

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

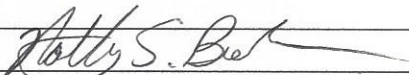
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): 500 Rawls Drive Towns			
Property Address(es): 500 Rawls Dr., Raleigh, NC 27610			
Recorded Deed PIN(s): 1723179370			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: BECKER INTEREST GROUP	Owner/Developer Name and Title: Susan & Massood Hoomani
Address: 764 Crabtree Crossing Parkway, Cary, NC 27513	
Phone #: 919-889-0059	Email: nathan@bigrealtyco.com
APPLICANT INFORMATION	
Company: Pabst Design Group, PA	Contact Name and Title: Adam Oestman (Site Designer)
Address: 107 Fayetteville St. Raleigh, NC 27601	
Phone #: 919.848.4399	Email: aoestman@pabstdesign.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 7.86 Acres	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: None	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 4.41 Square Feet: 192,104
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached NONE Attached 60
Total # of single-family lots: NONE	
Proposed density for each zoning district (UDO 1.5.2.F): 7.56 DU/AC	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 62	

SIGNATURE BLOCK	
<p>I hereby designate <u>PABST DESIGN GROUP, PA</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.</p>	
Signature: 	Date: 3/12/2021
Printed Name: NATHAN BECKEN	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

TIER 3 - PRELIMINARY SUBDIVISION PLAN FOR:
500 RAWLS DRIVE TOWNS
RALEIGH, NORTH CAROLINA

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DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): 500 Rawls Drive Towns

Property Address(es): 500 Rawls Dr., Raleigh, NC 27610

Recorded Deed PIN(s): 1723179370

What is your project type? ☐ Single family ☒ Townhouse ☐ Apartment ☐ Non-residential ☐ Other ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form

Company: Becker Interest Group, Inc. Owner/Developer Name and Title: Susan & Massood Hoomani
Address: 764 Crabtree Crossing Parkway, Cary, NC 27513
Phone #: 919-889-0059 Email: nathan@bgsrealtyco.com

APPLICANT INFORMATION

Company: Pabst Design Group, PA Contact Name and Title: Adam Oestman (Site Designer)
Address: 107 Fayetteville St., Raleigh, NC 27601
Phone #: 919.848.4399 Email: a.oestman@pabstdesign.com

Continue to page 2 >>

Page 1 of 2

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VICINITY MAP
1" = 500'

SITE DATA TABLE	
DEVELOPER:	BECKER INTEREST GROUP, INC. 2452 OXFORD ROAD RALEIGH, NC 27608 (O) 919.889.0059
OWNER(S):	HOOMANI, MASSOOD & SUSAN 764 CRABTREE CROSSING PARKWAY CARY, NC 27513
PIN(S):	1723-17-9370
EXISTING ZONING:	RESIDENTIAL-10 (R-10)
EXISTING USE:	VACANT
PARCEL AREA:	7.86 ACRES; 342,404 SF
PROPOSED USE:	MULTI-UNIT LIVING
BLDG TYPE:	TOWNHOUSE
DEVELOPMENT OPTION:	CONVENTIONAL
PROPOSED # OF DWELLING UNITS:	59
PROPOSED # OF HOA MAINTAINED OPEN LOTS:	2
PROPOSED # OF TOTAL LOTS:	61
NET SITE AREA/UNIT (MIN.):	3,000 SF
SITE AREA/UNIT PROVIDED:	4,645.23 SF
WATERSHED:	CRABTREE CREEK
ADDITIONAL OVERLAY:	NONE
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720172300J DATED MAY 2, 2006.
TREE CONSERVATION:	REQUIRED: 0.629 ACRES (10% OF NET SITE AREA; GROSS MINUS RIGHT OF WAY DEDICATION) PROPOSED: PRIMARY - 0.270 ACRES SECONDARY - 0.476 ACRES TOTAL: 0.746 ACRES (11.85%)
RIGHT-OF-WAY DEDICATION:	INTERNAL ROADWAYS: AREA = 65,754.49 SF (1.510 ACRES) RAWLS DRIVE: AREA = 2,580.79 SF (0.059 ACRES)
IMPERVIOUS AREA:	PRE-DEVELOPED IMPERVIOUS = 0 SF (0.00 ACRES) POST-DEVELOPED ONSITE IMPERVIOUS = 148,796 SF (3.42 ACRES)
OUTDOOR AMENITY AREA:	REQUIRED: 10% OF NET SITE AREA, NET SITE AREA = 274,068.55 SF 274,068.55 SF X 10% = 27,406.86 SF REQUIRED PROVIDED: AREA 1 = 23,892 SF AREA 2 = 4,526 SF 28,418 SF PROVIDED (10.37 %)
SITE DIMENSIONS:	NET SITE AREA/UNIT (MIN): 3,000 SF WIDTH (MIN): 45'
LOT DIMENSIONS:	AREA (MIN): N/A WIDTH (MIN): 16'
BUILDING/STRUCTURE SETBACKS:	PRIMARY STREET (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN.): 6' REAR LOT LINE (MIN): 20'
PARKING SETBACKS:	PRIMARY STREET (MIN): 20' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN): 0' REAR LOT LINE (MIN): 3'
MAX. PRINCIPAL BLDG HEIGHT:	45' / 3 STORIES
# BEDROOMS PER UNIT:	3 BEDROOMS (ALL TOWNHOME UNITS)
PARKING:	TOWNHOUSE (22 UNITS W/ 2-CAR GARAGES, 2-CAR DRIVEWAY) REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT) PROVIDED: 4 SPACES PER UNIT (2-CAR GARAGE, 2-CAR DRIVEWAY) REQUIRED: 44 SPACES PROVIDED: 88 SPACES TOWNHOUSE (37 UNITS W/ 1-CAR GARAGE, 1-CAR DRIVEWAY) REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT) PROVIDED: 2 SPACES PER UNIT (1-CAR GARAGE, 1-CAR DRIVEWAY) REQUIRED: 74 SPACES PROVIDED: 74 SPACES TOTAL TOWNHOUSE PARKING REQUIRED: 118 SPACES TOTAL TOWNHOUSE PARKING PROVIDED: 162 SPACES MAIL KIOSK PARKING REQUIRED: 2 SPACES (1 ADA) MAIL KIOSK PARKING PROVIDED: 2 SPACES (1 ADA) BICYCLE PARKING REQUIRED: NONE BICYCLE PARKING PROVIDED: NONE

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.
- PROPOSED TREE CONSERVATION PLAN REQUIRED BECAUSE THE TRACT IS GREATER THAN 2 ACRES, PER CITY OF RALEIGH LAND DEVELOPMENT ORDINANCE SECTION 9.1.2.
- THE PRIMARY STREET DESIGNATION: LOTS 1-9; 55-59 BEING WARREN AVENUE & LOTS 10-54 BEING UNIFY WAY.

DEVELOPMENT TYPE • SITE DATA TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 7.86 Acres
Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: None
Conditional Use District (CUD) Case # Z: N/A
Board of Adjustment (BOA) Case # A: N/A

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0 Square Feet: 0
Neuse River Buffer ☒ Yes ☐ No
Is this a flood hazard area? ☐ Yes ☒ No
If yes, please provide the following:
Alluvial soils:
Flood study:
FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached: NONE Attached: 59
Total # of single family lots: NONE
Proposed density for each zoning district (UDO 10.2.2.F): **4.645/2.3**
Per text change TC-5-20; Proposed density is 4,645.23 SF
Total # of open space and/or common area lots: NONE
Total # of requested lots: 62

SIGNATURE BLOCK

I hereby designate PABST DESIGN GROUP, PA to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: *Nathan Becker* Date: 5/7/2021
Printed Name: NATHAN BECKER
Signature: _____ Date: _____
Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

Page 2 of 2

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SOLID WASTE INSPECTIONS STATEMENT

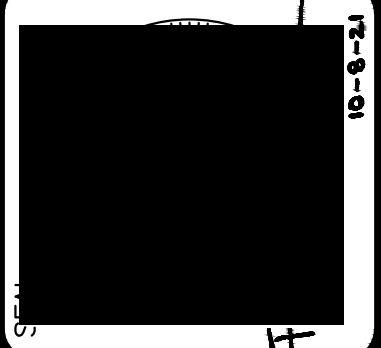
1. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. AN ALTERNATIVE SOLID WASTE COLLECTION PLAN HAS BEEN APPROVED BY THE CITY OF RALEIGH SOLID WASTE DEPARTMENT AS DETAILED BELOW:
- A. THE OWNER/TENANT OF EACH NEW SINGLE FAMILY DETACHED LOT WILL USE THE CITY'S WEEKLY SCHEDULED ROLL-OUT CURBSIDE GARBAGE AND RECYCLING COLLECTION SYSTEM. EACH HOME SHALL STORE GARBAGE/RECYCLE BINS WITHIN THE GARAGE AND/OR IN THE SIDE/REAR YARD OUT OF SIGHT FROM THE STREET.
- B. TRASH COLLECTION FOR TOWNHOMES WILL BE VIA INDIVIDUAL ROLL OUT UNITS IN THE ALLEY WAY. CONTAINERS WILL BE STORED IN GARAGE OF EACH UNIT OR WITHIN THE YARD, SCREENED FROM VIEW FROM ANY PUBLIC SPACE.
- C. THE STORAGE AND SERVICE DETAILS IN PART A & B ABOVE SHALL BE SPECIFIED WITHIN THE HOA BYLAWS.

INDEX TO PLANS

C-0.0	COVER SHEET
C-1.0	BOUNDARY SURVEY
C-2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.1	SITE LAYOUT PLAN
C-2.2	FIRE APPARATUS ACCESS PLAN
C-2.2	CODE COMPLIANCE EXHIBITS SHEET
C-3.0	UTILITY PLAN
C-4.0	GRADING AND STORM DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-2.0	LEVEL SPREADER DETAIL SHEET
T-1.0	TREE CONSERVATION AREA PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAIL SHEET

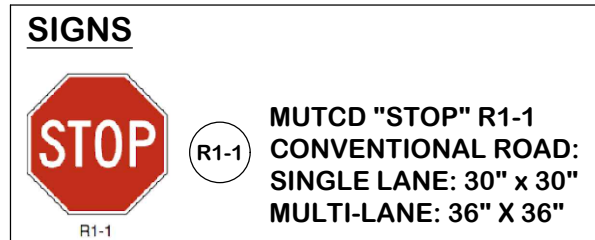
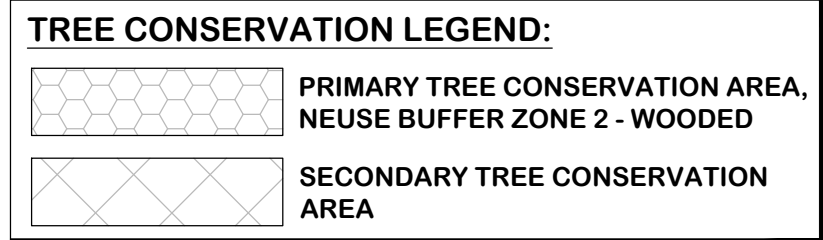
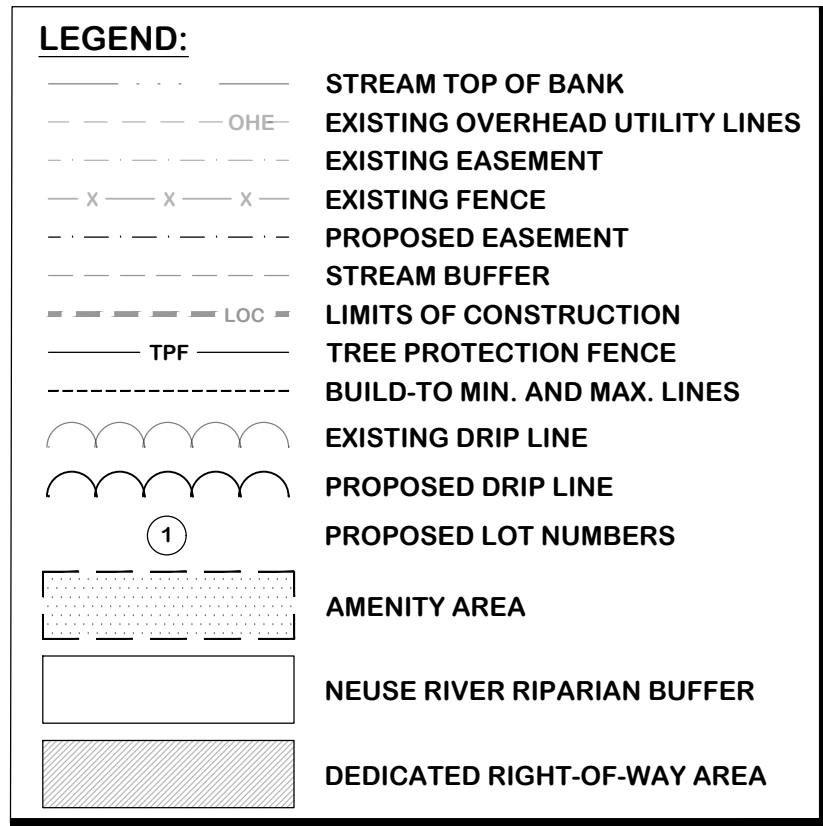
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

OWNERS: HOOMANI, SUSAN & MASSOOD 764 CRABTREE CROSSING PARKWAY CARY, NC 27513	DEVELOPER: BECKER INTEREST GROUP, INC. 2452 OXFORD ROAD RALEIGH, NC 27608 TEL: 919.438.3329
CIVIL ENGINEER: PABST DESIGN GROUP, PA 107 FAYETTEVILLE STREET, SUITE 200 RALEIGH, NC 27601 TEL: 919.848.4399 FAX: 919.848.4395 E-MAIL: dpabst@pabstdesign.com	SURVEYOR: CDK GEOMATICS, P.C. 1340 SE MAYNARD RD, SUITE 204 CARY, NC 27511 TEL: 919.535.3225 E-MAIL: info@cdk-geo.com



NO.	REVISION	DATE
1	REVISED PER COR COR COMMENTS	8/20/21
2	REVISED PER COR COMMENTS	10/8/21
3	REVISED PER COR COMMENTS	

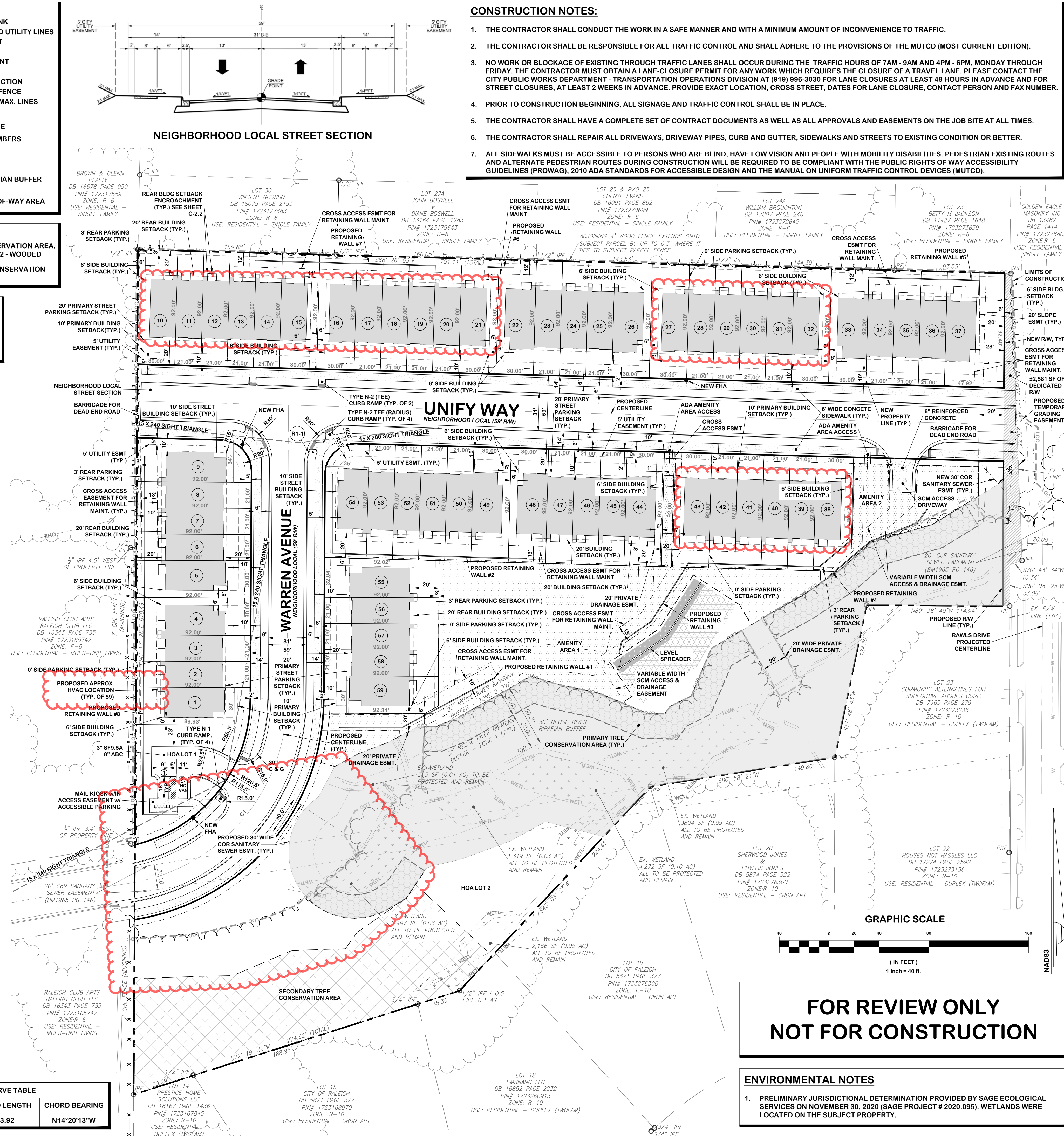
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LOT SIZES AND MISA			
Lot #	Area (SF)	Area (AC)	MISA OF SF (%)
Lot 1	2748	0.06	69%
Lot 2	1932	0.04	69%
Lot 3	1932	0.04	69%
Lot 4	2760	0.06	69%
Lot 5	2760	0.06	69%
Lot 6	1932	0.04	69%
Lot 7	1932	0.04	69%
Lot 8	1932	0.04	69%
Lot 9	3034	0.07	69%
Lot 10	2854	0.07	69%
Lot 11	1932	0.04	69%
Lot 12	1932	0.04	69%
Lot 13	1932	0.04	69%
Lot 14	1932	0.04	69%
Lot 15	2760	0.06	69%
Lot 16	2760	0.06	69%
Lot 17	1932	0.04	69%
Lot 18	1932	0.04	69%
Lot 19	1932	0.04	69%
Lot 20	1932	0.04	69%
Lot 21	2760	0.06	69%
Lot 22	2760	0.06	69%
Lot 23	1932	0.04	69%
Lot 24	1932	0.04	69%
Lot 25	1932	0.04	69%
Lot 26	2760	0.06	69%
Lot 27	2760	0.06	69%
Lot 28	1932	0.04	69%
Lot 29	1932	0.04	69%
Lot 30	1932	0.04	69%
Lot 31	1932	0.04	69%
Lot 32	2760	0.06	69%
Lot 33	2760	0.06	69%
Lot 34	1932	0.04	69%
Lot 35	1932	0.04	69%
Lot 36	1932	0.04	69%
Lot 37	4313	0.10	69%
Lot 38	2715	0.06	69%
Lot 39	1932	0.04	69%
Lot 40	1932	0.04	69%
Lot 41	1932	0.04	69%
Lot 42	1932	0.04	69%
Lot 43	2760	0.06	69%
Lot 44	2760	0.06	69%
Lot 45	1932	0.04	69%
Lot 46	1932	0.04	69%
Lot 47	1932	0.04	69%
Lot 48	2760	0.06	69%
Lot 49	2760	0.06	69%
Lot 50	1932	0.04	69%
Lot 51	1932	0.04	69%
Lot 52	1932	0.04	69%
Lot 53	1932	0.04	69%
Lot 54	3033	0.07	69%
Lot 55	2854	0.07	69%
Lot 56	1932	0.04	69%
Lot 57	1932	0.04	69%
Lot 58	1932	0.04	69%
Lot 59	2727	0.06	69%
HOA LOT 1	6122	0.14	N/A
HOA LOT 2	12934	2.97	N/A

ROAD ALIGNMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.76'	N81°17'47"E
L2	227.20'	N00°45'26"E
L3	688.54'	S89°14'34"E

ROAD ALIGNMENT CURVE TABLE			
CURVE #	RADIUS	LENGTH	CHORD BEARING
C1	150.00	210.85'	193.92 N14°20'13"W



SITE DATA TABLE	
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EXISTING USE:	VACANT
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PARKING SETBACKS:	PRIMARY STREET (MIN): 20' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN): 0' REAR LOT LINE (MIN): 3'
MAX. PRINCIPAL BLDG HEIGHT:	45' 7" 3 STORIES
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PARKING:	TOWNHOUSE (22 UNITS W/ 1-CAR GARAGES, 2-CAR DRIVEWAY) REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT) PROVIDED: 4 SPACES PER UNIT (2-CAR GARAGE, 2-CAR DRIVEWAY) REQUIRED: 44 SPACES PROVIDED: 88 SPACES
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TOTAL TOWNHOUSE PARKING REQUIRED:	118 SPACES
TOTAL TOWNHOUSE PARKING PROVIDED:	162 SPACES
MAIL KIOSK PARKING REQUIRED:	2 SPACES (1 ADA)
MAIL KIOSK PARKING PROVIDED:	2 SPACES (1 ADA)
BICYCLE PARKING REQUIRED:	NONE
BICYCLE PARKING PROVIDED:	NONE

LAYOUT NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NODOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMBIA AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE MUTCD MANUAL OR AS REQUIRED IN SPECIFICATIONS.
- VERIFY ALL SETBACKS WITH LOCAL CODES.
- A SEPARATE PERMIT AND APPROVAL IS REQUIRED FOR SIGNS.
- WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS A BUILDING PERMIT.
- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. SEE PLAN SHEET C-2.4 FOR PHASING PLAN. SEE PLAN SHEET C-2.5 FOR ALL EASEMENTS AND RW DEDICATION FOR PLATTING PURPOSES.
- DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
- ALL HVAC UNITS MUST AND SHALL BE SCREENED FROM PUBLIC ROW.
- ALL NEIGHBORHOOD LOCAL STREETS TO BE 59' R/W, 31' B-W WITH 6' WIDE SIDEWALK 6' OFF BOO, PER COR DETAIL T-10.11.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF PERMITTING. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

PAST DESIGN GROUP, PA
Engineering | Consulting
107 Fayetteville Street, Suite 200, Raleigh, North Carolina 27601
Phone: 919 844 4399 | Fax: 919 948 0395 | NC LICENSE NUMBER: C-3011

500 RAWLS DRIVE TOWNS
RALEIGH, WAKE COUNTY, NORTH CAROLINA

TIER 3 - PRELIMINARY SUBDIVISION PLAN
SUBDIVISION LAYOUT PLAN

DRAWING SHEET
C-2.0
PROJECT NUMBER
522-20