



Administrative Approval Action

Case File / Name: SUB-S-12-2017
East College Park Townhomes Site 5 (SUB-S-12-2017)

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

LOCATION: This site is located west of Raleigh Boulevard on the south side of Oakwood Avenue at 1810 Oakwood Avenue.

REQUEST: Development of a 0.40-acre tract zoned RX-3 on an existing 3 lots with existing dwellings which will be demolished. This is an extension to a previously approved preliminary subdivision plan, S-12-2017 "East College Park Townhomes Site 5" dated September 21, 2017. This review and re-approval for a sunset extension, dated January 7, 2020, is in accordance with UDO Sec.10.2.5. E.7. No other changes have been made to this plan from the original subdivision plan layout and request. This conventional subdivision is for 5 residential townhome lots with 1 common lot and a density of 12.74 units/acre with the new subdivision case number SUB-S-12-2017. The new sunset date for this subdivision is March 10, 2023 per UDO Section 10.2.5 E8c.

Previously a design adjustment related to required street design standards and plantings was approved.

**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 January 7, 2020 by J DAVIS ARCHITECTS.

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:

Stormwater

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



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☒ **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 checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Sidewalk Easement Required

<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

☒ **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:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. The note is placed on all recorded plats requiring a Neighborhood Transition Yard along the southern boundary, bordering the R-10 residential zoned lots (PIN#0345, 1335), as shown on the preliminary subdivision plans.
3. A demolition permit shall be obtained and the permit # is noted on all plat recordings.

Engineering

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
5. A 9' and variable width utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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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. 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).
9. 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).
10. 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).

Urban Forestry

11. A public infrastructure surety for the street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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.

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

General

1. An elevation sheet is inserted with the building permit plans for all townhomes showing compliance for the average grade & height requirements on the elevation and grading sheets from 'Most Restrictive Grade' per TC-17-16 and Sec.1.5.7.A.
2. A copy of the recorded plat of the subdivision extension (SUB-S-12-2017) is recorded with the Wake Co Register of Deeds and presented prior to building permit issuance.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Oakwood Avenue and 3 street trees along N. Fisher Street for a total of 7 street trees.

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

Stormwater



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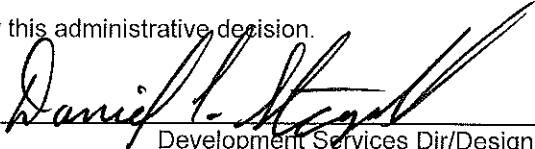
1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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 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: March 10, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: March 10, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: 
Development Services Dir/Designee

Date: 03/10/2020



Staff Coordinator: Jermont Purifoy

www.jaeco.com



EAST COLLEGE PARK
TOWNHOME SITE 5
RALEIGH, NC
S-12-17
TRANS # 506133

THE CITY OF
RALEIGH

approvals	
LEGEND	
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
ER	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
SO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
CSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL
	DENOTES CONCRETE
	DENOTES ADDRESS

_____	PROPERTY LINE
_____	RIGHT OF WAY LINE
_____	PROP. LINE NOT SURVEYED
■ ■ ■ ■ ■ ■ ■ ■	STORM PIPE
— SS —	SEWER LINE
_____	OVERHEAD POWER
— GAS — GAS —	GAS LINE
— SS —	EASEMENT LINE
□ CB	LP
⊙ FH	WV
☼	SSMH

EXISTING CONDITIONS PLAN

Revisions		
Number	Description	Date
1	PER COR COMMENTS	05/24/17
2	PER COR COMMENTS	07/13/17
3	SUNSET EXTENSION	01/07/20

Drawing Scale 1" = 20'

Drawn By CS

Checked By JRC

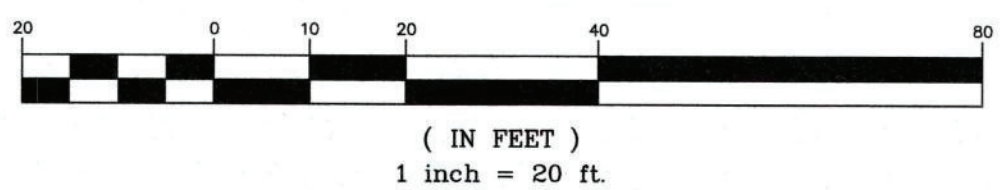
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of

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

NOTE:
EXISTING LOTS ON SUBJECT PROPERTY
TO BE COMBINED AND SUBDIVIDED FOR
TOWNHOME DEVELOPMENT

GRAPHIC SCALE



1/7/2020 2:13 PM P:\L16074\16074-East_College_Park_Phil\Map-LP16074-PL_S145-S1503-Sunset_Ext.dwg

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE R/W OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2017.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- EACH UNIT HAS WALK OUT BASEMENT, AND TRASH CANS TO BE STORED IN THE BASEMENT.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5. D.4. AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRATCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

ARCHITECTURAL DESCRIPTION - TOWNHOUSE PROJECT SCOPE:

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 5 TWO-STORY TOWNHOMES WITH WALKOUT BASEMENTS IN A SINGLE BUILDING AND ASSOCIATED SITEWORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA TO THE REAR OF THE SITE.

THERE WILL BE 3 DIFFERENT TOWNHOUSE UNIT PLANS - A 16' WIDE INTERIOR UNIT, AN 18' WIDE END UNIT AND A 22' WIDE END UNIT. THE FIRST FLOOR OF THE UNITS WILL CONTAIN A LIVING ROOM, DINING AREA, KITCHEN AND POWDER ROOM. THE SECOND FLOOR OF THE UNITS WILL CONTAIN BEDROOMS AND BATHROOMS. THE 16' AND 18' WIDE UNITS WILL BE TWO-BEDROOM UNITS AND THE 22' WIDE UNITS WILL HAVE 3 BEDROOMS. THE UNITS WILL BE APPROXIMATELY 35' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,050 SF TO 1,450 SF.

EACH UNIT WILL HAVE A FRONT STOOP THAT ADDRESSES THE STREET. THE FIRST FLOOR FINISHED ELEVATION WILL BE LOCATED APPROXIMATELY 2' HIGHER THAN THE SIDEWALK ELEVATION. THERE WILL BE A PORCH OR DECK LOCATED ON THE REAR OF THE UNITS WHICH WILL ALSO SERVE AS THE UNIT ENTRY FROM THE SURFACE PARKING LOT.

THE EXTERIOR FINISH MATERIALS WILL BE BRICK AND CEMENTITIOUS SIDING AND/OR PANELS. THE ROOFS WILL BE PITCHED AND SURFACED WITH ASPHALT SHINGLES. THE TOWNHOMES WILL BE BUILT ABOVE CRAWL SPACES. BOTH LIVING LEVELS OF THE TOWNHOUSES WILL HAVE 9'-0" CEILINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".

ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

EACH UNIT HAS WALK OUT BASEMENT, AND TRASH CAN(S) TO BE STORED IN THE BASEMENT.

ADDITION OF A STOOP, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 15.4.D.

HC RAMPS:

- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
- POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

SETBACK NOTE:

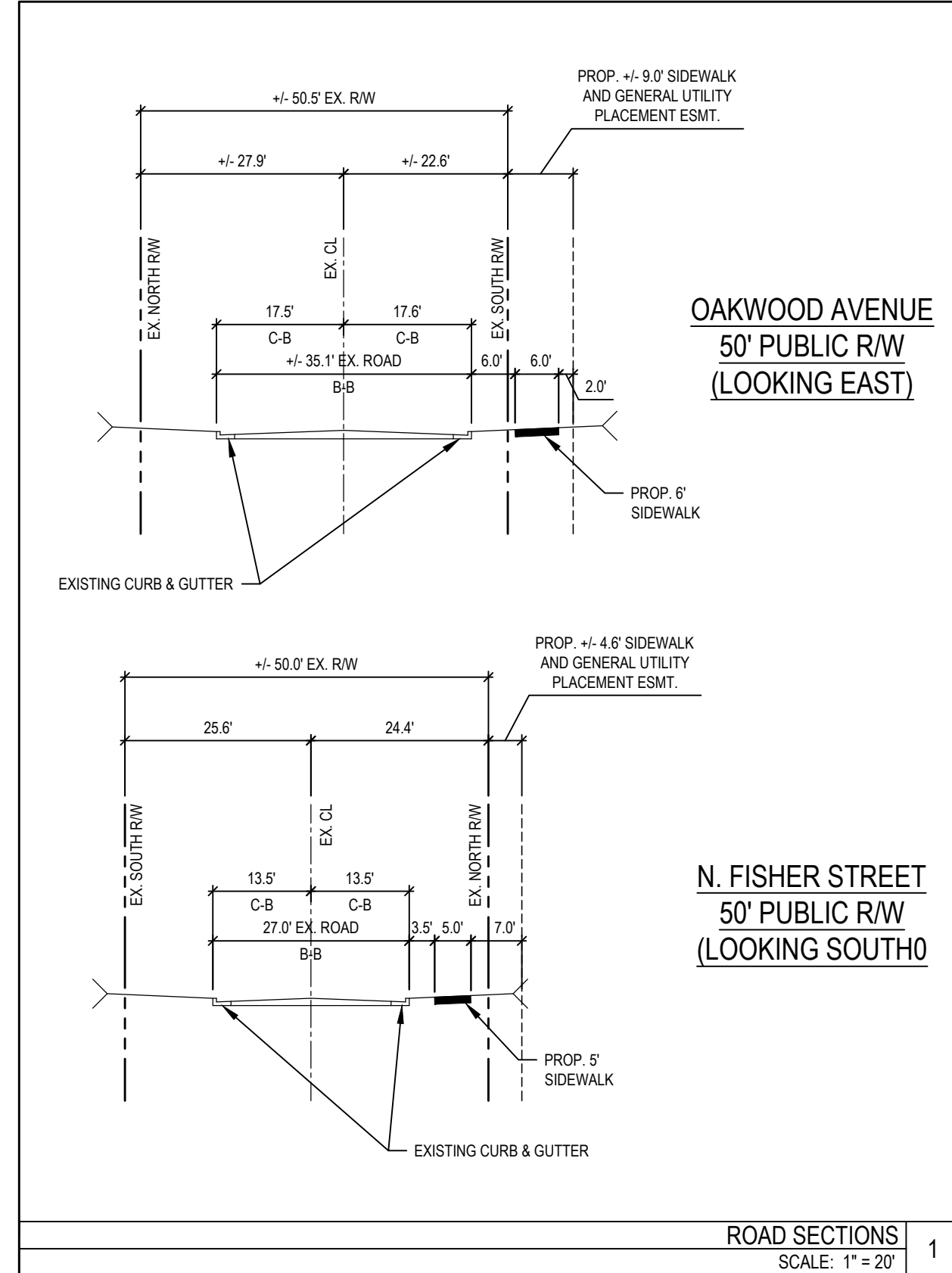
- SETBACK TO BE DETERMINED WITH THE PLOT PLAN/BUILDING PERMIT APPLICATION AS THEY RELATE TO EACH LOT.

LEGEND:

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

PROPOSED AMENITY AREA

PROPOSED CONCRETE SIDEWALK & DRIVEWAY



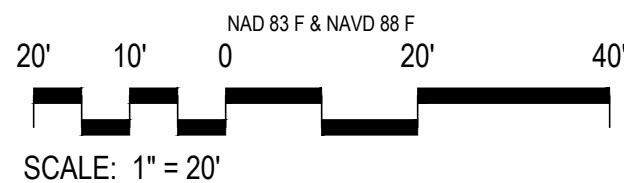
Lot #	Area (SF)	Area (AC)
1	2096.39 SF	0.048 AC
2	1302.56 SF	0.030 AC
3	1310.02 SF	0.030 AC
4	1317.49 SF	0.030 AC
5	2440.69 SF	0.056 AC
6	8782.89 SF	0.202 AC

REFER TO LP2.1 LOTS, SETBACKS, & EASEMENT PLAN.
REFER TO LP2.1 FOR LOT DIMENSIONS.

Overall Site Data	
Project: East College Park - Townhome site #5	
Date: 03.02.2017 (updated 01.07.2020)	
1 Zoning	RX-3
2 Section 3.2.3 Townhouse Base Dimensional Standards	
A. Site Dimensions	
A1 Area (min)	3,300 SF
A2 Width (min)	44 FT
A3 Outdoor amenity area	10 %
B. Lot Dimensions	
B1 Area (min)	n/a
B2 Width (min)	16 FT
C. Building / structure setbacks	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 6 FT
C4 From rear lot line (min)	20 FT
C4 From alley (min)	4 or 20 FT
D. Parking setbacks	
D1 From primary street (min)	20 FT
D2 From side street (min)	10 FT
D3 From side lot line (min)	0 or 3 FT
D4 From rear lot line (min)	3 FT
D4 From alley (min)	4 FT
E. Build-to	
E1 Primary street build-to (min/max)	10 to 55 FT
E2 Building width in primary build-to (min)	70 %
F. Height	
F1 Principal building (max)	(50' max) 3 Story
F2 Accessory structure (max)	25 FT
G. Floor heights	
G1 Ground floor elevation (min)	Residential
H. Transparency	2 FT
H1 ground story (min)	20 %
H2 Upper story (min)	15 %
H3 Blank wall area (max)	35 FT
I. Allowed building elements	
Porch / stoop	
Balcony	
3 Site Data	
4 Zoning	
5 Tract area	
1714401443	0.396 AC
Less right of way dedication	0.000 AC
Net acreage	0.396 AC
6 Proposed use	
Townhomes	
7 Proposed units	
2 bedroom (2 affordable)	3 DU
3 bedroom (1 affordable)	2 DU
Total	5 DU
8 Proposed density	
5 / 0.40 =	12.63 DU/AC
9 Outdoor amenity area (UDO section 3.2.3 A3)	
Required - 10% of net acreage	0.40 x 10% = 0.04 AC
Required - 10% of net acreage in SF	1,725 SF
Provided	
OAA #1	2,361 SF
Total provided	2,361 SF
10 Required build-to (UDO section 3.2.3 E)	
Primary Street Name	Oakwood Ave.
Primary Street Build-to required	133.82 x 70% = 93.67 FT
Primary Street Build-to provided	103.50 FT
11 Building height	
Allowed height	(50' max) 3 Story
Proposed height	36' - 2 Story
12 Frontage requirements (UDO section 3.4)	
13 Neighborhood transition (UDO section 3.5)	n/a
Adjacent zoning and use	
-Western property line	RX-3
-Southern property line	R-10 with residential use
Transition required	
-Western property line	No
-Southern property line	Yes
Transition provided	
-Southern property line	
-Zone A	10' Type 1 = 133.90 LF
-Zone B	n/a per UDO section 3.5.1 C
-Zone C	n/a per UDO section 3.5.1 C
14 Required parking (UDO section 7.1.2)	
2 bedroom	3 x 2 = 6.00 SP
3 bedroom	2 x 3 = 6.00 SP
Visitor	5 x 10.0% = 0.50 SP
Total required	12.50 SP
Parking provided	
Standard space	10 SP
Driveway surface	5 SP
Total spaces provided	15 SP
15 Required bicycle parking (UDO section 7.1.2)	
Long Term	n/a
Short term (1 space per 20 DU - 4 min)	0.05 x 5 = 0.25 SP
Bike parking provided	4 SP
16 Block Perimeter (UDO section 8.3.2 A)	
Maximum block perimeter	RX-3 = 3,000 LF
Existing block perimeter	1,552 LF
17 Notes:	

S-12-17

SUBDIVISION PLAN



East College Park
Townhome Site 5
Raleigh, NC

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

DATE	
PROJECT:	CORN-16074 03.06.2017
ISSUE:	Preliminary Subdivision 03.06.2017
REVISIONS:	
KT, SB, JH, CHK	01.07.2020
DRAWN BY:	
CHECKED BY:	
CONTENT:	
SUBDIVISION PLAN	

LS1.1


JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500
1618 Walnut St, Suite 1308 | Philadelphia, PA 19102 | Tel 215.545.0121

S-12-17

TRANSACTION NO. 506133 (Prelim. Subdivision)


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JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors

NC License F-0289
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com

www.jaeco.com





**EAST COLLEGE PARK
 TOWNHOME SITE 5**
 RALEIGH, NC
 S-12-17
 TRANS # 506133









**THE CITY OF
 RALEIGH**






LEGEND






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HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL

 DENOTES CONCRETE

 DENOTES ADDRESS

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

 CB  FH  LP  WV  SSMH

 GW  MW  PP  TP  GV

**UTILITY
 PLAN**

Revisions	Description	Date
1	PER COR COMMENTS	05/24/17
2	PER COR COMMENTS	07/13/17
3	SUNSET EXTENSION	01/07/20

Drawing Scale 1"= 20'

Drawn By CS

Checked By JRC

Date Issued 03/03/17

C-2.0

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