



# Administrative Approval Action

Case File / Name: SUB-0083-2022  
DSLCL - TRAWICK ROAD TOWNHOMES

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

**LOCATION:** This site is located on the east side of Trawick Road, north of Skycrest Drive at 2312 & 2316 Trawick Road, 2315 Andor Place.

**REQUEST:** Development of a 2.715-acre/118,267 sf tract zoned R-6 and consisting of three parcels to be recombined and subdivided into 32 lots. This is a proposed 31 residential lot (3 & 4 option-bedroom townhomes) & 1 Common Area Lot, Compact Development townhome subdivision. A total of 5,784 sf of right-of-way dedication is proposed for the development, leaving a net area of 2.582 ac/112,483 sf. The proposed development consists of 28,100 sf of Open Space (24.9%) and 9,680 sf of designated amenity area within the required 20% Open Space area.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** FIL-0698-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

**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 October 19, 2023 by RDU Consulting, PLLC.

## **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 proposed lighting designs comply with UDO Sec.7.4.1, if applicable.
2. Revise the reference note: "Retaining Wall #2" on sheet CE2, or identify the location for retaining wall #1 on the subdivision sheet CE2.1.

### **Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

### **Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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5. Prior to SPR approval applicant to provide NCDOT approval of HDPE storm pipe in Trawick Rd right of way.
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. Prior to SPR approval applicant is to provide gutter spread calculations for Trawick Rd. It is understood that additional catch basins may be required at that time, depending on the results.

## Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. 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).
11. Provide in the plan set a copy of the approval from NCDOT for tree planting in the rights-of-way along Trawick Road and Andor Place.

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

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant<br>Required |
|-------------------------------------|---|

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement<br>Required |
|-------------------------------------|--|

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

## General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. A recombination plat shall be recorded in conjunction or prior to any recordation of proposed residential, development lots.
3. Provide documentation indicating a Property Owner's Association has been established for the subject Compact Development.



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

## **Engineering**

5. A fee-in-lieu for 252 LF of 6' sidewalk along Andor Place is paid to the City of Raleigh (UDO 8.1.1C)
6. 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)
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
8. 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)

## **Public Utilities**

9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
10. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## **Stormwater**

11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
14. 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).

## Urban Forestry

15. A public infrastructure surety for 17 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 of infrastructure.
16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.3 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:***

## Engineering

1. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

## Public Utilities

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

## Stormwater

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

## Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 9 street trees along Trawick Road and 8 street trees along Andor Place.

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



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## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of the tree conservation area and right of way street trees by Urban Forestry Staff

## Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

**3-Year Sunset Date: November 21, 2026**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: November 21, 2028**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** *Daniel L. Stegall* **Date:** 11/21/2023  
Development Services Dir/Designee  
**Staff Coordinator: Jermont Purifoy**



VICINITY MAP  
1" = 400'

| SITE DATA                |   |
|--------------------------|---|
| PROPERTY OWNER/DEVELOPER | CONCEPT 8 HOLDINGS, LLC<br>307 S. SALEM ST. SUITE 200<br>APEX, NC 27502   |
| SITE ADDRESS:            | 2312 & 2316 TRAWICK ROAD, 2315 ANDOR PLACE  |
| SITE AREA:               | GROSS: 2.715 AC. (118,267 SF)<br>RIGHT-OF-WAY DEDICATION: 0.133 AC. (5,784 SF)<br>NET: 2.582 AC. (112,480 SF)<br>REQUIRED SITE AREA PER UNIT: 5,500 SF<br>PROVIDED SITE AREA PER UNIT: 3,628 SF |
| WAKE COUNTY PIN #:       | 1725504400, 1725503610, 1725505509  |
| ZONING DISTRICT:         | R-6   |
| EXISTING USE:            | DETACHED - SINGLE FAMILY  |
| PROPOSED USE:            | SUBDIVISION - TOWNHOMES   |
| LOTS:                    | (31) TOWNHOUSE LOTS, (1) COMMON OPEN LOT  |
| STREET CLASSIFICATION:   | TRAWICK ROAD - AVENUE 2-LANE DIVIDED (PRIMARY)<br>ANDOR PLACE - NEIGHBORHOOD LOCAL (PRIMARY)  |
| BUILDING SETBACKS:       | PRIMARY STREET (MIN.): 10'<br>SIDE STREET (MIN.): 10'<br>SIDE SITE BOUNDARY: 10'<br>REAR SITE BOUNDARY (MIN): 20'<br>FROM ALLEY: 4' OR 20' MIN.<br>BUILDING SEPARATION: 10'                     |
| PARKING SETBACKS:        | PRIMARY STREET (MIN.): 20'<br>SIDE STREET (MIN.): 10'<br>SIDE LOT LINE (MIN.): 0'<br>REAR LOT LINE (MIN): 3'<br>FROM ALLEY GARAGE (MIN): 4' MIN.  |
| VEHICULAR PARKING:       | REQUIRED: NO MAXIMUM<br>PROVIDED: 66 SPACES<br>UNITS 1-14, 27-31 ON LOT PARKING<br>(1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)<br>UNITS 15-26<br>(28) ONSITE SPACES, INCLUDING 2 ACCESSIBLE          |
| AMENITY AREA REQUIRED:   | TOTAL: 5,624 SF (5% of 112,843 SF)  |
| PROVIDED:                | TOTAL: 9,680 SF (8.57%)   |
| OPEN SPACE REQUIRED:     | TOTAL: 22,734 SF (20% of 112,843 SF)  |
| PROVIDED:                | TOTAL: 28,109 SF (24.9%) (INCLUDES AMENITY AREA)  |
| REQUIRED TCA:            | 2.582 AC. X 10% = 0.258 AC  |
| PROVIDED TCA:            | 0.30 AC. (11.68%)   |

## INDEX

|        |                                 |
|--------|---------------------------------|
| CE-0.1 | UDO EXCERPTS & SIGHT DISTANCE   |
| CE-1.0 | BOUNDARY AND TOPOGRAPHIC SURVEY |
| CE-1.1 | DEMOLITION PLAN                 |
| CE-2.0 | LOT AND EASEMENT PLAN           |
| CE-2.1 | SITE LAYOUT PLAN                |
| CE-2.2 | SOLID WASTE PLAN                |
| CE-3   | UTILITY PLAN                    |
| CE-4.0 | GRADING AND DRAINAGE PLAN       |
| CE-4.1 | STORMWATER MANAGEMENT PLAN      |
| CE-5   | SITE DETAILS                    |
| LA-1   | LANDSCAPE PLAN                  |
| TCA-1  | TREE CONSERVATION PLAN          |
| TCA-2  | TREE CONSERVATION DETAILS       |

# TRAWICK TOWNHOMES COMPACT SUBDIVISION PLANS SUB-0083-2022 RALEIGH, NORTH CAROLINA

DECEMBER 12, 2022  
REVISED: MAY 5, 2023  
REVISED: SEPTEMBER 12, 2023  
REVISED OCTOBER 19, 2023

**DEVELOPER:**  
**CONCEPT 8 HOLDINGS, LLC**  
307 S. Salem St. Suite 200  
Apex, NC 27502  
919-601-5078  
shawn@concepteight.com

**CIVIL ENGINEER:**

**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425  
PHONE: 919-889-2614  
EMAIL: JASON@RDUCONSULTING.COM  
P.O. BOX 418  
CLAYTON, NC 27528

**UDO SEC. 8.3.2.A BLOCK PERIMETER**  
THE EXISTING ZONING WITHIN THE SUBJECT BLOCK IS R-6.  
THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.2.3, BLOCK  
PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING  
2.72 ACRES WHICH IS LESS THAN THE MIN. SITE AREA  
APPLICABILITY FOR R-6 ZONING.

**UDO SEC. 8.3.5.D.5.B.1 CROSS ACCESS**  
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS  
ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO  
THE PRESENCE OF AN EXISTING DETACHED BUILDING TYPE TO THE  
SOUTHEAST AND NORTHEAST, AND EXISTING TOWNHOUSE BUILDING  
TYPE TO THE NORTHWEST.

**FEE-IN-LIEU REQUEST**  
THE APPLICANT IS REQUESTING TO PAY A FEE-IN-LIEU FOR  
THE CURB AND GUTTER AND SIDEWALK IMPROVEMENTS ALONG  
ANDOR PLACE, IN ACCORDANCE WITH UDO SEC. 8.4.1.5.A.

**RESIDENTIAL INFILL**  
A COMPARATIVE INFILL SAMPLE OF 4 BUILDINGS WITHIN 300'  
DOES NOT EXIST ALONG THE PROJECT FRONTAGE, THEREFORE  
INFILL REQUIREMENTS OF UDO SEC. 2.2.7 ARE NOT  
APPLICABLE.

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF RALEIGH  
AND NCDD STANDARDS AND  
SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT  
DEVELOPERS HAVE REVIEWED AND ARE IN  
COMPLIANCE WITH THE REQUIREMENTS SET  
FORTH IN THE CITY OF RALEIGH SOLID  
WASTE MANUAL. RESIDENTS SHALL UTILIZE  
THE GARBAGE AND RECYCLING DUMPSTERS  
LOCATED ON SITE, TO BE COLLECTED BY  
GREEN FOR LIFE (GFL) ENVIRONMENTAL.

## Preliminary Subdivision Application Site Review

Planning and Development Customer Service Center - One Exchange Place, Suite 400 Raleigh, NC 27601 | 919-595-2595



**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 [subdivisions@raleighnc.gov](mailto:subdivisions@raleighnc.gov)

| DEVELOPMENT OPTIONS (UDO Chapter 2)  |   |  |
|--|---|--|
| <input type="checkbox"/> Conventional Subdivision  | <input checked="" type="checkbox"/> Compact Development | <input type="checkbox"/> Conservation Development            |
| <input type="checkbox"/> Cottage Court   | <input type="checkbox"/> Flag lot                       | <input type="checkbox"/> Frequent Transit Development Option |
| 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): Trawick Road Townhomes   |   |  |
| Property Address(es): 2312 & 2316 TRAWICK ROAD, 2315 ANDOR PLACE   |   |  |
| Recorded Deed PIN(s): 1725504400, 1725503610, 1725505509   |   |  |
| Building type(s):  | <input type="checkbox"/> Detached House                 | <input type="checkbox"/> Attached House                      |
| <input type="checkbox"/> General Building  | <input type="checkbox"/> Mixed Use Building             | <input type="checkbox"/> Civic Building                      |
| <input type="checkbox"/> Open Lot  | <input type="checkbox"/> Tiny House                     |  |

| CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION   |   |
|--|---|
| Current Property Owner(s) Names: Shawn Donovan   |   |
| Company: Concept 8 Holdings, LLC   | Title: Member Manager                             |
| Address: 307 S. Salem Street Apex, NC 27502  |   |
| Phone #: 919-601-5087  | Email: shawn@concepteight.com                     |
| Applicant Name (if different from owner. See "who can apply" in instructions):                   |   |
| Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser                     | <input type="checkbox"/> Owner's authorized agent |
| <input type="checkbox"/> Easement holder   |   |
| Company:   | Address:  |
| Phone #:   | Email:  |
| NOTE: please attach purchase agreement or contract, lease or easement when submitting this form. |   |
| Developer Contact Names: Jason G. Meadows  |   |
| Company: RDU Consulting, PLLC  | Title: Engineer                                   |
| Address: P.O. Box 418 Clayton, NC 27528  |   |
| Phone #: 919-889-2614  | Email: jason@rduconsulting.com                    |

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REVISION HISTORY  
raleighnc.gov

| DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION                     |   |
|---|---|
| Gross site acreage: 2.715 AC  |   |
| Zoning districts (if more than one, provide acreage of each):               |   |
| Overlay district(s):  | Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Conditional Use District (CUD):   | Historic District/Landmark: N/A <input checked="" type="checkbox"/>                     |
| Case # 2:   | Board of Adjustment Case #  |
|   | Design Alternate Case #   |
|   | DA:   |
| STORMWATER INFORMATION  |   |
| Impervious Area on Parcel(s):   | Impervious Area for Compliance (includes right-of-way):                                 |
| Existing (sf): 7,705  | Proposed total (sf): 82,265   |
| Existing (sf): 8,275  | Proposed total (sf): 68,825   |
| NUMBER OF LOTS AND DENSITY  |   |
| # of Detached House Lots:   | # of Attached House Lots:   |
| # of Tiny House Lots:   | # of Open Lots:   |
| # of Other Lots (Apartment, General, Mixed Use, Civic):                     |   |
| Total # of Lots: 32   | Total # Dwelling Units: 31 UNITS  |
| Proposed density for each zoning district (UDG) 3,628 SF (SITE AREA) / UNIT |   |

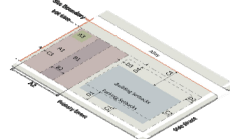
| SIGNATURE BLOCK   |                  |
|---|------------------|
| Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.  |                  |
| By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C. Gen. Stat. § 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(b).                     |                  |
| 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 full compliance with the provisions and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.  |                  |
| The undersigned hereby acknowledges that, pursuant to state law (N.C. Gen. Stat. § 143-755(b-1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application shall be discontinued and a new application is required to be processed and the development regulations in effect at the time permit processing is resumed shall apply to the new application. |                  |
| Signature: <i>Jason G. Meadows</i>  | Date: 12/12/2022 |
| Printed Name: Jason G. Meadows  | Date:            |

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REVISION HISTORY  
raleighnc.gov

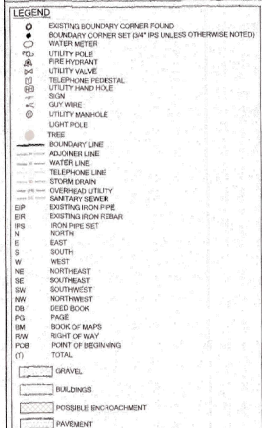
Digitally signed by  
Jermont Purifoy@raleighnc.gov  
Date: 2023.11.16 16:20:00 -0500  
Jermont Purifoy Raleigh

#### Sec. 2.3.4. Townhouse<sup>1</sup>



|   | R-4  | R-8                | R-20               |
|---|--|--------------------|--------------------|
| A. Site Dimensions                                |  |                    |                    |
| A1. Total site area (sqm)                         | 6,000 <sup>a</sup>                                       | 3,200 <sup>a</sup> | 3,500 <sup>a</sup> |
| A2. Walk (m)                                      | 68 <sup>b</sup>  | 90 <sup>b</sup>    | 48 <sup>b</sup>    |
| A3. Outdoor assembly area (sqm)                   | 50 <sup>c</sup>  | 90 <sup>c</sup>    | 90 <sup>c</sup>    |
| B. Lot Dimensions                                 |  |                    |                    |
| B1. Area (m <sup>2</sup> )                        | n/a  | n/a                | n/a                |
| B2. Walk (m)                                      | 1.6 <sup>d</sup>   | 50 <sup>d</sup>    | 1.6 <sup>d</sup>   |
| C. Building/Structure Setbacks                    |  |                    |                    |
| C1. Frontal area (m <sup>2</sup> )                | 20 <sup>e</sup>  | 20 <sup>e</sup>    | 20 <sup>e</sup>    |
| C2. Side area (m <sup>2</sup> )                   | 10 <sup>f</sup>  | 10 <sup>f</sup>    | 10 <sup>f</sup>    |
| C3. From skate site boundary line (m)             | 10 <sup>g</sup>  | 10 <sup>g</sup>    | 10 <sup>g</sup>    |
| C4. From rear site boundary line (m) <sup>h</sup> | 20 <sup>h</sup>  | 30 <sup>h</sup>    | 30 <sup>h</sup>    |
| C5. From rear site boundary line (m) <sup>i</sup> | 4' or 30' max <sup>i</sup> or 4' or 25' max <sup>i</sup> | 30 <sup>i</sup>    | 30 <sup>i</sup>    |
| C6. From building setback line (m)                | 10 <sup>j</sup>  | 10 <sup>j</sup>    | 10 <sup>j</sup>    |
| C7. Easement building setback (m)                 | 10 <sup>k</sup>  | 10 <sup>k</sup>    | 10 <sup>k</sup>    |
| C8. Easement building setback (m) (see A.2.2.2)   | yes  | yes                | yes                |
| D. Parking Setbacks                               |  |                    |                    |
| D1. From primary access (m)                       | 20 <sup>l</sup>  | 20 <sup>l</sup>    | 20 <sup>l</sup>    |
| D2. From site drive (m)                           | 10 <sup>m</sup>  | 10 <sup>m</sup>    | 10 <sup>m</sup>    |
| D3. From site lot line (m)                        | 0 <sup>n</sup>   | 0 <sup>n</sup>     | 0 <sup>n</sup>     |
| D4. From rear lot line (m)                        | 0 <sup>o</sup>   | 0 <sup>o</sup>     | 0 <sup>o</sup>     |

[illegible]2-10  
Published November 1989Part 10: United Development Ordinance  
City of Raleigh, North Carolina



- NOTES**
1. THE PROPERTY LIES IN ZONE "B" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3800200001.
  2. ALL DISTANCES ARE HORIZONTAL, GRADE DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83 / NIRS 2011, NORTH CAROLINA STATE PLANS UNLESS OTHERWISE SHOWN.
  3. THE ZONE "B" MAP WAS OBTAINED FROM FEMA.
  4. AREAS COMPLETED BY COORDINATE METHOD.
  5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, 1000 W. 10TH STREET, SUITE 100, FORT CARSON, NC.
  6. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  7. THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH THE ZONING AND LAND USE REGULATIONS OF THE JURISDICTION.
  8. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
  9. NO CEMETERIES OR GRAVES WERE OBSERVED AS A RESULT OF THIS SURVEY.
  10. BUILDINGS AND STRUCTURES ARE AS SHOWN ON THIS SURVEY.

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION,  
CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE  
LICENSED SURVEYOR.

I, STEVEN F. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTION RECORDED IN BOOK 15623 PAGE 2167, BOOK 15623 PAGE 2039, BOOK 15623 PAGE 2103); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 \*; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 4-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE  
REGISTRATION NUMBER AND SEAL THIS 7 DAY OF SEP 2008 A.D.

I, STEPHEN CARP, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THIS GROUND SURVEY WAS PERFORMED AT THE 98 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AND THAT THE DATA IS ACCURATE AND RELIABLE FOR USE BY A USER FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A ON A VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD, AND THAT THE DATA IS ACCURATE AND RELIABLE FOR USE BY A USER FOR ANY PURPOSE COMPLETED ON 02/01/2007 THAT CONTOURS SHOWN AS BROKEN LINES DO NOT MEET THE STATED STANDARD, AND ALL COORDINATES ARE BASED ON NAD 83.

PERMISSION TO REPRODUCE THIS RESEARCH REPORT IS GRANTED BY THE AUTHOR(S) ON THE CONDITION THAT THE USER PAY THE STATED FEE TO THE NATIONAL ARCHIVE FOR DOCUMENTS AND MICROFILMS, 1010 N. 17TH AVE., COLLEGE PARK, MD 20740-6001.

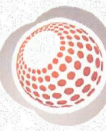
STEVEN P. CARSON, PLS  
NC LICENSE NO. 4752

| TREES          | TREES           | TREES           | TREES         | TREES           |
|----------------|-----------------|-----------------|---------------|-----------------|
| 1 8" FINE      | 67 4"           | 130 10"         | 198 24" PINE  | 252 7" OAK      |
| 2 12" SWETGUM  | 68 8" ASH       | 131 24" SWETGUM | 199 8" ASH    | 253 12" PINE    |
| 3 18" OAK      | 69 10" SWETGUM  | 132 8"          | 200 8" PINE   | 254 6" HARDWOOD |
| 4 18" PINE     | 70 12" SWETGUM  | 133 4"          | 201 10" OAK   | 255 6" HARDWOOD |
| 5 24" OAK      | 71 12" SWETGUM  | 134 24"         | 202 8" PINE   | 256 18" PINE    |
| 6 18" OAK      | 72 SWETGUM      | 135 SWETGUM     | 203 6" PINE   | 257 12" PINE    |
| 7 18" OAK      | 73 SWETGUM      | 136 8"          | 204 10" OAK   | 258 7" OAK      |
| 8 4" PINE      | 74 18" PINE     | 137 24" PINE    | 205 24" OAK   | 259 18" HOLLY   |
| 9 18" PINE     | 75 24" PINE     | 138 12" SWETGUM | 206 10" OAK   | 260 18" OAK     |
| 10 8" OAK      | 76 24" PINE     | 139 24" SWETGUM | 207 18" PINE  | 261 11" OAK     |
| 11 12" PINE    | 77 12" PINE     | 140 8" OAK      | 208 10" OAK   | 262 12" MYRTLE  |
| 12 12" PINE    | 78 20" PINE     | 141 8" OAK      | 209 8" OAK    | 263 12" MYRTLE  |
| 13 12" PINE    | 79 SWETGUM      | 142 6" PINE     | 210 8" OAK    | 264 18" OAK     |
| 14 12" SWETGUM | 80 SWETGUM      | 143 6" PINE     | 211 12" ASH   | 265 18" OAK     |
| 15 SWETGUM     | 81 15" PINE     | 144 8" SWETGUM  | 212 10" OAK   | 266 18" OAK     |
| 16 SWETGUM     | 82 24" PINE     | 145 12" PINE    | 213 18" ASH   | 267 18" OAK     |
| 17 8" PINE     | 83 12" PINE     | 146 SWETGUM     | 214 24" PINE  | 268 18" OAK     |
| 18 4" SWETGUM  | 84 SWETGUM      | 147 8" SWETGUM  | 215 18" OAK   | 269 18" OAK     |
| 19 24" PINE    | 85 8" ASH       | 148 8" PINE     | 216 18" OAK   | 270 17" OAK     |
| 20 8" PINE     | 86 24" PINE     | 149 10" SWETGUM | 217 18" OAK   | 271 20" PINE    |
| 21 8" OAK      | 87 8" ASH       | 150 SWETGUM     | 218 18" OAK   | 272 18" OAK     |
| 22 SWETGUM     | 88 SWETGUM      | 151 SWETGUM     | 219 11" HOLLY | 273 18" OAK     |
| 23 8" OAK      | 89 8" ASH       | 152 12" PINE    | 220 3" PINE   | 274 18" OAK     |
| 24 8" PINE     | 90 8" ASH       | 153 4" PINE     | 221 1" HOLLY  | 275 18" OAK     |
| 25 12" PINE    | 91 8" SWETGUM   | 154 6" PINE     | 222 18" OAK   | 276 18" OAK     |
| 26 4" OAK      | 92 SWETGUM      | 155 8" PINE     | 223 18" OAK   | 277 18" OAK     |
| 27 12" PINE    | 93 SWETGUM      | 156 8" SWETGUM  | 224 18" OAK   | 278 18" OAK     |
| 28 12" PINE    | 94 4" ASH       | 157 SWETGUM     | 225 13" HOLLY | 279 18" OAK     |
| 29 12" PINE    | 95 SWETGUM      | 158 10" PINE    | 226 18" PINE  | 280 18" OAK     |
| 30 24" PINE    | 96 18" PINE     | 159 4" PINE     | 227 18" PINE  | 281 18" OAK     |
| 31 4" OAK      | 97 10" PINE     | 160 18" PINE    | 228 18" PINE  | 282 18" OAK     |
| 32 24" OAK     | 98 10" PINE     | 161 8" SWETGUM  | 229 8" PINE   | 283 18" OAK     |
| 33 12" PINE    | 99 4" OAK       | 162 SWETGUM     | 230 18" OAK   | 284 18" OAK     |
| 34 24" OAK     | 100 SWETGUM     | 163 8" PINE     | 231 18" PINE  | 285 18" OAK     |
| 35 8" PINE     | 101 10" OAK     | 164 2" OAK      | 232 18" PINE  | 286 18" OAK     |
| 36 30" OAK     | 102 SWETGUM     | 165 8" PINE     | 233 18" PINE  | 287 18" OAK     |
| 37 12" OAK     | 103 6" OAK      | 166 10" SWETGUM | 234 18" PINE  | 288 18" OAK     |
| 38 18" PINE    | 104 12" PINE    | 167 SWETGUM     | 235 18" PINE  | 289 18" OAK     |
| 39 18" PINE    | 105 12" SWETGUM | 168 24" PINE    | 236 18" PINE  | 290 18" OAK     |
| 40 8" PINE     | 106 24" PINE    | 169 12" SWETGUM | 237 18" PINE  | 291 18" OAK     |
| 41 18" PINE    | 107 SWETGUM     | 170 10" PINE    | 238 18" PINE  | 292 18" OAK     |
| 42 12" PINE    | 108 12" PINE    | 171 12" PINE    | 239 18" PINE  | 293 18" OAK     |
| 43 8" PINE     | 109 SWETGUM     | 172 SWETGUM     | 240 18" PINE  | 294 18" OAK     |
| 44 18" PINE    | 110 12" PINE    | 173 8" PINE     | 241 18" PINE  | 295 18" OAK     |
| 45 8" PINE     | 111 18" PINE    | 174 4" BIRCH    | 242 18" PINE  | 296 18" OAK     |
| 46 8" PINE     | 112 SWETGUM     | 175 10" PINE    | 243 18" PINE  | 297 18" OAK     |
| 47 10" OAK     | 113 24" PINE    | 176 18" CEDAR   | 244 18" PINE  | 298 18" OAK     |
| 48 10" OAK     | 114 24" PINE    | 177 BROWNWOOD   | 245 18" PINE  | 299 18" OAK     |
| 49 4" OAK      | 115 9" PINE     | 178 8" BIRCH    | 246 18" PINE  | 300 18" OAK     |
| 50 18" PINE    | 116 8" HUI      | 179 10" PINE    | 247 18" PINE  | 301 18" OAK     |
| 51 8" OAK      | 117 8" HUI      | 180 24" PINE    | 248 18" PINE  | 302 18" OAK     |
| 52 12" PINE    | 118 SWETGUM     | 181 12" PINE    | 249 18" PINE  | 303 18" OAK     |
| 53 12" PINE    | 119 12" OAK     | 182 12" OAK     | 250 18" PINE  | 304 18" OAK     |
| 54 18" PINE    | 120 SWETGUM     | 183 18" PINE    | 251 18" PINE  | 305 18" OAK     |
| 55 24" PINE    | 121 SWETGUM     | 184 3" HOLLY    | 252 18" PINE  | 306 18" OAK     |
| 56 18" PINE    | 122 12" SWETGUM | 185 24" PINE    | 253 18" PINE  | 307 18" OAK     |
| 57 20" PINE    | 123 24" SWETGUM | 186 10          | 254 18" PINE  | 308 18" OAK     |
| 58 8" SWETGUM  | 124 18" SWETGUM | 187 18" OAK     | 255 18" PINE  | 309 18" OAK     |
| 59 12" OAK     | 125 12" SWETGUM | 188 18" PINE    | 256 18" PINE  | 310 18" OAK     |
| 60 12" OAK     | 126 12" SWETGUM | 189 8" OAK      | 257 18" PINE  | 311 18" OAK     |
| 61 8" OAK      | 127 12" SWETGUM | 190 10" OAK     | 258 18" PINE  | 312 18" OAK     |
| 62 12" OAK     | 128 6" OAK      | 191 18" OAK     | 259 18" PINE  | 313 18" OAK     |
| 63 12" OAK     | 129 12" SWETGUM | 192 24" OAK     | 260 18" PINE  | 314 18" OAK     |
| 64 8" OAK      | 130 12" SWETGUM | 193 6" CEDAR    | 261 18" PINE  | 315 18" OAK     |
| 65 8" OAK      | 131 12" SWETGUM | 194 6" CEDAR    | 262 18" PINE  | 316 18" OAK     |
| 66 8" OAK      | 132 6" OAK      | 195 18" OAK     | 263 18" PINE  | 317 18" OAK     |



CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.06'  
TYPE OF GPS FIELD PROCEDURE: NO CORRS STATIONS  
DATES OF SURVEY: DECEMBER 2021  
DATUM/EPOCH: NAD83/NSRS2011  
GEOID MODEL: 18  
COMBINED GRID FACTOR(S): 0.99998307  
UNITS: US SURVEY FEET

**BATEMAN CIVIL SURVEY COMPANY**  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



**BOUNDARY AND TOPOGRAPHIC SURVEY  
EXCLUSIVELY FOR CONCEPT 8**

A35 RECORDED IN

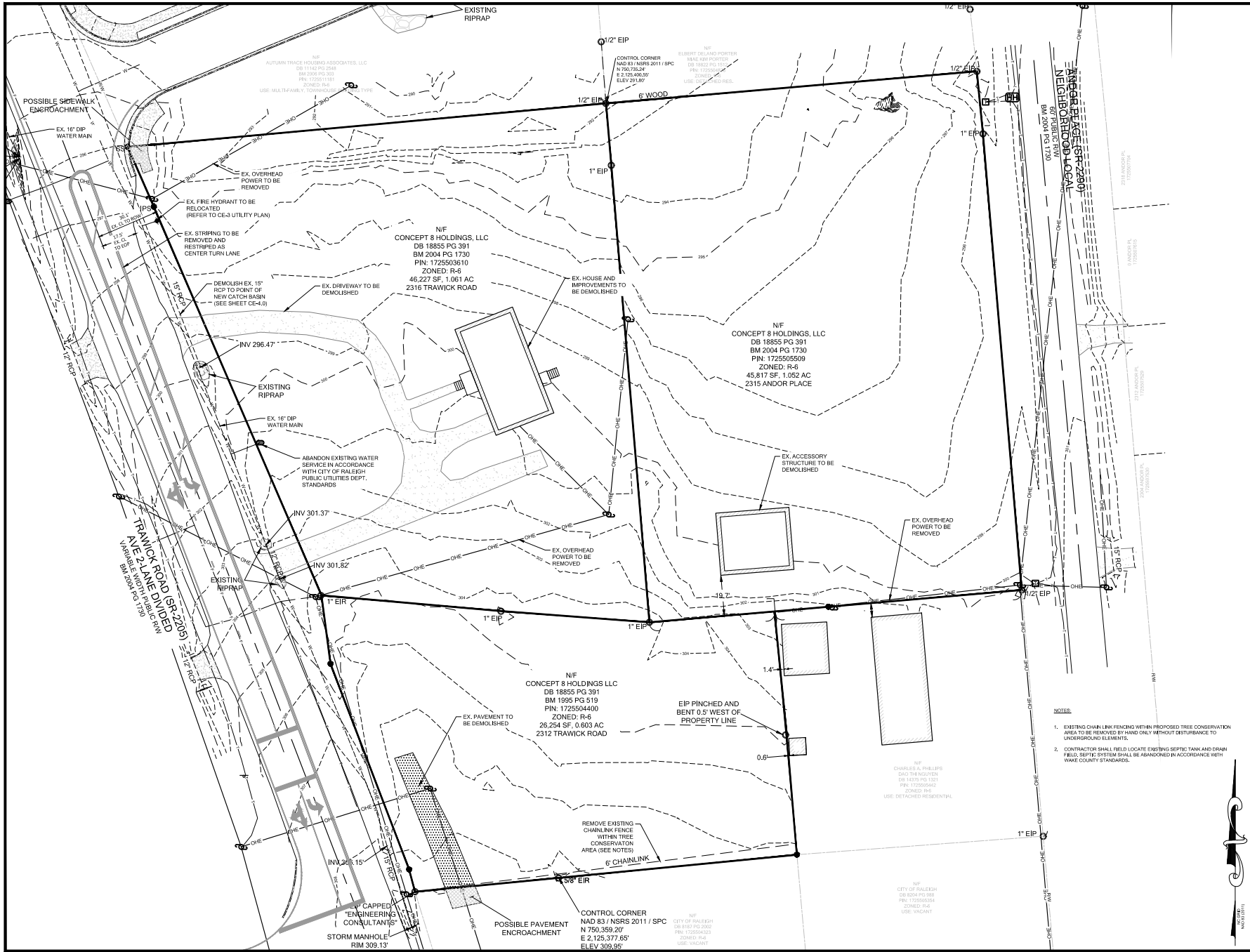
DB 15623 PG 2107, DB 15623 PG 2099, DB 15623 PG 2103  
PIN: 1725503610, 1725503509, 1725504400

SANT MATTHEWS TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

| REVISIONS |  |
|-----------|--|
| 1.        |  |
| 2.        |  |
| 3.        |  |
| 4.        |  |
| 5.        |  |

|                    |
|--------------------|
| DESIGNED BY: N/A   |
| DRAWN BY: JTP      |
| CHECKED BY: SPC    |
| SCALE: 1" = 30'    |
| DATE: 01/07/2022   |
| JOB NUMBER: 210886 |

CE-1.0



**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425  
PHONE: 919-886-2614  
EMAIL: JASON@RDU-CONSULTING.COM  
P.O. BOX 118  
CLAYTON, NC 27338

**CONCEPT 8  
HOLDINGS, LLC**  
307 S. SALEM ST., #200  
APEX, NC 27502

**TRAWICK ROAD  
TOWNHOMES**  
(SUB-0083-2022)

PRELIMINARY  
SUBDIVISION

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- H/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EX EXISTING CONCRETE MONUMENT
- ECM EXISTING CONCRETE MONUMENT
- IP IP EXISTING IRON PIPE
- OP OPERATED POINT
- PCP REINFORCED CONCRETE PIPE
- PP POWER POLE
- QU QUANTITY
- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE

- NOTES:
- EXISTING CHAIN LINK FENCING WITHIN PROPOSED TREE CONSERVATION AREA TO BE REMOVED BY HAND ONLY WITHOUT DISTURBANCE TO UNDERGROUND ELEMENTS.
  - CONTRACTOR SHALL FIELD LOCATE EXISTING SEPTIC TANK AND DRAIN FIELD. SEPTIC SYSTEM SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY STANDARDS.

| Number | Description              | Date     |
|--------|--------------------------|----------|
| 1      | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2      | CITY OF RALEIGH COMMENTS | 9/12/23  |
| 3      | CITY OF RALEIGH COMMENTS | 10/19/23 |

DEMOLITION PLAN

CE-1.1

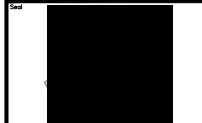
Date Issued: 12/09/2022



| PROPOSED LOT AREA TABLE |              |                     |
|-------------------------|--------------|---------------------|
| LOT NUMBER              | ACREAGE (AC) | SQUARE FOOTAGE (SF) |
| 1                       | 0.036        | 1,580               |
| 2                       | 0.033        | 1,422               |
| 3                       | 0.033        | 1,422               |
| 4                       | 0.036        | 1,580               |
| 5                       | 0.036        | 1,580               |
| 6                       | 0.033        | 1,422               |
| 7                       | 0.033        | 1,422               |
| 8                       | 0.036        | 1,580               |
| 9                       | 0.036        | 1,580               |
| 10                      | 0.035        | 1,512               |
| 11                      | 0.035        | 1,512               |
| 12                      | 0.035        | 1,512               |
| 13                      | 0.035        | 1,512               |
| 14                      | 0.035        | 1,512               |
| 15                      | 0.025        | 1,083               |
| 16                      | 0.025        | 1,083               |
| 17                      | 0.025        | 1,083               |
| 18                      | 0.025        | 1,083               |
| 19                      | 0.025        | 1,083               |
| 20                      | 0.025        | 1,083               |
| 21                      | 0.025        | 1,083               |
| 22                      | 0.025        | 1,083               |
| 23                      | 0.025        | 1,083               |
| 24                      | 0.025        | 1,083               |
| 25                      | 0.025        | 1,083               |
| 26                      | 0.025        | 1,083               |
| 27                      | 0.036        | 1,580               |
| 28                      | 0.033        | 1,422               |
| 29                      | 0.033        | 1,422               |
| 30                      | 0.033        | 1,422               |
| 31                      | 0.036        | 1,580               |
| 32                      | 1.624        | 70,762              |

**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425  
PHONE: 919-888-2614  
EMAIL: JASON@RDU CONSULTING.COM  
P.O. BOX 118  
CLAYTON, NC 27338



**CONCEPT 8 HOLDINGS, LLC**  
307 S. SALEM ST., #200  
APEX, NC 27502

**TRAWICK ROAD TOWNHOMES**  
(SUB-0083-2022)

**PRELIMINARY SUBDIVISION**

- LEGEND**
- BM BOOK OF MAPS
  - DB DEED BOOK
  - PC PAGE
  - N/F NOW OR FORMERLY
  - R/W RIGHT OF WAY
  - EIP EXISTING IRON PIPE
  - EPK EXISTING P&H
  - ECM EXISTING CONCRETE MONUMENT
  - RPK R/W PIPE SET
  - CP COMPUTED POINT
  - RCP REINFORCED CONCRETE PIPE
  - PP POWER POLE
  - QU QUANTITY
  - PROPOSED INSERTION VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - PROPOSED WATER REDUCER
  - PROPOSED WATER METER
  - EXISTING HOT BOX
  - PROPOSED HOT BOX
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - BOUNDARY LINE
  - LINE NOT SURVEYED
  - EASEMENT LINES
  - OVERHEAD ELECTRICAL LINES
  - PROPOSED WATER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING STORM DRAINAGE LINE
  - PROPOSED STORM DRAINAGE LINE
  - OPEN SPACE/AMENITY AREA
  - PROPOSED PRIVATE DRAINAGE EASEMENT
  - ACCESSIBLE SIDEWALK

| Revisions |                          |          |
|-----------|--------------------------|----------|
| Number    | Description              | Date     |
| 1         | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2         | CITY OF RALEIGH COMMENTS | 9/12/23  |
| 3         | CITY OF RALEIGH COMMENTS | 10/19/23 |

Drawing Title:  
**LOT AND EASEMENT PLAN**  
Sheet Number:  
**CE-2.0**  
Date Issued: 12/09/2022



**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425  
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CLAYTON, NC 27388

**CONCEPT 8**  
**HOLDINGS, LLC**  
307 S. SALEM ST., #200  
APEX, NC 27502

**TRAWICK ROAD**  
**TOWNHOMES**  
(SUB-0083-2022)

**PRELIMINARY**  
**SUBDIVISION**

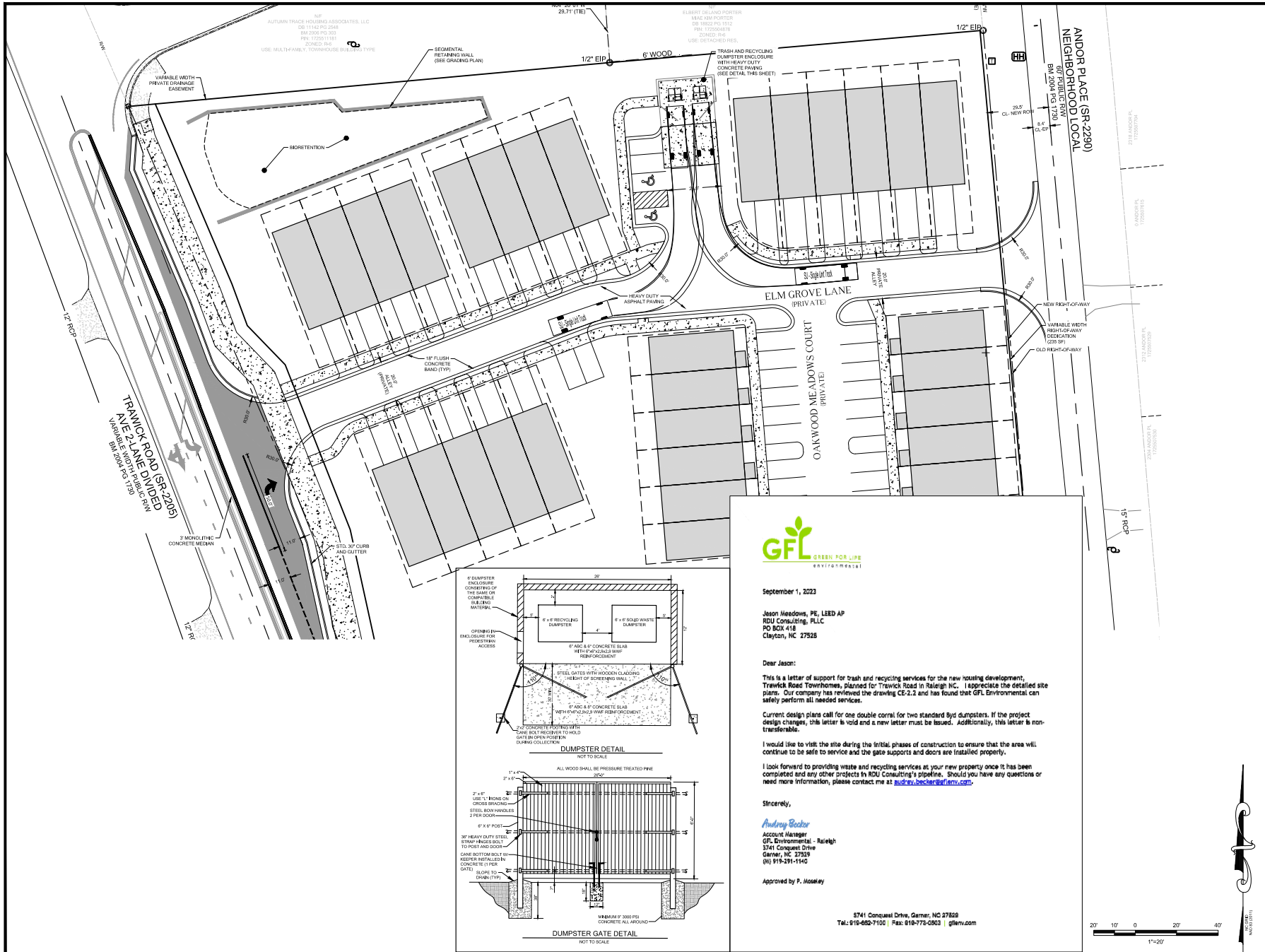
- LEGEND**
- BOOK OF MAPS
  - DEED BOOK
  - PAGE
  - N/F
  - R/W
  - EIP
  - ECM
  - ECM
  - OP
  - RP
  - QTY
  - PROPOSED INSERTION VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING WATER VALVE
  - PROPOSED WATER VALVE
  - EXISTING WATER REDUCER
  - PROPOSED WATER REDUCER
  - EXISTING WATER METER
  - PROPOSED WATER METER
  - EXISTING HOT BOX
  - PROPOSED HOT BOX
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - OVERHEAD ELECTRICAL LINES
  - PROPOSED WATER LINE
  - EXISTING WATER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED STORM DRAINAGE LINE
  - EXISTING STORM DRAINAGE LINE
  - OPEN SPACE/AMENITY AREA
  - AMENITY AREA AND OPEN SPACE
  - PRIVATE DRAINAGE EASEMENT
  - ACCESSIBLE SIDEWALK

Table with 3 columns: Number, Description, Date. Contains 2 rows of revisions.

**SITE LAYOUT PLAN**

**CE-2.1**

Date Issued: 12/09/2022



NC LICENSE P-2425  
PHONE: 919-889-2614  
EMAIL: JASON@RDU-CONSULTING.COM  
P.O. BOX 118  
CLAYTON, NC 27538

CONCEPT 8  
HOLDINGS, LLC  
307 S. SALEM ST., #200  
APEX, NC 27502

TRAWICK ROAD  
TOWNHOMES  
(SUB-0083-2022)

PRELIMINARY  
SUBDIVISION

| LEGEND                             |                            |
|------------------------------------|----------------------------|
| BM                                 | BOOK OF MAPS               |
| DB                                 | DEED BOOK                  |
| PG                                 | PAGE                       |
| N/F                                | NOW OR FORMERLY            |
| R/W                                | RIGHT OF WAY               |
| EP                                 | EXISTING IRON PIPE         |
| EPK                                | EXISTING PK. MAN           |
| ECM                                | EXISTING CONCRETE MONUMENT |
| IRP                                | IRON PIPE SET              |
| OP                                 | COMPUTED POINT             |
| RCP                                | REINFORCED CONCRETE PIPE   |
| PP                                 | POWER POLE                 |
| QTY                                | QTY AND ANCHORS            |
| PROPOSED INSERTION VALVE           |                            |
| EXISTING FIRE HYDRANT              |                            |
| PROPOSED FIRE HYDRANT              |                            |
| EXISTING WATER VALVE               |                            |
| PROPOSED WATER VALVE               |                            |
| EXISTING WATER REDUCER             |                            |
| PROPOSED WATER REDUCER             |                            |
| EXISTING WATER METER               |                            |
| PROPOSED WATER METER               |                            |
| EXISTING HOT BOX                   |                            |
| PROPOSED HOT BOX                   |                            |
| EXISTING MANHOLE                   |                            |
| PROPOSED MANHOLE                   |                            |
| BOUNDARY LINE                      |                            |
| RIGHT OF WAY LINE                  |                            |
| LINE NOT SURVEYED                  |                            |
| EXISTING EASEMENT                  |                            |
| OVERHEAD ELECTRICAL LINES          |                            |
| EXISTING WATER LINE                |                            |
| PROPOSED WATER LINE                |                            |
| EXISTING SANITARY SEWER LINE       |                            |
| PROPOSED SANITARY SEWER LINE       |                            |
| EXISTING STORM DRAINAGE LINE       |                            |
| PROPOSED STORM DRAINAGE LINE       |                            |
| OPEN SPACE/AMENITY AREA            |                            |
| PROPOSED PRIVATE DRAINAGE EASEMENT |                            |
| ACCESSIBLE SIDEWALK                |                            |

| Revisions |             |      |
|-----------|-------------|------|
| Number    | Description | Date |

|   |                          |          |
|---|--------------------------|----------|
| 1 | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2 | CITY OF RALEIGH COMMENTS | 9/12/23  |
| 3 | CITY OF RALEIGH COMMENTS | 10/19/23 |

Drawing Title:

SOLID WASTE PLAN

Sheet Number:

CE-2.2

Date Issued: 12/09/2022



September 1, 2023  
Jason Meadows, PE, LEED AP  
RDU Consulting, PLLC  
PO BOX 418  
Clayton, NC 27528

Dear Jason:

This is a letter of support for trash and recycling services for the new housing development, Trawick Road Townhomes, planned for Trawick Road in Raleigh NC. I appreciate the detailed site plans. Our company has reviewed the drawing CE-2.2 and has found that GFL Environmental can safely perform all needed services.

Current design plans call for one double corner for two standard 8yd dumpsters. If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

I would like to visit the site during the initial phases of construction to ensure that the area will continue to be safe to service and the gate supports and doors are installed properly.

I look forward to providing waste and recycling services at your new property once it has been completed and any other projects in RDU Consulting's pipeline. Should you have any questions or need more information, please contact me at [audrey.becker@rdu.com](mailto:audrey.becker@rdu.com).

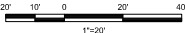
Sincerely,

Audrey Becker

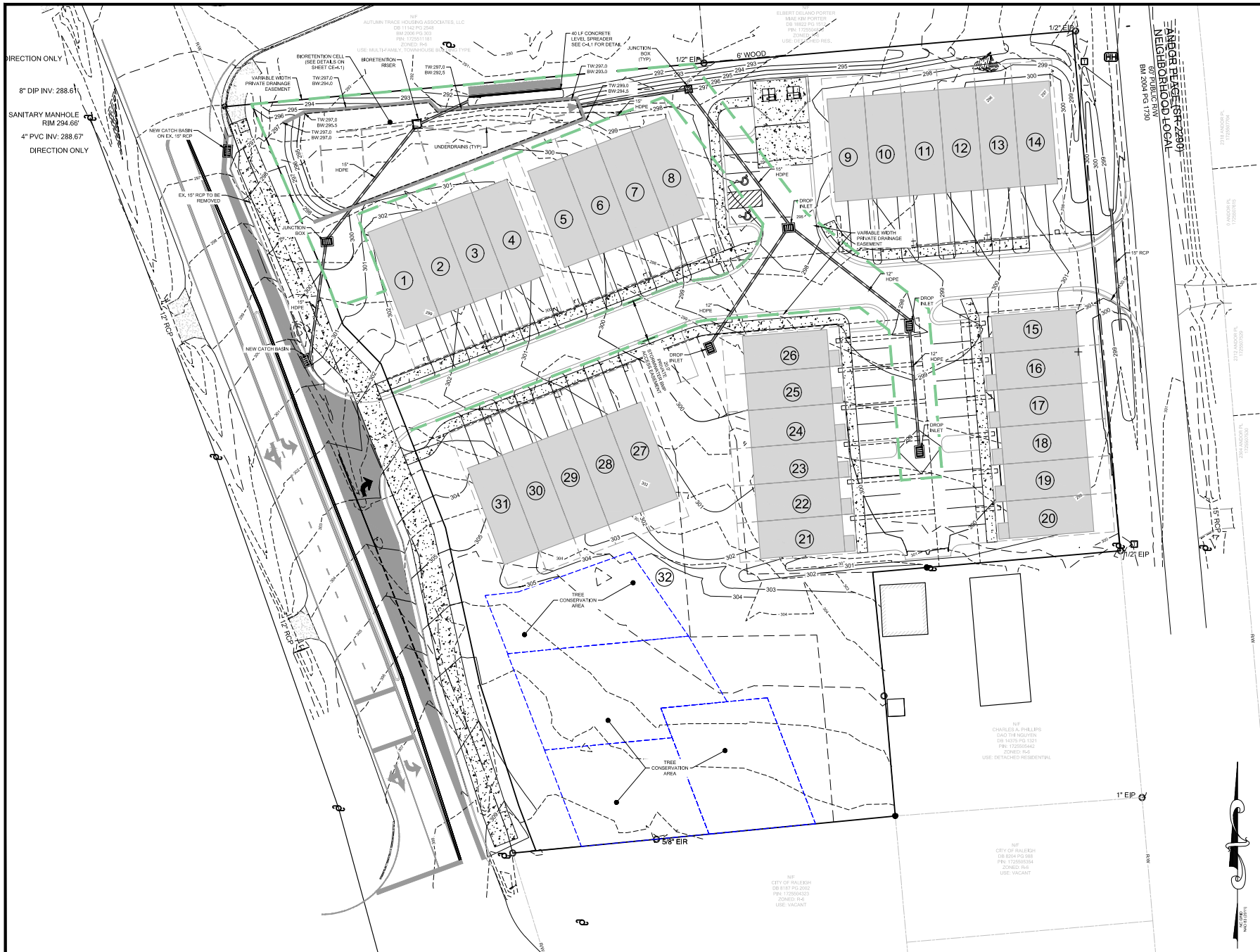
Account Manager  
GFL Environmental - Raleigh  
3341 Conquest Drive  
Garner, NC 27529  
(919) 919-1140

Approved by P. Haseley

8741 Conquest Drive, Garner, NC 27529  
Tel: 919-852-7100 | Fax: 919-773-0803 | [gflenv.com](http://gflenv.com)







**RDU**  
CONSULTING, PLLC

NC LICENSE P-0125  
PHONE: 919-889-2614  
EMAIL: JASON@RDU-CONSULTING.COM  
P.O. BOX 418  
CLAYTON, NC 27528



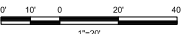
**CONCEPT 8**  
**HOLDINGS, LLC**  
307 S. SALEM ST. #200  
APEX, NC 27502

**TRAWICK ROAD**  
**TOWNHOMES**  
(SUB-0083-2022)

**PRELIMINARY**  
**SUBDIVISION**

**LEGEND**

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EP EXISTING PAVEMENT
- EPK EXISTING PAVEMENT MONUMENT
- CP COMPUTED POINT
- IP IRON PIPE SET
- IPF IRON PIPE
- RCP REINFORCED CONCRETE PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE



1"=20'

Revisions

| Number | Description              | Date     |
|--------|--------------------------|----------|
| 1      | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2      | CITY OF RALEIGH COMMENTS | 9/12/23  |
| 3      | CITY OF RALEIGH COMMENTS | 10/19/23 |

**GRADING AND**  
**DRAINAGE PLAN**

**CE-4.0**

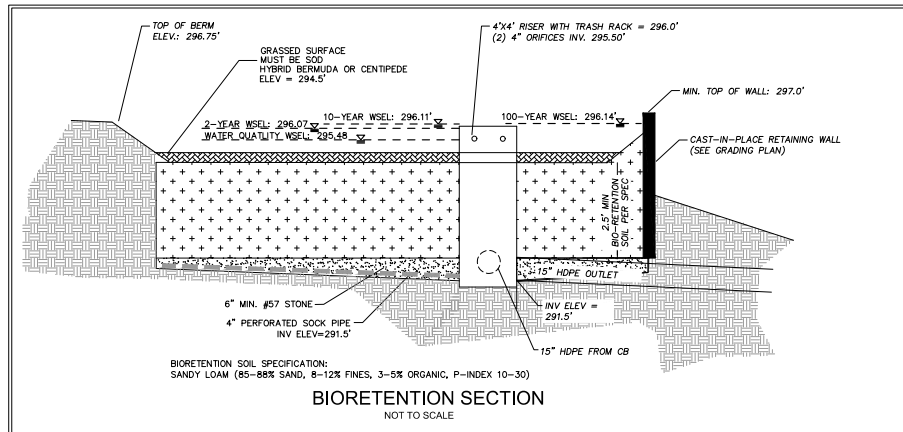
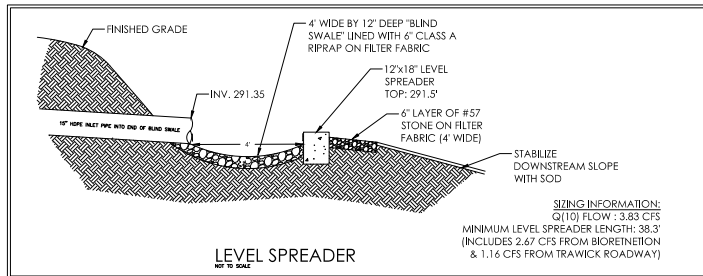
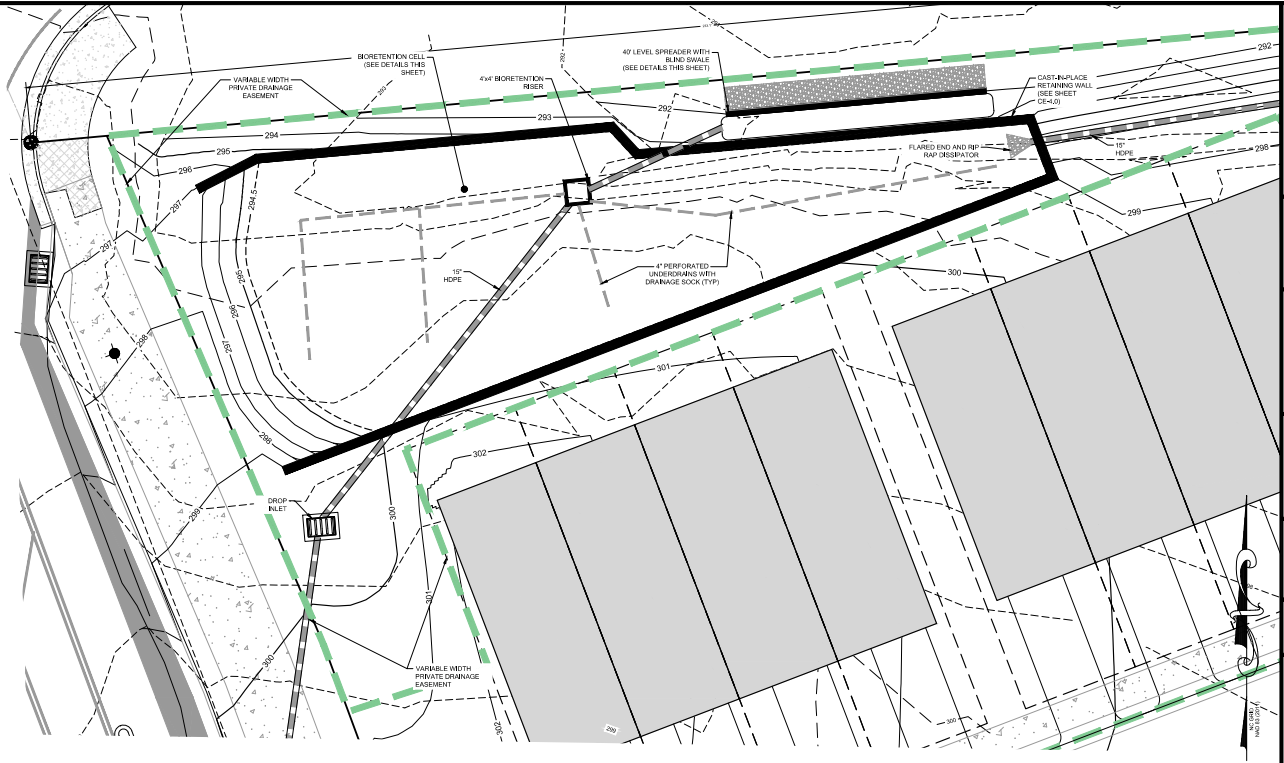
Date Issued: 12/19/2022

STORMWATER NOTES:

- BIORETENTION SHALL BE ONLY BE CONSTRUCTED ONCE ALL CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH PAVING OR PERMANENT VEGETATION.
- SITE SHALL BE FULLY STABILIZED WITH A HEALTHY STAND OF GRASS ACHIEVING 85% COVERAGE, MULCH SHALL BE PLACED IN LANDSCAPED AREAS.
- CONTRACTOR SHALL PROVIDE (2) IN-SITU INFILTRATION TESTING OF CELL ONCE SOD HAS BEEN INSTALLED AND PROVIDE CERTIFIED RESULTS TO DESIGN ENGINEER FOR AS-BUILT REVIEW. CONTRACTOR SHALL PROVIDE A MATERIALS TESTING CERTIFICATE FOR THE BIORETENTION MIX INCLUDING SEVE ANALYSIS, P-INDEX, AND SOIL COMPOSITION CHARACTERISTICS.
- AS-BUILT PLANS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR CERTIFICATION. CERTIFICATION SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY OF RALEIGH NO LATER THAN 10 BUSINESS DAYS PRIOR TO REQUESTING CERTIFICATE OF OCCUPANCY.
- SOD WITHIN THE BIORETENTION AREA MUST NOT NOT BE GROWN IN A SOIL WITH AN IMPERMEABLE CLAY LAYER.

BIORETENTION SOIL MIXTURE (BSM) SHALL BE PLACED AND GRADED USING LOW GROUND-CONTACT PRESSURE EQUIPMENT OR BY EXCAVATORS AND/OR BACKHOES OPERATING ON THE GROUND ADJACENT TO THE BIORETENTION FACILITY. NO HEAVY EQUIPMENT SHALL BE USED WITHIN THE PERIMETER OF THE BIORETENTION FACILITY BEFORE, DURING, OR AFTER THE PLACEMENT OF THE BSM. THE BSM SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED 12 INCHES FOR THE ENTIRE AREA OF THE BIORETENTION FACILITY. THE BSM SHALL BE COMPACTED BY SATURATING THE ENTIRE AREA OF THE BIORETENTION FACILITY AFTER EACH LIFT OF BSM IS PLACED UNTIL WATER FLOWS FROM THE UNDERDRAIN. WATER FOR SATURATION SHALL BE APPLIED BY SPRAYING OR SPRINKLING. AN APPROPRIATE SEDIMENT CONTROL DEVICE SHALL BE USED TO TREAT ANY SEDIMENT LADEN WATER DISCHARGED FROM THE UNDERDRAIN. IF THE USM BECOMES CONTAMINATED DURING THE CONSTRUCTION OF THE FACILITY, THE CONTAMINATED MATERIAL SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED MATERIAL AT NO ADDITIONAL COST TO THE OWNER. FINAL GRADING OF THE BSM SHALL BE PERFORMED AFTER A 24-HOUR SETTLING PERIOD. FINAL ELEVATIONS SHALL BE WITHIN 2 INCHES OF ELEVATIONS SHOWN ON THE CONTRACT PLANS.

THE BIORETENTION SOIL MIXTURE (BSM) SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PROPOSED BSM P-INDEX SHALL BE BETWEEN 10-30 AND A MATERIALS TESTING CERTIFICATE SHALL BE PROVIDED TO THE ENGINEER OF RECORD.



**RDU**  
CONSULTING, PLLC

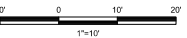
NC LICENSE P-2425  
PHONE: 919-886-2614  
EMAIL: JASON@RDU CONSULTING.COM  
P.O. BOX 118  
CLAYTON, NC 27338

**CONCEPT 8**  
**HOLDINGS, LLC**  
307 S. SALEM ST., #200  
APEX, NC 27502

**TRAWICK ROAD**  
**TOWNHOMES**  
(SUB-0083-2022)

**PRELIMINARY**  
**SUBDIVISION**

| LEGEND |                              |
|--------|------------------------------|
| BM     | BOOK OF MAPS                 |
| DB     | DEED BOOK                    |
| PC     | PAGE                         |
| N/F    | NOW OR FORMERLY              |
| R/W    | RIGHT OF WAY                 |
| EIP    | EXISTING IRON PIPE           |
| EPK    | EXISTING P.K. MARK           |
| ECM    | EXISTING CONCRETE MONUMENT   |
| RPS    | IRON PIPE SET                |
| CP     | COMPUTED POINT               |
| RCP    | REINFORCED CONCRETE PIPE     |
| PP     | POWER POLE                   |
| QUY    | QUY AND/OR                   |
| IV     | PROPOSED INSERTION VALVE     |
| EHV    | EXISTING FIRE HYDRANT        |
| PHV    | PROPOSED FIRE HYDRANT        |
| EWV    | EXISTING WATER VALVE         |
| PHV    | PROPOSED WATER VALVE         |
| EWV    | EXISTING WATER REDUCER       |
| PHV    | PROPOSED WATER REDUCER       |
| EWV    | EXISTING WATER METER         |
| PHV    | PROPOSED WATER METER         |
| EWV    | EXISTING HOT BOX             |
| PHV    | PROPOSED HOT BOX             |
| EWV    | EXISTING MANHOLE             |
| PHV    | PROPOSED MANHOLE             |
| BL     | BOUNDARY LINE                |
| LS     | RIGHT OF WAY LINE            |
| EL     | EXISTING ELECTRICAL LINES    |
| PL     | PROPOSED ELECTRICAL LINES    |
| EL     | EXISTING WATER LINE          |
| PL     | PROPOSED WATER LINE          |
| EL     | EXISTING SANITARY SEWER LINE |
| PL     | PROPOSED SANITARY SEWER LINE |
| EL     | EXISTING STORM DRAINAGE LINE |
| PL     | PROPOSED STORM DRAINAGE LINE |



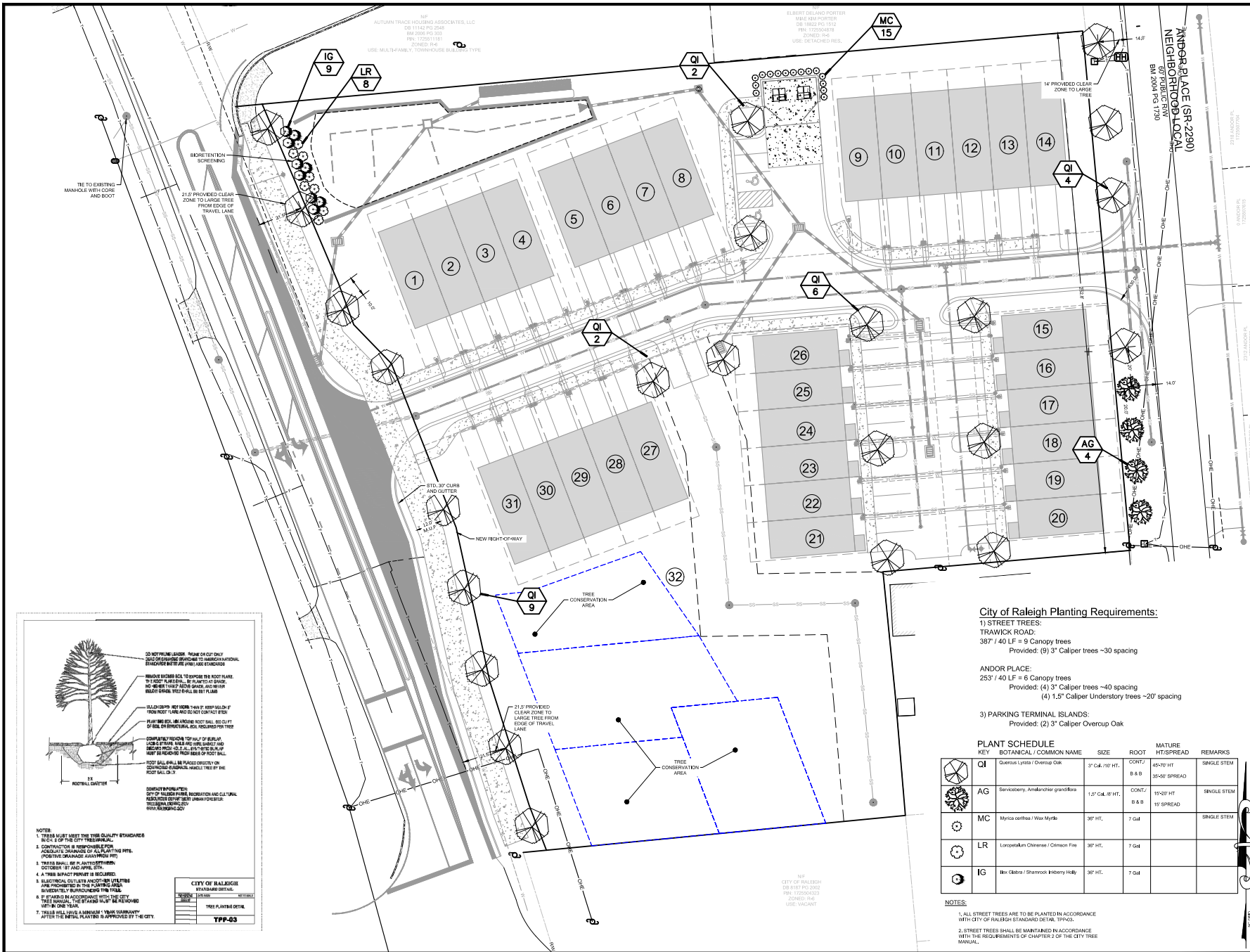
| Revisions |                          |          |
|-----------|--------------------------|----------|
| Number    | Description              | Date     |
| 1         | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2         | CITY OF RALEIGH COMMENTS | 9/12/23  |
| 3         | CITY OF RALEIGH COMMENTS | 10/19/23 |

Drawing Title:  
**STORMWATER**  
**MANAGEMENT PLAN**

Sheet Number:  
**CE-4.1**

Date Issued: 12/09/2022





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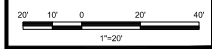
**CONCEPT 8**  
**HOLDINGS, LLC**  
307 S. SALEM ST., #200  
APEX, NC 27502

**TRAWICK ROAD**  
**TOWNHOMES**  
(SUB-0083-2022)

**PRELIMINARY**  
**SUBDIVISION**

**LEGEND**

| Symbol            | Description                  |
|-------------------|------------------------------|
| Circle with cross | PROPOSED INSERTION VALVE     |
| Circle with dot   | EXISTING FIRE HYDRANT        |
| Circle with cross | PROPOSED FIRE HYDRANT        |
| Circle with dot   | EXISTING WATER VALVE         |
| Circle with cross | PROPOSED WATER VALVE         |
| Circle with dot   | EXISTING WATER REDUCER       |
| Circle with cross | PROPOSED WATER REDUCER       |
| Circle with dot   | EXISTING WATER METER         |
| Circle with cross | PROPOSED WATER METER         |
| Circle with dot   | EXISTING HOT BOX             |
| Circle with cross | PROPOSED HOT BOX             |
| Circle with dot   | EXISTING MANHOLE             |
| Circle with cross | PROPOSED MANHOLE             |
| Circle with dot   | BOUNDARY LINE                |
| Circle with cross | RIGHT OF WAY LINE            |
| Circle with dot   | EXISTING ELECTRICAL LINES    |
| Circle with cross | EXISTING ELECTRICAL LINES    |
| Circle with dot   | EXISTING SANITARY SEWER LINE |
| Circle with cross | PROPOSED SANITARY SEWER LINE |
| Circle with dot   | EXISTING STORM DRAINAGE LINE |
| Circle with cross | PROPOSED STORM DRAINAGE LINE |



**Revisions**

| Number | Description              | Date     |
|--------|--------------------------|----------|
| 1      | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2      | CITY OF RALEIGH COMMENTS | 5/12/23  |
| 3      | CITY OF RALEIGH COMMENTS | 10/19/23 |

Drawing Title: **LANDSCAPE PLAN**

Sheet Number: **LA-1**

Date Issued: 12/09/2022



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**CONCEPT 8**  
HOLDINGS, LLC  
307 S. SALEM ST. #200  
APEX, NC 27502

**TRAWICK ROAD**  
TOWNHOMES  
(SUB-0083-2022)

**PRELIMINARY**  
SUBDIVISION

- LEGEND**
- BM DEED BOOK
  - PG PAGE
  - N/F NOW OR FORMERLY
  - R/W RIGHT OF WAY
  - EX EXISTING IRON PIPE
  - EPK EXISTING PK NAL
  - CM EXISTING CONCRETE MONUMENT
  - IPF IRON PIPE SET
  - CP COMPUTED POINT
  - RF REINFORCED CONCRETE PIPE
  - PP POWER POLE
  - GP GUY AND/OR
  - PROPOSED INSERTION VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING WATER VALVE
  - PROPOSED WATER VALVE
  - PROPOSED WATER REDUCER
  - EXISTING WATER METER
  - PROPOSED WATER METER
  - EXISTING HOT BOX
  - PROPOSED HOT BOX
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - EXISTING LINES NOT SURVEYED
  - EXISTING LINES
  - OVERHEAD ELECTRICAL LINES
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING STORM DRAINAGE LINE
  - PROPOSED STORM DRAINAGE LINE

20' 10' 0' 20' 40'

1"=20'

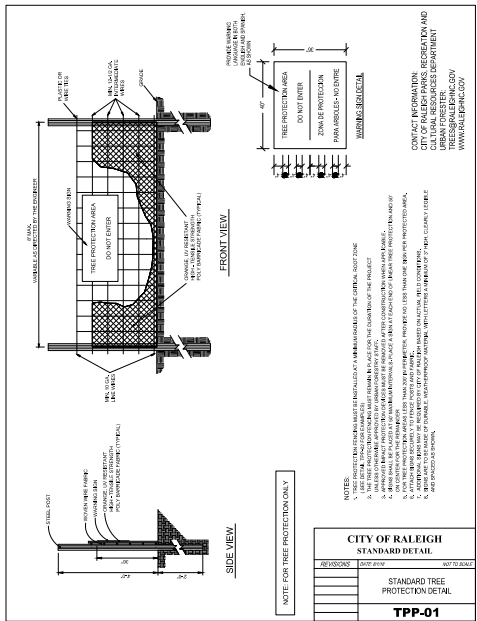
Revisions

| Number | Description              | Date     |
|--------|--------------------------|----------|
| 1      | CITY OF RALEIGH COMMENTS | 5/5/23   |
| 2      | CITY OF RALEIGH COMMENTS | 9/12/23  |
| 3      | CITY OF RALEIGH COMMENTS | 10/19/23 |

Drawing Title: **TREE CONSERVATION PLAN**

Sheet Number: **TCA-1**

Date Issued: 10/19/2022



PLOT 1



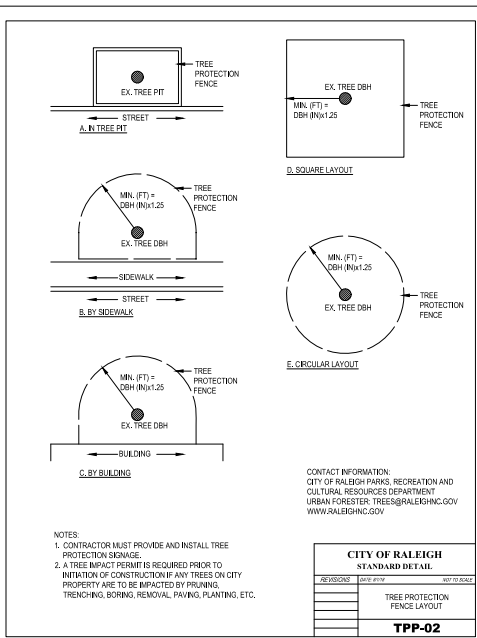
PLOT 2



PLOT 3



PLOT 4



THIS TREE CONSERVATION PLAN AND ASSOCIATED DATA HAS BEEN CERTIFIED BY:  
**ADAM WALTERS**  
ISA CERTIFIED ARBORIST  
SO-10149A

*Adam Walters*

| Plot 1           |              |       |      | Plot 2     |              |      |      | Plot 3    |            |      |                  | Plot 4         |            |      |      |
|------------------|--------------|-------|------|------------|--------------|------|------|-----------|------------|------|------------------|----------------|------------|------|------|
| 2904 SF          |              |       |      | 3968 SF    |              |      |      | 2995 SF   |            |      |                  | 3266 SF        |            |      |      |
| #                | Species      | DBH   | Area | #          | Species      | DBH  | Area | #         | Species    | DBH  | Area             | #              | Species    | DBH  | Area |
| 276              | Crape Myrtle | 3     | 0.05 | 238        | Willow Oak   | 6    | 0.20 | 219       | Pine       | 17   | 1.77             | 264            | Winged Elm | 4    | 0.13 |
| 205              | Winged Elm   | 12    | 0.79 | 239        | Crape Myrtle | 3    | 0.05 | 230       | Pine       | 9    | 0.26             | 265            | Winged Elm | 6    | 0.21 |
| 274              | Willow Oak   | 16    | 1.40 | 213        | Cherry       | 4    | 0.13 | 281       | Pine       | 34   | 3.10             | 266            | Pine       | 19   | 1.97 |
| 228              | Crape Myrtle | 4     | 0.09 | 235        | Pine         | 10   | 0.35 | 238       | Willow Oak | 29   | 4.38             | 267            | Pine       | 13   | 0.79 |
| TOTAL BASAL AREA |              | 2.32  | 274  | Willow Oak | 16           | 1.40 | 238  | Pine      | 18         | 1.77 | 268              | Winged Elm     | 7          | 0.21 |      |
| BASAL AREA/ACRE  |              | 24.79 | 241  | Winged Elm | 8            | 0.35 | 244  | Pine      | 19         | 1.97 | 269              | American Holly | 24         | 3.24 |      |
|                  |              |       | 247  | Pine       | 20           | 2.18 | 244  | Sweet Gum | 10         | 0.35 | TOTAL BASAL AREA |                | 2.39       |      |      |
|                  |              |       | 241  | Sweet Gum  | 9            | 0.44 | 234  | Black Gum | 13         | 0.44 | BASAL AREA/ACRE  |                | 71.91      |      |      |
|                  |              |       | 244  | Black Gum  | 3            | 0.10 | 235  | Black Gum | 3          | 0.10 |                  |                |            |      |      |
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