



# Administrative Approval Action

S-60-18 / Parc at Leesville  
Transaction # 573901, AA # 3966

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 Lynn Road, and east side of Leesville Road. The site is addressed at 7000 Leesville Rd, which is inside City corporate limits.

**REQUEST:** Recombination and subdivision of a 4.67-acre site zoned RX-3-CU (Z-20-17) and R-6 to create 41 townhome lots and 3 common open lots. No building lots will be located in the R-6 zoned portion of the property.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** A variance (A-23-19) was granted for relief from required Neighborhood Transition Zone A/Type 1 design standards. Specifically, to remove the requirement for screening wall, shade trees, and understory trees (UDO 3.5.3.A.2.a-c).

**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 5/2/2019 by *WithersRavenel*.

## 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:**

### General

1. Documentation from the owner of the CP&L easement (BM 2017 Pg 2481, BM 1990 Pg 877) located on the site shall be provided that verifies the distribution lines are rated to transmit 230Kv to verify compliance with UDO Section 1.5.6.C.4.
2. A point-by-point footcandle array for the entire site shall be provided, to demonstrate compliance with UDO 7.4.1.C.1 and 7.4.4.A .



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## Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. 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.
5. Note there are City of Raleigh obtained slope easements along the entirety of the property's frontage on Leesville Road and Lynn Road. There are code required plantings in these easements that have been planted in the slope easements. Development Engineering staff are of the opinion that the easements are no longer needed as the easements were for the Lynn and Leesville Road improvements which are complete and there is a surplus in required ROW. The design team for the project have indicated there is not an interest in purchasing the easements through upset bid for removal. Should it be determined at a later date that the slope easements can no longer contain required plantings the developer would have to show compliance outside of the slope easements or pursue removal of slope easements.
6. The mail kiosk locations shall be approved by the USPS with documentation provided prior to concurrent plan approval.

## Public Utilities

7. 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

8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
9. 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

10. 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).
11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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.

|                                     |                                 |                                     |                                 |
|-------------------------------------|---------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | City Code Covenant              | <input type="checkbox"/>            | Slope Easement                  |
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant | <input checked="" type="checkbox"/> | Transit Easement                |
| <input checked="" type="checkbox"/> | Utility Placement Easement      | <input type="checkbox"/>            | Cross Access Easement           |
| <input type="checkbox"/>            | Sidewalk Easement               | <input checked="" type="checkbox"/> | Public Access Easement          |
|                                     |                                 | <input checked="" type="checkbox"/> | Other: Sight Distance Easements |

**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**

- 12. 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.
- 13. A demolition permit shall be issued and this building permit number shown on all maps for recording.
- 14. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

**Engineering**

- 15. 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.
- 16. 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.
- 17. A public access agreement among the lots identified for the private alleys and as shown on the approved plan shall be approved by the Development Services Department for recording in the



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Wake County Registry, and a copy of the recorded public access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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

## Public Utilities

19. 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

20. 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).
21. 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).
22. 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).
23. 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).

## Transportation

24. A 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 this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Urban Forestry

25. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.39 acres of tree conservation area.
26. A fee-in-lieu of tree planting shall be paid to the City of Raleigh for 6 street trees that cannot be planted along Leesville Road



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27. The public infrastructure surety required in condition 18 above shall also include the proposed 7 street trees along Leesville Road, 10 street trees along Lynn Road, 8 street trees along Road A, and 21 street trees along Road B for a total of 46 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: 5-23-2022**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 5-23-2024**  
Record entire subdivision.

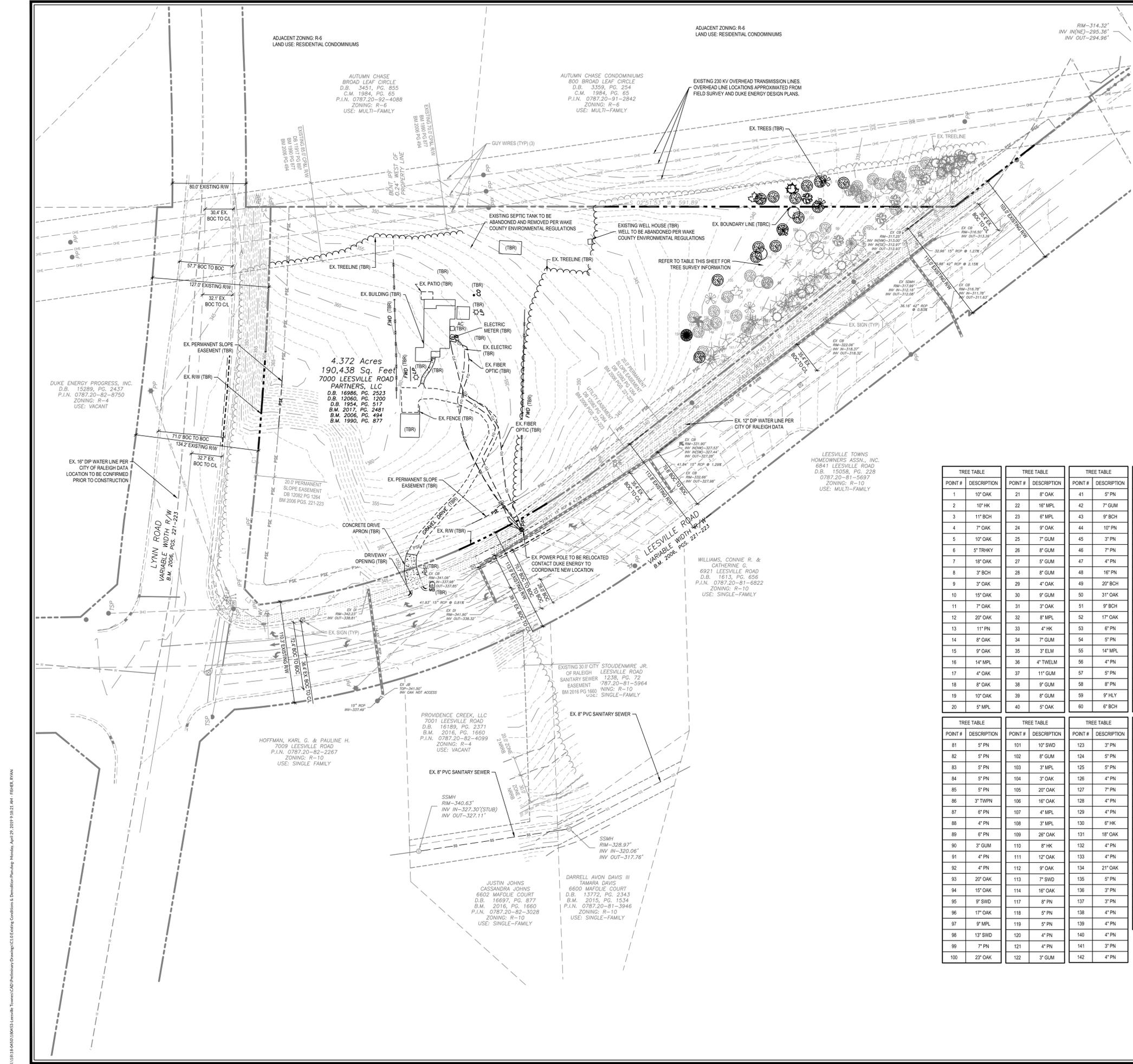
I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 5/23/19

Staff Coordinator: Ryan Boivin





- EXISTING CONDITION NOTES**
- AREAS COMPUTED BY COORDINATE METHOD.
  - BASIS OF BEARINGS IS NAD 83 (2011) ADJUSTMENT.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
  - NO MONUMENTATION ESTABLISHED ON EASEMENT BOUNDARIES UNLESS OTHERWISE NOTED.
  - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED FLOODPLAIN PER F.I.R.M. NUMBER 3720078700J, AND WITH AN EFFECTIVE DATE OF MAY 2, 2006.

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
  - SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
  - NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
  - TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
  - SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
  - SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORSEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE 'RIGHT-OF-WAY CLOSURES' ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  - CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
  - CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - ALL SURVEY INFORMATION COLLECTED BY WITHERSRAVENEL INITIAL DATA WAS COLLECTED IN JUNE 2018 WITH SUPPLEMENTAL INFORMATION COLLECTED IN JULY 2019. ADDITIONAL DATA WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2019. TREE SURVEY DATA WAS COLLECTED AUGUST 2018.

**LEGEND**

- AC - AIR CONDITIONING UNIT
- CO - CLEANOUT
- EM - ELECTRIC METER
- EX - EXISTING
- FFE - FINISHED FLOOR ELEVATION
- FWD - WOOD FENCE
- HYD - FIRE HYDRANT
- IPF - IRON PIPE FOUND
- MB - MAILBOX
- OHE - OVERHEAD ELECTRICTT
- PP - UTILITY POLE
- PSE - PERMANENT SLOPE EASEMENT
- RBF - REBAR FOUND
- RSF - RAILROAD SPIKE FOUND
- RW - RIGHT OF WAY
- TBR - TO BE REMOVED
- TBR-C - TO BE RECOMBINED
- TSP - TRAFFIC SIGNAL POLE
- UE - UTILITY EASEMENT
- WV - WATER VALVE

| TREE TABLE | TREE TABLE  | TREE TABLE | TREE TABLE  |
|------------|-------------|------------|-------------|
| POINT #    | DESCRIPTION | POINT #    | DESCRIPTION |
| 1          | 10' OAK     | 21         | 8' OAK      |
| 2          | 10' HK      | 22         | 16' MPL     |
| 3          | 11' BCH     | 23         | 8' MPL      |
| 4          | 7' OAK      | 24         | 9' OAK      |
| 5          | 10' OAK     | 25         | 7' GUM      |
| 6          | 5' TRHKY    | 26         | 8' GUM      |
| 7          | 18' OAK     | 27         | 5' GUM      |
| 8          | 3' BCH      | 28         | 8' GUM      |
| 9          | 3' OAK      | 29         | 4' OAK      |
| 10         | 15' OAK     | 30         | 9' GUM      |
| 11         | 7' OAK      | 31         | 3' OAK      |
| 12         | 20' OAK     | 32         | 8' MPL      |
| 13         | 11' PN      | 33         | 4' HK       |
| 14         | 8' OAK      | 34         | 7' GUM      |
| 15         | 9' OAK      | 35         | 3' ELM      |
| 16         | 14' MPL     | 36         | 4' TWELM    |
| 17         | 4' OAK      | 37         | 11' GUM     |
| 18         | 8' OAK      | 38         | 9' GUM      |
| 19         | 10' OAK     | 39         | 8' GUM      |
| 20         | 5' MPL      | 40         | 5' OAK      |
| 41         | 5' PN       | 42         | 7' GUM      |
| 43         | 9' BCH      | 44         | 10' PN      |
| 45         | 3' PN       | 46         | 7' PN       |
| 47         | 4' PN       | 48         | 16' PN      |
| 49         | 20' BCH     | 50         | 31' OAK     |
| 51         | 9' BCH      | 51         | 9' BCH      |
| 52         | 17' OAK     | 52         | 17' OAK     |
| 53         | 6' PN       | 53         | 6' PN       |
| 54         | 5' PN       | 54         | 5' PN       |
| 55         | 14' MPL     | 55         | 14' MPL     |
| 56         | 4' PN       | 56         | 4' PN       |
| 57         | 5' PN       | 57         | 5' PN       |
| 58         | 8' PN       | 58         | 8' PN       |
| 59         | 9' HLY      | 59         | 9' HLY      |
| 60         | 6' BCH      | 60         | 6' BCH      |

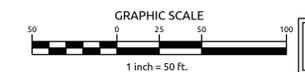
**PARCEL CURVE TABLE**

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 127.42     | 4588.27 | 1°35'28"    | S 82°01'30" E | 127.42       |
| C2    | 211.51     | 3318.47 | 3°39'06"    | S 84°38'42" E | 211.47       |
| C3    | 254.98     | 774.00  | 18°52'31"   | N 25°16'15" W | 253.83       |
| C4    | 158.94     | 774.00  | 11°45'56"   | N 09°57'02" W | 158.86       |

**PARCEL LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 81°19'05" E | 76.06    |
| L2   | S 02°40'59" W | 132.85   |
| L3   | N 50°02'24" E | 23.24    |
| L4   | N 02°40'38" E | 12.00    |
| L5   | S 02°39'03" W | 19.76    |

| TREE TABLE | TREE TABLE  | TREE TABLE | TREE TABLE  |
|------------|-------------|------------|-------------|
| POINT #    | DESCRIPTION | POINT #    | DESCRIPTION |
| 81         | 5' PN       | 101        | 10' SWD     |
| 82         | 5' PN       | 102        | 8' GUM      |
| 83         | 5' PN       | 103        | 3' MPL      |
| 84         | 5' PN       | 104        | 3' OAK      |
| 85         | 5' PN       | 105        | 20' OAK     |
| 86         | 3' TWPN     | 106        | 16' OAK     |
| 87         | 6' PN       | 107        | 4' MPL      |
| 88         | 4' PN       | 108        | 3' MPL      |
| 89         | 8' PN       | 109        | 26' OAK     |
| 90         | 3' GUM      | 110        | 8' HK       |
| 91         | 4' PN       | 111        | 12' OAK     |
| 92         | 4' PN       | 112        | 9' OAK      |
| 93         | 20' OAK     | 113        | 7' SWD      |
| 94         | 15' OAK     | 114        | 16' OAK     |
| 95         | 9' SWD      | 117        | 8' PN       |
| 96         | 17' OAK     | 118        | 5' PN       |
| 97         | 9' MPL      | 119        | 5' PN       |
| 98         | 13' SWD     | 120        | 4' PN       |
| 99         | 7' PN       | 121        | 4' PN       |
| 100        | 23' OAK     | 122        | 3' GUM      |
| 123        | 3' PN       | 124        | 5' PN       |
| 125        | 5' PN       | 125        | 5' PN       |
| 126        | 4' PN       | 126        | 4' PN       |
| 127        | 7' PN       | 127        | 7' PN       |
| 128        | 4' PN       | 128        | 4' PN       |
| 129        | 4' PN       | 129        | 4' PN       |
| 130        | 6' HK       | 130        | 6' HK       |
| 131        | 18' OAK     | 131        | 18' OAK     |
| 132        | 4' PN       | 132        | 4' PN       |
| 133        | 4' PN       | 133        | 4' PN       |
| 134        | 21' OAK     | 134        | 21' OAK     |
| 135        | 5' PN       | 135        | 5' PN       |
| 136        | 3' PN       | 136        | 3' PN       |
| 137        | 3' PN       | 137        | 3' PN       |
| 138        | 4' PN       | 138        | 4' PN       |
| 139        | 4' PN       | 139        | 4' PN       |
| 140        | 4' PN       | 140        | 4' PN       |
| 141        | 3' PN       | 141        | 3' PN       |
| 142        | 4' PN       | 142        | 4' PN       |
| 143        | 3' PN       | 143        | 3' PN       |
| 144        | 4' PN       | 144        | 4' PN       |
| 145        | 3' PN       | 145        | 3' PN       |
| 146        | 3' PN       | 146        | 3' PN       |
| 147        | 3' PN       | 147        | 3' PN       |
| 148        | 12' OAK     | 148        | 12' OAK     |
| 149        | 19' OAK     | 149        | 19' OAK     |
| 150        | 10' OAK     | 150        | 10' OAK     |
| 151        | 18' OAK     | 151        | 18' OAK     |
| 152        | 14' OAK     | 152        | 14' OAK     |
| 153        | 3' HKY      | 153        | 3' HKY      |
| 154        | 17' OAK     | 154        | 17' OAK     |
| 155        | 14' OAK     | 155        | 14' OAK     |
| 156        | 23' OAK     | 156        | 23' OAK     |
| 157        | 3' CDR      | 157        | 3' CDR      |
| 158        | 11' BCH     | 158        | 11' BCH     |
| 159        | 21' OAK     | 159        | 21' OAK     |



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

**WithersRavenel**  
Engineers | Planners

Preliminary Subdivision  
Plans for  
**PARCAT LEESVILLE**  
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS &  
DEMOLITION PLAN

Job No. 02180453.00  
Date 3/22/2019  
Drawn By WR  
Designer WR

**PRELIMINARY**  
NOT APPROVED FOR  
CONSTRUCTION

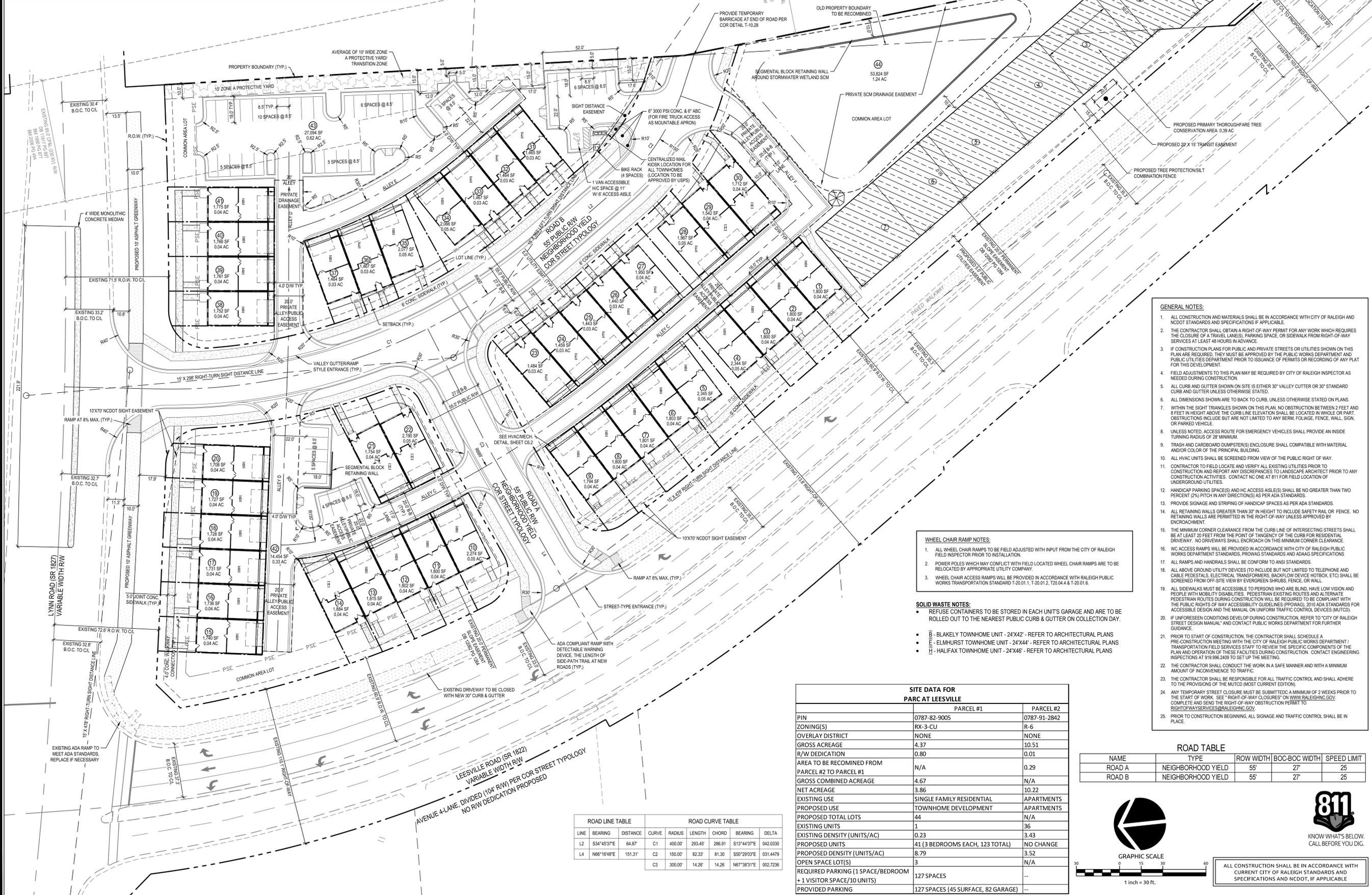
Revisions

|   |                                |          |
|---|--------------------------------|----------|
| 1 | C.O.R. Comments                | 12/14/18 |
| 2 | C.O.R. Comments                | 2/20/19  |
| 3 | C.O.R. Comments                | 3/22/19  |
| 4 | C.O.R. Comments/Express Review | 5/2/19   |

Sheet No.  
**C1.0**

K:\18\180453\02180453\_Leesville\_Townes\CAD\Preparation\Drawings\C1.0 Existing Conditions & Demolition\Parc at Leesville.dwg, Monday, April 29, 2019 9:31:52 AM - FBIS/BE.RVN

| Minor Street Name | Major Street Name | Design Speed of Major Street (mph) | Approach Grade of Minor Street (%) | # of Lanes Crossed by Turning Vehicle | Left Turn Time Gap (sec.) | Right Turn Time Gap (sec.) | Left Turn Sight Distance (ft.) | Right Turn Sight Distance (ft.) |
|-------------------|-------------------|------------------------------------|------------------------------------|---------------------------------------|---------------------------|----------------------------|--------------------------------|---------------------------------|
| Road A            | Leesville Road    | 50                                 | -3.50                              | 1.00                                  | N/A                       | 6.50                       | N/A                            | 478                             |
| Road B            | Lynn Road         | 50                                 | -3.50                              | 1.00                                  | N/A                       | 6.50                       | N/A                            | 478                             |
| Minor Street Name | Major Street Name | Design Speed of Major Street (mph) | Approach Grade of Minor Street (%) | # of Lanes Crossed by Turning Vehicle | Left Turn Time Gap (sec.) | Right Turn Time Gap (sec.) | Left Turn Sight Distance (ft.) | Right Turn Sight Distance (ft.) |
| Road A            | Road B            | 30                                 | 5.50                               | 1.00                                  | 8.00                      | 6.75                       | 353                            | 298                             |



- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30" VALLEY CUTTER OR 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE STATED.
  - ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERRI, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - TRASH AND CARDBOARD DUMPS(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDINGS.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACES(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@CITYOFRALEIGH.GOV.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@CITYOFRALEIGH.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

- WHEEL CHAIR RAMP NOTES:**
- ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  - POWDER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.
  - WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD 1.20.01.1, 1.20.01.2, 1.20.04.4 & 1.20.01.6.

- SOLID WASTE NOTES:**
- REFUSE CONTAINERS TO BE STORED IN EACH UNIT'S GARAGE AND ARE TO BE ROLLED OUT TO THE NEAREST PUBLIC CURB & GUTTER ON COLLECTION DAY.
  - BLAKELY TOWNHOME UNIT - 24'X42' - REFER TO ARCHITECTURAL PLANS
  - ELMHURST TOWNHOME UNIT - 24'X44' - REFER TO ARCHITECTURAL PLANS
  - HALIFAX TOWNHOME UNIT - 24'X46' - REFER TO ARCHITECTURAL PLANS

| SITE DATA FOR PARCAT LEESVILLE                                |                                    |              |
|---|------------------------------------|--------------|
|   | PARCEL #1                          | PARCEL #2    |
| PIN   | 0787-82-9005                       | 0787-91-2842 |
| ZONING(S)   | RX-3-CU                            | R-6          |
| OVERLAY DISTRICT  | NONE                               | NONE         |
| GROSS ACREAGE   | 4.37                               | 10.51        |
| R/W DEDICATION  | 0.80                               | 0.01         |
| AREA TO BE RECOMBINED FROM PARCEL #2 TO PARCEL #1             | N/A                                | 0.29         |
| GROSS COMBINED ACREAGE  | 4.67                               | N/A          |
| NET ACREAGE   | 3.86                               | 10.22        |
| EXISTING USE  | SINGLE FAMILY RESIDENTIAL          | APARTMENTS   |
| PROPOSED USE  | TOWNHOME DEVELOPMENT               | APARTMENTS   |
| PROPOSED TOTAL LOTS   | 44                                 | N/A          |
| EXISTING UNITS  | 1                                  | 36           |
| EXISTING DENSITY (UNITS/AC)                                   | 0.23                               | 3.43         |
| PROPOSED UNITS  | 41 (3 BEDROOMS EACH, 123 TOTAL)    | NO CHANGE    |
| PROPOSED DENSITY (UNITS/AC)                                   | 8.79                               | 3.52         |
| OPEN SPACE LOT(S)   | 3                                  | N/A          |
| REQUIRED PARKING (1 SPACE/BEDROOM + 1 VISITOR SPACE/10 UNITS) | 127 SPACES                         | --           |
| PROVIDED PARKING  | 127 SPACES (45 SURFACE, 82 GARAGE) | --           |

| ROAD TABLE |                    |           |               |             |
|------------|--------------------|-----------|---------------|-------------|
| NAME       | TYPE               | ROW WIDTH | BOC-BOC WIDTH | SPEED LIMIT |
| ROAD A     | NEIGHBORHOOD YIELD | 55'       | 27'           | 25          |
| ROAD B     | NEIGHBORHOOD YIELD | 55'       | 27'           | 25          |

**GRAPHIC SCALE**  
1 inch = 30 ft.

**811**  
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

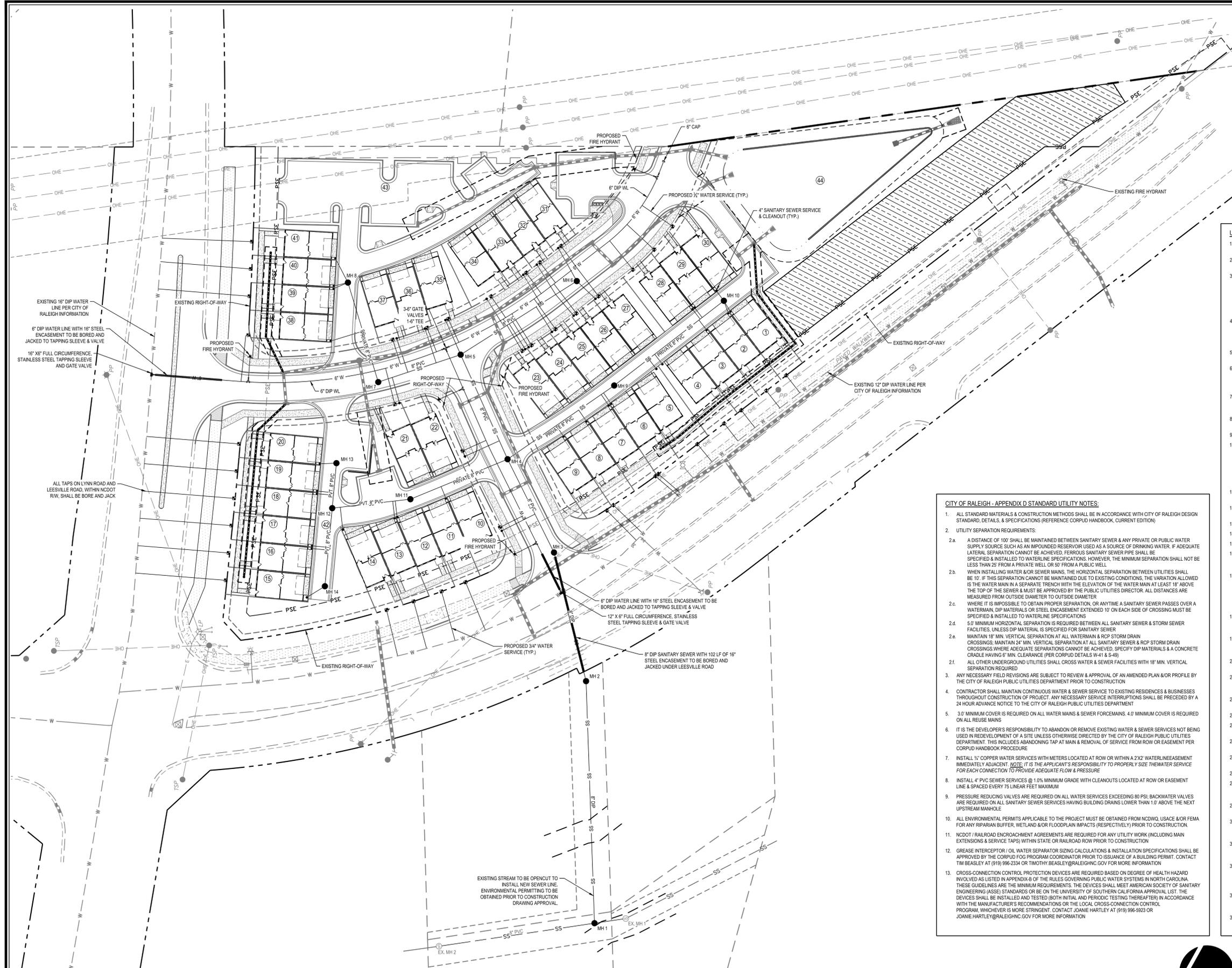
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

| ROAD LINE TABLE |             |          |       |         |         |                              |
|-----------------|-------------|----------|-------|---------|---------|------------------------------|
| LINE            | BEARING     | DISTANCE | CURVE | RADIUS  | LENGTH  | CHORD BEARING DELTA          |
| L2              | S34°45'37"E | 64.87'   | C1    | 400.00' | 283.45' | 286.91' S13°44'37"E 042.0330 |
| L4              | N66°16'48"E | 151.31'  | C2    | 150.00' | 82.33'  | 81.30' S60°29'03"E 031.4479  |
|                 |             |          | C3    | 300.00' | 14.26'  | N67°38'31"E 002.7236         |

| Revisions |                                       |
|-----------|---------------------------------------|
| 1         | C.O.R. Comments 12/14/18              |
| 2         | C.O.R. Comments 2/20/19               |
| 3         | C.O.R. Comments 3/22/19               |
| 4         | C.O.R. Comments/Express Review 5/2/19 |

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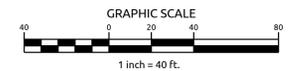
| Revisions |                                | 12/14/18 |
|-----------|--------------------------------|----------|
| 1         | C.O.R. Comments                | 12/14/18 |
| 2         | C.O.R. Comments                | 2/20/19  |
| 3         | C.O.R. Comments                | 3/22/19  |
| 4         | C.O.R. Comments/Express Review | 5/2/19   |



- UTILITY NOTES:**
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH UTILITY INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
  - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP FOR SEWER MAINS  
8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP FOR SEWER MAINS  
6" PVC SCHEDULE 40 FOR SEWER SERVICES ONLY  
DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151 FOR MAINS, LAYING CONDITION TYPE 2
  - WATER LINES SHALL BE AS FOLLOWS:  
4" AND LARGER - DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151  
SMALLER THAN 4" - COPPER TUBE
  - MINIMUM TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AT LEAST 18 INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE.
  - PVC SANITARY SEWER SERVICES WHICH ARE 3 TO 14' DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH DETAIL 7000.10 AND 7000.13 FOR PVC PIPE. PVC SERVICES WHICH ARE GREATER THAN 14' AND LESS THAN 20' SHALL REQUIRE CLASS A BEDDING IN ACCORDANCE WITH DETAIL 7000.13. ANY SERVICES OVER 20' AND LESS THAN 3' DEEP REQUIRE DIP.
  - ALL WATER DISTRIBUTION MAINS IN THE CITY OF RALEIGH WATER SYSTEM SHALL BE RESTRAINED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS.
  - ALL UTILITIES SHOULD BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
  - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 50). THE MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN STORM SEWERS AND SANITARY SERVICES SHALL BE A MINIMUM OF 24".
  - PIPES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
  - THE CITY OF RALEIGH HAS THE RIGHT TO INSPECT ALL PRIVATE WATER SYSTEMS.
  - DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE CITY OF RALEIGH UTILITY DEPARTMENT WITH REGARD TO MATERIALS, INSTALLATION, AND TESTING OF THE WATER AND SEWER LINES
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTERED OR UNCHARTERED WHICH MIGHT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS AND/OR TESTING REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  - A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM VERTICAL SEPARATION OF 2' BETWEEN STORM DRAINAGE AND SEWER AND 1' BETWEEN STORM DRAINAGE AND WATER UTILITIES MUST BE PROVIDED.
  - NO STRUCTURAL COMPONENT OF ANY RETAINING WALL CAN BE LOCATED WITHIN A RIGHT-OF-WAY OR EASEMENT.
  - ALL FDC'S SHALL HAVE SIGNAGE AROUND THE NECK TO INDICATE WHICH BUILDING IT SERVES.
  - FIRE LANES SHALL BE MARKED THROUGHOUT THE SITE INCLUDING THE FRONT AND REAR OF BUILDINGS AND IN FRONT OF FIRE HYDRANTS AND FDC'S.
  - ALL BUILDINGS SHALL HAVE BUILDING ADDRESSES POSTED ON THE BUILDING, IN A CLEARLY VISIBLE LOCATION.
  - ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE PROTECTED BY BOLLARDS.
  - NO PLANTS OR TREES WITHIN 3 FEET OF ALL FIRE DEPARTMENT EQUIPMENT.
  - SEWER LINE EASEMENTS SHALL BE GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
  - EASEMENTS ACROSS SLOPED AREAS SHALL BE GRADED UNIFORMLY ACROSS THE SLOPE TO NO STEEPER THAN A 5 TO 1 RATIO.
  - ALL VALVES SHALL BE RESTRAINED IN BOTH DIRECTIONS IN A MANNER CONSISTENT WITH OPERATION AS A DEAD END USING STAINLESS STEEL RODDING AND BLOCKING ACCORDING TO STANDARD SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
  - CONTRACTOR SHALL APPLY FOR RECLAIMED WATER AND WATER SERVICE TAP FROM THE TOWN'S INSPECTION AND PERMIT DEPARTMENT AND TO INDICATE THAT CITY OF RALEIGH PUBLIC WORKS CREW WILL INSTALL THE TAPS TO THE RIGHT-OF-WAY.
  - THIS DESIGN MEETS ALL CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND DETAILS EXCEPT WHERE SPECIFICALLY NOTED BELOW.  
N/A
  - IF GREASE INTERCEPTOR IS TO BE INSTALLED DURING THE SITE DEVELOPMENT PHASE OF CONSTRUCTION, A PLUMBING PERMIT WILL BE REQUIRED FOR GREASE INTERCEPTOR AND ANY ASSOCIATED PLUMBING.
  - CONTRACTOR SHALL COORDINATE WITH MASTER DEVELOPER, ANY OUTAGE A MINIMUM OF ONE WEEK PRIOR TO THE NEED FOR THE OUTAGE.

- CITY OF RALEIGH - APPENDIX D STANDARD UTILITY NOTES:**
- ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARD, DETAILS, & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION)
  - UTILITY SEPARATION REQUIREMENTS:  
2.a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED 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 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.  
2.b. WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. 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 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.  
2.c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS  
2.d. 5'0" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER  
2.e. 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. SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)  
2.f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
  - 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
  - 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
  - 3'0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4'0" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE 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
  - INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. **NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.**
  - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
  - 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
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
  - 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@RALEIGHNC.GOV FOR MORE INFORMATION
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX & 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@RALEIGHNC.GOV FOR MORE INFORMATION

- NOTES:**
- NCDOT ENCROACHMENT AGREEMENTS TO BE OBTAINED PRIOR TO CONCURRENT REVIEW APPROVAL.

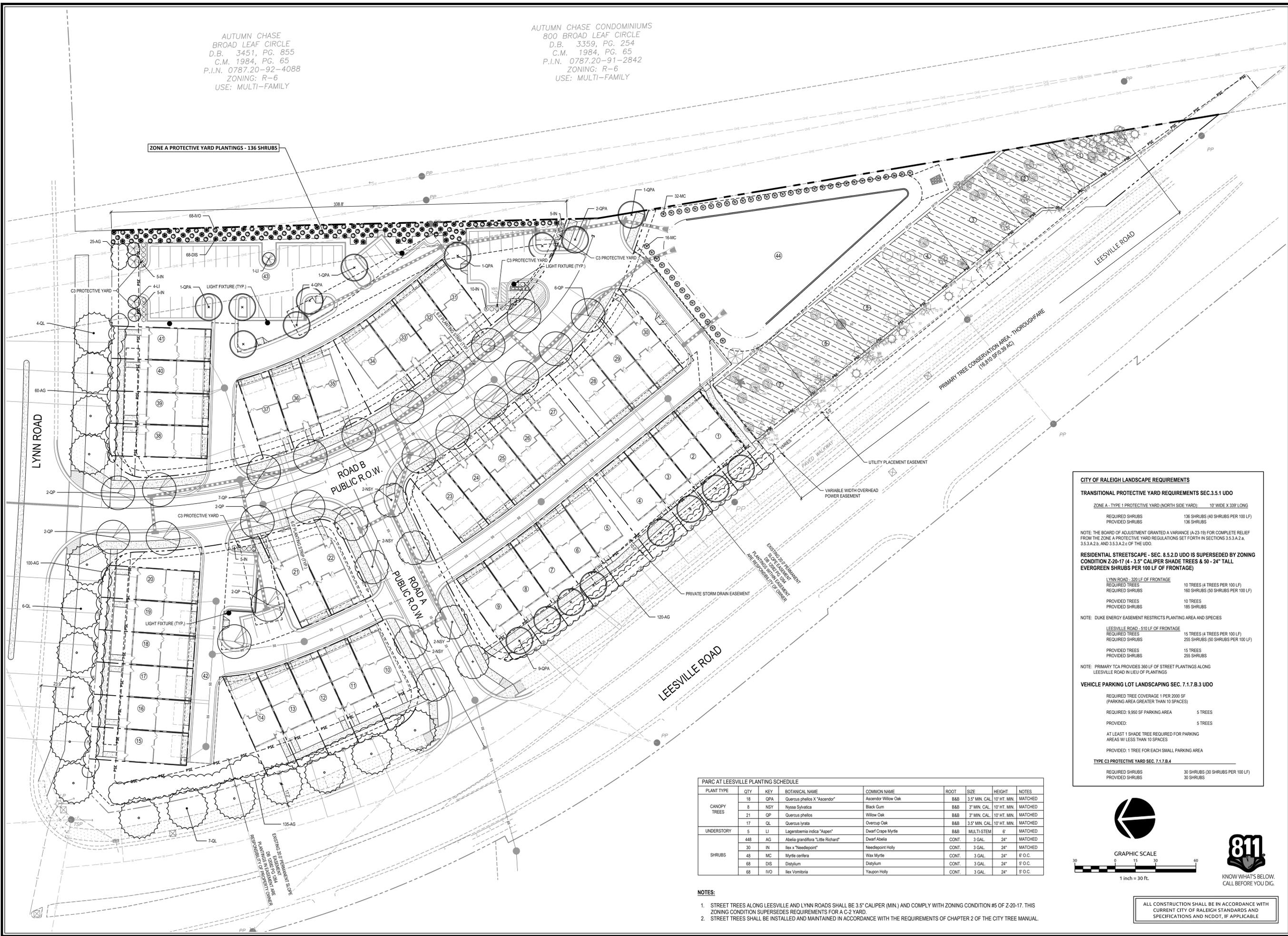


ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE



AUTUMN CHASE  
BROAD LEAF CIRCLE  
D.B. 3451, PG. 855  
C.M. 1984, PG. 65  
P.I.N. 0787.20-92-4088  
ZONING: R-6  
USE: MULTI-FAMILY

AUTUMN CHASE CONDOMINIUMS  
800 BROAD LEAF CIRCLE  
D.B. 3359, PG. 254  
C.M. 1984, PG. 65  
P.I.N. 0787.20-91-2842  
ZONING: R-6  
USE: MULTI-FAMILY



ZONE A PROTECTIVE YARD PLANTINGS - 136 SHRUBS

**CITY OF RALEIGH LANDSCAPE REQUIREMENTS**

**TRANSITIONAL PROTECTIVE YARD REQUIREMENTS SEC. 3.5.1 UDO**

ZONE A - TYPE 1 PROTECTIVE YARD (NORTH SIDE YARD): 10' WIDE X 339' LONG

|                 |                                   |
|-----------------|-----------------------------------|
| REQUIRED SHRUBS | 136 SHRUBS (40 SHRUBS PER 100 LF) |
| PROVIDED SHRUBS | 136 SHRUBS                        |

NOTE: THE BOARD OF ADJUSTMENT GRANTED A VARIANCE (A-23-19) FOR COMPLETE RELIEF FROM THE ZONE A PROTECTIVE YARD REGULATIONS SET FORTH IN SECTIONS 3.5.3.A.2.a, 3.5.3.A.2.b, AND 3.5.3.A.2.c OF THE UDO.

**RESIDENTIAL STREETSCAPE - SEC. 8.5.2.D UDO IS SUPERSEDED BY ZONING CONDITION Z-20-17 (4 - 3.5" CALIPER SHADE TREES & 50 - 24" TALL EVERGREEN SHRUBS PER 100 LF OF FRONTAGE)**

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <b>LYNN ROAD - 320 LF OF FRONTAGE</b> |                                   |
| REQUIRED TREES                        | 10 TREES (4 TREES PER 100 LF)     |
| REQUIRED SHRUBS                       | 160 SHRUBS (50 SHRUBS PER 100 LF) |
| PROVIDED TREES                        | 10 TREES                          |
| PROVIDED SHRUBS                       | 185 SHRUBS                        |

NOTE: DUKE ENERGY EASEMENT RESTRICTS PLANTING AREA AND SPECIES

|  |                                   |
|--|-----------------------------------|
| <b>LEESVILLE ROAD - 510 LF OF FRONTAGE</b> |                                   |
| REQUIRED TREES                             | 15 TREES (4 TREES PER 100 LF)     |
| REQUIRED SHRUBS                            | 255 SHRUBS (50 SHRUBS PER 100 LF) |
| PROVIDED TREES                             | 15 TREES                          |
| PROVIDED SHRUBS                            | 255 SHRUBS                        |

NOTE: PRIMARY TCA PROVIDES 360 LF OF STREET PLANTINGS ALONG LEESVILLE ROAD IN LIEU OF PLANTINGS

**VEHICLE PARKING LOT LANDSCAPING SEC. 7.1.7.B.3 UDO**

REQUIRED TREE COVERAGE 1 PER 2000 SF (PARKING AREA GREATER THAN 10 SPACES)

REQUIRED: 9,950 SF PARKING AREA 5 TREES

PROVIDED: 5 TREES

AT LEAST 1 SHADE TREE REQUIRED FOR PARKING AREAS W/ LESS THAN 10 SPACES

PROVIDED: 1 TREE FOR EACH SMALL PARKING AREA

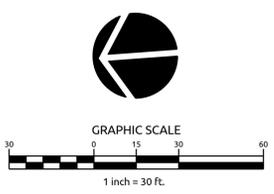
**TYPE C3 PROTECTIVE YARD SEC. 7.1.7.B.4**

|                 |                                  |
|-----------------|----------------------------------|
| REQUIRED SHRUBS | 30 SHRUBS (30 SHRUBS PER 100 LF) |
| PROVIDED SHRUBS | 30 SHRUBS                        |

**PARC AT LEESVILLE PLANTING SCHEDULE**

| PLANT TYPE   | QTY | KEY | BOTANICAL NAME                      | COMMON NAME         | ROOT  | SIZE           | HEIGHT       | NOTES   |
|--------------|-----|-----|-------------------------------------|---------------------|-------|----------------|--------------|---------|
| CANOPY TREES | 18  | QPA | Quercus phellos X "Ascendor"        | Ascendor Willow Oak | B&B   | 3.5" MIN. CAL. | 10' HT. MIN. | MATCHED |
|              | 8   | NSY | Nyssa Sylvatica                     | Black Gum           | B&B   | 3" MIN. CAL.   | 10' HT. MIN. | MATCHED |
|              | 21  | QP  | Quercus phellos                     | Willow Oak          | B&B   | 3" MIN. CAL.   | 10' HT. MIN. | MATCHED |
|              | 17  | QL  | Quercus lyrata                      | Overcup Oak         | B&B   | 3.5" MIN. CAL. | 10' HT. MIN. | MATCHED |
|              | 5   | LI  | Lagerstroemia indica "Aspen"        | Dwarf Crape Myrtle  | B&B   | MULTI-STEM     | 6'           | MATCHED |
| SHRUBS       | 448 | AG  | Abelia grandiflora "Little Richard" | Dwarf Abelia        | CONT. | 3 GAL.         | 24"          | MATCHED |
|              | 30  | IN  | Ilex x "Needlepoint"                | Needlepoint Holly   | CONT. | 3 GAL.         | 24"          | MATCHED |
|              | 48  | MC  | Myrtle carifera                     | Wax Myrtle          | CONT. | 3 GAL.         | 24"          | 6" O.C. |
|              | 68  | DIS | Distylium                           | Distylium           | CONT. | 3 GAL.         | 24"          | 5" O.C. |
|              | 68  | IVO | Ilex Vomitoria                      | Yaupon Holly        | CONT. | 3 GAL.         | 24"          | 5" O.C. |

- NOTES:**
- STREET TREES ALONG LEESVILLE AND LYNN ROADS SHALL BE 3.5" CALIPER (MIN.) AND COMPLY WITH ZONING CONDITION #5 OF Z-20-17. THIS ZONING CONDITION SUPERSEDES REQUIREMENTS FOR A-0-2 YARD.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



|         |             |          |    |
|---------|-------------|----------|----|
| Job No. | 02180453.00 | Drawn By | WR |
| Date    | 3/22/2019   | Designer | WR |

**PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION**

Revisions

|   |                                |          |
|---|--------------------------------|----------|
| 1 | C.O.R. Comments                | 12/14/18 |
| 2 | C.O.R. Comments                | 2/20/19  |
| 3 | C.O.R. Comments                | 3/22/19  |
| 4 | C.O.R. Comments/Express Review | 5/2/19   |