Zoning: **R-10 w/SRPOD**
CAC: **Southwest**
Drainage Basin: **Walnut Creek**
Acreage: **1.2**
Number of Lots: **3**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **RCTC Properties**
Phone: **(919) 828-4428**
# Preliminary Subdivision Plan Application

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

<table>
<thead>
<tr>
<th>Office Use Only:</th>
<th>Transaction #</th>
<th>507958</th>
<th>Project Coordinator</th>
<th>Walters</th>
<th>Team Leader</th>
</tr>
</thead>
</table>

## PRELIMINARY APPROVALS

- [ ] Subdivision *
- [ ] Conventional Subdivision
- [ ] Compact Development
- [ ] 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**: Avent Ferry Road Townhomes  
**Proposed Use**: Townhomes with associated site improvements  
**Property Address(es)**: 2725, 2727, & 2735 Avent Ferry Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

- PIN Recorded Deed 0793265991
- PIN Recorded Deed 0793257555
- PIN Recorded Deed 0793256890
- PIN Recorded Deed

What is your project type?

- [ ] Single family  
- [x] Townhouse  
- [ ] Subdivision in a non-residential zoning district  
- [ ] Other (describe):

## OWNER/DEVELOPER INFORMATION

**Company Name**: RCTC Properties, LLC  
**Owner/Developer Name**: C. Ray Campbell  
**Address**: 3013 Campbell Road; Raleigh, NC 27606  
**Phone**: (919) 612-8737  
**Email**:  
**Fax**:  

## CONSULTANT/CONTACT PERSON FOR PLANS

**Company Name**: John A Edwards & Company  
**Contact Name**: John A Edwards, Jr, P.E.  
**Address**: 333 Wade Ave; Raleigh, NC 27605  
**Phone**: (919) 828-4428  
**Email**: johnny@jaeco.com  
**Fax**: (919) 828-4711
## DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

### ZONING INFORMATION

- **Zoning District(s):** R-10
- **Overlay District:** 
  - [ ] Yes  [ ] No  SRPOD
- **Inside City Limits:** 
  - [ ] Yes  [ ] No
- **CUD (Conditional Use District) Case # Z-**
- **COA (Certificate of Appropriateness) Case #**
- **ROA (Board of Adjustment) Case # A-**

### STORMWATER INFORMATION

- **Existing Impervious Surface:** 16,759/0.38 acres/sf
- **Flood Hazard Area:** 
  - [ ] Yes  [ ] No
- **Proposed Impervious Surface:** 30,364/0.70 acres/sf
- **Neuse River Buffer:** 
  - [ ] Yes  [ ] No
- **Wetlands:** 
  - [ ] Yes  [ ] No

If in a Flood Hazard Area, provide the following:

- Alluvial Soils
- Flood Study
- FEMA Map Panel # 3720079300J

### NUMBER OF LOTS AND DENSITY

- **Total # of Townhouse Lots:** 
  - Detached 0
  - Attached 10
- **Total # of Single Family Lots:** 
  - Total # of All Lots 11

Overall Unit(s)/Acre Densities Per Zoning Districts 9.1

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 John A Edwards, Jr 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: C. Ray Campbell, Owner, RCTC Properties, LLC

Date: 9/9/17

Signature: 

Date: 

---

PAGE 2 OF 3

WWW.RALEIGHNC.GOV

REVISION 03.11.16
<table>
<thead>
<tr>
<th>GENERAL REQUIREMENTS</th>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>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)</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>3. Preliminary Subdivision Plan Application must be completed and signed by the property owner</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>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)</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>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</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>6. Provide the following plan sheets:</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>a) Cover sheet, to include general notes, owner’s name, contact’s name, phone number, mailing address, email address</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>b) Existing conditions sheet</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>c) Proposed Subdivision Plan</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>d) Proposed Grading and Stormwater Plan</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>e) Proposed Utility Plan, including Fire</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>f) Proposed Tree Conservation Plan</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>g) Proposed Landscaping</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>h) Transportation Plan</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>7. Ten (10) sets of proposed plans to engineering scale (1&quot;=20’, 1”=100’, etc.) and date of preparation. For re-submittals only, include all revision dates.</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>8. Plan size must be 18&quot; x 24&quot; or 24&quot; x 36&quot;</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>9. A vicinity map no smaller/less than 1&quot;=500’ and no larger than 1&quot;=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</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>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</td>
<td>☑️</td>
<td></td>
</tr>
<tr>
<td>12. Wake County School form, if dwelling units are proposed</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>13. Preliminary stormwater quantity and quality summary and calculations package</td>
<td>☑️</td>
<td>☑️</td>
</tr>
<tr>
<td>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</td>
<td>☑️</td>
<td></td>
</tr>
</tbody>
</table>
# AVENT FERRY RD TOWNHOMES

## CONVENTIONAL SUBDIVISION PLAN

### S-XX-17

**TRANS. #527958**

**2725, 2727, & 2735 AVENT FERRY ROAD**

**RALEIGH, NC 27606-3102**

**SEPTEMBER 1, 2017**

---

## SITE DATA

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Wake County Pin#</th>
<th>Real Estate ID</th>
<th>Zoning</th>
<th>Existing Acreage</th>
<th>Proposed Total Acreage</th>
<th>Impervious: Existing</th>
<th>Impervious: Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2725 AVENT FERRY RD</td>
<td>0793258631</td>
<td>0011153</td>
<td>R-10-SRPOD</td>
<td>18,211 S.F.</td>
<td>47,678 S.F.</td>
<td>12,799 S.F. (ON-SITE)</td>
<td>27,068 S.F. (ON-SITE)</td>
</tr>
<tr>
<td>2727 AVENT FERRY RD</td>
<td>0793257555</td>
<td>0011143</td>
<td>R-10-SRPOD</td>
<td>17,111 S.F.</td>
<td>47,678 S.F.</td>
<td>16,759 S.F. (EFF. AREA)</td>
<td>30,364 S.F. (EFF. AREA)</td>
</tr>
<tr>
<td>2735 AVENT FERRY RD</td>
<td>0793256560</td>
<td>0016473</td>
<td>R-10-SRPOD</td>
<td>15,941 S.F.</td>
<td>47,678 S.F.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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## INDEX

- CE-1: EXISTING CONDITIONS/DEMOLITION PLAN
- CE-2: SITE PLAN
- CE-3: SUBDIVISION PLAN
- CE-4: GRADING & STORMWATER MANAGEMENT PLAN
- CE-5: UTILITY PLAN
- CE-6: STREET TREE PLAN

---

## OWNER:

**RTC PROPERTIES, LLC**

3013 CAMPBELL ROAD

RALEIGH, NC 27606

Phone: (919) 612-8737

Fax: (919) 620-4420

E-mail: info@jaeco.com

---

## CIVIL ENGINEER:

**JOHN A. EDWARDS & COMPANY**

Consulting Engineers

NC License F-0289

333 Wade Ave., Raleigh, N.C. 27605

Phone: (919) 828-4428

Fax: (919) 828-4711

E-mail: info@jaeco.com

---

## DEVELOPMENT TYPE & SITE SIZE TABLE (Applicable to all developments)

<table>
<thead>
<tr>
<th>ZONING INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>DECDevelopment Type</td>
</tr>
<tr>
<td>Multi-Unit Living: 4 Bedroom</td>
</tr>
<tr>
<td>10 SPACES/UNIT</td>
</tr>
<tr>
<td>1 SPACE/10 UNITS FOR VISITORS</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

---

## STORMWATER INFORMATION

- Making minor changes to an existing drainage system will affect the stormwater plan.

---

## SIGNATURE BLOCK (Applicable to all developments)

- **Signature:**
- **Date:**

---

## DEVELOPMENT SERVICES DEPARTMENT

[Image of a map showing the area and title block]
EXISTING CONDITIONS /DEMOLITION PLAN

RALEIGH, NC 27606

AVENT FERRY ROAD TOWNHOMES

RTC PROPERTIES, LLC
3013 CAMPBELL ROAD
RALEIGH, NC 27606
Phone: (919) 612-8737

RALEIGH, NC 27606

RTC PROPERTIES, LLC
3013 CAMPBELL ROAD
RALEIGH, NC 27606
Phone: (919) 612-8737

EXISTING IMPERVIOUS CALC.

TOTAL EFFECTIVE AREA...................................52,831 SF
EXISTING PERVIOUS AREA...............................36,072 SF
EXISTING IMPERVIOUS AREA...........................16,759 SF

DRAWN BY:

CHECKED BY:

DATE ISSUED: of

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

DRAWING SCALE:

PROJECT

DRAWING TITLE

REVISIONS

NUMBER DESCRIPTION DATE

SEPTEMBER 1, 2017
GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO
   CONSTRUCTION.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT
   STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

AVENT FERRY ROAD TOWNHOMES
RALEIGH, NC 27606

RCTC PROPERTIES, LLC
3013 CAMPBELL ROAD
RALEIGH, NC 27606
Phone: (919) 612-8737

SPECIAL NOTE:
- 5' UTILITY PLACEMENT

MATERIALS:
- 10' OF DREDGED MATERIAL

SCALE 1" = 20'
GENERAL NOTES:

1. Control of Water Service is exclusive to owner/developer; all work shall be performed in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).

2. Utility construction shall be in accordance with City of Raleigh and/or NCDOT contract documents. Refer to L&I permit documents for City of Raleigh contractor requirements.

3. The developer is responsible for consultation with City of Raleigh regulations to determine the required number of water services to existing residences.

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction.

5. 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.

6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in accordance with the manufacturer's recommendations or the local cross-connection control specifications (reference: CORPUD Handbook, current edition).

7. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be equal or approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 612-8737 for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.

8. Applicable wet utilities shall be designed to include a minimum 3' lateral distance from utility lines to adjacent locations.

9. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.

10. All crosses other than waterlines shall be at least 10' apart from each other.

11. A minimum of 30' lateral distance is required between water maintenance easements & railroad ROW.

12. Lateral water service connections shall be in accordance with CORPUD Handbook, current edition. Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications. However, the minimum distance from water to ferrous sanitary sewer pipe shall be 1'4" above the top of the sewer & must be approved by the Public Utilities Director.


15. 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.


27. 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.


32. 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.

33. 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.

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50. 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.
1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

---

**Street Tree List**

<table>
<thead>
<tr>
<th>#</th>
<th>Common Name</th>
<th>Specimen</th>
<th>QTY</th>
<th>Cal</th>
<th>Height</th>
<th>Root</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Halesia tetraptera, H. carolina</td>
<td>Silverbell</td>
<td>16</td>
<td>3&quot;</td>
<td>8'-10'</td>
<td>BB</td>
</tr>
</tbody>
</table>

**Notes:**

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