

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.

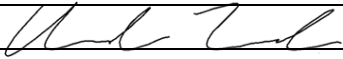
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro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

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
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 #:	
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, _____ 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:
Printed Name:	
Signature:	Date:
Printed Name:	

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

Preliminary Subdivision Review

Issued for	Review
Date Issued	October 13, 2022
Latest Issue	October 13, 2022

E. Tryon Townes

3509, 3511, & 3513 Garner Road
Raleigh, NC

Review SCOPE-0098-2021 -
Planning Notes

Site Data Table

WAKE COUNTY PIN(S):	1712216519, 1712319496, & 1712317179
ZONING:	R-10-CU
OVERLAY DISTRICT:	N/A
PROPERTY SIZE:	43.83 ACRES
DENSITY:	5.02 UNITS/ACRE
PROPOSED USE:	RESIDENTIAL
HOUSING TYPE:	CONVENTIONAL DEVELOPMENT (TOWNHOUSES)
PROPOSED LOTS:	220 UNITS
OPEN SPACE:	
STRUCTURE SETBACKS:	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE SITE BOUNDARY (MIN.):	6'
FROM REAR SITE BOUNDARY (MIN.):	20'
FOM ALLEY (MIN.):	4' OR 20' MIN.
INTERNAL BUILDING SEPARATION (MIN.):	10'
PARKING SETBACKS:	
FROM PRIMARY STREET (MIN.):	20'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	0'
FROM REAR LOT LINE (MIN.):	3'
FROM ALLEY, GARAGE ONLY (MIN.):	4'
HEIGHT:	
PRINCIPAL BUILDING (MAX.):	45/3 STORIES
ACCESSORY STRUCTURE (MAX.):	25'
PARKING REQUIREMENT:	
	NO MAXIMUM PER RALEIGH UDO SEC. 7.1.2., SECTION C.



SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA 13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCF503.1.1). FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF507.5.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCF, SECTION 507.3

TREE CONSERVATION AND STORMWATER NOTES

- TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.
- STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2 A. & 10.3.4.E.

PERMITS REQUIRED

- 401/404 PERMITS FOR WETLANDS IMPACT

ADOPTED ZONING CONDITIONS

ORDINANCE (2021) 261 ZC 824
ADOPTED: 7/6/2021 EFFECTIVE: 7/11/2021

- Z-44-20/TCZ-3-20 - 3513 GARNER ROAD, LOCATED APPROXIMATELY 0.3 MILES EAST OF THE INTERSECTION OF GARNER ROAD AND TRYON ROAD, BEING WAKE COUNTY PIN 1712317179 APPROXIMATELY 27.33 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU), TEXT CHANGE TO ZONING CONDITION.

ORIGINAL CONDITIONS DATED: MARCH 25, 2019

- DENSITY LIMITED TO 6 UNITS PER GROSS ACRE.
- PERMITTED BUILDING TYPES SHALL NOT INCLUDE APARTMENTS.
- A MINIMUM OF 20% OF THE SITE AREA (NET OF RIGHT-OF-WAY) SHALL BE PROVIDED AS OPEN SPACE, WHICH CAN INCLUDE PRESERVATION OF EXISTING NATURAL FEATURES, STREAM BUFFERS, WATERCOURSE BUFFERS, WETLANDS OR VEGETATION. THE PRESERVED OPEN SPACE SHALL COMPLY WITH THE STANDARDS IN SECTION 2.5 OF THE UNIFIED DEVELOPMENT ORDINANCE.

AMENDED CONDITIONS DATED: MAY 5, 2021

- DENSITY LIMITED TO 6 UNITS PER GROSS ACRE UNDER CONVENTIONAL DEVELOPMENT.
- A MINIMUM OF 20% OF THE SITE AREA (NET OF RIGHT-OF-WAY) SHALL BE PROVIDED AS OPEN SPACE, WHICH CAN INCLUDE PRESERVATION OF EXISTING NATURAL FEATURES, STREAM BUFFERS, WATERCOURSE BUFFERS, WETLANDS OR VEGETATION. THE PRESERVED OPEN SPACE SHALL COMPLY WITH THE STANDARDS IN SECTION 2.5 OF THE UNIFIED DEVELOPMENT ORDINANCE.
- DEVELOPER SHALL PRESERVE A 20-FOOT PLANTED BUFFER ALONG THE SOUTHERN PROPERTY LINE OF TRACT 2 AS SHOWN ON A PLAT RECORDED IN BOOK OF MAPS 1998, PAGE 1409, WAKE COUNTY REGISTRY. EXISTING VEGETATION WITHIN THE BUFFER WILL BE RETAINED.

ORDINANCE NO. (2019) 942 AC 777
EFFECTIVE: 5/7/19

- Z-11-18 - 3509, 3511, 3513 GARNER ROAD, BEING WAKE COUNTY PINS 1712216519, 1712319496, AND 1712317179. APPROXIMATELY 43.83 ACRES LOCATED NEAR THE EAST INTERSECTION OF GARNER ROAD AND TRYON ROAD AT 3509, 3511 AND 3513 GARNER ROAD ARE REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU).

CONDITIONS DATED: MARCH 25, 2019

- DENSITY LIMITED TO 6 UNITS PER GROSS ACRE.
- PERMITTED BUILDING TYPES SHALL NOT INCLUDE APARTMENTS.
- A MINIMUM OF 20% OF THE SITE AREA (NET OF RIGHT-OF-WAY) SHALL BE PROVIDED AS OPEN SPACE, WHICH CAN INCLUDE PRESERVATION OF EXISTING NATURAL FEATURES, STREAM BUFFERS, WATERCOURSE BUFFERS, WETLANDS OR VEGETATION. THE PRESERVED OPEN SPACE SHALL COMPLY WITH THE STANDARDS IN SECTION 2.5 OF THE UNIFIED DEVELOPMENT ORDINANCE.

NOTE:

PER LETTER DATED SEPTEMBER 24, 2020 FROM THE TOWN OF GARNER, ADDRESSED TO JP MANSOUR IT IS THE POSITION OF THE TOWN COUNCIL OF GARNER THAT CROSS CONNECTION AND ACCESS FROM EAST TRYON ROAD TO THE EXISTING GARNER STREETS WILL NOT BE GRANTED.

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- 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 PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- AT THIS TIME DESIGN IS BASED OFF OF PRELIMINARY SURVEY INFORMATION RECEIVED FROM CANOY SURVEYING IN OCTOBER 2022, AND SUPPLEMENTED BY PUBLICLY AVAILABLE GIS. PRIOR TO APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN, FULL SURVEY INFORMATION SHALL BE UTILIZED IN THE DESIGN FOR THE SUBJECT SITE.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD. CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE STATED ON PLANS.
- 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 NOTICED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY.
- 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.
- HANDICAP PARKING SPACES AND HC ACCESSIBLES SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO

SUB-XXXX-XXXX

ZONING CASE NO: Z-44-20/TCZ-3-20-3513

Sheet Index

No.	Drawing Title	Latest Issue
C0.00	Cover Sheet	October 13, 2022
C0.00	Legend and General Notes	October 13, 2022
C1.01	Existing Conditions (1 of 2)	October 13, 2022
C1.02	Existing Conditions (2 of 2)	October 13, 2022
C1.03	Demolition Plan	October 13, 2022
C2.00	Overall Site Plan	October 13, 2022
C2.01	Site Plan (1 of 3)	October 13, 2022
C2.02	Site Plan (2 of 3)	October 13, 2022
C2.03	Site Plan (3 of 3)	October 13, 2022
C3.00	Apparatus & Pedestrian Access Plan (1 of 3)	October 13, 2022
C3.01	Apparatus & Pedestrian Access Plan (2 of 3)	October 13, 2022
C3.02	Apparatus & Pedestrian Access Plan (3 of 3)	October 13, 2022
C4.00	Open Space Plan	October 13, 2022
C5.00	Overall Grading Plan	October 13, 2022
C5.01	Grading Plan (1 of 3)	October 13, 2022
C5.02	Grading Plan (2 of 3)	October 13, 2022
C5.03	Grading Plan (3 of 3)	October 13, 2022
C6.00	Overall Utility Plan	October 13, 2022
C6.01	Utility Plan (1 of 3)	October 13, 2022
C6.02	Utility Plan (2 of 3)	October 13, 2022
C6.03	Utility Plan (3 of 3)	October 13, 2022
C7.00	SCM 1 Plan and Profile	October 13, 2022
C7.01	SCM 2 Plan and Profile	October 13, 2022
C8.00	Site Details	October 13, 2022
C8.01	Site Details	October 13, 2022
C9.00	Lighting Plan	October 13, 2022
C10.00	Overall Landscape Plan	October 13, 2022
C10.01	Landscape Plan (1 of 3)	October 13, 2022
C10.02	Landscape Plan (2 of 3)	October 13, 2022
C10.03	Landscape Plan (3 of 3)	October 13, 2022
C10.04	Landscape Details	October 13, 2022
C11.00	Tree Conservation Plan	October 13, 2022

Engineer

VHB Engineering NC, P.C.
940 Main Campus Drive Suite 500
Raleigh, NC 27606
Contact: Charles Townsend, PE
Telephone: 919.741.5567
Email: ctownsend@vhb.com

vhb.com



Developer

Tricor, LLC
82181 East Gelding Drive
Scottsdale, AZ 85260
Contact: Mark Kring
Telephone: 800.874.0214 ext. 725
Email: mark.kring@tricorsfr.com

Environmental Services

Timmons Group
5410 Trinity Road, Suite 102
Raleigh, NC 27607
Contact: Amanda Johnson, PWS
Telephone: 919.552.3248
Email: amanda.johnson@timmons.com

Owners

Spectrum Homes Inc.
7706 Six Forks Road
Raleigh, NC 27615

David E. Phillips III
8652 Valley Brook Drive
Raleigh, NC 27613

Surveyor

Adam Canoy PLS
984.377.2626
canoyar@gmail.com
Canoy Surveying

ATTENTION CONTRACTORS

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

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

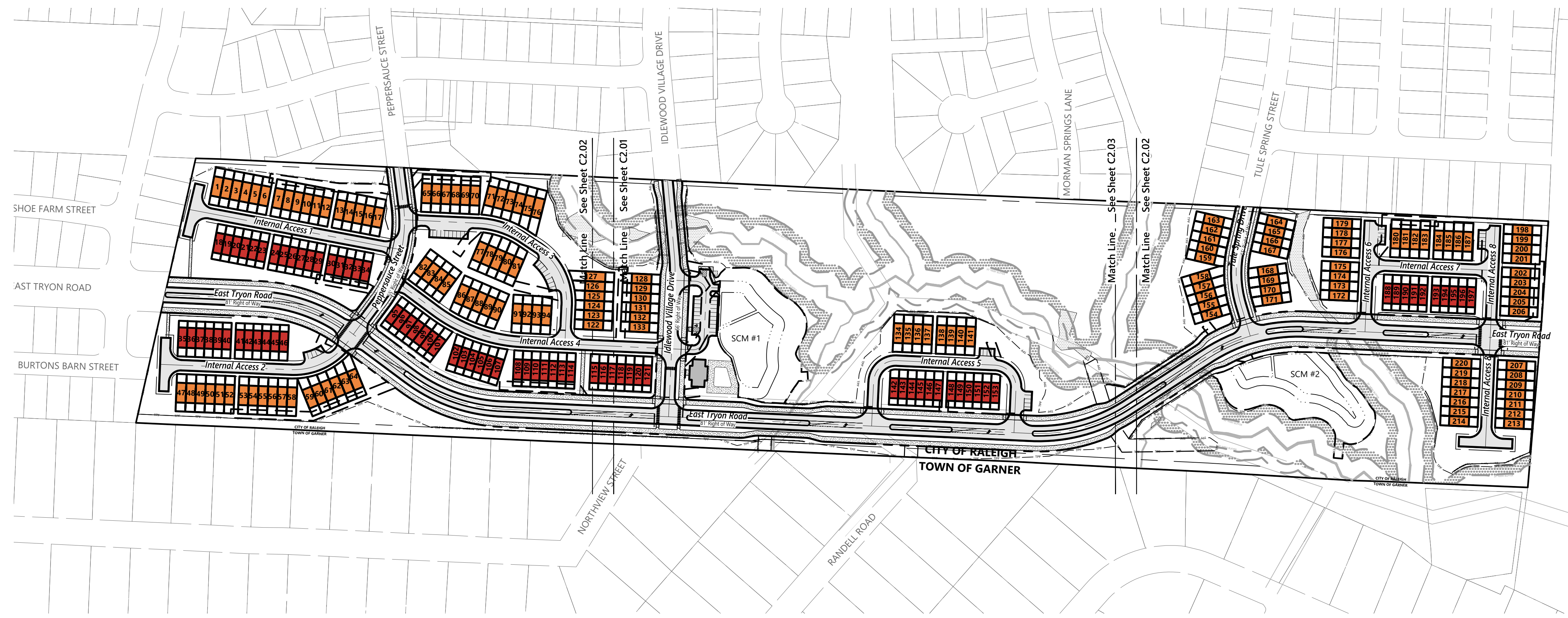
Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

General Notes

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- 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 THE CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- AT THIS TIME DESIGN IS BASED OFF OF PRELIMINARY SURVEY INFORMATION RECEIVED FROM CANOY SURVEYING IN OCTOBER 2022, AND SUPPLEMENTED BY PUBLICLY AVAILABLE GIS. PRIOR TO APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN, FULL SURVEY INFORMATION SHALL BE UTILIZED IN THE DESIGN FOR THE SUBJECT SITE.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- 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.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- 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.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- 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 FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI STANDARDS.
- 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.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.



Legend

- WETLANDS
- NRB II
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- RIP RAP
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME
- SCM MAINTENANCE & ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- TREE PROTECTION FENCE

0 75 150 300Feet

E. Tryon Townes
3509, 3511, and 3513 Garner Road
Raleigh, NC

No.	Revision	Date	App'd.

Designed by: KH, ME, ND
Checked by: CT
Issued for: City of Raleigh
Date: October 13, 2022

Preliminary Site Review
Drawing Title: Overall Site Plan
Drawing Number: C2.00

Sheet 6 of 31
Project Number: 39428.00

STREET TABLE

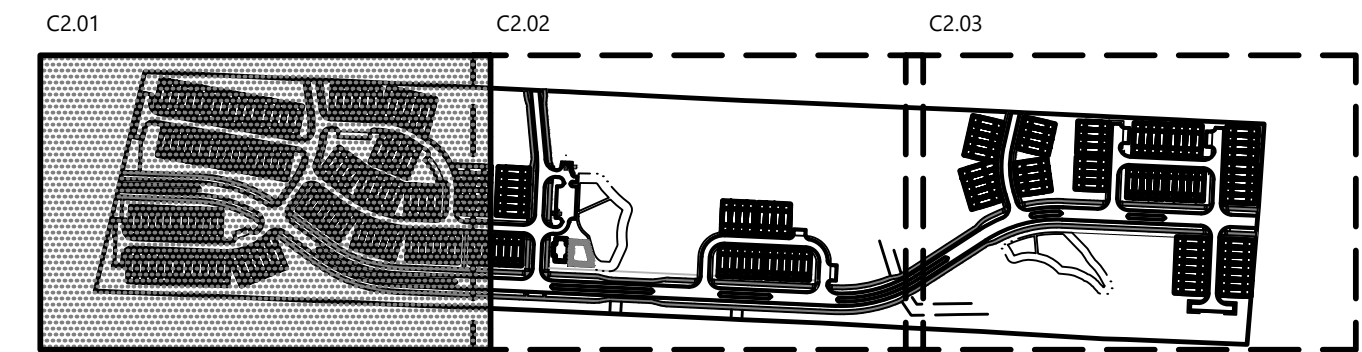
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
EAST TRYON ROAD	AVENUE 2-LANE, DIVIDED	81 FEET	38 FEET
PEPPERSAUCE STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
IDLEWOOD VILLAGE DRIVE	AVENUE 2-LANE, UNDIVIDED	66 FEET	27 FEET
TULE SPRING STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
INTERNAL ACCESS DRIVE 1	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 2	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 3	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 4	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 5	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 6	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 7	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 8	ALLEY, RESIDENTIAL	40 FEET	27 FEET

ATTENTION CONTRACTORS

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

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

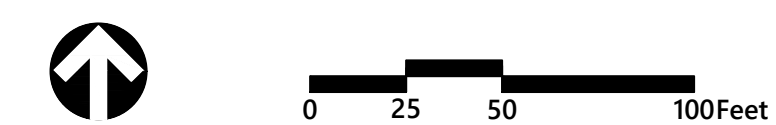
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



Key
Not To Scale

Legend

	WETLANDS
	NRB II
	STANDARD DUTY ASPHALT
	CONCRETE SIDEWALK
	RIP RAP
	REAR LOADED TOWNHOME
	FRONT LOADED TOWNHOME
	SCM MAINTENANCE & ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	STORM DRAINAGE EASEMENT
	TREE PROTECTION FENCE



E. Tryon Townes
 3509, 3511, and 3513 Garner Road
 Raleigh, NC

No.	Revision	Date	App'd.

Designed by: KH, ME, ND
 Checked by: CT
 Issued for: City of Raleigh
 Date: October 13, 2022

Preliminary Site Review
 Drawing Title: **Site Plan (1 of 3)**
 Drawing Number: _____

STREET TABLE

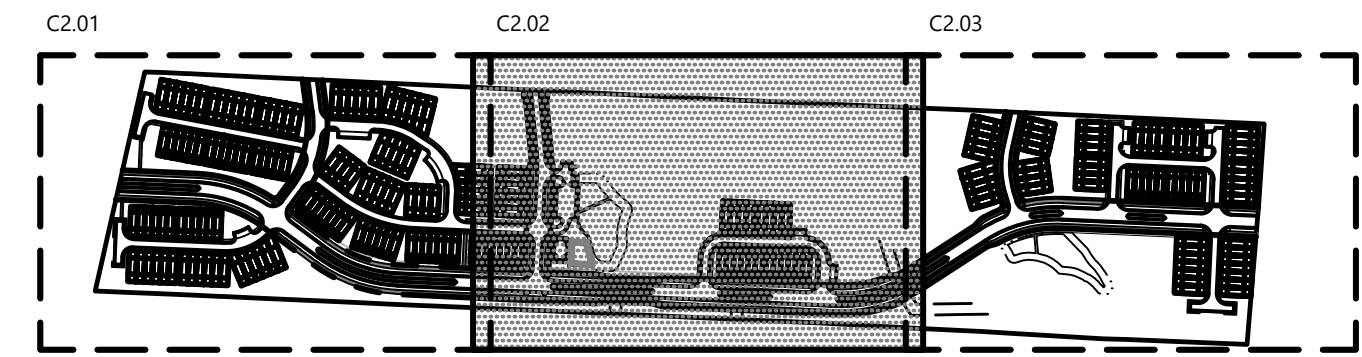
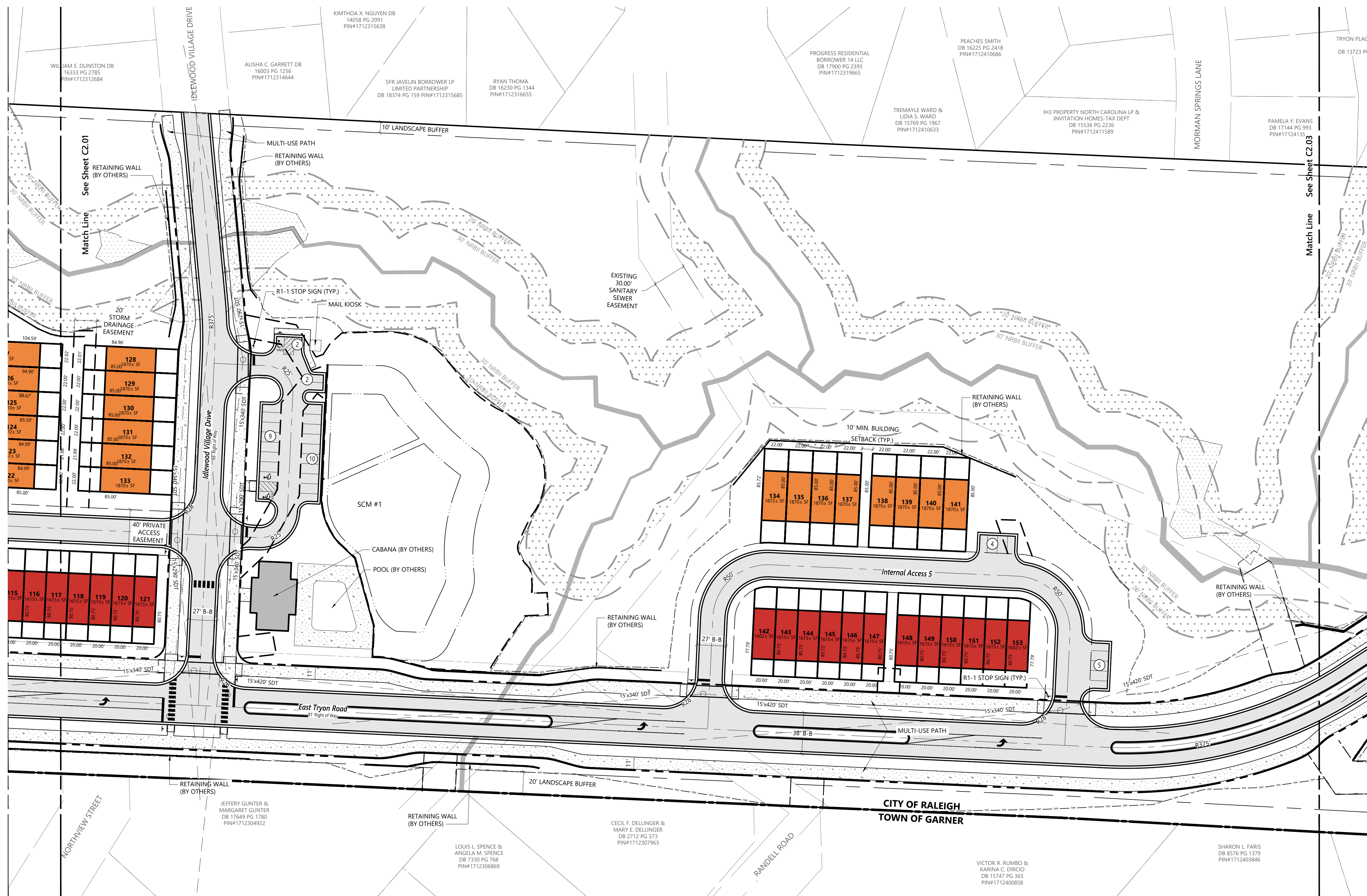
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
EAST TRYON ROAD	AVENUE 2-LANE, DIVIDED	81 FEET	38 FEET
PEPPERSAUCE STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
IDLEWOOD VILLAGE DRIVE	AVENUE 2-LANE, UNDIVIDED	66 FEET	27 FEET
TULE SPRING STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
INTERNAL ACCESS DRIVE 1	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 2	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 3	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 4	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 5	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 6	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 7	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 8	ALLEY, RESIDENTIAL	40 FEET	27 FEET

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	

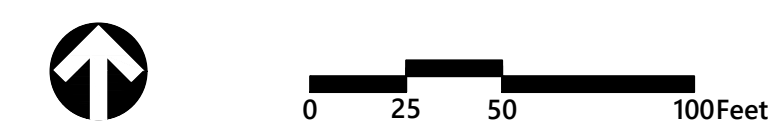
ATTENTION CONTRACTORS
 The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.
 Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
 Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

C2.01
 Sheet 7 of 31
 Project Number: 39428.00



Key
Not To Scale

Legend	
	WETLANDS
	NRB II
	STANDARD DUTY ASPHALT
	CONCRETE SIDEWALK
	RIP RAP
	REAR LOADED TOWNHOME
	FRONT LOADED TOWNHOME
	SCM MAINTENANCE & ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	STORM DRAINAGE EASEMENT
	TREE PROTECTION FENCE



E. Tryon Townes
3509, 3511, and 3513 Garner Road
Raleigh, NC

No.	Revision	Date	App'd.

Designed by: KH, ME, ND
Checked by: CT
Issued for: City of Raleigh
Date: October 13, 2022

Preliminary Site Review
Drawing Title: Site Plan (2 of 3)

Drawing Number: [Redacted]

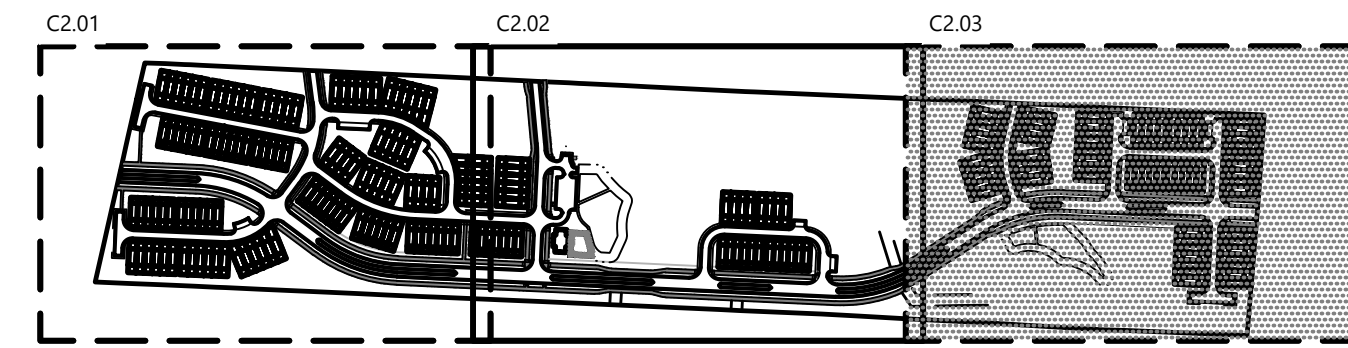
ATTENTION CONTRACTORS
The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

STREET TABLE			
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
EAST TRYON ROAD	AVENUE 2-LANE, DIVIDED	81 FEET	38 FEET
PEPPERSAUCE STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
IDLEWOOD VILLAGE DRIVE	AVENUE 2-LANE, UNDIVIDED	66 FEET	27 FEET
TULE SPRING STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
INTERNAL ACCESS DRIVE 1	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 2	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 3	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 4	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 5	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 6	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 7	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 8	ALLEY, RESIDENTIAL	40 FEET	27 FEET

Sign Summary		
M.U.T.C.D. Number	Specification Width Height	Desc.
R1-1	30" 30"	



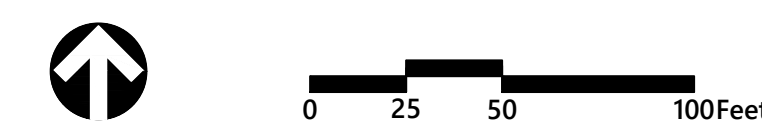
VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705



Key
Not To Scale

Legend

- WETLANDS
- NRB II
- STANDARD DUTY ASPHALT
- CONCRETE SIDEWALK
- RIP RAP
- REAR LOADED TOWNHOME
- FRONT LOADED TOWNHOME
- SCM MAINTENANCE & ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- TREE PROTECTION FENCE



E. Tryon Townes
3509, 3511, and 3513 Garner Road
Raleigh, NC

No.	Revision	Date	App'd.

Designed by: KH, ME, ND
Checked by: CT
City of Raleigh
October 13, 2022

Preliminary Site Review
Drawing Title: **Site Plan (3 of 3)**

Drawing Number: **C2.03**

Sheet 9 of 31

Project Number: 39428.00

STREET TABLE

STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
EAST TRYON ROAD	AVENUE 2-LANE, DIVIDED	81 FEET	38 FEET
PEPPERSAUCE STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
IDLEWOOD VILLAGE DRIVE	AVENUE 2-LANE, UNDIVIDED	66 FEET	27 FEET
TULE SPRING STREET	NEIGHBORHOOD YIELD	55 FEET	27 FEET
INTERNAL ACCESS DRIVE 1	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 2	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 3	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 4	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 5	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 6	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 7	ALLEY, RESIDENTIAL	40 FEET	27 FEET
INTERNAL ACCESS DRIVE 8	ALLEY, RESIDENTIAL	40 FEET	27 FEET

Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.