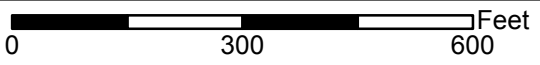
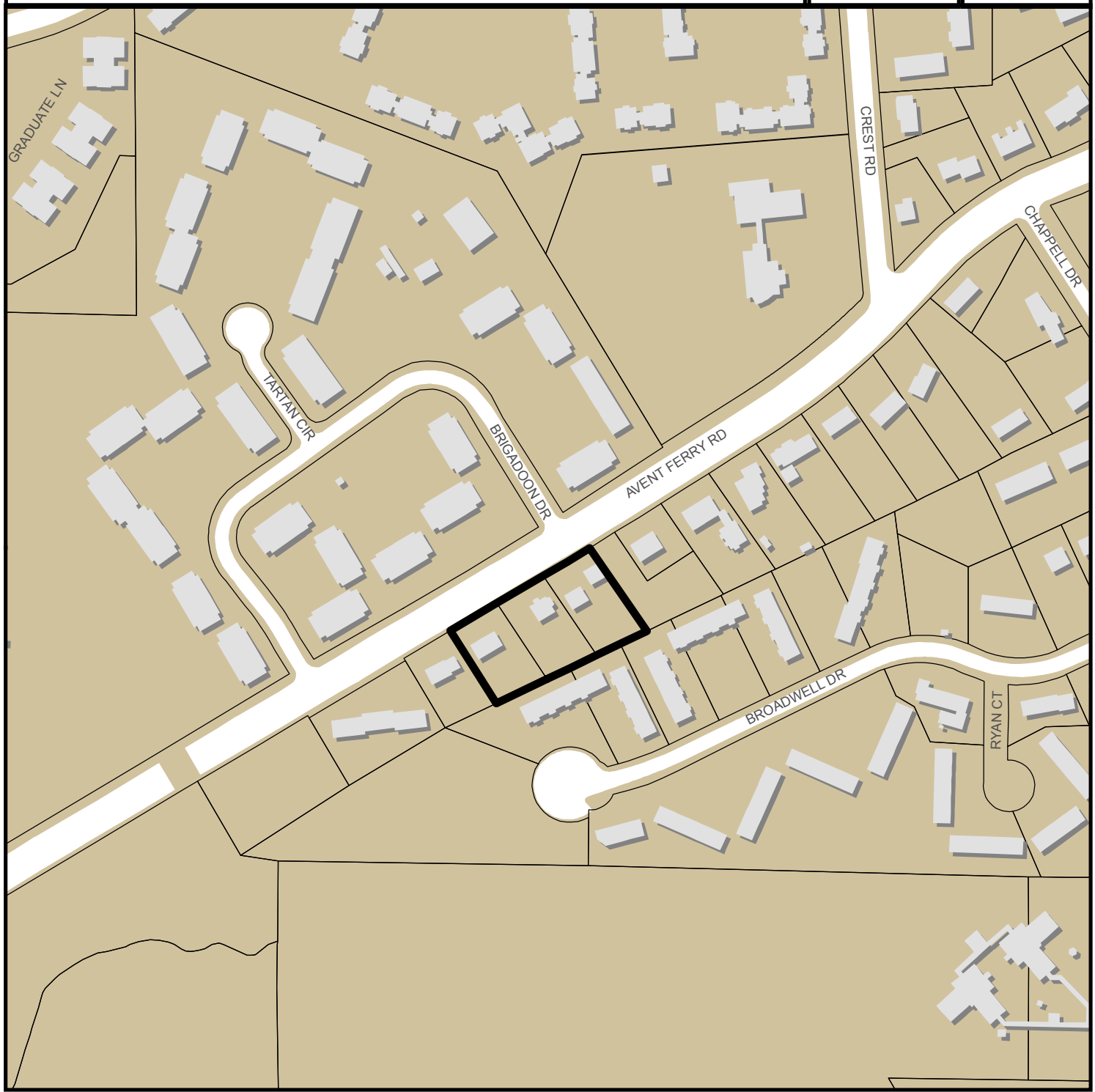
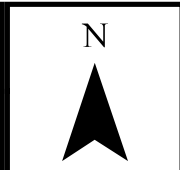


AVENT FERRY ROAD TOWNHOMES S-60-2017



Zoning: **R-10 w/SRPOD**
CAC: **Southwest**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Drainage Basin: **Walnut Creek**
Acreage: **1.2**
Number of Lots: **3**

Applicant: **RCTC Properties**
Phone: **(919) 828-4428**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

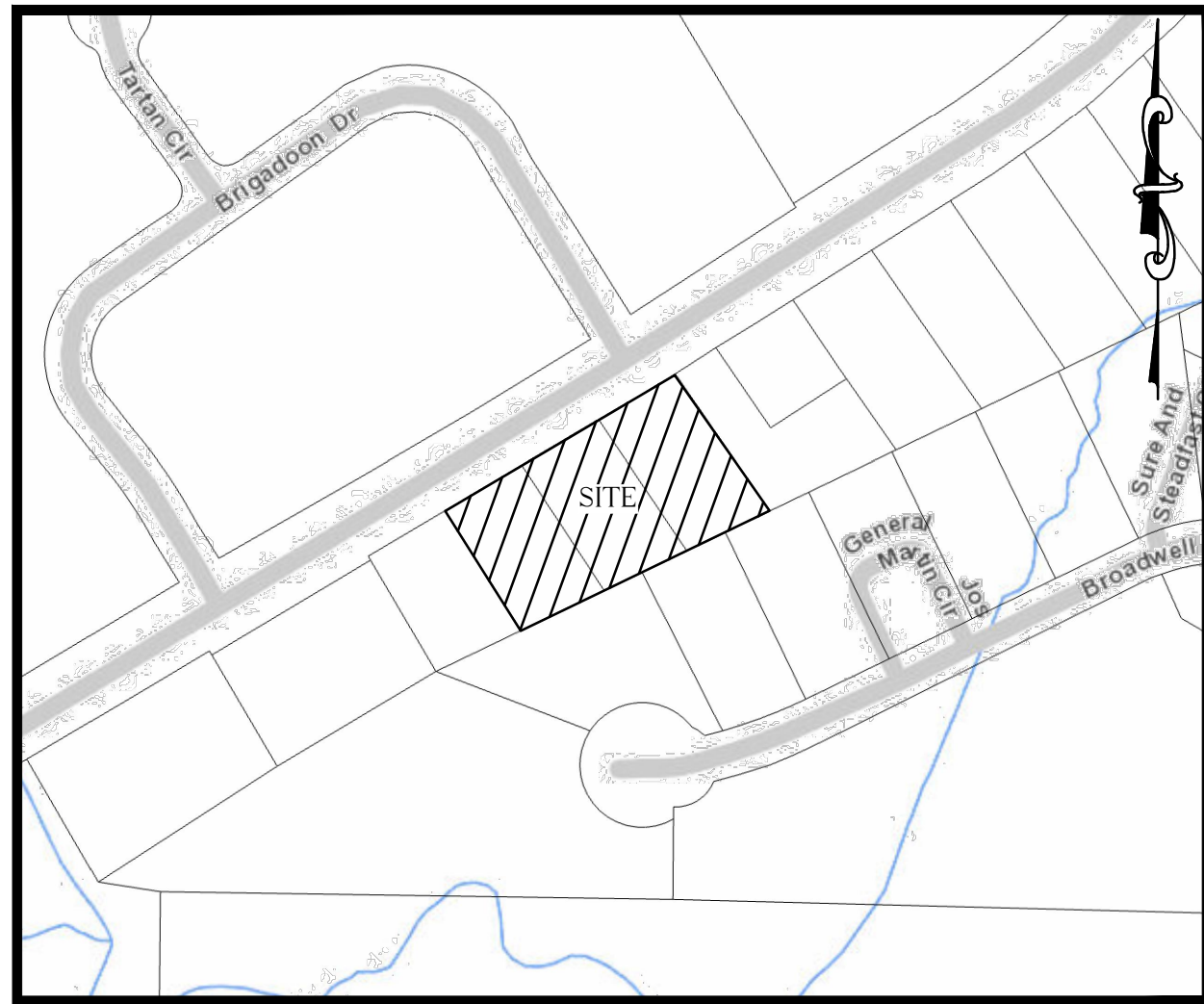
Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

5-60-17

Office Use Only: Transaction # <u>5 27958</u> Project Coordinator <u>Walters</u> Team Leader			
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> 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 <u>Avent Ferry Road Townhomes</u>			
Proposed Use <u>Townhomes with associated site improvements</u>			
Property Address(es) <u>2725, 2727, & 2735 Avent Ferry Road</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>0793258631</u>	PIN Recorded Deed <u>0793257555</u>	PIN Recorded Deed <u>0793258560</u>	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name <u>RCTC Properties, LLC</u>		Owner/Developer Name <u>C. Ray Campbell</u>	
Address <u>3013 Campbell Road; Raleigh, NC 27606</u>			
Phone <u>(919) 612-8737</u>	Email	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name <u>John A Edwards & Company</u>		Contact Name <u>John A Edwards, Jr, P.E.</u>	
Address <u>333 Wade Ave; Raleigh, NC 27605</u>			
Phone <u>(919) 828-4428</u>	Email <u>johnny@jaeco.com</u>	Fax <u>(919) 828-4711</u>	

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>				
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>				
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>				
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



VICINITY MAP
NOT TO SCALE

SITE DATA

SITE ADDRESS:	2725 AVENT FERRY RD.	2727 AVENT FERRY RD.	2735 AVENT FERRY RD.
WAKE COUNTY PIN#:	0793258631	0793257555	0793256560
REAL ESTATE ID:	0011153	0011143	0016473
ZONING:	R-10-SRPOD	R-10-SRPOD	R-10-SRPOD
EXISTING ACREAGE:	18,211 (0.42 AC)	17,111 S.F. (0.39 AC)	15,941 S.F. (0.37 AC)
AREA TO BE DEDICATED:		- 3,585 S.F. (0.08 AC)	
PROPOSED TOTAL ACREAGE:	47,678 S.F. (1.10 AC)		
IMPERVIOUS:	EXISTING	PROPOSED	
	12,799 S.F. (ON-SITE) 16,759 S.F. (EFF. AREA)	27,068 S.F. (ON-SITE) 30,364 S.F. (EFF. AREA)	
USE:	EXISTING	PROPOSED	
	RESIDENTIAL	RESIDENTIAL	
MIN. NET SITE AREA:	REQUIRED	PROVIDED	
	3,300 S.F.	47,678 S.F.	
MIN. SITE WIDTH:	REQUIRED	PROVIDED	
	44'	298.77'	
OUTDOOR AMENITY AREA:	REQUIRED	PROVIDED	
	10% = 4,768 S.F.	6,854 S.F. (14.4%)	
MAX SITE DENSITY:	ALLOWED	PROVIDED	
	10 UNITS/ACRE	10 UNITS/1.1 AC = 9.1	
MIN. LOT WIDTH	REQUIRED	PROVIDED	
	16'	20'	
BUILDING SETBACKS:	REQUIRED	PROVIDED	
	- AVENT FERRY RD. (PRIMARY)	24.04'	
- SIDE (FROM PROPERTY BOUNDARY)	0' OR 6'	6.41'	
- SIDE (FROM LOT LINE)	0' OR 6'	0'	
- REAR (FROM PROPERTY BOUNDARY)	20'	74.27'	
- REAR (FROM LOT LINE)	20'	20'	
BUILD-TO	REQUIRED	PROVIDED	
	- AVENT FERRY RD. (PRIMARY)	10' - 30'	210'/298.77' = 70.3%
PARKING SETBACKS:	REQUIRED	PROVIDED	
	- AVENT FERRY RD. (PRIMARY)	55.04'	
- SIDE (FROM PROPERTY BOUNDARY)	0' OR 3'	3.21'	
- SIDE (FROM LOT LINE)	0' OR 3'	0'	
- REAR (FROM PROPERTY BOUNDARY)	3'	10.06'	
- REAR (FROM LOT LINE)	3'	3'	
BUILDING HEIGHT:	ALLOWED	PROVIDED	
	3 STORIES (45') MAX.	(SEE ARCH)	
PARKING (MULTI-UNIT LIVING: 4 BEDROOMS):	REQUIRED	PROVIDED	
	- 4 SPACES/UNIT	10 UNITS = 40 SPACES	
- 1 SPACE/10 UNITS FOR VISITORS	1/10 * 10 = 1 SPACE		
- TOTAL	41 SPACES	42 SPACES	
BICYCLE PARKING:	REQUIRED	PROVIDED	
1 SPACE/20 UNITS; MINIMUM 4	4	10	
SITE IS LOCATED WITHIN 100-YEAR FLOODPLAIN ZONE "AE", PER FEMA FLOOD INSURANCE RATE MAP 3720079300J, EFFECTIVE DATE MAY 2, 2006.			
SITE IS LOCATED WITHIN A 1,125' SUPPORTIVE HOUSING BUFFER.			
SITE IS LOCATED IN AN ECONOMIC DEVELOPMENT TARGET AREA.			
LESS THAN 50% OF SIDE AND REAR PROPERTY LINES ADJACENT TO EXISTING ATTACHED AND/OR DETACHED RESIDENTIAL, THUS THE SITE IS NOT SUBJECT TO INFILL STANDARDS.			

INDEX

CE-1	EXISTING CONDITIONS/DEMOLITION PLAN
CE-2	SITE PLAN
CE-3	SUBDIVISION PLAN
CE-4	GRADING & STORMWATER MANAGEMENT PLAN
CE-5	UTILITY PLAN
CE-6	STREET TREE PLAN

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

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

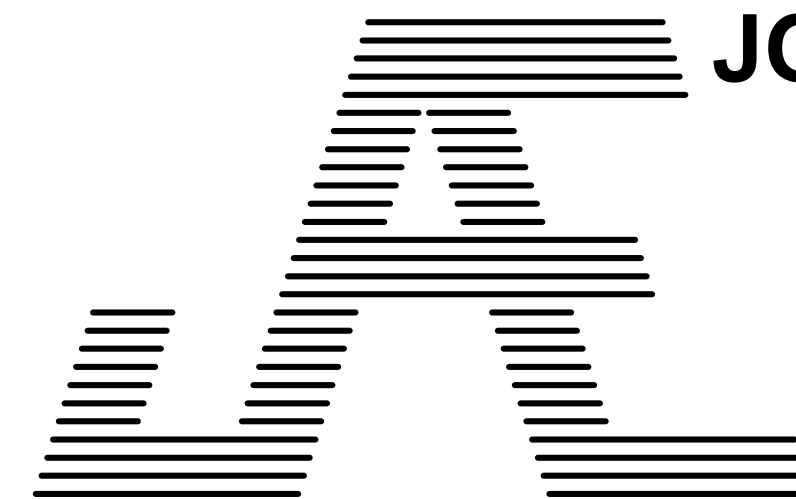
AVENT FERRY RD TOWNHOMES CONVENTIONAL SUBDIVISION PLAN S-XX-17

TRANS. #527958

2725, 2727, & 2735 AVENT FERRY ROAD RALEIGH, NC 27606-3102

SEPTEMBER 1, 2017

OWNER:
RCTC PROPERTIES, LLC
3013 CAMPBELL ROAD
RALEIGH, NC 27606
Phone: (919) 612-8737



CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

**Preliminary Subdivision
Plan Application**



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Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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PRELIMINARY APPROVALS		
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<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: RCTC Properties, LLC		Owner/Developer Name: C. Ray Campbell
Address: 3013 Campbell Road; Raleigh, NC 27606		
Phone: (919) 612-8737	Email:	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: John A Edwards & Company		Contact Name: John A Edwards, Jr, P.E.
Address: 333 Wade Ave; Raleigh, NC 27605		
Phone: (919) 828-4428	Email: johnny@jaeco.com	Fax: (919) 828-4711

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-10		
If more than one district, provide the acreage of each: -		
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SRPOD
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
STORMWATER INFORMATION		
Existing Impervious Surface	16,759/0.38 acres/sf	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface	30,364/0.70 acres/sf	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 # 3720079300J
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots:	Detached 0	Attached 10
Total # of Single Family Lots:	0	
Total # of All Lots 11		
Overall Unit(s)/Acre Densities Per Zoning Districts 9.1		
Total # of Open Space and/or Common Area Lots 1		
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 John A Edwards, Jr 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 use.		
Signature	<i>C. Ray Campbell</i>	Date 9/9/17
Signature: C. Ray Campbell, Owner, RCTC Properties, LLC		Date



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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Project
AVENT FERRY ROAD TOWNHOMES
RALEIGH, NC 27606

Client
RCTC PROPERTIES, LLC
3013 CAMPBELL ROAD
RALEIGH, NC 27606
Phone: (919) 612-8737

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
TMH	TELEPHONE MANHOLE
TF	ELECTRICAL TRANSFORMER
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
MW	MONITORING WELL
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
TR	TO BE REMOVED
TBRL	TO BE RELOCATED
[Brick Pattern]	DENOTES BRICK
[Concrete Pattern]	DENOTES CONCRETE
[XXX]	DENOTES ADDRESS
[Solid Line]	PROPERTY LINE
[Dashed Line]	PROP. LOT LINE
[Dotted Line]	PROP. LINE NOT SURVEYED
SS	STORM PIPE
DH	SEWER LINE
G	OVERHEAD POWER LINE
W	GAS LINE
E	EASEMENT LINE
CB	STORM CATCH BASIN
FH	FIRE HYDRANT
LP	LIGHT POLE
WV	WATER VALVE
SSMH	SANITARY SEWER
GW	GROUNDWATER
MW	MONITORING WELL
PP	PERMANENT POINT
TP	TEMPORARY POINT
GV	VERTICAL CURVE

EXISTING CONDITIONS /DEMOLITION PLAN

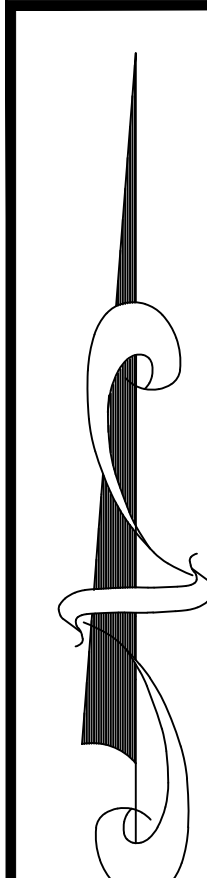
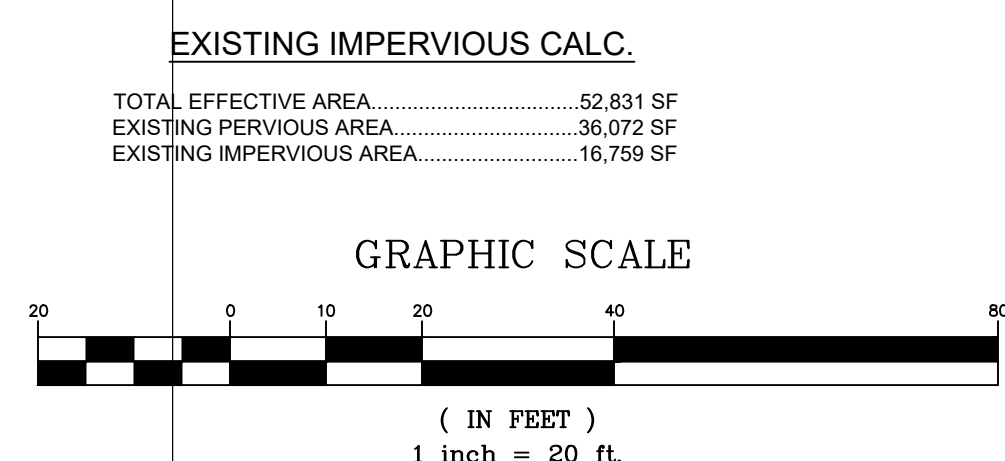
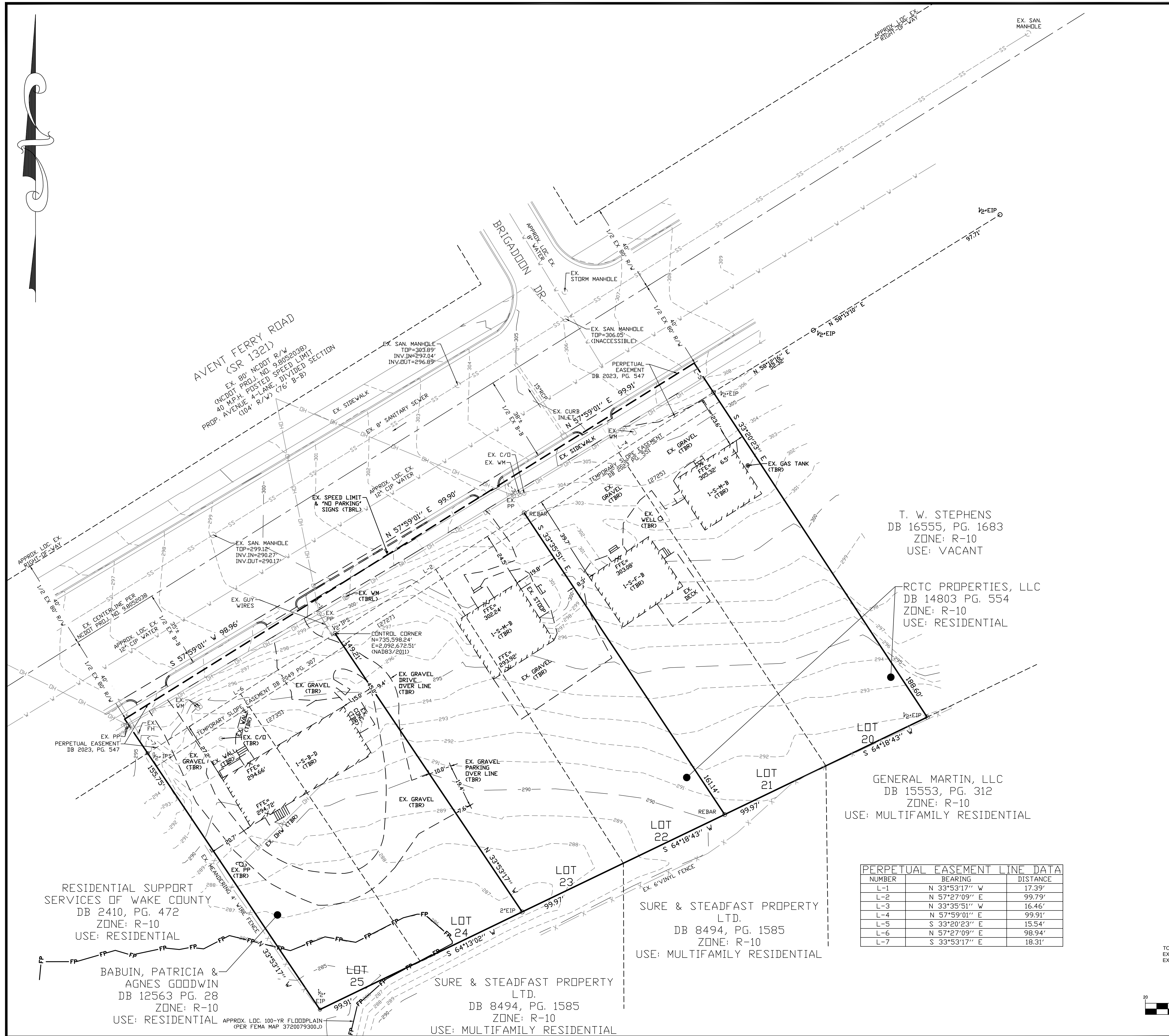
Revisions

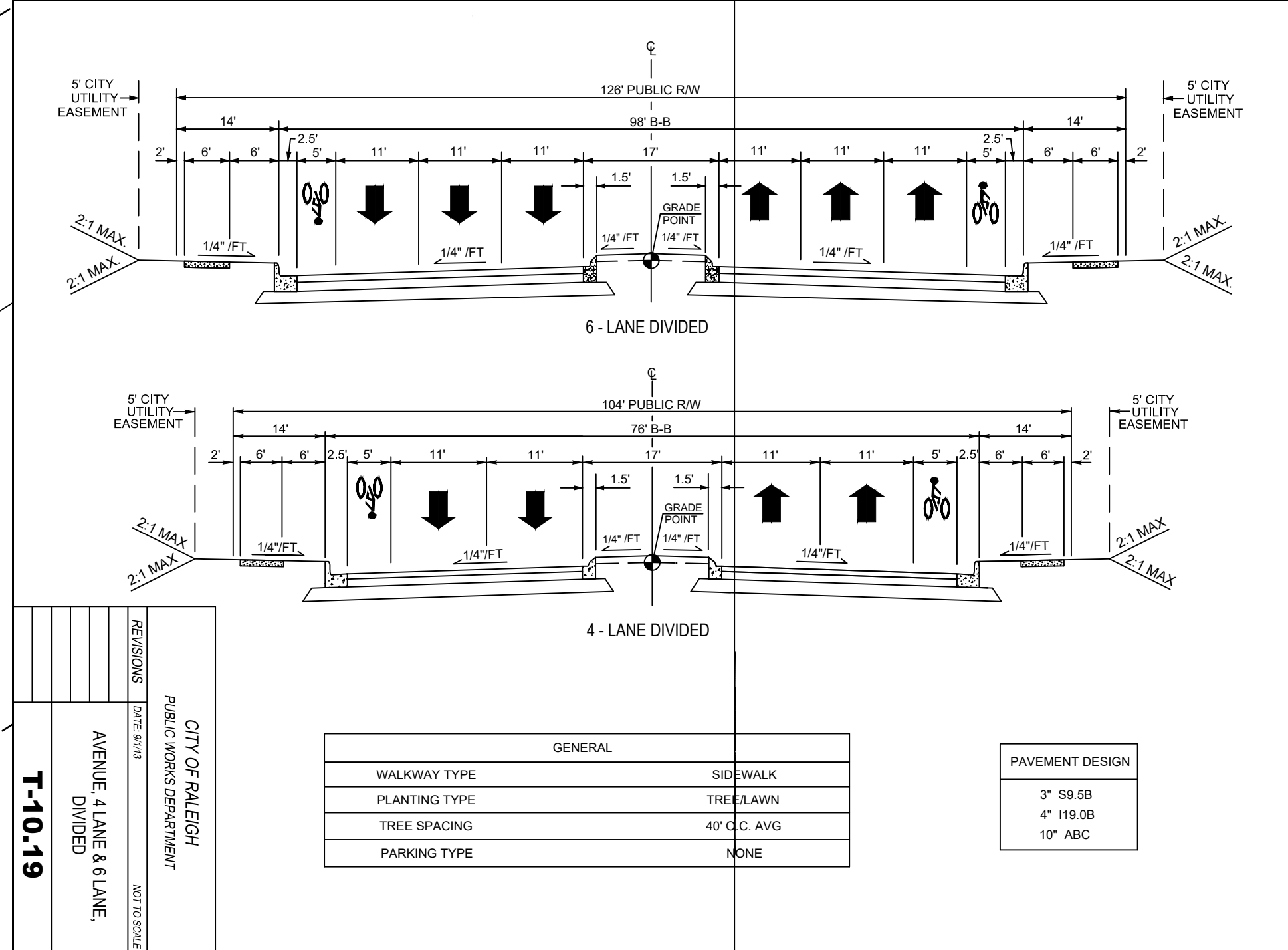
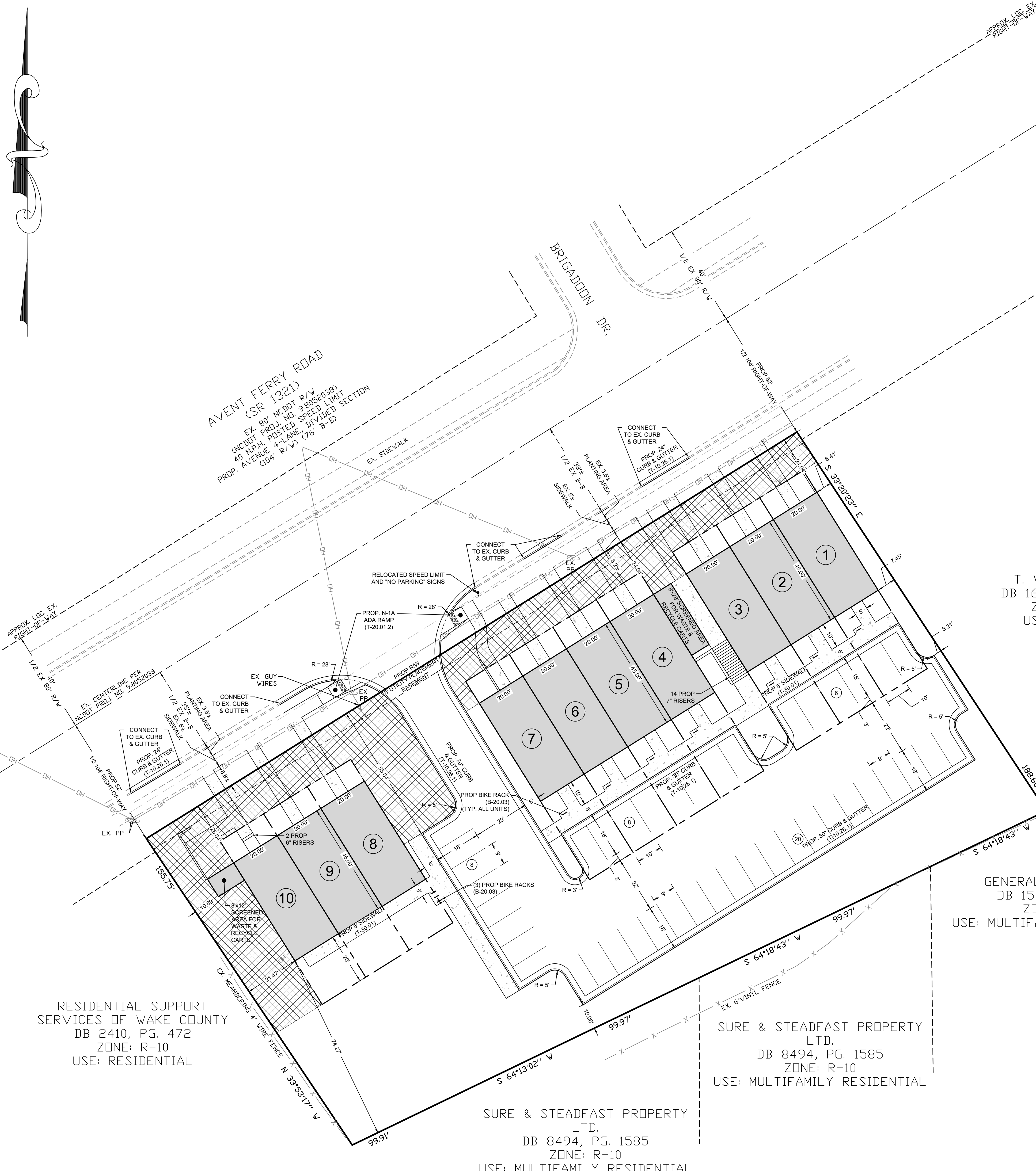
Number	Description	Date

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DRAWING SCALE: 1" = 20'
DRAWN BY: TCT
CHECKED BY: JAE, JR
DATE ISSUED: 09/01/17

C-1

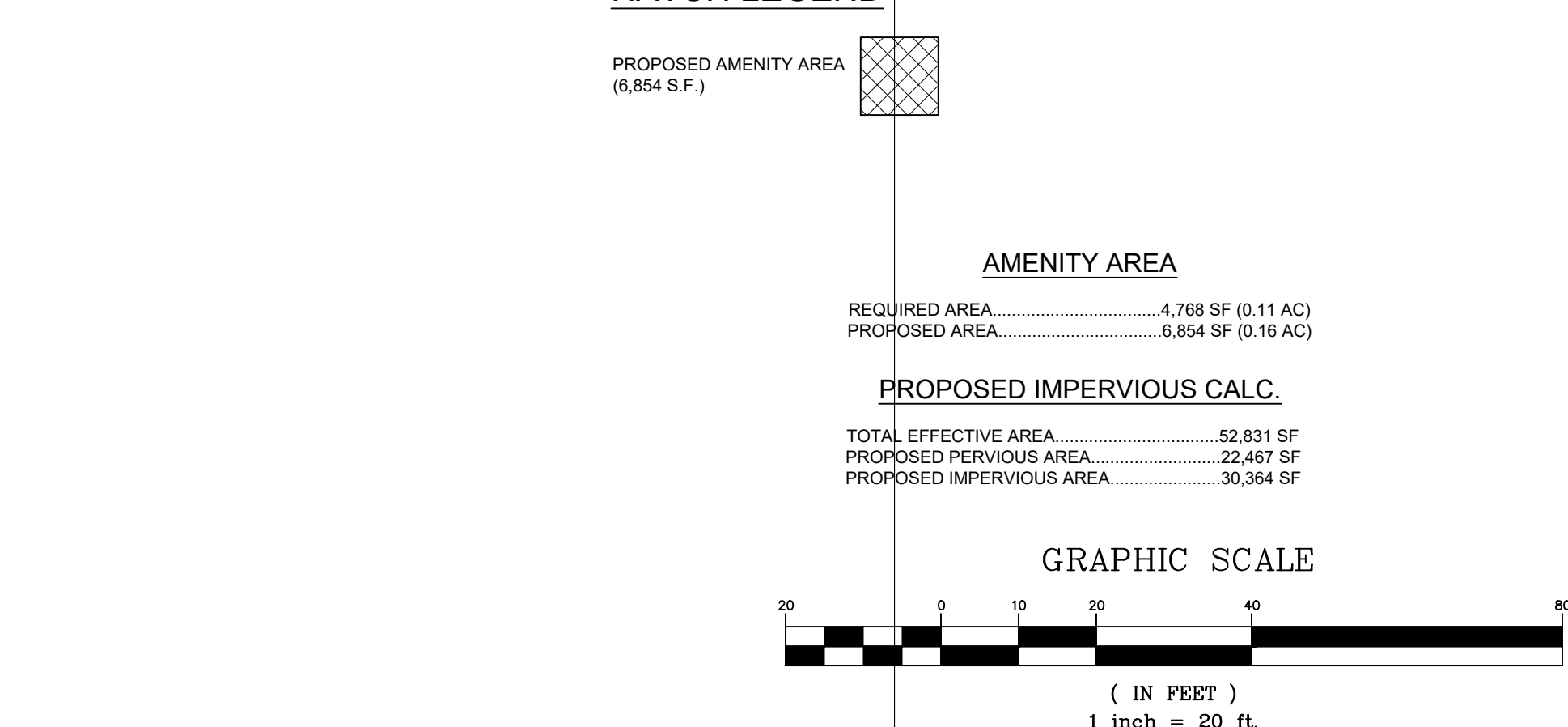
2 of 7





- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 - PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

- TRANSPORTATION NOTES:**
- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 - HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 20.11.
 - SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD 20.31.
 - ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
 - TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS. DRIVEWAY TURNS TO BE A MINIMUM OF 28'.



RESIDENTIAL SUPPORT SERVICES OF WAKE COUNTY
 DB 2410, PG. 472
 ZONE: R-10
 USE: RESIDENTIAL

SURE & STEADFAST PROPERTY LTD.
 DB 8494, PG. 1585
 ZONE: R-10
 USE: MULTIFAMILY RESIDENTIAL

SURE & STEADFAST PROPERTY LTD.
 DB 8494, PG. 1585
 ZONE: R-10
 USE: MULTIFAMILY RESIDENTIAL

T. W. STEPHENS
 DB 16555, PG. 1683
 ZONE: R-10
 USE: VACANT

GENERAL MARTIN, LLC
 DB 15553, PG. 312
 ZONE: R-10
 USE: MULTIFAMILY RESIDENTIAL

JOHN A. EDWARDS & COMPANY
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 WV WATER VALVE
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 LP LIGHT POLE
 MW MONITORING WELL
 CATV CABLE PEDESTAL
 FH FIRE HYDRANT
 TBR TO BE REMOVED
 TBR TO BE RELOCATED
 [Hatched] DENOTES BRICK
 [Dotted] DENOTES CONCRETE
 [XXX] DENOTES ADDRESS

--- PROPERTY LINE
 - - - PROP. LOT LINE
 - - - PROP. LINE NOT SURVEYED
 - - - STORM PIPE
 - - - SEWER LINE
 - - - OVERHEAD POWER LINE
 - - - G GAS LINE
 - - - EASEMENT LINE
 - - - WATER LINE

GW MW PP TP GV

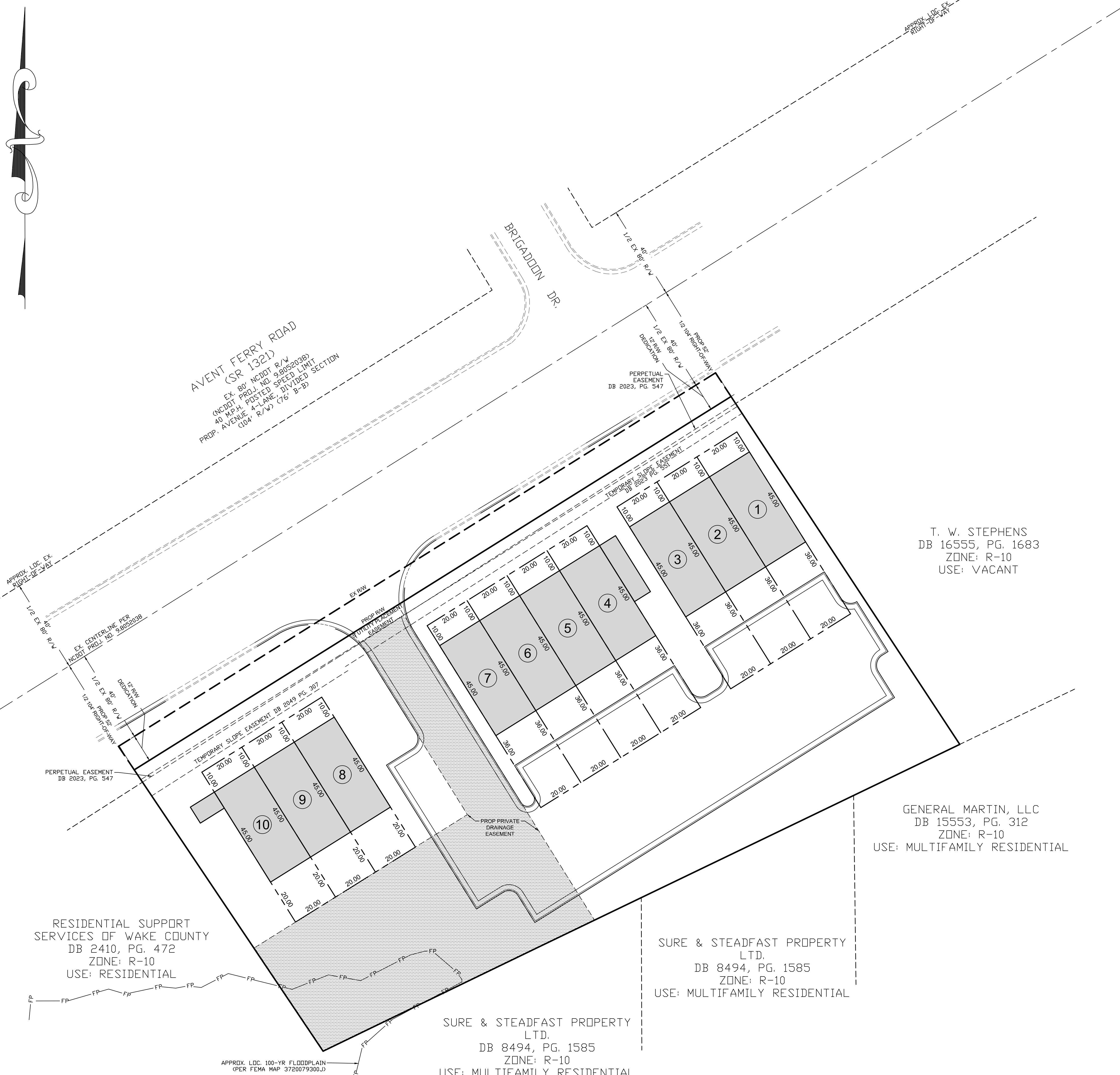
SITE PLAN

Revisions

Number	Description	Date

JAECO #: 233-01
 DRAWING SCALE: 1" = 20'
 DRAWN BY: TCT
 CHECKED BY: JAE, JR
 DATE ISSUED: 09/01/17

C-2
 3 of 7



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HATCH LEGEND



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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RALEIGH, NC 27606
Phone: (919) 612-8737

LEGEND

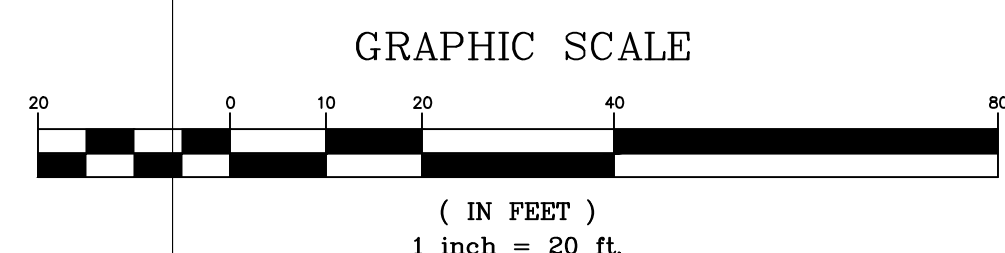
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
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CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
TMH	TELEPHONE MANHOLE
TF	ELECTRICAL TRANSFORMER
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
MW	MONITORING WELL
CATV	CABLE PEDESTAL
FH	FIRE HYDRANT
TBR	TO BE REMOVED
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[SSMH]	SANITARY SEWER MANHOLE
[GW]	GROUNDWATER
[MW]	MONITORING WELL
[PP]	PERPETUAL EASEMENT
[TP]	TEMPORARY EASEMENT
[GV]	GRASS

SUBDIVISION PLAN

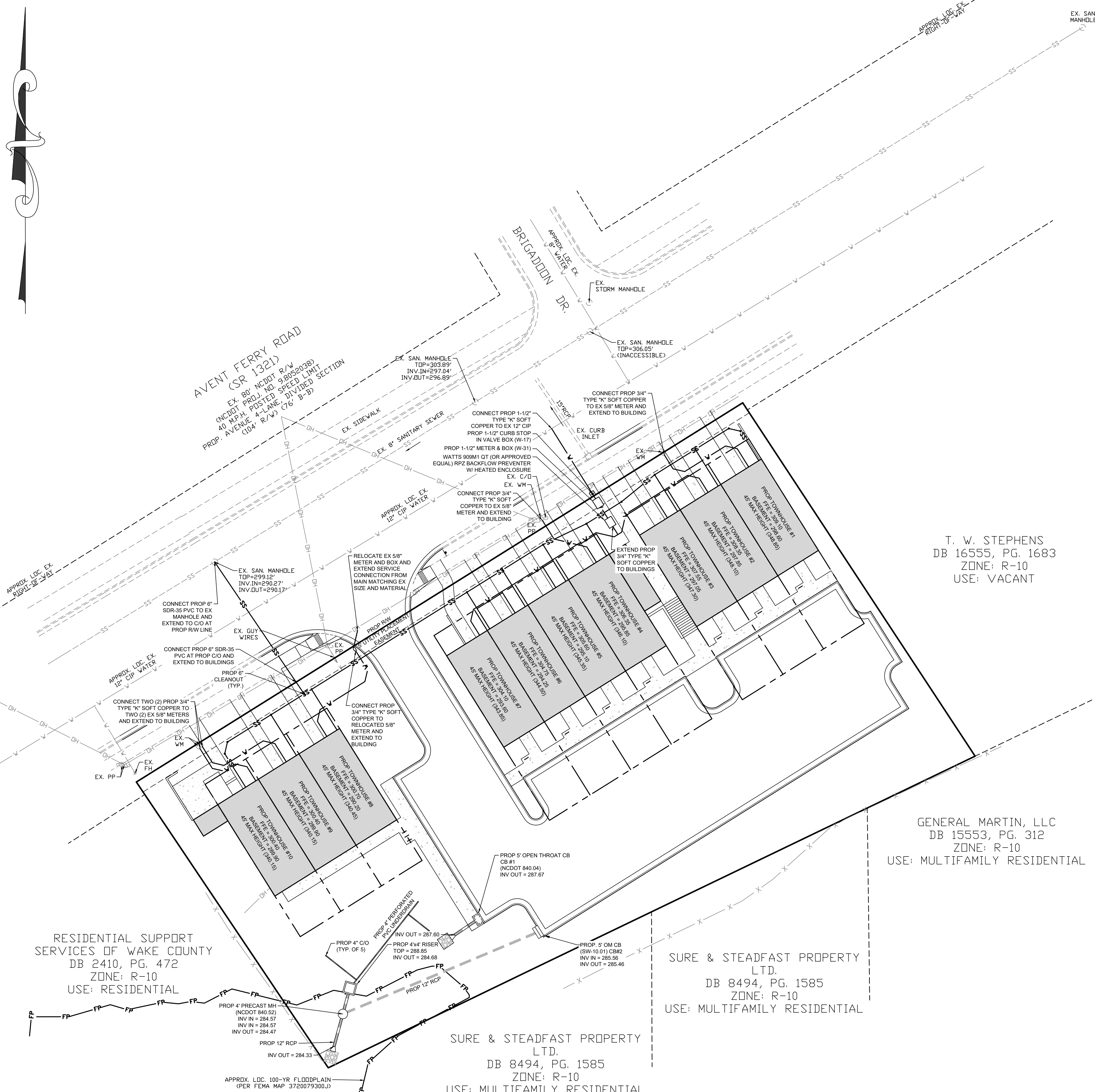
Revisions

Number	Description	Date

JAECO #: 233-01
DRAWING SCALE: 1" = 20'
DRAWN BY: TCT
CHECKED BY: JAE, JR
DATE ISSUED: 09/01/17



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GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 2' from a private well or 5' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main is a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
 - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all sewer mains.
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
 - Install 1/2" copper water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
 - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - NCDOT Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 and Land Surveyors

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AVENT FERRY ROAD TOWNHOMES

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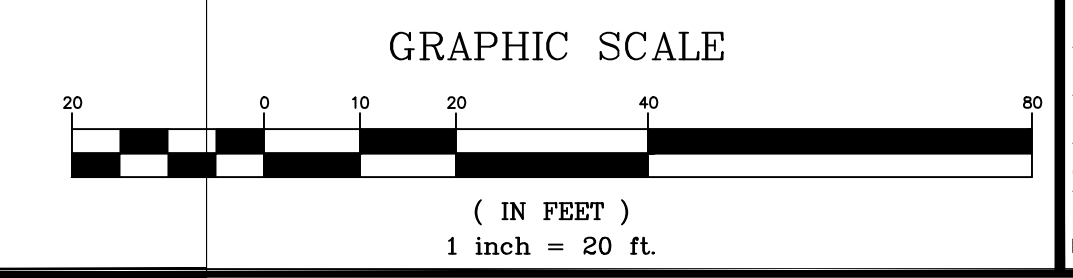
T. W. STEPHENS
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 USE: VACANT

GENERAL MARTIN, LLC
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 USE: MULTIFAMILY RESIDENTIAL

SURE & STEADFAST PROPERTY LTD.
 DB 8494, PG. 1585
 ZONE: R-10
 USE: MULTIFAMILY RESIDENTIAL

SURE & STEADFAST PROPERTY LTD.
 DB 8494, PG. 1585
 ZONE: R-10
 USE: MULTIFAMILY RESIDENTIAL

RESIDENTIAL SUPPORT SERVICES OF WAKE COUNTY
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 USE: RESIDENTIAL



UTILITY PLAN

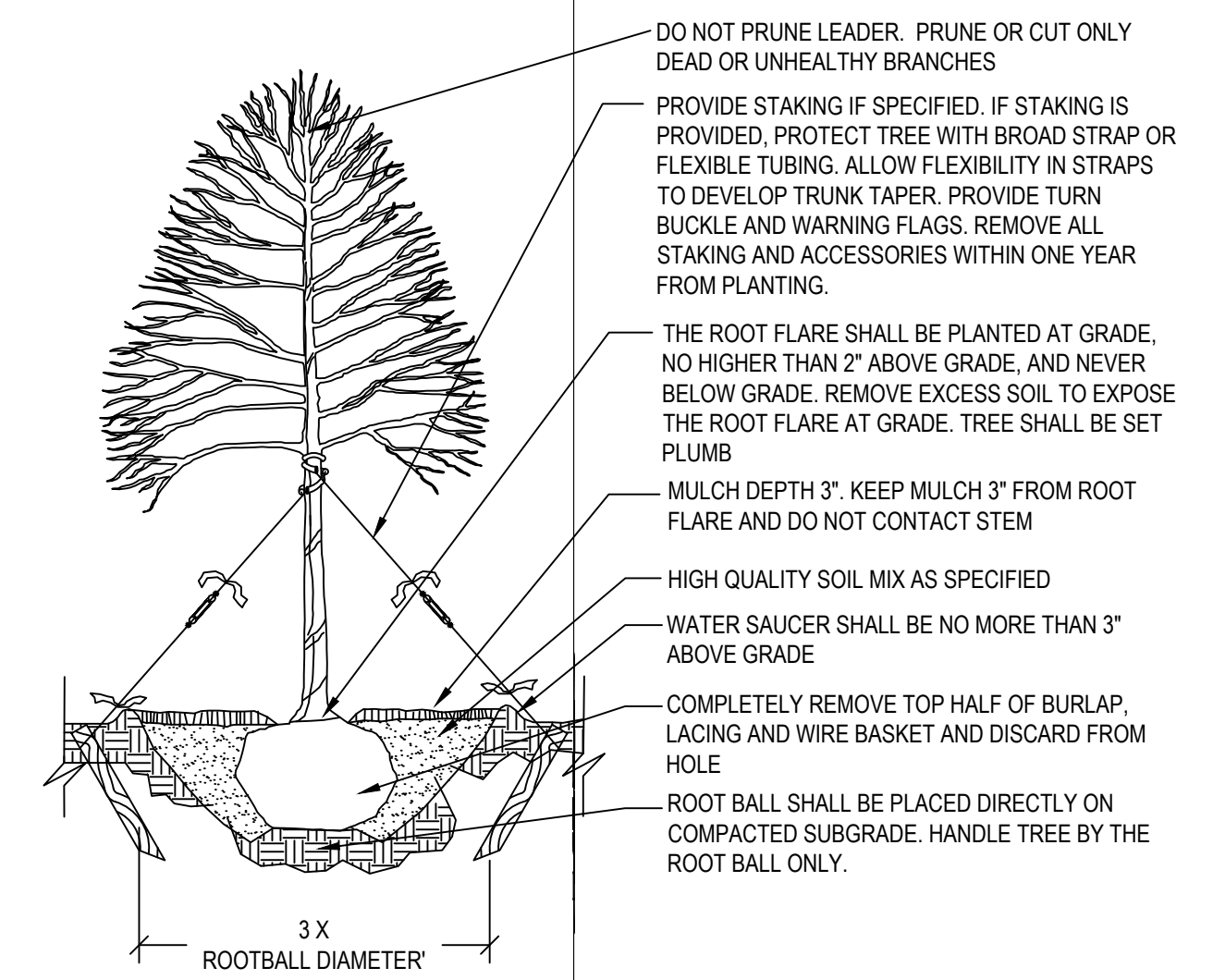
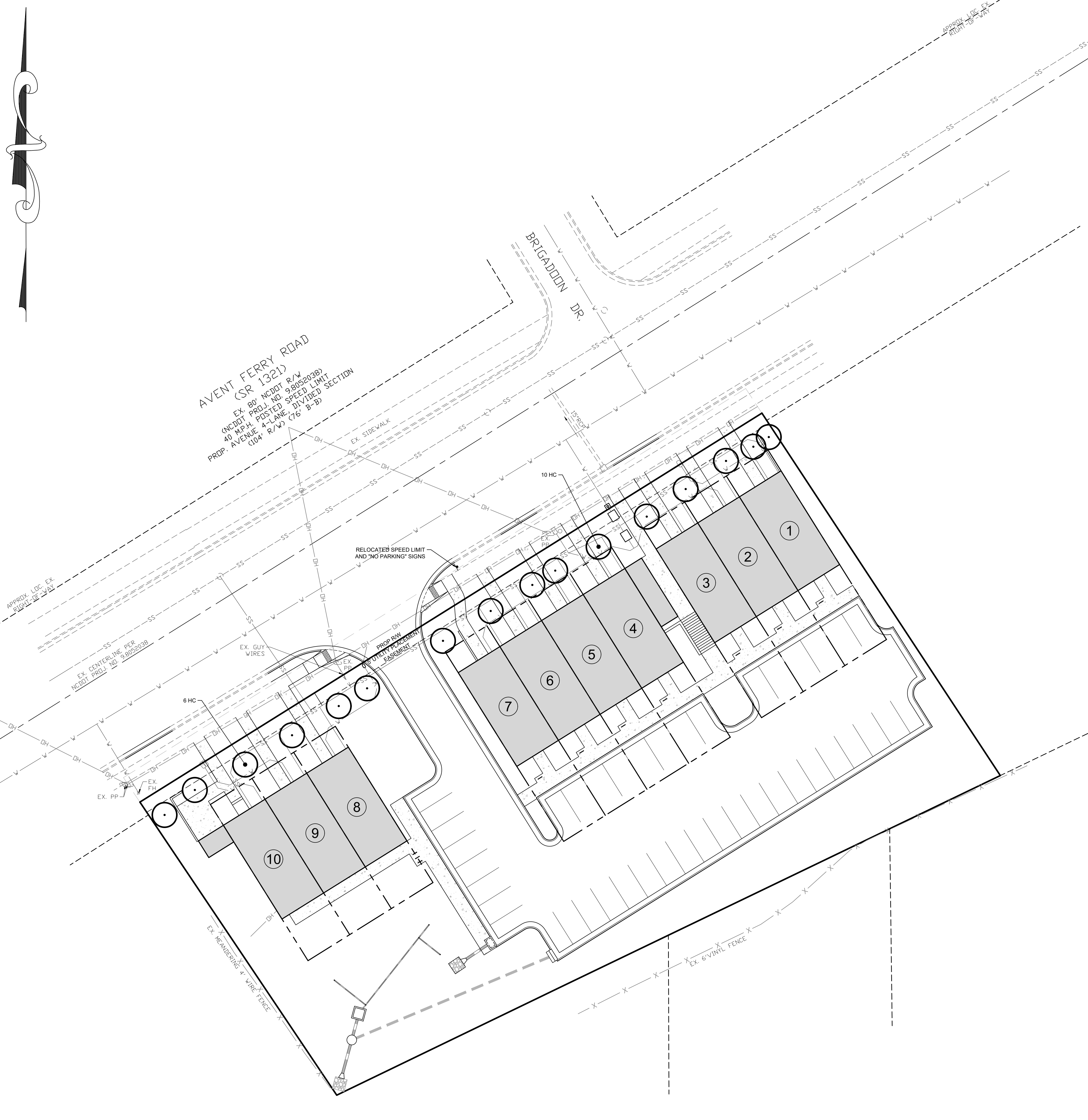
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NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
PRCR-03		

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STREET TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL	HEIGHT	ROOT
HC	<i>Halesia tetraptera, H. carolina</i>	Carolina Silverbell	16	3"	8'-10'	BB

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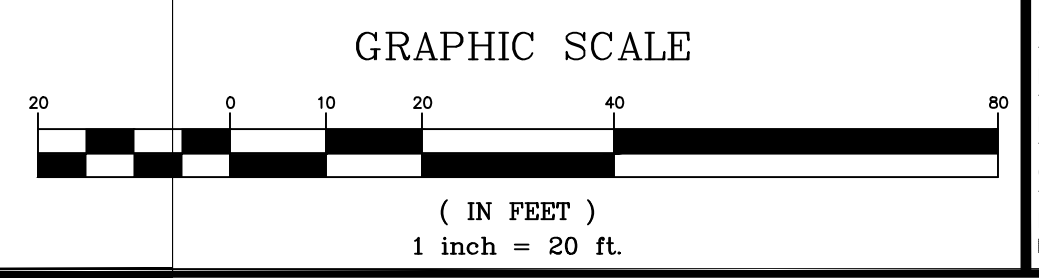
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[GW]	GROUND WATER
[MW]	MONITORING WELL
[PP]	PROPOSED PLANTING
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[GV]	GRAVEL

STREET TREE PLAN

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