

# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 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

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

<b>Office Use Only:</b> Transaction # <u>568964</u> Project Coordinator <u>Lorraine</u> Team Leader <u>Stegall</u>			
<b>PRELIMINARY APPROVALS</b>			
<input checked="" type="checkbox"/> Subdivision * <input 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>N/A</u>			
<b>GENERAL INFORMATION</b>			
Development Name <u>East College Park Townhome Site 2</u>			
Proposed Use <u>Residential Townhome Subdivision</u>			
Property Address(es) <u>106 N Fisher St, and 1701 Boyer St</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>1713493511</u>	PIN Recorded Deed <u>1713493412</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):			
<b>OWNER/DEVELOPER INFORMATION</b>			
Company Name <u>City of Raleigh Housing &amp; Neighborhood</u>		Owner/Developer Name <u>Larry Jarvis</u>	
Address <u>PO Box 590, Raleigh, North Carolina 27602</u>			
Phone <u>919-857-4344</u>		Email <u>Larry.Jarvis@raleighnc.gov</u>	Fax <u>919-890-3919</u>
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name <u>JDavis Architects</u>		Contact Name <u>Ken Thompson</u>	
Address <u>510 S. Wilmington Street, Raleigh, NC 27601</u>			
Phone <u>919-835-1500</u>		Email <u>kent@jdavisarchitects.com</u>	Fax <u>919-835-1510</u>

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

**ZONING INFORMATION**

Zoning District(s) **R-10 and RX-3**

If more than one district, provide the acreage of each: **0.5903 AC (R10 - 0.4811 AC / RX3 - 0.1092 AC)**

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

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

**STORMWATER INFORMATION**

Existing Impervious Surface	<b>0.08</b> (acres/sf)	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface	<b>0.35</b> (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 #
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**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached **0** Attached **5**

Total # of Single Family Lots **0** Total # of All Lots **6**

Overall Unit(s)/Acre Densities Per Zoning Districts **8.47 DU/AC**

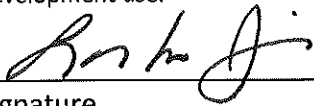
Total # of Open Space and/or Common Area Lots **1**

**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 **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.

 **Housing & Neighborhoods Director** **7/18/18**

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) <i>Level 2 \$1004</i>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓





Reference: MI-29-17

S-46-18; TA #568964

# Preliminary Subdivision Plan

1st Submittal: September 07, 2018

# East College Park Townhome Site 2

## Raleigh, North Carolina 27610

## Application

### Preliminary Subdivision Plan Application

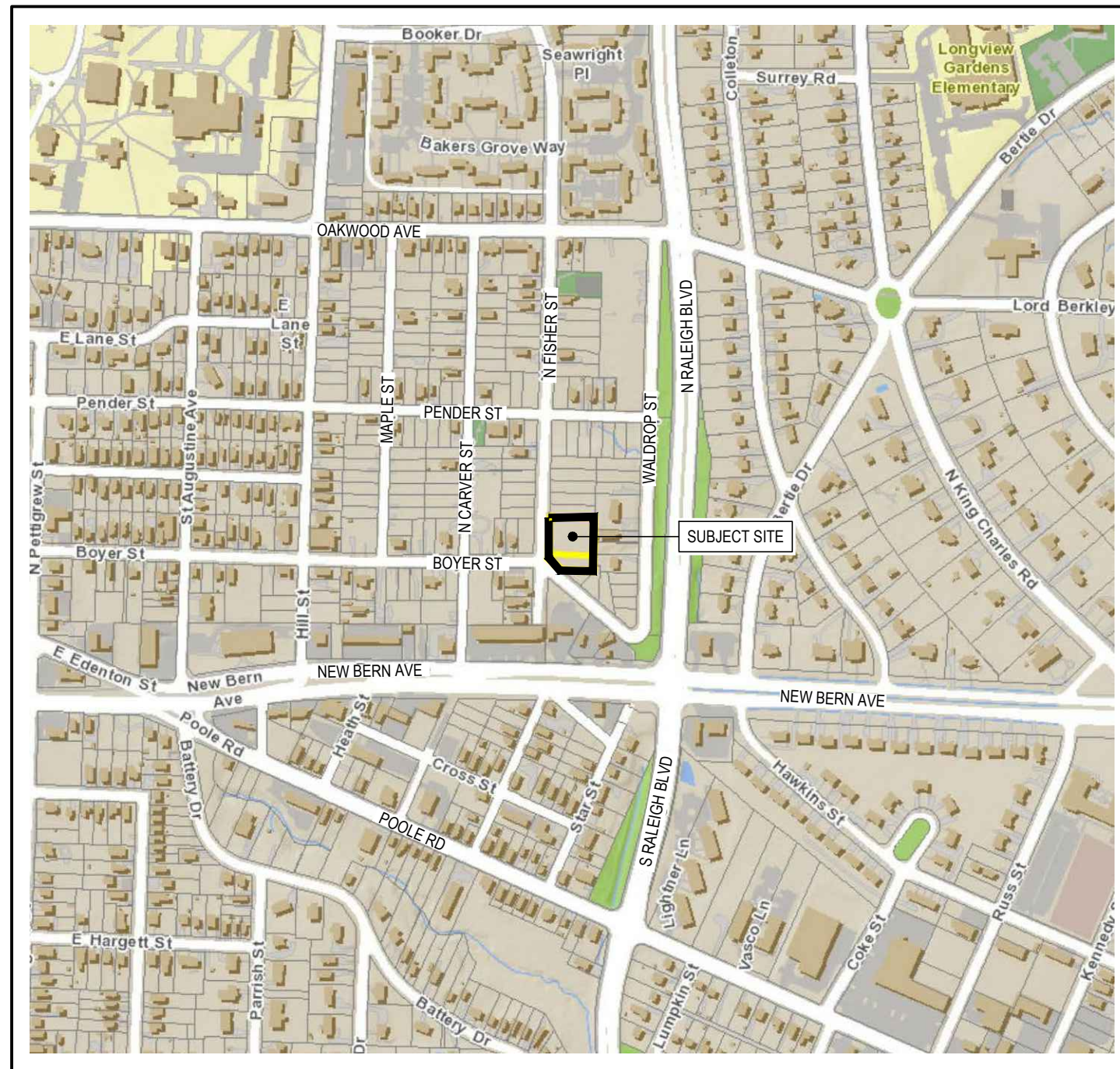


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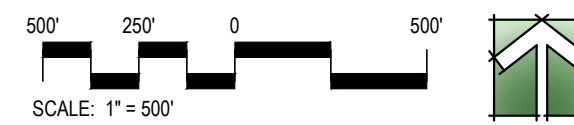
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature: <i>Ken Thompson</i>	Date: 7/18/18	
Signature: <i>Neighborhood Director</i>	Date:	

## Vicinity Map



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



## Fire Department Notes

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) 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.

## 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  
Raleigh, North Carolina 27601  
919-835-1500  
919-835-1510 (fax)  
kent@davisarchitects.com

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

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

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

## Architectural Description-TH Proj. Scope

THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 5 TWO-STORY TOWNHOMES IN ONE BUILDING AND ASSOCIATED SITE WORK. 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.

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. ALL UNITS WILL BE TWO BEDROOM UNITS. 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 UNIT 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 ROOFS 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'-0" CEILINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".

A SCREENED AREA WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CARTS. 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.

## Sheet Index

COVER 0.0  
EXISTING CONDITIONS PLAN C-1.0  
SUBDIVISION PLAN LS.1  
UTILITY PLAN C-2.0  
GRADING AND STORMWATER PLAN C-3.0  
STORMWATER DETAILS C-4.0  
LANDSCAPE PLAN LP.1  
LANDSCAPE DETAILS LP.3.1

## Solid Waste Inspection Statement

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH AND COMPLY WITH SECTION B-1 AND A-8 OF THE SOLID WASTE MANUAL.
- A GARBAGE AND RECYCLING CART CORRAL IS PROVIDED AT THE TERMINUS OF THE PARKING AISLE THAT HAS A DIRECT ACCESSIBLE ROUTE TO THE PUBLIC RIGHT OF WAY FOR RESIDENTS TO ROLL THEIR GARBAGE AND RECYCLING CARTS OUT TO THE CURB.
- GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT OF WAY BY 7 AM ON COLLECTION DAYS.
- GARBAGE AND RECYCLING CARTS MUST BE 5' FROM MAILBOXES, UTILITY POLES, PARKED CARS, YARD WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
- IT IS THE RESIDENTS RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE CORRAL AFTER COLLECTION.
- RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-996-3245 OR SEND AN EMAIL TO [SW@RALEIGHNC.GOV](mailto:SW@RALEIGHNC.GOV).

## 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.
- 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.
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2499.
- 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 AUGUST, 2017, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2018.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BEARINGS OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NOT CURBING EXISTS.
- 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 NO 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 CURBS. 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 ADAAG 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.
- REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.

**NOTE: ELEVATIONS WILL BE REVIEWED FOR BUILDING HEIGHT COMPLIANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

# East College Park Townhome Site 2 Raleigh, NC

## PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROJECT:	CORN-16074	DATE:	
ISSUE:	Prelim. Subdivision Plan	09.07.2018	
REVISIONS:	1st Review Comments	10.25.2018	

DRAWN BY: JH, SB, CHK  
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-46-18**  
TRANSACTION NO. 568964 (Prelim. Subdivision)

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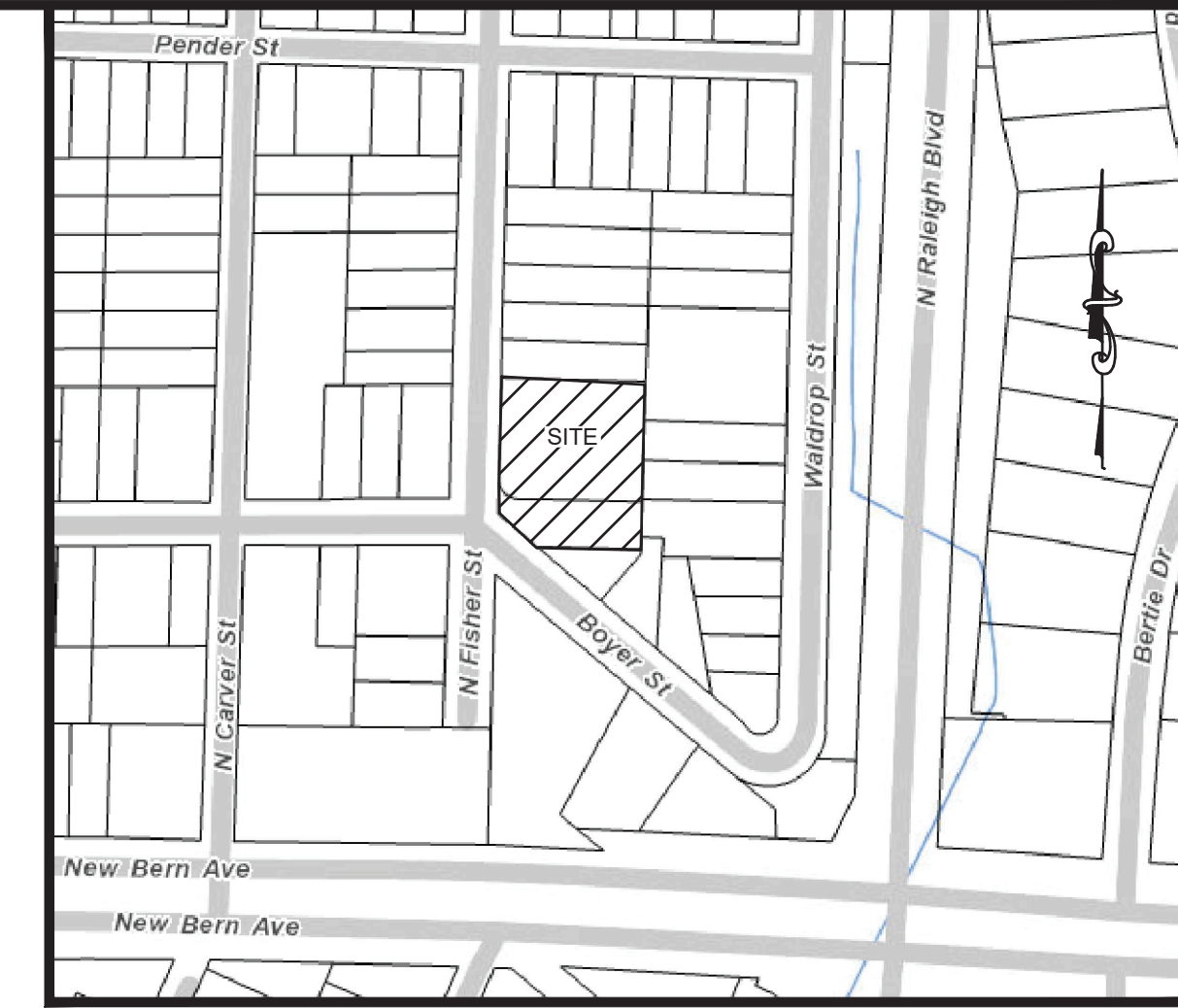




**JOHN A. EDWARDS & COMPANY**  
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Fax: (919) 828-4711  
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VICINITY MAP  
NOT TO SCALE

Project  
**EAST COLLEGE PARK  
TOWNHOME SITE 2**  
RALEIGH, NC  
S-46-18  
TRANS # 568964

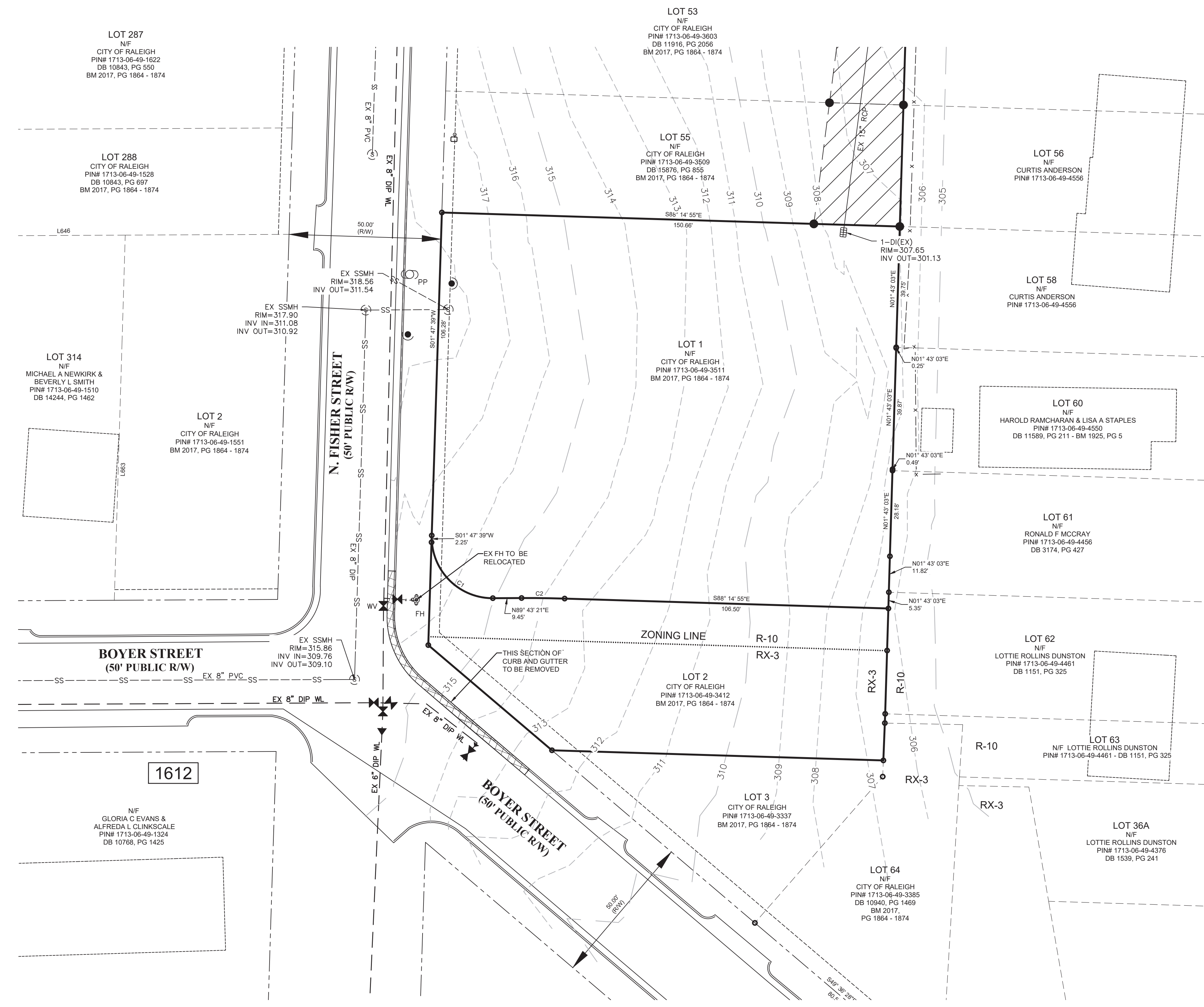
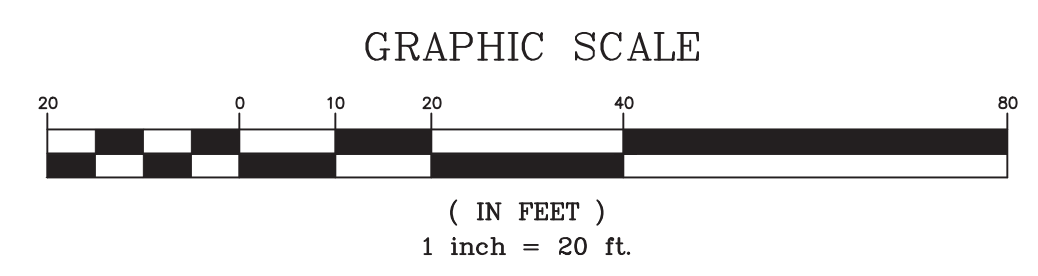
Client  
**THE CITY OF  
RALEIGH**

Approvals

LEGEND	BOOK OF MAPS
BM	DEED BOOK
DB	PAGE
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
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL
[Symbol]	DENOTES CONCRETE
[Symbol]	DENOTES ADDRESS

**SITE INFORMATION**  
LOT 1  
PIN NUMBER: 1713.06-49-3511  
SITE ADDRESS: 106 N FISHER STREET  
RALEIGH, NC 27610  
TOTAL PROPERTY AREA: 18,880 S.F. (0.4334 AC.)  
REFERENCE: DB 11910, PG 732, BM 2017, PG 1869  
LAND USE: VACANT  
TOWNSHIP: RALEIGH  
ZONING: R-10  
IMPERVIOUS AREA 0 S.F. (0.0000 AC.)

- NOTES:**
- ALL DISTANCES ARE HORIZONTAL GROUND.
  - ALL DIMENSIONS ARE IN FEET.
  - AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
  - BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
  - ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
  - HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM NAVD 88.



LOT 287  
N/F  
CITY OF RALEIGH  
PIN# 1713-06-49-1622  
DB 10843, PG 550  
BM 2017, PG 1864 - 1874

LOT 288  
CITY OF RALEIGH  
PIN# 1713-06-49-1528  
DB 10843, PG 697  
BM 2017, PG 1864 - 1874

LOT 314  
N/F  
MICHAEL A NEWKIRK &  
BEVERLY L SMITH  
PIN# 1713-06-49-1510  
DB 14244, PG 1462

LOT 2  
N/F  
CITY OF RALEIGH  
PIN# 1713-06-49-1551  
BM 2017, PG 1864 - 1874

LOT 53  
N/F  
CITY OF RALEIGH  
PIN# 1713-06-49-3603  
DB 11916, PG 2056  
BM 2017, PG 1864 - 1874

LOT 55  
N/F  
CITY OF RALEIGH  
PIN# 1713-06-49-3509  
DB 15876, PG 855  
BM 2017, PG 1864 - 1874

LOT 56  
N/F  
CURTIS ANDERSON  
PIN# 1713-06-49-4556

LOT 58  
N/F  
CURTIS ANDERSON  
PIN# 1713-06-49-4556

LOT 1  
N/F  
CITY OF RALEIGH  
PIN# 1713-06-49-3511  
BM 2017, PG 1864 - 1874

LOT 60  
N/F  
HAROLD RAMCHARAN & LISA A STAPLES  
PIN# 1713-06-49-4550  
DB 11589, PG 211 - BM 1925, PG 5

LOT 61  
N/F  
RONALD F MCCRAY  
PIN# 1713-06-49-4456  
DB 3174, PG 427

LOT 62  
N/F  
LOTTIE ROLLINS DUNSTON  
PIN# 1713-06-49-4461  
DB 1151, PG 325

LOT 63  
N/F  
LOTTIE ROLLINS DUNSTON  
PIN# 1713-06-49-4461 - DB 1151, PG 325

LOT 3  
CITY OF RALEIGH  
PIN# 1713-06-49-3337  
BM 2017, PG 1864 - 1874

LOT 36A  
N/F  
LOTTIE ROLLINS DUNSTON  
PIN# 1713-06-49-4376  
DB 1539, PG 241

LOT 64  
N/F  
CITY OF RALEIGH  
PIN# 1713-06-49-3385  
DB 10840, PG 1469  
BM 2017,  
PG 1864 - 1874

N/F  
GLORIA C EVANS &  
ALFREDA L CLINKSCALE  
PIN# 1713-06-49-1324  
DB 10768, PG 1425

**EXISTING CONDITIONS/  
DEMOLITION PLAN**

Revisions

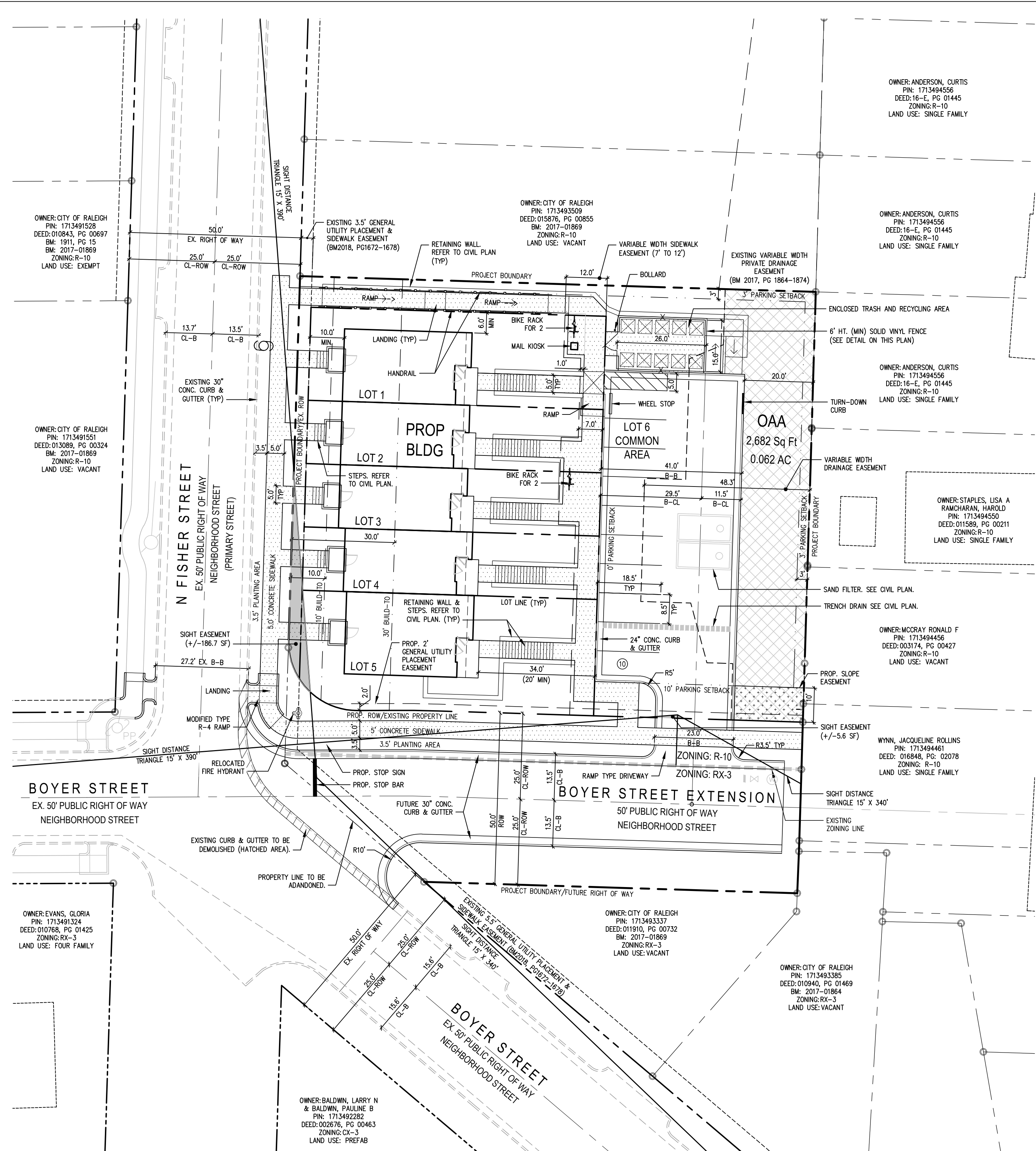
Number	Description	Date
1	PER COR COMMENTS	10/31/18

Drawing Scale 1" = 20'  
Drawn By CS  
Checked By JRC  
Date Issued 09/05/18

C-1.0

NC GRID NAD 83(2011)

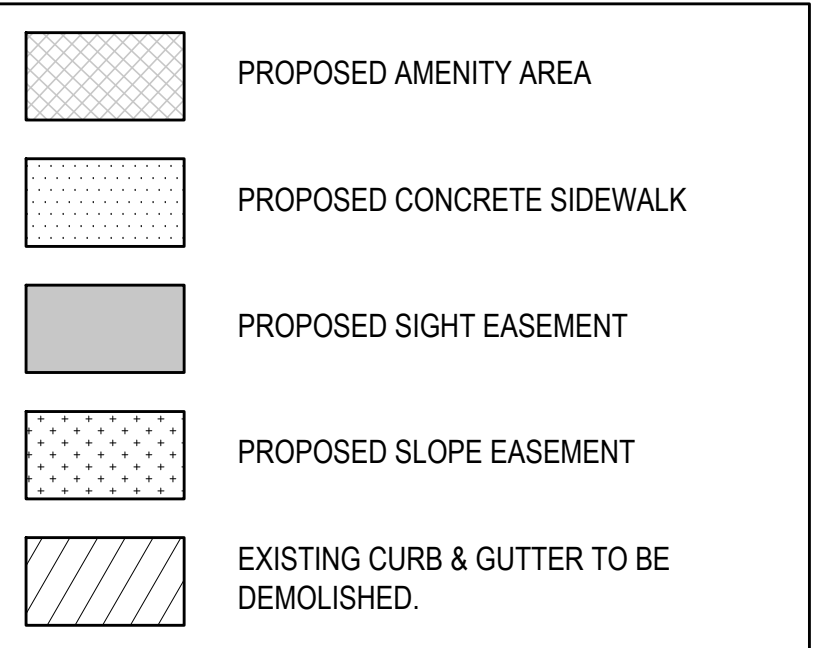
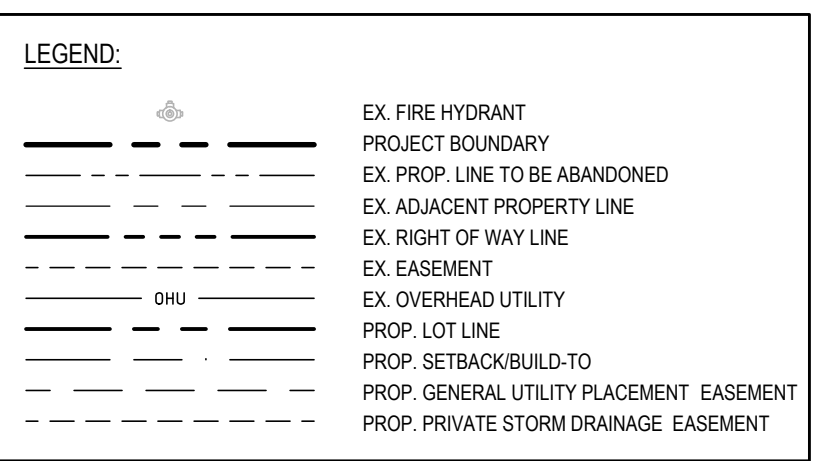




**ARCHITECTURAL DESCRIPTION - TOWNHOUSE PROJECT SCOPE:**  
 THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF 5 TWO-STORY TOWNHOMES IN ONE BUILDING AND ASSOCIATED SITE WORK. THE TOWNHOMES WILL BE WOOD-FRAME CONSTRUCTION AND WILL BE PERMITTED UNDER THE NORTH CAROLINA RESIDENTIAL CODE. EACH TOWNHOME WILL SIT ON ITS OWN LOT. SURFACE PARKING WILL BE PROVIDED IN A COMMON AREA.  
 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. ALL UNITS WILL BE TWO-BEDROOM UNITS. 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 UNIT ENTRY FROM THE SURFACE PARKING LOT.  
 ADDITION OF A STOOPI, 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 ROOFS 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' CEILINGS. THE OVERALL BUILDING HEIGHT FROM AVERAGE GRADE TO RIDGE OF ROOF WILL BE APPROXIMATELY 36'-0".  
 A SCREENED AREA WILL BE PROVIDED ON SITE FOR TRASH AND RECYCLING CARTS. ONE MAIL KIOSK WILL BE PROVIDED FOR USPS MAIL DELIVERY.

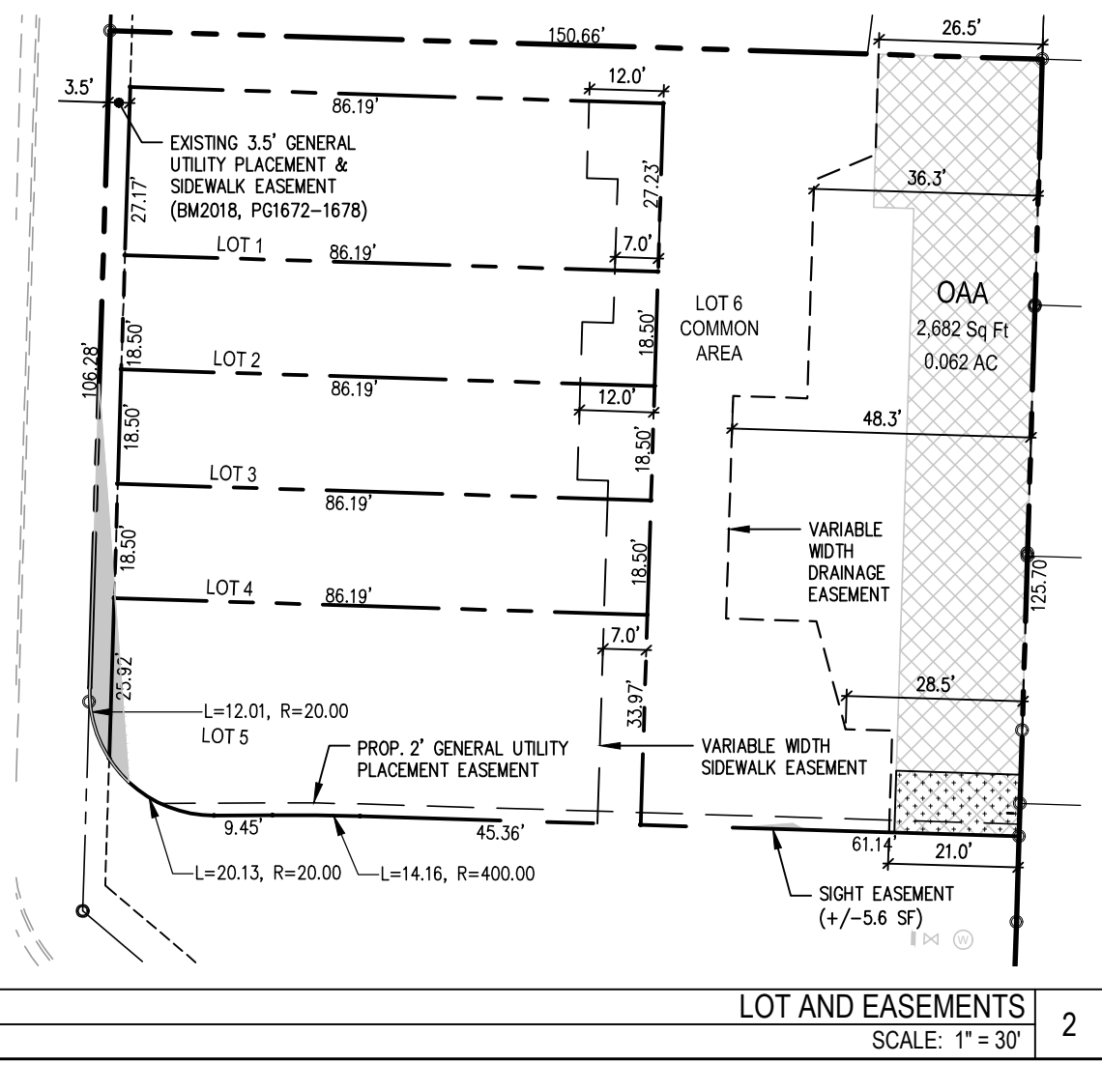
**HC RAMPS:**  
 1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.  
 2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

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

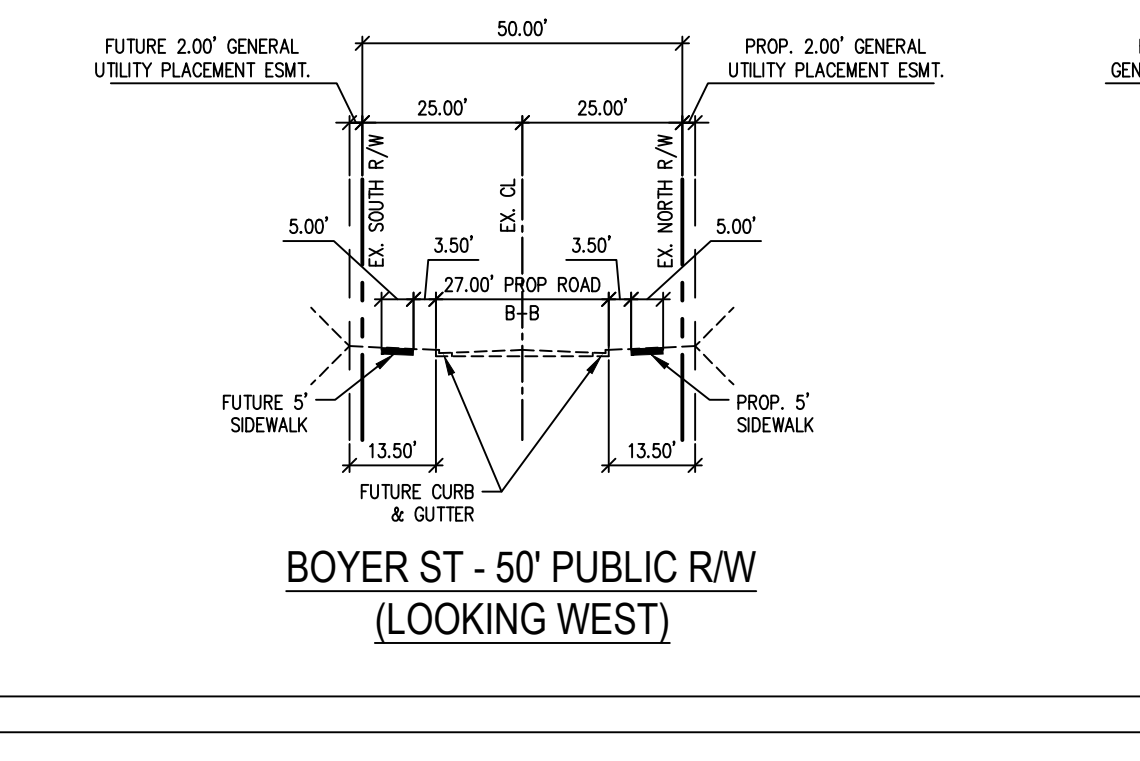


**SOLID WASTE INSPECTION STATEMENT:**

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH AND COMPLY WITH SECTION B-1 AND A-8 OF THE SOLID WASTE MANUAL.
- A GARBAGE AND RECYCLING CART CORRAL IS PROVIDED AT THE TERMINUS OF THE PARKING AISLE THAT HAS A DIRECT ACCESSIBLE ROUTE TO THE PUBLIC RIGHT OF WAY FOR RESIDENTS TO ROLL THEIR GARBAGE AND RECYCLING CARTS OUT TO THE CURB.
- GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT OF WAY BY 7 AM ON COLLECTION DAYS.
- GARBAGE AND RECYCLING CARTS MUST BE 5' FROM MAILBOXES, UTILITY POLES, PARKED CARS, YARD WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
- IT IS THE RESIDENTS RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO THE CORRAL AFTER COLLECTION.
- RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-996-3245 OR SEND AN EMAIL TO [SWIS@RALEIGHNC.GOV](mailto:SWIS@RALEIGHNC.GOV).



Lot #	Area (SF)	Area (AC)
1	2344.08 SF	0.054 AC
2	1594.45 SF	0.037 AC
3	1594.46 SF	0.037 AC
4	1594.46 SF	0.037 AC
5	2903.33 SF	0.067 AC
6	8849.57 SF	0.203 AC



**Overall Site Data**  
 Project: East College Park - Townhome site #2  
 Date: 09.07.2018 (updated xx.xx.2018)

Zoning	R-10
<b>Section 3.2.3 Townhouse Base Dimensional Standards</b>	
<b>A. Site Dimensions</b>	
A1 Area (min)	3,300 SF
A2 Width (min)	44 FT
A3 Outdoor amenity area (min)	10 %
A4 Density (max)	10 DU/AC
<b>B. Lot Dimensions</b>	
B1 Area (min)	n/a
B2 Width (min)	18 FT
<b>C. Building / structure setbacks</b>	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 6 FT
C4 From rear lot line (min)	20 FT
C4 From alley (min)	4 or 20 FT
C5 Residential infill (see Sec. 2.2.7)	yes
<b>D. Parking setbacks</b>	
D1 From primary street (min)	20 FT
D2 From side street (min)	10 FT
D3 From side lot line (min)	0 or 3 FT
D4 From rear lot line (min)	3 FT
D4 From alley (min)	4 FT
<b>E. Build-to</b>	
E1 Primary street build-to (min/max)	10 to 30 FT
E2 Building width in primary build-to (min)	70 %
<b>F. Height</b>	
F1 Principal building (max)	(45' max) 3 Story
F2 Accessory structure (max)	25 FT
F3 Residential infill (see Sec. 2.2.7)	yes
<b>G. Floor heights</b>	
G1 Within build-to (min)	2 FT
G2 Outside build-to (min)	n/a
<b>H. Pedestrian access</b>	
H1 Street facing entrance required for units fronting street	yes
<b>I. Allowed building elements</b>	
Porch / stoop	
Balcony	
<b>3. Site Data</b>	
4. Zoning	R-10 & RX-3
5. Tract area	
	0.4316 AC
	1713493511
	1713493412 (partial zoned RX-3) (see note #1)
Total	0.5902 AC
Less right of way dedication	0.1587 AC
Net acreage	0.4316 AC
6. Proposed use	Townhomes
<b>7. Proposed units</b>	
2 bedroom	3 DU
3 bedroom	2 DU
Total	5 DU
<b>8. Proposed density (includes R/W dedication)</b>	
	5 / 0.59 = 8.47 DU/AC
<b>9. Outdoor amenity area (UDO section 2.2.3.A.3)</b>	
Required - 10% of net acreage	0.43 x 10% = 0.04 AC
Required - 10% of net acreage in SF	1,880 SF
Provided	
OAA #1	2,682 SF
OAA #2	0.06 AC
Total provided	2,682 SF
0.06 AC	
<b>10. Required build-to (UDO section 2.2.3.E)</b>	
Primary Street Name	N. Fisher Street
Primary Street Build-to required	126.29 x 70% = 88.40 FT
Primary Street Build-to provided	100.72 FT
<b>11. Building height</b>	
Allowed height	(45' max) 3 Story
Proposed height	36' - 2 Story
<b>12. Required parking (UDO section 7.1.2)</b>	
2 bedroom	3 x 2 = 6.00 SP
3 bedroom (1 Space per unit UDO sec. 7.1.4.B)	2 x 1 = 2.00 SP
Visitor	5 / 10 = 0.50 SP
Total required	8.50
Parking provided	9 SP
Standard space	10 SP
HC space	0 SP
Total spaces provided	10 SP
<b>13. Required bicycle parking (UDO section 7.1.2)</b>	
Long Term	n/a
Short term (1 space per 20 DU - min)	0.05 x 5 = 0.25 SP
Bike parking provided	4 SP
<b>14. Block Perimeter (UDO section 8.3.2.A)</b>	
Maximum block perimeter	R-10 = 2,500 LF
Existing block perimeter	1,853 LF
<b>15. Notes</b>	
#1 - all land zoned RX-3 is in the tract being dedicated for Boyer Street and will not be part of the townhome tract	

**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.
- 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.
- 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.
- 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 AUGUST, 2017, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2018.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BEARMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NOT CURBING EXISTS.
- 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 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 ADAAG 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.
- REQUIRED PARKING FOR AN AFFORDABLE HOUSING DEVELOPMENT MAY BE REDUCED TO A RATE OF ONE (1) PARKING SPACE FOR EACH UNIT AS PER UDO SEC 7.1.4.B.

**RIGHT OF WAY OBSTRUCTION NOTES**

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO [RIGHTOFWAYSERVICES@RALEIGHNC.GOV](mailto:RIGHTOFWAYSERVICES@RALEIGHNC.GOV) AT [WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV) KEYWORD "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A RIGHT-OF-WAY PERMIT. A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO [RIGHTOFWAYSERVICES@RALEIGHNC.GOV](mailto:RIGHTOFWAYSERVICES@RALEIGHNC.GOV) ALONG WITH THE APPLICATION.

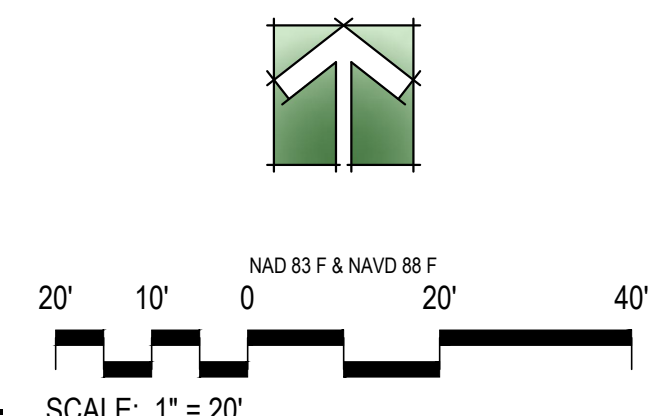
Reference: MI-29-17

**S-46-18**

SUBDIVISION PLAN



Know what's below. Call before you dig.



East College Park  
 Townhome Site 2  
 Raleigh, NC 27610

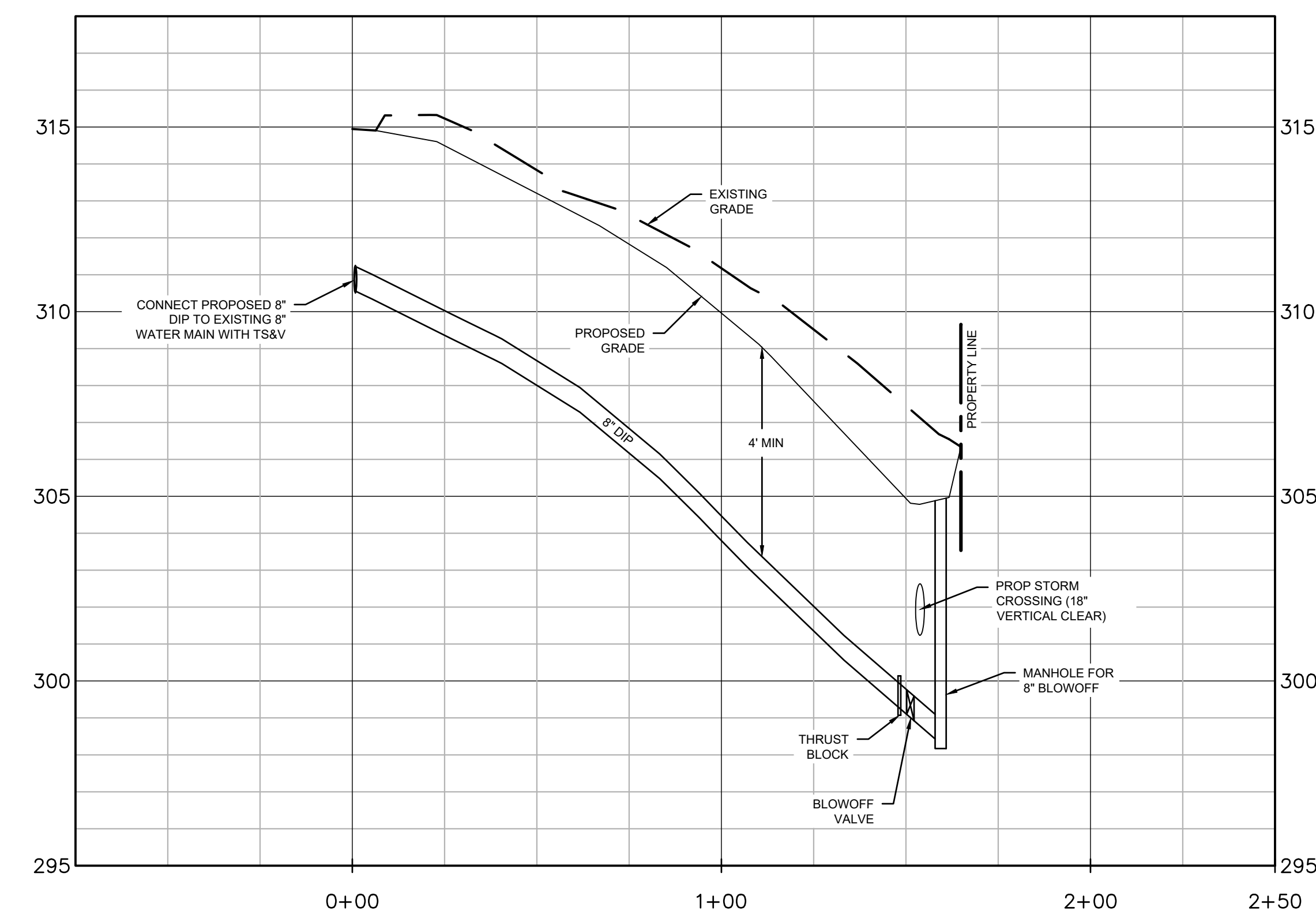
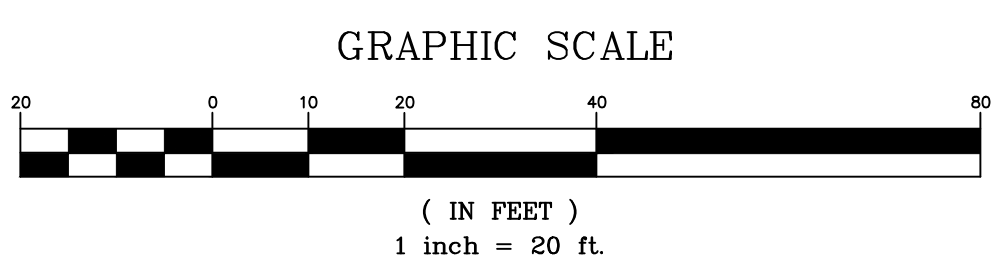
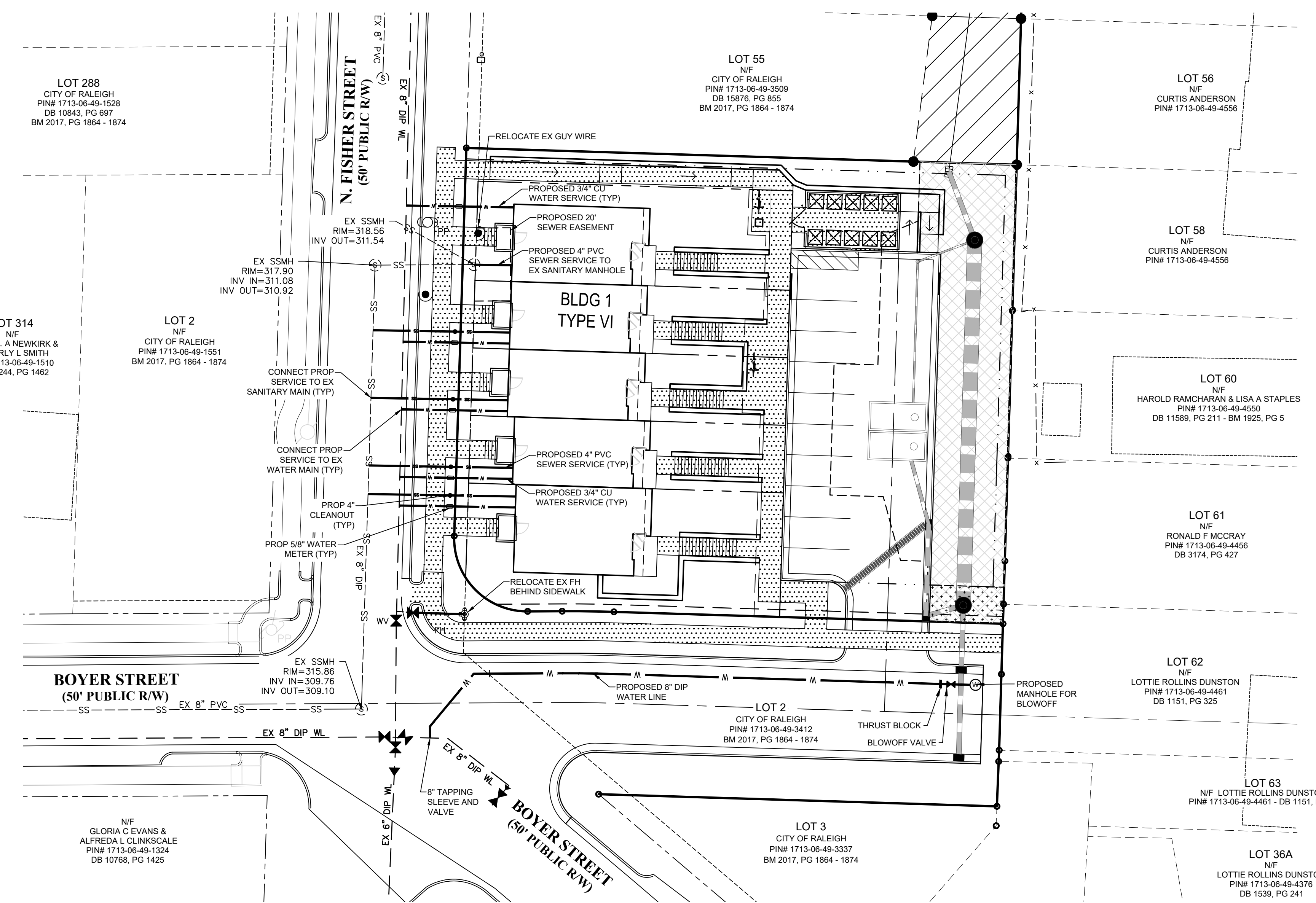
PRELIMINARY

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

PROJECT:	CORN-16074	DATE:	
ISSUE:	Preliminary Subdivision	09.07.2018	
REVISIONS:	1st Review Comments	10.31.2018	
DRAWN BY:	KT, SB, CHK		
CHECKED BY:	KT		
CONTENT:	SUBDIVISION PLAN		

LS1.1





**PROPOSED PUBLIC WATERLINE  
BOYER STREET EXTENSION**  
1" = 30' (HORIZONTAL)  
1" = 3' (VERTICAL)

- STANDARD UTILITY NOTES (as applicable):**
- 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 watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
    - When installing water & 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 watertight 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 3/4" 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 NCDWQ, 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

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
  - SEWER LATERALS TO BE 4" PVC AT 1% MIN GRADE (TYP).
  - ALL PROPOSED WATER METERS TO BE 5/8" SIZE WITH 3/4" CU SERVICE TO EACH UNIT.

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

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

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com

Project

**EAST COLLEGE PARK  
TOWNHOME SITE 2**  
RALEIGH, NC  
S-46-18  
TRANS # 568964

Client

**THE CITY OF  
RALEIGH**

Approvals

**LEGEND**

BM	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 CLEAN OUT
CO	SANITARY SEWER MANHOLE
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GV	GAS VALVE
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
MW	MONITORING WELL
[Stippled Box]	DENOTES CONCRETE
[XXX Box]	DENOTES ADDRESS
[Dashed Line]	PROPERTY LINE
[Dotted Line]	RIGHT OF WAY LINE
[Dash-dot Line]	PROP. LINE NOT SURVEYED
[Thick Solid Line]	STORM PIPE
[Thin Solid Line]	SEWER LINE
[Line with 'SS']	OVERHEAD POWER
[Line with 'GAS']	GAS LINE
[Line with 'EASEMENT']	EASEMENT LINE
[Line with 'SSMH']	SSMH
[Circle with 'GW']	GW
[Circle with 'MW']	MW
[Circle with 'PP']	PP
[Circle with 'TP']	TP
[Circle with 'GV']	GV

Drawing Title

**UTILITY PLAN**

Revisions

Number	Description	Date
1	PER COR COMMENTS	10/31/18

Drawing Scale 1" = 20'

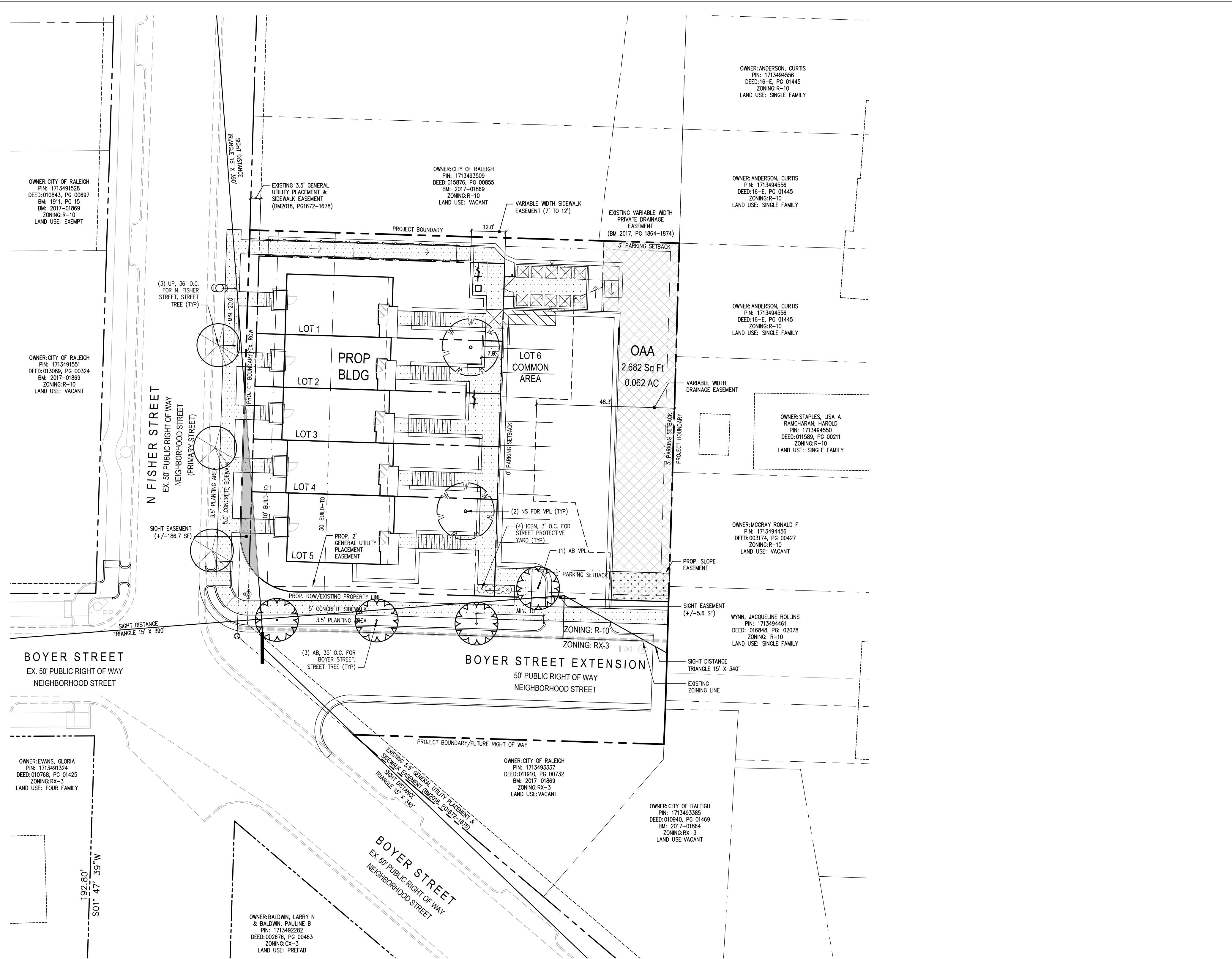
Drawn By CS

Checked By JRC

Date Issued 09/05/18

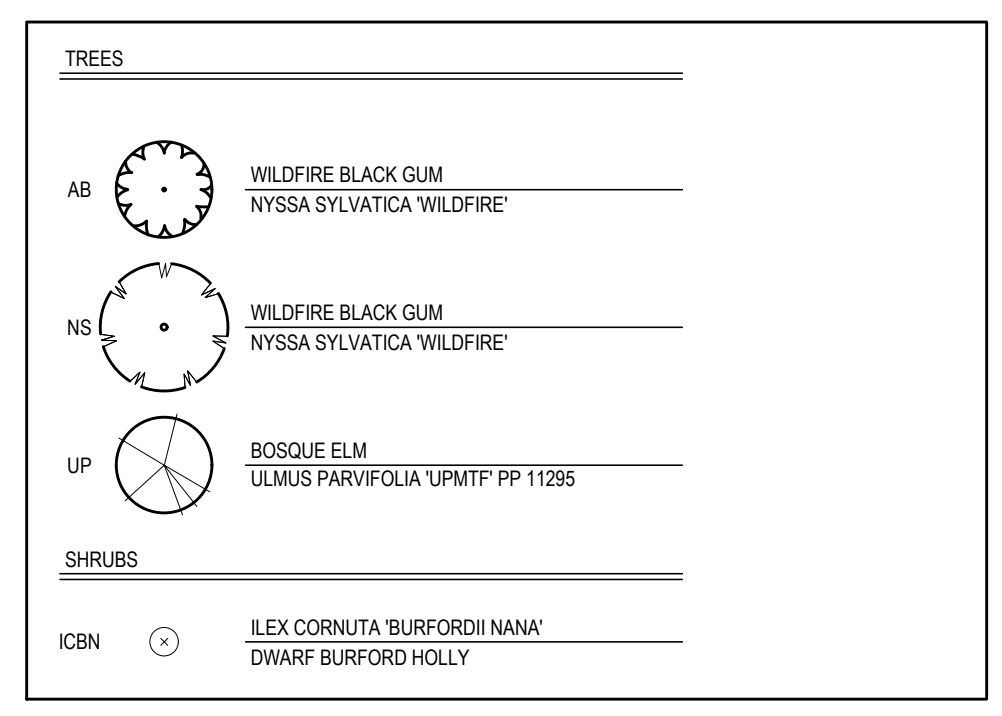
C-2.0





- 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" DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
  - ALL LAWN AREAS TO BE SEEDED AS PER MANUFACTURER'S SEEDING SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
  - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLLAGE, BEARINGS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NOT CURBING EXISTS.
  - 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.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
  - ALL 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.
  - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.

SEE LP3.1 FOR LANDSCAPE DETAILS AND NOTES.



City of Raleigh UDO Requirements for East Collage Park Townhoms Site 2  
Date: 09.07.2018 (Rev. xx.xx.2018)

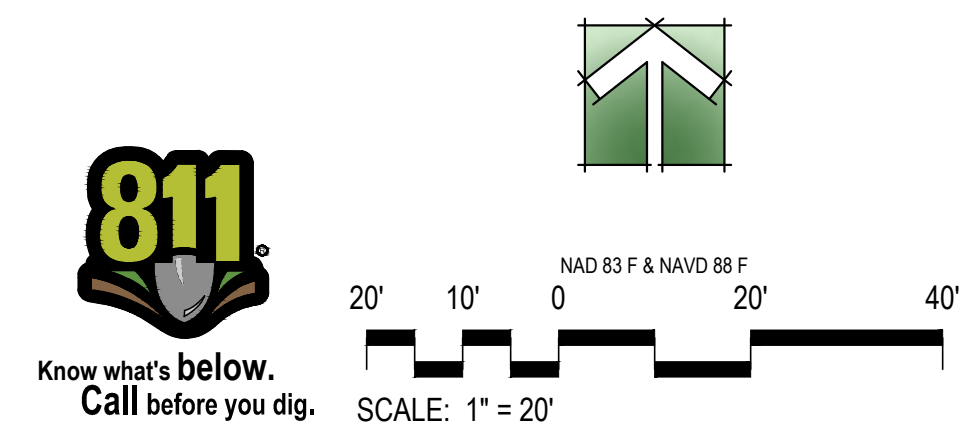
N Fisher Street, Street Trees				
Length of Right of Way			122.4	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	122.4 / 40	=	3.1	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			3	EA
Future Boyer Street, Street Trees				
Length of Right of Way			146	LF
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	146 / 40	=	3.7	EA
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			3	EA
Vehicular Parking Lot				
Vehicular Parking Lot			0.0	SF
Shade Trees Required (3" cal. 10' ht. per 2,000 sf)	3,837.0 / 2,000	=	1.9	EA
Shade Trees Provided (3" cal. 10' ht.)			2	EA

**PLANT LIST - THIS SHEET ONLY**

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
<b>T R E E S</b>						
4	AB	Acer buergerianum 'Aeryn'	AerynTrident Maple	3" MIN.	10' MIN.	B&B
2	NS	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	3" MIN.	10' MIN.	B&B
3	UP	Ulmus parvifolia 'UPMTP' PP 11295	Bosque Elm	3" MIN.	10' MIN.	B&B
<b>S H R U B S</b>						
4	ICBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	-	24" MIN.	3 GAL

S-46-18

LANDSCAPE PLAN



Reference: MI-29-17

East College Park  
Townhome Site 2  
Raleigh, NC 27610

PRELIMINARY

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROJECT:	DATE
CORHN-16074	09.07.2018
ISSUE:	Preliminary Subdivision
REVISIONS:	1st Review Comments 10.31.2018
DRAWN BY:	SB, CK
CHECKED BY:	KT
CONTENT:	LANDSCAPE PLAN

LP1.1

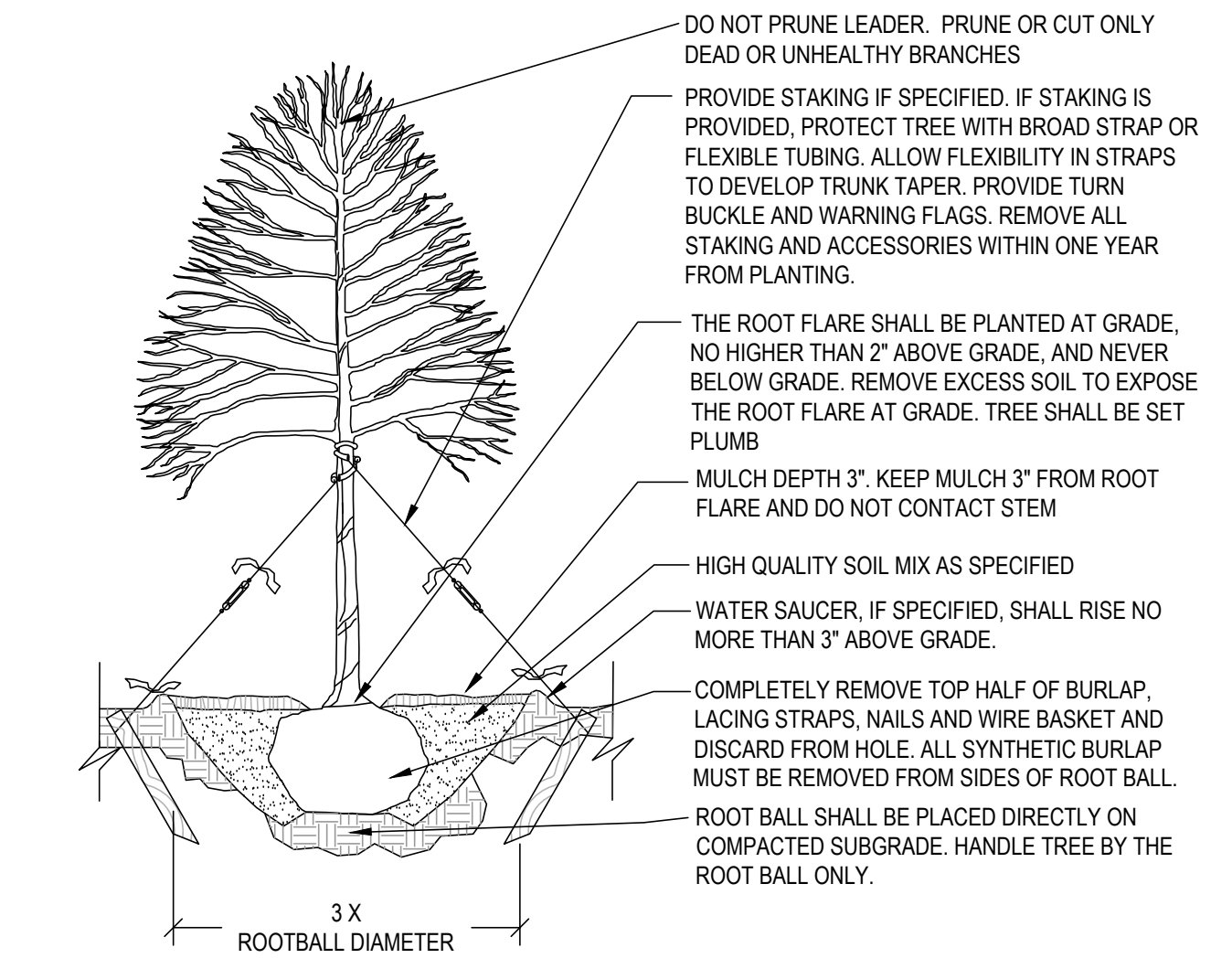


**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

PROJECT:	CORN-16074	DATE:	
ISSUE:	Preliminary Subdivision	09.07.2018	
REVISIONS:	1st Review Comments	10.31.2018	
DRAWN BY:	SB, CHK		
CHECKED BY:	KT		
CONTENT:	LANDSCAPE DETAILS AND SPECIFICATIONS		

**LP3.1**

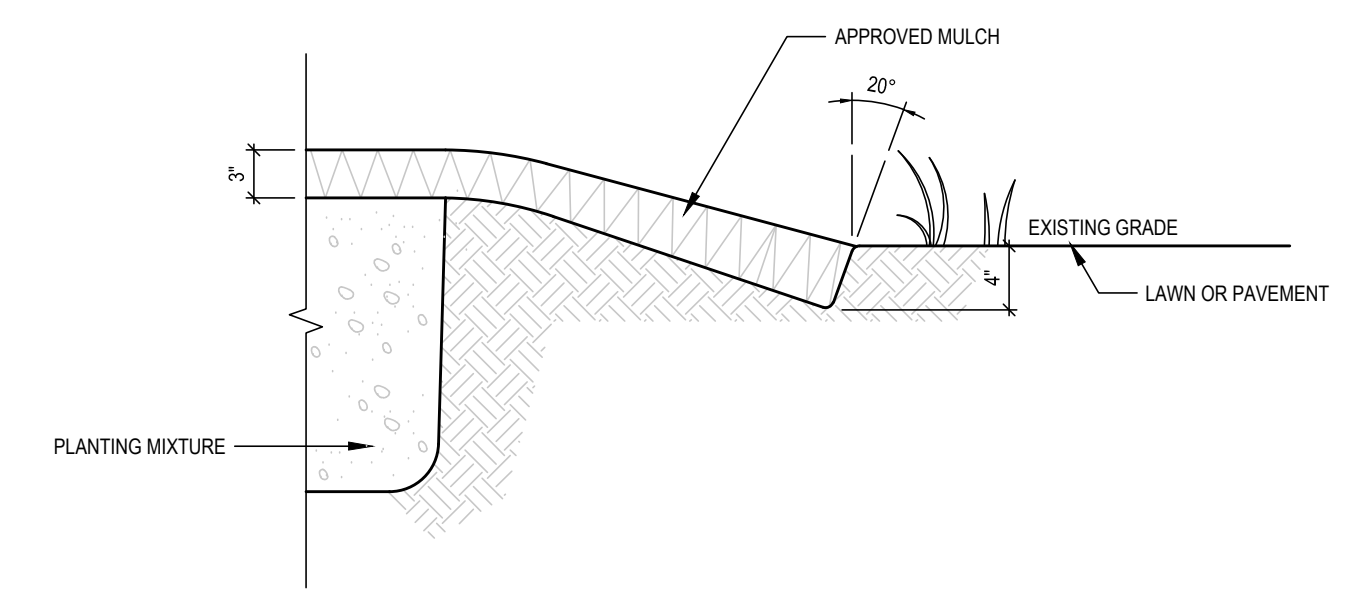


**CONTACT INFORMATION:**  
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

**NOTES:**  
 1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)  
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.  
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.  
 4. PLANTING SEASON OCTOBER - APRIL.  
 5. A TREE IMPACT PERMIT IS REQUIRED.  
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.  
 6. 600 CUBIC FEET MINIMUM SOIL VOLUME FOR ALL CODE REQUIRED TREES.

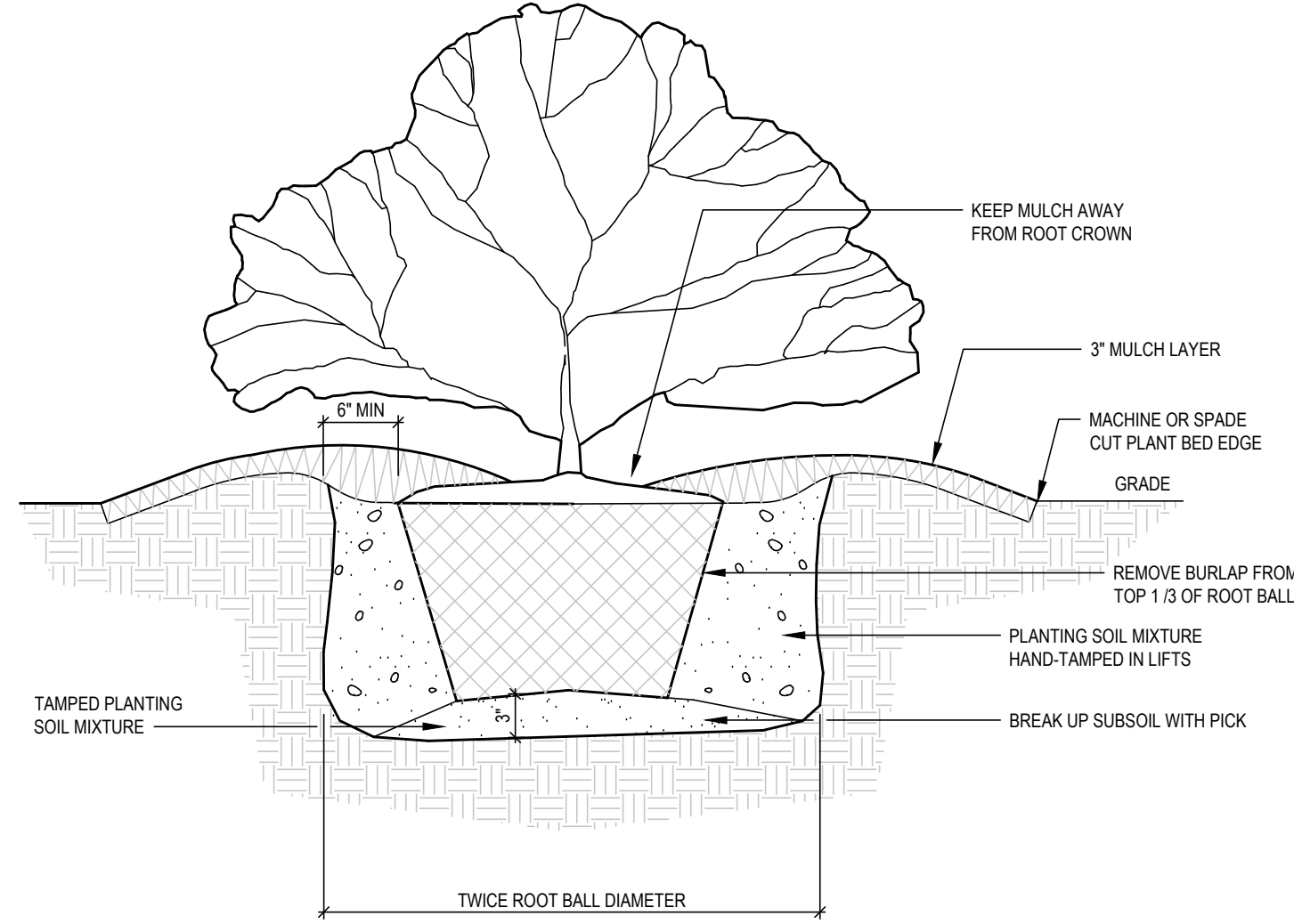
CITY OF RALEIGH STANDARD TREE DETAIL		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		

**CITY OF RALEIGH STANDARD TREE PLANTING DETAILS AND NOTES**  
 SCALE: NTS 1



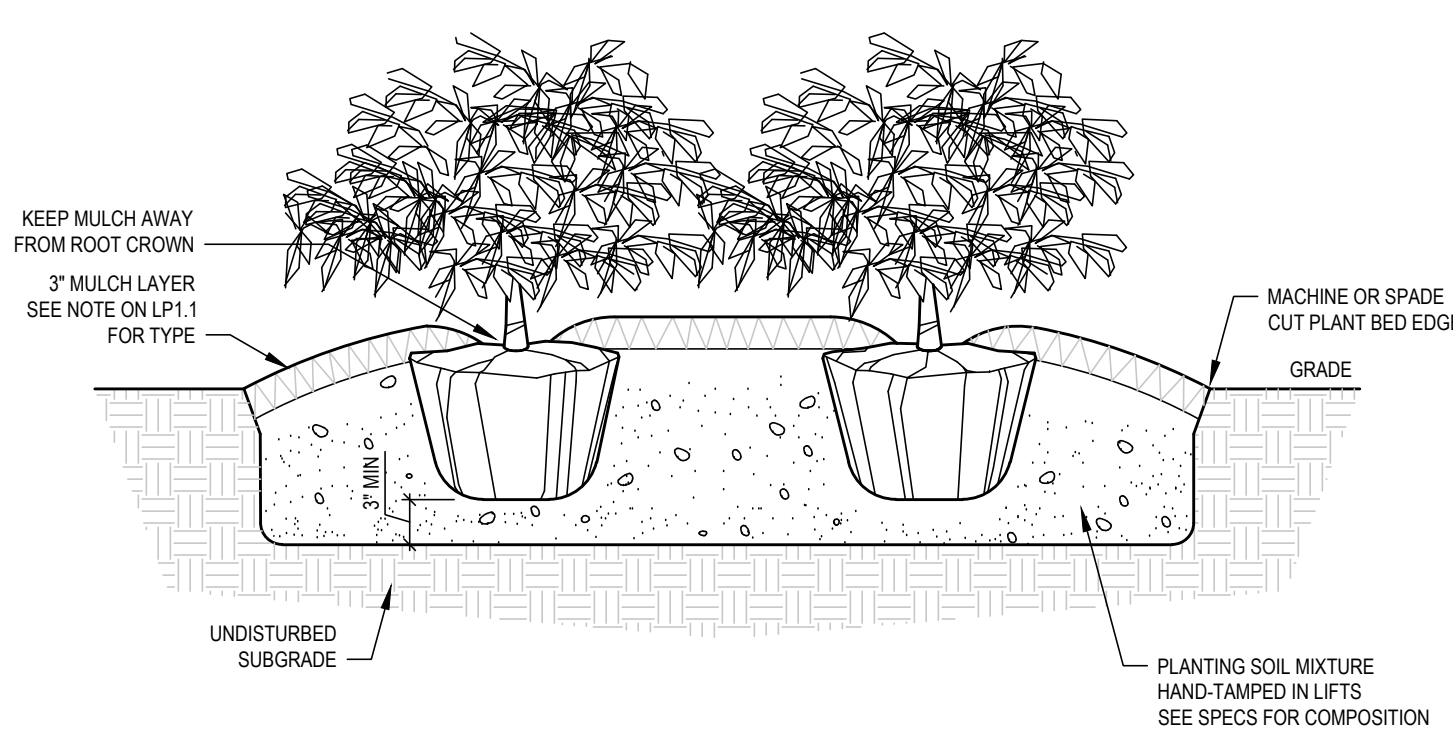
**BED EDGING**  
 SCALE: NTS 5

- SHRUB PLANTING NOTES**
- IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
  - SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.
  - SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
  - PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.
  - KEEP MULCH AWAY FROM ROOT CROWN.
  - THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.



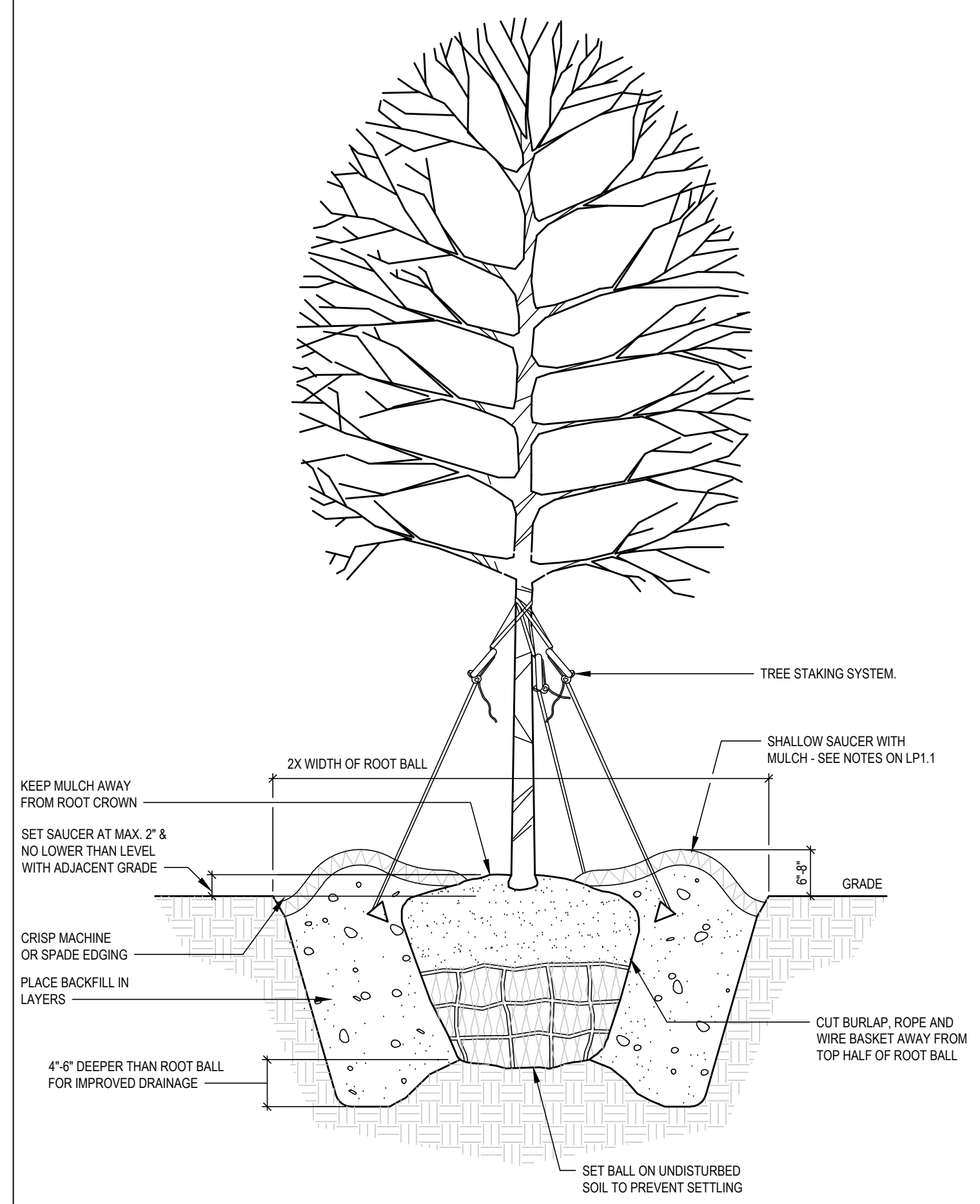
**B & B SHRUB INSTALLATION**  
 SCALE: NTS 4

- MASS PLANTING NOTES**
- PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
  - CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
  - KEEP MULCH AWAY FROM ROOT CROWN.



**CONTAINER PLANT INSTALLATION**  
 SCALE: NTS 2

- TREE PLANTING NOTES**
- MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
  - DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
  - IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
  - FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
  - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
  - IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
  - IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE.
  - SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL
  - KEEP MULCH AWAY FROM ROOT CROWN.



**TREE INSTALLATION**  
 SCALE: NTS 3

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