

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

S-14-19

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

Office Use Only: Transaction # <u>590945</u>		Project Coordinator		Team Leader <u>Daniel Stegall</u>	
PRELIMINARY APPROVALS					
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision					
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #: <u>545081</u>					
GENERAL INFORMATION					
Development Name <u>Townes at Trawick</u>					
Proposed Use <u>Townhouses</u>					
Property Address(es) <u>2025 Trawick Road</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1724-59-1457</u>		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):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>AD3 Development, LLC</u>			Owner/Developer Name <u>Walter Heath</u>		
Address <u>8801 Fast Park Drive, Ste 301, Raleigh, NC 27617</u>					
Phone <u>919.696.4976</u>		Email <u>walter@abodedb.com</u>		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>FLM Engineering, Inc.</u>			Contact Name <u>Jon Frazier</u>		
Address <u>PO Box 91727, Raleigh, NC 27675</u>					
Phone <u>919.610.1051</u>		Email <u>jfrazier@flmengineering.com</u>		Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-10-CU**

If more than one district, provide the acreage of each:

4.33 Acres

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # **Z-26-18**

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # **A-**

STORMWATER INFORMATION

Existing Impervious Surface **0.09/3,920** acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface **2.33/101,428** acres/sf

Neuse River Buffer Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **Yes**

Flood Study **N/A**

FEMA Map Panel # **3720172400J**

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached _____ Attached **37**

Total # of Single Family Lots **0** Total # of All Lots **37**

Overall Unit(s)/Acre Densities Per Zoning Districts **9.3 units/acre**

Total # of Open Space and/or Common Area Lots **3**

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Jon Frazier, PE** 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.

 MANAGER 03/21/19
Signature Date

Signature Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		/		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		/		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		/		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		/		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		/		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		/		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		/		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		/		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		/		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		/		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		



POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
 THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

 IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

TOWNES AT TRAWICK
 2025 TRAWICK RD
 RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE:	03-18-2019
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

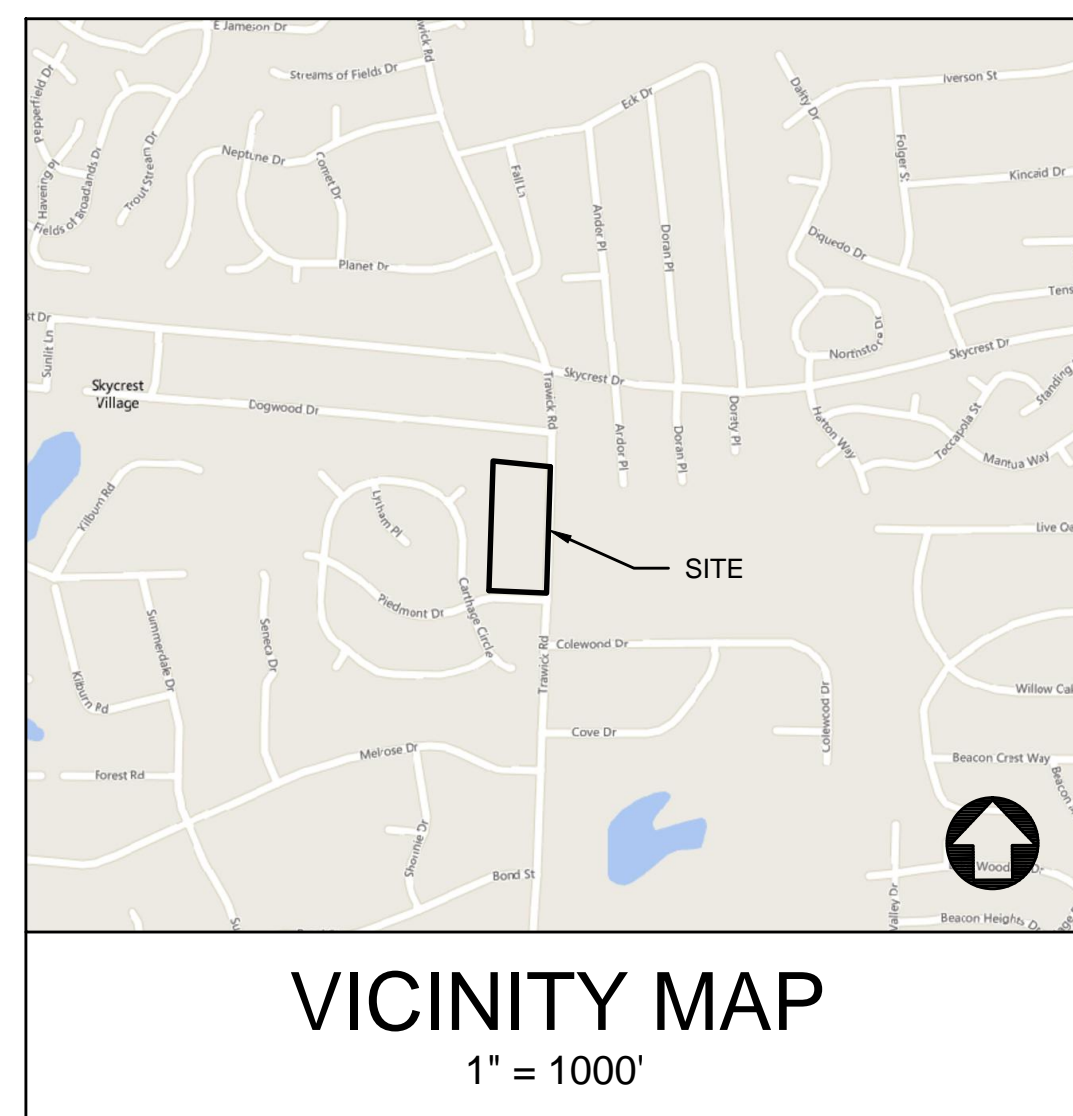
COVER

C-1
 SHEET 1 OF 7

PRELIMINARY SUBDIVISION PLANS FOR TOWNES AT TRAWICK

CASE FILE NO. _
 TRANSACTION NO. _

2025 TRAWICK RD
 RALEIGH, NC 27604
 PIN: 1724-59-1457



Z-26-18 ZONING CONDITIONS

- LIMITS HEIGHT TO 38 FEET.
- LIMITS USE OF VINYL TO 20% OF ANY FAÇADE.
- PROHIBITS THE APARTMENT BUILDING TYPE.
- REQUIRES ADDITIONAL OUTDOOR AMENITY AREA WITH ACTIVE AMENITIES.
- REQUIRES A 20-FOOT, UNDISTURBED AREA ALONG THE WESTERN PROPERTY BOUNDARY AND A TEN-FOOT, UNDISTURBED AREA ALONG THE NORTHERN PROPERTY BOUNDARY.
- PROHIBITS VEHICULAR ACCESS FROM PIEDMONT DRIVE.
- LIMITS THE NUMBER OF TOWNHOUSE UNITS IN A GROUP TO SIX.
- REQUIRES PITCHED ROOFS THAT ARE VISUALLY DISTINCT.
- REQUIRES TOWNHOUSE UNITS TO BE OFFSET BY ONE FOOT.
- REQUIRES A 25-FOOT BUILDING SETBACK FROM THE WESTERN PROPERTY BOUNDARY AND A 50-FOOT BUILDING SETBACK FROM THE NORTHERN PROPERTY BOUNDARY.

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Phone 919.696.4976	Email walter@abodedb.com	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name FLM Engineering, Inc.		Contact Name Jon Frazier	
Address PO Box 91727, Raleigh, NC 27675			
Phone 919.610.1051	Email jfrazier@flmengineering.com	Fax	

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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 # Z-26-18	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface	0.09/3,920 acres/sf Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface	2.33/101,428 acres/sf Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Yes Flood Study N/A FEMA Map Panel # 3720172400J
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached 37
Total # of Single Family Lots 0	Total # of All Lots 37
Overall Unit(s)/Acre Densities Per Zoning Districts 9.3 units/acre	
Total # of Open Space and/or Common Area Lots 3	
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate Jon Frazier, PE 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.	
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	03/21/19 Date
Signature	Date

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & STORMWATER PLAN
C-6	LANDSCAPING PLAN
C-7	TREE CONSERVATION PLAN

DEVELOPER:

AD3 DEVELOPMENT, LLC
 CONTACT: WALTER HEATH
 8801 FAST PARK DR, STE 301
 RALEIGH, NC 27617
 919.696.4976
 WALTER@ABODEDB.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC
 CONTACT: JON FRAZIER, PE
 PO BOX 91727
 RALEIGH, NC 27675
 919.610.1051
 JFRAZIER@FLMENGINEERING.COM

LEGEND

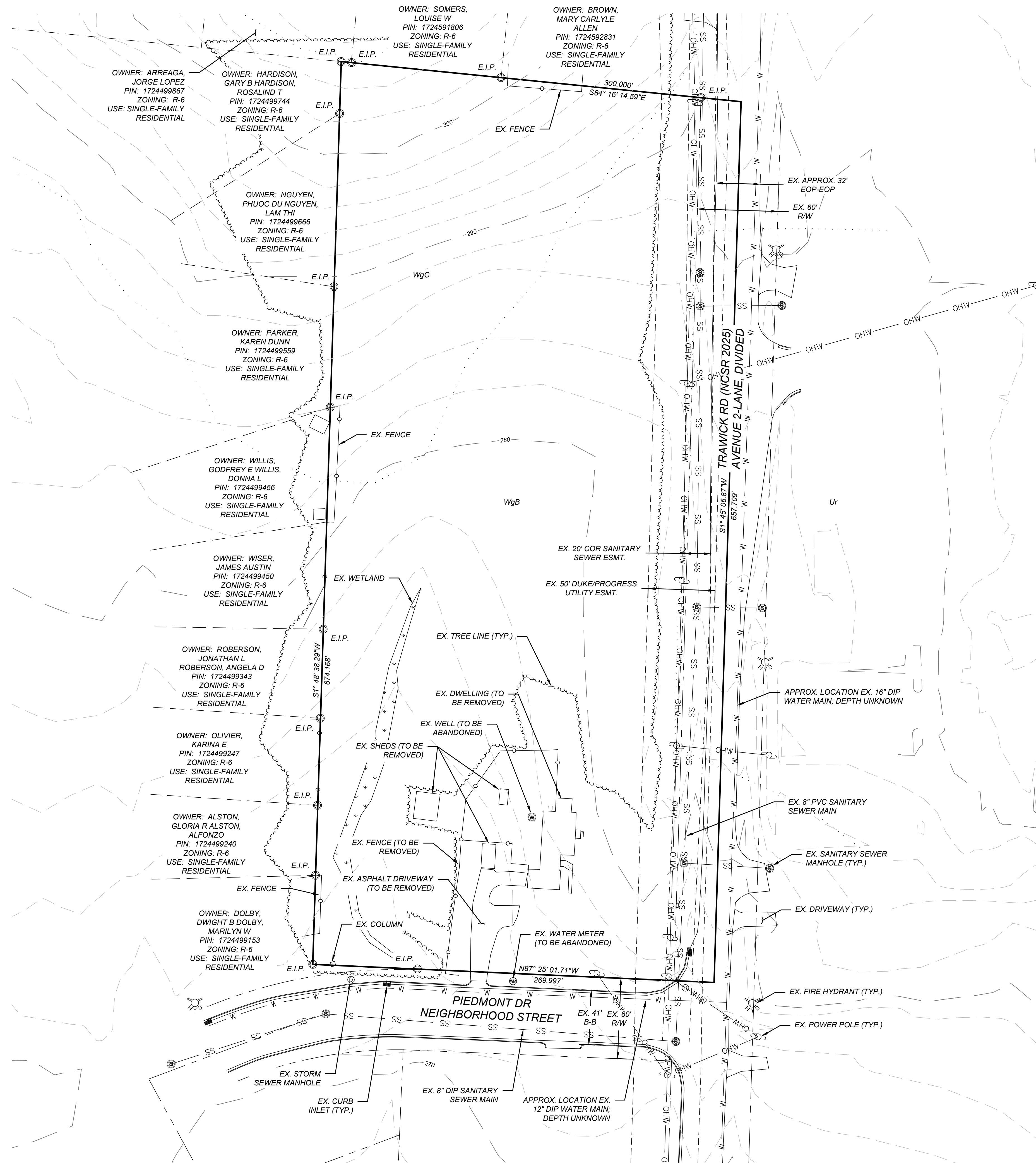
	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. ROAD CENTERLINE
	EX. MAJOR CONTOUR (10')
	EX. MINOR CONTOUR (2')
	EX. SOIL LINE
	EX. CHAIN LINK FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. TREE LINE
	EX. WETLAND

NOTES

1. SURVEY DATA PROVIDED CAWTHORNE, MOSS & PANCIERA, PC DATED NOVEMBER 28, 2018.
2. CONTOURS SHOWN ARE WAKE COUNTY GIS TOPOGRAPHIC DATA.
3. WETLANDS AND STREAMS DELINEATED BY SAGE ECOLOGICAL SERVICES, INC.
4. PER FEMA FIRM PANEL NO. 3720172400J, THE PROPERTY DOES NOT CONTAIN ANY FLOOD PRONE AREAS.
5. THE PROPERTY APPEARS TO CONTAIN FLOOD PRONE SOILS PER WAKE COUNTY IMAPS.
6. TREE LINE SHOWN BASED ON AERIAL INTERPRETATION.
7. ALL ONSITE SOILS ARE CLASSIFIED AS Ur (URBAN LAND) PER THE NRCS SOIL SURVEY.
8. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
9. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
10. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
11. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

SOIL TYPES

Ur	URBAN LAND
WgB	WEDOWEE-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES
WgC	WEDOWEE-URBAN LAND COMPLEX, 6 TO 15 PERCENT SLOPES



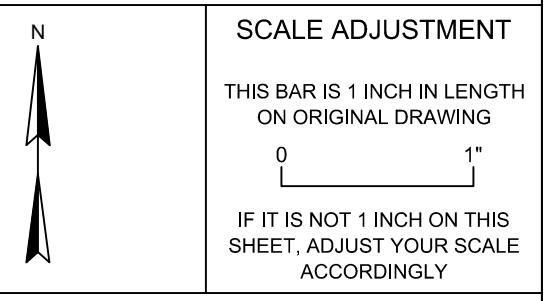
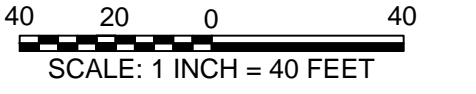
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REVISION HISTORY

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PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION



PRELIMINARY SUBDIVISION PLANS

TOWNES AT TRAWICK
 2025 TRAWICK RD
 RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE:	03-18-2019
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

EXISTING CONDITIONS

C-2
 SHEET 2 OF 7

© 2019 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

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40 20 0 40
SCALE: 1 INCH = 40 FEET

N
SCALE ADJUSTMENT
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PRELIMINARY SUBDIVISION PLANS

TOWNES AT TRAWICK
2025 TRAWICK RD
RALEIGH, NC 27604

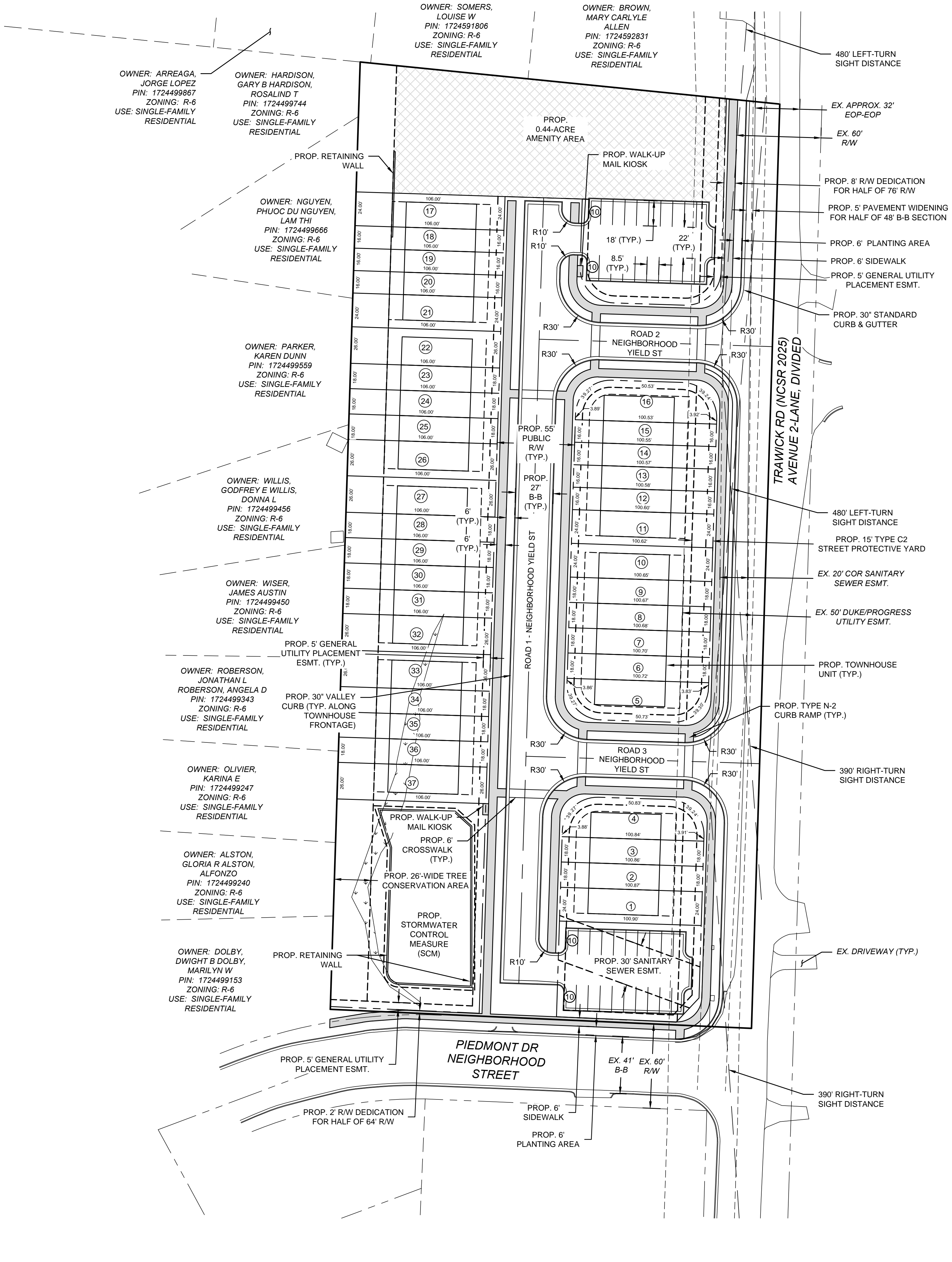
AD3 DEVELOPMENT, LLC

DATE:	03-18-2019
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PROJECT NO.:	19002

SITE PLAN

C-3
SHEET 3 OF 7

PARCEL NO.	NO. BEDROOMS	AREA (SQ. FT.)	AREA (AC)
1	3	2421	0.06
2	3	1816	0.04
3	3	1815	0.04
4	3	2644	0.06
5	3	2638	0.06
6	3	1813	0.04
7	3	1812	0.04
8	3	1812	0.04
9	3	1812	0.04
10	3	2415	0.06
11	3	2415	0.06
12	2	1609	0.04
13	2	1609	0.04
14	2	1609	0.04
15	2	1609	0.04
16	3	2636	0.06
17	3	2544	0.06
18	2	1696	0.04
19	2	1696	0.04
20	2	1696	0.04
21	3	2544	0.06
22	3	2756	0.06
23	3	1908	0.04
24	3	1908	0.04
25	3	1908	0.04
26	3	2756	0.06
27	3	2756	0.06
28	3	1908	0.04
29	3	1908	0.04
30	3	1908	0.04
31	3	1908	0.04
32	3	2756	0.06
33	3	2756	0.06
34	3	1908	0.04
35	3	1908	0.04
36	3	1908	0.04
37	3	2756	0.06



SUMMARY INFORMATION

DEVELOPMENT NAME: TOWNES AT TRAWICK
STREET ADDRESS: 2025 TRAWICK RD
PIN NUMBER: 1724-59-1457
TOTAL ACREAGE: 4.58 AC
LESS ROAD R/W DEDICATION: 0.59 AC
NET ACREAGE: 3.99 AC
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: TOWNHOUSES
JURISDICTION: CITY OF RALEIGH
ZONING DISTRICT: R-10-CU
PROPOSED UNITS: 37
MAX ALLOWABLE DENSITY: 10 UNITS/AC
PROPOSED DENSITY: 9.3 UNITS/AC
REQUIRED MIN LOT WIDTH: 16'
PROPOSED MIN LOT WIDTH: 16'
BUILDING/STRUCTURE SETBACKS:
 FROM PRIMARY STREET (MIN): 10'
 FROM SIDE STREET (MIN): 10'
 FROM SIDE LOT LINE (MIN): 0' OR 6'
 FROM REAR LOT LINE (MIN): 20'
PARKING SETBACKS:
 FROM PRIMARY STREET (MIN): 20'
 FROM SIDE STREET (MIN): 10'
 FROM SIDE (MIN): 0' OR 3'
 FROM REAR LOT LINE (MIN): 3'
BUILD-TO:
 PRIMARY STREET BUILD-TO (MIN/MAX): 10'/55'
 BUILDING WIDTH IN PRIMARY BUILD-TO: 70%
HEIGHT: TBD
 PRINCIPAL BUILDING (MAX): 38' (PER ZONING CONDITION)
 ACCESSORY STRUCTURE (MAX): 25'
PARKING CALCULATIONS:
PARKING REQUIRED:
 MULTI-UNIT LIVING, 3 BEDROOMS: 3 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS = 3 SPACES X 30 UNITS + 30 UNITS / 10 UNITS PER VISITOR SPACE = 93 SPACES
 MULTI-UNIT LIVING, 2 BEDROOMS: 2 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS = 2 SPACES X 7 UNITS + 7 UNITS / 10 UNITS PER VISITOR SPACE = 14.7 SPACES
TOTAL REQUIRED = 93 + 14.7 = 107.7 SPACES
PARKING PROVIDED:
 2 SPACES PER UNIT (1 DRIVEWAY AND 1 GARAGE) X 37 UNITS + 40 OFF-STREET PARKING SPACES = 114
REQUIRED AMENITY AREA: 0.399 AC (10%)
PROPOSED AMENITY AREA: 0.444 AC (11.1%); AMENITY AREA EQUALS REQUIRED 10% PLUS ADDITIONAL 1,000 SF OF AMENITY AREA PER ZONING CONDITION #4
EXISTING IMPERVIOUS SURFACE: 0.09 AC, OR 2.2%
PROPOSED IMPERVIOUS SURFACE: 2.33, OR 58.4% (INCLUDES 0.29 AC OF IMPERVIOUS ADDED WITHIN R/W)
WATERSHED: NEUSE (CRABTREE CREEK)
DEVELOPER:
 AD3 DEVELOPMENT, LLC
 8801 FAST PARK DR, STE 301
 RALEIGH, NC 27617
ENGINEER:
 FLM ENGINEERING, INC.
 PO BOX 91727
 RALEIGH, NC 27675
 919.423.8975

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. ROAD CENTERLINE
	PROP. RIGHT-OF-WAY
	PROP. LOT LINES
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. AMENITY AREA

NOTES

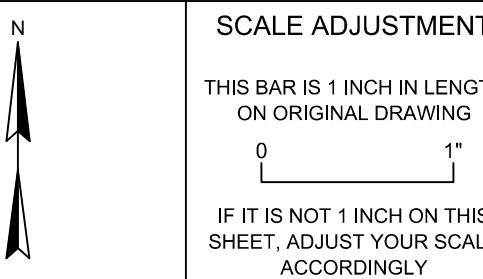
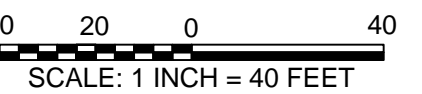
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

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UTILITY PLAN

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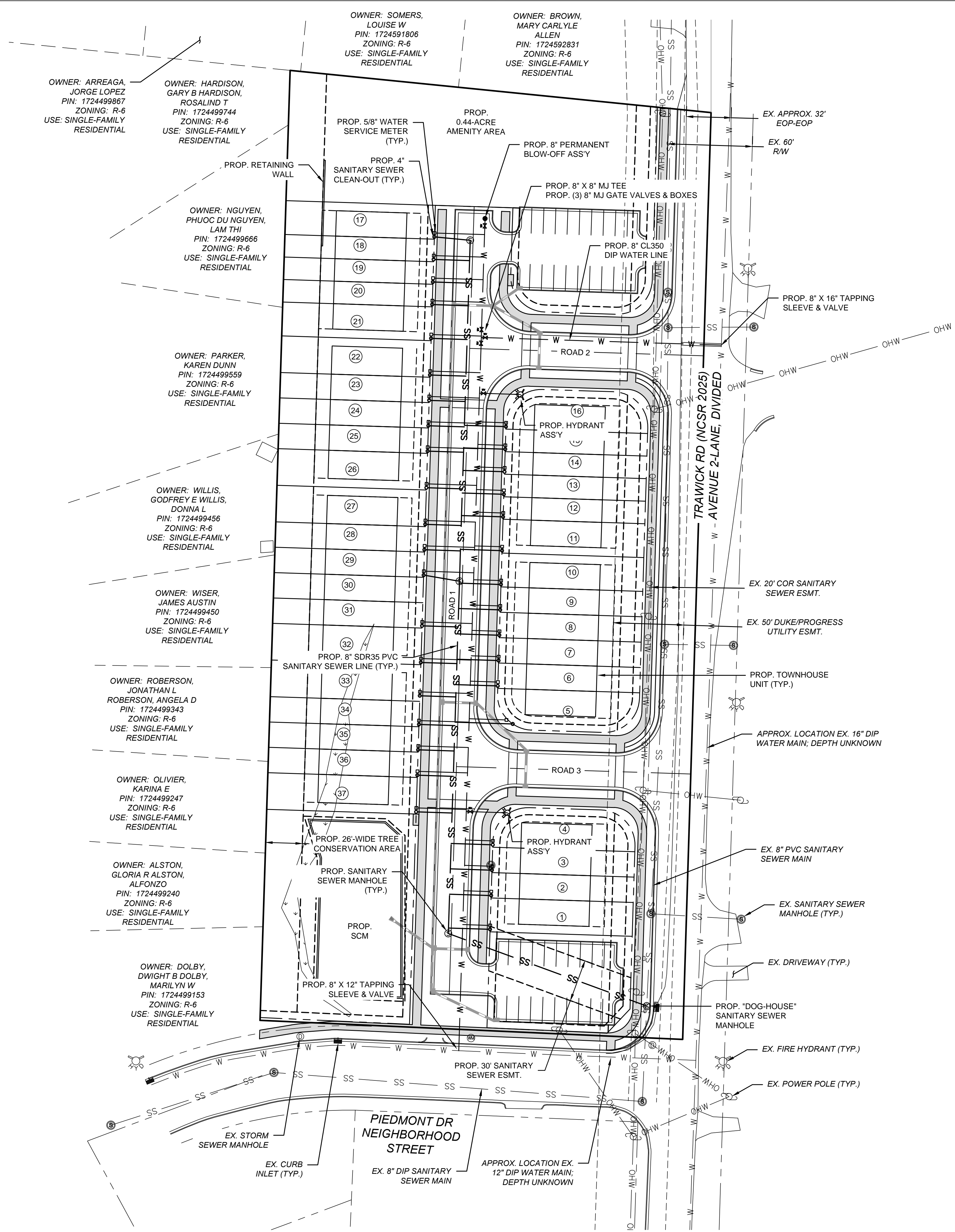
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- EX. WATER LINE
- EX. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- PROP. WATER LINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER

NOTES

- ALL PARTS OF ALL BUILDINGS AS SHOWN ARE LOCATED WITHIN 300' OF A FIRE HYDRANT MEASURED BY THE PULL-THE-HOSE METHOD.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
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CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - 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.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION



LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT OWNERS
- EX. EASEMENT
- EX. ROAD CENTERLINE
- OHW --- OHW --- EX. OVERHEAD ELECTRIC LINE
- W --- W --- EX. WATER LINE
- SS --- SS --- EX. SANITARY SEWER
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. SETBACK LINE
- PROP. EASEMENT/BUFFER
- W --- W --- PROP. WATER LINE
- SS --- SS --- PROP. SANITARY SEWER
- PROP. STORM SEWER

- PROP. SHADE TREE
- ⊗ PROP. UNDERSTORY TREE
- PROP. SHRUB

LANDSCAPING CALCULATIONS

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:

EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE

IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

9,860 SQ FT / 2,000 SQ FT = 5 SHADE TREES

PROVIDED: 6 SHADE TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND TERMINAL INTERIOR ISLAND EXCEPT THOSE ISLANDS WITHIN THE PROPOSED SANITARY SEWER EASEMENT)

TYPE C2 STREET PROTECTIVE YARD

REQUIRED:

4 SHADE TREES PER 100 LF

657 LF / 100 LF X 4 SHADE TREES = 27 SHADE TREES

15 SHRUBS PER 100 LF

657 LF / 100 LF X 15 SHRUBS = 99 SHRUBS

PROVIDED:

27 UNDERSTORY TREES (UNDERSTORY TREES SUBSTITUTED FOR SHADE TREES DUE TO DUKE/PROGRESS EASEMENT ALONG FRONTAGE)

99 SHRUBS

STREET TREES

REQUIRED:

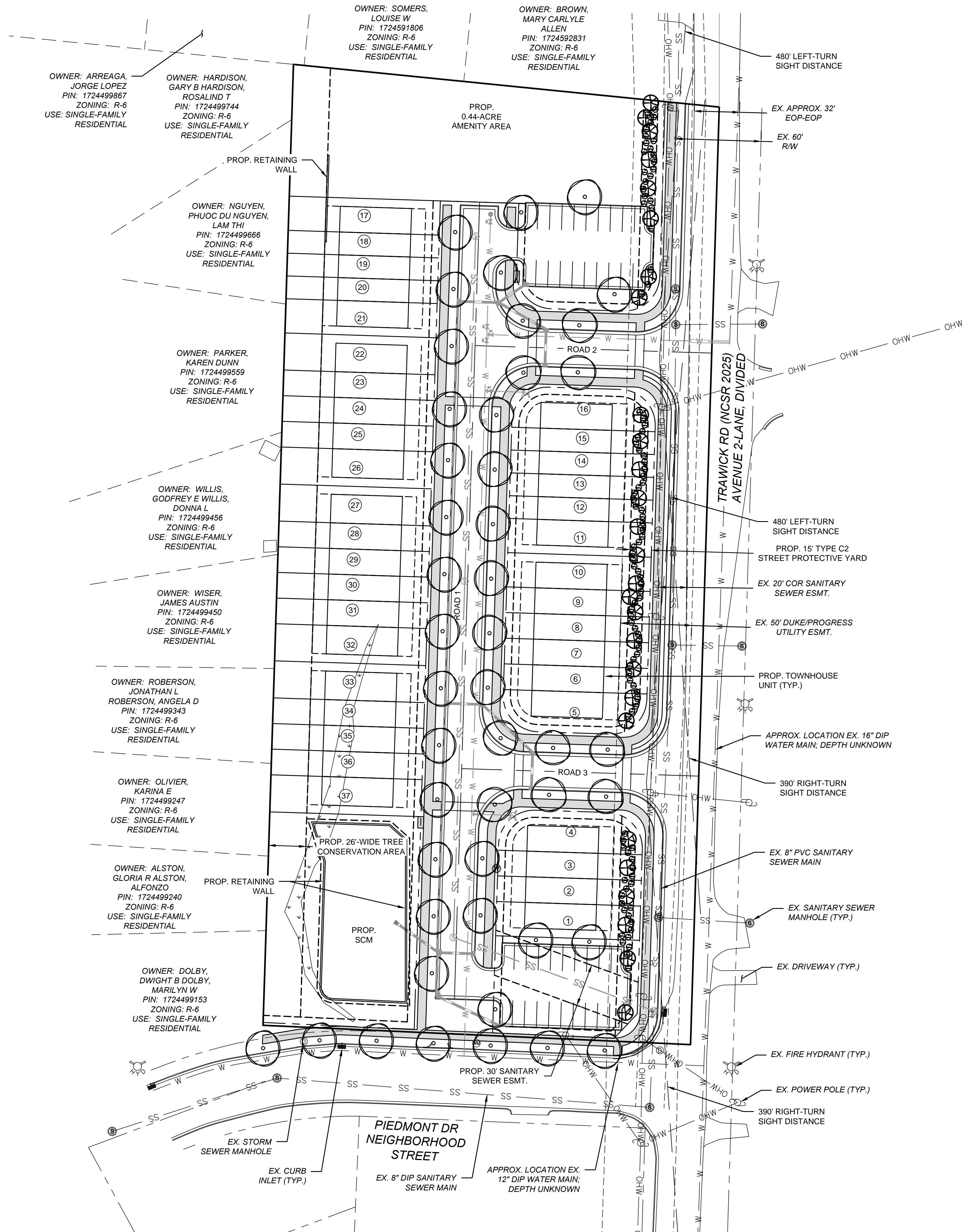
SHADE TREES SPACED AT 40' O.C.

PROVIDED:

46 SHADE TREES (SPACED AT 40' O.C.)

NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



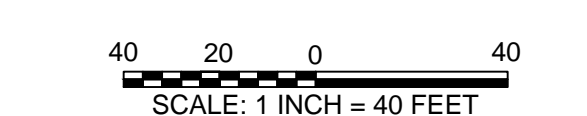
POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

TOWNES AT TRAWICK
2025 TRAWICK RD
RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE:	03-18-2019
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

LANDSCAPING PLAN

C-6
SHEET 6 OF 7