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 <u>SiteReview@raleighnc.gov</u>.

DEVELOPMENT TYPE (UDO Section 2.1.2)						
Conventional Subdiv	vision Comp	pact Development	Conservati	on Development	Cottage Court	
NOTE: Subdivisions may re	equire City Counc	il approval if in a Me	etro Park Overla	y or Historic Over	rlay District	
		GENERAL INFORM	MATION			
Scoping/sketch plan case n	umber(s):					
Development name (subjec	t to approval): Al	MERICAN PLUMBING	à			
Property Address(es): 371	6 & 3800	AUBURN CH	HURCH F	ID, GARNE	ER NC 27529	
Recorded Deed PIN(s): 1721597904, 1721599787						
What is your project type?	Single family Apartment	☐ Townhous ✔ Non-reside		Other:	Attached houses	
C		PERTY OWNER/DE				
NOTE: Please attach purchase agreement when submitting this form						
Company: TAP PROPERTIE	Company: TAP PROPERTIES LLC Owner/Developer Name and Title: TOMMY (OWNER) & ANGELA POOLE (MANA					
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)					NDER)	
Address: 319 FAYETTEVILLE ST, STE 210, RALEIGH, NC 27601					I, NC 27601	
Phone #: 828.735.1862 Email: luke.perkins@swift-partners.com						

Continue to page 2 >>

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? Yes Vo
Conditional Use District (CUD) Case # Z- C 229	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:				
Acres: <u>1.79</u> Square Feet: <u>78,184</u>	Acres: <u>1.54</u> Square Feet: <u>67,077</u>				
Neuse River Buffer 🖌 Yes 🗌 No	Wetlands 🖌 Yes 🗌 No				
Is this a flood hazard area? Yes 🖌 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

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.

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/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.

Signature:	Date: 07/20/21
Printed Name: Tommy Poole	
Signature: Current Poelle	Date: 07/20/21
Printed Name: Ancela T. POOLE	

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

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 Subdivisio Planning and Development Janning and Development Customer Service Center • C	n Application	P96-2500
	mitting a Preliminary Subdivision (UDO Secti hecklist document. Please email all documer <u>v</u> .	
DEVEL	PMENT TYPE (UDO Section 2.1.2)	
Conventional Subdivision Comp	act Development Conservation Develo	pment Cottage Court
NOTE: Subdivisions may require City Counc	l approval if in a Metro Park Overlay or Histo	ric Overlay District
0 • • • • • • • • • • • • • • • • • • •	GENERAL INFORMATION	
Scoping/sketch plan case number(s):		
Development name (subject to approval): AN Property Address(es): 3716 & 3800	ERICAN PLUMBING	ARNER NC 27529
Recorded Deed PIN(s): 1721597904, 172	599787	
What is your Single family project type? Apartment	☐ Townhouse ✔ Non-residential ☐ Other:	Attached houses
	ERTY OWNER/DEVELOPER INFORMATIO purchase agreement when submitting this	
Company: TAP PROPERTIES LLC	Owner/Developer Name and Title: TOMMY (OW	
Address: 273D BLUE POND RD, CLAYTON N	27520-7493	
Phone #:919.617.7738	Email: tapproperties1@gmail.com	
Company: SWIFT PARTNERS PLLC	PPLICANT INFORMATION Contact Name and Title: LUKE PERKINS, P.I	
	Address: 319 FAYETTEVILLE ST, STE 210, R	(/
Phone #:828.735.1862	Email: luke.perkins@swift-partners.com	
age 1 of 2		revision 02.19.21
	PMENT TYPE + SITE DATE TABLE	
(A)	plicable to all developments) ZONING INFORMATION	
Gross site acreage: 8.93 Zoning districts (if more than one, provide a Overlay district: NONE Conditional Use District (CUD) Case # Z-	creage of each): IX-3-CU (7.90 AC), IX-3 Inside City limits? Yes 229 Board of Adjustment (BOA) Ca	No
Existing Impervious Surface:	ORMWATER INFORMATION Proposed Impervious Surfac	ce:
Acres: <u>1.79</u> Square Feet: <u>2</u>		are Feet: <u>67,077</u>
Neuse River Buffer ✓ Yes N Is this a flood hazard area? Yes Yes If yes, please provide the following: Alluvial soils:	✓ No	No
Flood study:		
FEMA Map Panel #: 1721J, 1722J	IBER OF LOTS AND DENSITY	
Total # of townhouse lots: Deta	ched Attached	
Total # of single-family lots: Proposed density for each zoning district (U		
Total # of open space and/or common area Total # of requested lots:	lots:	
	SIGNATURE BLOCK	
described in this application will be maintaine	wner(s) is aware of this application and that the d in all respects in accordance with the plans a ns and regulations of the City of Raleigh Unified	nd specifications submitted
I,LUKE PERKINS, PE	will serve as the agent regarding this aubmit plans and applicable documentation, and	application, and will receive

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. Date: 07/20/21 Signature: 1 Printed Name: I phins, tole Date: 07/20/21 Signature: (Juni Con Poelle Printed Name: Ancola T. POOLO

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with

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



STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

ROY COOPER

April 28, 2020

Tommy Poole **American Plumbing** 3716 Auburn Church Rd.

connections.

Garner, NC 27529 Subject: Planting Permit for American Plumbing

Mr. Poole:

Please be advised that the planting plans have been conditionally approved for American Plumbing located at 3716 Auburn Church Road in Wake County, North Carolina.

This letter is issuing the Planting Permit per North Carolina Department of Transportation policy. The following standard provisions are made part of this agreement:

- 1. The permittee shall maintain a clear sight distance for vehicles utilizing driveway
- 2. The Division of Highways will not be responsible for any damage to the plants, which may be done by third parties
- 3. Maintenance of the plantings will be the responsibility of the permittee. Should the plants not be maintained in a sufficient manner the plants could be subject to removal.
- 4. Plants to be first class quality of their species.
- 5. A copy of this permit must be on the worksite at all times while the work is being performed.
- 6. All trees and plants shall be pruned and maintained in such a manner as to not encroach upon the travel way.
- 7. The traveling public shall be warned of construction with complete and proper signing and traffic control devices in accordance with the current Manual on Uniform Traffic Devices (MUTCD). No work shall be performed in the Right of Way unless this requirement is satisfied. NCDOT reserves the right to require a written traffic control plan for encroachment operations.

Mailing Address: NC DEPARTMENT OF TRANSPORTATION ROADSIDE ENVIRONMENTAL UNIT 1513 MAIL SERVICE CENTER RALEIGH, NC 27699-1513

Telephone: (919) 816-9290 Fax: (919) 233-6891 Website: www.ncdot.gov

200 ROSCOE TRAIL RALEIGH, NC 27607

J. ERIC BOYETTE

SECRETARY

- 8. NCDOT does not guarantee the Right of Way on this road, nor will it be responsible for any claim for damages brought by any property owner by reason of the installation.
- 9. Two-way traffic shall be maintained at all times.
- 10. No lane of traffic shall be closed or restricted between the hours of 6:00 AM 9:00 AM and 4:00 PM - 7:00 PM Monday - Friday. Any violation of these hours will result in termination of the encroachment agreement.
- 11 NCDOT reserves the right to further limit, restrict, or suspend operations within the Right of Way if, in the opinion of NCDOT, safety or traffic conditions warrant such action.
- 12. The Traffic Services Supervisor shall be notified at (919) 477-2914 in Durham prior to beginning work on the Right of Way if there are existing NCDOT signs, traffic signals, or signal equipment in or near the proposed work zone. Costs to relocate, replace, or repair NCDOT signs, signals, or associated equipment shall be the responsibility of the Encroacher.
- 13. The applicant will be required to notify the Roadside Environmental Technician; Mark Conner at (919) 816-9290 prior to beginning and after completion of work.
- 14. It shall be the responsibility of the Encroacher to determine the location of other utilities within the encroachment area. The Encroacher shall be responsible for notifying other utility owners and providing protection and safeguards to prevent damage or interruption to existing facilities and to maintain accessibility to existing utilities.
- 15. At the end of each working day, equipment shall be parked a minimum of 30 feet from the edge of any travel lane and be barricaded in order not to have any equipment obstruction within the clear recovery zone.
- 16. The applicant is responsible for identifying project impacts to waters of the United States (wetlands, intermittent streams, perennial streams and ponds) located within the NCDOT right-of-way. The discharge of dredged or fill material into waters of the United States requires authorization from the United States Army Corps of Engineers (USACE) and certification from the North Carolina Division of Water Quality (NCDWQ). The applicant is required to obtain pertinent permits or certification from these regulatory agencies if construction of the project impacts waters of the United States within the NCDOT right-ofway. Additional information can be obtained by contacting the USACE or NCDWQ.
- 17. The applicant is responsible for complying with the Neuse and Tar-Pamlico Riparian Buffer Rule as regulated by the NCDWQ. The Rule regulates activity within a 50-foot buffer along perennial streams, intermittent streams and ponds. Additional information can be obtained by contacting the NCDWQ.
- 18. The applicant is responsible for avoiding impacts to federally protected species during project construction. Bald eagle, Michaux's sumac, smooth coneflower, dwarf wedge-mussel, harperella, red-cockaded woodpecker and tar spiny-mussel are federally protected species that have been identified within NCDOT right-of-way in Durham, Person, Granville, Wake, Franklin, Vance, and Warren counties. Additional information can be obtained by contacting the North Carolina Natural Heritage Program or the United States Fish and Wildlife Services.
- 19. In the event that plants require relocation or removal for highway construction, reconstruction, maintenance or safety, such removal or relocation will be done immediately by the permittee (municipality/civic group/individual) upon notification by the Division of Highways, entirely at the expense of the permitee.

If you should need further assistance, please contact Corey Sudderth by phone at 919-816-9290 ext. 235 or by email at csudderth@ncdot.gov.

(115)

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

Sheet Nun C000 C100 C200 C300 C310 C600 C610 L100

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES: 1. 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. 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS
- AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION. 3. A PERMIT REQUEST WITH A TCPED 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.
- 5. ALL TCPED 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)

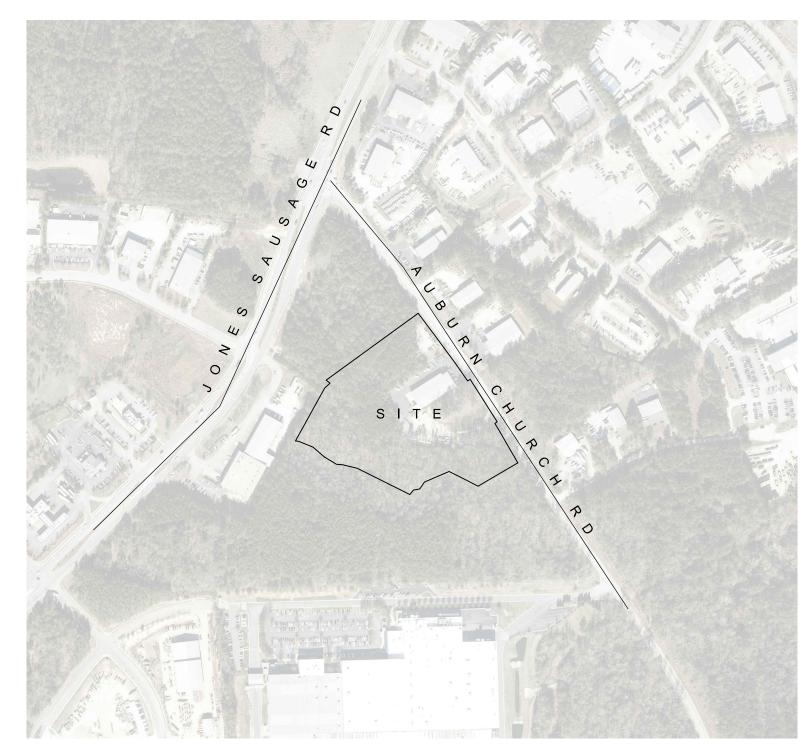
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

- AND SPECIFICATIONS.
- OF ANY DISCREPANCIES OR CONFLICTS.
- WITHOUT ALL UTILITIES BEING LOCATED.
- REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- AT THE CONTRACTOR'S EXPENSE.
- CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- SITE ON A DAILY BASIS. 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS

- 14. SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.B (TC-6-19)

ę	Sheet List Table
mber	Sheet Title
	COVER SHEET
	EXISTING CONDITIONS PLAN
	DEMOLITION PLAN
	SUBDIVISION PLAN
	TREE CONSERVATION PLAN
	UTILITY PLAN
	UTILITY PLAN & PROFILE
	LANDSCAPE PLAN



VICINITY MAP

SITE DATA

- PROJECT NAME: SITE ADDRESS: COUNTY: PARCEL PIN #: PARCEL OWNER: PARCEL OWNER ADDRESS TOTAL SITE GROSS ACREAGE NET ACREAGE:
- CURRENT ZONING: PROPOSED ZONING: EXISTING LAND USE PROPOSED LAND USE: FLOOD PLAIN DATA: RIVER BASIN:

AMERICAN PLUMBING 3716 & 3800 AUBURN CHURCH RD, GARNER NC 27529 WAKE 1721599787, 1721597904 TAP PROPERTIES, LLC 273D BLUE POND RD CLAYTON, NC 27520 8.93 AC / 389,052 SF 8.82 AC / 384,168 SF (0.11 AC / 4,884 SF RIGHT-OF-WAY DEDICATION) IX-3-CU, IX-3 IX-3-CU, IX-3 LOT 2 - LIGHT INDUSTRIAL, LOTS 1 & 3 - VACANT LOT 2 - LIGHT INDUSTRIAL, LOTS 1 & 3 - VACANT NONE NEUSE RIVER

ORDINANCE NO. (1988) 132 ZC 229

EFFECTIVE: 3/1/88

Z-10-88 JONES SAUSAGE ROAD, AT ITS SOUTHEAST INTERSECTION WITH AUBURN CHURCH ROAD, BEING PARCEL 4 AND A PORTION OF PARCEL 3, TAX MAP 659, REZONED TO INDUSTRIAL-I CONDITIONAL USE, ACCORDING TO MAP ON FILE IN THE PLANNING DEPARTMENT. CONDITIONS:

- 1. USES AND/OR MAXIMUM NUMBER OF DWELLINGS OR ROOMING UNITS TO BE ALLOWED NO RESIDENTIAL DWELLING UNITS OR ROOMING UNITS ARE PROPOSED.
- APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT IN ACCORDANCE WITH SECTION 10-2046(B)(1) FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES. NO STORAGE FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY
- DISMANTLED AUTOMOTIVE VEHICLES IS PROPOSED. 3. THE REIMBURSEMENT VALUE OF THE ADDITIONAL R.O.W. ALONG JONES SAUSAGE ROAD AND AUBURN CHURCH ROAD SHALL REMAIN AT VALUES PRIOR TO REZONING. ACKNOWLEDGED.
- 4. THERE WILL BE NO BILLBOARDS ON SUBJECT PROPERTY NO BILLBOARDS ARE PROPOSED.



AMERICAN PLUMBING 3716 AUBURN CHURCH RD GARNER NC 27529 TOMMY POOLE 919-617-7738 TOMMY@AMERICANPLUMBINGNC.COM



SWIFT PARTNERS PLLC 414 FAYETTEVILLE ST, STE 200 RALEIGH NC 27601 LUKE PERKINS 828-735-1862 LUKE.PERKINS@SWIFT-PARTNERS.COM

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

2. 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

3. 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

4. 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

5. 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

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS,

7. 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

8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT

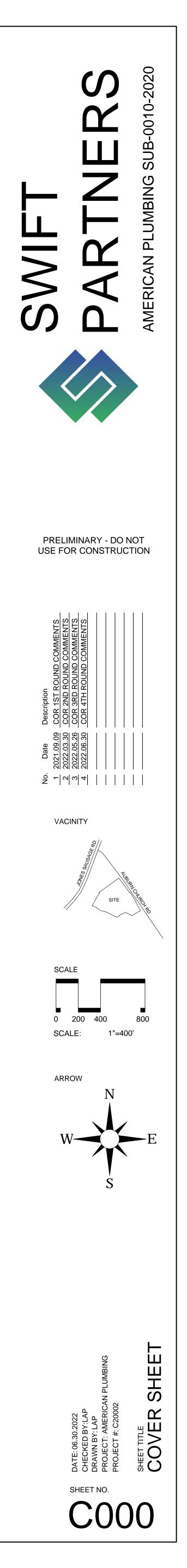
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE

10. 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

ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

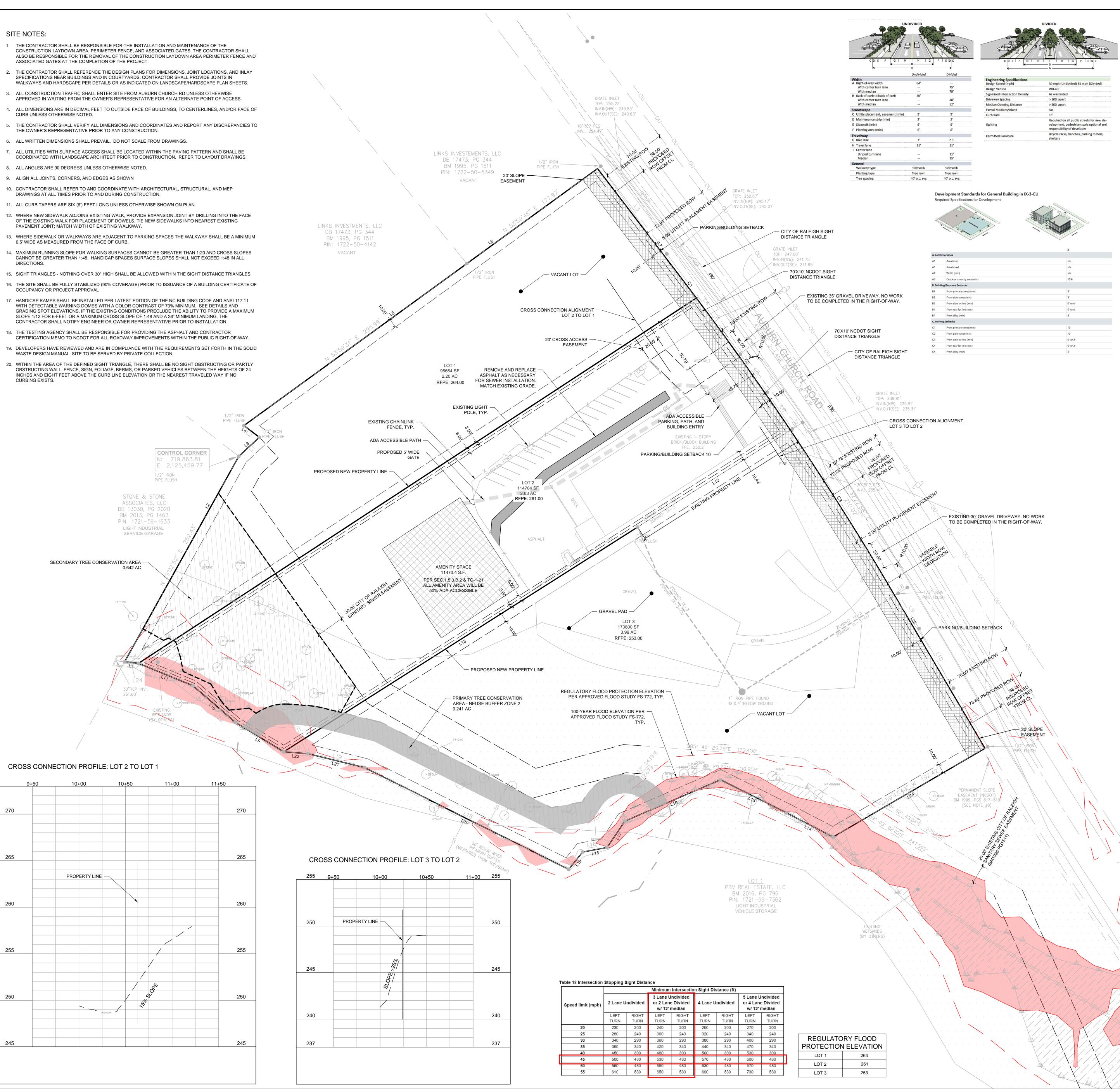
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN. 13. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID

WASTE DESIGN MANUAL. SITE TO BE SERVED BY PRIVATE COLLECTION.

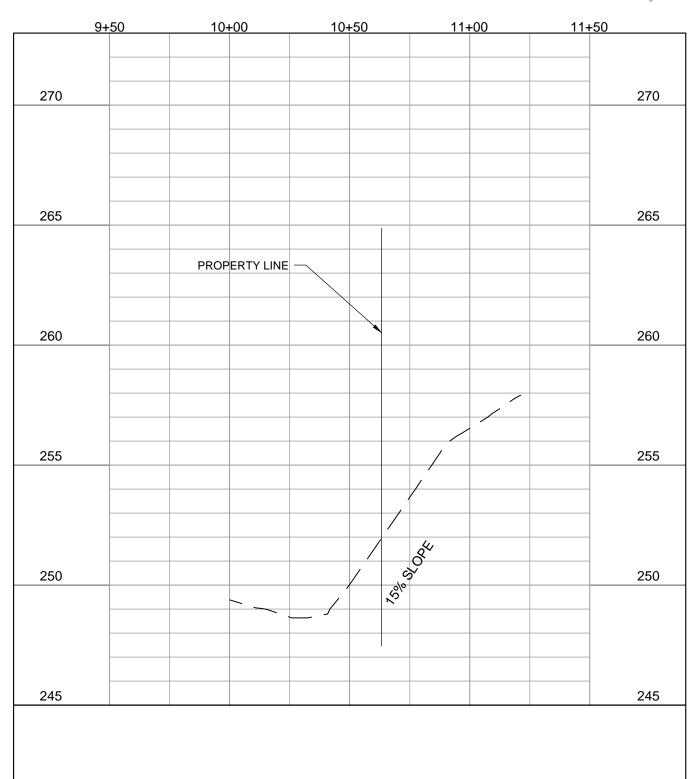


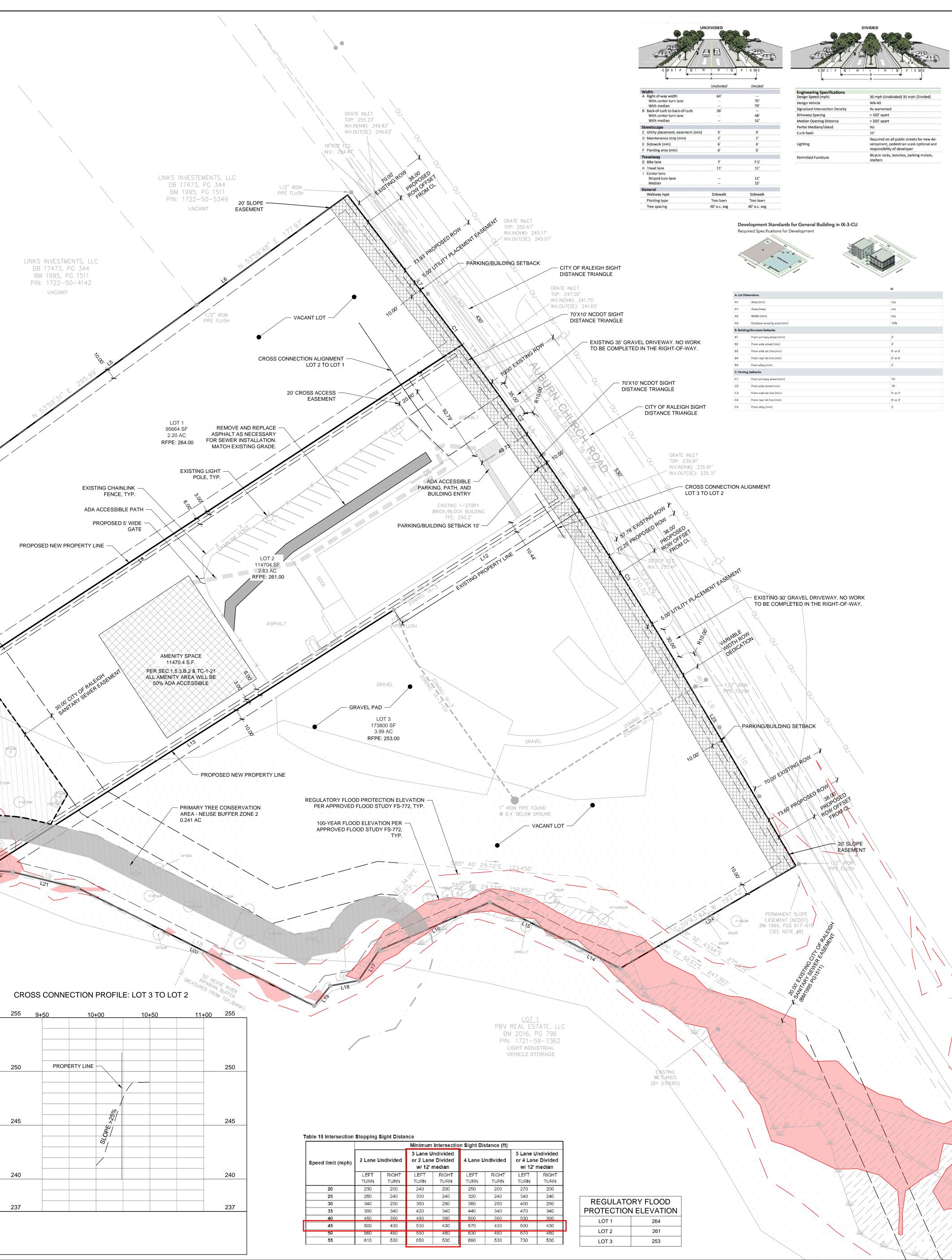
SITE NOTES:

- 1. 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.
- SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN
- 3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM AUBURN CHURCH RD UNLESS OTHERWISE
- 4. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF
- 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO
- 7. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE
- 8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 9. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- 10. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- 12. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- 13. 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. 14. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES
- DIRECTIONS.
- 16. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF
- 17. 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
- 18. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR
- 20. WITHIN THE AREA OF THE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24



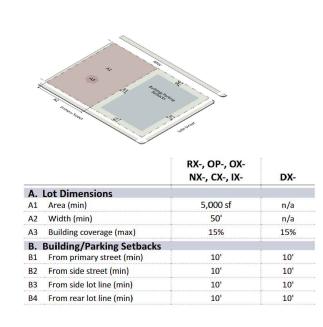






SITE LEGEND.

SITE LEGEN	ND:
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ZONING LINE
	REGULATORY FLOOD PROTECTION ELEVATION
	100 YEAR FLOOD ELEVATION
	AMENITY SPACE
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	20' SLOPE EASEMENT
Development	Standards for General Building in IX-3-CU Open Lots



SITE DATA

PROJECT NAME: SITE ADDRESS: COUNTY: PARCEL PIN #: PARCEL OWNER: PARCEL OWNER ADDRESS: TOTAL SITE GROSS ACREAGE: NET ACREAGE:

CURRENT ZONING: PROPOSED ZONING: EXISTING LAND USE: PROPOSED LAND USE: FLOOD PLAIN DATA: RIVER BASIN:

GROSS AREA (EXISTING) PARCEL 1 PARCEL 2

NET AREA PARCEL 1 PARCEL 2 PARCEL 3

AMERICAN PLUMBING 3716 & 3800 AUBURN CHURCH RD, GARNER NC 27529 WAKE 1721599787, 1721597904

TAP PROPERTIES, LLC 273D BLUE POND RD CLAYTON, NC 27520 8.93 AC / 389,052 SF

8.82 AC / 384,168 SF (0.11 AC / 4,884 SF **RIGHT-OF-WAY DEDICATION**) IX-3-CU, IX-3 IX-3-CU, IX-3 LOT 2 - LIGHT INDUSTRIAL, LOTS 1 & 3 - VACANT LOT 2 - LIGHT INDUSTRIAL, LOTS 1 & 3 - VACANT NONE

NEUSE RIVER

3.93 AC / 171,001 SF 5.00 AC / 218,051 SF

2.20 AC / 95,664 SF 2.63 AC / 114,704 SF 3.99 AC / 173,800 SF

EXISTING	IMPERVIOUS	PERVIOUS	TOTAL
LOT 1	8538 SF / 0.20 AC	87126 SF/ 2.00 AC	95664 SF/ 2.20 A
LOT 2	43654 SF / 1.00 AC	71050 SF/ 1.63 AC	114704 SF/ 2.63 A
LOT 3	25992 SF / 0.60 AC	147808 SF / 3.39 AC	173800 SF/ 3.99 A
TOTAL	78184 SF / 1.79 AC	305984 SF / 7.02 AC	384168 SF/ 8.82 A

PROPOSED	IMPERV	'IOUS	PERVIC	DUS	то	TAL
LOT 1	0 SF/	0.00 AC	95664 SF/	2.20 AC	95664 SF	/ 2.20 A
LOT 2	42605 SF/	0.98 AC	72099 SF/	1.66 AC	114704 SF	/ 2.63 A
LOT 3	24472 SF/	0.56 AC	149328 SF/	3.43 AC	173800 SF	/ 3.99 A
TOTAL	67077 SF/	1.54 AC	317091 SF/	7.28 AC	384168 SF	/ 8.82 A

AMENITY AREA SUMMARY PROPOSED LOT 2 TOTAL AREA 2.63 AC / 114704 SF REQUIRED AMENITY AREA (10% TOTAL) 0.26 AC / 11470.4 SF 0.26 AC / 11470.4 SF PROVIDED AMENITY AREA

PARKING REQUIREMENTS 1 PER 600 SF OF OFFICE SPACE + 1 PER 3,000 SF OF ADDITIONAL INDOOR AREA EXISTING OFFICE SPACE SUBTOTAL REQUIREMENT 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	N53° 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	S57° 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	S38° 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			

