

Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s): SCOPE-0046-2024				
Development name (subject to approval): Townes at Sunpointe				
Property Address(es): 6001 Sunpointe Drive, 6021 Farm Gate Road (Raleigh, NC)				
Recorded Deed PIN(s): 0773674008 & 0773678362				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Farm Gate Properties LLC	
Company: Farm Gate Properties LLC	Title: Robert Jones, Managing Member
Address: 617 Watauga Street, Ste. 102, Raleigh, NC 27604	
Phone #: 919-602-3833	Email: rob@dj1918.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Russell Briggs	
Company: B&F Consulting, Inc.	Title: Engineer
Address: 2805 Tobermory Lane, Raleigh, NC 27606	
Phone #: 919-618-0180	Email: russell.briggs@bandfconsulting.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 9.98 acres			
Zoning districts (if more than one, provide acreage of each):			
R-10			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-		Design Alternate Case # DA-

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>72,512</u> sf Proposed total (sf) <u>172,514</u> sf	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>72,512</u> sf Proposed total (sf) <u>172,514</u> sf
--	---

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 71
# of Tiny House Lots: 0	# of Open Lots: 0	# of Other Lots (Apartment, General, Mixed Use, Civic): 0
Total # of Lots: 71	Total # Dwelling Units: 71	
# of bedroom units (if known): 1br _____ 2br _____ 3br ⁷¹ _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 7.11 units/acre		

APPLICANT SIGNATURE BLOCK

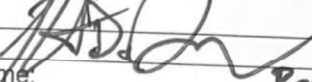
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

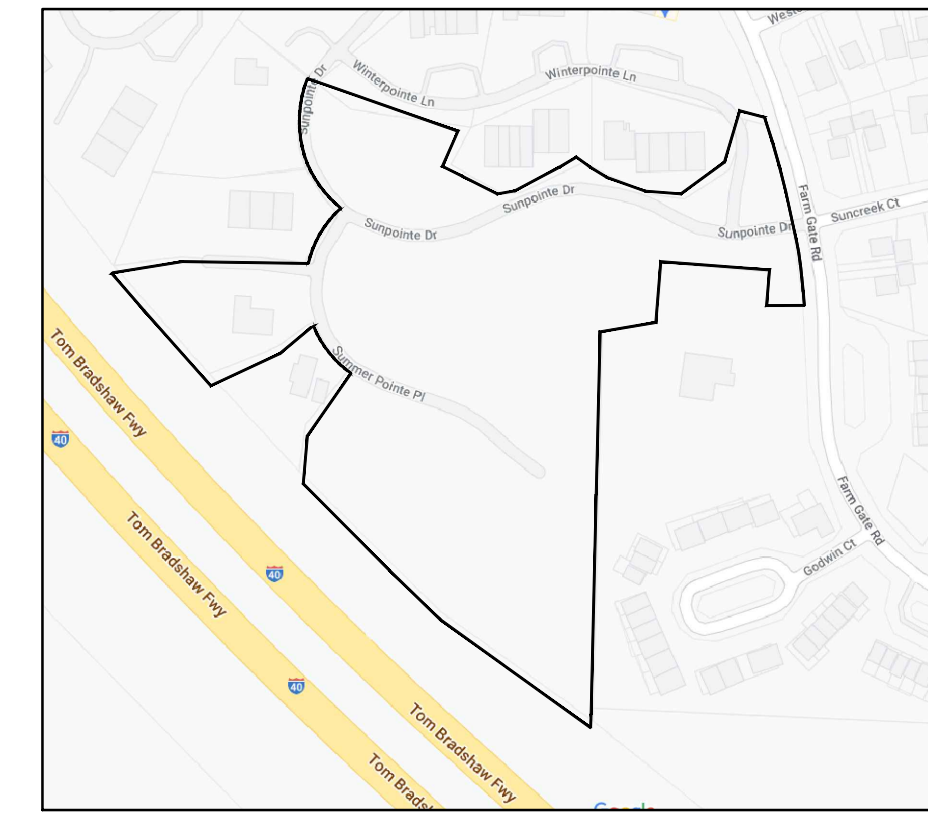
Signature: 	Date: <u>6-3-2024</u>
Printed Name: <u>Robert D. Jones</u>	
Signature:	Date:
Printed Name:	

THE TOWNES AT SUNPOINTE

COR PROJECT

PRELIMINARY SUBDIVISION DRAWINGS

RALEIGH, WAKE COUNTY, NORTH CAROLINA



VICINITY MAP AT 1"=300' SCALE

Preliminary Subdivision Application

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Revision 05.07.24
raleighnc.gov

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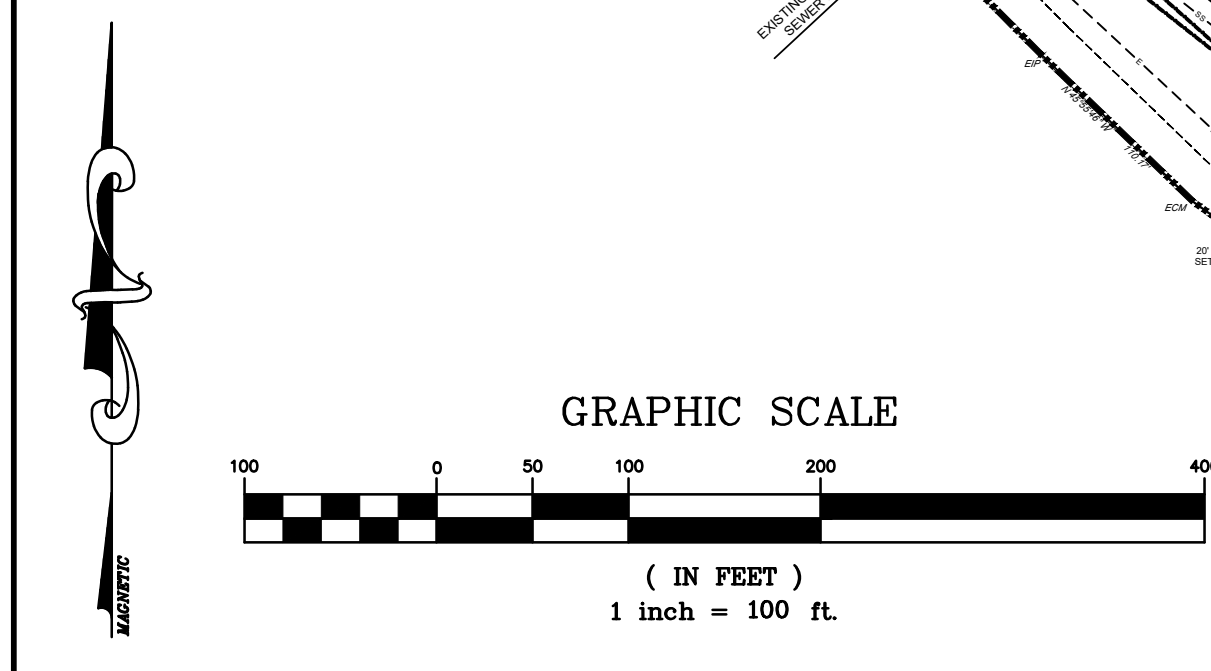
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Signature:	Date: 6-3-2024
Printed Name: Robert D. Jones	
Signature:	Date:
Printed Name:	

SOLID WASTE SERVICES NOTES

- DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL PUBLISHED BY THE CITY OF RALEIGH.
- ALL NEW TOWNHOMES WILL USE THE CITY OF RALEIGH SOLID WASTE SERVICES TO HANDLE TRASH NEEDS.
- TOWNHOME OWNERS SHALL KEEP ROLL-OUT TRASH AND RECYCLING CANS IN THEIR GARAGE AND WILL ROLL THEM OUT TO THE CURB ON COLLECTION DAYS.
- EXISTING TRASH COLLECTION FACILITY FOR ADJACENT PRIVATE TOWNHOMES ARE TO REMAIN AND ARE SERVICED BY PRIVATE HAULER.



SHEET INDEX	
C-0.0	COVER SHEET
C-0.1	RECORDED MAP
C-0.2	EXISTING CONDITIONS
C-0.3	DEMOLITION PLAN
C-1.0	SITE PLAN
C-1.1	FIRE PLAN
C-2.0	GRADING/STORMWATER PLAN
C-2.1	SCM PLAN
C-3.0	UTILITY PLAN
C-4.0	STREET TREES
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
TCA-1	TREE CONSERVATION PLAN
DUKE	LIGHTING PLAN
D-1.0	ARCHITECTURAL DETAILS

SITE DATA
MUNICIPALITY: CITY OF RALEIGH
COUNTY: WAKE
PIN: 0773674008 & 0773678362
PIN FOR R/W DONATION: 0773670325 & 0773671018
ZONING: R-10
TOTAL PARCEL AREAS: 8.99 + 0.83 = 9.82 ACRES
DEED REFERENCES: DB 018954 / PG 01377
RECORDED MAP: BM 2019 / PG 00995

TOTAL NUMBER OF UNITS: 71 UNITS (EACH WITH 1-CAR GARAGE)
MAXIMUM BUILDING HEIGHT: 45' / 3 STORIES
PROP. RIGHT OF WAY DEDICATED: 83,236 SF = 1.91 AC

DENSITY CALCULATIONS
TOTAL RESIDENTIAL PROPERTY AREA: 9.82 AC + 0.16 AC DONATION = 9.98 AC
OVERALL RESIDENTIAL DENSITY ALLOWED: 10 UNITS/ACRE
RESIDENTIAL DENSITY PROVIDED: 71 UNITS/9.98 AC = 7.11 UNITS/ACRE

IMPERVIOUS SURFACE CALCULATIONS
EXISTING IMPERVIOUS (REMOVED): 1.66 AC
PROPOSED IMPERVIOUS ONSITE: 3.96 AC
PROPOSED IMPERVIOUS OFFSITE: 0.11 AC
NET NEW IMPERVIOUS: 2.41 AC

PARKING CALCULATIONS
NO MAXIMUM PARKING REQUIRED (UDO 7.1.C)
TOTAL PARKING PROVIDED: 71 (GARAGE) + 71 (DRIVES) + 43 (LOTS) + 9 (ON STREET) = 194 SPACES
HC PARKING PROVIDED: 1 (MAIL KIOSK) + 1 (LARGER PARKING LOT) = 2 SPACES

TREE CONSERVATION AREA CALCULATIONS
TREE AREA REQUIRED = 0.98 ACRES (10%)
TOTAL QUALIFYING TCA = 0.12 AC (1.2%) - SEE TREE CONSERVATION ASSESSMENT REPORT

OPEN AREA CALCULATIONS - BASED ON GRASSED/PLANTED AREAS
OPEN AREA REQUIRED = 0.98 ACRES (10%)
OPEN AREA PROVIDED (SHOWN HATCHED) = 1.62 ACRES (16%)

- GENERAL NOTES**
- BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION SHOWN WITHIN BOUNDARY ARE PROVIDED BY ECLS, INC. SURVEYORS DATED 4/2/2019.
 - PARTIAL EXISTING ADJOINING INFORMATION SHOWN IS BASED ON INFORMATION PROVIDED BY WAKE COUNTY GIS.
 - THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE-CALL AT 800-632-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
 - THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE CITY OF RALEIGH.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - MAIL KIOSK BUILDING AND TOWNHOME FOOTPRINTS PROVIDED BY OWNER AND ARE SUBJECT TO SLIGHT ADJUSTMENT WITH ULTIMATE HOME BUILDER.
 - H/C RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ONSITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
 - ALL PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE SUBMITTAL, REVIEW AND APPROVAL PROCESS BY THE PLANNING DEPARTMENT. SIGNAGE FOR THIS SITE MUST COMPLY WITH THE CITY OF RALEIGH.
 - ALL WATER AND SANITARY SEWER ON THIS SITE SHALL BE PRIVATE.
 - ALL STORMWATER MANAGEMENT ON THIS SITE SHALL BE PRIVATE.
 - ALL PROPOSED RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF RALEIGH.
 - ALL UNITS TO BE SERVED BY INDIVIDUAL TRASH AND RECYCLING RECEPTACLES TO BE ROLLED OUT OF GARAGE ONTO STREET FOR WEEKLY PICKUP BY THE CITY OF RALEIGH SOLID WASTE SERVICES.
 - CONTRACTOR TO ENSURE CONTINUOUS UTILITY SERVICE AND ACCESS TO EXISTING UNITS REMAINING DURING CONSTRUCTION.
 - PLAN IS FOR PRELIMINARY REVIEW ONLY AND IS SUBJECT TO REVISIONS DURING THE PRELIMINARY PLAN APPROVAL PROCESS.

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.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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.

Public Water Distribution / Extension System

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 # _____
Authorization to Construct _____
Date _____

Public Sewer Collection / Extension System

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 # _____
Authorization to Construct _____
Date _____

B&F CONSULTING
2805 Tobermory Lane
Raleigh, NC 27606
Phone No. (919) 618-0180
License No. C-0149

PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
PROJECT FILE:	PRELIM-SUNPOINTE

PROJECT NAME

TOWNES AT SUNPOINTE

RALEIGH NORTH CAROLINA

OWNER

FARM GATE PROPERTIES LLC

6001 SUNPOINTE DR
6021 FARM GATE RD
RALEIGH, N.C.

SHEET NAME

SITE PLAN

DRAWING SCALE

1"=100'

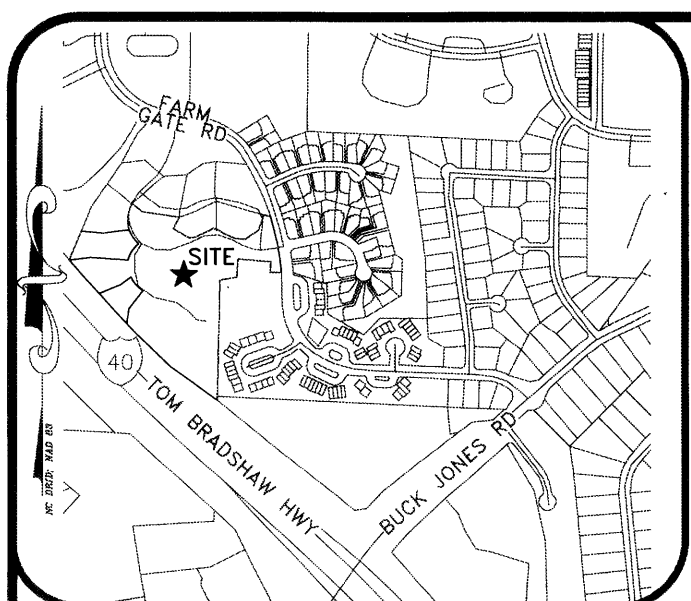
DATE

6-3-2024

SHEET NUMBER

C-0.0

PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION



VICINITY MAP (SCALE: 1"=1,000')

CERTIFICATE OF OWNERSHIP AND DEDICATION.

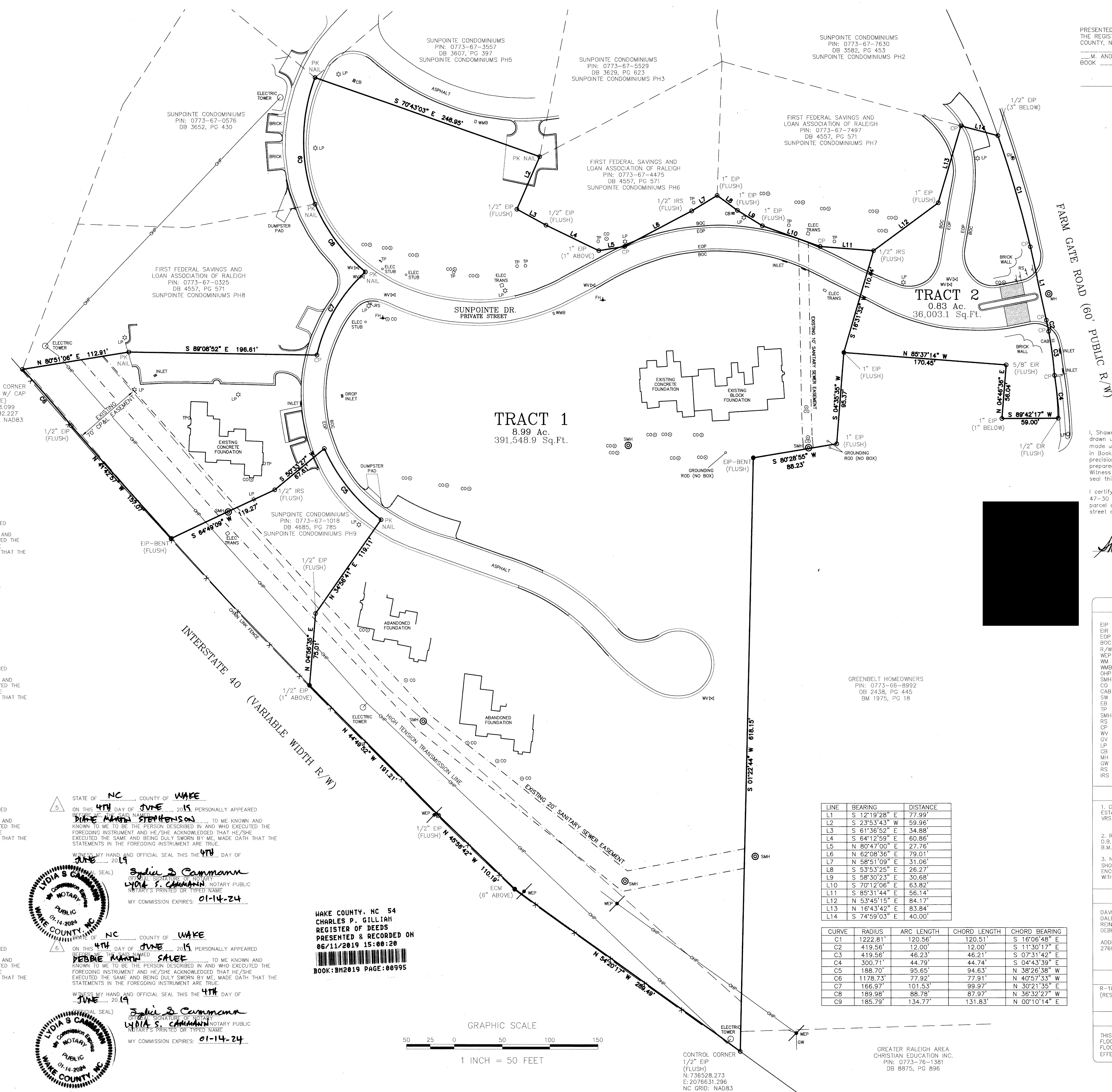
This certifies and warrants that the undersigned is/are the sole owners of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple.

Book No.: _____
Page No.: _____

Signature(s) & title/position of property owner(s)

- | | | |
|----------------------------|--------|---|
| <i>Shari J. Martin</i> | 6-4-19 | 1 |
| <i>Donna M. Evenson</i> | 6-4-19 | 2 |
| <i>Diane M. Reintgen</i> | 6-4-19 | 3 |
| <i>Dale M. Dacomb</i> | 6-4-19 | 4 |
| <i>Debbie Martin Salek</i> | 6-4-19 | 5 |
| <i>Debbie Martin Salek</i> | 6-4-19 | 6 |

CONTROL CORNER
1/2" EIP W/ CAP
(1" ABOVE)
N: 737238.099
E: 2075882.227
NC GRID: NAD83



REGISTERED FOR REGISTRATION IN THE OFFICE OF THE REGISTER OF DEEDS FOR COUNTY, NORTH CAROLINA ON THE ____ DAY OF ____ 20__ AT ____ O'CLOCK ____ M. AND RECORDED IN SAID OFFICE IN PLAT BOOK ____ PAGE ____

REGISTER OF DEEDS

I, Shawn T. Rumberger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 14220, page 1351); that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 10th day of May A.D., 2019.

I certify that this plat is the following type: G.S. 47-30 (f)(1)(c)(1). This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Shawn T. Rumberger
Surveyor
Reg. No. L-4909

LEGEND

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- EOP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- R/W = RIGHT OF WAY
- WEP = WOOD ELECTRIC POLE
- WM = WATER METER
- WMB = WATER METER BOX
- OHP = OVERHEAD POWER LINES
- SMH = SEWER MANHOLE
- CO = CLEAN OUT
- CAB = CABLE BOX
- SW = SIDEWALK
- EB = ELECTRIC BOX
- TP = TELEPHONE PEDESTAL
- SMH = SANITARY SEWER MANHOLE
- RS = ROAD SIGN
- CP = CALCULATED POINT
- WV = WATER VALVE
- GV = GAS VALVE
- LP = LIGHT POLE
- CB = CATCH BASIN
- MH = MANHOLE
- GW = GUY WIRE
- RS = ROAD SIGN
- IRS = IRON REBAR SET

NOTES

- COORDINATES AT CONTROL CORNER WERE ESTABLISHED USING RTK GPS UNIT REFERENCING VRS NETWORK.
- REFERENCES:
O.S. 14220, PG. 1356
B.M. 01990, PG. 1049
- NO TITLE REPORT PROVIDED. PROPERTY SHOWN MAY BE SUBJECT TO ANY/ALL ENCUMBRANCES OR EASEMENTS ASSOCIATED WITH THE PROPERTY.

OWNERS

DAVID J. MARTIN, JR., DONNA MARTIN EVENSON, DALE MARTIN DASCOMBE, DOTTIE MARTIN REINTGEN, DIANE MARTIN STEPHERSON, AND GERBIE MARTIN SALEK, TRUSTEES
ADDRESS: 1201 BUCK JONES RD, RALEIGH NC, 27606-5635

ZONING

R-10 (RESIDENTIAL-10)

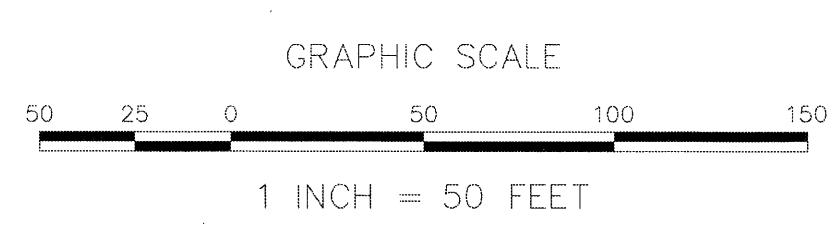
FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. FLOOD MAP 372007100J EFFECTIVE DATE 05/02/2006.

LINE	BEARING	DISTANCE
L1	S 12°19'28" E	77.99'
L2	S 23°53'43" W	59.96'
L3	S 61°36'52" E	34.88'
L4	S 64°12'59" E	60.86'
L5	N 80°47'00" E	27.76'
L6	N 62°08'36" E	79.01'
L7	N 58°51'09" E	31.06'
L8	S 53°53'29" E	26.27'
L9	S 58°30'23" E	30.68'
L10	S 70°12'06" E	63.82'
L11	S 85°31'44" E	56.14'
L12	N 53°45'15" E	84.17'
L13	N 16°43'42" E	83.84'
L14	S 74°59'03" E	40.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1222.81'	120.56'	120.51'	S 16°06'48" E
C2	419.56'	12.00'	12.00'	S 11°30'17" E
C3	419.56'	46.23'	46.21'	S 07°31'42" E
C4	300.71'	44.79'	44.74'	S 04°43'39" E
C5	188.70'	95.65'	94.63'	N 38°26'38" W
C6	1178.73'	77.92'	77.91'	N 40°57'33" W
C7	166.97'	101.53'	99.97'	N 30°21'35" E
C8	189.98'	88.78'	87.97'	N 36°32'27" W
C9	185.79'	134.77'	131.83'	N 00°10'14" E

WAKE COUNTY, NC 54
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/11/2019 15:00:20
BOOK: BH2019 PAGE: 00995



CONTROL CORNER
1/2" EIP
(FLUSH)
N: 736528.273
E: 2076631.296
NC GRID: NAD83

STATE OF NC COUNTY OF WAKE

ON THIS 4TH DAY OF JUNE 2019, PERSONALLY APPEARED BEFORE ME, *LYDIA S. CAMMANN*, NOTARY PUBLIC, *DAVID J. MARTIN, JR.*, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AND BEING DULY SWORN BY ME, MADE OATH THAT THE STATEMENTS IN THE FOREGOING INSTRUMENT ARE TRUE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JUNE 2019.
Lydia S. Cammann
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-14-24

STATE OF NC COUNTY OF WAKE

ON THIS 4TH DAY OF JUNE 2019, PERSONALLY APPEARED BEFORE ME, *LYDIA S. CAMMANN*, NOTARY PUBLIC, *DONNA MARTIN EVENSON*, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AND BEING DULY SWORN BY ME, MADE OATH THAT THE STATEMENTS IN THE FOREGOING INSTRUMENT ARE TRUE.

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MY COMMISSION EXPIRES: 01-14-24

STATE OF NC COUNTY OF WAKE

ON THIS 4TH DAY OF JUNE 2019, PERSONALLY APPEARED BEFORE ME, *LYDIA S. CAMMANN*, NOTARY PUBLIC, *DALE MARTIN DASCOMBE*, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AND BEING DULY SWORN BY ME, MADE OATH THAT THE STATEMENTS IN THE FOREGOING INSTRUMENT ARE TRUE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JUNE 2019.
Lydia S. Cammann
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-14-24

STATE OF NC COUNTY OF WAKE

ON THIS 4TH DAY OF JUNE 2019, PERSONALLY APPEARED BEFORE ME, *LYDIA S. CAMMANN*, NOTARY PUBLIC, *DIANE MARTIN STEPHERSON*, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AND BEING DULY SWORN BY ME, MADE OATH THAT THE STATEMENTS IN THE FOREGOING INSTRUMENT ARE TRUE.

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ECLS
GLOBAL
U.S. VETERAN-OWNED
19 N. MCKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBAL.COM
910.897.2329 (FAX) CO# 0-4175

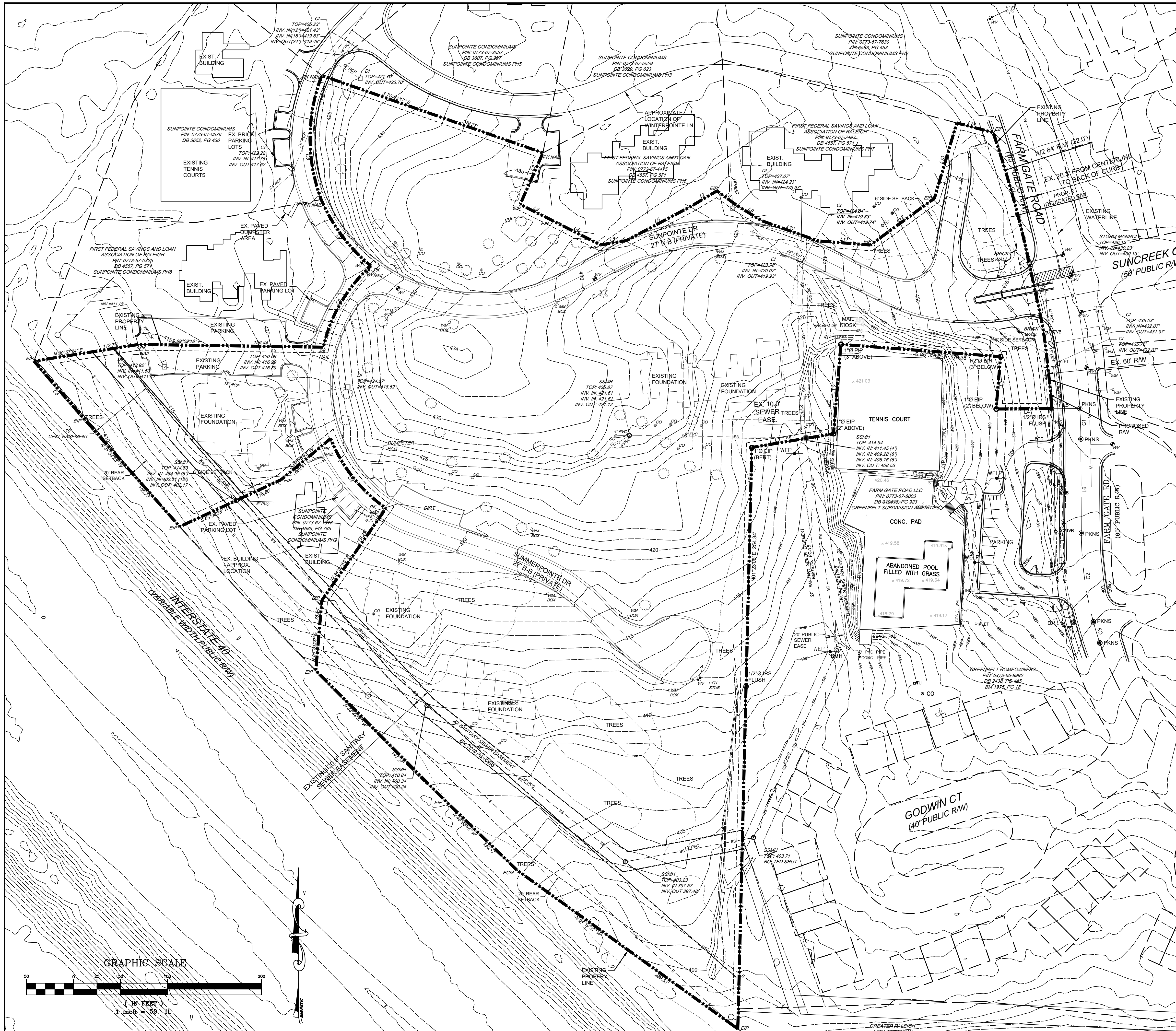
REVISIONS:

SURVEY BY:

BOUNDARY SURVEY

SUNPOINTE DR, RALEIGH, NC. 27606
CITY OF RALEIGH TWP., WAKE CO., N.C.
PIN: 0773-67-4232
DEED BOOK: 14220, PAGE: 1351-1356

PROJ. NO.: 19-189
FILENAME: 19-189
DRAWN BY: CLM
SCALE: 1"=50'
DATE: 04-02-19
ECLS



- GENERAL NOTES
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 - PLAN IS FOR PRELIMINARY REVIEW ONLY AND IS SUBJECT TO REVISIONS DURING THE PRELIMINARY PLAN APPROVAL PROCESS.



PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

SITE DATA
 MUNICIPALITY: CITY OF RALEIGH
 WAKE: 0773674008 & 0773673632
 PIN: 0773673025 & 0773671018
 PIN FOR RW DONATION: R-10
 ZONING: R-10
 TOTAL PARCEL AREAS: 8.89 ± 0.83 = 9.82 ACRES
 DEED REFERENCES: DB 018954 / PG 01377
 RECORDED MAP: BM 2019 / PG 00995

TOTAL NUMBER OF UNITS: 71 UNITS (EACH WITH 1-CAR GARAGE)
 MAXIMUM BUILDING HEIGHT: 45' ± 3 STORES
 PROP. RIGHT OF WAY DEDICATED: 83,238 SF ± 1.91 AC

DENSITY CALCULATIONS
 TOTAL RESIDENTIAL PROPERTY AREA: 9.82 AC ± 0.16 AC DONATION = 9.98 AC
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IMPERVIOUS SURFACE CALCULATIONS
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TREE CONSERVATION AREA CALCULATIONS
 TREE AREA REQUIRED = 0.98 ACRES (10%)
 TOTAL QUALIFYING TCA = 0.12 AC (1.2%) - SEE TREE CONSERVATION ASSESSMENT REPORT

OPEN AREA CALCULATIONS - BASED ON GRASSES/PLANTED AREAS
 OPEN AREA REQUIRED = 0.98 ACRES (10%)
 OPEN AREA PROVIDED (SHOWN HATCHED) = 1.62 ACRES (16%)

LINE	BEARING	LENGTH
L1	S 12°17'14" E	27.99'
L2	S 23°30'36" W	59.99'
L3	S 83°30'36" E	25.14'
L4	S 83°30'36" E	69.61'
L5	N 80°33'07" E	27.70'
L6	N 80°33'07" E	79.99'
L7	N 80°33'07" E	31.05'
L8	S 83°30'36" E	26.39'
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L10	S 70°19'05" E	53.66'
L11	S 85°28'50" E	56.14'
L12	N 50°54'08" E	84.23'
L13	N 92°52'01" E	81.65'
L14	S 75°16'33" E	39.97'

CURVE	BEARING	CHORD	RADIUS	ARC
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C7	N 38°49'42" W	82.30'	185.00'	89.05'
C8	N 00°17'20" E	131.90'	185.00'	134.92'

PROJECT INFORMATION

PROJECT MANAGER: RJB
 DRAWN BY: AJF
 APPROVED BY: RJB
 PROJECT FILE: PRELIM-SUNPOINTE

PROJECT NAME
TOWNES AT SUNPOINTE

RALEIGH
 NORTH CAROLINA

OWNER
FARM GATE PROPERTIES LLC

6001 SUNPOINTE DR
 6021 FARM GATE RD
 RALEIGH, N.C.

SHEET NAME
EXISTING CONDITIONS

DRAWING SCALE
 1"=50'

DATE
 6-3-2024

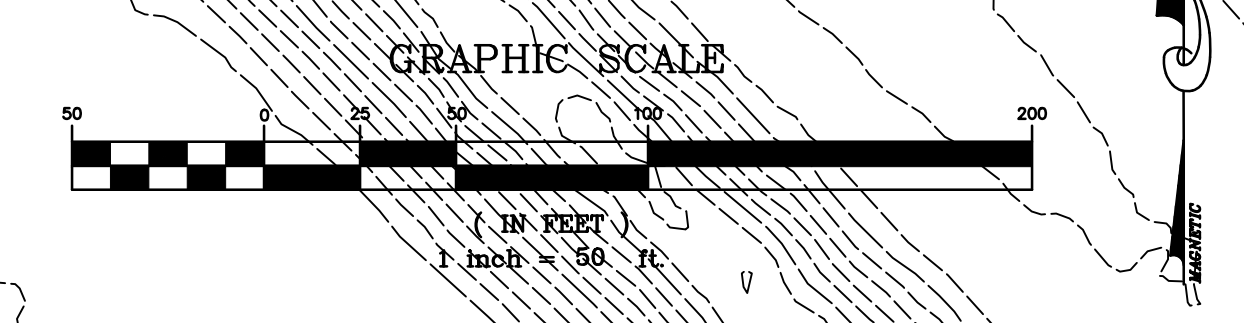
SHEET NUMBER
C-0.2
 PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

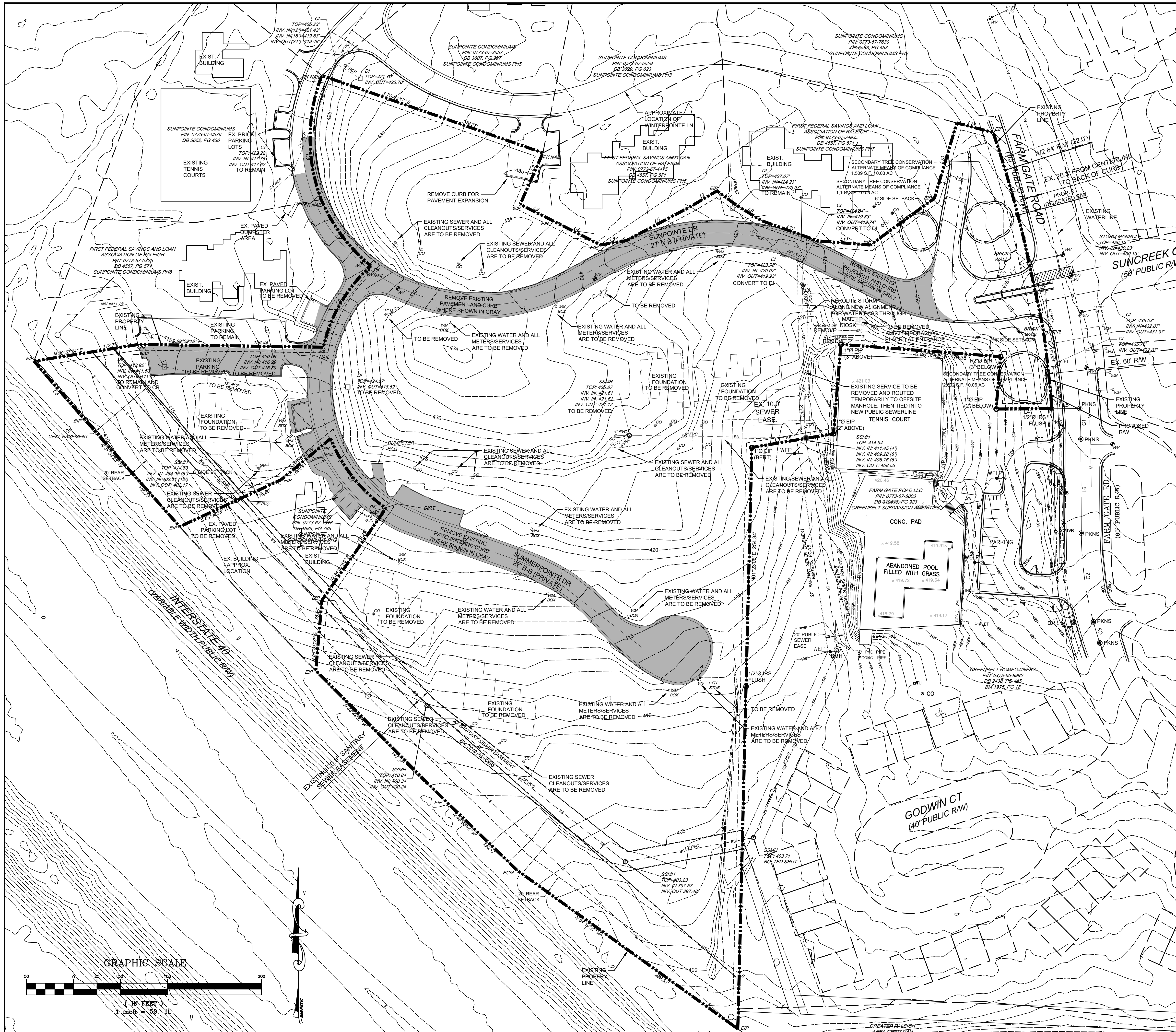
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PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
PROJECT FILE:	PRELIM-SUNPOINTE

PROJECT NAME
TOWNES AT SUNPOINTE

RALEIGH NORTH CAROLINA

OWNER
FARM GATE PROPERTIES LLC

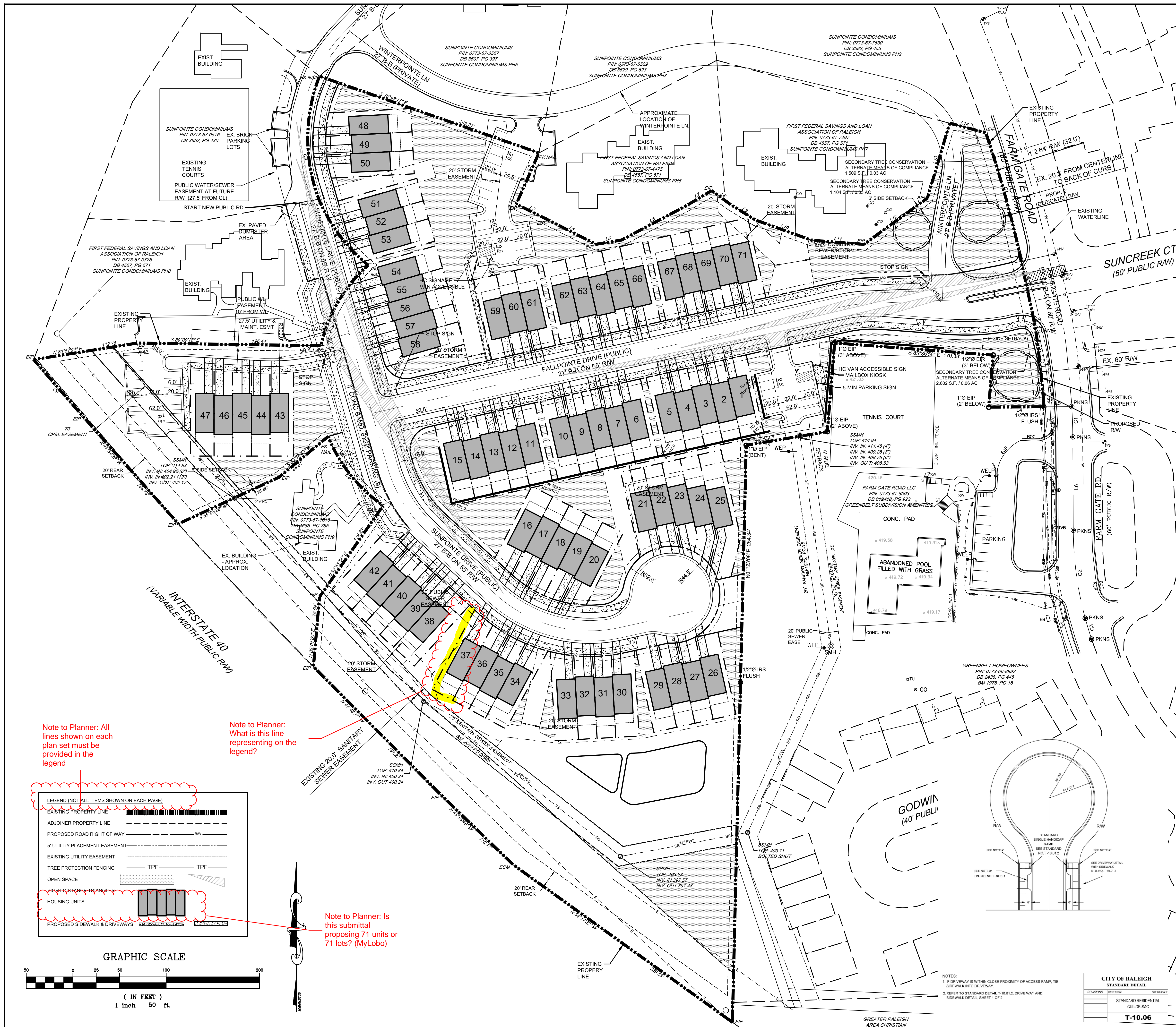
6001 SUNPOINTE DR
 6021 FARM GATE RD
 RALEIGH, N.C.

SHEET NAME
DEMOLITION PLAN

DRAWING SCALE
 1"=50'

DATE
 6-3-2024

SHEET NUMBER
C-0.3
 PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION



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SITE DATA

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 COUNTY: WAKE
 PIN: 0773674006 & 0773678362
 PIN FOR ROW DONATION: 0773670325 & 0773671018
 ZONING: R-10
 TOTAL PARCEL AREA: 8.99 ± 0.83 = 9.82 ACRES
 DB 018564 / PG 0177
 RECORDED MAP: BM 2319 / PS 0996

Note to Planner: Is the client proposing 71 lots for 71 town homes or 71 units on 1 lot?

71 UNITS (EACH WITH 1-CAR GARAGE)
 45 / 3 STORES
 PROP. RIGHT OF WAY DEDICATED: 9.22 AC ± (3.81 AC)

DENSITY CALCULATIONS

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PARKING CALCULATIONS

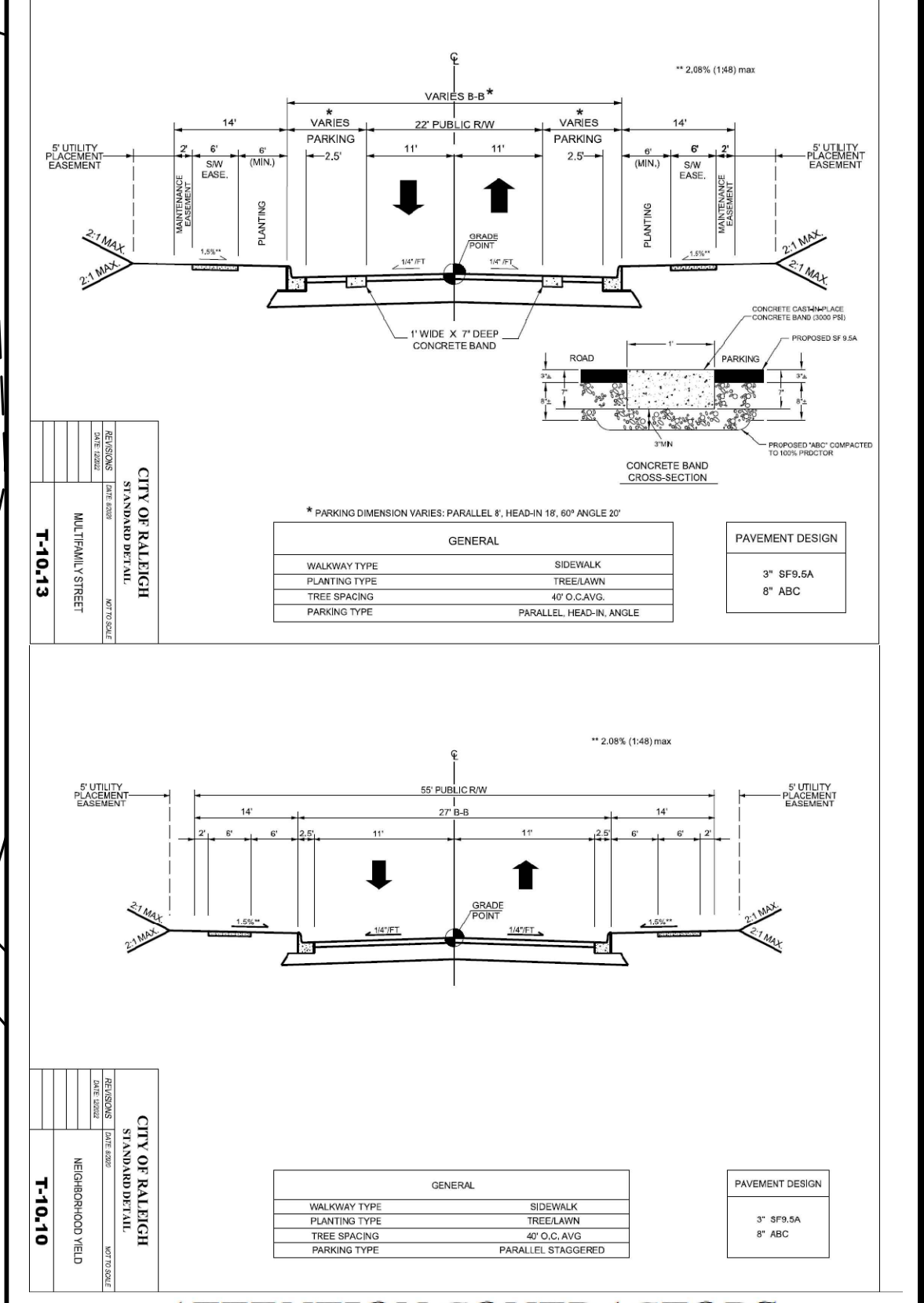
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OPEN AREA CALCULATIONS - BASED ON GRASSED/PLANTED AREAS

OPEN AREA REQUIRED = 0.38 ACRES (4%)
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PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER: RJB
 DRAWN BY: AJF
 APPROVED BY: RJB
 PROJECT FILE: PRELIM-SUNPOINTE

PROJECT NAME

TOWNES AT SUNPOINTE

RALEIGH NORTH CAROLINA

OWNER

FARM GATE PROPERTIES LLC

6001 SUNPOINTE DR
 6021 FARM GATE RD
 RALEIGH, N.C.

SHEET NAME

SITE PLAN

DRAWING SCALE

1"=50'

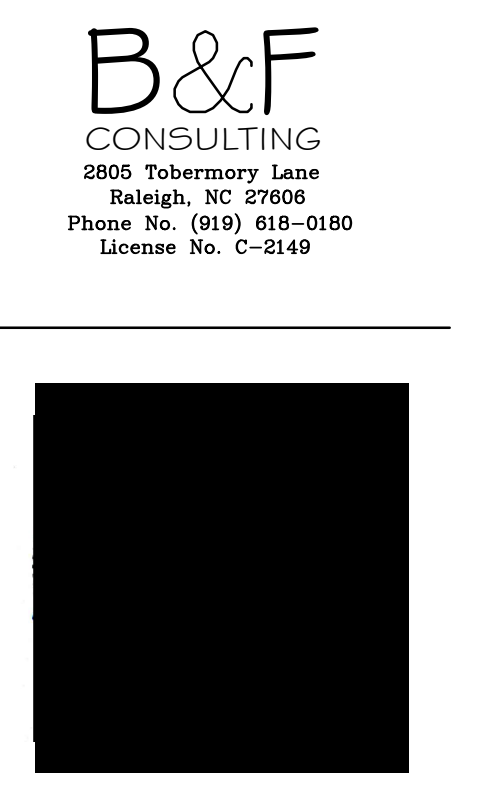
DATE

6-3-2024

SHEET NUMBER

C-1.0

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 - PLAN IS FOR PRELIMINARY REVIEW ONLY AND IS SUBJECT TO REVISIONS DURING THE PRELIMINARY PLAN APPROVAL PROCESS.

SITE DATA

MUNICIPALITY:	CITY OF RALEIGH
COUNTY:	WAKE
PIN:	07730408 & 077367832
PIN FOR RW DONATION:	077367025 & 0773671018
ZONING:	R-10
TOTAL PARCEL AREA:	8.99 ± 0.83 = 9.82 ACRES
DEED REFERENCES:	DB 018954 / PG 01377
RECORDED MAP:	BM 2019 / PG 00995

TOTAL NUMBER OF UNITS: 71 UNITS (EACH WITH 1-CAR GARAGE)
MAXIMUM BUILDING HEIGHT: 45' 3 STORES
PROP. RIGHT OF WAY DEDICATED: 83,236 SF = 1.91 AC

DENSITY CALCULATIONS
 TOTAL RESIDENTIAL PROPERTY AREA: 9.82 AC + 0.16 AC DONATION = 9.98 AC
 OVERALL RESIDENTIAL DENSITY ALLOWED: 10 UNITS/ACRE
 RESIDENTIAL DENSITY PROPOSED: 71 UNITS/9.98 AC = 7.11 UNITS/ACRE

IMPERVIOUS SURFACE CALCULATIONS
 EXISTING IMPERVIOUS (REMOVED): 1.66 AC
 PROPOSED IMPERVIOUS ON-SITE: 3.96 AC
 PROPOSED IMPERVIOUS OFF-SITE: 0.11 AC
 NET NEW IMPERVIOUS: 2.41 AC

PARKING CALCULATIONS
 NO MAXIMUM PARKING REQUIRED (UDO 7.1 C)
 TOTAL PARKING PROVIDED: 71 (GARAGE) + 71 (DRIVES) + 43 (LOTS) + 9 (ON STREET) = 194 SPACES
 HC PARKING PROVIDED: 1 (MAIL KIOSK) + 1 (LARGER PARKING LOT) = 2 SPACES

TREE CONSERVATION AREA CALCULATIONS
 TREE AREA REQUIRED = 0.88 ACRES (10%)
 TOTAL QUALIFYING TCA = 0.12 AC (1.2%) - SEE TREE CONSERVATION ASSESSMENT REPORT

OPEN AREA CALCULATIONS - BASED ON GRASSED/PLANTED AREAS
 OPEN AREA REQUIRED = 0.96 ACRES (10%)
 OPEN AREA PROVIDED (SHOWN HATCHED) = 1.62 ACRES (16%)



PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
PROJECT FILE:	PRELIM-SUNPOINTE

PROJECT NAME
TOWNES AT SUNPOINTE

RALEIGH
 NORTH CAROLINA

OWNER
FARM GATE PROPERTIES LLC

6001 SUNPOINTE DR
 6021 FARM GATE RD
 RALEIGH, N.C.

SHEET NAME
**GRADING/
 STORMWATER
 PLAN**

DRAWING SCALE
 1"=50'

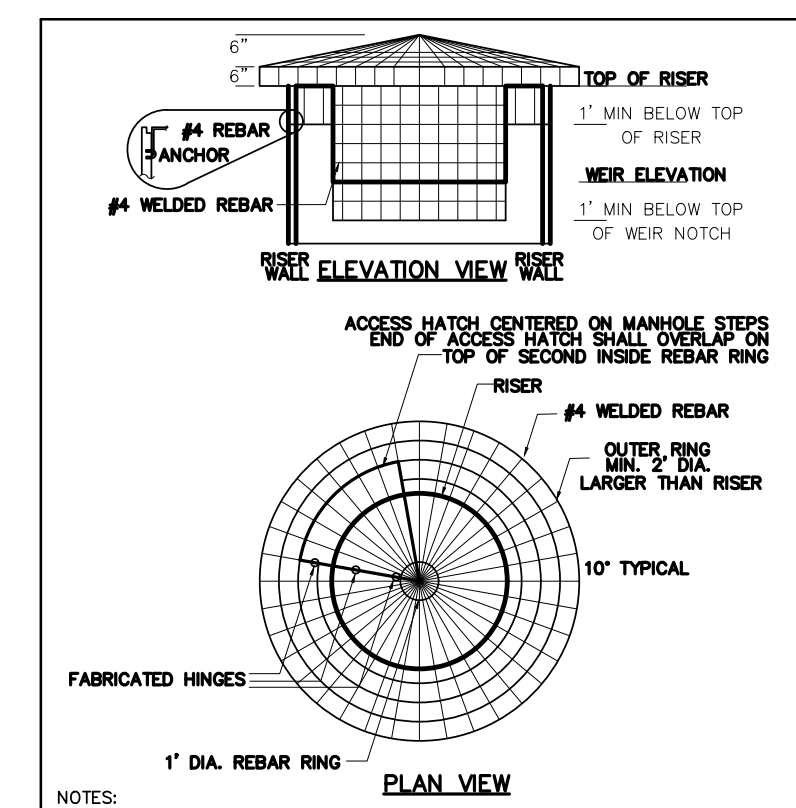
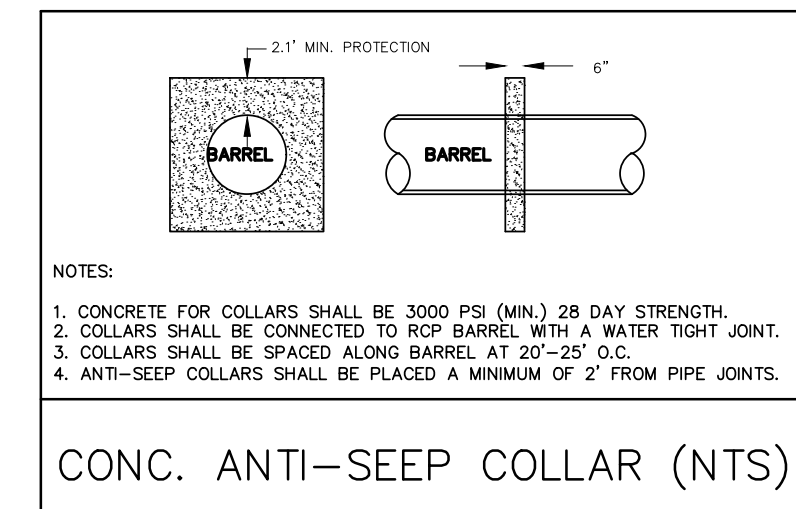
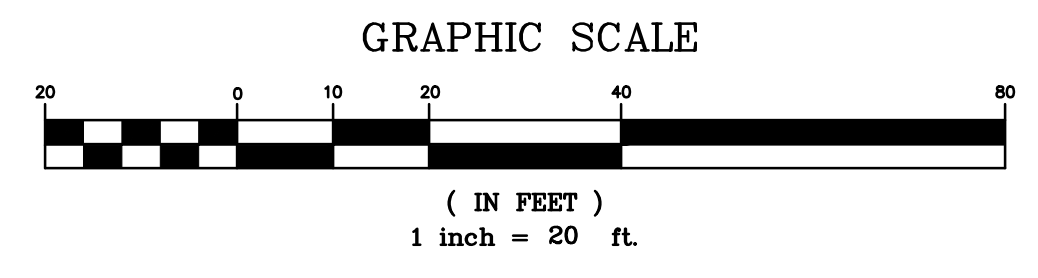
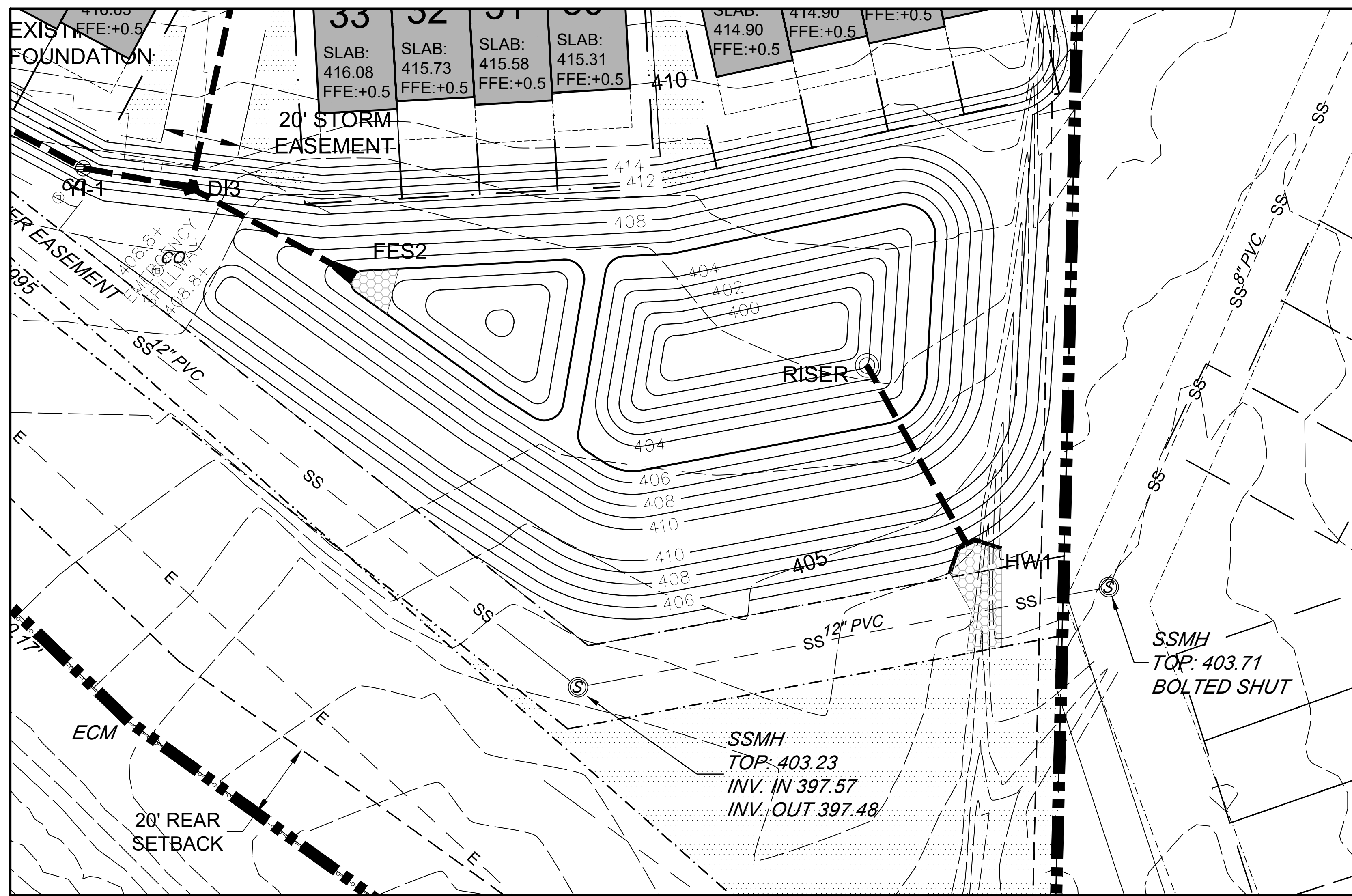
DATE
 6-3-2024

SHEET NUMBER
C-2.0
 PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

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PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
PROJECT FILE:	PRELIM-SUNPOINTE

PROJECT NAME
 TOWNES AT SUNPOINTE

RALEIGH NORTH CAROLINA

OWNER

FARM GATE PROPERTIES LLC

6001 SUNPOINTE DR
 6021 FARM GATE RD
 RALEIGH, N.C.

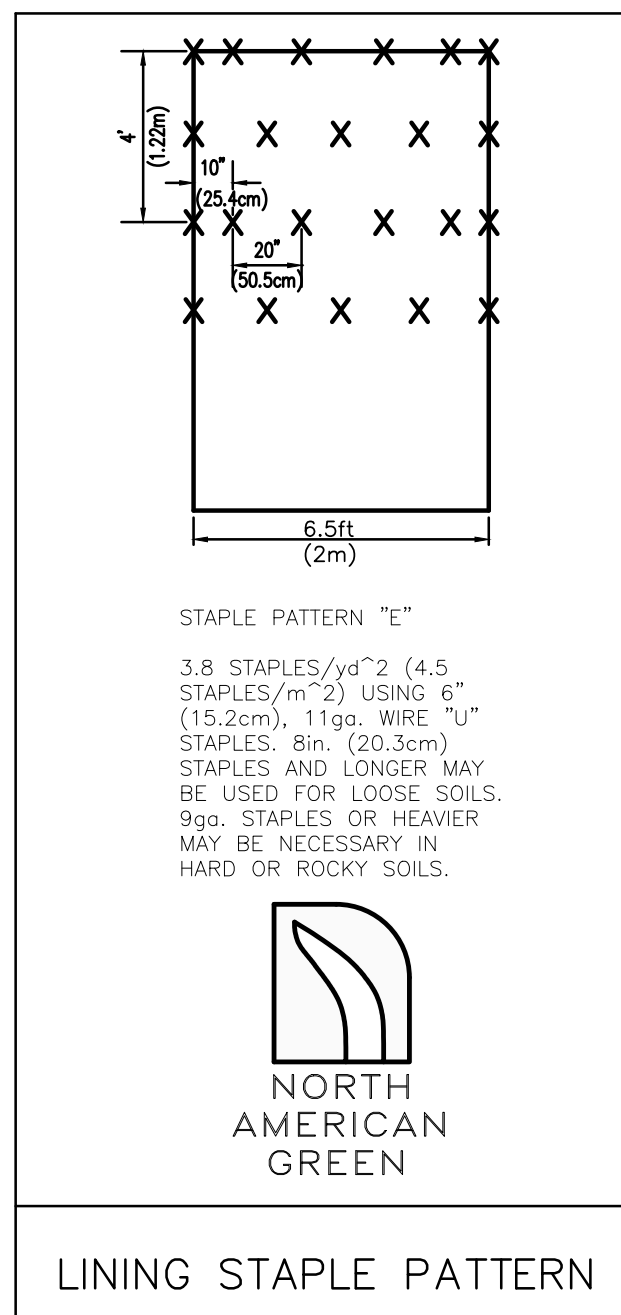
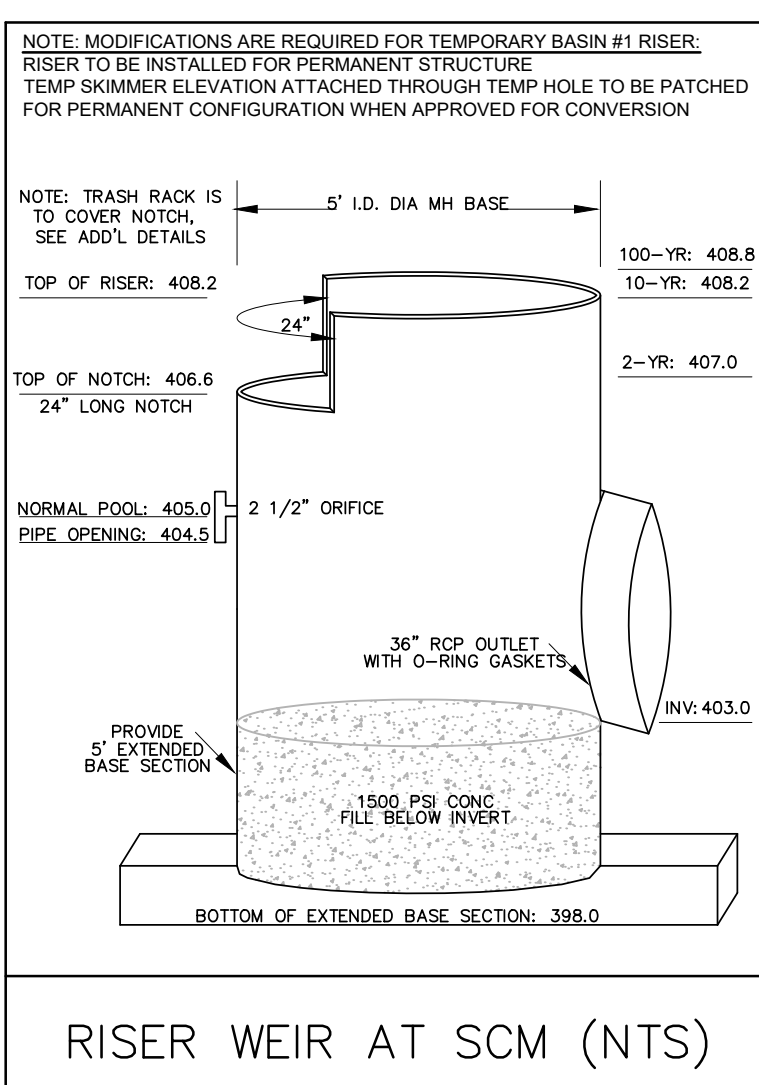
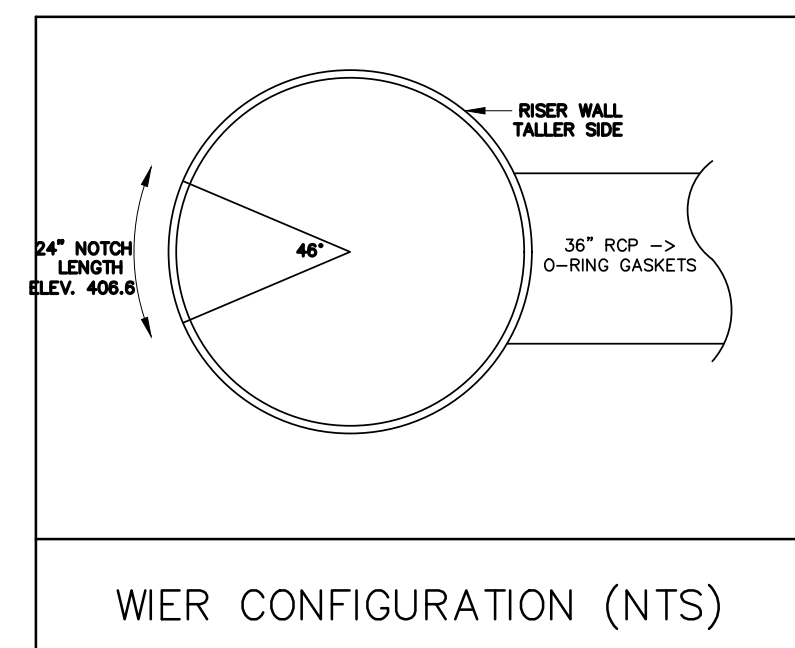
SHEET NAME

SCM PLAN

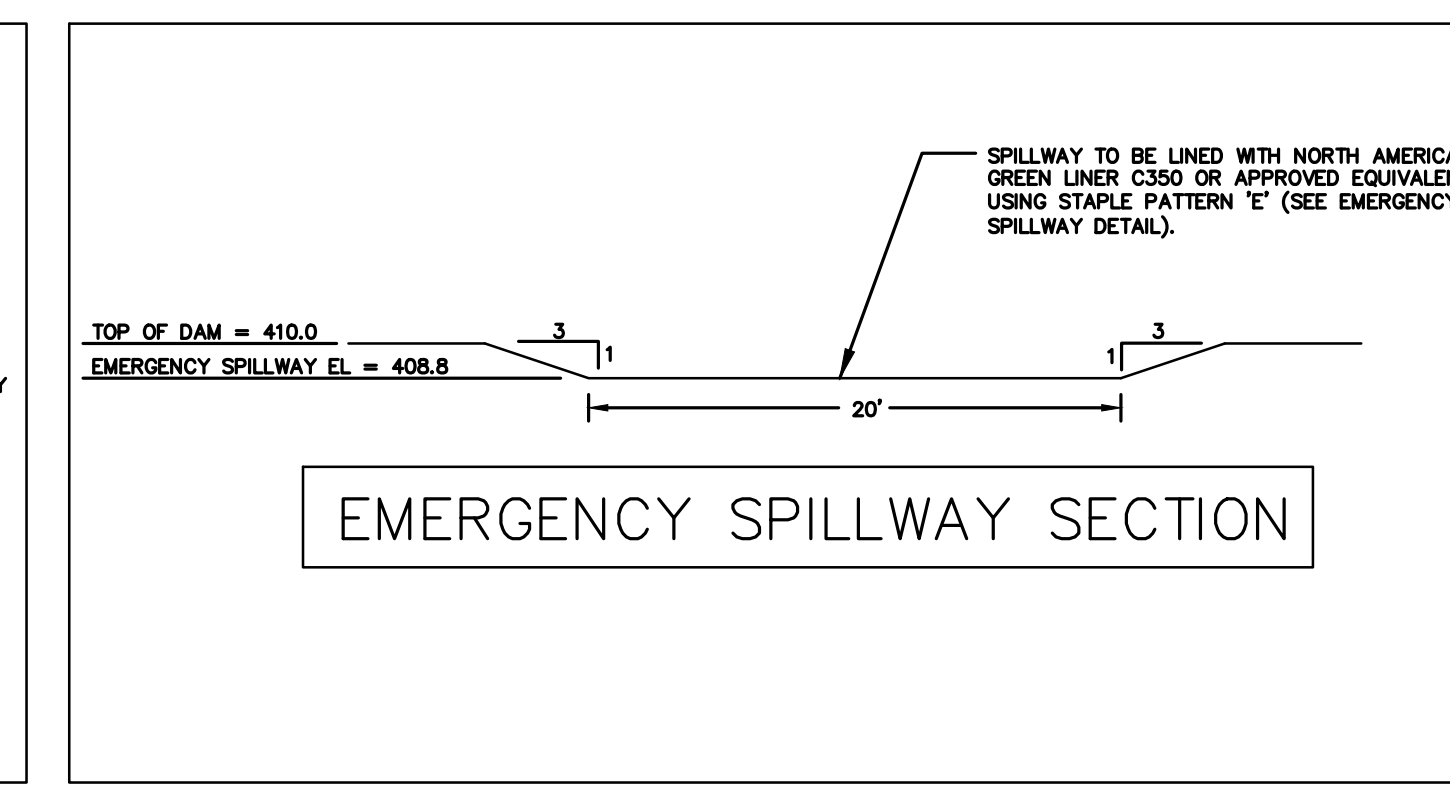
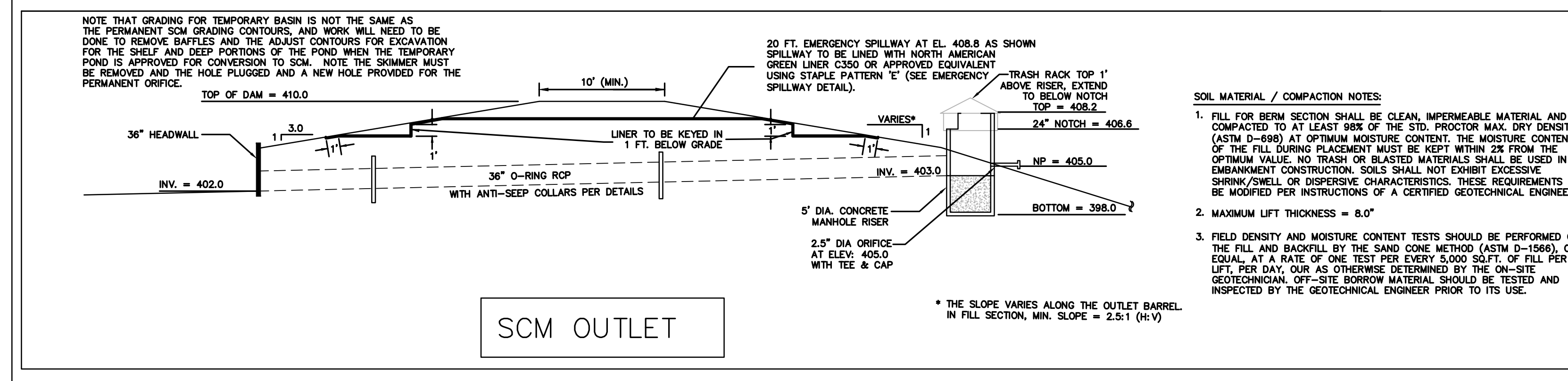
DRAWING SCALE
 1"=20'

DATE
 6-3-2024

SHEET NUMBER
 C-2.1
 PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION



- GENERAL TRASH RACK NOTES**
- POND OUTLET STRUCTURE NOTES:**
- RCP OUTLET BARREL SHALL BE CLASS III RCP MEETING THE REQUIREMENTS OF ASTM C77. THE PIPE JOINTS SHALL BE COVERED O-RING RUBBER GASKET JOINTS MEETING ASTM C-443 AND ASTM C-361.
 - ANY MANHOLE OUTLET RISER SHALL MEET ASTM C-478R & AASHTO M-199 MONOLITHIC BASE. THE MANHOLE JOINTS SHALL BE ASTM C-443 RUBBER GASKET JOINTS. MANHOLE JOINTS SHALL BE SECURELY ANCHORED TOGETHER TO PREVENT SEPARATION. CONTRACTOR IS RESPONSIBLE FOR DESIGN OF THE MANHOLE SECTION ANCHORING SYSTEM.
 - OUTLET STRUCTURES SHALL BE PROVIDED WITH STEPS 1'-2" ON CENTER. STEPS SHALL BE IN ACCORDANCE WITH NCDOT STD. 840.66. TRASH RACK HATCH TO BE ALIGNED OVER STEPS.
 - CONCRETE ANTI-FLOATATION BLOCK SHALL BE INTEGRALLY ATTACHED TO RISER BASE TO PREVENT RISER/BLOCK SEPARATION, OR PRECAST AS THE EXTENDED BASE OF THE MANHOLE DURING FABRICATION. IF THE CONCRETE ANTI-FLOATATION BLOCK IS CAST SEPARATE FROM THE MANHOLE ASSEMBLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING THE ANTI-FLOATATION BLOCK TO THE MANHOLE RISER ASSEMBLY.
- OUTLET STRUCTURE MATERIAL SPECIFICATIONS:**
- ALL Poured CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED.
- BERM SOIL AND COMPACTION SPECIFICATIONS:**
- ALL FILL SOILS FOR BERM SECTION SHALL BE CLEAN, IMPERMEABLE MATERIAL AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. NO BLASTED MATERIALS SHALL BE USED IN THE EMBANKMENT CONSTRUCTION. SOILS SHALL NOT EXHIBIT SIGNIFICANT SHRINK/SWELL OR DISPERSIVE CHARACTERISTICS. ON-SITE GEOTECHNICAL ENGINEER SHALL APPROVE THE SOILS FOR PLACEMENT WITHIN THE BERM SECTION. GEOTECHNICAL ENGINEER SHALL ALSO SPECIFY THE METHODS TO BE USED FOR PLACEMENT OF FILL. IF ADDITIONAL USES ARE PLANNED UPON THE BERM SECTION THE GEOTECHNICAL ENGINEER SHALL SPECIFY SOILS SUITABLE FOR THAT ADDITIONAL USE.
 - IN ALL FILL AREAS OF THE BERM, A SOIL COMPACTION TEST SHALL BE CONDUCTED EACH 2500 SQUARE FEET PER VERTICAL FOOT OF FILL.
 - NO TREES OF ANY TYPE MAY BE LOCATED ON THE BERM SECTION.
 - FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 4" LIFT. EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR THE FILL PLACEMENT.
 - ADD 2-3" LAYER OF TOP SOIL TO ENTIRE BERM PRIOR TO SEEDING/MULCHING.
- STATEMENT OF RESPONSIBILITY:**
- ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE AS PER THE OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.
- GENERAL NOTES:**
- CONSTRUCTED WETLAND TO BE AS-BUILT AFTER CONSTRUCTION IS COMPLETED. ANY ASPECT OF CONSTRUCTION NOT IN COMPLIANCE WITH LATEST CONSTRUCTION PLANS WILL BE REBUILT OR REPAIRED TO DESIGN SPECIFICATIONS AT CONTRACTOR'S EXPENSE.
 - BASIN TO BE CLEANED OF SEDIMENT, GRADED TO FINAL DESIGN GRADES AND PLANTED PER THE VEGETATION PLAN AT SUCH TIME AS BASIN IS NO LONGER NEEDED AS A SEDIMENT BASIN.



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 - ALL WATER AND SANITARY SEWER ON THIS SITE SHALL BE PUBLIC.
 - ALL STORMWATER MANAGEMENT ON THIS SITE SHALL BE PUBLIC.
 - ALL PROPOSED RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF RALEIGH.
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- STANDARD UTILITY NOTES (AS APPLICABLE)**
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS AND SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10" SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND 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 AND INSTALLED TO THE WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25" FROM A PRIVATE WELL OR 50" FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 17" IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETERS.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCLOSURE EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES. SEWER DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN AND 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 AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION (AS REQUIRED).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION (AS REQUIRED).
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES AND 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.
 - 3.0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FOREMANS. 4.0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - 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 AND REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 2" COPPER WATER SERVICES WITH 2" METER LOCATED AT ROW OR WITHIN A 2'X2' 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.
 - INSTALL 4" PVC SEWER SERVICE AT 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE AND SPACED EVERY 75' LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AND/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - INDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSION AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR, WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT CITY FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OR 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, WHICH EVER IS MORE STRINGENT.

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
PROJECT FILE:	PRELIM-SUNPOINTE

PROJECT NAME
TOWNES AT SUNPOINTE

UTILITY NOTES

- WATER MAIN SIZES ARE SUBJECT TO CHANGE BASED ON WATER SYSTEM ANALYSIS. THE ANALYSIS WILL BE COMPLETED AT CONSTRUCTION DRAWING SUBMITTAL.
- ALL WATER MAINS SHALL BE PRESSURE CLASS OR THICKNESS CLASS DUCTILE IRON PIPE DESIGNATED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD C-150.
- ALL WATERLINES SHALL BE C-900 PVC UNLESS OTHERWISE SPECIFIED.
- ALL WATER AND SEWER PERMITS WILL BE ISSUED BY CITY OF RALEIGH AND/OR NCDENR.
- ALL WATER SERVICES SHALL BE INSTALLED DURING ROADWAY CONSTRUCTION.
- SANITARY SEWER AND WATER SERVICES SHALL BE STUBBED OUT TO ALL LOTS BEFORE FINAL GRADING.
- FLOWABLE FILL BACKFILL IS REQUIRED AT UTILITY CROSSINGS WHERE A UTILITY TO BE INSTALLED CROSSES UNDER A PREVIOUSLY INSTALLED UTILITY.
- PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER/BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER, LIGHTING MANUFACTURER, OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO CITY OF RALEIGH STANDARDS, THE APPROVED PLANS, AND ANY APPLICABLE CONDITIONS.
- ALL WATER AND SEWER UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF RALEIGH BY THE OWNER.

SOLID WASTE SERVICES NOTES

- DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL PUBLISHED BY THE CITY OF RALEIGH.
- ALL NEW TOWNHOMES WILL USE THE CITY OF RALEIGH SOLID WASTE SERVICES TO HANDLE TRASH NEEDS.
- TOWNHOME OWNERS SHALL KEEP ROLL-OUT TRASH AND RECYCLING CANS IN THEIR GARAGE AND WILL ROLL THEM OUT TO THE CURB ON COLLECTION DAYS.
- EXISTING TRASH COLLECTION FACILITY FOR ADJACENT PRIVATE TOWNHOMES ARE TO REMAIN AND ARE SERVED BY PRIVATE HAULER.

6001 SUNPOINTE DR
6021 FARM GATE RD
RALEIGH, N.C.

SHEET NAME
UTILITY PLAN

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REVISIONS

NO.	DATE	DESCRIPTION

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- SANITARY SEWER AND WATER SERVICES SHALL BE STUBBED OUT TO ALL LOTS BEFORE FINAL GRADING.
- FLOWABLE FILL BACKFILL IS REQUIRED AT UTILITY CROSSINGS WHERE A UTILITY TO BE INSTALLED CROSSES UNDER A PREVIOUSLY INSTALLED UTILITY.
- PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, THE OWNER/BUILDER MUST SUPPLY THE TOWN WITH A FINAL LETTER OF CERTIFICATION FROM THE LIGHTING ENGINEER, LIGHTING MANUFACTURER, OR AUTHORIZED LIGHTING CONTRACTOR VERIFYING THAT ALL SITE LIGHTING IS INSTALLED ACCORDING TO CITY OF RALEIGH STANDARDS, THE APPROVED PLANS, AND ANY APPLICABLE CONDITIONS.
- ALL WATER AND SEWER UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF RALEIGH BY THE OWNER.

SOLID WASTE SERVICES NOTES

- DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL PUBLISHED BY THE CITY OF RALEIGH.
- ALL NEW TOWNHOMES WILL USE THE CITY OF RALEIGH SOLID WASTE SERVICES TO HANDLE TRASH NEEDS.
- TOWNHOME OWNERS SHALL KEEP ROLL-OUT TRASH AND RECYCLING CANS IN THEIR GARAGE AND WILL ROLL THEM OUT TO THE CURB ON COLLECTION DAYS.
- EXISTING TRASH COLLECTION FACILITY FOR ADJACENT PRIVATE TOWNHOMES ARE TO REMAIN AND ARE SERVED BY PRIVATE HAULER.

6001 SUNPOINTE DR
6021 FARM GATE RD
RALEIGH, N.C.

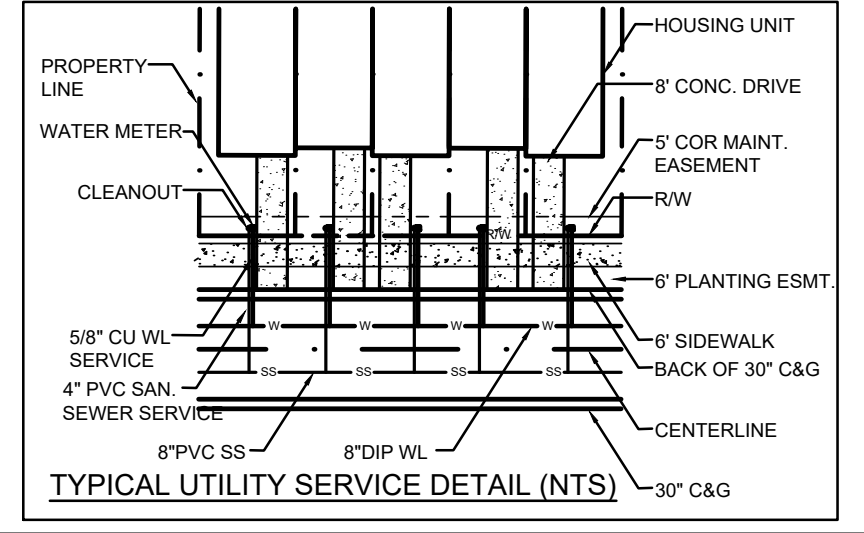
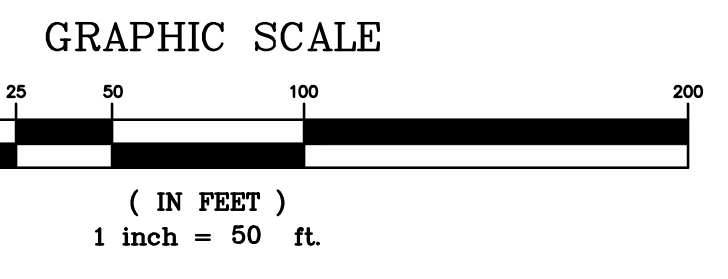
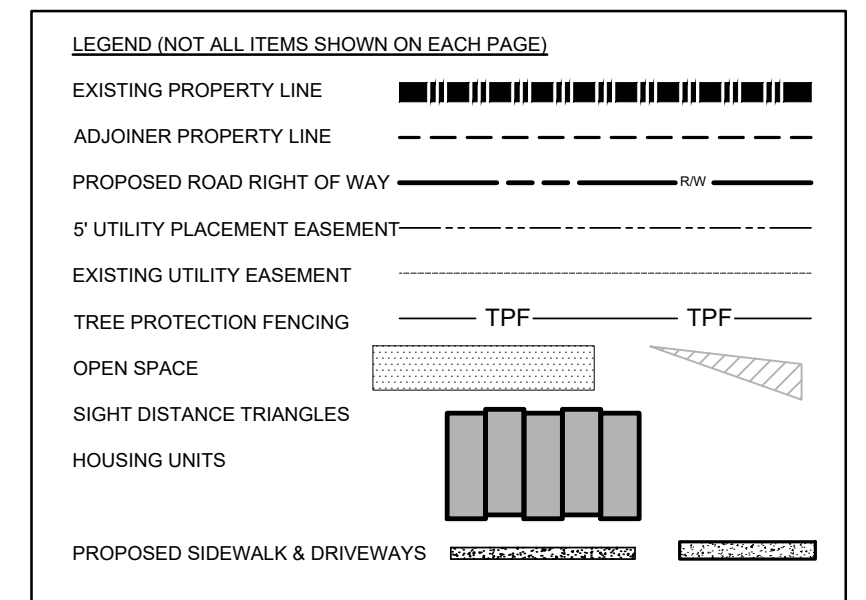
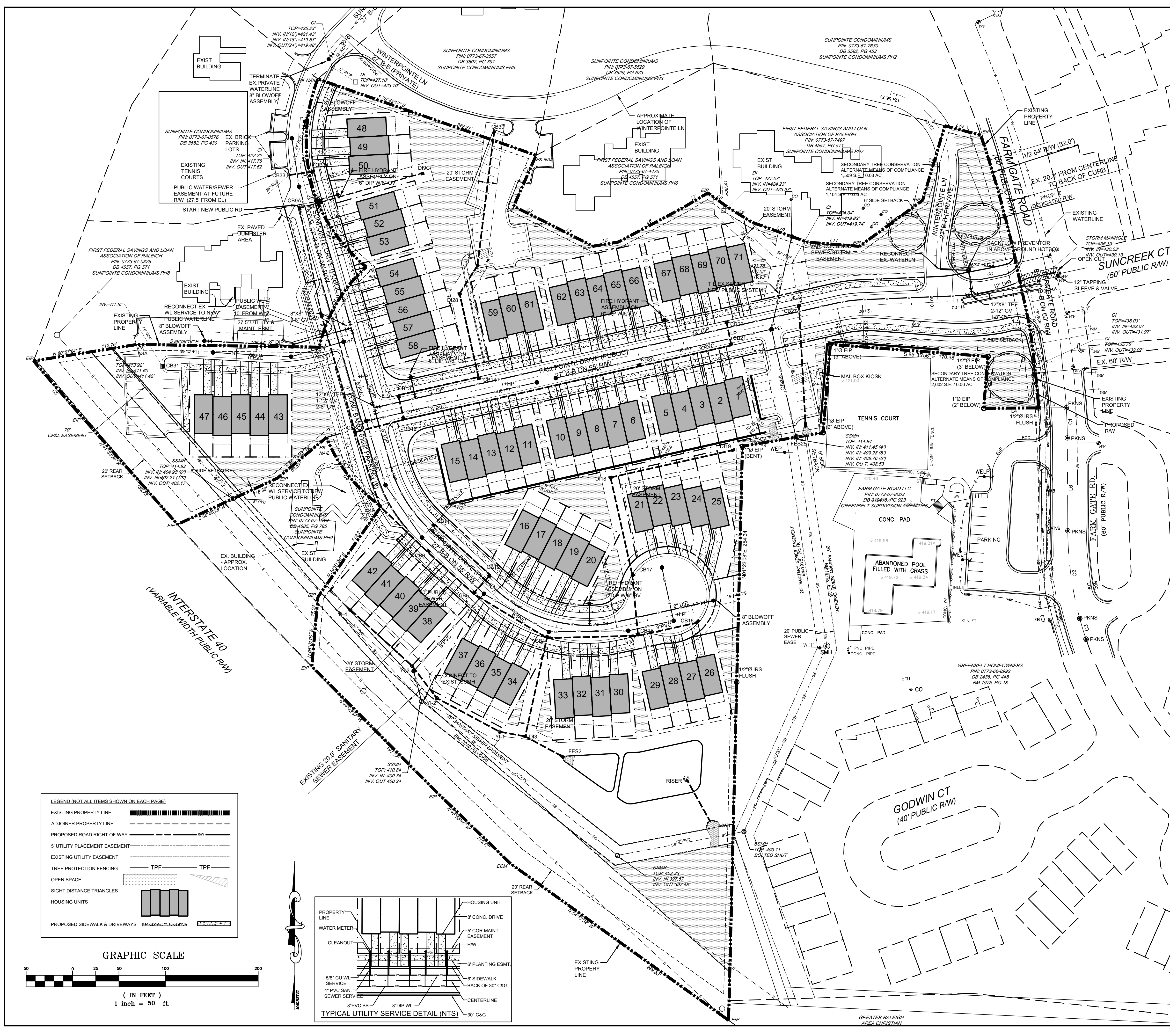
SHEET NAME
UTILITY PLAN

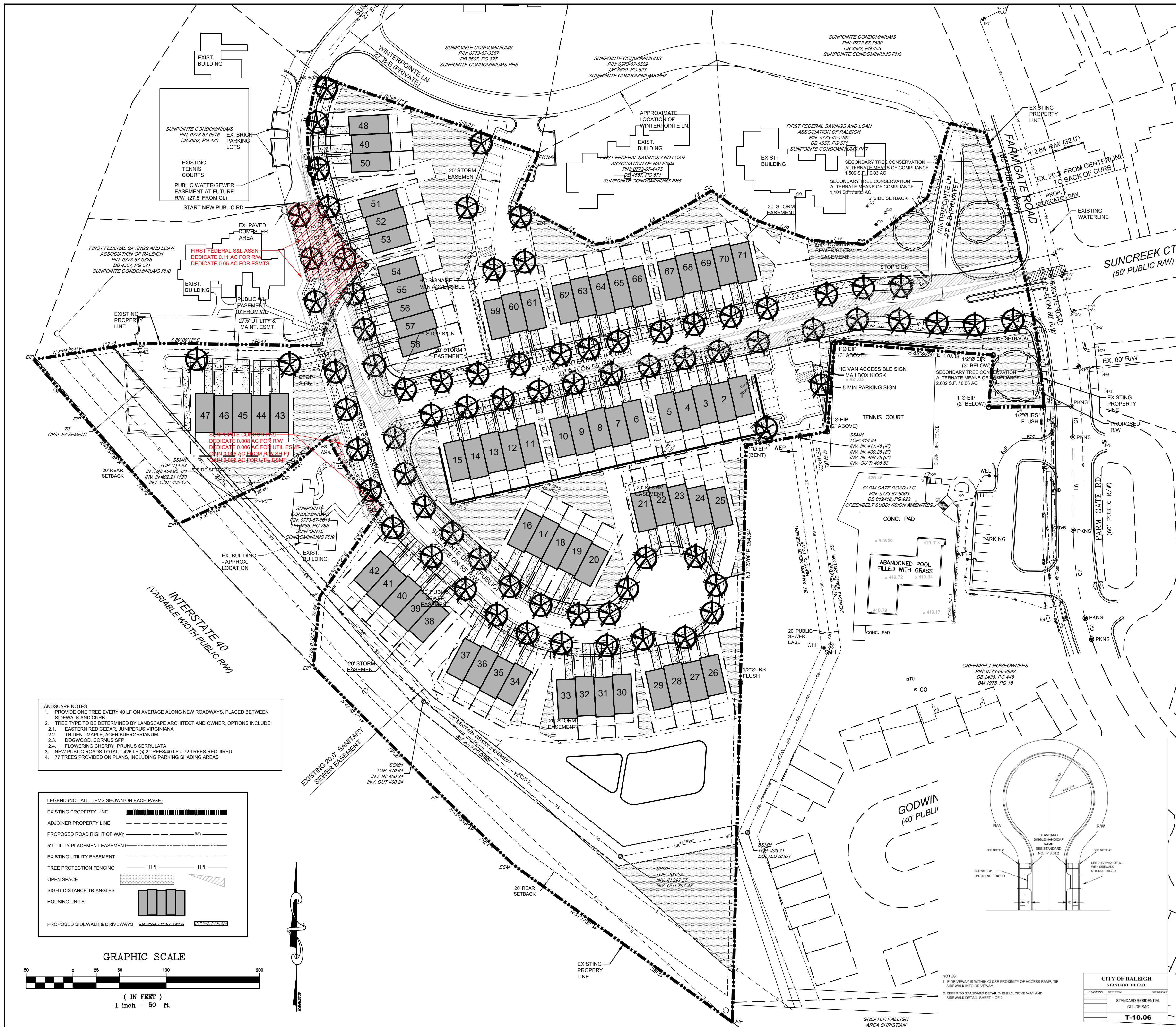
ATTENTION CONTRACTORS
The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four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

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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**.

PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION





GENERAL NOTES

- BOUNDARY AND EXISTING TOPOGRAPHICAL INFORMATION SHOWN WITHIN BOUNDARY ARE PROVIDED BY ECLS, INC. SURVEY DATED 4/20/19.
- PARTIAL EXISTING ADJOINING INFORMATION SHOWN IS BASED ON INFORMATION PROVIDED BY WAKE COUNTY GIS.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE-CALL AT 800-632-4549 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONFLICTS INVOLVING PUBLIC WATER, SANITARY SEWER AND STORM DRAINAGE CONSTRUCTION SHALL BE RESOLVED TO THE SATISFACTION OF THE CITY OF RALEIGH.
- ALL CONSTRUCTION AND MATERIALS SHALL BE ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- MAIL KIOSK BUILDING AND TOWNHOME FOOTPRINTS PROVIDED BY OWNER AND ARE SUBJECT TO SLIGHT ADJUSTMENT WITH ULTIMATE HOMEOWNER.
- HIC RAMPS AND PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING SOIL CONDITIONS ON-SITE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UNSUITABLE MATERIAL UPON FIRST CONTACT.
- ALL PERMANENT AND TEMPORARY SIGNAGE REQUIRES AN APPROVED SIGN PERMIT PRIOR TO INSTALLATION. SIGNAGE IS A SEPARATE SUBMITTAL, REVIEW AND APPROVAL PROCESS BY THE PLANNING DEPARTMENT. SIGNAGE FOR THIS SITE MUST COMPLY WITH THE CITY OF RALEIGH.
- ALL WATER AND SANITARY SEWER ON THIS SITE SHALL BE PUBLIC.
- ALL STORMWATER MANAGEMENT ON THIS SITE SHALL BE PRIVATE.
- ALL PROPOSED RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF RALEIGH.
- ALL UNITS TO BE SERVED BY INDIVIDUAL TRASH AND RECYCLING RECEPTACLES TO BE ROLLED OUT OF GARAGE ONTO STREET FOR WEEKLY PICKUP BY THE CITY OF RALEIGH SOLID WASTE SERVICES.
- CONTRACTOR TO ENSURE CONTINUOUS UTILITY SERVICE AND ACCESS TO EXISTING UNITS REMAINING DURING CONSTRUCTION.
- PLANS IS FOR PRELIMINARY REVIEW ONLY AND IS SUBJECT TO REVISIONS DURING THE PRELIMINARY PLAN APPROVAL PROCESS.

SITE DATA

MUNICIPALITY: CITY OF RALEIGH
 COUNTY: WAKE
 PIN: 0773674008 & 0773678362
 PIN FOR R/W DONATION: 0773670325 & 0773671018
 ZONING: R-10
 TOTAL PARCEL AREAS: 8.99 + 0.83 = 9.82 ACRES
 DEB REFERENCE: DEB 018564 / PG 0177
 RECORDED MAP: BM 2019 / PG 0095

TOTAL NUMBER OF UNITS: 71 UNITS (EACH WITH 1-CAR GARAGE)
MAXIMUM BUILDING HEIGHT: 45' 3 STORES
PROP. RIGHT OF WAY DEDICATED: 83.236 SF = 1.91 AC

DENSITY CALCULATIONS

TOTAL RESIDENTIAL PROPERTY AREA: 9.82 AC + 0.16 AC DONATION = 9.98 AC
 OVERALL RESIDENTIAL DENSITY ALLOWED: 10 UNITS/ACRE
 RESIDENTIAL DENSITY PROPOSED: 71 UNITS/9.98 AC = 7.11 UNITS/ACRE

IMPERVIOUS SURFACE CALCULATIONS

EXISTING IMPERVIOUS (REMOVED): 1.66 AC
 PROPOSED IMPERVIOUS ON-SITE: 3.96 AC
 PROPOSED IMPERVIOUS OFF-SITE: 0.11 AC
 NET NEW IMPERVIOUS: 2.41 AC

PARKING CALCULATIONS

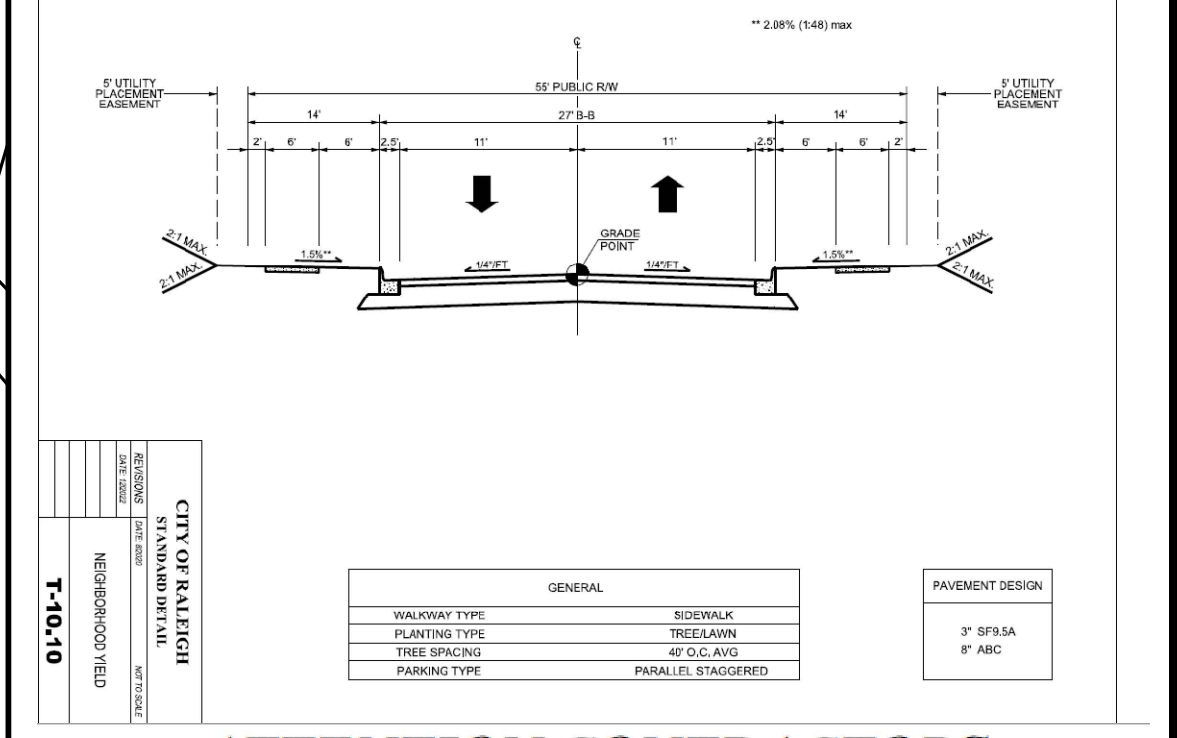
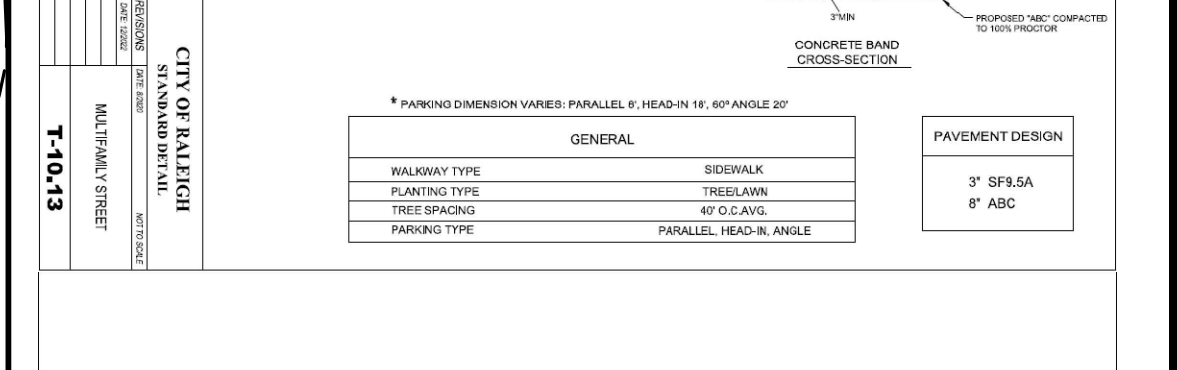
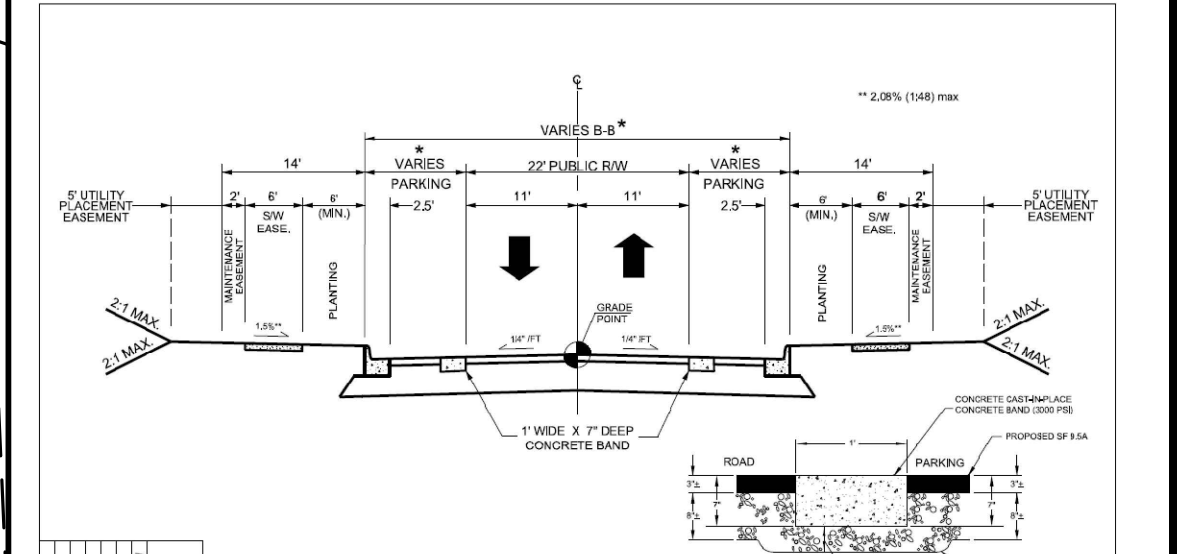
NO MAXIMUM PARKING REQUIRED (UOJ 7, C)
 EXISTING PARKING PROVIDED: 71 (GARAGE) + 71 (DRIVES) + 43 (LOTS) + 9 (ON STREET) = 194 SPACES
 HIC PARKING PROVIDED: 1 (MAIL KIOSK) + 1 (LARGER PARKING LOT) = 2 SPACES

TREE CONSERVATION AREA CALCULATIONS

TREE AREA REQUIRED = 0.98 ACRES (10%)
 TOTAL QUALIFYING TCA = 0.12 AC (1.2%) - SEE TREE CONSERVATION ASSESSMENT REPORT

OPEN AREA CALCULATIONS - BASED ON GRASSED/PLANTED AREAS

OPEN AREA REQUIRED = 0.88 ACRES (9%)
 OPEN AREA PROVIDED (SHOWN HATCHED) = 1.12 ACRES (16%)



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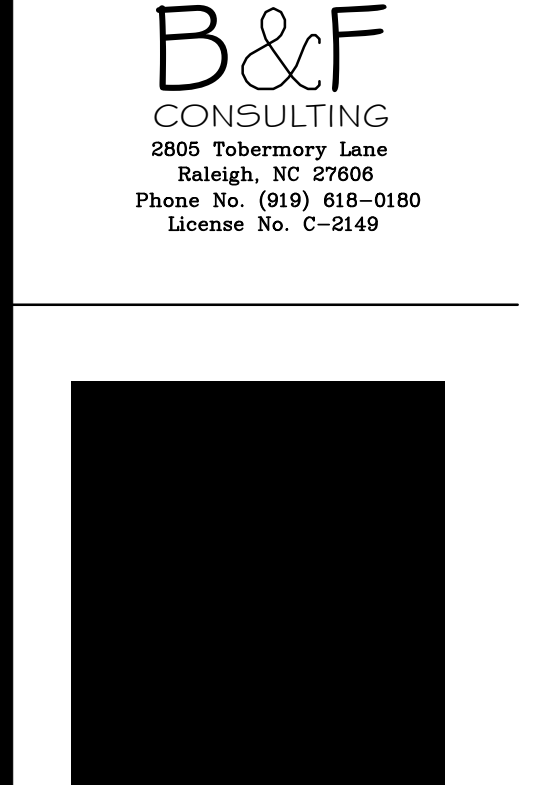
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DATE
6-3-2024

SHEET NUMBER
C-4.0

PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION



PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER: RJB
 DRAWN BY: AJF
 APPROVED BY: RJB
 PROJECT FILE: PRELIM-SUNPOINTE

PROJECT NAME
TOWNES AT SUNPOINTE

RALEIGH NORTH CAROLINA

OWNER
FARM GATE PROPERTIES LLC

6001 SUNPOINTE DR
 6021 FARM GATE RD
 RALEIGH, N.C.

STREET TREES

DRAWING SCALE
 1"=50'

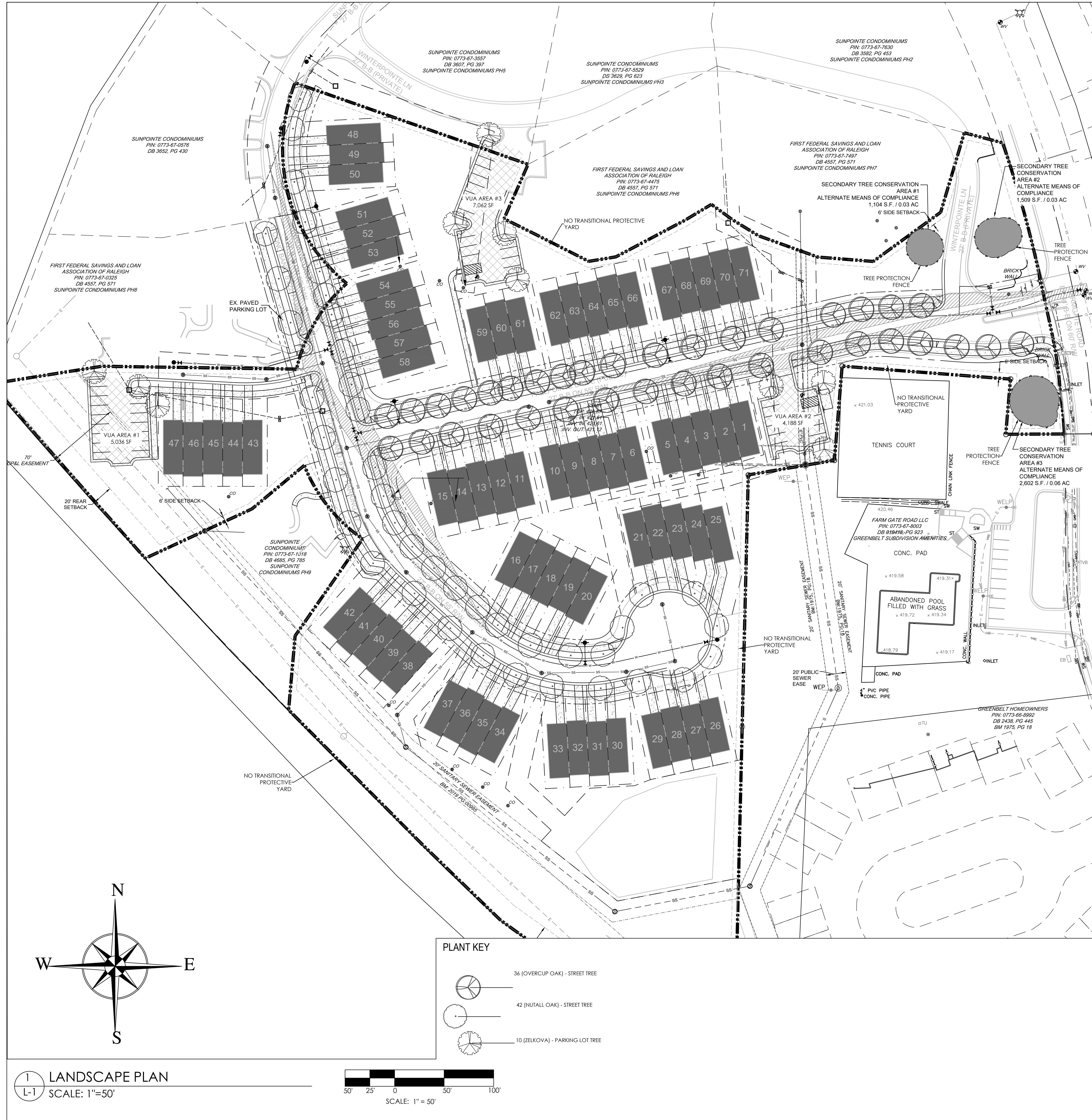
DATE
6-3-2024

SHEET NUMBER
C-4.0

PRELIMINARY PLANS - DO NOT USE FOR CONSTRUCTION

CITY OF RALEIGH STANDARD DETAIL

REVISIONS: 01/11/2010
 STANDARD RESIDENTIAL CURB CROSS-SECTION
T-10.06



LANDSCAPE PLAN NOTES

1. ALL PLANT MATERIAL ON THIS SITE MUST MEET MINIMUM CITY OF RALEIGH UDO REQUIREMENTS FOR SIZE, HEIGHT, AND SPACING. PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS WITHIN THIS PLAN SET.
2. PLANTING STOCK SHALL MEET ALL STANDARDS WITHIN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK." ALL PLANTS SHALL BE VIGOROUS, HEALTHY MATERIAL FREE FROM PESTS AND DISEASE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE PROJECT SITE AND FAMILIARIZE WITH ACTUAL FIELD CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK. THE CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT THE SITE AND PERFORM THE WORK SPECIFIED INCLUDING THE FINE GRADING AND INCORPORATION OF TOPSOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATIONS FROM GRADES AND CONDITIONS SHOWN WEATHER SURFACE OR SUBSURFACE. IF FIELD CONDITIONS ARE FOUND TO BE SIGNIFICANTLY DIFFERENT THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OR ENGINEER IMMEDIATELY AND PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS TO PERFORM THE WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR ACTIVITIES. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-432-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NORTH CAROLINA ONE CALL. THE CONTRACTOR MAY ALSO NEED TO ENGAGE A PRIVATE UTILITY LOCATING FIRM AT THEIR OWN COST TO EFFICIENTLY HAVE ALL UTILITIES LOCATED.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS OUTSIDE OF THE PROJECT LIMITS, INCLUDING CURB AND GUTTER, SIDEWALKS, PAVED OR TURF AREAS SHALL BE REPAIRED TO ORIGINAL CONDITIONS BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE DEVELOPER.
7. PLANT QUANTITIES TO BE VERIFIED BY LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE PLANS AS COMPARED TO THE PLANT LIST THE CONTRACTOR SHALL PROVIDE THE QUANTITY SHOWN ON THE PLANS.
8. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OR MODIFICATIONS TO THE LANDSCAPE PLANS. THIS MAY REQUIRE A MODIFICATION TO THE APPROVED PLANS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES ON THE PLANS.
9. ALL ABOVE GROUND MECHANICAL EQUIPMENT, ELECTRICAL TRANSFORMERS, DUMPSTERS, BACKFLOW PREVENTERS, AND VALVE BOXES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY WHILE MAINTAINING REQUIRED ACCESS TO LOCAL CODE STANDARDS AND REQUIREMENTS.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTIONS BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE NEAREST VEHICLE SURFACE OR ADJACENT CURB LINE SHALL BE ALLOWED.
11. ALL UNPAVED AREAS SHALL BE TOPSOILED AND SEEDED / SODDED OR MULCHED TO THE LIMITS OF CONSTRUCTION BASED ON ACTUAL FIELD CONDITIONS BEYOND THE APPROVED PLANS.
12. ALL SOD TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL. ALL SEED TO BE REBEL FESCUE IV, TURF GEM, LESCO OR EQUAL @ 6 LBS PER 1000 S.F. IN LAWN AREAS 3" TOPSOIL SHALL BE TILLED INTO THE TOP 2" OF GROUND PRIOR TO SEEDING.
13. SLOPES GREATER THAN 3:1 SHALL REQUIRE HYDRO-SEEDING. SLOPES GREATER THAN 2:1 SHALL BE SODDED WITH CENTIPEDE GRASS. ADDITIONAL STABILIZATION MEASURES MAY BE REQUIRED FOR SLOPES GREATER THAN 3:1 TO ENSURE SOIL STABILIZATION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
14. INTERIOR MULCH SHALL BE DOUBLE GRADED PINE BARK TO A DEPTH OF 4". PERIMETER LANDSCAPE BUFFERS SHALL BE MULCHED WITH 4" PINE STRAW TO BED LINES SHOWN OR BUFFER LIMITS. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS.
15. PINE STRAW SHALL NOT BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION.
16. CONTRACTOR SHALL LEVEL AND SMOOTH ALL DISTURBED AREAS AND REMOVE ALL ROCKS AND CONSTRUCTION DEBRIS PRIOR TO SEEDING, SOD OR PLANT INSTALLATION.
17. NOTE THAT WITHIN LANDSCAPED AREAS SURROUNDING BUILDING, THE GRADES SHOWN ON THE GRADING SHEET ARE "TOP OF MULCH" OR "TOP OF TOPSOIL." CONTRACTOR SHALL ENSURE POSITIVE FINISHED DRAINAGE (MIN. 2%) AWAY FROM ALL BUILDINGS AND COORDINATE WITH THE LANDSCAPE PLAN TO LEAVE SUBGRADE LOW ENOUGH TO MAINTAIN THESE SPOTS AS FINISHED GRADE.
18. OWNER SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
19. TREE PLANTING AND SITE LIGHTING SHALL BE SEPARATED BY AT LEAST 10 FEET.

LANDSCAPE SCOPE OF WORK

1. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED OR INDICATED BY THE DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK INCLUDING INSTALLATION OF ALL TREES, SHRUBS, GROUND COVER, ANNUALS, SEED, SOD AND MULCH.
2. 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 ANY AND ALL MATERIALS AND ANY AND ALL WORK, WHICH IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT.
3. PLANT MATERIALS: ALL PLANT MATERIALS SHALL BE NURSERY GROWN, FRESHLY DUG IN THE FIELD, NATURALLY SHAPED, WELL BRANCHED, FULLY FOLIATED WHEN IN LEAF WITH FULLY DEVELOPED ROOT SYSTEMS. TREES MUST BE SELF-SUPPORTING, WITH STRAIGHT TRUNKS AND LEADERS INTACT. ALL PLANTS MUST BE FREE OF DISEASE, INSECT INFESTATION OR THEIR EGGS AND SHALL HAVE BEEN GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
4. PLANT SIZE: SPECIFIED SIZES INDICATES THE MINIMUM ALLOWABLE SIZE AT PLANTING, WHERE CONTAINER AND HEIGHT/SPREADS ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS SHALL BE MET WHEN ONLY PLANT HEIGHT OR SPREAD ARE INDICATED. CONTAINER SIZE SHALL BE BASED ON "AMERICAN STANDARDS FOR NURSERY STOCK" STANDARDS.
5. ORGANIC MATTER: AGED MANURE, COMPOST OR PINE BARK FINES, AT THE OPTION OF THE CONTRACTOR, MATERIAL SHALL BE AIR DRIED, FINELY SHREDDED AND SUITABLE FOR HORTICULTURAL PURPOSES AND SHALL CONTAIN NO MORE THAN 35% MOISTURE CONTENT BY WEIGHT.
6. PINE BARK MULCH: ALL PINE BARK MULCH SHALL BE CLEAN, DOUBLE GROUND, FINE TEXTURED NUGGET MULCH WITH MINIMAL AMOUNTS OF SAPWOOD CONTENT.
7. TURF AREAS: PRIOR TO ANY SEEDING OR SOD APPLICATION, VERIFY THAT ALL TRENCHING AND LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. ENSURE ALL AREAS ARE FREE OF STONES, LARGE SOIL CLOUDS AND ANY OTHER CONSTRUCTION DEBRIS.

LANDSCAPE CALCULATIONS

VEHICULAR USE AREA
THREE VEHICULAR USE AREAS EXIST ON THIS SITE

VUA AREA #1: 5,036 SF / 2,000 = 2.58 (3) TREES REQUIRED / PROVIDED
 VUA AREA #2: 4,188 SF / 2,000 = 2.09 (3) TREES REQUIRED / PROVIDED
 VUA AREA #3: 7,062 SF / 2,000 = 3.53 (4) TREES REQUIRED / PROVIDED

STREET TREES
ONE STREET TREE REQUIRED FOR EVERY 40'

SUNPOINTE DRIVE : 950' (EAST/NORTH SIDE) & EAST/NORTH SIDE: 950/ 40 = 23.75 (24)
 REQUIRED: 24 STREET TREES
 PROVIDED: 9

WEST/SOUTH SIDE: 690/40 = 17.25 (18)
 REQUIRED: 18 STREET TREES
 PROVIDED: 18 STREET TREES

FALLPOINTE DRIVE : 716'
 716 / 40 = 17.9 (18)
 REQUIRED: 18 STREET TREES ON EACH SIDE OF THE STREET
 PROVIDED: 18 STREET TREES ON EACH SIDE OF THE STREET

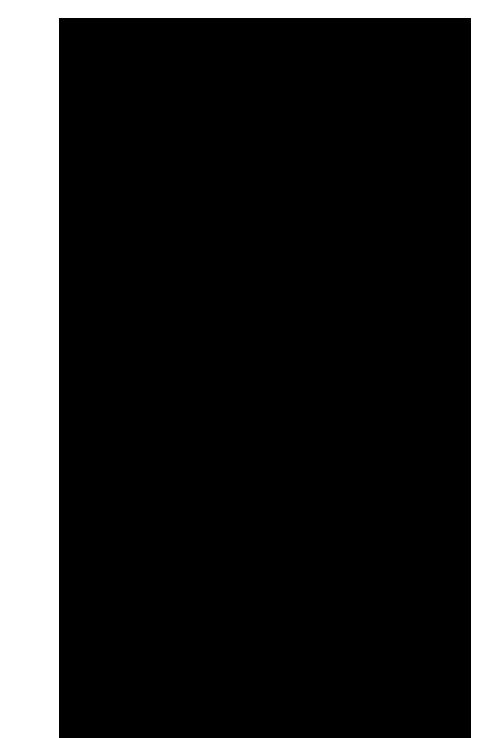
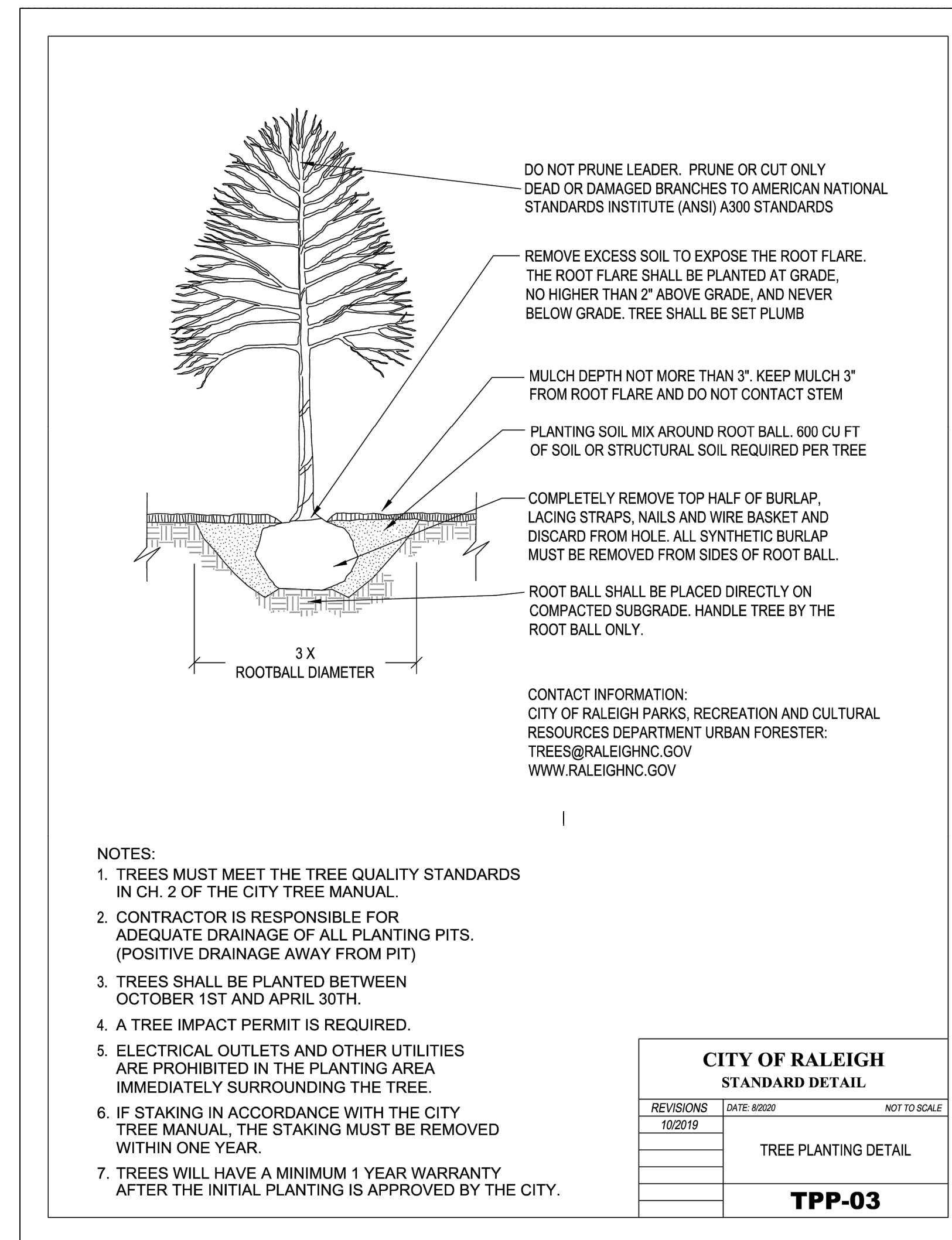
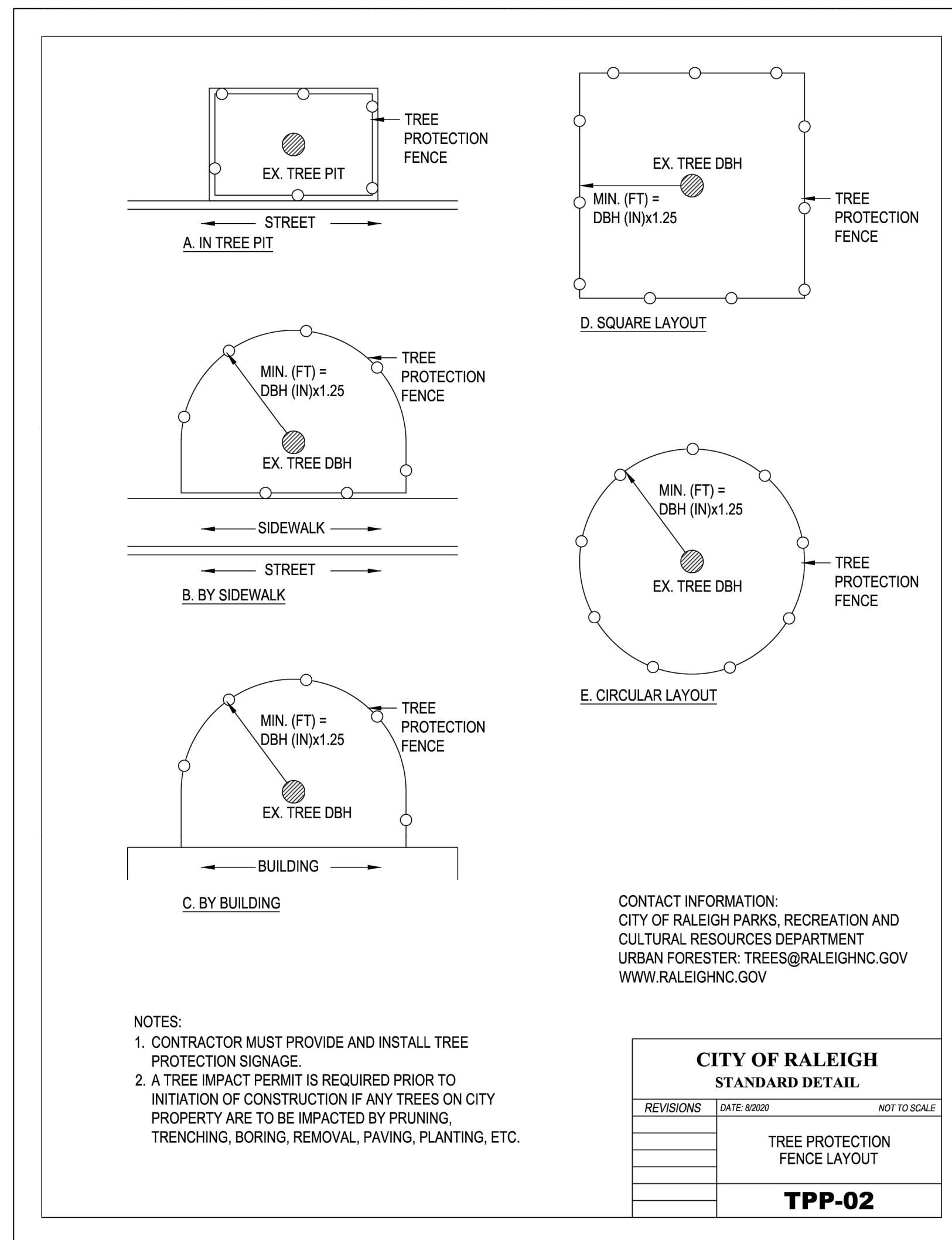
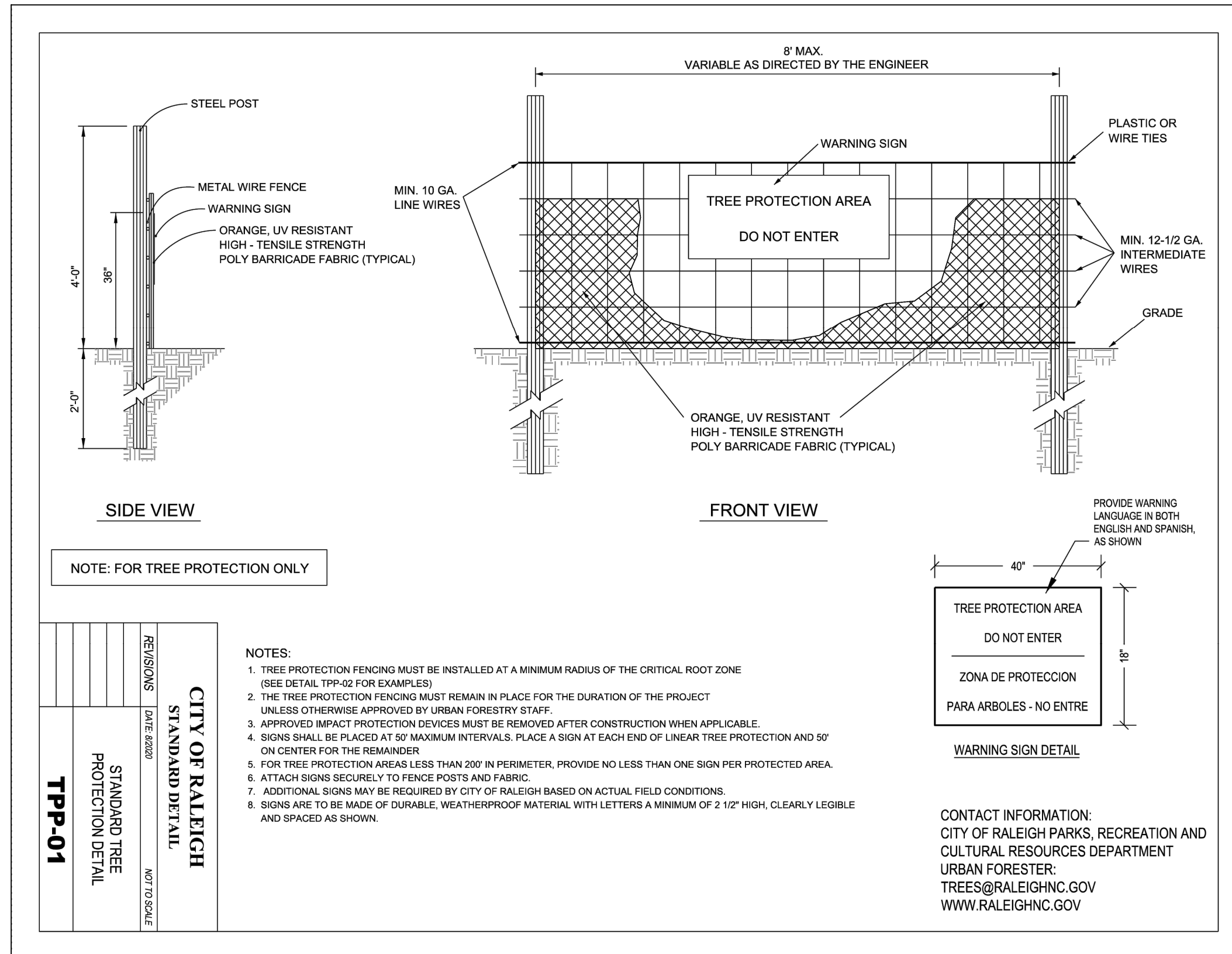
PROTECTIVE YARDS
NONE REQUIRED



Know what's below.
Call before you dig.

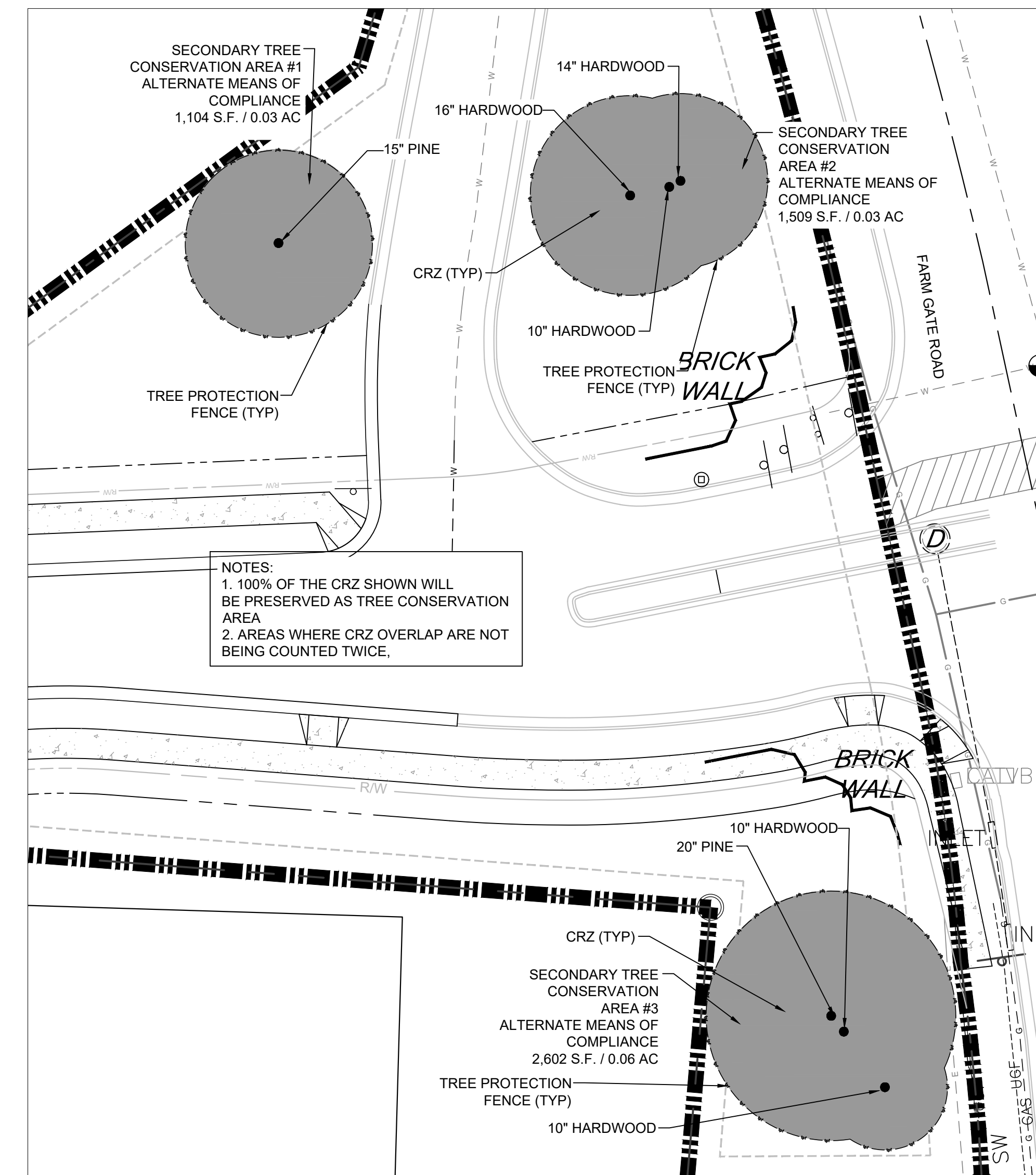
REVISIONS:

1 LANDSCAPE PLAN
 L-1 SCALE: 1"=50'

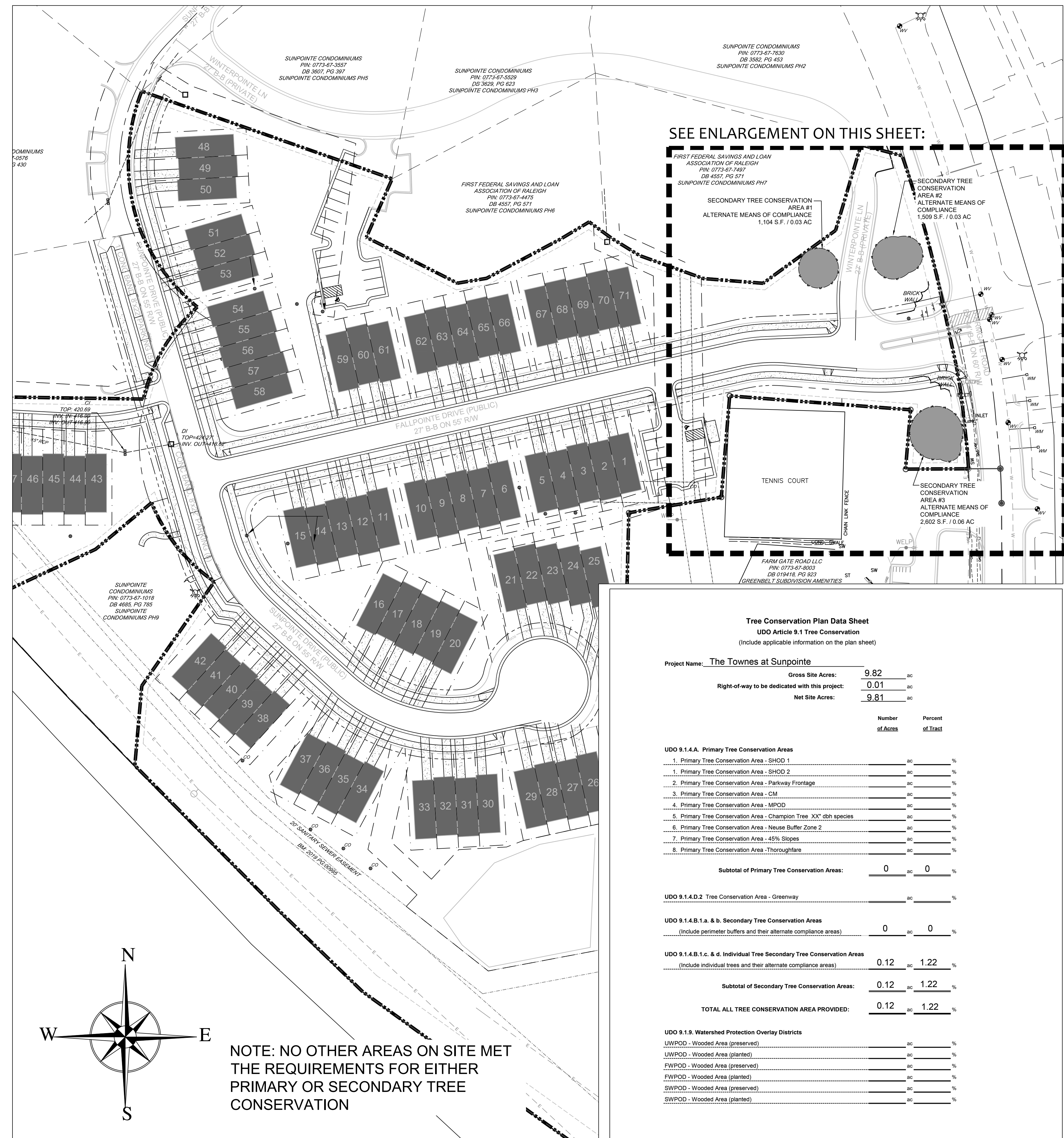
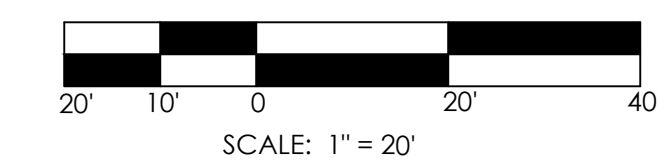


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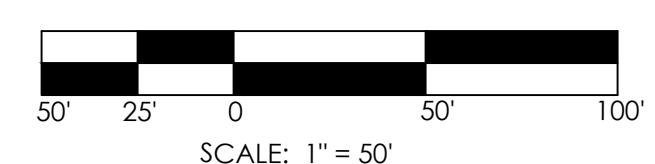
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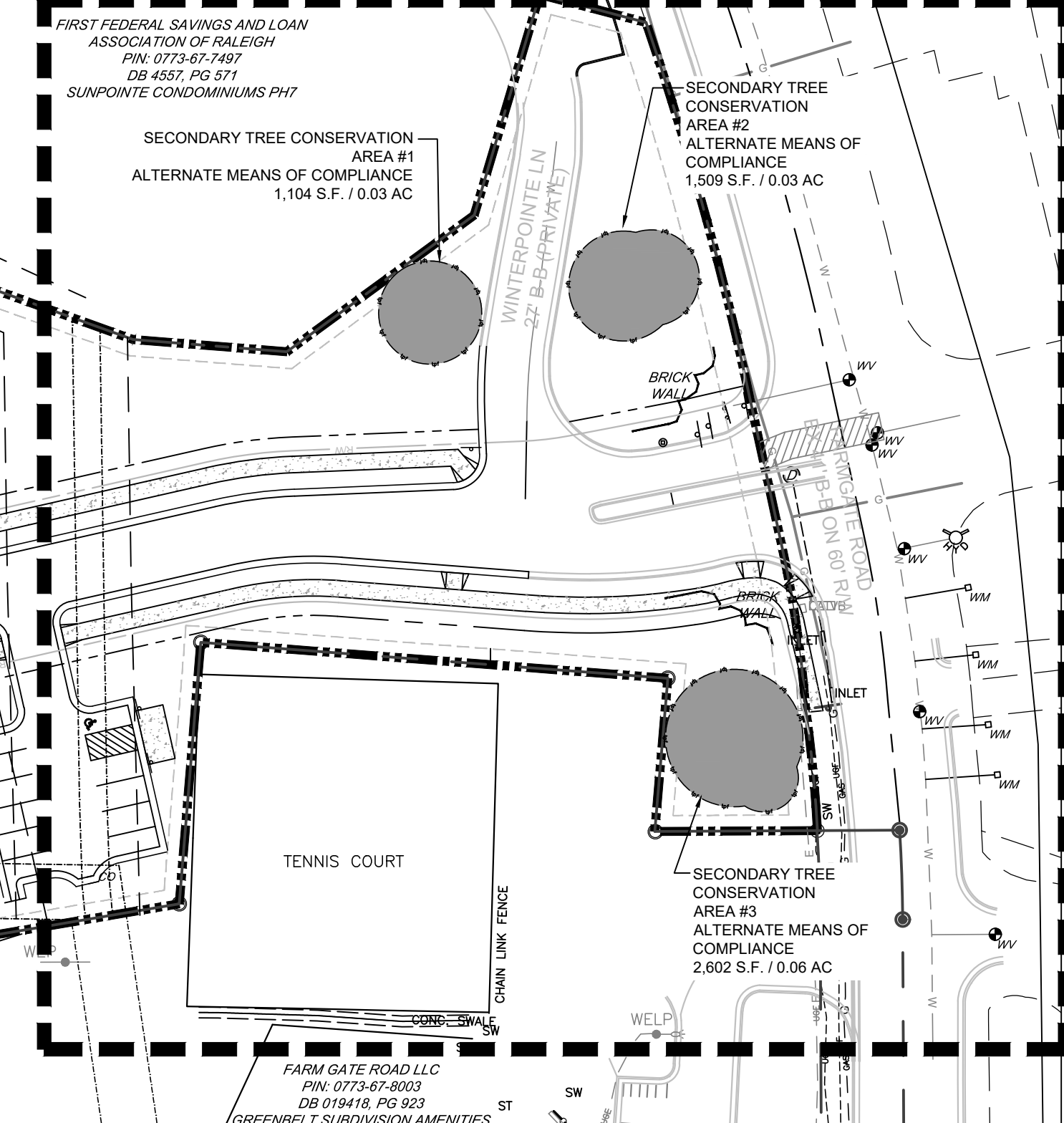
2 TREE CONSERVATION PLAN ENLARGEMENT
TCA-1 SCALE: 1"=20'



1 TREE CONSERVATION PLAN
TCA-1 SCALE: 1"=50'



SEE ENLARGEMENT ON THIS SHEET:



Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: **The Townes at Sunpointe**

Gross Site Acres:	9.82	ac
Right-of-way to be dedicated with this project:	0.01	ac
Net Site Acres:	9.81	ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0	0%
1. Primary Tree Conservation Area - SHOD 2	0	0%
2. Primary Tree Conservation Area - Parkway Frontage	0	0%
3. Primary Tree Conservation Area - CM	0	0%
4. Primary Tree Conservation Area - MPOD	0	0%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	0	0%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0	0%
7. Primary Tree Conservation Area - 45% Slopes	0	0%
8. Primary Tree Conservation Area - Thoroughfare	0	0%
Subtotal of Primary Tree Conservation Areas:	0	0%

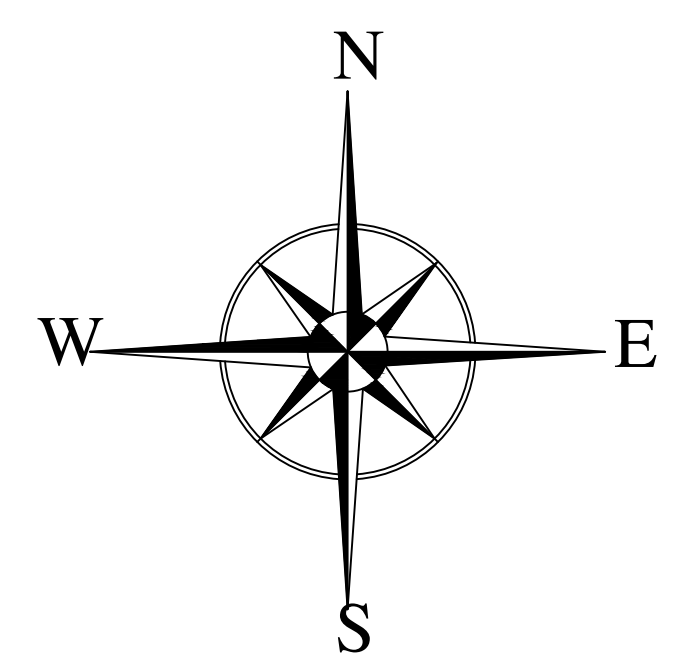
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	0	0%
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UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	0	0%
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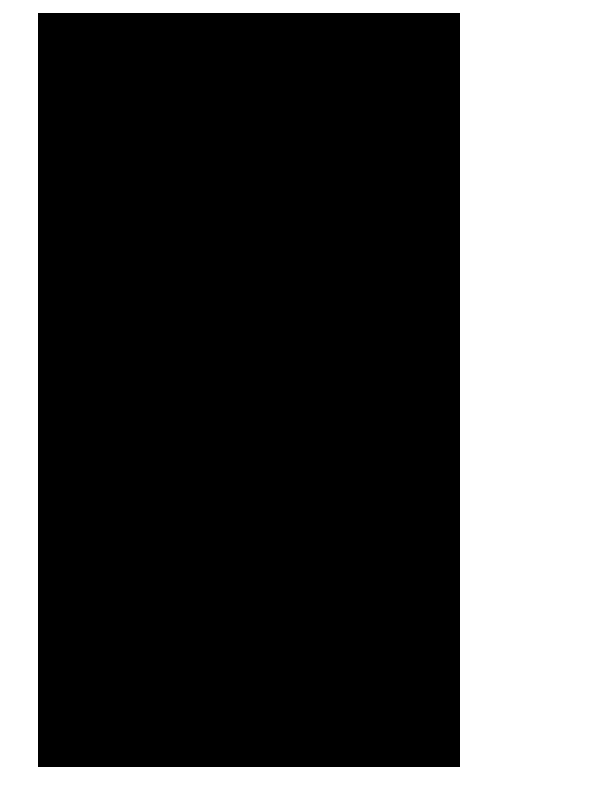
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	0.12	1.22%
Subtotal of Secondary Tree Conservation Areas:	0.12	1.22%

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 0.12 ac 1.22%

UDO 9.1.9. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	0	0%
UWPOD - Wooded Area (planted)	0	0%
FWPOD - Wooded Area (preserved)	0	0%
FWPOD - Wooded Area (planted)	0	0%
SWPOD - Wooded Area (preserved)	0	0%
SWPOD - Wooded Area (planted)	0	0%



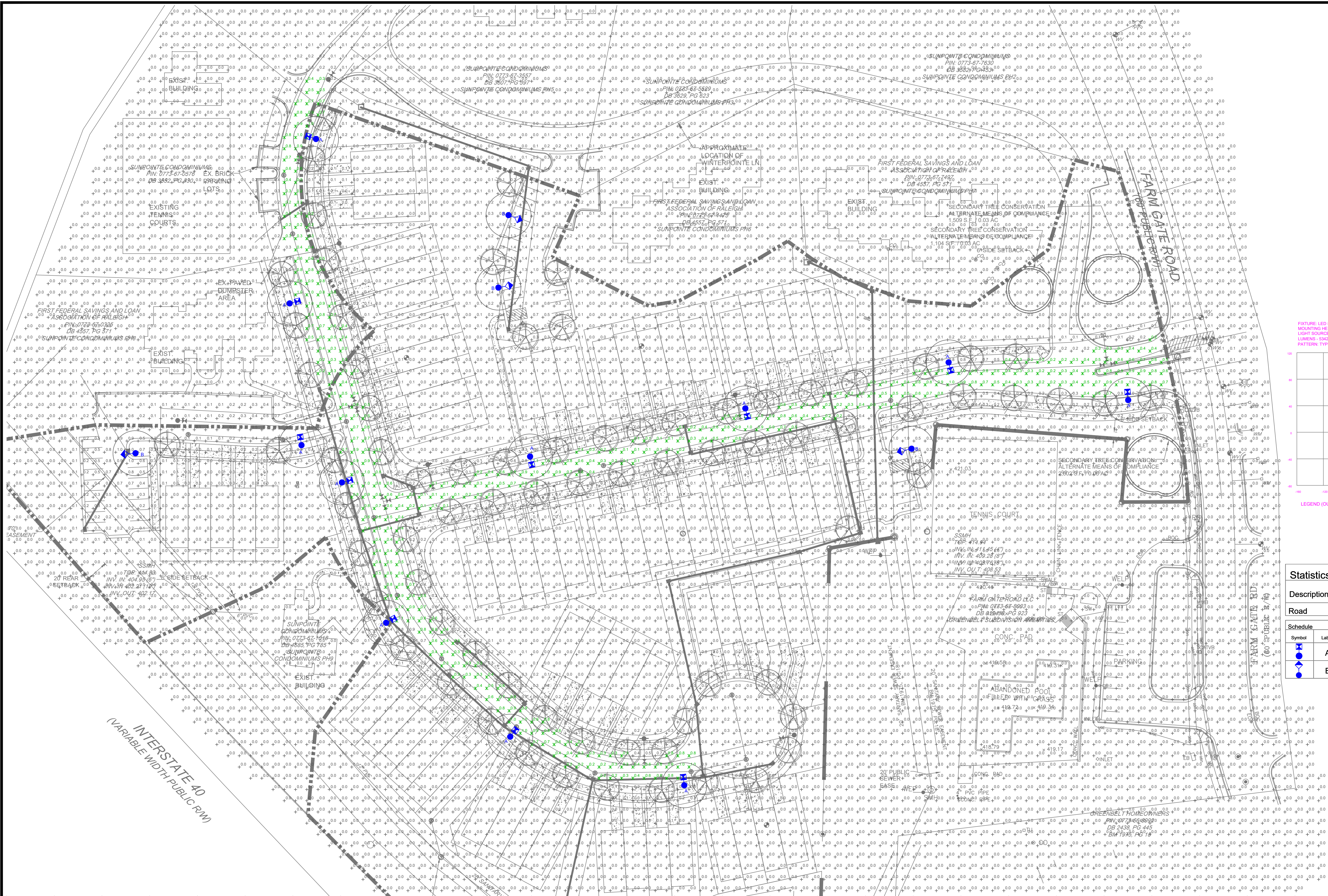
NOTE: NO OTHER AREAS ON SITE MET THE REQUIREMENTS FOR EITHER PRIMARY OR SECONDARY TREE CONSERVATION




REVISIONS:

TREE CONSERVATION PLAN
TOWNES AT SUNPOINTE
RALEIGH, NC

SCALE: AS NOTED
DRAWN BY: PMP
PROJECT #: 24082
DATE: 05-17-2024
SHEET
TCA-1
OF XX



Outdoor Lighting



MICRO LED ROADWAY
(Main Deck Sky Output)


LED (Light-emitting diode)	50 watts
Mounting height	25', 30', 35'
Color	Gray / Black
Pole	Aluminum Metal Wood
Applications	Neighborhoods Parks Streets

Light source: LED (white)
 Wattage: 50 watts, 70 watts
 Lumens: 5,220 - 8,120
 Light pattern:IESNA Type III, II, V
 LEDNA cutoff classification: Full cutoff
 R90 rating: Type III = B11002 (50W)
 Type II = B11002 (70W)
 Type V = B30021 (50W only)
 Color temperature: 3,000K, 4,000K

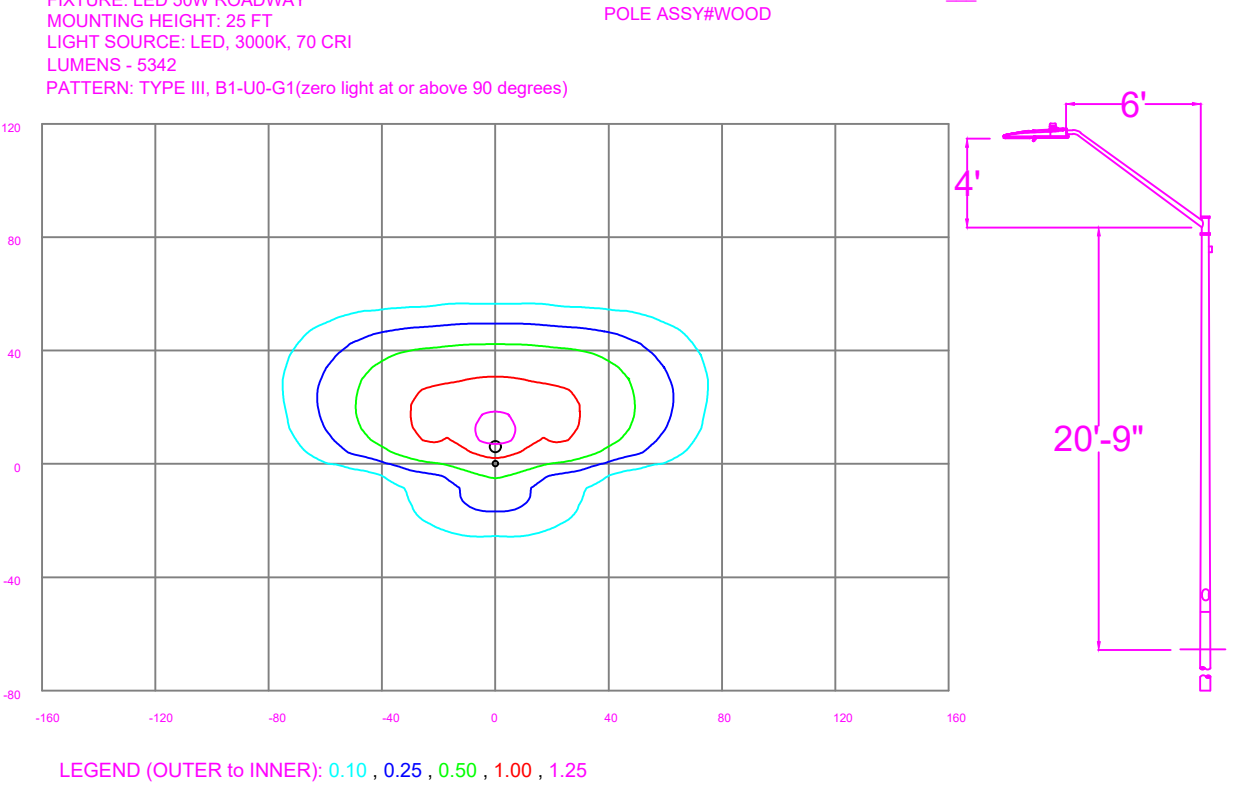
POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Fiberglass	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (Special conditions)	25', 30', 35'	Galvanized

FEATURES	BENEFITS
Timely operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
Die low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at DUKE@dukeenergy.com



ISOFOOTCANDLE CURVES



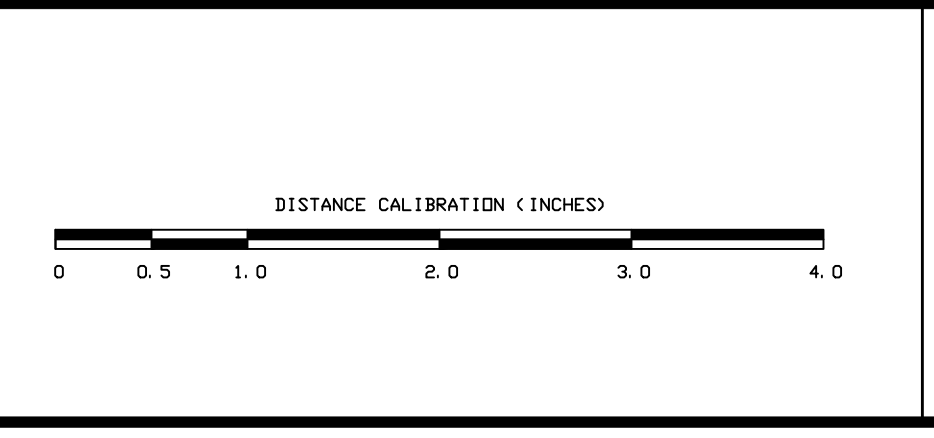
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Road	X	0.5 fc	1.1 fc	0.1 fc	11.0:1	5.0:1

Schedule

Symbol	Label	QTY	Description	Number Lamps	Lamp Output	LLF
X	A	11	LED 50w Roadway - Type III - 3000K - Wood Pole - Street	1	5312	0.85
●	B	4	LED 50w Roadway - Type III - 3000K - Wood Pole - Parking	1	5312	0.85

NO.	DATE	REVISION	BY



PROPRIETARY & CONFIDENTIAL

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THE TOWNES AT SUNPOINTE

Raleigh, NC

SITE LIGHTING ARRANGEMENT

Designed by **DUKE ENERGY PROGRESS LIGHTING SOLUTIONS**

Reviewed by N. Johnson Scale 1" = 40'

Date 05/28/2024 Size Drawing size "D"

Description LED Roadway

Drawing No. 24-0211A Sht. 1 OF 1

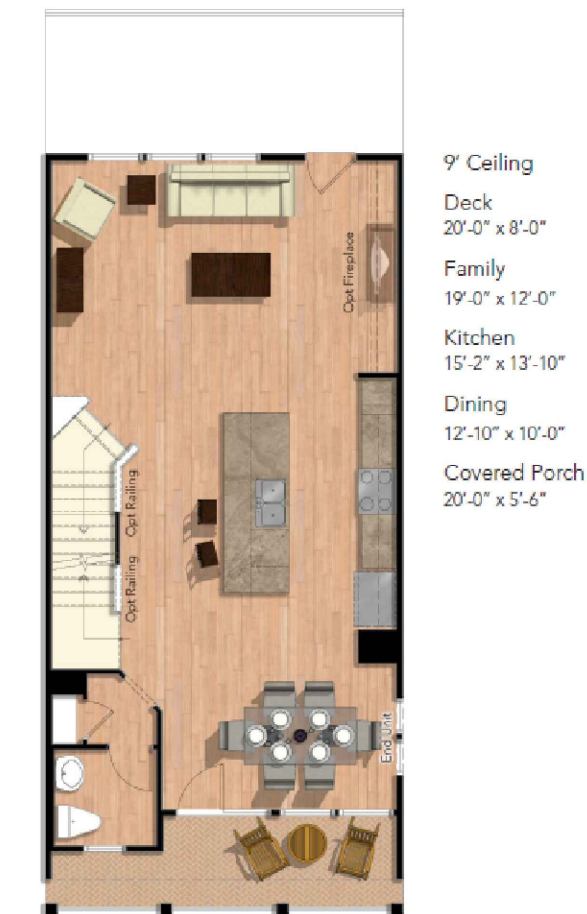
CARMICHAEL

Third Floor



CARMICHAEL

First Floor



CARMICHAEL

3 Bedrooms
3.5 Bathrooms
Plan #20119



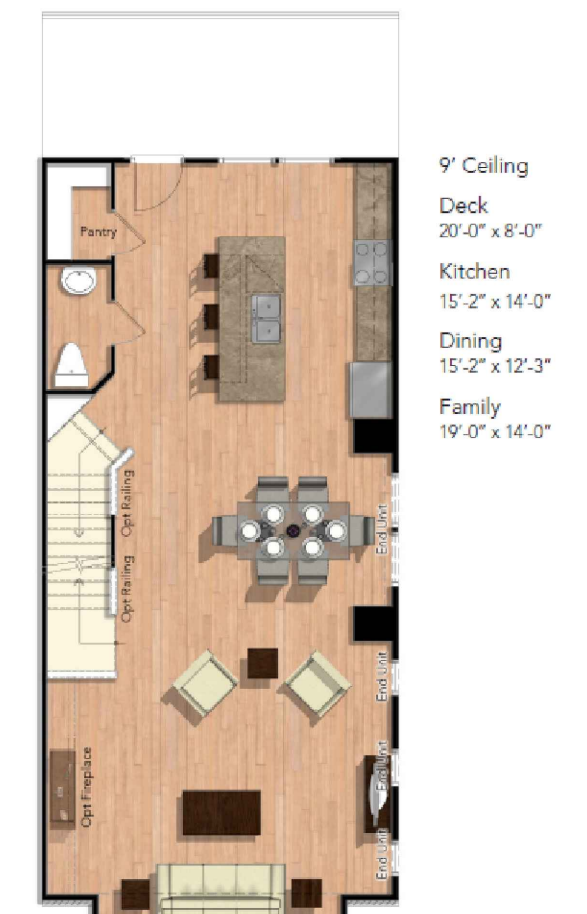
ROCKFORD

Third Floor



ROCKFORD

First Floor



ROCKFORD

3 Bedrooms
3.5 Bathrooms
Plan #2146



- ARCHITECTURAL NOTES**
1. UNITS ARE 20' WIDE EACH AND VARY BETWEEN 40' TO 42' DEEP
 2. EACH UNIT HAS A 1-CAR FRONT LOADED GARAGE
 3. EACH UNIT IS A 3-STORY HIGH PRODUCT
 4. UNITS FEATURE SLOPED ROOF
 - 4.1. FROM TOP OF FOUNDATION TO TOP OF 3RD FLOOR PLATE IS 28' IN HEIGHT
 - 4.2. FROM TOP OF FOUNDATION TO PEAK OF GABLE EACH UNIT IS 42' IN HEIGHT
 5. UNITS WILL STAGGER WITH AN OFFSET OF 2' FROM THE ADJACENT ATTACHED UNIT

PRELIMINARY PLANS - DO NOT
USE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

PROJECT MANAGER:	RJB
DRAWN BY:	AJF
APPROVED BY:	RJB
PROJECT FILE:	PRELIM-SUNPOINTE

PROJECT NAME

TOWNES AT
SUNPOINTE

RALEIGH
NORTH CAROLINA

OWNER

FARM GATE
PROPERTIES LLC

6001 SUNPOINTE DR
6021 FARM GATE RD
RALEIGH, N.C.

SHEET NAME

ARCHITECTURAL
INFORMATION

DRAWING SCALE

N.T.S.

DATE

6-3-2024

SHEET NUMBER

D-1.0

PRELIMINARY PLANS - DO NOT
USE FOR CONSTRUCTION