

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.

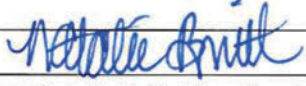
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Washington Terrace III			
Property Address(es): 1810 Bakers Grove Way, Raleigh; 1817 Oakwood Ave, Raleigh; 1813 Oakwood Ave, Raleigh			
Recorded Deed PIN(s): 1714309910; 1714401680; 1714401620			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: DHIC, Inc.	Owner/Developer Name and Title: Natalie Britt, Vice President
Address: 113 S. Wilmington Street, Raleigh, NC 27603	
Phone #: 919-690-5364	Email: natalie@dhic.org
APPLICANT INFORMATION	
Company: JDavis Architects	Contact Name and Title: Ken Thompson
Address: 510 S. Wilmington Street, Raleigh, NC 27601	
Phone #: 919-835-1500	Email: kent@jdavisarchitects.com

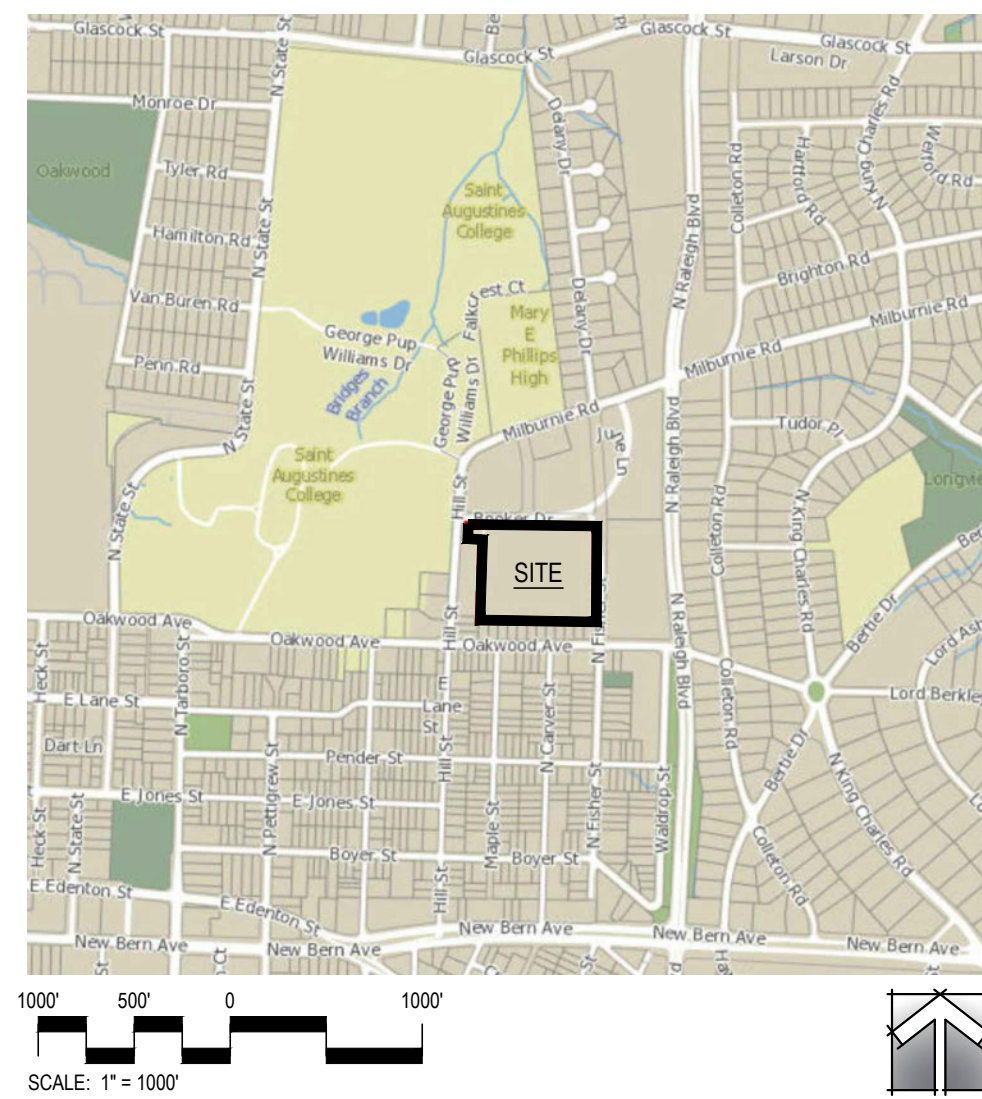
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 5.54 AC	
Zoning districts (if more than one, provide acreage of each): RX-3	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>2.82</u> Square Feet: <u>122,909</u>	Proposed Impervious Surface: Acres: <u>3.44</u> Square Feet: <u>149,861</u>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" 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: <u>N/A</u> Flood study: <u>N/A</u> FEMA Map Panel #: <u>N/A</u>	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached 58
Total # of single-family lots: -0-	
Proposed density for each zoning district (UDO 1.5.2.F): Lot 7=20.73 DU/AC, Lot 8=18.44 DU/AC	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 60	

SIGNATURE BLOCK	
I hereby designate <u>Ken Thompson</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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 six consecutive months of inactivity.	
Signature: 	Date: <u>9/19/20</u>
Printed Name: Natalie Britt, Vice President	
Signature:	Date:
Printed Name:	

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



SUB-0059-2020

Preliminary Subdivision Plan

1st Submittal: October 1, 2020
 2nd Submittal: November 19, 2020
 3rd Submittal: December 22, 2020

Washington Terrace III

Raleigh, North Carolina



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Notes

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON & KENNEDY, INC CONSULTING ENGINEERS IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JULY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2020.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH PICKUP TO BE BY CITY USING CITY ROLL OUT CARTS STORED IN GARAGE.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
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 - SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH CURRENT ANSI STANDARD.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- FIRE DEPARTMENT NOTES**
- TOWNHOMES DO NOT HAVE SPRINKLER SYSTEMS. ALL BUILDINGS COMPLY WITH 150 LF HOSE PULL REQUIREMENT.
 - FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
 - ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1/2" INCH STORZ CONNECTION.
 - FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3.
- SOLID WASTE INSPECTION STATEMENTS**
- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH AND COMPLY WITH SECTION B-1 AND A-8 OF THE SOLID WASTE MANUAL.
 - GARBAGE AND RECYCLING PICKUP TO BE BY CITY USING CITY ROLL OUT CARTS STORED IN GARAGES.
 - GARBAGE AND RECYCLING CARTS MUST BE ROLLED TO THE PUBLIC RIGHT OF WAY BY 7 AM ON COLLECTION DAYS.
 - GARBAGE AND RECYCLING CARTS MUST BE 5' FROM MAILBOXES, UTILITY POLES, PARKED CARS, YARD WASTE CONTAINERS, OTHER ITEMS AND CANNOT BLOCK THE DRIVEWAY CURB CUT.
 - IT IS THE RESIDENTS RESPONSIBILITY TO RETURN THE GARBAGE AND RECYCLING CARTS TO GARAGES FOR STORAGE AFTER COLLECTION.
 - RESIDENTS WHO ARE PHYSICALLY UNABLE AND DO NOT HAVE AN ABLE BODIED PERSON LIVING WITH THEM TO BRING GARBAGE AND RECYCLING CARTS TO THE CURB FOR COLLECTION MAY QUALIFY FOR NEED ASSISTANCE COLLECTION. RESIDENTS MUST COMPLETE THE NEED ASSISTANCE ENROLLMENT FORM, WHICH INCLUDES A PHYSICIAN'S STATEMENT. RESIDENTS CAN OBTAIN AN ENROLLMENT FORM, CALL 919-996-3246 OR SEND AN EMAIL TO SWIS@RALEIGHNC.GOV.
- TREE CONSERVATION NOTE**
- THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9.1.2.
- RIGHT OF WAY OBSTRUCTION NOTES**
- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
 - A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD "RIGHT-OF-WAY SERVICES".
 - 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.
 - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
 - ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
 - 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.
 - PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A RIGHT-OF-WAY PERMIT. A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV ALONG WITH THE APPLICATION.

Project Team

OWNER DHIC, INC. 113 S. Wilmington Street Raleigh, North Carolina 27601 919.832.4345 919.832.2206 (fax) natalie@dhic.org	DEVELOPER DHIC, Inc. 113 S. Wilmington Street Raleigh, North Carolina 27601 919.832.4345 919.832.2206 (fax) natalie@dhic.org	LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jdavisarchitects.com	ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) noahm@jdavisarchitects.com	ENGINEER Grounded Engineering 4909 Lilies Road Raleigh, North Carolina 27606 919.438.3694 N/A (fax) sean@grounded-engineering.com	SURVEYOR Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) david.dunn@BNKinc.com
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Application

Preliminary Subdivision Application

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.

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<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): Washington Terrace III			
Property Address(es): 1810 Bakers Grove Way, Raleigh; 1817 Oakwood Ave, Raleigh; 1813 Oakwood Ave, Raleigh 440 Hill Street			
Recorded Deed PIN(s): 1714309910; 1714401680; 1714401620 1714315143			
What is your project type?	<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: DHIC, Inc.		Owner/Developer Name and Title: Natalie Britt, Vice President	
Address: 113 S. Wilmington Street, Raleigh, NC 27601			
Phone #: 919-690-5364		Email: natalie@dhic.org	
APPLICANT INFORMATION			
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Address: 510 S. Wilmington Street, Raleigh, NC 27601			
Phone #: 919-835-1500		Email: kent@jdavisarchitects.com	
DEVELOPMENT TYPE + SITE DATE TABLE			
(Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 7.26 AC			
Zoning districts (if more than one, provide acreage of each): RX-3			
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A		
STORMWATER INFORMATION			
Existing Impervious Surface:		Proposed Impervious Surface:	
Acre: 2.82	Square Feet: 122,909	Acre: 3.44	Square Feet: 149,861
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" 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: N/A			
Flood study: N/A			
FEMA Map Panel #: N/A			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:	Detached	Attached 58	
Total # of single-family lots: 0			
Proposed density for each zoning district (UDO 1.5.2.F): LOTS 3 - 32 (29 TH LOTS AND 1 COMMON LOT) = 20.73 DU/AC			
LOTS 33 - 62 (29 TH LOTS AND 1 COMMON LOT) = 18.44 DU/AC			
Total # of open space and/or common area lots: 2			
Total # of requested lots: 62			
SIGNATURE BLOCK			
I hereby designate <u>Ken Thompson</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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 six consecutive months of inactivity.			
Signature: <u>Natalie Britt</u>	Date: <u>07/12/20</u>		
Printed Name: Natalie Britt, Vice President	Date:		
Signature:	Date:		
Printed Name:			

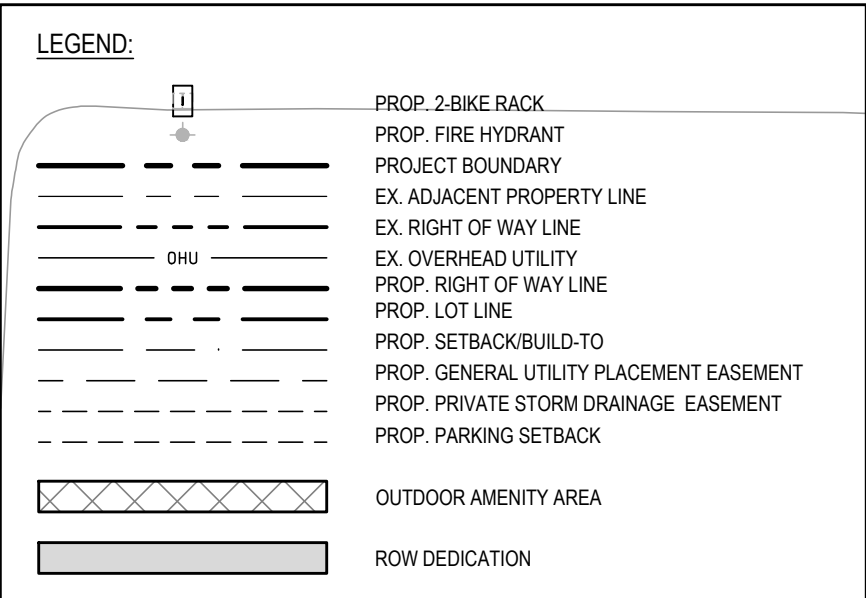
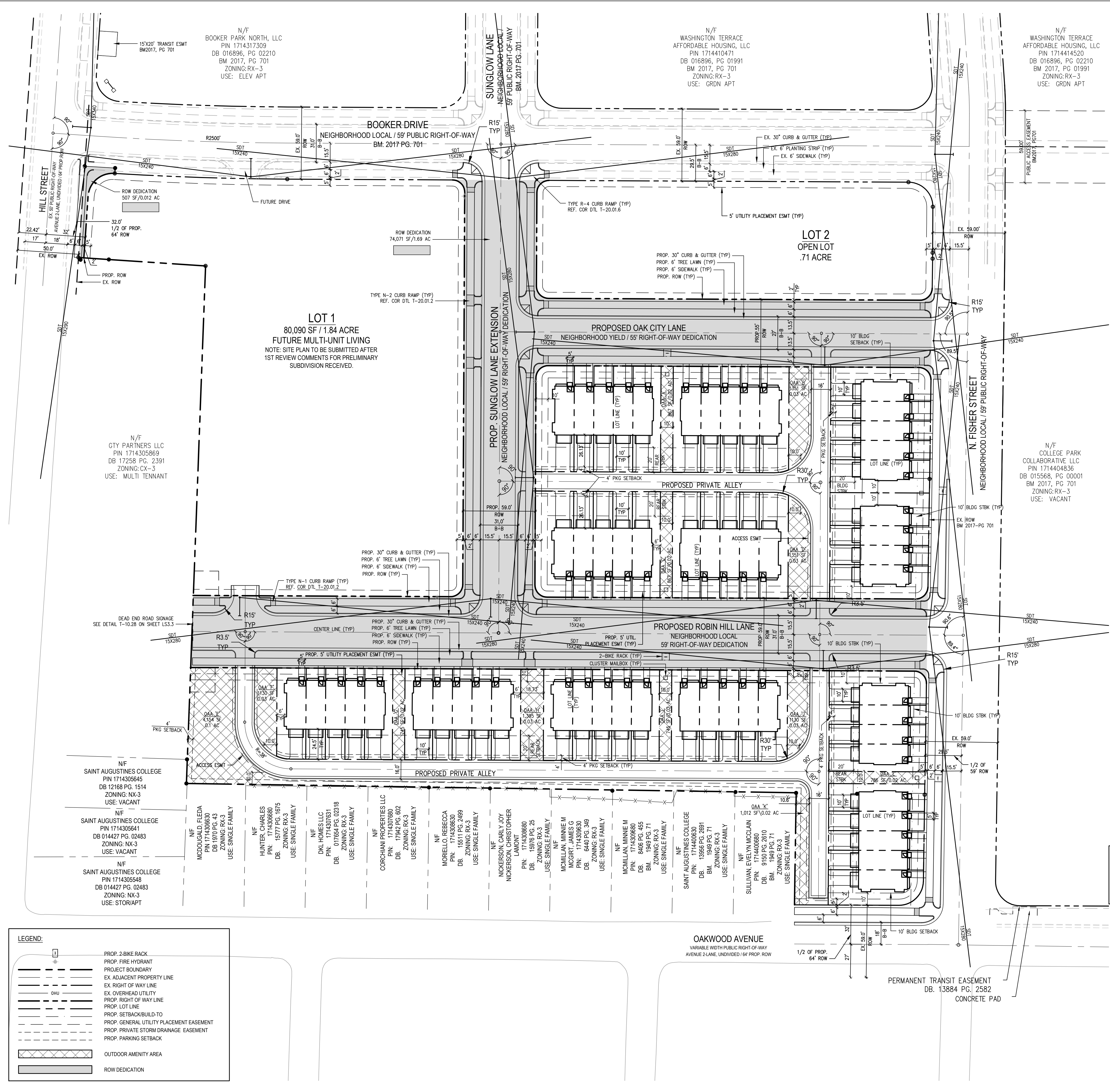
PRELIMINARY SUBDIVISION
 DHIC, Inc.
Washington Terrace III
 Raleigh, North Carolina
 SUB-0059-2020

PROJECT:	DHIC-20047.200	DATE:	
ISSUE:	Preliminary Subdivision	10.01.2020	
REVISIONS:	1st Review Comments	11.19.2020	
	2nd Review Comments	12.22.2020	

DRAWN BY: CHK
 CHECKED BY: KT
 CONTENT: COVER

0.0

12/22/2020 9:50 AM P:\2020\20047-DHC-Washington_Terrace_ILV_LAND\Map-FV\20047-DHC-WTL-SP09.dwg



SEE LS2.1 FOR LOTS AND EASEMENTS PLAN.
SEE LS2.2 FOR BUILT TO PLAN.
SEE LS2.3 FOR FIRE ACCESS PLAN.
SEE LS3.1 FOR ROAD SECTION DETAILS.

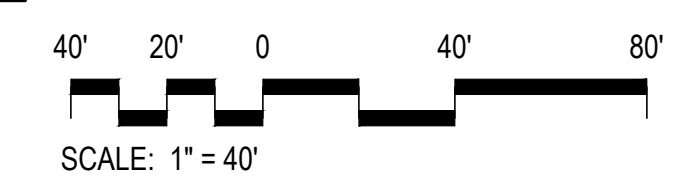
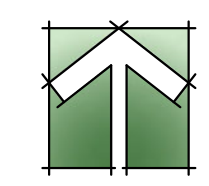
EXISTING SITE DATA:

PIN NUMBER & SITE ADDRESS:	...
RECORDED MAP:	...
ZONING(S):	...
ACREAGE:	...
ALLUVIAL SOIL:	...
FEMA MAP PANEL #:	...

- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-2409.
 7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 9. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY GASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JULY 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2020.
 10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 6 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 13. TRASH PICKUP TO BE BY CITY USING CITY ROLL OUT CARTS STORED IN GARAGE.
 14. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
 16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
 17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 18. ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI STANDARDS AND SHALL COMPLY WITH 2018 NCSBO AND ICC A117.1-2009.
 19. SWINGING DOORS AND GATE SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH CURRENT ANSI STANDARD.
 20. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF SEC 7.2.5.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
 21. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 22. UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

SUB-0059-2020

SUBDIVISION PLAN



PRELIMINARY SUBDIVISION

PROJECT:	DHC-20047.200	DATE:	
ISSUE:	Preliminary Subdivision		10.01.2020
REVISIONS:			
	1st Review Comments		11.19.2020
	2nd Review Comments		12.22.2020
DRAWN BY:	KT, CHK		
CHECKED BY:	KT		
CONTENT:	SITE PLAN		

LS1.1

DHC, Inc.
Washington Terrace III
Raleigh, North Carolina

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1218 Chestnut St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.0121
SUB-0059-2020

dhic
HOME TO OPPORTUNITY



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