



Administrative Approval Action

Case File / Name: SUB-S-9-2019
GARNER ROAD TOWNHOMES

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

**LOCATION:
REQUEST:**

The site is located at 2908 Garner Road and the PIN is 1702944574.
Development of a 1.13 acre tract zoned Residential Mixed Use (RX-3-CU) into 13 townhome lots with 1 common lot. There are corresponding zoning conditions under Z-18-2018.

One variance has been approved by the Board of Adjustment under case A-81-19 for this project.

The variance request entailed a 5' rear yard setback variance from Unified Development Ordinance Section 3.2.3C and a 3' variance from the rear setback encroachment allowed under section 1.5.4.D.1.i.

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

SPR-0273-2019: DSLC - Site Permitting Review/Major [Signature Set]
RCMP-0125-2020: DSLC - Recorded Maps/Subdivision
SUR-0725-2021: DSENG - Surety/Infrastructure

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 September 30, 2019 by Crumpler Consulting Services.

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. That the final site and landscape plans be revised to show all required shade trees to meet the height and spread size requirements as defined for shade trees in the UDO and to show that all required interior parking lot landscape islands meet the minimum size and dimensional requirements of UDO Section 7.1.7 D2.

Stormwater

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



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☒ **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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

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

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

General

1. The City Code Covenant is no longer required based on UDO text change TC-19-20.

Engineering

2. A cross access agreement for the shared driveway and sidewalk among the proposed lots and to the adjacent parcel identified by PIN 1702-94-5298 as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
3. A fee-in-lieu for 1' of sidewalk along Rush Street and Garner Road is paid to the City of Raleigh (UDO 8.1.10).
4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater



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7. 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).
8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. 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).

☒ **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:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes street trees along Rush Street and Garner Road.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. 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: July 6, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: July 6, 2025

Record entire subdivision.



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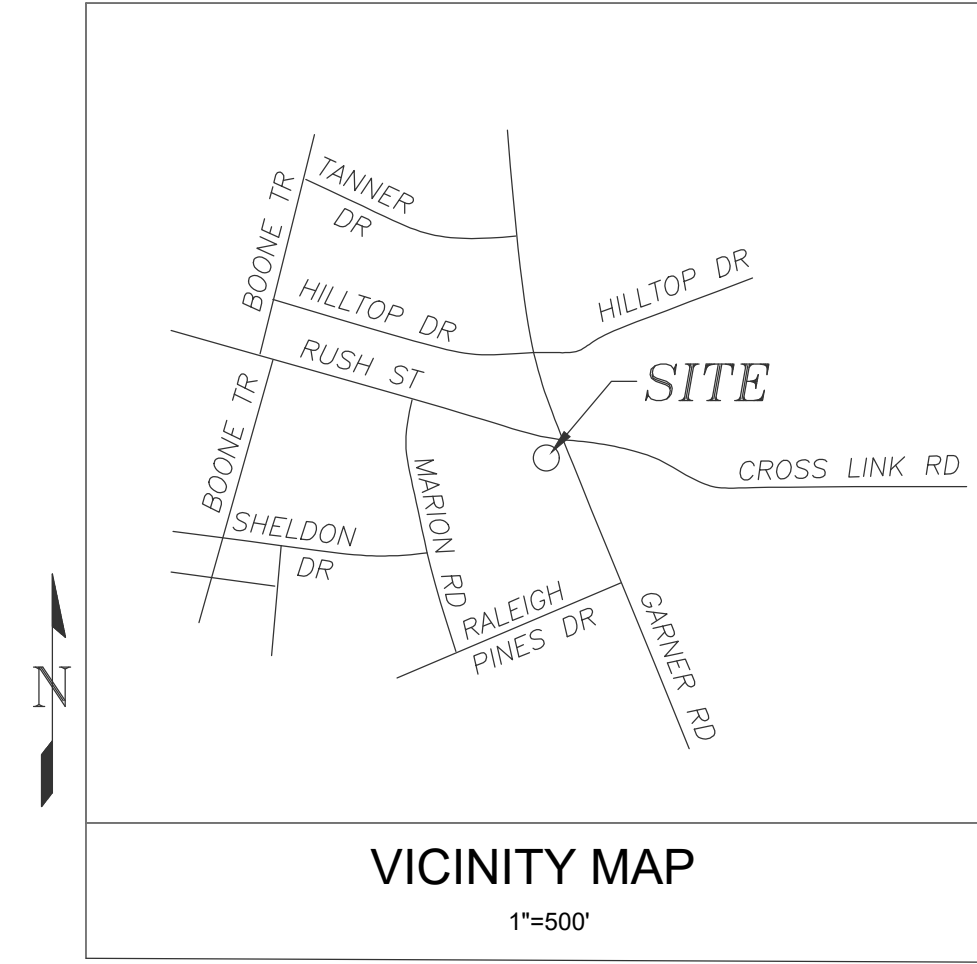
City of Raleigh
Development Services Department
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Raleigh, NC 27602
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currentplanning@raleighnc.gov
www.raleighnc.gov

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor*
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

Date: 10/09/2019

CAD FILE: E:\CSP\Projects\2018\18005-Garner Road Townhomes\Bare\ LAYOUT: Cover PLOTTED: 30-Sep-2019, 10:52am, jrumpler



Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2092 | cda 919-996-1831
Litchford Satellite Office | 8520 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only:	Transaction #	Project Coordinator	Team Leader
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PRELIMINARY APPROVALS

☒ Subdivision * ☐ Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #: _____

GENERAL INFORMATION

Development Name: **Garner Road Townhomes**

Proposed Use: **Townhomes**

Property Address(es): **2908 Garner Road**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: _____

PIN Recorded Deed 1702-04-4274	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
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What is your project type?

☐ Single Family ☒ Townhouse ☐ Subdivision in a non-residential zoning district

☐ Other (describe): _____

OWNER/DEVELOPER INFORMATION

Company Name: **Telegraph Road Properties, LLC** Owner/Developer Name: **Matt Flynn**

Address: **7709 Sandy Bottom Way, Raleigh, NC 27513**

Phone: _____ Email: **mflynn2@yahoo.com** Fax: _____

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: **Crumpler Consulting Services, PLLC** Contact Name: **Josh Crumpler, PE**

Address: **2308 Ridge Road, Raleigh, NC 27612**

Phone: **919-413-1704** Email: **josh@crumplerconsulting.com** Fax: _____

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DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s): **RX-3-CU**

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

CID (Conditional Use District) Case #: **18-2018**

CDA (Certificate of Appropriateness) Case #: _____

BOA (Board of Adjustment) Case #: _____

STORMWATER INFORMATION

Existing Impervious Surface: 0 acres/lf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 26,149 acres/lf	Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached 1	Attached: 13
Total # of Single Family Lots: 0	Total # of All Lots: 14
Overall Units/Acre Density Per Zoning District: 13.37	
Total # of Open Space and/or Common Area Lots: 1 lot of 4,766sf	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Josh Crumpler** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development etc.

Signature: _____ Date: **4/23/19**

Signature: _____ Date: _____

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PRELIMINARY SUBDIVISION PLANS FOR GARNER ROAD TOWNHOMES 2908 GARNER ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-S-9-19
CITY OF RALEIGH FILE: S-9-19
CITY OF RALEIGH TRANSACTION #: 586702

PREPARED FOR:
TELEGRAPH ROAD PROPERTIES, LLC
7709 SANDY BOTTOM WAY
RALEIGH, NORTH CAROLINA 27513

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

Project Contact: Joshua Crumpler, PE
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISION
(A-81-19-99/9/19)

DECISION: APPROVED AS REQUESTED.

WHEREAS TELEGRAPH ROAD PROPERTIES, LLC, PROPERTY OWNER, REQUESTS A 5' REAR YARD SETBACK VARIANCE FROM SECTION 3.2.3.C OF THE UNIFIED DEVELOPMENT ORDINANCE AND A 3' VARIANCE FROM THE REAR SETBACK ENCROACHMENTS ALLOWED UNDER SECTION 1.5.4.D.1.i IN ORDER TO CONSTRUCT A 13-UNIT TOWNHOUSE DEVELOPMENT THAT RESULTS IN A 15' REAR YARD SETBACK FOR FOUR OF THE PROPOSED TOWNHOMES AND A REAR YARD SETBACK RANGING FROM 9'-10' FOR FOUR OF THE ASSOCIATED PATIOS ALL ON A 1.13-ACRE PROPERTY ZONED RESIDENTIAL MIXED-USE-3 CONDITIONAL USE LOCATED AT 2908 GARNER ROAD.

REZONING NOTES:

ORDINANCE 909 ZC 773
EFFECTIVE 1/8/19
Z-18-18 - GARNER ROAD AND RUSH STREET, APPROXIMATELY 1.13 ACRES LOCATED AT THE SOUTHWEST INTERSECTION OF GARNER ROAD AND RUSH STREET AT 2908 GARNER ROAD, BEING WAKE COUNTY PIN 1702944574, ARE REZONED TO RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE (RX-3-CU).

CONDITIONS DATED: NOVEMBER 16, 2018

- THE FOLLOWING PRINCIPAL USES LISTED IN ALLOWED PRINCIPAL USE TABLE (UDO SECTION 6.1.4) SHALL BE PROHIBITED: BOARDINGHOUSE; DORMITORY, FRATERNITY, SORORITY; EMERGENCY SHELTER TYPE B. **(THE SITE IS IN COMPLIANCE AS THE USE WILL BE TOWNHOMES)**
- THE MAXIMUM NUMBER OF DWELLING UNITS ON THE PROPERTY SHALL NOT EXCEED 16 DWELLING UNITS. **(THE SITE IS IN COMPLIANCE AS THE TOTAL NUMBER OF UNITS WILL BE 13 TOWNHOMES)**
- VINYL SIDING SHALL BE PROHIBITED AS AN EXTERIOR BUILDING SIDING MATERIAL, BUT THIS SHALL NOT APPLY TO SOFFETS, EAVES, WINDOWS AND OTHER ARCHITECTURAL ACCENTS. **(THE SITE WILL BE IN COMPLIANCE AS THE BUILDING MATERIAL PROPOSED WILL NOT BE VINYL SIDING)**

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC, DATED 12/05/17.
- THE RECORDED PARCEL IS LOCATED IN BM 1996, PG 748 WITH A DEED LOCATED IN DB 15207, PG 999, AND A PIN OF 0786.07-59-4717.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078600J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE TO BE HANDLED USING ROLLOUT TRASHCANS. ROLLOUT TRASHCANS TO BE STORED ON REAR PATIOS. SOLID WASTE COLLECTION AREA MUST ADHERE TO SCREENING REQUIREMENTS OF UDO SEC. 7.2.5.C AND BE LOCATED TO THE SIDE OR REAR OF BUILDINGS AND MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY OR PUBLIC STREET RIGHT-OF-WAY.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING SURVEY
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING PLAN
C-6	LANDSCAPING PLAN
C-7	OUTDOOR AMENITY PLAN
C-8	TOWNHOME LOT AND EASEMENT PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR PERMITTING

DATE	04/24/19	09/13/19	09/26/19	09/30/19
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS
REV.	1	2	3	4

COVER SHEET

GARNER ROAD TOWNHOMES

2908 GARNER ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18005

DRAWN BY: JAC

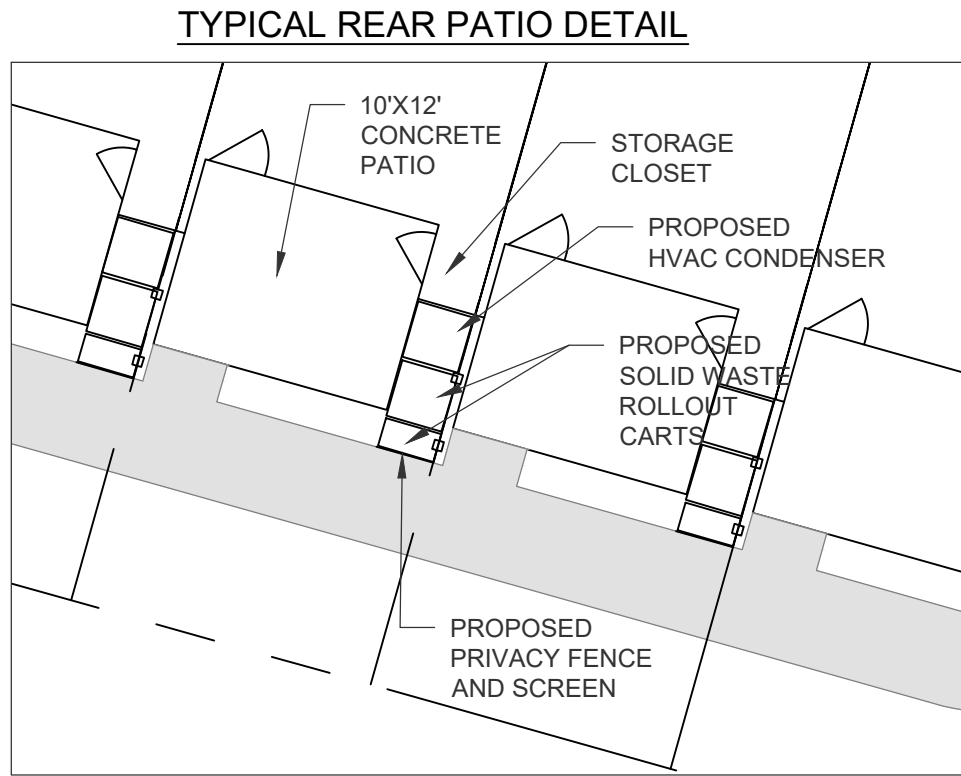
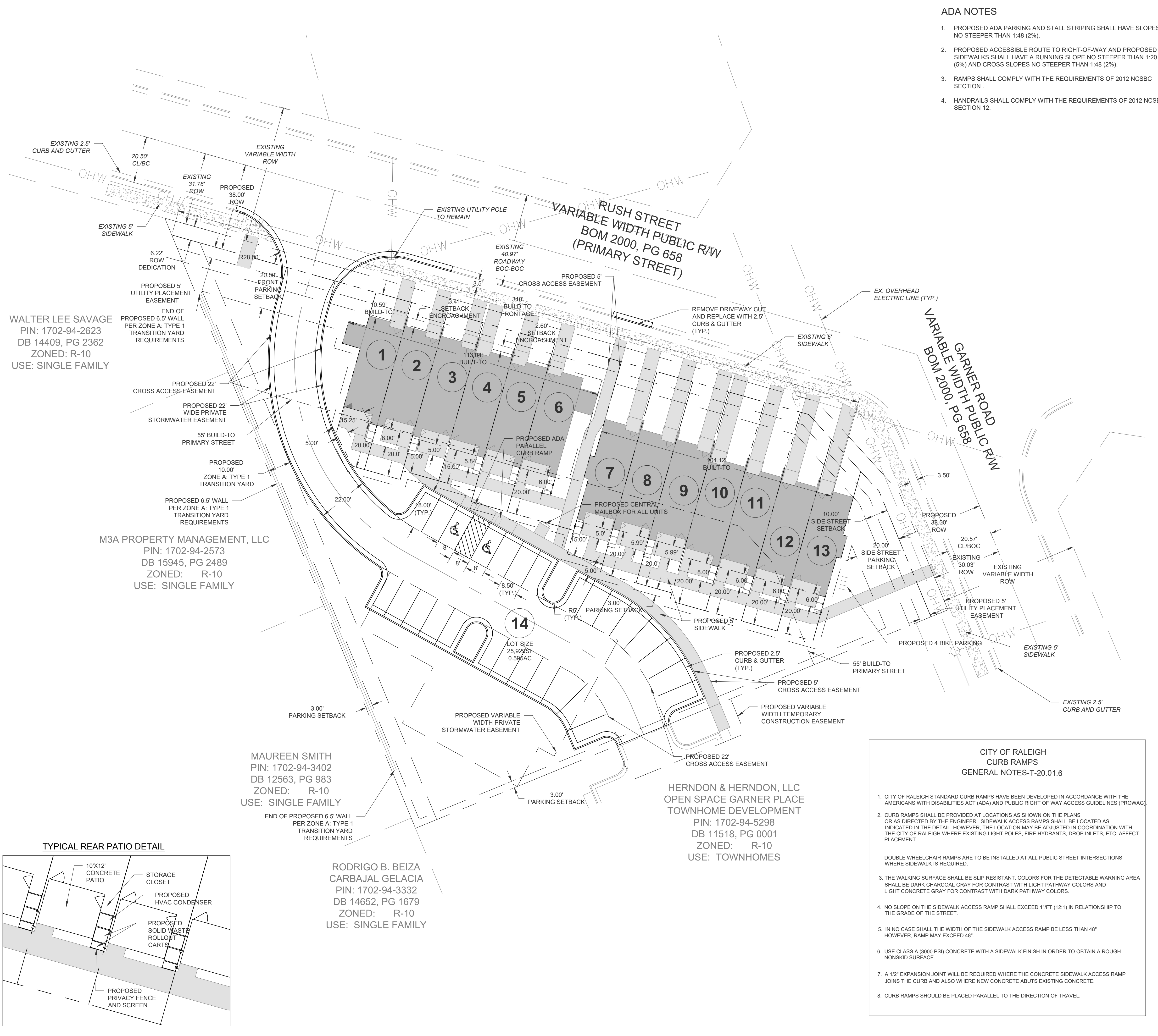
CHECKED BY: JAC

DATE: 02/01/19

SCALE: NO SCALE

C-1

1 of 12



ADA NOTES

- 1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- 2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION .
- 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 12.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED BUILD-TO
- PROPOSED CONCRETE SIDEWALK

SUMMARY INFORMATION

DEVELOPMENT NAME: GARNER ROAD TOWNHOMES
SITE ADDRESS: 2908 GARNER ROAD
RALEIGH, NORTH CAROLINA
PIN NUMBER: 1702-94-4574
TOTAL GROSS ACREAGE: 1.08 ACRES (47,082 SF)
TOTAL ROW DEDICATION: 0.06 ACRES (2,598 SF)
TOTAL NET ACREAGE: 1.02 ACRES (44,483 SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: RX-3-CU
EXISTING USE: VACANT
PROPOSED USE: TOWNHOMES
PROPOSED UNITS: 13 (2 BEDROOM) UNITS
PROPOSED LOTS: 14 LOTS
PROPOSED DENSITY: 13.37
REQUIRED BLOCK PERIMETER: 3,000'
PROVIDED BLOCK PERIMETER: 2,277'
REQUIRED BUILD-TO (PRIMARY): 10' MIN/55' MAX.
PROVIDED BUILD-TO (PRIMARY): 10.6'
REQUIRED BUILD-TO WIDTH (PRIMARY): 70.0%, 310' FRONTAGE
PROVIDED BUILD-TO WIDTH (PRIMARY): 70.0%, 217.16' BUILDING WIDTH
BUILDING SETBACKS (TOWNHOME):
FRONT: 10'
SIDE STREET: 10'
SIDE: 0' OR 6'
REAR: 20'
PARKING SETBACKS :
FRONT: 20'
SIDE STREET: 10'
SIDE: 0' OR 3'
REAR: 3'
REQUIRED OUTDOOR AMENITY AREA: 10.0%, 4,448 SF
PROVIDED OUTDOOR AMENITY AREA: 10.0%, 4,568 SF*
*SEE SHEET C-7 FOR OUTDOOR AMENITY PLAN
PARKING CALCULATIONS:
1 SPACE PER BEDROOM + 1 PER UNITS FOR VISITORS
EXISTING PARKING:
N/A
PROPOSED PARKING:
13 UNITS X 2 BEDROOMS = 26 SPACES
-1 SPACE PER 10 UNITS FOR VISITORS
-TOTAL PARKING SPACES PROVIDED = 27 SPACES
(2 ADA ACCESSIBLE, 2 VAN ACCESSIBLE)
BIKE PARKING REQUIRED: 4 SHORT TERM
BIKE PARKING PROVIDED: 4 SHORT TERM
OWNER/DEVELOPER:
TELEGRAPH ROAD PROPERTIES, LLC
7709 SANDY BOTTOM WAY
RALEIGH, NORTH CAROLINA 27613
ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NORTH CAROLINA 27612
(919) 413-1704

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Ph. 919-413-1704
F-1535

ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.
04/24/19	CITY OF RALEIGH COMMENTS	1
09/13/19	CITY OF RALEIGH COMMENTS	2
09/26/19	CITY OF RALEIGH COMMENTS	3
09/30/19	CITY OF RALEIGH COMMENTS	4

SITE PLAN

GARNER ROAD TOWNHOMES

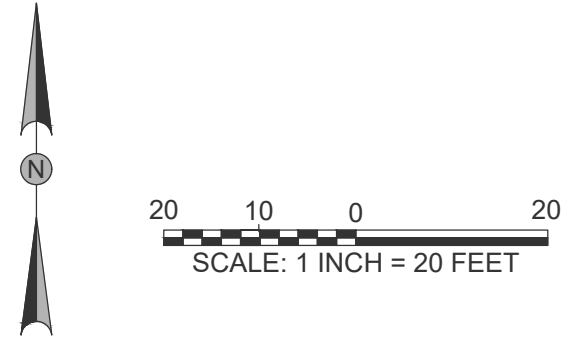
2908 GARNER ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18005
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 02/01/19
SCALE: 1" = 20'

C-3

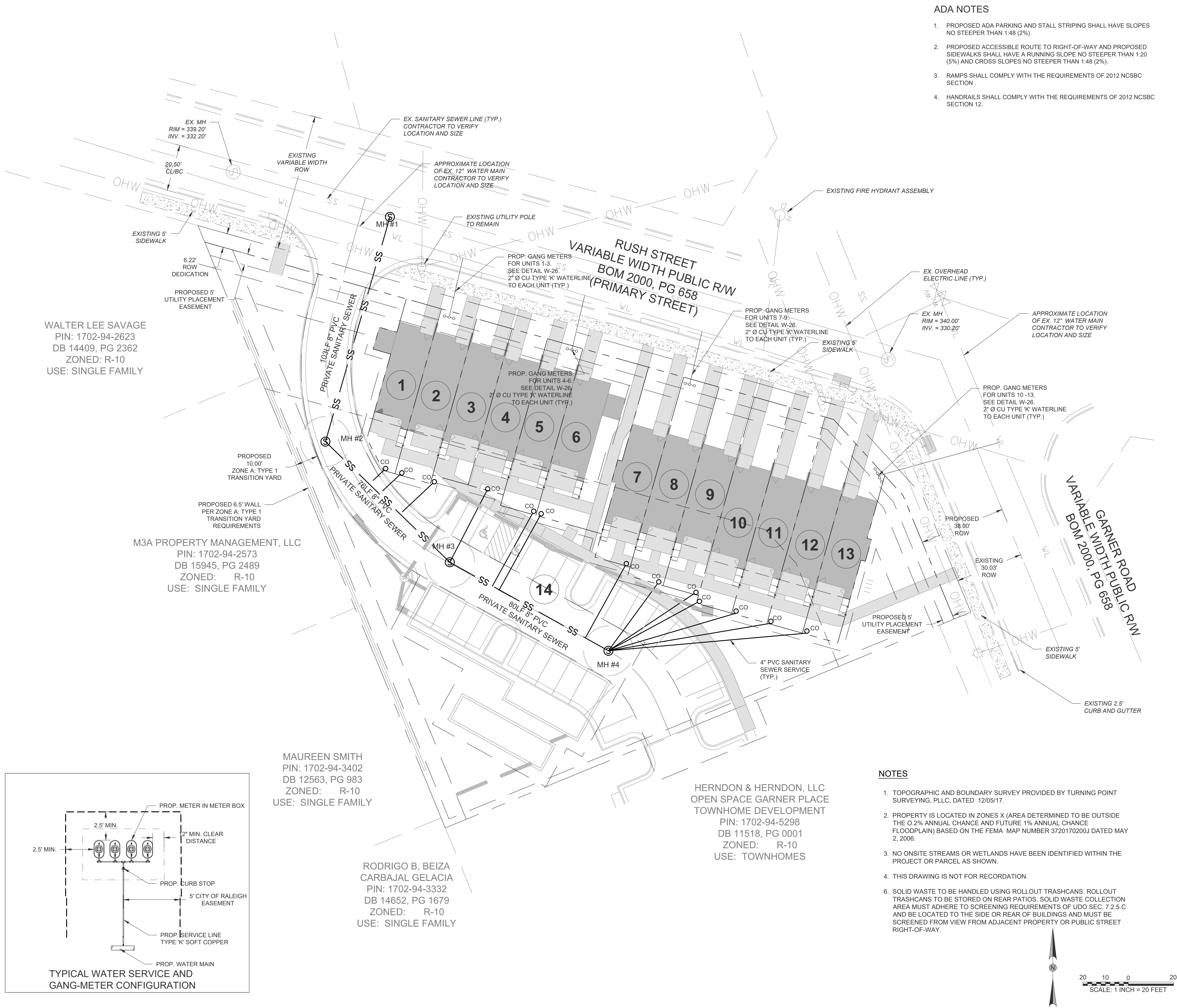
CITY OF RALEIGH
CURB RAMPS
GENERAL NOTES-T-20.01.6

- 1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
- 2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL. HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
- 3. THE WALKING SURFACE SHALL BE SLIP RESISTANT. COLORS FOR THE DETECTABLE WARNING AREA SHALL BE DARK CHARCOAL GRAY FOR CONTRAST WITH LIGHT PATHWAY COLORS AND LIGHT CONCRETE GRAY FOR CONTRAST WITH DARK PATHWAY COLORS.
- 4. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"1FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
- 5. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" HOWEVER, RAMP MAY EXCEED 48".
- 6. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
- 7. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
- 8. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.



PLOTTED: 30 Sep 2019, 10:53am, jrumpler

CAD FILE: E:\GIS\Projects\2018\18005-Garner Road Townhomes\Bases\ LAYOUT: Utility Plan



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UTILITY PLAN

GARNER ROAD TOWNHOMES

2908 GARNER ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18005

DRAWN BY: JAC

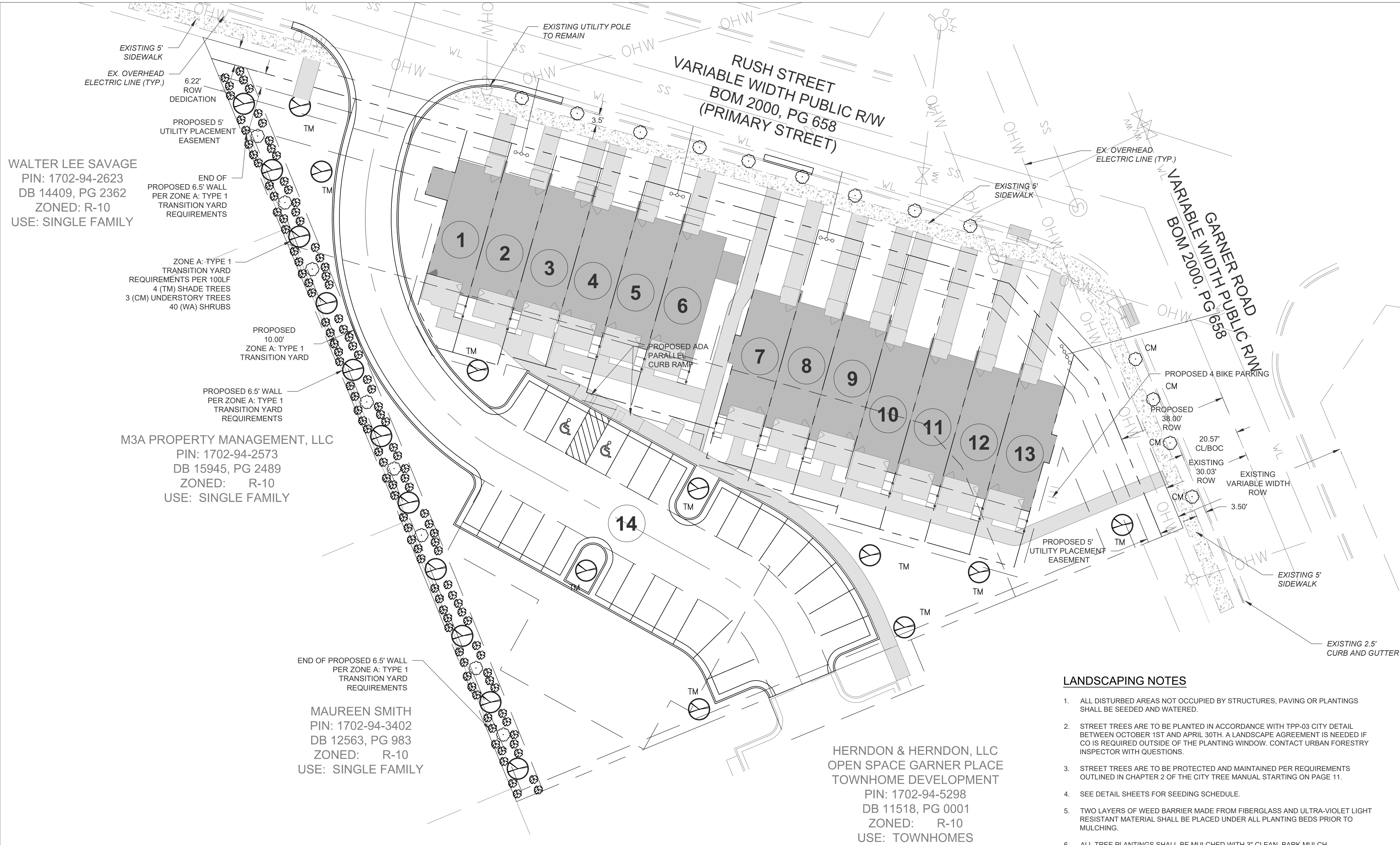
CHECKED BY: JAC

DATE: 02/01/19

SCALE: 1" = 20'

C-4

4 of 12



KEY	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	CALIPER
SHADE TREES							
TM	21	ACER BUERGERIANUM	TRIDENT MAPLE	8'		B&B	3"
UNDERSTORY TREES							
CM	20	LAGERSTROEMIA SPP., L. HYBRIDS	SINGLE STEM CREPE MYRTLE "COMANCHE"	6'		B&B	2"
SHRUBS							
WA	110	RHODODENDRON PERICLYMENOIDES	WILD AZALEA	18"		5 GAL.	

TREE CONSERVATION AND LANDSCAPING NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.

LANDSCAPING REQUIREMENTS

- GARNER ROAD REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=82LF/20LF=4 TREES PROVIDED: 4 TREES DUE TO OVERHEAD POWER LINE AND INTERSECTION
- RUSH STREET REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=294LF/40LF=15 TREES PROVIDED: 8 DUE TO OVERHEAD POWER LINE, STORM SEWER, AND ENTRANCE
- PARKING LOT LANDSCAPING REQUIREMENT: 1 SHADE TREE PER ISLAND AND 1 PER 2,000 SF OF PARKING AREA PROVIDED: 6 SHADE TREES FOR 6 ISLANDS 11,001SF OF PARKING/2,000SF=5 SHADE TREES
- PARKING LOT LANDSCAPING REQUIREMENT: 4 SHADE TREES, 3 UNDERSTORY TREES, AND 40 SHRUBS PER 100LF PROVIDED: 271.55LF/100LF=2.7 11 SHADE TREES 8 UNDERSTORY TREES 110 SHRUBS
- 1. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 2. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYP-03 CITY DETAIL BETWEEN OCTOBER 1ST AND APRIL 30TH. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- 3. STREET TREES ARE TO BE PROTECTED AND MAINTAINED PER REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY TREE MANUAL STARTING ON PAGE 11.
- 4. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- 5. TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED UNDER ALL PLANTING BEDS PRIOR TO MULCHING.
- 6. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3" CLEAN, BARK MULCH.
- 7. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- 8. MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- 9. ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL. CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- 10. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- 11. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- 12. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- 13. TREES DESIGNATED B&B SHALL BE PROPERLY DUG WITH FIRM, NATURAL BALLS OF SOIL WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI 260.1 FOR TYPE AND SIZE OF TREE, RETAINING AS MANY FIBROUS ROOTS AS POSSIBLE. BALLS SHALL BE FIRMLY WRAPPED WITH BIODEGRADABLE BURLAP AND SECURED WITH NAILS AS RECOMMENDED BY ANSI 260.1.
- 14. REMOVE BURLAP FROM TOP HALF OF ROOT BALL BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- 15. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN. PLANTING HOLES SHALL BE NO DEEPER THAN THE ROOT FLARE OF THE TREE OR PLANT WHICH SHALL BE INSTALLED AT GRADE. A MAXIMUM OF 2 INCHES ABOVE GRADE, AND NEVER BELOW GRADE.
- 16. LANDSCAPING SHOWN MEETS CITY OF RALEIGH REQUIREMENTS.
- 17. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- 18. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.
- 19. UTILITY SERVICE AREAS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY THAT EXCEED 42 INCHES IN HEIGHT AND 42 INCHES IN ANY OTHER DIMENSION MUST BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AS REQUIRED BY UDO SEC. 7.2.5.E.
- 20. MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF UDO SEC. 7.2.5.D.1 THROUGH 7.2.5.D.4.

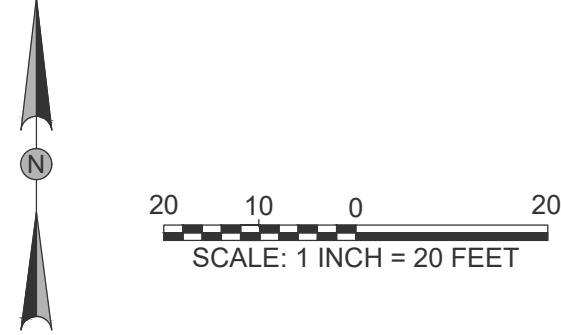
LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS SS	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED SETBACK LINE
---	PROPOSED BUILD-TO
---	PROPOSED CONCRETE SIDEWALK

PLANTING REQUIREMENTS

- 1.1 GENERAL PRODUCT REQUIREMENTS
 - A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS:
 - 3/4" EXPANDED SLATE 80%
 - SANDY CLAY LOAM 20%
 - 3. PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS.
 - B. COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT, IN ADDITION TO THE NATURAL SETTLING PROCESS.
- 1.2 STRUCTURAL SOIL COMPONENTS:
 - A. SIZE 3/4" ROTARY KILN EXPANDED SLATE
 - ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE.
 - UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.)
 - SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127)
 - GRADATION: 3/4" - #4 SIZE
 - SIEVE SIZE % PASSING
 - 1" 0
 - 3/4" 90-0
 - 3/8" -50
 - #4 0
 - 5. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C-131 MODIFIED METHOD FM 1-T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.
 - B. SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH "PLANTING SOIL".
 - TEXTURE:
 - 40 - 65% SAND
 - 15 - 25% SILT
 - 20 - 35% CLAY
 - 2 - 5 % ORGANIC MATTER
- 3.0 PREPARATION:
 - A. GENERAL:
 - STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL
 - ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698)
 - B. PREPARING SUBGRADE:
 - THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE:
 - REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS.
 - DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL.
 - LOOSEN HARD SPOTS, UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY.
 - C. PERFORATED UNDERDRAIN SYSTEM (IF USED):
 - INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.
 - 3.3 INSTALLATION OF STRUCTURAL SOIL MIX:
 - A. GENERAL:
 - INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY COMPACTED UNDER AND AROUND EACH PIPE.
 - CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES.
 - B. PLACING AND COMPACTING STRUCTURAL SOIL:
 - PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A MINIMUM OF TWO PASSES, OF NOT LESS THAN SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS REACHED.
 - FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.

NOTES

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- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170200J DATED MAY 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.



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Raleigh, North Carolina 27612
Ph. 919-313-1704
F-1535

ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.
04/24/19	CITY OF RALEIGH COMMENTS	1
09/13/19	CITY OF RALEIGH COMMENTS	2
09/26/19	CITY OF RALEIGH COMMENTS	3
09/30/19	CITY OF RALEIGH COMMENTS	4

LANDSCAPING PLAN

GARNER ROAD TOWNHOMES

2908 GARNER ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18005

DRAWN BY: JAC

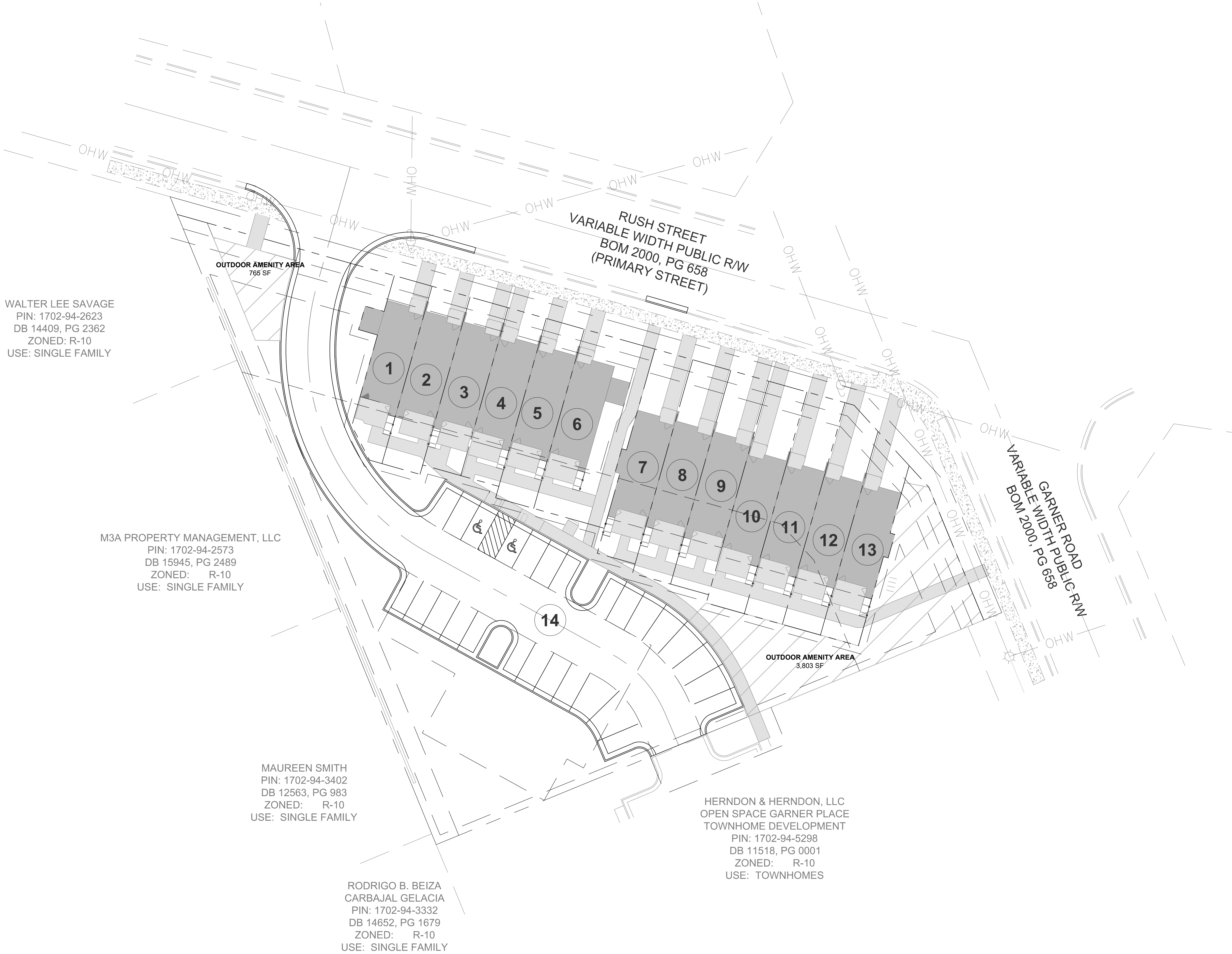
CHECKED BY: JAC

DATE: 02/01/19

SCALE: 1" = 20'

C-6

6 of 12



WALTER LEE SAVAGE
PIN: 1702-94-2623
DB 14409, PG 2362
ZONED: R-10
USE: SINGLE FAMILY

M3A PROPERTY MANAGEMENT, LLC
PIN: 1702-94-2573
DB 15945, PG 2489
ZONED: R-10
USE: SINGLE FAMILY

MAUREEN SMITH
PIN: 1702-94-3402
DB 12563, PG 983
ZONED: R-10
USE: SINGLE FAMILY

RODRIGO B. BEIZA
CARBAJAL GELACIA
PIN: 1702-94-3332
DB 14652, PG 1679
ZONED: R-10
USE: SINGLE FAMILY

HERNDON & HERNDON, LLC
OPEN SPACE GARNER PLACE
TOWNHOME DEVELOPMENT
PIN: 1702-94-5298
DB 11518, PG 0001
ZONED: R-10
USE: TOWNHOMES

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
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---	PROPOSED SETBACK LINE
---	PROPOSED BUILD-TO
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED OUTDOOR AMENITY AREA

- NOTES**
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OUTDOOR AMENITY NOTES

TOTAL ACREAGE: 1.02 ACRES (44,483 SF)

REQUIRED OUTDOOR AMENITY AREA: 10.0%, 4,448 SF

PROVIDED OUTDOOR AMENITY AREA: 10.0%, 4,568 SF

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OUTDOOR AMENITY PLAN

GARNER ROAD TOWNHOMES

2908 GARNER ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 18005

DRAWN BY: JAC

CHECKED BY: JAC

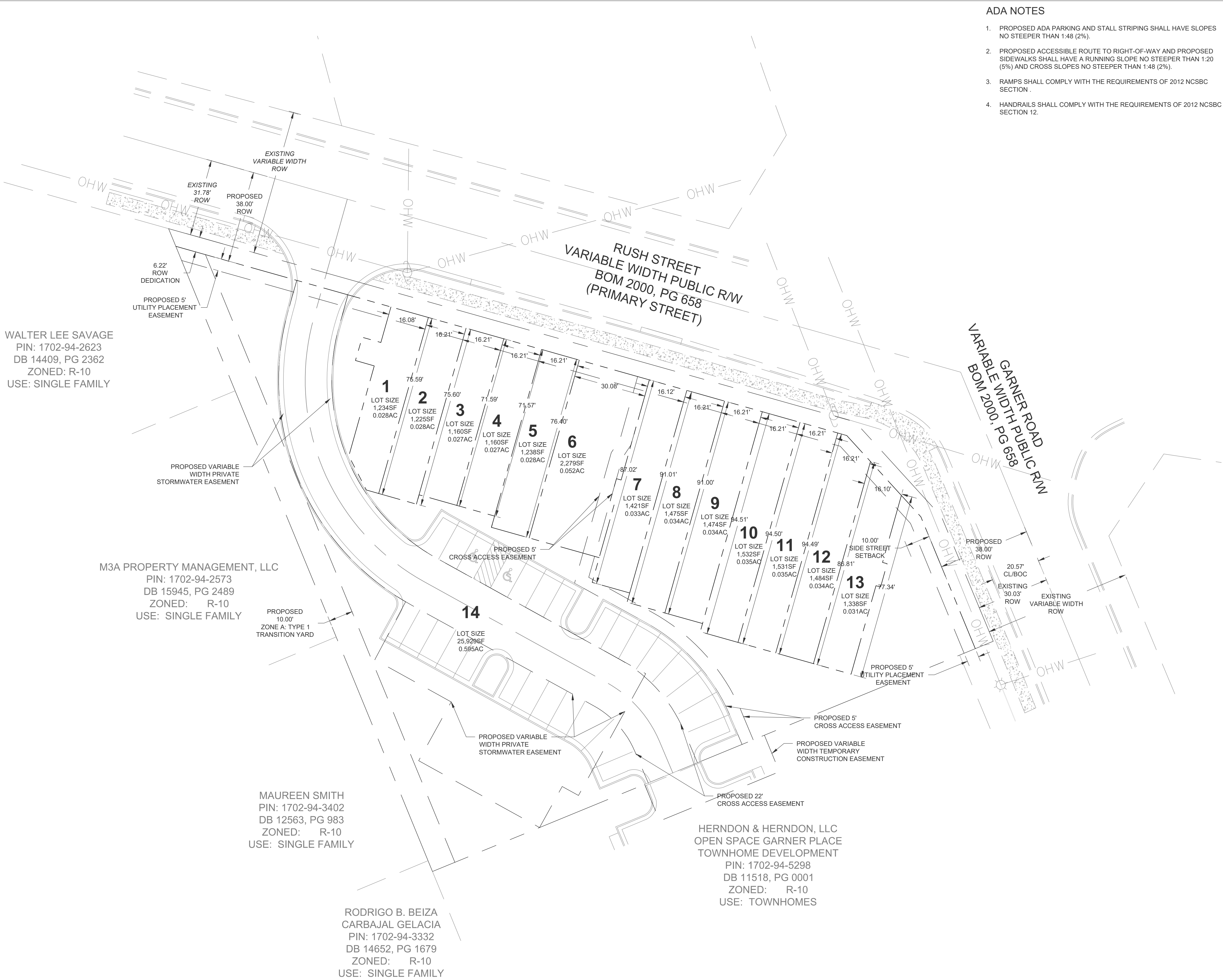
DATE: 02/01/19

SCALE: 1" = 20'

C-7

7 of 12

CAD FILE: E:\CSP\Projects\2018\18005-Garner Road Townhomes\Bases\ LAYOUT: Lot Plan PLOTTED: 30 Sep 2019, 10:54am, jrumpler



ADA NOTES

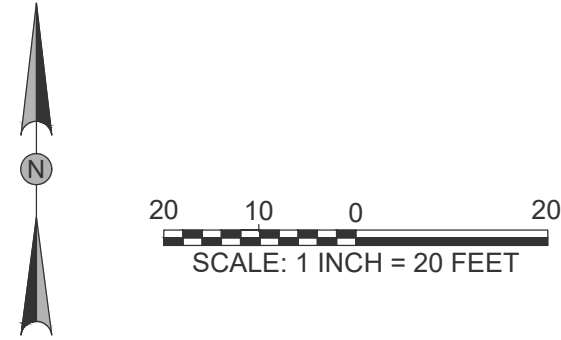
- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 12.

LEGEND

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4	CITY OF RALEIGH COMMENTS	09/30/19

TOWNHOME LOT AND EASEMENT PLAN

GARNER ROAD TOWNHOMES

2908 GARNER ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	18005
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	02/01/19
SCALE:	1" = 20'

C-8