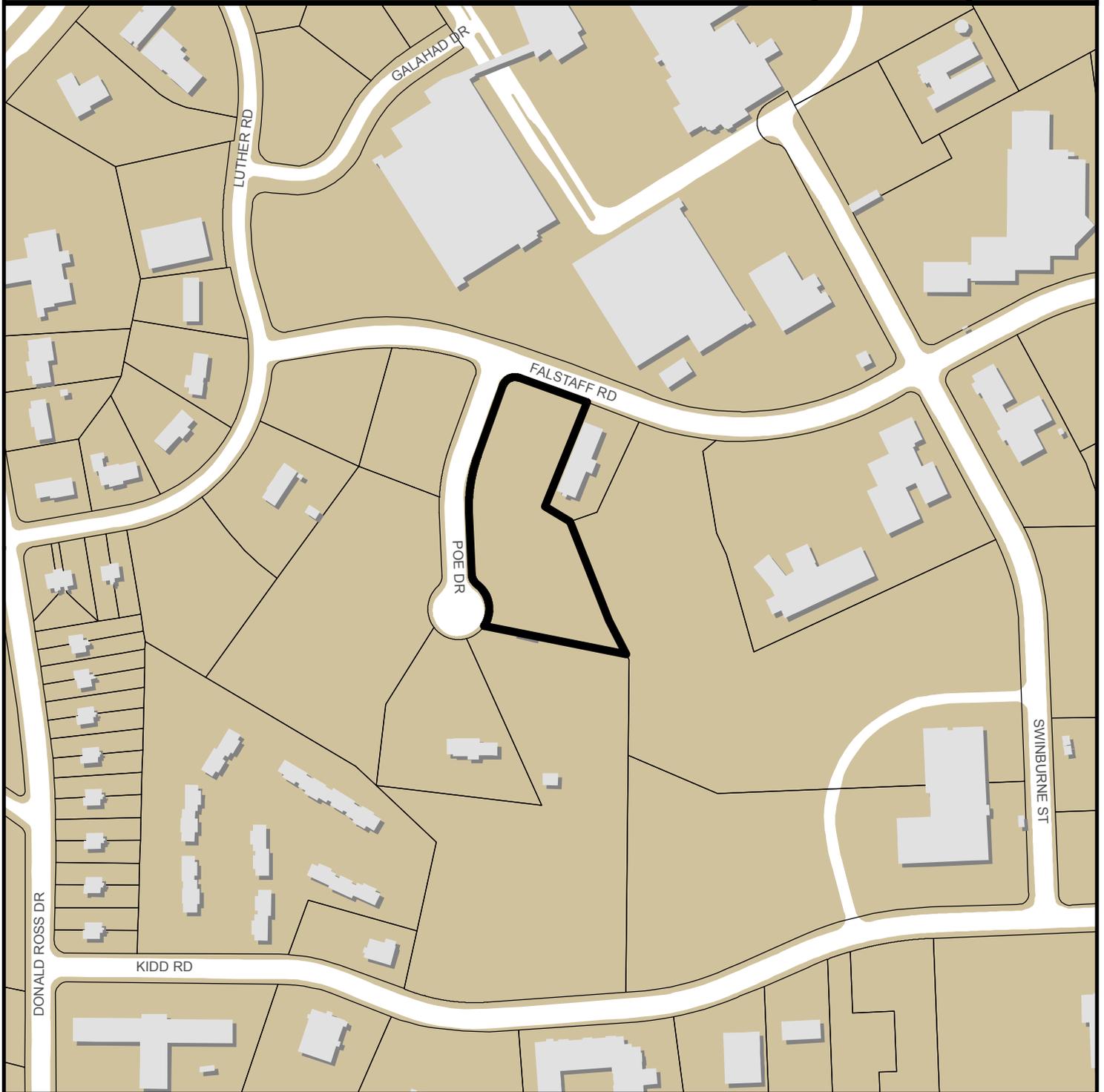


LONGVIEW APARTMENTS S-38-2017



0 300 600 Feet

Zoning: **OX-5-CU**
CAC: **East Raleigh**
Drainage Basin: **Crabtree Basin**
Acreage: **4.00**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Longview
Partners, LLC**





Administrative Approval Action

Longview Apartments Subdivision / S-38-17
Transaction# 520248 / AA # 3696

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 on the south side of Falstaff Road, in the southeast corner of the intersection of Falstaff Road and Poe Drive. The parent tract may be found at 101 Poe Drive.

REQUEST: Subdivision of a 2.39 acre tract zone OX-5-CU into two lots, lot one being 1.74 acres, and lot two .508 acres, divided by a proposed 22' public street right of way (Family Street)

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 John A. Edwards & Company (Plan dated 10/5/17).

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.*

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

ENGINEERING

1. That 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.

STORMWATER

2. That 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.
3. That 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.
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

URBAN FORESTRY

5. Obtain required tree impact permits from the City of Raleigh.
6. That 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.
7. That a 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.



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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. Comply with all conditions of Z-50-08, including all transit easements as required by Z-50-08;

ENGINEERING

3. That concurrent plans, including infrastructure improvements are approved by the City of Raleigh.
4. That 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. Falstaff Road and Poe Drive shall dedicate ½-64' right-of-way. Bluestocking Street shall dedicate a 22' right-of-way for a multi-family street.
5. That a 5' general utility placement easement and variable width sidewalk easement is to be shown on the map approved for recordation along Falstaff Road and Poe Drive. Easements for Bluestocking Street to be shown on the map approved for dedication are a 6' planting easement, 6' concrete sidewalk, 2' maintenance strip and 5' general utility placement easement. The location of easements and associated deeds of easement shall be approved by the City. The map is to show dedication of a sight distance easement as shown on the map along Falstaff Road and Poe Drive. A 15' x 20' slope easement is to be dedicated on the south side and a 15'x 10' slope easement is to be dedicated on the north side of the 22' right-of-way at the lot terminus of Bluestocking Street. 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. That In accordance with the UDO, Section 8.1.3, a surety for incomplete development related public improvements is provided to the City of Raleigh Development Services in the amount of 125% of construction costs.

PUBLIC UTILITIES

7. That 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

STORMWATER



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8. That 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.
9. That 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.
10. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
11. That 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

TRANSPORTATION

12. That a 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
13. That a fee in lieu is paid for five street trees associated with Poe Drive;

URBAN FORESTRY

14. That 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.
15. That a tree impact permit be approved;

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

16. That a Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right Of Way and/or Easement Dedications, and Tree Save Areas.
17. That an encroachment agreement for any stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the private stormwater system located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Development Services Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code



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Approval Action**
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Sections 12-1001 and 12-1021(a), shall be filed with the Development Services Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

Prior to issuance of building occupancy permit:

18. That 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.
19. That All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
20. Required public right-of-way infrastructure improvements are reviewed and accepted by the City of Raleigh Development Services and as-built drawings provided to City of Raleigh Development Services, Development Engineering program.
21. That Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
22. That as-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
23. That Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.

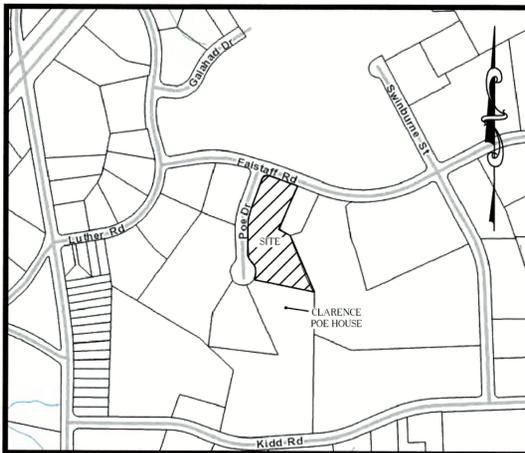
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: 11-1-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Bilyeu* Date: 4/1/2017

Staff Coordinator: Michael Walters



VICINITY MAP
(NOT TO SCALE)

LONGVIEW APARTMENTS

SUBDIVISION PLAN

S-38-17

TRANS. #520248

RALEIGH, NORTH CAROLINA

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER TO CONTRACT WITH PRIVATE
COLLECTION SERVICE FOR RECYCLING
AND SOLID WASTE REMOVAL

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

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

Ordinance: 534 ZC 631
Effective: February 3, 2009

Z-50-08 - Conditional Use, Falstaff Road - located on the southeast quadrant of the intersection of Falstaff Drive and Luther Road, extending south to Kidd Road being, various Wake County PIN(s). Approximately 18.46 acres to be rezoned to Office and Institution -2 Conditional Use District.

Conditions Dated: 01-28-08

Narrative of conditions being requested:

As used herein, the "Property" refers to all of those certain tracts or parcels of land containing an aggregate of approximately 18.46 acres located at the southeastern quadrant of the intersection of Luther Road and Falstaff Road, and having Wake County PINs 1723-19-4205 (lot 2 as shown in Book of Maps 1989, Page 728), 1723-19-6662 (lot 12, BM 1989, PG 728), 1723-19-8650 (lot 100, BM 1989, PG 728), 1723-19-7363 (lot 101, BM 1989, PG 728), 1723-18-9891 (lot 102, BM 1992, PG 34), 1723-29-0362 (lot 103, BM 1989, PG 728), 1723-29-0574 (lot 104, BM 1989, PG 728), 1723-19-5472 (lot 11, BM 1989, PG 728).

(a) The following uses shall be prohibited upon the Property:

- Cemetery
- Utility services and substation
- Airfield landing strip and heliport
- Manufacturing - specialized
- Fraternity house
- Sorority house
- Funeral parlor

(b) Reimbursement for any required right-of-way dedication for the three parcels fronting Luther Road, with Wake County PINs 1723-19-6662 (lot 12, BM 1989, PG 728), 1723-19-5472 (lot 11, BM 1989, PG 728), 1723-19-4205 (lot 2, BM 1989, PG 728), shall be at the current R-6 rate. Reimbursement for any required right-of-way dedication for the remaining five parcels, with Wake County PINs 1723-19-8650 (lot 100, BM 1989, PG 728), 1723-29-0574 (lot 104, BM 1989, PG 728), 1723-19-7363 (lot 101, BM 1989, PG 728), 1723-29-0362 (lot 103, BM 1989, PG 728), 1723-18-9891 (lot 102, BM 1992, PG 34), shall be at the current O&I-1 rate.

(c) Prior to subdivision approval or the issuance of any building permit, whichever shall first occur, the owner of the Property shall deed to the City two transit easements measuring twenty (20) feet long adjacent to the right-of-way by fifteen (15) feet wide to support bus stops for future bi-directional transit services in the area. The locations of the transit easements shall be approved by the Transit Division of the City, and the City Attorney or his Associate shall approve the transit easements deed prior to recordation.

(d) The maximum height for any building, including any parking structure, constructed upon the Property shall be the lesser of ninety-five (95) feet or five (5) stories in height, as determined pursuant to Section 10-2076 of the Raleigh City Code.

(e) The existing exterior of the Clarence Poe House shall be maintained using building materials that are compatible with the existing facade treatment, including but not limited to wood and masonry. In the event of the Clarence Poe House is damaged or partially destroyed as a result of: the exercise of eminent domain; man-made acts, such as riot, fire, accident, explosion; or flood, lightning, wind, or other calamity or natural act, the owner shall be obligated to rebuild and/or reconstruct the Clarence Poe House only in the event that the cost of rebuilding, reconstructing or restoring the house is less than fifty (50) per cent of the tax value of the house. No vinyl siding shall be used on the Clarence Poe House, or any addition attached thereto. Any addition attached to the Clarence Poe House shall use building materials that are compatible with the existing facade treatment, including but not limited to wood and masonry. Subject to the foregoing, the existing +/- 5,000 square foot Clarence Poe House shall not be torn down.

(f) Any freestanding addition, to be used in conjunction with the Clarence Poe House or with uses located within the Clarence Poe House, will be compatible in scale and mass, utilizing forms, materials, and fenestration patterns appropriate as part of the Poe House compound.

(g) Except for any freestanding addition to be used in conjunction with the Clarence Poe House or with uses located on the Property within the Clarence Poe House (as described in Condition (f)), there shall be no buildings located within thirty (30) feet of the Clarence Poe House.

(h) Any renovations, additions, or other physical changes to the exterior of the Clarence Poe House, as well as any removal of trees greater than 10 caliper inches and located within 35 feet of the Clarence Poe House shall be presented to the Raleigh Appearance Commission and Raleigh Historic Districts Commission for advisory comments. Further, any site plan or plot plan involving renovations, additions, or other physical changes to the exterior of the Clarence Poe House shall be presented to the Raleigh Planning Commission for approval, unless the City Code requires approval by the Raleigh City Council.

(i) Any building containing an office use constructed on the three (3) parcels of the Property with frontage along Luther Road, with Wake County PINs 1723-19-6662 (lot 12, BM 1989, PG 728), 1723-19-5472 (lot 11, BM 1989, PG 728), 1723-19-4205 (lot 2, SM 1989, PG 728), shall have a minimum roof pitch of 4:12.

(j) The exterior facade of any building containing an office use constructed on the three (3) parcels of the Property with frontage along Luther Road, as described above in condition (h) shall be constructed using a minimum of eighty percent (80%) brick or masonry materials, excluding the area of windows and door openings. The combined area of front windows and doors shall represent no less than fifteen percent (15%) and no greater than sixty percent (60%) of the front facade of any building containing an office use constructed on the three (3) parcels of the Property with frontage along Luther Road, as described above in condition (i).

(k) There shall be a minimum building setback from the existing fifty (50) foot right-of-way of Luther Road of one hundred and twenty (120) feet. The maximum height for any building located within one hundred and fifty (150) feet of the existing fifty (50) foot right-of-way of Luther Road shall be the lesser of thirty-eight (38) feet or two (2) stories, as determined pursuant to Section 10-2076 of the Raleigh City Code.

(l) Any access to the Property from Luther Road shall be limited to serve structures located on the three (3) parcels of the Property with frontage along Luther Road, as described above in condition (i), and vehicular access to or from the balance of the Property shall be prohibited.

(m) Those portions of the Property abutting Luther Road shall exceed the opacity requirements of Section 10-2082.6(b) (1) (street yard vehicular surface plantings, density) by at least five percent (5%).

Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831
Litchford Satellite Office | 1335 - 13th Litchford Road | Raleigh, NC 27603 | 919-996-4390

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

Subdivision * Conventional Subdivision Compact Development Conservative Subdivision

*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 #: 501404

GENERAL INFORMATION

Development Name: Longview Apartments

Proposed Use: Apartment Buildings

Property Address(es): 101 Poe Drive, Raleigh, NC 27610

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed 172309027 PIN Recorded Deed _____ PIN Recorded Deed _____ PIN Recorded Deed _____

What is your project type?

Single family Townhouse Subdivision in a non-residential zoning district

Other (describe): Subdivision of lot due to right-of-way dedication required per site plan SR-51-17

OWNER/DEVELOPER INFORMATION

Company Name: Longview Partners, LLC Owner/Developer Name _____

Address: 7101 Creedmoor Road, Suite 142, Raleigh, NC 27613

Phone _____ Email _____ Fax _____

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: John A. Edwards & Company Contact Name: Jon Callahan

Address: 333 Wade Avenue, Raleigh, NC 27605

Phone: 919-828-4428 Email: jon_callahan@jaeco.com Fax: 919-828-4711

| DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments) | |
|--|---|
| ZONING INFORMATION | |
| Zoning District(s): OX-S-CU | |
| 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 # _____ | |
| COA (Certificate of Appropriateness) Case # _____ | |
| BOA (Board of Adjustment) Case # _____ | |
| STORMWATER INFORMATION | |
| Existing Impervious Surface: 0.05 ac acres/ft | Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface: 0.22 ac acres/ft | Neuse 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: | |
| Alluvial Soils _____ | Flood Study _____ |
| | FEMA Map Panel # _____ |
| NUMBER OF LOTS AND DENSITY | |
| Total # of Townhouse Lots: Detached N/A Attached N/A | |
| Total # of Single Family Lots: N/A | Total # of All Lots: 2 |
| Overall Units/Acre Densities Per Zoning Districts: N/A | |
| Total # of Open Space and/or Common Area Lots: N/A | |
| SIGNATURE BLOCK (Applicable to all developments) | |
| In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City. | |
| I hereby designate: Jon R. Callahan, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. | |
| I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. | |
| Signature: <i>J. Callahan</i> | Date: 6-28-17 |
| Signature: <i>Longview Partners, LLC</i> | Date: _____ |

JUNE 23, 2017
REVISED: AUGUST 14, 2017
REVISED: OCTOBER 05, 2017

OWNER/DEVELOPER:
LONGVIEW PARTNERS, LLC
7101 CREEDMOOR ROAD, SUITE 142
RALEIGH, NC 27612

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
CONSULTING ENGINEERS
NC LICENSE F-0289
333 WADE AVENUE, RALEIGH NC 27605
PHONE: (919) 828-4428
FAX: (919) 828-4711
EMAIL: INFO@JAECO.COM



INDEX

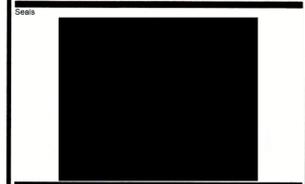
| | |
|-----------|-------------------------------|
| C-1.0 | EXISTING CONDITIONS |
| C-2.0 | SUBDIVISION PLAN |
| C-3.0 | STORMWATER PLAN |
| C-4.0 | STORMWATER MANAGEMENT DETAILS |
| LA-1-LA-2 | TREE CONSERVATION PLAN |
| LA-3 | LANDSCAPE PLAN |



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Approvals

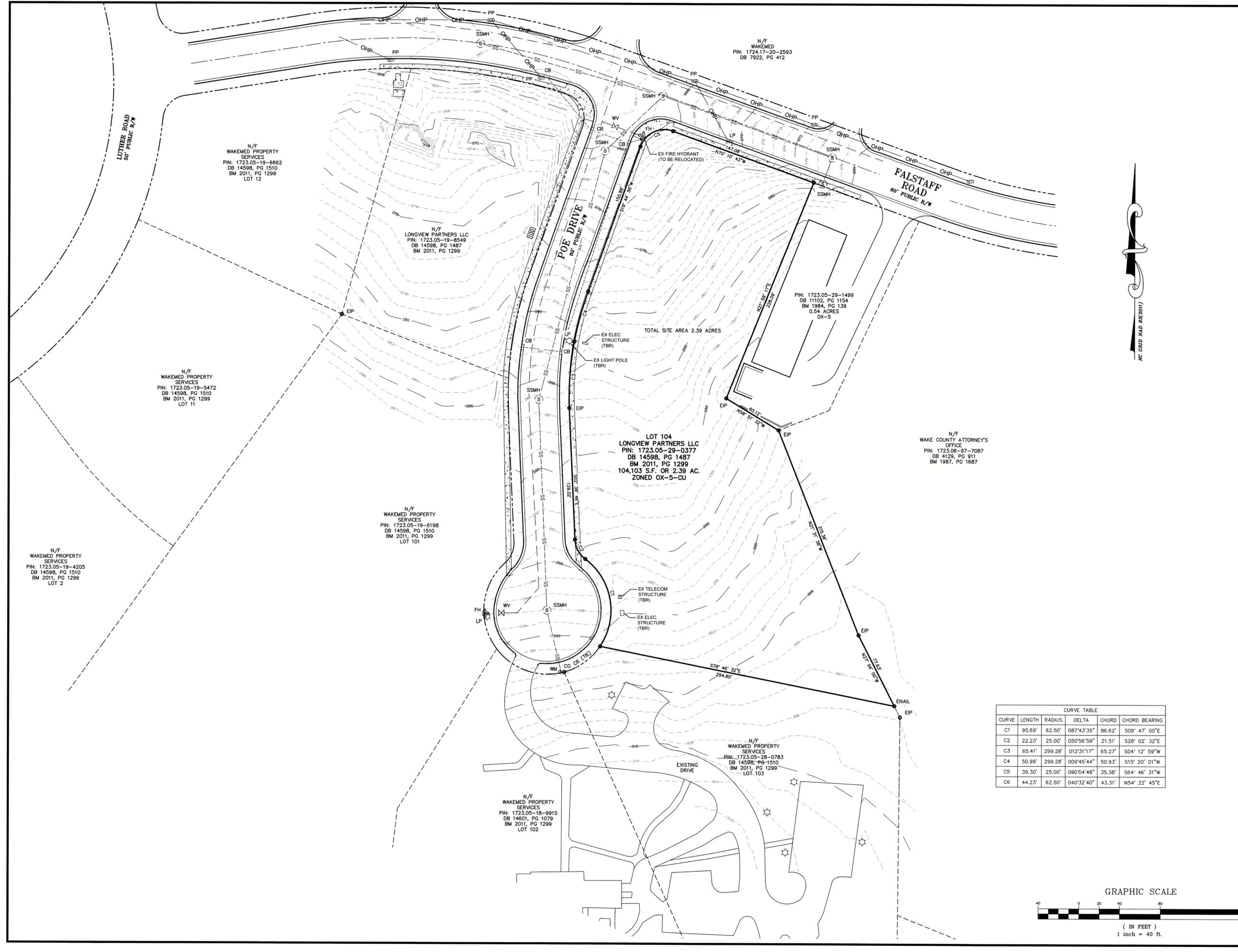
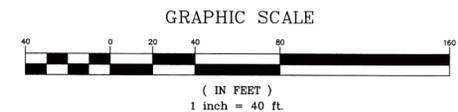
LEGEND

| | |
|------|--------------------------------|
| BM | DEED BOOK |
| DB | BOOK OF MAPS |
| PG | PAGE |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT OF WAY |
| EIP | EXISTING IRON PIPE |
| EMAG | EXISTING MAG NAIL |
| ECM | EXISTING CONCRETE MONUMENT |
| IPS | IRON PIPE SET |
| MAGS | MAG NAIL SET |
| CP | COMPUTED POINT |
| SS | SANITARY SEWER |
| CO | SANITARY SEWER CLEAN OUT |
| MH | MANHOLE |
| ST | STORM |
| GW | GUY ANCHOR |
| CB | STORM CATCH BASIN |
| WV | WATER VALVE |
| RCP | REINFORCED CONCRETE STORM PIPE |
| CONC | CONCRETE |
| SSMH | SANITARY SEWER |
| WM | WATER METER |
| LP | LIGHT POLE |
| GV | GAS VALVE |
| TP | TELEPHONE PEDESTAL |
| FH | FIRE HYDRANT |
| HB | HOT BOX |
| PP | POWER POLE |
| MW | MONITORING WELL |
| XXX | DENOTES ADDRESS |
| XXX | DENOTES CONCRETE |

--- PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - PROP. LINE NOT SURVEYED
 - - - STORM PIPE
 - - - SEWER LINE
 - - - OVERHEAD POWER
 - - - GAS LINE
 - - - EASEMENT LINE
 --- SSMH
 --- CB
 --- FH
 --- LP
 --- WV
 --- SS
 --- WM
 --- TP
 --- GV

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-------|--------|---------|------------|--------|---------------|
| C1 | 95.69' | 62.50' | 087°43'35" | 86.62' | S09° 47' 00"E |
| C2 | 22.23' | 25.00' | 050°56'59" | 21.51' | S28° 02' 32"E |
| C3 | 65.41' | 299.28' | 012°31'17" | 65.27' | S04° 12' 59"W |
| C4 | 50.99' | 299.28' | 009°45'44" | 50.93' | S15° 20' 01"W |
| C5 | 39.30' | 25.00' | 090°04'48" | 35.38' | S64° 46' 31"W |
| C6 | 44.23' | 62.50' | 040°32'40" | 43.31' | N54° 22' 45"E |



EXISTING CONDITIONS

Revisions

| Number | Description | Date |
|--------|------------------|----------|
| 1 | PER COR COMMENTS | 08/14/17 |
| 2 | PER COR COMMENTS | 10/03/17 |

Drawing Scale 1" = 40'
 Drawn By CS
 Checked By JRC
 Date Issued 06/23/17

C-1.0



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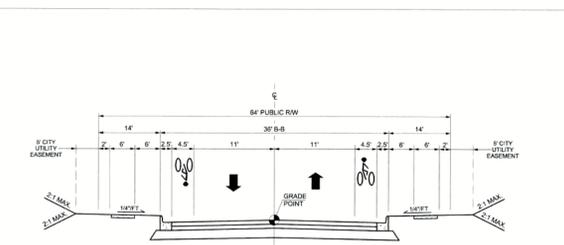
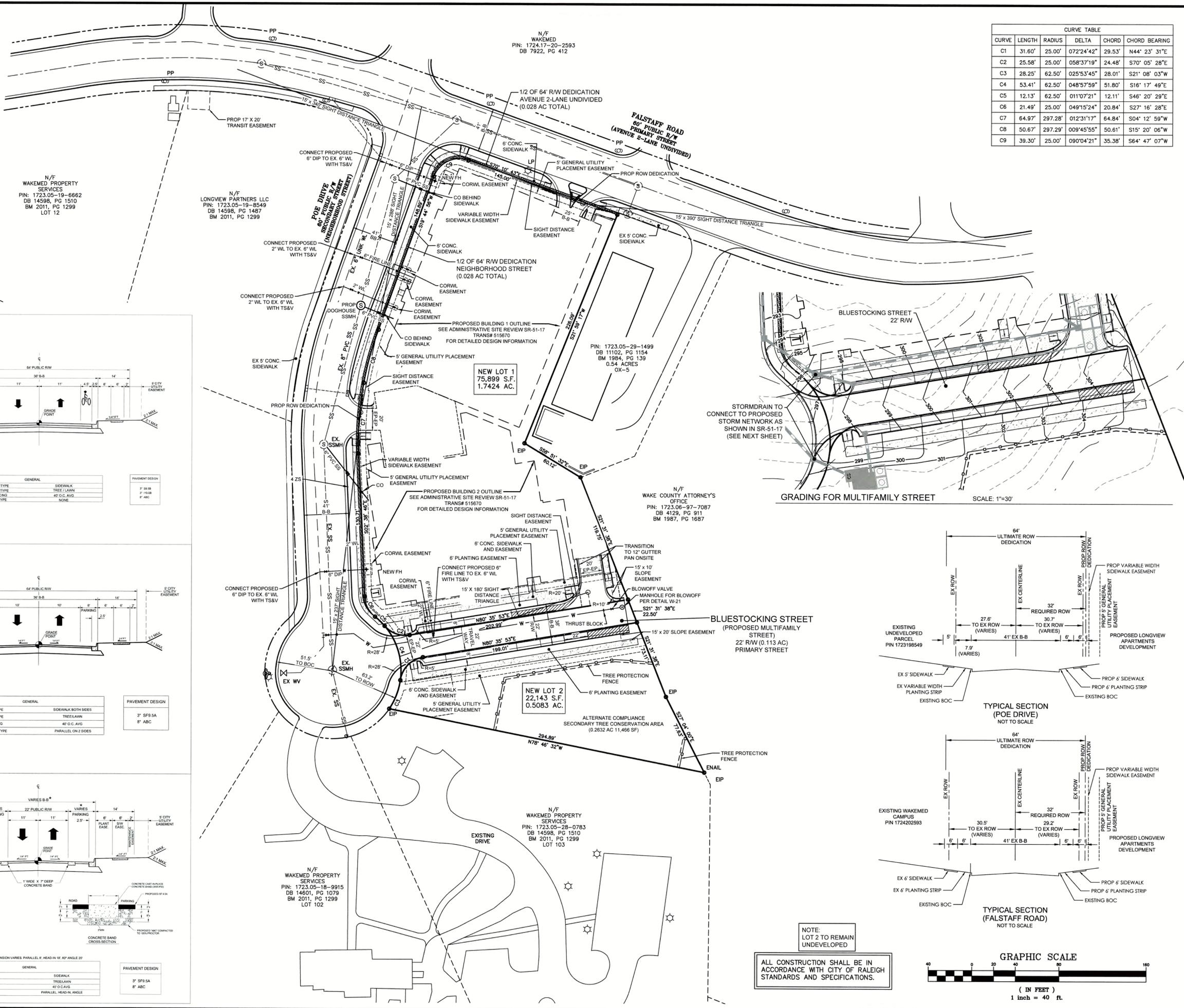
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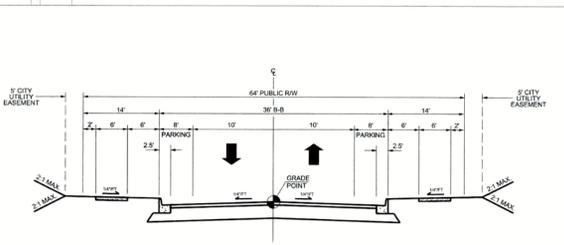
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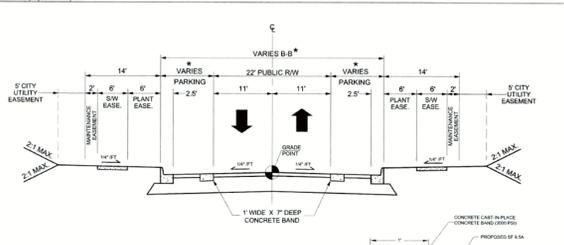
| CURVE TABLE | | | | | |
|-------------|--------|---------|------------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 31.60' | 25.00' | 072°24'42" | 29.53' | N44° 23' 31"E |
| C2 | 25.58' | 25.00' | 058°37'19" | 24.48' | S70° 05' 28"E |
| C3 | 28.25' | 62.50' | 025°53'45" | 28.01' | S21° 08' 03"W |
| C4 | 53.41' | 62.50' | 048°57'59" | 51.80' | S16° 17' 49"E |
| C5 | 12.13' | 62.50' | 011°07'21" | 12.11' | S46° 20' 29"E |
| C6 | 21.49' | 25.00' | 049°15'24" | 20.84' | S27° 16' 28"E |
| C7 | 64.97' | 297.28' | 012°31'17" | 64.84' | S04° 12' 59"W |
| C8 | 50.67' | 297.29' | 009°45'55" | 50.61' | S15° 20' 06"W |
| C9 | 39.30' | 25.00' | 090°04'21" | 35.38' | S64° 47' 07"W |



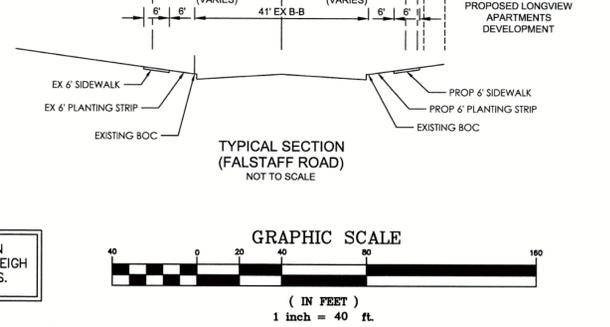
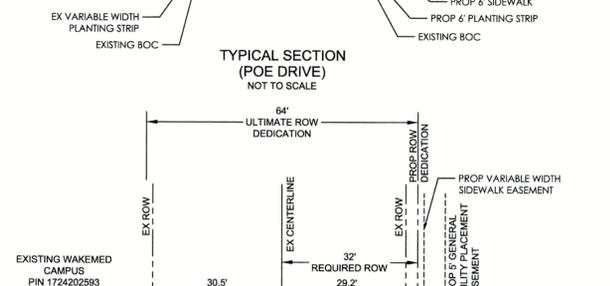
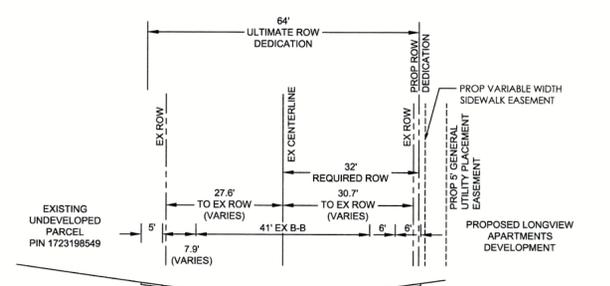
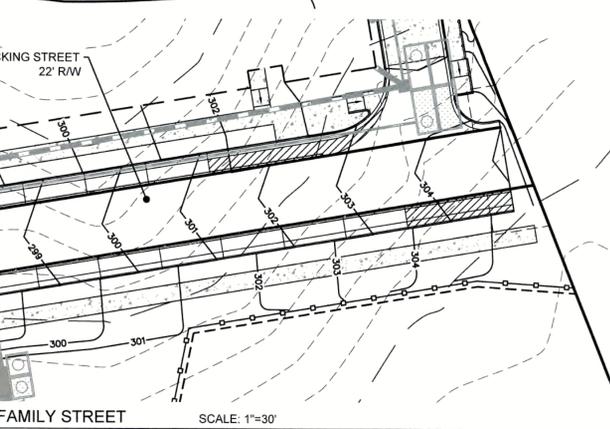
| GENERAL | | | PAVEMENT DESIGN | |
|---------------|---------------|--|-----------------|--|
| WALKWAY TYPE | SIDEWALK | | 3" SF 9.5A | |
| PLANTING TYPE | TREE/LAWN | | 8" ABC | |
| TREE SPACING | 40' O.C. AVG. | | | |
| PARKING TYPE | NONE | | | |



| GENERAL | | | PAVEMENT DESIGN | |
|---------------|---------------------|--|-----------------|--|
| WALKWAY TYPE | SIDEWALK BOTH SIDES | | 3" SF 9.5A | |
| PLANTING TYPE | TREE/LAWN | | 8" ABC | |
| TREE SPACING | 40' O.C. AVG. | | | |
| PARKING TYPE | PARALLEL ON 2 SIDES | | | |



| GENERAL | | | PAVEMENT DESIGN | |
|---------------|--------------------------|--|-----------------|--|
| WALKWAY TYPE | SIDEWALK | | 3" SF 9.5A | |
| PLANTING TYPE | TREE/LAWN | | 8" ABC | |
| TREE SPACING | 40' O.C. AVG. | | | |
| PARKING TYPE | PARALLEL, HEAD-IN, ANGLE | | | |



NOTE: LOT 2 TO REMAIN UNDEVELOPED
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

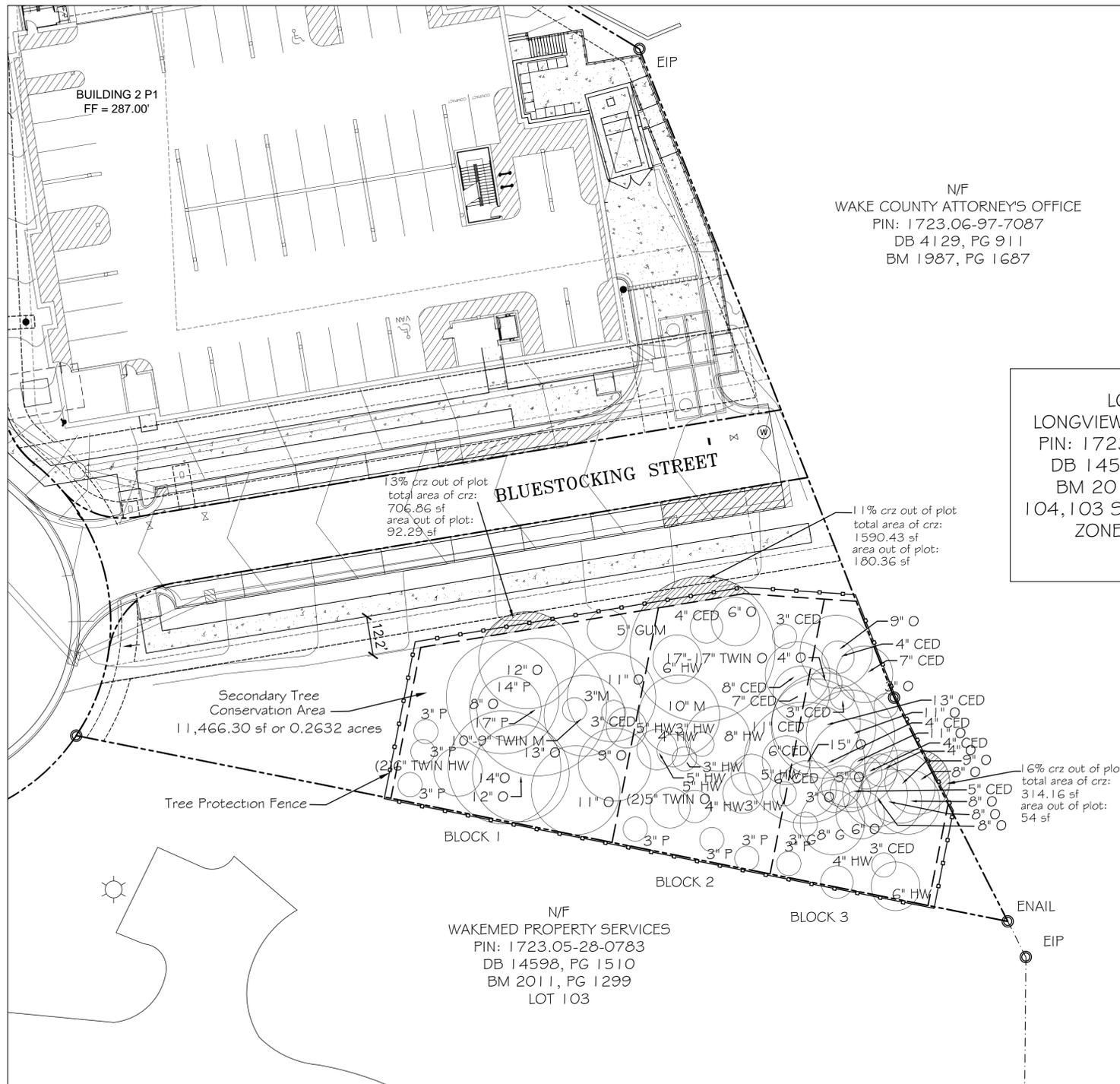
LEGEND

| | |
|------|--------------------------------|
| BM | BOOK OF MAPS |
| DB | DEED BOOK |
| PG | PAGE |
| N/F | NOW OR FORMERLY |
| R/W | RIGHT OF WAY |
| EIP | EXISTING IRON PIPE |
| EMAG | EXISTING MAG NAIL |
| ECM | EXISTING CONCRETE MONUMENT |
| MAGS | MAG NAIL SET |
| CP | COMPUTED POINT |
| SS | SANITARY SEWER |
| CC | SANITARY SEWER CLEAN OUT |
| MH | MANHOLE |
| ST | STORM |
| GW | GUY ANCHOR |
| CB | STORM CATCH BASIN |
| WV | WATER VALVE |
| RCP | REINFORCED CONCRETE STORM PIPE |
| CONC | CONCRETE |
| SSMH | SANITARY SEWER |
| WM | WATER METER |
| LP | LIGHT POLE |
| GV | GAS VALVE |
| TP | TELEPHONE PEDESTAL |
| FH | FIRE HYDRANT |
| HB | HOT BOX |
| PP | POWER POLE |
| MW | MONITORING WELL |
| XXX | DENOTES CONCRETE |
| XXX | DENOTES ADDRESS |

SUBDIVISION PLAN

| Number | Description | Date |
|--------|------------------|----------|
| 1 | PER COR COMMENTS | 08/14/17 |
| 2 | PER COR COMMENTS | 10/03/17 |

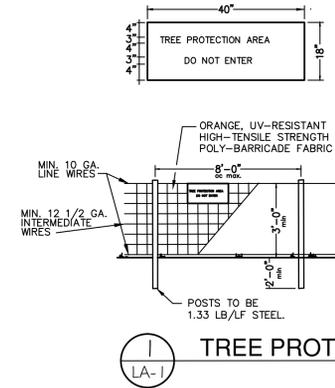
Drawing Scale 1" = 40'
Drawn By CS
Checked By JRC
Date Issued 06/23/17
C-2.0



N/F
 WAKE COUNTY ATTORNEY'S OFFICE
 PIN: 1723.06-97-7087
 DB 4129, PG 911
 BM 1987, PG 1687

LO
 LONGVIEW
 PIN: 1723
 DB 1459
 BM 201
 104,103 S.
 ZONED

N/F
 WAKEMED PROPERTY SERVICES
 PIN: 1723.05-28-0783
 DB 14598, PG 1510
 BM 2011, PG 1299
 LOT 103



NOTES:
 -Warning signs to be made of durable weatherproof material.
 -Letters are to be 3" high min. clearly legible and spaced as detailed.
 -Signs are to be placed at 50' max. intervals.
 -Place sign at each end of linear tree protection areas and 50' or thereafter.
 -For tree protection areas less than 200' in perimeter, provide no less than one sign per protection area.
 -Attach signs securely to fence posts and fabric.
 -Maintain tree protection fence throughout duration of project.
 -Additional signs may be required by the City of Raleigh Inspections Department based on actual field conditions.
 -Install fencing and signage prior to calling for the initial on-site inspection by the City of Raleigh Urban Forestry Specialist.
 -Place a sign at each end of linear tree protection and 50' O.C. thereafter

1
 LA-1 TREE PROTECTION FENCE NTS

BLOCK 1
 COMPOSITION: MIXED STAND OF 20+ TREES: GUM, MAPLE, OAK, CEDAR, AND PINE
 CHARACTERISTICS OF TREE STAND: HARDWOOD, SLOPING
 SMALLEST CALIPER TREE: 3"
 LARGEST DBH: 17"
 TYPICAL DBH: 8'-10"
 TYPICAL SPACING: 5'-10"
 BASAL AREA CALCULATION / ACRE: 88.46
 GENERAL HEALTH: GOOD

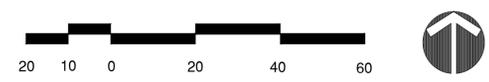
BLOCK 2
 COMPOSITION: MIXED STAND OF 25+ TREES: CEDAR, MAPLE, PINE, AND OAK
 CHARACTERISTICS OF TREE STAND: HARDWOOD, SLOPING
 SMALLEST CALIPER TREE: 3"
 LARGEST DBH: 17"
 TYPICAL DBH: 3-4"
 TYPICAL SPACING: 5'-25"
 BASAL AREA CALCULATION / ACRE: 71.25
 GENERAL HEALTH: GOOD

BLOCK 3
 COMPOSITION: MIXED STAND OF 29+ TREES: CEDAR, PINE, AND OAK
 CHARACTERISTICS OF TREE STAND: HARDWOOD, SLOPING
 SMALLEST CALIPER TREE: 3"
 LARGEST DBH: 11"
 TYPICAL DBH: 4"
 TYPICAL SPACING: 5'-25"
 BASAL AREA CALCULATION / ACRE: 118.53
 GENERAL HEALTH: GOOD

Gross Site Acres: 2.39 Acres or 104,108 SF
 ROW Dedication - 6,133 SF = 97,975 SF
 x 10% = 9,797.5 SF of required Tree Conservation Area
 TOTAL Tree Conservation Area provided: 11,466.30 sf or 0.2632 acres

Secondary Tree Conservation Area
 11,466.30 sf or 0.2632 acres

TREE CONSERVATION PLAN



LONGVIEW
 RALEIGH, NC

TREE CONSERVATION PLAN

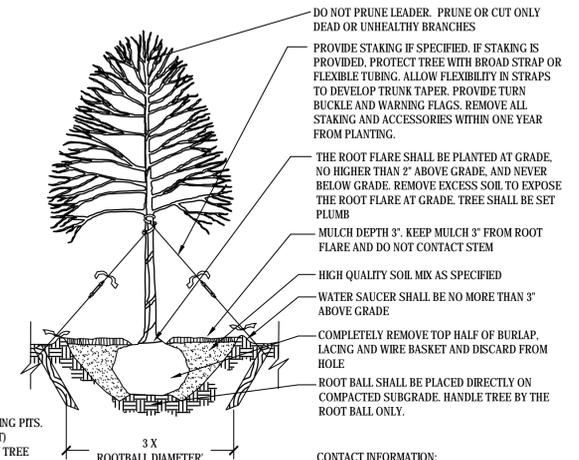
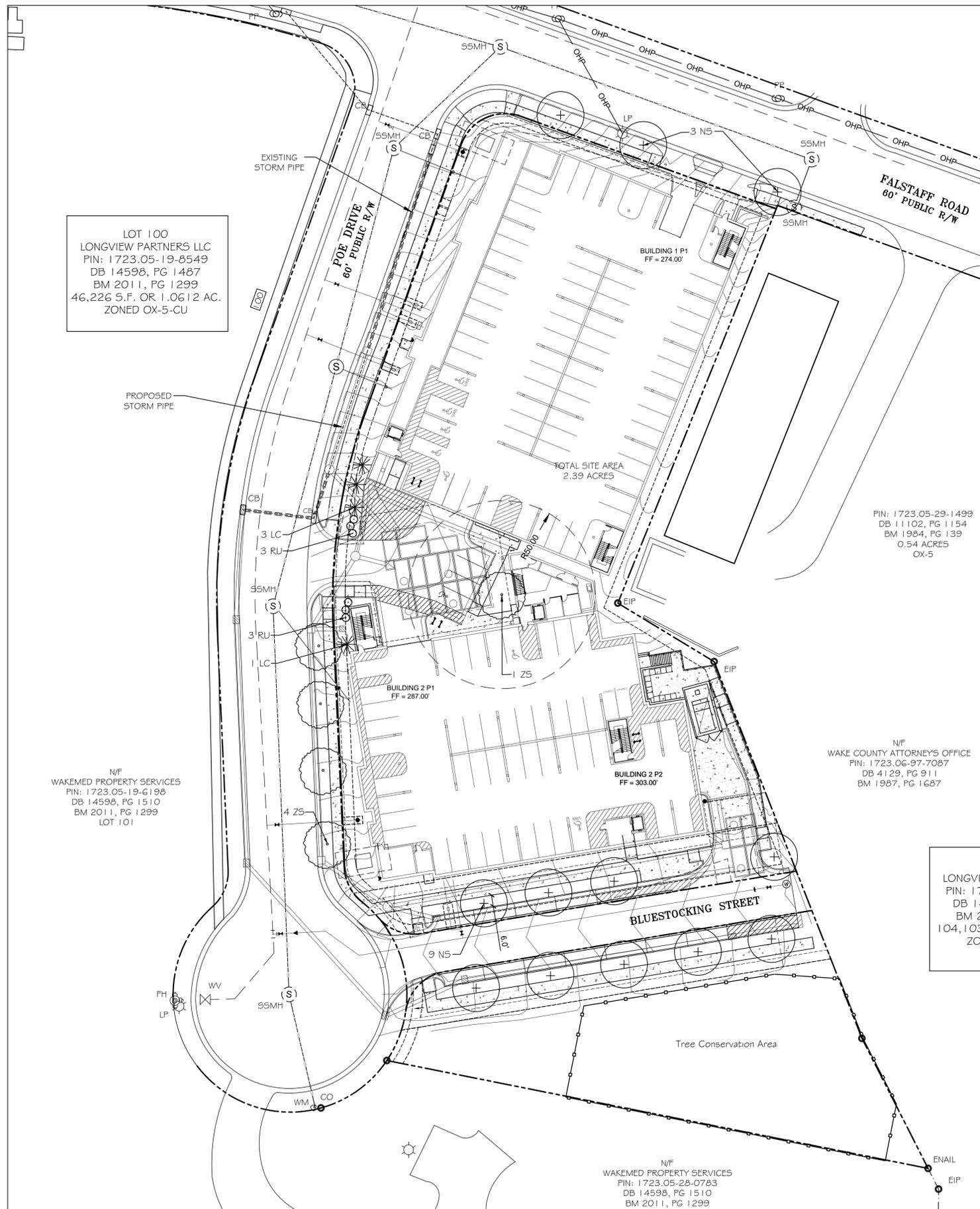
Consultants

Professional Seals

| | |
|--------------|---------|
| Date Issued: | 5.23.17 |
| Scale | 1"=20' |
| By | KJW |
| Date | 8.15.17 |
| Drawn by: | KJW |
| Checked by: | KJW |

Revisions

| No. | Description | Date |
|-----|---------------|---------|
| 1 | City Comments | 8.15.17 |



NOTES:

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

1 PRCR-03 TREE PLANTING DETAIL
 NTS

City of Raleigh Planting Requirements:

- 1) STREET TREES:**
FALSTAFF ROAD:
 Provided: (3) 3" Caliper Black Gum, per 40 lf. Trees placed in 6' tree lawn. Trees spaced with respect to proposed utilities.
- POE DRIVE:**
 Provided: (4) 3" Caliper Zelkova, per 40 lf. Trees placed in 6' tree lawn. Fee-in-lieu to be paid for 5 street trees not installed due to storm line.
- BLUESTOCKING STREET:**
 Provided: (9) 3" Caliper Black Gum, per 40 lf. Trees placed in 6' tree lawn.
- We have applied for a tree impact permit.

PLANT SCHEDULE

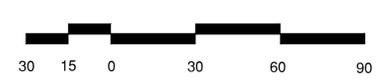
| KEY | BOTANICAL / COMMON NAME | SIZE | ROOT | SPACING |
|-----|--|-------------------|---------------|-------------------------|
| ZS | Zelkova serrata / Village Green / Japanese Zelkova | 3" Cal. / 10' HT. | CONT. / B & B | as indicated / 40' O.C. |
| NS | Nyssa sylvatica / Black Gum | 3" Cal. / 10' HT. | CONT. / B & B | as indicated / 40' O.C. |
| LC | Loropetalum chinensis v.r. 'Darum' / Fringe Flower | 3.5' at install | CONT. | 5' O.C. |
| RU | Rhaphtolepis umbellata 'Minor' / Indian Hawthorn | 3.5' at install | CONT. | 4' O.C. |

Onsite improvements shown for reference only. Refer to Administrative Site Review Plan SR-51-17 (Transaction #515670) for detailed information.

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 pinestraw.
- Lawn areas to be seeded and strawed.
- 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.
- We have applied for a Tree Impact Permit.
- A fee-in-lieu will be paid for the (5) street trees not installed in Poe Drive due to the location of the storm pipe.

LANDSCAPE PLAN



LONGVIEW
RALEIGH, NC

LANDSCAPE PLAN

Consultants

Professional Seals

| | |
|--------------|---------|
| Date Issued: | 5.23.17 |
| Scale: | 1"=30' |
| By: | KJW |
| Drawn by: | KJW |
| Checked by: | KJW |

Revisions

LA-3