



Administrative Approval Action

Case File / Name: SUB-0008-2023
DSLC - TRYON ROAD LUXURY TOWNHOMES

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This 1.48 acre parcel, identified as 4700 Tryon Road, is located at the northwest corner of the intersection of Tryon Road and Avent Ferry Road. The parcel is zoned R-4 and at time of subdivision approval, located in the City of Raleigh's Extraterritorial Jurisdiction (ETJ) but not within the City Limits. It is not located within a Frequent Transit Area.
- REQUEST:** The plan proposes demolishing the existing detached house and accessory structure for a conventional attached house subdivision, known as Tryon Road Luxury Townhomes. The 1.48 acre parcel will be divided into 4 lots, each for a 2-unit attached house. New Lot 1 is 11,482 square feet. New Lot 2 is 12,256 square feet. New Lot 3 is 12,988 square feet. New Lot 4 is 19,679 square feet. The new lots have access by a private driveway onto Avent Ferry Road which will run along the western property line (rear lot line) for each new lot. No vehicular access is proposed off Tryon Road.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- 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 November 2, 2023 by UYAR, BANUGUL BARUT.

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:

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

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

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

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



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

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A cross access deed agreement among proposed lots shall be reviewed by the Planning and Development Department for subsequent recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A fee-in-lieu for outstanding required infrastructure shall be paid to the City of Raleigh (UDO 8.1.10) prior to recordation of lots. Coordination and calculation of specific dimensions and rates are to be determined during the SPR review.
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities



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7. 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.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
10. 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).
11. 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).
12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

13. A public infrastructure surety for 4 street trees along Tryon Road (NCDOT) and 5 street trees along Avent Ferry Road (NCDOT) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry



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3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Tryon Road and 6 street trees along Avent Ferry Road.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: December 20, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: December 20, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* **Date:** 12/20/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

A&M VENTURE

PRELIMINARY SUBDIVISION REVIEW

RALEIGH, NC
#SUB-0008-202

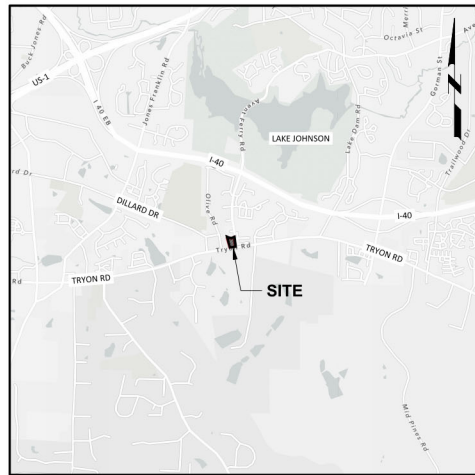
M&A PROJECT No. A05403.00

SCHEDULE OF DRAWINGS:

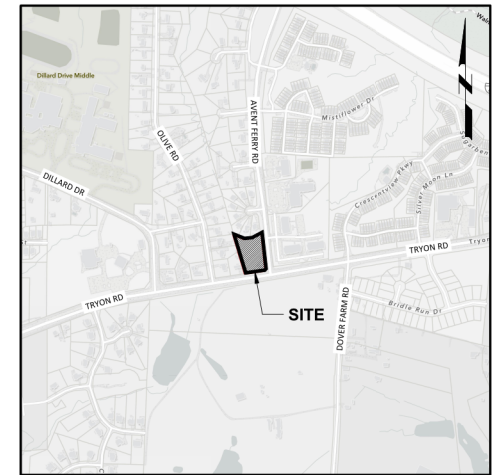
C-101	COVER SHEET
C-102	EXISTING CONDITIONS AND DEMOLITION PLAN
C-103	SUBDIVISION PLAN
C-104	SITE PLAN
C-105	GRADING AND DRAINAGE PLAN
C-106	UTILITY PLAN
C-107	STORMWATER MANAGEMENT PLAN
	SCM PLAN AND DETAILS
L-101	LANDSCAPE PLAN
D-101	UTILITY DETAILS
D-102	SITE DETAILS

REFERENCE DRAWINGS:

R-001 CANOY SURVEYING - BOUNDARY SURVEY




VICINITY MAP



LOCATION MAP

Preliminary Subdivision Application

Planning and Development Customer Service Center • 4000 Tyrone Road, Suite 400 • Raleigh, NC 27617 • 919.988.2820



INSTRUCTIONS: This form is used to submit a Preliminary Subdivision (UDO Section 10.2.3). Please check the appropriate review type and indicate the plan sheeted document. Please email all documents and your preliminary subdivision plans to info@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)

☒ Commercial Development
 ☐ Conservation Development

☐ Cottage Court
 ☐ Flag lot
 ☐ Residential Treatment Center Development

NOTE: Subdivisions may require City Council approval if a Sublot Plan Overlay or Historic Overlay District

GENERAL INFORMATION

Subdivisions/plot plan case numbers: **SC09F-014-004-2022** or **SRB-009-2023**
 Development name (subject to approval): **Millbrook Townhome Lotswormes**
 Property address: **4700 Tyrone Rd, Raleigh, NC**

Recorded Deed PIN# **0762-37-5777**

BUILDING TYPE

☐ Detached House
 ☒ Attached House
 ☐ Townhouse
 ☐ Apartment

☐ General Building
 ☐ Mixed Use Building
 ☐ Zoning Building
 ☐ Open Lot
 ☐ Other House

CURRENT PROPERTY/PLANNING/DEVELOPMENT INFORMATION

Current Property Owner Name: **Kamali Iral & Drangali Barati**
 Current Address: **228 SENECA SHORE DR HOLLY SPRING NC 27540-6042**
 Phone #: **919-517-5506** Email: **kamali.iral@gmail.com, mfangbarati@gmail.com**

Applicant Name (if different from owner. See "who can apply in instructions"). (SEE OWNER)

Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder
 Reason for application: ☐ Other

Principal name: ☐ Email: ☐

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Name (SEE OWNER INFORMATION)

Company: ☐ Title: ☐
 Address: ☐
 Phone #: ☐ Email: ☐

DEVELOPMENT TYPE - SITE DATA - ZONING INFORMATION

Gross site area: **3.44 ac.** (See Boundary Survey, Sheet 0003)
 Zoning district (if more than one, provide acreage of each):
 15.4

Overlay district:	Inside City Limits:	Yes	No	Historic District/Designated Landmark:	No
Conditional Use District (UD):	Board of Adjustment Case #:	N/A			
Case #:					

STORMWATER INFORMATION

Impervious Area (as Percent): ☐ Existing (UD 2.275) ☐ Proposed (UD 2.275) ☐ 23.48%
 Impervious Area for Concrete (includes rooftops): ☐ Existing (UD 2.275) ☐ Proposed (UD 2.275) ☐ 23.35%

NUMBER OF LOTS AND DENSITY
 # of Detached House Lots: ☐ # of Attached House Lots: ☐ 4 ☐ # of Townhouse Lots: ☐
 # of Farmland Units: ☐ # of Other Urban/Low Density, General Residential Units: ☐

Total # of Lots: ☐ 4 ☐ Total # Dwelling Units: ☐ 8
 Proposed density for each zoning district (UDO 15.2.F): ☐ 5.4 units/lot



SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160C-40.4), authorization for development approvals may be made by the applicant or the applicant's authorized agent. The applicant or the applicant's authorized agent shall be the signatory. An assessor holder may also apply for development approval for such development as is authorized by the assessor.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the authorized agents of the property owner and that they are authorized to submit this application on behalf of the property owner. The undersigned also acknowledges that the information and statements made in this application are correct and that the undersigned is not aware of any information or statements made in this application that are false or misleading. The undersigned represents and warrants in executing the development application, pursuant to N.C. Gen. Stat. § 160C-40(3).

The undersigned certifies that the information and statements made in this application are true and correct and that the undersigned will be maintained in all respects in accordance with the City of Raleigh's official subdivision regulations and in accordance with the provisions and regulations of the City of Raleigh's development documents.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-550.1), if the applicant's application is placed on hold at the request of the applicant for a period of one consecutive month or more, or if the applicant fails to respond to correspondence or official information made by the City for a period of one consecutive month or more, the undersigned agrees to pay the City the sum of \$1000.00 per month for each month that the application is placed on hold or the applicant fails to respond to correspondence in the time period prescribed in requested that they pay the new application.

Printed Name: **Kamali Iral**
 Signature: 
 Printed Name: **Drangali BARATI URU**
 Signature: 

Date: **06/19/2023**
 Date: **06/19/2023**

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raleighnc.gov

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TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LAKE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@CITYOFRALEIGH.ORG
- THE STREET, LAKE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- REQUEST A PERMIT WITH RIGHT-OF-WAY SERVICES TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST ATTEND A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- CLOSURE PLANS SHALL COMPLY WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTC);
 - PUBLIC RIGHTS-OF-WAY WITH LOCAL STANDARDS (PRAWG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
- RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC AGENCIES MUST BE AWARE OF THE NEEDS OF 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 CITY OF RALEIGH PUBLIC RIGHTS-OF-WAY ACCESSIBILITY STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTC).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE INSPECTIONS STATEMENT:

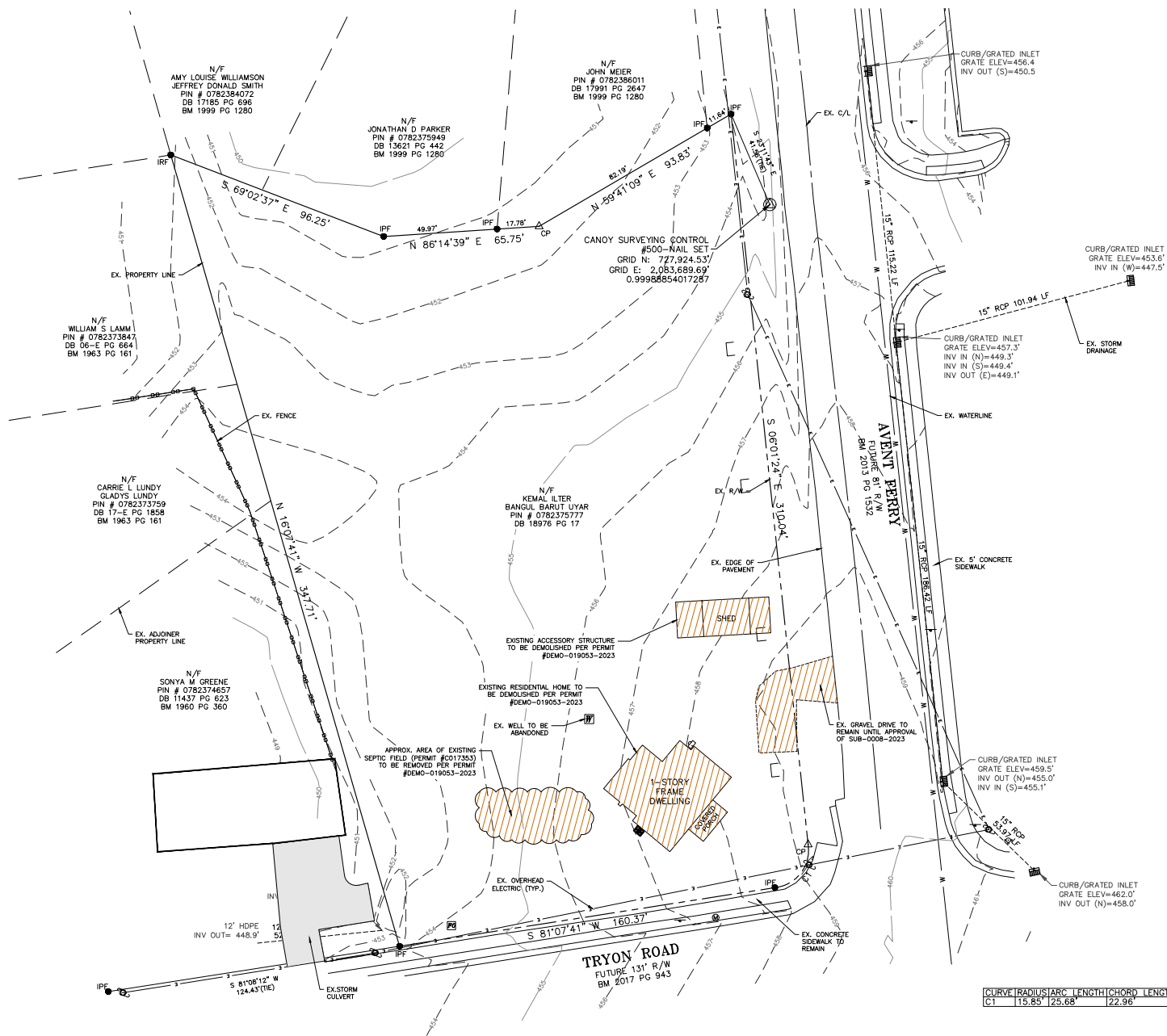
- ALL SOLID WASTE TO BE COLLECTED BY CITY OF RALEIGH SOLID WASTE SERVICES (SWS) IN ACCORDANCE WITH ALL REQUIREMENTS IN THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL.
- STANDARD 96-GALLON INDIVIDUAL RESIDENTIAL REFUSE CONTAINERS SHALL BE STORED AT A DESIGNATED PAD IN EACH DWELLING UNITS. INDIVIDUAL WASTE CONTAINERS SHALL BE ROLLED OUT TO THE CURB OF THE NEAREST RIGHT-OF-WAY.

MacCONNELL
& Associates, P. C.
501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513
P. O. BOX 129

LICENSE
No. C-1039













MORRISVILLE, NORTH CAROLINA 27560
TEL: (919) 467-1239 FAX: (919) 319-6510

FEBRUARY 15, 2023			
REVISIONS			
NO.	DATE	DESCRIPTION	SHEET
1	05/22/23	REV. PER 1ST COR COMMENTS	ALL
2	07/11/23	REV. PER 2ND COR COMMENTS	ALL
3	08/23/23	REV. PER 3RD COR COMMENTS	ALL
4	11/02/23	REV. PER 4TH COR COMMENTS	ALL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.85'	25.68'	22.96'	S 37°32'47" W	92°50'09"

LEGEND

SYMBOL LEGEND	
	PROPERTY CORNER FOUND
	CONC MONUMENT FOUND
	COMPUTED POINT
	DATUM CONTROL POINT
	SIGN
	CURB INLET
	UTILITY POLE
	ELECTRIC METER
	HVAC UNIT
	FIBEROPTIC HANDHOLE
	WELL (POTABLE)
	WATER MANHOLE

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/22/23	PER 1ST COR COMMENTS
2	07/11/23	PER 2ND COR COMMENTS
3	08/23/23	PER 3RD COR COMMENTS
4	11/02/23	PER 4TH COR COMMENTS
PROJECT MANAGER: DCB		PROJECT ENGINEER: HDB
DRAWN BY: HDB		CHECKED BY: DCB

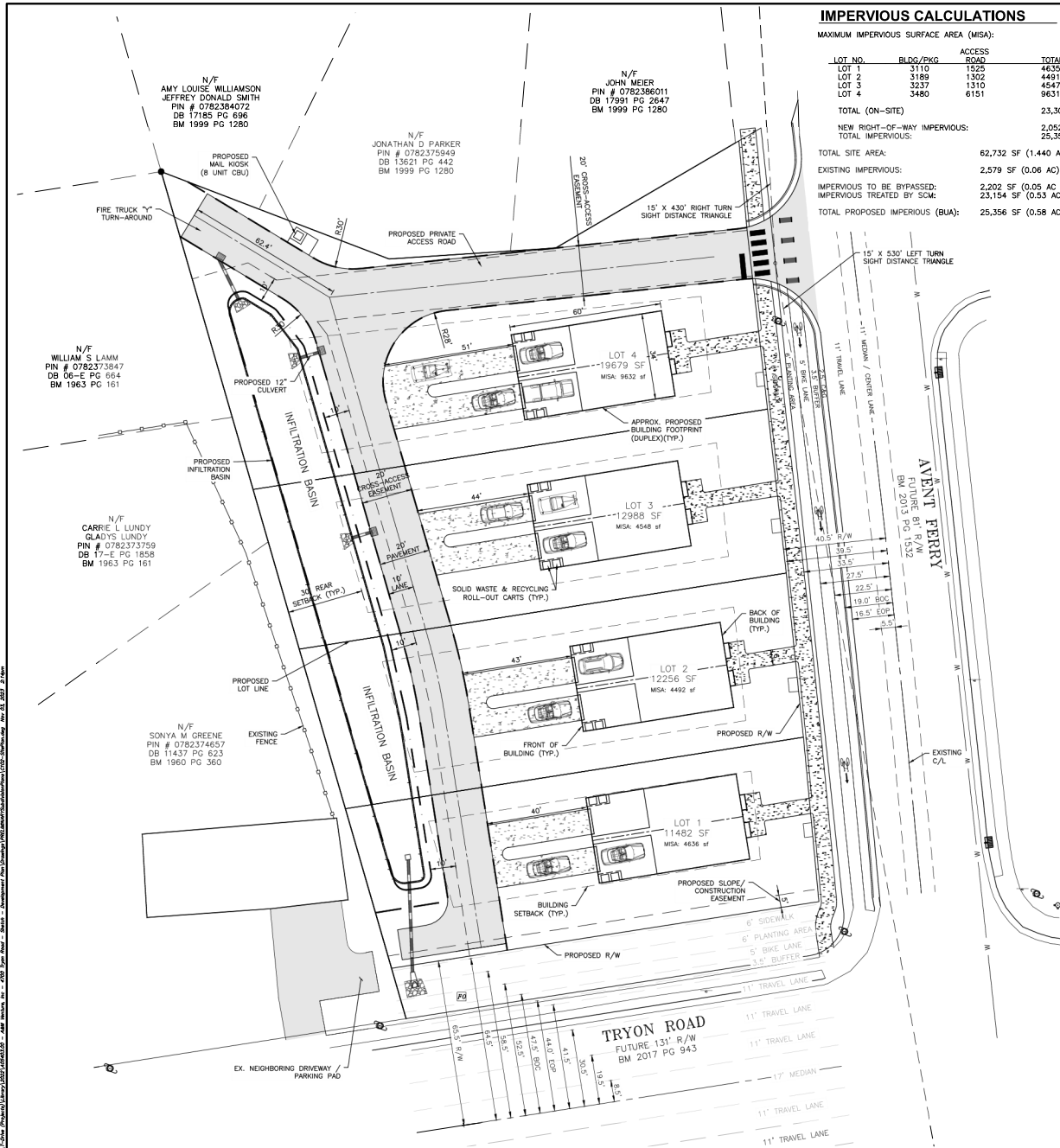
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**TRYON ROAD
LUXURY TOWNHOMES
#SUB-0008-2023

RALEIGH, NC**

PROJECT NUMBER A05403.00	DRAWING NUMBER C-101
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IMPERVIOUS CALCULATIONS

MAXIMUM IMPERVIOUS SURFACE AREA (MISA):

LOT NO.	BLDG/DRG	ACCESS	TOTAL
LOT 1	3110	1525	4635
LOT 2	3189	1302	4491
LOT 3	3237	1310	4547
LOT 4	3480	6151	9631
TOTAL (ON-SITE)			23,304 SF
NEW RIGHT-OF-WAY IMPERVIOUS:			2,052 SF
TOTAL IMPERVIOUS:			25,356 SF
EXISTING IMPERVIOUS:			2,579 SF (0.06 AC)
IMPERVIOUS TO BE BYPASSED:			2,202 SF (0.05 AC BYPASS)
IMPERVIOUS TREATED BY SCM:			25,154 SF (0.53 AC)
TOTAL PROPOSED IMPERVIOUS (BUA):			25,356 SF (0.58 AC) = 40.4%

SITE DATA SUMMARY

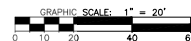
PIN#S: 0782-37-5777
 ACREAGE: 1.48 DEEDED ACRES
 1.44 ACTUAL ACREAGE (SEE BOUNDARY SURVEY; SHEET R-001)
 ADDRESS: 4700 TRYON ROAD, RALEIGH, NC 27606
 TOWNSHIP: SWIFT CREEK
 WATER SUPPLY WATERSHED: NONE
 DEVELOPMENT TYPE: ATTACHED RESIDENTIAL HOMES (DUPLX)
 PROPOSED UNITS: 8 UNITS (4 BUILDINGS)
 EXISTING ZONING: R-4
MINIMUM LOT REQUIREMENTS - R-4 ZONING
 AREA (MIN): 10,000 SF
 LOT WIDTH (MIN): 65'
 DEPTH (MIN): 100' (70' ON CUL-DE-SACS)
BUILDING SETBACKS
 PRIMARY STREET SETBACK: 20'
 SIDE STREET SETBACK: 20'
 SIDE LOT SETBACK: 10'
 REAR LOT SETBACK: 30'
MINIMUM INTERSECTION SIGHT DISTANCE:
 FOR 2-LANE DIVIDED WITH 12' MEDIAN (@ 45 MPH)
 LEFT TURN: 530 FEET
 RIGHT TURN: 430 FEET

NOTES

1. SEE C-102 FOR ALL GENERAL NOTES.

LEGEND

- 110 INDEX CONTOUR
- 105 --- INTERMEDIATE CONTOUR
- PROPERTY LINE
- ADJOINING PROPERTIES
- FENCE
- RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- EX. SANITARY SEWER
- EX. WATER LINE
- NEW SANITARY SEWER
- NEW WATER LINE
- CONCRETE DRIVEWAY
- 3" 59.5C OVER 8" ABC



NO.	DATE	DESCRIPTION
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 PROJECT ENGINEER: HDB
 DRAWN BY: HDB
 CHECKED BY: DCB

DATE: FEBRUARY 15, 2023

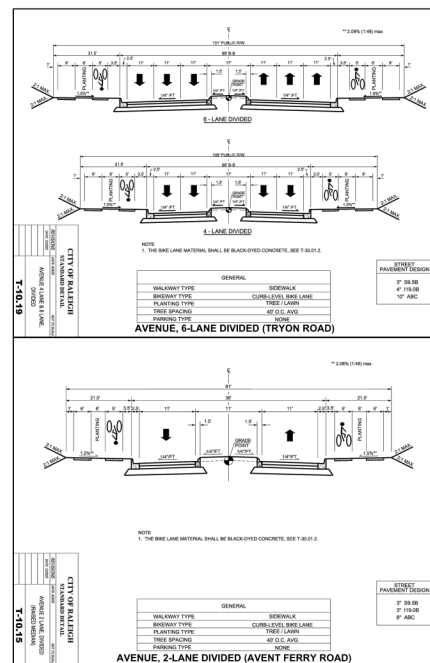
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A&M VENTURE
TRYON ROAD LUXURY TOWNHOMES
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RALEIGH, NC

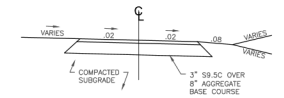
SITE PLAN

PROJECT NUMBER **A05403.00**
 DRAWING NUMBER **C-103**

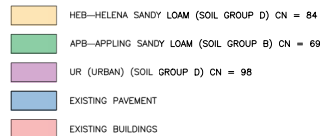


TYPICAL PRIVATE ACCESS ROAD CROSS-SECTION

NOT TO SCALE



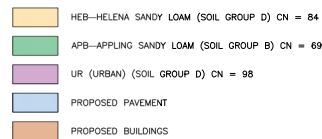
PRE-DEVELOPMENT DRAINAGE MAP



PRE-DEVELOPMENT LAND USE				
	DA-1 (sf)	DA-2 (sf)	DA-1C (ac)	DA-2 (ac)
Pervious Areas				
Group D Soils (CN = 84)	13,466	3,093	0.263	0.071
Group B Soils (CN = 69)	31,648	22,944	0.313	0.527
Urban Soils (CN = 98)	6,472	2,536	0.149	0.058
Impervious Areas				
Pave (CN = 98)	0	506	0.000	0.012
Roof (CN = 98)	0	2,073	0.000	0.048
TOTALS	31,580	31,152	0.725	0.715



POST-DEVELOPMENT DRAINAGE MAP



POST-DEVELOPMENT LAND USE						
	DA-1 (sf)	DA-2-SCM	DA-2-BYP	DA-2-1 (ac)	DA-2-SCM	DA-2-B
Previous Areas						
Group D Sols (CN = 84)	2,284	5,867	858	0.052	0.135	0.020
Group B Sols (CN = 69)	1,485	15,859	5,315	0.011	0.364	0.122
Urban Sols (CN = 98)	938	5,464	303	0.022	0.125	0.007
Impervious Areas						
Pave (CN = 98)	1,375	14,898	827	0.032	0.342	0.019
Roof (CN = 98)		8,256	0	0.090	0.190	0.000
TOTALS	5,085	50,344	7,303	0.117	1.156	0.168
		62,332			1.640	

Flow Path	Length (L) (ft)	Elevation Change (H) (ft)	Tc (min)	Tc (hour)
Pre-DA-1	280	7	2.48	0.04
Pre-DA-2	196	8	1.56	0.03
Post-DA-1	75	3	0.75	0.01
Post-DA-2	178	5	1.67	0.03
Post-DA-3	173	6	1.51	0.03

Note: If Tc < 5.00 minutes, use Tc = 0.08 hours.

Modified Kirpich Equation:

$$T_c = \frac{\left(\frac{L^3}{H}\right)^{0.385}}{128} =$$

T_c = time of concentration

L = total length of flow path

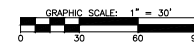
H = elevation change

NOTES

1. SEE C-102 FOR ALL GENERAL NOTES.
2. SEE STORMWATER REPORT FOR SUPPORTING CALCULATIONS.

LEGEND

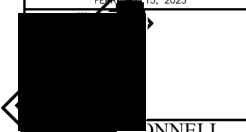
- 110 — INDEX CONTOUR
 — 105 — INTERMEDIATE CONTOUR
 — — — — — PROPERTY LINE
 — — — — — ADJOINING PROPERTIES
 — ○ — ○ — FENCE
 — — — — — RIGHT-OF-WAY
 — — — — — EX. RIGHT-OF-WAY
 — 35 — EX. SANITARY SEWER
 — W — EX. WATER LINE
 — 35 — NEW SANITARY SEWER
 — W — NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
1	05/22/23	PER 1ST COR COMMENTS
2	07/11/23	PER 2ND COR COMMENTS
3	08/23/23	PER 3RD COR COMMENTS
4	11/02/23	PER 4TH COR COMMENTS

PROJECT MANAGER: DCB	PROJECT ENGINEER: HDB
DRAWN BY: HDB	CHECKED BY: DCB

DATE:
FEBRUARY 15, 2023



 **MacCONNELL**
& Associates, P. C.
501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513
P.O. BOX 129
MORRISVILLE, NORTH CAROLINA 27560
TEL: (919) 467-1239 FAX: (919) 319-6510
LICENSE
No. C-1039

A&M VENTURE

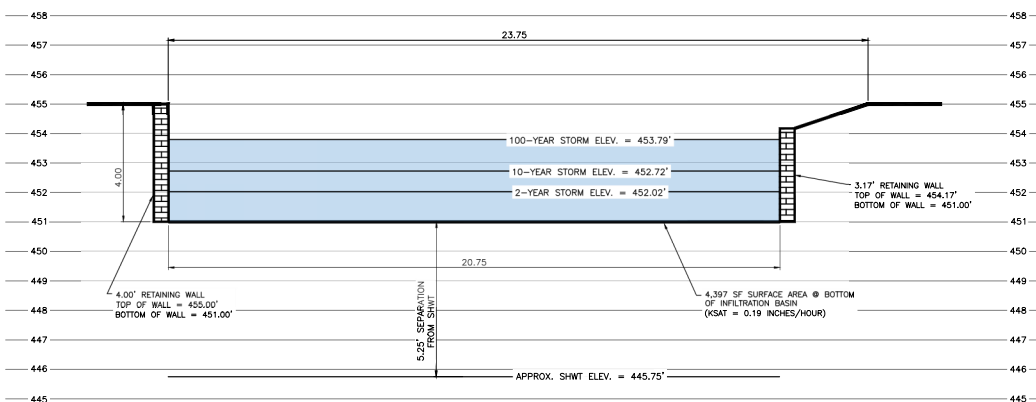
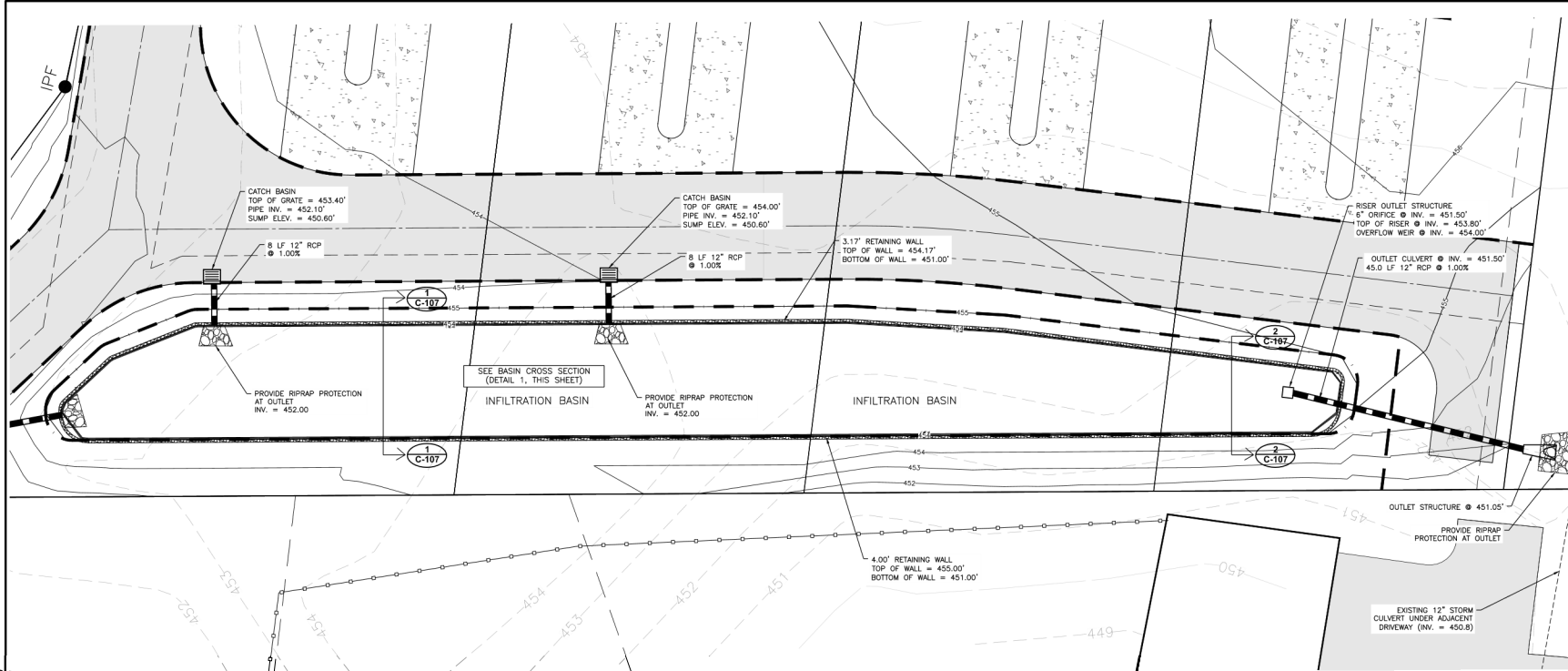
**TRYON ROAD
LUXURY TOWNHOMES
#SUB-0008-2023**

RALEIGH, NC

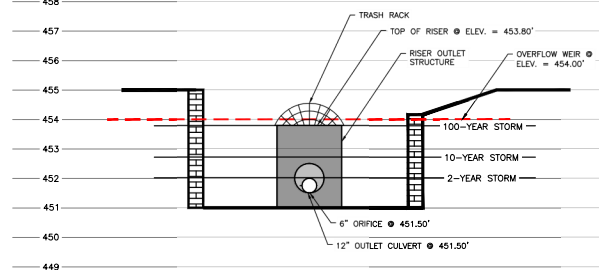
STORMWATER MANAGEMENT PLAN

PROJECT NUMBER
A05403.00

DRAWING NUMBER
C-106



1 C-107 CROSS-SECTION
NOT TO SCALE



2 C-107 RISER OUTLET STRUCTURE DETAIL
NOT TO SCALE

NOTES

1. SEE C-102 FOR ALL GENERAL NOTES.

LEGEND

---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	ADJOINING PROPERTIES
---	FENCE
---	RIGHT-OF-WAY
---	EX. RIGHT-OF-WAY
---	EX. SANITARY SEWER
---	EX. WATER LINE
---	NEW SANITARY SEWER
---	NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
1	05/22/23	PER 1ST COR. COMMENTS
2	07/11/23	PER 2ND COR. COMMENTS
3	08/23/23	PER 3RD COR. COMMENTS
4	11/02/23	PER 4TH COR. COMMENTS

PROJECT MANAGER:	PROJECT ENGINEER:
DCB	HDB
DRAWN BY:	CHECKED BY:
HDB	DCB

DATE: 11/15, 2023

MACCONNELL & Associates, P. C.
501 CASCADE POINTE LANE, SUITE 103
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No. C-1039 TEL: (919) 467-1239 FAX: (919) 319-6510

A&M VENTURE
TRYON ROAD
LUXURY TOWNHOMES
#SUB-0008-2023
RALEIGH, NC

SCM PLAN AND DETAILS

PROJECT NUMBER	DRAWING NUMBER
A05403.00	C-107

[illegible]

STREET TREE PLANTING NOTES:

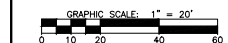
1. ANY PROPOSED STREET TREE PLANTING SHALL BE LOCATED AT A MINIMUM OF 5 FT FROM ANY STORM PIPE, UTILITY BOX, WATER METER AND UTILITY LINE CONNECTION AND APPROXIMATELY 10 FT FROM ANY DRIVEWAY.
2. WHERE OVERHEAD POWER LINES ARE WITHIN 15 FT OF PROPOSED STREET TREE LOCATION, PROPOSED PLANTINGS SHALL BE 1.5-INCH CALIPER SINGLE STEM UNDERSTORY TREES AT 20 FEET ON CENTER SPACING PER UDO 8.4.1.D.
3. WHERE OVERHEAD POWERLINES ARE NOT PRESENT, PROPOSED PLANTINGS SHALL BE A 3" CALIPER LARGE MATURING TREE SPECIES SPACED AT 40 FT ON CENTER. UTILITY LINES ALONG TRYON ROAD ARE COMMUNICATION LINES, SO A LARGE MATURING SPECIES IS REQUIRED ALONG TRYON ROAD.

NOTES

1. SEE C-102 FOR ALL GENERAL NOTES.
2. THIS PRELIMINARY LANDSCAPE PLAN HAS BEEN APPROVED BY THE NCDOT ROADSIDE ENVIRONMENTAL UNIT.

LEGEND

- 110 — INDEX CONTOUR
 — 108 — INTERMEDIATE CONTOUR
 — — — PROPERTY LINE
 — — — ADJOINING PROPERTIES
 ○ — ○ FENCE
 — — — RIGHT-OF-WAY
 - - - EX. RIGHT-OF-WAY
 SS EX. SANITARY SEWER
 W EX. WATER LINE
 SS NEW SANITARY SEWER
 W NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
1	05/22/23	PER 1ST COR COMMENTS
2	07/11/23	PER 2ND COR COMMENTS
3	08/23/23	PER 3RD COR COMMENTS
4	11/02/23	PER 4TH COR COMMENTS

PROJECT MANAGER: DCB	PROJECT ENGINEER: HDB
DRAWN BY: HDB	CHECKED BY: DCB

DATE:
FEBRUARY 15, 2023




 **MacCONNELL**
& Associates, P. C.
501 CASCADE POINTE LANE, SUITE 10
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LICENSE
No. C-1039

	A&M VENTURE
--	-------------

TRYON ROAD
LUXURY TOWNHOMES
#SUB-0008-2023

RALEIGH, NC

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LANDSCAPE PLAN

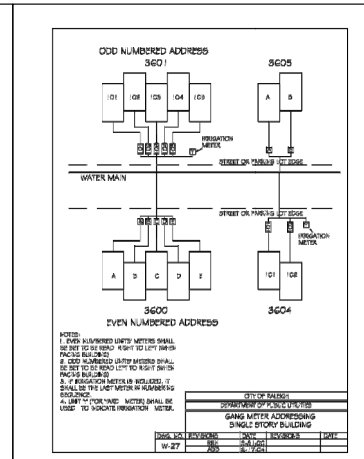
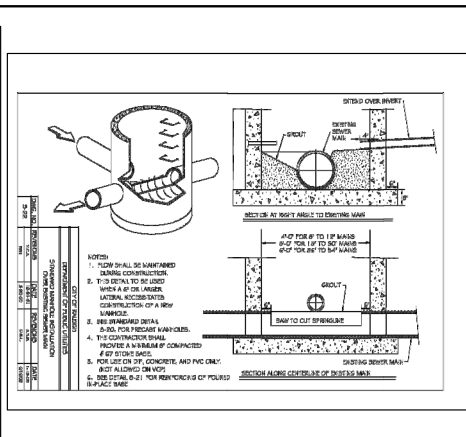
PROJECT NUMBER A05403.00	DRAWING NUMBER L-101
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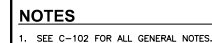
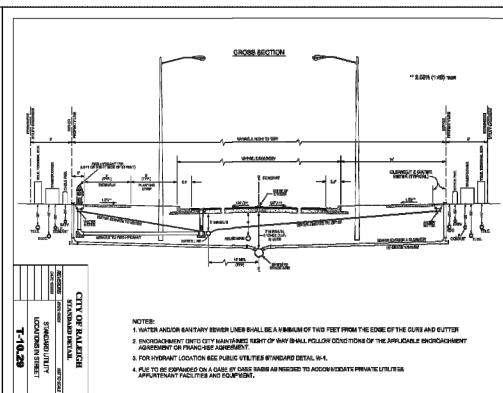
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NOTES:

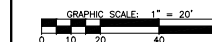
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL, OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH	
STANDARD DETAIL.	
REVISIONS	DW-6000
A(2019)	
	TREE PLANTING D
	TPP-03





— 110 —	INDEX CONTOUR
— 105 —	INTERMEDIATE CONTOUR
————	PROPERTY LINE
————	ADJOINING PROPERTIES
○ — ○	FENCE
- - - -	RIGHT-OF-WAY
- - - -	EX. RIGHT-OF-WAY
— SS —	EX. SANITARY SEWER
— W —	EX. WATER LINE
— SS —	NEW SANITARY SEWER
— W —	NEW WATER LINE



REVISIONS		
NO.	DATE	DESCRIPTION
1	05/22/23	PER 1ST COR COMM
2	07/11/23	PER 2ND COR COMM
3	08/23/23	PER 3RD COR COMM
4	11/02/23	PER 4TH COR COMM

PROJECT MANAGER: DCB	PROJECT ENGINEER: HDB
DRAWN BY: HDB	CHECKED BY: DCB

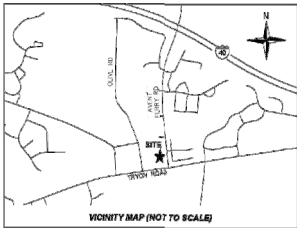
DATE: FEB 15 2023

 **NNELL**
& Associates, P. C.
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P.O. BOX 129
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A&M VENTURE
TRYON ROAD
LUXURY TOWNHOMES
#SUB-0008-2023
RALEIGH, NC

SITE DETAILS

PROJECT NUMBER A05403.00	DRAWING NUMBER D-102
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GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. MEASUREMENTS FOR THIS SURVEY ARE BASED ON HORIZONTAL DISTANCES.
3. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
4. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS SUBJECT TO ANY FUTURE ADJUSTMENTS WHICH MAY BE REQUIRED BY A FULL AND ACCURATE TITLE SEARCH.
6. SURFACE ELEVATIONS ARE REPORTED TO THE NEAREST TENTH OF A FOOT.
7. SURFACE ELEVATIONS ARE REPORTED TO THE NEAREST TENTH OF A FOOT.
8. THIS SURVEY IS SUBJECT TO ANY FUTURE ADJUSTMENTS WHICH MAY BE REQUIRED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS SHOWN BY F.A.A. FARM COMMUNITY PANEL 4372072800K DATED 7/19/2002.

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY WHICH WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR. THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR. THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR. THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A PROFESSIONAL SURVEYOR.

THIS SURVEY WAS COMPLETED ON THE 15th DAY OF October, 2008.
Adam R. Canby, PLS 1-10787

SURVEY CONTROL / GRID TIE NOTES

1. CLASS OF SURVEY: CLASS A
2. INSTRUMENTS USED: DTM
3. SURVEY METHOD: REAL TIME NETWORK (RTN)
4. DATE OF SURVEY: 10/22/2008
5. DATUM: NAD 83
6. GRID SYSTEM: NAD 83
7. FUNDAMENTAL POINTS: 10
8. GRID SYSTEM: NAD 83
9. FUNDAMENTAL POINTS: 10
10. GRID SYSTEM: NAD 83

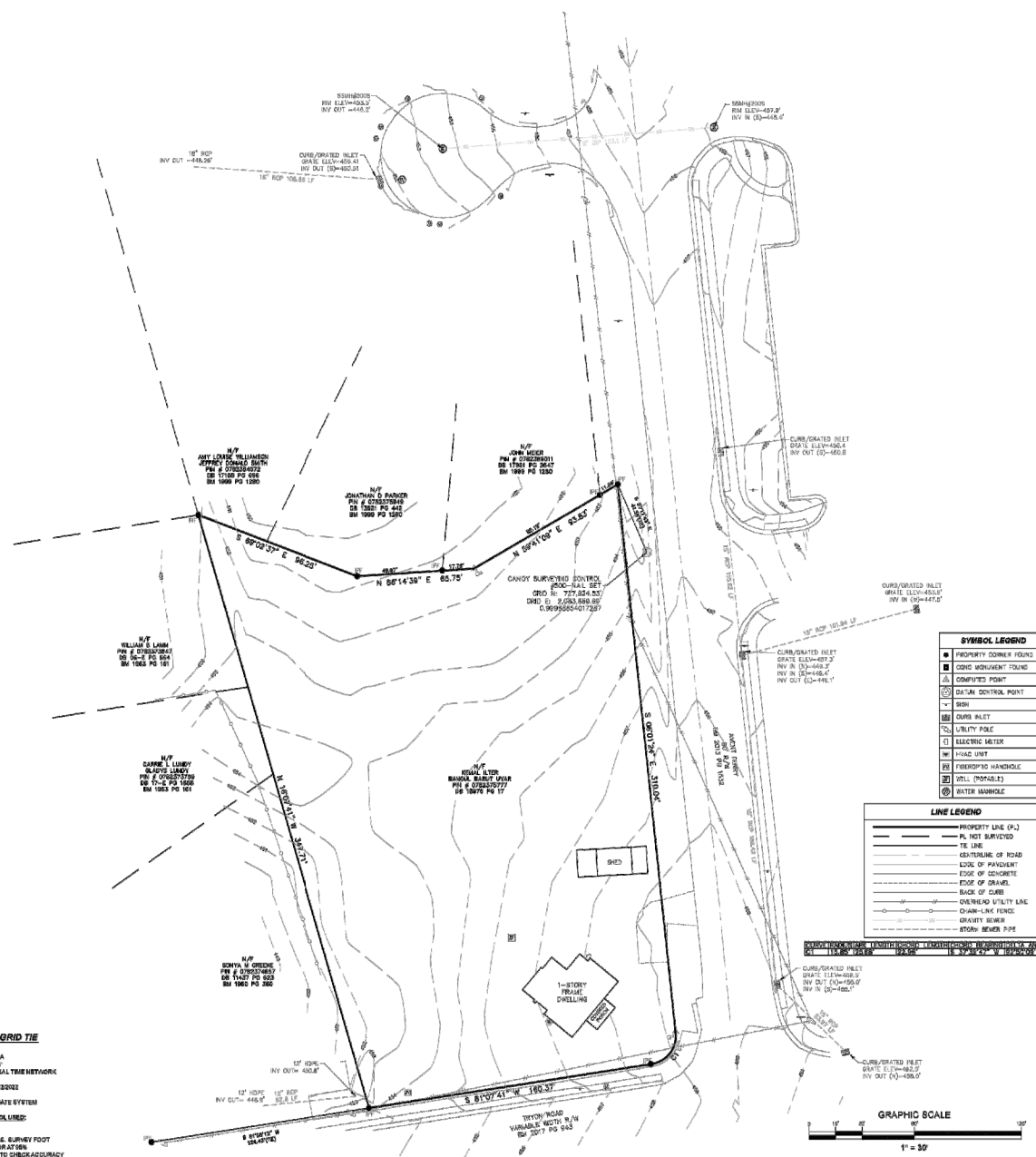


CLIENT NAME
270 MAISON BLVD
NEW YORK, NY 10016
C12 430-3100

CANYO SURVEYING
1154 SHONOLE LANE
STEM, NC 27581
PHONE (984) 377-2626

TOPOGRAPHIC SURVEY
4700 TRYON ROAD
RALEIGH NC
WAKE COUNTY - SWIFT CREEK TOWNSHIP - RALEIGH, NC

DATE OF SURVEY: 10/22/2008
SCALE: 1" = 50'
DRAWN BY: AND
CHECKED BY: ADAM R. CANBY, PLS
PROJECT: 4700 TRYON RD
SHEET: 1/1



SYMBOL LEGEND	
[Symbol]	PROPERTY CORNER FOUND
[Symbol]	CONCRETE CORNER FOUND
[Symbol]	COMPUTED POINT
[Symbol]	DATUM CONTROL POINT
[Symbol]	BIOSH
[Symbol]	CURB INLET
[Symbol]	UTILITY POLE
[Symbol]	ELECTRIC METER
[Symbol]	ROAD CUT
[Symbol]	TRUCKSTOP HANDHOLE
[Symbol]	WELL (POSSIBLE)
[Symbol]	WATER MANHOLE

LINE LEGEND	
[Line Style]	PROPERTY LINE (P-L)
[Line Style]	PL NOT SURVEYED
[Line Style]	TE LINE
[Line Style]	ENTRANCE OF ROAD
[Line Style]	EDGE OF PAVEMENT
[Line Style]	EDGE OF CONCRETE
[Line Style]	EDGE OF DRIVE
[Line Style]	BACK OF CURB
[Line Style]	OVERHEAD UTILITY LINE
[Line Style]	CHAIN-LINE FENCE
[Line Style]	GRAVITY SEWER
[Line Style]	STONY SEWER PIPE

