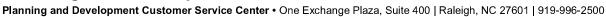
Preliminary Subdivision Application

Planning and Development





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.

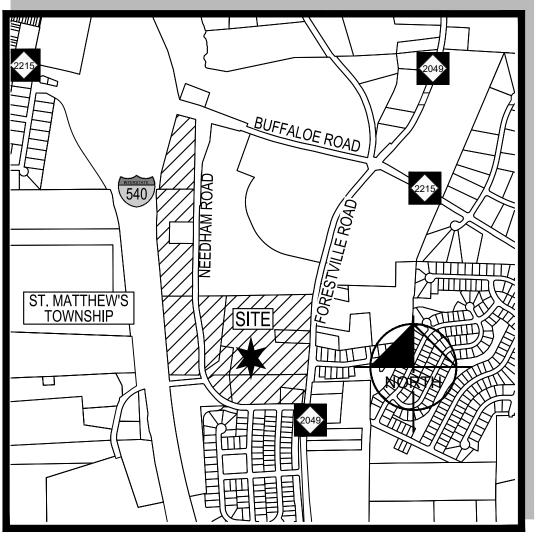
		DEVELO	PMENT TYPE (L	JDO Sed	ction 2.1.2)	
X Conver	ntional Subdivision	Compa	act Development	Co	onservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District						
			GENERAL INFO	RMATIC	N	
Scoping/sketcl	h plan case number(s	s):				
Development i	name (subject to app	roval): DR	HORTON TOWN	HOMES	@ FORESTVILLE ROAD	
Property Addre	ess(es): 0, 5136, 522	28, 5237,	5305 Needham F	Road an	d 0, 5226, 5228, 5232, 5	264 Forestville Road
Recorded Dee	Recorded Deed PIN(s): 1746109464, 1746204575, 1746208342, 1746208993, 1746302204, 1746302826, 1746303233, 1746204366, 1746201971, 1746027049					
What is your project type?	Single Apartn	-	✓ Townhou Non-resi		Other:	Attached houses
	011005			-\/=\		
					PER INFORMATION en submitting this form	
Company: DR					and Title: Jonathan Cooper	- Entitlements Manager
	Aerial Center Parkway	/, Suite 110	•		· · · · · · · · · · · · · · · · · · ·	<u> </u>
Phone #: 336-3	339-0576		Email: jcooper1@	drhorton	.com	
		<u> </u>	APPLICANT INFO	RMATI	ON	
Company:	BGE, INC.		Contact Name an	nd Title:	Javier D. Jaramillo, PE, Pro	ject Manager
			Address: 5440 Wa	ade Park	Boulevard, Suite 102, Rale	igh, NC 27607
Phone #: 919-2	hone #: 919-276-0111 Email: jjaramillo@bgeinc.com					

Continue to page 2 >>

Page 1 of 2 REVISION 02.19.21

	PE + SITE DATE TABLE all developments)
	NFORMATION
Gross site acreage: 42.36	W CHAIN TON
	ach): Residential-10-Conditional Use with SHOD-1
g var (variation state) provide state stat	Residential-10-Conditional Ose with SHOD-1
Overlay district: SHOD-1	Inside City limits?
Conditional Use District (CUD)	Board of Adjustment (BOA) Case # A-
STORMWATE	R INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.43 Square Feet: 18,884	Acres: 14.38 Square Feet: 626,474
Neuse River Buffer	Wetlands ✓ Yes No
Is this a flood hazard area?	
If yes, please provide the following:	
Alluvial soils:	======================================
Flood study:	
FEMA Map Panel #:	OTO AND DENOITY
	OTS AND DENSITY
Total # of townhouse lots: Detached Total # of single-family lots: N/A	Attached 315
Proposed density for each zoning district (UDO 1.5.2.F)	
1 Toposed defisity for each 20thing district (ODC 1.3.2.1)	7.43
Total # of open space and/or common area lots: 10	
Total # of requested lots: 325	
-	
SIGNATU	RE BLOCK
The undersigned indicates that the property owner(s) is av	vare of this application and that the proposed project
herewith, and in accordance with the provisions and regula	cts in accordance with the plans and specifications submitted ations of the City of Raleigh Unified Development Ordinance.
Javier N. Jaramillo PE	
I,WIII	serve as the agent regarding this application, and will receive and applicable documentation, and will represent the property
owner(s) in any public meeting regarding this application.	and applicable documentation, and will represent the property
Mars have and ask at the second secon	
the proposed development use. Lacknowledge that this are	s conforming to all application requirements applicable with oplication is subject to the filing calendar and submittal policy,
which states applications will expire after 180 days of inac	tivity.
Signature: Januthun January	Date: 03/24/2022
Printed Name: Jonathan Cooper	Date. 00/24/2022
Signature: And Manual Pro-	Date: 03/24/2022
Printed Name: Javjer D. Jargmijlo	DAIG. OOL TLOEE

Please email your completed application to <u>SiteReview@raleighnc.gov</u>.



SITE LOCATION MAP SCALE: 1" = 1.000'

DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR

FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS

ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE

ALL DIMENSIONS SHOWN ARE TO BACK OF CURB. UNLESS OTHERWISE STATED ON PLANS.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET

PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE,

UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE

CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO

HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO

ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF

PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.

PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO

AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR

ALL SURVEY INFORMATION PROVIDED BY BASS, NIXON AND KENNEDY INC., RALEIGH,

NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL

30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER

PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS

INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.

RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

OTHERWISE STATED ON PLANS.

TURNING RADIUS OF 28' MINIMUM.

UNDERGROUND UTILITIES.

GENERAL NOTES

ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE. WC ACCESS CURB RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH
- REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARD THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS
 - CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR

ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC

- PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING. ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. 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.

ZONING CONDITIONS PER Z-36-21 (ADOPTED 11/16/2022)

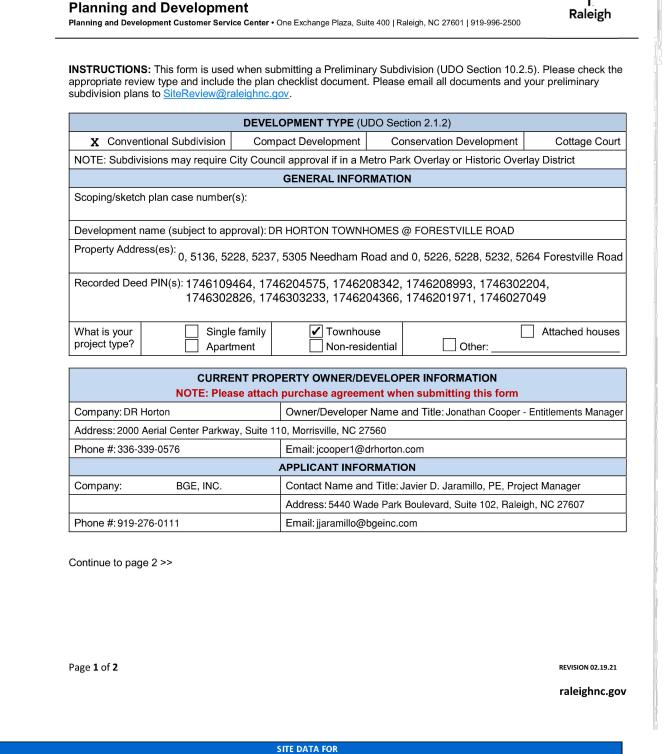
0, 5136 (PORTION), 5228, 5237, 5305 NEEDHAM ROAD, LOCATED ON ITS EAST, WEST, AND NORTH SIDES; AND 0, 5226, 5228, 5232, 5264 FORESTVILLE ROAD, LOCATED ON ITS WEST SIDE; SOUTH OF BUFFALOE ROAD; BEING WAKE COUNTY PINS 1746109464, 1746204575, 1746208342, 1746208993, 1746302204, 1746302826, 1746303233, 1746204366, 1746201971, AND 1746026062 (PORTION). APPROXIMATELY 44.7 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT-1 (R-10-CU W/ SHOD-1).

CONDITIONS DATED: OCTOBER 1, 2021

- PROHIBITED USES. THE FOLLOWING PRINCIPAL USES, IF OTHERWISE ALLOWED IN THE R-10 DISTRICT, SHALL BE PROHIBITED USES ON THE PROPERTY: BOARDINGHOUSE, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY, BED AND BREAKFAST, HOSPITALITY HOUSE
- RESPONSE: SUB-0027-2022 IS IN COMPLIANCE WITH THE PROHIBITED USES. THE PROPOSED USE FOR THE SUBDIVISION IS RESIDENTIAL TOWNHOMES.
- THERE SHALL BE NO MORE THAN 315 RESIDENTIAL DWELLING UNITS ON THE PROPERTY.
- RESPONSE: THE PROPOSED UNIT COUNT FOR SUB-0027-2022 IS 315. THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.
- RESPONSE: THE PROPOSED USE FOR SUB-0027-2022 IS RESIDENTIAL TOWNHOMES, APARTMENT BUILDINGS ARE NOT PROPOSED FOR THE SUBDIVISION.
- NO INDIVIDUAL TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SEVEN (7) DWELLING UNITS
- RESPONSE: SUB-0027-2022 IS IN COMPLIANCE SINCE NONE OF THE PROPOSED TOWNHOME BUILDINGS EXCEED SEVEN (7) DWELLING.

SOLID WASTE INSPECTION STATEMENT

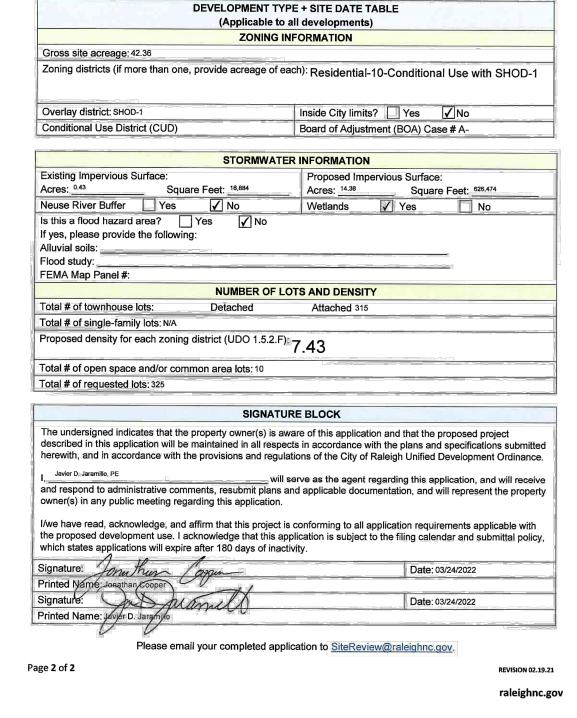
- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE
- AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD. ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.
 - FIRE COMPLIANCE STATEMENT
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 13R); NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 300 FEET OF ONE ANOTHER; AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5, DETAIL WILL BE PROVIDED IN SPR REVIEW PLANS.



Preliminary Subdivision Application

		SITE	DATA FOR					
	FOR		OAD TOW					
		DATE	09/02/2022	!				
SITE	DATA							
XIST	ING ADDRESSES:	0, 5136 (PORTION), !	5228, 5237, 5305 NEED	DHAM RD, ST M	ATTHEWS TOWNSHIP, NC		
				5264 FORESTVILLE RD				
PINS (S):		1746-10-9464, 1746-20-1971, 1746-20-4366, 1746-20-4575, 1746-02-7049						
		1746-20	8342, 1 746-	20-8993, 1746-30-220	4, 1746-30- 2826	, 1746-30-3233		
ZONI	NG(S):	R-10-CU	WITH SHOD)-1				
	RLAY DISTRICT:			OVERLAY DISTRICT-1 (SHOD-1)			
OVERALL SITE GROSS ACREAGE (TOTAL) (FROM GIS):		66.48 AC						
OVERALL SITE GROSS ACREAGE (TOTAL)(FROM SURVEY):		63.26	AC					
SITE GROSS ACREAGE OF PARCEL WEST OF HIGHWAY I-540 (BOUNDARY SURVEY PENDING RECORDATION)		20.00	۸.					
(BOUNDARY SURVEY PENDING RECORDATION) OVERALL SITE GROSS ACREAGE (TOTAL):		20.90 42.36	AC AC	1845201.60	SF			
OVERALL SITE GROSS ACREAGE (TOTAL): TOTAL FRONTAGE (PROPOSED RIGHT OF WAY DEDICATION):		0.73	AC	31798.80	SF			
ONSI	TE PUBLIC ROADS (PROPOSED RIGHT OF WAY DEDICATION):	8.42	AC	366775.20	SF			
	RALL SITE NET ACREAGE:	33.21	AC	1446627.60	SF			
	ING USE:			GLE FAMILY RESIDENT				
PROP	POSED USE:	TOWNH						
PROP	OSED BEDROOMS PER UNIT:		3					
PROP	POSED LOTS FOR SUBDIVISION:		· ·					
	HOA LOT:		7					
	TOWNHOMES:		15					
	TOTAL LOTS:		22	2022 -				
	ING IMPERVIOUS AREA:	0.71	AC	30927.6	SF			
	POSED ONSITE IMPERVIOUS AREA: POSED ON SITE IMPERVIOUS (%):	18.53 43.74	AC %	807166.8	SF			
KOP	OSED ON SITE IMPERVIOUS (%):	45.74		JIRED		PROVIDED		
۱1	NET SITE AREA/UNIT (MIN): NET SITE AREA EXCLUDING R/W							
	DIVIDED BY # OF TOWNHOUSE UNITS			3.000 SF	4.592 SF			
	DIVIDED BY # OF TOWNHOUSE UNITS WIDTH (MIN)			3,000 SF 45 FT	4,592 SF 88 FT			
	DIVIDED BY # OF TOWNHOUSE UNITS WIDTH (MIN)		109		•			
42	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN)			45 FT	•	194,277.60 SF		
A2 A3 B	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF)	88 FT 4.46 AC	194,277.60 SF		
\2 \3 3 31	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF	88 FT 4.46 AC N/A SF	194,277.60 SF		
A2 A3 B B1	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF)	88 FT 4.46 AC	194,277.60 SF		
A2 A3 B3 B1 B2	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT	88 FT 4.46 AC N/A SF 22 FT	194,277.60 SF		
A2 A3 B B1 B2 C1	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT	194,277.60 SF		
A2 A3 B1 B2 C1	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT	194,277.60 SF		
A2 A3 B31 B32 C1 C2 C3	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT	194,277.60 SF		
A2 A3 B31 B32 C1 C2 C3 C4	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 6 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT	194,277.60 SF		
A2 A3 B B1 B2 C1 C2 C3 C4 C5	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 6 FT 20 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT	194,277.60 SF		
A2 A3 B3 B31 B32 C1 C2 C3 C4 C5 C66	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 6 FT 20 FT 4 or 20 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 21 FT	194,277.60 SF		
A3 33 33 33 33 33 2 CC	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 20 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 21 FT 20 FT	194,277.60 SF		
A3 33 331 332 C1 C2 C3 C4 C5 C6 C0 C0 C0 C0 C0 C0 C0 C0 C0 C0	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 20 FT 20 FT 10 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 20 FT N/A FT	194,277.60 SF		
A3 B3 B31 B2 B32 B32 B33 B4 B5 B6 B7 B7 B7 B7 B7 B7 B7 B7 B7 B7	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE SITE ET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 20 FT 10 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 20 FT N/A FT N/A FT	194,277.60 SF		
A3 3 3 3 1 3 2 C 1 C 2 C 3 C 4 C 5 C 6 C C C C C C C C C C C C C C C C	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE LOT LINE (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 10 FT 3 FT 3 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 21 FT N/A FT N/A FT N/A FT	194,277.60 SF		
A3 3 3 3 3 1 3 2 C 1 C 2 C 3 C 4 C 5 C 6 C 6 C 0 C 1 C 2 C 3 C 4 C 5 C 6 C 6 C 6 C 6 C 6 C 6 C 6 C 6 C 6	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE LOT LINE (MIN) FROM REAR LOT LINE (MIN) FROM REAR LOT LINE (MIN) FROM ALLEY, GARAGE ONLY (MIN)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 10 FT 4 or 50 FT 10 FT 4 or 50 FT 4 or 50 FT 4 or 50 FT 4 or 50 FT 50 FT 50 FT 70 FT 70 FT 70 FT 70 FT 70 FT 70 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 21 FT N/A FT N/A FT N/A FT N/A FT N/A FT	194,277.60 SF		
A2 A3 B3	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE LOT LINE (MIN) FROM SIDE LOT LINE (MIN) FROM ALLEY, GARAGE ONLY (MIN) RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 10 FT 3 FT 3 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT 21 FT N/A FT N/A FT N/A FT	194,277.60 SF		
A2 A3 B3 B31 B32 C1 C2 C3 C4 C5 C6 C0 D01 D02 D03 D04 D05 D06 E	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM PRIMARY STREET (MIN) FROM SIDE LOT LINE (MIN) FROM SIDE LOT LINE (MIN) FROM ALLEY, GARAGE ONLY (MIN) RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7) HEIGHT			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 10 FT 4 FT 10 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT	194,277.60 SF		
A2 A3 B3 B3 B3 B3 C1 C2 C3 C4 C5 C6 C0	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM PRIMARY STREET (MIN) FROM SIDE LOT LINE (MIN) FROM SIDE LOT LINE (MIN) FROM REAR LOT LINE (MIN) FROM REAR LOT LINE (MIN) RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7) HEIGHT PRINCIPAL BUILDING (MAX)			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 20 FT 4	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT	194,277.60 SF		
A2 A3 B3 B3 B3 B3 C1 C2 C3 C4 C5 C6 C0	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM PRIMARY STREET (MIN) FROM SIDE LOT LINE (MIN) FROM SIDE LOT LINE (MIN) FROM ALLEY, GARAGE ONLY (MIN) RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7) HEIGHT			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 10 FT 4 FT 10 FT	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A FT	194,277.60 SF		
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A2 A3 B3 B3 C1 C2 C3 C4 C5 C6 D0 D1 D2 D3 D4 D5 D6 EE1 EE2 EF1 EG G6 G7 G7 G7 G7 G7 G7 G7 G7 G	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) FROM ALLEY (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE LOT LINE (MIN) FROM REAR LOT LINE (MIN) FROM ALLEY, GARAGE ONLY (MIN) RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7) HEIGHT PRINCIPAL BUILDING (MAX) ACCESSORY STRUCTURES (MAX) VEHICLE PARKING MULTI-UNIT LIVING: 3 BEDROOM VEHICLE PARKING (MIN) PROPOSED DENSITY NET SITE AREA/UNIT (MIN): NET SITE AREA EXCLUDING R/W DIVIDED BY # OF TOWNHOUSE UNITS			45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 20 FT 4 or 20 FT 4	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A F	194,277.60 SF		
A2 A3 B3 B3 C1 C2 C3 C4 C5 C6 D0 D1 D2 D3 D4 D5 D6 EE1 EE2 EF1 EG G6 G7 G7 G7 G7 G7 G7 G7 G7 G	WIDTH (MIN) OUTDOOR AMENITY AREA (MIN) LOT DIMENSIONS AREA (MIN) WIDTH (MIN) BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM SIDE SITE BOUNDARY LINE (MIN) FROM REAR SITE BOUNDARY LINE (MIN) INTERNAL BUILDING SEPARATION PARKING SETBACKS FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE STREET (MIN) FROM SIDE LOT LINE (MIN) FROM REAR LOT LINE (MIN) FROM ALLEY, GARAGE ONLY (MIN) RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7) HEIGHT PRINCIPAL BUILDING (MAX) ACCESSORY STRUCTURES (MAX) VEHICLE PARKING MULTI-UNIT LIVING: 3 BEDROOM VEHICLE PARKING (MIN) PROPOSED DENSITY		(144,6)	45 FT % (3.32 AC/33.21 AC) 16 SF/1,446,627.6 SF) N/A SF 16 FT 10 FT 10 FT 20 FT 4 or 20 FT 10 FT 10 FT 20 FT 4 FT 25 FT 4 FT 25 FT 4 FT 4 FT 4 FT 4 FT 4 FT 4 FT 7 FS 45 FT 7	88 FT 4.46 AC N/A SF 22 FT 10 FT 21 FT 22 FT 20 FT N/A F	194,277.60 SF		

CONTACT: JONATHAN COOPER



SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #_

SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. City of Raleigh Public Utilities Department Permit #____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval

Raleigh Water Review Office

PERMITS REQUIRED

- 401/404 PERMITS FOR WETLANDS IMPACT NCDOT UTILITY ENCROACHMENT
- NCDOT DRIVEWAY PERMIT

CONSULTANT INFORMATION

CONTACT: JAVIER JARAMILLO. PE

ENGINEER: DEVELOPER: DR HORTON 2000 AERIAL CENTER PARKWAY 5440 WADE PARK BOULEVARD STE 110 STE 102 MORRISVILLE, NC 27560 RALEIGH, NC 27607

BOHLER ENGINEERING 4130 PARKLAKE AVENUE STE 130 RALEIGH, NC 27612 (919) 578-9000 CONTACT: THOMAS E. TEABO, PLS



SUB-0027-2022

C0-2 C1-1 C1-2	SHEET TITLE COVER SHEET GENERAL NOTES LOT TABLES
C0-1 C0-2 C1-1 C1-2 C1-3	
C1-1 C1-2	LOT TABLES
C1-2	
	EXISTING CONDITIONS (1 OF 12)
C1-3	EXISTING CONDITIONS (2 OF 12)
	EXISTING CONDITIONS (3 OF 12)
C1-4	EXISTING CONDITIONS (4 OF 12)
C1-5	EXISTING CONDITIONS (5 OF 12)
C1-6	EXISTING CONDITIONS (6 OF 12)
C1-7	EXISTING CONDITIONS (7 OF 12)
C1-8	EXISTING CONDITIONS (8 OF 12)
C1-9	EXISTING CONDITIONS (9 OF 12)
C1-10	EXISTING CONDITIONS (10 OF 12)
C1-11	EXISTING CONDITIONS (11 OF 12)
C1-12	EXISTING CONDITIONS (12 OF 12)
C1-13	OVERALL DEMOLITION PLAN
C2-0	OVERALL SUBDIVISION PLAN
C2-1	SUBDIVISION PLAN (1 OF 5)
C2-2	SUBDIVISION PLAN (2 OF 5)
C2-3	SUBDIVISION PLAN (3 OF 5)
C2-4	SUBDIVISION PLAN (4 OF 5)
C2-5	SUBDIVISION PLAN (5 OF 5)
C3-0	OVERALL GRADING PLAN
C3-1	GRADING PLAN (1 0F 5)
C3-2	GRADING PLAN (2 OF 5)
C3-3	GRADING PLAN (3 OF 5)
C3-4	GRADING PLAN (4 OF 5)
C3-5	GRADING PLAN (5 OF 5)
C3-6	STORM DRAINAGE PIPE AND STRUCTURE TABLES
C3-7	RETAINING WALL PLAN (1 OF 3)
C3-8	RETAINING WALL PLAN (2 OF 3)
C3-9	RETAINING WALL PLAN (3 OF 3)
C5-0	OVERALL UTILITY PLAN
C5-1	UTILITY PLAN (1 OF 5)
C5-2	UTILITY PLAN (2 OF 5)
C5-3	UTILITY PLAN (3 OF 5)
C5-4	UTILITY PLAN (4 OF 5)
C5-5	UTILITY PLAN (5 OF 5)
C5-6	HOSE LENGTH PLAN
C7-0	SCM 1 PLAN AND PROFILE
C7-1	SCM 2 PLAN AND PROFILE
C7-2	SCM 3 PLAN AND PROFILE
C7-3	SCM 4 PLAN AND PROFILE
C8-0	CONSTRUCTION DETAILS
C9-1	UTILITY DETAILS (1 OF 5)
C9-2	UTILITY DETAILS (2 OF 5)
C9-3	UTILITY DETAILS (3 OF 5)
C9-4	UTILITY DETAILS (4 OF 5)
C9-5	UTILITY DETAILS (5 OF 5)
C10-0	STREET LIGHTING PLAN
L1-0	OVERALL LANDSCAPE PLAN
L1-1	LANDSCAPE PLAN (1 OF 5)
L1-2	LANDSCAPE PLAN (2 OF 5)
L1-3	LANDSCAPE PLAN (3 OF 5)
L1-4	LANDSCAPE PLAN (4 OF 5)
L1-5	LANDSCAPE PLAN (5 OF 5)
L2-0	LANDSCAPE PLAN - SCM 1 AND 3
L2-1	LANDSCAPE PLAN - SCM 2 AND 4
L3-0	LANDSCAPE DETAILS
L101	TCA EXHIBIT
R2-1	FRONTAGE IMPROVEMENTS - FORESTVILLE ROAD (1 OF 3)
R2-2	FRONTAGE IMPROVEMENTS - FORESTVILLE ROAD (2 OF 3)
R2-3	FRONTAGE IMPROVEMENTS - FORESTVILLE ROAD (3 OF 3)
R2-4	FRONTAGE IMPROVEMENTS - NEEDHAM ROAD (1 OF 3)
R2-5	FRONTAGE IMPROVEMENTS - NEEDHAM ROAD (2 OF 3)
	FRONTAGE IMPROVEMENTS - NEEDHAM ROAD (3 OF 3)

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the *City of Raleigh*.

FILE NUMBER: 7734-02 DATE: 09/30/202

DESIGNED BY:

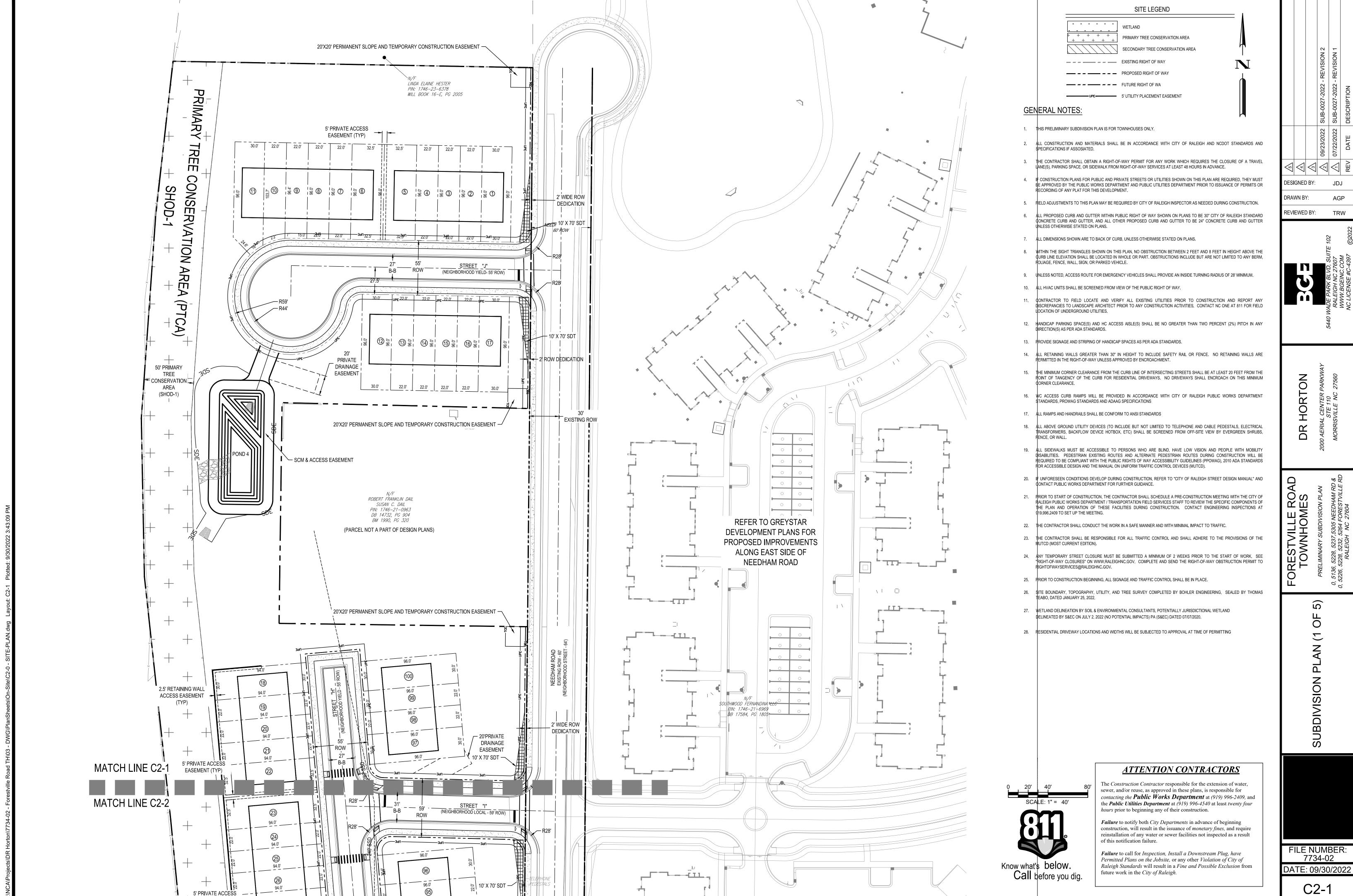
REVIEWED BY:

HORTON

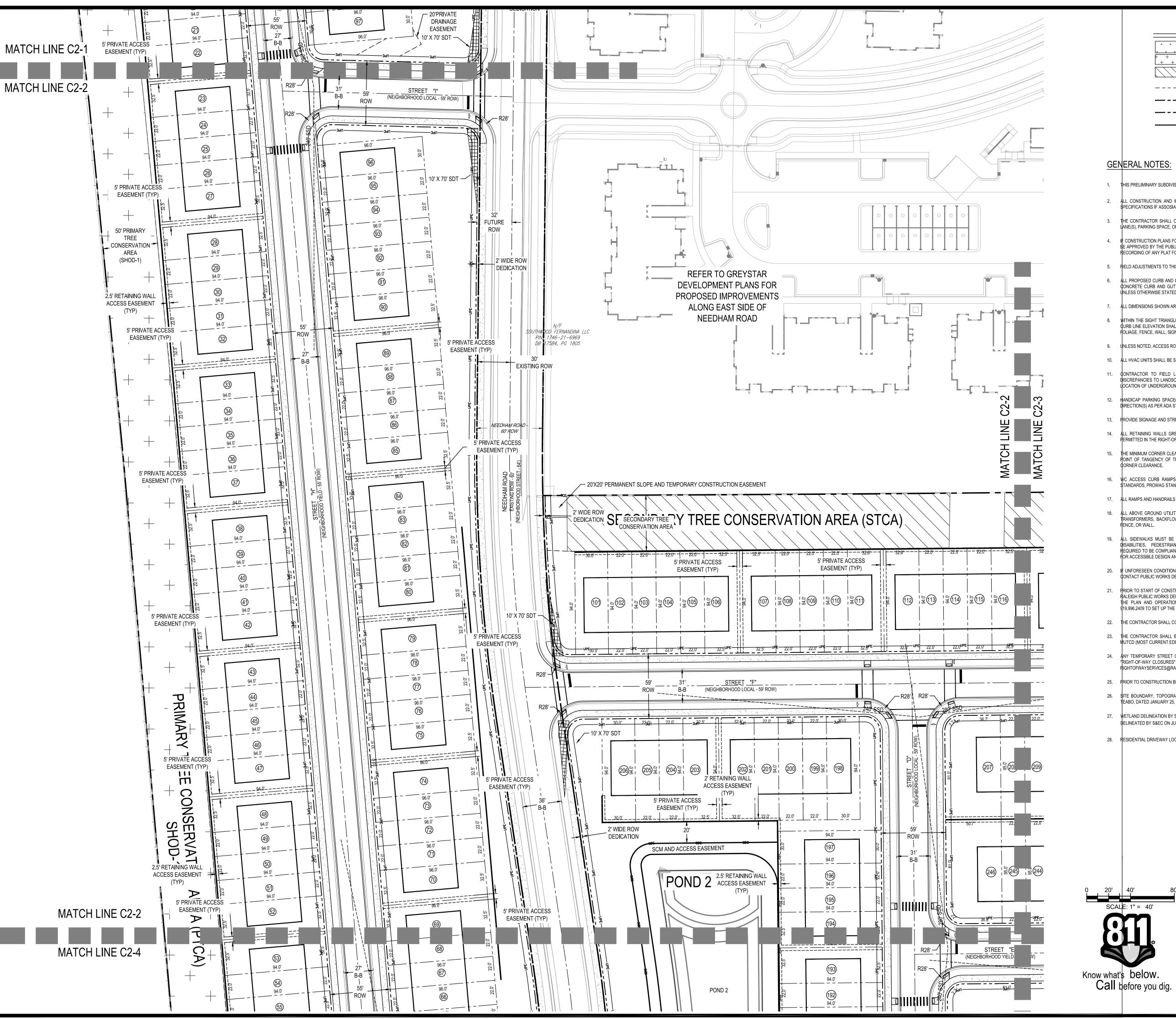
DR

RESTVILLE ROF

DRAWN BY:



C2-1





SITE LEGEND

WETLAND

GENERAL NOTES

- THIS PRELIMINARY SUBDIVISION PLAN IS FOR TOWNHOUSES ONLY.
- LL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND PECIFICATIONS IF ASSOSIATED.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL ANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST E APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR ECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- LL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD ONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER NLESS OTHERWISE STATED ON PLANS.
- LL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- 9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- LL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 11. ¢ONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD OCATION OF UNDERGROUND UTILITIES.
- 12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY IRECTION(S) AS PER ADA STANDARDS.
- 13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- 15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE 片OINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM
- 16. WC ACCESS CURB RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT TANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- LL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS
- LL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, HENCE, OR WALL,
- 19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY ISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND INTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF ALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 19.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE IUTCD (MOST CURRENT EDITION).
- 24. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 25. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- 26. \$ITE BOUNDARY, TOPOGRAPHY, UTILITY, AND TREE SURVEY COMPLETED BY BOHLER ENGINEERING, SEALED BY THOMAS EABO, DATED JANUARY 25, 2022.
- 27. WETLAND DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, POTENTIALLY JURISDICTIONAL WETLAND ELINEATED BY S&EC ON JULY 2, 2022 (NO POTENTIAL IMPACTS) PA (S&EC) DATED 07/07/2020.
- 28. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECTED TO APPROVAL AT TIME OF PERMITTING

ATTENTION CONTRACTORS

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FILE NUMBER: 7734-02 DATE: 09/30/2022 C2-2

TRW

DESIGNED BY:

REVIEWED BY:

ORTON

DR

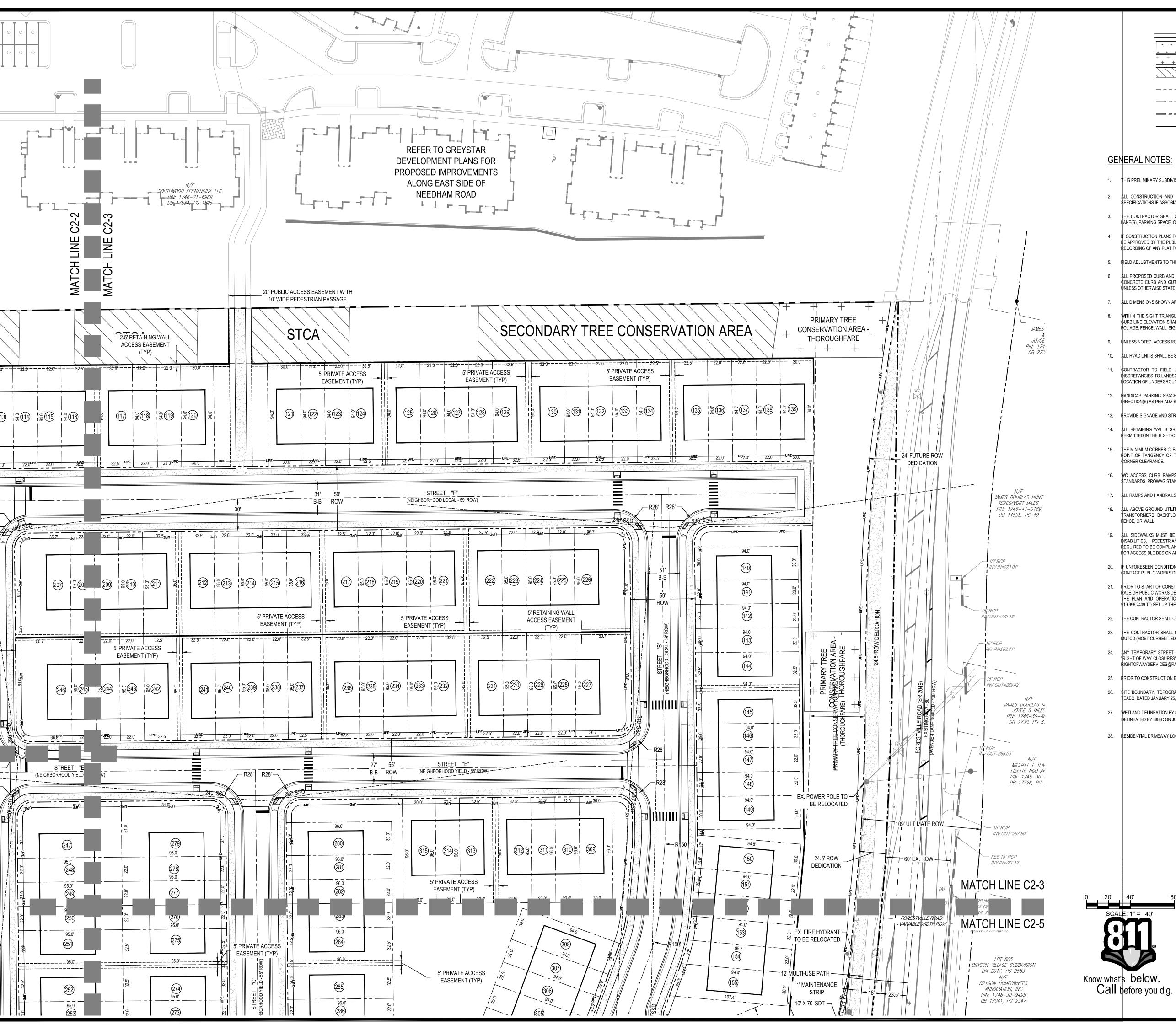
5)

OF

(2

SUBDIVISION

DRAWN BY:





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— UPE — 5' UTILITY PLACEMENT EASEMENT

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

SITE LEGEND

PRIMARY TREE CONSERVATION AREA

SECONDARY TREE CONSERVATION AREA

- CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST E APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR ECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
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- LL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.

— — — — EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

———————— FUTURE RIGHT OF WA

- 8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE \$\phi\$URB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
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- LL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND. HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND ONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
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- 24. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK, SEE RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO IGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 25. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- 26. \$ITE BOUNDARY, TOPOGRAPHY, UTILITY, AND TREE SURVEY COMPLETED BY BOHLER ENGINEERING, SEALED BY THOMAS EABO, DATED JANUARY 25, 2022.
- 27. WETLAND DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, POTENTIALLY JURISDICTIONAL WETLAND ELINEATED BY S&EC ON JULY 2, 2022 (NO POTENTIAL IMPACTS) PA (S&EC) DATED 07/07/2020.
- 28. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECTED TO APPROVAL AT TIME OF PERMITTING

ATTENTION CONTRACTORS

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FILE NUMBER: 7734-02 DATE: 09/30/202 C2-3

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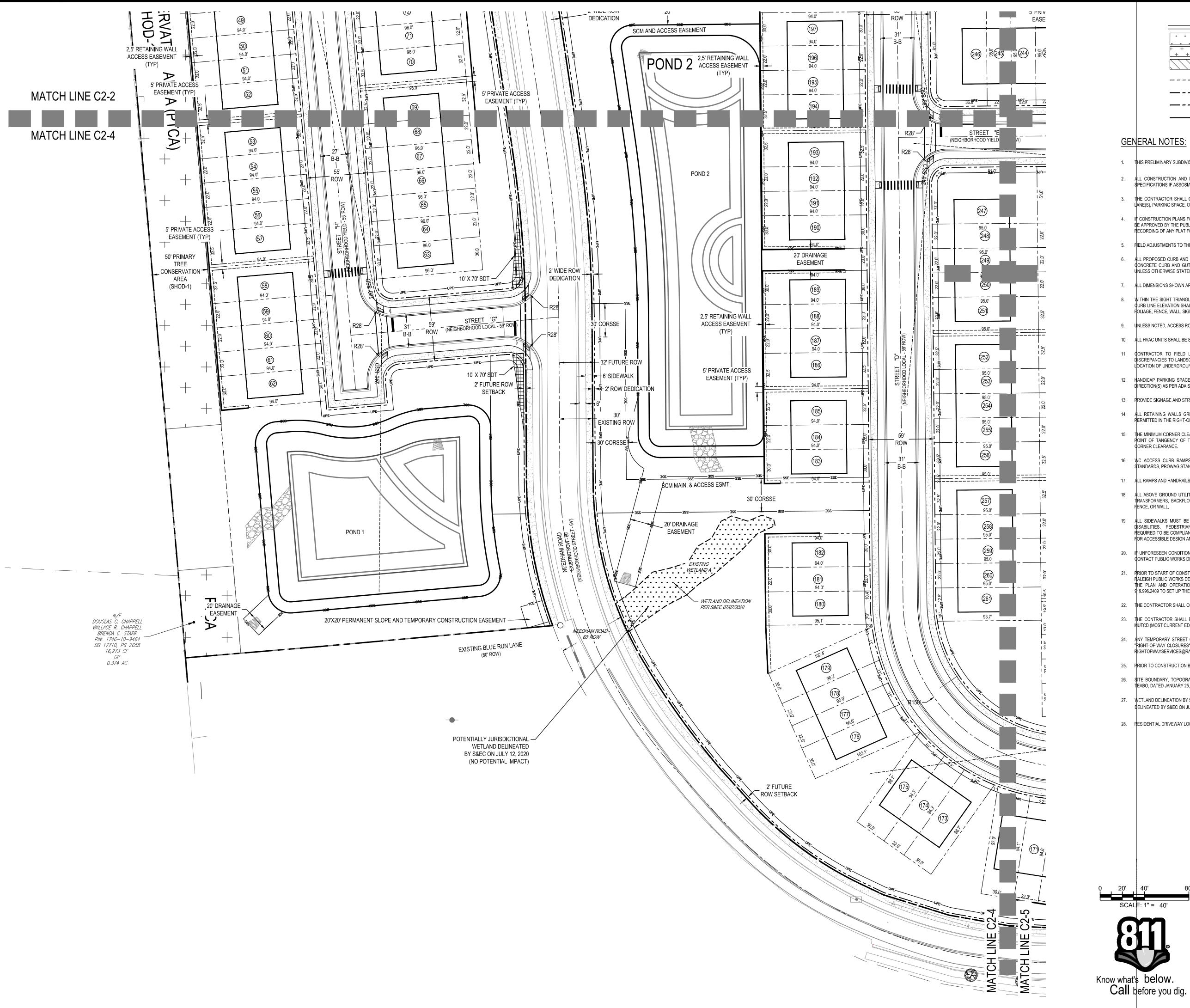
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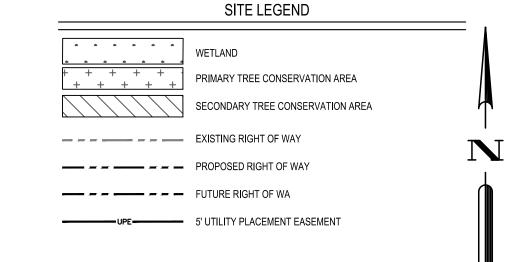
DESIGNED BY:

REVIEWED BY:

NOL

DRAWN BY:





GENERAL NOTES

THIS PRELIMINARY SUBDIVISION PLAN IS FOR TOWNHOUSES ONLY.

RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

- LL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND
- 3. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL ANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- 8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE ¢URB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, HOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE,
- 9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- LL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- 13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- 15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE HOINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM
- 16. WC ACCESS CURB RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT TANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
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SCALE: 1" = 40'

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DESIGNED BY: DRAWN BY: AGP REVIEWED BY: TRW

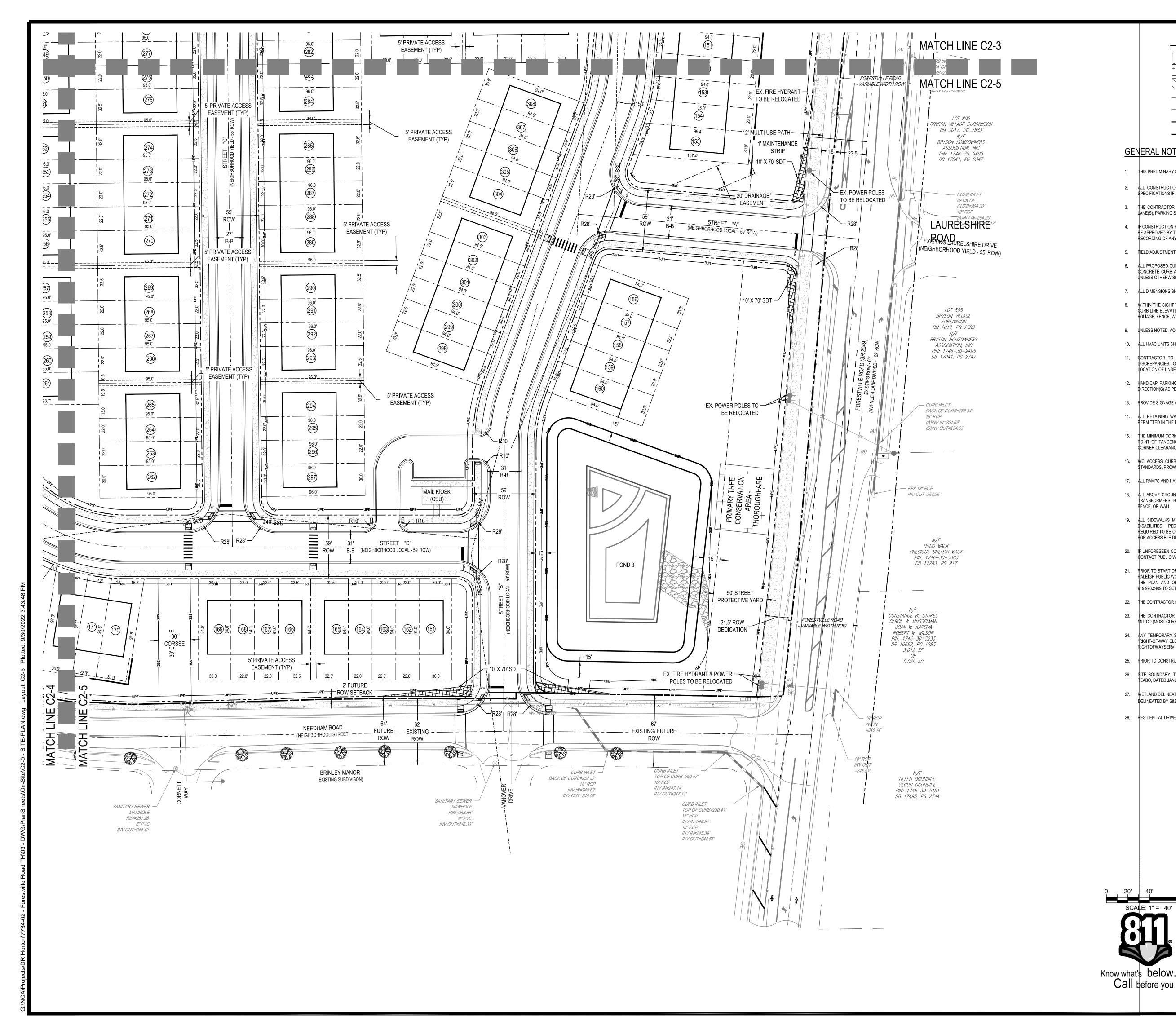
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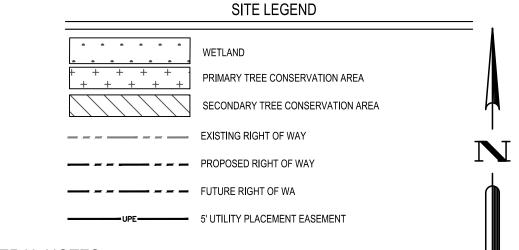
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FILE NUMBER: 7734-02 DATE: 09/30/2022

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DESIGNED BY:

DRAWN BY: REVIEWED BY:

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FILE NUMBER: 7734-02 DATE: 09/30/2022

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