

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 2760 (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

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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).
- A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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

☑ <u>LEGAL DOCUMENTS</u> - 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.

	Stormwater Maintenance Covenant Required	Ø	City Code Covenant Required
Ø	Sidewalk Easement Required	Ø	Utility Placement Easement Required

☑ <u>RECORDED MAP(S)</u> - 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

- 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).



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 currentpianning@raleighnc.gov www.raleighnc.gov

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).

☑ <u>BUILDING PERMITS</u> - 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.
- 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

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



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

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: Daniel 1- Mand	Date:	03/10/2020
Development Services Dir/Designee		
Staff Coordinator: Jermont Purifoy		

SUB-S-12-2017 East College Park Townhomes Site 5 (SUB-S-12-2017)



S-12-17; TRANS # 506133

Preliminary Subdivision Plan

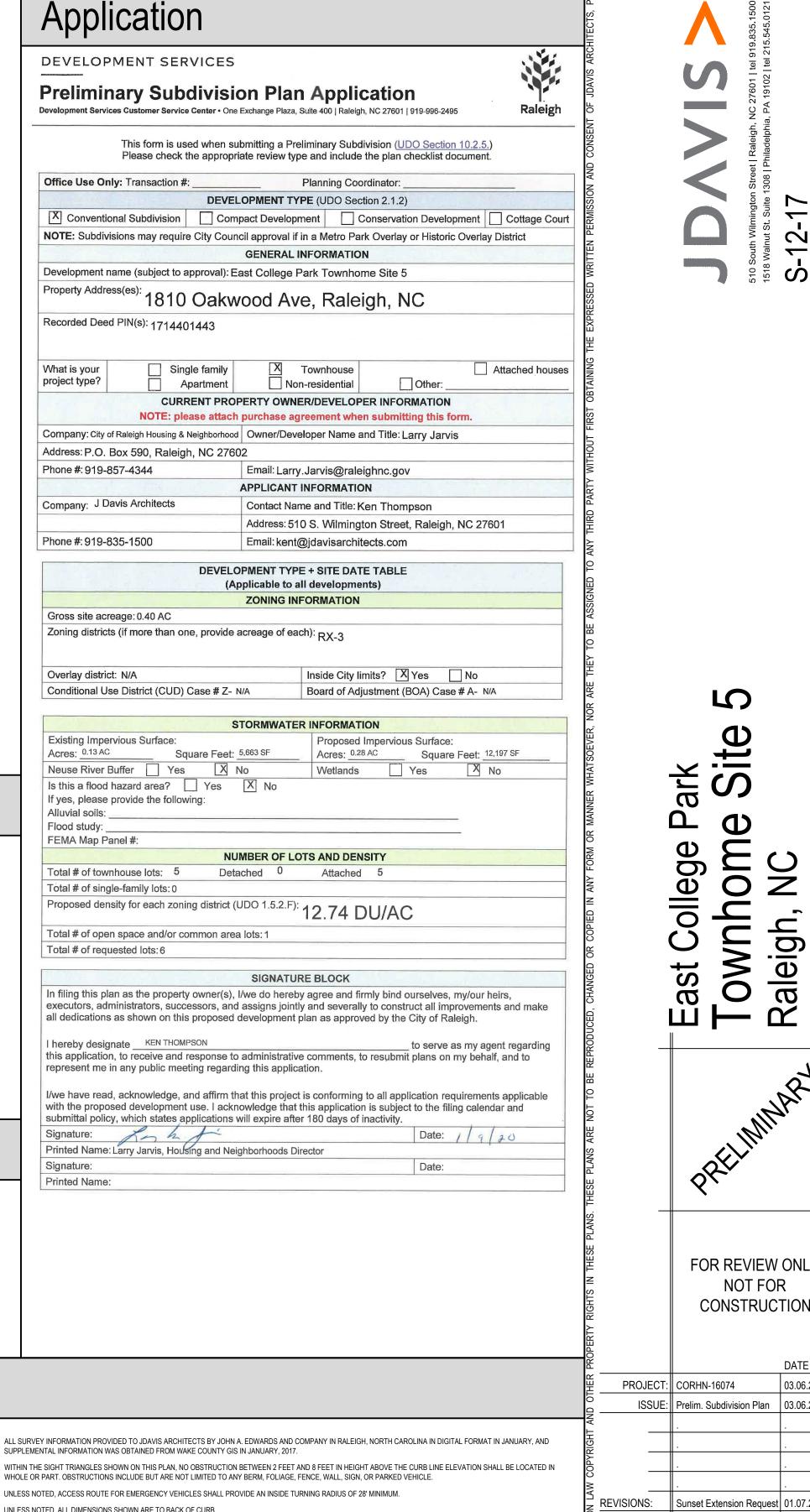
1st Submittal: March 06, 2017 2nd Submittal: May 22, 2017 3rd Submittal: July 25, 2017

4th Submittal: January 7, 2020 (Sunset Extension Request)

East College Park Townhome Site 5

Raleigh, North Carolina 27610

Vicinity Map Project Team Sheet Index COVER 0.0 **DEVELOPER:** City of Raleigh & Neighborhoods **EXISTING CONDITIONS PLAN** C-1.0 SITE PLAN 919-857-4344 919-857-4344 LOTS, SETBACKS, AND EASEMENTS PLAN LS2.1 919-890-3919 (fax) 919-890-3919 (fax) UTILITY PLAN Larry.Jarvis@raleighnc.gov Larry.Jarvis@raleighnc.gov C-3.0 STORMWATER AND GRADING PLAN **CONSULTANTS:** C-4.0 STORMWATER DETAILS Landscape Architect JDavis Architects. PLLC LP1.1 LANDSCAPE PLAN JDavis Architects, PLLC 510 South Wilmington Street 510 South Wilmington Street LANDSCAPE DETAILS LP3.1 Raleigh, North Carolina 27601 Raleigh, North Carolina 27601 919-835-1500 919-835-1500 919-835-1510 (fax) 919-835-1510 (fax) kent@jdavisarchitects.com lindal@jdavisarchitects.com Solid Waste Inspection Statement Surveyor John A. Edwards & Co. John A. Edwards & Co. 300 Wade Avenue 300 Wade Avenue SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH AND COMPLY WITH SECTION B-1 AND A-8 OF THE SOLID WASTE MANUAL Raleigh, North Carolina 27605 Raleigh, North Carolina 27605 GARBAGE AND RECYCLING CARTS WILL BE STORED IN THE WALK OUT BASEMENT OF EACH UNIT. EACH UNITS HAS A DIRECT ACCESSIBLE ROUTE TO THE 919-828-4428 919-828-4428 PUBLIC RIGHT OF WAY FOR RESIDENTS TO ROLL THEIR GARBAGE AND RECYCLING CARTS OUT TO THE CURB. 919-828-4711 (fax) 919-828-4711 (fax) GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT OF WAY BY 7 AM ON COLLECTION DAYS. joh_callahan@jaeco.com 4. GARBAGE AND RECYCLING CARTS MUST BE 5' FROM MAILBOXES, UTILITY POLES, PARKED CARS, YARD WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY CURB CUT. 5. IT IS THE RESIDENTS RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO THEIR WALK OUT BASEMENT AFTER COLLECTION. RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-996-3245 OR SEND AN EMAIL TO Architectural Description-TH Proj. Scope General Notes THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 5 TWO-STORY TOWNHOMES WITH WALKOUT BASEMENTS IN A SINGLE BUILDING AND ASSOCIATED SITEWORK. THE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS



FOR REVIEW ONLY

ISSUE: Prelim. Subdivision Plan 03.06.2017 Sunset Extension Request 01.07.2020 DRAWN BY: JH, SB CHECKED BY:

Fire Department Notes

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1) 3. NO NEW FIRE HYDRANT IS PROPOSED FOR THIS PROJECT.

HORIZONTAL AND VERTICAL DATUM:

NAD 83 F & NAVD 88 F

4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON IT'S OWN LOT 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 33' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,050 SF TO 1,450 SF FACH UNIT WILL HAVE A FRONT STOOP THAT ADDRESSES THE STREET. THE FIRST FLOOR FINISHED ELEVATION WILL BE LOCATED APPROXIMATELY. 2' HIGHER THAN THE SIDEWAL 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. 1.5.4.D.

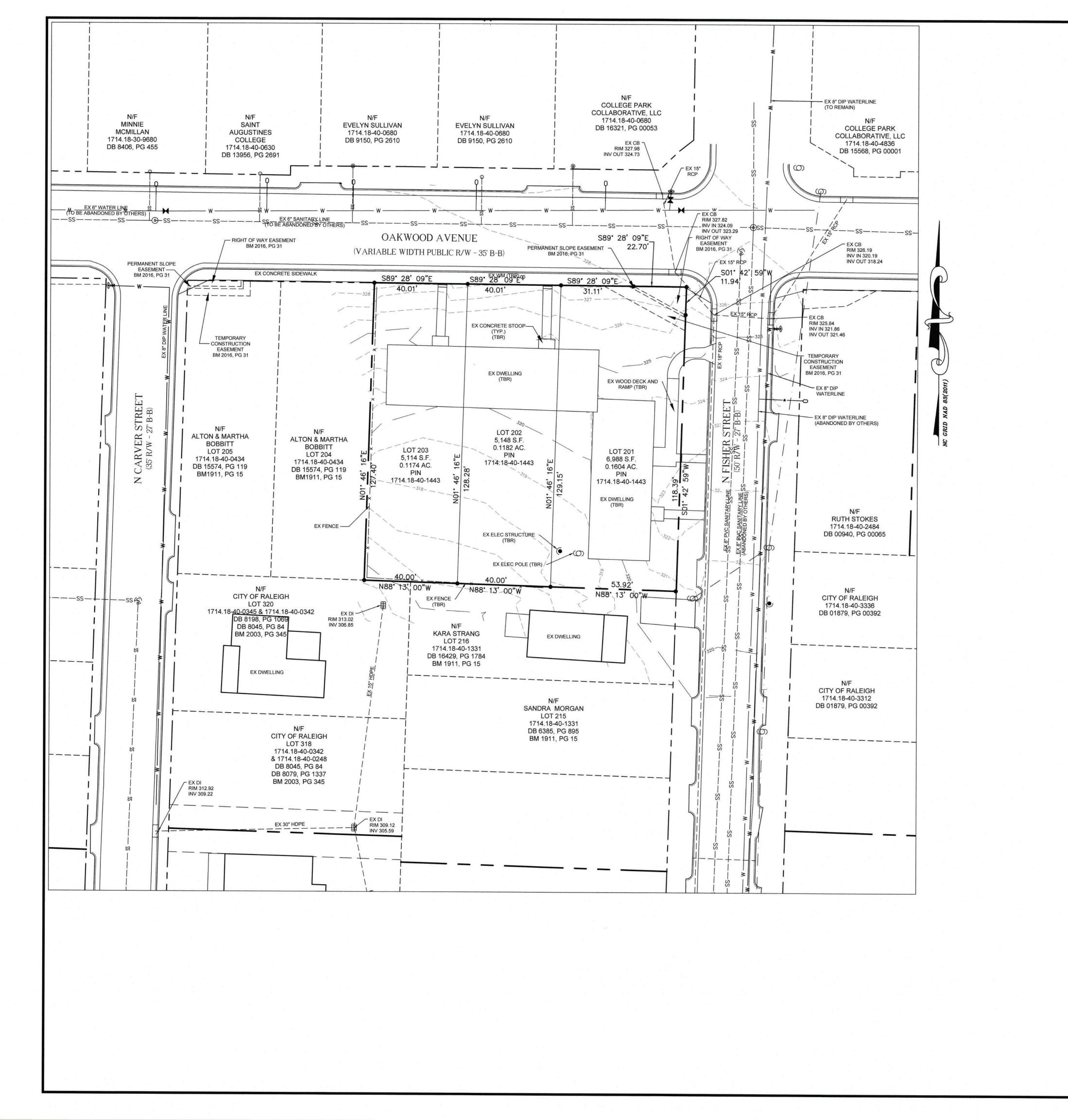
Tree Conservation Notes

1. THIS SITE IS LESS THAN 2 ACRES. NO TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE,
- 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 RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- 8. 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.
- 1. 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
- 4. 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 15. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

- 16. 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.
- 18. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM
- 19. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 20. EACH UNIT HAS WALK OUT BASEMENT, AND TRASH CAN(S) TO BE STORED IN THE BASEMENT.
- 21. 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
- 22. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 23. 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.
- 24. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 25. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. 26. 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
- 27. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CIYT OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG
- 28. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS
- 29. 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 WALI

30. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.





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

BOOK OF MAPS NOW OR FORMERLY RIGHT OF WAY EXISTING IRON PIPE EXISTING MAG NAIL **ECM** EXISTING CONCRETE MONUMENT IRON PIPE SET MAGS MAG NAIL SET COMPUTED POINT SANITARY SEWER SANITARY SEWER CLEAN OUT MANHOLE STORM GUY ANCHOR STORM CATCH BASIN WATER VALVE REINFORCED CONCRETE STORM PIPE CONCRETE SANITARY SEWER WATER METER LIGHT POLE GAS VALVE TELEPHONE PEDESTAL FIRE HYDRANT HOT BOX POWER POLE MONITORING WELL DENOTES CONCRETE DENOTES ADDRESS

PROPERTY LINE
RIGHT OF WAY LINE
PROP. LINE NOT SURVEYED
STORM PIPE
SEWER LINE
OVERHEAD POWER
GAS GAS GAS LINE
EASEMENT LINE
CB FH WV S SSMH

● GW M MW C PP T TP ⊗ GV

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

C-1.0

Orawing Scale 1"= 20'

Date Issued 03/03/17

rawn By cs

Checked By JRC

(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE

NOTE: ALL PROPOSED UTILITY WORK

SHOWN IN PUBLIC ROAD ROW IS FOR

INFORMATION ON PROPOSED UTILITY

OAKWOOD AVE, N CARVER ST AND N

MI-8-13 PREPARED BY CMS

TOWNHOME DEVELOPMENT

ENGINEERING.

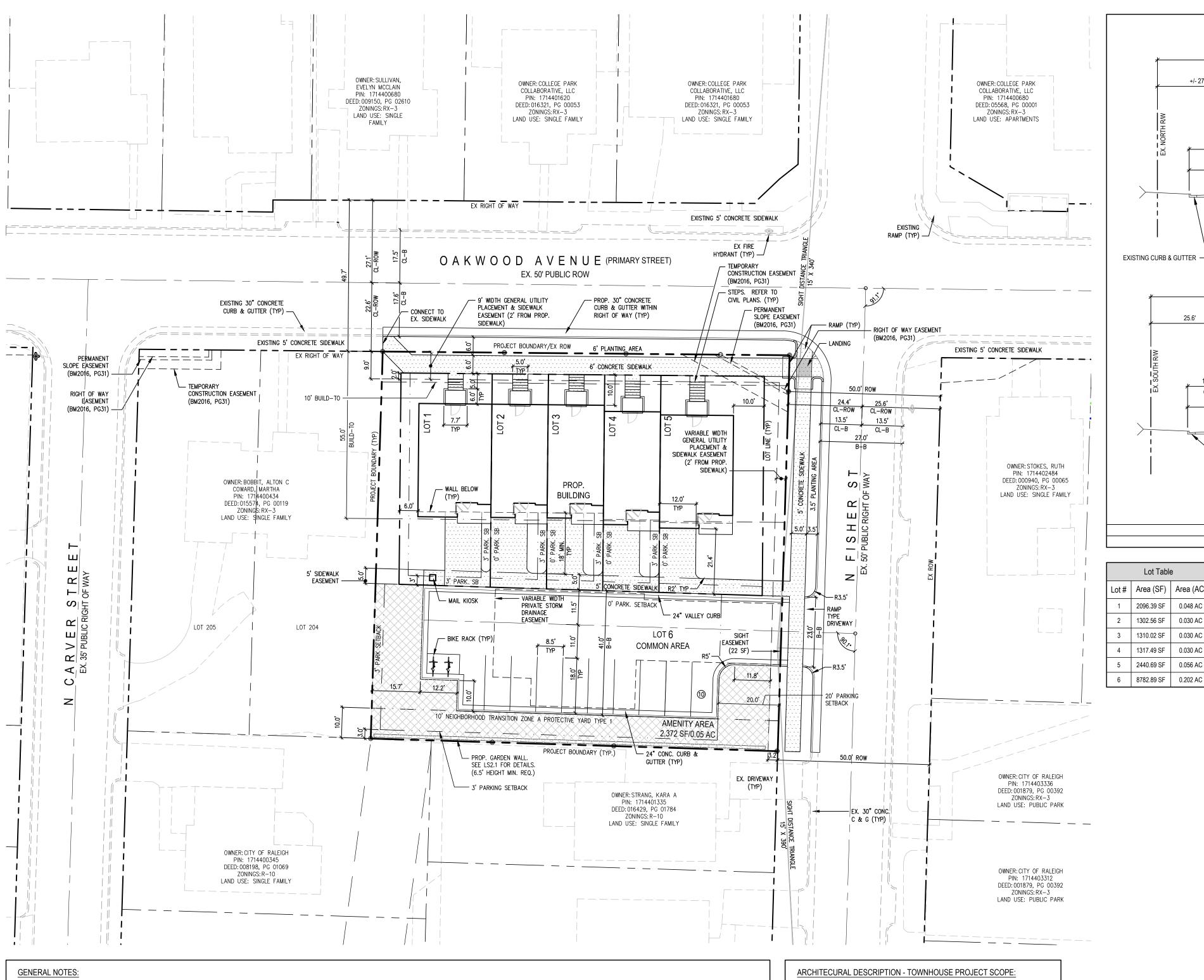
NOTE:

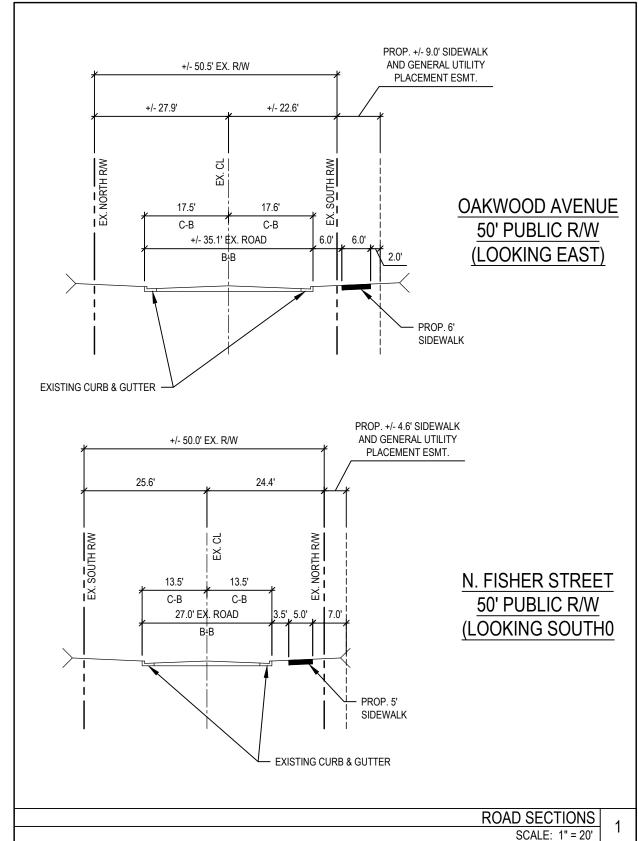
DEMOLITION AND IMPROVEMENTS FOR

FISHER ST REFER TO APPROVED PLAN

EXISTING LOTS ON SUBJECT PROPERTY TO BE COMBINED AND SUBDIVIDED FOR

INFORMATIONAL PURPOSES ONLY. FOR





Lot Table Lot # | Area (SF) | Area (AC) 2096.39 SF 0.048 AC 1302.56 SF 0.030 AC 1310.02 SF 0.030 AC 1317.49 SF 0.030 AC 2440.69 SF 0.056 AC

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

RX-3 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 . Building / structure setbacks C1 From primary street (min) 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 . Parking setbacks D1 From primary street (min) D2 From side street (min) 10 FT D3 From side lot line (min) 0 or 3 FT D4 From rear lot line (min) D4 From alley (min) 4 FT Build-to 10 to 55 FT E1 Primary street build-to (min/max) 70 % E2 Building width in primary build-to (min) F1 Principal building (max) (50' max) 3 Story F2 Accessory structure (max) . Floor heights G1 Ground floor elevation (min) Residential Transparency H1 ground story (min) 20|% 15 % H2 Upper story (min) H3 Blank wall area (max) 35 FT Allowed building elements Porch / stoop Balcony 3 Site Data RX-3 4 Zoning 5 Tract area 1714401443 0.396 AC Less right of way dedication 0.396 AC Net acreage 6 Proposed use Townhomes Proposed units 2 bedroom (2 affordable) 3 bedroom (1 affordable) 5 DU 5 / 0.40 = **12.63 DU/AC** Proposed density Outdoor amenity area (UDO section 3.2.3.A3) $0.40 \times 10\% = 0.04 AC$ Required - 10% of net acreage Required - 10% of net acreage in SF 1,725 SF OAA #1 0.05 AC Total provided 2,361 SF 0.05 AC 10 Required build-to (UDO section 3.2.3.E) Primary Street Name Oakwood Ave. 133.82 x 70% = 93.67 FT Primary Street Build-to required Primary Street Build-to provided 103.50 FT 11 Building height Allowed height (50' max) 3 Story Proposed height 12 Frontage requirements (UDO section 3.4) n/a 13 Neighborhood transition (UDO section 3.5) Adjacent zoning and use -Western property line -Southern property line R-10 with residential use Transition required -Western property line -Southern property line Yes Transition provided 10' Type 1 = 133.90 LF -Zone A n/a per UDO section 3.5.1.C -Zone B n/a per UDO section 3.5.1.C **14** Required parking (UDO section 7.1.2) 3 x 2 = 6.00 SP 2 x 3 = 6.00 SP 3 bedroon 5 x 10.0% = <u>0.50 S</u> Visitor Total required 12.50 SP Parking provided Standard space Driveway surface 15 SP Total spaces provided **15** Required bicycle parking (UDO section 7.1.2) 5 = 0.25 SP 0.05 x Short term (1 space per 20 DU - 4 min) Bike parking provided 4 SP 16 Block Perimeter (UDO section 8.3.2.A) RX-3 = 3,000 LFMaximum block perimeter 1,552 LF Existing block perimeter

Overall Site Data

Project: East College Park - Townhome site #5

Date: 03.02.2017 (updated 01.07.2020)

BETTER CONDITION.

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO
- 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
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u> AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW <u>OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK</u> PRIOR TO THE START OF THE WORK.
- 8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- 9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR
- 10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER
- 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).
- 2. 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
- 14. 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.

- 15. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION. 16. 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
- 17. 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.
- 18. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- 19. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 20. EACH UNIT HAS WALK OUT BASEMENT, AND TRASH CAN(S) 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.
- 22. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 23. 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.
- 24. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 25. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- 26. 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 ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 27. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CIYT OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- 28. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- 29. 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,
- 30. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

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 IT'S 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 33' 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.

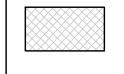
EACH UNIT HAS WALK OUT BASEMENT, AND TRASH CAN(S) TO BE STORED IN THE BASEMENT. ADDITION OF A STOOP, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 1.5.4.D.

- 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/BUILIDNG PERMIT APPLICATION AS THEY RELATE TO EACH LOT.

LEGEND:	
١	EX. FIRE HYDRANT
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. EASEMENT
——— они ———	EX. OVERHEAD UTILITY
	PROP. LOT LINE
	PROP. SETBACK/BUILD-TO
	PROP. GENERAL UTILITY LACEMENT/SIDEWALK
	EASEMENT
	PROP. PRIVATE STORM DRAINAGE EASEMENT

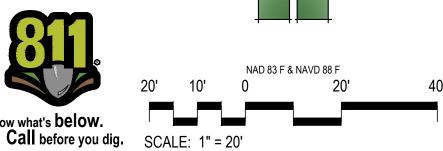


PROPOSED AMENITY AREA

PROPOSED CONCRETE SIDEWALK & DRIVEWAY

SUBDIVISION PLAN





(1) ollege

506133

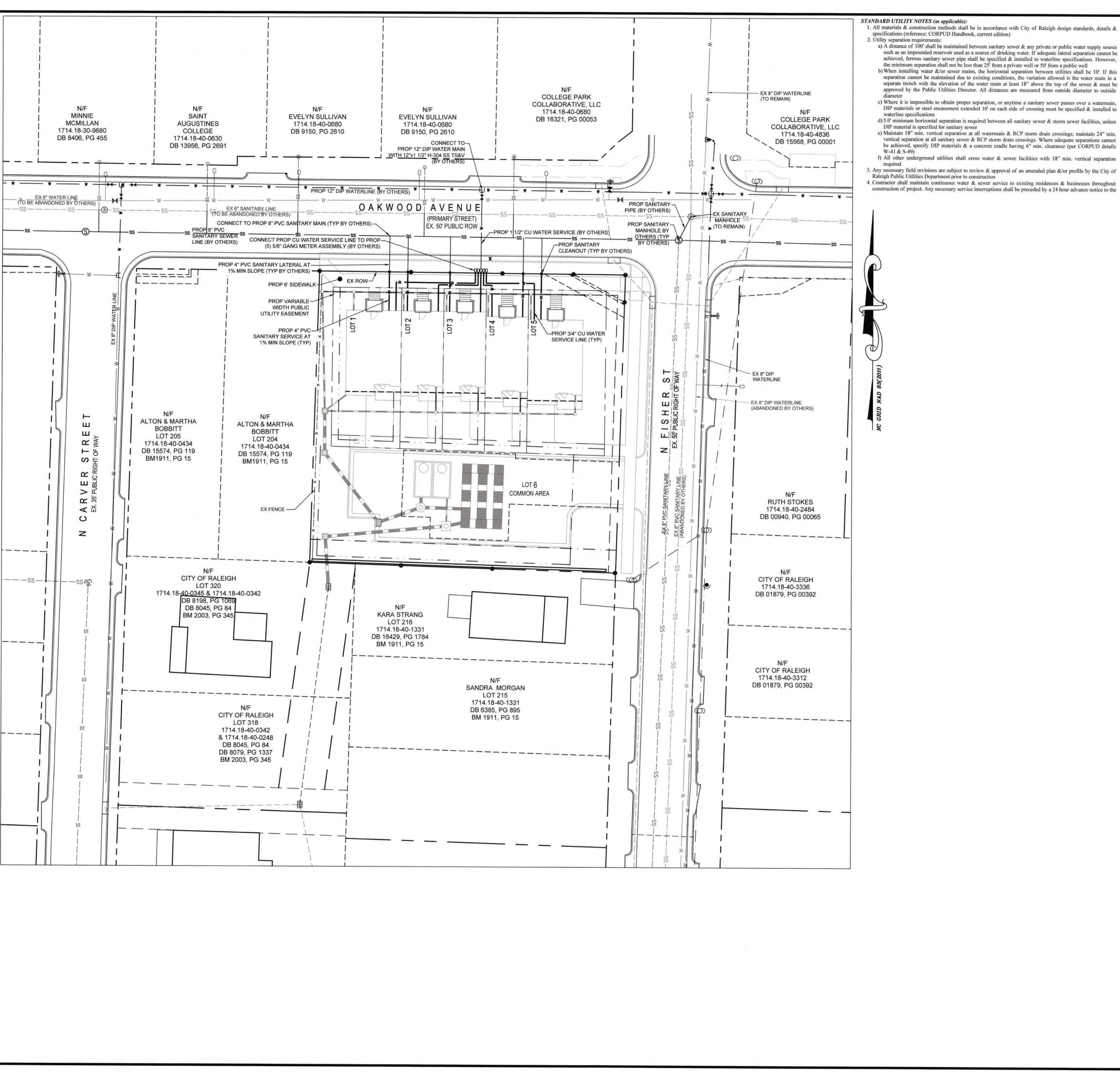
 \sim

FOR REVIEW ONLY NOT FOR CONSTRUCTION

03.06.2017

ISSUE: Preliminary Subdivision | 03.06.2017 Sunset Extension Request 01.07.2020 DRAWN BY: KT, SB, JH. CHK CHECKED BY CONTENT: SUBDIVISION PLAN

PROJECT: CORHN-16074



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

c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications

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 f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation

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 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 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 . Install 3/4" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each

connection to provide adequate flow & pressure 8. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum

9. 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

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction. 11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions &

service taps) within state or railroad ROW prior to construction 12. 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)

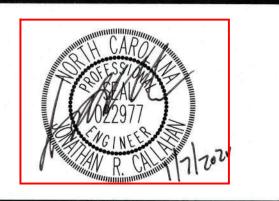
996-2334 or timothy.beasley@raleighnc.gov for more information

13. 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

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**

BOOK OF MAPS NOW OR FORMERLY RIGHT OF WAY EXISTING IRON PIPE EXISTING MAG NAIL EXISTING CONCRETE MONUMENT ECM IRON PIPE SET MAG NAIL SET COMPUTED POINT SANITARY SEWER SANITARY SEWER CLEAN OUT STORM GUY ANCHOR STORM CATCH BASIN WATER VALVE REINFORCED CONCRETE STORM PIPE CONCRETE SANITARY SEWER WATER METER LIGHT POLE GAS VALVE TELEPHONE PEDESTAL FIRE HYDRANT HOT BOX POWER POLE MONITORING WELL DENOTES CONCRETE DENOTES ADDRESS - PROPERTY LINE ---- RIGHT OF WAY LINE ---- PROP. LINE NOT SURVEYED STORM PIPE

—SS———— EASEMENT LINE □ CB P FH CP WV S SSMH ● GW M MW CO PP I TP ⊗ GV

-SS---- SEWER LINE

---- GAS ---- GAS LINE

---- OVERHEAD POWER

UTILITY **PLAN**

Revision	S	
Number	Description	Date
1	PER COR COMMENTS	05/24/17
2	PER COR COMMENTS	07/13/17
3	SUNSET EXTENSION	01/07/20
28.04		
-		

Orawing Scale 1"= 20'

Drawn By CS C-2.0 Checked By JRC Date Issued 03/03/17

GENERAL NOTES:

- 1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

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.

> ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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

GRAPHIC SCALE

(IN FEET) 1 inch = 20 ft.