

# Preliminary Subdivision Application

## Planning and Development

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



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



DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): AMERICAN PLUMBING			
Property Address(es): 3716 & 3800 AUBURN CHURCH RD, GARNER NC 27529			
Recorded Deed PIN(s): 1721597904, 1721599787			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: TAP PROPERTIES LLC	Owner/Developer Name and Title: TOMMY (OWNER) & ANGELA POOLE (MANAGER)
Address: 273D BLUE POND RD, CLAYTON NC 27520-7493	
Phone #: 919.617.7738	Email: tapproperties1@gmail.com
APPLICANT INFORMATION	
Company: SWIFT PARTNERS PLLC	Contact Name and Title: LUKE PERKINS, P.E. (FOUNDER)
Address: 319 FAYETTEVILLE ST, STE 210, RALEIGH, NC 27601	
Phone #: 828.735.1862	Email: luke.perkins@swift-partners.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 8.93	
Zoning districts (if more than one, provide acreage of each): IX-3-CU (7.90 AC), IX-3 (1.03 AC)	
Overlay district: NONE	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- C 229	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>1.79</u> Square Feet: <u>78,184</u>	Proposed Impervious Surface: Acres: <u>1.54</u> Square Feet: <u>67,077</u>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 1721J, 1722J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached      Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>LUKE PERKINS, PE</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature: 	Date: 07/20/21
Printed Name: <u>Luke Perkins</u>	
Signature: 	Date: 07/20/21
Printed Name: <u>Angela T. Poole</u>	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



# AMERICAN PLUMBING

3716 & 3800 AUBURN CHURCH RD,  
GARNER NC 27529

## CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-0049-2021

SUBMITTED ON 06.30.2022

### Preliminary Subdivision Application Planning and Development

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Development name (subject to approval): AMERICAN PLUMBING	
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Recorded Deed PIN(s): 1721597904, 1721599787	
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Non-residential <input type="checkbox"/> Other: _____
<input type="checkbox"/> Attached houses	

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
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REVISION 02.19.21

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DEVELOPMENT TYPE • SITE DATA TABLE	
<b>(Applicable to all developments)</b>	
ZONING INFORMATION	
Gross site acreage: 8.93	
Zoning districts (if more than one, provide acreage of each): IX-3-CU (7.90 AC), IX-3 (1.03 AC)	
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Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: FEMA Map Panel #: 177U, 1722Q	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
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I, <u>LUKE PERKINS, PE</u> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I, the undersigned, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Lukey Perkins</u>	Date: 07/20/21
Printed Name: <u>Lukey Perkins</u>	
Signature: <u>Angela Poole</u>	Date: 07/20/21
Printed Name: <u>Angela Poole</u>	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

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Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION PLAN
C300	SUBDIVISION PLAN
C310	TREE CONSERVATION PLAN
C600	UTILITY PLAN
C610	UTILITY PLAN & PROFILE
L100	LANDSCAPE PLAN

### TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPEP) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPEP PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPEP PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
  - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
  - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
  - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

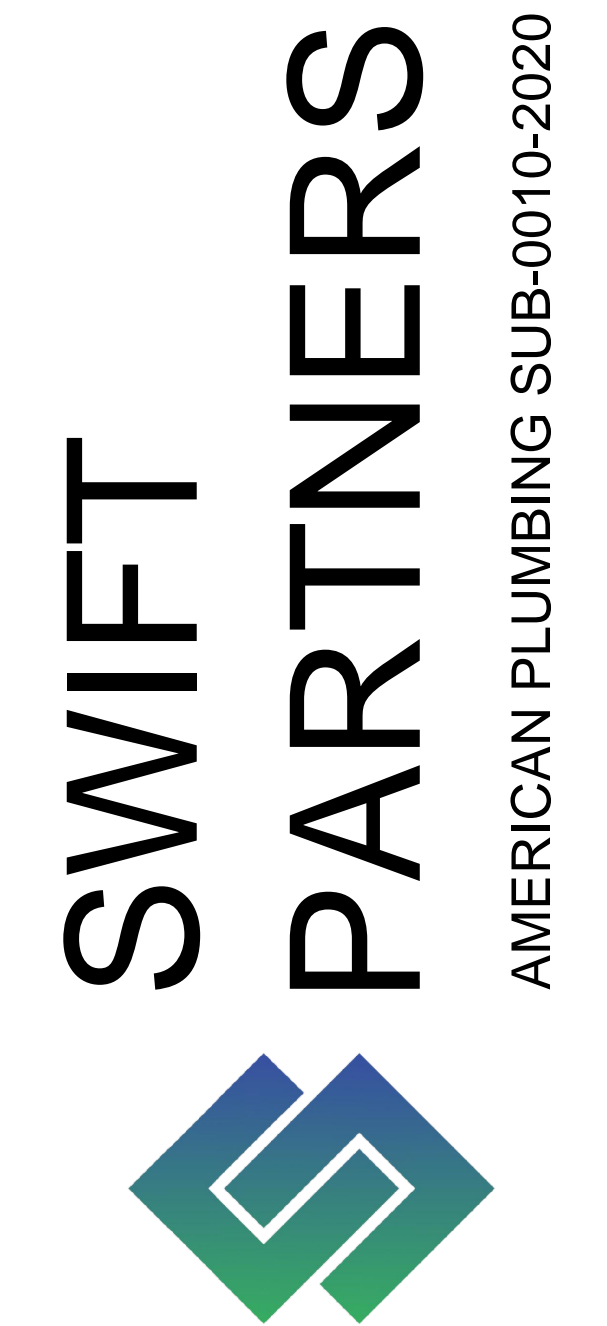
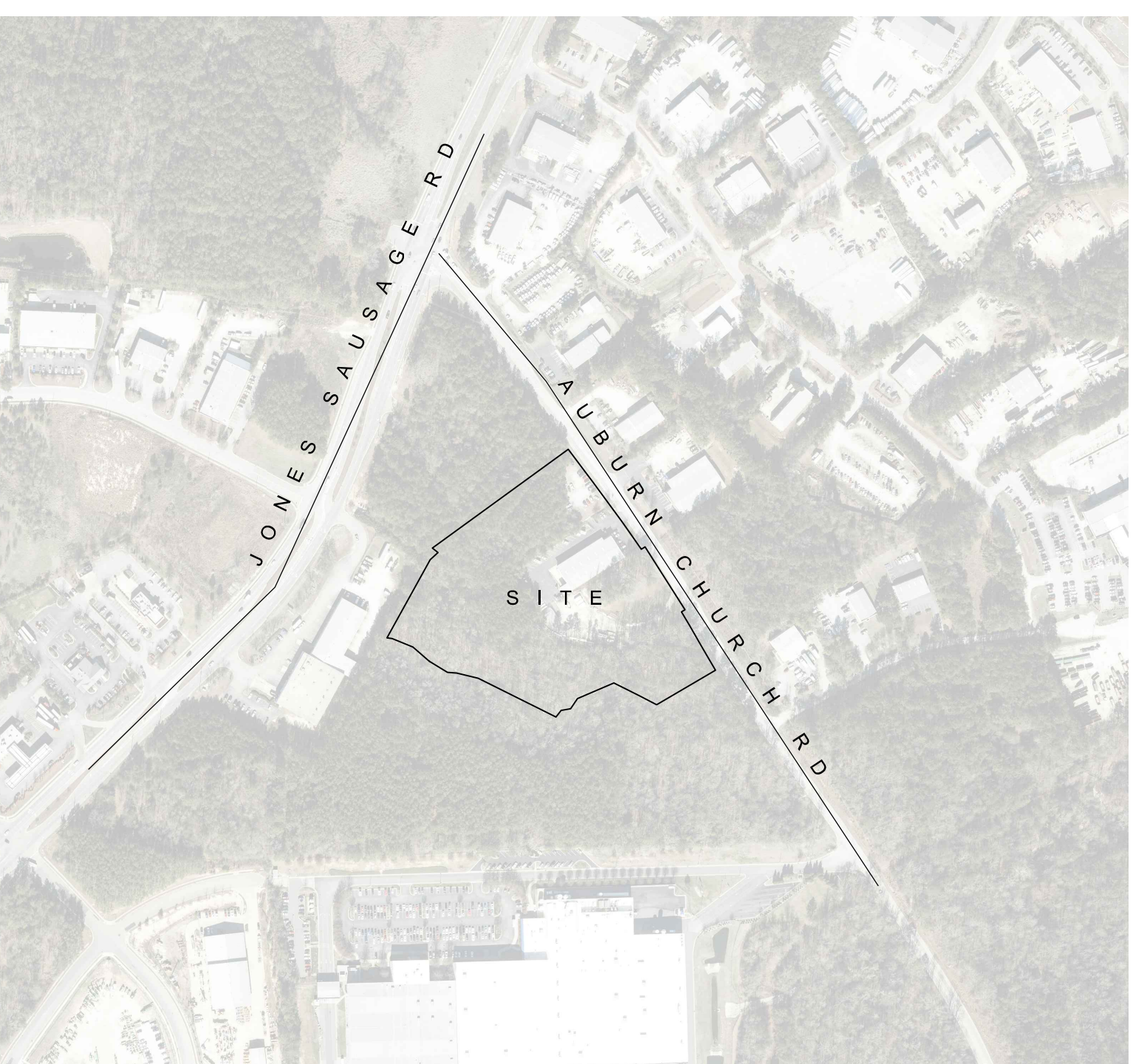
### GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SITE TO BE SERVED BY PRIVATE COLLECTION.
- SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.B (TC-6-19)

### VICINITY MAP

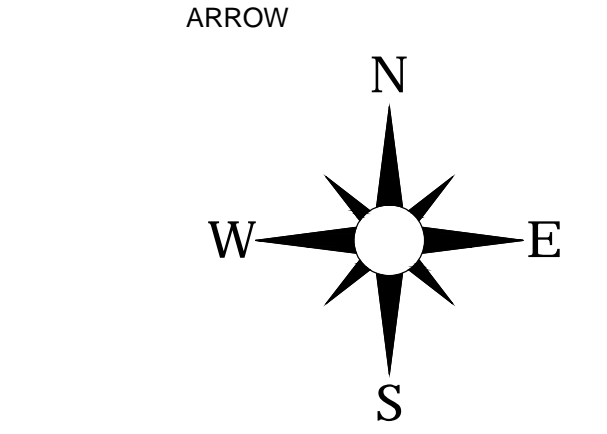
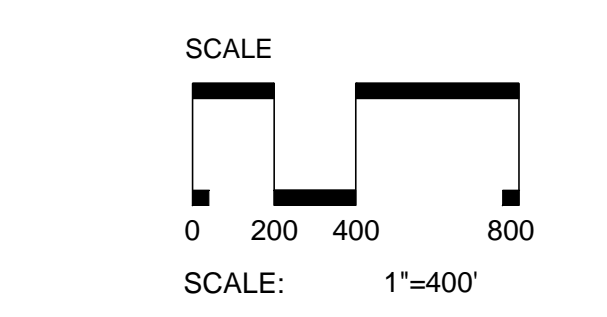
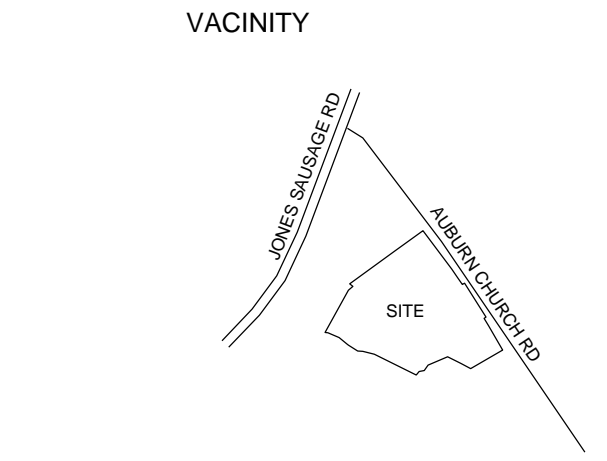
### SITE DATA

PROJECT NAME:	AMERICAN PLUMBING
SITE ADDRESS:	3716 & 3800 AUBURN CHURCH RD, GARNER NC 27529
COUNTY:	WAKE
PARCEL PIN #:	1721599787, 1721597904
PARCEL OWNER:	TAP PROPERTIES, LLC
PARCEL OWNER ADDRESS:	273D BLUE POND RD CLAYTON, NC 27520
TOTAL SITE GROSS ACREAGE:	8.93 AC / 389,052 SF
NET ACREAGE:	8.82 AC / 384,168 SF (0.11 AC / 4,884 SF RIGHT-OF-WAY DEDICATION)
CURRENT ZONING:	IX-3-CU, IX-3
PROPOSED ZONING:	IX-3-CU, IX-3
EXISTING LAND USE:	LOT 2 - LIGHT INDUSTRIAL LOTS 1 & 3 - VACANT
PROPOSED LAND USE:	LOT 2 - LIGHT INDUSTRIAL LOTS 1 & 3 - VACANT
FLOOD PLAIN DATA:	NONE
RIVER BASIN:	NEUSE RIVER



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Date	Description
1.	2021.09.09	COR. 1ST ROUND COMMENTS
2.	2022.03.30	COR. 2ND ROUND COMMENTS
3.	2022.06.26	COR. 3RD ROUND COMMENTS
4.	2022.06.29	COR. 4TH ROUND COMMENTS



AMERICAN PLUMBING  
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GARNER NC 27529

TOMMY POOLE  
919-617-7738  
TOMMY@AMERICANPLUMBINGNC.COM



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414 FAYETTEVILLE ST, STE 200  
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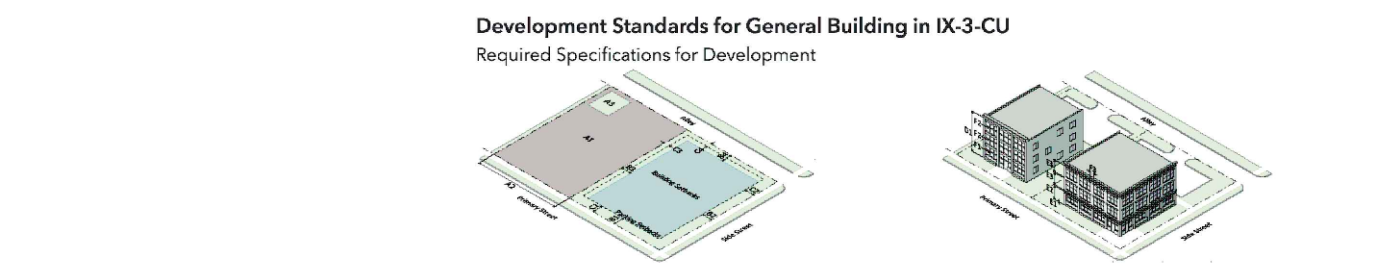
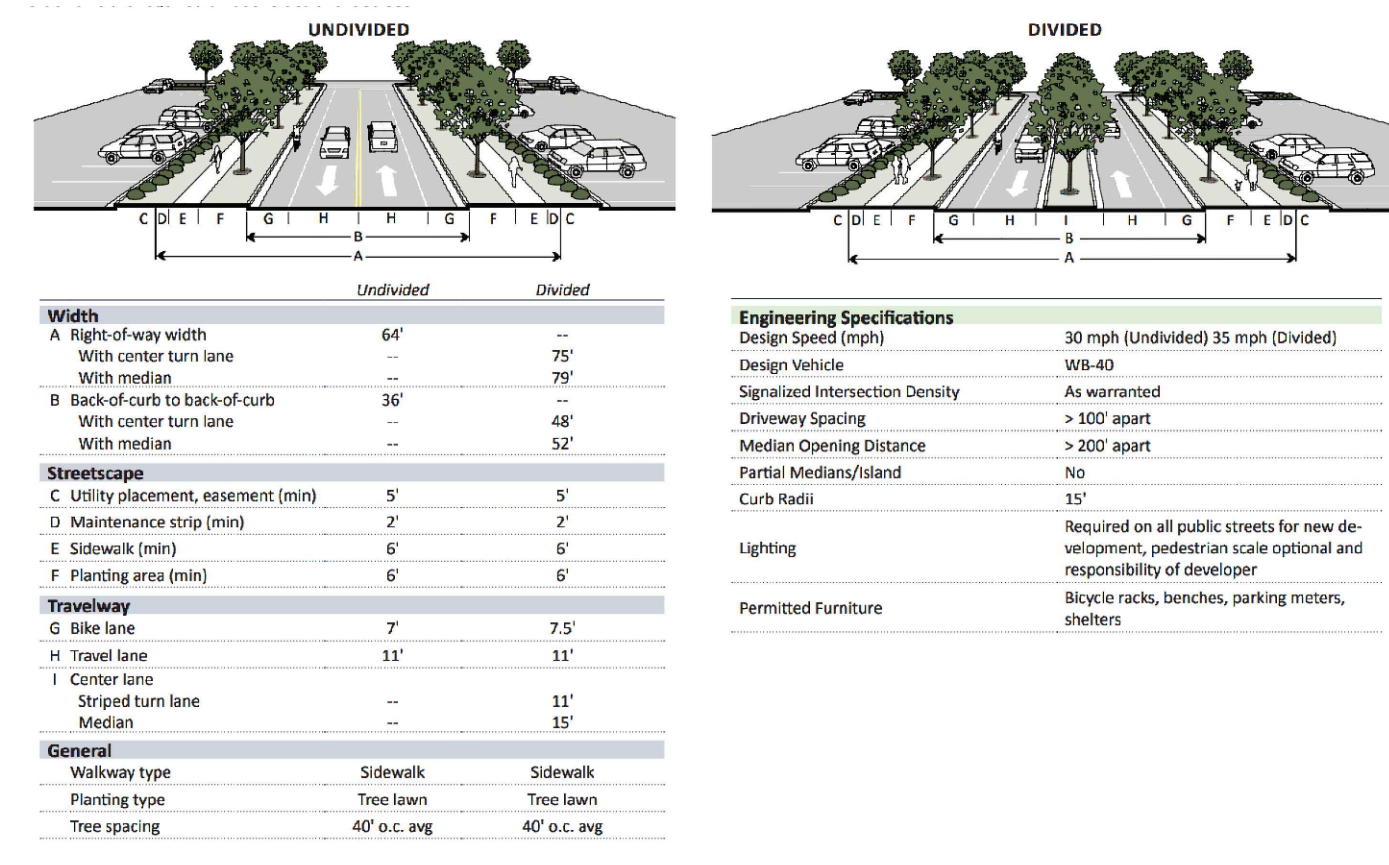
DATE: 06.30.2022  
 DRAWN BY: TAP  
 PROJECT: AMERICAN PLUMBING  
 PROJECT #: C20002  
 SHEET TITLE: COVER SHEET  
 SHEET NO.: C000

Sincerely,  
J. R. Hopkins  
J. R. Hopkins, PE  
Division Engineer



**SITE NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM AUBURN CHURCH RD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT, MATCH WIDTH OF EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5 WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30' HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6 FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOILD WASTE DESIGN MANUAL. SITE TO BE SERVED BY PRIVATE COLLECTION.
- WITHIN THE AREA OF THE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN FOULAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.



A. Lot Dimensions		IX	
A1	Area (sq ft)	A1	Area (sq ft)
A1	5000	A1	5000
A2	500	A2	500
A3	200	A3	200
B. Building/Parking Setbacks		IX	
B1	From primary street (feet)	B1	10'
B2	From side street (feet)	B2	10'
B3	From side lot line (feet)	B3	10'
B4	From rear lot line (feet)	B4	10'
C. Driveway Setbacks		IX	
C1	From primary street (feet)	C1	10'
C2	From side street (feet)	C2	10'
C3	From side lot line (feet)	C3	10'
C4	From rear lot line (feet)	C4	10'

A. Lot Dimensions		IX, OP, OX, DX	
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**SITE DATA**

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 PROPOSED LAND USE: LOT 2 - LIGHT INDUSTRIAL, LOTS 1 & 3 - VACANT  
 FLOOD PLAIN DATA: NONE  
 RIVER BASIN: NEUSE RIVER

GROSS AREA (EXISTING)  
 PARCEL 1: 3.93 AC / 171,001 SF  
 PARCEL 2: 5.00 AC / 218,051 SF

NET AREA  
 PARCEL 1: 2.20 AC / 95,664 SF  
 PARCEL 2: 2.63 AC / 114,704 SF  
 PARCEL 3: 3.99 AC / 173,800 SF

EXISTING	IMPERVIOUS	PERVIOUS	TOTAL
LOT 1	8538 SF / 0.20 AC	87135 SF / 2.00 AC	95664 SF / 2.20 AC
LOT 2	43654 SF / 1.00 AC	71050 SF / 1.63 AC	114704 SF / 2.63 AC
LOT 3	25992 SF / 0.60 AC	147808 SF / 3.39 AC	173800 SF / 3.99 AC
TOTAL	78184 SF / 1.79 AC	305984 SF / 7.02 AC	384168 SF / 8.82 AC

PROPOSED	IMPERVIOUS	PERVIOUS	TOTAL
LOT 1	0 SF / 0.00 AC	95664 SF / 2.20 AC	95664 SF / 2.20 AC
LOT 2	42605 SF / 0.98 AC	72099 SF / 1.66 AC	114704 SF / 2.63 AC
LOT 3	24472 SF / 0.56 AC	149328 SF / 3.43 AC	173800 SF / 3.99 AC
TOTAL	67077 SF / 1.54 AC	317091 SF / 7.28 AC	384168 SF / 8.82 AC

**AMENITY AREA SUMMARY**

PROPOSED LOT 2 TOTAL AREA	2.63 AC / 114,704 SF
REQUIRED AMENITY AREA (10% TOTAL)	0.26 AC / 11,470.4 SF
PROVIDED AMENITY AREA	0.26 AC / 11,470.4 SF

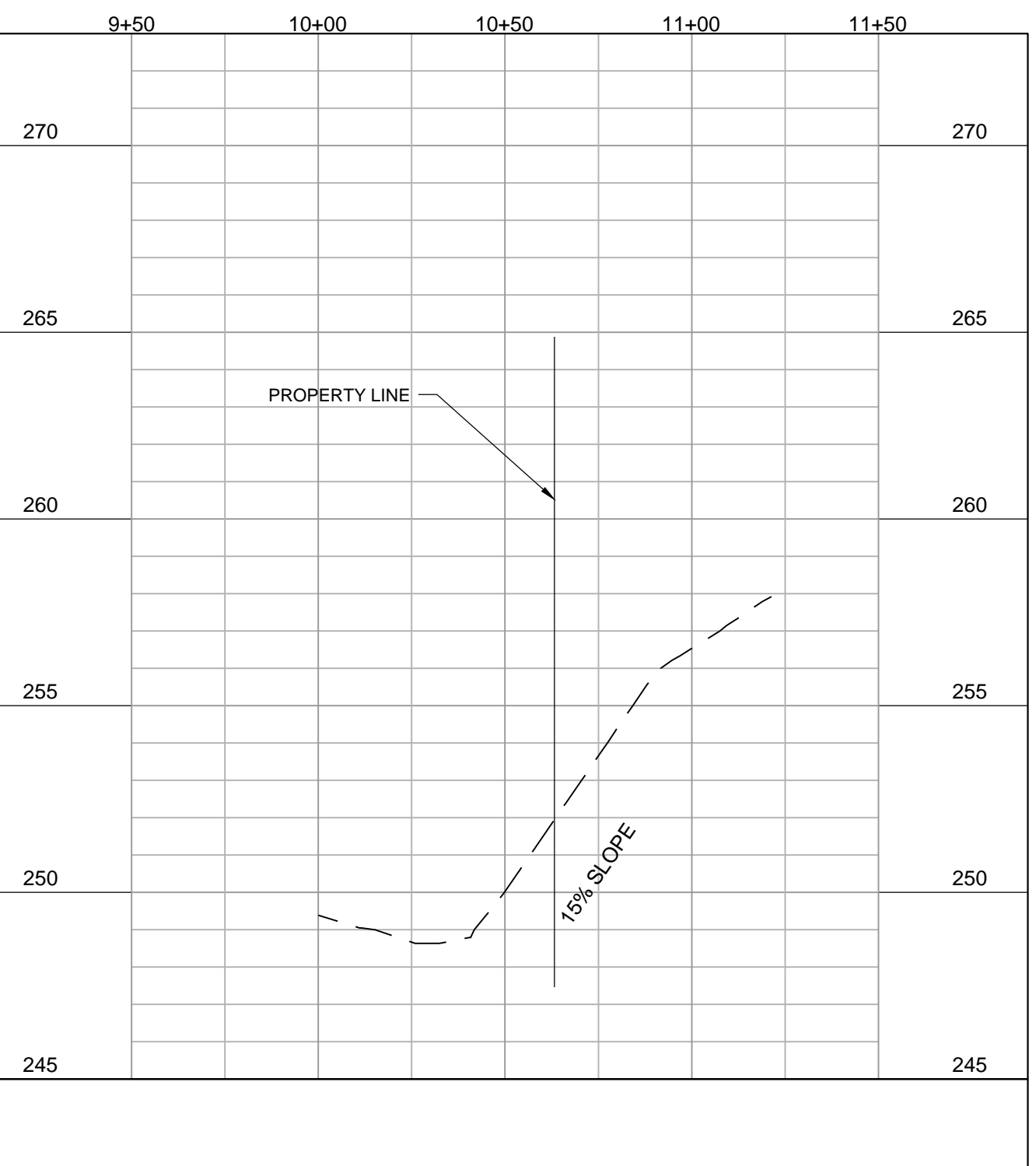
**PARKING REQUIREMENTS**  
 1 PER 600 SF OF OFFICE SPACE + 1 PER 3,000 SF OF ADDITIONAL INDOOR AREA

EXISTING OFFICE SPACE	REQUIREMENT	SUBTOTAL
2,473 SF	1 PER 600 SF	5
EXISTING WAREHOUSE	REQUIREMENT	SUBTOTAL
9,824 SF	1 PER 3,000 SF	4
TOTAL REQUIRED = 9		
TOTAL PROVIDED = 18		

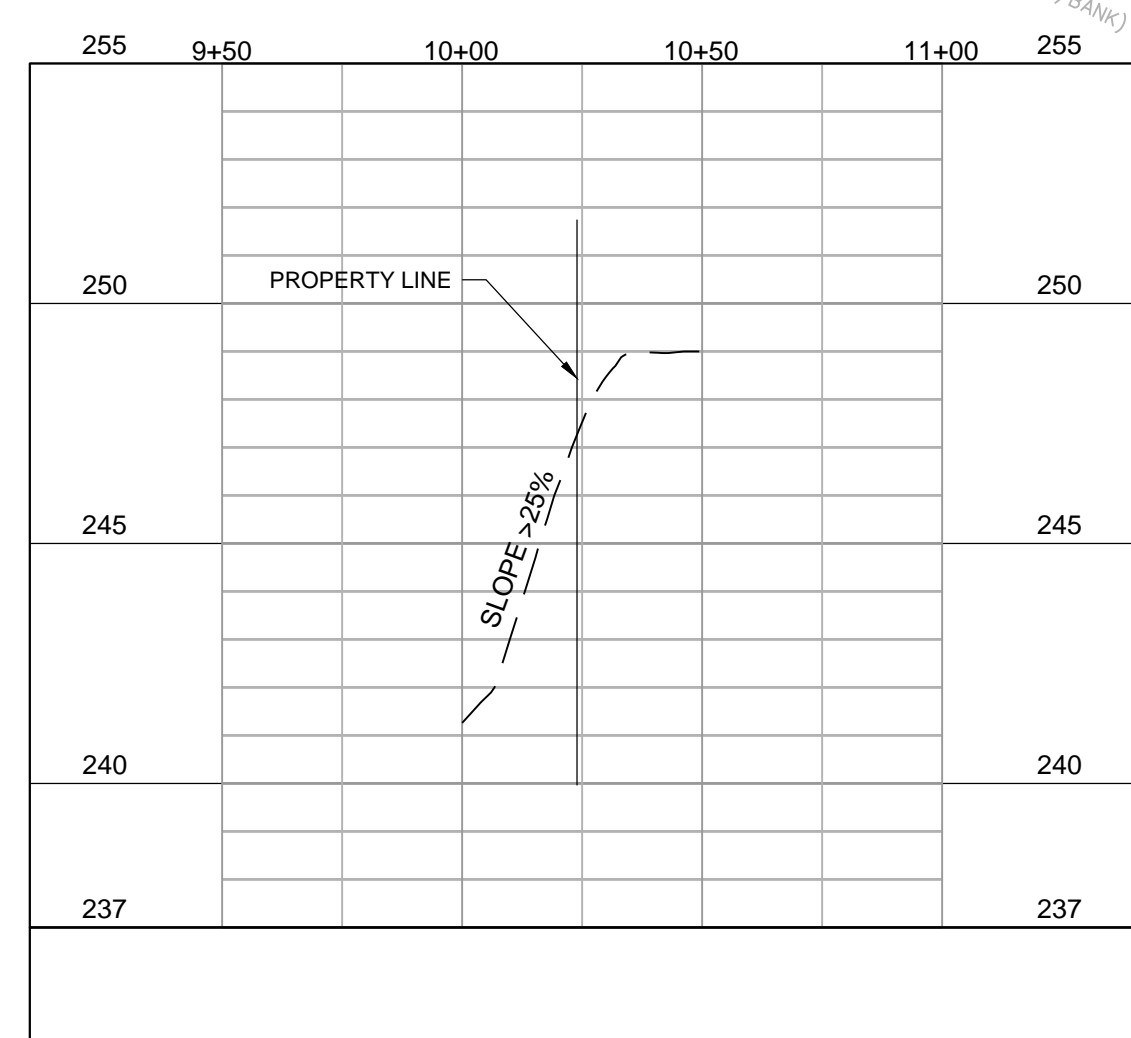
**Parcel Line and Curve Table**

Line #/Curve #	Length	Bearing/Delta	Radius
C1	32.34	0.53	3484.24
C2	174.30	2.87	3484.24
C3	181.57	2.99	3484.24
L1	14.95	N83° 17' 21.69"W	
L2	252.43	N29° 02' 52.31"E	
L3	30.04	N47° 10' 27.84"E	
L4	20.75	N52° 38' 15.37"W	
L5	295.99	N53° 59' 30.84"E	
L6	173.60	N63° 59' 47.83"E	
L7	142.59	S37° 24' 27.92"E	
L8	716.35	S56° 46' 48.08"W	
L9	60.28	N58° 43' 47.78"W	
L10	60.66	N49° 17' 32.98"W	
L11	63.36	N67° 33' 31.21"W	
L12	194.38	S57° 37' 03.74"W	
L13	450.29	S67° 34' 50.16"W	
L14	56.35	N62° 29' 55.72"W	
L15	79.25	N63° 22' 53.72"W	
L16	111.94	S66° 36' 23.49"W	
L17	34.21	S34° 05' 58.83"W	
L18	26.75	S79° 33' 27.22"W	
L19	23.94	S39° 44' 34.34"W	
L20	245.24	N63° 29' 56.73"W	
L21	62.55	N76° 11' 33.03"W	
L22	25.90	N85° 32' 05.97"W	
L23	219.20	S30° 34' 23.63"E	
L24	189.07	S59° 43' 43.40"W	

**CROSS CONNECTION PROFILE: LOT 2 TO LOT 1**



**CROSS CONNECTION PROFILE: LOT 3 TO LOT 2**



**Table 18 Intersection Stopping Sight Distance**

Speed limit (mph)	Minimum Intersection Sight Distance (ft)							
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' median		4 Lane Undivided		5 Lane Undivided or 4 Lane Divided w/ 12' median	
	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
20	230	200	240	200	260	200	270	200
25	280	240	300	240	320	240	340	240
30	340	280	360	280	380	280	400	280
35	390	340	420	340	440	340	470	340
40	450	390	480	390	500	390	530	390
45	500	430	530	430	570	430	600	430
50	560	480	580	480	630	480	670	480
55	610	530	630	530	690	530	730	530

**REGULATORY FLOOD PROTECTION ELEVATION**

LOT 1	264
LOT 2	261
LOT 3	253

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

**VACINITY**

No.	Date	Description	COOR. 1ST ROUND COMMENTS	COOR. 2ND ROUND COMMENTS	COOR. 3RD ROUND COMMENTS	COOR. 4TH ROUND COMMENTS
1	2021.09.09					
2	2022.03.30					
3	2022.05.26					
4	2022.06.29					

