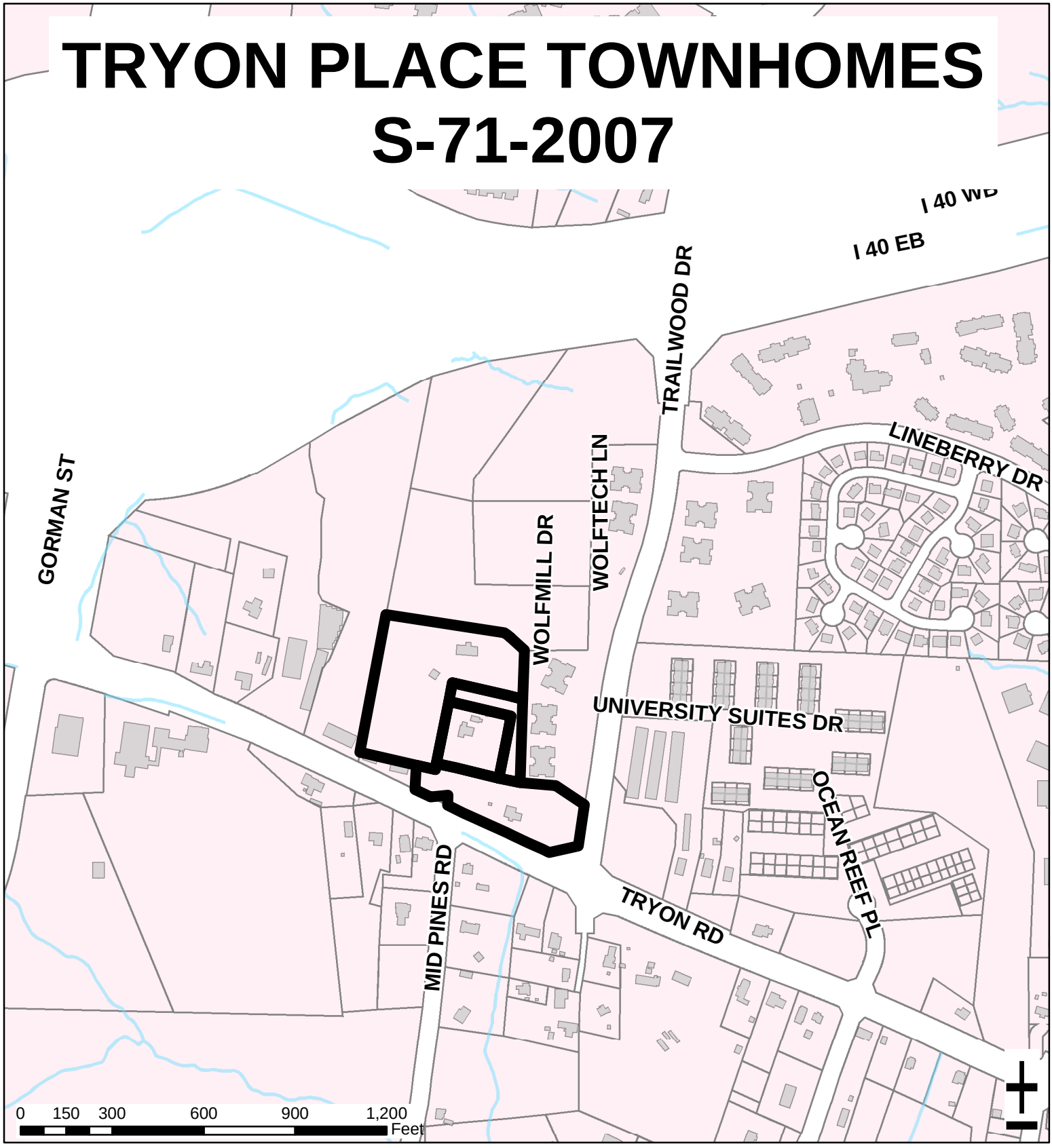
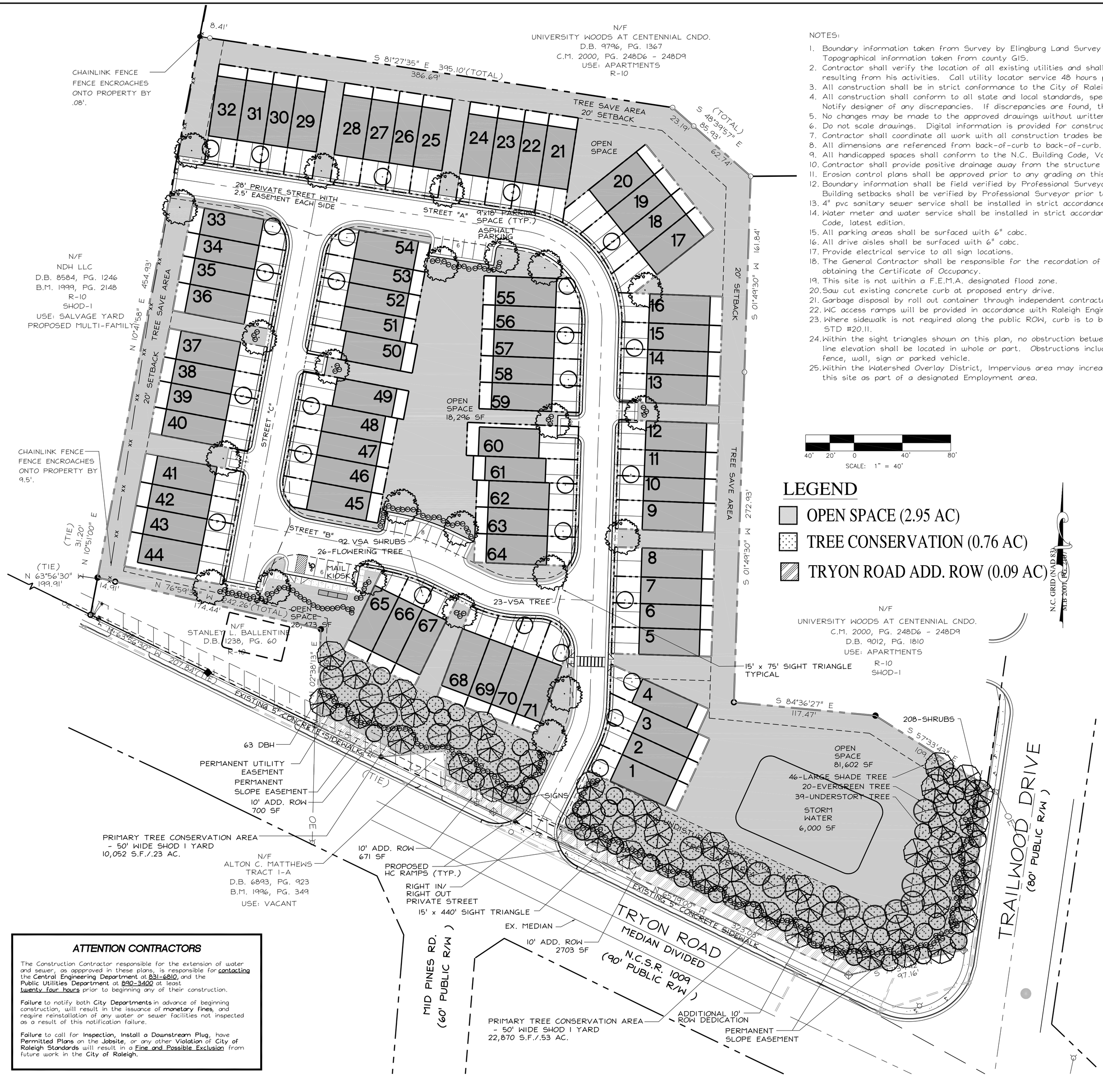
TRYON PLACE TOWNHOMES
S-71-2007



Zoning:	**R-10, WPOD, SHOD-1**	Acres:	**7.23**
CAC:	**West**	Number of Lots:	**71**
Planning District:	**Southwest**	Planner:	**James Marapoti**
Drainage Basin:	**Walnut Creek**	Phone:	**(919) 516-2642**
		Applicant Contact:	**Tony M. Tate Landscape Arch.**
		Phone:	**(919) 484-8880**



NOTES:

1. Boundary information taken from Survey by Elingburg Land Survey Co., P.A. dated 0724/07. Topographical information taken from county GIS.
2. Contractor shall verify the location of all existing utilities and shall be responsible for any damage resulting from his activities. Call utility locator service 48 hours prior to digging. 1-800-632-4949
3. All construction shall be in strict conformance to the City of Raleigh standards and specifications.
4. All construction shall conform to all state and local standards, specifications and code requirements. Notify designer of any discrepancies. If discrepancies are found, the more stringent requirement will prevail.
5. No changes may be made to the approved drawings without written permission from the issuing authority.
6. Do not scale drawings. Digital information is provided for construction drawings.
7. Contractor shall coordinate all work with all construction trades before construction begins.
8. All dimensions are referenced from back-of-curb to back-of-curb.
9. All handicapped spaces shall conform to the N.C. Building Code, Volume I-C, Accessibility Code.
10. Contractor shall provide positive drainage away from the structure in all locations.
11. Erosion control plans shall be approved prior to any grading on this site.
12. Boundary information shall be field verified by Professional Surveyor before construction staking begins. Building setbacks shall be verified by Professional Surveyor prior to digging footings.
13. 4" pvc sanitary sewer service shall be installed in strict accordance with N.C. Plumbing Code, latest edition.
14. Water meter and water service shall be installed in strict accordance with the N.C. Plumbing Code, latest edition.
15. All parking areas shall be surfaced with 6" cabc.
16. All drive aisles shall be surfaced with 6" cabc.
17. Provide electrical service to all sign locations.
18. The General Contractor shall be responsible for the recordation of any proposed easements prior to obtaining the Certificate of Occupancy.
19. This site is not within a F.E.M.A. designated flood zone.
20. Saw cut existing concrete curb at proposed entry drive.
21. Garbage disposal by roll out container through independent contractor.
22. HC access ramps will be provided in accordance with Raleigh Engineering Standard Drawing STD #20.11.
23. Where sidewalk is not required along the public ROW, curb is to be depressed at all ramp locations shown on STD #20.11.
24. Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign or parked vehicle.
25. Within the Watershed Overlay District, Impervious area may increase to 70% based on small area plan showing this site as part of a designated Employment area.

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

- **PRELIMINARY PLANS - NOT FOR CONSTRUCTION** THIS NOTE WILL BE REMOVED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY APPROVING THE PLANS
- DO NOT BID THIS SET OF PLANS UNTIL LABELED **"APPROVED FOR CONSTRUCTION"** TONY M. TATE LANDSCAPE ARCHITECTURE P.A. IS IN NO PART RESPONSIBLE FOR BIDS OR BID CHANGES.
- OWNER/DEVELOPER/SURVEYOR SHALL OBTAIN FINAL CONSTRUCTION DOCUMENTS FROM DESIGNER PRIOR TO CONSTRUCTION STAKING.
- THE CLIENT SHALL BE FULLY RESPONSIBLE FOR THE EXPLORATION AND IDENTIFICATION OF ALL SUB-SURFACE CONDITIONS ON THE SITE AND SHALL PROVIDE ANY AND ALL INFORMATION TO THE DESIGN TEAM.
- THE CLIENT/DEVELOPER SHALL FULLY REVIEW AND UNDERSTAND THE INFORMATION DEPICTED ON THESE PLANS AND SHALL APPROVE THE RELEASE OF THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.

OWNER:_____ DATE:_____

- **THIS DRAWING IS THE PROPERTY OF** TONY M. TATE - LANDSCAPE ARCHITECURE PA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION.
- IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

40' 20' 0 40' 80'
SCALE: 1" = 40'

LEGEND

- OPEN SPACE (2.95 AC)
- TREE CONSERVATION (0.76 AC)
- TRYON ROAD ADD. ROW (0.09 AC)

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water and sewer, as approved in these plans, is responsible for contacting the Central Engineering Department at 831-6810, and the Public Utilities Department at 890-3400 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL
YES_____ NO X

DEVELOPMENT NAME: - TRYON PLACE
STREET ADDRESS: - xxxx TRYON ROAD
RALEIGH, NC
ATTACH EITHER OF THE FOLLOWING TO THIS PLAN:

ZONING DISTRICT(S): - R-10 ZONING DISTRICT(S): SHOD-1,
WATERSHED OVERLAY (PARTIAL)

PROPOSED BUILDING USE: - Townhomes
PROPOSED TOTAL BUILDING AREA (sq. ft. gross): - 78,880 SF
PROPOSED BUILDING FOOTPRINT AREA (sq. ft. gross): - 19,144 S.F.
MAX. BUILDING HEIGHT: - 28' MAX. HT.
OFF STREET PARKING: REQUIRED: - 23 PROVIDED: - 24
BASIS OF DETERMINATION: - 2 PER 2 BEDROOM UNIT (26 UNITS) EACH UNIT (1 GARAGE SPACE, 1 DRIVEWAY SPACE)
2.5 PER 3 BEDROOM UNIT (45 UNITS) EACH UNIT (1 GARAGE SPACE, 1 DRIVEWAY SPACE) 23 OFF-STREET PARKING SPACES)

OWNER/DEVELOPER:
NAME(S): - MARLOWE AND MOYE
ADDRESS: - 312 WEST MILLBROOK, SUITE 213 RALEIGH, NC 27619
TELEPHONE: (919) - 844-7888
E-MAIL ADDRESS: - DSMARLOWE@AOL.COM

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:
NAME(S): TONY - TONY M. TATE LANDSCAPE ARCHITECTURE P.A.
ADDRESS: - 5011 SOUTHPARK DR., STE. 200 DURHAM, NC 27713
TELEPHONE: (919) - 484-8880
E-MAIL ADDRESS: - TMTLA@VERIZON.NET

OWNER'S SIGNATURE (Required prior to FINAL SIGN-OFF ONLY):
In filing this plan either by myself as the property owner(s) or through my duly authorized agents, 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 dedication as shown on the site plan as approved by the City.

Date:_____ Signed:_____

SITE DATA

TOTAL AREA	7.234 ACRES
AREA FOR ROW DEDICATION (TRYON ROAD)	0.09 ACRES
TOTAL SITE AREA	7.144 ACRES 311,192.6 S.F.
WAKE COUNTY PIN	1723-35-1808
ZONING	R-10, WATERSHED OVERLAY (PARTIAL)
PROPOSED USE	TOWNHOMES
NUMBER OF UNITS	71
DENSITY	10 DU/AC.
HEIGHT OF UNITS	2 STORY/28' MAX. HEIGHT
PARKING REQUIRED	
2 PER 2 BEDROOM UNIT (26 UNITS) 1 CAR GARAGE, 1 DRIVEWAY /UNIT	52 SPACES
2.5 PER 3 BEDROOM UNIT (45 UNITS) 1 CAR GARAGE, 1 DRIVEWAY/UNIT	90 SPACES
.5 PER 3RD BEDROOM = 22.5 SURFACE PARKING SPACES	23 SPACES
TOTAL SURFACE PARKING REQUIRED (NOT DRIVES AND GARAGE)	23 SPACES
SURFACE PARKING PROVIDED	28 SPACES
OPEN SPACE REQUIRED (12%)	0.714 AC.
OPEN SPACE PROVIDED	2.95 AC.
DENUDED AREA	112,181 S.F.
TREE CONSERVATION AREA (PRIMARY-SHOD-1 YARD)	0.76 AC 33,105.6 S.F.
IMPERVIOUS SURFACE AREA	(49%) 151,963 S.F.
TOWNHOMES	78,880 S.F.
VEHICLE SURFACE AREA	44,510 S.F.
CONCRETE (SIDEWALKS/DRIVEWAYS)	28,573 S.F.
NON SINGLE-FAMILY THAT ABUTS SITE	100%

Tony M. Tate
Landscape Architecture, PA
5011 Southpark Drive, Ste 200, Durham, NC 27713
Telephone (919)484-8880 Fax (919)484-8881
3120-A Timberlyne Drive, Mebane, NC 27302
email: tmtla@verizon.net

REVISIONS:

SITE PLAN
TRYON PLACE TOWNHOMES
Marlowe and Moye
312 W. Millbrook Rd., Suite 213, Raleigh, NC 27619

SCALE: 1" = 40'

DRAWN BY: T.M.T.

DATE: 8-13-07

SHEET
L-2
OF 6