



# Administrative Approval Action

**Case File / Name: SUB-S-3-2017  
East College Park Townhomes Site 1**

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 generally located on the west side of Waldrop Street south of Oakwood Ave and north of Pender Street, with a common street address of 1912 Oakwood Avenue.

**REQUEST:** Conventional subdivision of approximately 1.98 acres zoned RX-3 to create 29 townhouse lots and 1 common area lot. Note this plan was originally approved on August 29, 2017 (AA#3644). The current request is to approve a 3-year extension to the sunset date for the plan in accordance with UDO Section 10.2.5 E 8. (The original sunset date was August 29, 2020.)

A Design Adjustment for the alternate street sections along the frontages of Oakwood Avenue, Waldrop Street and Pender Street was approved by the Development Services Director or Designee. The request is supported due to the constraints of the existing infrastructure and developed properties adjacent to the site.

**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 June 2, 2020 by J DAVIS ARCHITECTS.

## CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

**Stormwater**

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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

<input checked="" type="checkbox"/>	City Code Covenant Required
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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

**General**

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

**Engineering**

2. 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.
3. A 5' 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.
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. 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.
6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded 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**

7. 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).



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8. 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).
9. 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).
10. 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

11. A public infrastructure surety for 23 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

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

## Public Utilities

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

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Pender Street, 14 street trees along Waldrop Street, and 6 street trees along Oakwood Avenue for a total of 23 street trees.

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

## Stormwater

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: July 2, 2023**



# Administrative Approval Action

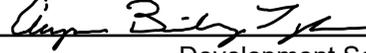
Case File / Name: SUB-S-3-2017  
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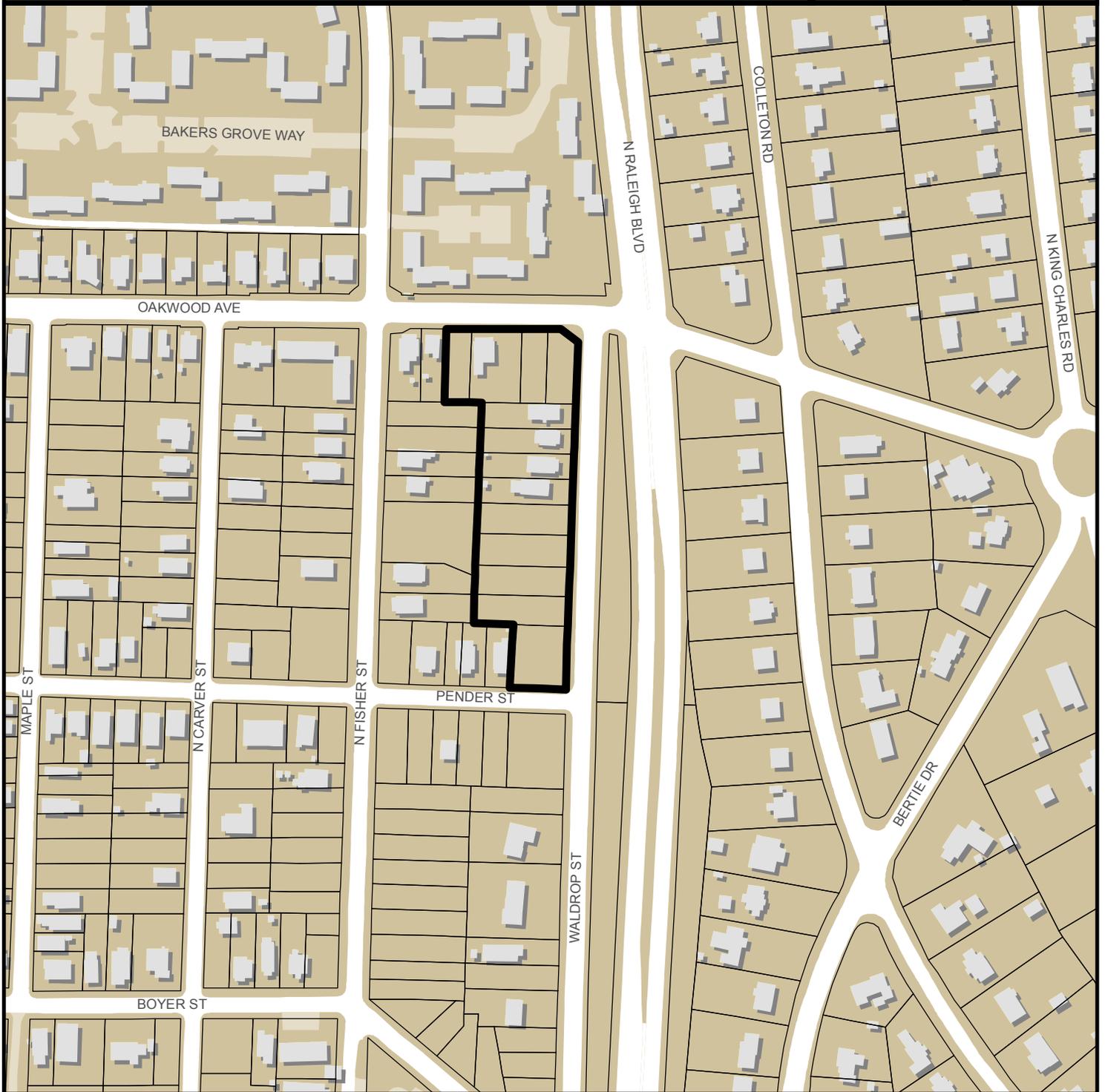
Record at least  $\frac{1}{2}$  of the land area approved.

5-Year Sunset Date: July 2, 2025  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 07/02/2020  
Development Services Dir/Designee  
Staff Coordinator: Martha Lobo

# EAST COLLEGE PARK TOWNHOMES S-3-2017



Zoning: **RX-3**  
CAC: **North Central**  
Drainage Basin: **Walut Creek**  
Acreage: **2.09**  
Number of Lots: **13**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **City of Raleigh**  
Phone: **(919) 996-6955**





# Administrative Action

## Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** S-03-17 / East College Park Townhome Site 1

**General Location:** The site is located east of N Raleigh Boulevard, where Waldrop Street intersects with both corners of Oakwood Avenue and Pender Street, inside the city limits.

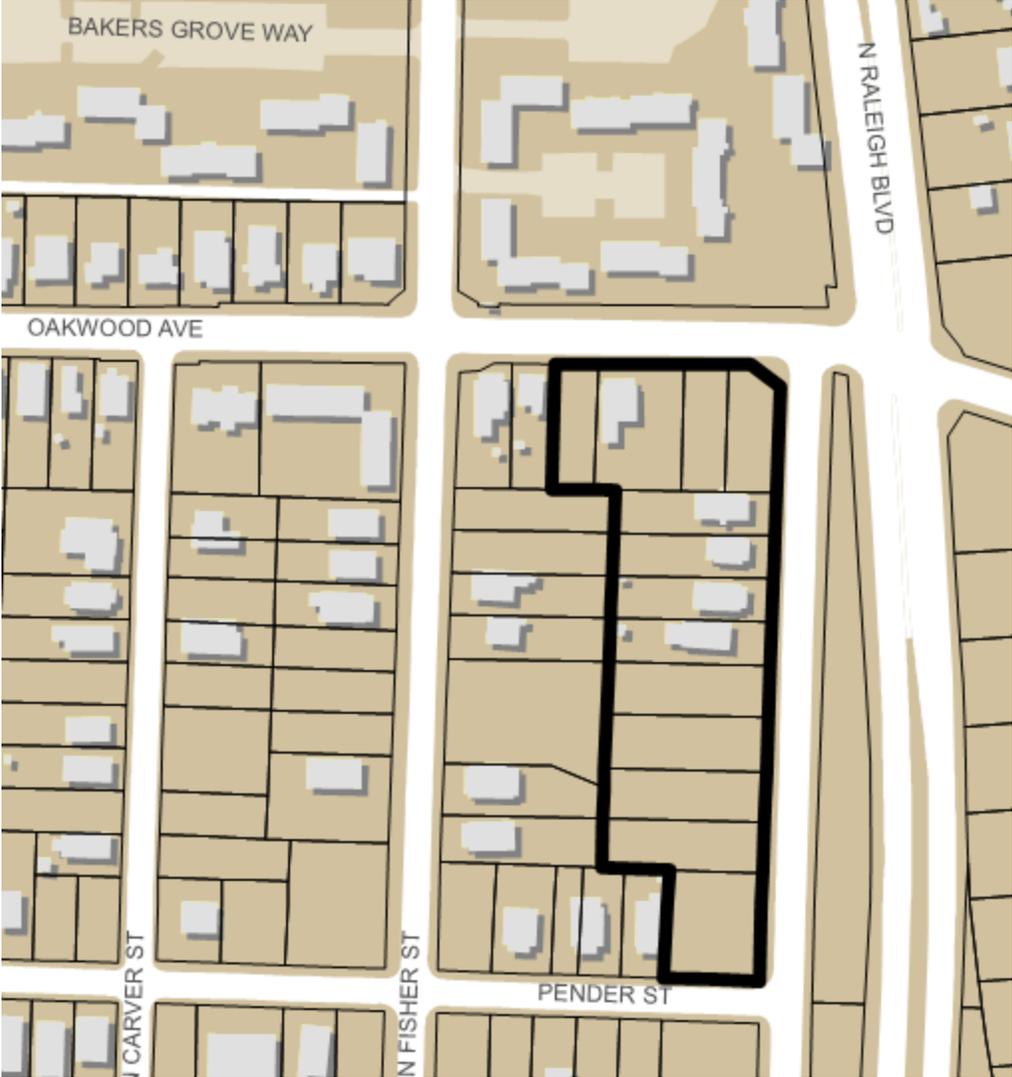
**CAC:** North Central

**Nature of Case:** Subdivision of a 1.98 acre tract into 29 lots for townhomes and 1 common area lot, zoned Residential Mixed Use-3 (RX-3). This site currently consists of 14 lots to be recombined.

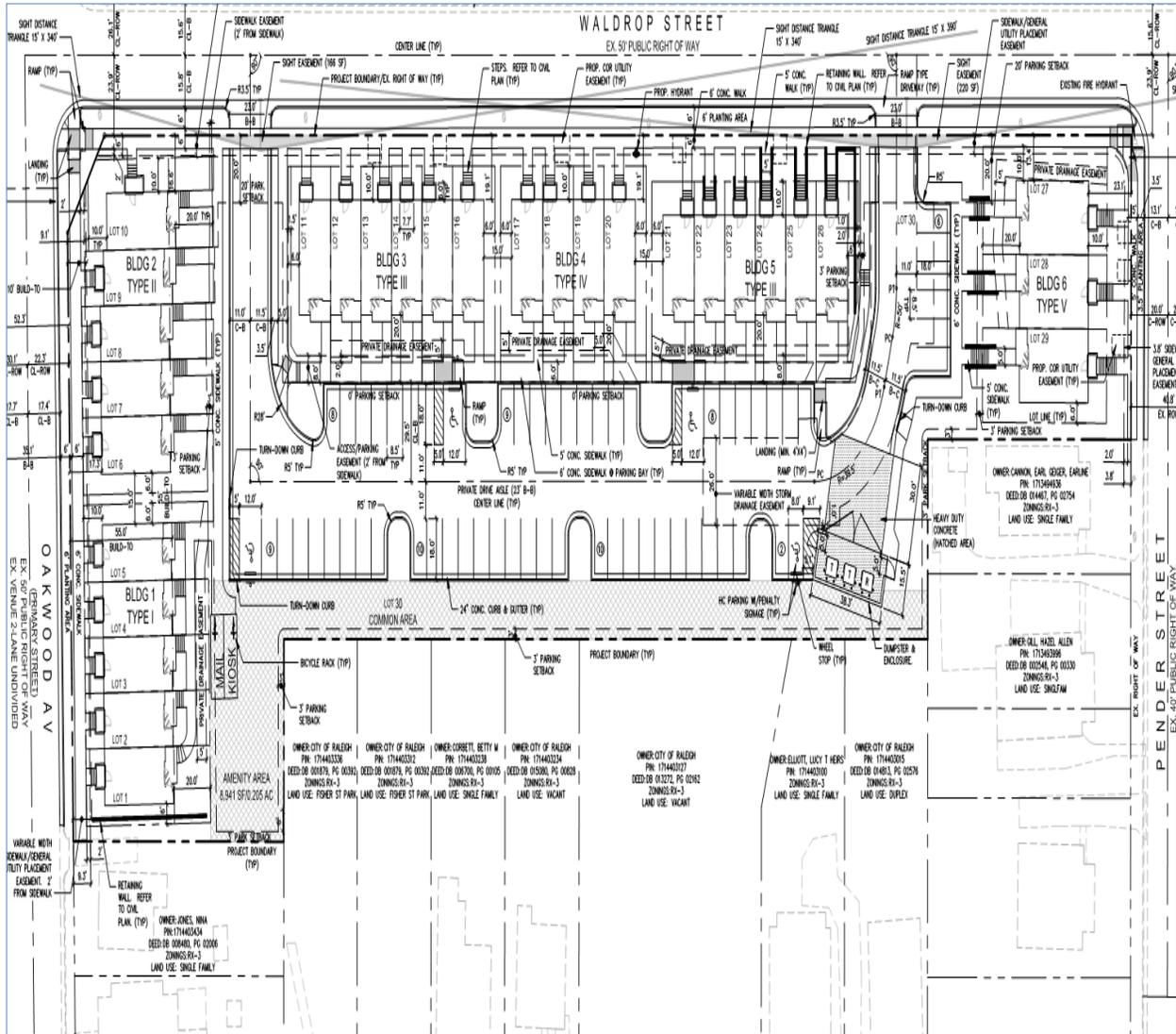
**Contact:** Ken Thompson, JDavis Architects

**Design Adjustment:** A Design Adjustment for the alternate street sections along the frontages of Oakwood Avenue, Waldrop Street and Pender Street has been approved by the Development Services Director or Designee. The request is supported due to the constraints of the existing infrastructure and developed properties adjacent to the site. Details to this Design Adjustment are provided at the end of this document.

**Administrative Alternate:** N/A



**East College Park Townhome Site 1  
Location Map S-03-17**



East College Park Townhome Site 1  
Subdivision Map S-03-17

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**SUBJECT:** S-03-17 / East College Park Townhome Site 1

**CROSS-REFERENCE:** Transaction # 500547

**LOCATION:** The site is located east of N Raleigh Boulevard, where Waldrop Street intersects with both corners of Oakwood Avenue and Pender Street, inside the city limits.

**PIN(S):** 1713494996, 1714403473, 1714404065, 1714404079, 1714404174, 1714404179, 1714404274, 1714404278, 1714404382, 1714404386, 1714404433, 1714404494, 1714405433

**REQUEST:** This request is to approve the subdivision of a 1.98 acre parcel into 29 lots for townhomes and 1 common area lot, zoned Residential Mixed Use-3 (RX-3). This site currently consists of 14 lots to be recombined. A Residential Mixed Use zoning district provides a variety of residential building types and housing options at density in excess of 10 dwelling units per acre. Overall units per acre is 14.64.

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**OFFICIAL ACTION:** **Approved with conditions**

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a grading permit for the site:***

- (1) That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, whichever is applicable:***

- (2) That a right-of-way obstruction permit is obtained from Right-of-Way Services, prior to commencement of any construction activities within the right-of-way;
- (3) That 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to Planning Department authorization to record lots:***

- (6) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;

- (7) That 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 where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (8) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;
- (9) That Infrastructure Construction Plans or Concurrent Review Plans are approved by the City of Raleigh;
- (10) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Oakwood Avenue, Waldrop Street and Pender Street, is paid to the Development Services, Development Engineering Division;
- (11) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
- (12) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way, prior to subdivision or building permits, whichever comes first;
- (13) That a sidewalk deed of easement is approved by the City staff for any portion of the public sidewalk along Oakwood Avenue, Waldrop Street and Pender Street located within private property and that the location of the easement is 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;
- (14) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

***Prior to issuance of building permits:***

- (15) That an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Development Services Department for review, and that the City Council approve the

encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Development Services Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

(16) That a fire flow analysis, sealed by an engineer, is required with a hydrant flow test using either NCFC Appendix B or other approved method;

***Prior to issuance of a certificate of occupancy:***

(17) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

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I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Bowers (B.T.) Date: 8/29/2017

Staff Coordinator: Martha Y. Lobo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Townhomes This approval is based on a preliminary plan dated July 13, 2017 owned by City of Raleigh Housing & Neighborhood submitted by JDavis Architects.

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**ZONING:**

**ZONING DISTRICTS:** Residential Mixed Use-3 (RX-3)

**TREE CONSERVATION:** The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

**PHASING:** N/A

**COMPREHENSIVE  
 PLAN:**

**GREENWAY:** N/A

**STREET  
 PLAN MAP:** Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Oakwood Avenue	Avenue 2-Lane Undivided Street	50'	½ of 64'	35.1'	36'	N/A
Waldrop Street	Neighborhood Yield Street	50'	½ of 55'	31.4	27'	N/A
Pender Street	Neighborhood Yield Street	40'	½ of 55'	26.6'	27'	N/A

A design adjustment for the existing streets to remain without dedication of additional right-of-way has been approved.

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

**TRANSIT:** This site is not presently served by the existing transit system.

**COMPREHENSIVE  
 PLAN:** This site is located in the North Central CAC in an area designated for Medium Density Residential development.

**SUBDIVISION  
 STANDARDS:**

**LOT LAYOUT:** The minimum site size for a townhome development in the RX zoning district is 3,300 square feet. There is no minimum lot size or minimum lot depth in Residential Mixed Use zoning. The minimum lot width of an interior lot and corner lot in this zoning district is 16 feet. Lots in this development conform to these minimum standards.

**PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** Solid waste collection for the proposed dumpsters on site will be performed by a private contractor.

**BLOCKS / LOTS /**

**ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE**

**TYPE:** The applicable streetscape applies to all three street frontages, (Oakwood Avenue, Waldrop Street and Pender Street). The existing right-of-way and back to back street section will remain, with the UDO required 6' planting strip and 6' sidewalks on Oakwood Avenue and Waldrop Street. On Pender Street, the street section will consist of a 3.5' planting strip and 5' sidewalks. Approved Design Adjustment is shown below.

**PEDESTRIAN:**

A 6' sidewalk is required along Oakwood Avenue and Waldrop Street. A 5' sidewalk is required along Pender Street. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO. Approved Design Adjustment is shown below.

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This townhome project will utilize an underground detention system for quantity control and an underground sand filter for quality control, along with a nitrogen offset payment.

In accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City, prior to grading permit issuance.

This subdivision plan creates lots less than one acre in size thus stormwater control measures are required to be shared among all lots and a drainage easement is required. The drainage easement shall include a maintenance covenant prepared and recorded in accordance with the UDO and the attorney who prepared this legal document shall certify in writing to the Raleigh City Attorney that the maintenance covenant is in accordance with Raleigh City Code requirements.

**WETLANDS  
/ RIPARIAN**

**BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:**

No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER  
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET 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:** 8-29-2020  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 8-29-2022  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

*If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.*

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

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.

<b>PROJECT</b>	Project Name East College Park Townhomes Site 1	Date completed Application received 5/1/17
	Case Number S-3-17	Transaction Number 500547

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:																						
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual																				
	<input type="checkbox"/> Other																						
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Cadell Hall </td> <td><input checked="" type="checkbox"/> Transportation</td> <td>Jason Myers </td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Cadell Hall	<input checked="" type="checkbox"/> Transportation	Jason Myers	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Public Utilities																							
<p><b>Findings:</b> Staff is in support of the design adjustment for the alternate street sections along the frontages of Oakwood Avenue, Waldrop Street and Pender Street. The request is supported due to the constraints of the existing infrastructure and developed properties adjacent to the site.</p> <p>On all three street frontages, the existing right-of-way and back to back street section will remain, with the UDO required 6' planting strip and 6' sidewalks on Oakwood Avenue and Waldrop Street. On Pender Street the street section will consist of a 3.5' planting strip and 5' sidewalks. On all three frontages, the sidewalks will be partially on private property within an easement.</p>																							

**Development Services Director or Designee Action:** Approve  Approval with Conditions  Deny

Authorized Signature KENNETH W. RITCHEY, PE ENGINEERING MANAGER 5/17/2017  
Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS</b>	
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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).

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

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

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 performance 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.

<b>PROJECT</b>	Project Name East College Park Townhome Site 1	
	Case Number S-3-2017	Transaction Number 500547

<b>OWNER</b>	Name City of Raleigh Housing & Neighborhoods c/o Larry Jarvis, Director	
	Address One City Plaza, 421 Fayetteville Street - 12th Floor, Suite 1200	City Raleigh
	State NC	Zip Code 27601
		Phone 919-998-4330

<b>APPLICANT</b>	Name Ken Thompson		Firm JDavis Architects
	Address 510 S. Wilmington Street		City Raleigh
	State NC	Zip Code 27601	Phone 919-835-1500
	Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)		

<b>DESIGN ADJUSTMENT REQUEST</b>	Code Section Referenced: 8.4.5.A, 8.4.4.A and 8.5.1.G.
	Justification: Oakwood Avenue is classified as a Avenue 2 Land Undivided Street, Waldrop and Pender are classified as a Neighborhood Yield streets. Due to the tight constraints of the existing site and the context of the older established development patterns adjacent to the site the owner requests the following alternate street sections.  Oakwood Avenue, existing 50' R/W to remain, existing 35.1' B-B street to remain, with a 6' planting strip and a 6' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 9.1' from the existing right of way  Waldrop Street, existing 50' R/W to remain, existing 31.4' B-B to street remain, with a 6' planting strip and a 6' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 6.0' from the existing right of way  Pender Street, existing 40.7' R/W to remain, existing 28.7' B-B to street remain, with a 3.5' planting strip and a 5' sidewalk in a "Sidewalk / General utility placement easement" which is 2' from the back of sidewalk and is +/- 3.8' from the existing right of way
	*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

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

Owner/Owner's Representative Signature *[Signature]* Date 5/12

In Witness whereof, the parties signed have executed this document on this date.  
Notary Signature *[Signature]* Date 5-12-17





S-03-17; TRANS# 500547

# Preliminary Subdivision Plan

1st Submittal: January 17, 2017  
2nd Submittal: February 28, 2017  
3rd Submittal: April 20, 2017  
4th Submittal: June 13, 2017  
Final Set: July 13, 2017

# East College Park Townhome Site 1

Raleigh, North Carolina 27610

## Application

### Preliminary Subdivision Plan Application

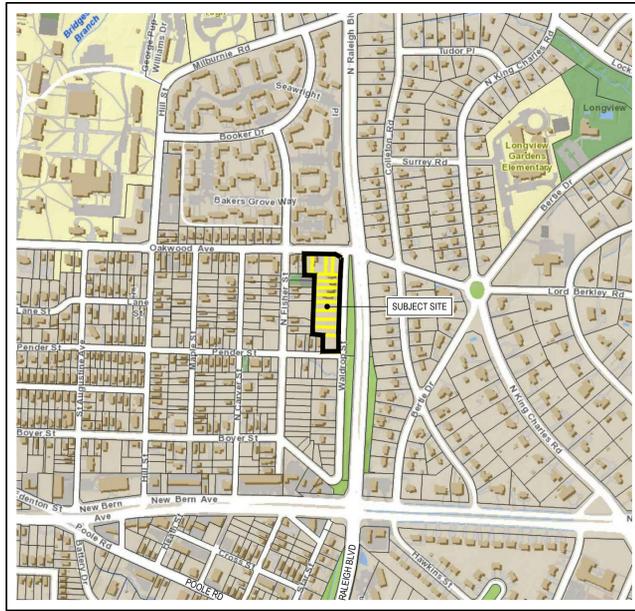


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax: 919-996-1833  
Litchford Satellite Office | 1320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>		
If your project has been through the Due Diligence process, provide the transaction #: N/A		
<b>GENERAL INFORMATION</b>		
Development Name: East College Park Townhome Site 1		
Proposed Use: Residential Townhome Subdivision		
Property Address(es): See Attached		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: City of Raleigh Housing & Neighborhoods   Owner/Developer Name: Larry Jarvis		
Address: PO Box 590, Raleigh, North Carolina 27602		
Phone: 919-857-4344   Email: Larry.Jarvis@raleighnc.gov   Fax: 919-890-3919		
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: JDavis Architects   Contact Name: Ken Thompson		
Address: 510 S. Wilmington Street, Raleigh, NC 27601		
Phone: 919-835-1500   Email: kent@davisarchitects.com   Fax: 919-835-1510		
<b>DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</b>		
<b>ZONING INFORMATION</b>		
Zoning District(s): RX-3		
If more than one district, provide the acreage of each: 1.98 AC		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUD (Conditional Use District) Case # 2: N/A		
COA (Certificate of Appropriateness) Case # N/A		
BOA (Board of Adjustment) Case # A-N/A		
<b>STORMWATER INFORMATION</b>		
Existing Impervious Surface: 0.150 AC	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.360 AC	acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
<b>NUMBER OF LOTS AND DENSITY</b>		
Total # of Townhouse Lots: Detached 0	Attached 29	
Total # of Single Family Lots: 0	Total # of All Lots: 30	
Overall Unit(s)/Acre Densities Per Zoning Districts: 14.64 DU/AC		
Total # of Open Space and/or Common Area Lots: 1		
<b>SIGNATURE BLOCK (Applicable to all developments)</b>		
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: Ken Thompson 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>[Signature]</i>	Housing & Neighborhoods Director	Date: 11/2/17
Signature:		Date:
PAGE 2 OF 3 <span style="float: right;">WWW.RALEIGHNC.GOV REVISION 03.11.16</span>		

## Vicinity Map



HORIZONTAL AND VERTICAL DATUM:  
NAD 83 F & NAVD 88 F



## Project Team

**OWNER:**  
City of Raleigh  
PO Box 590  
Raleigh, North Carolina 27602  
919-857-4344  
919-890-3919 (fax)  
Larry.Jarvis@raleighnc.gov

**DEVELOPER:**  
City of Raleigh & Neighborhoods  
PO Box 590  
Raleigh, North Carolina 27602  
919-857-4344  
919-890-3919 (fax)  
Larry.Jarvis@raleighnc.gov

**CONSULTANTS:**

**Landscape Architect**  
JDavis Architects, PLLC  
510 South Wilmington Street  
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919-835-1500  
919-835-1510 (fax)  
kent@davisarchitects.com

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510 South Wilmington Street  
Raleigh, North Carolina 27601  
919-835-1500  
919-828-4428 (fax)  
linda@davisarchitects.com

**Engineer**  
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300 Wade Avenue  
Raleigh, North Carolina 27605  
919-828-4428  
919-828-4711 (fax)  
john\_callahan@jaeco.com

**Surveyor**  
John A. Edwards & Co.  
300 Wade Avenue  
Raleigh, North Carolina 27605  
919-828-4428  
919-828-4711 (fax)  
chris@jaeco.com

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## Solid Waste Inspection Statement

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

## Architectural Description-TH Proj. Scope

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 29 TWO-STORY TOWNHOMES IN 6 BUILDINGS AND ASSOCIATED SITEWORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA TO THE REAR OF THE SITE.

THERE WILL BE 3 DIFFERENT TOWNHOUSE UNIT PLANS - A 16' WIDE INTERIOR UNIT, AN 18' WIDE END UNIT AND A 22' WIDE END UNIT. THE FIRST FLOOR OF THE UNITS WILL CONTAIN A LIVING ROOM, DINING AREA, KITCHEN AND POWDER ROOM. THE SECOND FLOOR OF THE UNITS WILL CONTAIN BEDROOMS AND BATHROOMS. THE 16' AND 18' WIDE UNITS WILL BE TWO-BEDROOM UNITS AND THE 22' WIDE UNITS WILL HAVE 3 BEDROOMS. THE UNITS WILL BE APPROXIMATELY 30' DEEP. THE UNITS WILL RANGE IN SIZE FROM 1,020 SF TO 1,400 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.

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

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 DRAIN SPACES. BOTH LIVING LEVELS OF THE TOWNHOUSES WILL HAVE 9' CEILINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 30'-0".

A DUMPSTER ENCLOSURE WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CONTAINERS. ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

## Tree Conservation Notes

- ALL EXISTING PARCELS ARE LESS THAN 2 ACRES. NO TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.

## General Notes

- 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 TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTORS AT 919-996-2400 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO: RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT 919-996-2400.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT 919-996-2483.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWING 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 PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY, AND SUPPLEMENTAL INFORMATION OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2017.
- WITHIN THE RIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 4 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN SINGLE-PARKING OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BEAM, COULGE, FENCE, WALL, SIGN OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.D.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS ASILE(S) SHALL BE NO GREATER THAN 20 PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADA ACCESS SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

## 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 FIRST FLOOR OF THE BUILDING (NCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3.

East College Park  
Townhome Site 1  
Raleigh, NC

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROJECT:	CORHN-16074	DATE
ISSUE:	Prelim. Subdivision Plan	01.17.2017
REVISIONS:		
	1st Review Comments	02.28.2017
	2nd Review Comments	04.20.2017
	3rd Review Comments	06.13.2017
	Final Set	07.13.2017

DRAWN BY: SB, JH  
CHECKED BY: KT  
CONTENT: COVER

0.0

JDAVIS  
510 South Wilmington Street | Raleigh, NC 27601 | tel: 919.835.1500  
1618 Walnut St, Suite 1308 | Philadelphia, PA 19102 | tel: 215.546.0121  
S-03-17  
TRANSACTION NO. 500547 (Prelim. Subdivision)

7/14/2017 11:30 AM P:\Vend\16074-East\_College\_Park\_Prelim\16074-TH\_Site-Cover02.dwg

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**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

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333 Wade Ave., Raleigh, N.C. 27605  
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E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

**EAST COLLEGE PARK  
TOWNHOME SITE 1**  
RALEIGH, NC  
S-3-17  
TRANS # 500547

Client

**THE CITY OF  
RALEIGH**

Approvals

**LEGEND**

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

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

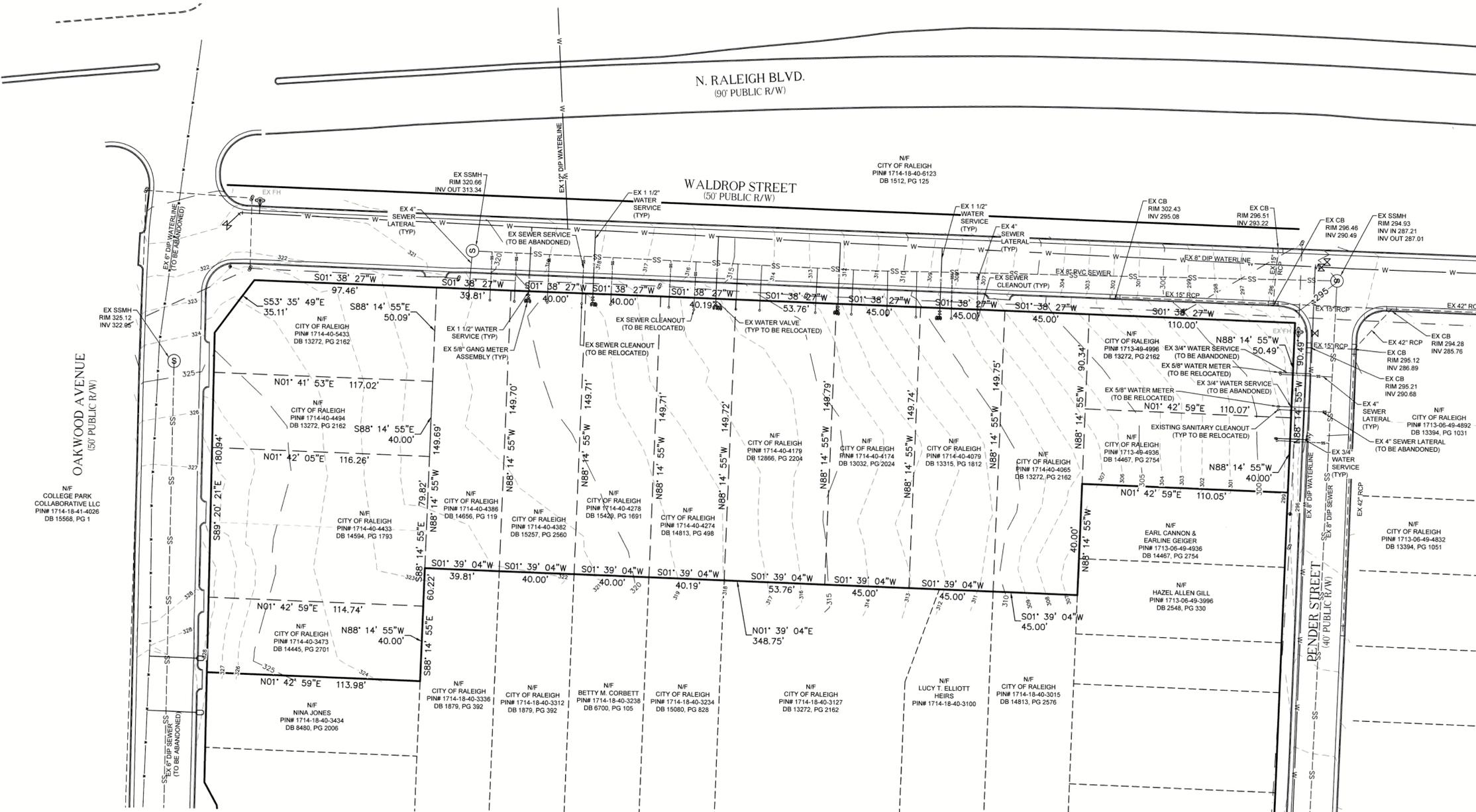
GW MW PP TP GV

**EXISTING  
CONDITIONS PLAN**

Revisions

Number	Description	Date
1	PER COR COMMENTS	2/22/17
2	PER COR COMMENTS	4/17/17
3	PER COR COMMENTS	5/25/17

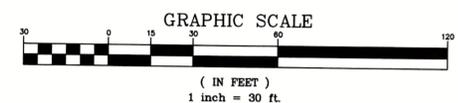
Drawing Scale 1" = 30'  
Drawn By CS  
Checked By JRC  
Date Issued 1/12/17 of



**NOTE:**  
EXISTING HOMES AND IMPERVIOUS AREAS RECENTLY DEMOLISHED AND REMOVED IN CONJUNCTION WITH IMPROVEMENTS TO OAKWOOD AVENUE AND WALDRUP STREET CURRENTLY UNDER CONSTRUCTION. ANALYSIS INCLUDES ALL SQUARE FOOTAGE LISTED ON DEMOLITION PERMITS FOR ALL EXISTING LOTS. REFER TO SUMMARY TABLE IN STORMWATER REPORT FOR ADDITIONAL INFORMATION.

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

**NOTE:**  
1. REMAINING SERVICES SHOWN ARE REPLACEMENTS OF THOSE PREVIOUSLY ABANDONED TO ACCOMMODATE NEW DEVELOPMENT.  
2. FUTURE SERVICES IN OAKWOOD AVENUE TO BE DESIGNED AND INSTALLED BY OTHERS.



**East College Park  
 Townhome Site 1  
 Raleigh, NC**

**PRELIMINARY**

**FOR REVIEW ONLY  
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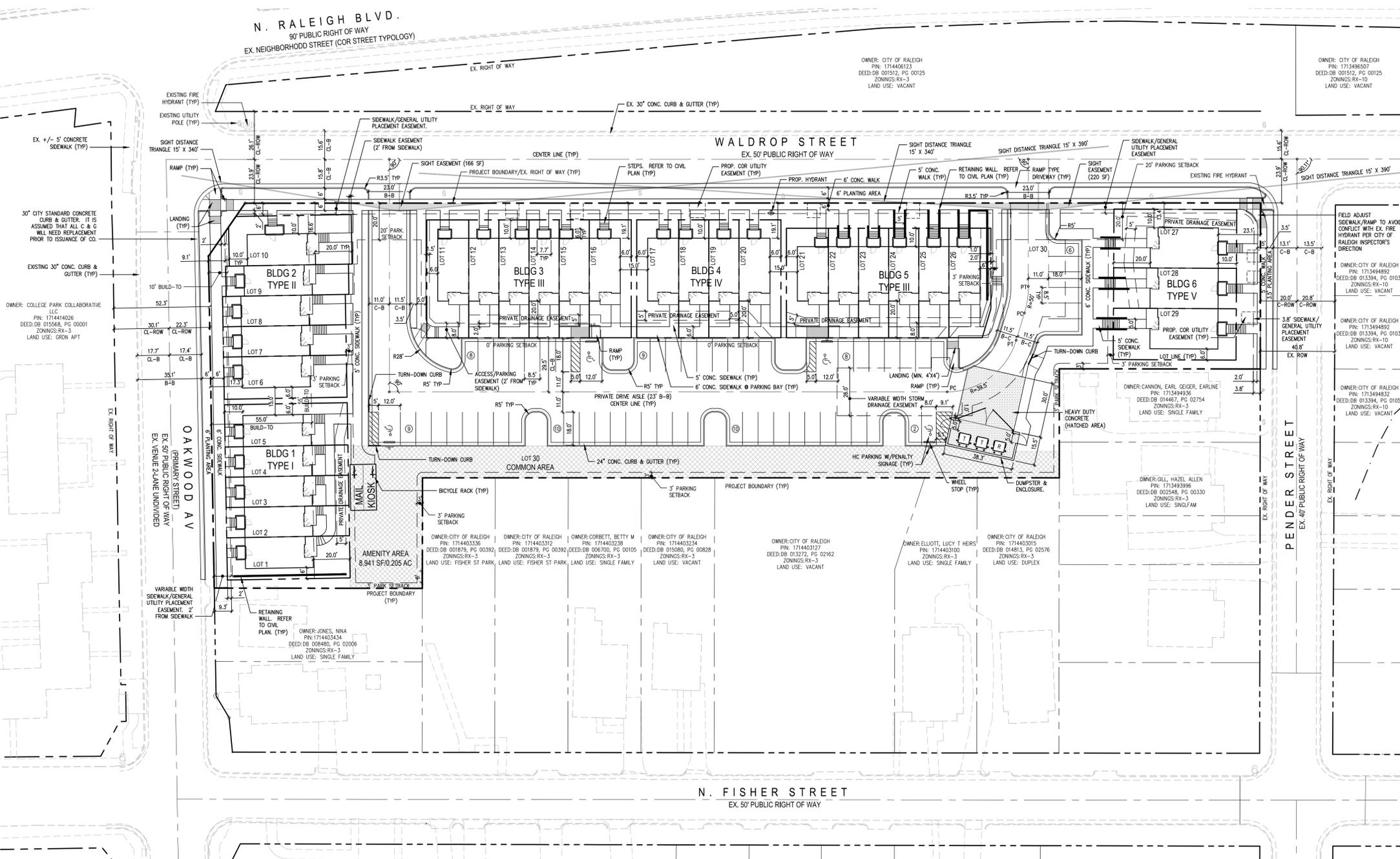
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Final Submittal		07.13.2017

DRAWN BY: KT, SB  
 CHECKED BY: KT  
 CONTENT: SITE PLAN

**LS1.1**

**Overall Site Data**  
 Project: East College Park - Townhome site #1  
 Date: 01.09.2017 (updated 06.08.2017)

1 Zoning	2 Section 3.2.3 Townhome Base Dimensional Standards	3 Site Data	4 Zoning	5 Tract Area	6 Proposed use	7 Proposed units	8 Proposed density	9 Outdoor amenity area (UDO section 3.2.3 A3)	10 Required build-to (UDO section 3.2.3 E)	11 Building height	12 Frontage requirements (UDO section 3.4)	13 Neighborhood transition (UDO section 3.5)	14 Required parking (UDO section 7.1.2)	15 Required bicycle parking (UDO section 7.1.2)	16 Block Perimeter (UDO section 8.3.2 A)	17 Notes:	
1	Section 3.2.3 Townhome Base Dimensional Standards		4		Townhomes												
	A. Site Dimensions			174404373		23 DU	29 / 1.98 = 14.68 DU/AC	Required - 10% of net acreage	Primary Street Name	Allowed height	Frontage requirements (UDO section 3.4)	Neighborhood transition (UDO section 3.5)	Required parking (UDO section 7.1.2)	Required bicycle parking (UDO section 7.1.2)	Block Perimeter (UDO section 8.3.2 A)	* all two bedroom units are considered affordable and as per code section 7.1.4 B, the required parking rate is reduced to 1 space per unit.	
	A1 Area (min)	3,300 SF		174404433		8 DU		Required - 10% of net acreage in SF	Oakwood Ave.	(50' max) 3 Story	8,607 SF	n/a	23 x 1 = 23.00 SP	n/a	3,000 LF		
	A2 Width (min)	44 FT		174404494		9 DU		Total provided (SF & AC)	180.94 x 70% = 126.66 FT	38' - 2 Story	8,607 SF	n/a	6 x 3 = 18.00 SP	4 SP	1,728 LF		
	A3 Outdoor amenity area	10 %		174404533		29 DU		Total provided (%)	83% 150.00 FT	50' max) 3 Story	n/a	n/a	29 / 10 = 2.90 SP	62 SP			
	B. Lot Dimensions			174404386						50' max) 3 Story			3 bedroom	56 SP			
	B1 Area (min)	n/a		174404382						38' - 2 Story			Visitor	4 SP			
	B2 Width (min)	16 FT		174404278						50' max) 3 Story			Total required	56 SP			
	C. Building / structure setbacks			174404274						50' max) 3 Story			Parking provided	4 SP			
	C1 From primary street (min)	10 FT		174404179						50' max) 3 Story			Standard space	56 SP			
	C2 From side street (min)	10 FT		174404174						50' max) 3 Story			HC space	4 SP			
	C3 From side lot line (min)	0 or 6 FT		174404078						50' max) 3 Story			Total spaces provided	62 SP			
	C4 From rear lot line (min)	20 FT		174404065						50' max) 3 Story			Total parking percentage	62 / 43.90 = 141.23 %			
	C4 From alley (min)	4 or 20 FT		173484996						50' max) 3 Story							
	D. Parking setbacks			Gross acreage	1.98 AC					50' max) 3 Story							
	D1 From primary street (min)	20 FT		Less right of way dedication	0.00 AC					50' max) 3 Story							
	D2 From side street (min)	10 FT		Net acreage	1.98 AC					50' max) 3 Story							
	D3 From side lot line (min)	0 or 3 FT								50' max) 3 Story							
	D4 From rear lot line (min)	3 FT								50' max) 3 Story							
	D4 From alley (min)	4 FT								50' max) 3 Story							
	E. Build-to									50' max) 3 Story							
	E1 Primary street build-to (min/max)	10 to 55 FT								50' max) 3 Story							
	E2 Building width in primary build-to (min)	70 %								50' max) 3 Story							
	F. Height									50' max) 3 Story							
	F1 Principal building (max)	(50' max) 3 Story								50' max) 3 Story							
	F2 Accessory structure (max)	25 FT								50' max) 3 Story							
	G. Floor heights									50' max) 3 Story							
	G1 Ground floor elevation (min)	2 FT								50' max) 3 Story							
	H. Transparency									50' max) 3 Story							
	H1 ground story (min)	20 %								50' max) 3 Story							
	H2 upper story (min)	15 %								50' max) 3 Story							
	H3 Blank wall area (max)	35 FT								50' max) 3 Story							
	H. Allowed building elements									50' max) 3 Story							
	Porch / stoop									50' max) 3 Story							
	Balcony									50' max) 3 Story							

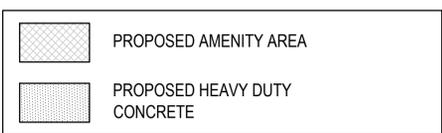


- GENERAL NOTES:**
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  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
  - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
  - 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 PLAN FOR THIS DEVELOPMENT.

- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2017.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 MINIMUM.
- UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5. D.4. AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVeways SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.
- NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSl, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

Lot Table			Lot Table			Lot Table		
Lot #	Area (SF)	Area (AC)	Lot #	Area (SF)	Area (AC)	Lot #	Area (SF)	Area (AC)
1	1546.75 SF	0.036 AC	11	1477.75 SF	0.034 AC	21	1371.80 SF	0.031 AC
2	1109.62 SF	0.025 AC	12	1060.08 SF	0.024 AC	22	984.28 SF	0.023 AC
3	1109.62 SF	0.025 AC	13	1060.12 SF	0.024 AC	23	984.22 SF	0.023 AC
4	1109.62 SF	0.025 AC	14	1060.12 SF	0.024 AC	24	984.23 SF	0.023 AC
5	1546.75 SF	0.036 AC	15	1060.12 SF	0.024 AC	25	984.17 SF	0.023 AC
6	1546.75 SF	0.036 AC	16	1477.75 SF	0.034 AC	26	1334.37 SF	0.031 AC
7	1109.62 SF	0.025 AC	17	1477.75 SF	0.034 AC	27	2152.00 SF	0.049 AC
8	1109.46 SF	0.025 AC	18	1060.08 SF	0.024 AC	28	1479.50 SF	0.034 AC
9	1109.80 SF	0.025 AC	19	1060.17 SF	0.024 AC	29	1883.00 SF	0.043 AC
10	1804.24 SF	0.041 AC	20	1477.57 SF	0.034 AC	30	4866.67 SF	1.117 AC

SEE LS2.1 FOR LOT/EASEMENT PLAN.  
 SEE LS3.1, LS3.2, AND LS3.3 FOR SITE DETAILS  
 AND ROAD SECTIONS.



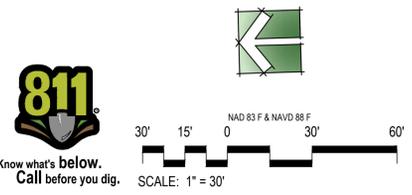
**ARCHITECTURAL DESCRIPTION - TOWNHOME PROJECT SCOPE:**  
 THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 29 TWO-STORY TOWNHOMES IN 6 BUILDINGS AND ASSOCIATED SITEWORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA TO THE REAR OF THE SITE.  
 THERE WILL BE 3 DIFFERENT TOWNHOME 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 ENTRY FROM THE SURFACE PARKING LOT.  
 ADDITION OF A STOOP, PORCH, DECK WILL ADHERE TO BUILDING SETBACKS, AS PER UDO SEC. 1.5.4.D.  
 THE EXTERIOR FINISH MATERIALS WILL BE BRICK AND CEMENTITIOUS SIDING AND/OR PANELS. THE ROOF(S) 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" OC CELINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".  
 A DUMPSTER ENCLOSURE WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CONTAINERS. ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

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

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

**S-03-17**

**SITE PLAN**



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**East College Park  
 Townhome Site 1  
 Raleigh, NC**

**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

PROJECT:	CORHN-16074	DATE	01.17.2017
ISSUE:	Preliminary Subdivision	01.17.2017	
REVISIONS:	1st Review Comments	02.28.2017	
	2nd Review Comments	04.20.2017	
	3rd Review Comments	06.06.2017	
	Final Submittal	07.13.2017	
DRAWN BY:	KT, SB		
CHECKED BY:	KT		
CONTENT:	LANDSCAPE PLAN		

- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
  - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
  - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
  - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
  - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3".
  - ALL LAWN AREAS TO BE SEEDED AS PER MANUFACTURER'S SEEDING SPECIFICATIONS.
  - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
  - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.

SEE LP3.1 FOR LANDSCAPE DETAILS AND NOTES.

- PROPOSED AMENITY AREA
- PROPOSED HEAVY DUTY CONCRETE

**LARGE & MEDIUM TREES**

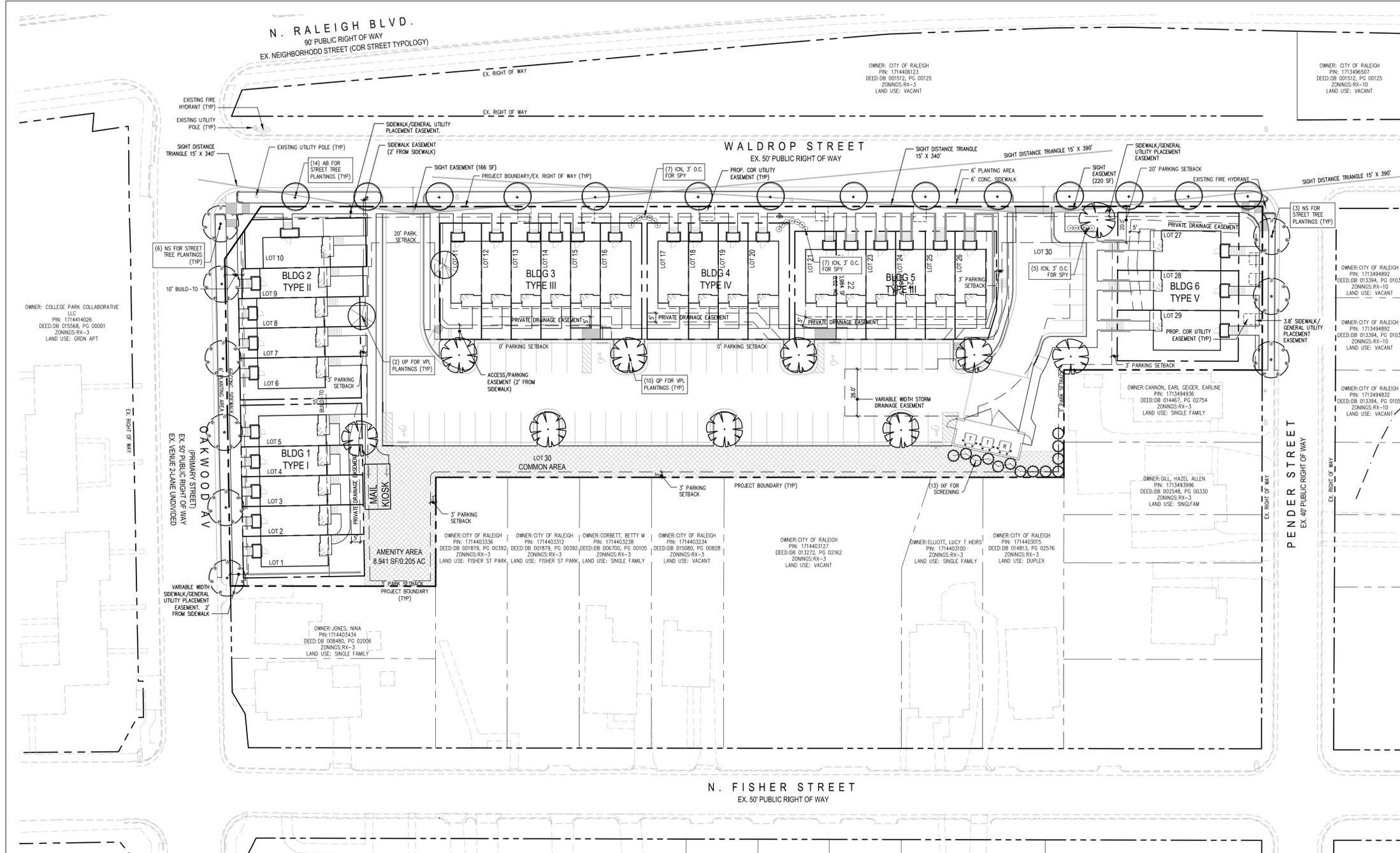
NS	WILDFIRE BLACK GUM NYSSA SYLVATICA 'WILDFIRE'
QP	WILLOW OAK QUERCUS PHELLOS
UP	BOSQUE ELM ULMUS PARVIFOLIA 'UPMTF' PP 11295
AB	TRIDENT MAPLE ACER BUERGERIANUM

**SMALL TREES**

IXF	FOSTER HOLLY ILEX X ATENUATA 'FOSTER'
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**SHRUBS**

ICN	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'
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City of Raleigh UDO Requirements for East Collage Park Townhoms Site 1  
 Date: 01.12.2017 (Rev. 02.23.2017)

Street	Length of Right of Way	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)
<b>Pender Street, Street Trees</b>	90.5	90.5	2.3
less driveways	0	0	3
<b>Waldrop Street, Street Trees</b>	573.8	527.8	14
less driveways	46	13.2	14
<b>Oakwood Avenue, Street Trees</b>	198.5	198.5	6
less driveways	0	5.0	6
<b>Vehicular Parking Lot</b>	23,300.0	23,300.0	12

**PLANT LIST**

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
<b>T R E E S</b>						
14	AB	Acer buergerianum	Trident Maple	3" MIN.	10' MIN.	B&B
13	IXF	Ilex x atenuata 'Foster'	Foster Holly	1 1/2" MIN.	6' MIN.	B&B
9	NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3" MIN.	10' MIN.	B&B
10	QP	Quercus phellos	Willow Oak	3" MIN.	10' MIN.	B&B
2	UP	Ulmus parvifolia 'UPMTF' PP 11295	Bosque Elm	3" MIN.	10' MIN.	B&B
<b>S H R U B S</b>						
19	ICN	Ilex comuta 'Needlepoint'	Needlepoint Holly		24" MIN.	3 GAL

**S-03-17**

LANDSCAPE PLAN

