Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: **S- 41- 07 / Quincy Subdivision**

General Location: On the north east corner of Raven Ridge Road and Savannah Oaks Way, outside the city limits.

Planning District / CAC: North / North

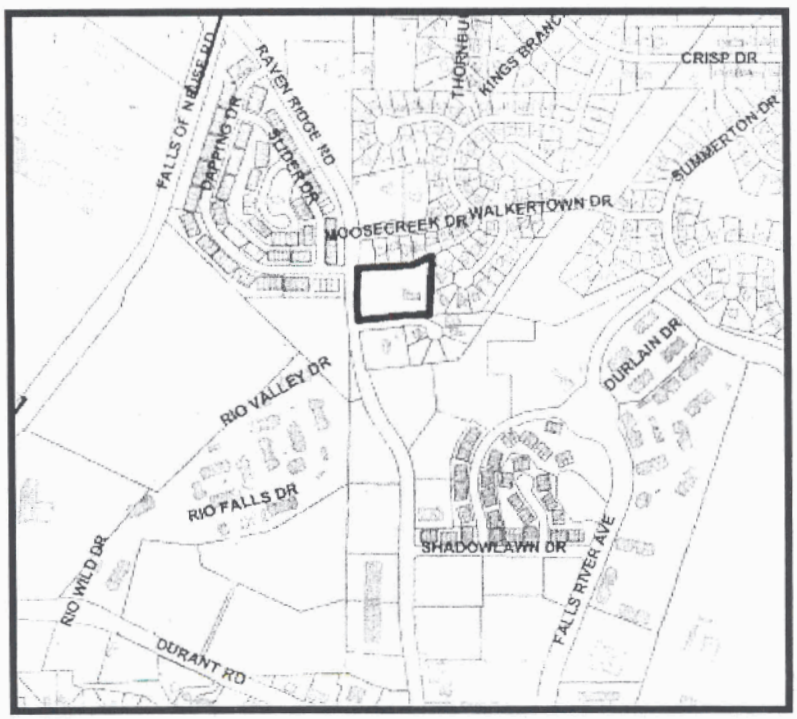
Nature of Case: Subdivision of a 2.68-acre tract into 7 single-family lots zoned Residential-4.

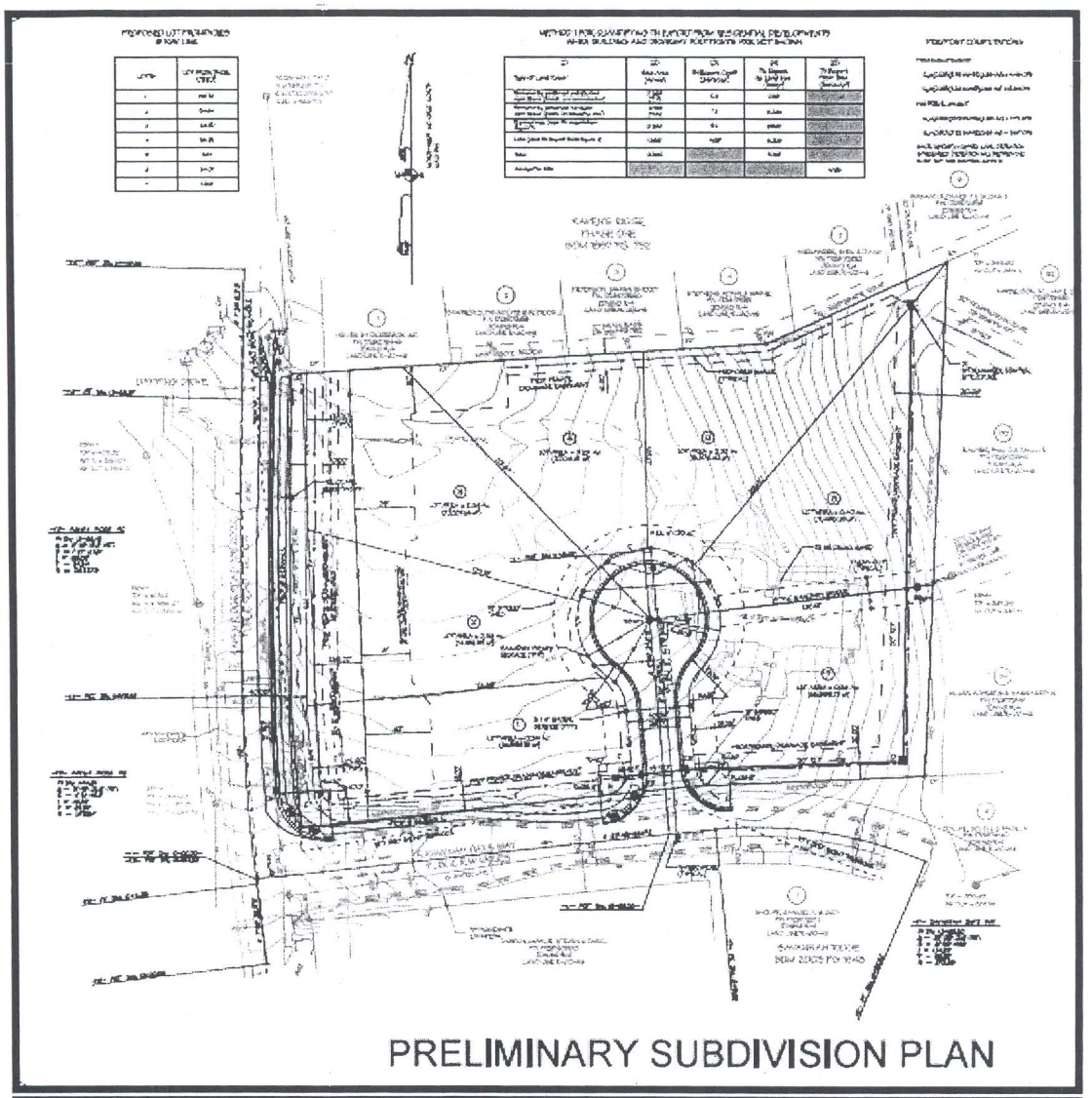
This development constitutes an "infill subdivision" of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and contains lot frontage less than 80% of the median of the surrounding lots, lot size less than 80% of the median of the surrounding lots or both.

All lots within the subdivision exceed 80% of the median lot size however 5 of 7 lots are less than 80% of the median road frontage.

Key Issues: Planning Commission should evaluate this request utilizing the infill standards of code section 10-3032(d) as found on page 10 of this staff report.

Contact: TranSite Consulting Engineers, Incorporated




PRELIMINARY SUBDIVISION PLAN

SUBJECT: S-41-07 Quincy Subdivision

CROSS-REFERENCE: S-96-02

LOCATION: On the north east corner of Raven Ridge Road and Savannah Oaks Way, outside the city limits.

REQUEST: This request is to approve the subdivision of a 2.68-acre tract into 7 single family lots, zoned Residential-4. The overall residential density is 2.61 units per acre. The existing house on the tract is to b demolished.

This development constitutes an "infill subdivision" of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and contains lots with road frontage less than 80% of the median of the surrounding lots.

Median lot size of surrounding lots	**.28 acres (80% = .224)**
Proposed lot size lot #1	**.34 acres (121% of median)**
Proposed lot size lot #2	**.33 acres (117% of median)**
Proposed lot size lot #3	**.35 acres (125 % of median)**
Proposed lot size lot # 4	**.28 acres (100 % of median)**
Proposed lot size lot # 5	**.32 acres (114 % of median)**
Proposed lot size lot # 6	**.40 acres (142 % of median)**
Proposed lot size lot # 7	**.38 acres (135% of median)**
Median lot frontage of surrounding lots	**70.5' (80% = 56.4')**
Proposed lot frontage lot #1 new road	**83.73' (118% of median)**
Proposed lot frontage lot #1 (Savannah Oak)	**188' (266% of median)**
Proposed lot frontage lot #2	**54.84' (77 % of median)**
Proposed lot frontage lot #3	**24.50' (34% of median)**
Proposed lot frontage lot #4	**33.52' (47% of median)**
Proposed lot frontage lot #5	**32.11' (45 % of median)**
Proposed lot frontage lot #6	**34.07' (48% of median)**
Proposed lot frontage lot # 7	**119.3' (1169% of median)**

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: **As noted on the Staff Report, attached**

FINDINGS: The Planning Commission finds that this request, with the conditions of approval below being met, meets the infill lot layout standards of 10-3032(d). The Planning Commission also finds that this plan, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2017, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/20/07, owned by WJ Properties, submitted by TranSite Consulting Engineering, Incorporated.

ADDITIONAL NOTES:

After Planning Commission deferral on 9/11/07 the applicant submitted revised drawings on 9/19/07 showing the relocation of existing street lighting on Savannah Oaks Way by the developer. In an accompanying letter the applicant indicates he will enter an agreement with the Savannah Oaks Homeowners Association for proportionate payments for costs associated with street lighting along Savannah Oaks Way between Raven Ridge Road and the public street entrance to Quincy subdivision. The plan also addresses the relocation of an existing private irrigation line within the public right-of-way. The developer notes the need for help from the Savannah Oaks Homeowners Association in locating the irrigation line prior to removal or relocation, but does not indicate who will be responsible for the relocation. In regard to existing landscaping within the street right of way which must be removed for installation of a sidewalk along Savannah Oaks Way the developer indicates he will provide notification to the Savannah Oaks Homeowners Association prior to beginning construction to allow them to remove and relocate the existing plantings. Staff did not received any correspondence from the Savannah Oaks Homeowners Association confirming these arrangements at the time of agenda preparation.

The developer declined to connect roof drains from proposed houses in the development to the overall stormwater control system, but noted that runoff will be directed to swales to be constructed on site.

To PC: 9/11/07
Case History: case deferred on 9/11/07 for resolution of neighbor concerns; PC agenda 9/25/07

Staff Coordinator: Jacque Baker

Motion: Chambliss
Second: Butler
In Favor: Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Harris Edmisten, Haq, Mullins, Smith
Opposed:
Excused: Holt

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures:

(Planning Dir.) per Whitfield Silver

date: 9/27/07

(PC Chair)

date: 9/27/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

(1) That the Planning Commission finds that this infill subdivision meets the lot layout standards of Section 10-3032(d);

The applicant has materials and information to meet standard 5 of code section 10-3032(d) for the following:

- Elevations
- Building Heights
- Air, light and privacy

- **Height:** Maximum building height not to exceed 35-feet from average natural ground elevation (per City of Raleigh Code section 10-2076(b).

- **Size:** Houses on lot 1-7 will have a minimum of 3,200 floor area gross not to exceed 4,500 floor area gross, excluding garages, porches, decks, attics and basements, etc

- **Exterior Building Materials:** The exterior materials shall either be brick, stone, cedar, redwood, concrete siding and shake or a combination of these materials, excluding windows, doors and roofs.

Administrative Actions:

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

(2) That a maintenance manual and budget for any detention or retention facilities or wet ponds be approved by the Conversation Engineer in the Inspections Department, that covenants for the maintenance of such facilities, prepared in accordance with Raleigh City Code Sections 10-5007(c) and 10-9027(b), are included with the homeowner documents, and that recorded copies are provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of these documents are not provided to the Planning Department within this 14 day period, further plat recordings and building permits issuance may be withheld;

(3) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;

(4) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all

tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to Planning Department authorization to record lots:

(5) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;

(6) That a final detailed landscape plan showing street yards in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

(7) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;

(8) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

(9) That as stormwater control measures are to be owned and maintained by a homeowners' association, the City's three-party form stormwater replacement protection easement and access maintenance agreement and installment replacement contribution shall be completed and executed by the developer and the homeowners' association and given to the City Attorneys Office for signature by the City Manager; the developer shall record the stormwater replacement protection easement and access maintenance agreement and installment replacement contribution contract with the local county register of deeds office. A recorded copy of the stormwater replacement agreement shall be given to the Conservation Engineer within fourteen days of plat recordation. No building permit will be issued for any lot until a recorded copy of the stormwater replacement agreement is provided to the Inspections Department;

(10) That as this subdivision plan creates lots less than one acre in size, stormwater control measures are required to be shared among all lots, and said stormwater control measures shall be owned and maintained by a homeowners association for which all lot owners shall be a member. The homeowners' legal documents shall be prepared in accordance with Raleigh City Code Sections 10-3073 and 10-9027(b), and the City Attorney shall either actually approve the homeowners' legal documents or a certificate be submitted to the City Attorney from the attorney who prepared the homeowner legal documents state that the declaration of covenants contains all of the provisions of the Raleigh City Code Requirements set forth in City form Article.

The homeowners' declaration shall conform to G.S. 47-F, if applicable, and shall contain the following provisions: (a) a definition of stormwater control measures serving more than one lot and situated outside of the public street rights of way; (b) a statement in the definition of common areas that

stormwater control measures are common area; (c) that stormwater control measures shall be maintained by the homeowners' association in strict compliance with the stormwater operations and maintenance manual and budget (approved by the Stormwater Engineer in the Public Works Department as part of condition (2) above) and this manual is attached as an exhibit to the Stormwater Replacement Protection Easement and Access Maintenance Agreement and Installment Replacement Contribution contract required by condition (9) above; (d) that common expenses include: maintenance of stormwater control measures and replacement contribution payments required to be paid by the Association to the City by Stormwater Replacement Protection Easement and Access Maintenance Agreement required by condition (9) above; (e) that within permanently protected undisturbed open space area shown on any plat of the development, no tree-disturbing activity (as defined in Part 10 Chapter 2 of the Raleigh City Code), land-disturbing activity, placement of impervious surface, encroachment, new use or construction of any structure or expansion there of shall occur except in accordance with a watercourse buffer first being issued by the City of Raleigh; (f) that the City of Raleigh is assigned the right to collect stormwater assessments of the Association, file liens against the lots and to foreclose delinquent liens for monies owned to the City. Foreclosure of stormwater assessments liens shall be in accordance with N.C.G.S 47F-3-116 and to foreclose the claim of lien in like manner as a mortgage on real estate under a power of sale under Article 2A of Chapter 45 of the General Statures; (g) a statement that no amendment to the legal documents affecting stormwater control measures or the replacement fund shall be made without the prior written consent of the Raleigh City Attorney as evidenced by signature of the City Attorney or his/her deputy on the recorded original or copy of the amendment; (h) a statement that the stormwater control measures are the joint and several liability of each owner served by the stormwater control measure required to comply with the Raleigh City Code, and the failure to maintain stormwater control measures is a violation potentially subjection each lot owner to significant daily civil penalties and other enforcement action; (i) the homeowners' association shall be empowered to plant, maintain and protect within tree conservation areas shown on recorded plats of the development, and the future owners of lots and their agents shall have the right to enter any of the tree conservation area shown on the recorded plats of the development with the consent of the Association and the City of Raleigh Inspections Department to perform active tree protection as defined in Chapter 2 Part 10 of the Raleigh City Code to remove trees, plat trees and to replant replacement tree; (j) a statement that any tree disturbing activity as defined in Chapter 2 Part 10 of the Raleigh City Code undertaken in any tree conservation area shown on the recorded plats of the development without the prior issuance of a permit from the City of Raleigh Inspections Department is a violation of the Raleigh City and will result in significant financial consequences. A recorded copy of these deeds must be provided to the Planning Department within 14-day from authorization of lot recording. If recorded copies of the of the deed are not provided to the Planning Department within this 14-day period, further plat recordings and building permit issuance may be withheld;

(11) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements and stormwater control measures will be maintained by the homeowner association.";

(12) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

(13) That a 20-foot permanent slope easement on Raven Ridge Road be dedicated prior to or in conjunction with the recording of any lot or map;

(14) That a 10-feet of right of way on Raven Ridge Road be dedicated prior to or in conjunction with the recording of any lot or map;

(15) That the owner prepares a restrictive covenant to be approved by the City Attorney prior to its recordation with the local county register of deeds office. For lots 1-7, the covenant shall require exterior building materials to be brick, stone, cedar, redwood, concrete siding and shake, or a combination of these materials, excluding windows, doors and roofs, a minimum building size of no less than 3,200 square feet of floor area gross not to exceed 4,500 square feet, of floor area gross excluding garages, porches and basements (The definition of floor area gross shall be the same as defined in Part 10 Chapter 2 of the Raleigh City Code) and maximum building height not to exceed 35 feet from the average natural ground elevation [as per City Code Section 10-2076(b)]. No amendments or termination may be made to the restrictive covenant or conditions without the prior approval of the Planning Commission and City Attorney. That the recorded copy of this restrictive covenant be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(16) That all permanently preserved undisturbed open space used to meet the nitrogen reduction requirements of Part 10 Chapter 9 shall be labeled on recording plats. These plats shall include a note stating: Within permanently preserved undisturbed open space areas used for stormwater treatment, there must not be any tree-disturbing activity (as defined in Part 10 Chapter 2 of the Raleigh City Code), land disturbing activity, any placement of impervious surfaces, any tree removal, any new development or expansion thereof, or new use, construction, or encroachment; and

(17) That the recorded plat contain the following note: "A restrictive covenant for Lots 1-7 has been recorded for building materials, house size and building height.";

Prior to issuance of building permits in the Inspections Department:

(18) That building plans with a copy of the recorded restrictive covenants be submitted to the Inspection Department;

ZONING:

ZONING DISTRICTS: Residential-4.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Tree Conservation area is provided along Raven Ridge Road; 10% or .269 acres required and provided.

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Raven Ridge Road	10'	5' sidewalk	20' permanent
Savannah Oaks Way	60' existing	5' sidewalk	n/a

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM: This site is located in the North Planning District, in an area designated a residential area. Low density residential is recommended.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100' and the minimum lot width is 65 feet; lots in this development conform to these minimum standards. The minimum lot size proposed in this subdivision is 12,108 square feet. The minimum lot frontage in this subdivision is 24.50 linear feet for the cul-de-sac lot. Lot lines are angled from the street in a similar manner as typical surrounding lots. Lots consist of no more than 4 lines as is typical of surrounding lots. The building envelope for the proposed new lots is placed in such a way that they are not one behind the other when viewed from the public street. Lots proposed may be adequately served by City services. The proposed lots may not be further subdivided.

INFILL STANDARDS:

Any infill lot formed either by recombination or by subdivision after the application of this regulation shall comply with the following:

(1) All *lot* line boundaries *shall* meet all of the *following*:
a. Lot lines *shall* be angled from the *street* in a similar manner to the angle that is typical of the surrounding peripheral residential *lots*;
b. Lots *shall* consist of no more than four (4) lines (front, rear, side, side) where such a configuration is typical of the surrounding peripheral residential *lots*;
c. Lots *shall* not be configured in such a way that building envelopes for houses are placed one behind the other when viewed from the public street, where such a configuration is not typical of the surrounding peripheral residential *lots*.

Lot line boundaries *may* be approved that do not meet subparagraphs a. b. or c. above if the Planning Commission finds the *lot* line configuration is harmonious with the *lot* configuration pattern of the surrounding peripheral *lots*.

(2) Lots *shall* be configured to be adequately served by *City* services, allow for access of emergency vehicles, and meet *City* standards for proximity to fire hydrants and fire lines where public water is available.

(3) If a *lot* is to be formed of a size that would allow further *subdivision*, a forty-foot minimum width *shall* be maintained on all parts of the *lot* to allow a public *street* to be extended to serve any additional *lots* that *may* be proposed in the future.

(4) The Planning Commission first finds that the infill project is in accordance with the general plans for the physical development of the *City* as embodied in the *Comprehensive Plan* (including the design standards contained therein), redevelopment plans, Streetscape Plans, Neighborhood Plans or other *City Council* -adopted plans and standards. If there are conflicts between the plan and Code restrictions, the more stringent *shall* apply.

(5) The Planning Commission first finds that the infill project contains adequate measures to protect other properties, including public corridors from adverse effects expected from the development or recombination, including stormwater, traffic, and interference with air, light and privacy of surrounding residential properties.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided upon annexation.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

Stormwater runoff control will be done thru use of shared underground storage pipes and above ground swales.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: 1 new street name is required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

TRANSITE CONSULTING
ENGINEERS, INCORPORATED
ENGINEERS • PLANNERS • CEI

September 19, 2007

City of Raleigh Planning Commission
One Exchange Plaza, Suite 304
Raleigh, NC 27601

Re: Quincy Subdivision – S-41-07

Dear Mr. Chairman and Members of the Commission,

Pursuant to the September 11, 2007, Planning Commission Meeting, the following are our written responses to the concerns and comments voiced by the adjacent property owners.

Landscaping and Irrigation system

- The Homeowners Association along Savannah Oaks Way planted extensive landscaping and installed a private irrigation system that will be impacted by the proposed sidewalk construction.

  The proposed sidewalk is being constructed in accordance with and at the direction of the City of Raleigh development regulations and staff. The existing landscaping will be removed in order to construct the sidewalk and landscaping approved by the City of Raleigh is being replanted. The irrigation system will be relocated where disturbed, maintaining the use and operation of the remaining undisturbed irrigation system operated and owned by the Savannah Oaks Home Owner Association (SOHOA). A plan showing the assumed location of the existing irrigation system location and the proposed relocation is enclosed for your review. The Developer acknowledges the SOHOA request and desire to be responsible themselves for the removal of the landscaping proposed to be disturbed due to the construction of the proposed sidewalk. The developer will provide sufficient notification to the SOHOA for their action prior to initiating construction in that area in order that the SOHOA can relocate their landscaping. The developer would also request the SOHOA share in efforts to determine the exact location of the existing irrigation system by providing plans or any other means deemed appropriate so final relocation designs can be completed more accurately.

Street Lighting

- The Homeowners Association along Savannah Oaks Way is paying for a street light that will be impacted by the proposed development. The residents have asked the developer to participate in the monthly payments.

  The existing street light which is impacted by the sidewalk construction will be removed and relocated in accordance with City of Raleigh and Progress Energy standards. A plan showing the existing and proposed street light locations is enclosed for your review. The Developer also proposes to pay an equal proportionate cost of the street lights associated with the three lights between Ravens Ridge Road and the entrance to Quincy Subdivision. The Developer is not committing to sharing the cost of the remaining lights solely serving the SOHOA beyond his

3516 Bush Street, Suite 101 Raleigh, NC 27609 • Phone (919)873-2401 • Fax (919)873-2404

Subdivision entrance just as he does not expect the SOHOA to share his expense of the street lighting system within Quincy subdivision.

Roof Drains

- Several of the residents who live directly adjacent to the project are concerned that runoff from the project during construction and after construction is complete will impact their properties. These residents have requested that roof drains for Lots 6 & 7 be connected to the proposed storm drainage system.

  As discussed briefly at the Planning Commission Meeting, Soil Erosion and Sedimentation Control Plans are required to be submitted and approved by City Staff prior to any construction activities on -site. The erosion control plans will be designed to a level of engineering standard and performance typically applicable to this type of development which meets or exceeds all levels of standard engineering practice and one which will receive approval by the City of Raleigh. The adjoining property owners are therefore assured by the implementation of the appropriate and required design measures that their properties will be protected from construction runoff.

  As for tying the roof drains to the storm drainage system, we are recommending that the roof drains not to be connected and the design remain as proposed. The request to connect directly to a closed storm drain system is not consistent with the standard practice and direction of the City of Raleigh Storm Water Management Division. The proposed swales serve multiple purposes including the interception of the upland runoff from our site ensuring zero runoff onto the neighboring properties. They also provide a level of nitrogen removal which is desired by the City. Releasing the roof drains as proposed will permit sheet flow across natural yard where it can receive additional nitrogen removal and some infiltration which provides a natural recharging of ground water table and assists in the reduction of post project runoff. Also, an Operations and Maintenance Agreement is required by the City for the swales and detention system that will ensure that the measures perform as designed throughout their life.

We will be present the September 25, 2007 Planning Commission Meeting to further respond to the above comments and any other comments that the Commission might have. Thank you and please call if there are any questions or if you require any additional information.

Sincerely,

James A. Byrd, PE
Associate
TranSite Consulting Engineers, Inc.

Douglas B. Saunders, PE
Principal
TranSite Consulting Engineers, Inc.

enclosures

HUNTER | LANE

1001 Wade Avenue, Suite 100
Raleigh, NC 27605

August 21, 2007

Ms. Jacque Baker
City of Raleigh
Department of City Planning
One Exchange Plaza
PO Box 590
Raleigh, NC 27602

Re: S-41-07 Quincy Subdivision

Dear Ms. Baker:

In response to your recent review comments dated August 13, 2007, the following information on the proposed homes is provided for your use:

- Height of homes to be constructed
  The proposed homes will have heights varying from 27 to 35 feet.

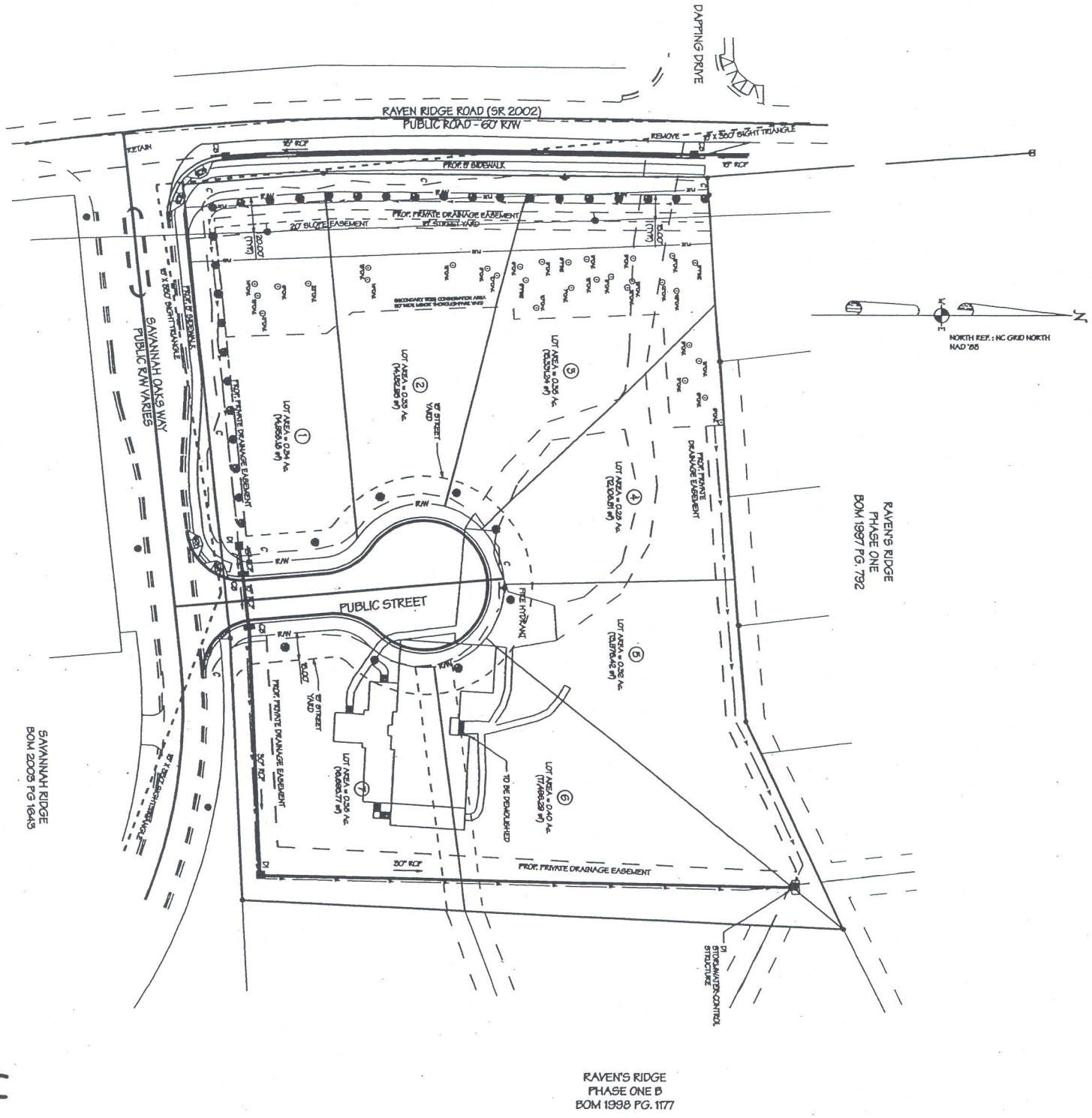
- Type of building materials to be used or not to be used such as vinyl siding if the owner wishes.
  The proposed homes will utilize exterior materials such as brick, stone, cedar, redwood, concrete siding and shake, architectural grade shingles, asphalt, slate, tile, driveways to be concrete with the aprons to be stamped or pavers, exterior living spaces to be stone, brick, pavers with composite lumber and decking, also may use cedar, redwood for coverings ...trellis, screening, etc.)

- Minimum and maximum floor area gross of homes including or excluding attics, garages, porches, basements, etc.
  The proposed homes will have gross floor areas ranging from a minimum of 3200sf up to 4500sf. The gross floor area values provided ***do not*** *include garages, attics, porches, basements, etc.)*

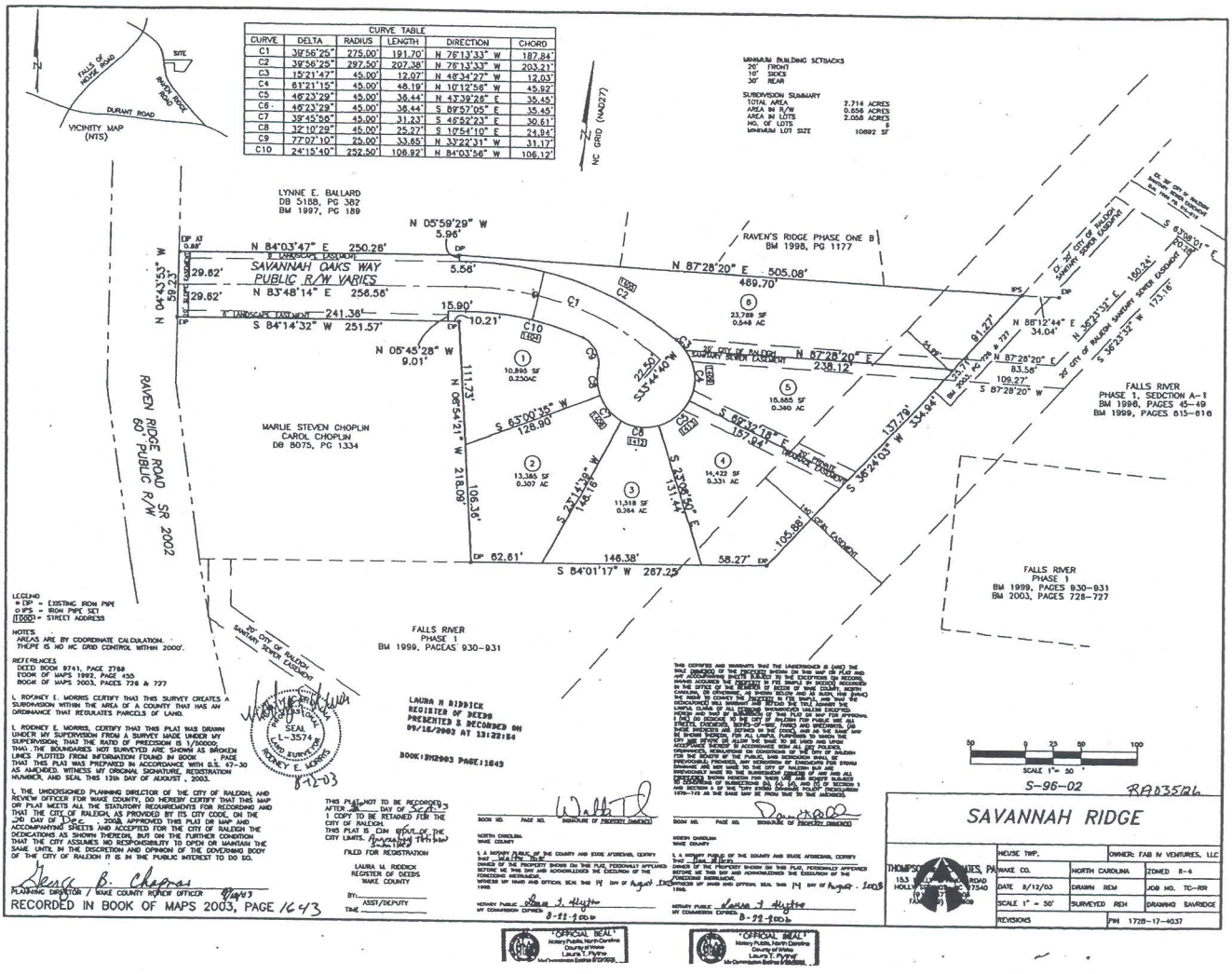
Should you have any questions about the data provided or require additional information, please call at (919) 789-5203.

Sincerely,

Cary Joshi
President
WJ Properties, LLC


DAPTING DRIVE
RAVEN RIDGE ROAD (SR 2002)
PUBLIC ROAD - 60' R/W
REMOVE
PROP. 5' SIDEWALK
PROP. PRIVATE DRAINAGE EASEMENT
20' SLOPE EASEMENT
SAVANNAH OAKS WAY
PUBLIC R/W VARIES
PROP. 5' SIDEWALK
PROP. PRIVATE DRAINAGE EASEMENT
PUBLIC STREET
FIRE HYDRANT
TO BE DEMOLISHED
PROP. PRIVATE DRAINAGE EASEMENT
DI STORMWATER CONTROL STRUCTURE
NORTH REF.: NC GRID NORTH NAD '83
RAVEN'S RIDGE PHASE ONE BOM 1997 PG. 792
SAVANNAH RIDGE BOM 2005 PG 1645
RAVEN'S RIDGE PHASE ONE B BOM 1998 PG. 1177

S-41-07



ADJACENT SAVANNAH RIDGE SUBDIVISION ON SOUTH SIDE ADJACENT THIS PROPOSAL.