



Administrative Approval Action

West End Townes (Formerly Gannett Street Townhomes):
S-82-17, AA # 3911, Transaction 536550

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 west of Gannett Street and north of the intersection of Western Boulevard and Gannett Street. The site addresses and pin numbers are as follows: 700 Gannett Street/0784627000, 702 Gannett Street/784617912, 704 Gannett Street/ 784616892, and 708 Gannett Street/784617605.

REQUEST: Subdivision and development of a 5.08 acre site zoned R-10 (Residential-10) for 49 3-bedroom townhome unit lots, one single family dwelling lot and two common lots. The applicant is proposing a density of 10 units per acre. The site is in the Special Residential Parking Overlay District.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment was approved by the Development Services Director Designee, reference DA-105-2018:

1. A Design Adjustment from UDO Section 8.3.6 - Block Perimeter

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 11/19/2018 by Keith P. Gettle of Caa Engineers, Incorporated.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

Engineering

1. 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 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).



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3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

<input checked="" type="checkbox"/> City Code Covenant	<input checked="" type="checkbox"/> Slope Easement
<input checked="" type="checkbox"/> Stormwater Maintenance Covenant	<input type="checkbox"/> Transit Easement
<input checked="" type="checkbox"/> Utility Placement Easement	<input type="checkbox"/> Cross Access Easement
<input type="checkbox"/> Sidewalk Easement	<input checked="" type="checkbox"/> Public Access Easement
	<input type="checkbox"/> Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. 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 day of recordation of



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- the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. Slope easements and associated deeds of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
 7. A public access easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
 8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

9. 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.

Stormwater

10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
11. The Flood Storage Easement, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
14. A surety equal to 125% of the cost of the construction of stormwater devices shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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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: 12-5-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 12-5-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) _____

Date: 12/5/18

Staff Coordinator: Daniel L. Stegall

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	Gannett Townhomes	
	Development Case Number	S-82-17	
	Transaction Number	536550	
	Design Adjustment Number	DA - 105 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> <u>Dev. Services Planner</u>		<input type="checkbox"/> <u>City Planning</u>	
<input checked="" type="checkbox"/> <u>Development Engineering</u> <i>K. W. Ritchie 11-13-18</i>		<input type="checkbox"/> <u>Transportation</u>	
<input type="checkbox"/> <u>Engineering Services</u>		<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>	
<input type="checkbox"/> <u>Public Utilities</u>			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

MONROE W. RITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

Date

12/5/2018

*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 is in support of the proposed design adjustment to the block perimeter requirements of Article 8.3. The R-10 zoning requires a 2500' maximum block length. Public streets have been provided with a stub street for future connectivity.

The design adjustment meets the intent of the article in that the developer has provided a public street that can ultimately lead to a compliant block perimeter for no less than ten adjacent properties conforming with the intent to increase connectivity. There will be no lots without direct street frontage.

The design adjustment is reasonable in that the presence of existing buildings and site layout of developed properties limits additional or different street connections. In addition, moving the proposed street connection further north would result in atypical street spacing between two public streets on Pineland Circle.

Design Adjustment Application

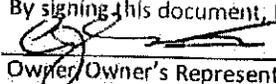


DEVELOPMENT SERVICES DEPARTMENT

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	Project Name GANNETT ROAD TOWN HOMES		
	Case Number S-82-17		
	Transaction Number 536550		
OWNER	Name A SQUARED LLC		
	Address 3100 KILMAYNE DRIVE, SUITE 100		City CARY
	State NC	Zip Code 27511	Phone 9196495549
CONTACT	Name MAC MCINTYRE PE		Firm CAA ENGINEERS
	Address 4932 B WINDY HILL DRIVE		City RALEIGH
	State NC	Zip Code 27609	Phone 9198184275227
REQUEST	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 checked="" 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):		
THE REQUEST IS FOR DESIGN ADJUSTMENT IS FOR BLOCK PERIMETER ADJUSTMENTS			

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
 **MEMBER MANAGER** **4-23-18**
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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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 INTENT OF THE ACCESS REGULATIONS PER SECTION 8.3.1 C AND 8.31.C ARE TO PROVIDE SAFE VEHICULAR /PEDESTRIAN ACCESS. THE PUBLIC ROAD EXTENSION DEADEND TO THE WESTERN PROPERTY LINE SHALL PROVIDE FOR A FUTURE BLOCK CONNECTION WHEN THE PROPERTIES TO THE WEST ARE REDEVELOPED IN THE FUTURE AND ROADS ARE EXTENDED

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

THE DESIGN ADJUSTMENT DOES CONFORM WITH THE 2030 COMPREHENSIVE PLAN AND WILL NOT IMPACT THE FUTURE LAND USE OR FUTURE STREET NETWORK

- C. The requested design adjustment does not increase congestion or compromise Safety;

THE DESIGN ADJUSTMENT WOULD HAVE NO EFFECT ON CONGESTION ON GANNETT STREET.

- D. The requested design adjustment does not create any lots without direct street Frontage;

THE DESIGN ADJUSTMENT WILL NOT CREATE ANY LOTS WITHOUT DIRECT STREET FRONTAGE. THE EXISTING SINGLE FAMILY HOMES TO THE NORTH ,WEST AND SOUTH OF THE PROJECT HAVE DIRECT ACCESS TO EXISTING PUBLIC ROADS.

- 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.

THE DESIGN ADJUSTMENT IS DEEMED REASONABLE DUE TO FOLLOWING:

2. THERE ARE EXISTING SINGLE FAMILY HOMES TO THE NORTH , WEST AND SOUTH THAT PREVENT BLOCK CONNECTIONS

3. THE SITE LAYOUT OF EXISTING DEVELOPED PROPERTIES: 3 WELL ESTABLISHED SINGLE FAMILY HOMES TO THE NORTH WEST AND SOUTH

6. THE REQUESTED ADJUSTMENT DOES NOT CONFLICT WITH AN APPROVED OR BUILT ROADWAY

Individual Acknowledgement



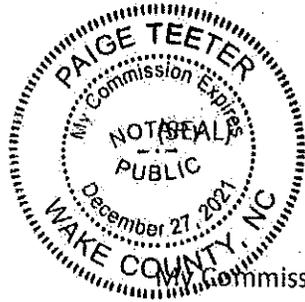
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

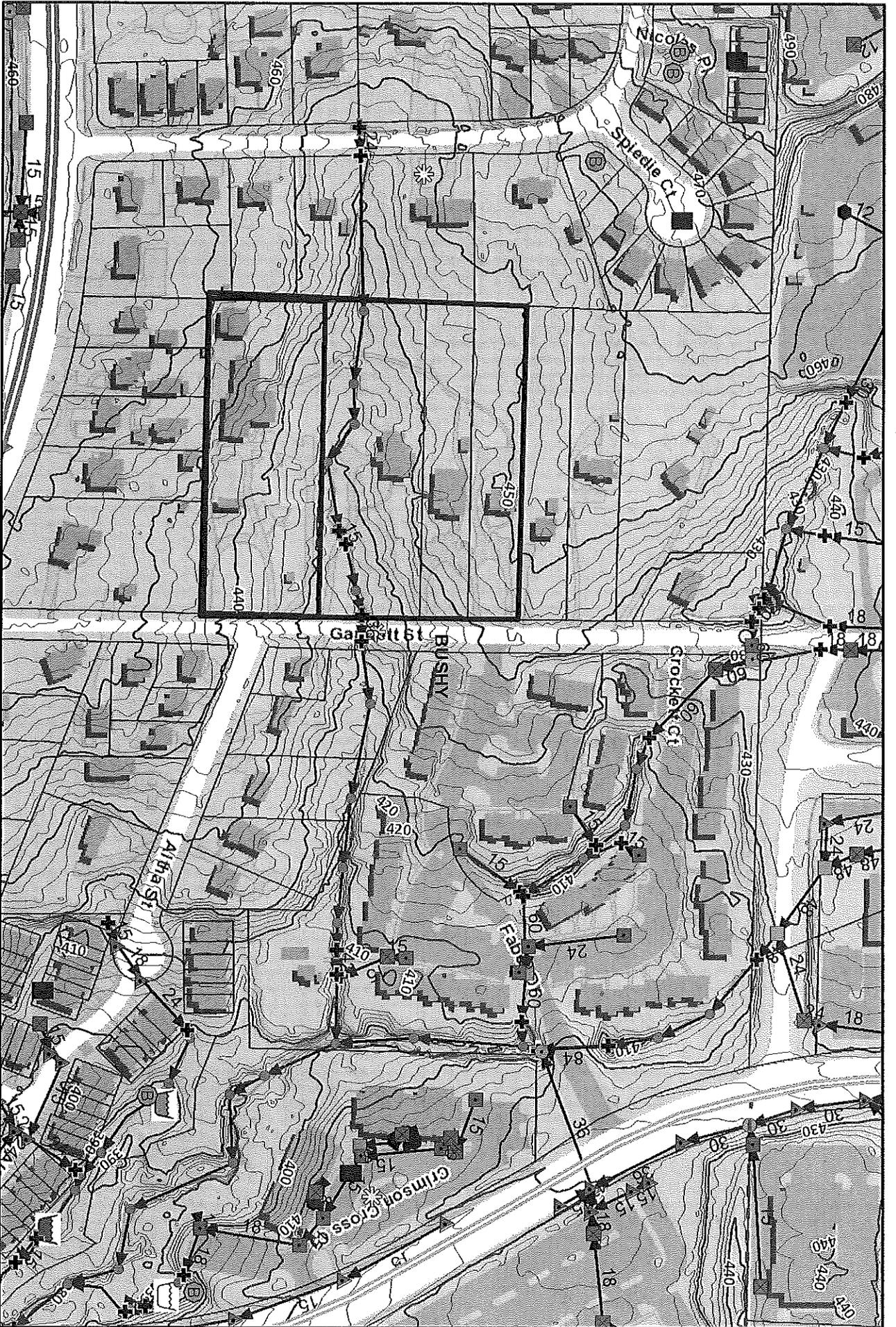
I, Paige Teeter, a Notary Public do hereby certify that
AJ Stillitano personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

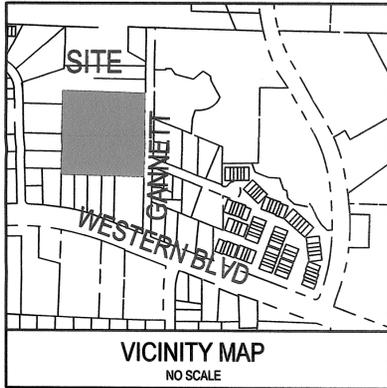
This the 23 day of April, 2018.



Notary Public Paige Teeter

My Commission Expires: 12-27-2021





SITE DATA	
GROSS SITE AREA	5.08 AC (221,285 SF)
NET SITE AREA	5.08 AC - RW DEDICATION (5.08 - .04) = 5.04 AC (219,542 SF)
LOT SUMMARY	49 TOWNHOME + 1 SINGLE FAMILY 50 LOTS
AMENITY AREA REQUIRED (10%)	22,128 SF
AMENITY AREA LOT PROVIDED (SUMMARY) 7 LOTS	22,161 SF
FROM A PRIMARY STREET (MIN REQ)	10 LF
FROM A PRIMARY STREET (PROVIDED)	10 LF
FROM A SIDE STREET	10 LF
FROM A SIDE LOT LINE (MIN REQ)	0 LF OR 6 LF
FROM A SIDE LOT LINE (PROVIDED)	0 LF TO 6 LF
FROM A REAR LOT LINE (MIN REQ)	20 LF
FROM A REAR LOT LINE (PROVIDED)	20 LF
FROM ALLEY (MIN REQ)	4 LF OR 20 LF
FROM ALLEY (PROVIDED)	20 LF
PRIMARY STREET "B" BUILD-TO (REQD)	10' MIN / 55' MAX
PRIMARY STREET BUILD-TO (PROVIDED)	10' - 20'
BUILDING WIDTH IN PRIMARY BUILD-TO (REQUIRED)	70% MIN
BUILDING WIDTH IN PRIMARY BUILD-TO (PROVIDED)	70% MIN
MAXIMUM HEIGHT	45' MAX
PROPOSED RIGHT OF WAY DEDICATION	1882 SF
PARKING REQD (49- 3 BEDROOM UNITS)	
3 SPACES/UNIT (49x3 = 147) + 1 SPACE / 10 UNITS (49 / 10 = 5) = 147+5= 152	
PARKING PROVIDED	
147 PARKING GARAGE / DRIVEWAY + 5 PARKING SPACES IN ALLEY = 152	
DENSITY CALCULATIONS R10 = 10 UNITS / ACRE	
DENSITY PROVIDED 5.08 ACRES (221, 285 SF) / 10 UNITS / AC = 50 UNITS	

BUILDING WIDTH IN PRIMARY (STREET B) BUILD TO CALCULATIONS
 LOTS 1-10: 330 LF BLDG/465 LOT WIDTH 70%
 LOTS 1-10: 330 LF BLDG = 330 LF
 STREET "B" LENGTH = 465 LF

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

REFUSE CONTAINERS WILL BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES FOR LOTS 1-10 AND 39-50; ROLLED TO THE REAR ALLEY FOR LOTS 11-38 ALSO TO BE SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES FOR INDIVIDUAL OWNERS.

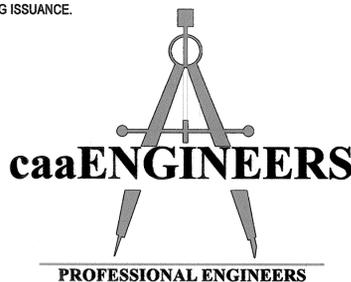
	NEW	EXISTING
DRAINAGE STRUCTURE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER VALVE		
FIRE HYDRANT		
OVERHEAD UTILITY LINE		
UNDERGROUND ELECTRIC LINE		
UNDERGROUND TELECOM/DATA LINE		
FIBER OPTIC CABLE		
GAS LINE		
STORM DRAINAGE PIPE		
SANITARY SEWER LINE		
WATER LINE		
SURFACE ELEVATION CONTOUR		
SURFACE SPOT ELEVATION		
CLEARING LIMIT/TREE LINE		
LIMIT OF DISTURBANCE		
ELECTRICAL TRANSFORMER PAD		
TOWNHOME PARKING (NUMBER)		

PROJECT INFORMATION:

PROJECT: WEST END TOWNES STREET TOWNHOMES PRELIMINARY SITE PLAN
 OWNER/DEVELOPER: A SQUARED, LLC 51 KILMAYNE DRIVE, SUITE 100 CARY, NC 27511 (919) 623-7119 A.J. STILLITTANO A.J_STILLITTANO@HOTMAIL.COM
 ENGINEER: KEITH P. GETTLE, PE caaENGINEERS, INC. 4932 B WINDY HILL DRIVE RALEIGH, NC 27609 1233 Heritage Links Drive Wake Forest, NC 27587 (919) 210-3934 KGETTLE@CAAENGINEERS.COM
 SURVEYOR: SULLIVAN SURVEYORS 1143-D EXECUTIVE CIRCLE CARY, NORTH CAROLINA 27511 (919) 469-4738
 PROJECT ADDRESS: 700, 702, 704, 708 GANNETT DRIVE, RALEIGH NC 0784627000, 0784617912, 0784616892, 0784617605, R-10
 EXIST USE: SINGLE FAMILY RESIDENTIAL / VACANT
 OVERLAY: SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SPROD)
 FLOOD ZONE: NO FEMA FLOOD HAZARDS AREAS PER FEMA FIRM
 IMPERVIOUS: EXISTING - 1.19 ACRES PROPOSED: 3.37 ACRES
 AMMENITY AREA REQUIRED - 10% (22,128 SQUARE FEET) PROVIDED : 22,161 SF
 TOTAL EXISTING TRACT AREA: 5.08 ACRES

GENERAL NOTES

- BOUNDARY AND TOPO INFORMATION TAKEN FROM SULLIVAN SURVEYING, DATE MARCH 29, 2017.
- REVISED TOPOGRAPHIC INFORMATION TAKEN FROM MASS GRADING PLANS DEVELOPED BY CAA ENGINEERS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL CONSTRUCTION WILL BE IN STRICT CONFORMANCE TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- NO CHANGES MAY BE MADE TO THE APPROVED DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE ISSUING AUTHORITY.
- EROSION CONTROL PLANS SHALL BE SUBMITTED PRIOR TO ANY GRADING ON THIS SITE.
- ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
- CONSTRUCTION PLANS FOR PUBLIC STREETS AND UTILITIES MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- THIS PLAN DOES NOT GRANT APPROVAL OF PROPOSED DECKS, PATIOS, PORCHES AND HVAC UNITS, WHICH SHALL ADHERE TO SEC. 1.5.4.D.1 SETBACK ENCROACHMENTS AND WILL BE REVIEWED T THE TIME OF BUILDING ISSUANCE.



Preliminary Site Plan West End Townes (Formerly Gannett Street Townhomes)

Raleigh
Wake County, North Carolina
Transaction Number: 536550
S-82-17

A Squared, LLC

51 Kilmayne Drive
Suite 100
Cary, NC 27511
(919) 868-3972

SHEET	DESCRIPTION
C1	Cover Sheet
C2	Existing Conditions & Demolition Plan
C3	Subdivision Lot and Easement Plan
C4	Subdivision and Transportation Plan
C5	Grading and Storm Drainage - North
C6	Grading and Storm Drainage - South
C7	Utility Plan
C8	Landscape Plan
D-1	Standard Site Details
D-2	Site and Stormwater Details
D-3	Stormwater Details
D-4	Sanitary Sewer Details
D-5	Water Details
D-6	Underground "StormFilter" - No
D-7	Underground "StormFilter" - So

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 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 #: 502285		
GENERAL INFORMATION		
Development Name West End Townes (Formerly Gannett Street Townhomes)		
Proposed Use Residential Development		
Property Address(es) 700, 702, 704, 708 Gannett Street, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 784627000	PIN Recorded Deed 784617912	PIN Recorded Deed 784618892
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 A Squared, LLC		Owner/Developer Name AJ Stillitano
Address 51 Kilmayne Drive, Cary NC 27511		
Phone 919.623.7719	Email aj_stillitano@hotmail.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name CaaEngineers, Inc.		Contact Name Keith P. Gettle, PE
Address 4932-B Windy Hill Drive, Raleigh NC 27609		
Phone 919.21.3934	Email kgettle@caaengineers.com	Fax n/a

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

ZONING INFORMATION	
Zoning District(s)	R10
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUA (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface 1.9 / 82,764 acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 3.53 / 153,76 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 49
Total # of Single Family Lots 1	Total # of All Lots 50 + 2 common = 52
Overall Unit(s)/Acre Densities Per Zoning Districts 50 units / 5.08 acres = 10	
Total # of Open Space and/or Common Area Lots 2	

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 **Keith P. Gettle, PE** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature Date **Oct. 23, 2018**

Signature _____ Date _____

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

C1

Transaction Number: 536550

caaENGINEERS, Inc.

Professional Engineers
1233 Heritage Links Drive
Wake Forest, North Carolina 27587
4932-B Windy Hill Dr
Raleigh, NC 27609
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C-2151



Existing Impervious Surface Calculations

Lots 134-139
Concrete - 13,202
Buildings - 4447
Decks - 612
Porches - 333
Total = 18,594 SF

Lots 128-133
Concrete - 4,844
Bridge - 86
Buildings - 2131
Porch - 159
Total = 7220 SF

Lots 121 - 127
Concrete - 18,539
Buildings - 6259
Gazebo - 118
Breezeway - 578
Gravel - 480
Total = 25,974 SF

DB 2184 PAGE 468

DB 1000 PAGE 582

N/F
WILLIAMSON, TYRONE & ADRIENNE
PIN: 0784613765
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 010725 PG 02373
LOT 4

N/F
BULLUCK,
JEFF & JOYCE
PIN: 0784613664
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 009856
PG 01171
LOT 3

N/F
MOSABBEH, JAMAL
PIN: 0784614419
ZONED: R-10
USE: S.F. HOME
DB 011483
PG 02634

N/F
ALLEN, DIANE
DENNIS ALLEN, TRAVIS
PIN: 0784615407
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 007088 PG 00247

N/F
PHILBRICK, CHARLES & JEAN
PIN: 0784615476
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 010132 PG 00978

N/F
DANIELS, LOUISE
PIN: 0784616455
ZONED: R-10
USE: SINGLE FAMILY HOME

N/F
DANIELS, ROBERT LEE
PIN: 0784617434
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 011033 PG 01490

N/F
WOODDELL, CALVIN & VIOLET
PIN: 0784616453
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 009677 PG 01491

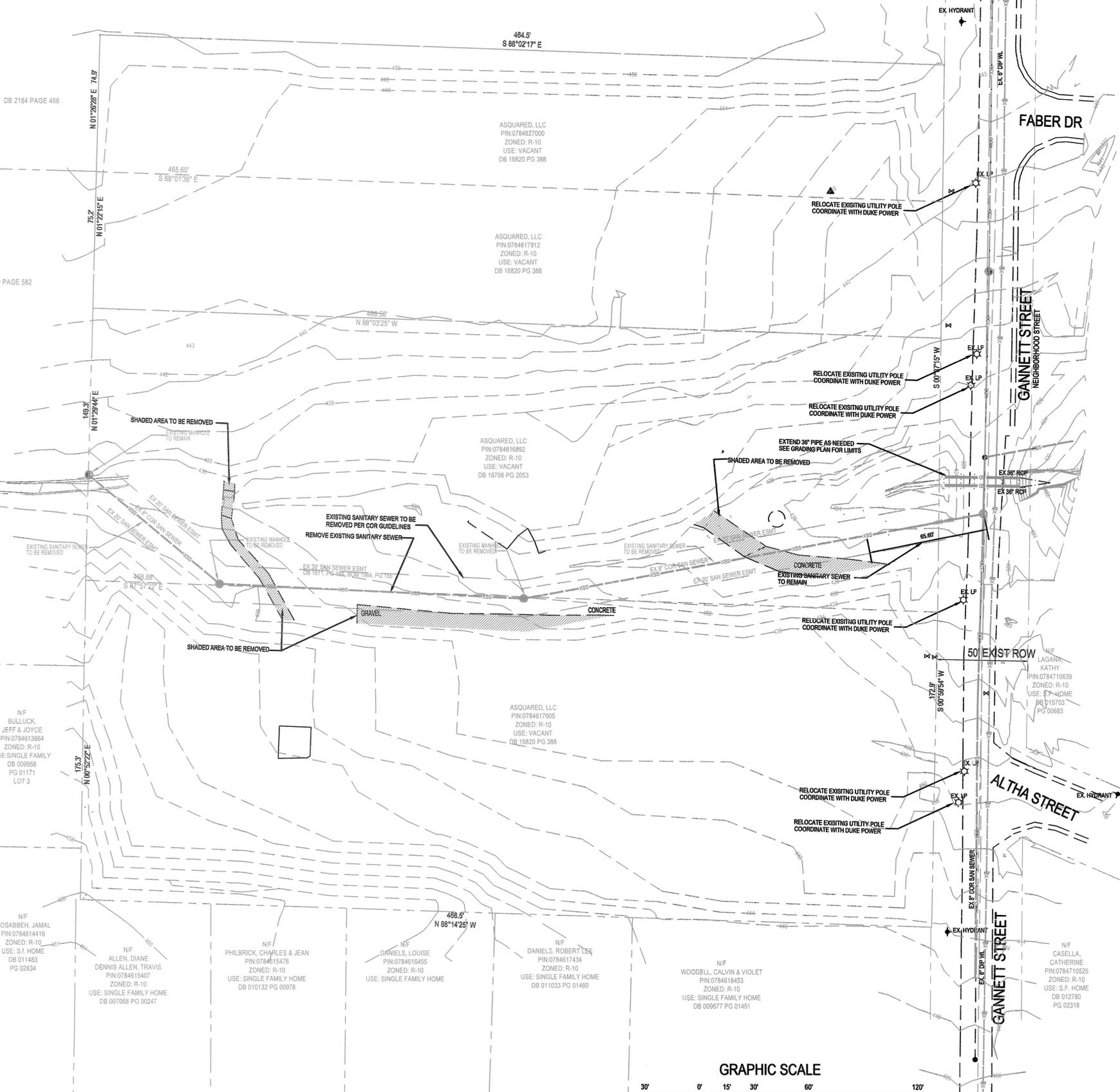
N/F
CASELLA,
CATHERINE
PIN: 0784710525
ZONED: R-10
USE: S.F. HOME
DB 012780
PG 02318

ASQUARED, LLC
PIN: 0784627000
ZONED: R-10
USE: VACANT
DB 16820 PG 388

ASQUARED, LLC
PIN: 0784617912
ZONED: R-10
USE: VACANT
DB 16820 PG 388

ASQUARED, LLC
PIN: 0784616892
ZONED: R-10
USE: VACANT
DB 16706 PG 2053

ASQUARED, LLC
PIN: 0784617805
ZONED: R-10
USE: VACANT
DB 16820 PG 388



DEMOLITION NOTES

1. REMOVE / DEMOLISH/ ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AND APPROVAL OF THE CITY INSPECTOR. REFER TO MASS GRADING / EROSION CONTROL PLANS. DEMOLITION PERMIT REQUIRED PRIOR TO THE REMOVAL OF ANY EXISTING STRUCTURE ON SITE.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
3. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
4. VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR OR REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY NECESSARY PERMITS AS REQUIRED.

LEGEND

	EXISTING ROADWAY
	RIGHT OF WAY
	PROPERTY BOUNDARY
	ADJACENT PROPERTY
	LOTS TO BE REMOVED
	OVHD POWER LINE
	EXISTING CULVERT
	IRON FOUND
	MANHOLE
	POLE
	FIRE HYDRANT
	WATER METER
	SEWER CLEANOUT
	UTILITY
	TRANSFORMER

GRAPHIC SCALE



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Professional Engineers
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Wake Forest, North Carolina 27387
4932-B Winyah Hill Drive
Raleigh, NC 27609
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C-2161



NO.	DATE	REVISION/DESCRIPTION	BY
1	4-19-2018	Per CDN Comments	IPG
2	7-15-2018	Per CDN Comments	IPG
3	8-25-18	Per CDN Comments	IPG
4	9-24-2018	Per CDN Comments	IPG
5	11-28-2018	Per CDN Comments	IPG
6	Draw	Comment	Br
7	Draw	Comment	Br
8	Draw	Comment	Br

Existing Conditions Demolition Plan
West End Townes
A Squared, LLC
Raleigh, Wake County, North Carolina

Job No. 3201
Dwg No. C2



DB 8479 PAGE 1122

DB 2184 PAGE 468

DB 1000 PAGE 582

100' R FLOOD EASEMENT - EL 425

N/F WILLIAMSON, TYRONE & ADRIENNE
PIN: 0784813185
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 010725 PG 02373
LOT 4

N/F BULLUCK, JEFF & JOYCE
PIN: 0784813884
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 009556 PG 01171
LOT 3

N/F MOSABBEH, JAMAL
PIN: 0784814419
ZONED: R-10
USE: S.F. HOME
DB 011483 PG 02834

N/F ALLEN, DIANE
DENNIS ALLEN, TRAVIS
PIN: 0784815407
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 007868 PG 00247

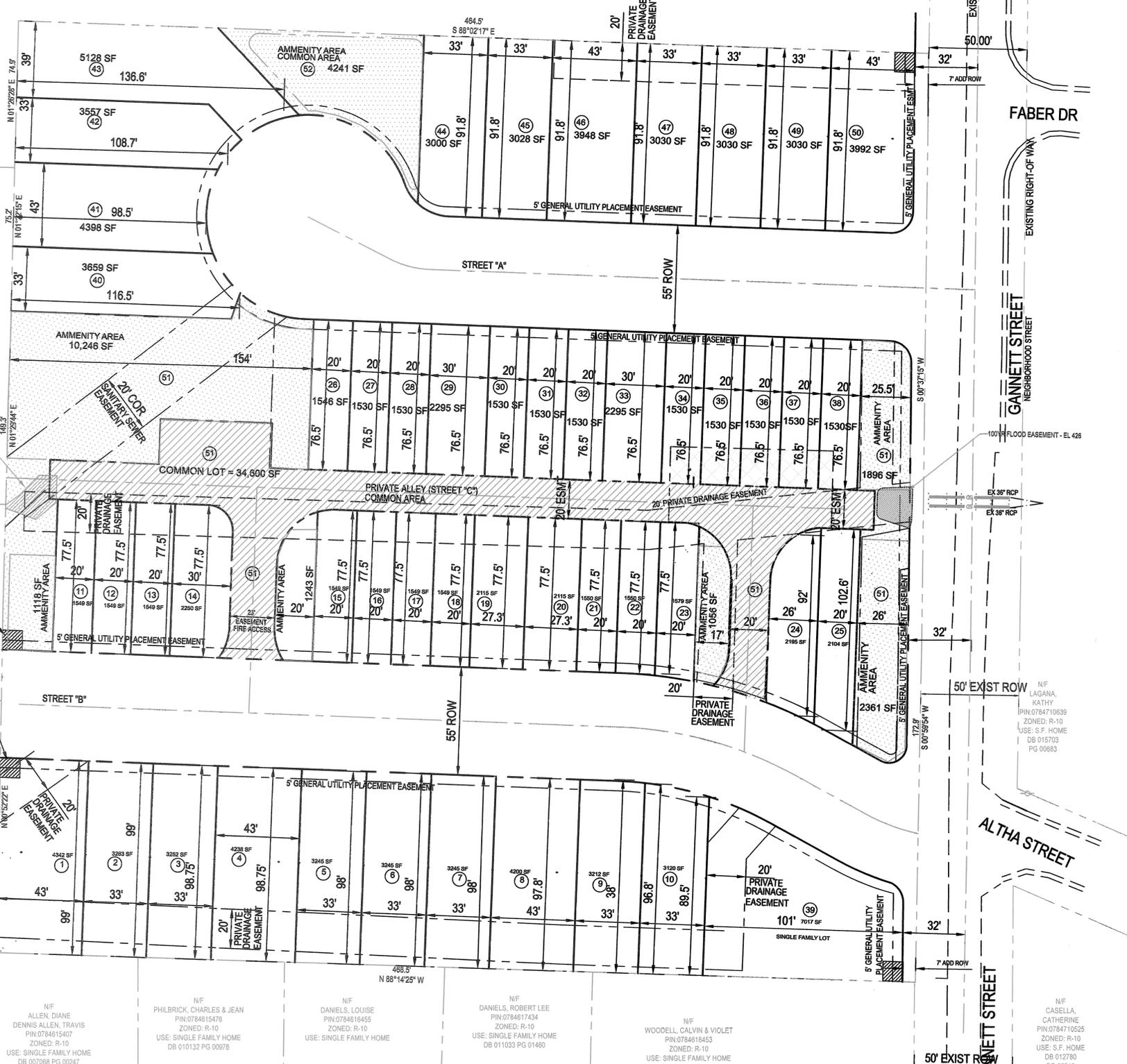
N/F PHILBRICK, CHARLES & JEAN
PIN: 0784818476
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 010132 PG 00978

N/F DANIELS, LOUISE
PIN: 0784818455
ZONED: R-10
USE: SINGLE FAMILY HOME

N/F DANIELS, ROBERT LEE
PIN: 0784817434
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 011033 PG 01460

N/F WOODDELL, CALVIN & VIOLET
PIN: 0784818463
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 009677 PG 01491

N/F CASELLA, CATHERINE
PIN: 0784710625
ZONED: R-10
USE: S.F. HOME
DB 012780 PG 02316



GRAPHIC SCALE



Impervious Summary
West End Townes
Raleigh, North Carolina

Lot Number	Area	Impervious	Open Space
1	4,342	3,000	1,342
2	3,263	3,000	263
3	3,252	3,000	252
4	4,238	3,000	1,238
5	3,245	3,000	245
6	3,245	3,000	245
7	3,245	3,000	245
8	4,200	3,000	1,200
9	3,212	3,000	212
10	3,120	3,000	120
11	1,549	1,500	49
12	1,549	1,500	49
13	1,549	1,500	49
14	2,250	1,500	750
15	1,549	1,500	49
16	1,549	1,500	49
17	1,549	1,500	49
18	1,549	1,500	49
19	2,115	1,500	615
20	2,115	1,500	615
21	1,550	1,500	50
22	1,550	1,500	50
23	1,579	1,500	79
24	2,195	1,500	695
25	2,104	1,500	604
26	1,546	1,500	46
27	1,530	1,500	30
28	1,530	1,500	30
29	2,285	1,500	785
30	1,530	1,500	30
31	1,530	1,500	30
32	1,530	1,500	30
33	2,285	1,500	785
34	1,530	1,500	30
35	1,530	1,500	30
36	1,530	1,500	30
37	1,530	1,500	30
38	1,530	1,500	30
39 (Single Family)	7,017	1,500	5,517
40	3,659	3,000	659
41	4,398	3,000	1,398
42	3,557	3,000	557
43	5,128	3,000	2,128
44	3,000	3,000	0
45	3,028	3,000	28
46	3,948	3,000	948
47	3,030	3,000	30
48	3,030	3,000	30
49	3,030	3,000	30
50	3,992	3,000	992
51 (Common Area)	34,600	14,247	20,353
52 (Amenity / Common)	4,241	50	4,191
Road A ROW	22,106	15,619	6,487
Road B ROW	28,680	19,213	9,467
Gannett ROW Dedication	1,742	1,361	381
Total (sf)	221,285	156,990	64,295
Total (acre)	5.08	3.60	1.48
Gannett ROW Pavement	7,405	7,024	381
Total (sf)	7,410	164,018	64,677
Total (acre)	5.25	3.93	1.49

LEGEND

- AMENITY AREA
- SCM EASEMENT
- ALLEY (COMMON AREA)



Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)

Transaction Number: 536550

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Professional Engineers
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Wake Forest, North Carolina 27587
4932-B Windy Hill Drive
Raleigh, NC 27609
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C-2151



NO.	DATE	REVISION/DESCRIPTION	BY
1	1-14-2018	As-Of Comment	FGS
2	1-15-2018	As-Of Comment	FGS
3	1-16-2018	As-Of Comment	FGS
4	1-16-2018	As-Of Comment	FGS
5	1-16-2018	As-Of Comment	FGS
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95	1-16-2018	As-Of Comment	FGS
96	1-16-2018	As-Of Comment	FGS
97	1-16-2018	As-Of Comment	FGS
98	1-16-2018	As-Of Comment	FGS
99	1-16-2018	As-Of Comment	FGS
100	1-16-2018	As-Of Comment	FGS

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Subdivision Lot and Easement Plan
West End Townes
A Squared, LLC
Raleigh, Wake County, North Carolina

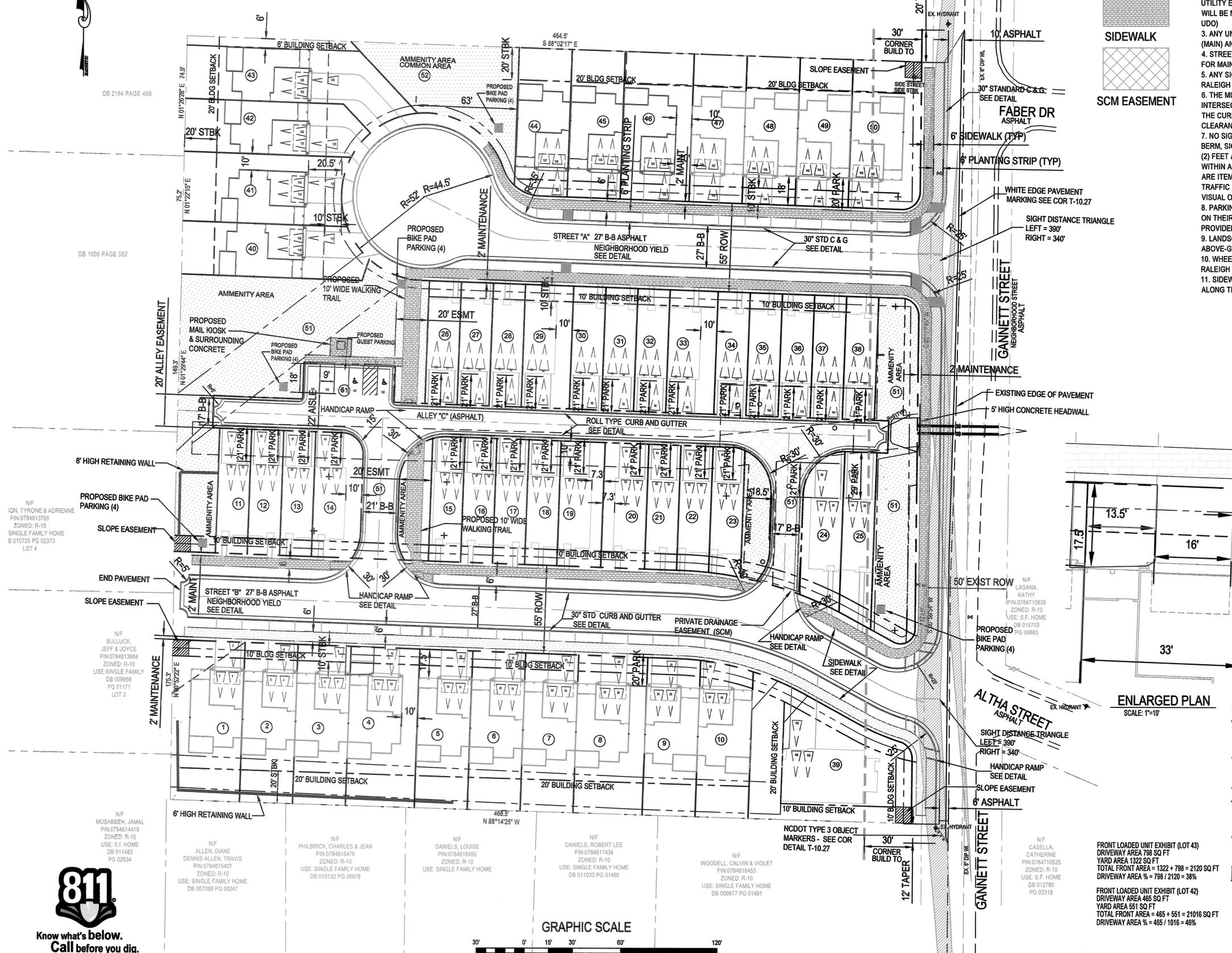
Job No. 3201
Dwg No. C3



DB 8479 PAGE 1122

DB 2184 PAGE 468

DB 1000 PAGE 582



LEGEND

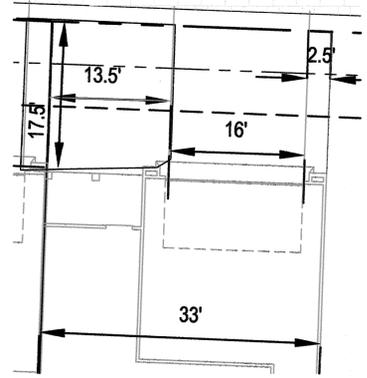


GENERAL NOTES

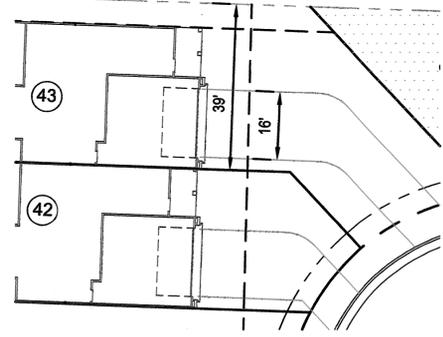
- 1. RESIDENTIAL INFILL RULES MAY APPLY TO THESE PROPOSED LOTS. DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS. (SECTION 2.2.7, UDO). DRIVEWAYS ARE TO BE BETWEEN 10'-18' WIDE, PERPENDICULAR TO THE STREET, LOCATED A MINIMUM OF 3.5' FROM ADJACENT PROPERTY LINES, COMPLY WITH THE 20' MINIMUM CORNER CLEARANCE FOR A DRIVEWAY AT AN INTERSECTION. DRIVEWAYS WILL BE REVIEWED WITH THE BUILDING PLAN SUBMITTAL.
2. FENCES, WALLS AND OTHER STRUCTURES ARE PROHIBITED IN DRAINAGE AND UTILITY EASEMENTS-BOTH PUBLIC AND PRIVATE. DETERMINATION OF COMPLIANCE WILL BE MADE UPON ISSUANCE OF RESIDENTIAL BUILDING PERMITS. (SECTION 7.2.8 UDO)
3. ANY UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED AT THE TAP (MAIN) AND REMOVED FROM ROW OR EASEMENT PER PUBLIC UTILITIES HANDBOOK.
4. STREETS A AND B SHALL BE PUBLIC AND TURNED OVER TO THE CITY OF RALEIGH FOR MAINTENANCE UPON COMPLETION.
5. ANY SIGNAGE LOCATED ON THE SITE SHALL BE APPROVED BY THE CITY OF RALEIGH AND SHALL BE LOCATED OUTSIDE OF ANY SIGHT TRIANGLES.
6. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
7. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION SHALL BE PLACED WITHIN A SIGHT TRIANGLE. OBJECTS THAT MAY BE LOCATED IN THE SIGHT TRIANGLE ARE ITEMS SUCH AS; HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS RE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.
8. PARKING REQUIRED BY TOWNHOMES WILL BE PROVIDED IN THEIR GARAGES AND ON THEIR OWN DRIVEWAYS. ON-STREET PARKING AREAS ARE NOT SPECIFICALLY PROVIDED.
9. LANDSCAPE CONTRACTOR / OWNER OF PROPERTY WILL SCREEN ALL ABOVE-GROUND UTILITY DEVICES WITH EVERGREEN SHRUBS.
10. WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH THE RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD DRAWING T-20.01.2.
11. SIDEWALK ACCESS WILL BE PROVIDED FROM EACH DWELLING TO THE SIDEWALK ALONG THE PUBLIC STREETS.

SITE DATA

Table with 2 columns: Description and Value. Includes Gross Site Area (5.08 AC), Net Site Area (5.04 AC), Lot Summary (49 Townhome + 1 Single Family), Amenity Area (10%), and various setback and width requirements.



ENLARGED PLAN SCALE: 1"=10'



ENLARGED PLAN SCALE: 1"=20'



FRONT LOADED UNIT EXHIBIT (LOT 43) DRIVEWAY AREA 798 SQ FT YARD AREA 1322 SQ FT TOTAL FRONT AREA = 1322 + 798 = 2120 SQ FT DRIVEWAY AREA % = 798 / 2120 = 38%
FRONT LOADED UNIT EXHIBIT (LOT 42) DRIVEWAY AREA 465 SQ FT YARD AREA 551 SQ FT TOTAL FRONT AREA = 465 + 551 = 21016 SQ FT DRIVEWAY AREA % = 465 / 1016 = 46%

caaENGINEERS, Inc. Professional Engineers 1233 Heritage Links Drive Wake Forest, North Carolina 27587 4932-S Winstry Hill Drive Raleigh, NC 27609 © CaaEngineers, Inc. All Rights Reserved C-2151



Revision table with columns: NO., DATE, REVISION/DESCRIPTION, and BY.

Subdivision and Transportation Plan West End Townes A Squared, LLC Raleigh, Wake County, North Carolina

Job No. 3201 Dwg No. C4

Transaction Number: 536550





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 Wake Forest, North Carolina 27587
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caaENGINEERS
 PROFESSIONAL ENGINEERS

NO.	DATE	REVISION/DESCRIPTION
1	4-18-2018	Per City Comments
2	7-14-2018	Per City Comments
3	8-22-2018	Per City Comments
4	10-26-2018	Per City Comments
5	11-28-2018	Per City Comments
6	1-10-2019	Per City Comments
7	1-10-2019	Per City Comments
8	1-10-2019	Per City Comments



1/19/18
 PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

Utility Plan
 West End Townes
 A Squared, LLC
 Raleigh, Wake County, North Carolina

Job No. 3201
 Dwg No. C7

UTILITY SPECIFICATIONS (cont.)

SANITARY SEWER
 • SANITARY SEWER MAIN PIPING SHALL BE DUCTILE IRON PIPE PER AWWA C151, PRESSURE CLASS 350, WITH INTERIOR EPOXY LINING AND EXTERIOR BITUMINOUS SEAL. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER AWWA C111.
 • SANITARY SEWER MAIN PIPING SHALL BE PVC PIPE PER ASTM D3034, SDR 35. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER ASTM F477.
 • SANITARY SEWER MAINS SHALL BE INSTALLED WITH 36 INCHES MINIMUM COVER TO FINISHED GRADE, EXCEPT AS OTHERWISE SPECIFIED.
 • SANITARY SEWER SERVICE LINES AND CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE N.C. PLUMBING CODE, AND HAVE 24 INCHES MINIMUM COVER TO FINISHED GRADE. SERVICE LINES SHALL MAINTAIN MAXIMUM SERVICE DEPTH USING A 2.1% SLOPE UNLESS OTHERWISE SPECIFIED.
 • SERVICE PIPE AND FITTINGS WITHIN PUBLIC STREET RIGHTS-OF-WAY SHALL BE CAST IRON WITH GASKETED JOINTS, AND IN OTHER AREAS SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS, EXCEPT ALL CLEANOUTS SHALL BE FITTED WITH THREADED BRONZE PLUGS.
 • SERVICE LINE CLEANOUTS IN VEHICULAR AREAS SHALL BE TRAFFIC BEARING CLEANOUTS.

CONNECTIONS
 • FOR CONNECTIONS TO EXISTING UTILITY AND DRAINAGE LINES, CONTRACTOR SHALL VERIFY EXISTING PIPE SIZE AND MATERIAL, AND PROVIDE APPROPRIATE CONNECTION FITTINGS.
 • AN CONNECTION TO EXISTING UTILITIES, OR ANY UTILITY SERVICE INTERRUPTION, SHALL BE FIRST COORDINATED WITH THE GOVERNING UTILITY AUTHORITY, AND PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THAT AUTHORITY.

TESTING AND ACCEPTANCE
 • THE GEOTECHNICAL ENGINEER SHALL PROVIDE MATERIAL AND DENSITY TESTING DURING THE COURSE OF THE WORK, PRIOR TO PLACEMENT OF ANY BASE OR PAVEMENT. CONTRACTOR SHALL PROVIDE PROOF-ROLLING OF ALL TRENCH AREAS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
 • PRIOR TO ANY SANITARY SEWER OR WATER SYSTEM IMPROVEMENTS BEING PLACED INTO SERVICE:
 1. CONTRACTOR SHALL SUCCESSFULLY TEST ALL WATER MAINS FOR WATER LEAKAGE AND WATER QUALITY IN ACCORDANCE WITH CITY OF RALEIGH AND NCDENR REQUIREMENTS.
 2. CONTRACTOR SHALL SUCCESSFULLY TEST ALL SANITARY SEWER MAINS FOR DEFLECTION AND LEAKAGE, AND TEST ALL SANITARY MANHOLES FOR LEAKAGE, IN ACCORDANCE WITH CITY OF RALEIGH AND NCDENR REQUIREMENTS.
 3. CONTRACTOR SHALL PERFORM VIDEO INSPECTION OF INSTALLED SANITARY SEWER MAINS AND PROVIDE DOCUMENTATION PER LOCAL REQUIREMENTS.
 4. CONTRACTOR SHALL PROVIDE TO ENGINEER A SET OF MARKED UP DRAWINGS SHOWING UTILITY CHANGES, DIMENSIONAL ADJUSTMENTS, DISCOVERED SUBSURFACE UTILITIES, AND OTHER AS-BUILT INFORMATION.
 5. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL TESTING RESULTS TO ENGINEER.
 6. ALL IMPROVEMENTS SHALL PASS FINAL INSPECTION BY ENGINEER AND THE UTILITY AUTHORITY.
 7. ENGINEER SHALL SUBMIT ALL CERTIFICATIONS AND OTHER CLOSE-OUT DOCUMENTS TO APPLICABLE LOCAL AND STATE AUTHORITIES.

OTHER
 • CONTRACTOR SHALL PROVIDE PRIMARY COORDINATION WITH UTILITY SERVICE PROVIDERS FOR BUILDING UTILITY SERVICES. THIS WORK SHALL INCLUDE MAKING APPLICATIONS FOR SERVICE, COORDINATING AND SCHEDULING WORK BY OTHERS, VERIFYING ROUTINGS AND EQUIPMENT LOCATIONS, FURNISHING AND INSTALLING CONDUIT AND PADS, AND RELATED WORK AS NEEDED.
 • CONTRACTOR SHALL PROVIDE PROPER RESTORATION AND CLEAN-UP OF ALL AREAS DISTURBED BY UTILITY CONSTRUCTION.

CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PUD HANDBOOK, CURRENT EDITION).
 2. UTILITY SEPARATION REQUIREMENTS:
 a) A DISTANCE OF 10' 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 2' FROM A PRIVATE WELL OR 5' FROM A PUBLIC WELL.
 b) WHEN INSTALLING WATER & RCP 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 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.
 c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 18" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & RCP SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 e) 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).
 f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 g) 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.
 h) CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER 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.
 i) 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS. 4' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 j) IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND 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.
 k) INSTALL 2" 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 AND PRESSURE).
 l) INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75 LINEAR FEET.
 m) PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 18" ABOVE THE NEXT UPSTREAM MANHOLE.
 n) ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 o) NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 p) GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD P08 - PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919)996-2334 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
 q) 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) 912-8923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

UTILITY SPECIFICATIONS

EXISTING CONDITIONS
 • INFORMATION ABOUT EXISTING UNDERGROUND FACILITIES AND SUBSURFACE CONDITIONS INDICATED ON THESE DRAWINGS IS NOT BASED ON AN EXHAUSTIVE INVESTIGATION OF SUCH FACILITIES OR CONDITIONS, AND THE ENGINEER MAKES NO WARRANTY TO ANY PARTY REGARDING THEM. EXISTING UTILITY LINE LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE, AND ACTUAL UTILITIES AND CONDITIONS MAY DIFFER FROM THOSE INDICATED. IF DIFFERING UTILITIES OR CONDITIONS EXIST, THEY MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT WORK, AND MAY IMPACT THE PROJECT SCOPE AND TIME REQUIREMENTS.

PROTECTION AND SAFETY
 • PRIOR TO BEGINNING WORK, AND AS NEEDED DURING THE COURSE OF PROJECT WORK, CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY LOCATION SERVICES AND UTILITY PROVIDERS TO REASONABLY VERIFY THE LOCATION OF ALL KNOWN OR SUSPECTED UTILITIES, IN ACCORDANCE WITH STATE REGULATIONS. CONTRACTOR IS ADVISED THAT SOME UTILITY PROVIDERS DO NOT SUBSCRIBE TO ONE-CALL SERVICES, AND MUST BE CONTACTED SEPARATELY.
 • CONTRACTOR SHALL PROVIDE ADEQUATE MEANS AND METHODS FOR PROTECTION OF ALL EXISTING UTILITIES AND SITE FEATURES WHICH ARE INTENDED TO REMAIN IN SERVICE OR IN PLACE.
 • CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL MEASURES DURING THE COURSE OF PROJECT WORK IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, THE N.C. SUPPLEMENT TO THE MUTCD, ANY REGULATORY AGENCY REQUIREMENTS, AND PROJECT-SPECIFIC SAFETY CONSIDERATIONS.
 • CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY PROGRAMS AND MEASURES ON THE PROJECT SITE OR OTHERWISE RELATING TO THE PROJECT WORK, AND SHALL COMPLY WITH ALL SAFETY CODES AND REGULATIONS APPLICABLE THERETO, FOR THE PROTECTION OF WORKERS, VISITORS, AND THE GENERAL PUBLIC.

COMPLIANCE
 • ALL WATER SYSTEM AND SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 1. REQUIREMENTS OF THE CITY OF RALEIGH, INCLUDING THE LATEST EDITION OF CONSTRUCTION STANDARDS AND SPECIFICATIONS, CONSTRUCTION DETAILS, POLICIES AND PROCEDURES, AND FIELD DIRECTIVES BY THE UTILITY INSPECTOR.
 2. REGULATIONS OF NCDENR-DIVISION OF WATER QUALITY, INCLUDING NCAC 21 REGULATIONS AND MINIMUM DESIGN CRITERIA FOR THE PERMITTING OF GRAVITY SEWERS.
 3. REGULATIONS OF NCDENR-PUBLIC WATER SUPPLY, RULES GOVERNING PUBLIC WATER SYSTEMS.
 4. STREET RIGHT-OF-WAY ENCROACHMENT PERMIT REQUIREMENTS, AS APPLICABLE.
 5. OSHA REQUIREMENTS RELATED TO SAFETY.
 6. REQUIREMENTS OF THE N.C. PLUMBING CODE.

NOTIFICATIONS
 • NOTIFY THE ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING WATERLINE OR SANITARY SEWER WORK. THE ENGINEER MUST OBSERVE CONNECTIONS, INSTALLATION, BACKFILLING, AND TESTING WORK, IN ORDER TO PROVIDE NECESSARY PROJECT CERTIFICATIONS AND CLOSE-OUT DOCUMENTS.
 • NOTIFY THE APPLICABLE UTILITY AND ROADWAY AUTHORITIES IN ACCORDANCE WITH THEIR REQUIREMENTS PRIOR TO BEGINNING UTILITY WORK.
 • NOTIFY THE GEOTECHNICAL ENGINEER AND TESTING SERVICE AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING OR RESUMING TRENCHING OR BACKFILLING WORK.

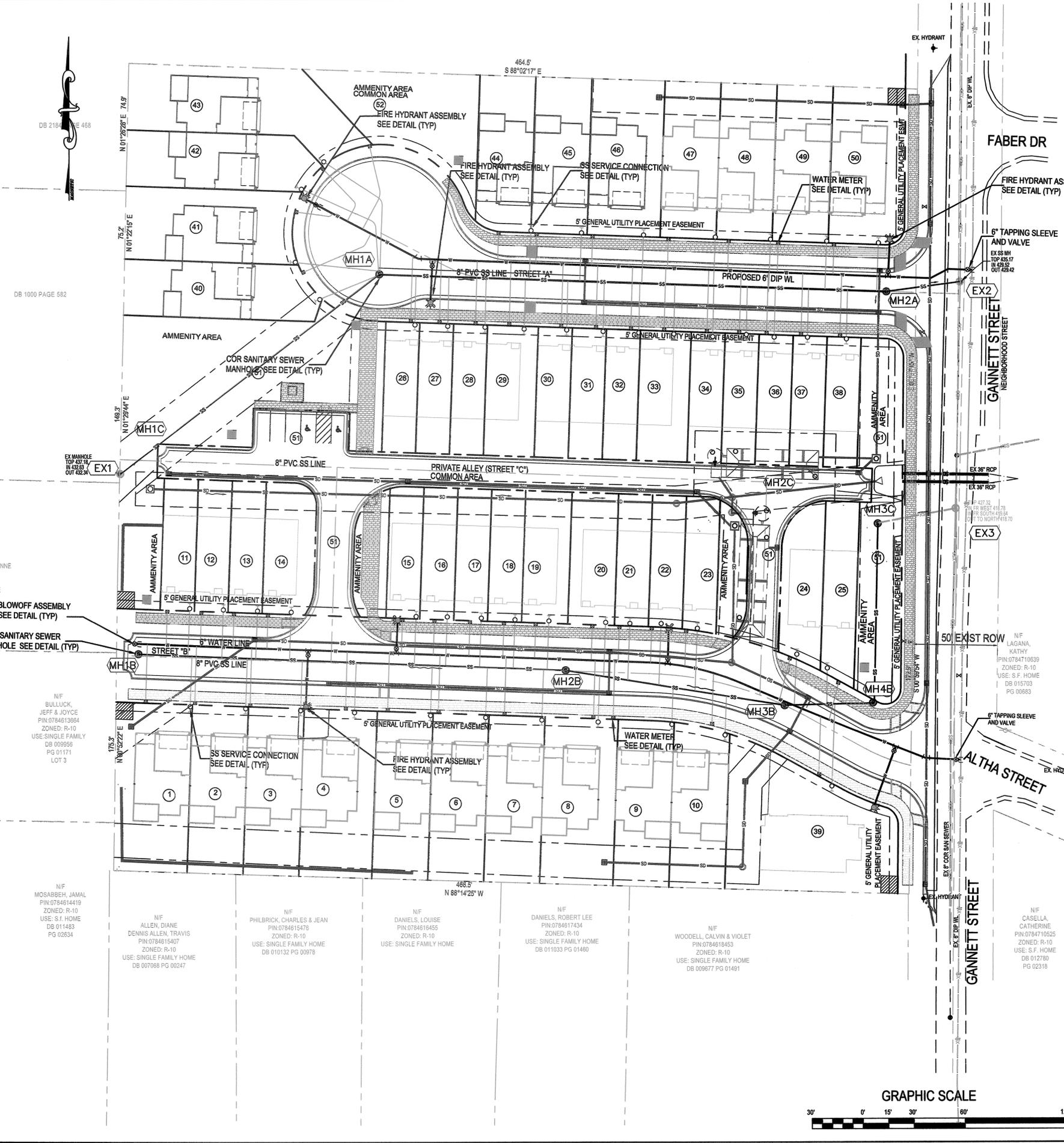
TRENCHING AND BACKFILLING
 • WHERE ROCK OR OTHER HARD MATERIAL OCCURS AT THE DESIGNED TRENCH BOTTOM, OVEREXCAVATE TRENCH DEPTH 6 INCHES AND REPLACE OVEREXCAVATION MATERIAL WITH 807 STONE BEDDING.
 • WHERE THE DESIGNED TRENCH BOTTOM CONSISTS OF UNSUITABLE BEARING SOIL, UNDERCUT TRENCH BOTTOM AND REPLACE UNDERCUT MATERIAL IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 • BACKFILL SOIL SHALL BE SUITABLE MATERIAL AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
 • BACKFILL SOIL SHALL BE PLACED IN LOOSE LIFTS OF 8 INCH MAXIMUM THICKNESS AND COMPACTED TO 98% OF THE SOIL'S MAXIMUM DRY DENSITY, WITHOUT DAMAGING OR DISPLACING PIPE.
 • INSTALL MARKING TAPE OR TRACER WIRE OVER UTILITY LINES AS REQUIRED BY THE LOCAL UTILITY AUTHORITY.
 • PIPING, FITTINGS, GASKETS, AND OTHER MATERIALS SHALL BE KEPT CLEAN WHILE BEING STORED AND DURING CONSTRUCTION ACTIVITIES. PIPE BUNDLES SHALL BE STORED ON FLAT SURFACES WITH UNIFORM SUPPORT, AND PROTECTED FROM PROLONGED EXPOSURE TO SUNLIGHT WITH A COVERING ALLOWING AIR FLOW UNDERNEATH. GASKETS SHALL NOT BE EXPOSED TO OIL, GREASE, HEAT OR EXCESSIVE SALT OR SUGAR. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR STORAGE AND HANDLING OF ALL MATERIALS.

CLEARANCES
 • SANITARY SEWER MAINS AND POTABLE WATER MAINS SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET BETWEEN THE OUTSIDE EDGES OF EACH PIPE.
 • WHERE UTILITY AND/OR DRAINAGE LINES CROSS, THE FOLLOWING VERTICAL CLEARANCES SHALL BE PROVIDED FROM THE OUTSIDE EDGES OF EACH PIPE:
 1. SANITARY SEWER OVER OR UNDER STORM DRAINAGE: 24 INCHES.
 2. POTABLE WATER OVER SANITARY SEWER: 18 INCHES, WITH WATER MAIN JOINTS SPACED AT MAXIMUM EQUI-DISTANT LOCATIONS FROM THE POINT OF CROSSING.
 3. POTABLE WATER UNDER SANITARY SEWER: 18 INCHES, WITH BOTH PIPELINES CONSTRUCTED OF FERROUS MATERIAL HAVING JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR 10 FEET EACH WAY OF THE POINT OF CROSSING, AND WITH A FULL SECTION OF WATER MAIN PIPE CENTERED AT THE POINT OF CROSSING.
 4. POTABLE WATER OVER OR UNDER STORM DRAINAGE: 18 INCHES.
 • IF THE SPECIFIED SEPARATIONS CANNOT BE ACHIEVED, CONSULT THE ENGINEER FOR ALTERNATIVES PRIOR TO PIPELINE INSTALLATION.

WATER SYSTEM*
 • WATER MAIN PIPING SHALL BE DUCTILE IRON PIPE PER AWWA C151, PRESSURE CLASS 350, WITH INTERIOR CEMENT MORTAR LINING AND EXTERIOR BITUMINOUS SEAL. JOINTS SHALL BE PUSH-ON TYPE WITH RUBBER GASKETS PER AWWA C111. FITTINGS SHALL BE COMPACT MECHANICAL JOINT DUCTILE IRON PER AWWA C153, PRESSURE CLASS 350.
 • PROVIDE ALL WATER SYSTEM MATERIALS IN ACCORDANCE WITH LOCAL WATER AUTHORITY REQUIREMENTS.
 • INSTALL WATER LINES TO PROVIDE 36" COVER TO FINISHED GRADE, UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER AND INSPECTOR.
 • ALL WATERLINE BENDS, CROSSES, TEES, AND ENDS SHALL BE RESTRAINED USING CONCRETE BLOCKING OR A MECHANICAL JOINT WEDGE-ACTION RESTRAINT SYSTEM RATED FOR 350 PSI. DO NOT OPERATE WATER SYSTEM VALVES WITHOUT PERMISSION OF THE WATER AUTHORITY.
 • CONTRACTOR SHALL COORDINATE EXACT FIRE HYDRANT, WATER METER, AND BACKFLOW PREVENTER LOCATIONS WITH WATER AUTHORITY INSPECTOR PRIOR TO INSTALLATION.

BACKFLOW PREVENTION
 • BACKFLOW PREVENTER ASSEMBLIES AND ENCLOSURES SHALL CONFORM TO ALL LOCAL WATER AUTHORITY REQUIREMENTS, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE INITIAL TESTING AND CERTIFICATIONS AS REQUIRED FOR ACCEPTANCE.

FIRE PROTECTION
 • WATER MAINS SHALL BE INSTALLED AND MADE OPERATIONAL AS SOON AS PRACTICAL TO PROVIDE ACTIVE FIRE HYDRANT SERVICE DURING BUILDING CONSTRUCTION.
 • COORDINATE TYPE AND LOCATION OF HYDRANTS, FIRE DEPARTMENT CONNECTIONS, AND OTHER FIRE PROTECTION SYSTEM COMPONENTS WITH LOCAL FIRE CODE OFFICIAL PRIOR TO INSTALLATION.



Transaction Number: 536550

DB 2184
 DB 1000 PAGE 582
 NE & ADRIENNE 13765 3-10 MILY HOME G 02373
 BLOWOFF ASSEMBLY SEE DETAIL (TYP)
 COR SANITARY SEWER MANHOLE SEE DETAIL (TYP)
 NIF MOSABBEH, JAMAL PIN:0784614419 ZONED: R-10 USE: S.F. HOME DB 011483 PG 02634
 NIF ALLEN, DIANE DENNIS ALLEN, TRAVIS PIN:0784615407 ZONED: R-10 USE: SINGLE FAMILY HOME DB 007088 PG 00247
 NIF PHILBRICK, CHARLES & JEAN PIN:0784615476 ZONED: R-10 USE: SINGLE FAMILY HOME DB 010132 PG 00978
 NIF DANIELS, LOUISE PIN:0784618455 ZONED: R-10 USE: SINGLE FAMILY HOME DB 011033 PG 01460
 NIF DANIELS, ROBERT LEE PIN:0784617434 ZONED: R-10 USE: SINGLE FAMILY HOME DB 011033 PG 01460
 NIF WOODDELL, CALVIN & VIOLET PIN:0784618453 ZONED: R-10 USE: SINGLE FAMILY HOME DB 009677 PG 01461
 NIF CASELLA, CATHERINE PIN:0784710525 ZONED: R-10 USE: S.F. HOME DB 012780 PG 02316

N/F WILLIAMSON, TYRONE & ADRIENNE
PIN: 0784613785
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 010725 PG 02373
LOT 4

N/F BULLLUCK, JEFF & JOYCE
PIN: 0784613854
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 009859
PG 02171
LOT 3

N/F MOSABBEH, JAMAL
PIN: 0784614419
ZONED: R-10
USE: S.F. HOME
DB 011463
PG 02334

N/F ALLEN, DIANE
DENNIS ALLEN, TRAVIS
PIN: 0784615407
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 007088 PG 00247

N/F PHILBRICK, CHARLES & JEAN
PIN: 0784615476
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 010132 PG 00978

N/F DANIELS, LOUISE
PIN: 0784616455
ZONED: R-10
USE: SINGLE FAMILY HOME

N/F DANIELS, ROBERT LEE
PIN: 0784617434
ZONED: R-10
USE: SINGLE FAMILY HOME
DB 011033 PG 01480

N/F WOODSELL, CALVIN & VIOLET
PIN: 0784618453
ZONED: R-10
USE: S.F. HOME
DB 009677 PG 01491

N/F CASELLA, CATHERINE
PIN: 0784710525
ZONED: R-10
USE: S.F. HOME
DB 012780
PG 02318

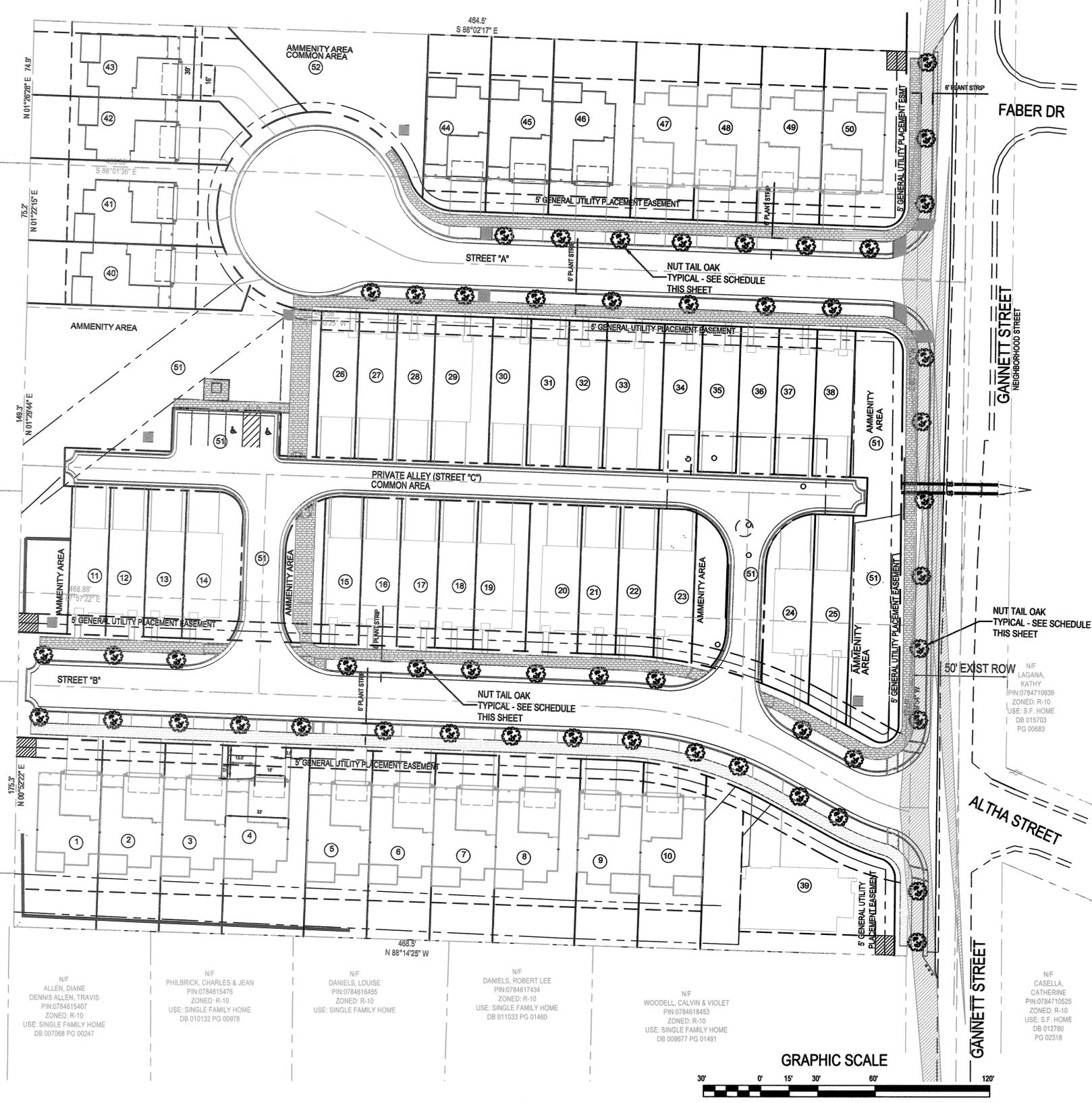


Diagram of tree planting details with callouts: DO NOT PRUNE LEADER, PROVIDE STAKING IF SPECIFIED, THE ROOT FLARE SHALL BE PLANTED AT GRADE, MULCH DEPTH 3", HIGH QUALITY SOIL MIX AS SPECIFIED, WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE, COMPLETELY REMOVE TOP HALF OF BURLAP LACING AND WIRE BASKET AND DISCARD FROM HOLE, ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE.

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS...
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.

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

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
REVISIONS DATE BYV
TREE PLANTING DETAIL
PRCR-03

PLANTING NOTES
1. STREET TREES WILL BE REQUIRED ON STREET "A" AT 40' ON CENTER WITHIN THE RIGHT OF WAY IN A 6 FOOT TREE LAWN.
2. EACH TREE WILL REQUIRE 600 CUBIC FEET OF IMPROVED/UNCOMPACTED SOIL BETWEEN THE CURB AND SIDEWALK.
3. TWO YEAR MAINTENANCE AND WARRANTY WILL BE REQUIRED FOR THE TREES AND CAN BE FOUND IN THE RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
4. A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO TREE INSTALLATION.
5. A FEE-IN-LIEU MAY BE REQUIRED FOR FRONTAGE ALONG GANNETT STREET IF NOT INSTALLED DUE TO DEFERRED ROADWAY IMPROVEMENTS.

PLANT LIST

STREET	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	QUAN.
GANNETT	NO	Quercus nuttallii	Nuttall oak	3"	416/40 = 10
STREET A	NO	Quercus nuttallii	Nuttall oak	3"	280/40*2 = 14
STREET B	NO	Quercus nuttallii	Nuttall oak	3"	465/40*2 = 23

SCOPE OF WORK
FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUND COVER, ANNUALS, SEED, SOD AND MULCH.

MATERIALS AND WORK
THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL WORK REQUIRED UNDER THE CONTRACT SHALL BE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER SHALL HAVE THE RIGHT TO REJECT AND SUBSTITUTE ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.

GENERAL PLANTING NOTES
1. ALL LAWN AREAS TO BE SEEDDED WITH "REBEL IV", CONFEDERATE PLUS, OR FESCO TALL TURF TYPE FESCUE.
2. ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD. NO PINE STRAW MULCH ADJACENT TO STRUCTURES.
3. PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH CODE OF ORDINANCES.
4. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY, OR MISSING PLANTS SHALL BE REPLACED WITH LOCALLY ADAPTED VEGETATION WHICH CONFORMS TO THE INITIAL PLANTING STANDARDS OF THE LANDSCAPING ORDINANCE.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES, SITE FEATURES, OR STRUCTURES.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THE REQUIRED WORK.
9. ALL PLANT BEDS SHALL BE TREATED WITH PRE-EMERGENT WEED CONTROL (I.E. TREFLAN).
10. ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.

RETAINING EXISTING VEGETATION
ALL EXISTING HEALTHY VEGETATION (NON INVASIVE TREES, SHRUBS, ETC) THAT EXISTS OUTSIDE THE PROPOSED DISTURBED AREAS OF THIS DEVELOPMENT IS TO BE RETAINED TO THE MOST PRACTICAL EXTENT POSSIBLE.

BUFFERS AND TRANSITIONAL YARDS
1. TRANSITIONAL PROTECTIVE YARDS ARE NOT REQUIRED.
2. STREET PROTECTIVE YARDS ARE NOT REQUIRED.
3. VEHICULAR SURFACE AREA PLANTINGS ARE NOT REQUIRED.
4. STREET TREES ARE PROVIDED AT 40' ON CENTER.



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C-2151



NO.	DATE	REVISION/DESCRIPTION	BY
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87	11-19-2018	Per City Comment	PCS
88	11-19-2018	Per City Comment	PCS
89	11-19-2018	Per City Comment	PCS
90	11-19-2018	Per City Comment	PCS
91	11-19-2018	Per City Comment	PCS
92	11-19-2018	Per City Comment	PCS
93	11-19-2018	Per City Comment	PCS
94	11-19-2018	Per City Comment	PCS
95	11-19-2018	Per City Comment	PCS
96	11-19-2018	Per City Comment	PCS
97	11-19-2018	Per City Comment	PCS
98	11-19-2018	Per City Comment	PCS
99	11-19-2018	Per City Comment	PCS
100	11-19-2018	Per City Comment	PCS



11/19/18

Landscape Plan
West End Townes
A Squared, LLC
Raleigh, Wake County, North Carolina



Job No. 3201
Dwg No. C8