



# Administrative Approval Action

Case File / Name: SUB-0053-2021  
DSLC - 105 Ashe Avenue

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

**LOCATION:** This .61 acres zoned CX-5-UG CU (Z-11-10) and within an SRPOD overlay district is located on the east side of Ashe Ave south of the intersection of Ashe Ave and Hillsborough Street at 105 Ashe Avenue.

**REQUEST:** A subdivision consisting of eight residential townhome lots and one HOA/Common lot.

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

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 11, 2022 by Timmons Group.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

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

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

### **Public Utilities**

1. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

### **Stormwater**

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

***The following items must be approved prior to recording the plat:***

### **Engineering**



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1. A public infrastructure surety for 6 street trees (Tree Grate) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A fee-in-lieu for pavement section widening of 2' (331 LF) is paid to the City of Raleigh (UDO 8.1.10).
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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

## **General**

1. Comply with all conditions of Z-11-2010, (specifically item h)

## **Engineering**

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## **Public Utilities**

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
4. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

## **Stormwater**

5. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## **Urban Forestry**

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Ashe Avenue.

***The following are required prior to issuance of building occupancy permit:***

## **General**

1. Final inspection of all right of way street trees by Urban Forestry Staff.
2. 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.

## **Stormwater**

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval**



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before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: December 8, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: December 8, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/11/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

Preliminary Subdivision Application
Planning and Development
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to jstark@wvra.com.
DEVELOPMENT TYPE (UDO Section 2.1.2)
Conventional Subdivision | Compact Development | Conservation Development | Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District
GENERAL INFORMATION
Scoping/lot/plan case number(s):
Development name (subject to approval): 105 Ashe Avenue
Property Address(es): 105 Ashe Avenue, Raleigh, NC 27605
Recorded Deed PIN(s): 1703198896
What is your project type?
[ ] Single family Apartment [x] Townhouse [ ] Non-residential [ ] Other [ ] Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form
Company: Timmons Group
Contact Name and Title: Patrick Barbeau, PE (Project Manager)
Address: 5410 Trinity Rd Suite 102 Raleigh, NC 27607
Phone #: 919-866-4512
Email: patrick.barbeau@timmons.com
APPLICANT INFORMATION
Company: Timmons Group
Contact Name and Title: Patrick Barbeau, PE (Project Manager)
Address: 5410 Trinity Rd Suite 102 Raleigh, NC 27607
Phone #: 919-866-4512
Email: patrick.barbeau@timmons.com
Continue to page 2 >>
Page 1 of 2
www.ra.nc.us
raleighnc.gov

PRELIMINARY SUBDIVISION PLAN
105 ASHE AVENUE
SUB-0053-2021
105 ASHE AVENUE,
RALEIGH, NORTH CAROLINA 27605
WAKE COUNTY

OWNER/DEVELOPER:
FMW AT 3402 HILLSBOROUGH STREET LLC
JIM ZANONI
132 BREVARD COURT
CHARLOTTE, NC 28202
PH: (704) 334-7211
JIM@FMWREALESTATE.COM
ARCHITECT:
STUDIO FUSION, PA
ED HICKMAN
3800 ARCO CORPORATE DRIVE, STE 125
CHARLOTTE, NC 28273
PH: (704) 377-9799
EHICKMAN@STUDIOFUSIONPA.COM
CIVIL ENGINEER:
TIMMONS GROUP
PATRICK BARBEAU, P.E.
5410 TRINITY ROAD; SUITE 102
RALEIGH, NC 27607
PH: (919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM



VICINITY MAP
NTS

- RIGHT-OF-WAY OBSTRUCTION NOTES:
- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS, PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
  - A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
  - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
  - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
  - ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MUTCD.
  - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL, DEVICES (MUTCD), AND ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES
1. SOLID WASTE MANAGEMENT WILL BE MANAGED BY CITY OF RALEIGH SOLID WASTE SERVICES. INDIVIDUAL ROLL-OUT CARTS WILL BE SERVICED FOR EACH TOWNHOME UNIT ALONG ASHE AVENUE.

SITE DATA TABLE

PROJECT	105 ASHE AVENUE
OWNER	FMW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	105 ASHE AVENUE
PIN #	1703-19-8896
DEED	DB 12572 PG 2361
ZONING	CX-S-UJ-CU-SPROD
EXISTING USE	PARKING LOT
PROPOSED USE	TOWNHOMES
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720170300U (05-02-2006)
EXISTING SITE AREA	0.61 ACRES (26,425 SF)
TOWNHOME UNITS	3 BEDROOM: 8 UNITS TOTAL: 8 UNITS
EXISTING IMPERVIOUS AREA	0.34 AC
PROPOSED IMPERVIOUS AREA	0.49 AC
REQUIRED PARKING	2 PER UNIT X 8 UNITS = 16 SPACES REQUIRED
PROVIDED PARKING	16 SPACES PROVIDED
REQUIRED AMENITY AREA	2,643 SF (10%)
PROVIDED AMENITY AREA	3,078 SF
MAX HEIGHT ALLOWED	70' SEE THE HILLSBOROUGH MORGAN BUILDING HEIGHT EXHIBIT WITHIN THE HILLSBOROUGH MORGAN STREETScape AND PARKING PLAN FOR MORE INFO
PROPOSED BUILDING HEIGHT	67'-8"
SETBACKS	FRONT: 8' SIDE: 6'; 10' ADJACENT TO 109 ASHE AVENUE PER (2-11-10) REAR: 20'
PRIMARY STREET	ASHE AVENUE
REQUIRED BUILD-TO	ASHE AVE: 70% OF APPLICABLE FRONTAGE FROM AGE WITH APPLICABLE EASEMENTS REMOVED: 277.9 LF
PROVIDED BUILD-TO	ASHE AVE: 216.2 LF (77.8%)

APPLICABLE EXEMPTIONS

UDO SEC. 8.3.2.B	EXEMPT FROM BLOCK PERIMETER IN CX ZONING. SITE AREA IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.1.2	EXEMPT FROM LOT AREA. SITE AREA IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 3.5.1.C	EXEMPT FROM NEIGHBORHOOD TRANSITION. PROPOSED BUILDINGS ARE SINGLE-UNIT TOWNHOMES LESS THAN 50' IN HEIGHT.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	APPROVAL DOCUMENTS
C0.2	ZONING CONDITIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EASEMENT PLATS
C2.0	SITE PLAN
C2.1	SUBDIVISION PLAN
C2.2	SIGHT DISTANCE TRIANGLE EXHIBIT
C3.0	GRADING & STORM DRAINAGE PLAN
C3.1	SCM DETAILS
C5.0	UTILITY PLAN
C5.1	LIGHTING PLAN
L6.0	LANDSCAPE PLAN
L6.1	LANDSCAPE DETAILS
C7.0	NOTES & DETAILS
C7.1	NOTES & DETAILS
C7.2	NOTES & DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

THE DRAWING PREPARED AT THE RALEIGH OFFICE

5410 Trinity Road, Suite 102 Raleigh, NC 27607 TEL: 919.866.4512 FAX: 919.333.4124 WWW.TIMMONSGROUP.COM

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 08/03/2021

DRAWN BY: 332

DESIGNED BY: P. BARBEAU

CHECKED BY: P. BARBEAU

SCALE: AS SHOWN

COVER SHEET

105 ASHE AVENUE

RALEIGH - WAKE COUNTY - NORTH CAROLINA

105 ASHE AVENUE

RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO. 48600.002

SHEET NO. C0.0

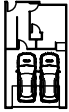
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ, AND NC DOT STANDARDS, SPECIFICATIONS, AND DETAILS.





SITE LAYOUT NOTES

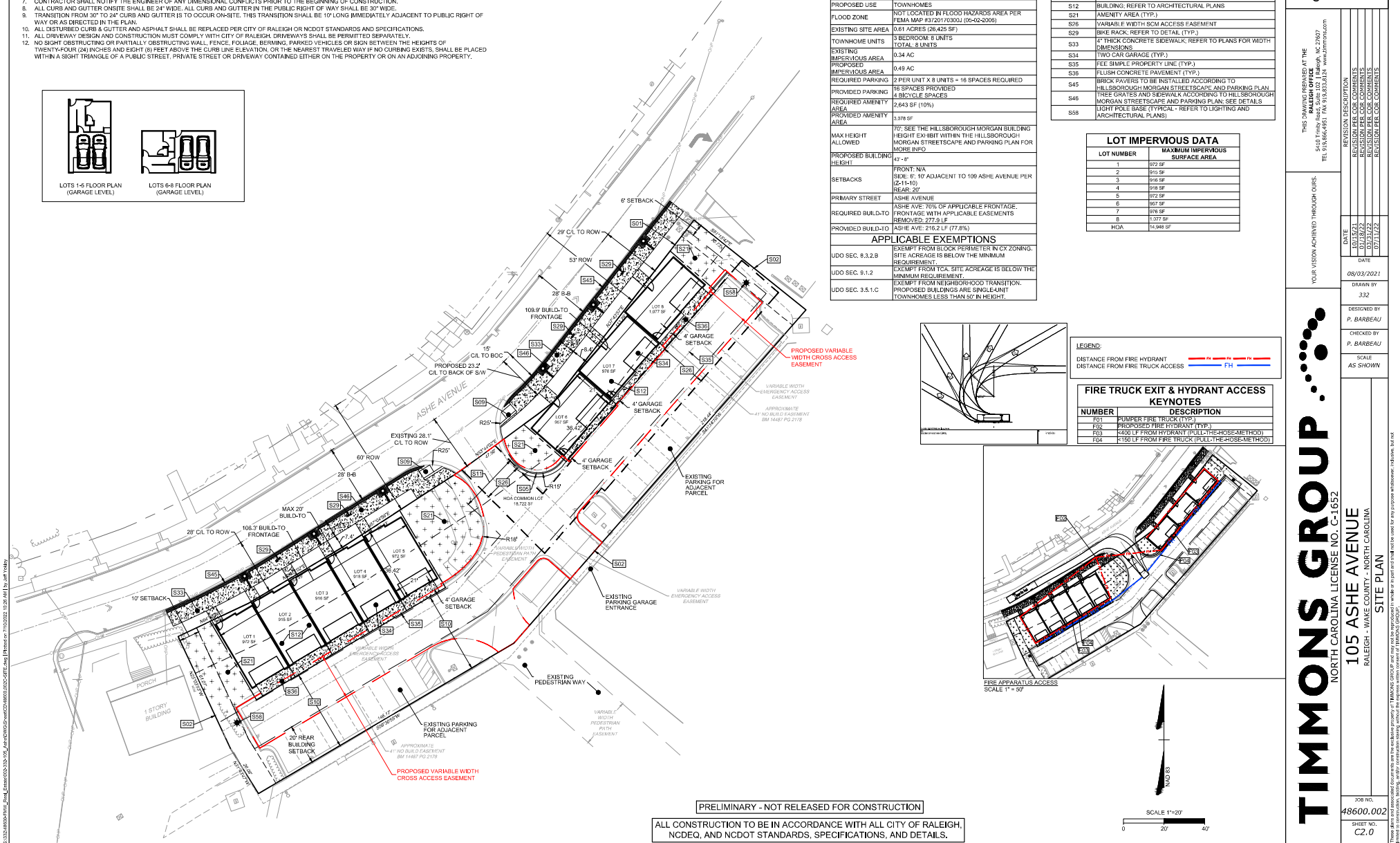
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL, FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
4. AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-432-4949) TO HAVE EXISTING UTILITIES LOCATED.
5. PARKING SPACES ARE 9' WIDE X 16' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESSIBLES.
6. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
7. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
9. 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 OR AS DIRECTED IN THE PLAN.
10. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
11. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
12. NO RIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, TOLAGE, BEIRING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.



LOTS 1-5 FLOOR PLAN  
(GARAGE LEVEL)



LOTS 6-8 FLOOR PLAN  
(GARAGE LEVEL)



SITE DATA TABLE

PROJECT	105 ASHE AVENUE
OWNER	FMW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	105 ASHE AVENUE
PIN #	1703-19-8896
DEED	DB 12572 PG 2361
ZONING	CX-5-UG-CU-SRPOD
EXISTING USE	PARKING LOT
PROPOSED USE	TOWNHOMES
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDOUS AREA PER FEMA MAP #3201/0300U (05-02-2006)
EXISTING SITE AREA	0.61 ACRES (26,425 SF)
TOWNHOME UNITS	3 BEDROOM 8 UNITS
EXISTING IMPERVIOUS AREA	TOTAL: 8 UNITS
PROPOSED IMPERVIOUS AREA	0.34 AC
REQUIRED PARKING	2 PER UNIT X 8 UNITS = 16 SPACES REQUIRED
PROVIDED PARKING	16 SPACES PROVIDED
REQUIRED AMENITY AREA	4 BICYCLE SPACES
PROVIDED AMENITY AREA	2,643 SF (10%)
MAX HEIGHT ALLOWED	70'; SEE THE HILLSBOROUGH MORGAN BUILDING HEIGHT EXHIBIT WITHIN THE HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN FOR MORE INFO
PROPOSED BUILDING HEIGHT	43' - 0"
SETBACKS	FRONT: N/A SIDE: 8' 10' ADJACENT TO 100 ASHE AVENUE PER (Z-11-10) REAR: 20'
PRIMARY STREET	ASHE AVENUE
REQUIRED BUILD-TO	ASHE AVE: 70% OF APPLICABLE FRONTAGE, FRONTAGE WITH APPLICABLE EASEMENTS
PROVIDED BUILD-TO	REMOVED: 277.9 LF ASHE AVE: 216.2 LF (77.8%)
APPLICABLE EXEMPTIONS	
UDO SEC. 9.3.2.B	EXEMPT FROM BLOCK PERIMETER IN CX ZONING. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 9.1.2	EXEMPT FROM TCA. SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 3.5.1.C	EXEMPT FROM NEIGHBORHOOD TRANSITION. PROPOSED BUILDINGS ARE SINGLE-UNIT TOWNHOMES LESS THAN 30' IN HEIGHT.

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S01	RIGHT-OF-WAY (TYP.)
S02	PROPERTY BOUNDARY (TYP.)
S05	24" CONCRETE CURB & GUTTER, REFER TO DETAIL.
S09	SIDEWALK RAMP TYPE N-TA @ 8.33% MAXIMUM (TYPICAL - PER ADA AND LOCAL CODES)
S10	PROPOSED 407 SANITARY SEWER EASEMENT
S11	PROPOSED 307 SANITARY SEWER EASEMENT
S12	BUILDING, REFER TO ARCHITECTURAL PLANS
S21	AMENITY AREA (TYP.)
S26	VARIABLE 4' WIDTH SCOA ACCESS EASEMENT
S29	BIKE RACK, REFER TO DETAIL (TYP.)
S33	4" THICK CONCRETE SIDEWALK, REFER TO PLANS FOR WIDTH DIMENSIONS
S34	TWO CAR GARAGE (TYP.)
S35	FEE SIMPLE PROPERTY LINE (TYP.)
S36	FLUSH CONCRETE PAVEMENT (TYP.)
S45	BRICK PAVERS TO BE INSTALLED ACCORDING TO HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN
S46	THREE GRATES AND SIDEWALK ACCORDING TO HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN, SEE DETAILS
S58	LIGHT POLE BASE (TYPICAL - REFER TO LIGHTING AND ARCHITECTURAL PLANS)

LOT IMPERVIOUS DATA

LOT NUMBER	MAXIMUM IMPERVIOUS SURFACE AREA
1	972 SF
2	915 SF
3	916 SF
4	918 SF
5	972 SF
6	967 SF
7	916 SF
8	1,077 SF
HQA	14,948 SF

LEGEND:

DISTANCE FROM FIRE HYDRANT  
DISTANCE FROM FIRE TRUCK ACCESS

FIRE TRUCK EXIT & HYDRANT ACCESS KEYNOTES

NUMBER	DESCRIPTION
F01	PUMPER FIRE TRUCK (TYP.)
F02	PROPOSED FIRE HYDRANT (TYP.)
F03	200' LF FROM HYDRANT (PULL-THE-HOSE METHOD)
F04	110' LF FROM FIRE TRUCK (PULL-THE-POLE METHOD)

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THE DRAWING PREPARED AT THE  
RALEIGH OFFICE  
SCALE: 1/8" = 1'-0" (AS SHOWN)  
TEL: 919.556.4961 FAX: 919.552.4124 www.timmonsgrp.com

REVISION DESCRIPTION  
10/1/22  
03/1/22  
07/1/22

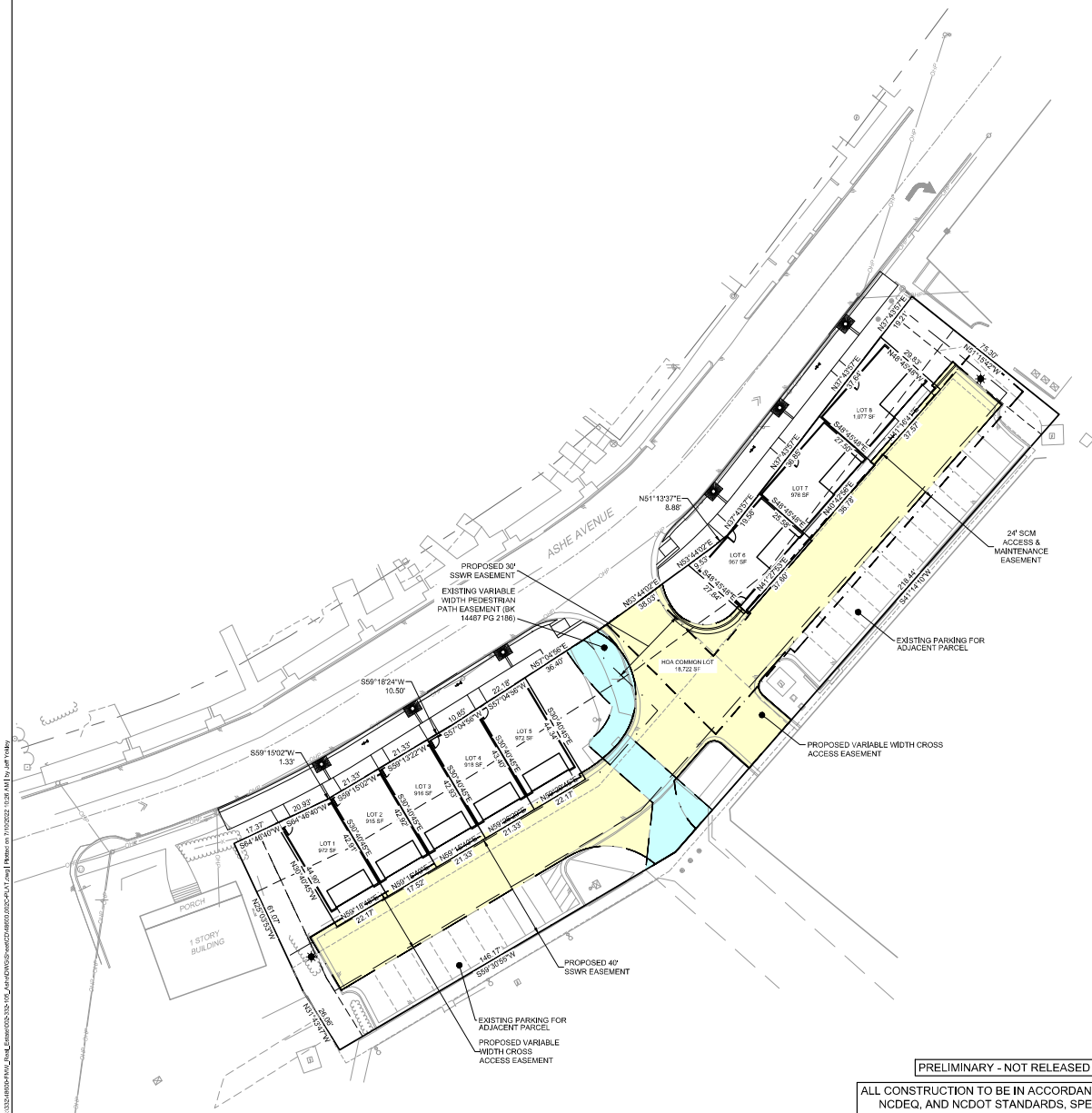
DATE  
08/03/2021  
DRAWN BY  
332

DESIGNED BY  
P. BARBEAU  
CHECKED BY  
P. BARBEAU  
SCALE  
AS SHOWN

**TIMMONS GROUP**  
105 ASHE AVENUE  
RALEIGH - WAKE COUNTY - NORTH CAROLINA  
SITE PLAN

JOB NO.  
48600.002  
SHEET NO.  
C2.0

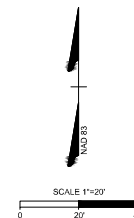
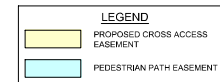
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH,  
NCDEQ, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

SITE DATA TABLE	
PROJECT	105 ASHIE AVENUE
OWNER	PAW AT HILLSBOROUGH & MORGAN LLC
PROJECT ADDRESS	105 ASHIE AVENUE
PH #	1703-18-8086
DEED	DB 12572 PG 2361
DEZONING	CX-G-U-C-L-SRSPD
EXISTING USE	PARKING LOT
PROPOSED USE	TOWNHOMES
FLOOD ZONE	NOT LOCATED IN FLOOD HAZARDOUS AREA PER FEMA MAP # 67201 70303I (05-042-2006)
EXISTING SITE AREA	0.1 ACRES (20,425 SF)
TOWNHOMES UNITS	3 BEDROOM 8 UNITS
EXISTING IMPERVIOUS AREA	0.34 AC
PROPOSED IMPERVIOUS AREA	0.49 AC
REQUIRED PARKING	2 PER UNIT X 8 UNITS = 16 SPACES REQUIRED
PROVIDED PARKING	16 SPACES PROVIDED
REQUIRED AMENITY AREA	48 CYCLES SPACES
PROVIDED AMENITY AREA	2,643 SF (10%)
MAX HEIGHT ALLOWED	17', SEE THE HILLSBOROUGH MORGAN BUILDING DEPARTMENT EXHIBIT WITH THE HILLSBOROUGH MORGAN STREETSCAPE AND PARKING PLAN FOR MORE INFO.
PROPOSED BUILDING HEIGHT	FRONT: N/A SIDE: 10' ADJACENT TO 105 ASHIE AVENUE PER (Z-11-10) REAR: 20'
SETBACKS	ASHIE AVENUE: 70% OF APPLICABLE FRONTAGE; FRONTAGE WITH APPLICABLE EASEMENTS REQUIRED: 27.0 LF ASHIE AVE: 216.2 LF (77.6%)
PRIMARY STREET	ASHIE AVENUE
REQUIRED BUILD-TO	
PROVIDED BUILD-TO	
APPLICABLE EXEMPTIONS	
UDO SEC. 8.3.2.8	EXEMPT FROM BLOCK PERIMETER IN CX ZONING DISTRICTS IF HEIGHT IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.3.2.8	EXEMPT FROM TGA, SITE ACREAGE IS BELOW THE MINIMUM REQUIREMENT.
UDO SEC. 8.3.1.C	EXEMPT FROM NEIGHBORHOOD TRANSITION, PROPOSED BUILDINGS ARE SINGLE-LEVEL TOWNHOMES LESS THAN 52 FT IN HEIGHT.

LOT DATA TABLE	
NUMBER	DESCRIPTION
8	TOWNHOME LOTS
1	COMMON HOA LOT



105 ASHE AVENUE  
WAKE COUNTY - NORTH CAROLINA  
SUBDIVISION PLAN

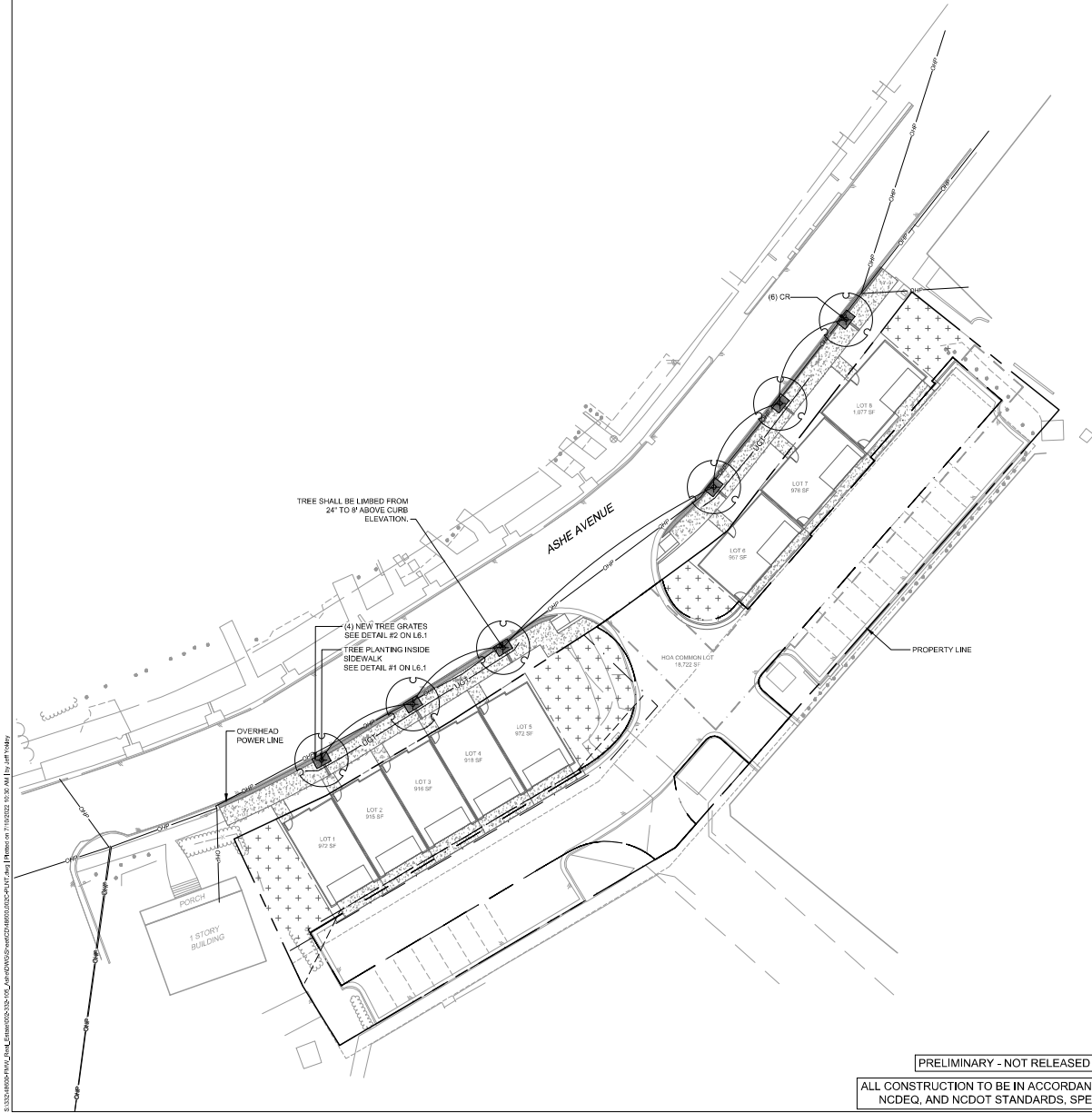
JOB NO.	48600.002
SHEET NO.	C2.1

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PLANT SPECIES						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	TYPE
CR	8	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	1.5\" CAL., 6\" HT. MIN.	B&B	UNDERSTORY TREE

- LANDSCAPING NOTES**
- PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS PER UDO SEC. 9.1.2. THE SITE IS UNDER 2 ACRES.
- STREET TREES (STREET DESIGN MANUAL)**  
NEIGHBORHOOD STREET (D.2.2.)
- MINIMUM PLANTING AREA: 6'
  - TREE SPACING: 40' O.C. AVG.
- ASHE AVE -**  
4 SHADE TREES / 100' MIN. SHADE TREES NOT ALLOWED UNDER OVERHEAD UTILITY LINES. UNDERSTORY TREES USED IN PLACE OF SHADE TREES.
- FRONTAGE SEGMENT: 273 LF**  
6 TREES REQUIRED  
6 TREES PROVIDED
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
  - STREET TREES SPECIES ARE PER THE HILLSBOROUGH / MORGAN ST. MASTER PLAN.

**TIMMONS GROUP**

105 ASHE AVENUE  
RALEIGH - WAKE COUNTY - NORTH CAROLINA  
LANDSCAPE PLAN

JOB NO.  
48600.002  
SHEET NO.  
L6.0

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REVISION DESCRIPTION	DATE
REVISION PER COR. COMMENTS	10/1/21
REVISION PER COR. COMMENTS	03/1/22
REVISION PER COR. COMMENTS	07/1/22

YOUR VISION ACHIEVED THROUGH OURS.	
DATE	10/13/2021
DRAWN BY	S. FANTAYE
DESIGNED BY	S. FANTAYE
CHECKED BY	J. BLASCO
SCALE	AS SHOWN

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