAL)

Notary Public

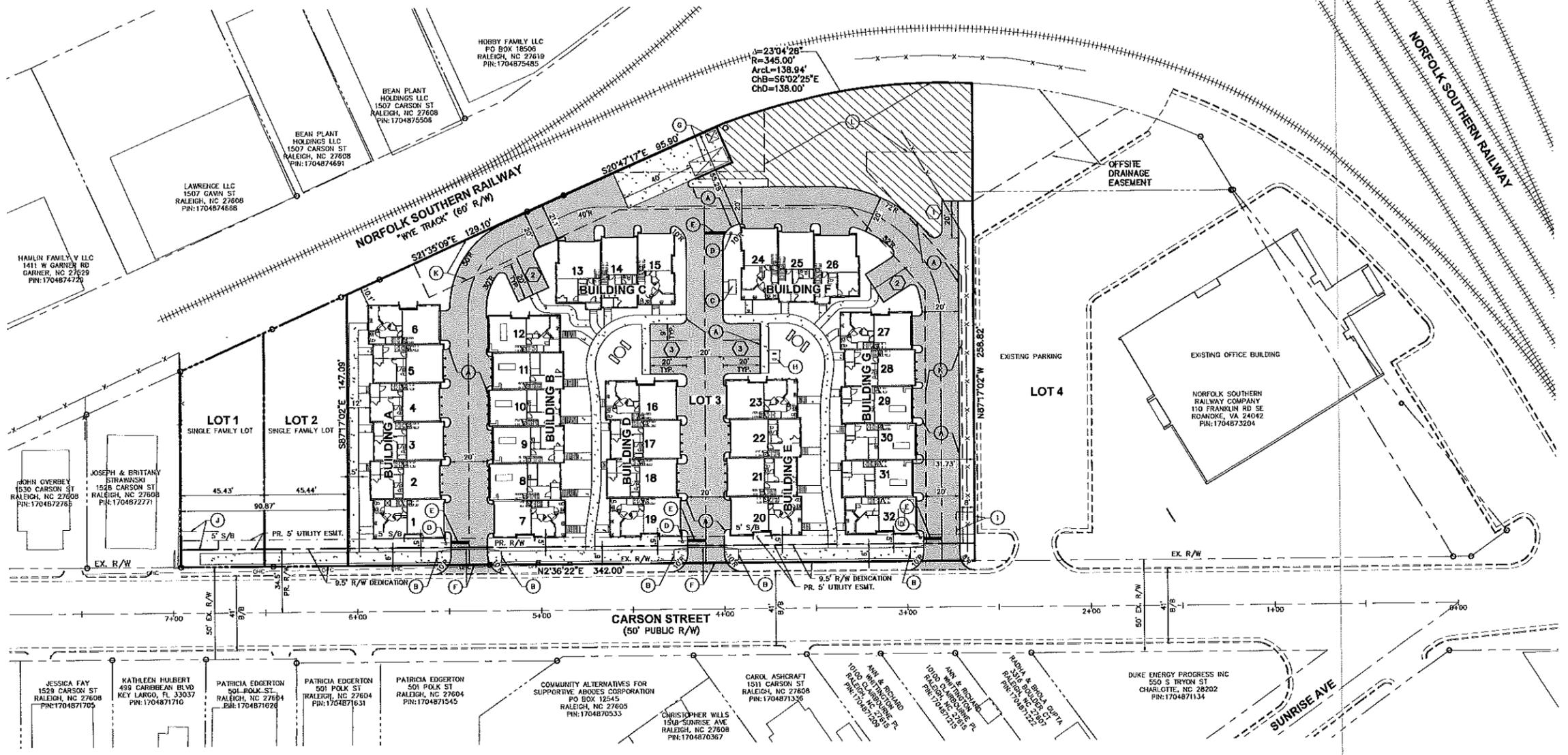
Cameron M. Rice

My Commission Expires:

9/7/2019



18-0005-742-ASR-SITE PLAN.dwg 10/08/2018 1:08:37pm iburzak



LEGEND

	PAVEMENT SECTION
	SIDEWALK CONCRETE SECTION
	AMENITY AREA
	DUMPSTER PAD CONCRETE SECTION

SITE DATA TABLE

ZONED: RX-3-CJ (RESIDENTIAL MIXED USE - 3 STORIES - CONDITIONAL USE)

SITE ACREAGE	1.97 AC. (85,726 S.F.)
RIGHT-OF-WAY DEDICATION	0.09 AC. (4,112 S.F.)
REMAINING SITE ACREAGE	1.87 AC. (81,614 S.F.)
IMPERVIOUS AREA (BUILDING, SIDEWALK, & PARKING)	1.15 AC. (50,332 S.F.)
IMPERVIOUS PERCENTAGE	71.32%
TOTAL PARKING SPACES REQUIRED	68
GARAGE SPACES PROVIDED	84
SURFACE PARKING SPACES PROVIDED	11
TOTAL PARKING SPACES PROVIDED	75
BUILD TO %	70%
REQUIRED BUILD TO %	57.3%
PROPOSED BUILD TO %	ADMINISTRATIVE ALTERNATE PROPOSED

SITE PLAN NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

CURB RADII AT DRIVEWAYS ARE 2'.

CURB RADII AT PARKING STALLS ARE 3'.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

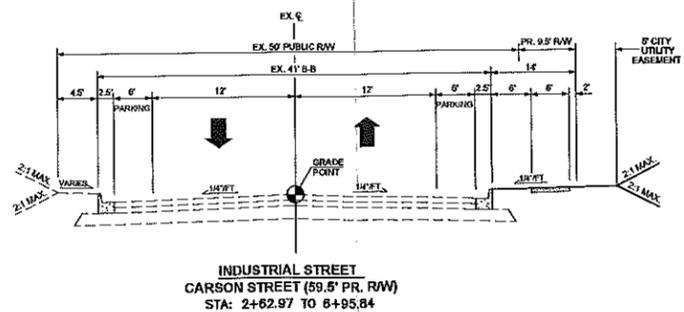
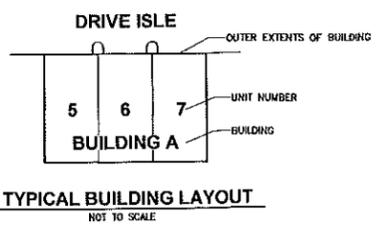
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

BUILDING DATA

BUILDING	NUMBER OF UNITS	BUILDING AREA
A	6	4,853 S.F.
B	6	4,656 S.F.
C	3	2,382 S.F.
D	4	3,221 S.F.
E	4	3,221 S.F.
F	3	2,383 S.F.
G	6	4,659 S.F.

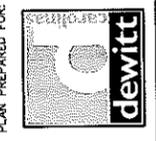
- CODED NOTES**
- (A) CURB AND GUTTER
 - (B) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING INDICATORS.
 - (C) MAIL KIOSK
 - (D) STOP SIGN
 - (E) STOP LINE, 18" WHITE
 - (F) CROSSWALK LINE, 8" WHITE
 - (G) TRASH COMPACTOR W/ SCREENING PER COR SOLID WASTE MANUAL
 - (H) BIKE RACKS
 - (I) 10' X 12' COR WATERLINE EASEMENT
 - (J) 20' X 10' SLOPE EASEMENT
 - (K) 20' PRIVATE DRAINAGE EASEMENT
 - (L) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT



PLAN PREPARED BY:
FRM # C-2796

51 Kilmayne Drive
Suite 105
Cary, North Carolina 27511
ph 919.484.2990
fax 919.338.5127

ADVANCED CIVIL DESIGN
ENGINEERS



ADMINISTRATIVE SITE PLAN
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

CARSON STREET MULTI-FAMILY

FOR
DEWITT CAROLINAS, INC.

SITE AND TRANSPORTATION PLAN

Issue Dates:
06/04/2018: INITIAL SUBMITTAL
07/23/2018: RESPONSE TO 1ST REVIEW
10/10/2018: RESPONSE TO 2ND REVIEW

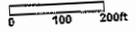
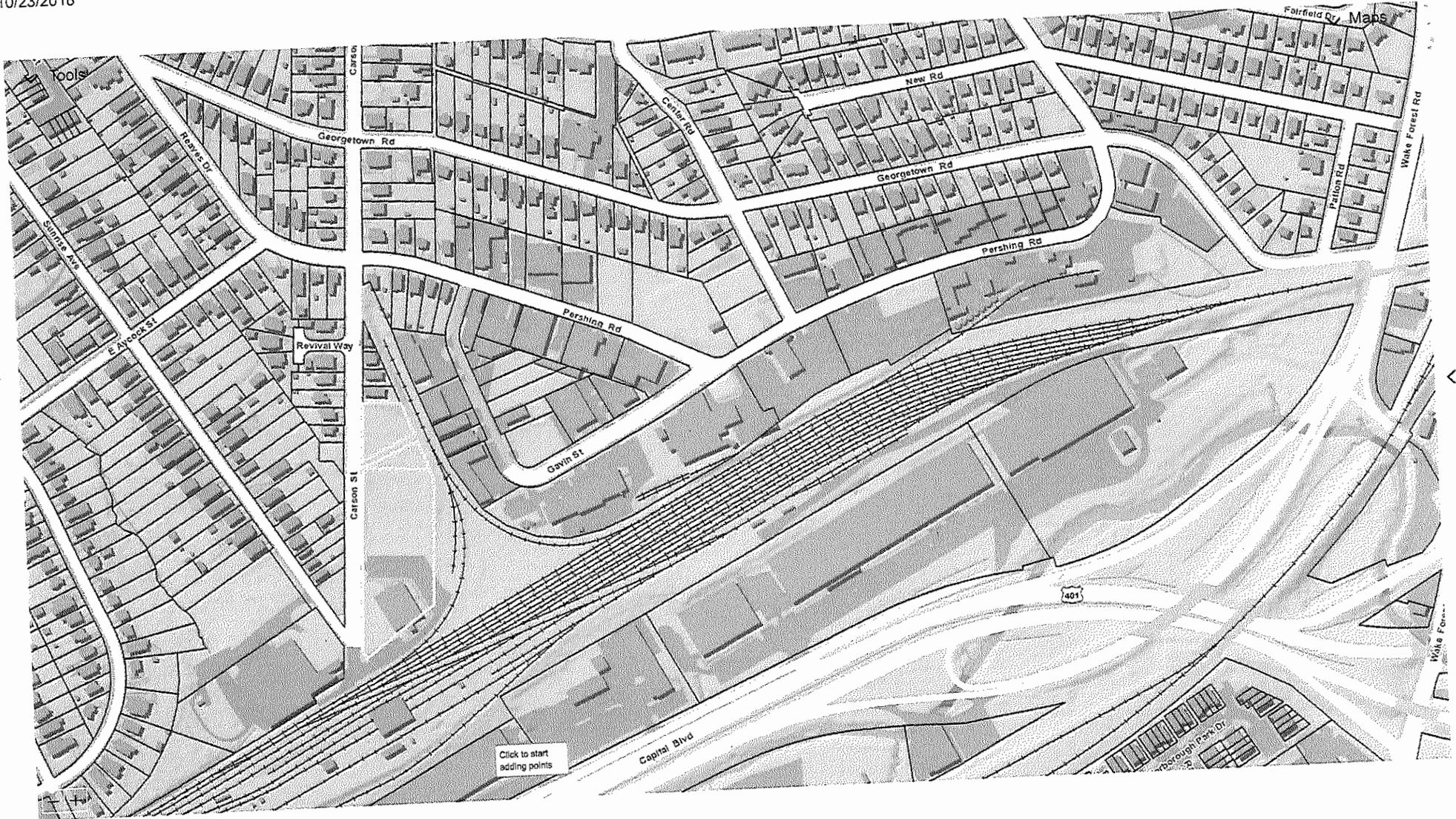
Date: 10/08/2018
Scale: 1" = 30'

Drawn By: JLB
Checked By: JOW

Project Number:
18-0005-742

Drawing Number:
3 / 11

10/23/2018



Overview

ADMINISTRATIVE SITE PLAN CARSON STREET MULTI-FAMILY CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA 2018

OWNER NORFOLK SOUTHERN RAILWAY COMPANY 1500 CARSON ST RALEIGH, NC 27608 PHONE: 919-831-3002	DEVELOPER DEWITT CAROLINAS, INC. 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-863-1000	ENGINEER ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290
LANDSCAPE ARCHITECT J DAVIS 510 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-835-1500	ARCHITECT SCOTT GARDNER ARCHITECT, PLLC 102 FOUNTAIN BROOK CIRCLE, SUITE C CARY, NC 27511 PHONE: 919-320-3022	

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SURVEY INFORMATION PROVIDED BY JOHN A. EDWARDS & COMPANY.
3. CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. ANY DIFFERENCES SHALL BE REPORTED TO THE OWNER, ENGINEER, AND ARCHITECT.
5. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
6. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
7. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
8. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
9. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
10. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #T-20.01.2

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

PROJECT STATISTICS

SR - 52 - 18

PROPERTY OWNERS.....	NORFOLK SOUTHERN RAILWAY COMPANY
DEVELOPER.....	DEWITT CAROLINAS, INC.
WAKE COUNTY PINS.....	1704873204, 1704873532, 1704872682 DB 2378, PG. 662 DB 2378, PG. 662 DB 2378, PG. 662
ZONING.....	RX-3-CU
TYPE OF SUBDIVISION.....	RE-COMBINATION OF FOUR EXISTING TRACTS.

SITE INFORMATION

SITE AREA.....	1.968 AC.
R/W DEDICATION.....	0.094 AC.
REMAINING SITE AREA.....	1.874 AC.
TOTAL NUMBER OF UNITS ALLOWED.....	45
TOTAL NUMBER OF UNITS PROPOSED.....	34
DENSITY.....	18.14 UNITS/AC.
REQUIRED BUILD TO %.....	70% MIN.
*PROPOSED BUILD TO %.....	57.3%

MULTI-FAMILY PARKING CALCS.

VEHICLE PARKING CALCS.	
BUILDING TYPE 1 BEDROOM COUNT.....	32 2-BEDROOM
PARKING REQUIRED FOR 32 BUILDINGS.....	64
PARKING REQUIRED FOR VISITOR.....	4
TOTAL REQUIRED.....	68
TOTAL PARKING PROVIDED.....	75

BICYCLE PARKING COUNT:

REQUIRED PARKING (1 PER 20 UNITS/ MIN 4).....	4
PROVIDED.....	4

OUTDOOR AMENITY AREA CALC.

SITE AREA.....	1.874 AC.
AMENITY AREA REQUIRED (10% SITE).....	0.187 AC.
AMENITY AREA PROVIDED.....	0.213 AC.

MULTI-FAMILY SITE IMPERVIOUS CALCS. (1.63 AC.)

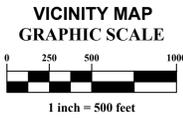
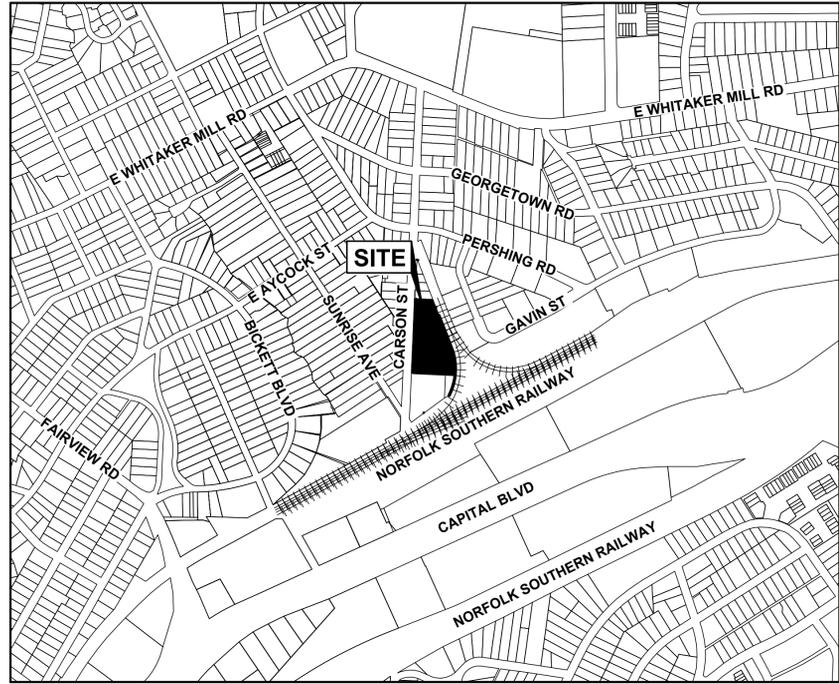
BUILDINGS(FOOTPRINT).....	25,325 SF.
PARKING & DRIVE AISLE.....	19,086 SF.
SIDEWALK.....	3,635 SF.
TOTAL.....	48,046 SF.
IMPERVIOUS PERCENTAGE.....	67.67%

SINGLE FAMILY SITE IMPERVIOUS CALCS. (0.25 AC.)

TOTAL IMPERVIOUS AREA PERMITTED.....	3,420 SF./LOT
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BUILDING HEIGHT

REQUIRED FOR MULTI-FAMILY.....	3 STORIES - 50' MAX
PROPOSED BUILDING HEIGHT.....	3 STORIES - REFERENCE SHEET A2.2 FOR HEIGHT



ADMINISTRATIVE SITE REVIEW APPLICATION

Administrative Site Review Application
(for UDD Districts only)

DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Sorbidge Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3495 | fax 919-996-1831
Labeled Satellite Office | 100 - 130 Lakeside Blvd | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	FOR OFFICE USE ONLY Transaction Number Assigned Project Coordinator Assigned Floor Leader
---	---

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

GENERAL INFORMATION	
Development Name: Carson Street Multi Family	
Zoning District: RX-3-CU	Overlay District (if applicable):
Proposed Use: Multi Family	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property Address(es): 1500, 1512, 1520 Carson Street Major Street Locator:	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
P.I.N. 1704873204	P.I.N. 1704873532
P.I.N. 1704872682	P.I.N.

What is your project type?
 Multifamily New Residential Duplex Other: If other, please describe: Multi-Family
 Apartments Elderly Facilities Hospitals Hotels/Motels Office
 Mixed-Use School Shopping Center Streets Industrial Building
 Religious Religious Institution Residential Care Retail Cottage Court

WORK SCOPE
Per City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDD), indicate impacts on parking requirements.
Multi-Family Development consisting of 32 buildings, 0.14 ac. of outdoor amenity area, private streets, water and sewer, underground stormwater.

DESIGN ADJUSTMENT OR ADMIN. ALTERATION
Per City Code Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Adminstrative A1.

CLIENT/DEVELOPER/OWNER	CONSULTANT
Company: Dewitt Carolinas, Inc. Name (I): Steven Beattie Address: 3301 Benson Drive Phone: 919-863-1000 Email: Steven.Beattie@dewittcarolinas.com Fax:	Company: Advanced Civil Design Name (I): James Whitacre Address: 51 Kilmayne Dr, Suite 105 Phone: 919-481-6290 Email: jwhitacre@advancedcivildesign.com Fax:

PAGE 1 OF 3 WWW.RALEIGHINC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) RX-3-CU	Proposed building use(s) Residential	Existing Building(s) sq. ft. gross 0	
If more than one district, provide the acreage of each:			
Overlay District	Proposed Building(s) sq. ft. gross 25,612		
Total Site Area: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 1.97	Total sq. ft. gross (existing & proposed) 25,612		
Off street parking: Required 68	Proposed height of building(s) 40' Max		
COA (Certificate of Appropriateness) case #	# of stories: Max 3 Stories		
BOA (Board of Adjustment) case # A-	ceiling height of 1 st floor Varies		
CUO (Conditional Use District) case # Z-3-18			
Stormwater Information			
Existing Impervious Surface 0	acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface 1.29 AC.	acres/square feet 56,332 SF	If Yes, please provide:	
Noise River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Allowable Soils	Flood Study
		FEMA Map Panel #	
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # of Apartment, Condominium or Residential Units 34	5. Bedroom Units: 1br 2br 3br 4br or more 2		
2. Total # of Congregate Care Or Life Care Dwelling Units 0	6. Infill Development 2.2.7 0		
3. Total Number of Hotel Units 0	7. Open Space (only) or Amenity 0.20 ac.		
4. Overall Total # of Dwelling Units (1-4 Above) 34	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 Advanced Civil Design, Inc. 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 confirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signed: <i>Steven Beattie</i>		Date: 5/16/18	
Printed Name: Steven Beattie, mbr			
Signed: _____		Date: _____	
Printed Name: _____			

ZONING CONDITIONS (Z-3-18)

1. THE PRINCIPAL USES PERMITTED ON THE PROPERTY SHALL BE LIMITED TO THE FOLLOWING PRINCIPAL USES AS LISTED IN THE ALLOWABLE PRINCIPAL USE TABLE (UDO SEC. 6.1.4.): SINGLE-UNIT LIVING, TWO-UNIT LIVING, MULTI-UNIT LIVING AND SUPPORTIVE HOUSING RESIDENCE.
- THIS PROJECT WILL CONSIST OF MULTI-UNIT LIVING AND TWO SINGLE FAMILY LOTS.
2. THE FOLLOWING BUILDING TYPES, AS DESCRIBED IN UDO SECTION 1.4.1., SHALL BE PERMITTED ON THE PROPERTY: DETACHED HOUSE, ATTACHED HOUSE, TOWNHOUSE, APARTMENT, AND OPEN LOT.
- THE BUILDING TYPE FOR THIS PROJECT WILL BE APARTMENTS BUILT TO LOOK LIKE TOWNHOMES.
3. RESIDENTIAL DENSITY SHALL BE LIMITED TO 45 DWELLING UNITS, AND AT LEAST TWO OF THESE DWELLING UNITS SHALL BE LOCATED IN DETACHED HOUSES.
- THIS PROJECT WILL CONSIST OF 32 DWELLING UNITS IN APARTMENT STYLE BUILDINGS AND TWO DETACHED HOUSING LOTS.
4. THE DETACHED HOUSE BUILDING TYPE IS THE ONLY BUILDING TYPE PERMITTED WITHIN 90 FEET OF THAT PARCEL IDENTIFIED AS LOT 44 ON PLAT RECORDED IN BOOK OF MAPS 1920, PAGE 186 AND DESCRIBED IN DEED RECORDED IN BOOK 16918, PAGE 2665, WHICH IS LOCATED IMMEDIATELY NORTH OF THE PROPERTY.
- THE APARTMENT BUILDING TYPE SHOWN ON THIS PLAN WILL BE LOCATED 102.9 FEET FROM THE PARCEL IDENTIFIED AS LOT 44 ON THE PLAT RECORDED IN BOOK OF MAPS 1920, PAGE 186.

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER(S)	1
NUMBER OF LOT(S)	3
NUMBER OF UNITS	34
LIVABLE BUILDINGS	34
OPEN SPACE	YES (PRIVATE)
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	260

SITE IMPROVEMENT QUANTITIES

PRIVATE STREET (LF)	784
PRIVATE 5' SIDEWALK (LF)	680
6" DIP PRIVATE WATER (LF)	521
8" PRIVATE SEWER (LF)	157

PLAN PREPARED BY:
 FIRM # C-2796

 ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kilmayne Drive
 Suite 105
 Cary, North Carolina 27511
 ph 919.481.6290
 fax 919.336.5127

PLAN PREPARED FOR:

 dewitt

ADMINISTRATIVE SITE PLAN
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 CARSON STREET MULTI-FAMILY
 FOR
 DEWITT CAROLINAS, INC.
 TITLE SHEET

Issue Dates:
 06/04/2018: INITIAL SUBMITTAL
 07/23/2018: RESPONSE TO 1ST REVIEW
 10/10/2018: RESPONSE TO 2ND REVIEW
 11/07/2018: RESPONSE TO 3RD REVIEW
 12/05/2018: RESPONSE TO 4TH REVIEW

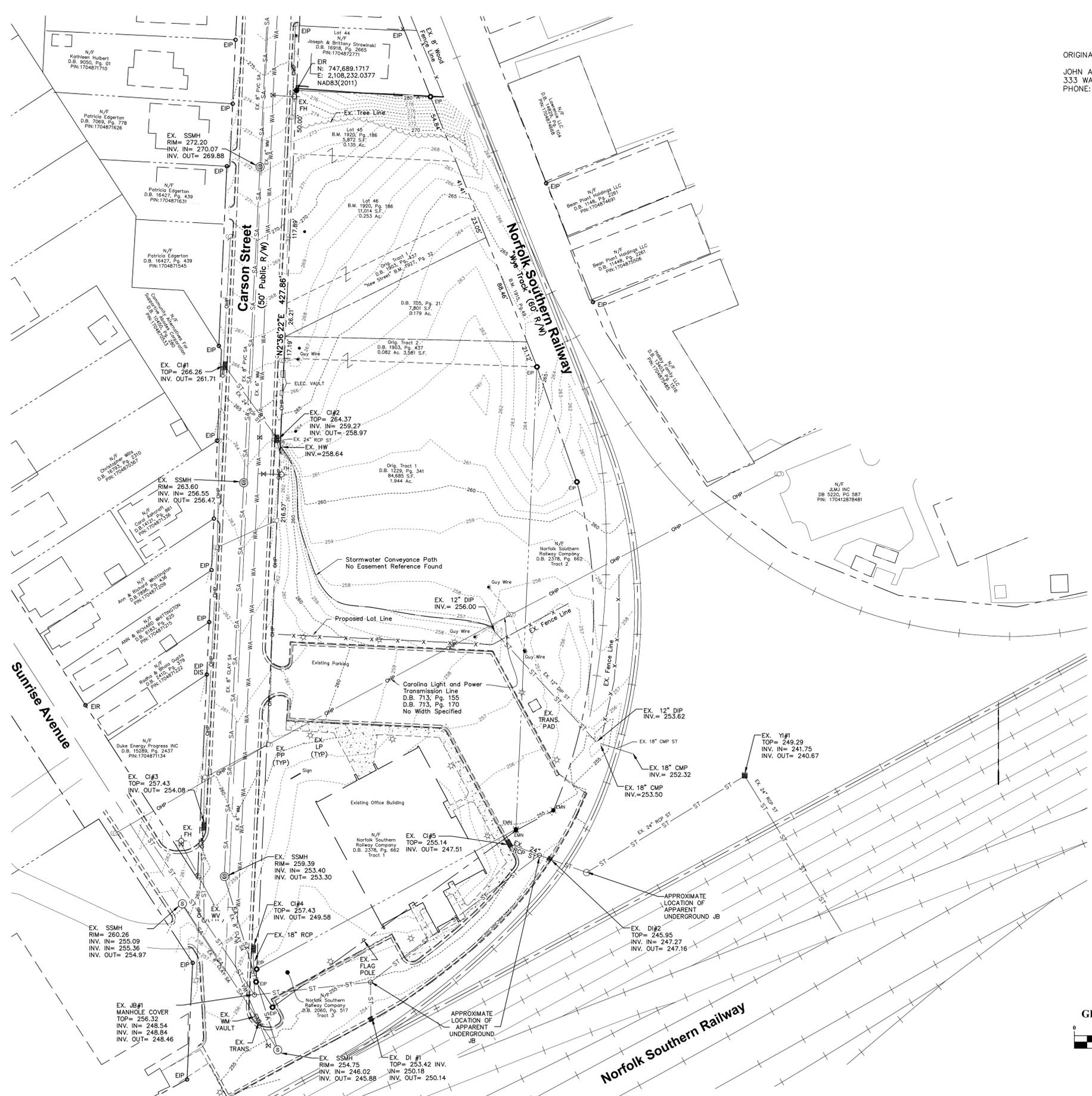
Date: 12/05/2018
 Scale: 1" = 500'
 Drawn By: JWB
 Checked By: JDW

Project Number:
 18-0005-742
 Drawing Number:
 1 / 12

SR-52-18
TN# 557365

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LEGEND			
BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PC	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
N/F	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX.	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	EW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FFE	FINISHED FLOOR ELEVATION	Y	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE	TSP	TRAFFIC SIGNAL POLE
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		
CONCRETE		EX. POWER POLE	
EX. WATER VALVE		NEW WATER VALVE	
EX. FIRE HYDRANT		NEW WATER REDUCER	
EX. WATER METER		NEW FIRE HYDRANT	
EX. SANITARY SEWER MANHOLE		NEW WATER METER	
EX. SANITARY SEWER CLEANOUT		NEW SANITARY SEWER MANHOLE	
EX. STORM CATCH BASIN		NEW SANITARY SEWER CLEANOUT	
EX. STORM DROP INLET		NEW STORM CATCH BASIN	
EX. STORM FLARED END SECTION		NEW STORM DROP INLET	
EX. LIGHT POLE		NEW STORM FLARED END SECTION	
PROPERTY LINE			
RIGHT-OF-WAY LINE			
LOT LINE			
EXISTING WATER LINE			
EXISTING SANITARY SEWER			
EXISTING STORM DRAINAGE			
EXISTING CONTOUR LINE			
OVERHEAD POWER LINE			



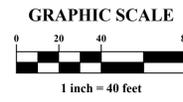
ORIGINAL SURVEY PROVIDED BY:
 JOHN A. EDWARDS & COMPANY
 333 WADE AVE, RALEIGH, NC 27605
 PHONE: 919-828-4428



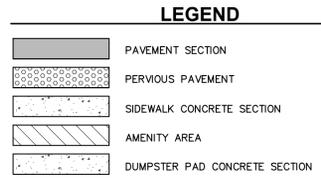
ADMINISTRATIVE SITE PLAN
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CARSON STREET MULTI-FAMILY
 FOR
DEWITT CAROLINAS, INC.
 EXISTING CONDITIONS PLAN

PLAN PREPARED BY:
 FIRM # C-2796
 ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS
 51 Kilmoyne Drive
 Suite 105
 Cary, North Carolina 27511
 ph 919.481.6290
 fax 919.336.5127

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	12/05/2018: RESPONSE TO 4TH REVIEW
Date:	12/05/2018
Scale:	1" = 40'
Drawn By:	JLB
Checked By:	JDW
Project Number:	18-0005-742
Drawing Number:	2 / 12



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SITE PLAN NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

CURB RADII AT DRIVEWAYS ARE 2'.

CURB RADII AT PARKING STALLS ARE 3'.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

- CODED NOTES**
- (A) CURB AND GUTTER
 - (B) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING INDICATORS.
 - (C) MAIL KIOSK
 - (D) STOP SIGN
 - (E) STOP LINE, 18" WHITE
 - (F) CROSSWALK LINE, 8" WHITE
 - (G) TRASH COMPACTOR W/ SCREENING PER COR SOLID WASTE MANUAL
 - (H) BIKE RACKS
 - (I) 10' X 17" COR WATERLINE EASEMENT
 - (J) 20' X 10' SLOPE EASEMENT
 - (K) 20' PRIVATE DRAINAGE EASEMENT
 - (L) 15' PRIVATE DRAINAGE EASEMENT
 - (M) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - (N) FENCE AND LANDSCAPE IN PLACE OF BUILD-TO

SITE DATA TABLE

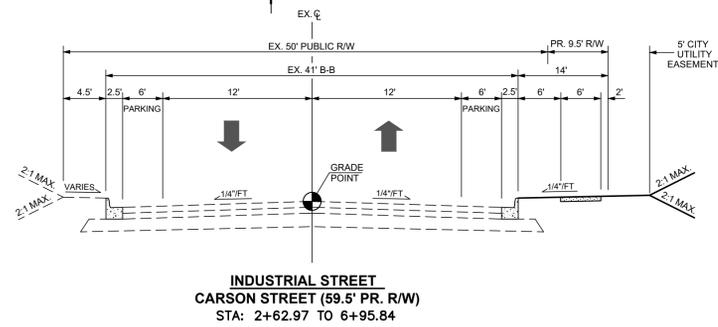
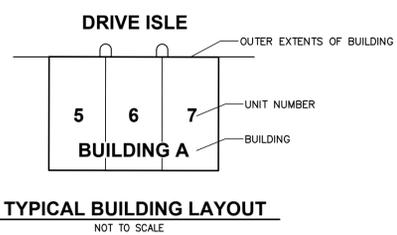
ZONED: RX-3-CU (RESIDENTIAL MIXED USE - 3 STORIES - CONDITIONAL USE)

SITE ACREAGE	1.968 AC. (85,726 S.F.)
RIGHT-OF-WAY DEDICATION	0.094 AC. (4,112 S.F.)
REMAINING SITE ACREAGE	1.874 AC. (81,614 S.F.)
IMPERVIOUS AREA (BUILDING, SIDEWALK, & PARKING)	1,103 AC. (48,046 S.F.)
IMPERVIOUS PERCENTAGE	67.67%
TOTAL PARKING SPACES REQUIRED	68
GARAGE SPACES PROVIDED	64
SURFACE PARKING SPACES PROVIDED	11
TOTAL PARKING SPACES PROVIDED	75
BUILD TO %	70%
REQUIRED BUILD TO %	70%
*PROPOSED BUILD TO %	57.3%
*ADMINISTRATIVE ALTERNATE	

(P) = PARKING SPACE COUNT

BUILDING DATA

BUILDING	NUMBER OF UNITS	BUILDING AREA
A	6	4,853 S.F.
B	6	4,656 S.F.
C	3	2,382 S.F.
D	4	3,221 S.F.
E	4	3,221 S.F.
F	3	2,383 S.F.
G	6	4,659 S.F.



ADMINISTRATIVE SITE PLAN
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

CARSON STREET MULTI-FAMILY
FOR
DEWITT CAROLINAS, INC.

SITE AND TRANSPORTATION PLAN

PLAN PREPARED BY:
FIRM # C-2796

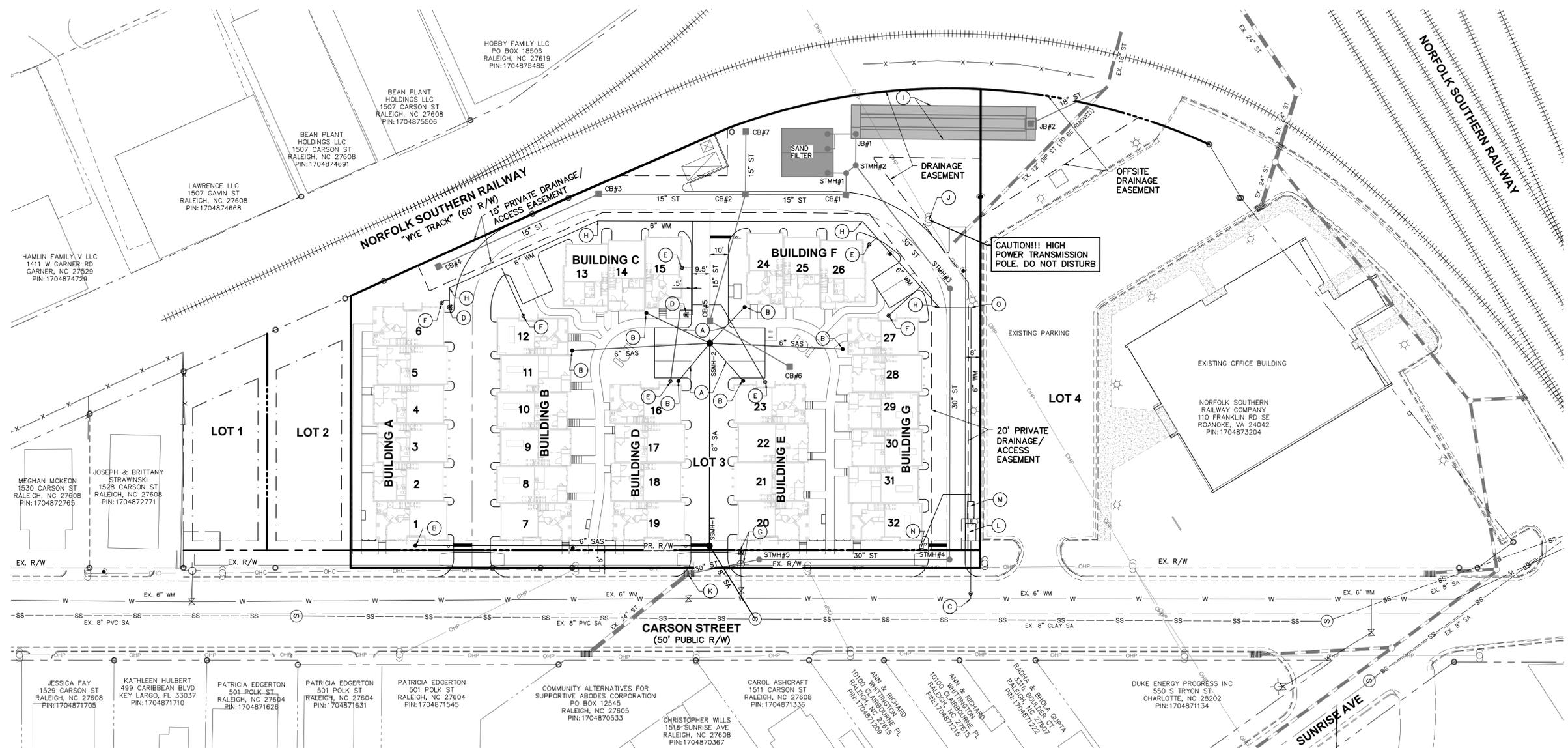
carolinascivil.com
dewitt
ENGINEERS SURVEYORS

51 Kilmoyne Drive
Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

Issue Dates:

06/04/2018: INITIAL SUBMITTAL	Date: 12/05/2018
07/23/2018: RESPONSE TO 1ST REVIEW	Scale: 1" = 30'
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11/07/2018: RESPONSE TO 3RD REVIEW	Checked By: JDW
12/05/2018: RESPONSE TO 4TH REVIEW	Project Number: 18-0005-742
	Drawing Number: 3 / 12

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STANDARD UTILITY NOTES (AS APPLICABLE):

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- 2. UTILITY SEPARATION REQUIREMENTS:
 - a) 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' 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
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - e) 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)
 - f) 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
- 4. 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
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 6. 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
- 7. INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE
- 8. 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
- 9. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

- 10. NCDOT / RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 11. 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
- 12. 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

UTILITY NOTES

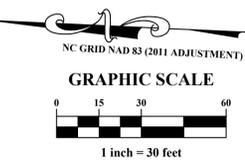
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- 2. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 3. SOLID WASTE COLLECTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL, VERSION 2.1, DATED JANUARY 14, 2005 (PART 7, CHAPTER 2 OF THE RALEIGH CITY CODE)

CODED NOTES

- (A) 6" SANITARY SEWER SERVICE (TYP.)
- (B) SANITARY SEWER SERVICE CLEAN-OUT (TYP.)
- (C) 6" X 6" TAPPING SLEEVE AND VALVE PER W-14
- (D) PRIVATE FIRE HYDRANT AND VALVE ASSEMBLY PER W-5.
- (E) 1" WATERLINE SERVICE (TYP.)
- (F) 1 1/2" WATERLINE SERVICE (TYP.)
- (G) RELOCATE EXISTING FIRE HYDRANT WITHIN R/W PER W-5
- (H) 45° HORIZONTAL BEND
- (I) UNDERGROUND STORMWATER FACILITY
- (J) UTILITY POLE PROTECTION
- (K) CONVERT CURB INLET CASTING TO GRATED CASTING
- (L) 6" MASTER METER VAULT PER W-33 IN 17'X10' CITY OF RALEIGH WATERLINE EASEMENT
- (M) ABOVE GROUND 6" REDUCED PRESSURE BACKFLOW DEVICE (WILKINS 6" MODEL 375ADA RPZ OR APPROVED EQUAL) WITHIN HEATED ENCLOSURE (BF PRODUCTS 98-APD OR APPROVED EQUAL) ASSE 1060 APPROVED
- (N) FIRE DEPARTMENT CONNECTION
- (O) 90° HORIZONTAL BEND

LEGEND

- Iron Pipe Found
- Calculated Point
- ▲ Railroad Spike
- ⊕ Electric Power Pole
- ⊙ Fire Hydrant
- X — Ex. Fence Line
- WA — Ex. Water Line
- SS — Ex. Sanitary Sewer
- GAS — Ex. Gas Line
- OHP — Ex. Overhead Electric Line
- — — — — Ex. Property Line
- — — — — Right of Way
- — — — — Property Line
- 8" WL — Prop. Water Line
- 12" ST — Prop. Storm Sewer
- 8" SA — Prop. Sanitary Sewer



ADMINISTRATIVE SITE PLAN
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CARSON STREET MULTI-FAMILY
FOR
DEWITT CAROLINAS, INC.
UTILITY PLAN



PLAN PREPARED BY:
FIRM # C-2796
51 Kilmoyne Drive
Suite 105
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ph 919.481.6290
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ADVANCED CIVIL DESIGN
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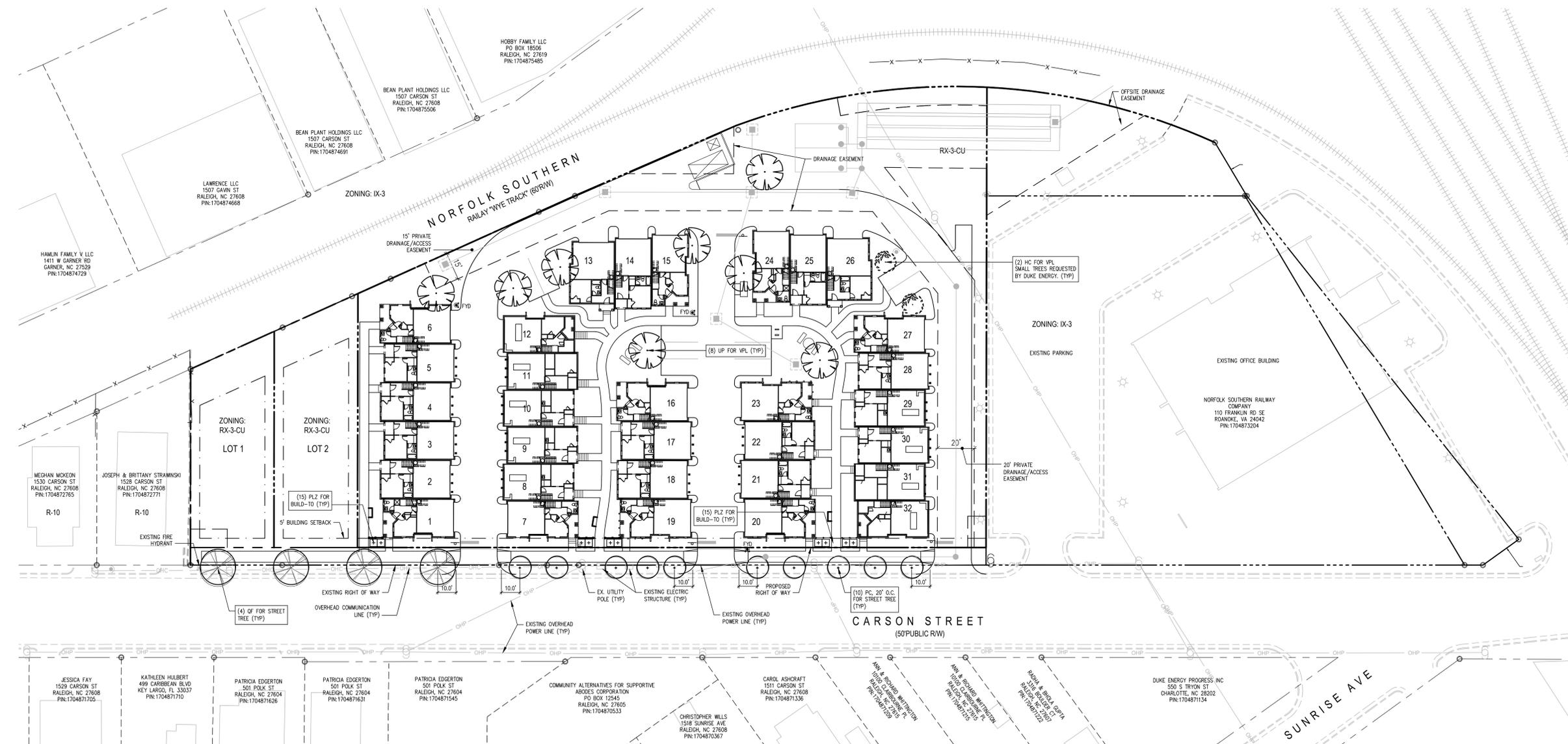
Drawn By: JLB	Checked By: JDW
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Project Number:
18-0005-742

Drawing Number:
4 / 12

SEE LP3.1 FOR LANDSCAPE DETAILS.

EXISTING SITE DATA:
 SITE ADDRESS: 1500, 1512, & 1520 CARSON STREET, RALEIGH, NORTH CAROLINA 27608
 PIN NUMBER: 1704-87-3204, 1704-87-3532, AND 1704-87-2682
 DEED BOOK: DB 002378, PG 00682
 RECORDED MAP: BM 1915, PG 49
 ZONING(S): IX-3 AND RX-3-CU



- LANDSCAPE NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3", MAXIMUM DEPTH OF 4", WITH AGED TRIPLE SHREDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES, FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
 - ALL LAWN AREAS TO BE SEEDED OR SOODED AS PER MANUFACTURE'S SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. REFER TO SP
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - ALL ABOVE-GROUND HVAC EQUIPMENT AND 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 CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
 - TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20 FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
 - CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRANS EXITING AUTOS PARKED IN PARALLEL SPACES.
 - A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

City of Raleigh UDO Landscape & Screening Requirements
 Project: Carson Street Multifamily
 Date: 05.18.2018 (Rev. 10.08.2018)

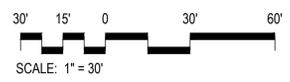
Street Plantings & Street Protective Yard - Carson Street				
Length of Right of Way			428	LF
less driveways			0	LF
net length			428	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	428 / 40		10.7	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			5	EA
Understory Trees Provided (1-1/2" cal. 6' ht. @ 20' o.c. average)			10	EA
Vehicular Parking Lot				
Vehicular Surface Area			19,471	SF
Shade Trees Required (3" cal. 10' ht. per 2,000 sf)	19,471 / 2,000		9.7	EA
Trees Provided			10	EA

PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS
TREES							
2	HC	Halesia tetraptera	Carolina Silverbell	1-1/2" MIN.	6' MIN.	B&B	Single Stem
10	PC	Pistachia chinensis	Chinese pistache	1-1/2" MIN.	6' MIN.	B&B	Single Stem
4	QF	Quercus falcata	Southern Red Oak	3" MIN.	10' MIN.	B&B	
8	UP	Ulmus parvifolia 'UPTMF' Bosque	Bosque Lacebark Elm	3" MIN.	10' MIN.	B&B	
SHRUBS							
10	PLZ	Prunus laurocerasus 'Zabeliana'	Zabel's Cherry Laurel	24"-30"		Container	For Build-To

SR-52-18

LANDSCAPE PLAN



JDAVIS
 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
 1218 Chemical Street, 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121

SR-52-18
 TRANSACTION NO. 557365 (Admin. Site Review)

dewitt carolinas

Dewitt Carolinas, INC.
Carson Street Multifamily
 Raleigh, North Carolina

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

PROJECT:	DEWITTC-18023	DATE
ISSUE:	Administrative Site Review	05.18.2018
REVISIONS:	1st Review Comments	07.19.2018
	2nd Review Comments	10.08.2018
	3rd Review Comments	11.07.2018
	Express Review	12.05.2018
DRAWN BY:	SB, CHK	
CHECKED BY:	KT	
CONTENT:	LANDSCAPE PLAN	

LP1.1

12/2/2018 3:30 PM P:\18023\18023_Carson_SU_Aguments\4_LAND\img-LP1\8023-SP06.dwg

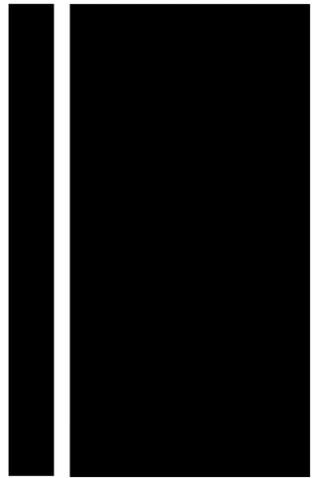
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Front Elevation
3/16" = 1'-0"



Rear Elevation
3/16" = 1'-0"



Exterior Elevations
Carson St.
Townhomes

Raleigh, NC

10.11.18



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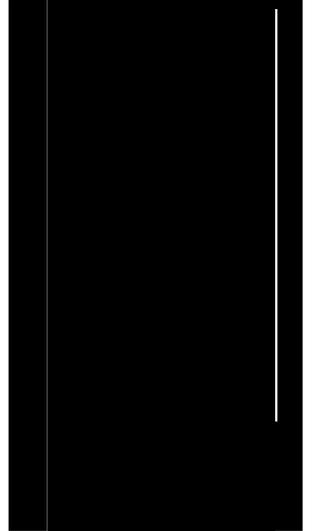
Left Elevation
3/16" = 1'-0"



Right Elevation
3/16" = 1'-0"

BUILDING A - AVE. CURB GRADE = 269.7 - FF=271.7
 BUILDING D - AVE. CURB GRADE = 265.0 - FF = 267.0
 BUILDING G - AVE. CURB GRADE = 262.7 - FF = 264.7 ()
 BUILDING A
 EX. AVE. GRADE = 269.0, PROP. AVE. GRADE = 270.7, BLDG HEIGHT = 45.7 FEET
 BUILDING D
 EX. AVE. GRADE = 264.8, PROP. AVE. GRADE = 266.0, BLDG HEIGHT = 45.2 FEET
 BUILDING G
 EX. AVE. GRADE = 260.3, PROP. AVE. GRADE = 263.1, BLDG HEIGHT = 46.8 FEET

BUILDING B - AVE. CURB GRADE = 267.2 - FF=269.3
 BUILDING E - AVE. CURB GRADE = 263.5 - FF = 265.5
 BUILDING B
 EX. AVE. GRADE = 266.8 PROP. AVE. GRADE = 270.6, BLDG HEIGHT = 47.8 FEET
 BUILDING E
 EX. AVE. GRADE = 259.9, PROP. AVE. GRADE = 265.3, BLDG HEIGHT = 49.4 FEET



Exterior Elevations
 Carson St.
 Townhomes

Raleigh, NC

10.11.18



A2.2

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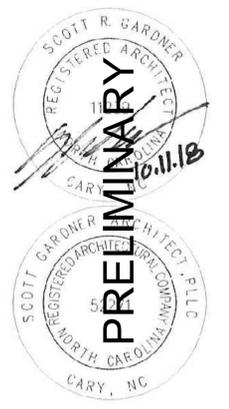
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Front Elevation
3/16" = 1'-0"



Rear Elevation
3/16" = 1'-0"



Exterior Elevations
Carson St. Townhomes
Raleigh, NC

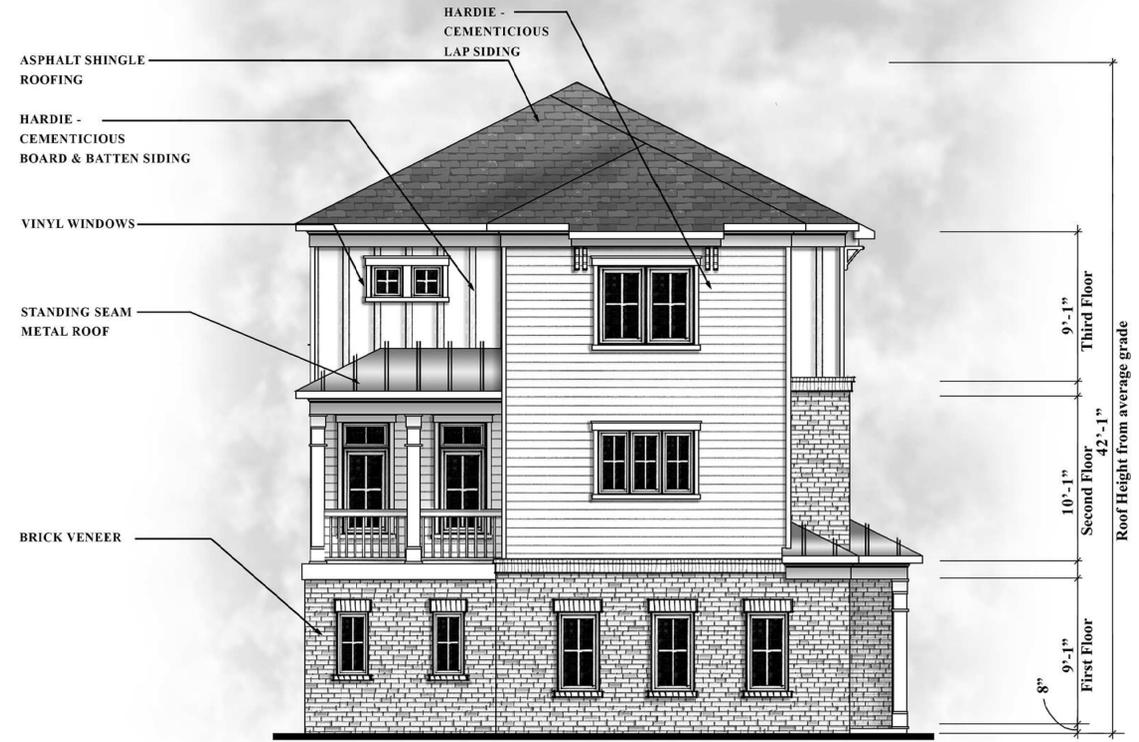
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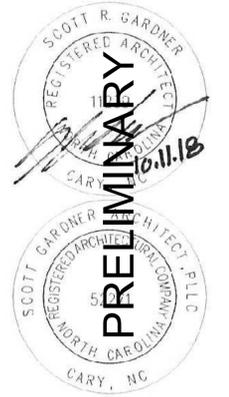
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Left Elevation
3/16" = 1'-0"



Right Elevation
3/16" = 1'-0"



Exterior Elevations
Carson St. Townhomes

Raleigh, NC

10.11.18



A2.4

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