



Administrative Approval Action

Case File / Name: SUB-0075-2022
DSLCL - The Townes at Taylor Oaks

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

- LOCATION:** This 4.19 acre site zoned R-6 CU (Z-55-21) is located on the southeast corner of the intersection of Taylor Oaks and Forestville Roads at 3535-3537 Forestville and 4002 Taylor Oaks Roads.
- REQUEST:** This is a conventional townhome subdivision consisting of 25 residential lots and 2 HOA/Community Open lots.
- 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 April 2, 2024 by Murdock Gannon Construction.

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. All surface parking areas of any size within any district with frontage on any portion of a street right-of-way (not including an alley) must be screened along the street edge by a Type C3 street protective yard under Sec. 7.2.4.B. (7.1.7) show on spr plan
2. Correct the number of open/HOA lots on the proposed plan - Noted are three lots however plan appears to support only two open/hoa lots. Please revise on site plans and on application on cover sheet.

Stormwater

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

Urban Forestry



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- 6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 7. 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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of 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:

Engineering

- 1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 2. 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.
- 3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
5. 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).
6. 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).
7. 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

8. Abandon the existing 20' C.O.R. Sanitary Sewer Easement B.M. 2024, PG. 1245 and the existing 10' Storm Drain Easement B.M. 2024, PG. 1245 located within the designated Primary Tree Conservation Area - Thoroughfare.
9. A public infrastructure surety for 53 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, 25 street trees, and 125% of the improvement cost for the City of Raleigh infrastructure, 28 street trees.
10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.47 acres of tree conservation area.

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:

Public Utilities

1. Initiation of the easement release process with Raleigh Real Estate is required. The new easement is dedicated with a plat and the old easement abandoned with a deed and exhibit (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater



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- 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).
- Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

- Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 25 street trees along Forestville Road, 22 street trees along Watkins Ridge Court, and 6 street trees along Taylor Oaks Drive for a total of 53 street trees

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

General

- Final inspection of tree conservation areas and right-of-way street trees by Urban Forestry Staff.

Stormwater

- 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:

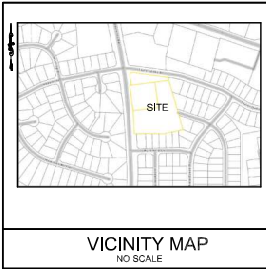
3-Year Sunset Date: May 31, 2027
Record at least 1/2 of the land area approved.

5-Year Sunset Date: May 31, 2029
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ Date: 05/31/2024
Development Services Dir/Designee

Staff Coordinator: Michael Walters



Preliminary Subdivision Plans SUB - 0075 - 2022 Raleigh, Wake County, North Carolina

The Townes at Taylor Oaks 3535 & 3537 Forestville Rd & 4002 Taylor Oaks Dr

October 2022
Revised April, 2023

SHEET	DESCRIPTION
	Cover Sheet
C1.1	Existing Conditions and Demolition Plan
C2.1	Site Plan
C2.2	Site Plan
C2.3	Site Plan
C2.4	Site Plan
C3.1	Grading Plan
C4.1	Utility Plan
C4.2	Utility Plan
C5.1	Landscaping Plan
C6.1	Tree Conservation Plan
C7.1	Profiles
D1	BMP Details
D2	Standard Details

Z-55-21 Conditions of Approval
Ordinance (2021) 314 ZC 832 Adopted 12/7/2021

Conditions dated 9/2/2021

1. A maximum of 25 dwelling units shall be permitted on the property.

2. Apartment building types shall be prohibited on the property.

Preliminary Subdivision Application
Site Review

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (SUB) application to the Planning and Zoning Department for review. The applicant must complete this form and attach the required documents. These forms and documents must be submitted to the Planning and Zoning Department at the time of application.

DEVELOPMENT OFFICER (DO) CHECKLIST

Complete Subdivision Application
 Complete Site Plan
 Complete Grading Plan
 Complete Utility Plan
 Complete Landscaping Plan
 Complete Tree Conservation Plan
 Complete Profiles
 Complete BMP Details
 Complete Standard Details

GENERAL INFORMATION

Subdivision name (use numbers): SUB-0075-2022
Developed area (acres): 10.00
Project Address(es): 3535 and 3537 Forestville Rd and 4002 Taylor Oaks Dr
Recorded Deed (PIN): 1747283076 1747555754 1747606006

OWNER INFORMATION

Owner Name(s): Murruck and Gannon Construction, Inc.
Owner Address: 4310 Raleigh Rd, Raleigh, NC 27611-1379
Phone: (919) 625-6755 Email: murruck@caaeengineers.com

APPLICANT INFORMATION

Applicant Name: Murruck and Gannon Construction, Inc.
Applicant Address: 4310 Raleigh Rd, Raleigh, NC 27611-1379
Phone: (919) 625-6755 Email: murruck@caaeengineers.com

NOTICE: Applicant must provide agreement to distribute, based on representation submitted with this form.

Developer Name: Murruck and Gannon Construction, Inc.
Developer Address: 4310 Raleigh Rd, Raleigh, NC 27611-1379
Phone: (919) 625-6755 Email: murruck@caaeengineers.com

DEVELOPMENT TYPE, SITE DATA TABLE, ZONING INFORMATION

Development Type: SUB
Zoning: R-10
Site Area: 10.00
Total Area: 10.00
Total Area: 10.00

DEVELOPMENT INFORMATION

Project Name: The Townes at Taylor Oaks
Project Address: 3535 and 3537 Forestville Rd and 4002 Taylor Oaks Dr
Project Phone: (919) 625-6755
Project Email: murruck@caaeengineers.com

DEVELOPMENT INFORMATION

Project Name: The Townes at Taylor Oaks
Project Address: 3535 and 3537 Forestville Rd and 4002 Taylor Oaks Dr
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Project Email: murruck@caaeengineers.com

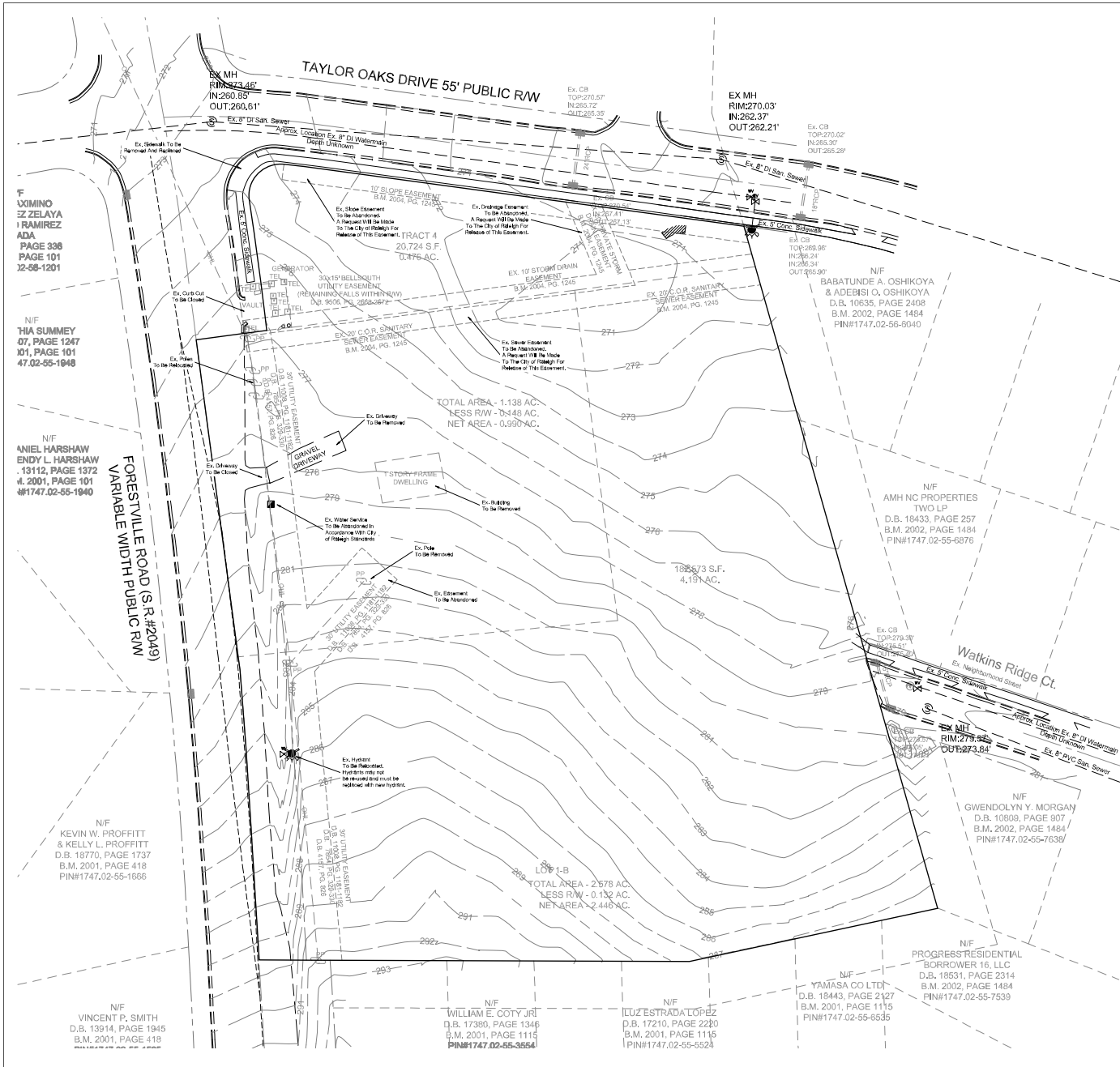
SITE NOTES

- Property boundary and existing conditions information taken from a field survey by Cawthorne, Moss and Pinciken, entitled "TOPOGRAPHIC SURVEY FOR TRACT 4, WAKE CROSS ROADS COMMON, ROGERS LAND & OTHERS & LOT 1-B, ERNEST & NOLA LEE PROPERTY" dated February 9, 2022.
- No flood hazard areas within project boundary per FEMA map 3720174700K, dated July 19, 2022.
- All existing elevations, features, and utilities to be field verified.
- Retaining walls shown on this plan are for location purposes only. All retaining walls shall be designed and certified by a NC Licensed structural Engineer.
- Residential driveway locations and widths will be subject to approval at time of site permitting review. If the subdivision does not require site permitting review then review will take place at the time of building permit.
- Building footprints are shown for reference purposes for Preliminary Plan approval. Building layout and setbacks will be reviewed during Building Permit review and approval.
- Solid waste collection will be provided by the City of Raleigh as indicated in an approval by Solji Waste Services dated July 28, 2023. Collection will be via roll-out containers for each residence.



4932 B Windy Hill Drive, Raleigh, North Carolina 27609
(919) 625-6755
NC Firm # C-2151



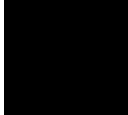


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6. Building footprints size shown for reference purposes for Preliminary Plan approval. Building layout and setbacks will be reviewed during Building Permit review and approval.
7. Solid waste collection will be provided by the City of Raleigh as indicated in an approval by Solid Waste Services dated July 28, 2023. Collection will be via roll-out containers for each residence.

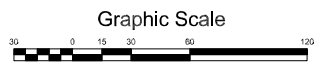
caaENGINEERS, Inc.
PROFESSIONAL ENGINEERS
40223 Waly Hill Pkwy, Raleigh, North Carolina 27609
(919) 824-9795
NC Firm #C45151

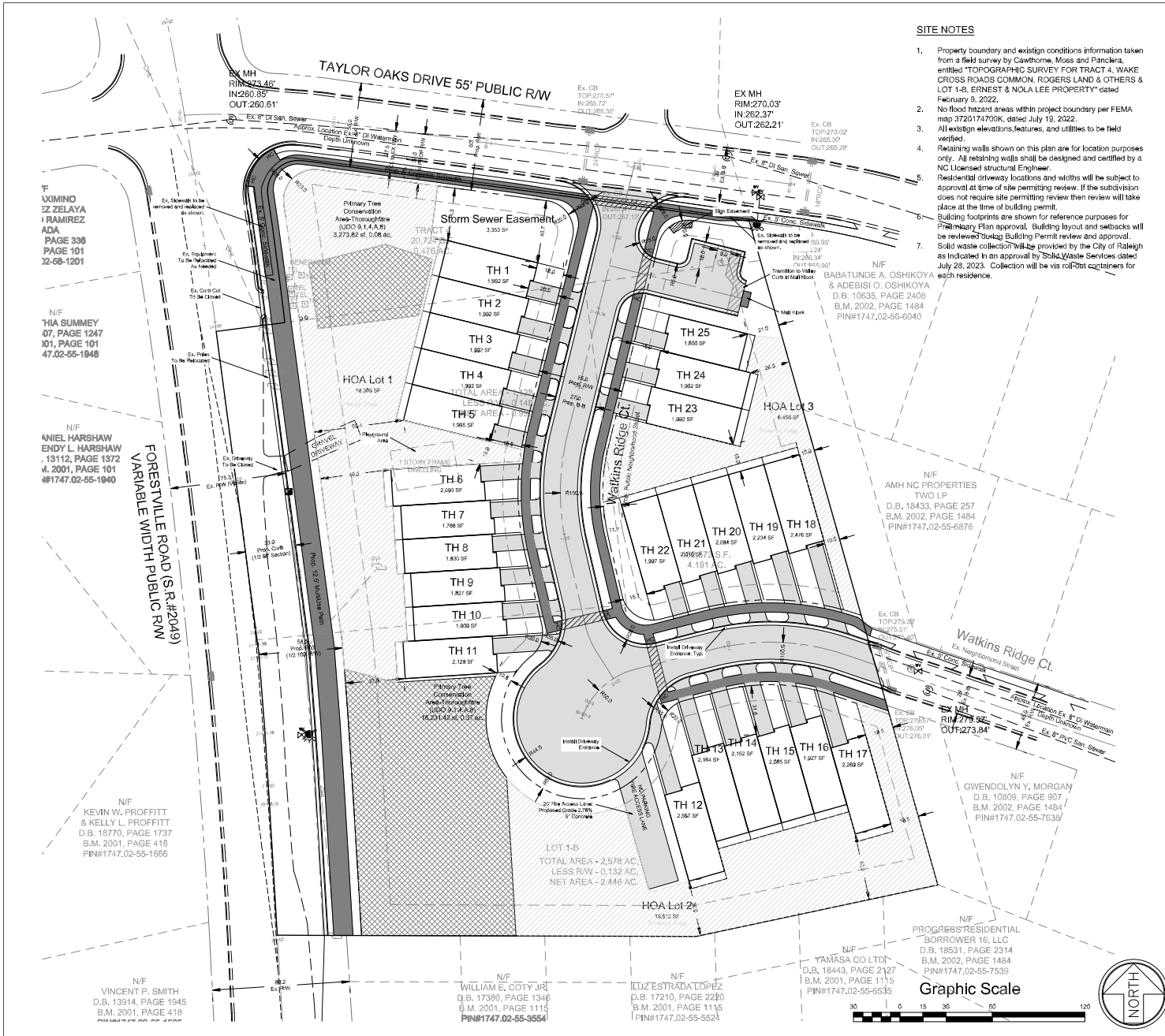
NO.	DATE	REVISION/DESCRIPTION	BY
1	02/28/23	ISSUED FOR PERMIT	SM
2	03/01/23	REVISION	SM
3	03/01/23	REVISION	SM
4	03/01/23	REVISION	SM
5	03/01/23	REVISION	SM
6	03/01/23	REVISION	SM
7	03/01/23	REVISION	SM
8	03/01/23	REVISION	SM
9	03/01/23	REVISION	SM
10	03/01/23	REVISION	SM



Existing Conditions
The Townes at Taylor Oaks
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg No. **C1.1**





SITE NOTES

1. Property boundary and existg conditions information taken from a field survey by Cawthorne, Moss and Panclera, entitled "TOPOGRAPHIC SURVEY FOR TRACT 4, WAKE CROSS ROADS COMMON, ROGERS LAND & OTHERS & LOT 1-B, ERNEST & NOLA LEE PROPERTY" dated February 9, 2022.
2. No flood hazard areas within project boundary per FEMA map 3720174700K, dated July 19, 2022.
3. All existg elevations, features, and utilities to be field verified.
4. Retaining walls shown on this plan are for location purposes only. All retaining walls shall be designed and certified by a NC Licensed structural Engineer.
5. Residential driveway locations and widths will be subject to approval at time of site permitting review. If the subdivision does not require site permitting review then review will take place at the time of building permit.
6. Building footprints are shown for reference purposes for Preliminary Plan approval. Building layout and setbacks will be reviewed during Building Permit review and approval.
7. Solid waste collection will be provided by the City of Raleigh as indicated in an approval by Solid Waste Services, dated July 29, 2023. Collection will be via roll-out containers for each residence.

SITE DATA		
	SF	AC
Gross Site Acreage:	182,572.87	4.19
Area in proposed R/W:	57,144.58	1.31
Net Site Area:	125,428.29	2.88
Proposed Units:	Multi-unit Townhomes	
Number of Units:	25 Townhomes	
	Required	Proposed
Density R4:	4.50 units	5.017/1.3 SF/unit
Parking:	No Min or Max	2/unit
Amenity Area, ac:	2.88 * 10% = 0.29 ac	0.96
Tree Conservation Area, ac:	2.88 * 10% = 0.29 ac	0.47

PROJECT INFORMATION	
PROJECT:	The Townes at Taylor Oaks
OWNER / DEVELOPER:	Murdock and Gannon Construction, Inc. PO Box 61370 Raleigh, NC 27661-370 919-649-6549
PHONE:	919-649-6549
CONTACT:	Stephen Gannon stephengannon203@yahoo.com
EMAIL:	
ENGINEER:	caaENGINEERS, INC. 4802 B Wincy Hill Drive Raleigh, NC 27609 919-625-6755 Michael Crowley, PE mcrowley@caaeengineers.com
PHONE:	919-625-6755
CONTACT:	Michael Crowley, PE
EMAIL:	mcrowley@caaeengineers.com
SURVEYOR:	Cawthorne, Moss & Panclera 333 S. White Street PO Box 1253 Wake Forest, NC 27588 919-555-3148
PHONE:	
PROJECT ADDRESS:	3535 and 3537 Forestville Rd. and 4002 Taylor Oaks Dr
PIN NUMBERS:	1747553879 1747555734 1747560406
ZONING:	R-3-CU
EXISTING USE:	Single Family Residential Vacant
OVERLAY:	None
FLOOD ZONE:	NC FEMA Flood Zones Per FEMA Map Dated July 19, 2022 3720174700K
IMPERVIOUS AREA:	Existing: 6,534 sf Proposed: 1.59 ac

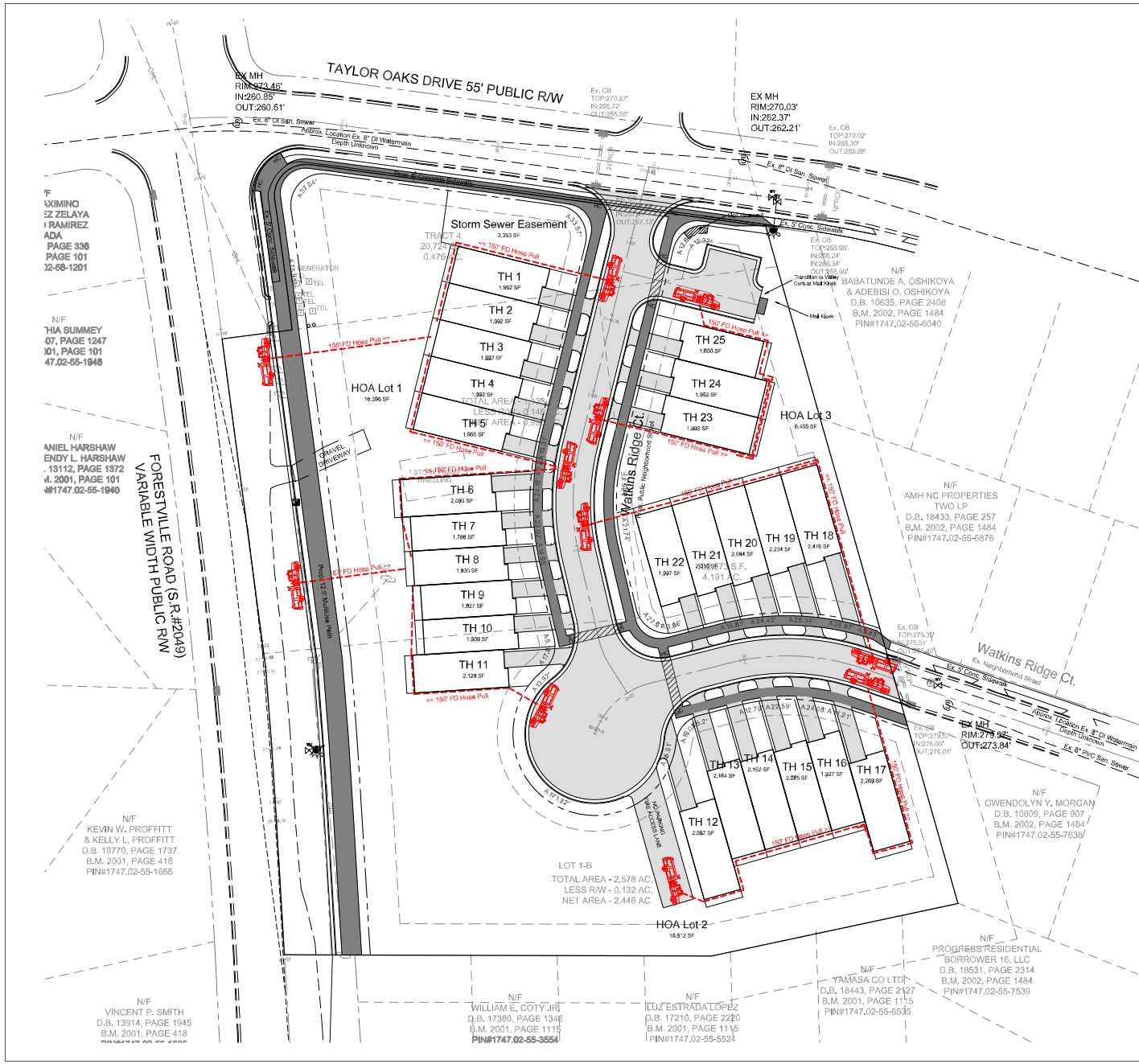
UDO Sec. 2.2.3 Townhouse Dimensional Requirements			
R4	Required	Proposed	
A. Site Dimensions			
A1 Net site area (min)	4,500 sf	2.88	
	Net Site Area, ac		2.88
	Number of Units		25
	Net Site Area/Unit, sf		5,371.53
A2 Width (min)	60'	389'	
A3 Outdoor amenity area (min)	10%		
	Net Site Area, sf	126,423.29	
	Required Amenity Area, sf	12,642.33	
	Amenity Area 1 (HOA Lot 1), sf	8,395.85	
	Amenity Area 2 (HOA Lot 2), sf	6,912.32	
	Amenity Area 3 (HOA Lot 3), sf	3,455.56	
	Total Amenity Area, sf	4,764.66	
	Total Amenity Area, %	33.39%	
B. Lot Dimensions			
B1 Area (min)	N/A		
B2 Width (min)	10'	24'	
C. Principal Building Structure Setbacks			
C1 From primary street (min)	10'	18' (min., varies)	
C2 From side street (min)	10'	34.3' (min., varies)	
C3 From side site boundary line (min)	10'	19' (min., varies)	
C4 From rear site boundary line (min)	20'	21.0' (min., varies)	
C5 From alley (min)	4' or 20' min	N/A	
C6 Internal building separation (min)	10'	15.6' (min., varies)	
C7 Residential mill rules may apply	yes		
D. Parking Setbacks			
D1 From primary street (min)	20'	20'	
D2 From side street (min)	10'	N/A	
D3 From side of line (min)	0'	1.4'	
D4 From rear of line (min)	0'	57' (min., varies)	
D5 From alley garage only (min)	4'	N/A	
D6 Residential mill rules may apply	yes		
E. Height			
E1 Principal building (max)	65/3 stories	Max 45/3 stories	
E2 Accessory structure (max)	25'	N/A	
E3 Residential mill rules may apply	yes		

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PROFESSIONAL ENGINEERS
4802 B Wincy Hill Drive, Raleigh, North Carolina 27609
(919) 625-6755
NC Reg. # 041705

NO.	DATE	REVISION/DESCRIPTION	BY
1	11/15/23	Final Plan	MM
2	11/15/23	Final Plan	MM
3	11/15/23	Final Plan	MM
4	11/15/23	Final Plan	MM
5	11/15/23	Final Plan	MM
6	11/15/23	Final Plan	MM
7	11/15/23	Final Plan	MM
8	11/15/23	Final Plan	MM
9	11/15/23	Final Plan	MM
10	11/15/23	Final Plan	MM

Site Plan
The Townes at Taylor Oaks
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg. No. C2-1



Section 126.2 Intersection Sight Distance

A. Intersections should be planned and located to provide as much sight distance as possible. A basic requirement for all controlled intersections is that drivers must be able to see the controls device well in advance of performing the required action. Stopping sight distance on all approaches is needed as a minimum. Obstruction free sight triangles shall be provided in both the:

B. horizontal and vertical planes, as related to assumed driver's eye height and position.

All any obstruction of two roadways, a sight triangle shall be provided for an unobstructed path of sight. The sight distance triangle can be applied by connecting a sight line along the near street edge of pavement and 20 feet from the edge of pavement of the major street, with a point that is distance (L) along the major street edge of pavement.

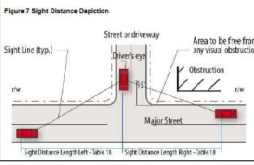


Table 13 Intersection Stopping Sight Distance

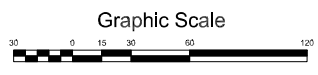
Speed limit (mph)	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' median		4 Lane Undivided		5 Lane Undivided or 4 Lane Divided w/ 12' median	
	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN	LEFT TURN	RIGHT TURN
20	230	200	240	200	250	200	270	200
25	280	240	300	240	320	240	340	240
30	340	290	360	290	380	290	420	300
35	380	340	420	340	440	340	470	340
40	450	390	480	390	500	390	530	380
45	500	430	530	430	570	430	600	430
50	560	490	590	490	630	490	670	490
55	610	530	650	530	690	530	730	530

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NO.	DATE	REVISION/DESCRIPTION	BY
1			
2			
3			
4			
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10			

Site Plan
 The Townes at Taylor Oaks
 Murdock and Gannon Construction, Inc
 Raleigh, Wake County, North Carolina

Job No. 4207
 Dwg. No. **C2.2**



N/F
 UGIMINO
 Z ZELAYA
 RAMIREZ
 ADA
 PAGE 336
 PAGE 101
 22-68-1201

N/F
 THA SUMMEY
 07, PAGE 1247
 01, PAGE 1372
 4, 2001, PAGE 101
 WF1747.02-55-1948

N/F
 ANIEL HARSHAW
 ENDY L. HARSHAW
 15112, PAGE 1372
 4, 2001, PAGE 101
 WF1747.02-55-1940

N/F
 KEVIN W. PROFFITT
 & KELLY L. PROFFITT
 D.B. 18770, PAGE 1737
 B.M. 2001, PAGE 418
 PIN#1747.02-55-1666

N/F
 VINCENT P. SMITH
 D.B. 13914, PAGE 1945
 B.M. 2001, PAGE 418
 PIN#1747.02-55-1666

N/F
 WILLIAM E. COTY JR.
 D.B. 17380, PAGE 1346
 B.M. 2001, PAGE 1115
 PIN#1747.02-55-3554

N/F
 LUZ ESTRADA LOPEZ
 D.B. 17210, PAGE 2220
 B.M. 2001, PAGE 1115
 PIN#1747.02-55-5524

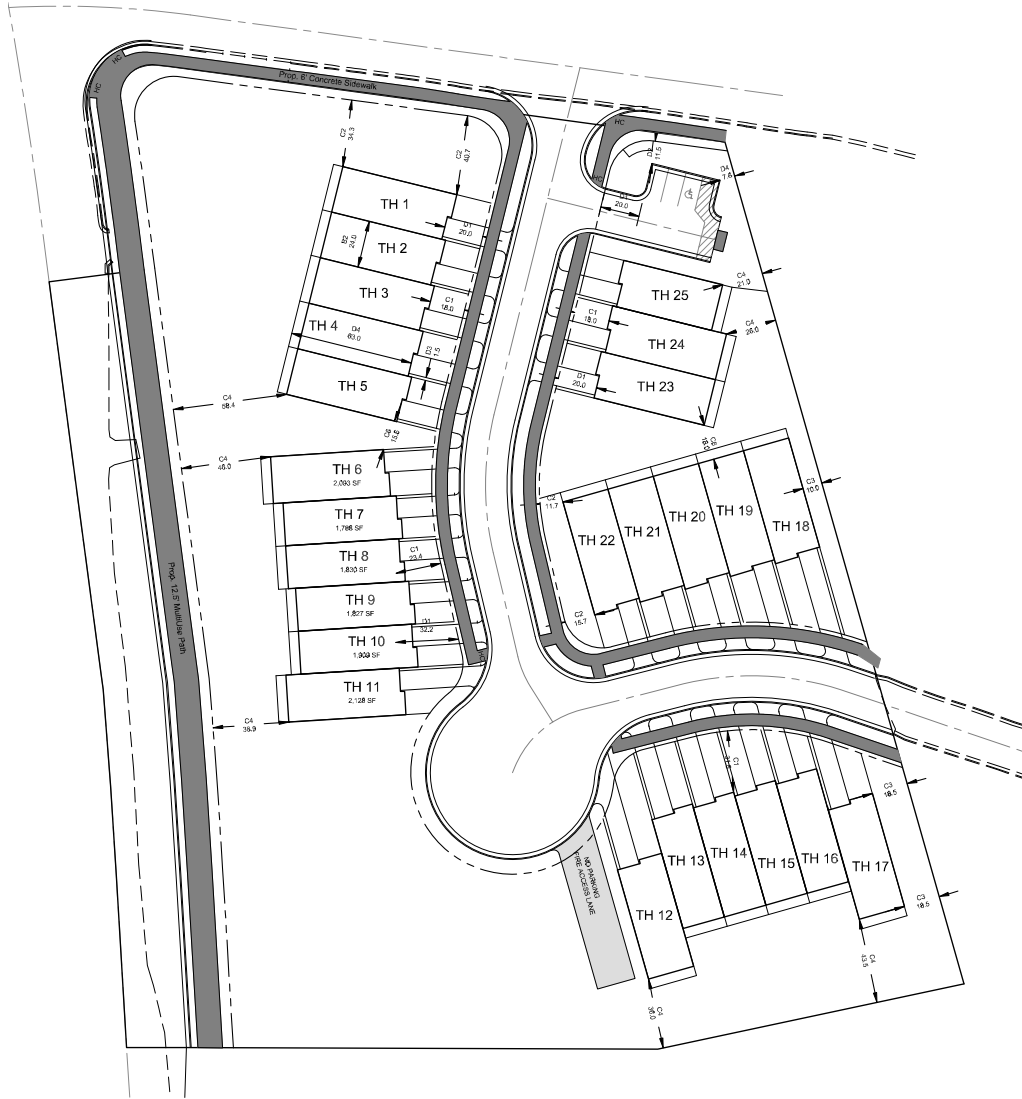
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 YAMASA CO LTD
 D.B. 18443, PAGE 2127
 B.M. 2001, PAGE 1115
 PIN#1747.02-55-6535

N/F
 BORROWER 16, LLC
 D.B. 18531, PAGE 2214
 B.M. 2002, PAGE 1484
 PIN#1747.02-55-7539

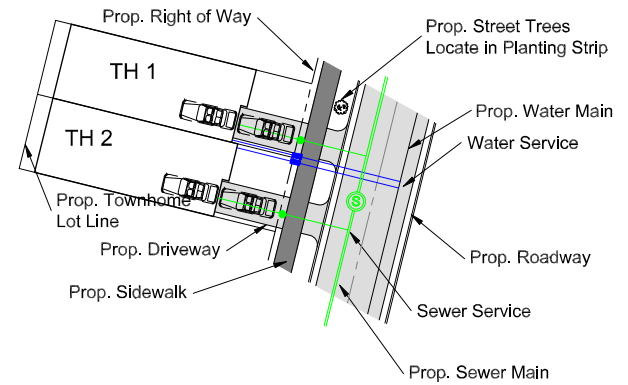
N/F
 AMH NC PROPERTIES
 TWO LP
 D.B. 18433, PAGE 257
 B.M. 2002, PAGE 1484
 PIN#1747.02-55-6876

N/F
 BABATUNDE A. OSHIKOYA
 & ADEBISI O. OSHIKOYA
 D.B. 2002, PAGE 1484
 PIN#1747.02-55-6040

N/F
 GWENDOLYN V. MORGAN
 D.B. 18089, PAGE 907
 B.M. 2002, PAGE 1484
 PIN#1747.02-55-7639



UDO Sec. 2.2.3 Townhouse Dimensional Requirements		
R-6	Required	Proposed
A. Site Dimensions		
A1 Net Site Area (sq ft)	4,500 sf	2,831
Net Site Area, ac		2.63
Number of Units		25
Net Site Area/Unit, sf		5,017.13
A2 Width (min)	50'	389'
A3 Outdoor amenity area (min)	10%	
Net Site Area, sf	116,429.29	
Required Amenity Area, sf	12,542.83	
Amenity Area 2 (HCA Lot 1), sf		18,396.86
Amenity Area 2 (HCA Lot 2), sf		16,912.22
Amenity Area 3 (HCA Lot 3), sf		6,456.95
Total Amenity Area, sf		41,766.03
Total Amenity Area, %		33.30%
B. Lot Dimensions		
B1 Area (min)	N/A	
B2 Width (min)	50'	24'
C. Principal Building/Structure Setbacks		
C1 From primary street (min)	10'	18' (min., varies)
C2 From side street (min)	10'	34.5' (min., varies)
C3 From side site boundary line (min)	10'	18' (min., varies)
C4 From rear site boundary line (min)	20'	21.0' (min., varies)
C5 From alley (min)	5' or 20' min	N/A
C6 Internal building separation (min)	10'	15.6' (min., varies)
C7 Residential infill rules may apply	yes	
D. Parking Setbacks		
D1 From primary street (min)	20'	20'
D2 From side street (min)	10'	N/A
D3 From side or line (min)	0'	1.47'
D4 From rear lot line (min)	3'	53' (min., varies)
D5 From alley garage entry (min)	4'	N/A
D6 Residential infill rules may apply	yes	
E. Height		
E1 Principal building (max)	45/3 stories	Max 45/3 stories
E2 Accessory structure (max)	25'	N/A
E3 Residential infill rules may apply	yes	

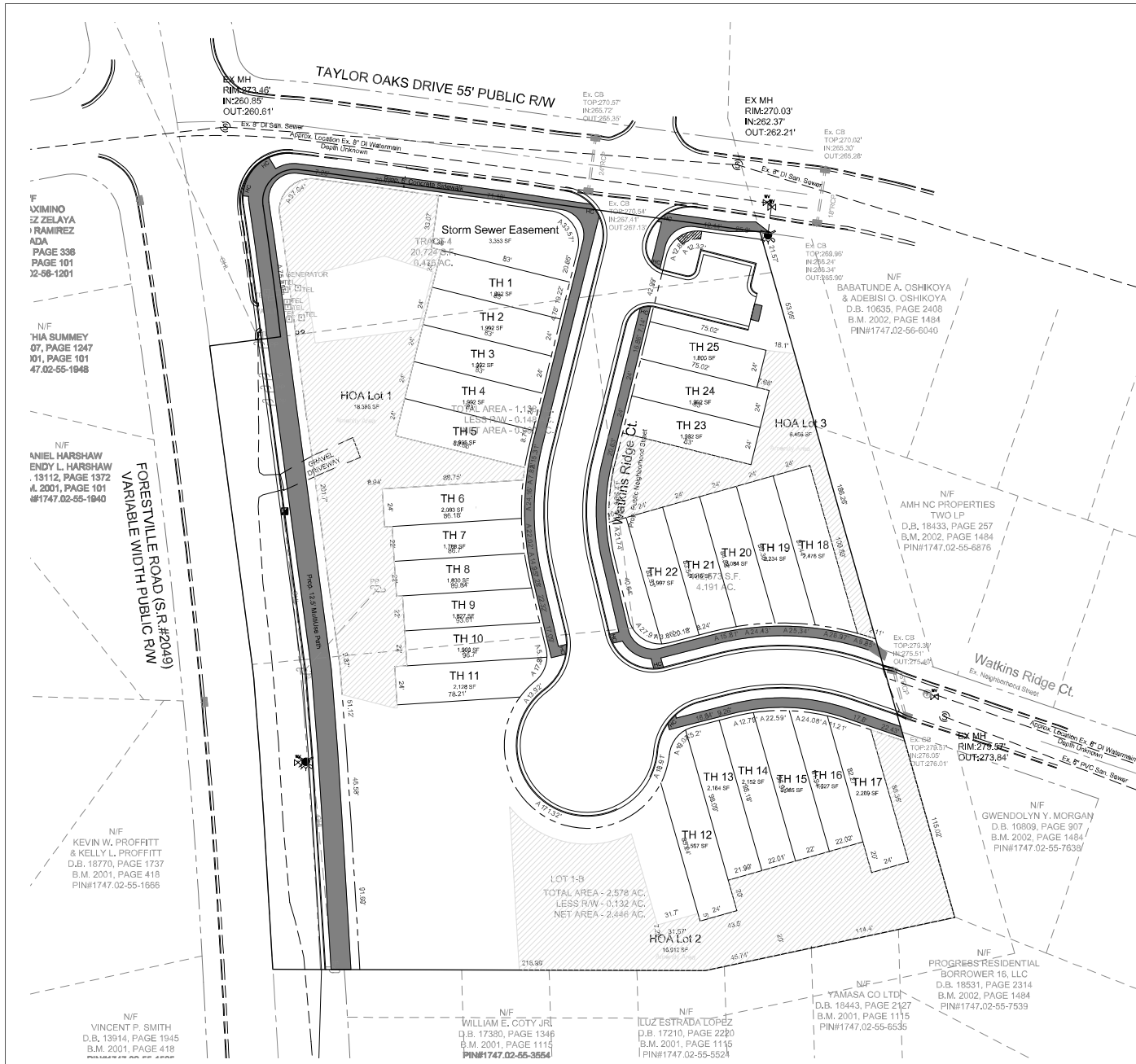


caaENGINEERS, Inc.
PROFESSIONAL ENGINEERS
4902 S. Wiley Mill Pkwy., Raleigh, North Carolina 27609
(919) 826-9700
NC Reg. # C-2151

NO.	DATE	REVISION/DESCRIPTION	BY
1	10/20/22	Final Plan	SP
2	10/20/22	Check	SP
3	10/20/22	Check	SP
4	10/20/22	Check	SP
5	10/20/22	Check	SP
6	10/20/22	Check	SP
7	10/20/22	Check	SP
8	10/20/22	Check	SP
9	10/20/22	Check	SP
10	10/20/22	Check	SP

Typical Site Dimensions
The Townes at Taylor Oaks
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg. No. **C2.3**



N/F
VICMINO
EZ ZELAYA
I RAMIREZ
ADA
PAGE 338
PAGE 101
32-56-1201

N/F
THIA SUMMEY
07, PAGE 1247
101, PAGE 101
47.02-55-1948

N/F
ANIEL HARSHAW
ENDY L. HARSHAW
.13112, PAGE 1372
A. 2001, PAGE 101
#1747.02-55-1840

N/F
KEVIN W. PROFFITT
& KELLY L. PROFFITT
D.B. 19770, PAGE 1737
B.M. 2001, PAGE 418
PIN#1747.02-55-1666

N/F
VINCENT P. SMITH
D.B. 13914, PAGE 1945
B.M. 2001, PAGE 418

N/F
WILLIAM E. COTY JR
D.B. 17380, PAGE 1346
B.M. 2001, PAGE 1115
PIN#1747.02-55-3554

N/F
ILUZ ESTRELLA TORO
D.B. 17210, PAGE 2220
B.M. 2001, PAGE 1115
PIN#1747.02-55-5524

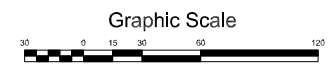
N/F
YAMASA CO LTD
D.B. 18443, PAGE 2127
B.M. 2001, PAGE 1115
PIN#1747.02-55-6535

N/F
PROGRESS RESIDENTIAL
BORROWER 16, LLC
D.B. 18531, PAGE 2314
B.M. 2002, PAGE 1484
PIN#1747.02-55-7539

N/F
BABATUNDE A. OSHIKOYA
& ADEBISI O. OSHIKOYA
D.B. 10635, PAGE 2408
B.M. 2002, PAGE 1484
PIN#1747.02-56-6040

N/F
AMH NC PROPERTIES
TWO LP
D.B. 18433, PAGE 257
B.M. 2002, PAGE 1484
PIN#1747.02-55-6876

N/F
GWENDOLYN Y. MORGAN
D.B. 10909, PAGE 907
B.M. 2002, PAGE 1484
PIN#1747.02-55-7639

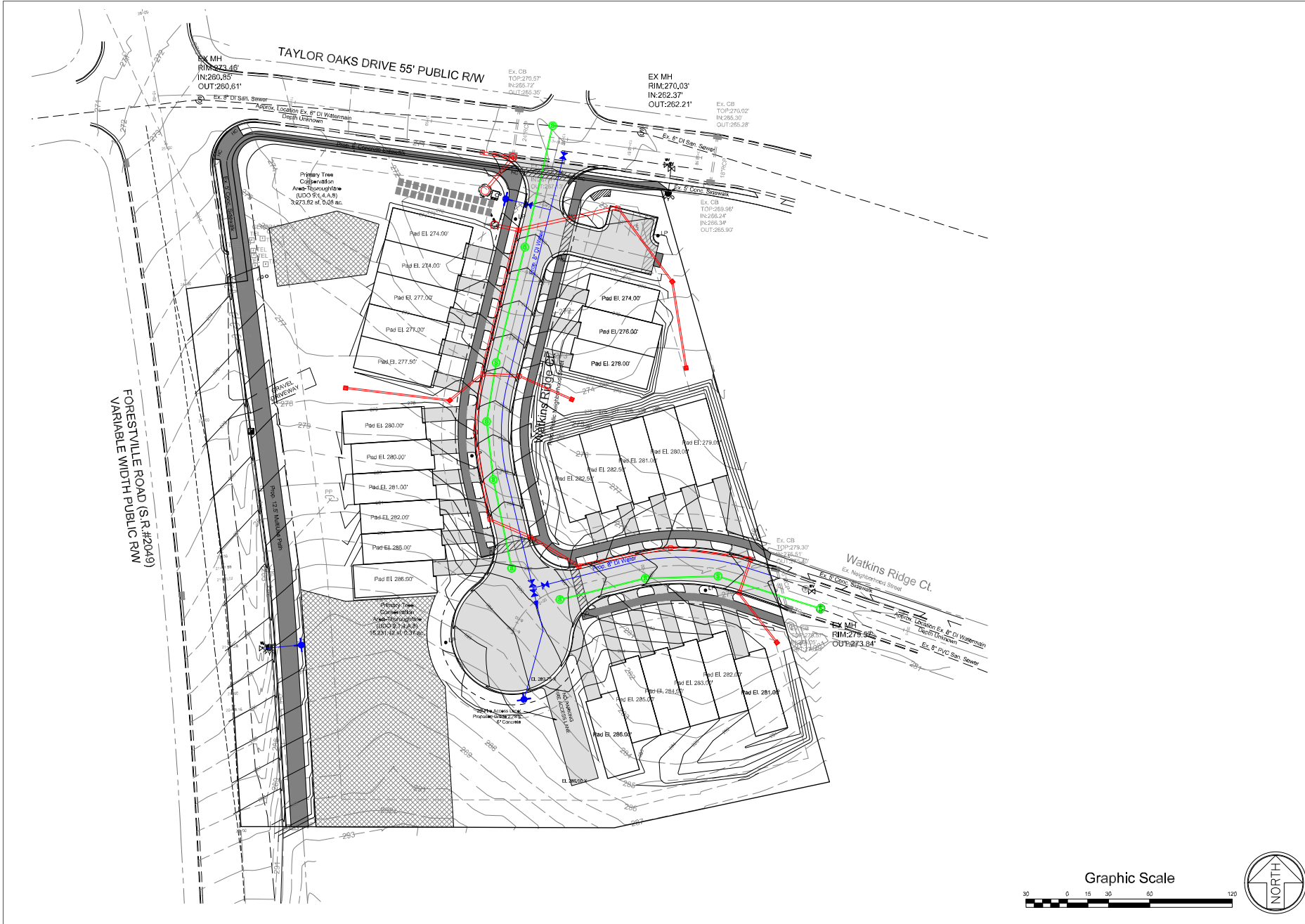


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41023 W. Wiley Hill Rd., Raleigh, North Carolina 27609
(919) 824-9705
NC Reg. # C-5151

NO.	DATE	REVISION DESCRIPTION
1	10/20/20	Issue for Review
2	10/20/20	Issue for Review
3	10/20/20	Issue for Review
4	10/20/20	Issue for Review
5	10/20/20	Issue for Review
6	10/20/20	Issue for Review
7	10/20/20	Issue for Review
8	10/20/20	Issue for Review
9	10/20/20	Issue for Review
10	10/20/20	Issue for Review

Lots, R/W's, and Easements
The Townes at Taylor Oaks
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg. No. **C2.4**



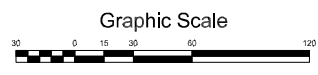

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 4102 S. Wiley Hill Pkwy., Raleigh, North Carolina 27609
 (919) 824-9705
 NC Reg. # C-5151

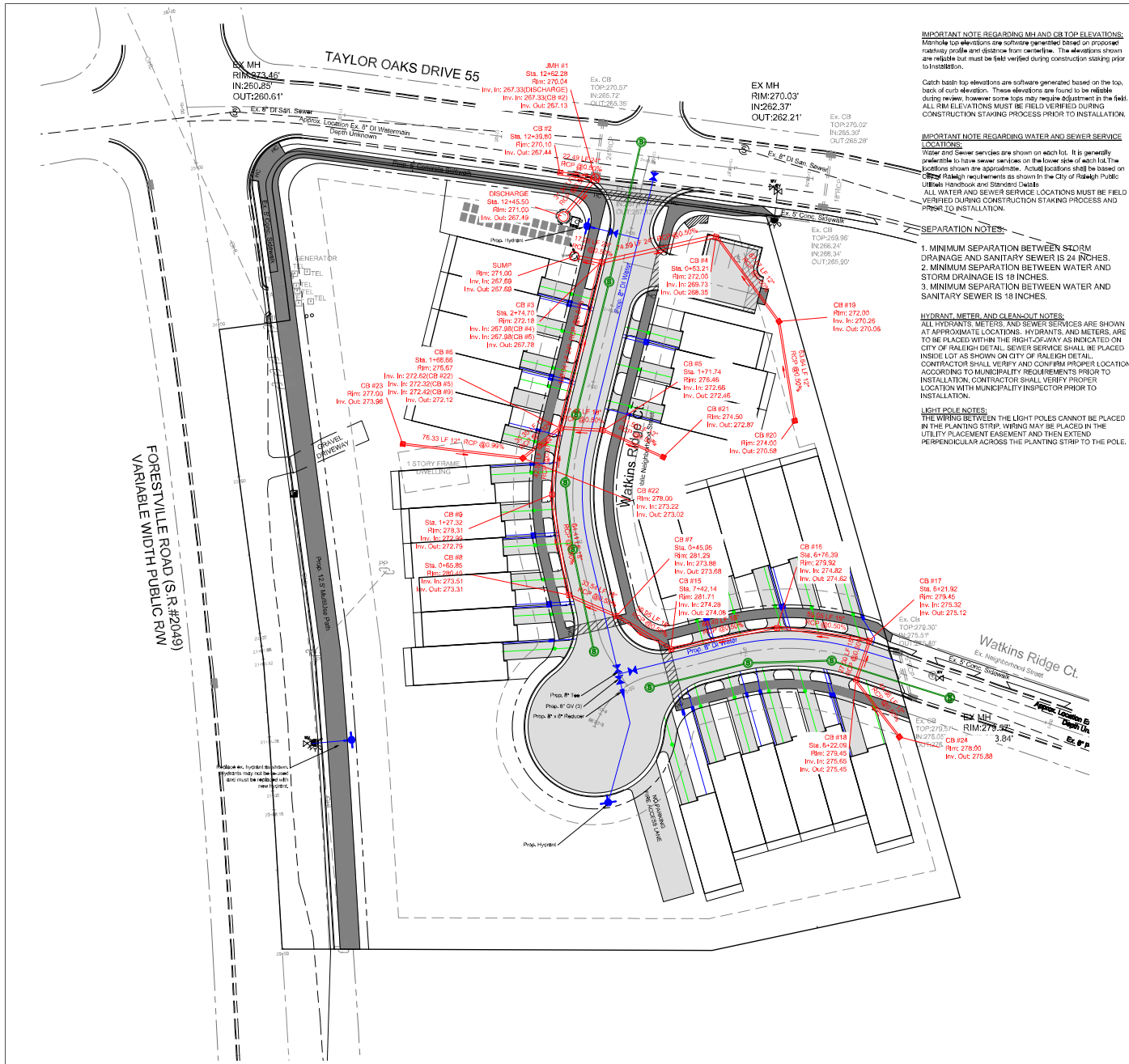
NO.	DATE	REVISION DESCRIPTION	BY
1	10/20/20	Final Plan	SM
2	10/20/20	Comments	SM
3	10/20/20	Comments	SM
4	10/20/20	Comments	SM
5	10/20/20	Comments	SM
6	10/20/20	Comments	SM
7	10/20/20	Comments	SM
8	10/20/20	Comments	SM
9	10/20/20	Comments	SM
10	10/20/20	Comments	SM



Grading and Stormwater Plan
 The Townes at Taylor Oaks
 Murdock and Gannon Construction, Inc.
 Raleigh, Wake County, North Carolina

Job No. 4207
 Dwg. No. **C3.1**





IMPORTANT NOTE REGARDING MH AND CB TOP ELEVATIONS:
 Elevation top elevations are software generated based on proposed roadway profile and distance from catchment. The elevations shown are relative but must be field verified during construction staking prior to installation.

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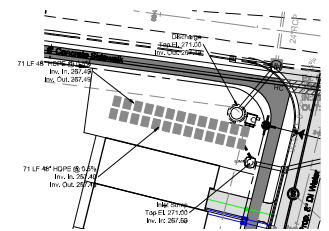
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 Water and Sewer services are shown on each lot. It is generally preferable to have sewer services on the lower side of each lot. The locations shown are approximate. Actual locations shall be based on City of Raleigh requirements as shown in the City of Raleigh Public Utilities Handbook and Standard Details. ALL WATER AND SEWER SERVICE LOCATIONS MUST BE FIELD VERIFIED DURING CONSTRUCTION STAKING PROCESS AND PRIOR TO INSTALLATION.

- SEPARATION NOTES:**
1. MINIMUM SEPARATION BETWEEN STORM DRAINAGE AND SANITARY SEWER IS 24 INCHES.
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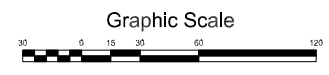
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LIGHT POLE NOTES:
 THE WIRING BETWEEN THE LIGHT POLES CANNOT BE PLACED IN THE PLANTING STRIP. WIRING MAY BE PLACED IN THE UTILITY PLACEMENT EASEMENT AND THEN EXTEND PERPENDICULAR ACROSS THE PLANTING STRIP TO THE POLE.

- STANDARD UTILITY NOTES:**
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORP/LD Handbook, current edition).
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 - b) When standing 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 in the water main is 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 Director. All distances are measured from outside diameter to outside diameter.
 - c) Where it is impossible to obtain proper separation, or maintain a sanitary sewer passes over a watermain, DIP materials or steel encasement encased 10' on each side of crossing must be specified & installed to ventilate specifications.
 - d) 7.5' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separation cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance per CORP/LD details W-41 & S-849.
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 3. Any necessary field revisions are subject to review & approval of an authorized field office by the City of Raleigh Public Utilities Department prior to construction.
 4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement to encroach private property.
 5. 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.
 6. 3/4" minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all force mains.
 7. 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 abandonment tips at point of removal of service from ROW or easement per CORP/LD Handbook procedure.
 8. Install 1" copper water services with meters located at ROW or within a 2'± Waterline Easement immediately adjacent ROW. It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 9. Install 1" PVC sewer services @ 10% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
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 13. Cross-connection / Oil Water Separators using calculations & installation specifications shall be approved by the RW EOG Program Coordinator prior to issuance of a LC / Bldg Permit. Contact (919) 996-4516 or ewog@raleigh.gov for more information.
 14. 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 devices are the minimum requirements. The device shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The device shall be certified 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. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a LC / Bldg Permit. Contact (919) 996-5923 or ccco@raleigh.gov for more information.
 15. **NOTICE:** For projects with railroad or overhead spans: If the City's requirements for an overhead span or other span replacement project are \$250,000 or greater, the project must be publicly bid.



Detention System Detail
 See Sheet D1



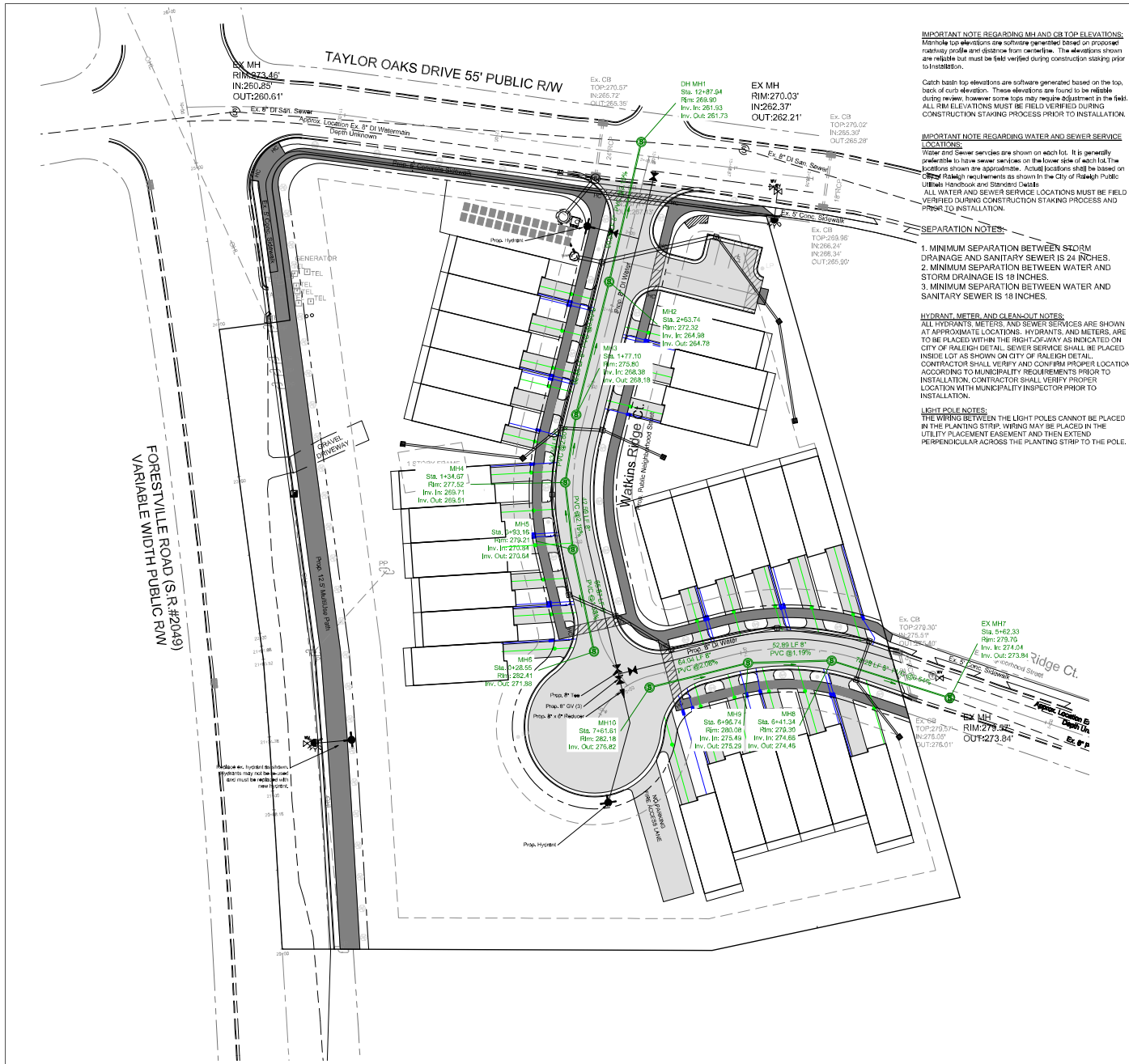
caaeengineers, inc.
 PROFESSIONAL ENGINEERS
 40023 W. Wiley Rd. Raleigh, North Carolina 27609
 (919) 824-9705
 NC Reg. # 04151

NO.	DATE	REVISION/DESCRIPTION	BY
1	10/20/2015	DATE PLOT	DL
2	10/20/2015	DATE PLOT	DL
3	10/20/2015	DATE PLOT	DL
4	10/20/2015	DATE PLOT	DL
5	10/20/2015	DATE PLOT	DL
6	10/20/2015	DATE PLOT	DL
7	10/20/2015	DATE PLOT	DL
8	10/20/2015	DATE PLOT	DL
9	10/20/2015	DATE PLOT	DL
10	10/20/2015	DATE PLOT	DL



Utility Plan - Storm Sewer
 The Townes at Taylor Oaks
 Murdock and Gannon Construction, Inc.
 Raleigh, Wake County, North Carolina

Job No. 4207
 Dwg. No. **C4.1**



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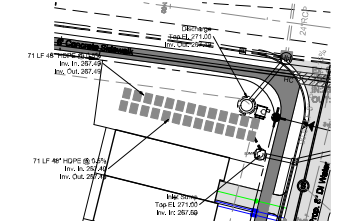
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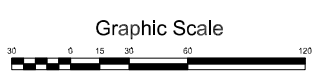
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Detention System Detail
 See Sheet D1



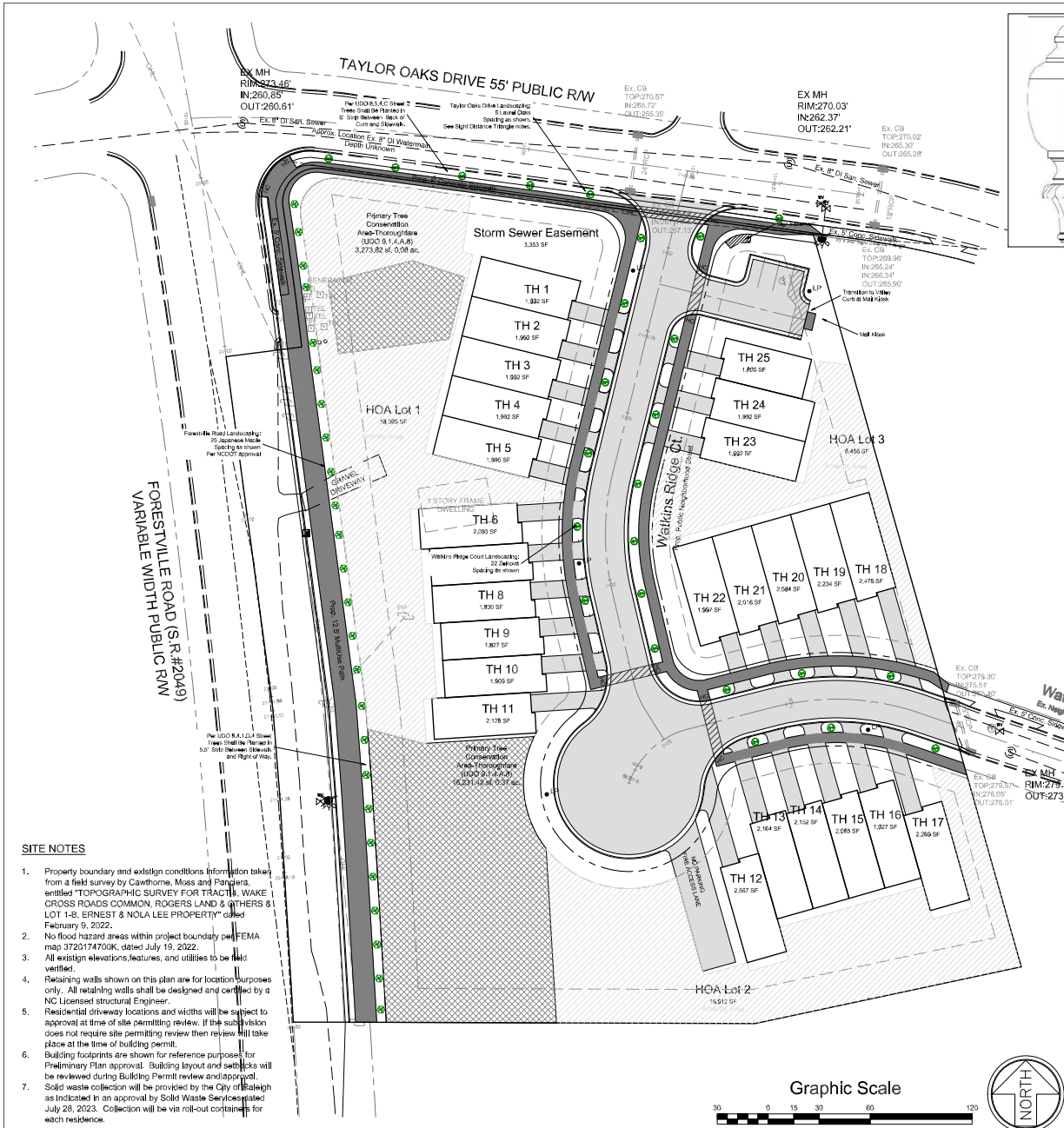
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 PROFESSIONAL ENGINEERS

4302 S. Wiley Rd. Raleigh, North Carolina 27609
 (919) 875-9705
 NC Reg. # 041751

NO.	DATE	REVISION/DESCRIPTION	BY
1	10/20/20	ISSUED FOR PERMITS	ML
2	08/04/21	REVISION	ML
3	08/04/21	REVISION	ML
4	08/04/21	REVISION	ML
5	08/04/21	REVISION	ML
6	08/04/21	REVISION	ML
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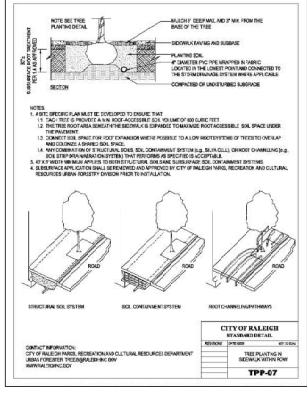
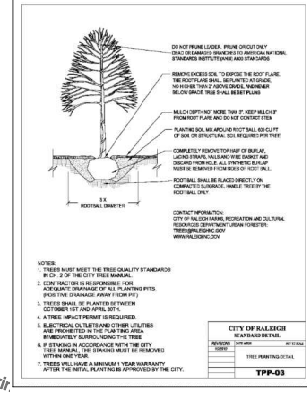
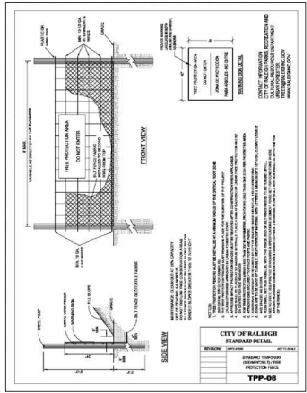
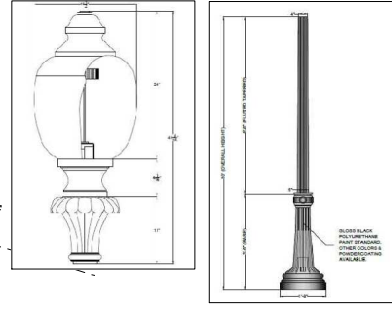
Utility Plan - Sanitary Sewer
 The Townes at Taylor Oaks
 Murdock and Gannon Construction, Inc.
 Raleigh, Wake County, North Carolina

Job No. 4207
 Dwg. No. **C4.2**



SITE NOTES

- Property boundary and existing conditions information taken from a field survey by Cawthorne, Moss and Partners, entitled "TOPOGRAPHIC SURVEY FOR TRACTS WAKE CROSS ROADS COMMON, ROGERS LAND & OTHERS & LOT 1-8, ERNEST & NOLA LEE PROPERTY" dated February 9, 2022.
- No flood hazard areas within project boundary per FEMA map 3702174700K, dated July 19, 2022.
- All existing elevations, features, and utilities to be field verified.
- Retaining walls shown on this plan are for location purposes only. All retaining walls shall be designed and certified by a NC Licensed structural Engineer.
- Residential driveway locations and widths will be subject to approval at time of site permitting review. If the subdivision does not require site permitting review then review will take place at the time of building permit.
- Building footprints are shown for reference purposes for Preliminary Plan approval. Building layout and setbacks will be reviewed during Building Permit review and approved.
- Solid waste collection will be provided by the City of Raleigh as indicated in an approval by Solid Waste Services dated July 28, 2023. Collection will be via roll-out containers for each residence.



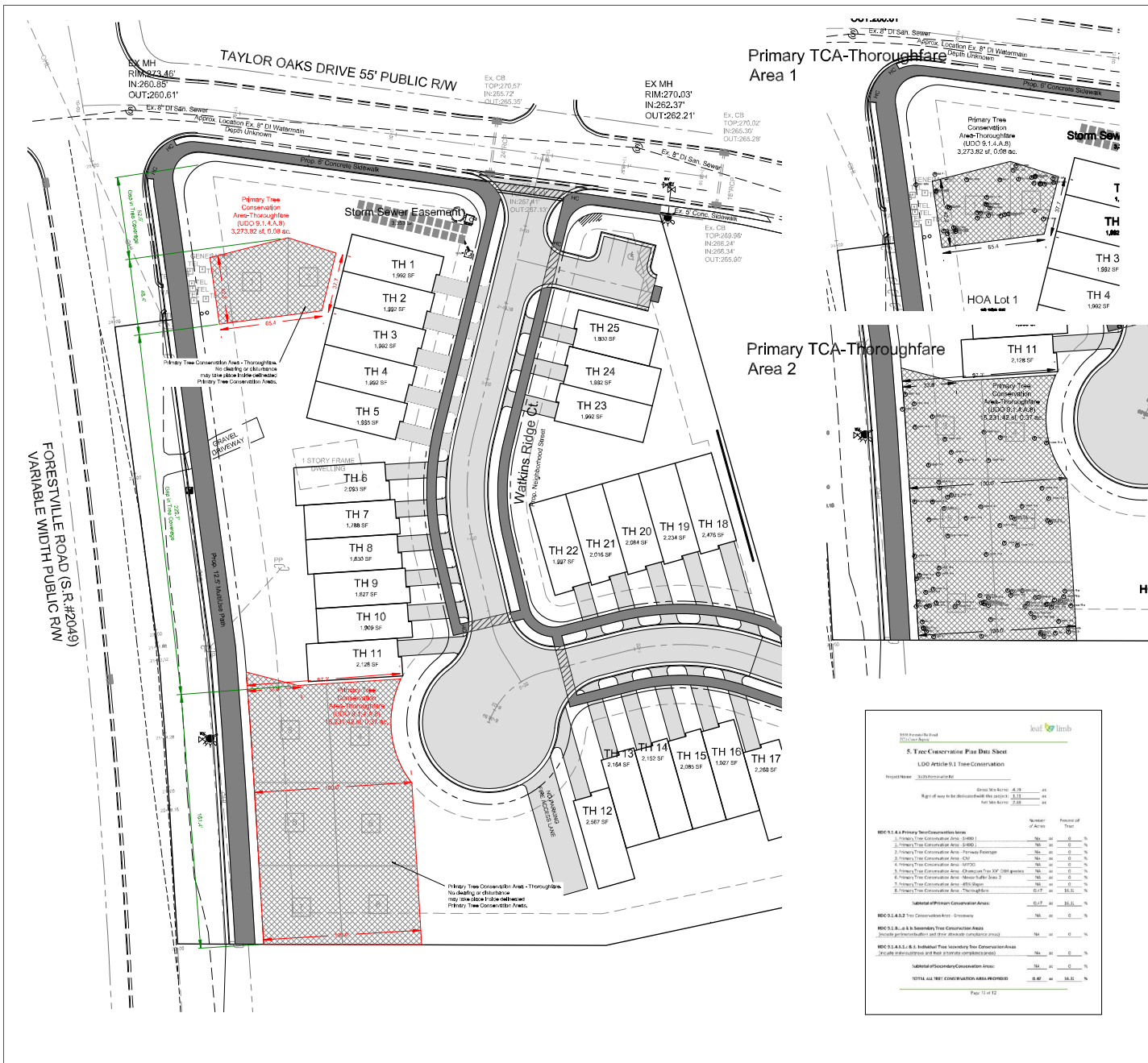
Key	Quantity	Botanical Name	Common Name	Remarks	Height	Spread	Root	Caliper
Forestyle Road								
Tree	25	Aspen Palmetto	Jacquemine Maple	Understory Tree	6'	8'8"	1.5"	
Walkers Ridge Court								
Tree	25	Zelkova Serrata	Zelkova	Canopy Tree	6'	8'8"	3"	
Taylor Oaks Drive								
Tree	6	Quercus laevis	Live Oak	Large Maturing Tree	6'	8'8"	3"	
NOTE: Substitutions may be made at time of planting.								

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NC Firm # C511

NO.	DATE	REVISION/DESCRIPTION	BY
1	10/20/23	ISSUED FOR PERMIT	MM
2	10/20/23	REVISION	MM
3	10/20/23	REVISION	MM
4	10/20/23	REVISION	MM
5	10/20/23	REVISION	MM
6	10/20/23	REVISION	MM
7	10/20/23	REVISION	MM
8	10/20/23	REVISION	MM
9	10/20/23	REVISION	MM
10	10/20/23	REVISION	MM

Landscape Plan
The Townes at Taylor Oaks
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg. No. C5.1



SITE DATA		
	SF	AC
Gross Site Acreage:	182,572.87	4.19
Area in proposed RW:	57,144.58	1.31
Net Site Area:	125,428.29	2.88
Proposed Use:	Multifamily Townhomes	
Number of Units:	25 Townhomes	
Density R-6:	Required 4,580 units	Proposed 5,617.13 SF/unit
Parking:	No Min or Max	2.6/ft
Amenity Area, ac.	2.88 * 19% = 0.29 ac.	0.96
Tree Conservation Area, ac.	2.88 * 19% = 0.29 ac.	0.47

UDO 9.1 Tree Conservation Area Data		
	SF	AC
Gross Site Acreage:	182,572.87	4.19
Area in proposed RW:	57,144.58	1.31
Net Site Area:	125,428.29	2.88
Tree Conservation Area Required	2,88 * 10% = 0.29 ac.	
Frontage Length	496.88'	
Tree Conservation Area Required	458.86' x 57' = 24,753.66'	

Primary Tree Conservation Areas	Area Proposed	% of Net Site Area
UDO9.1.4.A.1-SHOD1	0 sf 0 ac.	0%
UDO9.1.4.A.1-SHOD2	0 sf 0 ac.	0%
UDO9.1.4.A.2-Parway Frontage	0 sf 0 ac.	0%
UDO9.1.4.A.3-CM	0 sf 0 ac.	0%
UDO9.1.4.A.4-MPOD	0 sf 0 ac.	0%
UDO9.1.4.A.5-Champion Trees	0 sf 0 ac.	0%
UDO9.1.4.A.5-Zone 1	0 sf 0 ac.	0%
UDO9.1.4.A.5-Zone 2	0 sf 0 ac.	0%
UDO9.1.4.A.5-45% Slopes	29,518.32 sf 0.47 ac.	16.36%
UDO9.1.4.A.5-Thoroughfare	25,818.32 sf 0.47 ac.	16.36%
Total Primary Tree Conservation Area	25,818.32 sf 0.47 ac.	16.36%

UDO 9.1 Tree Conservation Area Data		
	SF	AC
Gross Site Acreage:	182,572.87	4.19
Area in proposed RW:	57,144.58	1.31
Net Site Area:	125,428.29	2.88
Tree Conservation Area Required	(UDO 9.1.3.A)	
Minimum Area Required, sf	Net Site Area * 10%	12,542.83
Primary TCA-Thoroughfare	(UDO 9.1.4.A.6)	
Frontage Length, ft	492	
Tree Area Coverage Gaps, ft	262.2	
Remaining Eligible Length, ft	209.8	
Tree Conservation Area Required, sf	209.81' x 58'	19,462.00

Tree Conservation Block Areas	SF	AC
Block 1	2,146.14	0.05
Block 2	1,127.68	0.03
Block 3	3,245.44	0.07
Block 4	2,718.52	0.06
Block 5	2,641.25	0.06
Block 6	3,640.60	0.08
Block 7	2,495.00	0.06
Block 8	2,503.39	0.06
Total	20,518.02	0.47

5. Tree Conservation Plan Data Sheet		
UDO Article 9.1 Tree Conservation		
Project/Phase	3323232323232323	
Block	1	
Site Area	4.19	AC
Right of Way to be Dedicated with this project	1.31	AC
Net Site Area	2.88	AC

UDO 9.1.4 Primary Tree Conservation Areas	Number of Acres	Percent of Total
1. Primary Tree Conservation Area - SHOD1	0.00	0%
2. Primary Tree Conservation Area - SHOD2	0.00	0%
3. Primary Tree Conservation Area - Parway Frontage	0.00	0%
4. Primary Tree Conservation Area - CM	0.00	0%
5. Primary Tree Conservation Area - MPOD	0.00	0%
6. Primary Tree Conservation Area - Champion Tree 1	0.00	0%
7. Primary Tree Conservation Area - Champion Tree 2	0.00	0%
8. Primary Tree Conservation Area - 45% Slopes	0.47	16.36%
9. Primary Tree Conservation Area - Thoroughfare	0.47	16.36%
Subtotal of Primary Conservation Areas	0.94	32.72%

UDO 9.1.4.5.2 Tree Conservation Area - Champion	Number of Acres	Percent of Total
1. Champion Tree Conservation Area	0.00	0%
Subtotal of Secondary Conservation Areas	0.00	0%
TOTAL ALL TREE CONSERVATION AREAS PROPOSED	0.94	32.72%



caaeengineers, inc.
PROFESSIONAL ENGINEERS

Matthew J. Coyle
Professional Engineer
No. 10110
State of North Carolina
01/10/2015-01/01/2025
NC Item # C-471

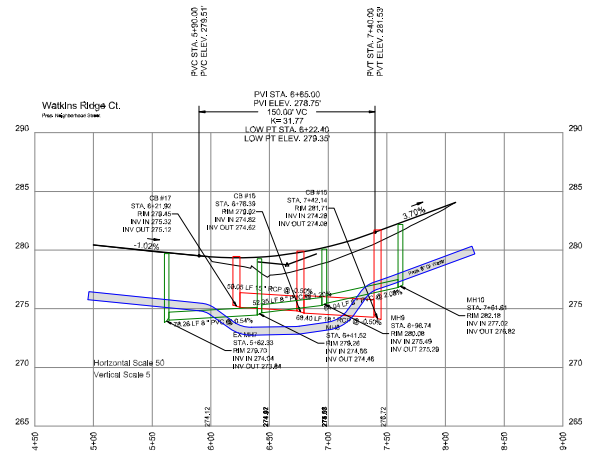
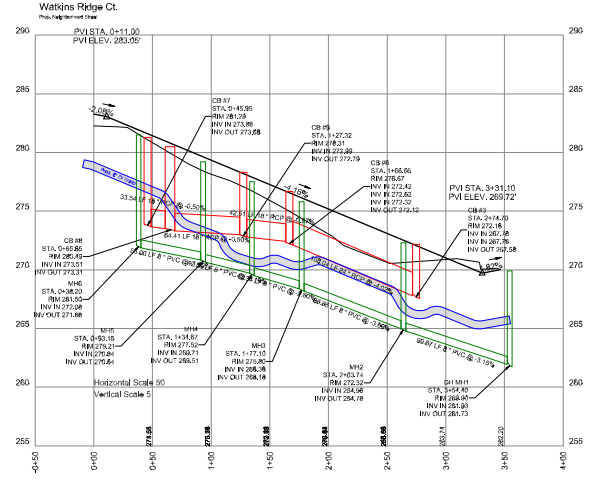
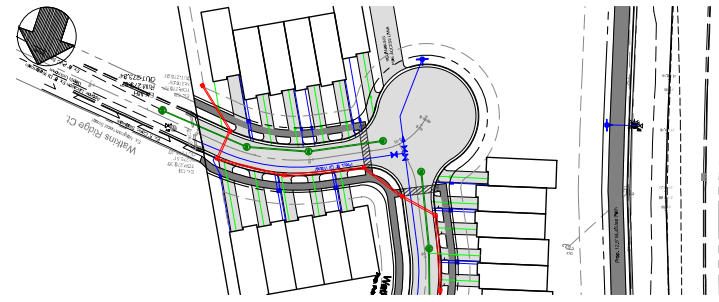
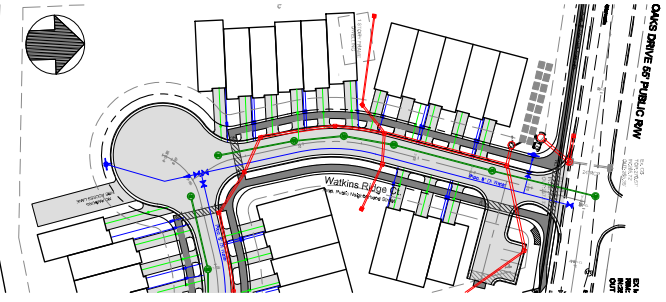
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3	1/15/2025	Comments	MB
4	1/15/2025	Comments	MB
5	1/15/2025	Comments	MB
6	1/15/2025	Comments	MB
7	1/15/2025	Comments	MB
8	1/15/2025	Comments	MB
9	1/15/2025	Comments	MB
10	1/15/2025	Comments	MB



Tree Conservation Plan
The Townes at Taylor Oaks
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg. No. **C6.1**

Graphic Scale
0 15 30 60 120



IMPORTANT NOTE REGARDING MH AND CB TOP ELEVATIONS:
 Manhole top elevations are software generated based on proposed roadway profile and distance from centerline. The elevations shown are reliable but must be field verified during construction staking prior to installation.

IMPORTANT NOTE REGARDING WATER AND SEWER SERVICE LOCATIONS:
 Water and sewer services are shown on each lot. It is generally preferable to have sewer services on the lower side of each lot. The locations shown are approximate. Actual locations shall be based on City of Raleigh requirements as shown in the City of Raleigh Public Utilities Handbook and Standard Detail. ALL WATER AND SEWER SERVICE LOCATIONS MUST BE FIELD VERIFIED DURING CONSTRUCTION STAKING PROCESS AND PRIOR TO INSTALLATION.

SEPARATION NOTES:
 1. MINIMUM SEPARATION BETWEEN STORM DRAINAGE AND SANITARY SEWER IS 24 INCHES.
 2. MINIMUM SEPARATION BETWEEN WATER AND STORM DRAINAGE IS 18 INCHES.
 3. MINIMUM SEPARATION BETWEEN WATER AND SANITARY SEWER IS 18 INCHES.

HYDRANT, METER, AND CLEAN-OUT NOTES:
 ALL HYDRANTS, METERS, AND SEWER SERVICES ARE SHOWN AT APPROXIMATE LOCATIONS. HYDRANTS, AND METERS, ARE TO BE PLACED WITHIN THE RIGHT-OF-WAY AS INDICATED ON CITY OF RALEIGH DETAIL. SEWER SERVICE SHALL BE PLACED INSIDE LOT AS SHOWN ON CITY OF RALEIGH DETAIL. CONTRACTOR SHALL VERIFY AND CONFIRM PROPER LOCATION ACCORDING TO MUNICIPALITY REQUIREMENTS PRIOR TO INSTALLATION. CONTRACTOR SHALL VERIFY PROPER LOCATION WITH MUNICIPALITY INSPECTOR PRIOR TO INSTALLATION.

SITE NOTES

- Property boundary and existing conditions information taken from a field survey by Gathorne, Moss and Flanders, entitled "TOPOGRAPHIC SURVEY FOR TRACT 4, WAKE CROSS ROADS COMMON, ROGERS LAND & OTHERS & LOT 1-B, ERNEST & NOLA LEE PROPERTY" dated February 9, 2022.
- No flood hazard areas within project boundary per FEMA map 3720174700K, dated July 19, 2022.
- All existing elevations, features, and utilities to be field verified.
- Retaining walls shown on this plan are for location purposes only. All retaining walls shall be designed and certified by a NC Licensed structural Engineer.
- Residential driveway locations and widths will be subject to approval at time of the permitting review. If the subdivision does not require site permitting then review will take place at the time of building permit.
- Building footprints are shown for reference purposes for Preliminary Plan approval. Building layout and setbacks will be reviewed during Building Permit review and approval.
- Solid waste collection will be provided by Solid Waste Services dated July 28, 2023. Collection will be via roll-out containers for each residence.

Horizontal Scale



Vertical Scale

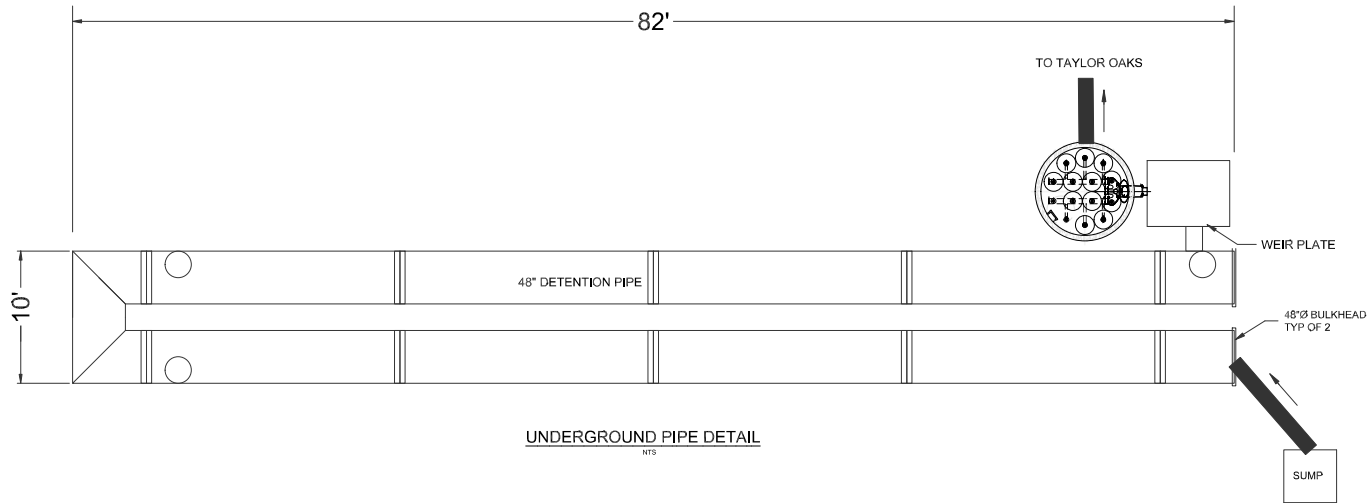


40233 Wiley Hill Pkwy, Raleigh, North Carolina 27609
 (919) 224-9795
 NC Firm #C4151

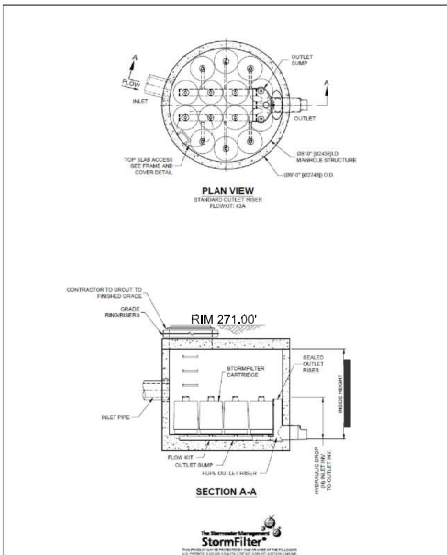
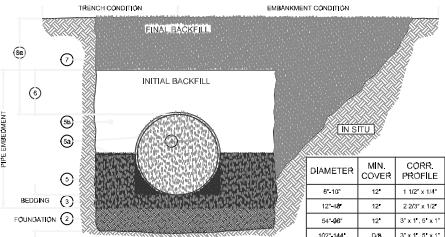
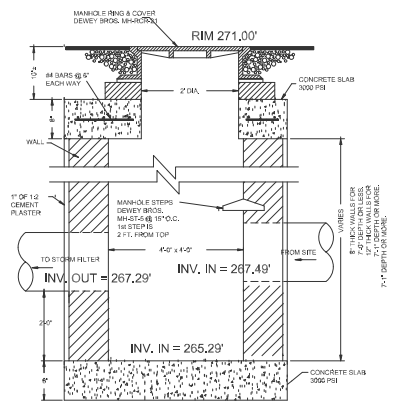
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5	02/09/23	Comments	SM
6	02/09/23	Comments	SM
7	02/09/23	Comments	SM
8	02/09/23	Comments	SM
9	02/09/23	Comments	SM
10	02/09/23	Comments	SM

Roadway Profiles
 The Townes at Taylor Oaks
 Murdock and Gannon Construction, Inc.
 Raleigh, Wake County, North Carolina

Job No. 4207
 Dwg No. **C7.1**



Summary:
Drainage Area to BMP - 2.9 Ac (121,968 sf)



STORMFILTER DESIGN NOTES

STORMFILTER PERFORMANCE CAPACITY IS A FUNCTION OF THE DRAINAGE AREA, THE NUMBER OF CARTRIDGES, THE FILTER MEDIA MINOR DIALYSIS IS SHOWN WITH THE MINOR NUMBER OF CARTRIDGES (E.G., 10). THIS SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 14 CARTRIDGES OR 28 CARTRIDGES WITH A 24\"/>

CARTRIDGE SELECTION

CARTRIDGE NUMBER	2\"/>
1	2\"/>
2	2\"/>
3	2\"/>
4	2\"/>
5	2\"/>
6	2\"/>
7	2\"/>
8	2\"/>
9	2\"/>
10	2\"/>
11	2\"/>
12	2\"/>
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16	2\"/>
17	2\"/>
18	2\"/>
19	2\"/>
20	2\"/>
21	2\"/>
22	2\"/>
23	2\"/>
24	2\"/>
25	2\"/>
26	2\"/>
27	2\"/>
28	2\"/>

* 10\"/>

FRAME AND COVER
(DIAMETER VARIES)
RIM 12\"/>

CONTECH
www.contech.com
800.233.5289

SFMH-06
STORMFILTER
STANDARD DETAIL

PIPE LAYERMENT

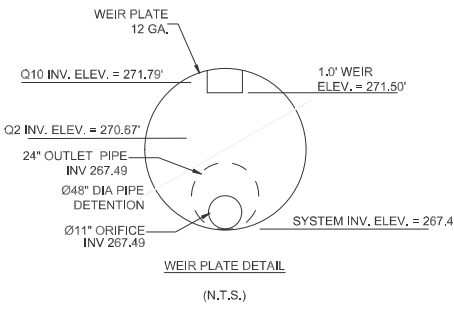
DIAMETER	MIN. COVER	CORR. PROFILE
8\"/>	12\"/>	1.12\"/>
12\"/>	12\"/>	2.20\"/>
15\"/>	12\"/>	3\"/>
18\"/>	12\"/>	3\"/>
24\"/>	12\"/>	3\"/>

BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF ASHTO LIND-BRIDGE DESIGN (SEC. 10) AND CONSTRUCTION (SEC. 10).

- MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF BACKFILL MATERIALS UNDER THE PIPE. THE MINIMUM TRENCH WIDTH (I2.6.5.1C) PIPE = 12\"/>
- MINIMUM EMBANKMENT WIDTH (IN FEET) OF INITIAL TRENCH ELEVATION (I2.6.5.2) PIPE = 3\"/>
- THE FOUNDATION UNDER THE PIPE AND EDGE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (I2.6.5.3). BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE FROM SPRINGLINE TO PIPE TO 4\"/>
- COMPACTED STEEL WIRE COPPER HELICOIL.
- WINDING ZONE MATERIAL SHALL BE HAND SHOVED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (I2.6.5.4). GEOTEXTILE SHALL BE USED IF REQUIRED BY ENGINEER TO PREVENT SOIL MIGRATION INTO WINDING SOIL TYPES.
- BACKFILL PLACED ABOVE SPRINGLINE TO MEET ASHTO I2.6.5.1, A, 2, 3 OR A-3 CLASSIFICATION OR APPROVED EQUAL COMPACTED TO 80% STANDARD PROCTOR (I 2.6.5.5) MAXIMUM PARTICLE SIZE NOT TO EXCEED #12 (I 2.6.5.1). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT IT NOT EXCEED 8\"/>
- FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS FOR THE ENGINEER OF RECORD (I2.6.5.1).

NOTES

- FOR MATERIALS BACKFILL NOT AVAILABLE IN THE ZONES OF A STATE'S TAXING BETWEEN PARALLEL TO THE PIPE SHALL BE BETTER (A) 2' NOT TO EXCEED (B) 1.5' OR (C) 1.0' FROM THE CENTERLINE TO AN ADJACENT POINT TO PREVENT UNDESIRABLE SOIL NON-TANGENTIAL SLIDING (TABLE I2.6.5.2).



caaENGINEERS, Inc.
PROFESSIONAL ENGINEERS
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(919) 824-9705
NC Reg. # 22151

NO.	DATE	REVISION/DESCRIPTION	BY
1	02/26/2024	FOR PERMITS	RA
2	03/04/2024	FOR PERMITS	RA
3	03/04/2024	FOR PERMITS	RA
4	03/04/2024	FOR PERMITS	RA
5	03/04/2024	FOR PERMITS	RA
6	03/04/2024	FOR PERMITS	RA
7	03/04/2024	FOR PERMITS	RA
8	03/04/2024	FOR PERMITS	RA
9	03/04/2024	FOR PERMITS	RA
10	03/04/2024	FOR PERMITS	RA



The Townes at Taylor Oaks, Inc.
Murdock and Gannon Construction, Inc.
Raleigh, Wake County, North Carolina

Job No. 4207
Dwg. No. **D1**

