

Preliminary Subdivision Plan Application

LITCHFORD RD TOWNHOMES
S-44-18



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.

Office Use Only: Transaction # 568389		Project Coordinator		Team Leader BOIVIN	
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 #: 557479					
GENERAL INFORMATION					
Development Name Litchford Road Townhomes					
Proposed Use Townhomes					
Property Address(es) 8020 Litchford Road					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1717-88-2715		PIN Recorded Deed		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 Terramor Homes			Owner/Developer Name Cameron Jones		
Address 7208 Falls of Neuse Road; Suite 201; Raleigh, NC 27615					
Phone (919) 792-3745 xt: 111		Email cameron.jones@terramorhomes.com		Fax N/A	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Timmons Group			Contact Name Jim Chandler, PE		
Address 5410 Trinity Road; Suite 102; Raleigh, NC 27607					
Phone (919) 866-4507		Email jim.chandler@timmons.com		Fax N/A	

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

ZONING INFORMATION

Zoning District(s) **R-10 CU**

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-23-17**

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface 0.0 Acres	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
--	----------	-------------------	------------------------------	--

Proposed Impervious Surface 4.19 Acres	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 61
-------------------------------------	--------------------

Total # of Single Family Lots	Total # of All Lots 61
-------------------------------	-------------------------------

Overall Unit(s)/Acre Densities Per Zoning Districts **61/8.53 AC = 7.2**

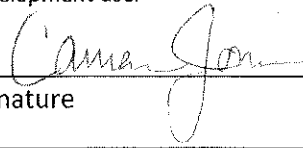
Total # of Open Space and/or Common Area Lots **1**

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 **Timmons Group** 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.

	8/30/2018
Signature	Date
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 checked="" type="checkbox"/>	<input 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"/>	/		

WAYPOINTE NORTH PRELIMINARY SUBDIVISION PLAN

CASE FILE: S-44-17 TRANSACTION #568389
SKETCH REVIEW TRANSACTION #557479

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 1717-88-2715

FOR REVIEW
ONLY

Preliminary Subdivision Plan Application



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 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 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 #: 557479		
GENERAL INFORMATION		
Development Name: Waypointe North		
Proposed Use: Townhomes		
Property Address(es): 8020 Litchford Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717-88-2715	PIN Recorded Deed	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: Terramor Homes		Owner/Developer Name: Cameron Jones
Address: 7208 Falls of Neuse Road, Suite 201, Raleigh, NC 27615		
Phone: (919) 792-3745 ext: 111 Email: cameron.jones@terramorhomes.com Fax: N/A		
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Timmons Group		Contact Name: Jim Chandler, PE
Address: 5410 Trinity Road, Suite 102, Raleigh, NC 27607		
Phone: (919) 866-4507 Email: jim.chandler@timmons.com Fax: N/A		



VICINITY MAP
SCALE: 1" = 500'

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	ZONING CONDITIONS
C1.0	EXISTING CONDITIONS PLAN
C1.1	OVERALL TREE CONSERVATION AREA SURVEY
C1.2	TREE CONSERVATION AREA STUDY 1 OF 3
C1.3	TREE CONSERVATION AREA STUDY 2 OF 3
C1.4	TREE CONSERVATION AREA STUDY 3 OF 3
C2.0	PRELIMINARY SUBDIVISION PLAN
C2.1	SITE LAYOUT EASEMENTS
C2.2	SIGHT TRIANGLE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	DETAILED GRADING AND DRAINAGE PLAN 2 OF 2
C3.2	DETAILED GRADING AND DRAINAGE PLAN 1 OF 2
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
C6.1	SITE DETAILS
C6.2	SITE DETAILS

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): R-10 CU	
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
CUD (Conditional Use District) Case # Z-23-17	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface: 0.0 Acres	acres/sf Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 3.87 Acres	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: 60
Total # of Single Family Lots:	Total # of All Lots: 60
Overall Units/Acre Densities Per Zoning Districts: 60/8.53 AC = 7.03	
Total # of Open Space and/or Common Area Lots: 5	
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 Timmons Group 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>Jim Chandler</i>	Date: 3/22/2016
Signature: _____	Date: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPER:
TERRAMOR HOMES
7208 FALLS OF NEUSE ROAD, STE 201
RALEIGH, NC 27615
CAMERON JONES
(919) 792-3745 EXT. 111
cameron.jones@terramorhomes.com

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
JIM CHANDLER, PE
(919) 866-4507
jim.chandler@timmons.com

ARCHITECT:
FRAZIER HOME DESIGN, LLC
900 RIDGEFIELD DRIVE, STE. 170
RALEIGH, NC 27609
(919) 424-7245

SURVEYOR:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
CHIP SHANKLE, PLS, PMP
(984) 255-2355
chip.shankle@timmons.com

SITE DATA TABLE	
PROJECT NAME:	WAYPOINTE NORTH
TOWNSHIP:	RALEIGH
PROPERTY ZONING:	R-10-CU & R-1
EXISTING USE:	VACANT
PROPOSED USE:	COMPACT DEVELOPMENT TOWNHOUSES
RIVER BASIN:	NEUSE

LF OF PUBLIC STREETS:	1,515
LF OF ALLEYS:	625
LF 8" WATER LINE:	1,515
LF 8" SANITARY SEWER:	1,760
LF * STORM:	65 (18")
	2,760 (15")
CY OF EARTHWORK: (UNADJUSTED CUT)	16,370
LF OF NEW ROW:	730
SF OF NEW ROW:	7,015

NOTE: SOLID WASTE FOR EACH RESIDENCE WILL BE MANAGED THROUGH CURB SIDE PICK UP AS PROVIDED BY THE CITY OF RALEIGH'S SOLID WASTE SERVICES DEPARTMENT AND IN ACCORDANCE WITH THE SOLID WASTE SERVICES DESIGN MANUAL. REFUSE CONTAINERS ARE TO BE STORED IN GARAGES.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
WAYPOINTE NORTH
LITCHFORD ROAD, RALEIGH, WAKE COUNTY, NORTH CAROLINA
COVER SHEET

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL: 919.866.4951 | FAX: 919.833.8124 | www.timmons.com

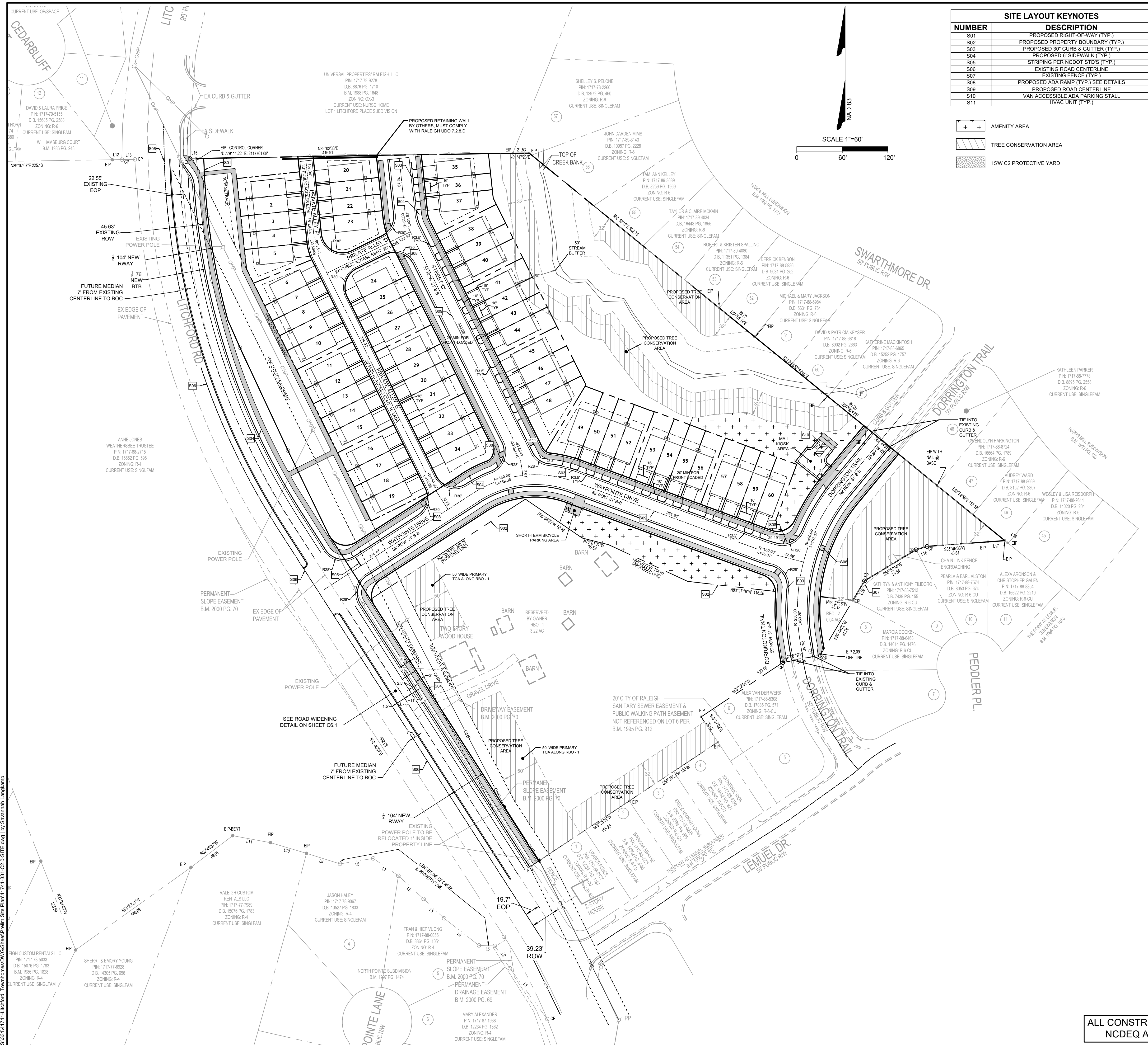
YOUR VISION ACHIEVED THROUGH OURS.

DATE: 03/25/2019
DRAWN BY: SRL
DESIGNED BY: SAH/PJB
CHECKED BY: JFC
SCALE: SEE MAP

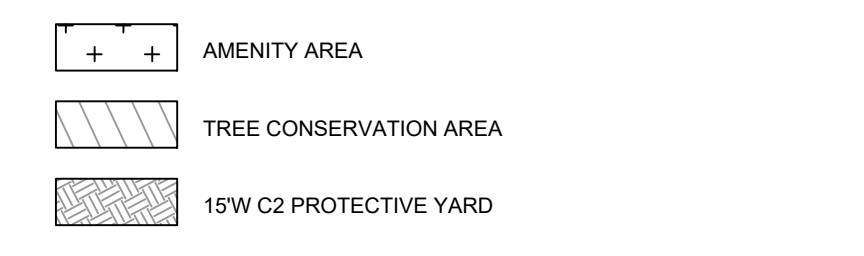
REVISION DESCRIPTION
REVISED PER CITY OF RALEIGH REVIEW #1 COMMENTS
REVISED PER CITY OF RALEIGH REVIEW #2 COMMENTS

JOB NO. 41741
SHEET NO. C0.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	PROPOSED RIGHT-OF-WAY (TYP.)
S02	PROPOSED PROPERTY BOUNDARY (TYP.)
S03	PROPOSED 30" CURB & GUTTER (TYP.)
S04	PROPOSED 6" SIDEWALK (TYP.)
S05	STRIPING PER NCDOT STDS (TYP.)
S06	EXISTING ROAD CENTERLINE
S07	EXISTING FENCE (TYP.)
S08	PROPOSED ADA RAMP (TYP.) SEE DETAILS
S09	PROPOSED ROAD CENTERLINE
S10	VAN ACCESSIBLE ADA PARKING STALL
S11	HVAC UNIT (TYP.)



SITE DATA:	
PIN:	1717-88-2715
PROJECT PROPERTY AREA:	8.53 ACRES (R-10-CU) & 3.49 ACRES (R-1)
ZONING:	R-10-CU & R-1
EXISTING USE:	VACANT
PROPOSED USE:	"COMPACT DEVELOPMENT TOWNHOUSES"
PROPOSED # OF UNITS:	60
EXISTING DWELLINGS:	1 (R-1 LOT)
PROPOSED DENSITY:	7.03 DU/ACRE (R-10-CU LOT)
MAX. DENSITY ALLOWED:	8 DU/ACRE PER CONDITIONAL REZONING
WATERSHED:	NEUSE
MAX. ALLOWED BLDG HEIGHT:	39 FEET (PER CONDITIONAL REZONING)
PROPOSED BLDG HEIGHT:	TBD
MAX. # UNITS/BLDG:	6 (PER CONDITIONAL REZONING)
MIN. UNIT FLOOR AREA:	2,000 SF (PER CONDITIONAL REZONING)

PROPOSED TOWNHOUSE DIMENSIONS:
22'W X 55'D, 2-STORY, 2-CAR GARAGE

3-BEDROOM UNITS: ALL 60 UNITS
3-BEDROOM UNITS HAVE 2 GARAGE PARKING SPACES AND A MINIMUM OF 2 DRIVEWAY PARKING SPACE

COMPACT DEVELOPMENT TOWNHOUSE STANDARDS:	
MIN. AMENITY AREA REQUIRED:	5% (0.43 AC) PER COMPACT STDS.
AMENITY AREA PROVIDED:	5.6% (0.48 AC)
MIN. OPEN SPACE REQUIRED:	20% (1.71 AC) PER COMPACT STDS.
OPEN SPACE PROVIDED:	OS #1: 60,707 SF (1.83 AC) OS #2: 13,864 SF (0.318 AC) OS #3: 30,187 SF (0.693 AC) OS #4: 19,845 SF (0.451 AC) OS #5: (ALLEY ROW): 12,066 SF (0.277 AC) TOTAL OS: 156,469 SF (3.59 AC) 42.1%
TOTAL CONTIGUOUS OPEN SPACE: OS#1 + OS#2 + OS#4 + AA#1 + AA#2	= 125,282 SF (2.89 AC) 90.1%

MIN. TREE CONSERVATION AREA REQ.:
R-10: 10% OF GROSS AREA = 8.58 AC x .1 = 0.858 AC
R-1: 15% OF GROSS AREA = 3.26 x .15 = 0.489 AC

POTENTIAL TREE CONSERVATION AREA SHOWN:
R-10: 11.3% (0.958 AC)
R-1: 15.0% (0.516 AC)

MIN. LOT WIDTH ALLOWED: 17 FEET

BUILDING SETBACKS:
FROM PRIMARY STREET: 10' MIN.
FROM SIDE STREET: 10' MIN.
FROM SIDE LOT LINE: 0' OR 6' MIN.
FROM REAR LOT LINE: 20' MIN.
FROM ALLEY (GARAGE ONLY): 4' OR 20' MIN.

ADDITIONAL BLDG SETBACK REQUIREMENTS PER REZONING CONDITIONS:
FROM HARPS MILL SUBD. LOTS 46-56: 50' MIN.
FROM LEMUEL SUBD. LOTS 9 & 10: 50' MIN.

PARKING SETBACKS:
FROM PRIMARY STREET: 20' MIN.
FROM SIDE STREET: 10' MIN.
FROM SIDE LOT LINE: 0' OR 3' MIN.
FROM REAR LOT LINE: 3' MIN.
FROM ALLEY: 4' MIN.

BUILD-TO-SITE REQUIREMENTS: SEE SHEET C2.1.
(FOR UNITS ADJACENT TO LITCHFORD RD.)
PRIMARY STREET BUILD-TO: 10' MIN. 55' MAX.
BUILDING WIDTH IN BUILD-TO: 70% MIN.
GROUND FLOOR ELEV. WITHIN BUILD-TO: 2' MIN.
STREET-FACING BLDG ENTRY REQUIRED

PARKING REQUIREMENTS:
EACH UNIT REQUIRES 1 SPACE PER BDRM. (ALL 3-BD, THEREFORE 3 SPACES MIN.)

GUEST PARKING REQUIREMENTS:
1 PARKING SPACE PER 10 TOWNHOUSE UNITS. (60/10 = 6 MIN.)

TOTAL PARKING REQUIREMENTS: 3 SPACES / UNIT + 1 SPACE/10 UNITS
(3 SPACES / UNIT x 60 UNITS) + (1 SPACE/10 UNITS x 60 UNITS) = 180 SPACES + 6 SPACES = 186 SPACES

TOTAL PARKING PROVIDED: EACH UNIT IS 3-BD WITH A GARAGE (2 SPACES) AND A DRIVEWAY (2 SPACES)
TOTALING TO 4 PARKING SPACES PER UNIT.
4 SPACES / UNIT x 60 UNITS = 240 SPACES

SHORT-TERM BICYCLE PARKING REQUIREMENTS:
1 BIKE SPACE PER 20 TOWNHOUSE UNITS, MINIMUM OF 4 SPACES
(1 SPACES/ 20 UNITS) X 60 UNITS = 3 SPACES

SHORT-TERM BICYCLE PARKING PROVIDED: 4 SPACES

LONG-TERM BICYCLE PARKING REQUIREMENTS: NONE

AMENITY PARKING REQUIREMENTS: TBD

MIN. REQUIRED ROAD IMPROVEMENTS (PER STAFF COMMENTS):
LITCHFORD ROAD WIDENING (DOT): 4-LANE DIVIDED, 104' RW, 76' B-B
DORRINGTON TRAIL (CITY): NEIGHBORHOOD YIELD, 55' RW, 27' B-B
HOWEVER, WILL NEED TO MATCH EX. ROAD STUB WIDTH = 31' B-B

EXISTING ON-SITE IMPROVEMENTS: 11 AC (R1 LOT)
PROP. ON-SITE POST-DEV IMPROVEMENTS: 4.76 AC

- SITE LAYOUT NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
 - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4549) TO HAVE EXISTING UTILITIES LOCATED.
 - PARKING SPACES ARE 8'0" WIDE X 16'0" LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8'0" WIDE MINIMUM WITH 8'0" VAN ACCESS AND 5'0" STANDARD ACCESS AISLES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL CURB AND GUTTER ON-SITE SHALL BE 18" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
 - TRANSITION FROM 30" TO 18" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
 - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
 - MUST COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
 - REFER TO DETAIL SHEET C0.1 FOR STREET SECTIONS.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

WAYPOINTE NORTH

LITCHFORD ROAD, RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

DATE	REVISION DESCRIPTION
12/12/2018	REVISED PER CITY OF RALEIGH REVIEW #1 COMMENTS
03/25/2019	REVISED PER CITY OF RALEIGH REVIEW #2 COMMENTS

FOR REVIEW ONLY

YOUR VISION ACHIEVED THROUGH OURS.

DATE	DRAWN BY
03/25/2019	SRL

DATE	DESIGNED BY
03/25/2019	SAH/PJB

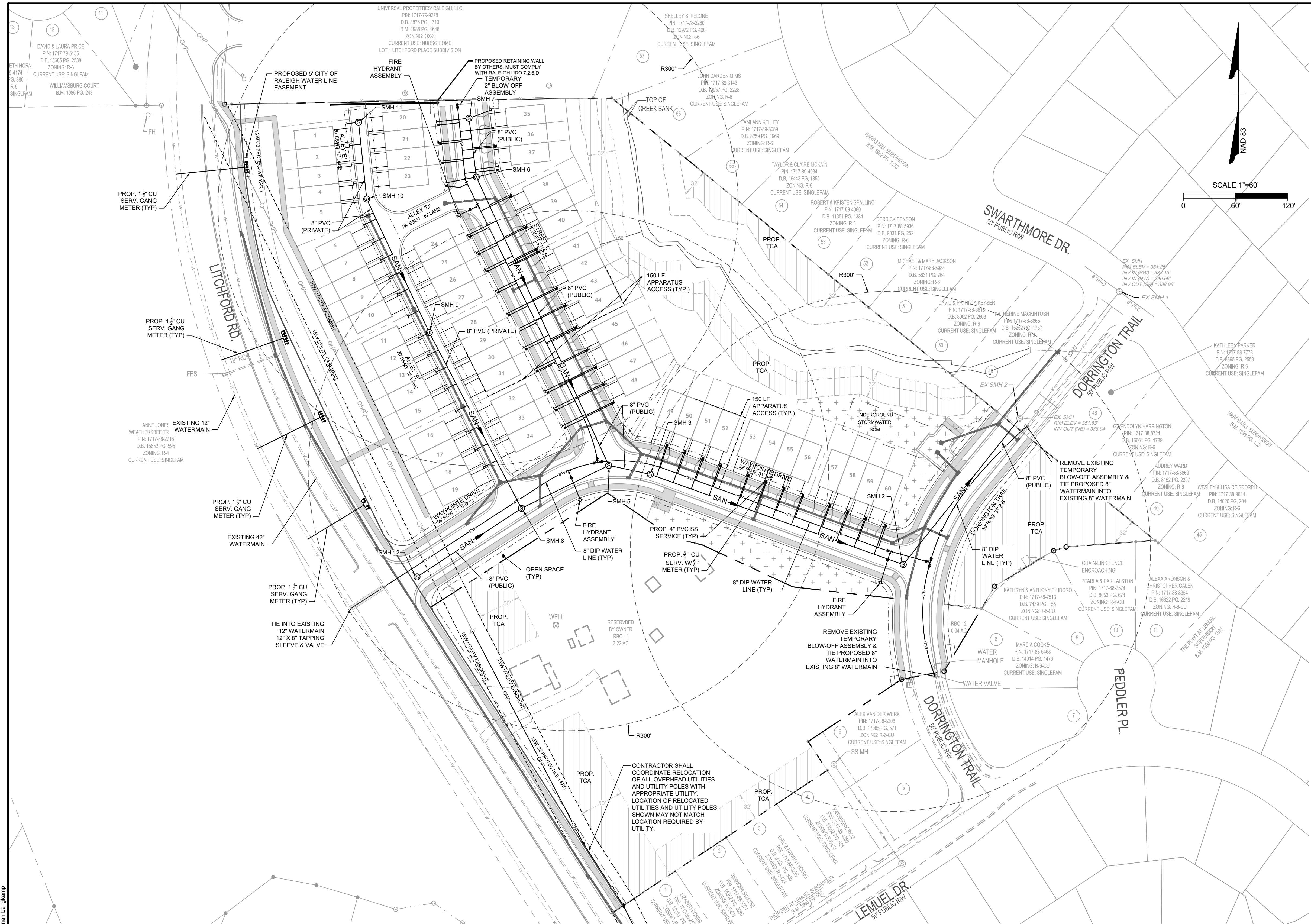
DATE	CHECKED BY
03/25/2019	JFC

SCALE
1" = 60'

JOB NO.
41741

SHEET NO.
C2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



- 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 WATERLINE 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 ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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 FORCEMAINS. 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 WATER SERVICES (AS SHOWN ON PLANS) WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' 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 SEWER SERVICES (AS SHOWN ON PLANS) @ 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 FOG 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.

UTILITY LEGEND

8" SAN	EXISTING SANITARY SEWER	◇	EXISTING GAS METER
8" SAN	SANITARY SEWER	◇	EXISTING GAS VALVE
⊙	EX SANITARY MANHOLE	⊙	EXISTING GAS LINE
—	CLEAN OUT	⊙	EXISTING UTILITY POLE
8" W	EXISTING WATER LINE	⊙	EXISTING GUY WIRE
8" W	WATER LINE	⊙	EXISTING ELECTRIC METER
⊙	EXISTING WATER VALVE	— OHP —	EXISTING OVERHEAD ELECTRIC
⊙	WATER METER	— OHP —	PROPOSED OVERHEAD ELECTRIC
⊙	EXISTING FIRE HYDRANT	— UGP —	EX UNDERGROUND ELECT LINE
⊙	FIRE HYDRANT	□	EXISTING TELEPHONE PEDESTAL
—	WATER LINE TEE		

UTILITY NOTES

- EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP IN AUGUST 2018 AND GIS DATA RECEIVED FROM LOREA SAMPLE.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
- COORDINATE WITH THE CITY OF RALEIGH UTILITY DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
- COORDINATE ALL COMMUNICATIONS, TELEPHONE, FIBER OPTIC, OVERHEAD POWER, AND UNDERGROUND UTILITY REMOVAL OR RELOCATION WITH THE UTILITY PROVIDER, THE CITY OF RALEIGH UTILITY DEPARTMENT AND THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT.
- CURB STOPS ARE REQUIRED FOR 3/4" METERS AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 4" SANITARY SEWER SERVICES MAY BE TAPPED DIRECTLY INTO 12" OR SMALLER MAINS OR MANHOLES IN ACCORDANCE TO CITY OF RALEIGH DETAILS S-31 AND S-32.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- PROPOSED PUBLIC AND PRIVATE UTILITY MAINS:
 - ALLEY E: 8" PVC PRIVATE SEWER MAIN
 - ALL OTHER WATER AND SEWER MAINS SHOWN WILL BE PUBLIC

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
TIMMONS GROUP
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL: 919.966.4951 FAX: 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/12/2018	REVISED PER CITY OF RALEIGH REVIEW #1 COMMENTS
03/25/2019	REVISED PER CITY OF RALEIGH REVIEW #2 COMMENTS

DATE	03/25/2019
DRAWN BY	SRL
DESIGNED BY	SAH/PJB
CHECKED BY	JFC
SCALE	1"=60'

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
WAYPOINTE NORTH
 LITCHFORD ROAD, RALEIGH, WAKE COUNTY, NORTH CAROLINA
 UTILITY PLAN

JOB NO.	41741
SHEET NO.	C4.0

S:\3314\1741\Litchford_Townhomes\DWG\Sheet\Prelim_Site_Plan\1741-331-C4-UTL.dwg | by Savannah Langkamp

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



NOTE:
ROOF PITCHES SHALL HAVE A MINIMUM 6/12 PITCH

FRONT ELEVATION-A
SCALE: 1/8"=1'

FRONT ELEVATION-B
SCALE: 1/8"=1'

FRONT ELEVATION-A
SCALE: 1/8"=1'

FRONT ELEVATION-B
SCALE: 1/8"=1'

www.frazierhomedesign.com
FRAZIER HOME DESIGN, LLC.
 900 RIDGEFIELD DRIVE, SUITE 170
 RALEIGH, NC 27609
 O: (919)-424-7245

TERRAMOR HOMES
LITCHFORD TOWNHOMES

DATE: 08/28/2018
 DRAWN BY: ML
 REVISION DATE:

ELEVATION-"A"

SHEET NO.
A1



NOTE:
ROOF PITCHES SHALL HAVE A MINIMUM 6/12 PITCH

FRONT ELEVATION-B
SCALE: 1/8"=1'

FRONT ELEVATION-A
SCALE: 1/8"=1'

FRONT ELEVATION-B
SCALE: 1/8"=1'

FRONT ELEVATION-A
SCALE: 1/8"=1'

www.frazierhomedesign.com
FRAZIER HOME DESIGN, LLC.
 900 RIDGEFIELD DRIVE, SUITE 170
 RALEIGH, NC 27609
 O: (919)-424-7245

TERRAMOR HOMES
LITCHFORD TOWNHOMES

DATE: 08/28/2018
 DRAWN BY: ML
 REVISION DATE:

ELEVATION-"B"

SHEET NO.
A2