



Administrative Approval Action

AA #3896 / S-18-2018, Eva Mae Townhomes
Transaction# 554221

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located primarily on the southwest corner of the intersection of S. New Hope Road and Eva Mae Drive, at 1419 Bethel Road and 4418 Martha Street.

REQUEST: The subdivision of a 18.57 acre tract zoned R-10 CU (Z-14-17) into a townhome development consisting of 64 townhome lots, 7 single family lots, and 10 HOA (Community) lots and one residual lot of 6.63 acres size for future development. A total of 82 lots are being created.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below.

1. A Design Adjustment has been approved waiving the block perimeter requirement (8.3) (DA-74-18).

Two Administrative Alternates have been approved by the Planning Director for this project, noted below.

1. An administrative alternate (alternative parking ratio) approving the parking requirement of 140 resident spaces and 7 visitor spaces.
2. Reduction of the Build To and corner Build To requirements (AAD 18-18)

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Jones & Cossen engineering, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

Stormwater: This project will comply with stormwater quality and quantity by utilizing 2 wet ponds and 1 dry pond in conjunction with a TN buydown.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval



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4. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.

STORMWATER

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
6. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

7. Obtain required tree impact permits from the City of Raleigh.
8. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
9. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
2. A demolition permit shall be issued, and this building permit number be shown on all maps for recording.
3. The greenway easement as shown on the preliminary plan shall be dedicated prior to the recording of a map in any phase affected by the greenway in accordance with zoning condition 3 of case Z-14-17.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.



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5. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
7. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for the curb & gutter and sidewalk on the east side of New Hope Rd is paid to the City of Raleigh.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
10. The connection to the pre-existing stub street of Martha Street will need to be completed with this development and reviewed with the concurrent plans submittal. Note 11 on Sheet 3 of the preliminary plans details the expectations of the connection.
11. A turnaround will be required at the phase line of phase 2 & 3 in the interim, prior to completing the full build out of Eva Mae Dr. Turnaround will need to be shown for review on the concurrent plan submittal.

PUBLIC UTILITIES

12. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions
13. A Petition for Annexation into the City limits shall 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.
14. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department

STORMWATER

15. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.



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16. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
17. Next Step: 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.
18. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
19. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

URBAN FORESTRY

20. Next Step: A Fee-in-Lieu of tree planting shall be paid to the City of Raleigh for the street trees that can't be planted under the electric transmission lines.
21. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 11-20-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-20-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 11/20/18

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Eva Mae Townhomes	
	Development Case Number	S-18-18	
	Transaction Number	554221	
	Design Adjustment Number	DA - 74 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


 Authorized Signature KENNETH N. RITCHIE, PE, MPP 11/20/2018
ENGINEERING AND INFRASTRUCTURE MANAGER Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 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;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a design adjustment as it relates to block perimeter. The development layout has connected to all pre-existing stubs to the property boundaries and created a street grid that maximizes connectivity. All remaining potential stub location front single family residences where additional connection points are unlikely to occur to continue the street grid.

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request to remove the 5' Utility Placement Easement along Bethel Rd and Eva Mae Dr. Both roads are maintained by the NCDOT and plantings in the planting strip are not being supported by the NCDOT. Due to no trees in the planting area, the necessity for the 5' Utility Placement Easement is removed. All utilities can now be placed in the 6' planting strip between the curb and sidewalk.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Eva Mae Townhomes		
	Case Number S-18-18		
	Transaction Number 554221		
OWNER	Name Marlowe & Moye, LLC		
	Address 314 W. Millbrook Road, Suite 013		City Raleigh
	State NC	Zip Code 27609	Phone 919-844-7888
CONTACT	Name Peter Clossen		Firm Jones & Clossen Engineering, PLLC
	Address P.O. Box 1062		City Apex
	State NC	Zip Code 27502	Phone 919-387-1174
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
The development site is predominantly bound by existing residential lots that are accessed by existing public streets including Bethel Road, Eva Mae Drive, Martha Street and S. New Hope Road. The development will provide connections to these existing public streets to maximize connectivity; however, several block perimeters will not be met (see attachment) and a design adjustment for block perimeter under Section 8.3.2(b) is requested. A design adjustment is also requested to negate placement of a 5' Utility Placement Easement along existing Bethel Road (Section 8.4.4(C)) and Eva Mae Drive (Section 8.4.4 (B)). Each of these streets is maintained by NCDOT so street trees are not allowed within the public RW. The frontage along these streets will include a C-2 Street Protective Yard so the utility strip will be located between the sidewalk and curb.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Manager

8-2-18

Date

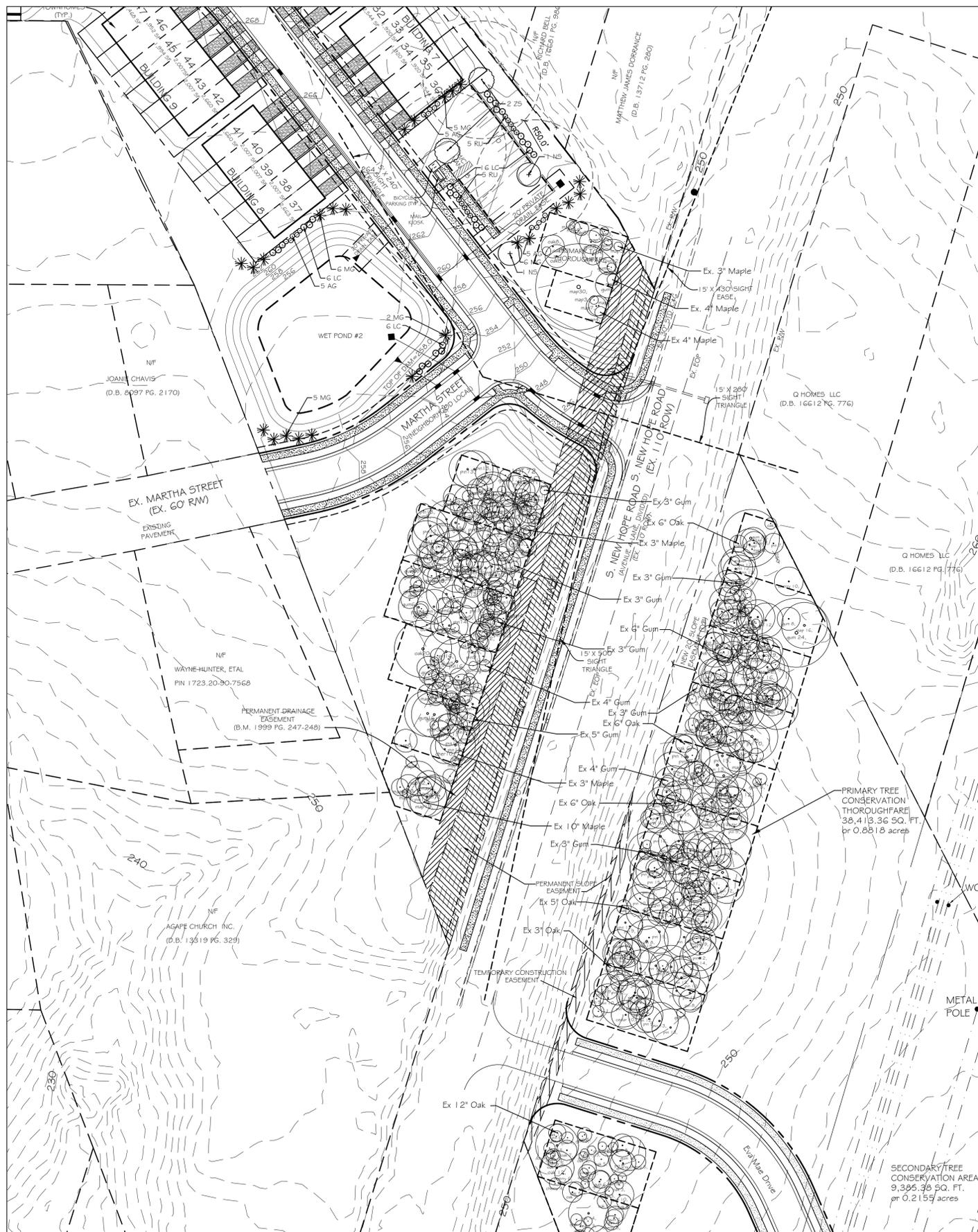
CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - 74 - 2018
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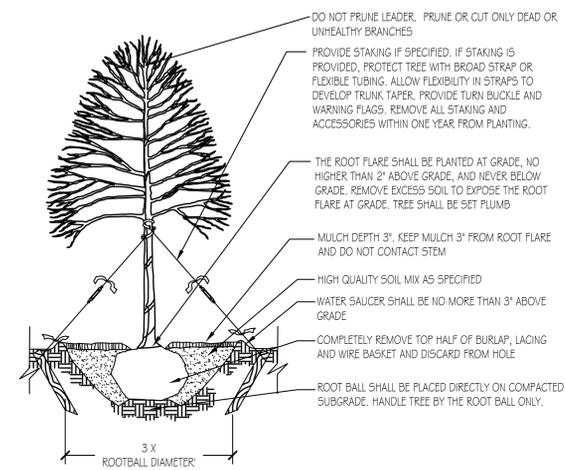
- PLANTING NOTES:**
1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
 2. Plant locations to be approved in field prior to installation.
 3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
 4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
 5. Install plants and mulch beds with 4" of hardwood mulch.
 6. Landscape Contractor to maintain plant materials for a one year period following substantial completion.
 7. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
 8. Street trees to be 3" or greater caliper at installation.
 9. Landscape plan minimum City of Raleigh requirements only.
 10. All plant material can be locally sourced at Pender Nursery, Inc, Garner, NC.
 11. All plant material is drought tolerant.
 12. Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.

PLANT SCHEDULE

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
2	NS	Nyssa sylvatica / Black Gum	3" CAL / 10' HT.	B * B
2	ZS	Zelkova serrata 'Village Green' / Zelkova	3" CAL / 10' HT.	B * B
10	RU	Rhapholepis umbellata 'Minor' / Indian Hawthorn	24" HT	CONT.
28	LC	Loropetalum chinensis 'Ruby' / Fringe-flower	24" HT	CONT.
24	MG	Magnolia virginiana 'Little Gem' / Little Gem Magnolia	36" HT	CONT.
15	AG	Abelia x grandiflora 'Edward Goucher' / Abelia	24" HT	CONT.

City of Raleigh Planting Requirements:

- 1) STREET TREES:**
- 5. NEW HOPE ROAD: Required: One large shade tree / 40.0' O.C.
Provided: Existing trees to remain (Tree Conservation Area)
- 2) VEHICLE USE AREA:**
- Required: 1 shade tree / 2,000 sf; shade tree at terminus of parking bay
1 shade tree within 50' of all parking spaces
Row of evergreen shrubs to screen parking from ROW
Row of evergreen shrubs along perimeter drive
Provided: Shade trees (NS and ZS); Shrubs (LC and RU)

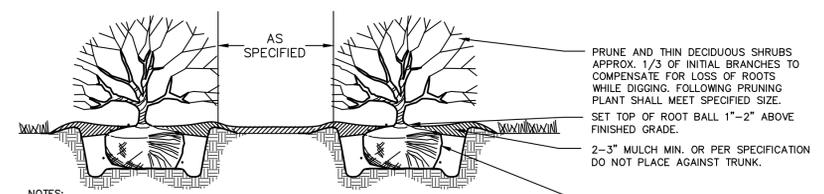


NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 9" MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

1 TREE PLANTING PR-CR-03 NTS



NOTES:

1. SOIL MIX-1/3 ORGANIC MATTER, 2/3 EXIST SOIL.
2. WIDTH OF PLANT PIT -SANDY SOIL, 24" WIDER THAN PLANT BALL -CLAY SOIL, 12" WIDER THAN PLANT BALL
3. FOR PLANTING AREAS WHERE SOIL HAS BEEN COMPACTED BY EQUIPMENT, CONTACT LA PRIOR TO PLANTING.
4. FOR GAMBELIAS, RHODOS, AZALEAS, AND LAURELS: SOIL MIX=2/3 ORGANIC AND 1/3 EXISTING SOIL.
5. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID PRIOR TO DIGGING.
6. REMOVE ALL METAL/PLASTIC CONT. PRIOR TO PLANTING. SLICE FIBER ROOTS IN THREE PLACES TO ALLOW ROOT GROWTH. LOOSEN BURLAP AT STEM/ALLOW IT TO REMAIN ON BALL

2 SHRUB PLANTING NTS

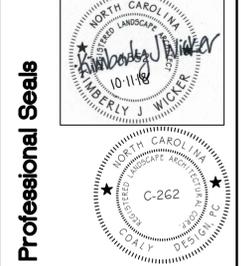
LANDSCAPE PLAN



EVA MAE TOWNHOMES
S. NEW HOPE ROAD
RALEIGH, NC
TRANSACTION # 554221

Landscape Plan

Consultants



Professional Seals

Date issued:	5.01.18
Scale	1"=50'
By	KJW
Drawn by:	KJW
Checked by:	KJW

Revisions

No.	Description	Date	By	Scale
1	City Comments	6.22.18	KJW	KJW
2	City Comments	9.12.18	KJW	KJW

LA-6



PLANT SCHEDULE

QTY	KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
10	NS	Nyssa sylvatica / Black Gum	3" CAL / 10' HT.	B * B
3	ZS	Zelkova serrata 'Village Green' / Zelkova	3" CAL / 10' HT.	B * B
39	LC	Loropetalum chinensis 'Ruby' / Fringeflower	24" HT	CONT.
4	MG	Magnolia virginiana 'Little Gem' / Little Gem Magnolia	36" HT	CONT.
3	AG	Abelia x grandiflora 'Edward Goucher' / Abelia	24" HT	CONT.
8	PC	Pistacia chinensis / Chinese Pistache	1.5" CAL / 8' HT.	B * B

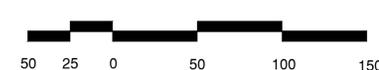
City of Raleigh Planting Requirements:

- STREET TREES:**
 5. NEW HOPE ROAD: Required: One large shade tree / 40.0' O.C.
 Provided: Existing trees to remain (Tree Conservation Area)
- VEHICLE USE AREA:**
 Required: 1 shade tree / 2,000 sf; shade tree at terminus of parking bay
 1 shade tree within 50' of all parking spaces
 Row of evergreen shrubs to screen parking from ROW
 Row of evergreen shrubs along perimeter drive
 Provided: Shade trees (NS and ZS); Shrubs (LC and RU)
- TYPE C STREET YARD**
 Required: 15' Average
 4 shade trees / 100 lf
 15 shrubs / 100 lf
 Provided: Eva Mae Drive behind Lot 27 - 43' length = 2 trees and 7 shrubs
 Street B - COR easement adjacent to Lot 27 - 7 shrubs adjacent to Lot 26 65' length = 3 trees and 11 shrubs
 Eva Mae Drive behind Lots 22-26 - 110' length = 5 trees and 18 shrubs
 Bethel Road - adjacent to Lot 1 - 93' length = 4 trees and 14 shrubs (plus required 4 trees and 5 shrubs per Appearance Commission)
 adjacent to Lot 64 - 87' length = 3 trees and 13 shrubs (plus required 4 trees and 5 shrubs per Appearance Commission)

PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of hardwood mulch.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
- Street trees to be 3" or greater caliper at installation.
- Landscape plan minimum City of Raleigh requirements only.
- All plant material can be locally sourced at Fender Nursery, Inc, Garner, NC.
- All plant material is drought tolerant.
- Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the City Tree Manual.

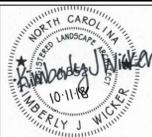
LANDSCAPE PLAN



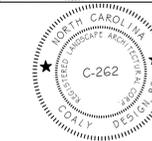
EVA MAE TOWNHOMES
S. NEW HOPE ROAD
RALEIGH, NC
TRANSACTION # 554221

Landscape Plan

Consultants



Professional Seals



Date issued: 5.01.18
 Scale: 1"=50'

By: KJW
 Drawn by: KJW
 Checked by: KJW

Revisions

No.	Description	Date	By	Scale
1	City Comments	6.22.18	KJW	KJW
2	City Comments	9.12.18	KJW	KJW

LA-7

Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18* approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The request design adjustment maximizes connectivity to existing streets to provide an efficient road network for development. The connectivity is enhanced by placement of a COR Greenway Easement along the stream buffer to provide future pedestrian access to properties north and south of Street A.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The requested design adjustment conforms with the Comprehensive Plan and adopted City Plans by promoting connectivity and providing gathering places within amenity areas.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment provides an efficient street network with multiple access points to minimize congestion and safety concerns.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create any lots without direct street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 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;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

The requested design adjustment is reasonable as the street layout maximizes connectivity to surrounding developed properties. There are no conflicts with adjoining properties and the street layout provides multiple access points. Further, the development will provide a 50' COR Greenway Easement along an existing stream to provide pedestrian access to properties north and south of Street A.

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

The requested design adjustment meets the intent of this Article by still providing a utility strip. Only the location of the utility strip is changing since street trees will be relocated outside the NCDOT public R/W within a provided C-2 Street Protective Yard.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The requested design adjustment conforms with the Comprehensive Plan and adopted City Plans by maintaining the required street section with alternative locations for the utility strip and street trees.

- C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment has no impact of congestion or safety.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The requested design adjustment does not create any additional maintenance responsibilities on the City since the C-2 Street Protective Yard will be maintained by the Homeowners Association.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The requested design adjustment is requested by a Professional Engineer; however, the relocation of the utility strip is not a design issue.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, D. Stewart Marlowe, a Notary Public do hereby certify that
Howard D. Moye personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 2nd day of August, 2018.



Notary Public

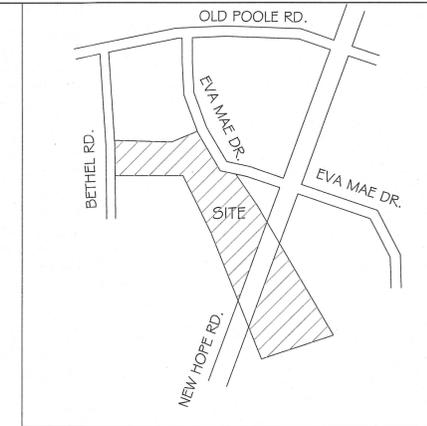
A handwritten signature in cursive script, appearing to read "D. Stewart Marlowe".

My Commission Expires: My Commission Expires 6-11-2022

EVA MAE TOWNHOMES - PHASES 1-3

PRELIMINARY SUBDIVISION PLAN

5-18-18



VICINITY MAP
(1"=500' APPROX.)



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescossen.com

Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 402 | Raleigh, NC 27601 | 919-996-2451 | 1404-919-996-1831
Lickford Satellite Office | 11201 - 110 Lickford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District.		
If your project has been through the Due Diligence process, provide the transaction #: 508090		
GENERAL INFORMATION		
Development Name		
Proposed Use: Townhome Neighborhood		
Property Address(es): 1419 Bethel Road, 4418 Martha Street		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PN Recorded Deed (1723-91-1393)	PN Recorded Deed (1723-00-3114)	PN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Marlowe & Moye, LLC		
Address: 314 W. Millbrook Road, Suite 013 Raleigh, NC 27609		
Phone: (919) 844-7888		
Email: hmoye@marloweandmoye.com		
Fax: (919) 845-6639		
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Jones & Cossen Engineering, PLLC		
Address: P.O. Box 1062		
Phone: (919) 387-1174		
Email: peter@jonescossen.com		
Fax: (919) 387-3375		

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



SITE DATA	
PROJECT NAME	EVA MAE DRIVE TOWNHOMES - PHASES 1-3
PREPARED BY CONTACT INFORMATION	JONES & COSSON ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. COSSON
OWNER / DEVELOPER CONTACT INFORMATION	MARLOWE & MOYE, LLC 314 W. MILLBROOK ROAD, SUITE 013 RALEIGH, NC 27609 PHONE - (919) 844-7888 FAX - (919) 845-6639 CONTACT PERSON - HOWARD MOYE
CURRENT PROPERTY ZONING	R-10
WAKE COUNTY PINS	1723-91-1393 & 1733-00-3114
TOTAL SITE AREA	18.57 ACRES
AREA IN RW DEDICATION	0.21 ACRES
NET DEVELOPMENT AREA	18.36 ACRES
EXISTING USE	SINGLE FAMILY LOT & VACANT
PROPOSED USE	SINGLE FAMILY, TOWNHOMES & OPEN SPACE
MAXIMUM LOTS/DENSITY	183/10 UNITS PER ACRE
PROPOSED LOTS/DENSITY	71 / 3.86 UNITS PER ACRE
TCA AREA REQUIRED	1.17 AC (10% OF 11.73 AC)
TCA AREA PROVIDED	1.89 AC (16.1%)
REQUIRED AMENITY SPACE	1.84 AC (10% OF 18.36 AC)
PROVIDED AMENITY SPACE	2.14 AC (11.7%)
AMENITY ITEM	DOG PARK
FEMA FLOODPLAIN INFORMATION	MAP #3720172300J (DATED MAY 2, 2006) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LAYOUT PLAN 1
4	PRELIMINARY LAYOUT PLAN 2
5	PRELIMINARY LOTTING & PHASING PLAN
6	PRELIMINARY GRADING AND DRAINAGE PLAN 1
7	PRELIMINARY GRADING AND DRAINAGE PLAN 2
8	PRELIMINARY STORMWATER PLAN
9	PRELIMINARY UTILITY PLAN
10	PRELIMINARY STREETScape PLAN
11	NOTES & DETAILS SHEET
LA-1	TREE CONSERVATION PLAN - WEST
LA-2	TREE CONSERVATION PLAN - WEST
LA-3	TREE CONSERVATION PLAN - EAST
LA-4	TCA METES & BOUNDS - WEST
LA-5	TCA METES & BOUNDS - EAST
LA-6	LANDSCAPE PLAN
LA-7	LANDSCAPE PLAN

PHASE DATA	
NUMBER OF PHASES - 3	
PHASE 1 AREA - 9.84 AC	
PHASE 1 LOTS - 72	
TOWNHOMES - 64 (LOTS 1-64)	
HOA LOTS - 8 (LOTS 65-72)	
PHASE 2 AREA - 1.89 AC	
PHASE 2 LOTS - 9	
SINGLE FAMILY - 7 (LOTS 75-81)	
HOA LOTS - 2 (LOTS 74 & 82)	
PHASE 3 AREA - 6.63 AC	
PHASE 3 LOTS - 1	
FUTURE DEVELOPMENT LOT - 1 (LOT 73)	

SOLID WASTE INSPECTION NOTES

- THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES (SWS) FOR TRASH PICKUP. ACCESS TO CURB PICKUP IS AVAILABLE VIA PUBLIC STREET FRONTAGE AS SHOWN ON SHEETS 3 & 4.
- STANDARD 96 GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN GARAGES OR REAR OF BUILDINGS. THIS REQUIREMENT SHALL BE INCLUDED IN HOA DOCUMENTS. NO PLANTINGS SHALL BE BETWEEN TOWNHOME BUILDINGS TO PROVIDE OPEN ACCESS FOR RESIDENTIAL TRAVEL ROUTE TO CURB SIDE TRASH PICK-UP.
- GRADING BEHIND AND BETWEEN TOWNHOME BUILDINGS SHALL PROVIDE A REASONABLY FLAT GRADE FOR RESIDENTIAL ACCESS TO CURB SIDE TRASH PICK-UP.

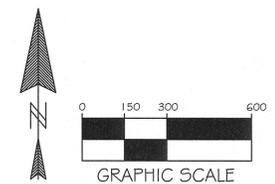
CONDITIONS OF ZONING CASE Z-14-17

- The Apartment Building Type (UDO Section 1.4.1.D) is prohibited for Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.
- The Attached House Building Type (UDO Section 1.4.1.B); the Townhouse Building Type (UDO Section 1.4.1.C); and the Apartment Building Type (UDO Section 1.4.1.D) are prohibited for the Project Parcel PIN 1733-00-3114 east of the existing Duke-energy power line easement.
- On Parcel PIN 1723-91-1393, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement measured from top of bank on each side of the existing blue line stream for the full distance through the property. The greenway easement will be dedicated prior to first plat recording.

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District: R-10-CUD	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case #: 14-17	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A	
STORMWATER INFORMATION	
Existing Impervious Surface: 0.09 ac	acres/sf
Proposed Impervious Surface: 4.5 ac	acres/sf
Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
House River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If in a Flood Hazard Area, provide the following:	
Aluvial Soils Map	Flood Study
	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached: 64
Total # of Single Family Lots: 7	Total # of All Lots: 71 (84 including open space lots)
Overall Units/Acre Density Per Zoning District: 6.0 UN/AC (71 lots/11.84 ac)	
Total # of Open Space and/or Common Area Lots: 12	
SIGNATURE BLOCK (Applicable to all developments)	
I hereby designate Peter Cossen, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to represent me in any public meeting regarding this application, and to represent me in any public meeting regarding this application.	
I have read, acknowledge, and affirm that this project conforming to all application requirements applicable with the proposed development use.	
Signature: <i>[Signature]</i>	Date: 4-28-18
Signature:	Date:

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



EVA MAE PROPERTY
PRELIMINARY SUBDIVISION
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

SCALE	1"=300'	DRAWN	PDC
DATE	MAY 2, 2018		
REVISION	06/21/18	1st CYCLE REVIEW	
	09/13/18	2nd CYCLE REVIEW	
SHEET	1		
PROJECT	1734		

TRANSACTION NO. 554221

COVER SHEET



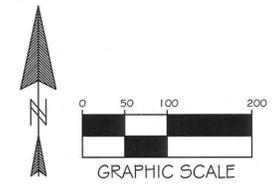
- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELLINGBURG LAND SURVEY COMPANY.
 3. TOPOGRAPHIC INFORMATION FOR WEST SIDE OF THE SITE IS FROM A SURVEY BY ELLINGBURG LAND SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON. THE EAST SIDE OF THE SITE IS LIDAR TOPO.
 4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720172300J (DATED MAY 2, 2006).
 5. THE EXISTING STRUCTURES INCLUDING DRIVEWAYS AND DRIVEWAY PIPES SHALL BE REMOVED FROM THE SITE. A DEMOLITION PERMIT WILL NEED TO BE ISSUED PRIOR TO RAZING THE EXISTING STRUCTURES.
 6. THE EXISTING PROPERTY LINE BOUNDARY SHALL BE REMOVED BY RECOMBINATION.
 7. FLOODPRONE SOILS INFORMATION SHOWN HEREON WAS TAKEN FROM A FLOOD HAZARD SOILS EVALUATION BY SOILS SERVICES, PLLC. AS SHOWN, ALL FLOOD PRONE SOILS ARE CONFINED TO BE WITHIN THE NEUSE RIVER BUFFER.

LINE	BEARING	DISTANCE
L1	S 89°19'46" E	30.59'
L2	S 89°20'39" E	30.48'
L3	S 63°17'15" E	8.34'
L4	S 102°41'13" E	98.32'
L5	S 09°47'56" E	98.41'
L6	S 09°39'12" E	58.95'
L7	N 09°39'12" W	53.55'
L8	N 09°47'56" W	98.17'
L9	N 103°41'13" W	104.10'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CT	255.00'	236.96'	229.54'	N 51°20'09" W

+++++ WAKE COUNTY FLOOD PRONE SOILS (MANTCHIE)

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

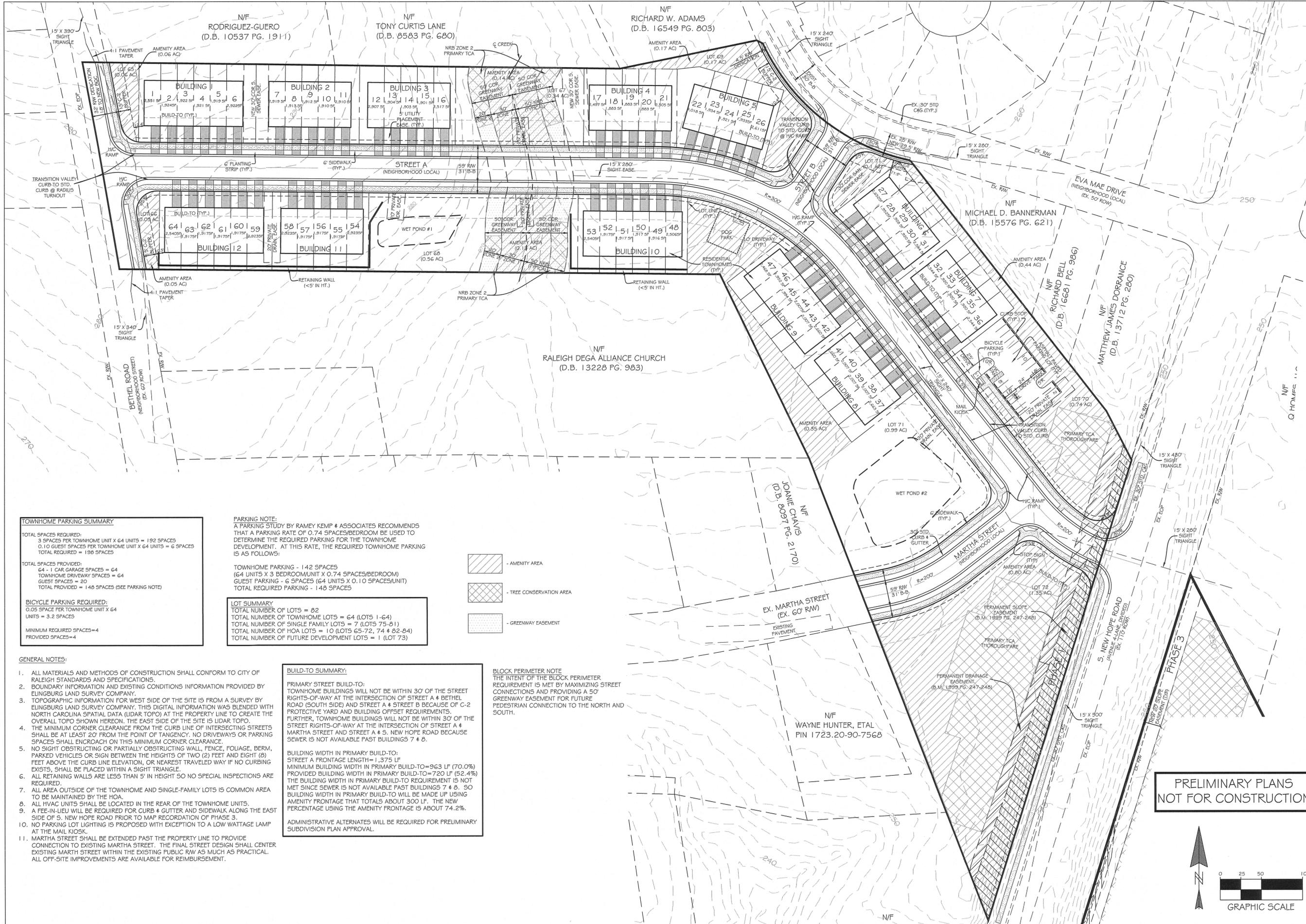


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**EVA MAE PROPERTY
PRELIMINARY SUBDIVISION
EXISTING CONDITIONS PLAN**

CITY OF RALEIGH

SCALE	1" = 100'	DRAWN	PDC
DATE	MAY 2, 2018		
REVISION	06/21/18	1st CYCLE REVIEW	
SHEET	2		
PROJECT	1734		



TOWNHOME PARKING SUMMARY

TOTAL SPACES REQUIRED:
 3 SPACES PER TOWNHOME UNIT X 64 UNITS = 192 SPACES
 0.10 GUEST SPACES PER TOWNHOME UNIT X 64 UNITS = 6 SPACES
 TOTAL REQUIRED = 198 SPACES

TOTAL SPACES PROVIDED:
 64 - 1 CAR GARAGE SPACES = 64
 TOWNHOME DRIVEWAY SPACES = 64
 GUEST SPACES = 20
 TOTAL PROVIDED = 148 SPACES (SEE PARKING NOTE)

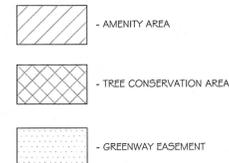
BICYCLE PARKING REQUIRED:
 0.05 SPACE PER TOWNHOME UNIT X 64 UNITS = 3.2 SPACES

MINIMUM REQUIRED SPACES=4
 PROVIDED SPACES=4

PARKING NOTE:
 A PARKING STUDY BY RAMEY KEMP & ASSOCIATES RECOMMENDS THAT A PARKING RATE OF 0.74 SPACES/BEDROOM BE USED TO DETERMINE THE REQUIRED PARKING FOR THE TOWNHOME DEVELOPMENT. AT THIS RATE, THE REQUIRED TOWNHOME PARKING IS AS FOLLOWS:

TOWNHOME PARKING - 142 SPACES
 (64 UNITS X 3 BEDROOM/UNIT X 0.74 SPACES/BEDROOM)
 GUEST PARKING - 6 SPACES (64 UNITS X 0.10 SPACES/UNIT)
 TOTAL REQUIRED PARKING - 148 SPACES

LOT SUMMARY
 TOTAL NUMBER OF LOTS = 82
 TOTAL NUMBER OF TOWNHOME LOTS = 64 (LOTS 1-64)
 TOTAL NUMBER OF SINGLE FAMILY LOTS = 7 (LOTS 75-81)
 TOTAL NUMBER OF HOA LOTS = 10 (LOTS 65-72, 74 & 82-84)
 TOTAL NUMBER OF FUTURE DEVELOPMENT LOTS = 1 (LOT 73)



- GENERAL NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELSBURG LAND SURVEY COMPANY.
 - TOPOGRAPHIC INFORMATION FOR WEST SIDE OF THE SITE IS FROM A SURVEY BY ELSBURG LAND SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON. THE EAST SIDE OF THE SITE IS LIDAR TOPO.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - ALL RETAINING WALLS ARE LESS THAN 5' IN HEIGHT SO NO SPECIAL INSPECTIONS ARE REQUIRED.
 - ALL AREA OUTSIDE OF THE TOWNHOME AND SINGLE-FAMILY LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
 - ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
 - A FEE-IN-LIEU WILL BE REQUIRED FOR CURB & GUTTER AND SIDEWALK ALONG THE EAST SIDE OF S. NEW HOPE ROAD PRIOR TO MAP RECORDATION OF PHASE 3.
 - NO PARKING LOT LIGHTING IS PROPOSED WITH EXCEPTION TO A LOW WATTAGE LAMP AT THE MAIL KIOSK.
 - MARTHA STREET SHALL BE EXTENDED PAST THE PROPERTY LINE TO PROVIDE CONNECTION TO EXISTING MARTHA STREET. THE FINAL STREET DESIGN SHALL CENTER EXISTING MARTHA STREET WITHIN THE EXISTING PUBLIC RW AS MUCH AS PRACTICAL. ALL OFF-SITE IMPROVEMENTS ARE AVAILABLE FOR REIMBURSEMENT.

BUILD-TO SUMMARY:

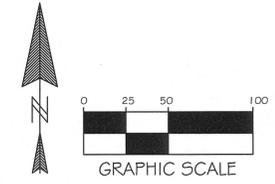
PRIMARY STREET BUILD-TO:
 TOWNHOME BUILDINGS WILL NOT BE WITHIN 30' OF THE STREET RIGHTS-OF-WAY AT THE INTERSECTION OF STREET A & BETHEL ROAD (SOUTH SIDE) AND STREET A & STREET B BECAUSE OF C-2 PROTECTIVE YARD AND BUILDING OFFSET REQUIREMENTS. FURTHER, TOWNHOME BUILDINGS WILL NOT BE WITHIN 30' OF THE STREET RIGHTS-OF-WAY AT THE INTERSECTION OF STREET A & MARTHA STREET AND STREET A & S. NEW HOPE ROAD BECAUSE SEWER IS NOT AVAILABLE PAST BUILDINGS 7 & 8.

BUILDING WIDTH IN PRIMARY BUILD-TO:
 STREET A FRONTAGE LENGTH=1,375 LF
 MINIMUM BUILDING WIDTH IN PRIMARY BUILD-TO=963 LF (70.0%)
 PROVIDED BUILDING WIDTH IN PRIMARY BUILD-TO=720 LF (52.4%)
 THE BUILDING WIDTH IN PRIMARY BUILD-TO REQUIREMENT IS NOT MET SINCE SEWER IS NOT AVAILABLE PAST BUILDINGS 7 & 8. SO BUILDING WIDTH IN PRIMARY BUILD-TO WILL BE MADE UP USING AMENITY FRONTAGE THAT TOTALS ABOUT 300 LF. THE NEW PERCENTAGE USING THE AMENITY FRONTAGE IS ABOUT 74.2%.

ADMINISTRATIVE ALTERNATES WILL BE REQUIRED FOR PRELIMINARY SUBDIVISION PLAN APPROVAL.

BLOCK PERIMETER NOTE:
 THE INTENT OF THE BLOCK PERIMETER REQUIREMENT IS MET BY MAXIMIZING STREET CONNECTIONS AND PROVIDING A 50' GREENWAY EASEMENT FOR FUTURE PEDESTRIAN CONNECTION TO THE NORTH AND SOUTH.

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**



Jones & Crossen
 ENGINEERING, PLLC
 Construction Management | Land Planning
 Civil Engineering

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EVA MAE PROPERTY
 PRELIMINARY SUBDIVISION
 PRELIMINARY LAYOUT PLAN 1

SCALE: 1"=50'
 DRAWN: PDC
 DATE: APRIL 30, 2018

REVISION	DATE	DESCRIPTION
06/21/18	09/13/18	1st CYCLE REVIEW
09/13/18	10/19/18	2nd CYCLE REVIEW
10/19/18		3rd CYCLE REVIEW

SHEET: 3
 PROJECT: 1734



GENERAL NOTES:

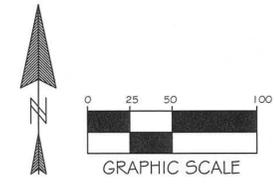
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR WEST SIDE OF THE SITE IS FROM A SURVEY BY ELINGBURG LAND SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON. THE EAST SIDE OF THE SITE IS LIDAR TOPO.
4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
5. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
6. ALL RETAINING WALLS ARE LESS THAN 5' IN HEIGHT SO NO SPECIAL INSPECTIONS ARE REQUIRED.
7. ALL AREA OUTSIDE OF THE TOWNHOME AND SINGLE-FAMILY LOTS IS OPEN SPACE TO BE MAINTAINED BY THE HOA.
8. ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
9. A FEE-IN-LIEU WILL BE REQUIRED FOR CURB & GUTTER AND SIDEWALK ALONG THE EAST SIDE OF S. NEW HOPE ROAD PRIOR TO MAP RECORDATION OF PHASE 3.
10. A FIRE APPARATUS TURNAROUND SHALL BE REQUIRED AT END OF THE PHASE 2 CONSTRUCTION OF EVA MAE DRIVE.

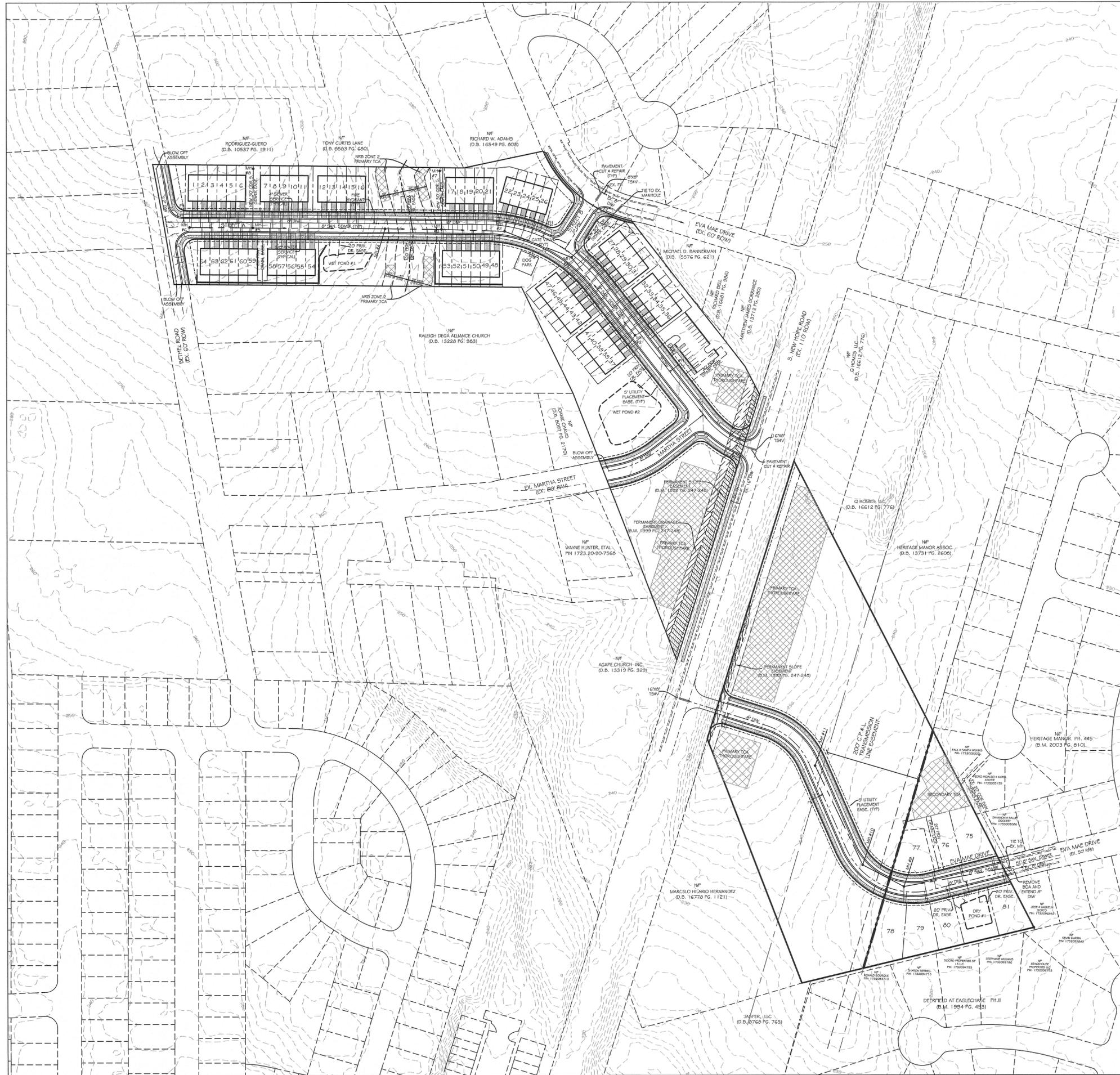
LOT SUMMARY

TOTAL NUMBER OF LOTS=82
TOTAL NUMBER OF TOWNHOME LOTS=64 (LOTS 1-64)
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TOTAL NUMBER OF HOA LOTS = 10 (LOTS 65-72, 74 & 82-84)
TOTAL NUMBER OF FUTURE DEVELOPMENT LOTS = 1 (LOT 73)

- TREE CONSERVATION AREA

PRELIMINARY PLANS
NOT FOR CONSTRUCTION





STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 1'00" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2'00" FROM A PRIVATE WELL OR 5'00" FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 1'00". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1'00" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 1'00" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5'00" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 1'00" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 2'40" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 1'00" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3'00" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4'00" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN DEVELOPMENT OF A SITE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS AT THE STREET RW. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 6" PVC SEWER SERVICES AT 1'00% MINIMUM GRADE AT THE STREET RW.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1'00" ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR WEST SIDE OF THE SITE IS FROM A SURVEY BY ELINGBURG LAND SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON. THE EAST SIDE OF THE SITE IS LIDAR TOPO.
4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 37201723000 DATED MAY 2, 2006.
5. INDIVIDUAL WATER METERS SHALL BE USED FOR THE SINGLE FAMILY LOTS AND TOWNHOME UNITS.
6. INDIVIDUAL SEWER SERVICES SHALL BE USED FOR SINGLE FAMILY LOTS AND TOWNHOME UNITS.
7. ALL SEWER AND WATER INFORMATION SHOWN HEREON IS APPROXIMATE. FINAL LOCATIONS SHALL BE PROVIDED ON THE CONSTRUCTION DRAWINGS.
8. CONTRACTOR SHALL COORDINATE THE LOCATION OF WATER AND SEWER SERVICES TO THE TOWNHOME BUILDINGS WITH THE PLUMBING CONTRACTOR AND BUILDING PLANS.
9. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE-CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

ATTENTION CONTRACTORS

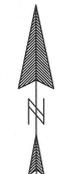
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM FLAG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

— TREE CONSERVATION AREA

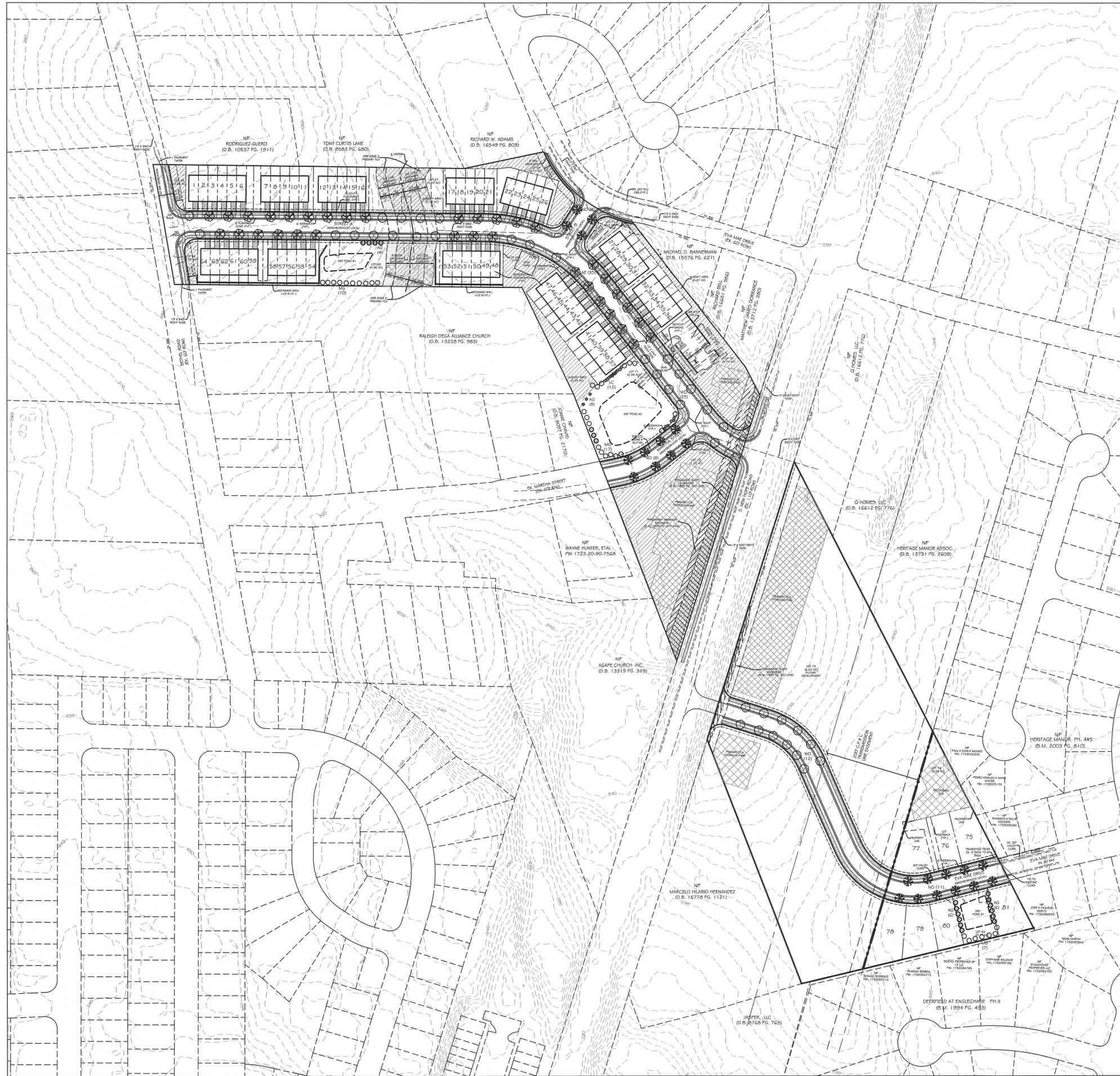
**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com

**EVA MAE PROPERTY
PRELIMINARY SUBDIVISION
PRELIMINARY UTILITY PLAN**

SCALE	1" = 100'	DRAWN	PDC
DATE	MAY 2, 2018		
REVISION	06/21/18	1st CYCLE REVIEW	
	09/13/18	2nd CYCLE REVIEW	
	10/19/18	3rd CYCLE REVIEW	
SHEET	9		
PROJECT	1734		



GENERAL NOTES:

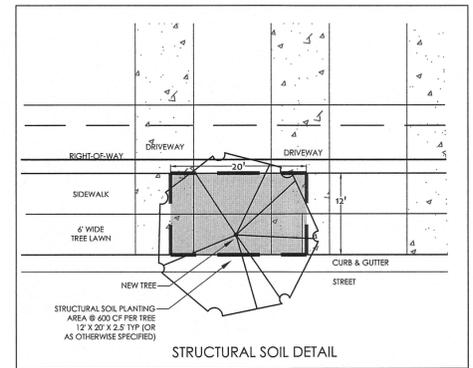
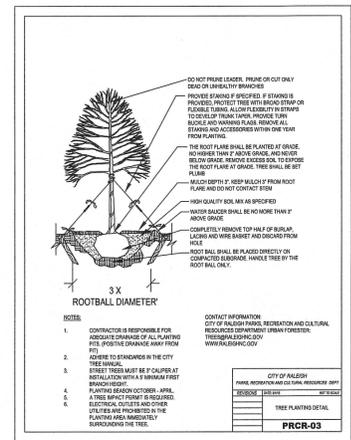
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR WEST SIDE OF THE SITE IS FROM A SURVEY BY ELINGBURG LAND SURVEY COMPANY. THIS DIGITAL INFORMATION WAS BLENDED WITH NORTH CAROLINA SPATIAL DATA (LIDAR TOPO) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON. THE EAST SIDE OF THE SITE IS LIDAR TOPO.
4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 37201 72300J DATED MAY 2, 2006.
5. WITHIN THE AREA OF DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
6. ALL OPEN SPACE AREAS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
7. FINAL PLANT LOCATIONS MAY BE ALTERED IN THE FIELD WITH APPROVAL OF THE CITY OF RALEIGH.
8. PLANT SUBSTITUTIONS CAN BE MADE WITH APPROVAL OF THE CITY OF RALEIGH.
9. A FEE-IN-LIEU SHALL BE PAID FOR STREET TREES THAT CANNOT BE PLANTED WITHIN THE TRANSMISSION LINE EASEMENT.
10. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

STREET TREE PLANT SCHEDULE

QT KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
23 NO	QUERCUS NUTTANUTAL OAK	3" CAU/1'0" HT	B4B	40'
35 AE	ULMUS PARVIFOLIA 'EMER 'HILLALEE' ELM	3" CAU/1'0" HT	B4B	40'
37 WO	QUERCUS PHELLOS/MILLOW OAK	3" CAU/1'0" HT	B4B	40'

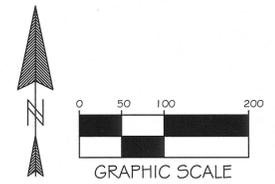
STORMWATER SCREENING PLANT SCHEDULE

QT KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
22 AG	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / ABELIA	24" HT	CONT.	12'
22 MG	MAGNOLIA VIRGINIANA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	36" HT	B4B	12'
12 LC	LOROPETALUM CHINENSIS 'RUBY' / RUBYFLOWER	24" HT	CONT.	12'



- AMENITY AREA
- TREE CONSERVATION AREA
- GREENWAY EASEMENT

PRELIMINARY PLANS
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EVA MAE PROPERTY
PRELIMINARY SUBDIVISION
WAKE COUNTY, NORTH CAROLINA
PRELIMINARY STREETSCAPE PLAN

SCALE	DRAWN
1" = 100'	PDC
DATE	MAY 2, 2018
REVISION	06/21/18 1st CYCLE REVIEW
	09/13/18 2nd CYCLE REVIEW
	10/19/18 3rd CYCLE REVIEW
SHEET	10
PROJECT	1734

