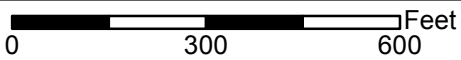
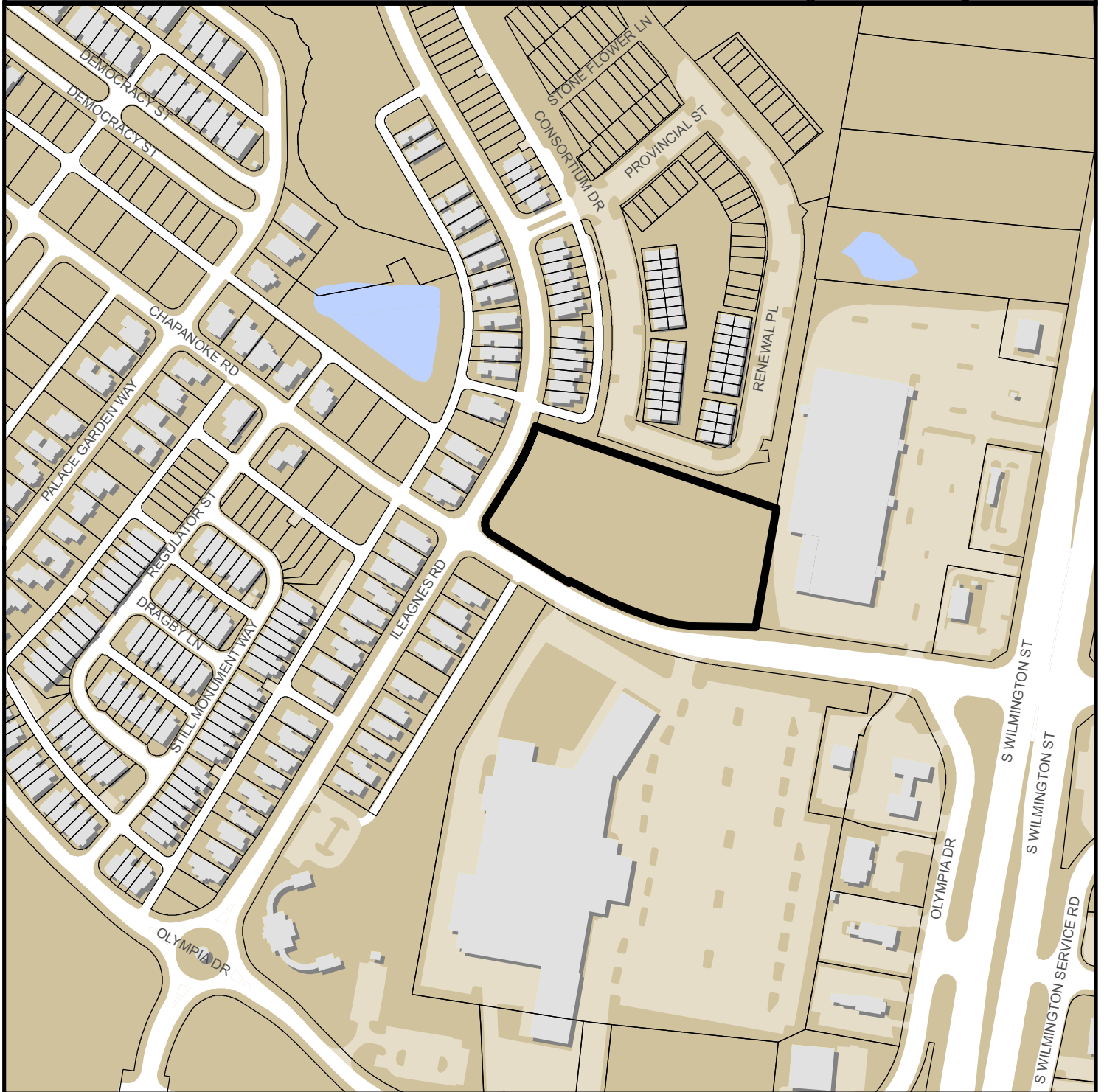


HUBRICH SUBDIVISION S-17-2017



Zoning: **CX-3-PL**
CAC: **Southwest**
Drainage Basin: **Walnut Creek**
Acreage: **3.69**
Number of Lots: **9**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Hubrich Contracting, Inc**
Phone: **(919) 471-2895**





Administrative Approval Action

S-17-17 / Hubrich Subdivision
Transaction# 508988, AA# 3659

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Subdivision of a 3.352 acre site zoned CX-3-PL into a total of ten (10) lots. Of the ten (10) lots, eight (8) lots are for Townhomes, one (1) lot is to be Open Space/Common Area associated with the townhomes, and one (1) lot is for General Building Use.

LOCATION: This site is located on the north side of Chapanoke Road between S Wilmington Street and Ileagnes Road. Per Ordinance No. (2017) 712/Resolution (2017) 474, this property, effective June 6, 2017, has been annexed, and is now located inside the City limits.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:**

Design adjustment for block perimeter has been approved by staff providing relief from additional improvements being constructed for this subdivision.

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 July 24, 2017 /submitted by Horvath Associates.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Prior to issuance of a land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, pay a surety equal to of the cost of clearing, grubbing and reseeding a site;
2. That a Tree Protection Fence will need to be in place, protecting the tree conservation areas and the existing street trees to remain;

Prior to the issuance of any site permits or approval of concurrent review process, whichever is applicable;

3. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. A nitrogen offset payment must be made to a qualifying mitigation bank;
5. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;



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S-17-17 / Hubrich Subdivision
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Prior to Planning Department authorization to record lots:

6. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
7. That 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 where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
8. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
9. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association.";
10. That the final subdivision map for recording include the following statement for all Permanently Preserved Undisturbed Open Space: "Areas identified as Permanently Preserved Undisturbed Open Space shall be maintained in perpetuity in their natural condition. No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or watering or any other agricultural use on such protected areas. This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it.";
11. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the City;
12. That as shown on the preliminary plan a cross access and shared driveway easement among the proposed lots be approved by the Development Services Department for recording in the Wake County Registry, that the cross access easement be shown on the final subdivision map for recording, and that a copy of the recorded easement deed be returned to the City within 1 day of lot recording;
13. That infrastructure construction plans for public improvements must be approved through the concurrent review process. This includes obtaining stub permits, a tree impact permit and a street lighting plan, if applicable;



Administrative Approval Action

S-17-17 / Hubrich Subdivision
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14. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance;
15. That a fee-in-lieu for the street trees along the new right-of-way (on the east side of the property) be paid;
16. That a fee-in-lieu for the required pavement, sidewalk, curb and gutter for the proposed 4-lane divided avenue, along the east side of the property be paid;
17. That in accordance with Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Ilegnes Road and Chapanoke Road, must be paid to the Development Services Department;
18. That a fee-in-lieu of construction for a 12" DIP waterline for the new dedicated right-of-way will be required;
19. That all proposed street right-of-way and general utility easements as shown on the preliminary plan be shown on the final subdivision map as dedications to the City of Raleigh;

Prior to issuance of building permits:

20. That prior to issuance of building permits for a site plan on proposed lot 10 a preliminary site plan shall be submitted for administrative site review and shall be approved;
21. That prior to issuance of building permits for a site plan on proposed lots 2 through 9, including a site plan for attached houses or townhouse buildings, a preliminary site plan shall be submitted for administrative site review and shall be approved;

Prior to issuance of building occupancy permit:

22. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification of any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
23. That a final inspection of required street trees by Urban Forestry staff is required;



**Administrative
Approval Action**
S-17-17 / Hubrich Subdivision
Transaction# 508988, AA# 3659

City of Raleigh
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SUNSET 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:
The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this subdivision plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 8-29-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 8-29-2022
Record entire subdivision.

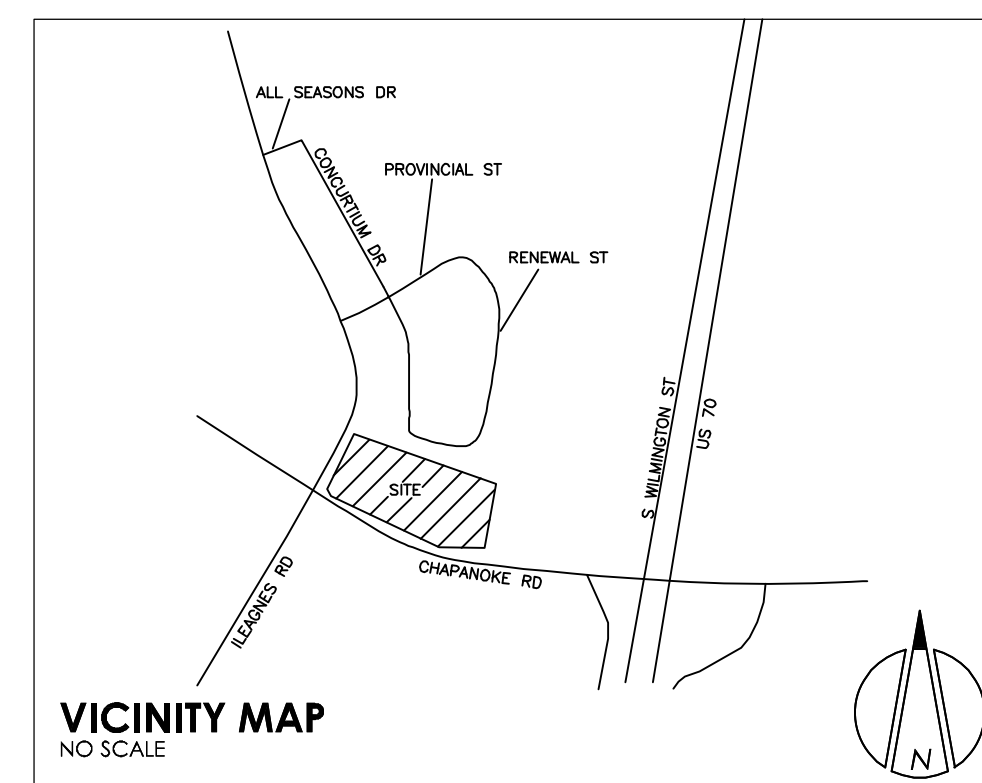
I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Bowers Date: 8/29/2017
(KB)

Staff Coordinator: Martha Y Lobo

PRELIMINARY SUBDIVISION PLAN HUBRICH SUBDIVISION

420 CHAPANOKE RD. WAKE COUNTY RALEIGH, NC



DEVELOPER
HUBRICH CONTRACTING, INC.
4321 MEDICAL PARK DR., SUITE 100
DURHAM, N.C. 27704
P: (919) 471-2895
F: (919) 471-6140

OWNER
CHAPANOKE PROPERTIES, LLC
4321 MEDICAL PARK DR., SUITE 100
DURHAM, N.C. 27704
P: (919) 471-2895
F: (919) 471-6140

SURVEYOR
TRIANGLE SURVEYORS
3715 UNIVERSITY DRIVE
DURHAM, N.C. 27707
P: (919) 490-2929
F: (919) 490-6165

ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
e-mail: tim.sivers@horvathassociates.com

INDEX OF DRAWINGS:

- C000 COVER SHEET
- C001 EXISTING CONDITIONS
- C100 LOT PLAN
- C101 SITE PLAN
- C102 SIGHT TRIANGLE EXHIBIT
- C200 LANDSCAPE PLAN
- C210 TREE CONSERVATION PLAN
- C400 UTILITY PLAN, GRADING & DRAINAGE PLAN
- C450 WET POND DETAILS
- C451 WET POND DETAILS
- C800 SITE DETAILS

DEVELOPMENT SUMMARY		
SITE SUMMARY	ACRES	SQUARE FEET
GROSS AREA:	3.352	145,994.00
CHAPANOKE/ILLEAGNUS R/W DEDICATION:	0.026	1,134.00
PROPOSED AVENUE R/W DEDICATION:	0.143	6,245.75
PROPOSED SLOPE EASEMENT:	0.131	5,722.19
NET AREA (GROSS AREA - R/W DEDICATIONS):	3.182	138,614.25
EXISTING ZONING:	CX-3-PL	
EXISTING USE:	VACANT / FOREST	
PROPOSED USE:	TOWNHOME / SELF-STORAGE	
WATERSHED:	OUTSIDE SWIFT CREEK PROTECTION	
WETLANDS:	NONE	
FLOODPLAIN:	NONE	
JURISDICTION:	CITY	
TREE CONSERVATION SUMMARY	SQUARE FEET	PERCENTAGE
SECONDARY TREE CONSERVATION:	13,876.96	10.00%
TOTAL SECONDARY TREE CONSERVATION:	13,880.00	10.00%
OUTDOOR AMENITY AREA SUMMARY:	SQUARE FEET	PERCENTAGE
REQUIRED OUTDOOR AMENITY AREA:	13,876.96	10.00%
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IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
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TOTAL PROPOSED IMPERVIOUS AREA:		0%
STREETS / PARKING LOTS:		0%
SIDEWALK / BUILDING:		0%



HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

www.horvathassociates.com

HUBRICH SUBDIVISION
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

NOTE:
THE SITE IS LOCATED NEAR AN AT&T HIGH PROFILE FACILITY. BEFORE DIGGING, WAIT FOR LOCATES TO BE PERFORMED. HAND DIGGING IS MANDATORY WITHIN THE STATUTORY TOLERANCE ZONE.

COVER SHEET

<p align="center">Preliminary Subdivision Plan Application</p> <p align="center">Development Services Customer Service Center 1 Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495 eFax 919-996-1831 Litchford Satellite Office 8320 - 130 Litchford Road Raleigh, NC 27601 919-996-4200</p> <p align="center">When submitting plans, please check the appropriate review type and include the Plan Checklist document.</p> <table border="1" style="width: 100%;"> <tr> <td>Office Use Only: Transaction #</td> <td>Project Coordinator</td> <td>Team Leader</td> </tr> </table> <p align="center">PRELIMINARY APPROVALS</p> <p><input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision</p> <p align="center">*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</p> <p>If your project has been through the Due Diligence process, provide the transaction #: 508988</p> <p align="center">GENERAL INFORMATION</p> <p>Development Name Hubrich Subdivision</p> <p>Proposed Use Self-Storage, Townhomes</p> <p>Property Address(es) 420 Chapanoke Road, Raleigh, NC 27603</p> <p>Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:</p> <table border="1" style="width: 100%;"> <tr> <td>PIN Recorded Deed 1702238182</td> <td>PIN Recorded Deed</td> <td>PIN Recorded Deed</td> <td>PIN Recorded Deed</td> </tr> </table> <p>What is your project type?</p> <p><input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district</p> <p><input checked="" type="checkbox"/> Other (describe): Storage and townhomes</p> <p align="center">OWNER/DEVELOPER INFORMATION</p> <p>Company Name Chapanoke Properties, LLC Owner/Developer Name Steve Hubrich</p> <p>Address 4321 Medical Park Dr., Suite 100 Durham, NC 27704</p> <p>Phone 919.471.2895 Email steve@hubrichcontracting.com Fax 919.471.6140</p> <p align="center">CONSULTANT/CONTACT PERSON FOR PLANS</p> <p>Company Name Horvath Associates Contact Name Tim Sivers</p> <p>Address 16 Consultant Place, suite 201</p> <p>Phone 919.490.4990 Email tim.sivers@horvathassociates.com Fax</p>	Office Use Only: Transaction #	Project Coordinator	Team Leader	PIN Recorded Deed 1702238182	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	<p align="center">DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</p> <p align="center">ZONING INFORMATION</p> <p>Zoning District(s) CX-3-PL</p> <p>If more than one district, provide the acreage of each: n/a</p> <p>Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>CUD (Conditional Use District) Case # 2-n/a</p> <p>COA (Certificate of Appropriateness) Case # n/a</p> <p>BOA (Board of Adjustment) Case # A-n/a</p> <p align="center">STORMWATER INFORMATION</p> <table border="1" style="width: 100%;"> <tr> <td>Existing Impervious Surface 0.37 ac acres/sf</td> <td>Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Proposed Impervious Surface 1.49 ac acres/sf</td> <td>Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> <tr> <td></td> <td>Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> </tr> </table> <p>If in a Flood Hazard Area, provide the following:</p> <table border="1" style="width: 100%;"> <tr> <td>Alluvial Soils</td> <td>Flood Study</td> <td>FEMA Map Panel #</td> </tr> </table> <p align="center">NUMBER OF LOTS AND DENSITY</p> <table border="1" style="width: 100%;"> <tr> <td>Total # of Townhouse Lots: Detached 8</td> <td>Attached</td> </tr> <tr> <td>Total # of Single Family Lots n/a</td> <td>Total # of All Lots 10</td> </tr> </table> <p>Overall Unit(s)/Acre Densities Per Zoning Districts n/a</p> <p>Total # of Open Space and/or Common Area Lots 1 open/common areas</p> <p align="center">SIGNATURE BLOCK (Applicable to all developments)</p> <p>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.</p> <p>I hereby designate Tim Sivers 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.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <table border="1" style="width: 100%;"> <tr> <td>Signature </td> <td>Date 7-19-17</td> </tr> <tr> <td>Signature</td> <td>Date</td> </tr> </table>	Existing Impervious Surface 0.37 ac acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Proposed Impervious Surface 1.49 ac acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study	FEMA Map Panel #	Total # of Townhouse Lots: Detached 8	Attached	Total # of Single Family Lots n/a	Total # of All Lots 10	Signature	Date 7-19-17	Signature	Date
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APPROVAL STAMP

1	PER REVIEW CYCLE 1 COMMENTS MAY 25, 2017	HLB
2	PER REVIEW CYCLE 2 COMMENTS JUNE 28, 2017	HLB
3	PER REVIEW CYCLE 3 COMMENTS JULY 24, 2017	HLB

DRAWN BY: GH CHECKED BY: TJS

DATE: MARCH 31, 2017

SCALE: AS NOTED

PROJECT NO: 1670

SHEET NO: C000

FILE #S-17-17
TRANSACTION #508988



1	PER REVIEW CYCLE 1 COMMENTS MAY 25, 2017	HLB
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DRAWN BY: GH CHECKED BY: TJS

DATE: MARCH 31, 2017

SCALE: AS NOTED

PROJECT NO: 1670

SHEET NO: C000

DEVELOPMENT SUMMARY

SITE SUMMARY		ACRES	SQUARE FEET
GROSS AREA:		3.352	145,994.00
CHAPANOKE/ILLEAGNUS R/W DEDICATION:		0.026	1,134.00
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WETLANDS:		NONE	
FLOODPLAIN:		NONE	
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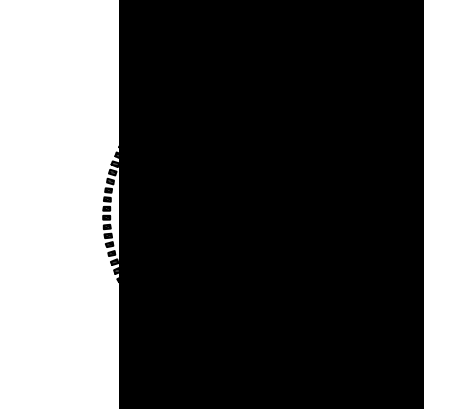
PIN: 1702-23-8182
PID: 0168731



16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990 F 919.490.8953
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676
www.horvathassociates.com

HUBRICH SUBDIVISION
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS



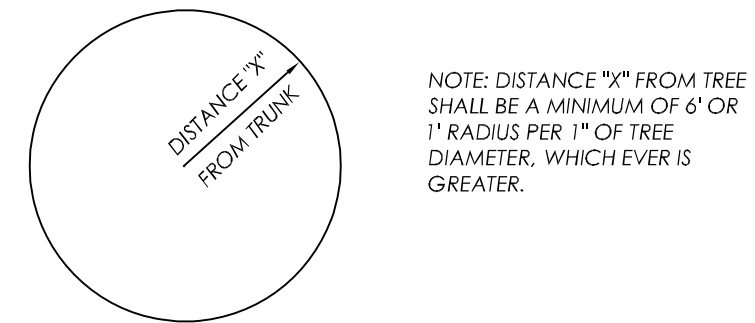
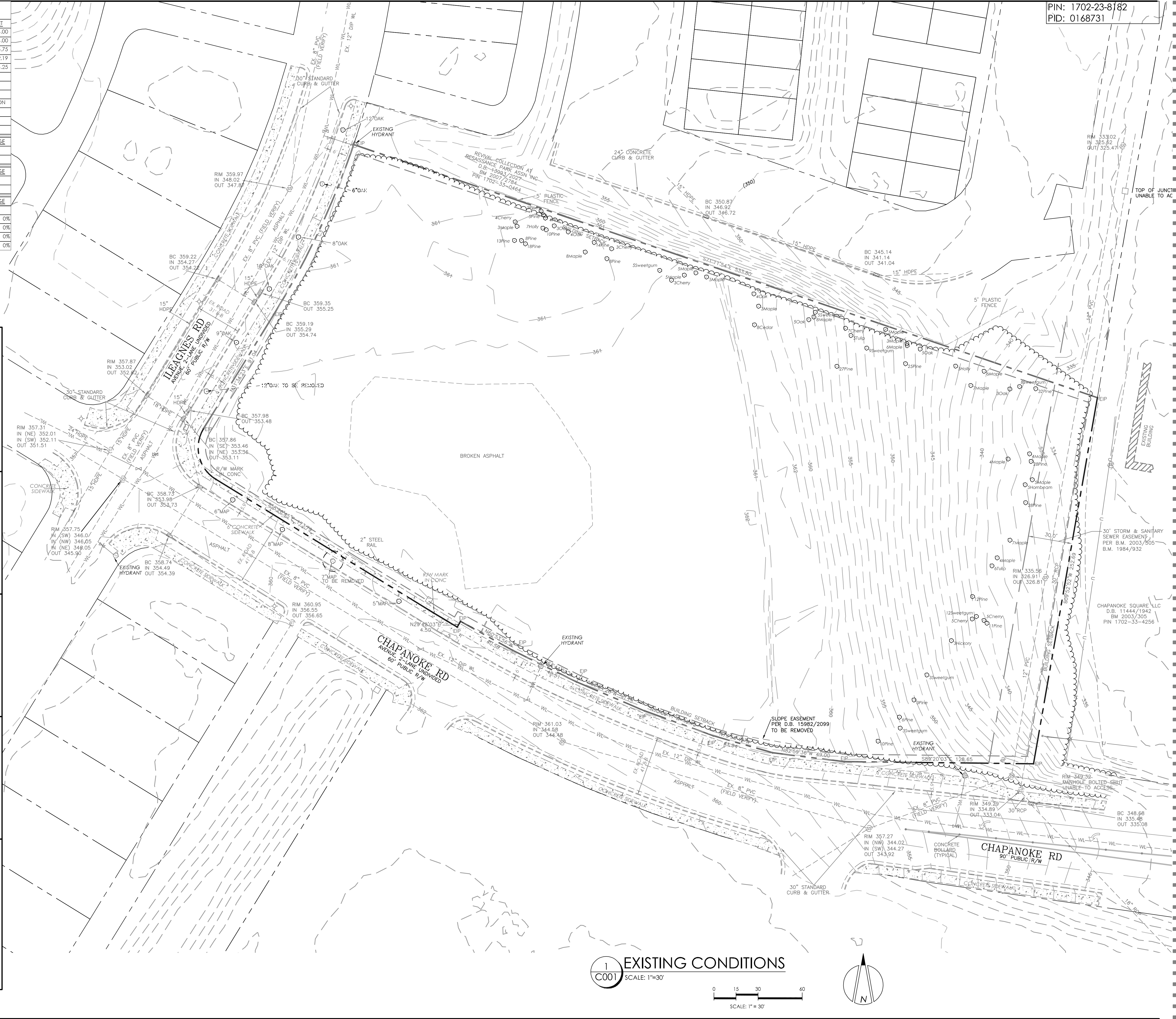
PRELIMINARY
NOT FOR CONSTRUCTION
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
WARD H. VEDVO

TREE SURVEY ONLY

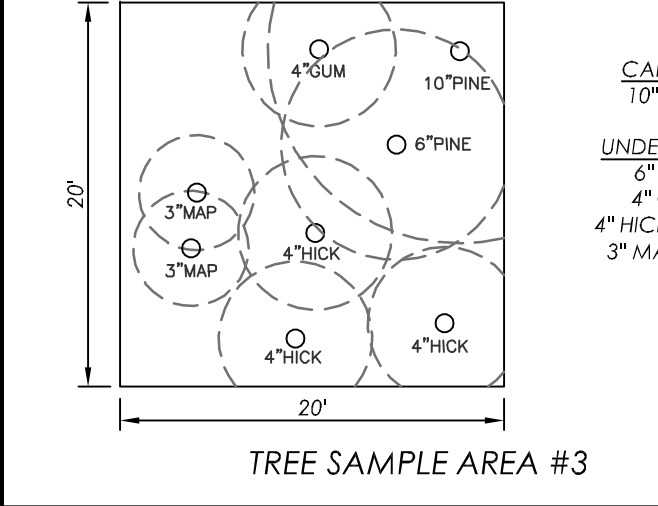
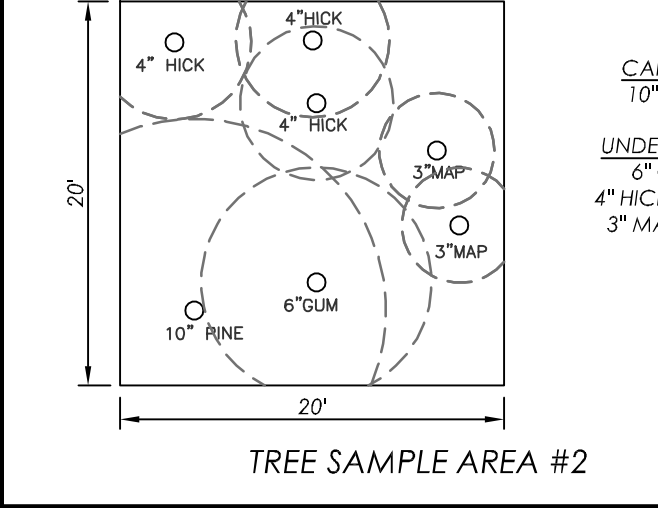
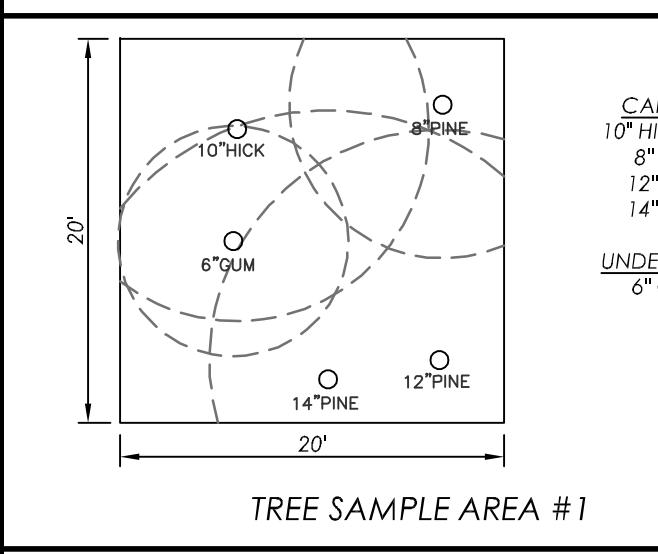
NO.	PER REVIEW CYCLE	COMMENTS	HLB
1	PER REVIEW CYCLE 1	COMMENTS MAY 25, 2017	HLB
2	PER REVIEW CYCLE 2	COMMENTS JUNE 28, 2017	HLB
3	PER REVIEW CYCLE 3	COMMENTS JULY 24, 2017	HLB

DRAWN BY: TJS
CHECKED BY: TJS
DATE: MARCH 31, 2017
SCALE: AS NOTED
PROJECT NO: 1670
SHEET NO.

C001
PRELIMINARY SUBDIVISION PLAN

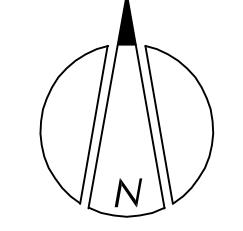
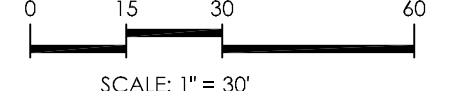


1 ROOT ZONE PROTECTION
SCALE: N.T.S.



- EXISTING CONDITIONS NOTES:**
- TOPOGRAPHIC SURVEY FROM TRIANGLE SURVEYORS DATED JANUARY 30, 2017.
 - GIS INFORMATION FROM WAKE COUNTY GIS.
 - 100 YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THIS PROPERTY
 - SEE PLAN FOR EXISTING TREE LOCATIONS. TREE SAMPLING NOT REQUIRED DUE TO LIMITED NUMBER OF EXISTING TREES.
 - THE SITE IS LOCATED NEAR AN AT&T HIGH PROFILE FACILITY. BEFORE DIGGING, WAIT FOR LOCATES TO BE PERFORMED. HAND DIGGING IS MANDATORY WITHIN THE STATUTORY TOLERANCE ZONE

1 EXISTING CONDITIONS
SCALE: 1"=30'



PIN: 1702-23-8182
PID: 0168731



HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
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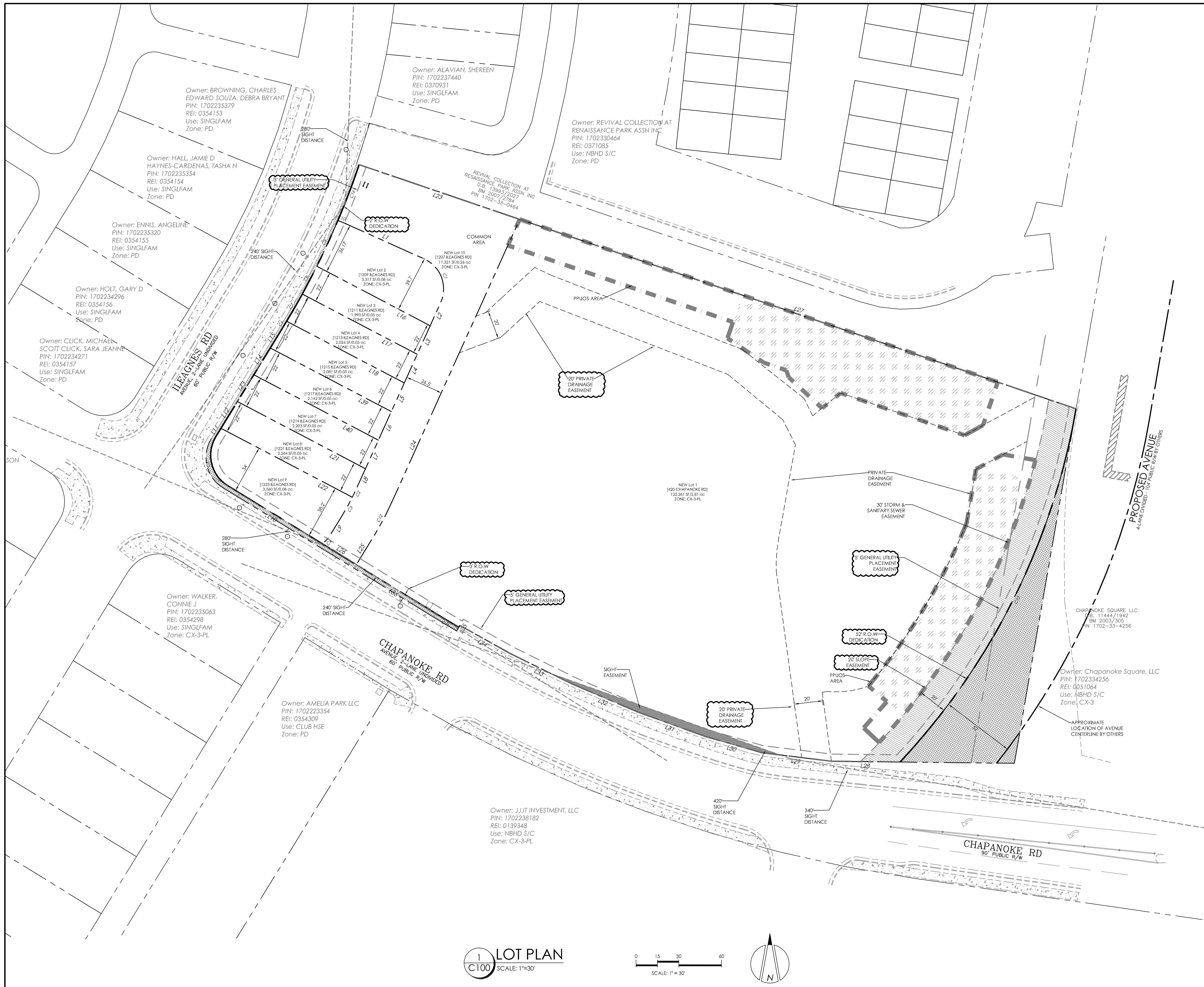
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HUBRICH SUBDIVISION
420 CHAPANOKE RD.
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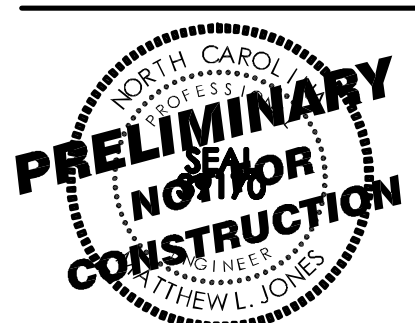
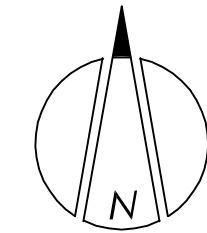
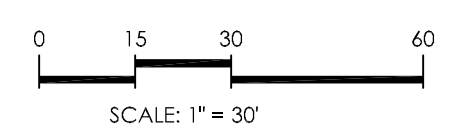
LOT PLAN

Line #	Length	Direction
L1	62.434	S65° 47' 49.49"E
L2	18.046	S24° 20' 19.90"W
L3	22.038	S24° 20' 19.90"W
L4	22.038	S24° 20' 19.90"W
L5	22.038	S24° 20' 19.90"W
L6	22.038	S24° 20' 19.90"W
L7	22.038	S24° 20' 19.90"W
L8	14.110	S24° 20' 19.90"W
L9	15.476	S31° 36' 59.47"W
L10	78.029	N58° 26' 45.10"W
L11	6.855	N31° 34' 22.69"E
L12	22.051	N31° 34' 22.69"E
L13	22.051	N31° 34' 22.69"E
L14	22.051	N31° 34' 22.69"E
L15	15.037	N31° 34' 22.69"E
L16	89.882	N62° 18' 38.76"W
L17	91.136	N62° 18' 38.76"W
L18	93.229	N62° 18' 38.76"W
L21	101.532	N62° 18' 38.76"W
L22	104.145	N62° 18' 38.76"W
L23	119.041	N71° 11' 53.61"W
L24	218.296	N24° 20' 19.90"E
L25	22.977	N31° 36' 59.47"E
L26	28.013	S58° 26' 45.10"E
L27	412.757	S71° 11' 53.61"E
L28	48.365	N89° 20' 03.43"W
L29	49.004	N82° 59' 36.15"W
L30	41.936	N73° 56' 42.42"W
L31	49.721	N70° 06' 16.62"W
L32	50.149	N66° 54' 28.23"W
L33	48.511	N63° 44' 59.27"W
L34	40.556	N60° 53' 55.96"W
L35	1.467	S29° 42' 02.93"W
L36	65.755	N58° 26' 45.10"W

Curve #	Length	Radius	Delta
C1	36.183	23.000	090.1359
C2	7.920	187.500	002.4203
C3	15.896	187.500	004.8573
C4	7.733	19.500	022.7215
C5	39.278	25.000	090.0188
C6	7.011	576.779	000.6965
C7	22.016	576.779	002.1870
C8	22.001	576.779	002.1856
C9	35.223	576.779	003.4990
C10	4.012	19.610	011.7231
C12	27.182	214.000	007.2777
C13	281.071	483.000	033.3420
C14	18.598	689.928	001.5445



LOT PLAN
SCALE: 1"=30'



NO.	PER REVIEW CYCLE	COMMENTS	DATE	BY
1	PER REVIEW CYCLE 1	COMMENTS	MAY 25, 2017	HLB
2	PER REVIEW CYCLE 2	COMMENTS	JUNE 28, 2017	HLB
3	PER REVIEW CYCLE 3	COMMENTS	JULY 24, 2017	HLB

DRAWN BY: RV
CHECKED BY: TJS
DATE: MARCH 31, 2017
SCALE: AS NOTED
PROJECT NO.: 1670
SHEET NO.:

C100
PRELIMINARY SUBDIVISION PLAN

DEVELOPMENT SUMMARY

SITE SUMMARY	ACRES	SQUARE FEET
GROSS AREA:	3.352	145,994.00
CHAPANOKE/LEAGNUS R/W DEDICATION:	0.026	1,134.00
PROPOSED AVENUE R/W DEDICATION:	0.143	6,245.75
PROPOSED SLOPE EASEMENT:	0.131	5,722.19
NET AREA (GROSS AREA - R/W DEDICATIONS):	3.182	138,614.25
EXISTING ZONING:	CX-3-PL	
EXISTING USE:	VACANT / FOREST	
PROPOSED USE:	TOWNHOME / SELF-STORAGE	
WATERSHED:	OUTSIDE SWIFT CREEK PROTECTION	
WETLANDS:	NONE	
FLOODPLAIN:	NONE	
JURISDICTION:	CITY	
TREE CONSERVATION SUMMARY	SQUARE FEET	PERCENTAGE
SECONDARY TREE CONSERVATION:	13,876.96	10.00%
TOTAL SECONDARY TREE CONSERVATION:	13,880.00	10.00%
OUTDOOR AMENITY AREA SUMMARY:	SQUARE FEET	PERCENTAGE
REQUIRED OUTDOOR AMENITY AREA:	13,876.96	10.00%
PROPOSED OUTDOOR AMENITY AREA:	13,880.00	10.00%
IMPERVIOUS SUMMARY	ACRES	PERCENTAGE
TOTAL AREA:	3.186	
EXISTING IMPERVIOUS AREA:		0%
TOTAL PROPOSED IMPERVIOUS AREA:		0%
STREETS / PARKING LOTS:		0%
SIDEWALK / BUILDING:		0%



HORVATH ASSOCIATES

16 CONSULTANT PLACE, SUITE 201
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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HUBRICH SUBDIVISION
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

SITE PLAN

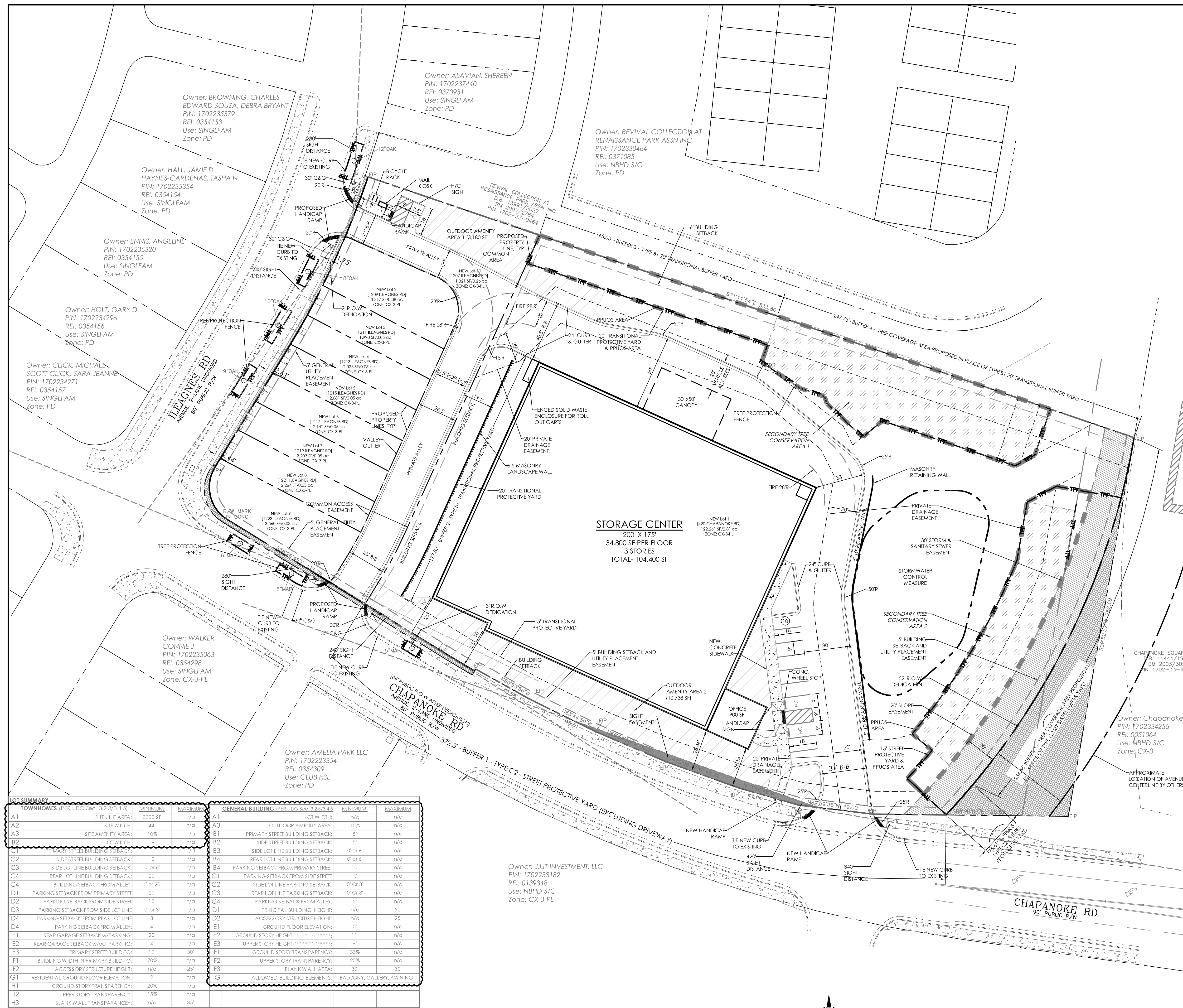
- GENERAL SITE NOTES**
- ALL ON SITE PERIMETER CURB & GUTTER SHALL BE 24" UNLESS OTHERWISE NOTED.
 - PAVEMENT DESIGN: 6" C&G + 8" CONCRETE (INTERIOR PARKING AREAS AND DRIVES) FINAL DESIGN SUBJECT TO SOIL ANALYSIS.
 - ALL PARKING LOT DIMENSIONS ARE TO BACK OF CURB AND FACE OF SIDEWALK, UNLESS OTHERWISE NOTED ON THE PLANS.
 - CURB & GUTTER TO SLOPE (NEGATIVE OR POSITIVE) SAME AS PAVEMENT EDGE. PONDING OF WATER IN THE GUTTER IS PROHIBITED.
 - ALL CURB & GUTTER RADIUS SHALL BE 3' (TO BC) UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS ARE 5' WIDE WITH EXPANSION JOINTS @ 40' OC UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN STRICT ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OF THE PROPERTY.
 - THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.
 - OUTDOOR AMENITY AREA(S) CANNOT BE PARKED OR DRIVEN UPON, EXCEPT FOR EMERGENCY ACCESS AND PERMITTED TEMPORARY EVENTS, AS PER UDO SEC. 1.5.3.C.5.
 - MECHANICAL EQUIPMENT AND UTILITY SERVICES WILL ADHERE TO THE SCREENING REQUIREMENTS PER UDO SEC 7.2.5.D AND SEC 7.2.5.E.
 - PEDESTRIAN ACCESS SHALL BE PROVIDED FOR THE STREET FACING ENTRANCES TO THE TOWNHOMES. PER UDO SEC 1.5.8.A AND 3.4.5.F.
 - SIDEWALK LOCATIONS ARE SCHEMATIC AND SUBJECT TO CHANGE AT SITE PLAN STAGE.
 - TO LOCATE A WALL INSIDE A DRAINAGE EASEMENT, WRITTEN APPROVAL MUST BE OBTAINED THROUGH THE CITY OF RALEIGH PUBLIC WORKS DIRECTOR.
 - PERMANENTLY PRESERVED UNDISTURBED OPEN SPACE = PPUOS

PARKING NOTES:

- TOWNHOME UNITS WITH A 1-CAR GARAGE WILL PROVIDE TWO PARKING SPACES WITHIN THE CORRESPONDING LOT.
- TOWNHOME UNITS WITH A 2-CAR GARAGE WILL PROVIDE 4 PARKING SPACES WITHIN THE CORRESPONDING LOT.

SIGHT DISTANCE NOTES:

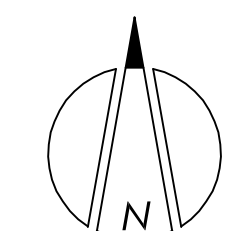
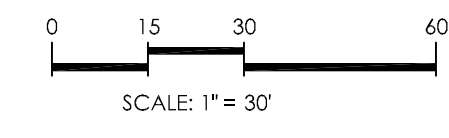
- WITHIN THE AREA OF A SIGHT TRIANGLE, THERE SHALL BE NO OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOULAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- OBJECTS, WHICH MAY BE INCLUDED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.



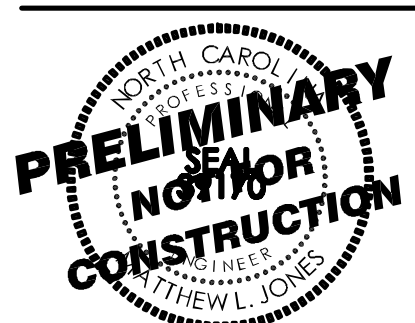
TOWNHOMES (PER UDO Sec. 3.4.5)			GENERAL BUILDING (PER UDO Sec. 3.4.5)		
MINIMUM	MAXIMUM		MINIMUM	MAXIMUM	
A1	3300 SF	n/a	A1	LOT WIDTH	n/a
A2	44'	n/a	A3	OUTDOOR AMENITY AREA:	10%
A3	10%	n/a	B1	PRIMARY STREET BUILDING SETBACK	5'
B1	14'	n/a	B2	SIDE STREET BUILDING SETBACK	5'
B2	10'	n/a	B3	SIDE LOT LINE BUILDING SETBACK	0' or 6'
C1	0' or 6'	n/a	B4	REAR LOT LINE BUILDING SETBACK	0' or 6'
C2	20'	n/a	C1	PARKING SETBACK FROM PRIMARY STREET	10'
C3	4' or 20'	n/a	C2	SIDE LOT LINE PARKING SETBACK	0' or 3'
C4	20'	n/a	C3	REAR LOT LINE PARKING SETBACK	0' or 3'
D1	10'	n/a	C4	PARKING SETBACK FROM ALLEY	5'
D2	0' or 3'	n/a	D1	PRINCIPAL BUILDING HEIGHT	n/a
D3	3'	n/a	D2	ACCESSORY STRUCTURE HEIGHT	n/a
D4	4'	n/a	E1	GROUND FLOOR ELEVATION	0'
E1	20'	n/a	E2	GROUND STORY HEIGHT	11'
E2	4'	n/a	E3	UPPER STORY HEIGHT	9'
E3	10'	30'	F1	GROUND STORY TRANSPARENCY	33%
F1	70%	n/a	F2	UPPER STORY TRANSPARENCY	20%
F2	n/a	25'	F3	BLANK WALL AREA	30'
G1	2'	n/a	G	ALLOWED BUILDING ELEMENTS:	BALCONY, GALLERY, AWNING
H1	20%	n/a			
H2	15%	n/a			
H3	n/a	35'			
I					

PARKING LIMITED (PER UDO Sec. 3.4.5)			PARKING LIMITED (PER UDO Sec. 3.4.5)		
MINIMUM	MAXIMUM		MINIMUM	MAXIMUM	
C1	0'	100'	C4	BUILDING WIDTH IN SIDE BUILD-TO	25%
C2	50%	n/a	D1	HEIGHT LIMIT FOR FRONTAGE	7 STORIES/90'
C3	0'	100'			

1 SITE PLAN
SCALE: 1"=30'



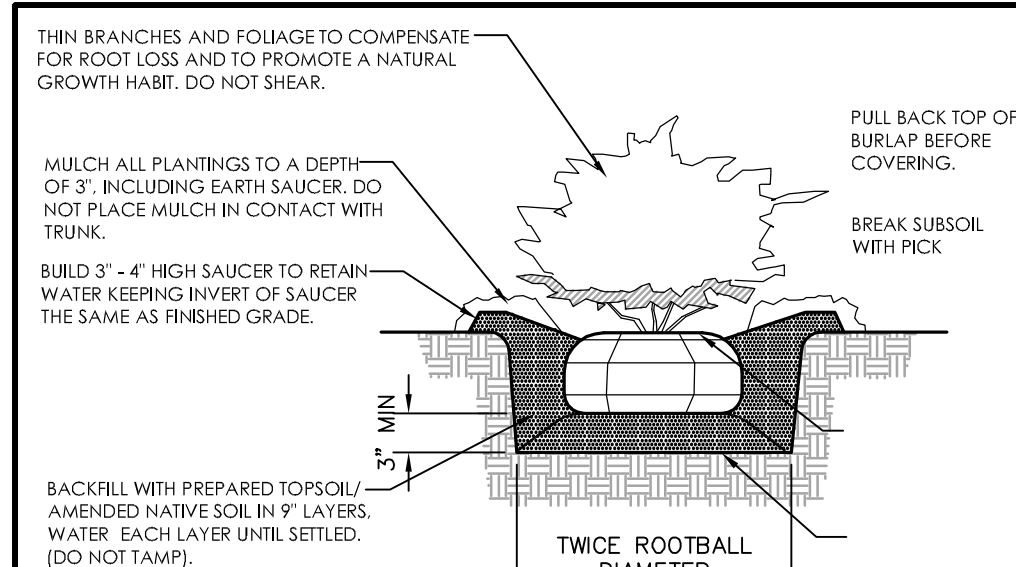
THIS SHEET IS FOR REFERENCE ONLY



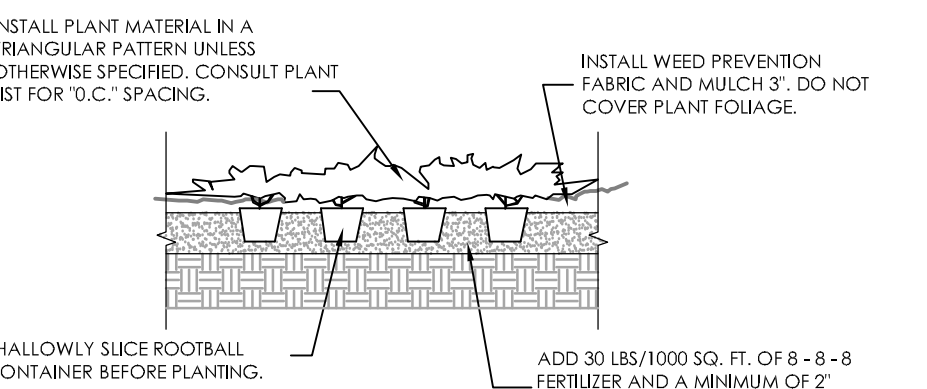
NO.	PER REVIEW CYCLE	COMMENTS	DATE	BY
1	PER REVIEW CYCLE 1		MAY 25, 2017	HLB
2	PER REVIEW CYCLE 2		JUNE 28, 2017	HLB
3	PER REVIEW CYCLE 3		JULY 24, 2017	HLB

DRAWN BY: RV
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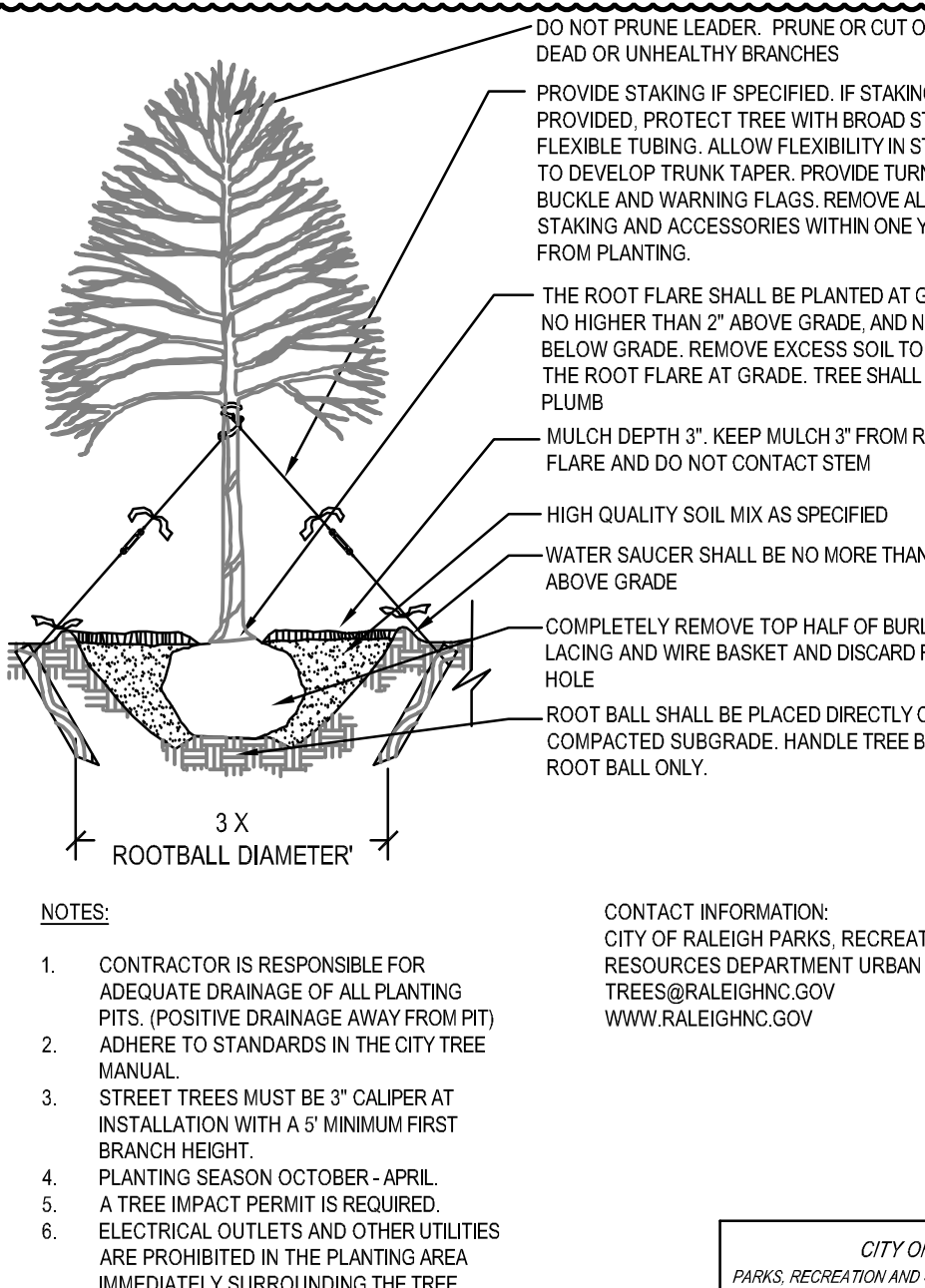
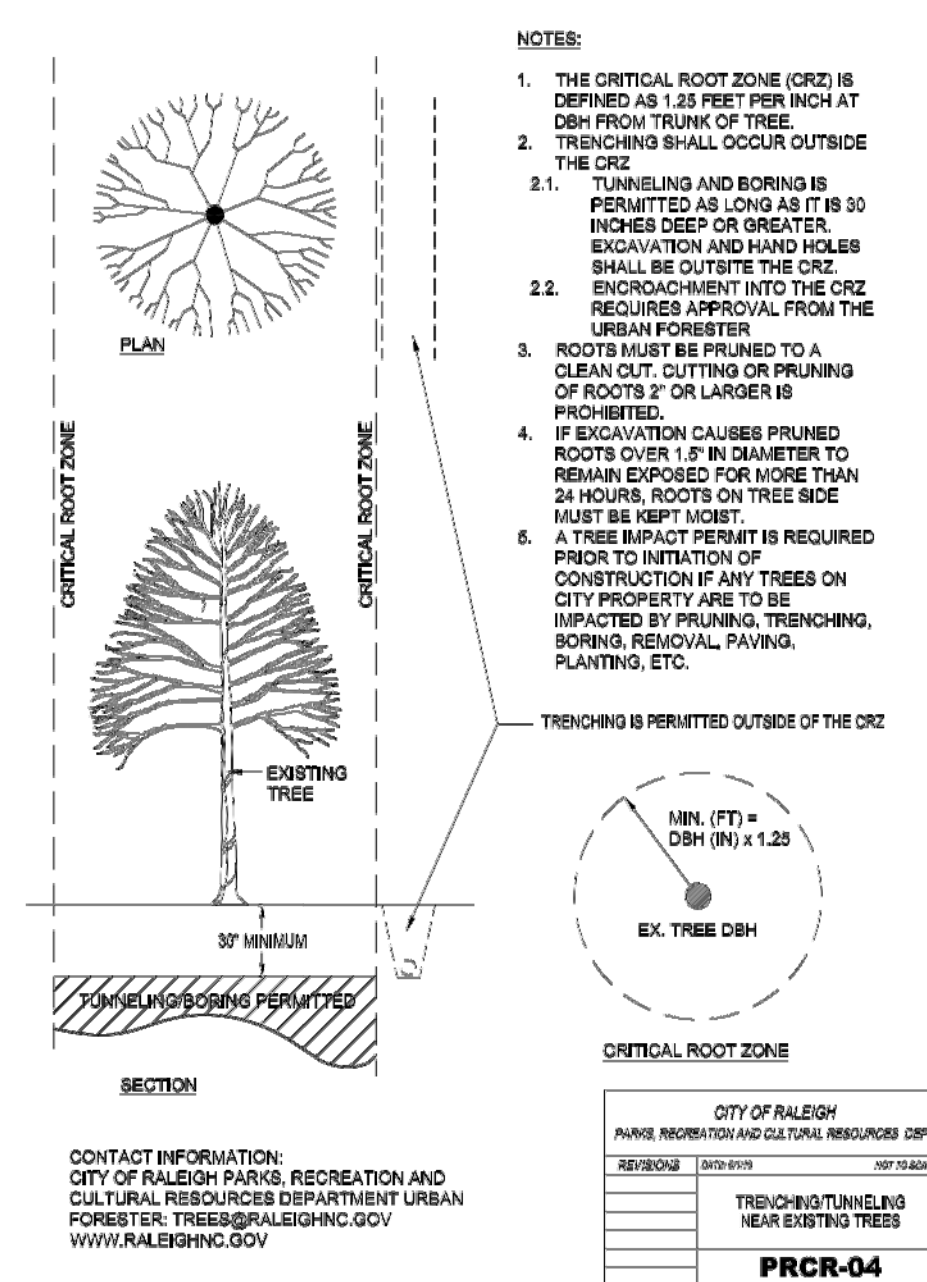
C101
PRELIMINARY SUBDIVISION PLAN



2 SHRUB PLANTING
SCALE: 1"=10'



3 GROUND COVER PLANTING
SCALE: 1"=10'



4 TREE PLANTING AND STAKING
SCALE: 1"=10'

LANDSCAPE NOTES:

- SHRUBS MUST BE PLANTED NO CLOSER THAN 3 FEET TO ANY PROPOSED TREE OR WITHIN THE DRIPLINE OF ANY EXISTING TREE.
- NO LARGE TREE WILL BE CREDITED OR PERMITTED IN A PLANTING ISLAND SMALLER THAN 150 S.F.
- TREES AND SHRUBS SHOULD BE SPACED AT LEAST 3 FEET FROM THE BACK OF CURBS IN ORDER TO AVOID CONFLICTS WITH CAR OVERHANGS.
- ALL PLANT MATERIALS MUST MEET OR EXCEED THE MINIMUM SIZES SHOWN AT THE TIME OF INSTALLATION.
- ALL PARKING SPACES TO BE WITHIN 50' OF A SINGLE TREE.
- CONTRACTOR SHALL MULCH ALL PLANT BEDS AND TREE WELLS WITH A 3" MINIMUM OF TRIPLE SHREDDED HARDWOOD MULCH.
- CONTRACTOR SHALL TILL & ADD SOIL AMENDMENTS WHEN PREPARING ALL PLANT BEDS. ALL ROCKS, TREE LIMB DEBRIS AND OTHER IMPEDIMENTS SHALL BE REMOVED.
- CONTRACTOR SHALL PROVIDE AN 1 YEAR WARRANTY ON ALL PLANT MATERIAL AND INSTALLATION FROM DATE OF ACCEPTANCE.
- CONTRACTOR TO DESIGN AND INSTALL AN "AS-BUILT" LANDSCAPE SPRINKLER SYSTEM ON ALL PLANTED AREAS. SHOP DRAWINGS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT AND DEVELOPER FOR APPROVAL PRIOR TO INSTALLATION.
- ANY LANDSCAPING MATERIAL LOCATED WITHIN A SITE TRIANGLE SHALL BE LIMBED UP BETWEEN 24 INCHES AND 7 FEET.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- ALL TREES AND VEGETATION WITHIN THE SIGHT TRIANGLE, BOTH ON CITY AND PRIVATE PROPERTY SHALL BE KEPT PRUNED SO AS NOT TO SUBSTANTIALLY OBSTRUCT THE VIEW OF TRAFFIC.
- MECHANICAL EQUIPMENT AND UTILITY SERVICES WILL ADHERE TO THE SCREENING REQUIREMENTS PER UDO SEC 7.2.5.D AND SEC 7.2.5.E.
- FEES-IN-LIEU WILL BE REQUIRED FOR THE STREET TREES ALONG THE NEW STREET R/W TO BE DEDICATED ON THE EAST SIDE OF THE PROPERTY. 275.07 LF @ 40¢ / 7 STREET TREES REQUIRED.

SEED BED PREPARATION

A) CHISEL COMPACTED AREA AND SPREAD TOPSOIL 3" DEEP OVER ADVERSE SOIL CONDITIONS.

B) RIP THE ENTIRE AREA TO A 4" DEPTH.

C) REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.

D) APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW)

E) CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, REASONABLY UNIFORM SEED BED IS PREPARED 5" TO 6" DEEP.

F) SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULPBACK AFTER SEEDING.

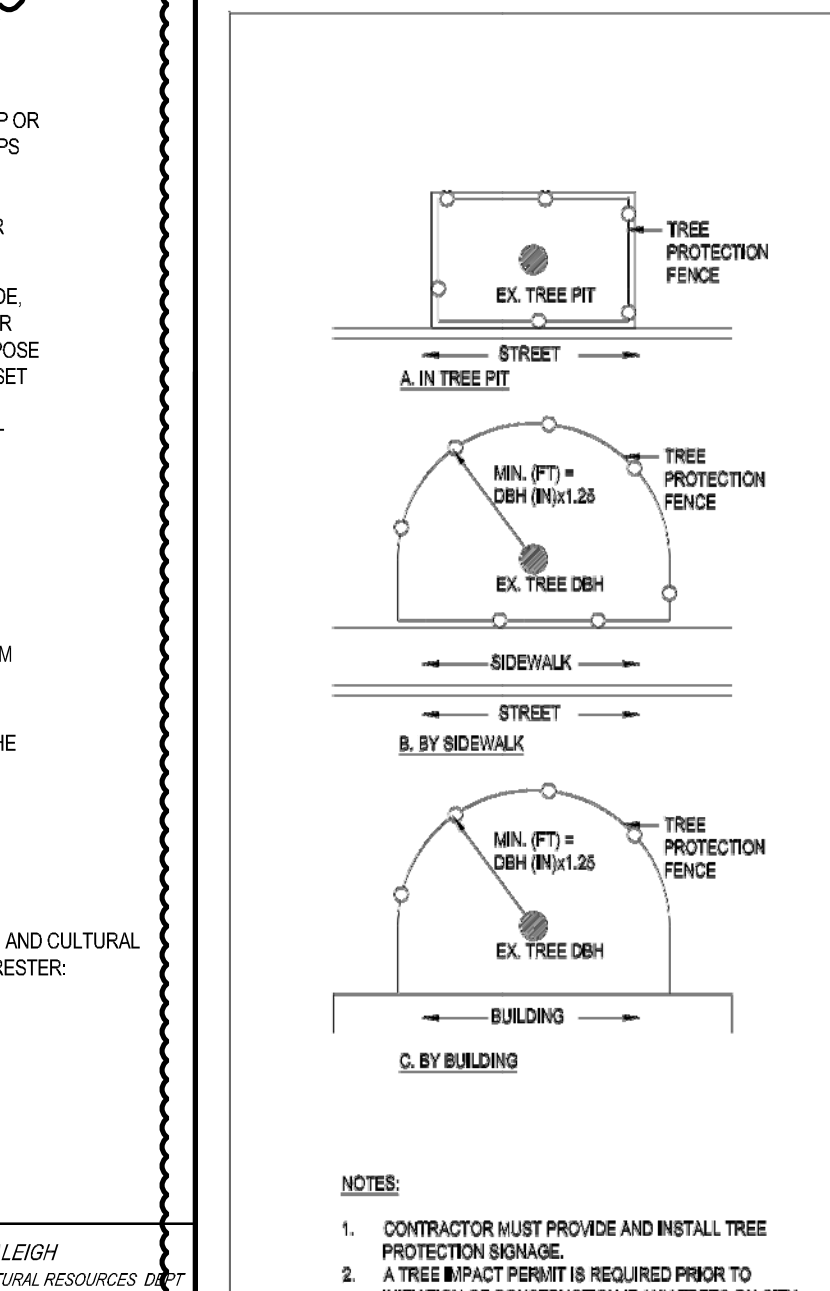
G) MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.

H) INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDING WITHIN THE PLANTING SEASON. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.

I) CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

J) SEEDING RE-VEGETATION FOR ALL EASEMENTS AND MASS GRADING: CLEARED/DISTURBED EASEMENTS NEAR STREAM BUFFERS TO BE SEEDED WITH NATIVE GRASS SPECIES: "SWITCHGRASS" (*Paricutum virginicum*), @ A RATE OF 50#/ACRE.

* APPLIC: AGRICULTURAL LIMESTONE: 21/AC (3TON IN CLAY)
FERTILIZER: 10-10-10 AT 800-1000/AC
SUPERPHOSPHATE: 100#/AC @ 20% ANALYSIS SUPERPHOSPHATE
MULCH: 2 TON (80 BALES) 3/4" GRAN STRAW/ACRE
ANCHOR: LIQUID ASPHALT 600 GAL/AC EMULSIFIED ASPHALT 300 GAL/AC



1 LANDSCAPE PLAN
SCALE: 1"=40'

SEEDING SCHEDULE
FOR SHOULDERS, SIDE DITCHES & SLOPES (MAX 2:1)

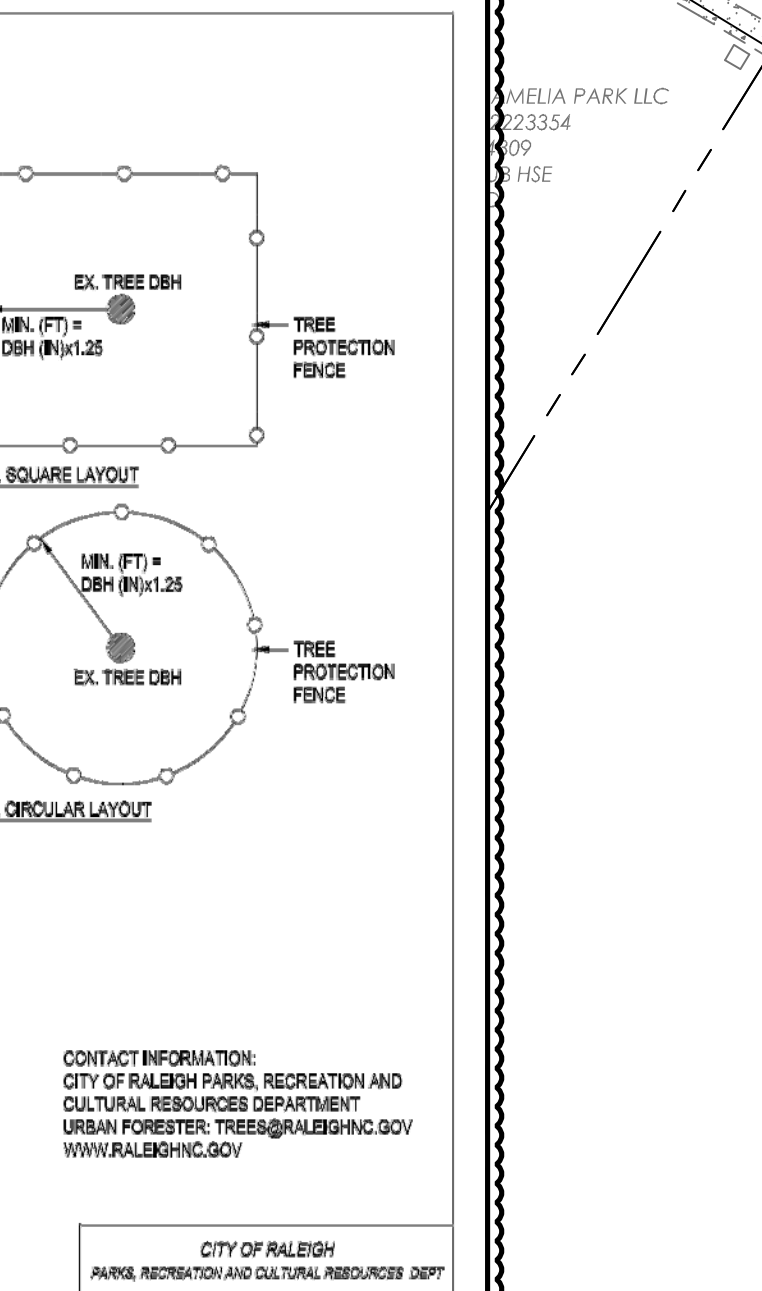
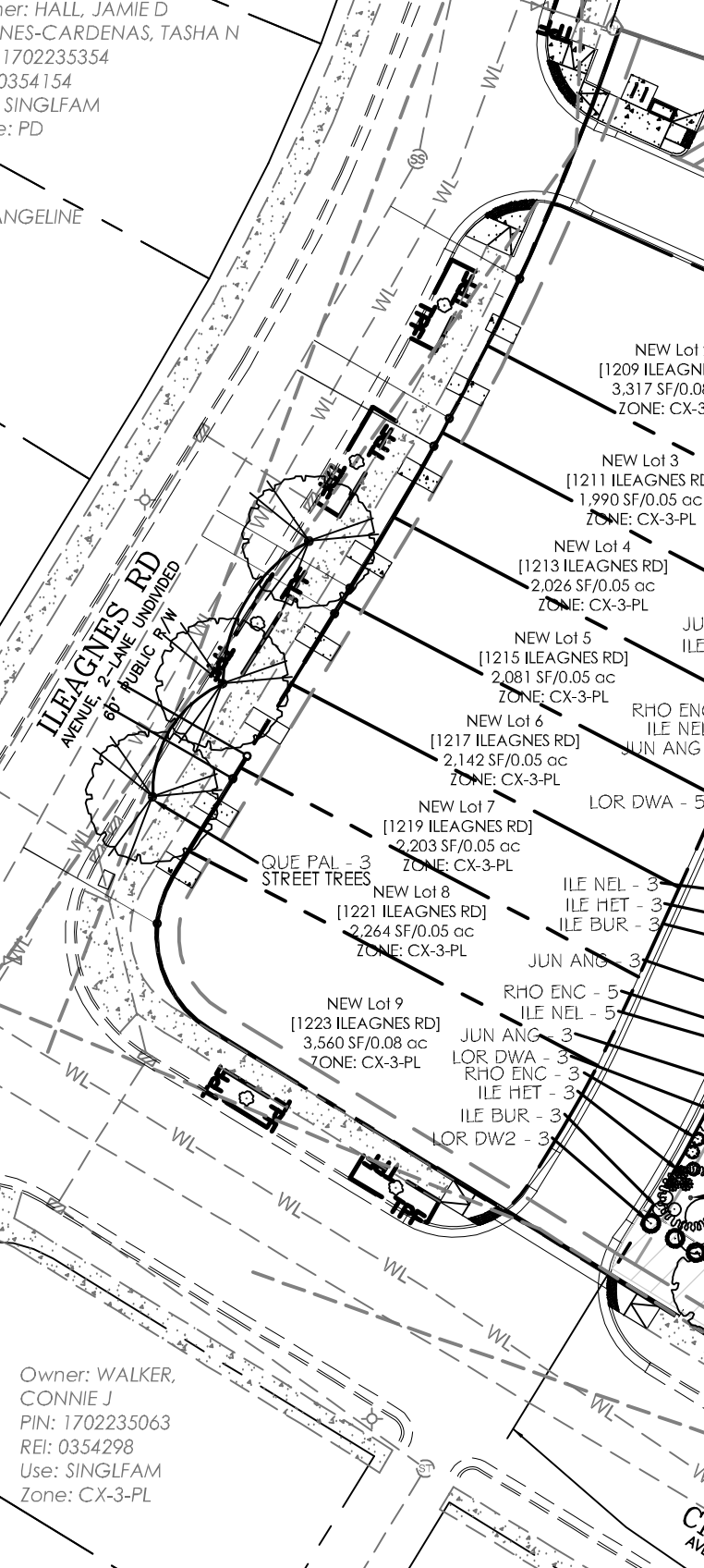
DATE	TYPE	PLANTING RATE
AUG 15-NOV 1	CREeping RED FESCUE	300 #/AC
NOV 1-MAR 1	CREeping RED FESCUE AND ABRUZZI RYE	300 #/AC
MAR 1-APR 15	CREeping RED FESCUE	25 #/AC
APR 15-JUN 30	HULLED COMMON BERMAUDA GRASS	120 #/AC
JUL 15-AUG 15	TALL FESCUE AND BROWN TOP MILLET OR SORGHUM-SUDAN HYBRIDS	35 #/AC

FOR SLOPES (3:1 TO 2:1)

DATE	TYPE	PLANTING RATE
MAR 1-JUN 1	CREeping RED FESCUE	50 #/AC
APR 15-MAY 30	OR ADD LITTLE BLUESTEM OR ADD HULLED COMMON BERMAUDA GRASS	10/12 #/AC
MAR 1-JUNE 30	***CREeping RED FESCUE AND ***BROWN TOP MILLET	25 #/AC
JUN 1-SEPT 1	***OR SORGHUM-SUDAN HYBRIDS	35 #/AC
SEPT 1-MAR 1	CREeping RED FESCUE AND ABRUZZI RYE	120 #/AC
(NOV 1-MAR 1)	ADD ABRUZZI RYE	25 #/AC

CONSULT CONSERVATION ENGINEER OR SCS FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

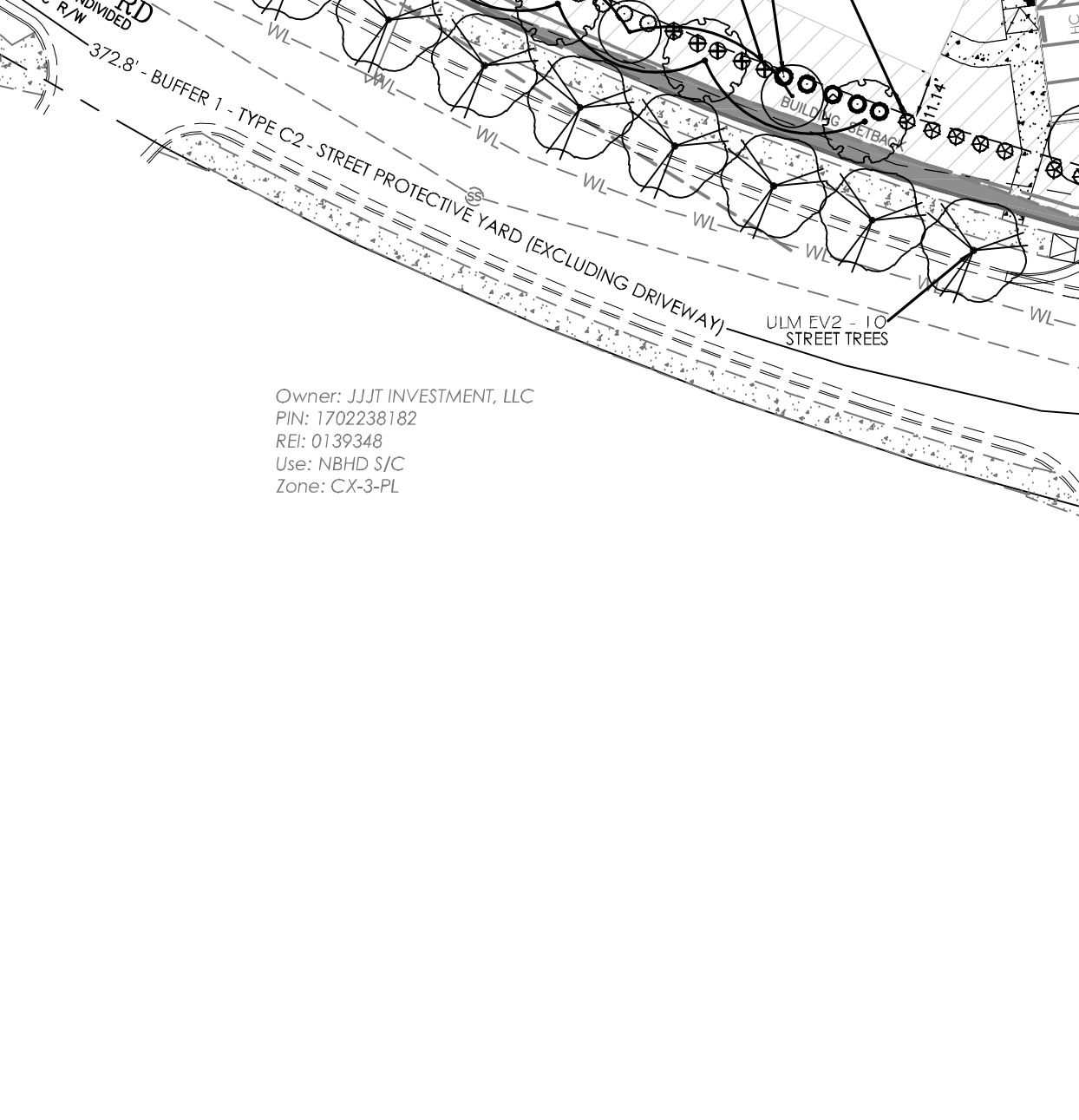
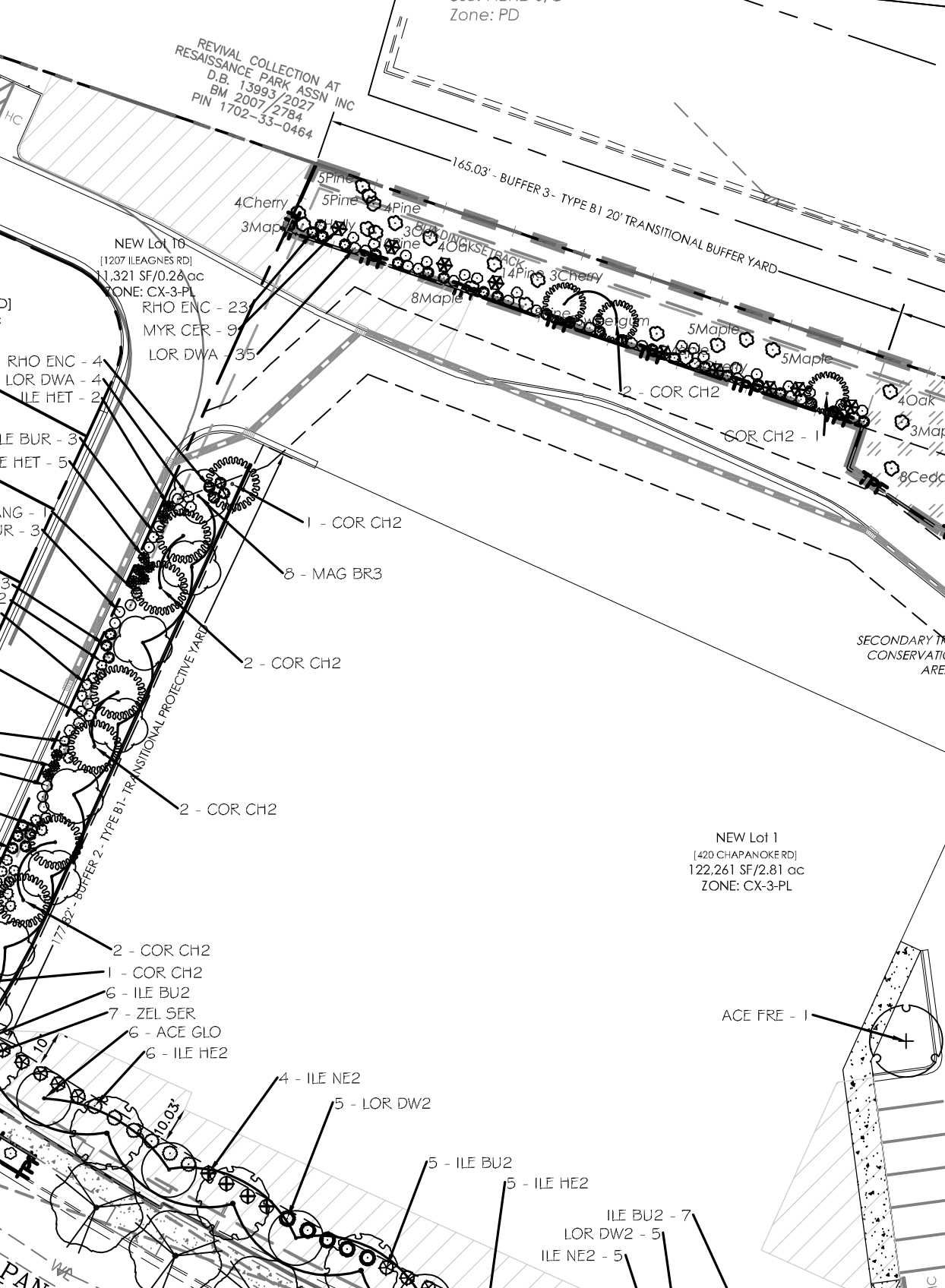
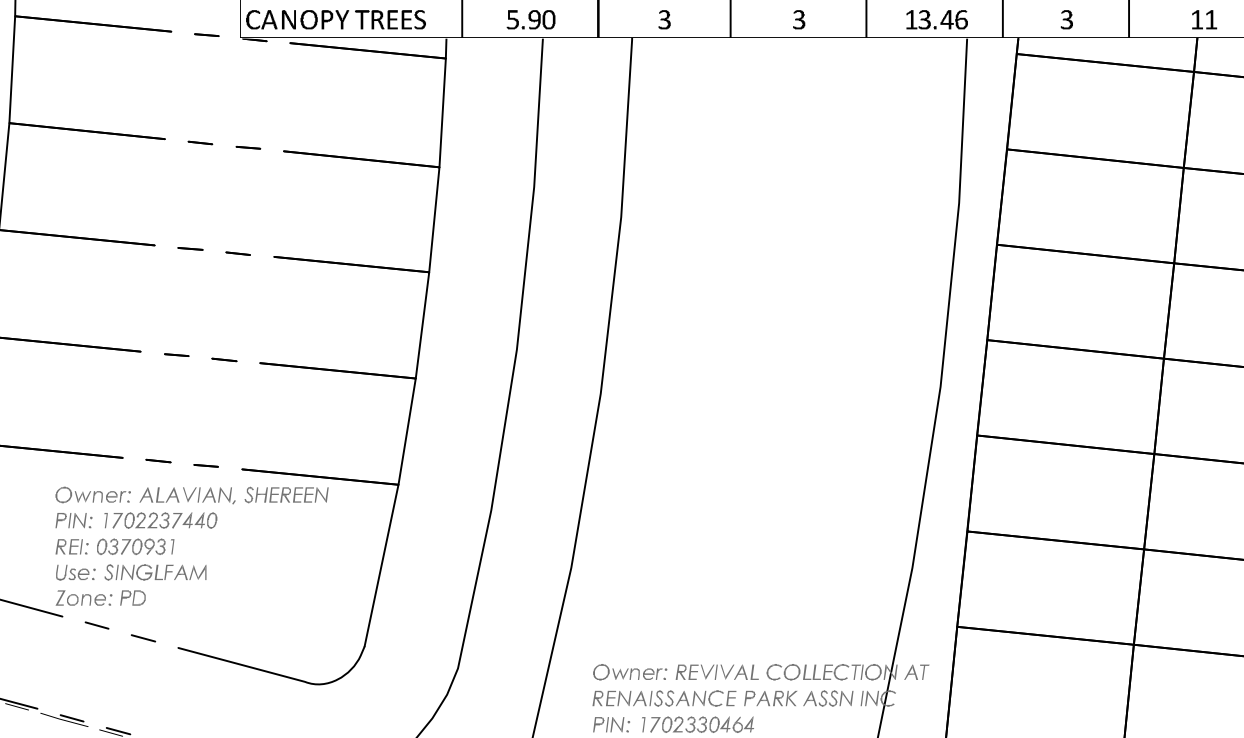
**TEMPORARY SEEDING ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12 IN HEIGHT BEFORE MOWING. OTHERWISE FESCUE MAY BEHAVED OUT.



	BUFFER 1		BUFFER 2		BUFFER 3		BUFFER 5	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
C2 Street Protective Yard	372.8 FT		178 FT		165.03 FT		26.61 FT	
4 Shade Tree	14.91	15	7.12	8	6.6012	7 (Existing)	1.06	2 (Existing)
4 U.S. Trees	Not Required	0	7.12	8	6.6012	7 (Existing)	Not Required	0
15 Shrubs	55.92	56	71.20	72	66.012	67	7.983	8

STREET TREE CALCULATIONS

ROAD NAME	ILEAGNUS RD	CHAPANOKE RD
LENGTH OF ROW	236.06 LF	538.27 LF
REQUIRED	5.90	13.46
EXISTING	3	3
PROVIDED	3	11

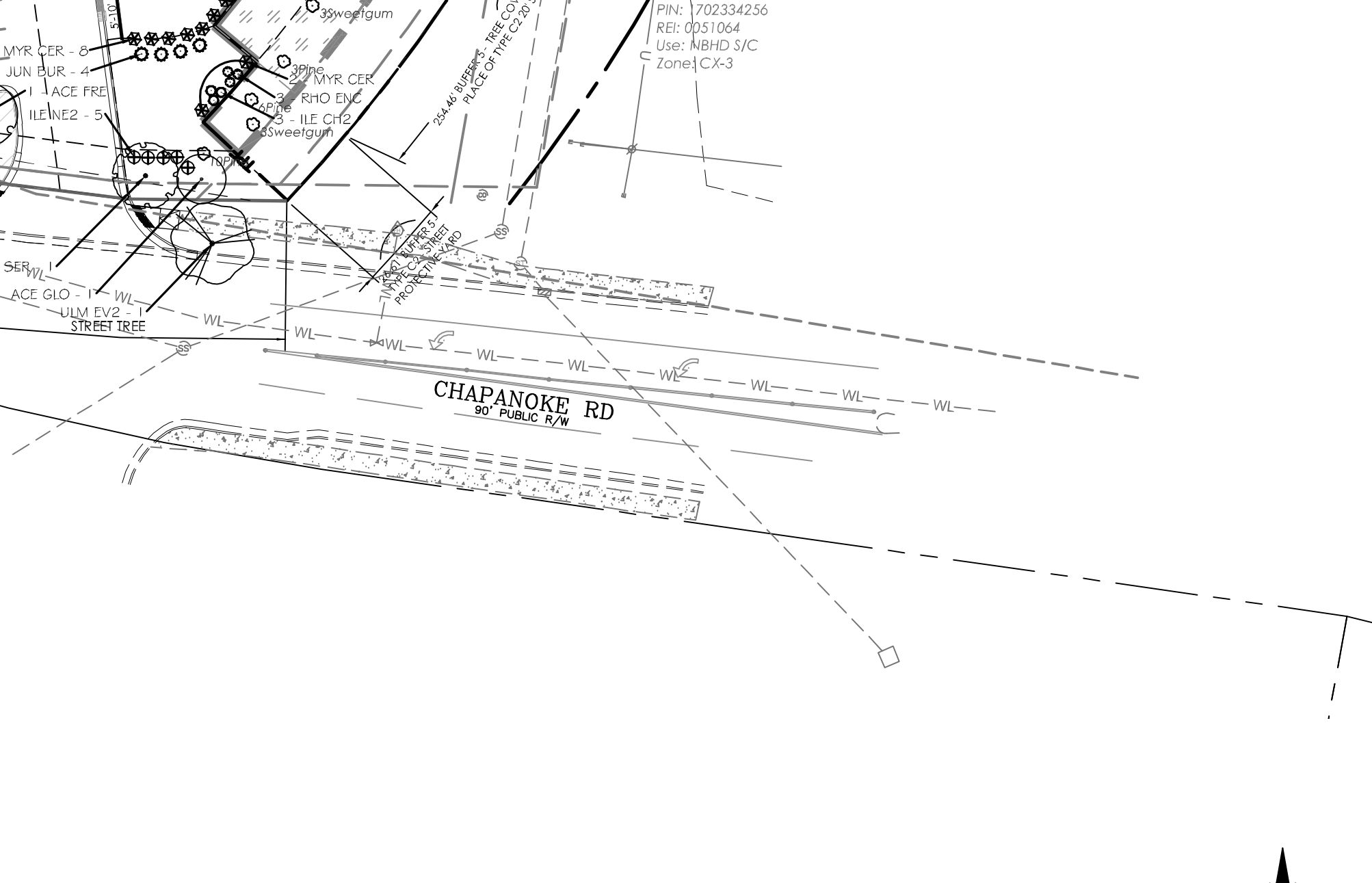


PIN: 1702-23-8182
PID: 0168731

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	SPACING	QTY
ACE GLO	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B & B	3" CAL			7
ACE FRE	ACER X FREEMANNII / FREEMAN MAPLE	B & B	3" CAL			2
COR CH2	CORNUS FLORIDA 'CHEROKEE BRAVE' / CHEROKEE BRAVE DOGWOOD	B & B	2.5" CAL	6' HGT.		11
MAG BR3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA	CONT.	1.5" CAL	6' HGT.		8
QUE PAL	QUERCUS PALUSTRIS / PIN OAK	B & B	3" CAL			3
ULM EV2	ULMUS PARVIFOLIA 'EVERCLEAR (R) BSN0PF' / EVERCLEAR LACEBARK ELM	B & B	3" CAL			11
ZEL SER	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	2.5" CAL	8' HGT.		8

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPACING	QTY
ILE BUR	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	CONT.	15" HGT.	36" o.c.	12
ILE BU2	ILEX CORNUTA 'BURFORDII' / BURFORD CHINESE HOLLY	CONT.	36" HGT.	48" o.c.	18
ILE HET	ILEX CRENATA 'HETZI' / HETZI JAPANESE HOLLY	CONT.	18" HGT.	36" o.c.	13
ILE HE2	ILEX CRENATA 'HETZI' / HETZI JAPANESE HOLLY	CONT.	36" HGT.	48" o.c.	11
ILE CH2	ILEX CRENATA 'CHESAPEAKE' / CHESAPEAKE JAPANESE HOLLY	3 GAL	36" HGT.	36" o.c.	3
ILE NEL	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	CONT.	18" HGT.	36" o.c.	10
ILE NE2	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	CONT.	36" HGT.	48" o.c.	14
JUN ANG	JUNIPERUS CHINENSIS 'ANGELICA BLUE' / ANGELICA BLUE JUNIPER	CONT.	15" HGT.	36" o.c.	10
JUN BUR	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	CONT.	18" HGT.	48" o.c.	4
LOR DW2	LOROPETALUM CHINENSE 'RUBY' / RUBY LOROPETALUM	CONT.	36" HGT.	48" o.c.	13
LOR DWA	LOROPETALUM CHINENSE 'RUBY' / DWARF RUBY FRINGE FLOWER	CONT.	18" HGT.	36" o.c.	47
MYR CER	MYRICA CERIFERA / WAX MYRTLE	CONT.	18" HGT.	48" o.c.	19
RHO ENC	RHODODENDRON X 'ENCORE' / ENCORE AZALEA	CONT.	18" HGT.	36" o.c.	41



1 LANDSCAPE PLAN
SCALE: 1"=40'



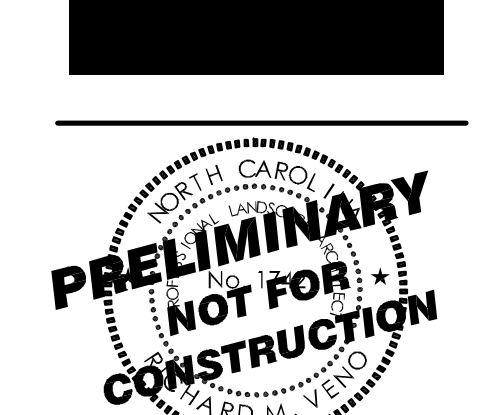
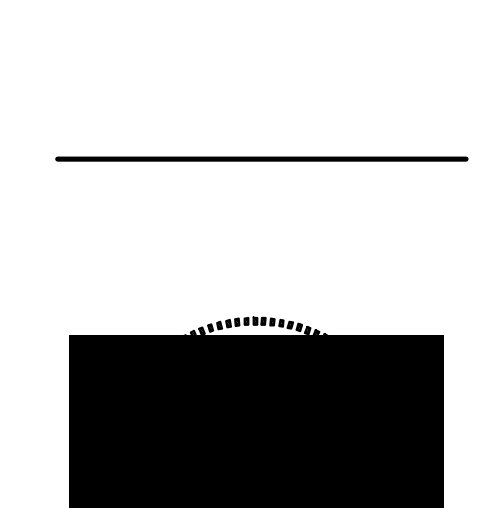
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HUBRICH SUBDIVISION
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

LANDSCAPE PLAN



PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	APP'D

NO.	PER REVIEW CYCLE	COMMENTS	DATE	BY
1	PER REVIEW CYCLE 1	COMMENTS	MAY 25, 2017	HLB
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3	PER REVIEW CYCLE 3	COMMENTS	JULY 24, 2017	HLB

4 TREE PLANTING AND STAKING
SCALE: 1"=10'



HORVATH ASSOCIATES

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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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HUBRICH SUBDIVISION
420 CHAPANOKE RD.
WAKE COUNTY
RALEIGH, NORTH CAROLINA

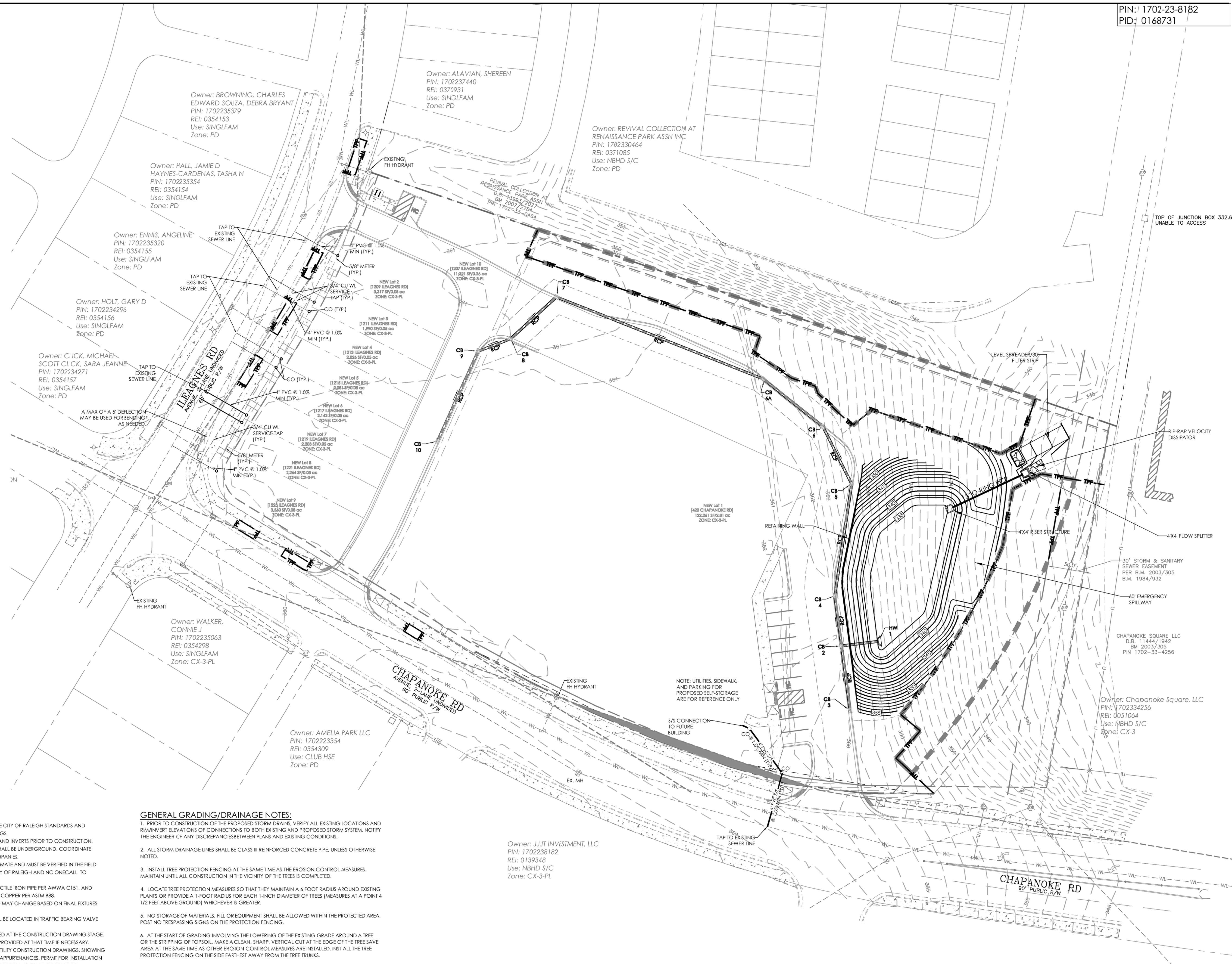
UTILITY, GRADING AND DRAINAGE PLAN



1	PER REVIEW CYCLE 1 COMMENTS MAY 25, 2017	HLB
2	PER REVIEW CYCLE 2 COMMENTS JUNE 28, 2017	HLB
3	PER REVIEW CYCLE 3 COMMENTS JULY 24, 2017	HLB

DRAWN BY:	CHECKED BY:
RV	TJS
DATE:	MARCH 31, 2017
SCALE:	AS NOTED
PROJECT NO.:	1670
SHEET NO.:	C400

PRELIMINARY SUBDIVISION PLAN



- GENERAL UTILITY NOTES**
- INSTALL ALL UTILITIES IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS, INCLUDING TRANSITION COUPLINGS.
 - FIELD VERIFY ALL EXISTING UTILITIES LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
 - ALL POWER, TELEPHONE, AND GAS SERVICES SHALL BE UNDERGROUND. COORDINATE ACCESS SERVICE ROUTES WITH THE UTILITY COMPANIES.
 - LOCATION OF THE EXISTING UTILITIES IS APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION. NOTIFY THE CITY OF RALEIGH AND NC ONECALL TO REQUEST FIELD LOCATION OF SERVICES.
 - ALL WATER MAINS 3" AND LARGER SHALL BE DUCTILE IRON PIPE PER AWWA C151, AND DOMESTIC LINES LESS THAN 3" SHALL BE TYPE "K" COPPER PER ASTM B88.
 - LOCATION OF SITE LIGHTING IS SCHEMATIC AND MAY CHANGE BASED ON FINAL FIXTURES SELECTED.
 - ALL VALVES SHALL BE GATE VALVES AND SHALL BE LOCATED IN TRAFFIC BEARING VALVE BOXES FOR 8" AND SMALLER SIZE VALVE.
 - WATER METERS AND DOMESTIC LINES TO BE SIZED AT THE CONSTRUCTION DRAWING STAGE. POSITIVE DRAINS FOR LARGER METERS WILL BE PROVIDED AT THAT TIME IF NECESSARY.
 - PROVIDE FIRE PLANS EXAMINER ONE COPY OF UTILITY CONSTRUCTION DRAWINGS, SHOWING UNDERGROUND PIPING LAYOUT AND ALL FIRE APPURTEANCES, PERMIT FOR INSTALLATION OF PRIVATE FIRE HYDRANT(S) MUST BE ISSUED BY FIRE PLANS EXAMINER PRIOR TO INSTALLATION OF SAID HYDRANTS.
 - ALL NEW FIRE HYDRANTS MUST BE PROVIDED WITH 5 INCH DIAMETER STORZ CONNECTIONS.

- GENERAL GRADING/DRAINAGE NOTES:**
- PRIOR TO CONSTRUCTION OF THE PROPOSED STORM DRAINS, VERIFY ALL EXISTING LOCATIONS AND R/W/INVERT ELEVATIONS OF CONNECTIONS TO BOTH EXISTING AND PROPOSED STORM SYSTEM. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.
 - ALL STORM DRAINAGE LINES SHALL BE CLASS II REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
 - INSTALL TREE PROTECTION FENCING AT THE SAME TIME AS THE EROSION CONTROL MEASURES. MAINTAIN UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETED.
 - LOCATE TREE PROTECTION MEASURES SO THAT THEY MAINTAIN A 6 FOOT RADIUS AROUND EXISTING PLANTS OR PROVIDE A 1-FOOT RADIUS FOR EACH 1-INCH DIAMETER OF TREES (MEASURES AT A POINT 4 1/2 FEET ABOVE GROUND) WHICHEVER IS GREATER.
 - NO STORAGE OF MATERIALS, FILL OR EQUIPMENT SHALL BE ALLOWED WITHIN THE PROTECTED AREA. POST NO TRESPASSING SIGNS ON THE PROTECTION FENCING.
 - AT THE START OF GRADING INVOLVING THE LOWERING OF THE EXISTING GRADE AROUND A TREE OR THE STRIPPING OF TOPSOIL, MAKE A CLEAN, SHARP, VERTICAL CUT AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. INST ALL THE TREE PROTECTION FENCING ON THE SIDE FARTHEST AWAY FROM THE TREE TRUNKS.

Owner: JJIT INVESTMENT, LLC
PIN: 1702238182
REI: 0139348
Use: NBHD S/C
Zone: CX-3-PL

1 UTILITY, GRADING AND DRAINAGE PLAN
C400 SCALE: 1"=30'

