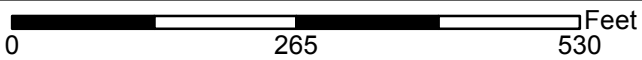
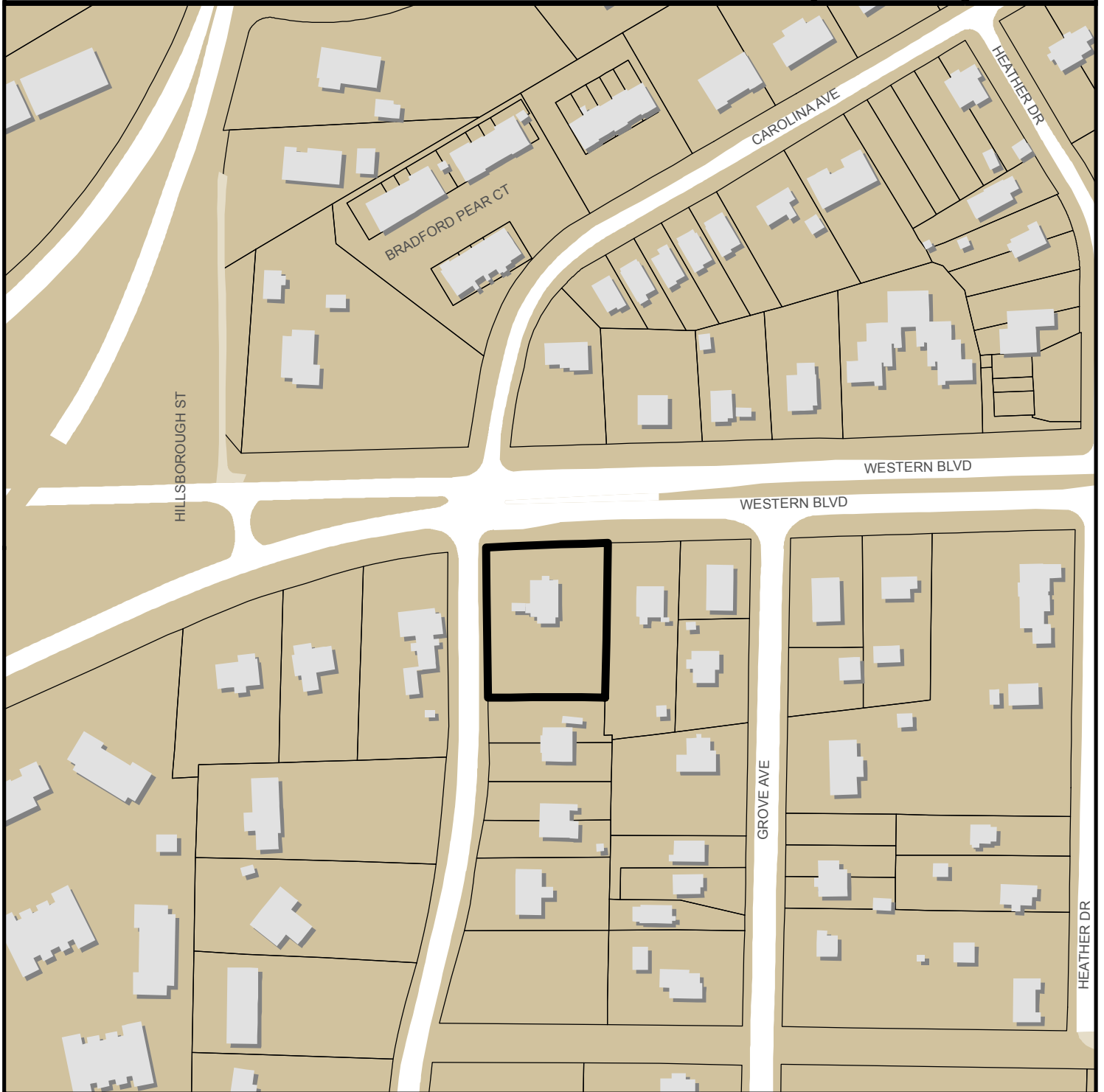
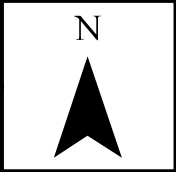
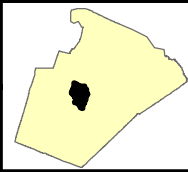


CAROLINA AVENUE SUBDIVISION S-8-2018



Zoning: **R-6 w/SRPOD**
CAC: **West**
Drainage Basin: **Simmons**
Acreage: **0.67**
Number of Lots: **3**

Planner: **Jermont Purifoy**
Phone: **(919) 996-2645**
Applicant: **Build Raleigh-Dan Miller**
Phone: **(919) 740-4401**





Administrative Approval Action

Carolina Avenue Subdivision
S-8-18, TR# 547199, AA# 3825

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Western Blvd, east of Carolina Avenue at 5409 Western Boulevard.

REQUEST: Development of a 0.673 acre tract zoned R-6 with Special Residential Overlay Parking District (SRPOD) into a 3 lot subdivision. Lots 1, 2 & 3, totaling 0.656 acres & .017 acres of right-of-way dedication (with the existing dwelling structure to remain).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: DA-37-2018. UDO Article 8.5 Existing Streets.

Request to plant street trees behind the existing asphalt path inside the public right-of-way as opposed to within the planting strip along Western Blvd.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Cawthorne, Moss & Panciera.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Obtain required tree impact permit from the City of Raleigh to remove the existing tree in the right-of-way along Carolina Ave.
4. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.



Administrative Approval Action

Carolina Avenue Subdivision
S-8-18, TR# 547199, AA# 3825

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PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit or proof of removal of the retaining walls, along the driveway to the proposed slope easement, as noted and shown on the approved preliminary plan, shall be issued or provided (if demo permit is not applied for & issued). And this building permit number (if applicable) be shown on all maps for recording or documentation be provided to the transportation division at or prior to plat recording approval.

ENGINEERING

2. 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.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 2.5' of road width along Carolina Ave is paid to the City of Raleigh.
5. A cross access agreement among the proposed lot 2 and 3 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 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

7. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



Administrative Approval Action

Carolina Avenue Subdivision
S-8-18, TR# 547199, AA# 3825

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PRIOR TO ISSUANCE OF BUILDING PERMITS:

STORMWATER

8. 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.

URBAN FORESTRY

9. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.
10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

11. 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.
12. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
13. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
14. Next Step: All street lights and street signs required as part of the development approval are installed.
15. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
16. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
17. Next Step: Final inspection of all required right of way tree protection areas and planted street trees by Urban Forestry Staff.



**Administrative
Approval Action**
Carolina Avenue Subdivision
S-8-18, TR# 547199, AA# 3825

City of Raleigh
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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: 7-16-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 7-16-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Quinn Bily Tyle Date: 7/16/2018

Staff Coordinator: Jermont Purifoy

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Carolina Avenue Subdivision	
	Development Case Number	S-8-2018	
	Transaction Number	547199	
	Design Adjustment Number	DA - 37 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

MORNING W. RITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

7/16/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request to plant street trees behind the existing asphalt path inside the public right-of-way as opposed to within the planting strip along Western Blvd. Western Blvd is a NCDOT maintained street and has reservations about planting directly adjacent to the travel lane of a street, especially when the street classification is one of a Major Street. By moving the location behind the existing sidewalk, but still planting within the public right-of-way, street trees can be planted, the City of Raleigh can still provide maintenance on the trees without encroaching onto private property, and the NCDOT has permitted the trees to be planted.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name CAROLINA AVENUE SUBDIVISION	
	Case Number 5-8-2018	
	Transaction Number 547199	
OWNER	Name TENZING INVESTMENTS, LLC	
	Address 51 KILMAYNE DR. SUITE 100	City CARY
	State NC Zip Code 27511 Phone 919-469-6508	
CONTACT	Name JORDAN PARKER Firm CANTHORNE, MOSS & PANKRATZ	
	Address 333 S. WHITE ST	City WAKE FOREST
	State NC Zip Code 27587 Phone 919 556 3148	
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	See page 4 for findings
	<input type="checkbox"/> Raleigh Street Design Manual	See page 5 for findings
Provide details about the request (please attach a memorandum if additional space is needed):		
WE ARE REQUESTING A DESIGN ADJUSTMENT TO PLANT STREET TREES ON THE BACK SIDE OF THE EXISTING SIDEWALK AND NOT IN THE PLANTING STRIP ALONG WESTERN BLVD. WE HAVE RECEIVED A PERMIT FROM NC DOT TO PLANT THE TREES. I HAVE DISCUSSED THIS W/ ANDY IN URBAN FORESTRY.		

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

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

Owner/Owner's Representative Signature

TENZING INVESTMENTS, LLC BY DAN MILLER (MANAGER)

5/4/18
Date

CHECKLIST

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

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

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

For Office Use Only	RECEIVED DATE:	DA
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

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

- A. The requested design adjustment meets the intent of this Article;
Yes
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
Yes
- C. The requested design adjustment does not increase congestion or compromise safety;
It does not
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
It does not
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
It has not

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Granville

INDIVIDUAL

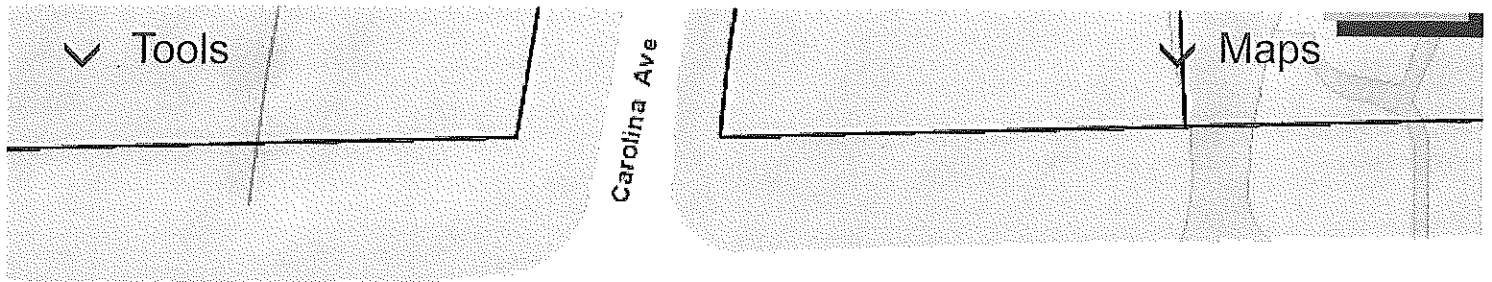
I, Karen M. Tinker, a Notary Public do hereby certify that
M. Daniel Miller personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 4th day of May, 2018.



Notary Public Karen M. Tinker
Karen M. Tinker

My Commission Expires: 03/03/2019



Carolina Ave

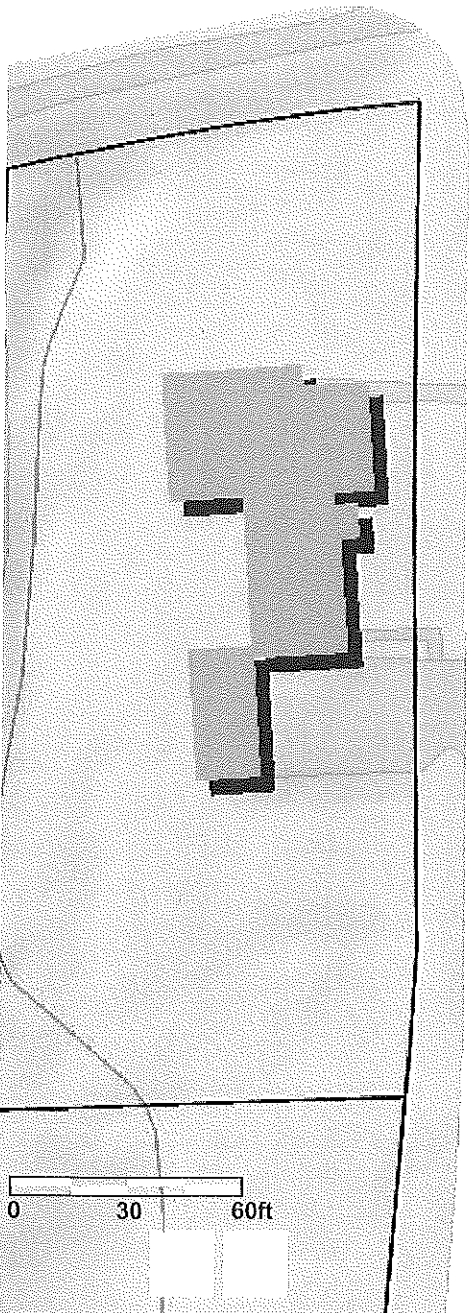
Tools

Maps

Western Blvd

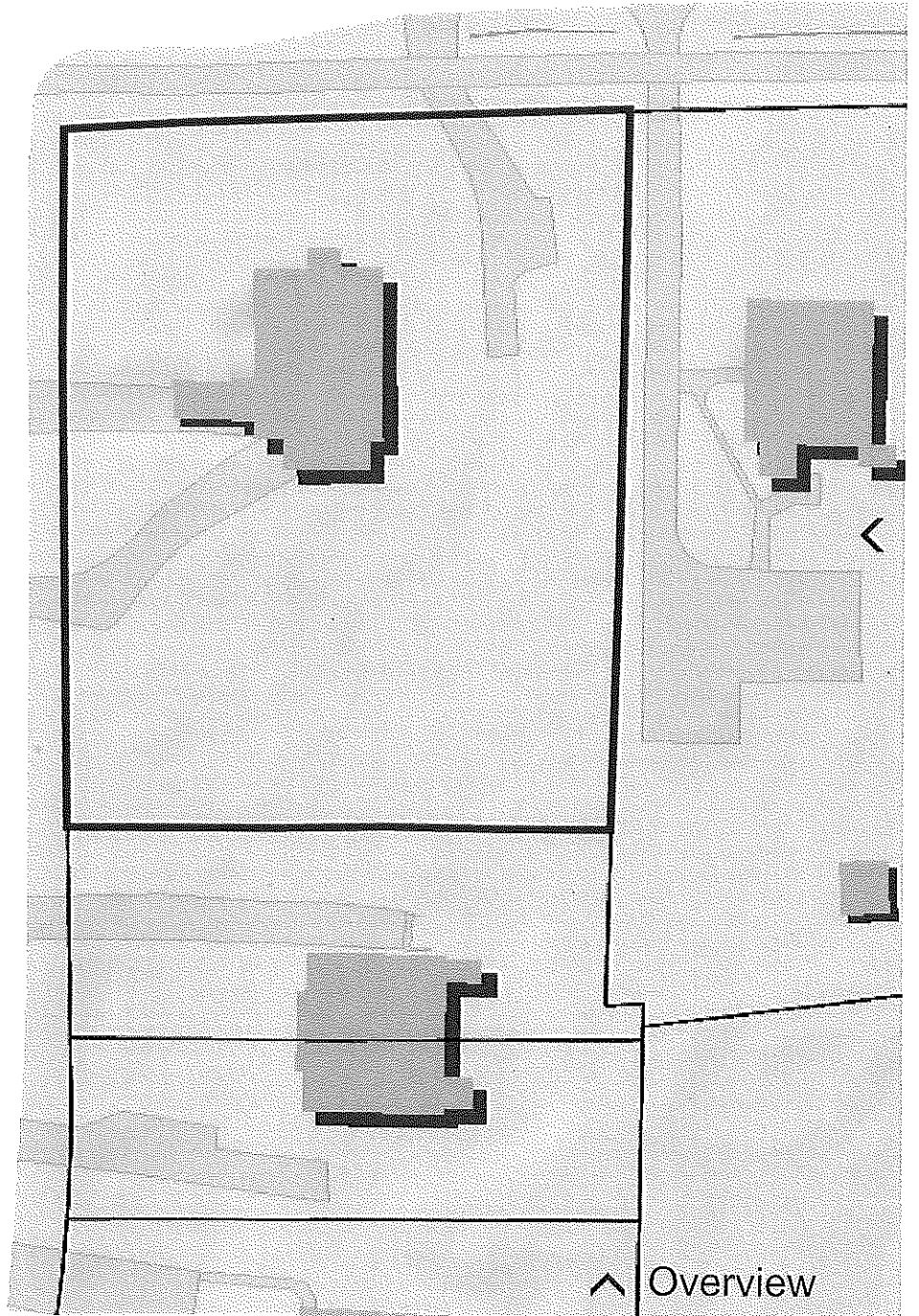


Western Blvd



0 30 60ft

na Ave



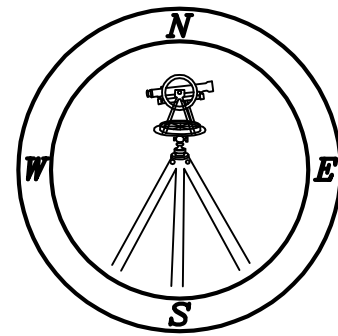
Overview

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

DEVELOPER:

BUILD RALEIGH, LLC
 P.O. BOX 10444
 RALEIGH, NC 27605
 336-740-4401



SHEET INDEX:

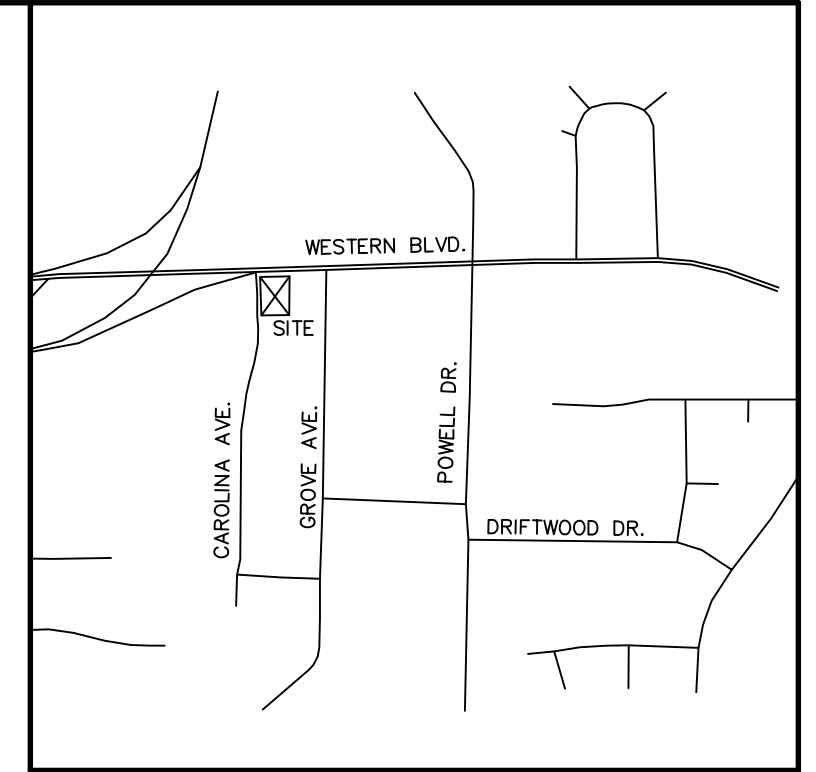
SHEET 1 - COVER SHEET
 SHEET 2 - EXISTING CONDITIONS
 SHEET 3 - PRELIMINARY SUBDIVISION PLAN

LOT SUMMARY
 TOTAL NUMBER OF LOTS 3
 MIN. LOT SIZE 0.144 AC.
 AVERAGE LOT SIZE 0.219 AC.
 TOTAL SITE AREA 0.656 AC.
 ZONING R-6 SPROD
 SITE DENSITY 4.5 UNITS PER ACRE
 TOTAL DEDICATED R/W 0.017 AC./698 S.F.

NOTES:

- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- Per Section 9.2.2.A.2.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2 and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.

PRELIMINARY
 FOR REVIEW PURPOSES ONLY



VICINITY MAP

CAROLINA AVENUE SUBDIVISION

**Preliminary Subdivision
 Plan Application**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name CAROLINA AVENUE SUBDIVISION		
Proposed Use RESIDENTIAL		
Property Address(es) 5409 WESTERN BLVD.		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0784.18-41-1111	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name BUILD RALEIGH, LLC	Owner/Developer Name DAN MILLER	
Address P.O. BOX 10444 RALEIGH, NC 27605		
Phone 336-740-4401	Email dan@buildraleigh.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name CAWTHORNE, MOSS & PANCIERA	Contact Name JORDAN PARKER	
Address 333 S. WHITE STREET, WAKE FOREST NC, 27587		
Phone 919-556-3148	Email JORDAN@CMPPLS.COM	Fax 919-554-1370

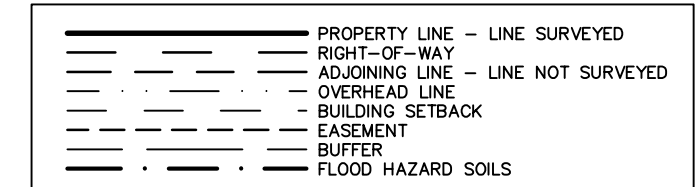
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s)	R-6 SRPOD
If more than one district, provide the acreage of each:	
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case # Z-	N/A
COA (Certificate of Appropriateness) Case #	N/A
BOA (Board of Adjustment) Case # A-	N/A
STORMWATER INFORMATION	
Existing Impervious Surface	acres/sf
Proposed Impervious Surface	acres/sf
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	N/A
Total # of Single Family Lots	3
Overall Unit(s)/Acre Densities Per Zoning Districts	4.5 UNITS PER ACRE
Total # of Open Space and/or Common Area Lots	N/A
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate MARK DOWDY, GOLDMARK CONSTRUCTION GROUP, LLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature	<i>Jeanne G. Stancil</i>
Signature	
Date	3-5-18
Date	

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT

PUBLIC IMPROVEMENTS QUANTITIES
 THERE WILL BE 2 NEW WATER STUBS & 2 NEW SEWER STUBS

LINE TYPE LEGEND



SHEET 1 OF 3

PRELIMINARY
 SUBDIVISION PLAN
 COVER SHEET

CAROLINA AVENUE SUBDIVISION

OWNER: JEANNE G. STANCIL
 REF: D.B. 1415 PAGE 13879
 REF: B.M. 1978 PAGE 707
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

FEBRUARY 20, 2018
 ZONED R-6 SRPOD
 PIN # 0784.18-41-1111

CASE # S-8-18
 TRANSACTION # 547199

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

DEVELOPER:

BUILD RALEIGH, LLC
 P.O. BOX 10444
 RALEIGH, NC 27605
 336-740-4401

PRELIMINARY
 FOR REVIEW PURPOSES ONLY

ADOPTED FROM B.M. 1978 PAGE 707

IMPERVIOUS SURFACE TABLE	
HOUSE	2,005 S.F.
DECK	156 S.F.
CONCRETE DRIVEWAY	1,024 S.F.
GRAVEL DRIVEWAY	356 S.F.
CELLAR STEPS & LANDING	130 S.F.
RET. WALL	41 S.F.
AC UNITS	18 S.F.
TOTAL IMPERVIOUS AREA	3,730 S.F.
TOTAL LOT AREA	29,321 S.F.
PERCENTAGE OF IMPERVIOUS AREA	12.72%

LEGEND:

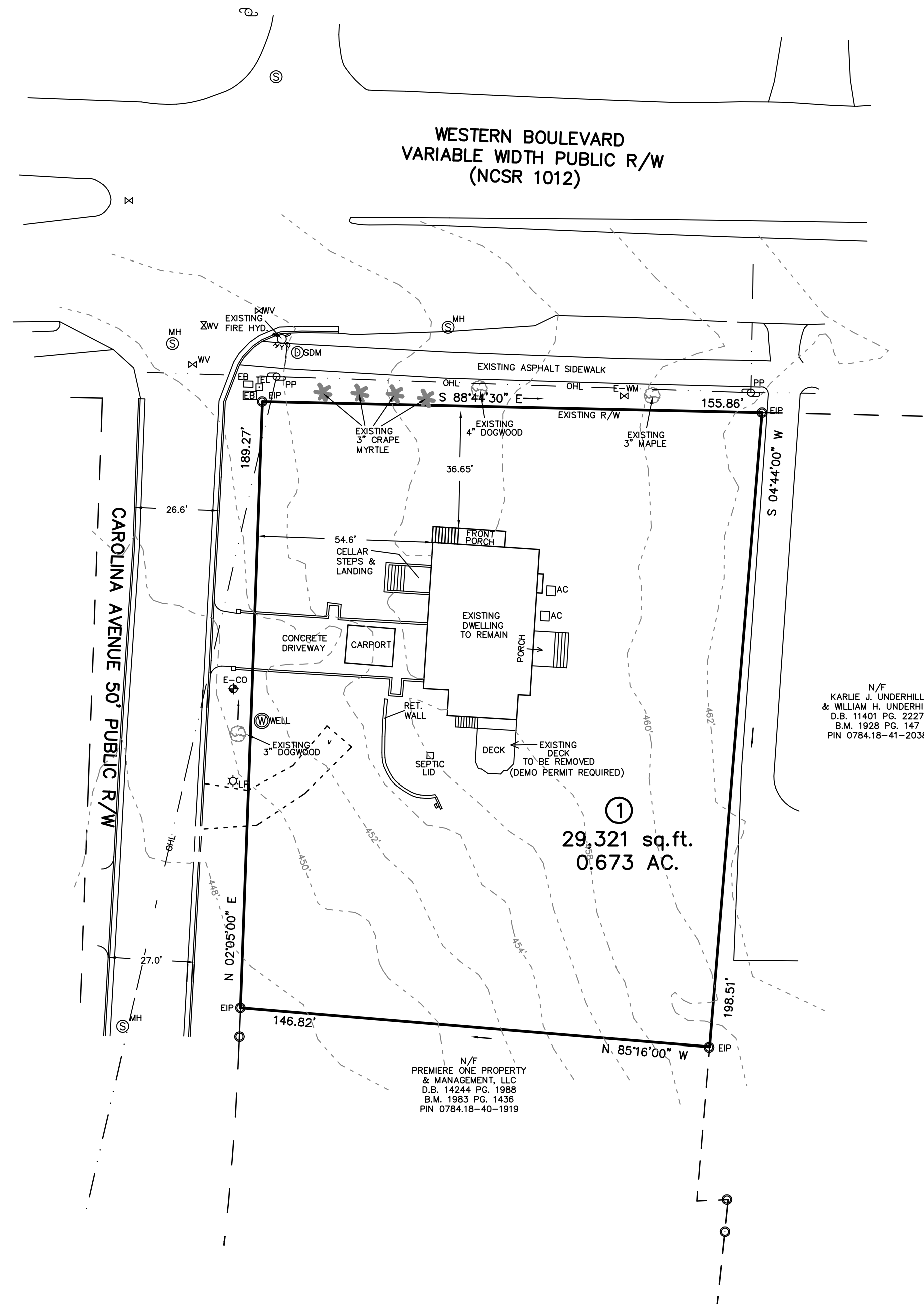
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- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.

LINE TYPE LEGEND

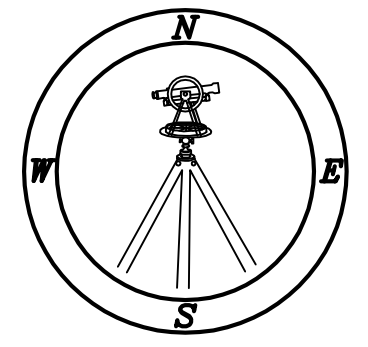
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS



①
 29,321 sq.ft.
 0.673 AC.

N/F
 KARLIE J. UNDERHILL
 & WILLIAM H. UNDERHILL
 D.B. 11401 PG. 2227
 B.M. 1928 PG. 147
 PIN 0784.18-41-2038

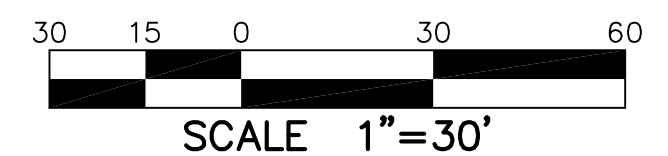
N/F
 PREMIERE ONE PROPERTY
 & MANAGEMENT, LLC
 D.B. 14244 PG. 1988
 B.M. 1983 PG. 1436
 PIN 0784.18-40-1919



SHEET 2 OF 3

EXISTING CONDITIONS PLAN FOR
CAROLINA AVENUE SUBDIVISION

OWNER: JEANNE G. STANCIL
 REF: D.B. 1415 PAGE 13879
 REF: B.M. 1978 PAGE 707
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



FEBRUARY 20, 2018
 ZONED R-6 SRPOD
 PIN # 0784.18-41-1111
 CASE # S-8-18
 TRANSACTION # 547199

(\WESTERNBLVD5409.DWG LJP)

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

DEVELOPER:

BUILD RALEIGH, LLC
 P.O. BOX 10444
 RALEIGH, NC 27605
 336-740-4401

PRELIMINARY
 FOR REVIEW PURPOSES ONLY

LOT SUMMARY

TOTAL NUMBER OF LOTS	3
MIN. LOT SIZE	0.144 AC.
AVERAGE LOT SIZE	0.219 AC.
TOTAL SITE AREA	0.656 AC.
ZONING	R-6 SPROD
SITE DENSITY	4.5 UNITS PER ACRE
TOTAL DEDICATED R/W	0.017 AC./698 S.F.

ADOPTED FROM B.M. 1978 PAGE 707

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- ⊙ - PROPOSED 1 1/2" CALIPER SINGLE STEM UNDERSTORY TREES

NOTES:

- THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
- ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
- ALL CONTOURS ARE AT 2' INTERVALS.

WESTERN BLVD. STREET YARD TREES:

- WESTERN BLVD. IS 151.4' IN LENGTH
- 4 3" EXISTING CRAPE MYRTLES TO REMAIN.
- 1 4" DOGWOOD TO REMAIN.
- 1 3" MAPLE TO REMAIN.
- 3 1.5" PROPOSED CRAPE MYRTLES TO PLANT

CAROLINA AVENUE STREET YARD TREES:

- CAROLINA AVENUE IS 189.3' IN LENGTH
- 7 STREET YARD TREES 1 1/2" CALIPER SINGLE STEM CERCIIS CANADENSIS (EASTERN REDBUD)
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR STREET TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

EXISTING WELL NOTE:

- THE EXISTING WELL ON LOT 1 WILL BE ABANDONED PER CORPUD STANDARDS.

LINE TYPE LEGEND

—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- · - · -	ADJOINING LINE - LINE NOT SURVEYED
— · — · —	OVERHEAD LINE
- · - · -	BUILDING SETBACK
- · - · -	EASEMENT
- · - · -	BUFFER
- · - · -	FLOOD HAZARD SOILS

SHEET 3 OF 3

PROPOSED PRELIMINARY SUBDIVISION PLAN FOR
CAROLINA AVENUE SUBDIVISION

OWNER: JEANNE G. STANCIL
 REF: D.B. 1415 PAGE 13879
 REF: B.M. 1978 PAGE 707

CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

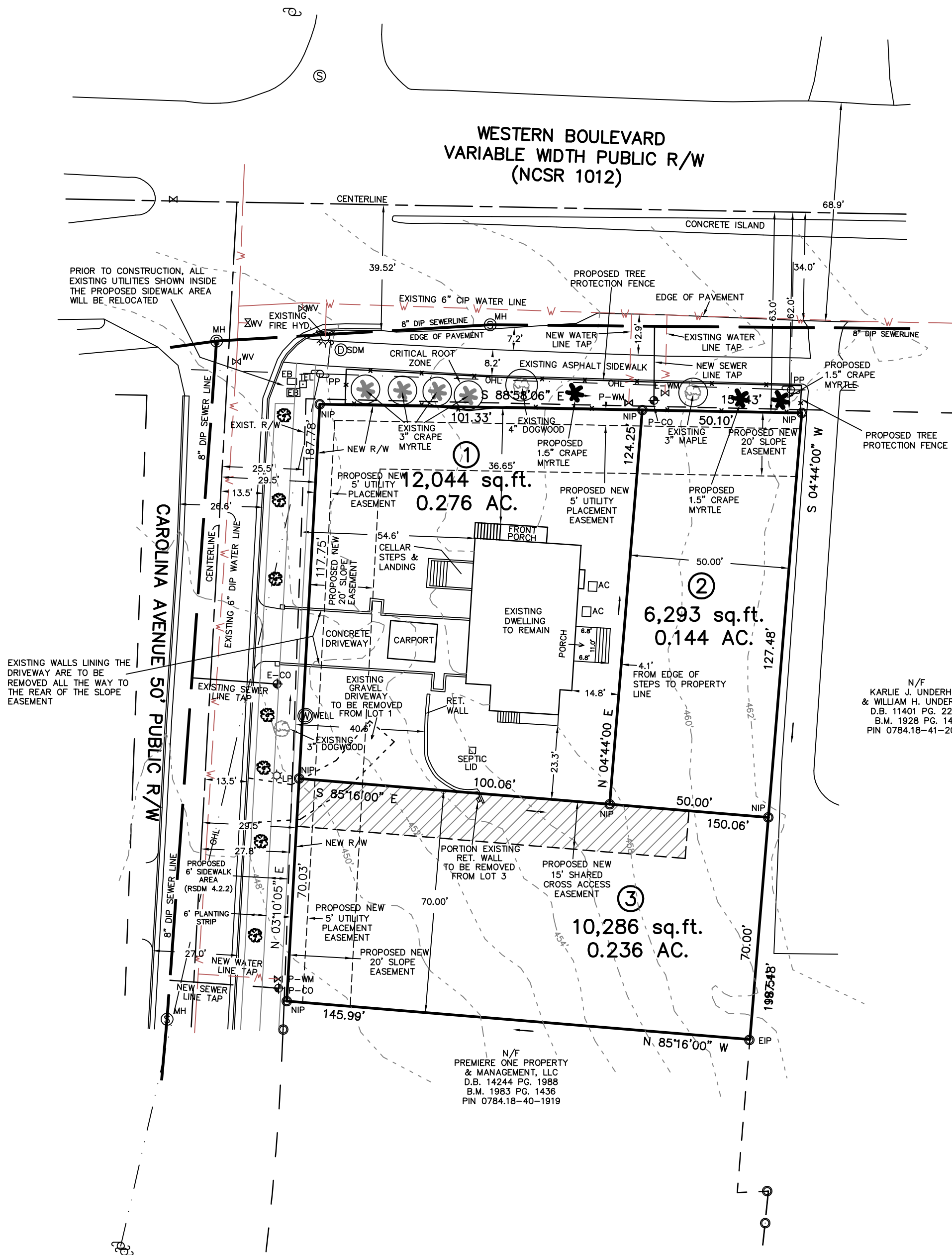
FEBRUARY 20, 2018

ZONED R-6 SPROD

PIN # 0784.18-41-1111

CASE # S-8-18

TRANSACTION # 547199



N/F
 KARLIE J. UNDERHILL
 & WILLIAM H. UNDERHILL
 D.B. 11401 PG. 2227
 B.M. 1928 PG. 147
 PIN 0784.18-41-2038

N/F
 PREMIERE ONE PROPERTY
 & MANAGEMENT, LLC
 D.B. 14244 PG. 1988
 B.M. 1983 PG. 1436
 PIN 0784.18-40-1919

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES
 PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
 THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
 MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
 HIGH QUALITY SOIL MIX AS SPECIFIED
 WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE
 COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE
 ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

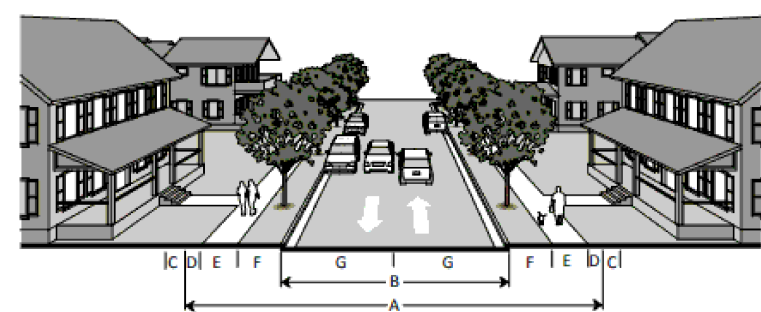
3X
 ROOTBALL DIAMETER

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER-APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT.
 RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT.
 TREE PLANTING DETAIL
PRCR-03



Width	
A Right-of-way width	59'
B Back-of-curb to back-of-curb	31'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	15.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel