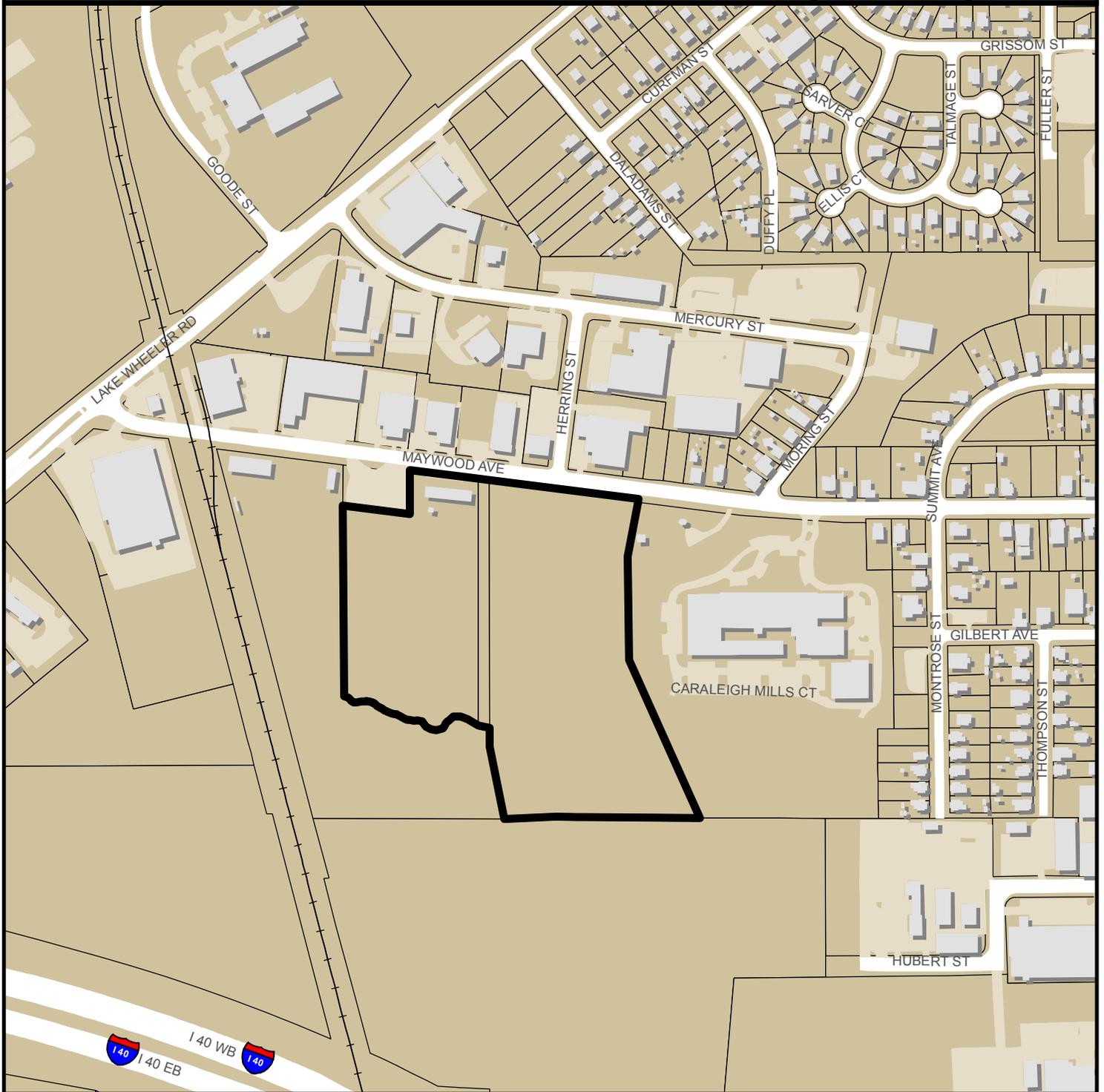


# CARALEIGH COMMONS MP-1-2014



0 300 600 1,200 Feet

Zoning: **R-10 CUD, I-2,  
SHOD-2**

CAC: **Southwest**

Drainage Basin: **Walnut Creek**

Acreage: **16.74**

Number of Units: **58**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Ross Massey**

Phone: **(919) 838-9331**





# Certified Recommendation

Raleigh Planning Commission

CR# 11609

## Case Information: Z-23-14/ MP-1-14 - Maywood Avenue

<i>Location</i>	General location: Maywood Avenue, south side, between Lake Wheeler Road and Montrose Street Address: 0, 501 and 649 Maywood Avenue PINs: 1703212634, 1703210713, 1703117788
<i>Request</i>	Rezone property from Residential-10-Conditional Use District and Industrial-2, both with Special Highway Overlay District-2 (R-10 CUD & IND-2 w/ SHOD-2) to Planned Development with Special Highway Overlay District-2 (PD w/ SHOD-2)
<i>Area of Request</i>	16.64 acres
<i>Property Owners</i>	City Space Investment Group, LLC: c/o Richard Johnson/ 514-338 Daniels Street/ Raleigh, NC 27605  Triangle Broadcast Associates, LLC: 3012 Highlands Boulevard, Suite 201/ Raleigh, NC 27604
<i>Applicant</i>	Ross Massey: LandDesign/ 510 Glenwood Avenue, Suite 317/ Raleigh, NC 27603 919-838-9331; <a href="mailto:rmassey@landdesign.com">rmassey@landdesign.com</a>
<i>Citizens Advisory Council</i>	Southwest CAC— <i>Co-Chairpersons</i> : Anthony McLeod: <a href="mailto:anthony.mcleod@gmail.com">anthony.mcleod@gmail.com</a> Connie Crumpler: <a href="mailto:ccrumpler4@juno.com">ccrumpler4@juno.com</a>
<i>PC Recommendation Deadline</i>	May 11, 2015

### Comprehensive Plan Consistency

The rezoning case is  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

### Future Land Use Map Consistency

The rezoning case is  **Consistent**  **Inconsistent** with the Future Land Use Map.

### Comprehensive Plan Guidance

<b><i>FUTURE LAND USE</i></b>	Regional Mixed Use, Public Parks and Open Space
<b><i>URBAN FORM</i></b>	N/A
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 2.3—Cluster Development Policy LU 2.6—Zoning and Infrastructure Impacts Policy LU 6.4—Bus Stop Dedication Policy EP 2.5—Protection of Water Features Policy EP 3.12—Mitigating Stormwater Impacts Policy EP 4.2—Floodplain Conservation Policy UD 7.3—Design Guidelines
<b><i>INCONSISTENT Policies</i></b>	(None.)

## Proposed Modification of Standards

1. Sections 2.2.1 & 2.4.2, Lot Sizes – **1,500 square feet minimum lot size for detached dwellings.**  
Code Requirement: R-10 conventional/compact subdivisions require 4,000 sq. ft. minimum lot size & conservation subdivision 3,000 square feet.
2. Sections 2.2.4, 2.3.5, 2.4.5, Lot Dimensions – **4,000 square feet minimum lot area for apartment buildings.** Code Requirements are for 15,000 sq. ft. lot areas for apartments in R-10 conventional, compact, and conservation subdivisions.
3. Section 6.3.3, Telecommunication Tower Setback – **100% setback from any residential lots.**  
Code Requirement: 200% setback from any residential lot. Tower height is 190’.
4. Section 7.1.2, Parking – **2 spaces per unit and no guest parking for multi-unit living.** Code Requirement: Parking based on the number of bedrooms in multi-unit living (1 parking space per bedroom in each unit up to 4 bedrooms) plus 1 guest parking space for every 10 units in multi-unit living.
5. Section 8.3.2, Block Perimeters – Requested modification of block perimeter standards of Section 8.3.2 due to topographical constraints, existing developed adjacent property to the east, existing railroad on adjacent property to the west, and Interstate 440 to the south.

### Attachments

1. Staff report
2. Current Zoning Conditions (area zoned R-10 CUD only): Z-32-03 [Ordinance (2003) 521 ZC 540]
3. Trip Generation Worksheet

## Planning Commission Recommendation

<i>Recommendation</i>	<b>Approve with conditions.</b> City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings &amp; Reasons</i>	<ol style="list-style-type: none"> <li>1. The proposal is consistent with the Future Land Use Map and pertinent policies of the Comprehensive Plan.</li> <li>2. The proposed rezoning is reasonable and in the public interest. The proposal provides a transition of use and form between environmentally sensitive areas along Walnut Creek and properties north and west, projected to receive more intensive redevelopment in the future. Master Plan components promote multi-modal access, including a new greenway link.</li> <li>3. The proposal is compatible with the surrounding area. The Master Plan features housing of form, scale, and character complementary to the existing neighborhood nearby.</li> </ol>
<i>Motion and Vote</i>	Motion: Terando Second: Buxton In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Swink, Terando and Whitsett

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 attached Staff Report.

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Date



\_\_\_\_\_  
Planning Commission Chairperson

2/10/15

\_\_\_\_\_  
Date

Staff Coordinators:

Doug Hill: (919) 996- 2622; [Doug.Hill@RaleighNC.gov](mailto:Doug.Hill@RaleighNC.gov)

Meade Bradshaw: (919) 996-2664; [Meade.Bradshaw@RaleighNC.gov](mailto:Meade.Bradshaw@RaleighNC.gov)



# Zoning Staff Report – Case Z-23-14

## Conditional Use District

### Case Summary

#### Overview

The site is composed of three contiguous parcels of land totaling 16.64 acres, located on the south side of Maywood Avenue between Montrose Street to the east and Lake Wheeler Road to the west. Neighboring Caraleigh Mill, an adaptive-use housing development immediately east of the site, is a designated Raleigh Historic Landmark. The associated Caraleigh Village neighborhood, east of the mill, is on the Study List for National Register of Historic Places designation.

Much of the southern portion of the site is within the Walnut Creek floodway and 100-year floodplain. A City of Raleigh greenway runs along the north bank of Walnut Creek. To the north of the site, across Maywood Avenue, is a series of one-story light industrial and office buildings. A similar building is located in the northwest corner of the subject site, and a telecommunications tower stands on the site's western side. The remainder of the site is vacant. Tracks of the Norfolk Southern railroad system are situated just to the west of the site. Further west, across Lake Wheeler Road, is the State Farmers Market. To the east, Maywood Avenue intersects the US 70/ South Saunders Street corridor, that links I-40 with downtown Raleigh.

The eastern portion of the site is zoned R-10 CUD w/SHOD-2; this zoning was established by Z-32-2003. The adjacent Caraleigh Mills site is also zoned R-10 CUD; the Caraleigh neighborhood to the northeast of the site is zoned R-6. The western portion of the site is zoned IND-2 w/SHOD-2. Lands to the north, west and south of the site are also zoned IND-2; however, properties to the north of Maywood Avenue are not within the SHOD-2.

The site and much of its surroundings are designated "Regional Mixed Use" on the Future Land Use Map. Lands along the Walnut Creek stream course are designated "Public Parks and Open Space." The site is not designated on the Urban Form Map, neither do any nearby streets carry a Corridor designation.

The rezoning request proposes 57 detached houses plus 2 apartment buildings of up to six units each on the 16.64 acre site. Dwellings are served by a new H-shaped grid of public streets, with an alley running behind single-unit houses fronting Maywood Avenue and those facing the internal cross-street. Ribbon strip driveways provide off-street parking between single-unit houses; apartments are served by double-stacked parking spaces, partially extended under the buildings. Sidewalk access is provided to all dwellings, with a trail connection linking the site to the Walnut Creek Greenway. A transit easement is provided on Maywood Avenue. The dedicated open space/ greenway easement/ tree conservation area comprises nearly one third of the site. Modifications to code standards being requested include including lot size, parking, block perimeter standards, and setbacks for telecommunication towers.

#### Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
4/14/14	10/13/14: Y-19; N-0	2/10/15 (recommended approval)	3/3/15	

## Outstanding Issue

<i>Outstanding Issues</i>	1. Sewer and fire flow capacities may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at site plan stage.
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**Valid Statutory Protest Petition**

# Existing Zoning Map

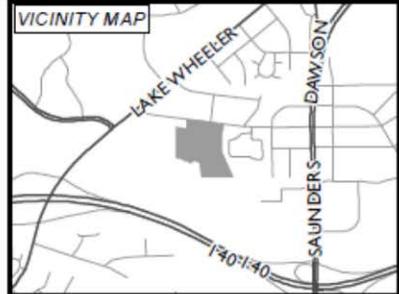
# Z-23-2014



Submittal  
Date

7/15/2014

**Request:**  
16.64 acres from  
**IND-2 & R-10-CU w/SHOD-2**  
to PD  
w/ SHOD-2



# 1. Compatibility Analysis

## 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	R-10-CU, IND-2	IND-2	IND-2	R-10-CU	IND-2
<i>Additional Overlay</i>	SHOD-2	N/A	SHOD-2	SHOD-2	SHOD-2
<i>Future Land Use</i>	Regional Mixed Use, Public Parks and Open Space	Regional Mixed Use, Low Density Residential	Regional Mixed Use, Public Parks and Open Space	Regional Mixed Use	Regional Mixed Use, Public Parks and Open Space
<i>Current Land Use</i>	Industrial building, vacant	Commercial and light industry	Vacant	Multi-family housing	Industrial
<i>Urban Form (if applicable)</i>	N/A	N/A	N/A	N/A	N/A

## 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	6.42 DU/ acre; 65 condos max. (in R-10 only; prohibited in IND-2)	3.46 DU/ acre; 69 max. (57 single-unit+2 six-unit apts.)
<i>Setbacks:</i>	<i>IND-2:</i> Front: (no min.) Side: (no min.) Rear: (no min.)	<i>Detached: Apt.</i> 7' 5' 2' 5' 14' 0/ 6'
	<i>R-10:</i> 10' 5' 20'	(all, per PD provisions)
<i>Retail Intensity Permitted:</i>	49,300 *	(not permitted)
<i>Office Intensity Permitted:</i>	95,000 *	(not permitted)
<i>Industrial Intensity Permitted</i>	60,700 *	(not permitted)

## 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Total Acreage</i>	16.64	16.64
<i>Zoning</i>	R-10 CUD w/SHOD-2, IND-2 w/SHOD-2	PD w/ SHOD-2
<i>Max. Gross Building SF (if applicable)</i>	95,000 *	N/A
<i>Max. # of Residential Units</i>	65 *	69
<i>Max. Gross Office SF</i>	95,000 *	(not permitted)
<i>Max. Gross Retail SF</i>	49,300 *	(not permitted)
<i>Max. Gross Industrial SF</i>	60,700 *	(not permitted)
<i>Potential F.A.R. (max.)</i>	0.17*	N/A

\* The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

The proposed rezoning is:

**Compatible** with the property and surrounding area.

**Incompatible.**



## 2. Master Plan Design Analysis

### **SETBACKS/ HEIGHT:**

#### Setbacks

Single family detached : front - 7', side – 3', side aggregate – 7', side street – 3', side lot line – 2', rear - 14'

Accessory unit: front – 50', side street – 10', side lot line – 0', rear lot line – 0', alley – 4'

Multifamily: front - 5', side street – 5', side lot line – 5', rear – 0' or 6', alley – 4' or 18' minimum

#### Height

3-story/ 50' maximums

### **PARKING:**

Apartment (Multi-unit living) and Detached House (Single-unit living) - 2 spaces per unit only

### **DEVELOPMENT INTENSITY:**

#### Residential

57 single-family detached lots;

12 apartments (multi-unit living) – 2 multi-unit lots with 1 building per lot; (6 units per building)

#### Retail

N/A

#### Office

N/A

#### Hotel

N/A

### **PEDESTRIAN CIRCULATION:**

Sidewalks are located on all three public streets connecting with the proposed sidewalk on Maywood Avenue

### **PHASING:**

2 phases

- Phase 1 – lots 1-47
- Phase 2 – Lots 48-57

### **OPEN SPACE:**

5.41 acres or 32%

### **Tree Conservation:**

1.65 acres or 10%

### **STREET TYPOLOGY:**

Maywood Avenue is classified as an Avenue, 2 lane divided. The 3 proposed streets are classified as Neighborhood Yield.

### **BUILDING TYPES:**

Single-family detached houses; Multifamily Apartments

**COMMON SIGNAGE PLAN:**

*No signage is proposed and no modifications to code standards are requested.*

**COMMON ELEMENTS:**

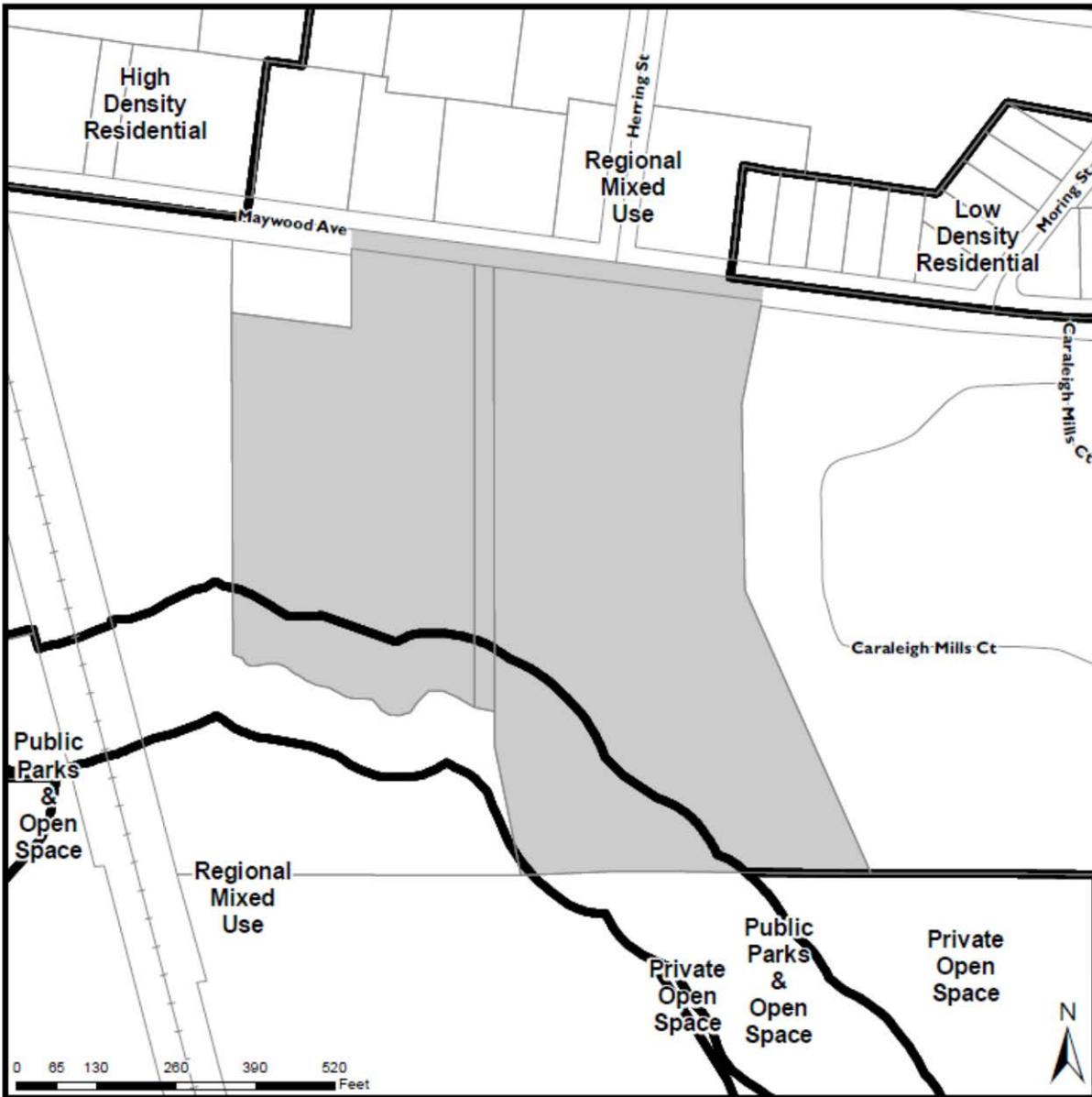
N/A

**Master Plan Responses to General Design Principles (UDO Sec. 4.7.5. A-N)**

- A. **Housing** – single-family detached & multifamily apartments (Master Plan page 3)
- B. **Compactness** – 4.1 units/acre. All lots front on a public street with sidewalks on both sides of the street. (Master Plan Page 4)
- C. **Compatibility** – Public access to the Middle Walnut Creek Greenway from Maywood Avenue via sidewalk connections through the site. (See Plan Sheets)
- D. **Variety of non-residential uses**– N/A
- E. **Special sites** – Amenity areas with plantings and benches provided at street terminal points. (Plan Sheet C-2.1)
- F. **Street types** – Maywood Avenue is classified as an Avenue, 2 lane divided. The 3 proposed streets are classified as Neighborhood Yield. (Master Plan Page 5)
- G. **Bicycle circulation** – 2 bicycle racks are provided on each multifamily apartment lot. A minimum of 4 bicycle parking spaces will be provided at the greenway access point. The development has two access points to Maywood Avenue to the north and a southern connection to the existing Middle Walnut Creek Greenway. (Master Plan Page 16. Plan Sheet C-2.0)
- H. **Spatial delineation** – Facades are shown with consistent front setbacks along all public streets. Multifamily apartment parking will be located behind the apartment buildings loaded by an alley. (Plan Sheet C-2.1)
- I. **Locally-based design** – housing on the single-family detached lots are defined as Southern Vernacular Italianate, Post-Railroad Folk Vernacular, or Neighborhood Shop Homes. Housing on the multifamily apartment lots are defined as Southern Vernacular Italianate or Post-Railroad Folk Vernacular (Master Plan Pages 8-11. Plan Set Sheet C-2.7)
- J. **Open space** – 5.41 acres or 32% (Master Plan Page 6. Plan Set Sheet C-2.0)
- K. **Contextual compatibility** – Single-family detached lots and multifamily apartment lots are contiguous. (Plan Set C-2.1)
- L. **Character** – Architectural design consistent throughout site, walkable, and amenities provided on-site. (Master Plan Pages 5-12)
- M. **Public art** – N/A
- N. **Entertainment facilities** – N/A

# Future Land Use Map

# Z-23-2014



Submittal Date

7/15/2014

## Request:

16.64 acres from  
IND-2 & R-10-CU w/SHOD-2  
to PD  
w/ SHOD-2

### VICINITY MAP



### 3. Comprehensive Plan Consistency Analysis

#### 3.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the vision, themes, and policies of the Comprehensive Plan, as well as with the Future Land Use designations for the property. The accompanying Master Plan provides for compact residential development of scale and character complementary to that existing nearby, while avoiding flood-prone areas, and offering a direct connection to the City greenway system. Existing community facilities and streets appear sufficient to accommodate the proposed development.

#### 3.2 Future Land Use

**Future Land Use designation:** Regional Mixed Use, Public Parks and Open Space

The rezoning request is:

**Consistent** with the Future Land Use Map.

**Inconsistent**

#### 3.3 Urban Form

**Urban Form designation:**

**Not applicable** (no Urban Form designation)

#### 3.4 Policy Guidance

The rezoning request is **inconsistent** with the following policies:

(None.)

#### 3.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

## 4. Public Benefit and Reasonableness Analysis

### 4.1 Public Benefits of the Proposed Rezoning

- Consistent with Future Land Use Map designation.
- Provides development of comparable scale and compatible character to that existing nearby.
- Provides opportunity for additional housing in compact, walkable urban form.
- Preserves environmentally sensitive areas while offering direct access to City greenway system.

### 4.2 Detriments of the Proposed Rezoning

(None identified.)

## 5. Impact Analysis

### **5.1 Transportation**

Conditions have been submitted for case Z-23-2014 that would prohibit retail, office or industrial development of the site. Residential-only development results in a net decrease in daily and peak hour trips.

Maywood Avenue is classified as Avenue, 2-Lane, Divided avenue according to Map T-1 of the 2030 Comprehensive Plan and requires a total of 79 feet of R/W. The petitioner will need to dedicate 39½ feet of R/W measured from the existing centerline to the subject parcel if the R/W does not currently exist as stated in section 6.A of the Master Plan document.

The block perimeter for case Z-23-14 is approximately 13,000 feet. Section 8.3.2 of the Raleigh *Unified Development Ordinance* identifies a maximum block perimeter of 4,000 feet for Planned Developments. The Master Plan document (section 11.C.3) states that the maximum block perimeter will be 3000 feet and the maximum dead-end street length will be 400 feet.

In accordance with Section 6.9 of the Raleigh *Street Design Manual*, turnarounds must be provided on all dead-end streets. Alternatives to the standard circular cul-de-sac turnaround may be considered for residential streets serving six or fewer dwellings provided that the alternative design readily accommodates emergency vehicles and sanitation trucks.

**Impact Identified:** None.

### **5.2 Transit**

Currently transit only operates in the westbound direction on Maywood Ave. However, in the future it may operate in both directions. There is currently a bus stop located on Maywood/ Moring opposite this parcel.

**Impact Identified:** None. Increased development and density will increase demand for transit along this corridor but is not expected to exceed present capacity. If the route operates in both directions in the future the condition of a transit easement will help mitigate impact. The proposal includes dedication of a transit easement along Maywood Avenue.

### **5.3 Hydrology**

<i>Floodplain</i>	FEMA Floodplain is present
<i>Drainage Basin</i>	Walnut Creek
<i>Stormwater Management</i>	Article 9.2 of UDO
<i>Overlay District</i>	(None)

FEMA floodplain and floodway exists on the site and Floodplain regulations including Bulk lot coverage requirements apply. Site is subject to Stormwater regulations under Article 9.2 of UDO. Impacts to jurisdictional wetlands will require Army Core of Engineer and NC DENR approval. Impacts to Neuse River Buffer will require NC DENR approval.

Private Drainage Easements and encroachments will be required for portions of the stormwater pipe network during the subdivision review process.

**Impact Identified:** None.

**5.4 Public Utilities**

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	100,635 gpd	13,920 gpd
<i>Waste Water</i>	100,635 gpd	13,920 gpd

The proposed rezoning would not impact the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.

**Impact Identified:** At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity of the adjacent twelve (12”) sanitary sewer main to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit.

Verification of available for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required of the developer.

**5.5 Parks and Recreation**

Site is adjacent to existing greenway trail, Walnut Creek Trail. Park services for this site are available via Eliza Pool Park, 1.14 miles away.

**Impact Identified:** None.

**5.6 Urban Forestry**

This site is larger than two acres, therefore compliance UDO Article 9.1. Tree Conservation is required.

**Impact Identified:** The submitted master plan proposes tree conservation area in an amount that meets or exceeds the percentage required by the Code. The detailed tree conservation plan will be submitted and finalized at the time of site plan development.

**5.7 Designated Historic Resources**

The properties are immediately adjacent to the Raleigh Historic Landmark and National Register-listed Caraleigh Mills, and in the vicinity of the National Register Study-Listed Caraleigh Mill Village.

**Impact Identified:** None. While there are no historic buildings on the properties, it is desirable for new development to consider the character of the nearby historic resources. The proposed designs exhibit form and features congruent with that approach.

**5.8 Community Development**

This site is not located within a redevelopment plan area.

**Impact Identified:** None.

### **5.9 Impacts Summary**

Sewer and fire flow matters may need to be addressed upon development.

### **5.10 Mitigation of Impacts**

Address sewer and fire flow capacities at the site plan stage.

## **6. Conditions of Approval**

### **RECOMMENDED ACTION:**

#### **City Council Actions:**

( )

#### **Administrative Actions:**

##### ***Prior to Planning Department authorization to record lots:***

- 1) That a 15' x 20' transit easement located on Maywood Avenue be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department prior to building permit approval;
- 2) That Phase 2 (Lots 48-57) cannot be recorded until the telecommunication tower has been removed.

## **7. Conclusions**

The proposed rezoning is consistent with the Future Land Use Map and applicable policies of the Comprehensive Plan. It provides for compact, low-rise residential construction at the edge of an environmentally-sensitive area, providing an appropriate transition to the areas of potentially-intensive redevelopment to the north and west. Urban form and scale is respectful of the adjacent historic landmark property and the older neighborhoods beyond it, while providing access through the site to the City greenway system.

## **Current Zoning Conditions** *(R-10 CUD area only)*

### **ORDINANCE (2003) 521 ZC 540**

**EFFECTIVE: 10-8-03**

**Z-32-03 – Maywood Avenue**, south side, being Wake County PIN 1703.17-21-2634. Approximately 10.13 acres rezoned to Residential-10 Conditional Use District and Special Highway Overlay District-2t to remain.

Conditions Dated: (9/25/03)

1. The property is restricted to Residential Unit Ownership (condominium) Development consistent with the development guidelines of the City of Raleigh Planning and Development Regulations. In addition, individual units shall not be occupied by more than three unrelated occupants. The maximum number of units for this property shall be sixty-five (65).
2. The condominium units will have architecture that is compatible with the existing Caraleigh Mill Condominium project immediately to the east of this property. The Raleigh Appearance Commission will determine architectural compatibility of the proposed plan. The Raleigh Appearance Commission will solicit input from the Historic Districts Commission.
3. A 100-foot wide undisturbed natural protective yard will be provided on both sides of Walnut Creek. The 100-foot measurement will be from the top of the bank of the creek.
4. Twenty (20%) percent of all trees greater than eight (8) inches in caliper shall be subject to active tree preservation, and that within 45 days following adoption of this zoning ordinance a tree survey of all such trees shall be provided to the chief zoning inspector. The zoning inspector shall be empowered to waive this tree survey if, in his review of the vegetation and proposed disturbed limits, he estimates that more than thirty (30%) of such trees will be saved.
5. Any open-air stormwater control facilities shall be designed as site amenities, without fences and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line).
6. The development area will be restricted to the first two hundred fifty (250) feet of the property measured from the right-of-way of Maywood Avenue. This is the only area in the 100-year flood fringe that will be filled or disturbed. Clearing and easements as needed for public or private sanitary sewer line required to serve the development of this parcel are exempted from this requirement.

MASTER PLAN  
“CARALEIGH COMMONS”  
PLANNED DEVELOPMENT (PD)  
+/- 16.51 ACRES  
MP-1-14

Developers: Richard Johnson, Amy Goodale  
Caraleigh Village, LLC  
514-338 Daniels Street  
Raleigh, North Carolina 27605  
[richard-cityspace@nc.rr.com](mailto:richard-cityspace@nc.rr.com)

Civil Engineering: C. Ross Massey, PE  
Land Design, Inc.  
510 Glenwood Avenue, Suite 317  
Raleigh, North Carolina 27603  
[rmassey@landdesign.com](mailto:rmassey@landdesign.com)

Attorney: Lacy H. Reaves  
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.  
2300 Wells Fargo Capital Center  
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Submitted: July 15, 2014  
Resubmitted: February 4, 2015

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## APPENDICES

16. MASTER PLAN - PLAN SHEETS

**1. SUMMARY INFORMATION:**

- A. Name of Development: Caraleigh Commons
- B. Name of Owners: Caraleigh Village, LLC
- C. Applicant: Richard Johnson  
Caraleigh Village, LLC  
514-338 Daniels Street  
Raleigh, North Carolina 27605  
[richard-cityspace@nc.rr.com](mailto:richard-cityspace@nc.rr.com)

**2. PROPERTY INFORMATION:**

MP-1-14– The Caraleigh Commons Subdivision is on Maywood Avenue at Herring Street, and is Wake County PIN(s) 1703212634, 1703210713 and 1703117788. It is approximately 16.51 acres to be rezoned from Residential-10-CU and IND-2 to Planned Development (PD) District with PD Master Plan.

**3. INTRODUCTION:**

This document and the accompanying attachments and exhibits submitted herewith are provided pursuant to the provisions of the Unified Development Ordinance (the “UDO”) dealing with the Planned Development District (“PD”) for the Caraleigh Commons Subdivision, a small format urban home community (the “Development”) proposed by Caraleigh Village Limited Liability Company (the “Developer”), the developer of the properties located on the south side of Maywood Avenue at the intersection of Herring Street in Southeast Raleigh. Development of the Property will be in accordance with the Master Plan associated with the zoning case, refer to Section 16 - Appendices for the Master Plan sheets. The Development will be a pedestrian-oriented, urban infill residential development with detached single family uses and multi-unit living uses (apartment) consistent with the nature of the residential uses in the vicinity. The existing conditions of the properties include a single vacant building with surface parking and a radio tower. The existing structures are indicative of an older industrial area of Raleigh and consistent with other older existing properties in the area. Property directly abutting the proposed site has redeveloped into multi-family condominiums (Caraleigh Mills).

#### 4. LAND USE INTENSITY:

- A. Land use shall be according to UDO table 6.1.4 Allowed Principal Use Table for zoning district R-10. Accessory uses and structures will be according to UDO Article 6.7.
- B. On Parcel 1703117788, an existing Radio Tower is located on the upper west side of the parcel and will remain in its current location and will be considered a permitted use. When the Radio Tower is removed in the future, then Phase 2 of the development will proceed.
- C. Residential density overall shall not exceed four (4) dwelling units per acre.
- D. Land Use Plan:  
A conceptual Overall Site Plan ("Land Use Plan") is included with this Master Plan (see Plan Sheet C 2.0). The Land Use Plan is intended to provide a general idea as to the development concept proposed by the Master Plan, but shall not be considered a literal depiction of the Development. This neighborhood may provide a mix of residential detached houses and apartment buildings. The pedestrian scaled relationship of the buildings to the framework of the streets will fit the character of the new development and continue revitalization of this area.
- E. Neighborhood Transitions:  
Neighborhood transitions will follow UDO Article 3.5. For this project Neighborhood Transitions shall be similar to building types in RX- where 3 stories is the maximum height.

#### 5. TRANSPORTATION INFORMATION:

The current property use is a largely vacant lot with a radio tower use and the proposed change will include fifty (57) detached single family units and two (2) apartment buildings with up to 4 units each. Trip generations per the ITE manual are as follows:

- A. Existing Use: Office Building (4328 sf)
  - 121 average trips per day
  - 16 peak hour AM trips per day
  - 83 peak hour PM trips per day
- B. Proposed Use: 57 detached single family and 2 apartment buildings with up to 4 units each
  - 798 average trips per day
  - 57 peak hour AM trips per day

85 peak hour PM trips per day

Due to the small size of the development the traffic impacts would be minimal and the surrounding road network appears to operate at adequate levels of service with little to no delay.

## **6. CIRCULATION PLAN:**

- A. The Development will utilize existing Maywood Avenue and will provide an internal street network (Proposed Neighborhood Yield Street) that connects thru traffic to the adjoining Maywood Avenue. Street Design will meet the requirements of the UDO Article 4.7.2(f). Street widths shall be as follows:
  - 1. Maywood Avenue: Shall meet the standards of the Street Design Manual for roadway cross-section widths: Avenue-2-Lane-Divided.
  - 2. Neighborhood Yield Street: Shall meet the standards of the Street Design Manual for roadway cross-section widths: Neighborhood-Yield-Street.
- B. Sidewalk locations and widths shall be as follows:
  - 1. Sidewalks will be located along both streets to provide connections for pedestrians.
  - 2. Sidewalk widths shall meet the roadway sections specified in the Street Design Manual.
- C. Driveway locations and widths shall be as follow:
  - 1. Driveways shall meet the minimum width requirement specified in City of Raleigh standard details (T-10.01.2).
  - 2. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 10'.
  - 3. Driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
  - 4. Driveway separation has no minimum between adjacent lots.
- D. The site circulation including access points, public street and driveway locations, existing streets adjoining the site, and improvements to Maywood Avenue are shown on the Detailed Layout Map (Sheet C 2.1).

## **7. UTILITY/STORMWATER INFORMATION**

### **A. Utility Plan**

The existing utility service locations for this project were obtained from field surveys of the site. Both water and sewer service is available on-site or in proximity to the site. A conceptual water and sewer plan is illustrated in the Exhibit labeled Overall Utilities Plan (Sheet C 2.5).

1. Water Service: 8-inch waterline within Maywood Avenue right-of-way
2. Sewer Service: 8 & 12-inch sewer line within Maywood Avenue right-of-way  
12-inch sewer line along Property line within easement

### **B. Storm Water Management Plan**

1. The site as currently developed has no stormwater management. A jurisdictional stream channel is located adjacent to (south of) the site. The stream channel is a tributary to Walnut Creek that is within the Neuse River Basin. Therefore, Neuse Riparian Buffer Regulations are applicable to the site.
2. Best Management Practices (BMPs) may be utilized to meet UDO Article 9.2 Stormwater Management if deemed required at Subdivision Review. All BMP measures included in the “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” may be utilized. These BMPs will be selected based on drainage area, type of stormwater (i.e. rooftop drainage), and located as needed.
3. Conditions:
  - All major design elements listed in the current “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” for the selected BMP must be met in order to claim TN reduction credit for the device. This must be demonstrated at the subdivision plan submittal.
  - Any impact to the Buffer will require DWQ review and approval.

## **8. OPEN SPACE REQUIREMENT/GREENWAY/TREE PRESERVATION**

### **A. Open Space Requirement**

A minimum of ten percent (10%) of the Development will be devoted as an open space area and meet the requirements specified in the UDO Article 2.5. The open space area is illustrated on the Overall Site Plan (Sheet C-2.0).

B. Greenway

The site has a proposed private greenway connection that includes wetland impacts to be permitted through DWQ. The private greenway will connect to the existing Raleigh Walnut Creek Trail.

C. Tree Conservation

The proposed development is greater than two acres and is therefore required to meet the 10% Tree Conservation Area Requirement (min.) per UDO Article 9.1.3. The tree conservation area is illustrated on the Tree Conservation Plan (Sheet C-2.6).

## 9. BUILDINGS AND HEIGHTS

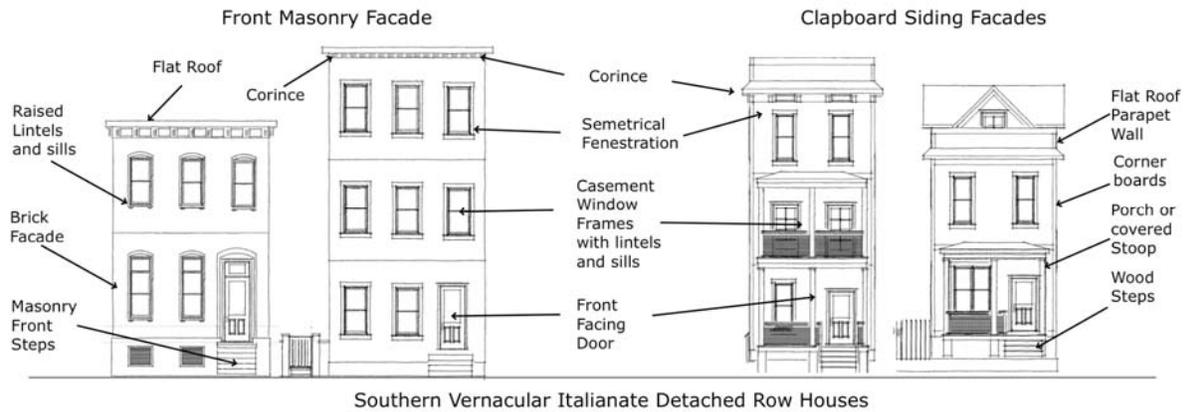
A. Layout Requirements:

1. Homes along Maywood Avenue shall front Maywood Avenue but have driveway service off on an internal street network.
2. “Street shops style” homes shall only be constructed on lots that face Maywood Avenue. “Street shops style” is intended to mimic the appearance older neighborhood scale retail buildings only and does not permit the use other than as a residence.
3. All the homes facing the internal street network will include front porches or stoops. Stoops may be recessed.
4. All homes/street shops facing Maywood Avenue may have porches or stoops although shall not be required to have front porches or stoops.
5. Building heights shall be measured in accordance with UDO Article 1.5.7. Refer to Section 10. Yard Setbacks/Building Characteristics for building heights.
6. Trash receptacles and HVAC units will be screened with fencing suitable for residential neighborhoods (See Sheet C-2.1).

B. Architectural Requirements:

Only buildings of the following types, with the characteristics noted, will be constructed in the Development:

a) **Southern Vernacular Italianate Homes**



a. **Primary Features**

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: front doors visible from street
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices

b. **Masonry front homes**

- Siding: brick front facades, with sides and back in brick or fiber cement boards
- Entrance: Raised front stoops with masonry steps and metal or masonry balustrades

c. **Clapboard front homes**

- Siding: fiber cement siding with corner boards
- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades

## b) Post-Railroad Folk Vernacular Homes

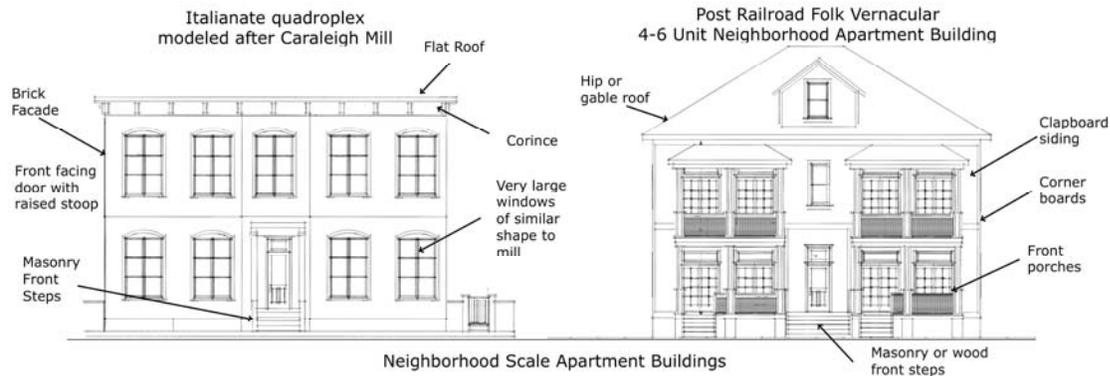


Post-Railroad Folk Venacular Houses

### a. Primary Features

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades
- Fenestration: symmetrical patterns on front façade, square cut casements
- Roofs: gable or hip primary roof
- Siding: fiber cement siding with corner boards

### c) Apartment buildings



#### a. Primary features

- Units: 4-6 apartments per building
- Height: 3 stories maximum and 50 feet maximum
- Siding: brick or fiber cement siding

#### i. Southern Vernacular Italianate Features

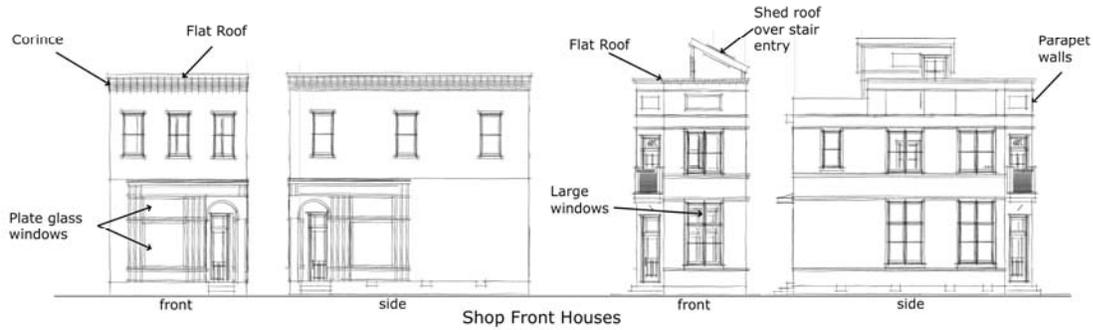
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices
- Entrance: Raised front stoops with masonry steps and metal or masonry balustrades

#### ii. Post-Railroad Folk Vernacular Features

- Fenestration: symmetrical patterns on front façade, square cut casements

- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades
- Roofs: gable or hip primary roof
- Siding: fiber cement siding with corner boards

**d) Neighborhood Shop Homes (considered as a detached house)**



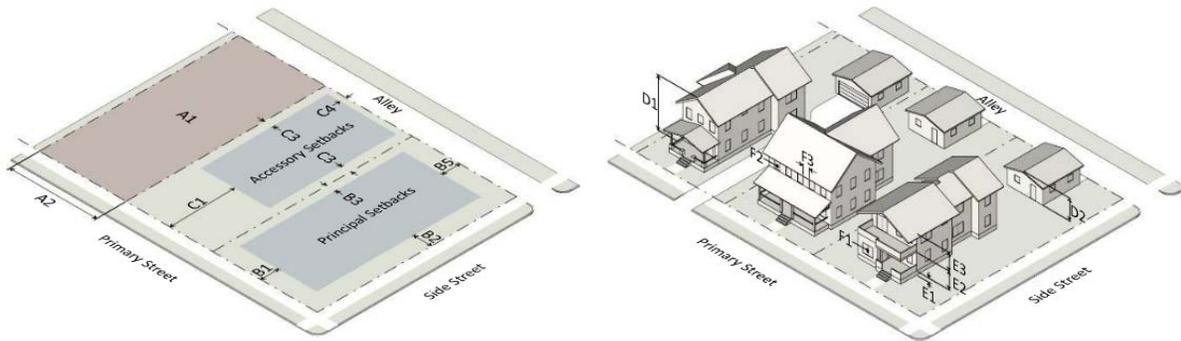
**a. Primary Features**

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: front doors visible from street
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices
- Siding: brick front facades, with sides and back in brick or cement strand boards
- Entrance: raised front stoops with masonry steps and metal or masonry balustrades
- Shop fronts: windows on ground floor, possible plate glass windows, possible wood trimmed display windows

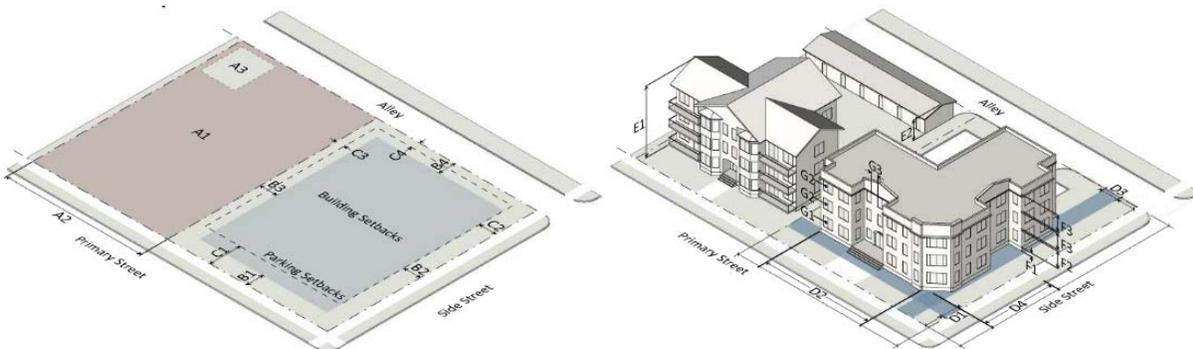
## 10. YARD SETBACKS/BUILDING CHARACTERISTICS

- A. The Schedule of minimum /maximum yard setbacks are shown below. The building placement will be similar to historic neighborhoods providing a compact, pedestrian oriented neighborhood, while also providing sufficient parking and community gathering spaces.
- B. Building Setback Encroachments will be as set forth in the UDO Sec. 1.5.4. D Setback Encroachments. Porches, stoops, balconies, galleries and awnings and steps as set forth in the UDO Sec 1.5.11.

### Detached House:



### Apartment:



Setbacks/Building Characteristics:

<b><u>DETACHED HOUSE</u></b>				
<b><u>A.</u></b>	<b><u>Lot Dimensions</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
A1	Area (min)	-	4,000 SF	<b>1,500 SF</b>
A2	Width (min)	-	45'	<b>27'</b>
<b><u>B.</u></b>	<b><u>Principal Building Setbacks</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
B1	From primary street (min)	-	10'	<b>7'</b>
B2	From side street (min)	-	10'	<b>3'</b>
B3	From side lot line (min)	-	5'	<b>2'</b>
B4	Sum of side setbacks (min)	-	10'	<b>7'</b>
B5	From rear lot line (min)	-	20'	<b>14'</b>
<b><u>C.</u></b>	<b><u>Accessory Structure Setbacks</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
C1	From primary street (min)	-	50'	50'
C2	From side street (min)	-	10'	10'
C3	From Side lot line (min)	-	5'	<b>0'</b>
C4	From rear lot line (min)	-	20'	<b>0'</b>
C4	From alley	-	4' or 20' min	<b>4'</b>
<b><u>D.</u></b>	<b><u>Height</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
D1	Principal building (max)	-	40'/3 stories	<b>50'/3 stories</b>
D2	Accessory structure (max)	-	25'	25'
<b><u>E.</u></b>	<b><u>Floor Heights</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
E1	Ground floor elevation (min)	-	2'	2'
E2	Ground story height, floor to ceiling (min)	-	n/a	n/a
E3	Upper story height, floor to ceiling (min)	-	n/a	n/a
<b><u>F.</u></b>	<b><u>Transparency</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
F1	Ground story (min)	-	-	20%
F2	Upper story (min)	-	-	15%
F3	Blank wall area (max)	-	<b><u>R-10</u></b>	35'
<b><u>G.</u></b>	<b><u>Allowed Building Elements</u></b>	<b><u>I-2</u></b>	-	<b><u>PDD</u></b>
	Porch, stoop	-	Allowed	Allowed
	Balcony	-	Allowed	Allowed

Note: Industrial – 2 is a legacy district that exist in the former Part 10 Zoning Code. I-2 does not permit residences therefore there is no comparison to the proposed PD setbacks.

	<u><b>APARTMENT</b></u>			
<b><u>A.</u></b>	<b><u>Lot Dimensions</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
A1	Area (min)	-	-	<b>4,000 SF</b>
A1	Area (max)	-	-	n/a
A2	Width (min)	-	-	n/a
A3	Outdoor Amenity area (min)	-	-	10%
<b><u>B.</u></b>	<b><u>Principal Building Setbacks</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
B1	From primary street (min)	-	-	5'
B2	From side street (min)	-	-	5'
B3	From side lot line (min)	-	-	<b>5'</b>
B4	From rear lot line (min)	-	-	0 or 6'
B4	From alley	-	-	<b>4' or 18' min</b>
<b><u>C.</u></b>	<b><u>Parking Setbacks</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
C1	From primary street (min)	-	-	20'
C2	From side street (min)	-	-	10'
C3	From Side lot line (min)	-	-	0' or 3'
C4	From rear lot line (min)	-	-	0' or 3'
C4	From alley (min)	-	4'	<b>4'</b>
<b><u>D.</u></b>	<b><u>Build-To</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
D1	Primary street build-to (min/max)	-	-	<b>7'/30'</b>
D2	Building width in primary build-to (min)	-	-	70%
D3	Side street build-to (min/max)	-	-	10'/30'
D4	Building width in side build-to (min)	-	-	35%
<b><u>E.</u></b>	<b><u>Height</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
E1	Principal building (max)	-	-	<b>50'/3 stories</b>
E2	Accessory structure (max)	-	-	25'
<b><u>F.</u></b>	<b><u>Floor Heights</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
F1	Ground floor elevation (min)	-	-	2'
F2	Ground story height, floor to ceiling (min)	-	-	n/a
F3	Upper story height, floor to ceiling (min)	-	-	n/a
<b><u>G.</u></b>	<b><u>Transparency</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
G1	Ground story (min)	-	-	20%
G2	Upper story (min)	-	-	15%
G3	Blank wall area (max)	-	-	25'
<b><u>H.</u></b>	<b><u>Allowed Building Elements</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PDD</u></b>
	Porch, stoop	-	-	Allowed
	Balcony	-	-	Allowed

Note: Industrial – 2 is a legacy district that exist in the former Part 10 Zoning Code. I-2 does not permit residences therefore there is no comparison to the proposed PD setbacks.

## 11. URBAN DESIGN GUIDELINES

- A. Elements: The development will be a pedestrian oriented, urban infill residential development with detached single family and multi-family uses arranged in a compact and pedestrian friendly form as part of the continued revitalization of the Maywood Avenue area, and will not have retail or commercial establishments.
- B. Transition to Surrounding Neighborhoods: The height and massing of the development will closely resemble that of the adjacent historic neighborhoods. Heights will be limited to no more than 3 stories and 50 feet tall.
- C. Blocks, Streets and the Corridor:
1. *Interconnection*: The Development will have homes facing an existing road (Maywood Avenue), in keeping with the historic fabric of the neighborhoods in the area. An internal street network (Neighborhood Yield Streets) will be added with the same scale and design speed as the local neighborhood roads to connect directly into the existing road network.
  2. *Street Interconnection*: The internal streets (Neighborhood Yield Streets) will be designed to integrate effectively with the existing Maywood Avenue and to circulate traffic with two points of connection point to Maywood Avenue.
  3. *Blocks*: The maximum block perimeter will be 3,000 feet. The maximum dead end street will be 400 feet.
- D. Building placements:
1. *Shared-Use*: All streets will be lined by single family homes or the open space/greenway connection.
  2. *Buildings Placement*: Each detached home will be located close to the primary street and apartments will be within the Build-To limits and will have off-street parking provided between it and the adjacent, with all driveways off the internal streets (Alley and Neighborhood Yield Streets).
- E. Urban Open Space:
1. *Urban open space*: Open space and open space areas for “parks”, “green spaces”, and other open areas. The common open space for this development will be available by access from the internal street and will also contact to an existing greenway located along Walnut Creek.
- F. Public Seating: (2) Benches will be provided in the common open space along the greenway connection outside the wetland impact area.

- G. Pedestrian, bicycle amenities: All the homes and common areas of the development will be connected via sidewalks. Sidewalks will be minimum width 6 feet and will be connected to the park and to the existing streetscape. Sidewalks will be lined with trees providing shade spaced s required by the Street Design Manual and interest for pedestrians and bicyclists. A minimum of (4) bicycle parking spaces will be provided at the common area open space.
- H. Parking lots: Apartments will have parking to the rear of the buildings. Each detached home will provide its own off-street parking as mentioned before in Building Placements.
- I. Parking Structures: The Development will have no parking structures.
- J. Transit Stops: Maywood Avenue is served by Capital Area Transit Bus Route 21. The development is within easy walking distance of the Caraleigh Bus Route at the intersection of Maywood and Lake Wheeler. A transit easement for future bus stop along Maywood Avenue will be provided to the City. The transit easement will be conveyed prior to the issuance of the first building permit. (See Sheet C-2.1).
- K. Environmental Protection: Impacts to natural resource areas are minimized by location of the greenway connection, the open space dedication and the non-encroachment to the riparian buffer areas. The riparian buffer areas include an existing public greenway that has been incorporated into the common open space.
- L. Sidewalks: Sidewalks shall conform to the Street Design manual.
- M. Street trees: Street trees shall conform to the Street Design Manual.
- N. Spatial definition: The height to width ratio of all buildings (detached homes and apartments) will not exceed 1:3 height to width ratio.

## **12. ALTERNATE DESIGNS PROPOSED**

The elements of this Master Plan proposed as alternative means of compliance with respect to the provisions of Article 4.7.2, are as follows:

- A. Lot Sizes – Article 4.7.2(b)
  - 1. Single Family:
    - a) Minimum Lot Area: 1,500 sq.ft.
    - b) Lot width 27 feet
    - c) Minimum setbacks – see paragraph 10
    - d) Principal Building Height – see paragraph 10
  - 2. Apartment:

- a) Minimum Lot Area: 4,000 sq.ft.
- b) Building and Parking setbacks – see paragraph 10
- c) Principal Building Height – see paragraph 10

B. Telecommunications Tower Setback (less than 250 feet) – Article 6.3.3.C.d.i.

The minimum setback from the outside dimensions of the tower, not from guy anchors, and not located within the property of a civic use in a Residential District, are as follows:

- a) 20 feet from the property line of either any adjoining lot that is developed without a dwelling, congregate care facility or vacant lot located in a Mixed Use or Special district, unless increased by below.
- b) 100% of the tower height, but no less than 50 feet from the property line of an abutting Residential District, Mixed Use or Special district.
- c) 20 feet from any public street.

C. Solid waste collection location and screening Article 7.2.5.C.3.

Service Area Screening – trash receptacles (96-gallon residential individual roll-out refuse containers) will be located as required by the City of Raleigh Solid Waste Services Collection Design Manual and will be screened with fencing according to Wood Spaced Picket Fence detail. (See Sheet C-2.1)

D. Driveway Design Article 4.7.2(b)5

Alternatives to the Driveway Details are as follows (see plan sheet C-2.1):

- 1. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 10’.
- 2. With recorded access maintenance covenant, driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
- 3. Driveway separation has no minimum between adjacent lots.

E. Parking Article 7.1.2.C.

- 1. A minimum of 2 parking spaces per residential unit will be provided as shown on the Detailed Layout Map (Sheet C-2.1).

F. Design Adjustment Article 8.3.6 (8.3.5.D. Cross-Access)

A Design Adjustment is requested to the requirement of 8.3.5 D. Cross-Access to eliminate the required cross access to adjacent parcels. Justification required by Sec. 6.3.6

- 2. The presence of existing buildings, stream and other natural features;

3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;

### **13. COMPREHENSIVE PLAN**

Comprehensive Plan: The Property is designated on the City's 2030 Comprehensive Plan as Regional Mixed Use. This project will implement elements of the Policy Statements by supporting Infill Development, Neighborhood Revitalization, and Conservation of Single Family Neighborhoods. To further the policies of the City's 2030 Comprehensive Plan, the Development will be pedestrian oriented residential neighborhood and will preserve open space with a compact residential footprint. It will conform to the adjacent residential character with reduced setbacks and preserve the character of the areas single family neighborhoods.

### **14. DISTRICT INTENT STATEMENT**

As required by UDO Article 4.1.1.F. Planned Development (PD), the Caraleigh Commons PD District will be designed to evoke local history and relate to the exiting architectural fabric of the Caraleigh Mills and surrounding mill village houses. Many of the homes and buildings were constructed between the late 1800's through the early 1900's. Smaller lot sizes and building setbacks are necessary to create a connection with historical older Raleigh neighborhoods.

### **15. MODIFICATIONS**

Modifications will be according to UDO Article 4.7.6 Master Plan Amendments.

# CARALEIGH COMMONS PLANNED DEVELOPMENT MASTER PLAN MP-1-14

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RALEIGH, NC 27603

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Contact: Scott Mitchell

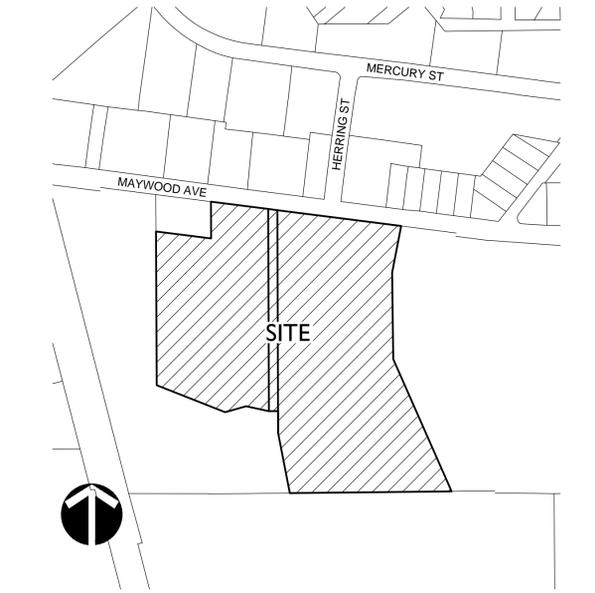
**CERTIFIED FORESTER CONSULTANT**  
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Morrisville, NC 27560  
(919) 796-7306  
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**SHEET INDEX:**

	MASTER PLAN APPLICATION	MASTER PLAN APPLICATION RESUBMITTAL
C-0.0	Cover	7/15/2014 11/4/2014
C-1.0	Existing Conditions Plan	7/15/2014 11/4/2014
C-2.0	Overall Site Plan	7/15/2014 11/4/2014
C-2.1	Detailed Layout Map	7/15/2014 11/4/2014
C-2.2	Pedestrian Circulation/Greenway Connection Plan	7/15/2014 11/4/2014
C-2.3	Typical Roadway Sections	7/15/2014 11/4/2014
C-2.4	Overall Stormwater Plan	7/15/2014 11/4/2014
C-2.5	Overall Utility Plan/Utility Service Plan	7/15/2014 11/4/2014
C-2.6	Tree Conservation Plan	7/15/2014 11/4/2014
C-2.7	Architectural Illustratives	7/15/2014 11/4/2014

**NOTES**

DEVELOPER ACKNOWLEDGES HE/SHE HAS REVIEWED AND ASSERTS THE PROPOSED DEVELOPMENT IS COMPLIANT WITH THE REQUIREMENTS SET FORTH IN THE RALEIGH SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE PROVIDED BY RALEIGH SOLID WASTE SERVICES (SWS). REFER TO SHEET C-2.0 FOR LOCATION AND ACCESS TO STANDARD 96-GALLON RESIDENTIAL INDIVIDUAL ROLL-OUT CONTAINERS AND HOW ACCESS ROUTE IS PROVIDED BY RESIDENTS AT THE CURB. REFUSE CONTAINERS WILL BE STORED OUTSIDE AND BE SCREENED BY FENCE ENCLOSURES.



VICINITY MAP 1" = 300'

LOCATION: 501-649 MAYWOOD AVENUE  
PIN# 1703210713, 1703212634, 1703117788  
EXISTING ZONING: IND-2, CUD R-10  
PROPOSED ZONING: PLANNED DEVELOPMENT  
INSIDE CITY LIMITS: YES

TOTAL SITE ACRES: 16.51 ACRES

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NC Engineering Firm License # C-0658



**PRELIMINARY  
NOT FOR CONSTRUCTION**

**CARALEIGH COMMONS  
PLANNED DEVELOPMENT MASTER PLAN**  
CITYSPACE HOMES, RALEIGH, NC  
COVER

REVISIONS:  
DATE: 11/04/2014  
DESIGNED BY: DGG  
DRAWN BY: JIK  
CHECKED BY: DGG  
SCALE: N.T.S.  
PROJECT #: 7513021  
SHEET #:  
**C-0.0**



PRELIMINARY  
NOT FOR CONSTRUCTION

CARALEIGH COMMONS  
 PLANNED DEVELOPMENT MASTER PLAN  
 CITYSPACE HOMES, RALEIGH, NC  
 EXISTING CONDITIONS PLAN

LEGEND:

X	EX. FENCE
ST	EX. STORM PIPE
SAN	EX. SANITARY SEWER
W	EX. WATER MAIN
OHU	EX. OVERHEAD ELECTRIC
(Dotted)	EX. GIS MINOR CONTOUR
(Dashed)	EX. GIS MAJOR CONTOUR
(Dash-dot)	EX. SURVEY MINOR CONTOUR
(Long Dash)	EX. SURVEY MAJOR CONTOUR
(Solid)	EX. PROPERTY LINE
(Circle with cross)	EX. FIRE HYDRANT
(Square with cross)	EX. WATER VALVE
(Circle with dot)	EX. SANITARY SEWER MANHOLE
(Triangle with dot)	EX. POWER POLE
(Square with dot)	EX. LIGHT POLE
(Circle with X)	EX. STORM BOX



DATE: 11/04/2014  
 DESIGNED BY: DGG  
 DRAWN BY: SJK  
 CHECKED BY: DGG  
 SCALE: 1"=40'  
 PROJECT #: 7513021  
 SHEET #: C-1.0



**LEGEND:**

---	EX. FENCE
- - - -	EX. PROPERTY LINE
---	EX. INTERNAL PROPERTY LINE
○	EX. FIRE HYDRANT
□	PROP. A/C UNIT
○	PROP. 96 GAL. RESIDENTIAL TRASH RECEPTAL

**SITE TABULATION:**

PIN:	1703212634, 1703210713, 1703117788
TOTAL SITE ACREAGE:	± 16.51 ACRES
EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
EX. USES:	TYPICAL OFFICE, VACANT
PROP. USES:	SINGLE FAMILY DETACHED, APARTMENTS
PROP. RESIDENTIAL UNITS:	57 LOTS
PROP. MULTI-FAMILY UNITS:	2 LOTS (4 UNITS EACH)
SITE DENSITY:	3.94 DUA
MAX. BUILDING HEIGHT:	50' / 3 STORIES (LESSER OF THE TWO)
NUMBER OF PARKING SPACES:	2 PARKING SPACES PER LOT/RESIDENTIAL UNIT (PROVIDED ON INTERNAL LOT DRIVEWAYS)

**TREE CONSERVATION/OPEN SPACE CALCULATION SUMMARY**

EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
SITE ACREAGE:	± 16.51 ACRES
GROSS ACREAGE:	± 16.51 ACRES
PUBLIC EASEMENTS:	± 1.12 ACRES
SANITARY SEWER:	± 1.12 ACRES
TCA REQUIRED (SITE - PUBLIC EASEMENTS):	± 1.54 ACRES
GREENWAY EASEMENT:	± 1.72 ACRES
TCA PROVIDED:	
PRIMARY STREAM BUFFER:	± 0.08 ACRES
PRIMARY GREENWAY BUFFER:	± 0.00 ACRES
SECONDARY ALTERNATE COMPLIANCE:	± 1.46 ACRES
TOTAL:	± 1.54 ACRES
OPEN SPACE REQUIRED (10%):	± 1.65 ACRES
PROVIDED (PRIMARY):	± 5.41 ACRES

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 NC Engineering Firm License # C-0658



**CARALEIGH COMMONS  
 PLANNED DEVELOPMENT MASTER PLAN  
 CITYSPACE HOMES, RALEIGH, NC  
 OVERALL SITE PLAN**

REVISIONS:  
 DATE: 11/04/2014  
 DESIGNED BY: DGG  
 DRAWN BY: SJK  
 CHECKED BY: DGG  
 SCALE: 1"=80'  
 PROJECT #: 7513021  
 SHEET #:  
**C-2.0**



NC EQUIPMENT COMPANY  
 DB 1450-135  
 PIN# 1703281400000  
 TYPE USE: VACANT

JPB Holdings LLC  
 DB 15496-41  
 PIN# 1703116256000  
 TYPE USE: COMMERCIAL

658 MAYWOOD AVE LLC  
 PIN: 1703125333  
 DB 009539, PG 00112  
 TYPE AND USE: MULTI TENANT

GEORGE H DAVIS & LINDA ANNAS  
 PIN: 1703127331  
 DB 004972, PG 00571  
 TYPE AND USE: PREFAB WAREHOUSE

ELH TRUST  
 DB 12753-0810  
 PIN# 1703126278  
 TYPE USE: PREFAB. WAREHOUSE

ELH TRUST  
 DB 12753-0812  
 PIN# 1703220245  
 TYPE USE: WAREHOUSE

BEAU CHENE LAND & TIMBER CO  
 DB 12868-0285  
 PIN# 1703221275  
 TYPE USE: TYPICAL OFFICE

KINCAID HOLDINGS LLC.  
 DB 13863-2312  
 PIN# 1703223260  
 TYPE USE: LIGHT MANUFACTURING

KINCAID HOLDINGS LLC  
 DB 13863-2302  
 PIN# 1703225137  
 TYPE USE: VACANT

DONALD W DOLEN & BRENDA K DOLEN  
 PIN: 1703226145  
 DB 006187, PG 00135  
 TYPE AND USE: SINGLE FAMILY

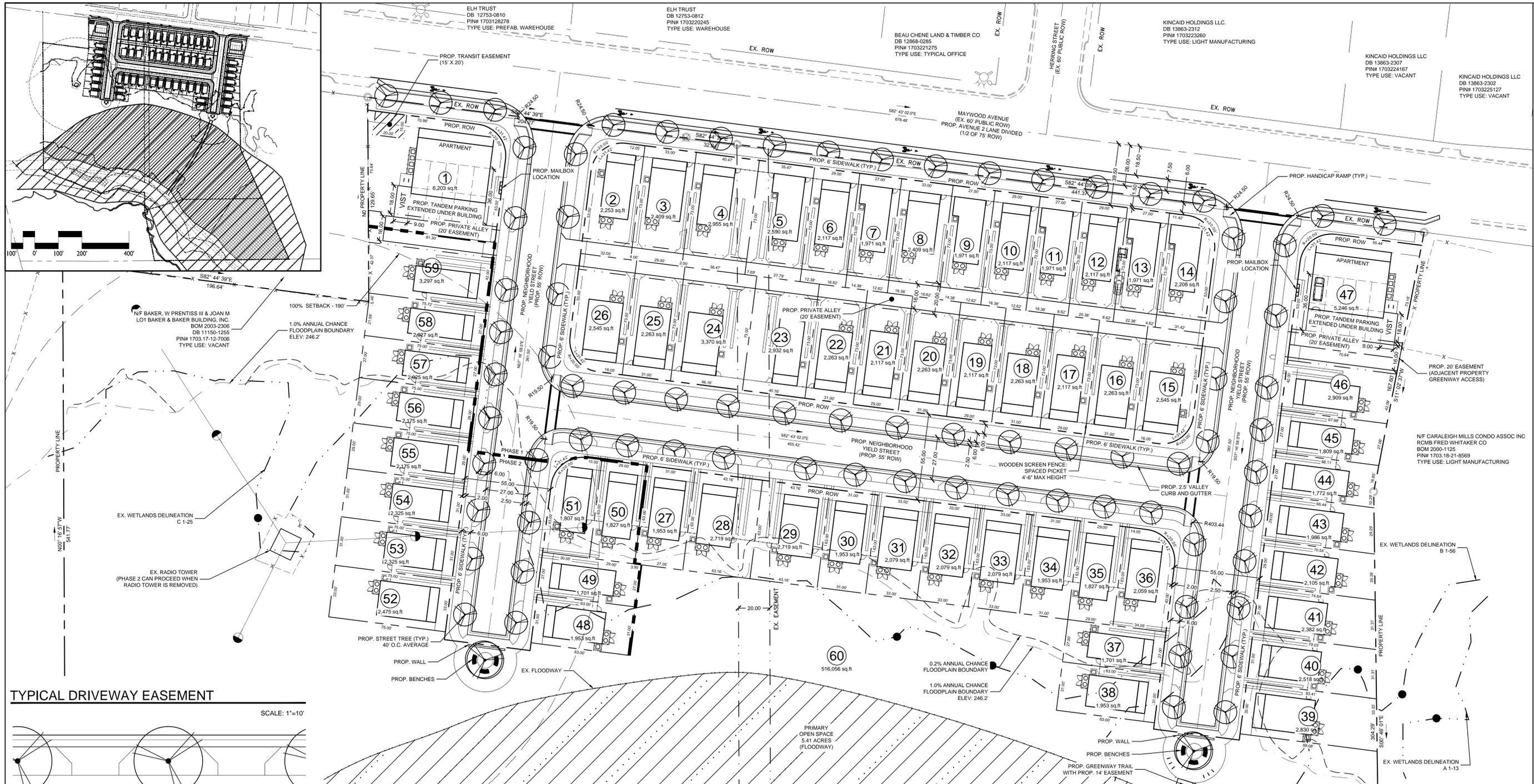
KINCAID HOLDINGS LLC  
 DB 13863-2307  
 PIN# 1703224167  
 TYPE USE: VACANT

KINCAID HOLDINGS LLC  
 PIN: 1703225186  
 DB 013863, PG 02287  
 TYPE AND USE: VACANT

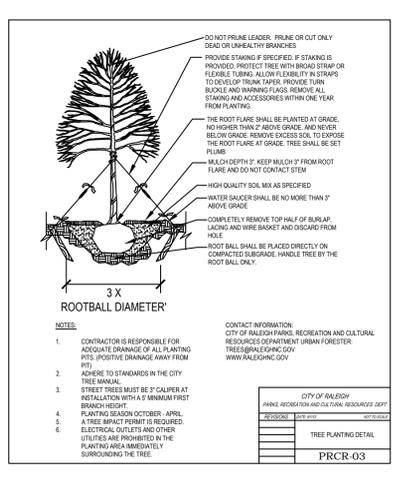
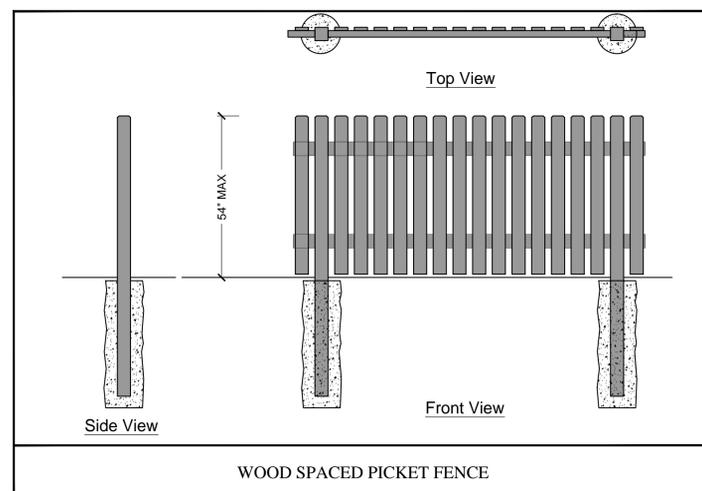
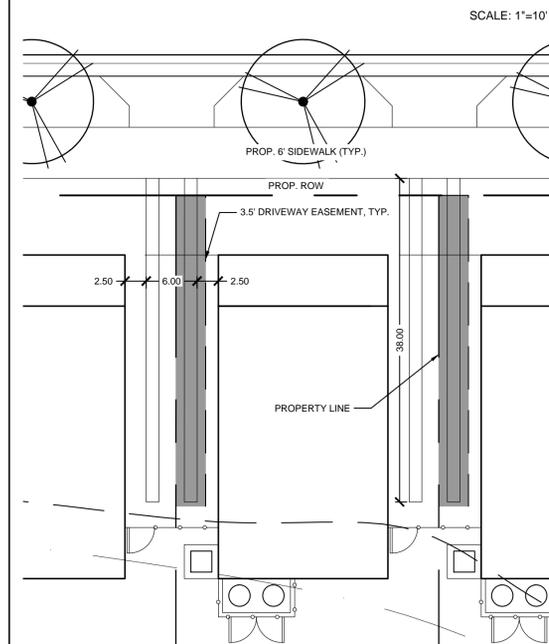
REED A NICHOLS & MONA D NICHOLS  
 PIN: 1703227104  
 DB 014344, PG 01553  
 TYPE AND USE: SINGLE FAMILY

N/F BAKER, W PRENTISS III & JOAN M  
 LO1 BAKER & BAKER BUILDING, INC.  
 BOM 2003-2306  
 DB 11150-1255  
 PIN# 17031712-7006  
 TYPE USE: VACANT

N/F CARALEIGH MILLS CONDO ASSOC INC  
 RCMB FRED WHITAKER CO  
 BOM 2000-1125  
 PIN# 170319-21-8589  
 TYPE USE: LIGHT MANUFACTURING



**TYPICAL DRIVEWAY EASEMENT**



**LEGEND:**

---	EX. FENCE
---	EX. PROPERTY LINE
---	PROP. INTERNAL PROPERTY LINE
---	EX. FIRE HYDRANT
---	PROP. A/C UNIT
---	PROP. 96 GAL. RESIDENTIAL TRASH RECEPTAL

- NOTES**
- BASE SURVEY DATA FROM WAKE COUNTY GIS AND FIELD SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC.
  - PLAN IS SHOWING HALF OF 52' BACK TO BACK TYPICAL SECTION FOR MAYWOOD AVENUE.
  - TOWER HEIGHT: 190' (57.9 METERS)
  - 190' SETBACK - 100% SETBACK
  - NO COMMON SIGNAGE PLAN PROPOSED. IF SIGNAGE IS REQUESTED AT A LATER DATE, A COMMON SIGNAGE PLAN WILL BE REQUIRED PER UDO SEC. 7.3.16.H.

**LOT SIZE**

LOT 1 - 6,203 SQFT	LOT 31 - 2,079 SQFT
LOT 2 - 2,253 SQFT	LOT 32 - 2,079 SQFT
LOT 3 - 2,409 SQFT	LOT 33 - 2,079 SQFT
LOT 4 - 2,955 SQFT	LOT 34 - 1,953 SQFT
LOT 5 - 2,590 SQFT	LOT 35 - 1,827 SQFT
LOT 6 - 2,117 SQFT	LOT 36 - 2,059 SQFT
LOT 7 - 1,971 SQFT	LOT 37 - 1,701 SQFT
LOT 8 - 2,408 SQFT	LOT 38 - 1,953 SQFT
LOT 9 - 1,971 SQFT	LOT 39 - 2,830 SQFT
LOT 10 - 2,117 SQFT	LOT 40 - 2,519 SQFT
LOT 11 - 1,971 SQFT	LOT 41 - 2,382 SQFT
LOT 12 - 2,117 SQFT	LOT 42 - 2,105 SQFT
LOT 13 - 1,971 SQFT	LOT 43 - 1,986 SQFT
LOT 14 - 2,208 SQFT	LOT 44 - 1,772 SQFT
LOT 15 - 2,545 SQFT	LOT 45 - 1,809 SQFT
LOT 16 - 2,263 SQFT	LOT 46 - 2,909 SQFT
LOT 17 - 2,117 SQFT	LOT 47 - 2,246 SQFT
LOT 18 - 2,263 SQFT	LOT 48 - 1,953 SQFT
LOT 19 - 2,117 SQFT	LOT 49 - 1,701 SQFT
LOT 20 - 2,263 SQFT	LOT 50 - 1,827 SQFT
LOT 21 - 2,117 SQFT	LOT 51 - 1,807 SQFT
LOT 22 - 2,263 SQFT	LOT 52 - 2,475 SQFT
LOT 23 - 2,932 SQFT	LOT 53 - 2,325 SQFT
LOT 24 - 3,370 SQFT	LOT 54 - 2,325 SQFT
LOT 25 - 2,263 SQFT	LOT 55 - 2,175 SQFT
LOT 26 - 2,545 SQFT	LOT 56 - 2,175 SQFT
LOT 27 - 1,953 SQFT	LOT 57 - 2,025 SQFT
LOT 28 - 2,719 SQFT	LOT 58 - 2,025 SQFT
LOT 29 - 2,719 SQFT	LOT 59 - 3,297 SQFT
LOT 30 - 1,953 SQFT	LOT 60 - 516,056 SQFT

**SITE TABULATION:**

TOTAL SITE ACREAGE:	1703212634, 1703210713, 1703117788
EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
EX. USES:	TYPICAL OFFICE, VACANT
PROP. USES:	SINGLE FAMILY DETACHED, APARTMENTS
PROP. RESIDENTIAL UNITS:	57 LOTS
PROP. MULTI-FAMILY UNITS:	2 LOTS (4 (2 BEDROOM) UNITS EACH)
SITE DENSITY:	3.94 DUA
MAX. BUILDING HEIGHT:	50' / 3 STORIES (LESSER OF THE TWO)
MAX. IMPERVIOUS ACREAGE:	3.29 ACRES
ROADWAYS:	0.81 ACRES
ALLEY:	0.22 ACRES
BUILDINGS:	1.07 ACRES
GREENWAYS:	0.40 ACRES
DRIVEWAYS/PARKING:	0.08 ACRES
ACCESSORY ITEMS:	0.15 ACRES
ADDITIONAL (10% OF TOTAL):	0.30 ACRES
AMOUNT OF OPEN SPACE ROD:	1.65 ACRES (10%)
NUMBER OF PARKING SPACES:	2 PARKING SPACES PER LOT/RESIDENTIAL UNIT (PROVIDED ON INTERNAL LOT DRIVEWAYS)
STREET TREES:	
ONSITE STREET LENGTH:	± 1,179 LF (2 SIDED STREET TREES)
MAYWOOD STREET LENGTH:	± 678 LF
ONSITE REQUIRED TREES:	± 1,179 LF / 2' 40" = 60 TREES
ONSITE PROVIDED TREES:	30 TREES
MAYWOOD REQUIRED TREES:	± 678 LF / 40" = 17 TREES
MAYWOOD PROVIDED TREES:	77 TREES

**ELH TRUST**  
DB 12753-0810  
PIN# 1703128278  
TYPE USE: PREFAB. WAREHOUSE

**ELH TRUST**  
DB 12753-0812  
PIN# 1703220245  
TYPE USE: WAREHOUSE

**BEAU CHENE LAND & TIMBER CO**  
DB 12868-0285  
PIN# 1700221275  
TYPE USE: TYPICAL OFFICE

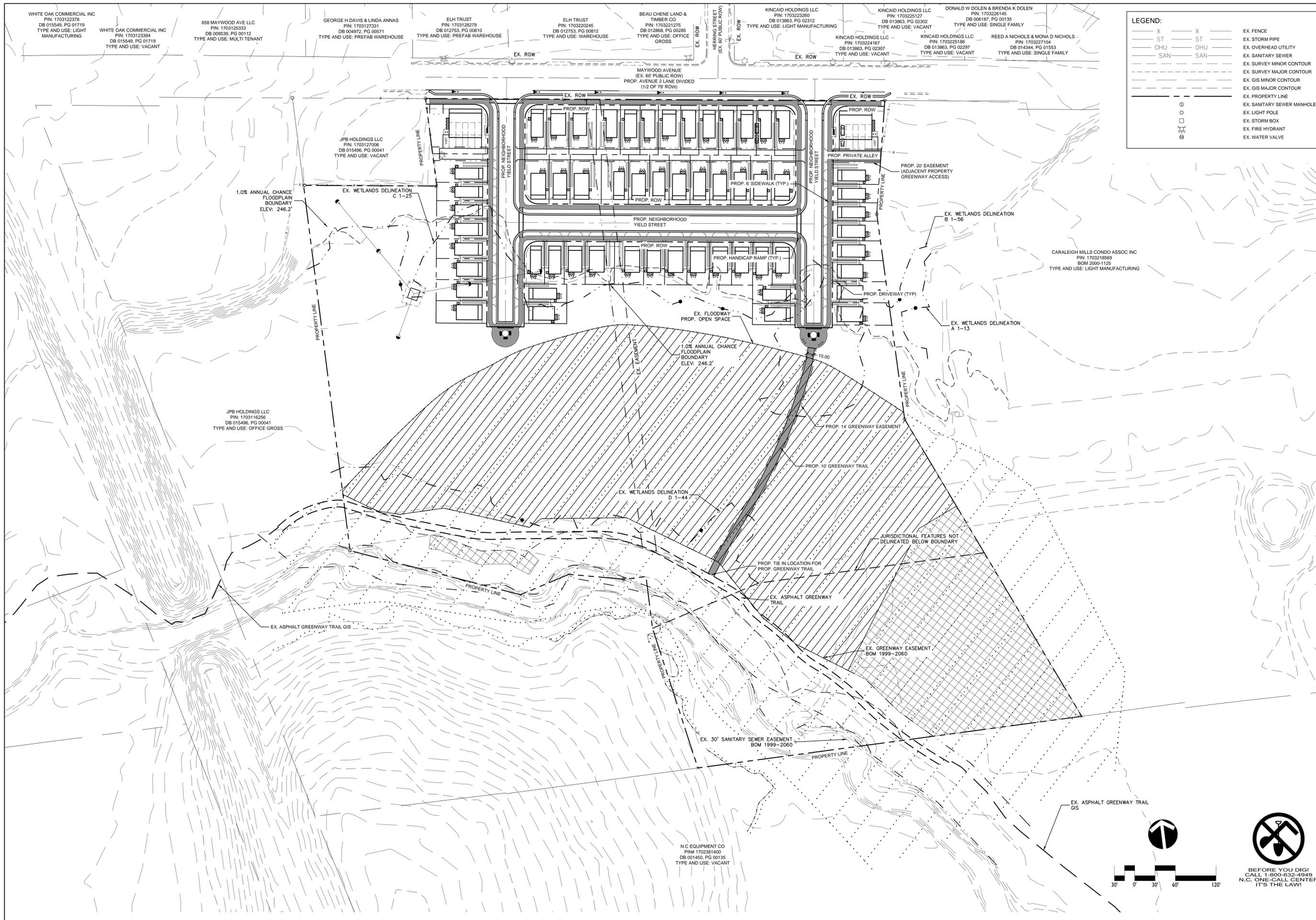
**KINCAID HOLDINGS LLC**  
DB 13863-2307  
PIN# 1703224167  
TYPE USE: VACANT

**KINCAID HOLDINGS LLC**  
DB 13863-2302  
PIN# 1703225127  
TYPE USE: VACANT



**CARALEIGH COMMONS**  
**PLANNED DEVELOPMENT MASTER PLAN**  
CITYSPACE HOMES, RALEIGH, NC  
**DETAILED LAYOUT MAP**

DATE: 11/04/2014  
DESIGNED BY: DGG  
DRAWN BY: SJK  
CHECKED BY: DGG  
SCALE: 1" = 100'  
PROJECT #: 7513021  
SHEET #:  
**C-2.1**



**LEGEND:**

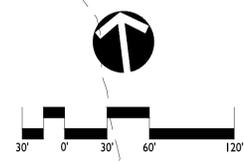
X	X	EX. FENCE
ST	ST	EX. STORM PIPE
OHU	OHU	EX. OVERHEAD UTILITY
SAN	SAN	EX. SANITARY SEWER
		EX. SURVEY MINOR CONTOUR
		EX. SURVEY MAJOR CONTOUR
		EX. GIS MINOR CONTOUR
		EX. GIS MAJOR CONTOUR
		EX. PROPERTY LINE
		EX. SANITARY SEWER MANHOLE
		EX. LIGHT POLE
		EX. STORM BOX
		EX. FIRE HYDRANT
		EX. WATER VALVE

**LandDesign**  
 510 Glenwood Ave., Suite 317, Raleigh, NC 27603  
 V: 919.838.9331 | F: 919.800.3583  
 www.LandDesign.com  
 NC Engineering Firm License #: C-0658

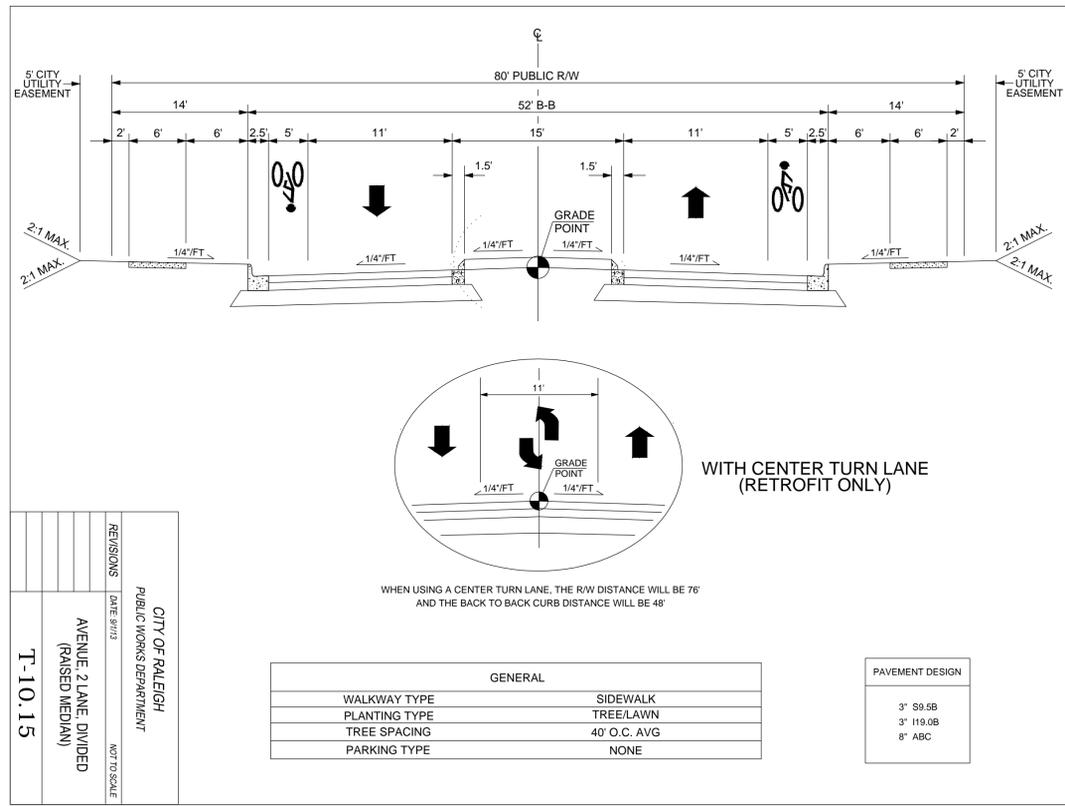


**CARALEIGH COMMONS**  
**PLANNED DEVELOPMENT MASTER PLAN**  
 CITYSPACE HOMES, RALEIGH, NC  
**PEDESTRIAN CIRCULATION/GREENWAY CONNECTION PLAN**

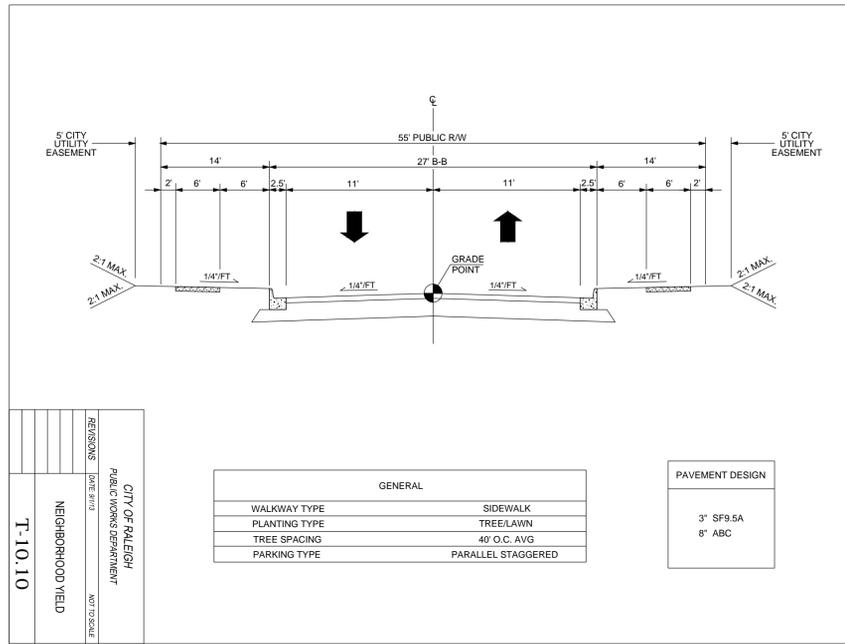
REVISIONS:  
 DATE: 11/04/2014  
 DESIGNED BY: DGG  
 DRAWN BY: SJK  
 CHECKED BY: DGG  
 SCALE: 1"=80'  
 PROJECT #: 7513021  
 SHEET #:  
**C-2.2**



N.C. EQUIPMENT CO  
 PIN# 170281400  
 DB 001450, PG 00135  
 TYPE AND USE: VACANT



\* OR SECTION AS APPROVED BY THE CITY OF RALEIGH TO COMPLY WITH THE TRANSPORTATION STREET DESIGN MANUAL FOR A 2 - LANE AVENUE DIVIDED STREET SECTION



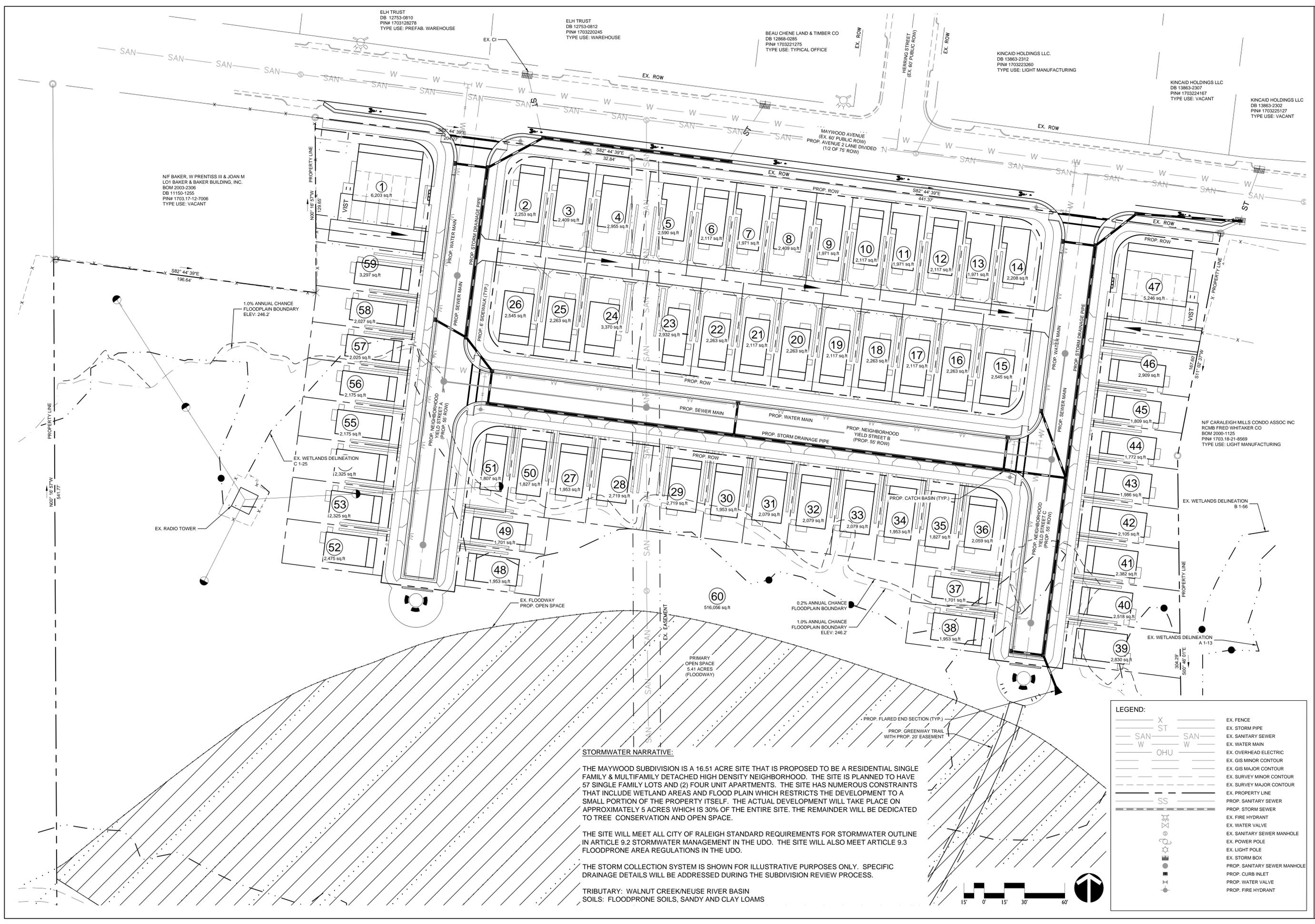
DATE: 11/04/2014  
 DESIGNED BY: DGG  
 DRAWN BY: SJK  
 CHECKED BY: DGG  
 SCALE: 1" = 10'  
 PROJECT #: 7513021  
 SHEET #:

REVISIONS:

**CARALEIGH COMMONS**  
**PLANNED DEVELOPMENT MASTER PLAN**  
 CITYSPACE HOMES, RALEIGH, NC  
 TYPICAL ROADWAY SECTIONS



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 www.LandDesign.com  
 NC Engineering Firm License # C-0658



NF BAKER, W PRENTISS III & JOAN M  
 LOT BAKER & BAKER BUILDING, INC.  
 BOM 2003-0306  
 DB 11150-1255  
 PIN# 1703.17-12-7006  
 TYPE USE: VACANT

ELH TRUST  
 DB 12753-0810  
 PIN# 1703128276  
 TYPE USE: PREFAB. WAREHOUSE

ELH TRUST  
 DB 12753-0812  
 PIN# 1703220245  
 TYPE USE: WAREHOUSE

BEAU CHENE LAND & TIMBER CO  
 DB 12868-0285  
 PIN# 1703221275  
 TYPE USE: TYPICAL OFFICE

KINCAID HOLDINGS LLC.  
 DB 13863-2312  
 PIN# 1703223260  
 TYPE USE: LIGHT MANUFACTURING

KINCAID HOLDINGS LLC  
 DB 13863-2307  
 PIN# 1703224167  
 TYPE USE: VACANT

KINCAID HOLDINGS LLC  
 DB 13863-2302  
 PIN# 1703225127  
 TYPE USE: VACANT

NF CARALEIGH MILLS CONDO ASSOC INC  
 RCMB FRED WHITAKER CO  
 BOM 2000-1125  
 PIN# 1703.16-21-8569  
 TYPE USE: LIGHT MANUFACTURING

**STORMWATER NARRATIVE:**

THE MAYWOOD SUBDIVISION IS A 16.51 ACRE SITE THAT IS PROPOSED TO BE A RESIDENTIAL SINGLE FAMILY & MULTIFAMILY DETACHED HIGH DENSITY NEIGHBORHOOD. THE SITE IS PLANNED TO HAVE 57 SINGLE FAMILY LOTS AND (2) FOUR UNIT APARTMENTS. THE SITE HAS NUMEROUS CONSTRAINTS THAT INCLUDE WETLAND AREAS AND FLOOD PLAIN WHICH RESTRICTS THE DEVELOPMENT TO A SMALL PORTION OF THE PROPERTY ITSELF. THE ACTUAL DEVELOPMENT WILL TAKE PLACE ON APPROXIMATELY 5 ACRES WHICH IS 30% OF THE ENTIRE SITE. THE REMAINDER WILL BE DEDICATED TO TREE CONSERVATION AND OPEN SPACE.

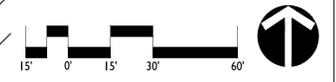
THE SITE WILL MEET ALL CITY OF RALEIGH STANDARD REQUIREMENTS FOR STORMWATER OUTLINE IN ARTICLE 9.2 STORMWATER MANAGEMENT IN THE UDO. THE SITE WILL ALSO MEET ARTICLE 9.3 FLOODPRONE AREA REGULATIONS IN THE UDO.

THE STORM COLLECTION SYSTEM IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SPECIFIC DRAINAGE DETAILS WILL BE ADDRESSED DURING THE SUBDIVISION REVIEW PROCESS.

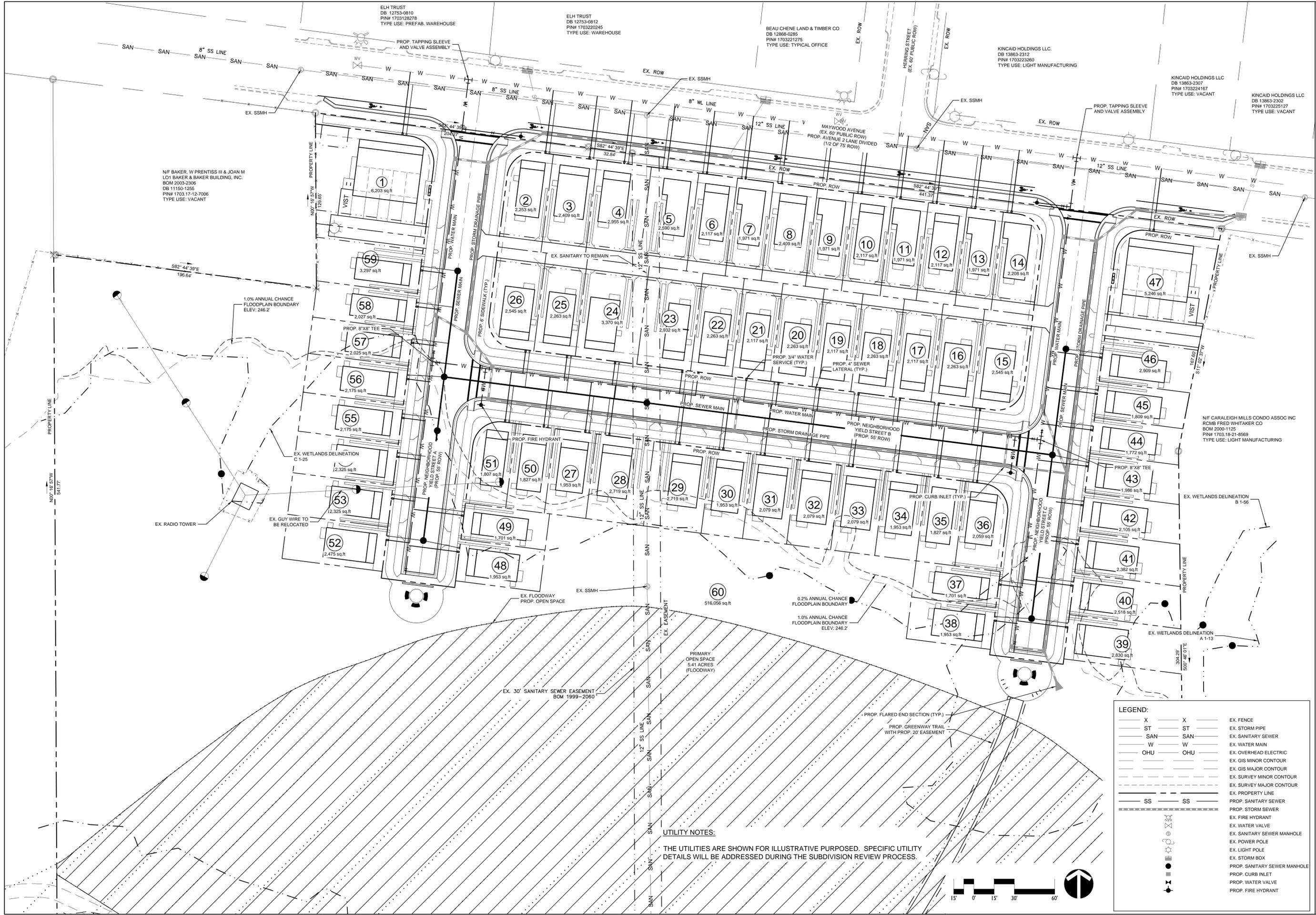
TRIBUTARY: WALNUT CREEK/NEUSE RIVER BASIN  
 SOILS: FLOODPRONE SOILS, SANDY AND CLAY LOAMS

**LEGEND:**

— X —	EX. FENCE
— ST —	EX. STORM PIPE
— SAN —	EX. SANITARY SEWER
— W —	EX. WATER MAIN
— OHU —	EX. OVERHEAD ELECTRIC
— SS —	EX. GIS MINOR CONTOUR
— SS —	EX. GIS MAJOR CONTOUR
— SS —	EX. SURVEY MINOR CONTOUR
— SS —	EX. SURVEY MAJOR CONTOUR
— SS —	EX. PROPERTY LINE
— SS —	PROP. SANITARY SEWER
— SS —	PROP. STORM SEWER
— SS —	EX. FIRE HYDRANT
— SS —	EX. WATER VALVE
— SS —	EX. SANITARY SEWER MANHOLE
— SS —	EX. POWER POLE
— SS —	EX. LIGHT POLE
— SS —	EX. STORM BOX
— SS —	PROP. SANITARY SEWER MANHOLE
— SS —	PROP. CURB INLET
— SS —	PROP. WATER VALVE
— SS —	PROP. FIRE HYDRANT



**CARALEIGH COMMONS  
 PLANNED DEVELOPMENT MASTER PLAN  
 CITYSPACE HOMES, RALEIGH, NC  
 OVERALL STORMWATER PLAN**



NF BAKER, W PRENTISS III & JOAN M  
 LOT BAKER & BAKER BUILDING, INC.  
 BOM 2003-0306  
 DB 11150-1255  
 PIN# 1703.17-12-7006  
 TYPE USE: VACANT

ELH TRUST  
 DB 12753-0810  
 PIN# 1703128278  
 TYPE USE: PREFAB. WAREHOUSE

ELH TRUST  
 DB 12753-0812  
 PIN# 1703220245  
 TYPE USE: WAREHOUSE

BEAU CHENE LAND & TIMBER CO  
 DB 12868-0285  
 PIN# 1703221275  
 TYPE USE: TYPICAL OFFICE

KINCAID HOLDINGS LLC  
 DB 13863-2312  
 PIN# 1703223260  
 TYPE USE: LIGHT MANUFACTURING

KINCAID HOLDINGS LLC  
 DB 13863-2307  
 PIN# 1703224167  
 TYPE USE: VACANT

KINCAID HOLDINGS LLC  
 DB 13863-2302  
 PIN# 1703225127  
 TYPE USE: VACANT

NF CARALEIGH MILLS CONDO ASSOC INC  
 RCMB FRED WHITAKER CO  
 BOM 2000-1125  
 PIN# 1703.16-21-8569  
 TYPE USE: LIGHT MANUFACTURING

1.0% ANNUAL CHANCE  
 FLOODPLAIN BOUNDARY  
 ELEV. 246.2'

0.2% ANNUAL CHANCE  
 FLOODPLAIN BOUNDARY

1.0% ANNUAL CHANCE  
 FLOODPLAIN BOUNDARY  
 ELEV. 246.2'

**UTILITY NOTES:**

THE UTILITIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES. SPECIFIC UTILITY  
 DETAILS WILL BE ADDRESSED DURING THE SUBDIVISION REVIEW PROCESS.

**LEGEND:**

X	X	EX. FENCE
ST	ST	EX. STORM PIPE
SAN	SAN	EX. SANITARY SEWER
W	W	EX. WATER MAIN
OHU	OHU	EX. OVERHEAD ELECTRIC
		EX. GIS MINOR CONTOUR
		EX. GIS MAJOR CONTOUR
		EX. SURVEY MINOR CONTOUR
		EX. SURVEY MAJOR CONTOUR
SS	SS	EX. PROPERTY LINE
		PROP. SANITARY SEWER
		PROP. STORM SEWER
		EX. FIRE HYDRANT
		EX. WATER VALVE
		EX. SANITARY SEWER MANHOLE
		EX. POWER POLE
		EX. LIGHT POLE
		EX. STORM BOX
		PROP. SANITARY SEWER MANHOLE
		PROP. CURB INLET
		PROP. WATER VALVE
		PROP. FIRE HYDRANT



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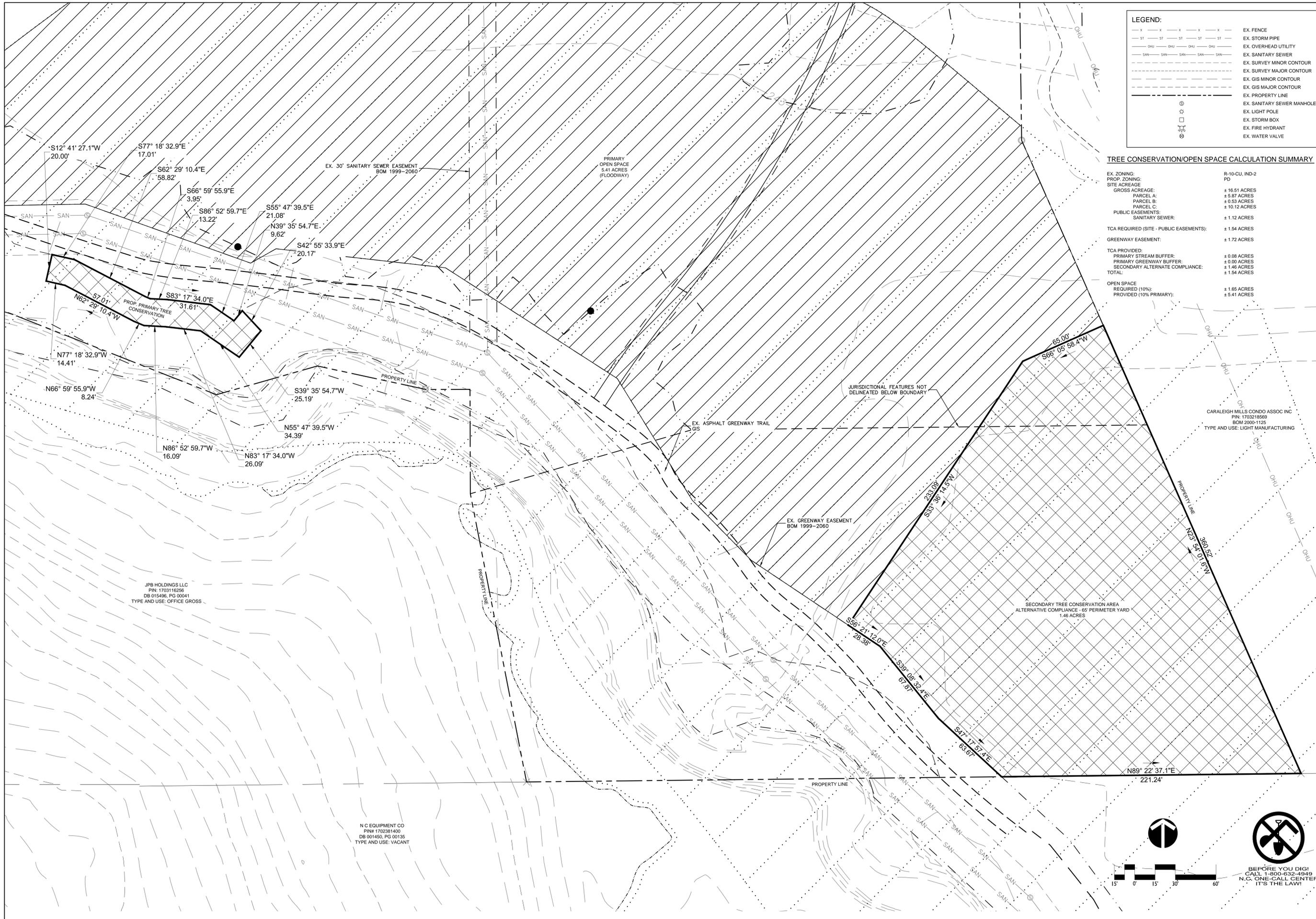


**CARALEIGH COMMONS  
 PLANNED DEVELOPMENT MASTER PLAN  
 CITYSPACE HOMES, RALEIGH, NC  
 OVERALL UTILITY PLAN/UTILITY SERVICE PLAN**

**REVISIONS:**

DATE: 11/04/2014  
 DESIGNED BY: DGG  
 DRAWN BY: DGG  
 CHECKED BY: DGG  
 SCALE: 1"=30'  
 PROJECT #: 7513021  
 SHEET #:

**C-2.5**



**LEGEND:**

— x — x — x — x — x —	EX. FENCE
— ST — ST — ST — ST — ST —	EX. STORM PIPE
— OHU — OHU — OHU — OHU — OHU —	EX. OVERHEAD UTILITY
— SAN — SAN — SAN — SAN — SAN —	EX. SANITARY SEWER
— — — — —	EX. SURVEY MINOR CONTOUR
— — — — —	EX. SURVEY MAJOR CONTOUR
— — — — —	EX. GIS MINOR CONTOUR
— — — — —	EX. GIS MAJOR CONTOUR
— — — — —	EX. PROPERTY LINE
— — — — —	EX. SANITARY SEWER MANHOLE
— — — — —	EX. LIGHT POLE
— — — — —	EX. STORM BOX
— — — — —	EX. FIRE HYDRANT
— — — — —	EX. WATER VALVE

**TREE CONSERVATION/OPEN SPACE CALCULATION SUMMARY**

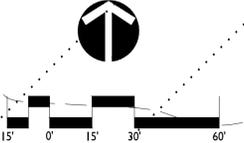
EX. ZONING:	R-10-CU, IND-2 PD
PROP. ZONING:	
SITE ACREAGE:	
GROSS ACREAGE:	± 16.51 ACRES
PARCEL A:	± 5.87 ACRES
PARCEL B:	± 0.53 ACRES
PARCEL C:	± 10.12 ACRES
PUBLIC EASEMENTS:	
SANITARY SEWER:	± 1.12 ACRES
TCA REQUIRED (SITE - PUBLIC EASEMENTS):	± 1.54 ACRES
GREENWAY EASEMENT:	± 1.72 ACRES
TCA PROVIDED:	
PRIMARY STREAM BUFFER:	± 0.08 ACRES
PRIMARY GREENWAY BUFFER:	± 0.00 ACRES
SECONDARY ALTERNATE COMPLIANCE:	± 1.46 ACRES
TOTAL:	± 1.54 ACRES
OPEN SPACE REQUIRED (10%):	± 1.65 ACRES
PROVIDED (10% PRIMARY):	± 5.41 ACRES

**LandDesign**  
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 www.LandDesign.com  
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**CARALEIGH COMMONS**  
**PLANNED DEVELOPMENT MASTER PLAN**  
 CITYSPACE HOMES, RALEIGH, NC  
**TREE CONSERVATION PLAN**

DATE: 11/04/2014  
 DESIGNED BY: DGG  
 DRAWN BY: SJK  
 CHECKED BY: DGG  
 SCALE: 1"=30'  
 PROJECT #: 7513021  
 SHEET #:  
**C-2.6**



## Caraleigh Commons

Concept Pictures



Birds eye looking South East (Maywood Ave is in front)

## Caraleigh Commons

Concept Pictures



Birds eye looking North west (Maywood Ave is in back)

## Caraleigh Commons

Concept Pictures



Maywood Ave

Front row along Maywood showing "shop home"  
Although all the buildings in the development will be single family homes, some will be designed to appear like historic shops that have been converted to residences.

## Caraleigh Commons

Concept Pictures



View down interior road facing West

Homes in the interior of the development will have a similar style to homes in the Dorothea Gardens neighborhood

## Caraleigh Commons

Concept Pictures



View down interior road facing West

Homes in the interior of the development will have a similar style to homes in the Dorothea Gardens neighborhood

## Caraleigh Commons

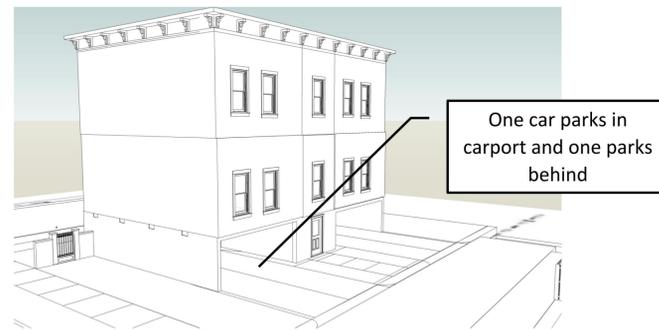
Concept Pictures



Front row home showing large stoop with double porch in background

## Caraleigh Commons

Concept Pictures



One car parks in carport and one parks behind

Rear view of a quadplex apartment building

Parking will be provided by four lanes of tandem parking spaces

## Caraleigh Commons

Concept Pictures



611 Dorothea Drive

This recently completed home is an example of an Italianate "shop" home with a rooftop deck

## Caraleigh Commons

Concept Pictures



623 Dorothea Drive

This recently completed home is an example of a "Post Railroad Folk Vernacular" style house.