



Administrative Approval Action

Case File / Name: ASR-0119-2022
DSLCL - POOLE ROAD TOWNHOMES

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

LOCATION: This site is located west of Sunnybrook Road on the north side of Poole Road at 3017 and 3025 Poole Rd.

REQUEST: Development of a 2.55 acre/111,216 sf tract zoned R-10, with existing detached single-family dwellings, to be demolished, into a proposed 35 unit multi-family townhome development, consisting of 6 buildings (totaling 62,844 sf) on one lot. This site is not utilizing the Frequent Transit Development Area overlay.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-0067-2022: DSLCL - Preliminary Subdivision/Preliminary Subdivision

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 April 4, 2023 by RDU Consulting, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. All proposed lighting is shown on the civil Site Permit Review plans set and demonstrates compliance with UDO Sec.7.4.
2. Site data table notes the total # of bedrooms/units per the overall # of units shown on the approved ASR.

Public Utilities

3. incorporate all PU (minor) recommendations remaining from ASR review into SPR design

Stormwater

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



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Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A recombination plat shall be recorded, recombining the two lots (3017 and 3025 Poole Road) into 1 tract.

Public Utilities

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

Stormwater

4. 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

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .30 acres of tree conservation area.

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

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

General

1. A demolition permit shall be obtained.



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2. A recombination map shall be recorded prior to or in conjunction with any other recording, recombining the existing lots into a single tract.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

6. 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).
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).

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along Poole Road.
9. A public infrastructure surety for 10 street trees along Poole Road shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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



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General

1. 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.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. 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: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: May 10, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 05/10/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

POOLE ROAD TOWNHOMES

ADMINISTRATIVE SITE REVIEW

ASR-0119-2022

RALEIGH, NORTH CAROLINA

DECEMBER 28, 2022
REVISED APRIL 4, 2023

PURCHASER / DEVELOPER:
CONCEPT 8 HOLDINGS, LLC
307 S. Salem St. Suite 200
Apex, NC 27502
919-601-5078
shawn@concepteight.com

CIVIL ENGINEER:
RDU
CONSULTING, PLLC

NC LICENSE P-2425
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 418
CLAYTON, NC 27528



VICINITY MAP
1" = 400'

SITE DATA	
PROPERTY OWNER/DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502
SITE ADDRESS:	3017 & 3025 POOLE ROAD
SITE AREA:	GROSS: 2.55 AC. (111,216 SF) RIGHT-OF-WAY DEDICATION: 0.22 AC. (9,655 SF) NET: 2.33 AC. (101,561 SF)
WAKE COUNTY PIN #:	172368531, 172326030
ZONING DISTRICT:	R-10
EXISTING USE:	DETACHED - SINGLE FAMILY
PROPOSED USE:	MULTI-FAMILY TOWNHOMES - APARTMENT BUILDING TYPE
STREET CLASSIFICATION:	POOLE ROAD - AVENUE 4-LANE UNDIVIDED
BUILDING AREAS (GROSS SF):	BUILDING A - 8,988 SF BUILDING B - 12,576 SF BUILDING C - 10,764 SF BUILDING D - 10,764 SF BUILDING E - 10,764 SF BUILDING F - 8,988 SF TOTAL: 62,844 SF
REQUIRED BUILDING SETBACKS:	PRIMARY STREET (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN): 5' REAR LOT LINE (MIN): 20' ALLEY: 4' OR 20' MIN.
REQUIRED PARKING SETBACKS:	PRIMARY STREET (MIN): 10' SIDE STREET (MIN): 10' SIDE/REAR LOT LINE (MIN): 0' REAR LOT LINE (MIN): 3' ALLEY, GARAGE ONLY: 4'
VEHICULAR PARKING:	MAXIMUM: 3 SPACES PER UNIT (3-BDRM) = 105 SPACES PROVIDED: 66 SPACES INCLUDING 3 VAN ACCESSIBLE SPACES
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS (MIN. 4) = 4 SPACES LONG TERM: 1 SPACE PER BEDROOM = 105 BEDROOMS / 7 SP/BDRM = 15
AMENITY AREA PROVIDED:	SHORT TERM: 4 SPACES LONG TERM: 16 SPACES TOTAL: 10,156 SF (10%) PROVIDED: TOTAL: 10,471 SF (10.3%)
REQUIRED TCA:	2.33 AC. X 10% = 0.233 AC
PROVIDED TCA:	0.30 AC. (12.8%)

INDEX

CE-0.1	UDO EXCERPT, SIGHT DISTANCE & INFILL EXHIBIT
CE-1.0	BOUNDARY AND TOPOGRAPHIC SURVEY
CE-1.1	DEMOLITION PLAN
CE-2.0	SITE LAYOUT PLAN
CE-2.1	SOLID WASTE PLAN
CE-3	UTILITY PLAN
CE-4.0	GRADING AND DRAINAGE PLAN
CE-4.1	STORMWATER MANAGEMENT PLAN
CE-6	SITE DETAILS
LA-1	LANDSCAPE PLAN
TCA-1	TREE CONSERVATION PLAN
TCA-2	TREE CONSERVATION DETAILS
A-2.1	BUILDING A - ELEVATIONS
A-2.2	BUILDING B - ELEVATIONS
A-2.3	BUILDING C - ELEVATIONS
A-2.4	BUILDING D - ELEVATIONS
A-2.5	BUILDING E - ELEVATIONS
A-2.6	BUILDING F - ELEVATIONS

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-496-2000



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> Cottage Court	Subdivision case #:
<input type="checkbox"/> Attached	<input type="checkbox"/> General	Scoping/sketch plan case #:
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Mixed use	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot	Board of Adjustment #:
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Civic	Zoning Case #:
		Design Alternate #:

GENERAL INFORMATION

Development name: Poole Road Townhomes
Inside City limits? ☒ Yes ☐ No

Property address(es):
3017 & 3025 POOLE ROAD
Site P.I.N.(s): 172368531, 172326030

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Construction of 6 Apartment Type Buildings (Proposed Townhomes) - 35 Units with parking, utilities, and stormwater management

Current Property Owner(s): Concept 8 Holdings, LLC - Shawn Donovan (under contract)

Company: Concept 8 Holdings, LLC Title: Member Manager

Address: 307 S. Salem Street Apex, NC 27502

Phone #: 919-601-5087 Email: shawn@concepteight.com

Applicant Name (if different from owner. See "who can apply" in instructions):

Relationship to owner: ☒ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder

Company: Concept 8 Holdings, LLC Address: P.O. Box 418 Clayton, NC 27528

Phone #: 919-601-5087 Email: shawn@concepteight.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Jason G. Meadows P.E.

Company: RDU Consulting PLLC Title: Member Manager

Address: P.O. Box 418 Clayton, NC 27528

Phone #: 919-889-2614 Email: jason@rduconsulting.com

Applicant Name:

Company:

Address:

Phone #: 919-889-2614 Email:

DEVELOPMENT TYPE • SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 0
Gross site acreage: 2.55 AC	Existing gross floor area to be demolished: 4,857 SF
# of parking spaces proposed: 66	New gross floor area: 62,844 SF
Max # parking permitted (7.1.2.C): 105	Total # of gross (to remain and new): 62,844 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 6
Existing use (UDO 6.1.4): Single-Family Dwellings	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-Family	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION

Impervious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) 14,835 SF Proposed total (sf) 63,787 SF	Existing (sf) 15,680 SF Proposed total (sf) 64,900 SF

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 35	Total # of hotel bedrooms: 0
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-43(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-43(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-43(b).

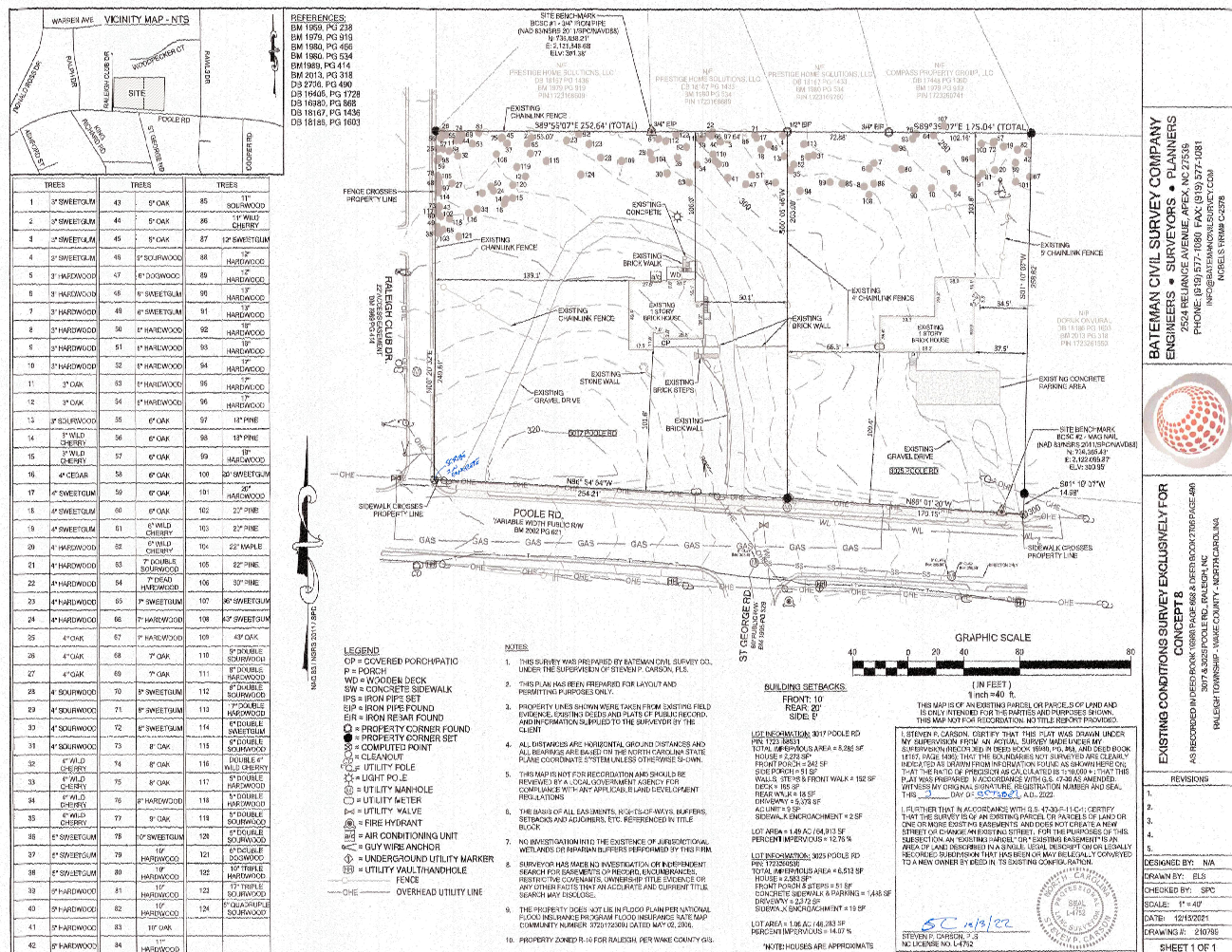
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

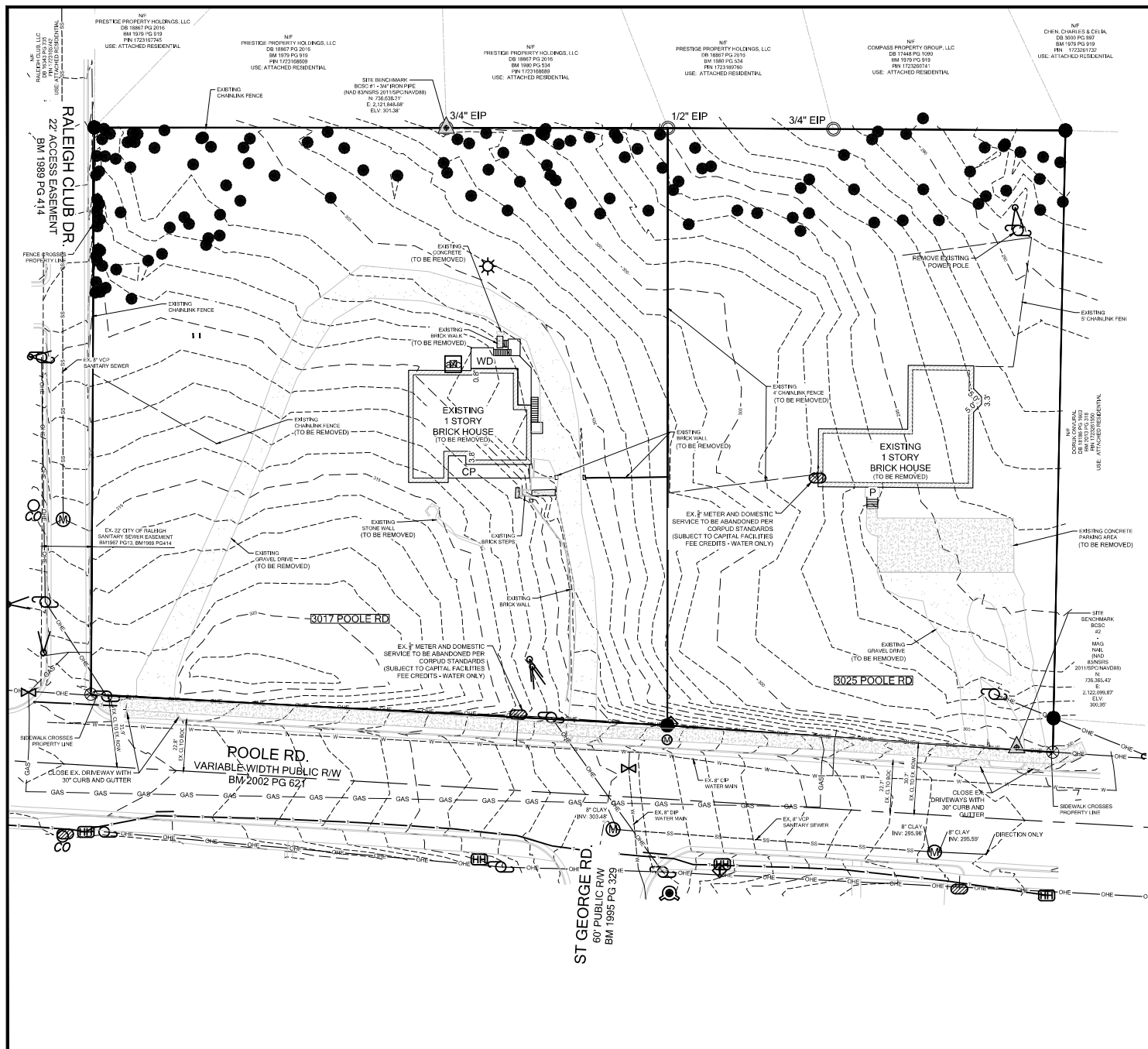
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Date: 4/7/23
Printed Name: JASON G. MEADOWS



Date Issued: 12/28/2022





RDU
CONSULTING, PLLC

NC LICENSE P-2425
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 418
CLAYTON, NC 27528
























CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

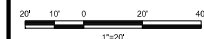
3017 & 3025 POOLE
ROAD TOWNHOMES
(ASR-0119-2022)

ADMINISTRATIVE
SITE REVIEW

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
GUY	GUY ANCHORS

	PROPOSED INSERTION VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING WATER REDUCER
	PROPOSED WATER REDUCER
	EXISTING IG WATER METER
	PROPOSED WATER METER
	PROPOSED HOT BOX
	EXISTING MANHOLE
	PROPOSED MANHOLE
	BOUNDARY
	RIGHT OF WAY LINE
	INES NOT SURVEYED
	EASEMENT LINES
	OVERHEAD ELECTRICAL LINES
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED STORM DRAINAGE LINE



Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/04/2014

EXISTING CONDITIONS & DEMOLITION PLAN

Sheet Number
CE-1.1

Date Issued 12/28/2022

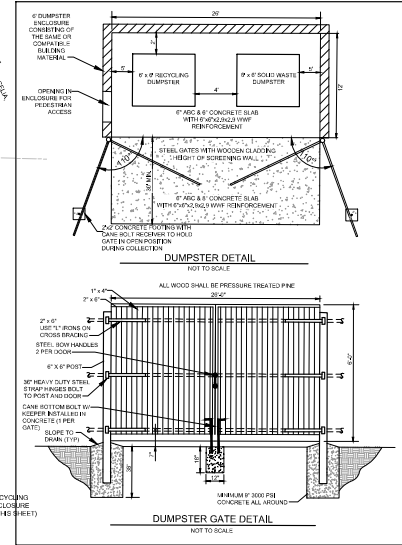
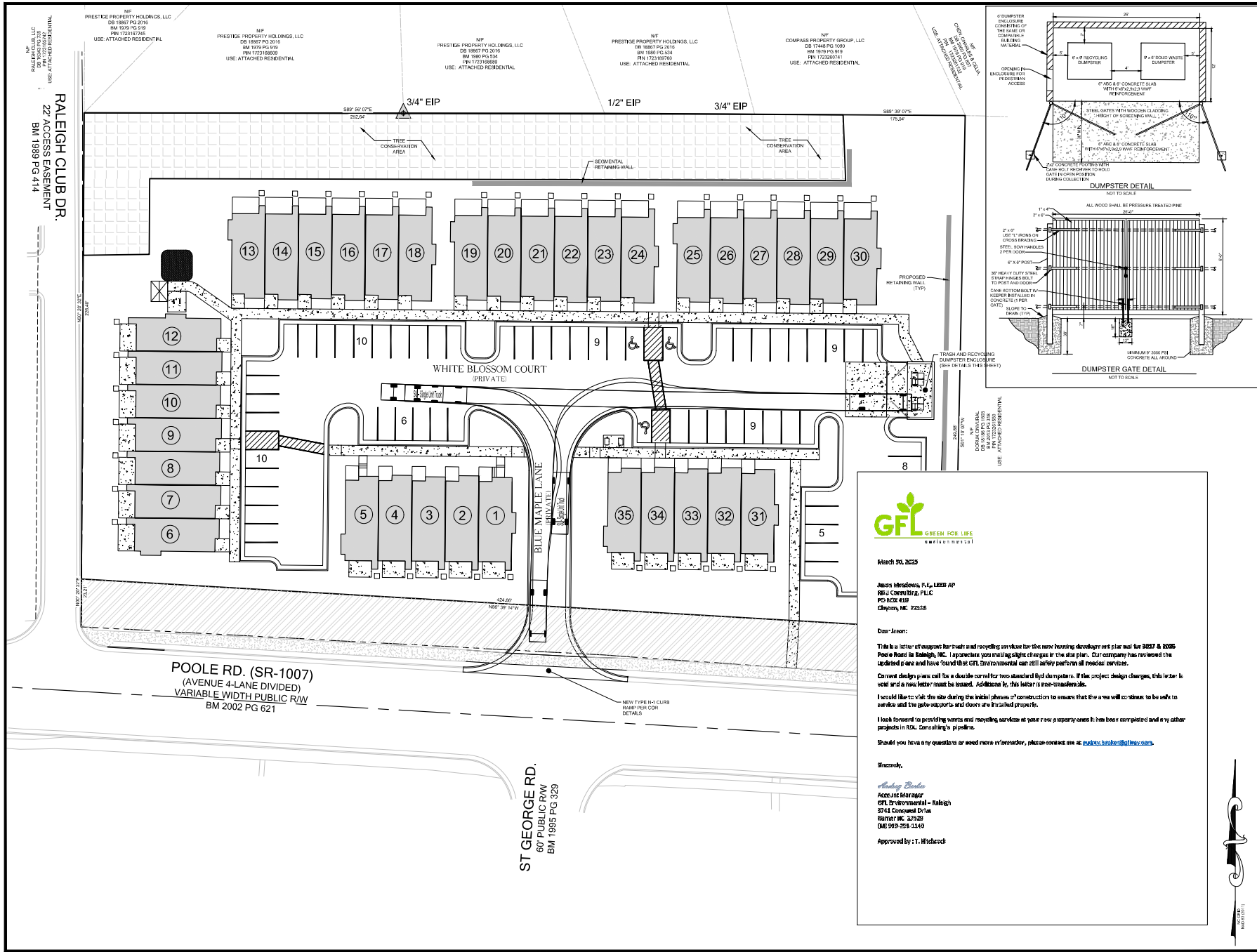
N/F
COMPASS PROPERTY GROUP, LLC
DB 17448 PG 1090
BM 1979 PG 919
FIN 1723260741
USE: ATTACHED RESIDENTIAL

1. ALL PROPOSED UNITS WILL BE SEPARATED BY A 2-HOUR RATED FIRE WALL COMPLYING WITH 2018 NORTH CAROLINA BUILDING CODE SEC. 701 AND THEREFORE EACH UNIT WILL BE CONSIDERED A SEPARATE BUILDING. THEREFORE, THE PROPOSED OCCUPANCY WILL BE CONSIDERED R-3.

Date Issued 12/28/2022

Payment plans
\$87.61/mo (48 mo) at example APR of 30% (rates from 10-30% APR)

Date Issued 12/28/2022





March 30, 2025

Jason Henderson, P.E., LEED AP
RDU Consulting, PLLC
PO BOX 418
Clayton, NC 27528

Dear Jason:

This is a letter of support for trash and recycling service for the new housing development plan for 3027 & 3025 Poole Road in Raleigh, NC. I appreciate your willingness to change in the site plan. Our company has reviewed the updated plan and have found that GFL Environmental can still safely perform all needed services.

Current design plans call for a double normal for two standard sized dumpsters. If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

I would like to visit the site during the initial phases of construction to ensure that the area will be suitable to be used to service and the gate supports and doors are installed properly.


I look forward to providing waste and recycling service as your new property owner. It has been completed and any other projects in RDU Consulting's pipeline.

Should you have any questions or need more information, please contact me at jason.henderson@rdu.com.

Sincerely,

Andrew Butler
Account Manager
GFL Environmental - Raleigh
3214 Courtyard Drive
Raleigh, NC 27605
(919) 293-1140

Approved by: T. Hildebrand



NC LIC# NPE-2425
PHONE: 919-888-2614
EMAIL: jason@rduconsulting.com
P.O. BOX 418
CLAYTON, NC 27528

CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST., #200
APEX, NC 27502

3017 & 3025 POOLE ROAD TOWNHOMES
(ASR-01119-2022)

ADMINISTRATIVE
SITE REVIEW

LEGEND

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⊕	EXISTING WATER METER
⊖	PROPOSED WATER METER
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---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING STORM DRAINAGE LINE
---	PROPOSED STORM DRAINAGE LINE
---	PROPOSED ADJACENT AREA

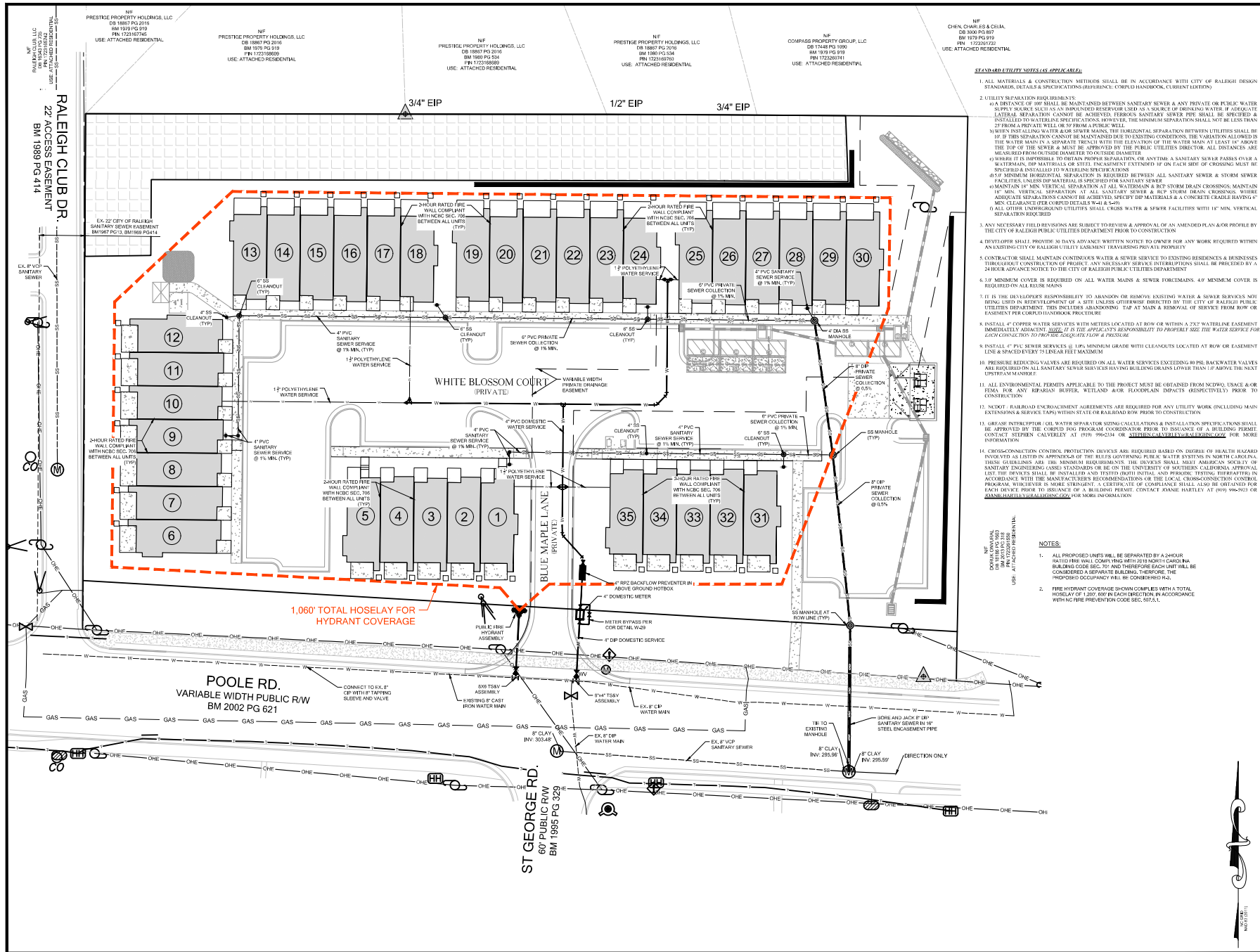
20' 10' 0 20' 40'
1"=20'

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/24/25

Drawing Title:
SOLID WASTE PLAN

Sheet Number:
CE-2.1

Date Issued: 12/25/22



- STANDARD UTILITY NOTES (AS APPLICABLE)**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARD, DETAILS & SPECIFICATIONS (REFERENCE: CORDUO HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 18" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN INVOLVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, TERRACE SANITARY SEWER PIPE SHALL BE REVERSED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WATER SERVICE OR 5' FROM A PUBLIC WATER SERVICE.
 - WHEN INSTALLED WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 18" IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IN THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNDER DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" 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 BETWEEN COVERED DETAILS (4'-4.5'-5'-6').
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - 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.
 - DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY RIGHT-OF-WAY (HAVING PRIVATE PROPERTY).
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - IF MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FACILITIES, 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING LISTED 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 EXISTENT FOR CONSTRUCTION. PRECISE.
 - INSTALL 4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE APPLICABLE RESPONSIBILITY TO PROPER SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROTECT FLOW & PRESSURE.
 - INSTALL 4" PVC SEWER SERVICES & 1.5% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPECIFIED EVERY 75 FEET PER MAXIMUM.
 - PROVIDE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 8" IPS. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDCP, USACE & OR FEMA FOR ANY REBAR BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NO DOT: RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - USE ARE INTERFERE (CUT) WATER SEPARATOR USING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORDUO R/W PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A 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 (ONTI) INITIAL AND PERIODIC TESTING THEREAFTER. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHEREVER IS MORE STRINGENT, A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANNE HARTLEY AT (919) 996-2623 OR JOANNE.HARTLEY@RALEIGH-NC.GOV FOR MORE INFORMATION.

RDU
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PHONE: 919-888-2614
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CLAYTON, NC 27328

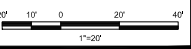
CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST., #200
APEX, NC 27502

3017 & 3025 POOLE
ROAD TOWNHOMES
(ASR-0119-2022)

ADMINISTRATIVE
SITE REVIEW

LEGEND

BM	BOOK OF MAPS
PC	DEED BOOK
PC	PAGE
N/W	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
QUY	QUY ANCHORS
+	PROPOSED INSERTION VALVE
+	EXISTING FIRE HYDRANT
+	PROPOSED FIRE HYDRANT
+	EXISTING WATER VALVE
+	PROPOSED WATER VALVE
+	EXISTING WATER REDUCER
+	PROPOSED WATER REDUCER
+	EXISTING WATER METER
+	PROPOSED WATER METER
+	EXISTING HOT BOX
+	PROPOSED HOT BOX
+	EXISTING MANHOLE
+	PROPOSED MANHOLE
+	BOUNDARY LINE
+	EXISTING LINE
+	PROPOSED LINE
+	OVERHEAD ELECTRICAL LINES
+	EXISTING WATER LINE
+	PROPOSED WATER LINE
+	EXISTING SANITARY SEWER LINE
+	PROPOSED SANITARY SEWER LINE
+	EXISTING STORM DRAINAGE LINE
+	PROPOSED STORM DRAINAGE LINE



Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/5/23

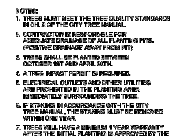
Utility Plan
CE-3
Date Issued: 12/28/22

3017 & 3025 POOLE
ROAD TOWNHOMES
(ASR-0119-2022)

LEGEND

LANDSCAPE PLAN

Date Issued 12/28/2022



26,168 SF / 2,000 SF = 13 trees
Provided: (13) 3" Caliper Overcup Oak

NOTES:

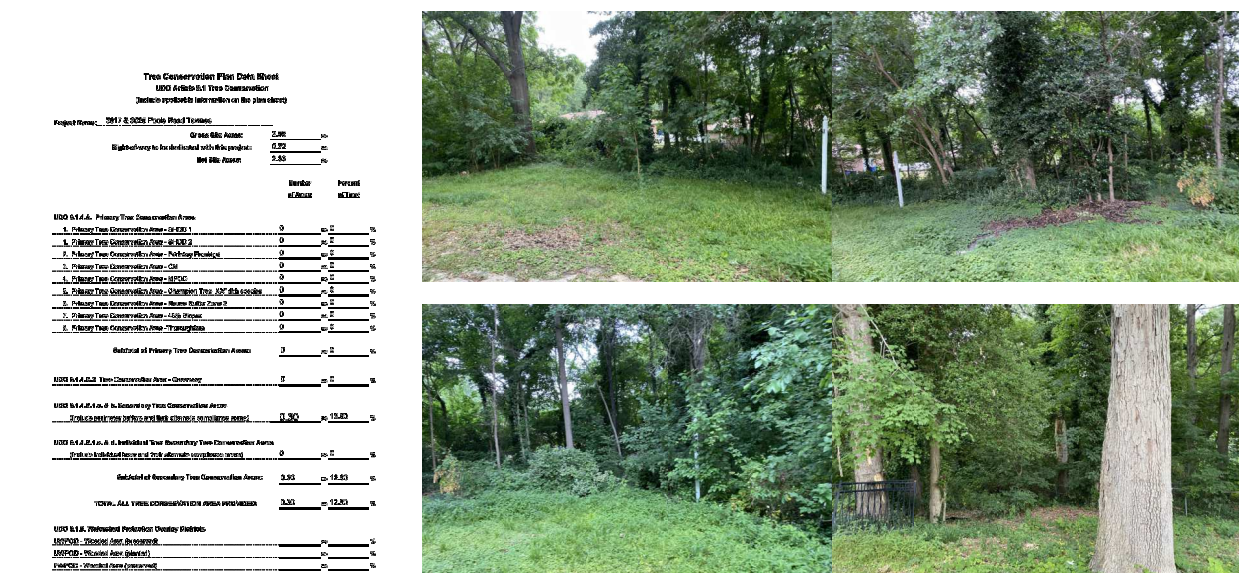
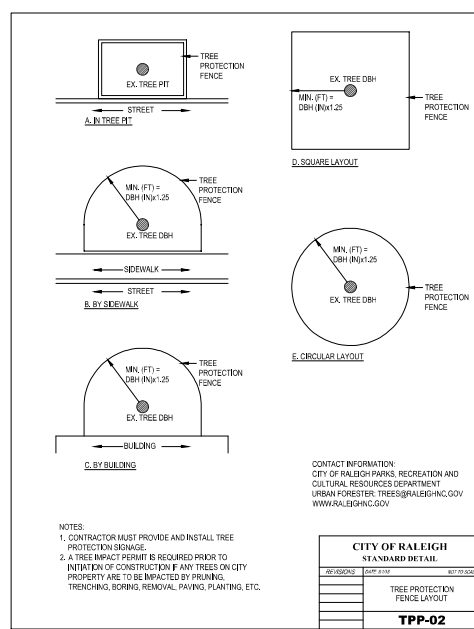
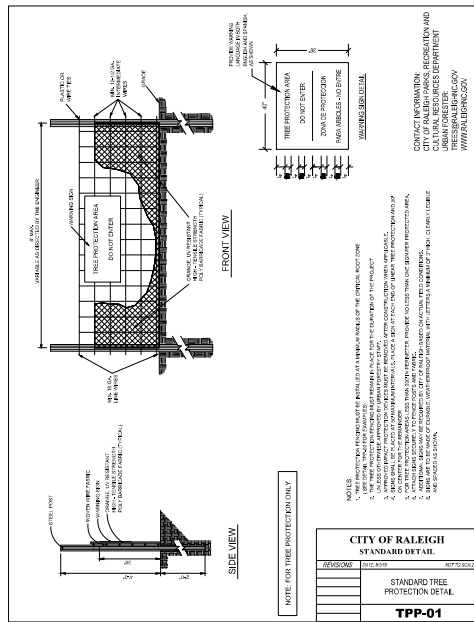
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••POSSIBLE EVERGREEN SHRUB CHOICES: INK BERRY, DISTYLIUM, BOXWOOD.

SCALE: 1 - 5

[illegible]

Date Issued 12/28/2022



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3017 & 3025 POOLE
ROAD TOWNHOMES
(ASR-01119-2022)

ADMINISTRATIVE
SITE REVIEW

Jason W. RDU

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	03/21/23

Drawing Title:
TCA DETAILS

Sheet Number:
CE-1.4
Date Issued: 12/25/22



4 BUILDING A: WEST ELEVATION
5/16" = 1'-0"



3 BUILDING A: SOUTH ELEVATION (STREET SIDE)
5/16" = 1'-0"



2 BUILDING A: EAST ELEVATION
5/16" = 1'-0"



1 BUILDING A: NORTH ELEVATION
5/16" = 1'-0"

Poole Road
Raleigh, NC

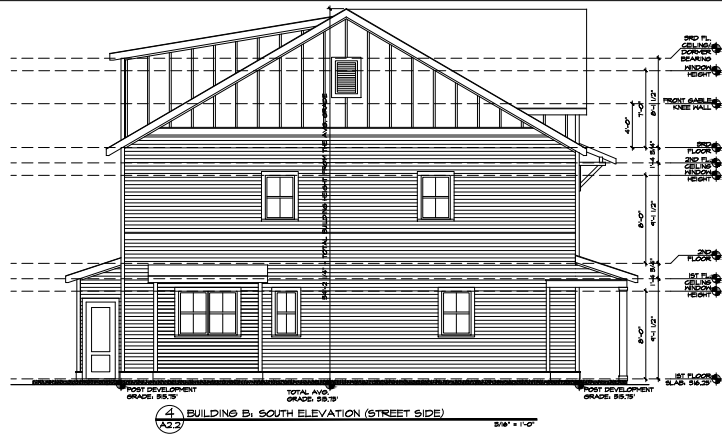
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919.834.3600 • www.tightlinesdesigns.com

**Poole Road
Townhomes**

date 04.04.23
drafter C.L.B.
checked by D.S.M.
proj. no. T-23003.1
revisions date

Building A
(Units 1-5):
Elevations

A2.1



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Townhomes**

date 04.04.23
drafter C.L.B.
checked by D.S.M.
proj. no. T-23003.1
revisions date

Building B
(Units 6-12):
Elevations

A2.2



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proj. no. T-23003.1
revisions date

Building C
(Units 13-18):
Elevations

A2.3



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proj. no. T-23003.1
revisions date

Building D
(Units 19-24):
Elevations

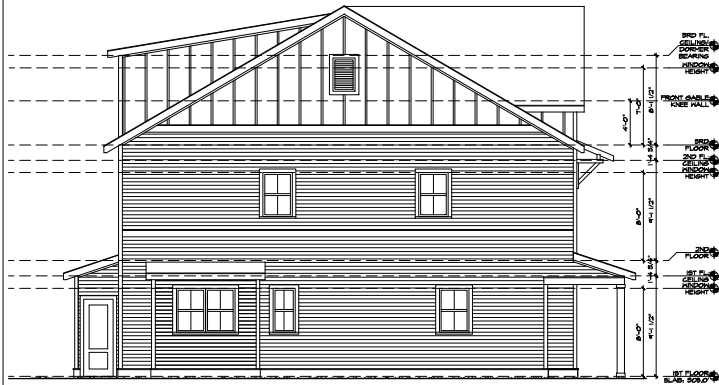
A2.4



4 BUILDING F, WEST ELEVATION
5/16" = 1'-0"



3 BUILDING F, SOUTH ELEVATION (STREET SIDE)
5/16" = 1'-0"



2 BUILDING F, EAST ELEVATION
5/16" = 1'-0"



1 BUILDING F, NORTH ELEVATION
5/16" = 1'-0"

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date 04.04.23
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checked by D.S.M.
proj. no. T-23003.1
revisions date

Building F
(Units 31-35):
Elevations

A2.6