LOCATION: This site is located on the southeast corner of the intersection of Southall Road, and Skycrest Drive. This site is outside the city limits.

REQUEST: Development of a 21.92 acre site zoned CX-3 and R-10 into a townhome subdivision consisting of 140 townhome lots/units and four common area lots in two (2) phases.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below. waiving, and/or revising the block perimeter requirement (8.3).

One Administrative Alternate has been approved by the Director of Transportation for this project, approving an alternative parking ratio. (7.1.2 B)

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 dated January 9, 2019, by Underfoot Engineering, Inc.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

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. 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.

3. An exhibit showing justification for reduction of slope easements will need to be shown on the concurrent plan set.
Public Utilities

4. 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.

Stormwater

5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<table>
<thead>
<tr>
<th>☒ City Code Covenant</th>
<th>☒ Slope Easement</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒ Stormwater Maintenance Covenant</td>
<td>☐ Transit Easement</td>
</tr>
<tr>
<td>☒ Utility Placement Easement</td>
<td>☐ Cross Access Easement</td>
</tr>
<tr>
<td>☐ Sidewalk Easement</td>
<td>☐ Public Access Easement</td>
</tr>
<tr>
<td>☐ Other:</td>
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</tbody>
</table>

☐ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The City Code Covenant 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 permits will be withheld if the recorded document is not provided to the City.

2. A demolition permit shall be issued for any existing structures on site and this building permit number shown on all maps for recording.

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.

5. 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

6. A fee-in-lieu for 1’ of sidewalk along frontages with existing sidewalk that measure 5’ in width and for the remaining amount of road/streetscape that is not being constructed at this time shall be paid to the City of Raleigh (UDO 8.1.10).

7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

8. 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.

9. 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.

10. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main, depending on results of the sanitary sewer capacity study

Stormwater

11. 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 (UDO 9.2.2.G.3).
12. 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 (UDO 9.2.2.G).

13. 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 (UDO 9.2).

14. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.41 acres of tree conservation area.

16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Sugar Lily Ln., 17 street trees along Burgundy Star Dr., 8 street trees along Yellow Bird Ln., 46 street trees along Laurel Valley Way, and 40 street trees along Southern Magnolia Dr. for a total of 119 street trees.

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: 4-3-2022
Record at least ½ of the land area approved.

5-Year Sunset Date: 4-3-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) 

[Signature]
Date: 4/3/19

Staff Coordinator: Michael Walters
Design Adjustment
Staff Response

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.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Magnolia Trace</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>S-29-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>561460</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 3 - 2019</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [x] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [x] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

STAFF RESPONSE

CONDITIONS:

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 4/3/2019

*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).
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 standards. The proposed development has extended streets where applicable and extended all existing locations where streets had previously been stubbed to their property line. Their proposed subdivision meets block perimeter standards for the more restricted R-10 zoning for all proposed internal blocks and all proposed exterior blocks where streets are being extended. The only blocks not being met are where the proposed development is abutting the existing development. In this case, all preexisting stubbed streets are being extended so that as much connectivity as the existing street layout allows is being met.
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 Name: Magnolia Trace

Case Number: S-29-18

Transaction Number: 561460

Name: The Macaw Group, LLC d/b/a Tom Gipson

Address: PO Box 99789

City: Raleigh

State: North Carolina Zip Code: 27624

Phone: 

Name: Landon M. Lovelace, PE

Firm: Underfoot Engineering, Inc.

Address: 1149 Executive Circle, Suite C-1

City: Cary

State: North Carolina Zip Code: 27511

Phone: 919.576.9733

I am seeking a Design Adjustment from the requirements set forth in the following:

☐ UDO Art. 8.3 Blocks, Lots, Access

☐ UDO Art. 8.4 New Streets

☐ UDO Art. 8.5 Existing Streets

☐ Raleigh Street Design Manual

Provide details about the request; (please attach a memorandum if additional space is needed):

This project is seeking a design adjustment to section 8.3 of the UDO in accordance with UDO Section 8.3.1 (D) as there are existing single family neighborhoods developed along the eastern and southern property boundaries which prevent cross access, and therefore prevent the project from meeting the required 2500' maximum block perimeter.

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: __________________________

Date: 1/3/19

CHECKLIST

Signed Design Adjustment Application
Page(s) addressing required findings
Plan(s) and support documentation
Notary page (page 6) filled out; Must be signed by property owner
First Class stamped and addressed envelopes with completed notification letter

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
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 project provides for vehicular and pedestrian connections, promoting a well-connected street network, to available locations, including the extension of Skycrest Drive, connection to the existing Southall Drive, and connection/extension of the existing Laurel Valley Way.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The project provides for vehicular and pedestrian connections, promoting a well-connected street network, to available locations, including the extension of Skycrest Drive, connection to the existing Southall Drive, and connection/extension of the existing Laurel Valley Way. All proposed roadway improvements are in conformance with the Comprehensive Plan and adopted City Plans.

C. The requested design adjustment does not increase congestion or compromise Safety;
   The project provides for vehicular and pedestrian connections, promoting a well-connected street network, to available locations, including the extension of Skycrest Drive, connection to the existing Southall Drive, and connection/extension of the existing Laurel Valley Way. The project creates a well-connected and redundant grid for traffic circulation.

D. The requested design adjustment does not create any lots without direct street Frontage;
   Confirmed. The requested adjustment does not create any lots without direct street access or 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.

Due to item #3; There are existing developments with single family homes built to the east and south of the project, with no ability for vehicular or pedestrian connection at those locations.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Caitlin Bossert Emilio, a Notary Public do hereby certify that Thomas L. Gipson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 3rd day of January, 2019.

Caitlin Bossert Emilio
NOTARY PUBLIC
(SEAL)
My commission expires 8/14/2023
WAKE COUNTY, NC

Notary Public

My Commission Expires: Aug 14th, 2023
GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. EXISTING SURVEY AND TOPOGRAPHIC INFORMATION IS BASED ON FIELD SURVEY PROVIDED BY MAERSTAN, PLLC. LAND SURVEYORS CIVIL SURVEY COMPANY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY", DATED JUNE 1, 2018, AS WELL AS WAKE COUNTY GIS. THE EXISTING INFORMATION SHOWN WITHIN SOUTHALL ROAD RIGHT-OF-WAY IS APPROXIMATE. FOR REFERENCE: THE CITY OF RALEIGH TRANSACTION NUMBER FOR THE PLAT REVIEW IS #560796.

3. THERE ARE MARGINAL JURISDICTIONAL WETLANDS ON THIS SITE BASED ON A WETLAND DELINEATION AND SKETCH MAP (DATED: 04.23.18) BY S&EC.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ACTUAL IN PLACE SUB-SURFACE UTILITY INFORMATION ANY DISCREPANCIES OR CONFLICTS.

7. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.

10. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.

12. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT.

13. POSSIBLE ASSESSMENTS WERE NOTED DURING PLAN REVIEW FOR THIS PROJECT AND MUST BE ADDRESSED PRIOR TO ISSUANCE OF PERMITS. OWNER MUST CONTACT CITY OF RALEIGH REVENUE SERVICES (919 996-3200) TO RECONCILE THESE ASSESSMENTS.

14. THIS SITE REQUIRES ANNEXATION PRIOR TO ISSUANCE OF PERMITS.

15. REFER TO SHEETS T-100 THRU T-102 FOR EXISTING TREE SURVEY INFO.

16. CITY OF RALEIGH SKETCH PLAN REVIEW WAS PERFORMED UNDER TRANSACTION # 543421.0
1. REFER TO GENERAL NOTES ON SHEET C-100.

2. SKYCREST R/W DEDICATION = 2.64 AC.

3. DEVELOPMENT AREA = 19.28 AC.

4. ALL STREET SIGNAGE SHALL COMPLY WITH CITY OF RALEIGH AND MUTCD STANDARDS.

5. SITE DISTANCE TRIANGLES ARE SHOWN IN ACCORDANCE WITH CITY OF RALEIGH STREET DESIGN MANUAL STANDARDS (SECTION 6.12.2).

6. REFER TO TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING.

7. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTION STREETS TO FIRST DRIVEWAY SHALL BE AT LEAST 20 FT FROM POINT OF.

8. ALL STREETS SHOWN ON THESE PLANS SHALL HAVE THE FULL WIDTH OF THE RIGHT-OF-WAY CLEARED AND GRADED WITHIN 50' OF ALL STREET THROUGHFARES.

9. HANDICAP ACCESS RAMPS SHALL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD. 20.01.1. WHERE

10. SUBDIVISION MAIL WILL BE HANDLED BY 7 - 20 UNIT CLUSTER BOX UNITS (CBUs) (140 STANDARD BOXES, 14 PARCEL BOXES), NATIONAL MAILBOXES.

11. LAUREL VALLEY WAY AND SOUTHERN MAGNOLIA DRIVE HAVE BEEN DESIGNED AS PRIMARY STREETS FOR THIS DEVELOPMENT. REFER TO DETAIL ON THIS SHEET FOR TYPICAL ROAD CROSS SECTIONS.

13. THE PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN ALL AREAS NOT IN LOTS OR PUBLIC RIGHT OF WAY. THIS INCLUDES STORMWATER BMP, TREE ADJACENT STREETS REQUIRED PER CITY OF RALEIGH STREET LIGHTING SPECIFICATIONS. THE DEVELOPER SHALL CONTACT DUKE PROGRESS ENERGY AFTER PLAN APPROVAL AND PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING PLAN FOR THE SUBDIVISION.

17. A NEIGHBORHOOD TRANSITIONAL YARD IS REQUIRED BETWEEN THE CX-3 ZONING PORTION OF THE SITE AND THE ADJACENT R-10 LOTS ON THE SOUTHERN PROPERTY BOUNDARY PER CITY OF RALEIGH UDO SECTION 3.5, SECONDARY TREE CONSERVATION AREA MEETS TRANSITIONAL YARD REQUIREMENTS.

19. PROPOSED LAUREL VALLEY WAY EXTENSION TO TIE TO LAUREL VALLEY WAY AT STA: 20+09.03. VALLEY CURB TO TAPER THROUGH CENTER LINE RADIUS TO TIE 31.0' B-B SECTION TO 22.0' B-B EXISTING SECTION. PAVEMENT TO BE MILLED 1" FOR 30" OVERLAP TOP JOINT.

21. CONTRACTOR TO REMOVE EXISTING PAVEMENT/CURB & GUTTER AS NECCESSARY TO TIE PROPOSED VERTICAL CURVE TO EXISTING SKYCREST DRIVE.

22. SOLID WASTE TO BE HANDLED BY USE OF INDIVIDUAL 96 GALLON TRASH AND RECYCLING CARTS PROVIDED FOR EACH TOWNHOME UNIT. HOA DOCUMENTS SHALL CONTAIN AND ENFORCE LANGUAGE STATING THAT ON COLLECTION DAYS ROLLOUT CARTS SHALL BE PLACED IN AN.

Pavement Marking & Signage Notes

1. All pavement markings and street signage shall be in accordance with the MUTCD, 2009 edition.

2. Pavement markings shall be thermoplastic and shall comply with NCDOT standards and specifications.

4. All specialty traffic control and street name signs and posts must comply with city of Raleigh standards and specifications.

SPECIALTY SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN PRIOR TO INSTALLATION AND ACCEPTANCE OF MAINTENANCE FOR THE.

Signage and Marking Legend
UTILITY NOTES

1. REFER TO GENERAL NOTES SHEET C-100
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS THAT ARE CURRENT AT THE TIME OF PLAN APPROVAL.
3. ALL MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL HAVE A RIM ELEVATION ONE FOOT ABOVE FINISHED GRADE. ALL MANHOLES WITHIN PAVED AREAS SHALL HAVE A RIM ELEVATION EIGHT INCHES ABOVE FINISHED GRADE.
4. ALL DOMESTIC WATER SERVICES SHALL BE 1" TYPE K COPPER AND ALL SEWER SERVICES SHALL BE 4" SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
5. ALL WATERLINES SHALL BE DUCTILE IRON PIPE.
6. NO DRY UTILITIES (SUCH AS CABLE, PHONE, POWER) SHALL BE ALLOWED TO RUN LONGITUDINALLY UNDER PAVEMENT AND SHOULD BE INSTALLED BEHIND THE CURB.
7. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
8. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN AREA.
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 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN AREA.

CITY OF RALEIGH 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 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   b. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS USED.
   c. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

STREET LIGHTING NOTES

1. PER CITY OF RALEIGH STREET DESIGN MANUAL SECTION 6.22: STREET LIGHTING FIXTURES SHALL UTILIZE LED LIGHTING IN RESIDENTIAL AREAS.
2. LIGHTING PLAN TO BE COMPLETED BY DUKE POWER TO MEET CITY OF RALEIGH REQUIREMENTS. LIGHT POLE LOCATIONS SHOWN FOR PLANNING PURPOSES ONLY.
3. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
1. SEE SHEET C-100 FOR GENERAL NOTES.

PLANT MATERIAL.

5. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF

6. PRIOR TO THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL PROPERLY BACKFILL ALL PLANT MATERIAL THAT HAS BEEN PLACED

SOILS.  HAND TOOLS ARE NOT TO BE USED TO SCARIFY ROOT BALLS.

9. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL.  METAL BASKET

ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACKFILLING.

11. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AS ILLUSTRATED IN THE PLANTING DETAILS & PLANT LIST.

12. TREES REMOVED AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICH EVER

COMES FIRST.

14. ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS

SPECIFIED.

BE DISPOSED OF OFF-SITE. THE FOLLOWING SHALL BE TILLED INTO THE SOIL IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE

38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER. LAWN AREAS SHALL BE SODDED WITH TIFBLAIR SEED MIX OR AN APPROVED EQUAL

BE INSTALLED WITHIN 24 HOURS OF HARVESTING.

16. REFER TO CITY OF RALEIGH PLANTING DETAIL TPP-07 ON SHEET L-101 TO ENSURE 600 SF OF PLANTING AREA IS AVAILABLE TO EACH STREET

REQUIREMENT

CALCULATIONS (REQUIRED/PROVIDED)

TRANSITIONAL

BETWEEN CX-3 ZONING AND ADJACENT PDR ZONING

PROTECTIVE YARD

WALL OR FENCE 6.5' TO 9' HT

3.58 X 4 =15 UNDERSTORY TREES REQUIRED / PROVIDED BY EXISTING UNDERSTORY TREES - SUPPLEMENT IF

W

4 UNDERSTORY TREES PER 100 LF

REQUIRED

SKYCREST DRIVE EXTENSION

SKYCREST DRIVE EXTENSION (NCDOT SECONDARY ROAD)

REQUIRED STREET PROTECTIVE YARD TO BE REPLACED ALONG THE FULL LENGTH

15' WIDE TYPE C2 STREET PROTECTIVE YARD

WITH A VARIABLE WIDTH PRIMARY TREE CONSERVATION AREA

SOUTHALL ROAD

SOUTHALL ROAD (NCDOT SECONDARY ROAD)

15' WIDE TYPE C2 STREET PROTECTIVE YARD

SHRUBS - 15 PER 100 LF (5' MIN HGT)

MINUS 36' W (SECONDARY TREE CONSERVATION AREA, MINUS 100' W (PRIMARY TREE CONSERVATION AREA)   = 310 LF

SHADE TREES REQ'D - 4 PER 100 LF X 3.10 = 13 TREES

A SIX FOOT PLANTING AREA IS REQUIRED ALONG ALL CITY

LAUREL VALLEY WAY

8.4.4 & 8.4.6

(22.0' B-B, 30' R/W, ASPHALT)

MAINTAINED STREETS MEASURED FROM BACK OF CURB TO

STREET TREES

SIDEWALK. STREET TREES ARE TO BE SHADE TREES PLANTED

AT 40' O.C.

PARKING LOT "B"

PARKING LOT

TYPE C3 SURFACE PARKING AREA SCREENING PROVIDED

ISLANDS

LOT "B" 2881 SF REQUIRES 2 SHADE TREES. 3 SHADE TREES PROVIDED

E. MEDIAN ISLANDS

LAUREL VALLEY W

5700 SF REQUIRES 10 SHADE TREES.  10 SHADE TREES PROVIDED

PARKING LOT "D"

PARKING LOT

REQUIRED EVERY 6 PARKING ROWS

LIGHTING FIXTURES MUST BE LOCATED AT LEAST 20' FROM A TREE

FROM ADJACENT PROPERTY OR PUBLIC STREET RIGHT OF WAY

6'H GATE IN FRONT

REQUIREMENT MET

VERTICAL PLANE AROUND THE PERIMETER OF THE FACILITY UP TO

STORMWATER POND SCREENING

AN AVERAGE MATURE HEIGHT OF 6'.

YELLOW BIRD

LANE

PARKING LOT "E"

8954 SF REQUIRES 5 SHADE TREES. 5 SHADE TREES PROVIDED

REQUIREMENTS

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN PLANT COUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLANT COUNTS ON THE PLAN SHALL DICTATE.