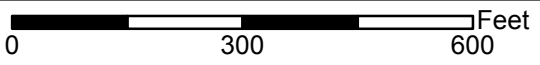
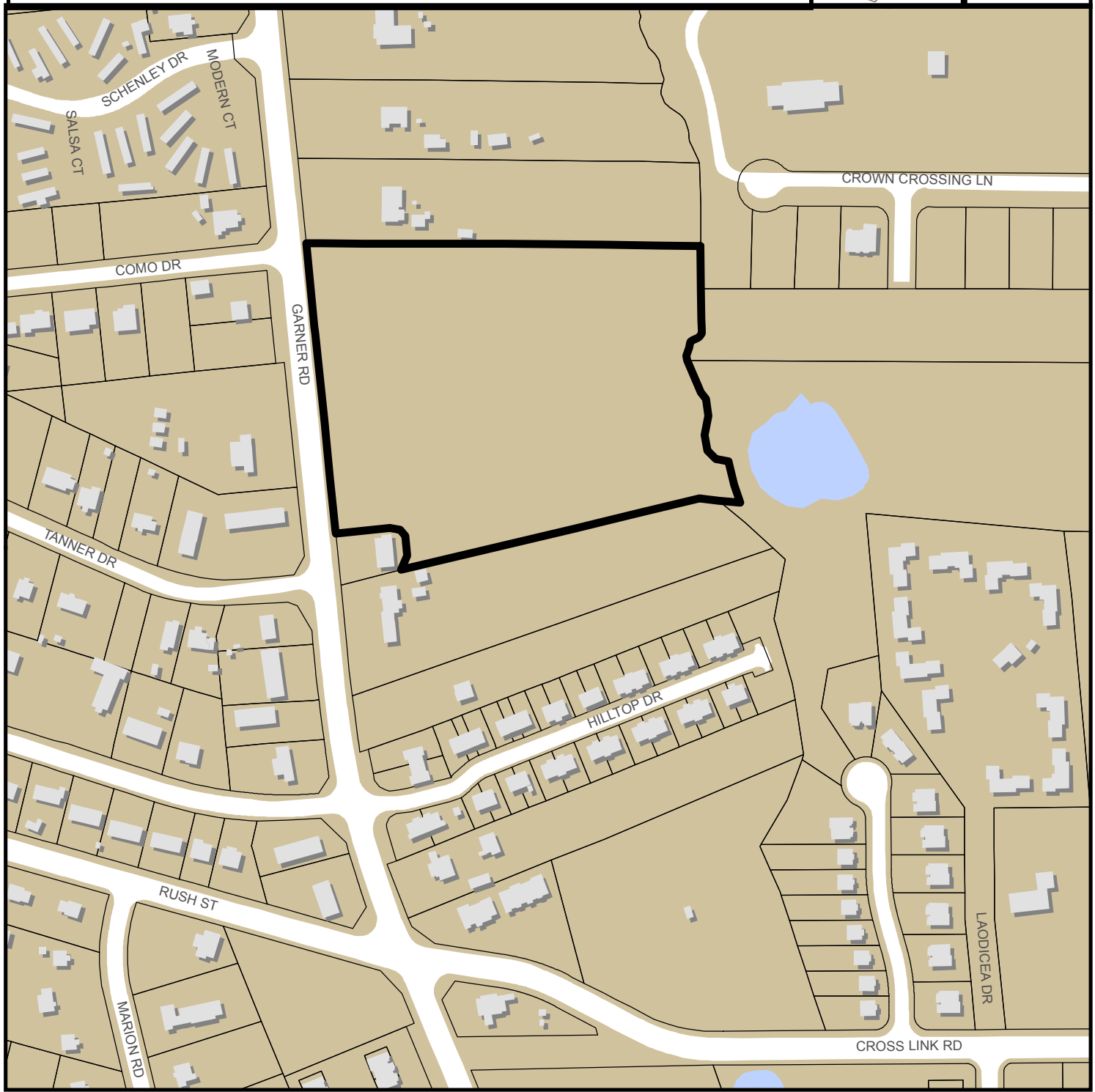
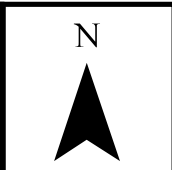
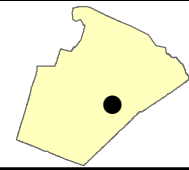


BILTMORE HEIGHTS TOWNHOMES S-71-2017



Zoning: **R-10**
CAC: **South**
Drainage Basin: **Rochester**
Acreage: **8.1**
Number of Lots: **67**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **JL Development**
Custom Homes, LLC
Phone: **(919) 427-4135**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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.

5-7-17

Office Use Only: Transaction # 532319		Project Coordinator		Team Leader	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input checked="" 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 Biltmore Heights Townhomes					
Proposed Use Townhomes					
Property Address(es) 2613 Garner Rd.					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1702-95-8547		PIN Recorded Deed db 9720 pg 1786		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 JL Development Custom Homes			Owner/Developer Name Keith Greenwood		
Address 3732 Sunlake Farms Rd. Apex, NC 27539					
Phone 919 669-5372		Email eagleptproperties@gmail.com		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Thompson & Associates			Contact Name Randy Miller		
Address 1149 Executive Ci. Suite D2 Cary, NC 27511					
Phone 919 465-1566		Email miller.pe@att.net		Fax 919 465-1585	

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? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **n/a**

COA (Certificate of Appropriateness) Case # **n/a**

BOA (Board of Adjustment) Case # A- **n/a**

STORMWATER INFORMATION

Existing Impervious Surface 0 sf	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface 3.916 ac	acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input 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 #

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached Attached **67**

Total # of Single Family Lots Total # of All Lots **67**

Overall Unit(s)/Acre Densities Per Zoning Districts **8.16**

Total # of Open Space and/or Common Area Lots **2**

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 **Thompson & Associates** 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 _____

Date _____

10/9/17

Signature _____

Date _____

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

671045

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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.

Office Use Only: Transaction #		Project Coordinator		Team Leader	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input checked="" 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		Biltmore Heights Townhomes			
Proposed Use		Townhomes			
Property Address(es)		2613 Garner Rd.			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1702-95-8547		PIN Recorded Deed db 9720 pg 1786		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 JL Development Custom Homes			Owner/Developer Name Keith Greenwood		
Address 3732 Sunlake Farms Rd. Apex, NC 27539					
Phone 919 669-5372		Email eagleptproperties@gmail.com		Fax	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Thompson & Associates			Contact Name Randy Miller		
Address 1149 Executive Ct. Suite D2 Cary, NC 27511					
Phone 919 465-1566		Email miller.pe@att.net		Fax 919 465-1585	

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? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **n/a**

COA (Certificate of Appropriateness) Case # **n/a**

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STORMWATER INFORMATION

Existing Impervious Surface 0 sf	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface 3.916 ac	acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
----------------	-------------	------------------

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached	Attached 67
-------------------------------------	--------------------

Total # of Single Family Lots	Total # of All Lots 67
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Signature _____

Date _____

10/9/17

Signature _____

Date _____

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f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>			

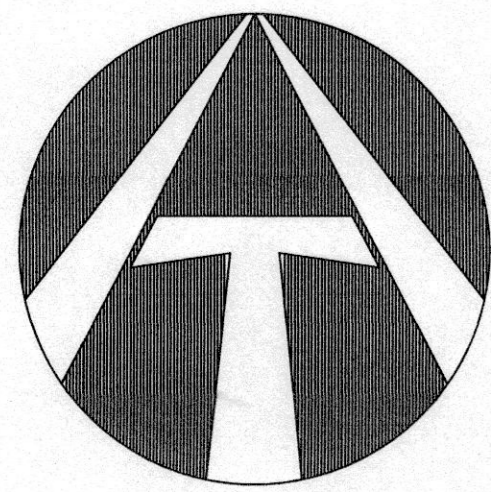
INDEX OF SHEETS FOR BILTMORE HEIGHTS TOWNHOMES

- SHEET 1 EXISTING CONDITIONS PLAN
- SHEET 2 SUBDIVISION PLAN
- SHEET 3 UTILITY PLAN
- SHEET 4 GRADING AND STORMWATER PLAN
- SHEET 5 STORMWATER DETAILS PLAN
- SHEET 6 PRE-DEVELOPMENT DRAINAGE MAP
- SHEET 7 POST-DEVELOPMENT DRAINAGE MAP
- SHEET 8 LANDSCAPE PLAN
- SHEET 9 EASEMENT EXHIBIT
- SHEET 10 SIGHT TRIANGLE EXHIBIT
- SHEET 11 22' WIDE UNIT COLOR ELEVATION
- SHEET 12 22' WIDE UNIT ELEVATION & FLOOR PLAN
- SHEET 13 20' WIDE UNIT COLOR ELEVATION
- SHEET 14 20' WIDE UNIT ELEVATION & FLOOR PLAN
- SHEET TCA 1 TREE CONSERVATION AREA PLAN

SOLID WASTE SERVICES NOTE:
SOLID WASTE SERVICE TO BE PROVIDED BY ROLL-OUT
STANDARD 96 GALLON COLLECTION CARTS STORED IN
GARAGE OF EACH UNIT.

SOLID WASTE SERVICES NOTE:
DEVELOPER HAS REVIEWED THE REQUIREMENTS FOR
SOLID WASTE DESIGN AND PROPOSES THE
FOLLOWING SOLID WASTE PLAN.
SITE WILL USE DUMPSTERS AS SHOWN ON SHEET
2 FOR SOLID WASTE TO BE HANDLED BY
C.O.R. SWS. NO ROLL-OUT TRASH CARTS ARE
PROPOSED FOR DEVELOPMENT.

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE
IN STRICT ACCORDANCE WITH ALL CITY OF
RALEIGH AND NCDOT STANDARDS & SPECIFICATIONS.



CO. LIC # : C-0343
THOMPSON and ASSOCIATES, P.A.

1149 EXECUTIVE CIRCLE
SUITE D UNIT 2
CARY, NC 27511
TEL. 919 465-1566 FAX 919 465-1585

Preliminary Subdivision
Plan Application

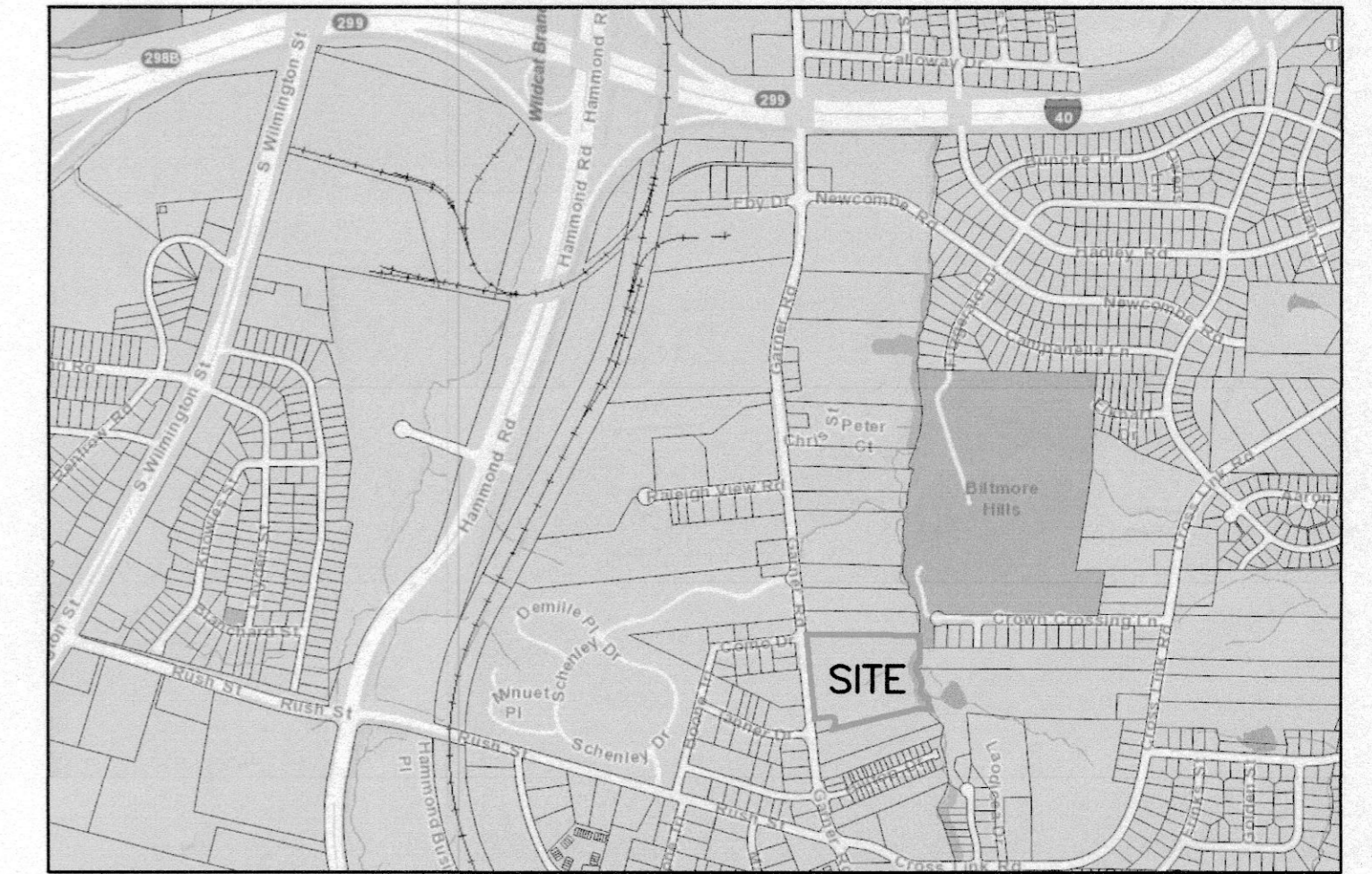


Development Services Customer Service Center | 1 Eadsway Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8720 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4380

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input checked="" 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		
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GENERAL INFORMATION		
Development Name	Biltmore Heights Townhomes	
Proposed Use	Townhomes	
Property Address(es)	2613 Garner Rd.	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1702-95-8547	PIN Recorded Deed 09-0720 pg 1786	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	JL Development Custom Homes	Owner/Developer Name
		Keith Greenwood
Address	3732 Sunlake Farms Rd. Apex, NC 27539	
Phone	919 669-5372	Email
		eagleproperties@gmail.com
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name	Thompson & Associates	Contact Name
		Randy Miller
Address	1149 Executive Ci. Suite D2 Cary, NC 27511	
Phone	919 465-1566	Email
		miller.pe@att.net
		Fax 919 465-1585

DEVELOPMENT TYPE AND SITE DATA 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CLD (Conditional Use District) Case #	Z- n/a
COA (Certificate of Appropriateness) Case #	n/a
BOA (Board of Adjustment) Case #	n/a
STORMWATER INFORMATION	
Existing Impervious Surface	0 sf acres/sf
Proposed Impervious Surface	3,916 ac acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input 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 #	
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Detached
	Attached
Total # of Single Family Lots	Total # of All Lots
	67
Overall Unit(s)/Acre Densities Per Zoning Districts	8.16
Total # of Open Space and/or Common Area Lots	2
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 Thompson & Associates 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've have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature	<i>[Signature]</i>
Date	10/9/17
Signature	
Date	



Scale: 1 inch = 800 feet

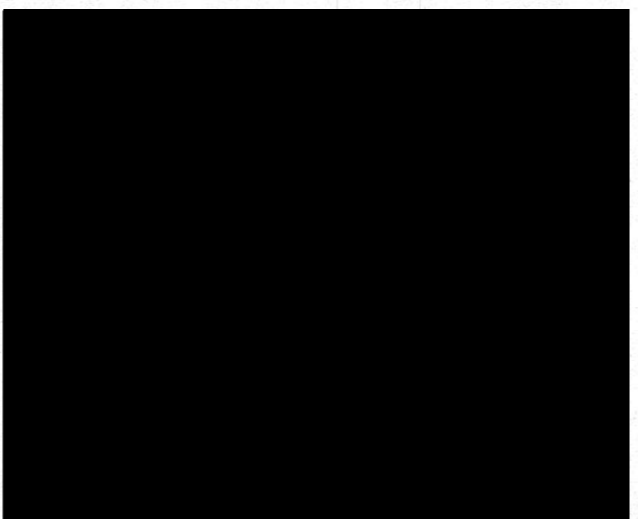
PRELIMINARY SUBDIVISION PLAN FOR BILTMORE HEIGHTS TOWNHOMES

C.O.R. PROJECT #S-71-17
TRANSACTION #532319

CITY OF RALEIGH, NORTH CAROLINA
67 UNIT TOWNHOME DEVELOPMENT
OCTOBER 9, 2017
REVISED: 09/12/2018

SITE DATA:

PIN 1702-95-8547
REID: 0009254
SITE ADDRESS: 2613 GARNER ROAD
BM-2003 PG 79
DB 009720 PG 01786
ZONED: R-10
TOTAL TRACT SIZE: 8.328 AC 362,768 SF
10' R/W DEDICATION GARNER RD. 5,289 SF 529.43 LF
NET TRACT SIZE: 357,479 SF 8.207 AC
EXISTING USE: VACANT
PROPOSED USE: 67 SINGLE FAMILY TOWNHOMES (CONVENTIONAL DEVELOPMENT)
DENSITY ALLOWED: 10 DU PER ACRE
PROPOSED DENSITY: 67 UNITS/8.207 AC = 8.16 UNITS/ACRE
TREE CONSERVATION AREA: 0.82 AC 10.00%
SITE CONTAINS NEUSE RIVER BUFFER AREA
NO FEMA FLOOD AREA ON SITE: MAP #S 3720170200J AND 3720171200J DATED MAY 2, 2006
NO WETLANDS ON SITE
EX. IMPERVIOUS SURFACE AREA: 0 SF
PROPOSED BUILDINGS: 63,290 SF
ASPHALT & CURB/GUTTER: 54,825 SF
CONCRETE SIDEWALK: 21,685 SF
CONCRETE DRIVEWAYS: 15,829 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 155,429 SF 3.568 AC
TOTAL PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 155,429/362,768 = 42.84%
AMENITY AREA REQUIRED: 10% NET TRACT SIZE = .1 X 362,768 SF = 36,277 SF 0.83 AC
PROPOSED AMENITY AREA: 36,574 SF 0.84 AC 10.08%
PARKING SPACES REQUIRED: 3 BEDROOM UNITS: 3 SPACES PER UNIT + 1 SPACE PER 10 UNITS
FOR VISITORS = 67 UNITS X 3 + 67/10 = 201 + 7 = 208 SPACES
PROPOSED 2 SPACES PER UNIT (1 IN GARAGE & 1 IN DRIVEWAY) = 134 SPACES
PLUS 75 ADDITIONAL SPACES ON SITE
TOTAL PROPOSED PARKING: 134 + 75 = 210 SPACES
SHORT TERM BICYCLE PARKING REQUIRED: 4
SHORT TERM BICYCLE PARKING PROPOSED: 4
BUILDING SETBACKS:
10' FRONT
20' REAR
0' OR 6' SIDE
BUILD-TO:
PRIMARY STREET BUILD-TO (MIN./MAX.): 10'/55'
REQUIRED BUILDING WIDTH IN PRIMARY BUILD-TO (MIN.): 70%
PROVIDED: 100%
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY WETLAND AREAS
SITE DOES CONTAIN NEUSE RIVER BUFFER AREAS
ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.



PRELIMINARY DRAWING
FOR REVIEW ONLY

OWNER:
JL DEVELOPMENT CUSTOM HOMES
3732 SUNLAKE FARMS RD.
APEX, NC 27539

NOTE:
 GARNER ROAD IS AN EXISTING 41' B/B CURB & GUTTER SECTION WITH 5' EXISTING SIDEWALK INSIDE VARIABLE DISTANCE RIGHT OF WAY. THE C.O.R. ULTIMATE SECTION FOR GARNER ROAD IS A 2-LANE DIVIDED AVENUE WITH CENTER TURN LANE HAVING A 48' B/B SECTION WITH 6' PLANTING AREA, 6' SIDEWALK WITH 2' MAINTENANCE STRIP AND 5' UTILITY EASEMENT INSIDE 75' R/W. DEVELOPER PROPOSES A 10' R/W DEDICATION (40' CL - NEW R/W PROJECT SIDE) AND PAY A FEE-IN-LIEU FOR 1" WIDTH OF NEW CONCRETE SIDEWALK TO ATTAIN 6' SIDEWALK WIDTH. DEVELOPER TO ALSO PAY FEE-IN-LIEU FOR 529.43 LF OF FRONTAGE - 64 LF OF DRIVEWAY = 465 LF / 40" = 11.62 (12) STREET TREES WHICH IF PLANTED FOR PROJECT WOULD BE IN WRONG LOCATION FOR FUTURE IMPROVEMENTS.

NOTE:
 MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

NOTE:
 ALL CONSTRUCTION & MATERIALS SHALL BE IN STRICT ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

SIGHT DISTANCE NOTE:
 WITHIN THE AREA OF DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, 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.

SOLID WASTE SERVICES NOTE:
 SOLID WASTE SERVICE TO BE PROVIDED BY ROLL-OUT STANDARD 96 GALLON COLLECTION CARTS STORED IN GARAGE OF EACH UNIT.

TRACY & AZIZ ELARIDA
 PIN: 1702-95-7946
 ZONED: R-10
 2.4 AC
 SINGLE FAMILY RESIDENTIAL

SITE DATA:

PIN 1702-95-8547
 REID: 0009254
 SITE ADDRESS: 2613 GARNER ROAD
 BM-2003 PG 79
 DB 009720 PG 01786

OWNER: J.L. DEVELOPMENT CUSTOM HOMES
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 NET TRACT SIZE: 357,479 SF 8,207 AC

EXISTING USE: VACANT
 PROPOSED USE: 67 SINGLE FAMILY TOWNHOMES (CONVENTIONAL DEVELOPMENT)

DENSITY ALLOWED: 10 DU PER ACRE
 PROPOSED DENSITY: 67 UNITS/8,207 AC = 8.16 UNITS/ACRE

TREE CONSERVATION AREA: 0.82 AC 10.00%
 SITE CONTAINS NEUSE RIVER BUFFER AREA
 NO FEMA FLOOD AREA ON SITE: MAP #S 3720170200J AND 3720171200J DATED MAY 2, 2006
 NO WETLANDS ON SITE

EX. IMPERVIOUS SURFACE AREA: 0 SF
 PROPOSED BUILDINGS: 63,290 SF
 ASPHALT & CURB/GUTTER: 54,825 SF
 CONCRETE SIDEWALK: 21,685 SF
 CONCRETE DRIVEWAYS: 15,629 SF
 TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 155,429 SF 3.568 AC
 TOTAL PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 155,429/362,768 = 42.84%

AMENITY AREA REQUIRED: 10% NET TRACT SIZE = .1 X 362,768 SF = 36,277 SF 0.83 AC
 PROPOSED AMENITY AREA: 36,574 SF 0.84 AC 10.08%

PARKING SPACES REQUIRED: 3 BEDROOM UNITS: 3 SPACES PER UNIT + 1 SPACE PER 10 UNITS FOR VISITORS = 67 UNITS X 3 + 67/10 = 201 + 7 = 208 SPACES
 PROPOSED 2 SPACES PER UNIT (1 IN GARAGE & 1 IN DRIVEWAY) = 134 SPACES
 PLUS 75 ADDITIONAL SPACES ON SITE
 TOTAL PROPOSED PARKING: 134 + 75 = 210 SPACES

SHORT TERM BICYCLE PARKING REQUIRED: 4
 SHORT TERM BICYCLE PARKING PROPOSED: 4

BUILDING SETBACKS:
 10' FRONT
 20' REAR
 0' OR 6' SIDE

BUILD-TO:
 PRIMARY STREET BUILD-TO (MIN./MAX.): 10'/55'
 REQUIRED BUILDING WIDTH IN PRIMARY BUILD-TO (MIN.): 70%
 PROVIDED: 100%

SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
 SITE DOES NOT CONTAIN ANY WETLAND AREAS
 SITE DOES CONTAIN NEUSE RIVER BUFFER AREAS

ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
 CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.

THOMAS & ANNIE LEE JILES
 PIN: 1702-95-2941
 ZONED: R-10
 0.68 AC
 SINGLE FAMILY RESIDENTIAL

COMO DR.
 EX. 50' PUBLIC R/W

TYLER & ALAN OSBORNE
 PIN: 1702-95-3728
 ZONED: R-10
 0.28 AC
 SINGLE FAMILY RESIDENTIAL

OMAR CONSTRUCTION & TRUCKING LLC
 PIN: 1702-95-3731
 ZONED: R-10
 0.27 AC
 SINGLE FAMILY RESIDENTIAL
 W/ BUSINESS

LOUIS & SANDRA SOLOMON
 PIN: 1702-95-2596
 ZONED: R-10
 1.85 AC
 SINGLE FAMILY RESIDENTIAL

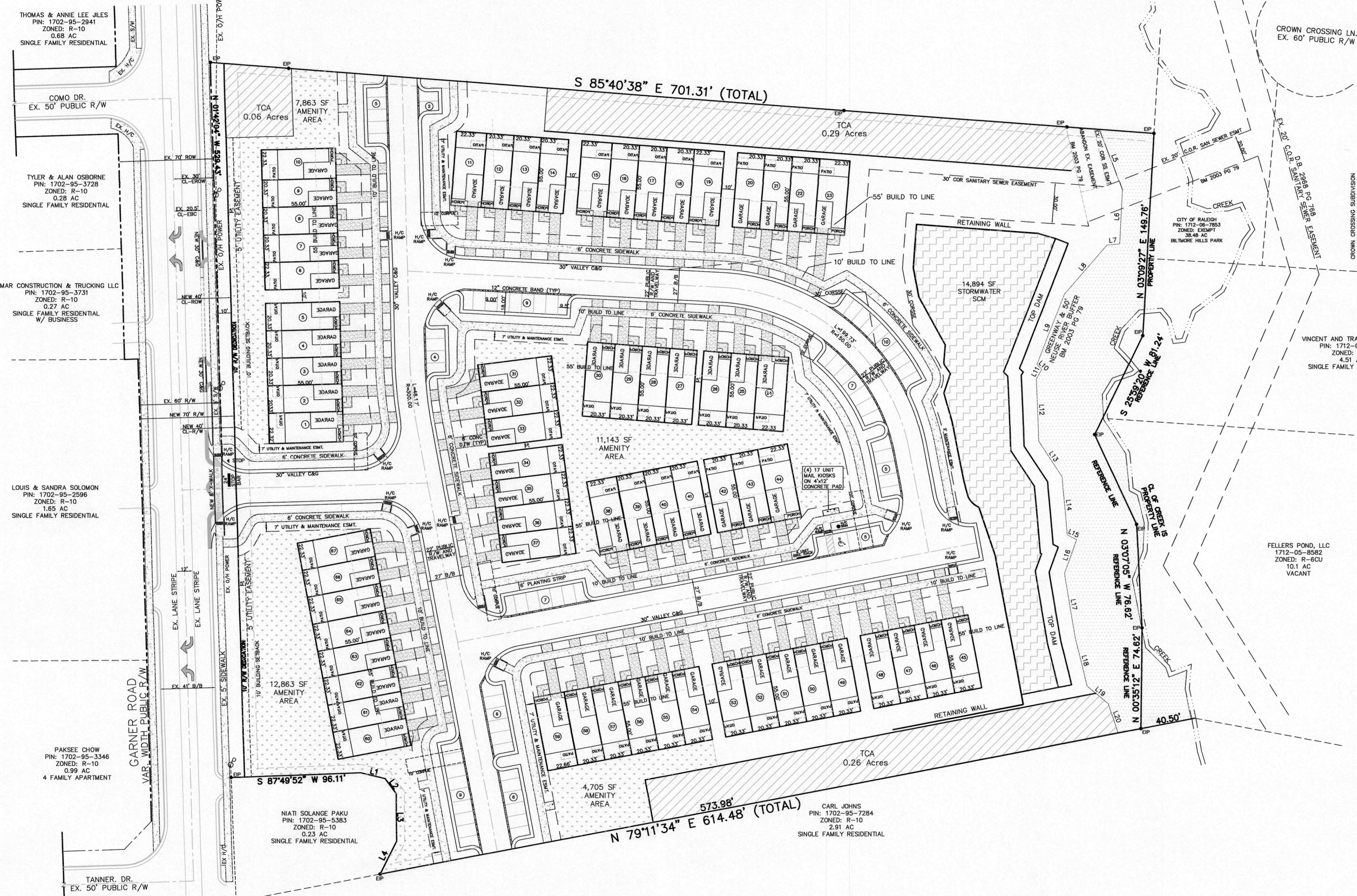
PAKSEE CHOW
 PIN: 1702-95-3346
 ZONED: R-10
 0.99 AC
 4 FAMILY APARTMENT

NIATI SOLANGE PARK
 PIN: 1702-95-5383
 ZONED: R-10
 0.23 AC
 SINGLE FAMILY RESIDENTIAL

CARL JOHNS
 PIN: 1702-95-7284
 ZONED: R-10
 2.91 AC
 SINGLE FAMILY RESIDENTIAL

FELLERS POND, LLC
 1712-05-8582
 ZONED: R-6CU
 10.1 AC
 VACANT

VINCENT AND TRACIE HEMBRICK
 PIN: 1712-05-9704
 ZONED: R-4
 4.51 AC
 SINGLE FAMILY RESIDENTIAL

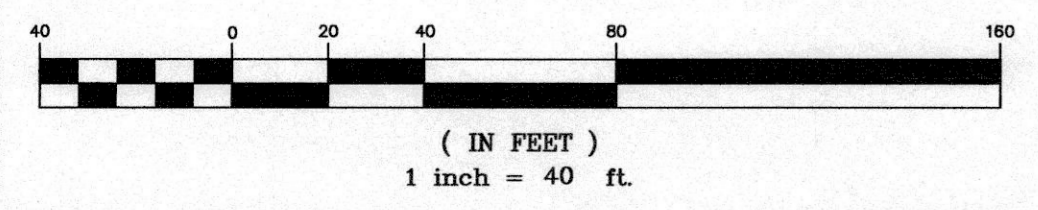


BOUNDARY		
LINE	LENGTH	BEARING
L1	18.55'	S76°31'52\"E
L2	13.75'	S36°32'57\"E
L3	35.36'	S00°54'28\"E
L4	27.41'	S26°45'58\"W

GREENWAY EASEMENT		
LINE	LENGTH	BEARING
L5	48.04	N20°51'57\"W
L6	39.95	N02°55'07\"E
L7	9.46	N84°49'58\"E
L8	47.81	N41°10'49\"E
L9	55.91	N21°16'47\"E
L10	5.09	N45°03'09\"W
L11	8.34	N29°59'42\"E
L12	46.06	N02°24'49\"W
L13	31.40	N33°30'46\"W
L14	43.35	N04°59'03\"W
L15	7.82	N63°01'02\"W
L16	26.47	N19°35'30\"E
L17	47.96	N09°28'40\"W
L18	37.15	N13°56'13\"W
L19	20.46	N50°09'07\"W
L20	22.86	N18°34'30\"W

- AMENITY AREA
- TCA
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- STORMWATER BMP
- GREENWAY EASEMENT AND NRB

GRAPHIC SCALE



**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION
 FOR REVIEW ONLY**

OWNER: J.L. DEVELOPMENT CUSTOM HOMES
 3732 SUNLAKE FARMS RD
 APEX, NC 27539

THOMPSON & ASSOCIATES, PA
 1149 EXECUTIVE CIRCLE
 SUITE D, UNIT 2
 CARY, NC 27511
 919-465-1566
 FAX (919) 465-1585
 LISC# C-0343

CITY OF RALEIGH		OWNER: J.L. DEVELOPMENT	
WAKE COUNTY	NORTH CAROLINA	ZONED R-10	
DATE 10/9/17	DRAWN MTH	JOB NO.	
SCALE 1" = 40'	SURVEYED	DWG: BILTMORE-SITE	
REVISIONS 9/12/18	PIN 1702-95-8547		

**SUBDIVISION PLAN
 BILTMORE HEIGHTS TOWNHOMES
 2613 GARNER ROAD - RALEIGH, NC**

NOTE:
ALL CONSTRUCTION & MATERIALS SHALL BE
IN STRICT ACCORDANCE WITH ALL CITY OF
RALEIGH STANDARDS, SPECIFICATIONS, AND
DETAILS.

TRACY & AZIZ ELABIDA
PIN: 1702-95-7946
ZONED: R-10
2.4 AC
SINGLE FAMILY RESIDENTIAL

PUBLIC IMPROVEMENT QUANTITIES:

PHASE NUMBER(S)	1
NUMBER OF LOT(S)	67
L.F. 8" PVC SAN. SEWER	1,665
L.F. 8" DIP WATER LINE	1,591
L.F. 6" DIP WATER LINE	235
Public Street (LF) on-site	1,626
Public Sidewalk (LF) on-site	2,843
FIRE HYDRANTS	6
8" WATER VALVES	10
6" WATER VALVES	6
3/4" WATER METER/SERVICES	67
4" PVC SAN. SEW. SERVICES	67

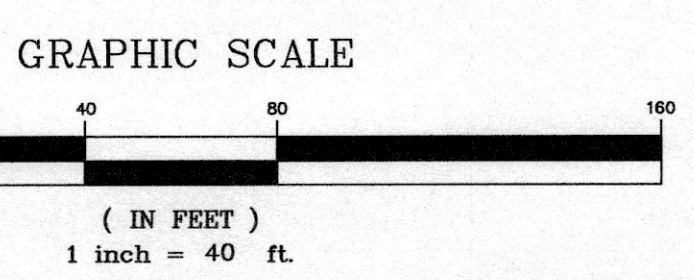
LEGEND:

- ⊙ EX. SANITARY SEWER MANHOLE
- ⊗ EX. WATER METER
- ⊙ EX. FIRE HYDRANT
- WV EX. WATER VALVE
- ⊙ EX. POWER POLE
- ⊙ EX. GUY WIRE
- ⊙ EX. TELEPHONE PEDESTAL
- ⊙ PROPOSED SAN. SEWER MANHOLE
- ⊙ PROPOSED SS CLEANOUT
- ⊙ PROPOSED WATER METER
- ⊙ PROPOSED WATER VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATERLINE BEND

SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY WETLAND AREAS.
SITE DOES CONTAIN NEUSE RIVER BUFFER AREAS
SHOWN ON THIS SHEET

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 25' from a private well or 50' 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 in 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 an existing 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.
 - 5.0' 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 reuse 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 3/4" copper water services with meters located at ROW or within a 2'x2' 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
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD POC Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- 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



NOT FOR CONSTRUCTION
FOR REVIEW ONLY

OWNER: JL DEVELOPMENT CUSTOM HOMES
3732 SUNLAKE FARMS RD
APEX, NC 27539

SHEET 3

**PRELIMINARY UTILITY PLAN
BILTMORE HEIGHTS TOWNHOMES
2613 GARNER ROAD - RALEIGH, NC**

<p>THOMPSON & ASSOCIATES, PA 1149 EXECUTIVE CIRCLE SUITE D, UNIT 2 CARY, NC 27511 919-465-1566 FAX (919) 465-1585 LIC# C-0343</p>	CITY OF RALEIGH	OWNER: JL DEVELOPMENT
	WAKE COUNTY	NORTH CAROLINA
DATE 10/9/17	DRAWN MTH	JOB NO.
SCALE 1" = 40'	SURVEYED	DWG: BILTMORE-SITE
REVISIONS 9/12/18		PIN 1702-95-8547

NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

NOTE:
A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION.

BMP SCREEN CONTINUOUS SCREEN AT LEAST 75% EVERGREEN REQUIRED AS SHOWN

SYMBOL	#	COMMON	SCIENTIFIC	CAL.	HT.	NOTE
●	8	SUGAR MAPLE	ACER SACCHARUM	3"	10'	B&B
●	37	NELLIE STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	6"		
○	79	SAVANNAH HOLLY	ILEX X ATTENUATA 'SAVANNAH'	4"		

VEHICULAR SURFACE AREA AND PARKING ISLAND PLANT LIST:

SYMBOL	#	COMMON	SCIENTIFIC	CAL.	HT.	NOTE
○	8	SUGAR MAPLE	ACER SACCHARUM	3"	10'	B & B
○		OAKS	QUERCUS SPP.			
○		MAGNOLIA RIVER BIRCH	MAGNOLIA GRANDIFLORA			
○		BETULA NIGRA	BETULA NIGRA			

CHOOSE FROM

VEHICULAR SURFACE AREA AND PARKING ISLAND PLANTING REQUIREMENTS:

INTERIOR LANDSCAPE ISLANDS: 2 ISLANDS PROPOSED
1 TREE PER ISLAND = 2 TREES REQUIRED
2 TREES PROPOSED

10,709 SF PARKING AREA PROPOSED:
1 TREE PER 2000 SF REQUIRED
10,709/2000 = 5.4 (6) TREES REQUIRED
6 TREES PROPOSED

STREET TREE CALCULATIONS: (INTERIOR STREETS)

STREET A FRONTAGE: 102 LF (BOTH SIDES) = $140/40 \times 2 = 7.0$ (7) TREES REQUIRED
PROVIDED: 7 TREES

STREET B FRONTAGE (RIGHT SIDE): 579 - 60 LF CONNECTING ROADS = 519 LF
 $519/40 = 13.0$ (13) TREES REQUIRED
LEFT SIDE: 579 - 30 LF CONNECTING STREET = 549 LF
 $549/40 = 13.7$ (14) TREES REQUIRED
TOTAL REQUIRED TREES: 27
PROVIDED: 27 TREES

STREET C FRONTAGE: 355 LF (BOTH SIDES) = $355/40 \times 2 = 17.8$ (18) TREES REQUIRED
PROVIDED: 18 TREES

STREET D FRONTAGE: 508 LF (BOTH SIDES) = $508/40 \times 2 = 25.4$ (26) TREES REQUIRED
PROVIDED: 26 TREES

TOTAL STREET TREES REQUIRED (INTERIOR STREETS): 80
PROVIDED: 80

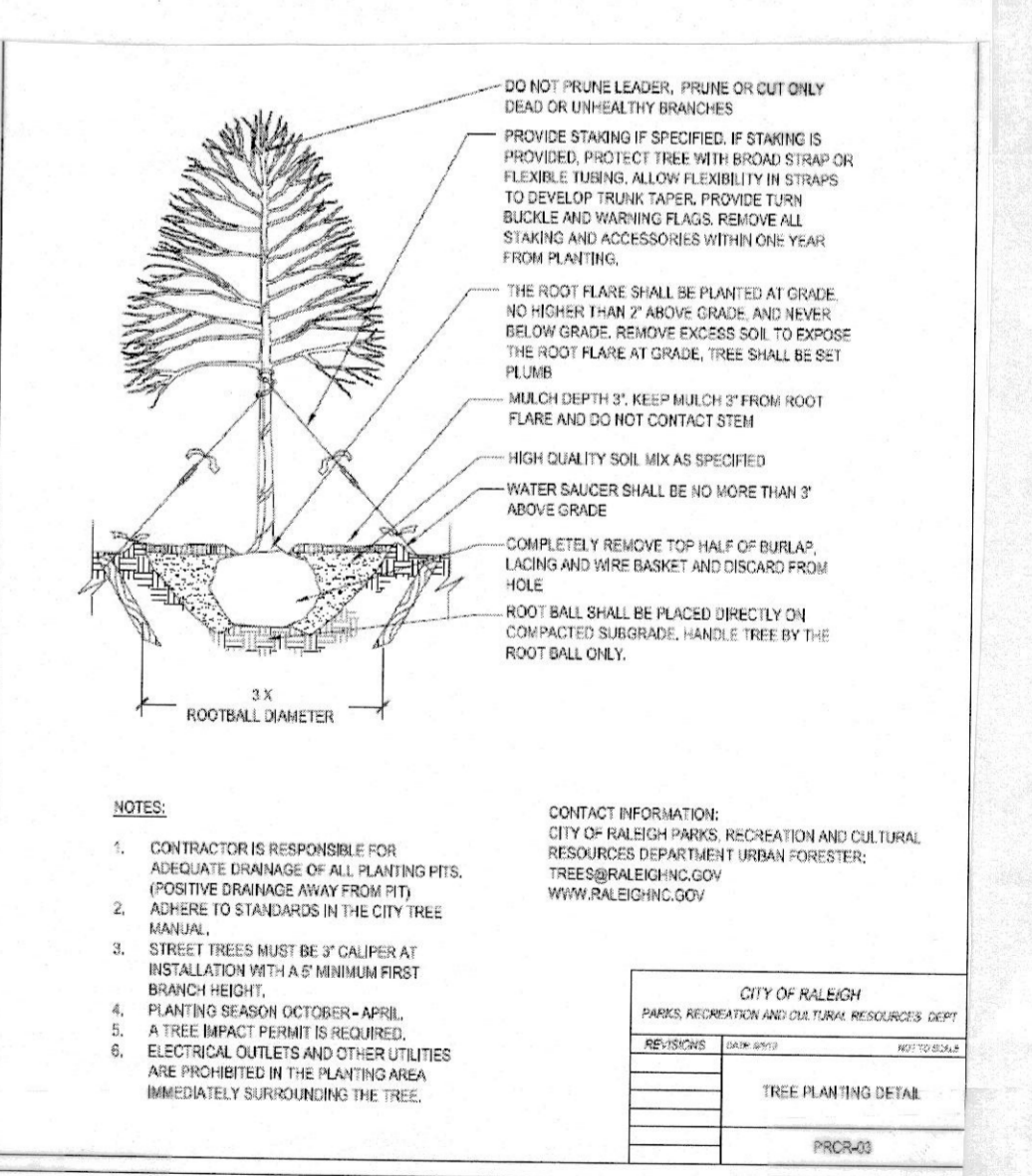
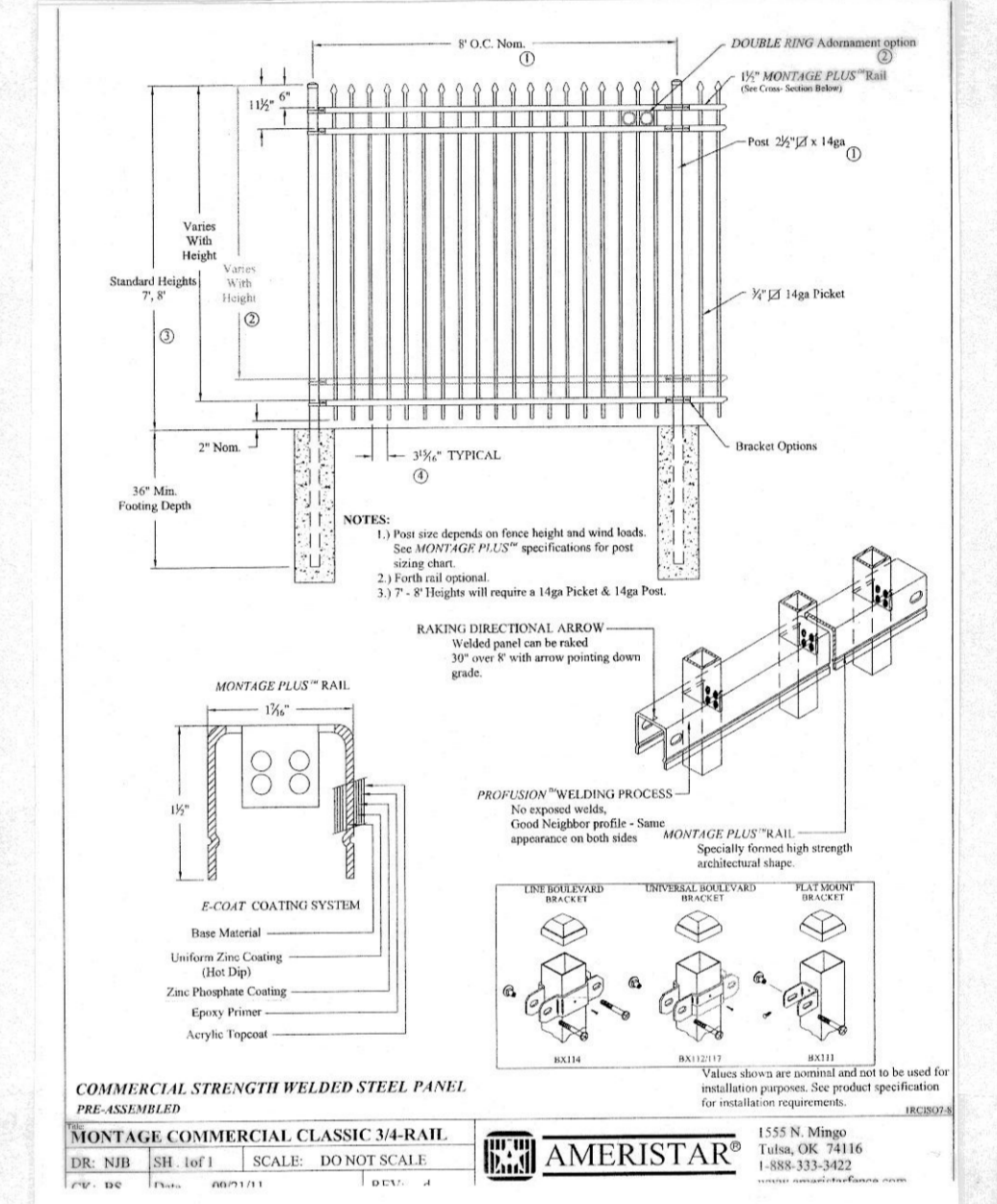
GARNER ROAD STREET TREE CALCULATIONS:

529 LF FRONTAGE - 64 LF OF DRIVEWAYS = 465 LF
 $465/40 = 11.65$ (12 TREES) REQUIRED
DEVELOPER PROPOSES TO PAY FEE-IN-LIEU FOR 12 STREET TREES

STREET TREE PLANT LEGEND:

SYMBOL	#	COMMON	SCIENTIFIC	CAL.	HT.	NOTE
○	80	SUGAR MAPLE	ACER SACCHARUM	3"	10'	B & B
○		OAKS	QUERCUS SPP.			
○		MAGNOLIA RIVER BIRCH	MAGNOLIA GRANDIFLORA			
○		BETULA NIGRA	BETULA NIGRA			

CHOOSE FROM



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT).
- SCHEMATIC STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 2" CALIBER AT INSTALLATION WITH 17" MINIMUM FREE BRANCH HEIGHT.
- PLANTING SHOULD OCCUR BETWEEN APRIL AND MAY.
- 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@RALEIGH.GOV
WWW.RALEIGH.GOV

CITY OF RALEIGH
WAKE COUNTY NORTH CAROLINA ZONED R-10
DATE 10/9/17 DRAWN MTH JOB NO.
SCALE 1" = 40' SURVEYED DWG: BILTMORE-SITE
REVISIONS 9/12/18 PIN 1702-95-8547

THOMAS & ANNIE LEE JILES
PIN: 1702-95-2941
ZONED: R-10
0.68 AC
SINGLE FAMILY RESIDENTIAL

TYLER & ALAN OSBORNE
PIN: 1702-95-3728
ZONED: R-10
0.28 AC
SINGLE FAMILY RESIDENTIAL

O'MAR CONSTRUCTION & TRUCKING LLC
PIN: 1702-95-3731
ZONED: R-10
0.27 AC
SINGLE FAMILY RESIDENTIAL W/ BUSINESS

LOUIS & SANDRA SOLOMON
PIN: 1702-95-2596
ZONED: R-10
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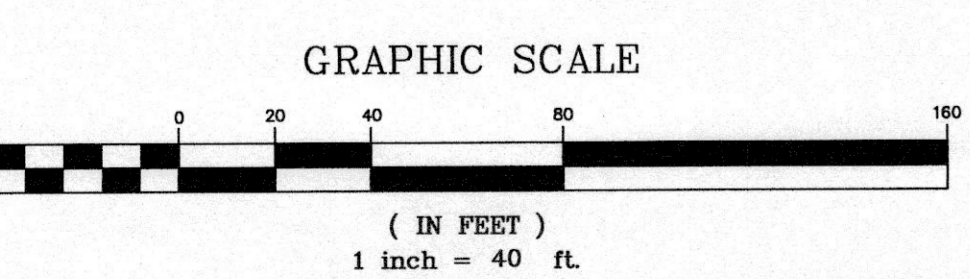
PAKSEE CHOW
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ZONED: R-10
0.99 AC
4 FAMILY APARTMENT

TRACY & AZIZ ELADIBA
PIN: 1702-95-7946
ZONED: R-10
2.4 AC
SINGLE FAMILY RESIDENTIAL

VINCENT AND TRACIE HEMBRICK
PIN: 1712-05-9704
ZONED: R-4
4.51 AC
SINGLE FAMILY RESIDENTIAL

FELLERS POND, LLC
1712-05-8582
ZONED: R-6CU
10.1 AC
VACANT

CARL JOHNS
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ZONED: R-10
2.91 AC
SINGLE FAMILY RESIDENTIAL



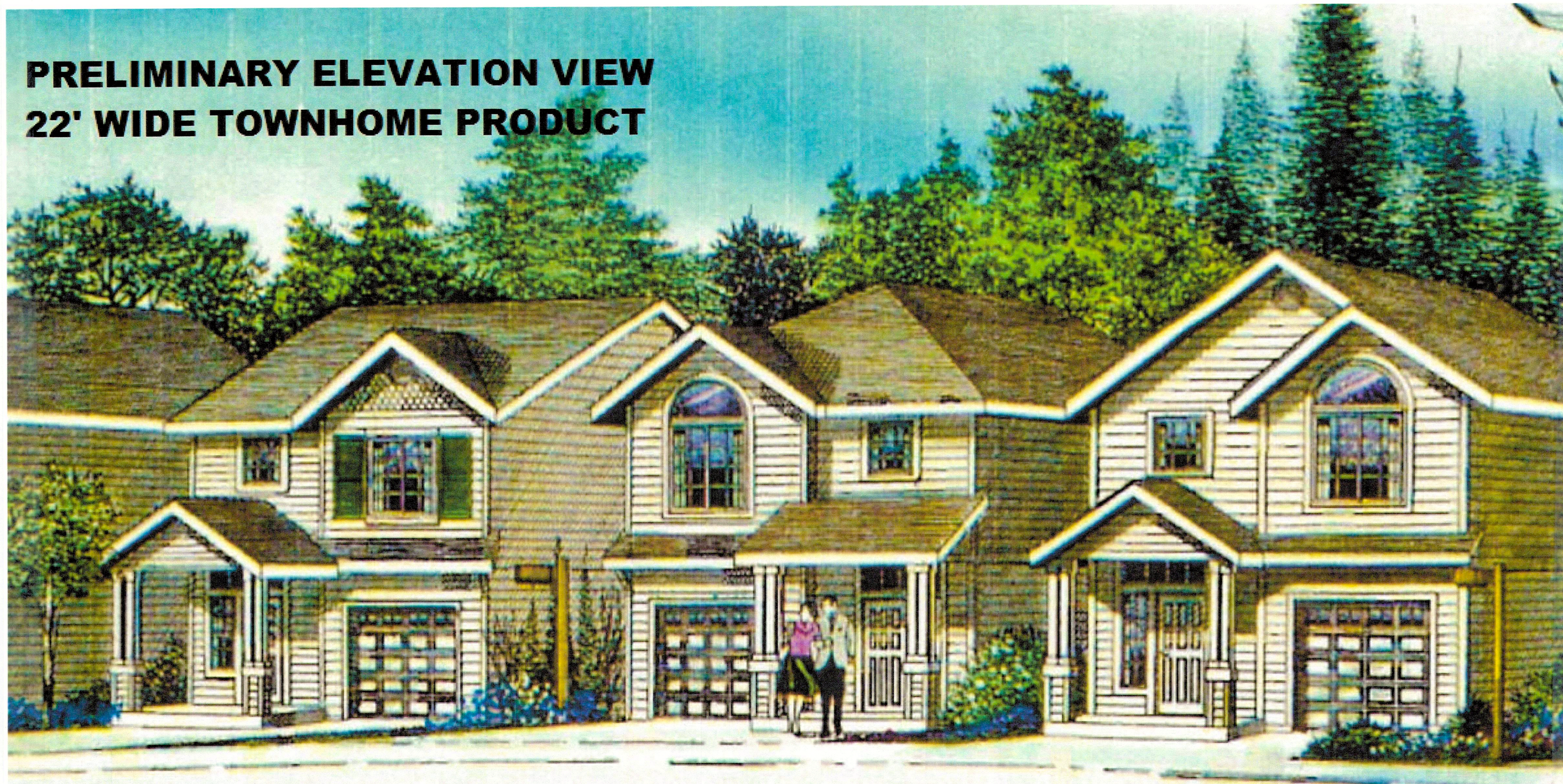
PRELIMINARY PLAN
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3732 SUNLAKE FARMS RD
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LIC# C-0343

LANDSCAPE PLAN
BILTMORE HEIGHTS TOWNHOMES
2613 GARNER ROAD - RALEIGH, NC

**PRELIMINARY ELEVATION VIEW
22' WIDE TOWNHOME PRODUCT**



**22' WIDE UNIT COLOR ELEVATION
BILTMORE HEIGHTS TOWNHOMES
2613 GARNER ROAD - RALEIGH, NC**

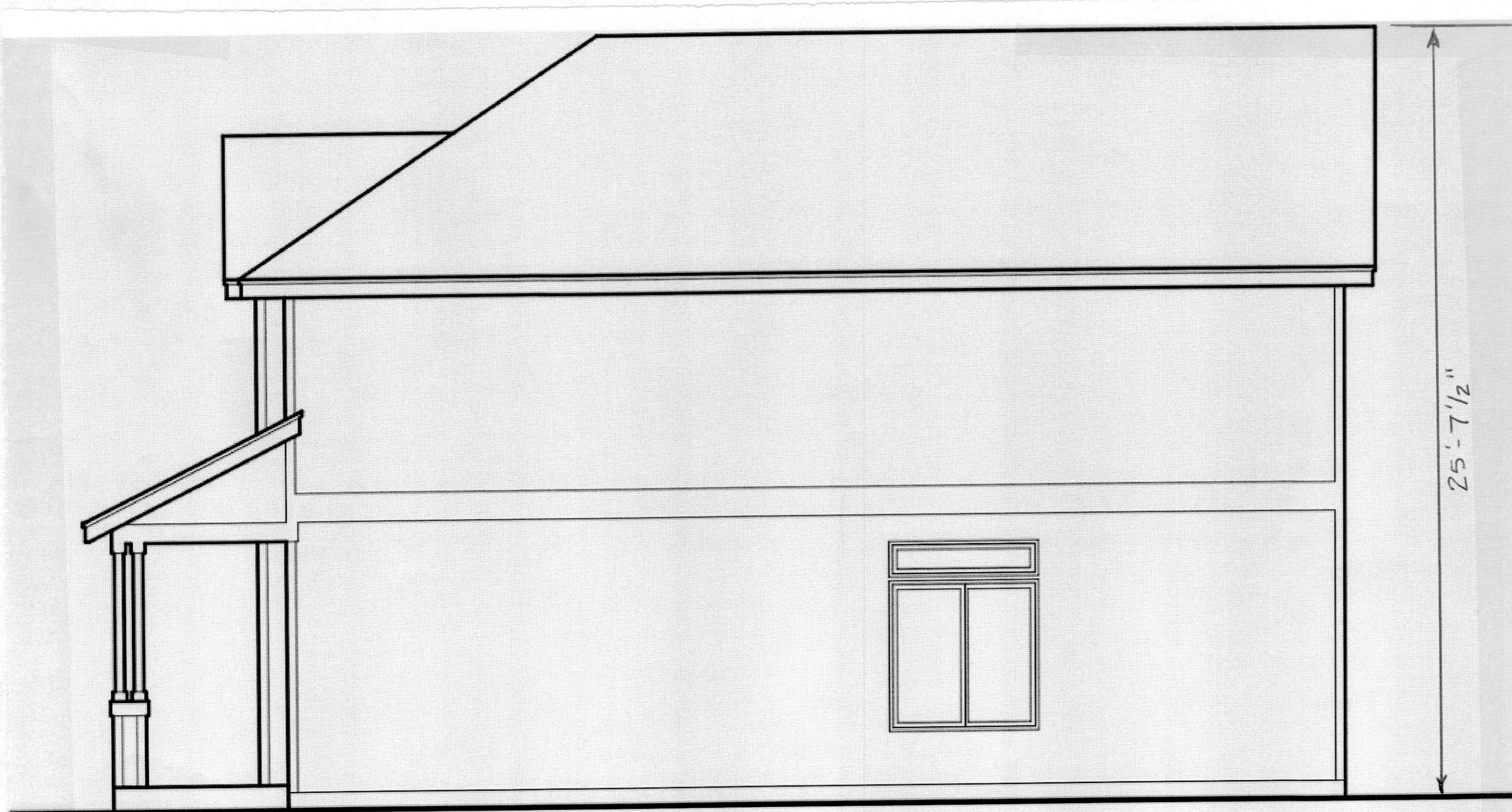
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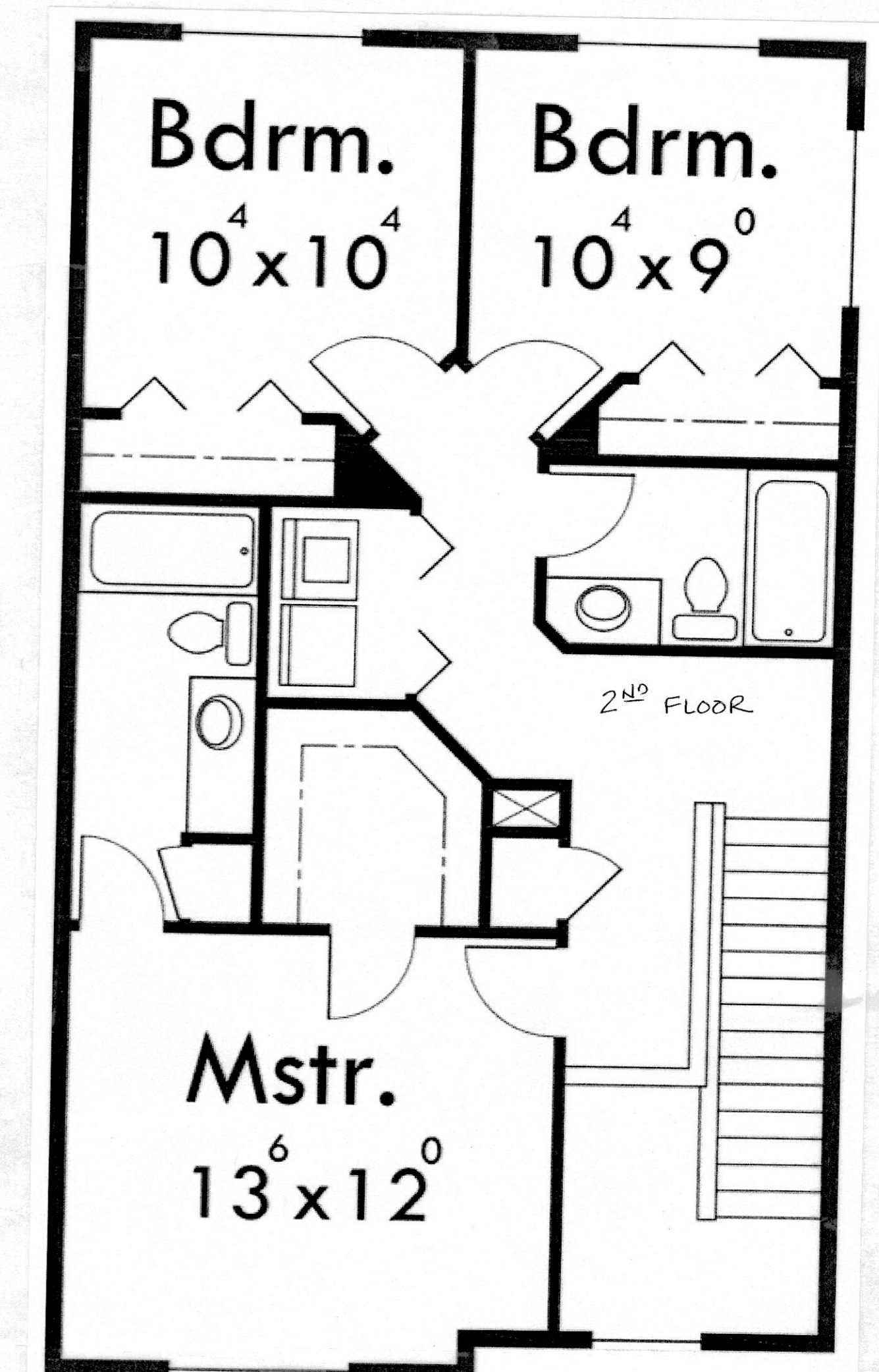
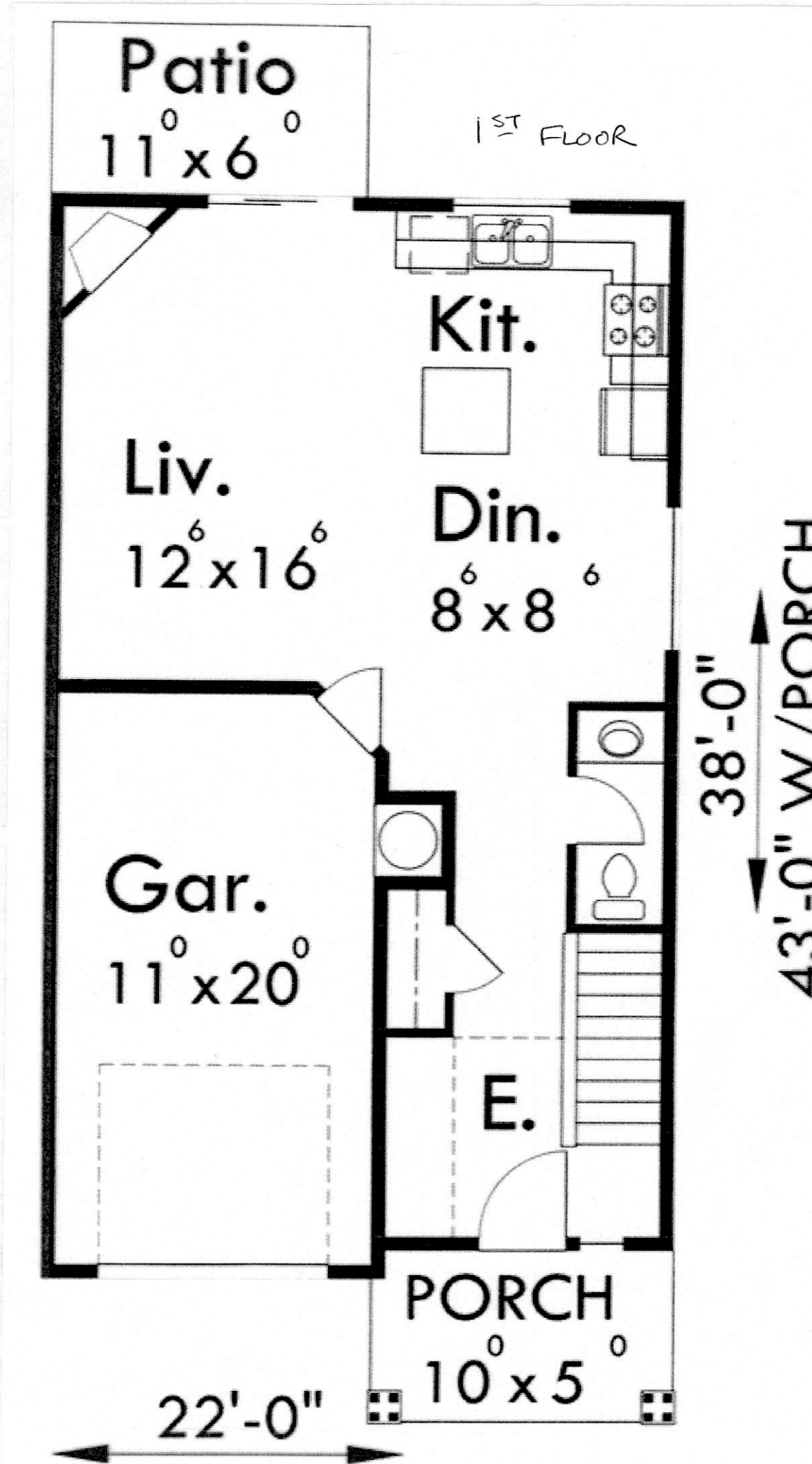
CITY OF RALEIGH		OWNER: JL DEVELOPMENT
WAKE COUNTY	NORTH CAROLINA	ZONED R-10
DATE 9-12-18	DRAWN	JOB NO.
SCALE: NTS	SURVEYED	DRAWING
REVISIONS	PIN 1702-95-8547	



FRONT ELEVATION



RIGHT ELEVATION



OWNER: J.L. DEVELOPMENT CUSTOM HOMES
3732 SUNLAKE FARMS RD
APEX, NC 27539

THOMPSON & ASSOCIATES, PA
1148 EXECUTIVE CIRCLE
SUITE D, UNIT 2
CARY, NC 27511
919-465-1566
FAX (919) 465-1585
LIC# C-0343

CITY OF RALEIGH		OWNER: J.L. DEVELOPMENT	
WAKE COUNTY	NORTH CAROLINA	ZONED R-10	
DATE 9-12-18	DRAWN	JOB NO.	
SCALE: NTS	SURVEYED	DRAWING	
REVISIONS	PIN 1702-95-8547		

SHEET 12

22' WIDE UNIT ELEVATION & FLOOR PLAN
BILTMORE HEIGHTS TOWNHOMES
2613 GARNER ROAD - RALEIGH, NC

PRELIMINARY ELEVATION VIEW 20' WIDE TOWNHOME PRODUCT



SHEET 13

**20' WIDE UNIT COLOR ELEVATION
BILTMORE HEIGHTS TOWNHOMES
2613 GARNER ROAD - RALEIGH, NC**

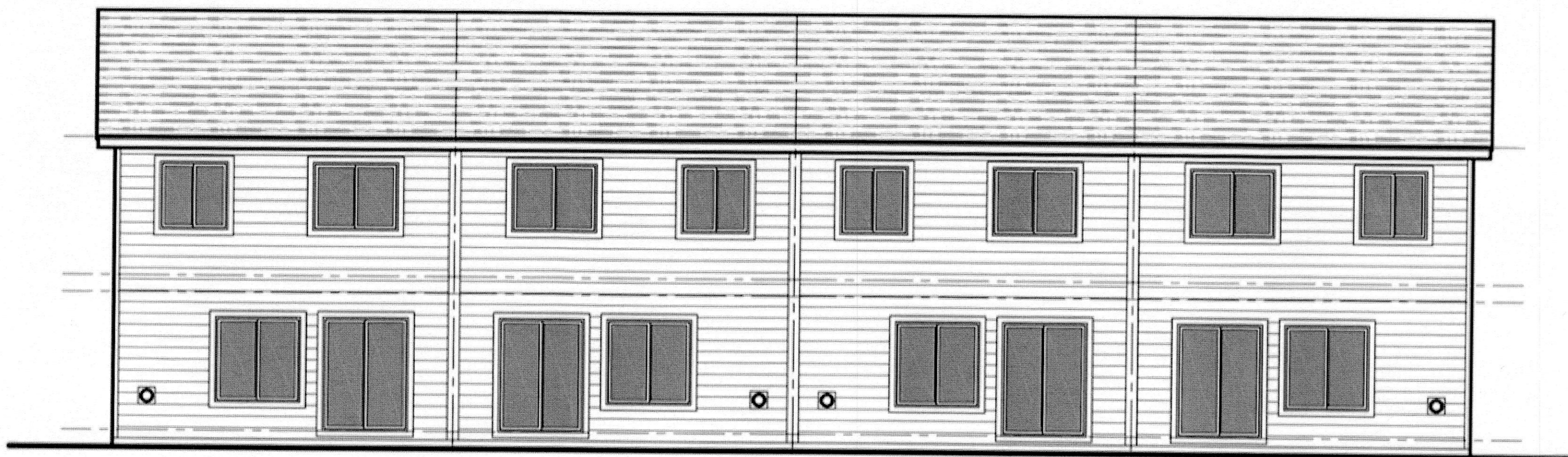
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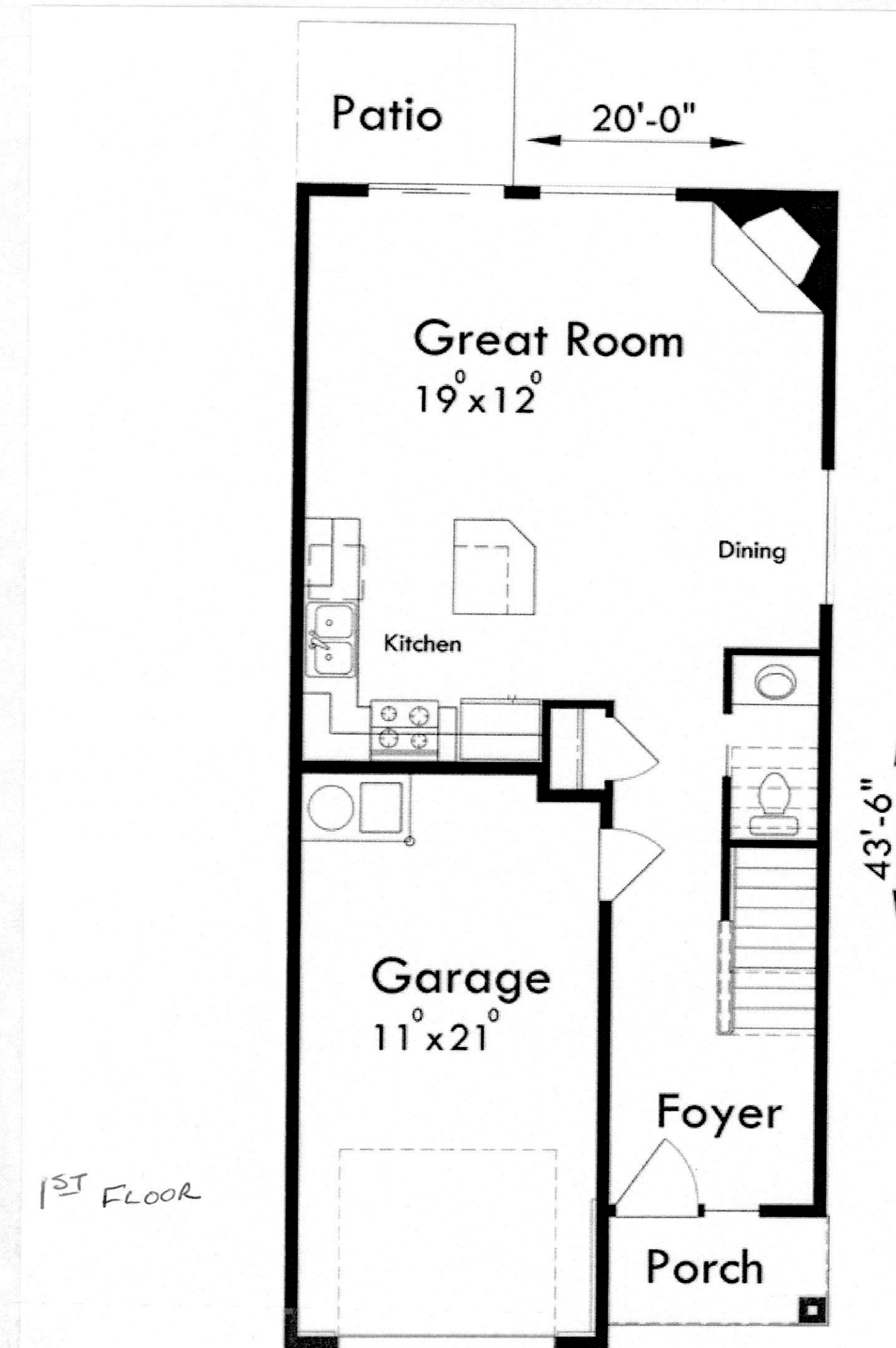
CITY OF RALEIGH		OWNER: JL DEVELOPMENT	
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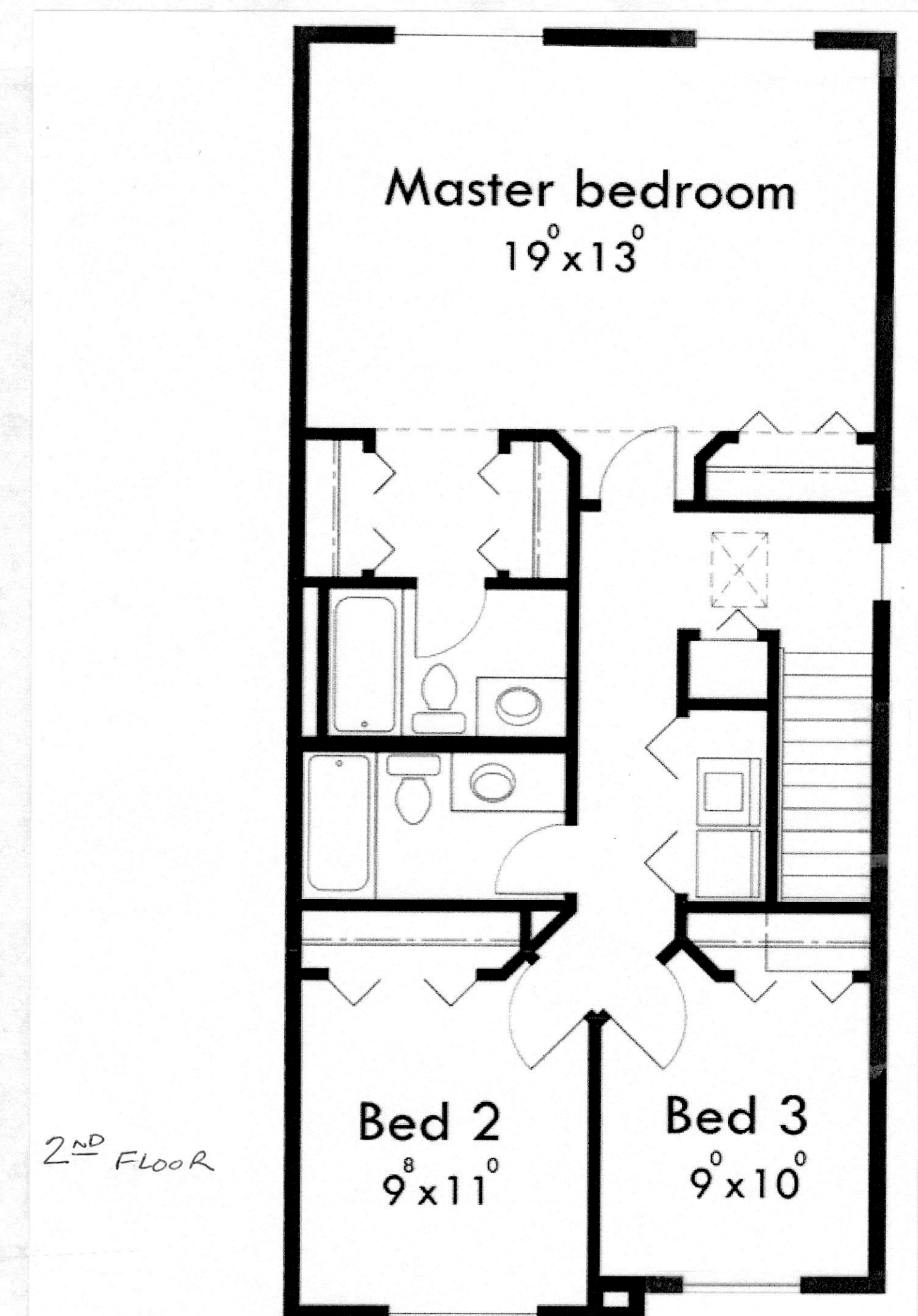
SIDE ELEVATION



REAR ELEVATION



1ST FLOOR



2ND FLOOR

20' WIDE UNIT ELEVATION & FLOOR PLAN
 BILTMORE HEIGHTS TOWNHOMES
 2613 GARNER ROAD - RALEIGH, NC

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CITY OF RALEIGH	OWNER: JL DEVELOPMENT	
WAKE COUNTY	NORTH CAROLINA	ZONED R-10
DATE 9-12-18	DRAWN	JOB NO.
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