



Administrative Approval Action

AA #3914 / S-22-18, Trinity Brownstones II
Transaction# 555878

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

LOCATION: This site is located on the south side of Trinity Road, east of the intersection of Trinity Road and Interstate 40. The site is located at 5805 Trinity Road outside the City limits.

REQUEST: Subdivision of a 1.52 acre tract zoned OX-3-PK and within a SHOD-1 Overlay District as a proposed townhome development consisting of thirteen proposed building lots and two common area lots (15 lots total) adjoining the Trinity Brownstones I townhome development to the east (previously approved as case S-17-16).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below.

1. Due to existing conditions, a Design Adjustment has been approved waiving the block perimeter requirement (8.3) (DA-49-2018).

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 12/20/18 submitted by Curry Engineering Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

ENGINEERING

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

STORMWATER

2. 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
3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
4. Nitrogen offset payments for both Trinity Brownstones II and adjacent Trinity Brownstones I additional balance due must be made to a qualifying mitigation bank.

URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh.



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6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. 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 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 permit authorization will be withheld if the recorded document is not provided to the City.
2. A demolition permit shall be issued, and this building permit number be shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.
5. As the western property line shared with the parcel identified by PIN 0774783094 owned by Jonathan Bell, Karen Bell, William Bell, and Melissa Bell was previously moved without City of Raleigh approval (boundary survey map recorded in BM 2018 page 2038 as referenced in a quit claim deed recorded in deed book 017319 pages 02340-02343), a recombination map approved by the City shall be recorded prior to recordation of the final subdivision map for this development.

ENGINEERING

6. The required right of way and slope easements for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
7. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.



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8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for the unbuilt infrastructure for any required public infrastructure that cannot be fully built to the property line must be paid to the City of Raleigh.
9. 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 recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld
10. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

11. 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
12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property
13. A Fee-in-Lieu of Construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main

STORMWATER

14. The previously recorded City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be updated as appropriate to include new subdivision Trinity Brownstones II under the Master Association for shared devices with Trinity Brownstones I.
15. 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.

URBAN FORESTRY

16. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.



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Prior to issuance of building occupancy permit:

1. As-built drawings and associated forms for all Stormwater devices must be accepted by the Engineering Services Department

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: 1-9-2022
Record at least ½ of the land area approved.

5-Year Sunset Date: 1-9-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 1/9/19

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

PROJECT	Project Name	Trinity Brownstones II	
	Development Case Number	S-22-18	
	Transaction Number	555878	
	Design Adjustment Number	DA - 49 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			



DANIEL G. KING, PE
 ENGINEERING REVIEW MANAGER

 1/9/19
 Date

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

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it relates to block perimeter. The location of this development closely borders Interstate 40 which limits vehicular connection to the west. The proposed development has connected a stubbed street to the east as well as stubbed to the south. No additional connection will be granted to the north along Trinity Rd due to spacing standards for roadways. At this time, this development has connected where it needs to connect and stubbed where stubs can allow for future development.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

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

Project Name Trinity Brownstones II		
Case Number		
Transaction Number		
Name Trinity Brownstones, LLC - Mick Michael		
Address 4441 Six Forks Road Suite 106-117		City Raleigh
State NC	Zip Code 27609	Phone 919-414-4780
Name Andrew Petty, PE		Firm Curry Engineering Group, LLC
Address 205 South Fuquay Avenue		City Fuquay-Varina
State NC	Zip Code 27526	Phone 919.552.0849
I am seeking a Design Adjustment from the requirements set forth in the following:		
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
Provide details about the request; (please attach a memorandum if additional space is needed):		
Please see attached for details.		

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

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

[Handwritten Signature]
 Owner/Owner's Representative Signature

6.7.18
 Date

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
--------------------------------------	--

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

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

- A. The requested design adjustment meets the intent of this Article;
The project as designed connects to an existing stub street and is stubbing another street to the southern adjacent parcel that is vacant and undeveloped.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The project is in compliance with the Comprehensive Plan and adopted City plans. All streets are in accordance with the COR Street Design Manual.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The purpose for the design adjustment is to eliminate congestion and reduce the risk of public safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The proposed design adjustment does not create any lots without direct street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard;

EXISTING
WADE PARK BOULEVARD
60' PUBLIC RIGHT OF WAY

TRINITY OFFICE PARK

EXISTING
TRINITY SITE
60' PUBLIC RIGHT OF WAY
NCDOT SR# 1656

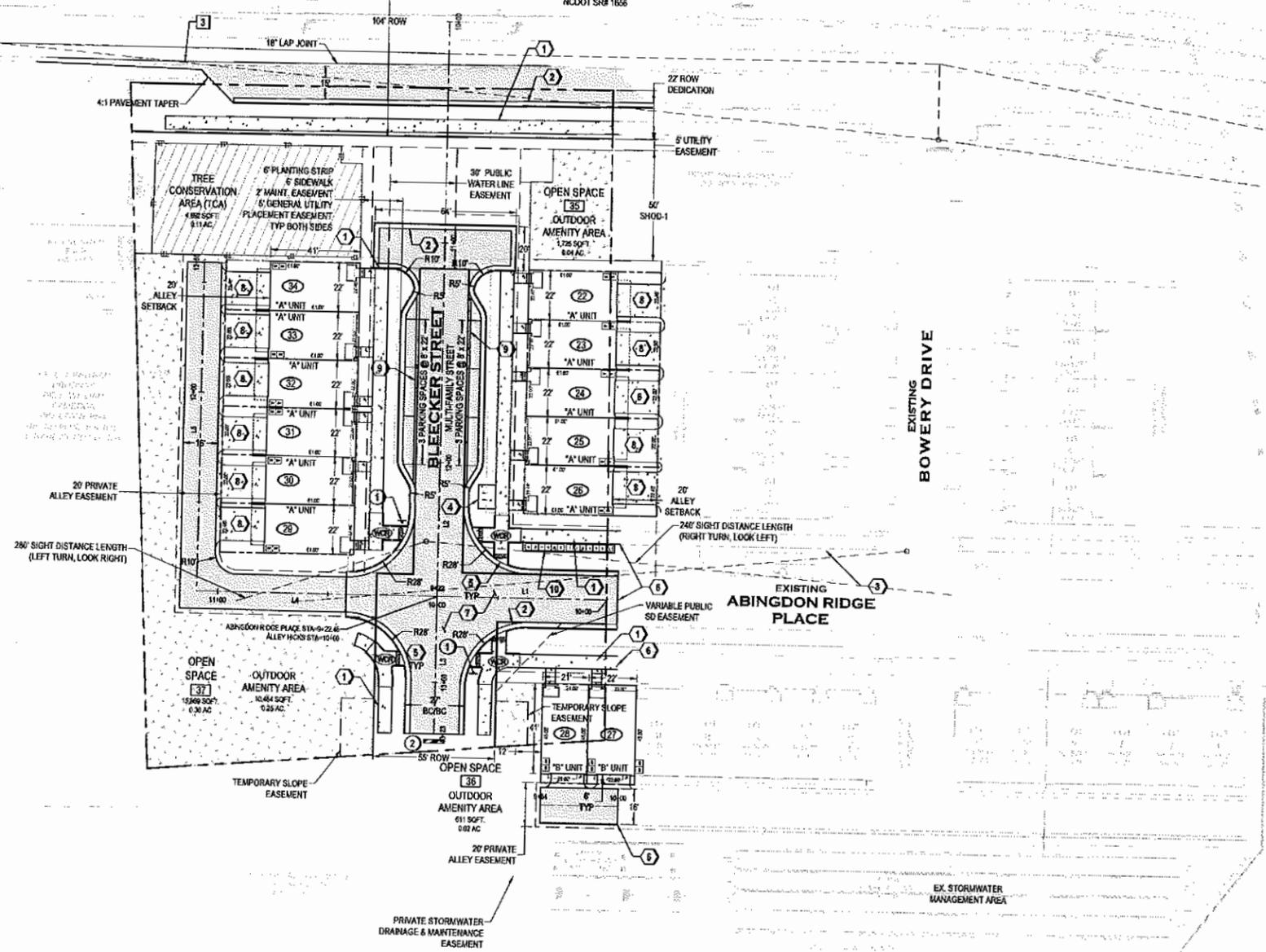


GENERAL NOTES:

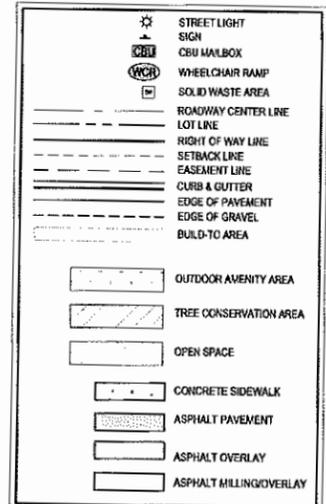
- BEFORE YOU DIG, STOP, CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURBS UNLESS OTHERWISE NOTED.
- ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
- PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
- ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
- COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
- ANY SPECIALTY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
- TREE CONSERVATION AREAS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.
- ALL RESIDENTIAL DRIVEWAYS SHALL MEET THE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL (RSDM). 20' MINIMUM CORNER CLEARANCE. 3.5' DRIVEWAY RADIUS TURN OUT AND 15'-18" ALLOWABLE WIDTHS.
- CLUSTER BOX UNIT SHALL COMPLY WITH ICC A119.1-2009 FOR HEIGHT, REACH AND OPERATION REQUIREMENTS. ADA ACCESSIBILITY SHALL BE PROVIDED.
- ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS.

TRINITY BROWNSTONES II
SITE PLAN

DATE	10/27/23	PROJECT	TRINITY BROWNSTONES II
FILE NO.	231041	DATE PLOTTED	11/23/23
DESIGNER		CHECKED	
DRAWN		DATE	



LEGEND



FIRE TRUCK NOTE:

THE DISTANCE BETWEEN THE INTERSECTION OF ABINGDON RIDGE PLACE & BLECKER STREET TO THE END OF THE RIGHT OF WAY ON BLECKER STREET & START OF THE HAMMER HEAD DRIVE IS 149'. SINCE THIS IS LESS THAN 150' NO FIRE TRUCK TURN AROUND IS REQUIRED PER NC FIRE CODE.

KEYED NOTES:

- SITE WORK**
- 6" WIDE CONCRETE SIDEWALK
 - 30" STANDARD CONCRETE CURB & GUTTER
 - TRINITY BROWNSTONES MAILBOX KIOSK TO BE UTILIZED FOR TRINITY BROWNSTONES II
 - (2) U-SHAPE BICYCLE RACKS (4 PARKING SPACE) ON 8' x 11' CONCRETE PAD.
 - WHEEL CHAIR RAMP WITH TRUNCATED DOMES.
 - CONNECT TO EXISTING PAVEMENT
 - ASPHALT PAVEMENT
 - 15" WIDE CONCRETE DRIVEWAY APRON, TYP.
 - CONCRETE BAND (12x7)
 - TRASH CORRAL PAD - 4' WIDE x 47' LONG CONCRETE PAD (13 UNITS @ 3x2)
- SIGNAGE**
- 30" STOP SIGN PER MUTCD STANDARD R1-1
 - TEMPORARY BARRICADE PER COR STANDARD 10.28
- STRIPING**
- 4" SOLID PARKING LINE / WHITE THERMOPLASTIC
 - 24" STOP BAR MARKING / WHITE THERMOPLASTIC
 - 4" EDGE LINE / WHITE THERMOPLASTIC

INTERSECTION STOPPING SIGHT DISTANCE TABLE

MINOR STREET	MAJOR STREET	SPEED LIMIT	2 LANE UNDIVIDED		3 LANE UNDIVIDED OR 2 LANE DIVIDED WITH 12' MEDIAN		4 LANE UNDIVIDED		5 LANE UNDIVIDED OR 4 LANE DIVIDED WITH 12' MEDIAN	
			LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
BLECKER STREET	ABINGDON RIDGE	25 MPH	280	240	-	-	-	-	-	-

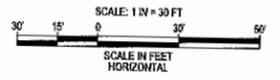
SIGHT DISTANCE NOTES:

- 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.
- OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGN. STATION	END STATION
L1	ABINGDON RIDGE PLACE	77.52	S01°30'E	9+72.48	10+00.00
L2	BLECKER STREET	279.57	S22°23'S/W	10+00.00	10+29.57
L3	BLECKER STREET	229.59	S22°23'S/W	10+29.57	10+52.56
L4	ALLEY HOOKS	103.52	N67°30'17"W	10+00.00	11+03.52
L5	ALLEY HOOKS	149.87	N22°23'S/E	11+03.52	12+53.39

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



PROFESSIONAL'S SEAL
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

Curry
ENGINEERS
C-05

NOT FOR CONSTRUCTION

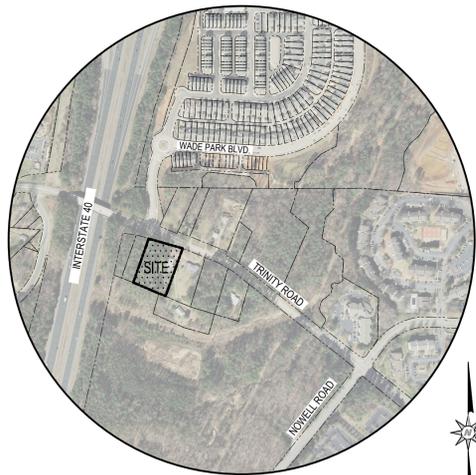
TRINITY BROWNSTONES II

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION - LEVEL 2

CITY OF RALEIGH CASE # S-22-18 TRANSACTION #555878

1st SUBMITTAL TO CITY OF RALEIGH: MAY 22, 2018
2nd SUBMITTAL TO CITY OF RALEIGH: AUGUST 24, 2018
EXPRESS REVIEW: OCTOBER 2, 2018
EXPRESS REVIEW #: DECEMBER 20, 2018



VICINITY MAP
SCALE: 1" = 500'

DRAWING INDEX

- C-00 COVER SHEET
- C-01 CIVIL NOTES
- C-02 EXISTING CONDITIONS
- C-03 DEMOLITION PLAN
- C-04 SUBDIVISION LAYOUT
- C-05 SITE PLAN
- C-06 ENLARGED SITE PLANS
- C-07 GRADING & DRAINAGE PLAN
- C-08 UTILITY PLAN
- C-09 BLOCK PERIMETER PLAN
- SW-01 NITROGEN CONTROL PLAN
- SW-02 PRE-DEVELOPMENT DA MAP
- SW-03 POST DEVELOPMENT DA MAP
- L-01 TREE CONSERVATION PLAN
- L-02 LANDSCAPE PLAN
- ARCHITECTURAL ELEVATIONS

GOVERNING AGENCIES:

PLANNING/ZONING:
CITY OF RALEIGH
ONE EXCHANGE PLAZA SUITE 304
RALEIGH, NC 27601
919-996-2437

STORMWATER ENGINEERING

CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov

SEDIMENTATION & EROSION CONTROL

CITY OF RALEIGH
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3515 (o)
CONTACT: BEN BROWN
EMAIL: ben.brown@raleighnc.gov

UTILITY AGENCIES:

WATER & SEWER
CITY OF RALEIGH PUBLIC UTILITIES
ONE EXCHANGE PLAZA
RALEIGH, NC 27601
919-996-3484 (o)
CONTACT: KEITH TEW
EMAIL: keith.tew@raleighnc.gov

NATURAL GAS

PSNC ENERGY - SCANA
3516 SPRING FOREST ROAD
MORRISVILLE, NC 27560
919-862-4749 (o)
CONTACT: JEFF HUNTER
EMAIL: jeffrey.hunter@twcable.com

PHONE
AT&T NC
5715 GLENWOOD AVE.
RALEIGH, NC 27612
910-785-7856 (o)
CONTACT: WANDA HARRIS
EMAIL: wh141@att.com (e)

CABLE
TIME WARNER CABLE
101 INNOVATION AVE.
MORRISVILLE, NC 27560
919-862-4749 (o)
CONTACT: JEFF HUNTER
EMAIL: jeffrey.hunter@twcable.com

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteServicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARBAGE COLLECTION SERVICE - GARCIA'S GARBAGE COLLECTION - VIA ROLL-OUT CARTS. CARTS SHALL BE STORED INSIDE COVERED GARAGE UNITS AND BE ROLLED OUT TO PUBLIC STREET TO DESIGNATED LOCATION AS SHOWN ON THE SITE PLAN.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer and/or reuse, as approved in these plans, is responsible for **contacting the Public Works Department at (919) 996-2409**, and the **Public Utilities Department at (919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.
Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for **Inspection, Install a Downstream Plug, have Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

PUBLIC SEWER COLLECTION / EXTENSION SYSTEM

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # _____
AUTHORIZATION TO CONSTRUCT _____
DATE _____

PUBLIC WATER DISTRIBUTION / EXTENSION SYSTEM

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
CITY OF RALEIGH
PUBLIC UTILITIES DEPARTMENT PERMIT # _____
AUTHORIZATION TO CONSTRUCT _____
DATE _____

Preliminary Subdivision Plan Application

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



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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input 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 #: _____		
GENERAL INFORMATION		
Development Name: Trinity Brownstones II		
Proposed Use: Residential		
Property Address(es): 5805 Trinity Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0774-78-5065	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: Trinity Brownstones, LLC		
Owner/Developer Name: Mick Michael		
Address: 4441 Six Forks Road, Suite 106-117, Raleigh, NC 27609		
Phone: 919-414-4780		
Email: mick@envisionhomesnc.com		
Fax: _____		
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Curry Engineering Group		
Contact Name: Andrew Petty, PE		
Address: 205 S. Fuquay Avenue, Fuquay-Varina, NC 27526		
Phone: 919.552.0849		
Email: andy@curryeng.com		
Fax: 919.552.2043		

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s): OX-3-PK		
If more than one district, provide the acreage of each:		
Overlay District?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Inside City Limits?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
STORMWATER INFORMATION		
Existing Impervious Surface: 0.14	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 0.72	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 #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots:	Detached	Attached: 13
Total # of Single Family Lots:	N/A	
Overall Unit(s)/Acre Densities Per Zoning District: 8.7		
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 _____ 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>Andrew Petty</i>	Date: 5.15.18	
Signature: _____	Date: _____	

PAGE 2 OF 3

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REVISION 03.11.16

SITE INFORMATION

LOCATION: 5805 TRINITY ROAD
RALEIGH, NORTH CAROLINA
COUNTY: WAKE
PARCEL #: 0774785065
REID #: 0030559
DB/PG: DB 016312 PG 1297-1306
DB 016787 PG 1161
BMP/PG: BM 2016 PG 2217
DB 016787 PG 1161
ZONING: OX-3-PK / SHOD-1
CROSS REFERENCE: S-17-16 - TRINITY BROWNSTONES
Z-21-14 - REZONING
GROSS PROPERTY AREA: 1.52 AC
Lot # 1: RESIDENTIAL
RIGHT OF WAY & OTHER AREAS:
RIGHT OF WAY DEDICATION: 0.10 AC
GREENWAY DEDICATION: 0.00 AC
STREAM BUFFER (ON-SITE): 0.00 AC
OUTDOOR AMENITY & TREE CONSERVATION AREAS:
NET PROPERTY AREA: 1.42 AC
TCA REQUIRED: 0.00 AC - UNDER 2 AC
TCA PROVIDED: 0.11 AC (7.3%)
OUTDOOR AMENITY AREA REQUIRED: 0.14 AC (10%)
0.15 AC (10.6%)
LOT ACREAGE:
TOTAL NUMBER PROPOSED LOTS: 13
PROPOSED DENSITY: 9.2 UNITS/AC
MINIMUM ALLOWABLE LOT SIZE:
MINIMUM ALLOWABLE WIDTH:
PROPOSED LOT WIDTH:
REQUIRED BICYCLE PARKING: 4 MIN. (1/20 UNITS)
PROVIDED BICYCLE PARKING: 2 RACKS / 4 BIKES
IMPERVIOUS AREAS:
ROADWAYS/PARKING:
SIDEWALKS / CONCRETE PADS:
DRIVEWAYS:
TOWNHOMES:
TOTAL ON-SITE IMPERVIOUS AREA: 0.72 AC
TOTAL ON-SITE IMPERVIOUS PERCENT: 51.8%
UTILITY DEMANDS
SEWAGE USAGE: 360 GPD/UNIT
(13 LOTS x 360 GPD) = 4,680 GPD
WATER USAGE: 400 GPD/UNIT
(13 LOTS x 400 GPD) = 5,200 GPD

Civil Engineer:

The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andrew Petty, PE
andy@curryeng.com

Landscape Architect:

Southwell Design, PLLC
P.O. Box 37178
Raleigh, NC 27627
919.272.6729 (v)
Contact: Adam Southwell, PLA, ASLA
adam@southwelldesign.com

Surveyor:

Taylor Land Consultants
5448 Apex Peakway
Apex, NC 27502
919.801.1104 (o)
919.337.7998 (m)
Contact: Jeremy Taylor, PLS

Land Owner:

Trinity Brownstones, LLC
4441 Six Forks Road, Suite 106-117
Raleigh, NC 27609
919.414.4780 (m)
Contact: Mick Michael
mick@envisionhomesnc.com

Applicant:

Envision Homes, LLC
541 Vista Del Largo Lane
Wake Forest, NC 27587
919.414.4780 (m)
Contact: Mick Michael
mick@envisionhomesnc.com

NOT FOR CONSTRUCTION

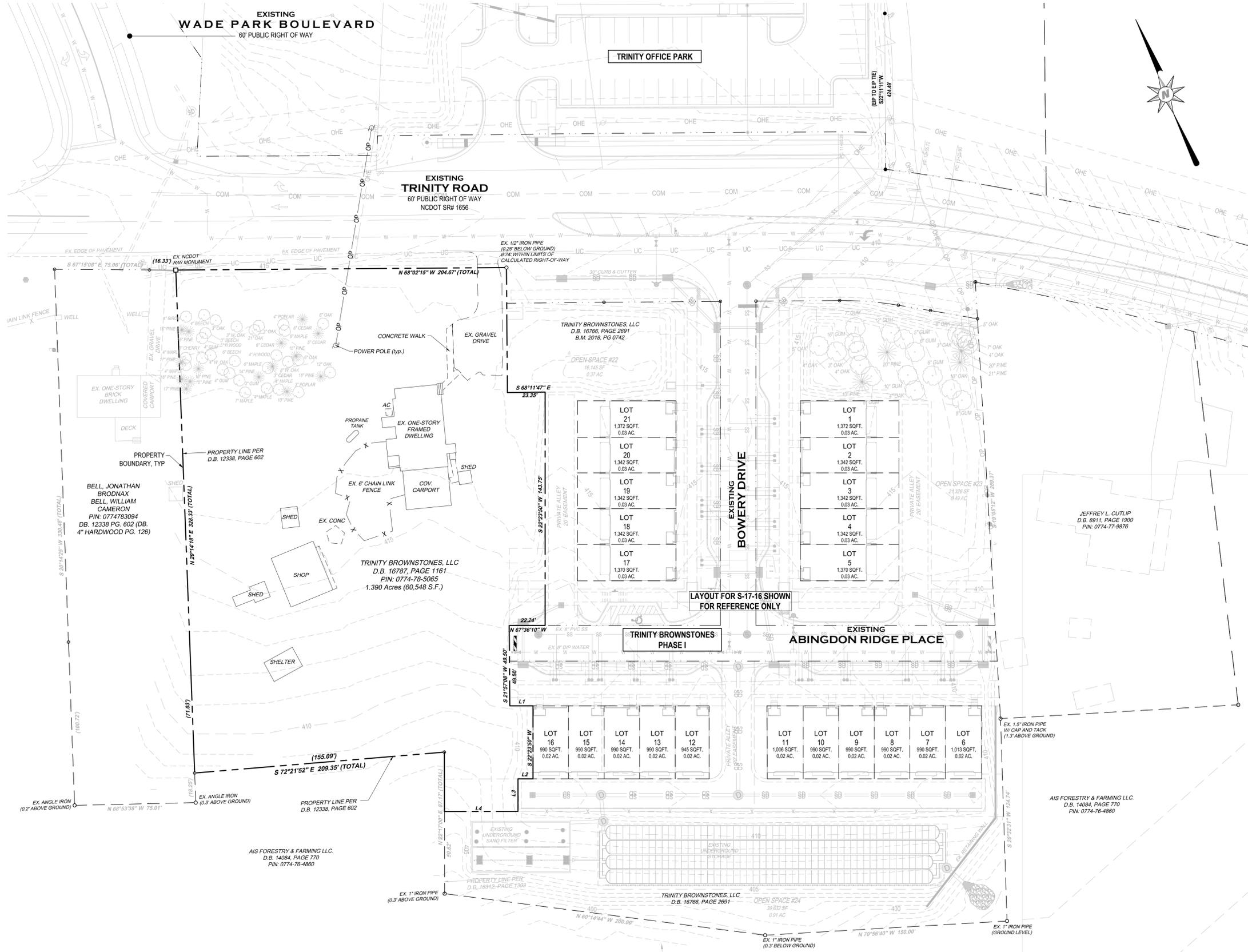
REVISIONS:
8/24/2018
CITY OF RALEIGH COMMENTS
9/27/2018
CITY OF RALEIGH COMMENTS
12/20/2018
CITY OF RALEIGH COMMENTS

A
B
C
DATE: 05/22/18
FILE NO.: 2017-041

TRINITY BROWNSTONES II
COVER SHEET

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526
T: (919) 552-0849
F: (919) 552-0840

Curry
ENGINEERING
C-00



GENERAL NOTES:

- THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
- THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION, THUS IT HAS NOT BEEN SEALED. SURVEY INFORMATION SHOWN WITHIN THE PARENT PROPERTY BOUNDARY REPRESENTS FIELD SURVEY INFORMATION CONDUCTED IN JANUARY TO FEBRUARY 2016 BY TAYLOR LAND CONSULTANTS. INFORMATION SHOWN NORTH OF TRINITY ROAD IS PROVIDED BY BNK CONSULTING ENGINEERS.
- NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
- AREAS COMPUTED BY THE COORDINATE METHOD.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL-GROUND DISTANCES.
- THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAN PER FEMA FIRM PANEL 37200774001 DATED 05/02/06
- VERTICAL DATUM: NAVD88, HORIZONTAL DATUM: NAD83
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. EXISTING UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN, ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
- SURVEY FOR TRINITY ROAD AND TRINITY OFFICE PARK PROVIDED BY BASS, NIXON & KENNEDY, INC.

LEGEND

D.B. DEED BOOK	OP OVERHEAD POWER
B.M. BOOK OF MAPS	UP UNDERGROUND POWER
Pg. PAGE	G GAS MAIN
PIN PARCEL ID NUMBER	SS STORM PIPE
S.F. SQUARE FEET	SS SANITARY SEWER PIPE
Ac. ACRES	W WATER MAIN
○ EX. PROPERTY CORNER	T UNDERGROUND TELE.
● NEW 3/4" IRON PIPE	X FENCE
□ EX. CONCRETE MONUMENT	— EASEMENT
○ COMPUTED POINT	— PROPERTY BOUNDARY
⊕ CATCH BASIN	— MAJOR CONTOUR
⊕ STORM JUNCTION BOX	— MINOR CONTOUR
⊕ STORM GRATED INLET	— TREE LINE
⊕ FLARED-END SECTION	
⊕ STORM CLEANOUT	
⊕ FIRE HYDRANT	
⊕ WATER VALVE	
⊕ WATER METER	
⊕ SANITARY SEWER MANHOLE	
⊕ SANITARY SEWER CLEANOUT	
⊕ FIBER OPTIC MARKER	
⊕ TELEPHONE PEDESTAL	
⊕ CABLE PEDESTAL	
⊕ POWER POLE	
⊕ POWER PEDESTAL	
⊕ LAMP POST	
⊕ GAS MARKER	

SCALE: 1 IN = 30 FT

NOT FOR CONSTRUCTION

Surveyor:
Taylor Land Consultants
 5448 Apex Peakway
 Apex, NC 27502
 919.801.1104 (o)
 919.337.7998 (m)
 Contact: Jeremy Taylor, PLS

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL NOT CERTIFIED INFORMATION PROVIDED BY OTHERS

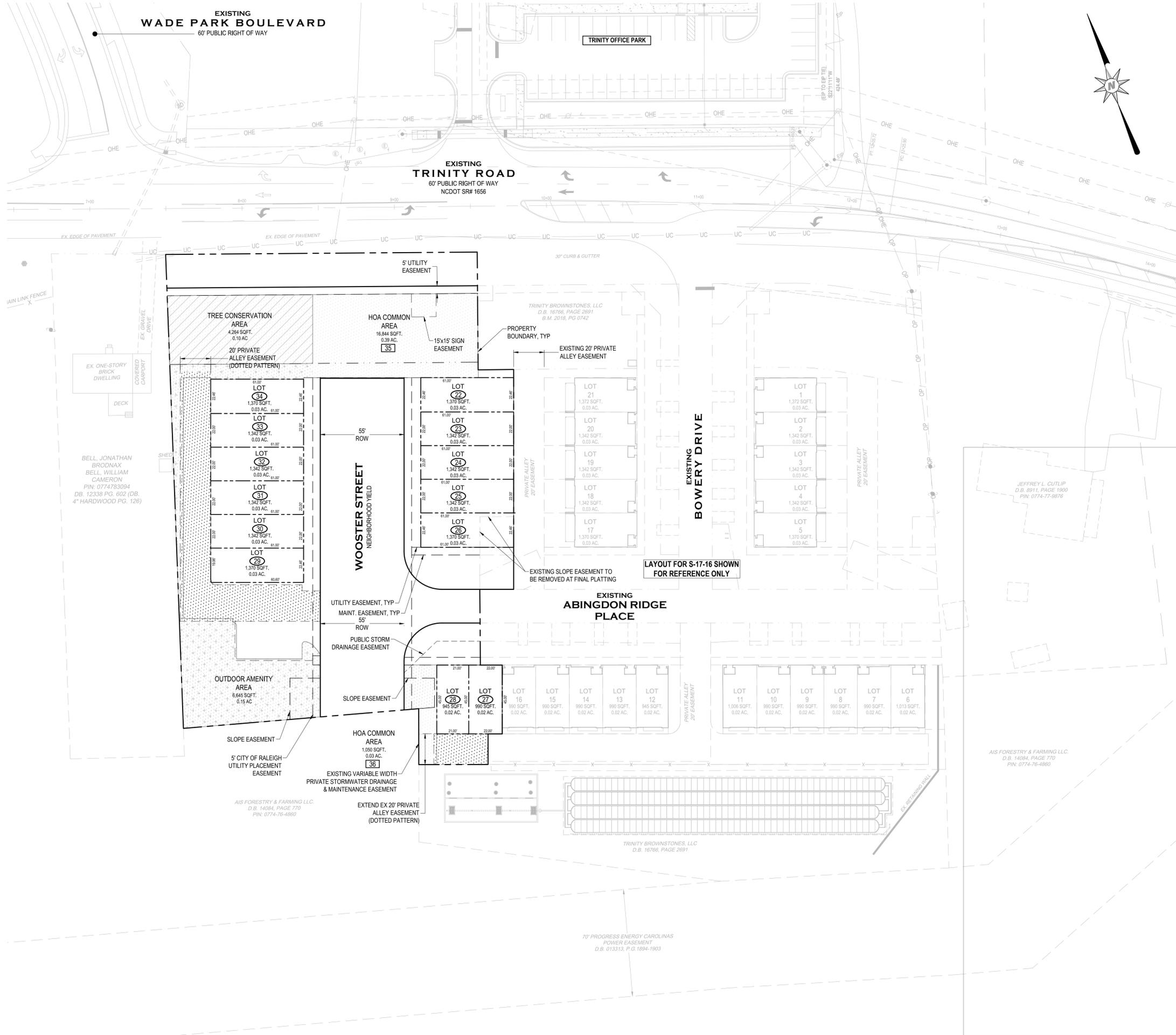
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

TRINITY BROWNSTONES II
EXISTING CONDITIONS

2015 S. Fagan Avenue
 Fuquay-Varina, NC 27093
 T: (919) 552-0849
 F: (919) 552-0843

Curry
 ENGINEERING
C-02

CITY OF RALEIGH COMMENTS
 CITY OF RALEIGH EXHIBIT
 8/2/2018
 9/27/2018
 12/10/2018
 A
 B
 C
 05/22/16
 2017-041
 1"=30'
 24 x 36



- GENERAL NOTES:**
1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE CONFIGURATION OF PROPERTY LINES FOR A MINOR SUBDIVISION TO BE CREATED AND RECORDED BY A LICENSED LAND SURVEYOR AFTER APPROVAL OF THE CONCURRENT REVIEW PACKAGE BY THE CITY OF RALEIGH.
 2. ALL AREAS OUTSIDE OF INDIVIDUAL NUMBER LOTS, RIGHT OF WAY OR DEDICATED OPEN SPACE SHALL BE CONSIDERED HOA COMMON AREAS THAT ARE OWNED & MAINTAINED BY THE COMMUNITY HOME OWNERS ASSOCIATION.

8/2/2018
9/2/2018
12/10/2018

A
B
C

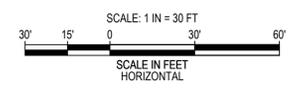
05/22/16
2017-041

15'-0"
24'-3/8"

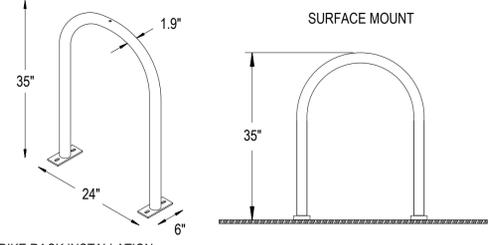
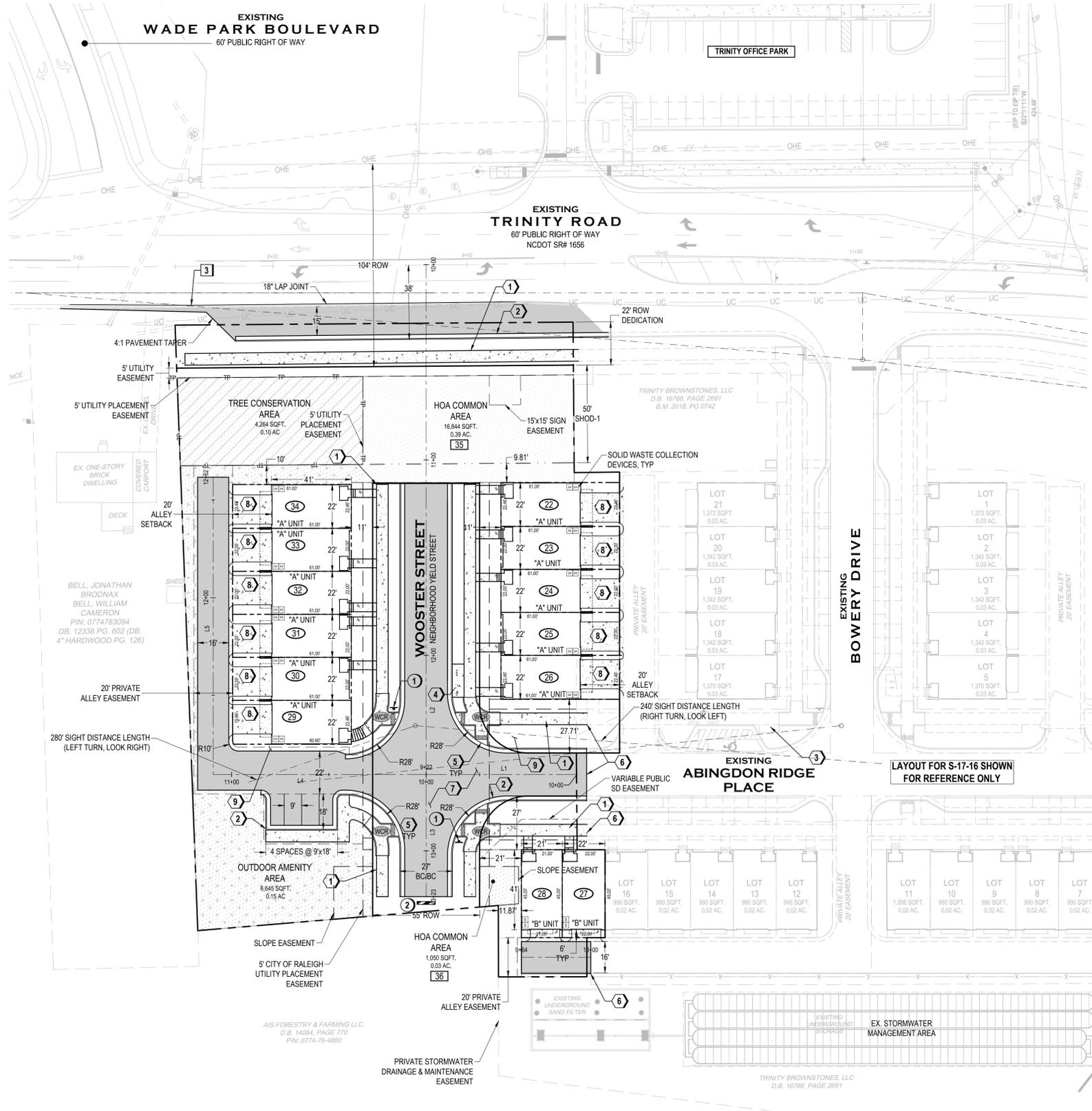
**TRINITY BROWNSTONES II
SUBDIVISION LAYOUT**

T: (919) 552-0488
F: (919) 552-0483

203 S. Fagan Avenue
Fayetteville, NC 27308



NOT FOR CONSTRUCTION



BIKE RACK INSTALLATION:
 SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

1 BIKE RACK DETAIL
 C-05 SCALE: NTS

BUILD TO SUMMARY				
BUILDING (UNITS)	LENGTH OF BLOCK (FT)	LENGTH OF BUILDING INSIDE BUILD TO AREA (FT)	BUILD TO PERCENTAGE (%)	GREATER THAN 70%? (Y/N)
22-26	139	111	80	Y
27-28	50	43	86	Y
29-34	139	133	96	Y

- GENERAL NOTES:**
- BEFORE YOU DIG, STOP. CALL THE NC NO-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
 - ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE IN FEET AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
 - PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
 - CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
 - IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
 - ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
 - ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
 - COMMON OPEN SPACE SHALL BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - ANY SPECIALITY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
 - TREE CONSERVATION AREAS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. REFER TO TREE CONSERVATION PLAN FOR MORE INFORMATION ON TREE CONSERVATION AREAS.
 - ALL RESIDENTIAL DRIVEWAYS SHALL MEETING THE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL (RSDM) - 20' MINIMUM CORNER CLEARANCE, 3.5' DRIVEWAY RADIUS TURN OUT AND 10'-18" ALLOWABLE WIDTHS.
 - CLUSTER BOX UNIT SHALL COMPLY WITH ICC A117.1-2009 FOR HEIGHT, REACH AND OPERATION REQUIREMENTS. ADA ACCESSIBILITY SHALL BE PROVIDED.
 - ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS

LEGEND

	STREET LIGHT SIGN
	CBU MAILBOX
	WHEELCHAIR RAMP
	SOLID WASTE AREA
	ROADWAY CENTER LINE
	LOT LINE
	RIGHT OF WAY LINE
	SETBACK LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	OUTDOOR AMENITY AREA
	TREE CONSERVATION AREA
	OPEN SPACE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	ASPHALT OVERLAY
	ASPHALT MILLING/OVERLAY

- KEYED NOTES:**
- SITE WORK**
- 6' WIDE CONCRETE SIDEWALK
 - 30" STANDARD CONCRETE CURB & GUTTER
 - TRINITY BROWNSTONES MAILBOX KIOSK TO BE UTILIZED FOR TRINITY BROWNSTONES II
 - (2) U-SHAPE BICYCLE RACKS (4 PARKING SPACE) ON 6' x 17' CONCRETE PAD.
 - WHEEL CHAIR RAMP WITH TRUNCATED DOMES.
 - CONNECT TO EXISTING PAVEMENT
 - ASPHALT PAVEMENT
 - 15' WIDE CONCRETE DRIVEWAY APRON, TYP
 - SOLID WASTE COLLECTION AREA - REFER TO COVER SHEET FOR SOLID WASTE NOTES
- SIGNAGE**
- 30" STOP SIGN PER MUTCD STANDARD R1-1
 - TEMPORARY BARRICADE PER COR STANDARD 10.28
- STRIPING**
- 4" SOLID PARKING LINE / WHITE THERMOPLASTIC
 - 24" STOP BAR MARKING / WHITE THERMOPLASTIC
 - 4" EDGE LINE / WHITE THERMOPLASTIC

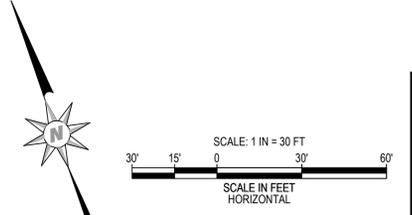
INTERSECTION STOPPING SIGHT DISTANCE TABLE

MINOR STREET	MAJOR STREET	SPEED LIMIT	2 LANE UNDIVIDED		3 LANE UNDIVIDED OR 2 LANE DIVIDED WITH 12' MEDIAN		4 LANE UNDIVIDED		5 LANE UNDIVIDED OR 4 LANE DIVIDED WITH 12' MEDIAN	
			LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
BLEECKER STREET	ABINGDON RIDGE	25 MPH	280	240	-	-	-	-	-	-

- SIGHT DISTANCE NOTES:**
- 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.
 - OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	ABINGDON RIDGE PLACE	77.52'	S87°38'10"E	9+22.48	10+00.00
L2	WOOSTER STREET	229.50'	S22°23'50"W	10+63.93	13+23.43
L3	WOOSTER STREET	229.50'	S22°23'50"W	10+63.93	13+23.43
L4	ALLEY HICKS	109.50'	N67°38'10"W	10+00.00	11+09.50
L5	ALLEY HICKS	152.12'	N22°23'50"E	11+09.50	12+61.62



NOT FOR CONSTRUCTION

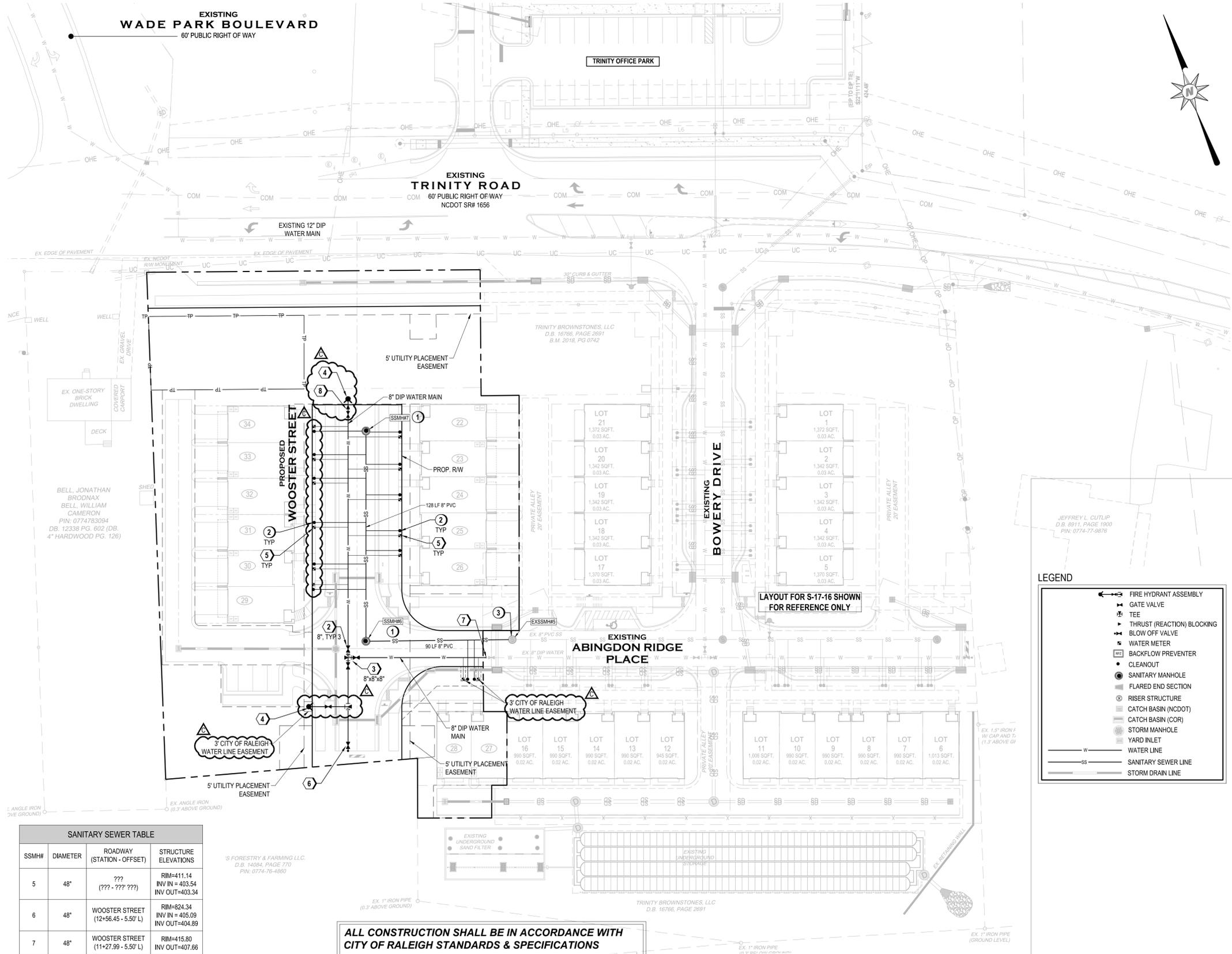
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

TRINITY BROWNSTONES II
SITE PLAN

203 S. Fagan Avenue
 Fuquay-Varina, NC 27093
 T: (919) 552-0849
 F: (919) 552-0240

Curry
 ENGINEERING
C-05

8/24/2018
 9/27/2018
 12/10/2018
 A
 B
 C
 05/22/16
 2017-041
 15-30
 24 x 36



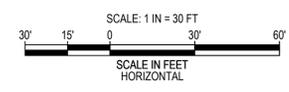
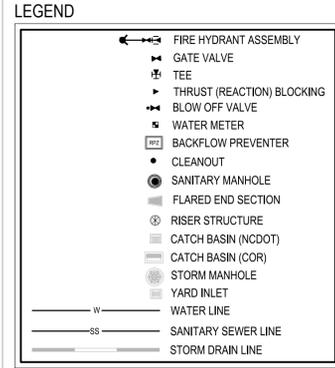
- CITY OF RALEIGH PUBLIC UTILITIES NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - MAINTAIN APPROPRIATE COVER & SEPARATION ON UTILITIES. UTILITY SEPARATION REQUIREMENTS:
 - 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 ENCASUREMENT 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 COR PUD 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 FORCE MAINS. 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 3/4" TYPE "K" SOFT COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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 4" 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
 - PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

- GENERAL NOTES:**
- PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING PUBLIC UTILITIES.
 - WATER METERS OUTSIDE OF RIGHT OF WAY SHALL HAVE A 3' CITY OF RALEIGH PUBLIC WATER LINE EASEMENT THAT EXTENDS 1' PAST THE METER.

- KEYED NOTES:**
- POTABLE WATER & IRRIGATION**
- CONNECT TO EXISTING 12" DIP WATER MAIN WITH 12"x8" TAPPING SLEEVE & VALVE WITH T.B.
 - WATER GATE VALVE IN VALVE BOX
 - WATER LINE TEE & THRUST BLOCKING
 - FIRE HYDRANT ASSEMBLY - INCLUDES TEE, 6" VALVE & FIRE HYDRANT
 - STANDARD COR DOMESTIC 5/8" WATER METER & 3/4" WATER SERVICE. DIRECT TAP WATER MAIN WITH CORPORATION STOP & CURB STOP.
 - TEMPORARY BLOW OFF VALVE ASSEMBLY. INSTALL 5' OFFSET OF PROPERTY LINE.
 - REMOVE EXISTING BLOW OFF ASSEMBLY AND CONNECT TO EXISTING GATE VALVE.
 - 8"x6" DIP REDUCER
- SANITARY SEWER**
- STANDARD COR SANITARY SEWER MANHOLE. REFER TO TABLE THIS SHEET.
 - 4" SANITARY SEWER CLEANOUT & 4" SANITARY SEWER SERVICE. MINIMUM 1% SLOPE.
 - CORE INTO EXISTING MANHOLE. ENSURE WATER TIGHT CONNECTION AT PENETRATION.

SSM#	DIAMETER	ROADWAY (STATION - OFFSET)	STRUCTURE ELEVATIONS
5	48"	???	RIM=411.14 INV IN = 403.54 INV OUT=403.34
6	48"	WOOSTER STREET (12+56.45 - 5.50' L)	RIM=824.34 INV IN = 405.09 INV OUT=404.89
7	48"	WOOSTER STREET (11+27.99 - 5.50' L)	RIM=415.80 INV OUT=407.66

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



NOT FOR CONSTRUCTION

EXISTING
WADE PARK BOULEVARD
60' PUBLIC RIGHT OF WAY

TRINITY OFFICE PARK
UNDER CONSTRUCTION

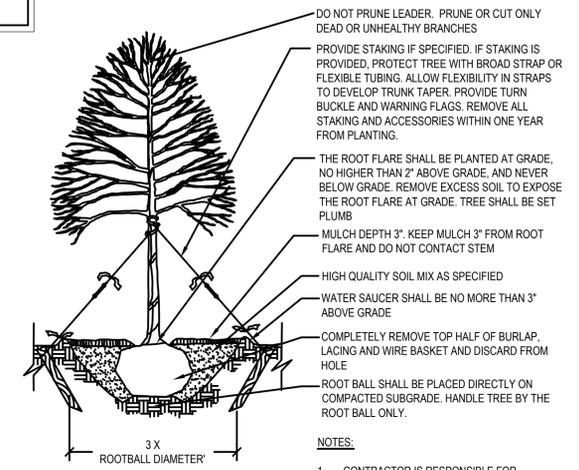
EXISTING
TRINITY ROAD
60' PUBLIC RIGHT OF WAY

LEGEND

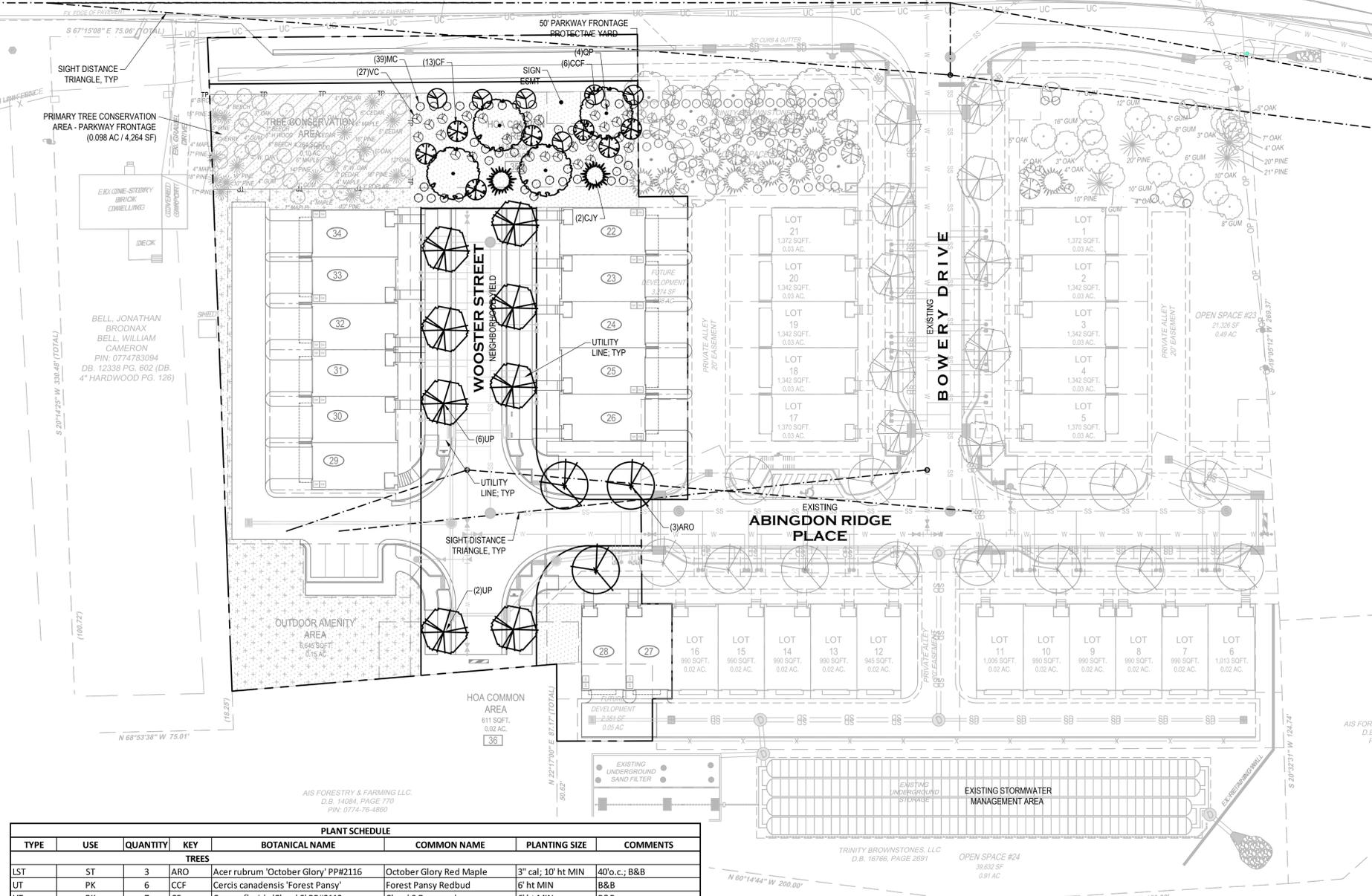
- PRIMARY TREE CONSERVATION AREA - PARKWAY FRONTAGE
- OUTDOOR AMENITY AREA
- (ARO) OCTOBER GLORY RED MAPLE
- (OP) WILLOW OAK
- (UP) LACEBARK ELM
- (CJY) YOSHINO CRYPTOMERIA
- (CCF) FOREST PANSY REDBUD
- (CF) CLOUD 9 DOGWOOD
- (MC) SOUTHERN WAX MYRTLE
- (VC) CHINDO VIBURNUM

LANDSCAPE NOTES:

- NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAD BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS UDO.
- LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL. 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. (STREET DESIGN MANUAL 6.12.3).
- PRIOR TO CONSTRUCTION TREE PROTECTION FENCING MUST BE INSTALLED AROUND ALL AREAS NOTED AS TREE CONSERVATION AREAS.
- TREES & SHRUBS CANNOT BE PLANTED WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE. TREES MUST BE PLANTED AT LEAST 15 FEET FROM ANY OTHER TREE AND NO FURTHER THAN 50 FEET FROM ANY OTHER TREE. MEASURED FROM TREE TRUNK TO TREE TRUNK.
- NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
- THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THIS UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPING IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.
- TREES SHOWN ON PROPOSED STREETS MAY NEED TO BE FIELD ADJUSTED BASED ON FUTURE DRIVEWAY AND UTILITY LOCATIONS.
- ALL INSTALLATION AND TWO YEAR MAINTENANCE REQUIREMENTS FOR STREET TREES CAN BE FOUND IN THE RALEIGH STREET DESIGN MANUAL 6.18.1 AND 6.18.2.
- A TREE IMPACT PERMIT FROM THE CITY IS REQUIRED PRIOR TO SUBDIVISION TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.



1
L-02
CITY OF RALEIGH STANDARD
TREE PLANTING DETAIL - PRCR-03
SCALE: NTS

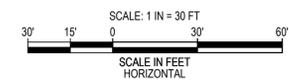


PLANT SCHEDULE						
TYPE	USE	QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES						
LST	ST	3	ARO	Acer rubrum 'October Glory' PP#2116	October Glory Red Maple	3" cal; 10' ht MIN 40'o.c.; B&B
UT	PK	6	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6' ht MIN B&B
UT	PK	7	CF	Cornus florida 'Cloud 9' PP#2112	Cloud 9 Dogwood	6' ht MIN B&B
LET	PK	2	CJY	Cryptomeria japonica 'Yoshino'	Yoshino Cryptomeria	2" cal; 8' ht MIN B&B, Full to ground
LST	PK	4	QP	Quercus phellos	Willow Oak	3.5" cal; 14' ht MIN B&B
LST	ST	8	UP	Ulmus parvifolia	Lacebark Elm	3" cal; 10' ht MIN 40'o.c.; B&B
SHRUBS						
ES	PK	39	MC	Myrica cerifera	Southern Wax Myrtle	24" ht MIN 5'o.c., container
ES	PK	27	VC	Viburnum awabuki 'Chindo'	Chindo Viburnum	24" ht MIN container

TYPE/USE LEGEND
Plant Type: LST = Large Shade Tree; LET = Large Evergreen Tree; UT = Understory Tree, ES = Evergreen Shrub
Plant Use: ST = Street Tree; PK = Parkway Frontage Protective Yard

LANDSCAPE ORDINANCE CALCULATIONS			
Requirements	Calculations	Provided	Comments
PARKWAY FRONTAGE PROTECTIVE YARD - SHOD1 STANDARDS			
50' Width	204 LF Total		
7 Deciduous shade trees / 100 LF	15 Deciduous shade trees	22 Deciduous shade trees	18 existing shade trees in TCA meet or exceed minimum size standards + 4 proposed shade trees
3 Evergreen shade trees / 100 LF	7 Evergreen shade trees	14 Evergreen shade trees	12 existing evergreen shade trees in TCA meet or exceed minimum size standards + 2 proposed evergreen shade trees
6 Understory trees / 100 LF	13 Understory trees	13 Understory trees	
32 Shrubs / 100 LF	66 shrubs	66 shrubs	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



**TRINITY BROWNSTONES II
LANDSCAPE PLAN**

T 919.92.949
F 919.92.943
265 S. Fagan Avenue
Fayetteville, NC 27308



REVISIONS	DATE	BY	CHKD	FILE NO.	ORIG. SHEET SIZE
A	04/20/18			15-30	24 X 36
B	04/20/18				
C	04/20/18				



Plan 1
Elev A

Plan 2
Elev A

Plan 1
Elev B

Plan 2
Elev A-R

Plan 1
Elev A-R

Front Elevation
3/16" = 1'-0"

MINIMUM FINISHED FLOOR ELEVATION SUMMARY TABLE			
LOT NUMBER	AVERAGE BACK OF CURB ELEVATION	MINIMUM FINISHED FLOOR ELEVATION (FFE)	DESIGNED FINISHED FLOOR ELEVATION (FFE)
22	416.15	418.15	418.15
23	415.84	417.84	418.15
24	415.38	417.38	418.15
25	414.75	416.75	416.75
26	414.04	416.04	416.75
27	411.20	413.20	413.30
28	411.30	413.30	413.30
29	413.68	415.68	416.75
30	414.02	416.02	416.75
31	414.73	416.73	416.75
32	415.35	417.55	418.15
33	415.82	417.82	418.15
34	416.15	418.15	418.18

AVERAGE GRADE & BUILDING HEIGHT CALCULATIONS						
BUILDING GROUP	PRE-DEVELOPMENT AVERAGE GRADE	POST-DEVELOPMENT AVERAGE GRADE	MOST RESTRICTIVE GRADE	MAXIMUM ALLOWABLE BUILDING HEIGHT ELEVATION *	ACTUAL BUILDING HEIGHT ELEVATION **	IS ACTUAL < MAXIMUM? (Y/N)
22-24	416.05	417.35	416.05	466.05	462.02	Y
25-26	414.46	415.95	414.46	464.46	460.62	Y
27-28	409.75	412.50	409.75	459.75	457.17	Y
29-31	414.58	415.95	414.58	464.58	460.62	Y
32-34	416.13	417.35	416.13	466.13	462.02	Y

Exterior Elevations
Trinity Road Townhomes

Raleigh, NC

09.16.16



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Rear Elevation
3/16" = 1'-0"

Plan 1
Elev A-R

Plan 2
Elev A-R

Plan 1
Elev C

Plan 2
Elev A

Plan 1
Elev A



Left Elevation
3/16" = 1'-0"

Plan 1
Elev A



Right Elevation
3/16" = 1'-0"

Plan 1
Elev A-R

Exterior Elevations
Trinity Road Townhomes

Raleigh, NC

09.16.16



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Plan 1
Elev B

Plan 2
Elev A-R

Plan 1
Elev A-R

Plan 1
Elev A

Plan 2
Elev A

Plan 1
Elev B-R

Front Elevation
3/16" = 1'-0"

MINIMUM FINISHED FLOOR ELEVATION SUMMARY TABLE			
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32-34	416.13	417.35	416.13	466.13	462.02	Y

Exterior Elevations
Trinity Road Townhomes

Raleigh, NC

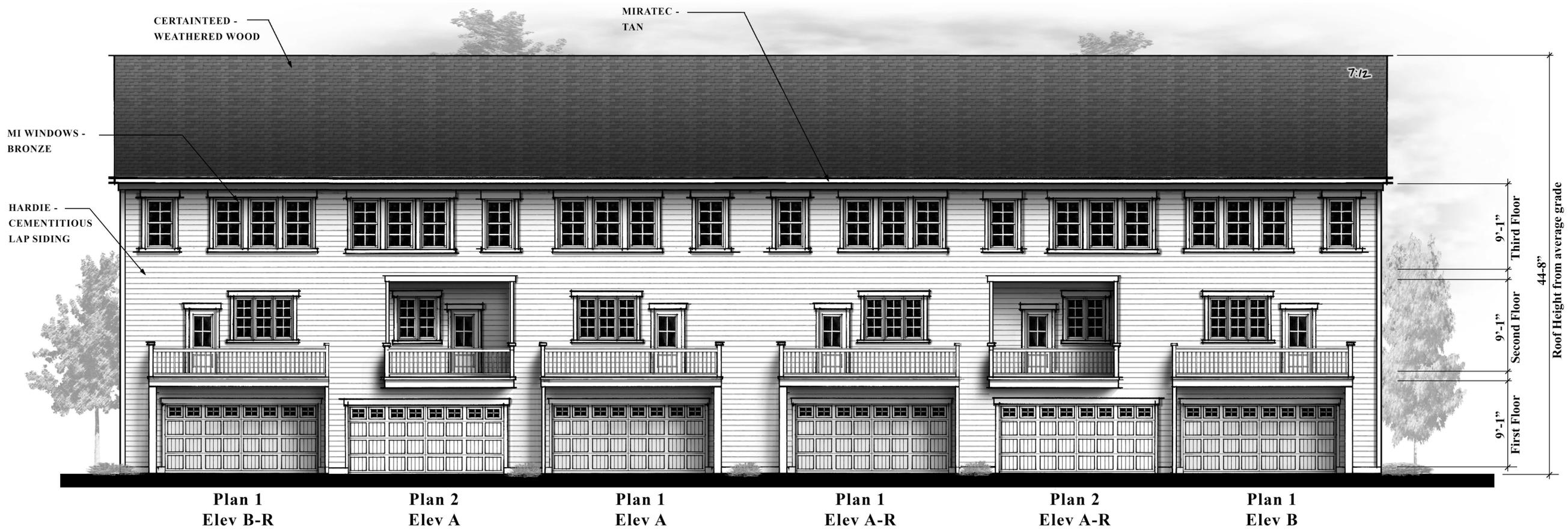
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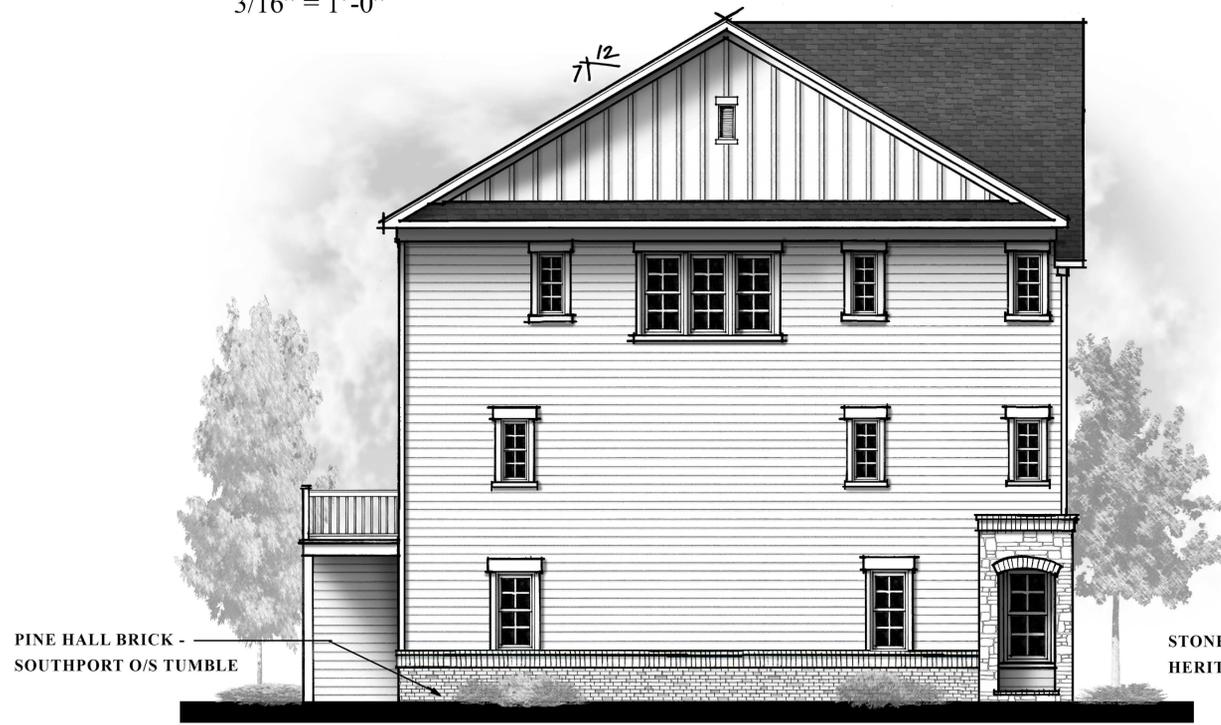
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Rear Elevation
3/16" = 1'-0"



Left Elevation
3/16" = 1'-0" **Plan 1 Elev B**



Right Elevation
3/16" = 1'-0" **Plan 1 Elev B-R**

Exterior Elevations
Trinity Road Townhomes

Raleigh, NC

09.16.16



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