



Administrative Approval Action

Case File / Name: SUB-0053-2020
Townes At Trawick

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Skycrest Drive west of Trawick Road at 2025, 2105 and 2109 Trawick Road inside the city limits.

REQUEST: Development of a 4.62 acre/201,339 sf tract, zoned R-6 and R-10 CU, with 0.15 acres/6,733 sf of right-of-way dedication leaving a net area of 4.47 acres/194,626 sf. Proposed Conventional Subdivision, 41 townhome lots with 3 HOA maintained Open Area Common Lots.

Z-26-18 - Zoning Conventional-Uses

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 6, 2021 by ABODE DESIGN-BUILD LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Provide proposed retaining wall elevations with Site Permit Review plan set for all walls shown in SUB-0053-2020.
2. Revise the proposed location of the 6.5 foot wooden fence, shown on sheet C6, to be placed along the entire existing western lot line of the site.
3. List all HOA Maintained Common Open Lot data in the summary information data table and update the plans to show the private streets within a common area.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities



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5. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Public Access Easement Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A recombination plat is recorded prior to or in conjunction with recordation of the overall the subdivision plan.



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3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A Public Access deed of easement be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

8. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .49 acres of tree conservation area.
15. A public infrastructure surety for 7 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recorded subdivision plat, SUB-0053-2020, is recorded with the Wake Co Register of Deeds and a copy of this information is supplemented inside the building plans review set.
2. Comply with all conditions of Z-26-18.
3. A permit application shall be submitted and reviewed separately for compliance for all playground and recreational equipment and material on HOA Common Lot 44.
4. Proposed building plan elevations for each group of proposed townhomes is submitted, showing Average Grade & height, in accordance to TC-4-20 or UDO Sec.1.5.7.A.2.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Piedmont Drive.

The following are required prior to issuance of building occupancy permit:

General



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1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.

Stormwater

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: May 11, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: May 11, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 01/12/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

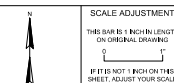
	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. ROAD CENTERLINE
	EX. MAJOR CONTOUR (5')
	EX. MINOR CONTOUR (1')
	EX. SOIL LINE
	EX. CHAIN LINK FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. WATER LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. TREE LINE
	EX. WETLAND
	EX. TREE PER ZONING CONDITION #5

1. SURVEY AND TOPOGRAPHIC DATA PROVIDED CAWTHORNE, MOSS & PANCIERA, PC.
2. WETLANDS AND STREAMS DELINEATED BY SAGE ECOLOGICAL SERVICES, INC. AND LOCATED BY CAWTHORNE, MOSS & PANCIERA, PC.
3. PER FEMA FIRM PANEL NO. 3720172400U, THE PROPERTY DOES NOT CONTAIN ANY FLOOD PRONE AREAS.
4. THE PROPERTY APPEARS TO CONTAIN FLOOD PRONE SOILS PER WAKE COUNTY MAPS.
5. TREE LINE SHOWN BASED ON AERIAL INTERPRETATION.
6. ALL ONSITE SOILS ARE CLASSIFIED AS U₁ (URBAN LAND) PER THE NRCS SOIL SURVEY.
7. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
8. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
10. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

Ur	URBAN LAND
WgB	WEDOWEE-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES
WgC	WEDOWEE-URBAN LAND COMPLEX, 6 TO 15 PERCENT SLOPES

[illegible]

**PRELIMINARY
PLANS**
DO NOT USE FOR CONSTRUCTION



TOWNES AT TRAWICK
2025, 2105, & 2019 TRAWICK RD
RALEIGH, NC 27604

DATE:	07-10-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

C-2

SHEET 2 OF 8

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/14/2021	FLM
2	COR COMMENTS	7/20/2021	FLM
3	COR COMMENTS	10/14/2021	FLM
4	COR COMMENTS	12/6/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 50 FEET

SCALE ADJUSTMENT
THIS SET IS TO BE DRAWN TO SCALE
ON ORIGINAL DRAWING
IF IT IS NOT 1" ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

SUB-0053-2020

TOWNES AT TRAWICK
2025, 2105, & 2019 TRAWICK RD
RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE: 07-10-2020
SCALE: AS SHOWN
DESIGNED BY: FLM
APPROVED BY: FLM
PROJECT NO.: 19002

SUBDIVISION PLAN

C-3

SHEET 3 OF 8

SUMMARY INFORMATION

DEVELOPMENT NAME: TOWNES AT TRAWICK

STREET ADDRESS: 2025 TRAWICK RD

PN NUMBER: 1724-59-1457

TOTAL AREA: 4.62 AC, 201,339 SF
LESS TRAWICK ROAD ROW DEDICATION AREA: 0.15 AC, 6,733 SF
NET AREA: 4.47 AC, 194,626 AC

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: TOWNHOUSES

JURISDICTION: CITY OF RALEIGH
ZONING DISTRICT: R-10-CU AND R-6
R-10-CU AREA: 1.12 AC, 179,779 SF
R-6 AREA: 0.50 AC, 21,580

PROPOSED UNITS: 41 UNITS

DIMENSIONAL STANDARDS BASED ON TC-19-19

REQUIRED MIN LOT WIDTH: 15'

PROPOSED MIN LOT WIDTH: 15'

BUILDING/STRUCTURE SETBACKS:

FROM PRIMARY STREET (MIN): 10'

FROM SIDE STREET (MIN): 10'

FROM SIDE LOT LINE (MIN): 0' OR 6'

FROM REAR LOT LINE (MIN): 20'

FROM ALLEY, GARAGE ONLY (MIN): 4'

PARKING SETBACKS:

FROM PRIMARY STREET (MIN): 20'

FROM SIDE STREET (MIN): 10'

FROM SIDE (MIN): 0' OR 3'

FROM REAR LOT LINE (MIN): 3'

FROM ALLEY, GARAGE ONLY (MIN): 4'

HEIGHT: TBD

PRINCIPAL BUILDING (MAX): 38' (PER ZONING CONDITION)

ACCESSORY STRUCTURE (MAX): 25'

PARKING CALCULATIONS:

PARKING REQUIRED:

MULTI-UNIT LIVING: 3 BEDROOMS: 2 SPACES PER UNIT = 2 SPACES X

41 UNITS = 82 SPACES

PARKING PROVIDED:

3 SPACES PER UNIT (1 DRIVEWAY AND 2 GARAGE) X 41 UNITS = 17

OFF-STREET PARKING SPACES = 140

REQUIRED AMENITY AREA: 0.447 AC, 19,463 SF (10%)

PROPOSED AMENITY AREA: 0.579 AC, 25,103 SF (10.9%) AMENITY

AREA EQUALS REQUIRED 10% PLUS ADDITIONAL 5,730 SF OF AMENITY

AREA PER ZONING CONDITION #4

EXISTING IMPERVIOUS SURFACE: 0.15 AC, OR 3.2%

PROPOSED IMPERVIOUS SURFACE: 2.25 AC, OR 48.7% (INCLUDES

0.35 AC OF IMPERVIOUS SURFACE ADDED WITHIN ROW)

WATERSHED: NEUSE (CRABB CREEK CREEK)

DEVELOPER:

AD3 DEVELOPMENT, LLC

8801 EAST PARK DR, STE 301

RALEIGH, NC 27617

ENGINEER:

FLM ENGINEERING, INC.

PO BOX 91727

RALEIGH, NC 27675

919.623.9975

NOTES

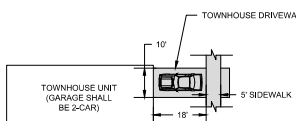
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS ARE 8.5-WIDE X 18'-DEEP WITH 22'-WIDE DRIVE AISLES.
- PER UDO SECTION 8.3.3.A.3, ALL TOWNHOUSE UNITS ARE LOCATED WITHIN 300' OF THE INTERSECTION OF AN ACCESS POINT AND A DEDICATED PUBLIC STREET.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERRAS, 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.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

SOLID WASTE NOTES

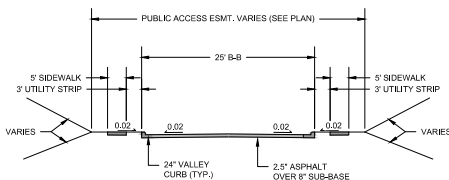
- SOLID WASTE SERVICE WILL BE PROVIDED BY THE CITY OF RALEIGH, AND THE POINT OF COLLECTION WILL BE IN FRONT OF EACH HOME.
- SOLID WASTE CARTS WILL BE BROUGHT TO THE CURB FROM THE REAR OF EACH HOME AROUND THE SIDES OF THE BUILDING GROUPS.

LEGEND

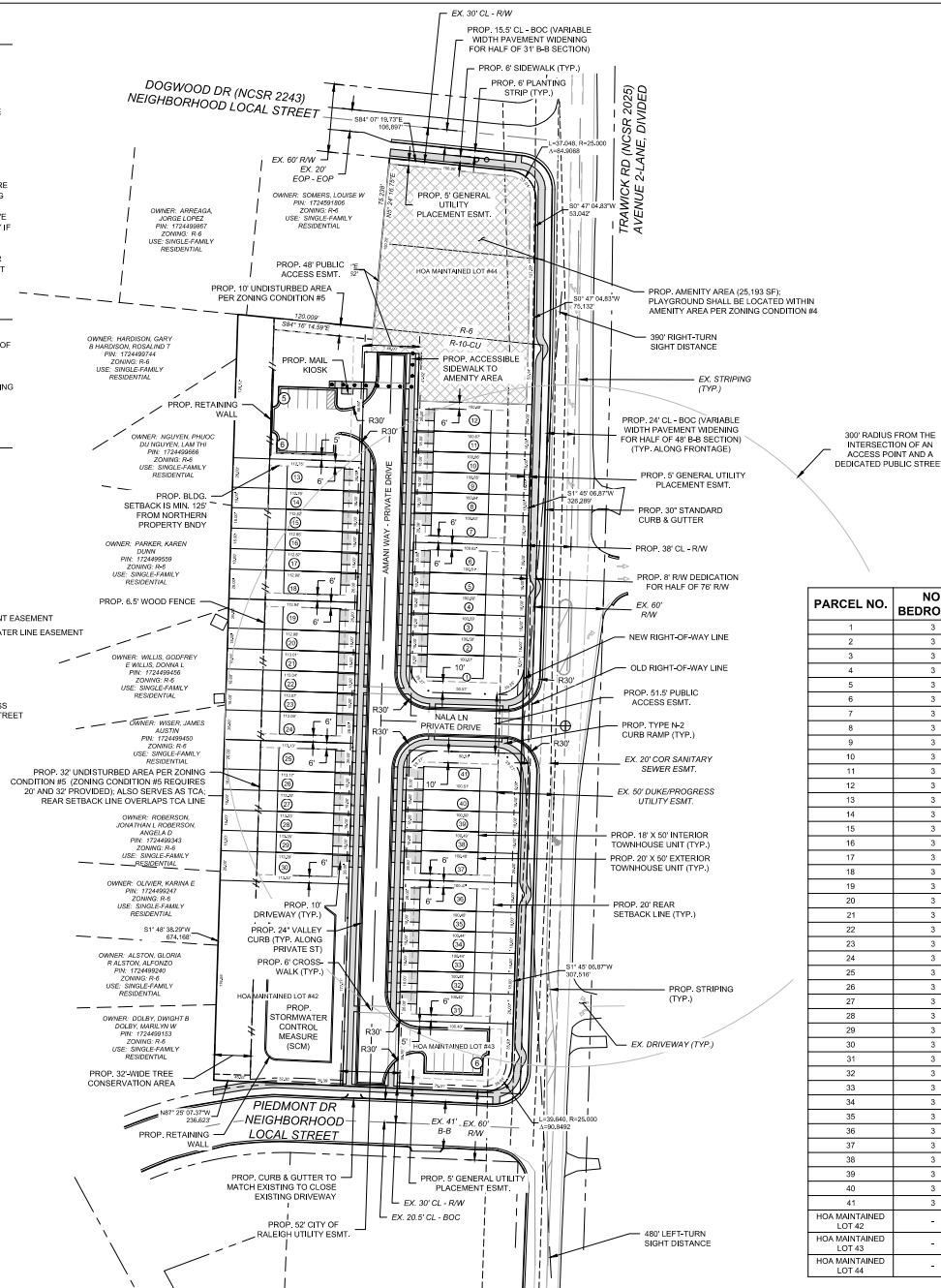
---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. ROAD CENTERLINE
---	PROP. RIGHT-OF-WAY
---	PROP. PRIVATE STREET EASEMENT
---	PROP. LOT LINES
---	PROP. BUILD-TO LINE
---	PROP. BUILDING SETBACK LINE
---	PROP. PARKING SETBACK LINE
---	PROP. GENERAL UTILITY PLACEMENT EASEMENT
---	PROP. CITY OF RALEIGH UTILITY/WATER LINE EASEMENT
---	PROP. TREE CONSERVATION AREA
---	PROP. AMENITY AREA
---	PROP. CONCRETE SIDEWALK
---	PROP. INTERSECTION OF AN ACCESS POINT AND A DEDICATED PUBLIC STREET
---	PROP. ACCESSIBLE ROUTE
---	PROP. WOOD FENCE



TYPICAL TOWNHOUSE DRIVEWAY
W/ VEHICLE DETAIL
NOT TO SCALE



PRIVATE STREET CROSS-SECTION
NOT TO SCALE



PARCEL NO.	NO. BEDROOMS	AREA (SQ. FT.)	AREA (AC)
1	3	3100	0.07
2	3	1810	0.04
3	3	1811	0.04
4	3	1811	0.04
5	3	1811	0.04
6	3	2616	0.06
7	3	2656	0.06
8	3	1811	0.04
9	3	1812	0.04
10	3	1812	0.04
11	3	1812	0.04
12	3	2616	0.06
13	3	2932	0.07
14	3	2031	0.05
15	3	2031	0.05
16	3	2031	0.05
17	3	2032	0.05
18	3	2936	0.07
19	3	2937	0.07
20	3	2034	0.05
21	3	2034	0.05
22	3	2035	0.05
23	3	2035	0.05
24	3	2941	0.07
25	3	2942	0.07
26	3	2037	0.05
27	3	2038	0.05
28	3	2038	0.05
29	3	2039	0.05
30	3	2946	0.07
31	3	2811	0.06
32	3	1808	0.04
33	3	1808	0.04
34	3	1808	0.04
35	3	1808	0.04
36	3	2612	0.06
37	3	2612	0.06
38	3	1809	0.04
39	3	1809	0.04
40	3	1809	0.04
41	3	3100	0.07
HOA MAINTAINED LOT #2	-	20068	0.46
HOA MAINTAINED LOT #3	-	5938	0.14
HOA MAINTAINED LOT #4	-	40702	0.93

LEGEND

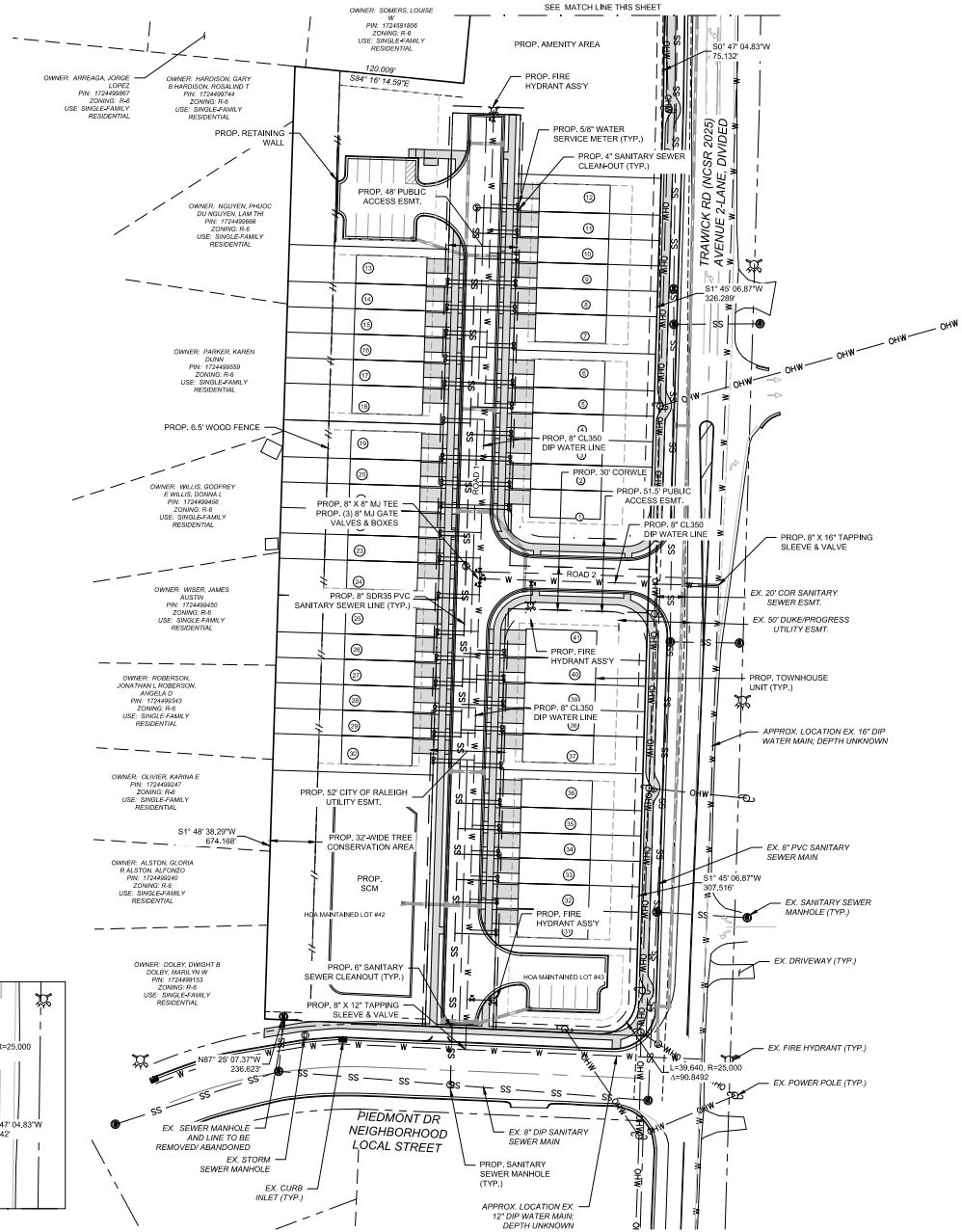
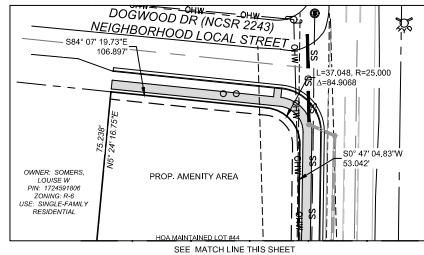
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---	PROP. GENERAL UTILITY PLACEMENT EASEMENT
---	PROP. CITY OF RALEIGH UTILITY/WATER LINE EASEMENT
---	PROP. TREE CONSERVATION AREA
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	PROP. STORM SEWER
---	PROP. WOOD FENCE

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & 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 & INSTALLED TO 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 &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. 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 & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 15' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5/2" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-40).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & 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.
- 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4/2" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & 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 MAN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL COPPER WATER SERVICES WITH METERS 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 & PRESSURE.
- INSTALL PVC SEWER SERVICES @ 1/2% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & 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 1'2" ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWR, USACE, AOR FEMA FOR ANY SPRIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT R-16 ROAD ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL: PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF 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, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-2923 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.

NOTES

- ALL PARTS OF ALL BUILDINGS AS SHOWN ARE LOCATED WITHIN 300' OF A FIRE HYDRANT MEASURED BY THE PULL-THE-HOSE METHOD.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



POST OFFICE BOX 9127
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.810.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/14/2021	FLM
2	COR COMMENTS	7/20/2021	FLM
3	COR COMMENTS	10/14/2021	FLM
4	COR COMMENTS	12/6/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 40 FEET

SCALE ADJUSTMENT
THIS SCALE IS 1" EQUALS 40 FEET ON ORIGINAL DRAWING
IF IT IS NOT 1" ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS
SUB-0053-2020
TOWNES AT TRAWICK
2025, 2105, & 2019 TRAWICK RD
RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE:	07-10-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

UTILITY PLAN

C-4
SHEET 4 OF 8

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. ROAD CENTERLINE
OHW	OHW
W	W
SS	SS
SD	SD
---	EX. OVERHEAD ELECTRIC LINE
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	EX. STORM SEWER
---	PROP. RIGHT-OF-WAY
---	PROP. PRIVATE STREET EASEMENT
---	PROP. LOT LINES
---	PROP. BUILDING SETBACK LINE
---	PROP. PARKING SETBACK LINE
---	PROP. GENERAL UTILITY PLACEMENT EASEMENT
---	PROP. CITY OF RALEIGH UTILITY/WATER LINE EASEMENT
---	PROP. TREE CONSERVATION AREA
W	W
SS	SS
SD	SD
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	PROP. STORM SEWER
---	PROP. WOOD FENCE

EX. TREE PER ZONING CONDITION #5

PROP. SHADE TREE (QA AND AR)

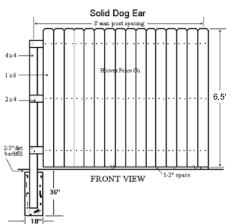
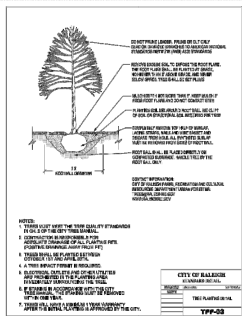
PROP. UNDERSTORY TREE (CS AND CC)

PROP. SHRUB (JV)

PROP. LIGHT FIXTURE WITH 20' RADIUS

NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



TYP. WOOD FENCE DETAIL
NO SCALE

LANDSCAPING CALCULATIONS

VEHICLE PARKING LOT LANDSCAPING

REQUIREMENTS:

EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE

IN NO CASE SHALL THERE BE LESS THAN 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

NORTHERN PARKING LOT

REQUIRED: 3,300 SQ FT / 2,000 SQ FT = 1.65 SHADE TREES

PROVIDED: 4 SHADE TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND TERMINAL INTERIOR ISLAND EXCEPT THOSE ISLANDS WITHIN THE PROPOSED SANITARY SEWER EASEMENT)

SOUTHERN PARKING LOT

REQUIRED: 2,300 SQ FT / 2,000 SQ FT = 1.18 SHADE TREES

PROVIDED: 2 SHADE TREES (AT LEAST 1 SHADE TREE IN EACH INTERIOR ISLAND AND TERMINAL INTERIOR ISLAND EXCEPT THOSE ISLANDS WITHIN THE PROPOSED SANITARY SEWER EASEMENT)

STREET TREES

REQUIRED:

SHADE TREES SPACED AT 40' O.C. (DUE TO EX. SANITARY SEWER AND POWER EASEMENTS ALONG TRAWICK RD, UNDERSTORY SPACED AT 20' O.C. WITHIN 15' OF RIGHT-OF-WAY ARE REQUIRED)

PROVIDED:

SHADE TREES SPACED AT 40' O.C. (ALONG TRAWICK RD, UNDERSTORY TREES SPACED AT 20' O.C.)

SCM SCREENING

REQUIRED:

75% LOCALLY-ADAPTED EVERGREEN SPECIES SCREEN OCCUPYING 75% OF VERTICAL PLANE AROUND PERIMETER

PROVIDED:

EVERGREEN SHRUBS AT 5' O.C.

ZONING CONDITION #5 (AREA SHALL BE SUPPLEMENTED WITH ADDITIONAL LANDSCAPING TO MEET OR EXCEED TYPE A2 TRANSITIONAL PROTECTIVE YARD STANDARDS)

TRANSITIONAL A2 PROTECTIVE YARD STANDARDS:

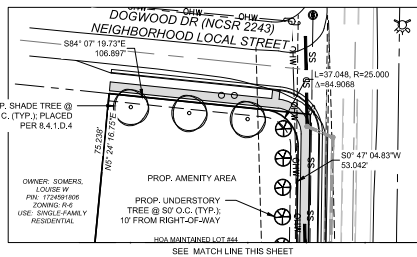
4 SHADE TREES AND 4 UNDERSTORY TREES PER 100 LF WITH 6.5' FENCE OR WALL

WESTERN BOUNDARY REQUIRED: 674 LF X 8 TREES PER 100 LF = 54 TREES

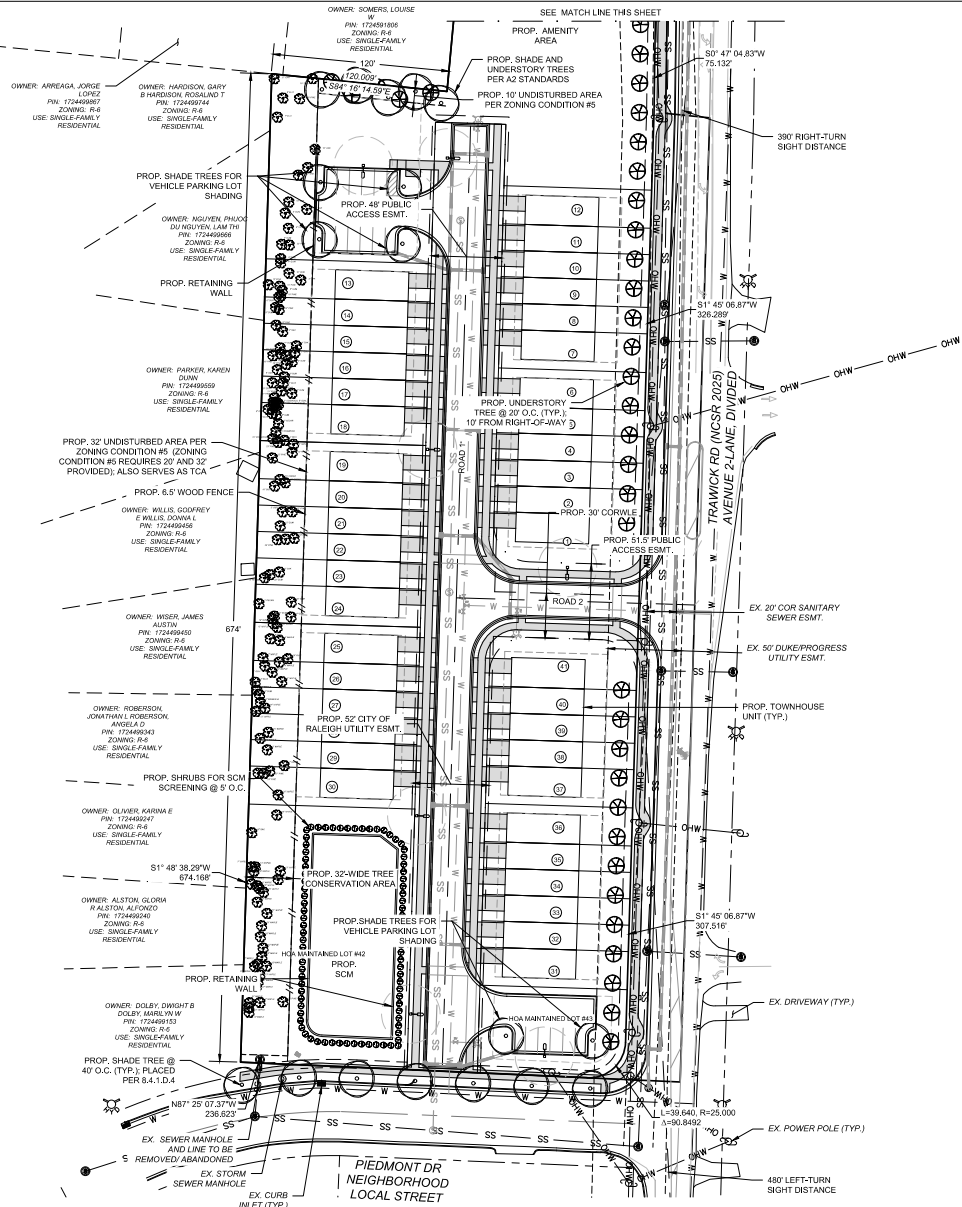
WESTERN BOUNDARY PROVIDED: 129 EXISTING TREES WITH 6.5' FENCE

NORTHERN BOUNDARY REQUIRED: 120 LF X 8 TREES PER 100 LF = 10 TREES

NORTHERN BOUNDARY PROVIDED: 10 PROPOSED TREES WITH 6.5' FENCE



SEE MATCH LINE THIS SHEET



PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	INSTALL HT.	MATURE HT.	CROWN SPREAD
SHADE TREES							
QA	QUERCUS ALBA	WHITE OAK	19	3"	10'	50' - 80'	50' - 80'
UNDERSTORY TREES							
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	40	1.5"	6'	15' - 25'	25' - 30'
SHRUBS							
IV	ILEX VOMITORIA	YALPON HOLLY	83	-	18"	10' - 20'	8' - 12'



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LANDSCAPING PLAN

C-6

SHEET 6 OF 8