

Administrative Approval Action

Case File / Name: SUB-S-24-2019 CITY VIEW TOWNES City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:

The site is located on the south side of W Lenoir Street and east side of S West

Street. It is comprised of 4 lots addressed at 603 and 607 S West Street, and 406

and 409 W Lenoir Street. The site is located inside City limits.

REQUEST:

Recombination and Subdivision of a 0.32-acre tract zoned NX-3-UL. The plans

propose 8 Townhome lots and 1 common area open lot.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC:

SPR-0039-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 November 27, 2019 by Cline

Design Associates.

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. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas. Formal submittal of flood study per UDO Section 9.2.2.A.4.b.ii. will be required at site permitting review.
- 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).

☑ <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.

☑ Sidewalk Easement Required

☐ Cross Access Agreements 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:



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General

- 1. The existing right-of-way along West Lenoir Street shall remain to complete a 16' wide streetscape section. The remainder of the right-of-way shall be abandoned and any resolution reference must be noted on a plat prior to approval for recordation.
- 2. 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 Cit

Engineering

- 3. 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.
- 4. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).
- 5. A cross access agreement as shown on the preliminary plan 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.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☑ <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:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater



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- 2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
- 3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees in tree grates along W. Lenoir St. and 3 street trees in tree grates along S. West St.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: January 27, 2023 Record at least ½ of the land area approved.

5-Year Sunset Date: January 27, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Development Services Dir/Designee

Staff Coordinator: Ryan Boivin

Date:

01/28/2020

125 N. Harrington St.

Trans.# 598248 Case# S-24-19 Sketch Plan Trans.# 581280 Preliminary Subdivision Plan

City View Townes

Raleigh, North Carolina

DEVELOPER: RAPP VENTURES, LLC.

107 Ronsard Lane Cary, North Carolina, 27511

Contact: Jim McMillan 919.815.7458

skimac2476@gmail.com

ARCHITECT: CLINE DESIGN ASSOCIATES, PA

125 N. Harrington St. Raleigh, North Carolina

Contact: Ashley May 919.833.6413 Ashleym@clinedesignassoc.com

LANDSCAPE CLINE DESIGN ASSOCIATES, PA

ARCHITECT: 125

125 N. Harrington St. Raleigh, North Carolina

Contact: Janet Mountcastle 919.833.6413

Janetm@clinedesignassoc.com

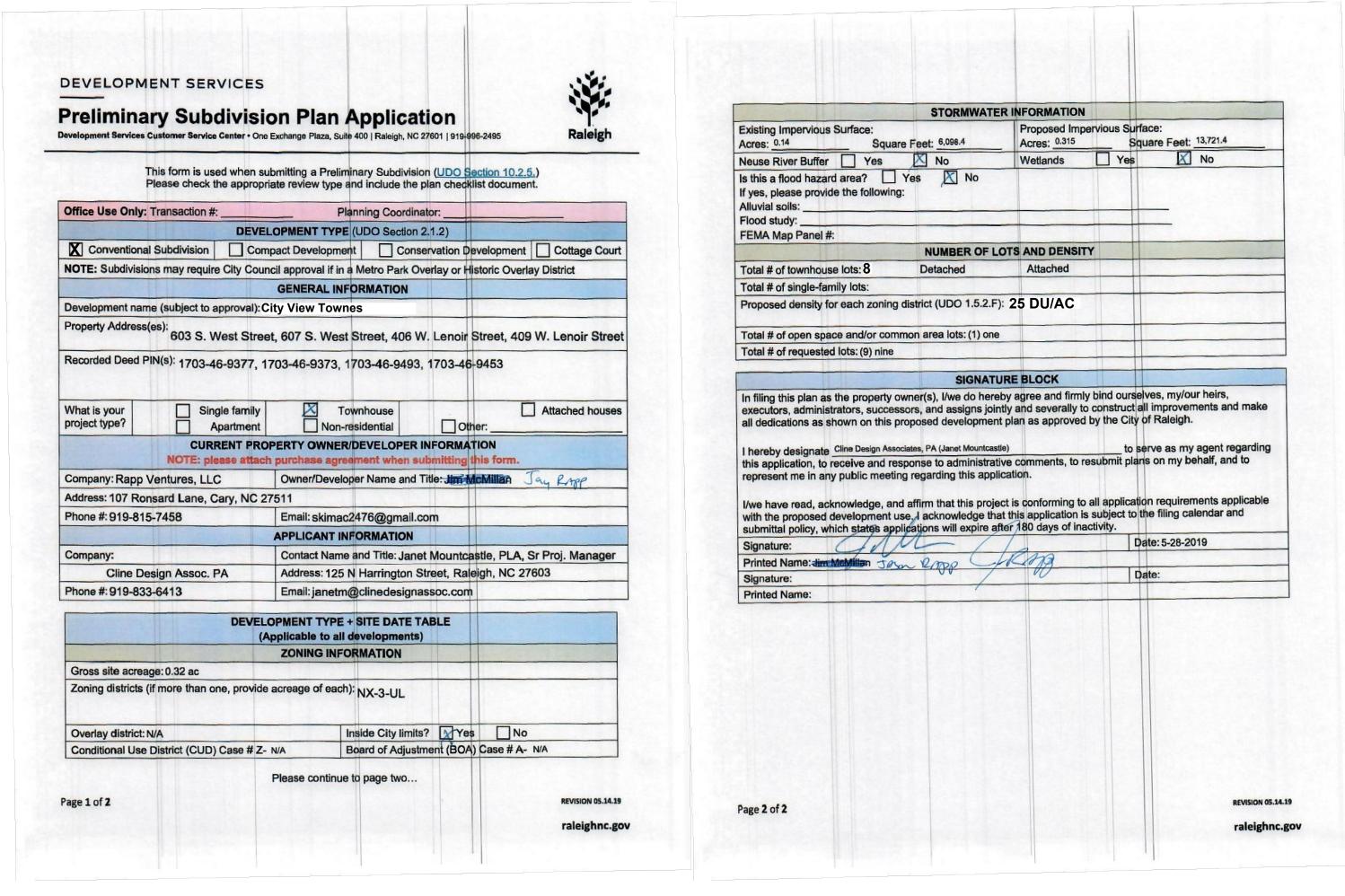
CIVIL WAKE LAND DESIGN, PLLC

ENGINEER: PO Box 418
Clayton, North Carolina

Contact: Jason Meadows 919.889.2614

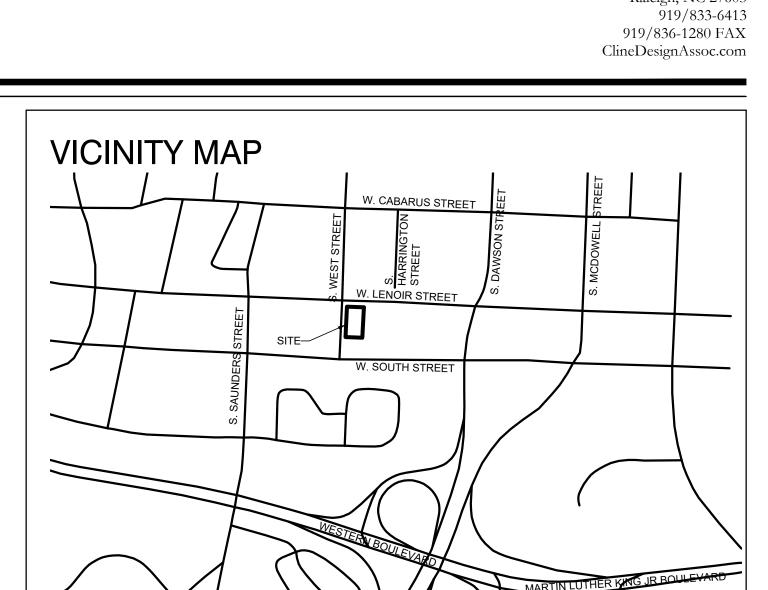
jason@wakelanddesign.com

SITE DATA	
Property Owner:	Rapp Ventures, LLC 107 Ronsard Lane Cary, NC 27511
Site Address(es):	603 S. West Street, 607 S. West Street, 406 W. Lenior Street, 409 W. Lenoir Street, Raleigh, NC 27601
Wake County PIN #'s:	1703-46-9377, 1703-46-9373, 1703-46-9493, 1703-46-9453, Unassigned PIN for Gap Lot
Existing Lot Sizes:	0.09 ac, 0.09 ac, 0.07 ac, 0.07 ac, .03 ac (total: 0.35 ac)
Proposed Lots:	9 Lots (8 townhome, 1 open lot)
Zoning District:	NX-3-UL
Existing Use:	Vacant
Proposed Use:	Townhomes (8 Dwelling Units)
Street Classification:	S. West St Main Str./Parallel Parking W. Lenior St Main St./Parallel Parking
Streetscape Required:	Urban Limited - Main Street (UDO 8.5.2.A) 10' Sidewalk, 6' Planting Area, Tree Grate
Streetscape Provided:	12' Sidewalk, 4'x 6' Tree Grates, 40' o.c.
Townhouse Build-To Requirements: (Urban Limited: 3.4.7.C)	Primary Build-To 0'-20', Building Width 50% Side Build-To 0'-20', Building Width 20%
Build-To Provided: 20' Max.	S.West St.:116' Building / 158' Frontage = 73.4% (Primary) W.Lenior St.: 76' Building / 88.5' Frontage = 85.8% (Side)
Open Lot Requirements: Open Lot Provided:	Min. Lot Area 5,000 SF / Min. Lot Dim. 50' (UDO 3.2.8) Lot Area: 6,145 SF / Min. Lot Dim. 88'
Required Parking: Provided Parking:	No Parking Required For First 16 Units (UDO 7.1.3.C.2) 8 Garage Spaces Provided
Bicycle Parking Required: Bicycle Parking Provided:	Short Term: 1 space/20 Units, Min. 4 (UDO 7.1.2) 4 Spaces Provided
Block Perimeter Required: Block Perimeter Provided:	3,000 linear feet 1,580 linear feet
Amenity Area Required: Amenity Area Provided:	1,524 SF (10%) 1,587 SF (10.4%)



DESIGN ADJUSTMENT

The applicant will request a Design Adjustment from the required street and Right-of-way dedication, due to being located within the Christmas plan, and the Driveway spacing requirements of RSDM 9.4.



SOLID WASTE INSPECTIONS STATEMENT

Roll off trash and recycling containers shall be stored within the garages of each unit and collected by a private collection service

SHEET INDEX	
Cover	
Boundary Survey & Existing Conditions	1 of 1
Lot Surveys	SD0.10
Demolition Plan	SD0.20
Preliminary Subdivision Plan	SD1.00
Preliminary Site Plan	SD1.10
Preliminary Utility Plan	SD3.00
Preliminary Grading and Drainage Plan	SD4.00
Preliminary Fire Apparatus Plan	SD5.00
Preliminary Landscape Plan & Details	LP1.00

SUBMISSIONS	
Date Submitted	05.28.2019
Revisions: 2ND Submittal 3RD Submittal	08.22.2019 11.27.2019

Not for Construction

VICINITY MAP NOT TO SCALE

GENERAL NOTES:

THE PURPOSE OF THIS PLAT IS TO UPDATE A PREVIOUS BOUNDARY AND PHYSICAL CONDITIONS SURVEY ON FIVE (5) PARCELS PREVIOUSLY OWNED BY THE CITY OF RALEIGH BEARING PINs: 1703-46-9493; 1703-46-9453; 1703-46-9377; 1703-46-9373; ONE UNASSIGNED PIN, HAVING DEED REFERENCES OF BOOK 12319 PAGE 1690 (LOT 6), BOOK 12319 PAGE 1694 (LOT 7), BOOK 12492 PAGE 1564 (LOT 4), BOOK 13490 PAGE 1799 (LOT 5), AND DEED BOOK 17639 PAGE 471 RECORDED IN THE WAKE COUNTY REGISTRY AND BEING LOCATED AT 407 & 409 W LENOIR STREET AND 603 & 607 S WEST STREET, RALEIGH, NC 27602

2. SOURCE OF MERIDIAN: NAD83 (2011) BASED UPON: A DRAPER ADEN ASSOCIATES (DAA) STATIC GPS SURVEY PERFORMED ON APRIL 30, 2018 (SEE SURVEY CONTROL / GRID TIE NOTES).

3. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".

4. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE. 5. UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 1703 OF COMMUNITY NUMBER 370243 (RALEIGH, CITY OF), BEARING MAP # 3720170300J, REVISED DATED OF MAY 2, 2006: THE SUBJECT PROPERTY LIES IN ZONE "X" AND

THUS, IS NOT LOCATED IN A FLOODPLAIN. AREA(S) CALCULATED BY THE COORDINATE METHOD.

UTILITIES SHOWN HEREON ARE BASED ON NC811 SUE MARKING AND FIELD OBSERVATION ONLY. DRAPER ADEN ASSOCIATES DID NOT PERFORM SUE SERVICES ON THIS PROJECT.

8. ALL PROPERTY CORNERS SET ARE 1/2" REBAR SET FLUSH WITH THE EXISTING GROUND AT THE TIME OF SURVEY UNLESS OTHERWISE NOTED.

9. PROPERTY SHOWN HEREON WITH DEED REFERENCE DEED BOOK 17639 PAGE 471, WAS SHOWN AS A POSSIBLE PROPERTY GAP ON A PREVIOUS SURVEY BY DRAPER ADEN ASSOCIATES DATED 4/30/2018 & 6/5/2019, SEALED 7/18/2019 BY WILLIAM M. DIGIACOMO, PLS.

LEGEND

MONITORING WELL GAS VALVE CONCRETE HORIZONTAL CONTROL O PROPERTY CORNER FOUND → WATER METER PROPERTY CORNER SET SIGN (1-POST) FLECTRIC BOX FIBER OPTIC MARKER FIBER OPTIC VAULT g GAS LINE ----- ohp ----- OVERHEAD POWER uge UNDERGROUND ELECTRIC underground telephone ------fo ------- UNDERGROUND FIBER OPTIC ASPHALT BUILDING ----X FENCE (AS NOTED) _____ R/W LINE PROPERTY LINE NOT SURVEYED ____ _ _ CONTOUR STORM LINE & MANHOLE

— — GPS BASELINE

I, WILLIAM M. DIGIACOMO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL GROUND (CONVENTIONAL) AND GPS SURVEY MADE UNDER MY SUPERVISION; THAT THE GPS SURVEY INFORMATION (METADATA) HAS BEEN REPORTED HEREON UNDER THE "SURVEY CONTROL A GRID TIE NOTES"; THAT SURVEYED PROPERTY LINES SHOWN HEREON ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND ARE BASED UPON THE DEEDS AND PLATS REPORTED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED BEFORE ADJUSTMENT IS 1:20,000+; THAT THE PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS AND THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13th DAY OF NOVEMBER, A.D., 2019.

WILLIAM M. DIGIACOMO, PLS N.C LICENSE NO.: L-4968

ABBREVIATIONS

603 & 607 S WEST ST - RALEIGH, NC 27602

ACRE AG ABOVE GROUND BG **BELOW GROUND** BM BOOK OF MAPS

CLF CHAIN LINK FENCE CMF CONCRETE MONUMENT FOUND

CONC CONCRETE CP COMPUTED POINT CPP CORRUGATED PLASTIC PIPE

DEED BOOK DUCTILE IRON PIPE ELEVATION **ELEV**

FOV FIBER OPTIC VAULT IRON PIPE FOUND MANHOLE MW MONITORING WELL

NAIL FOUND N/F NOW AND FORMERLY PG PAGE

PKS PK NAIL SET RCP REINFORCED CONCRETE PIPE

TYPICAL

PKS (DAA #2 - 413) N: 736,542.65' (GRID) -E: 2,104,851.83' (GRID) "X" MARK FOUND (DAA #1) N: 736,531.06' (GRID) E: 2,105,026.77' (GRID) N86 12'29"W 175.33' (GRID) Z: 305.60' (NAVD88) W LENOIR STREET \[88.56' (TOTAL) VARIABLE WIDTH PUBLIC R/W (BM 2017 PG 286) N02*44'51" R/W EASEMENT AREA -1459.12 SF / 0.035 AC "X" MARK SET (DB 2910 PG 333 & DB 2960 PG 106) IN CONCRETE -N02**'**57'00"E ss ---N02'44'51"E - S85'38'12"E 16.23 ---7.95' CONC. SW 3/4"IPF - 3A6 RAPP VENTURES LLC (0.2' BG) CMF (44.00') 16"OA PIN: 1703-46-9453 S86'08'26"E DB 17229 PG 1934 -BM 1924 PG 101 183.13'

CMF 18"OAK (3) (FLUSH) 3/4"/PF - S01**°**59'40"W 57.99' RAPP VENTURES LLC 0.07' SOUTH OF CP PIN: 1703-46-9493 DB 17229 PG 1934 88.31' (TOTAL) -30"OAK BM 1924 PG 101 (LOT 4) (44.31')\ 12"OAK (44.00') 1.78' NW OF CP

> S88'08'09"E - S02**'**08'50"W 73.94' RAPP VENTURES LLC PIN: 1703-46-9377 COMPUTED POINT (TYP) DB 17229 PG 1934 0.18' SW OF CP BM 1924 PG 101 (LOT 6) AND STEPS (3) N87:55'13"W N87*****55**'**13"W 9.33**'** AND WOOD

SIDING BLDG. \ 3/4"IPF (FLUSH) NOTE: VARIOUS EXTERNAL UTILITIES AND BEAMS ALSO ENCROACHING 416 REDEVELOPMENT LLC PIN: 1703-46-9278 DB 16005 PG 77 BM 192# PG 101 (LOTS 8 & 9)

 $\langle 2 \rangle$

W SOUTH STREET VARIABLE WIDTH PUBLIC R/W ss 8"DIP ss (BM 1981 PG 672)

> **GRAPHIC SCALE** SCALE: 1" = 30'

SANITARY SEWER TABLE A SSMH TOP = 303.36'INV. OUT=N/A (SE)

(B) SSMH TOP = 304.01'INV. IN=N/A (NW)INV. IN=298.31' (NE)INV. OUT=298.21' (SW)

(1.0' AG)

(TIE)

S82*58'34"E

58.31'

1/2"IPF

(DISTURBED)

(2.7' AG) ~

RAPP VENTURES LLC

W. SOUTH STREET

STORAGE LLC

PIN: 1703-56-1345

DB 16729 PG 792

BM 1981 PG 672

(TIE)

S89'45'42"E

243.33'

PIN: UNASSIGNED

RAPP VENTURES LLC

PIN: 1703-46-9373

DB 17229 PG 1934 BM 1924 PG 101

(LOT 7)

POSSIBLE BUILDING ENCROACHMENT (+/-33.57)

_ \$02**.**00'22"W 72.32'

1/2"IPF

(DISTURBED)

DB 17639 PG 471

C SSMH TOP = 297.45'INV. IN=292.05' (NE)

D SSMH TOP = 304.47INV. IN=299.58' (SE) INV. OUT=299.18' (E)

SSMH TOP=302.89' INV. IN = 297.79' (NW)INV. IN=297.59' (W)

 $\langle 1 \rangle$ STMH TOP=300.74' INV. IN=287.85' (NW) INV. OUT=287.75' (SW) $\langle 2 \rangle$ STMH TOP=296.95'

> INV. IN=286.25' (NE) INV. OUT=286.15' (SE)

STORM SEWER TABLE

INV. OUT=291.95' (NW)

INV. OUT=297.49' (SE)

SURVEY CONTROL / GRID TIE NOTES HORIZONTAL DATUM: NAD 83 (2011) (EPOCH:2010) VERTICAL DATUM: NAVD 88 (GEOID 12B)

FIXED STATIONS USED FOR THE GRID TIE (CORS MONUMENTS):

DESIGNATION NCNA NASHVILLE CORS ARP N 35°58'09.067" DK5550 NCGO GOLDSBORO CORS ARP N 35°25'16.868" DH9594 NCFA FAYETTEVILLE 2006 CORS ARP N 35°02'02.489" DM3527 NCRX ROXBORO CORS ARP N 36°23'28.056" NCWR WARRENTON CORS ARP DM3529 N 36°23'41.685" DK3989 NCKI KINSTON CORS ARP N 35°19'18.567" NCCA CARTHAGE CORS ARP N 35°20'30.048" DF9213 NCBU BURLINGTON CORS ARP N 36°05'29.586" DK7578 NCTA TARBORO CORS ARP

STATIC GPS SOLUTION METADATA:

CONTROL POINT 1 GRID NORTHING: 736,531.06' GRID EASTING: 2,105,026.77' ELEVATION: 305.60' START: 4.30.18 13:32:30 STOP: 4.30.18 15:12:15 GPS ANTENNA: TRIMBLE R8 OBS USED: 8469 / 12339 : 69% NORMALIZED RMS: 0.366 RESIDUALS: LAT: 0.005 (m) / LON: 0.004 (m) ORTHO HEIGHT: 0.019 (m)

START: 4.30.18 13:46:30 STOP: 4.30.18 15:22:15 GPS ANTENNA: TRIMBLE R8 NORMALIZED RMS: 0.374 **RESIDUALS:** ORTHO HEIGHT: 0.018 (m)

* POINT #1 WAS HELD FOR THE BASE POINT OF THE SITE LOCALIZATION * POINT #2 WAS HELD FOR THE AZIMUTH MARK * COMBINED FACTOR: 0.99990445

W 79°26'12.176" N 35°52'56.961" W 77°34'21.396" **CONTROL POINT 2** GRID NORTHING: 736,542.65' GRID EASTING: 2,104,851.83' ELEVATION: 303.82' OBS USED: 8865 / 11520 : 77% LAT: 0.005 (m) / LON: 0.004 (m)

LONGITUDE

W 78°01'11.341'

W 78°03'30.575'

W 78°52'14.731'

W 78°59'54.418'

W 78°10'13.749'

W 77°36'49.270"

W 79°23'05.085'

•

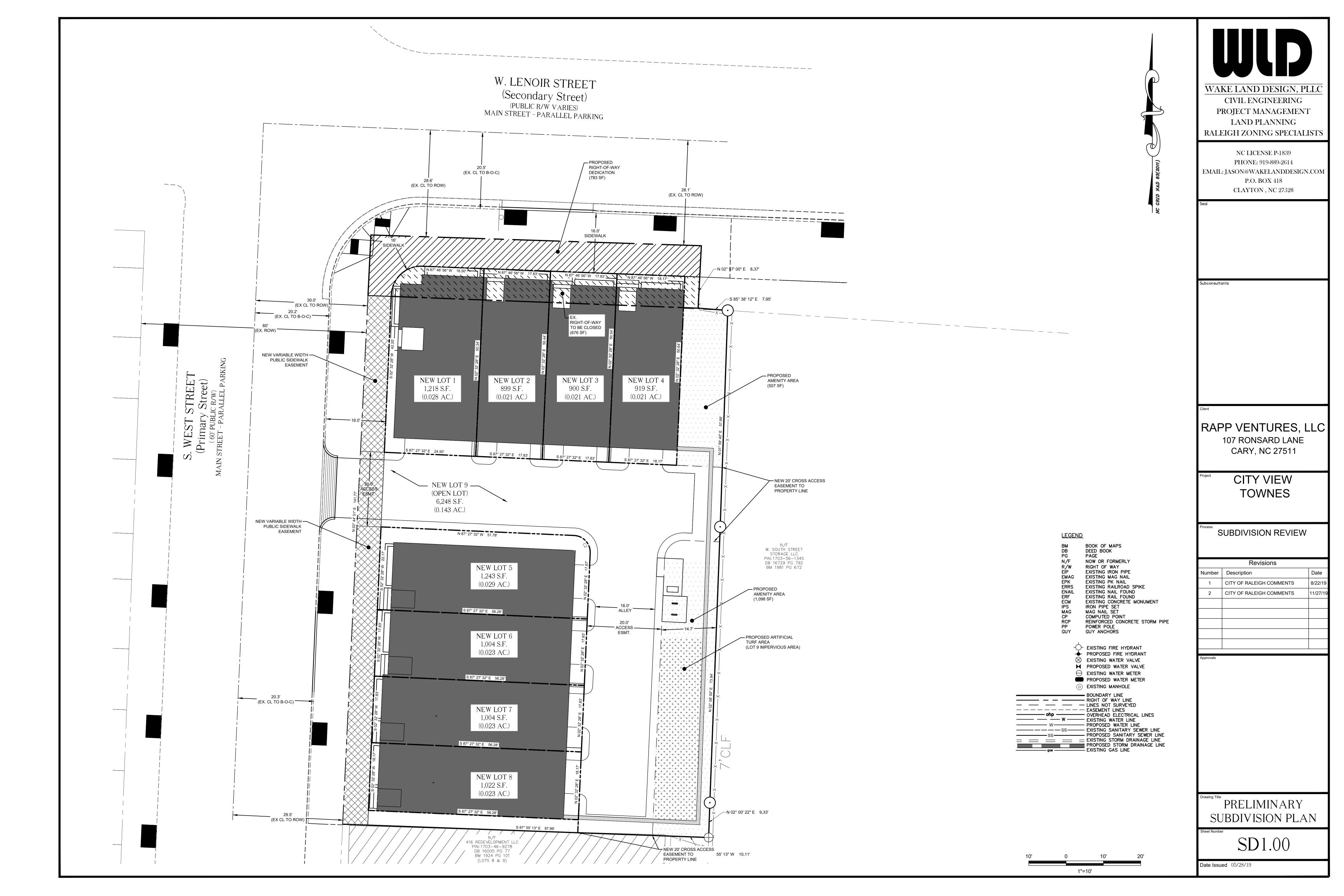
PHYSICAL : EDINBURG 3: RAPP VEN SOUNDARY:

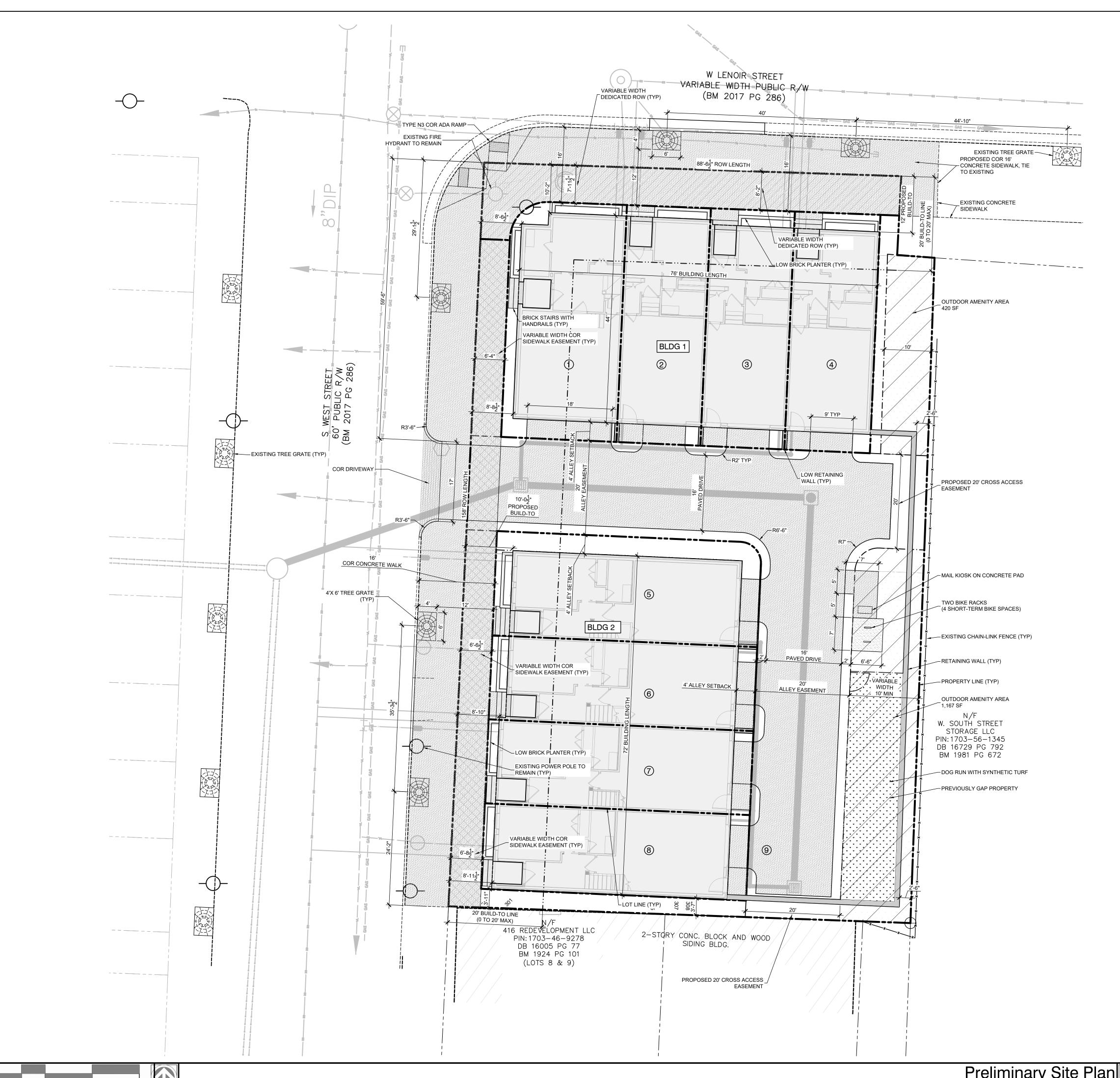
REVISIONS 5.16.18 - BOUNDARY STREET

REVISED ALONG W LENOIF 2. 6.17.19 ADDITIONAL TOPO OF EXISTING SURFACE IN **NE PORTION OF PARCEL** AND R/W

> DESIGNED BY: NA RAWN BY: KS CHECKED BY: WMD SCALE: 1" = 30' 11/13/2019 PROJECT NUMBER: 18110132-020507

1 OF 1





- 1. ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH NCDOT AND/OR THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. ALL NCDOT DRIVEWAY AND/OR ENCROACHMENT PERMITS MUST BE OBTAINED PRIOR TO BUILDING PERMIT ISSUANCE.
- 2. ALL DIMENSIONS ARE FROM BACK OF CURB, UNLESS OTHERWISE INDICATED ON THE PLANS.
- 3. SIDEWALKS WILL BE PROVIDED FROM THE MAIN ENTRANCES OF BUILDINGS TO THE PUBLIC SIDEWALK SYSTEM VIA A HANDICAP ACCESSIBLE SIDEWALK, WHICH MEETS ADA REQUIREMENTS.
- 4. ALL LIGHTING AT BUILDINGS ADJACENT TO RESIDENTIAL LOTS AND ALONG PUBLIC RIGHTS-OF-WAY WILL BE SHIELDED
- 5. SIGHT DISTANCE TRIANGLE CALCULATIONS PER CITY OF RALEIGH STREET **DESIGN MANUAL**
- 6. WITHIN THE SIGHT TRIANGLES AND SIGHT EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2' AND 8' 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, PARKED VEHICLE OR OTHER OBJECT. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2' AND 8' IN

HEIGHT ABOVE THE CURB LINE ELEVATION. REFER TO SECTION 10-2086 (A) OF

- THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS. 7. PAVEMENT AND SUB-BASE DESIGN FOR SOLID WASTE CIRCULATION ROUTE SHALL BE CONSISTENT WITH THE RALEIGH SOLID WASTE DESIGN MANUAL (VERSION 2.1, JAN. 14, 2005; 2" OF I-2 OVER 8" ABC.)
- 8. CITY OF RALEIGH CONCRETE SIDEWALK WITH 2'X2' CAPITAL GRID (TYP.)

General Notes 02

Raleigh, NC 27603

919/833-6413

919/836-1280 FAX

ClineDesignAssoc.com

Preliminary Subdivision Plan

Rapp City
S. Wes

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CITE DATA			
SITE DATA		<u> </u>	
Property Owner:	Rapp Ventures, LLC	ARE	
	107 Ronsard Lane	Uω	
	Cary, NC 27511	PLAN	
Site Address(es):	603 S. West Street, 607 S. West Street,	TESE	
	406 W. Lenior Street, 409 W. Lenoir Street,	<u>†</u>	
	Raleigh, NC 27601	PLAN	
Wake County PIN #'s:	1703-46-9377, 1703-46-9373,	11 111	
	1703-46-9493, 1703-46-9453, Unassigned PIN for Gap Lot	THESI	
Existing Lot Sizes:	0.09 ac, 0.09 ac, 0.07 ac, 0.07 ac, .03 ac	<u> Z</u>	
	(total: 0.35 ac)	RIGHT	
Proposed Lots:	9 Lots (8 townhome, 1 open lot)	TY B	
Zoning District:	NX-3-UL	OPEF	
Existing Use:	Vacant	R PROF	
Proposed Use:	Townhomes (8 Dwelling Units)	THE	
Street Classification:	S. West St Main Str./Parallel Parking	AND O	
	W. Lenior St Main St./Parallel Parking	±	
Streetscape Required:	Urban Limited - Main Street (UDO 8.5.2.A)		

10' Sidewalk, 6' Planting Area, Tree Grate 12' Sidewalk, 4'x 6' Tree Grates, 40' o.c.

Primary Build-To 0'-20', Building Width 50%

S.West St.:116' Building / 158' Frontage = 73.4% (Primary)

W.Lenior St.: 76' Building / 88.5' Frontage = 85.8% (Side)

Min. Lot Area 5,000 SF / Min. Lot Dim. 50' (UDO 3.2.8)

No Parking Required For First 16 Units (UDO 7.1.3.C.2)

Short Term: 1 space/20 Units, Min. 4 (UDO 7.1.2)

Side Build-To 0'-20', Building Width 20%

Lot Area: 6,248 SF / Min. Lot Dim. 88'

8 Garage Spaces Provided

4 Spaces Provided

3,000 linear feet

1,580 linear feet 1,524 SF (10%)

1,587 SF (10.4%)

Streetscape Provided:

(Urban Limited: 3.4.7.C)

Open Lot Requirements:

Bicycle Parking Required:

Bicycle Parking Provided:

Block Perimeter Required

Block Perimeter Provided:

Amenity Area Required:

Amenity Area Provided:

Build-To Provided:

Open Lot Provided:

Required Parking:

Provided Parking:

20' Max.

Townhouse Build-To Requirements:

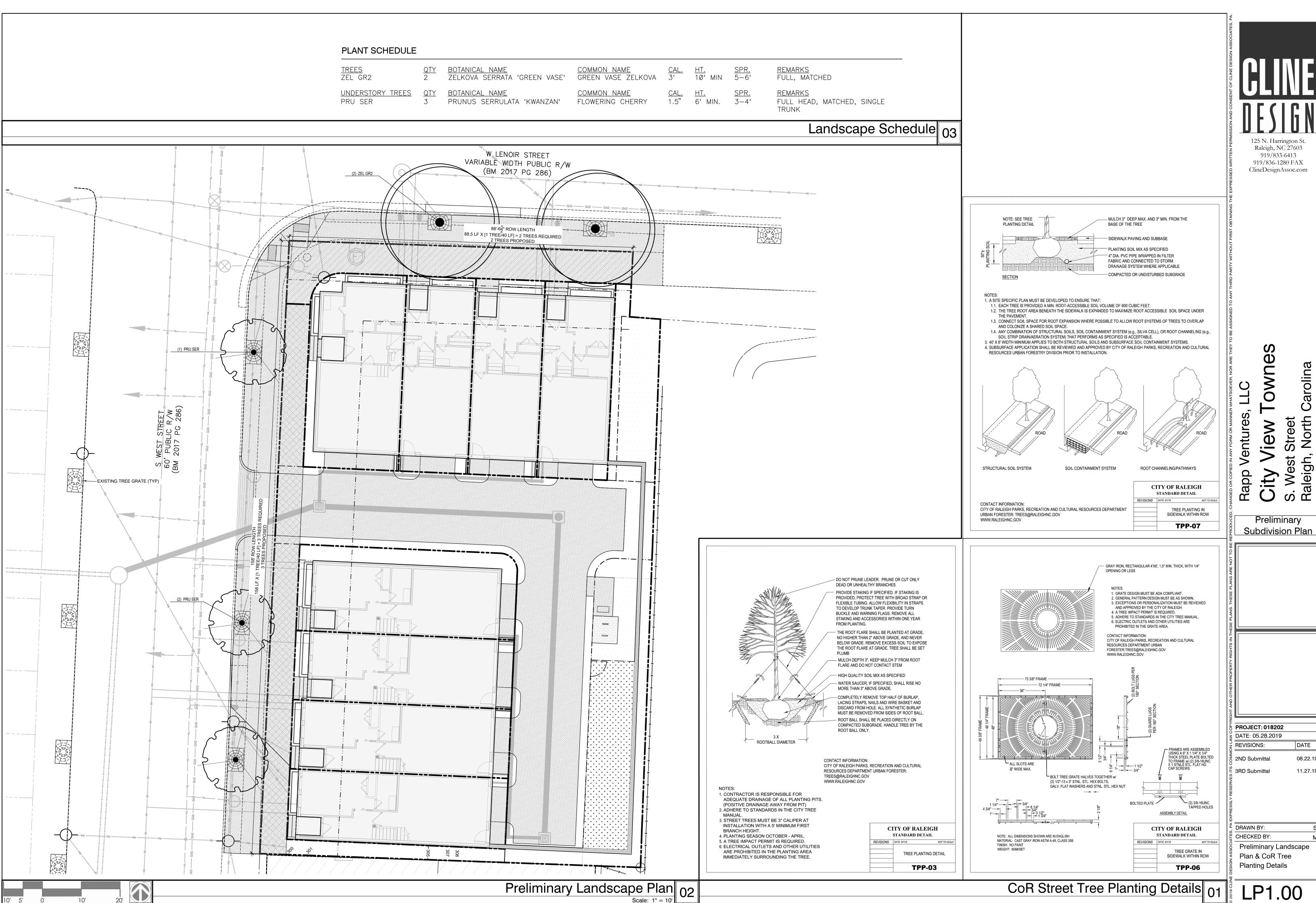
1 등		
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β	PROJECT: 018202	
N	DATE: 05.28.2019	
NC N	REVISIONS:	DATE
TS COMMON LAW COPYRIGH	2ND Submittal	08.22.19
SSLY RESERVES ITS	3RD Submittal	11.27.19

DRAWN BY:	SP_
CHECKED BY:	ML
Preliminary Site	_
Plan	

Preliminary Site Plan 03

Site Data 01 SD1.10





DATE 08.22.19 11.27.19