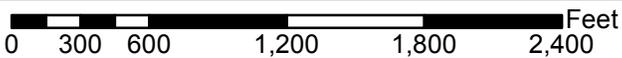
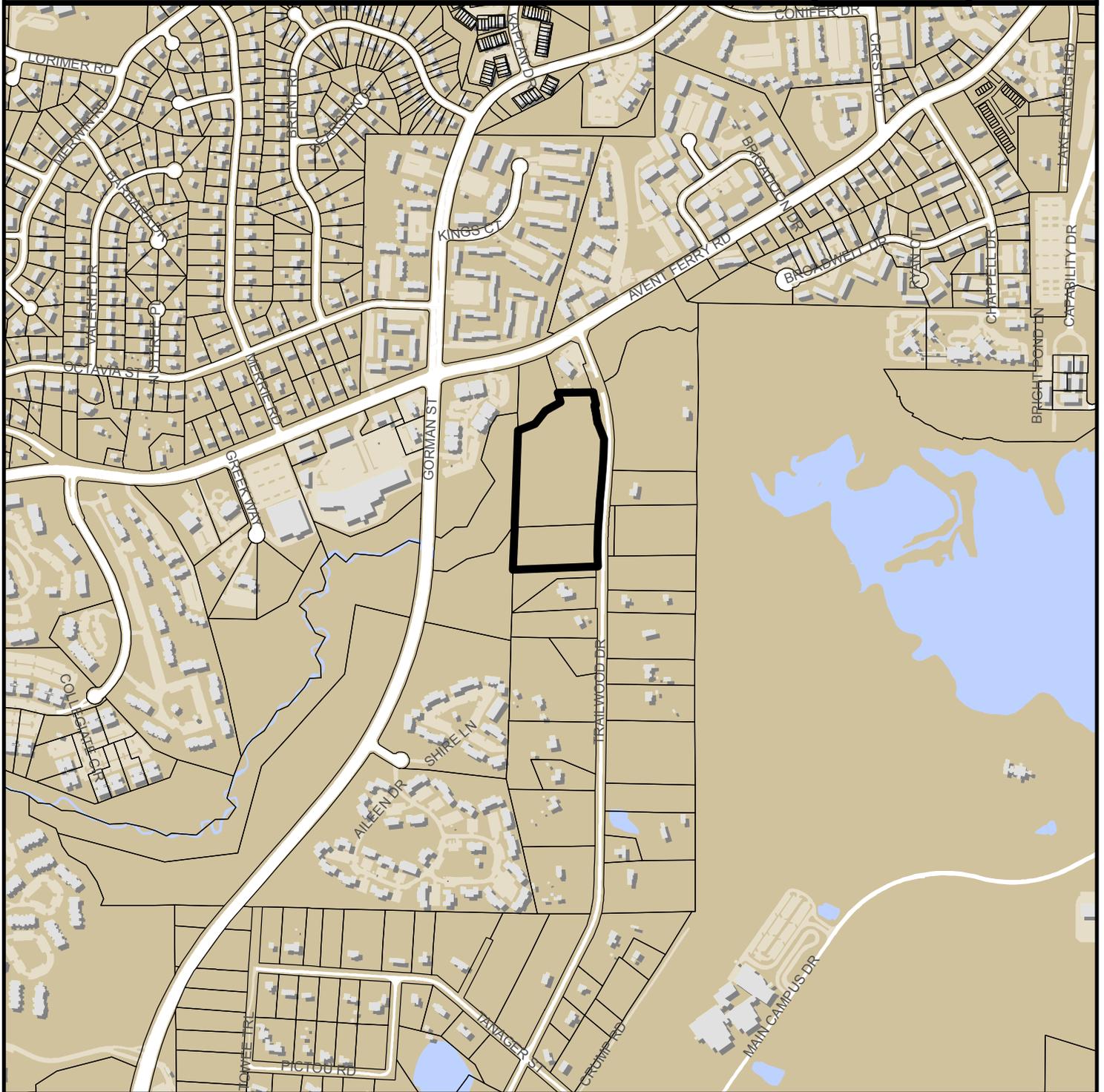


THE NEW AMERICAN HOUSE S-65-2016



Zoning: **PD**
CAC: **West**
Drainage Basin: **Walnut Creek**
Acreage: **11.3**
Number of Lots: **12**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **New Southern Land Company**
Phone: **(919) 929-5244**





Administrative Approval Action

S-65-2016 / The New American House
Subdivision, Transaction # 490139, AA# 3686

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: This is a new submittal for a previously approved subdivision (S-49-07) which sunset on 3/27/13. This is the subdivision of two lots totaling 10.875 acres into twelve residential lots and one open space lot. The parent tracts are zoned PD (MP-3-05, Z-65-05) and within an SRPOD overlay.

LOCATION: This site is located at 1000 and 1100 Trailwood Drive, both being on the west side of Trailwood Drive south of the intersection of Trailwood Drive and Avent Ferry Road. This property is currently located outside of the City limits.

**DESIGN
ADJUSTMENTS/
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 prepared by Calyx Engineers and submitted by Szostak Design.

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 issuance of a land disturbing permit for the site:

1. That the Tree protection fence must be located in the field and inspected by Urban Forestry Staff;
2. That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Engineering Services Department, and a written watercourse buffer permit is thereby issued by the Development Services Department before commencement of work;
3. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits or approval of concurrent review process, whichever is applicable:

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;
2. That a Tree protection fence must be located in the field and inspected by Urban Forestry Staff;
3. That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer



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areas and Permanently Preserved Undisturbed Open Space (PPUOS) areas for stormwater purposes;

4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. That all off-site sanitary sewer easements shall be acquired by the developer. These off-site easements shall be recorded by map and by deed of easement prior to construction approval. The easements shall be dedicated to the City of Raleigh and entitled ""City of Raleigh Sanitary Sewer Easement";

Prior to Planning Department authorization to record lots:

1. That a tree conservation plat be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Article 9.1 of the Unified Development Ordinance;
2. That a Tree Impact Permit is obtained from Urban Forestry staff;
3. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including street trees on the proposed Neighborhood Yield street is paid to the Development Services Department;
4. That street names for this development be approved by the Raleigh GIS Division and by Wake County;
5. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
6. That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;
7. That all stormwater control measures and means of transporting stormwater runoff shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association";
8. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer and/or Permanently Preserved Undisturbed Open Space shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."



Administrative Approval Action

S-65-2016 / The New American House
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9. That all Permanently Preserved Undisturbed Open Space (PPUOS) be shown on all maps for recording;
10. That the maximum allowable impervious surface area for each lot be shown on all maps for recording;
11. That a greenway easement extending 100' from Walnut Creek top of bank is shown on all maps for recording;
12. That all remaining land outside of the single family lots and public right of way dedication shall be designated by deed as common open space for the use of the homeowners association and/or other entity;
13. That a homeowners association document shall be recorded that requires owner occupancy with a sabbatical provision that shall allow rental for no more than twelve consecutive months;
14. That 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 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;
15. That a 10' x 20' transit deed of easement is approved by the City staff and that the location of the easement is 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;
16. That all conditions and committed elements associated with Z-65-05 and MP-3-05 have been satisfied;

Prior to issuance of a building occupancy permit;

1. That a final inspection of required tree conservation areas and required street trees is completed by the Urban Forestry staff;
2. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.



**Administrative
Approval Action**
S-65-2016 / The New American House
Subdivision, Transaction # 490139, AA# 3686

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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:

The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this subdivision plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 10-5-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-5-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Director Designee)



Date: 10/5/2017

Staff Coordinator: Michael Walters

These drawings are instruments of service and as such remain the property of the engineer. No copies or reproductions of these drawings are permitted without consent of the engineer. Upon completion of the work, all drawings (except the contract copies) are to be returned to the engineer.

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SEAL

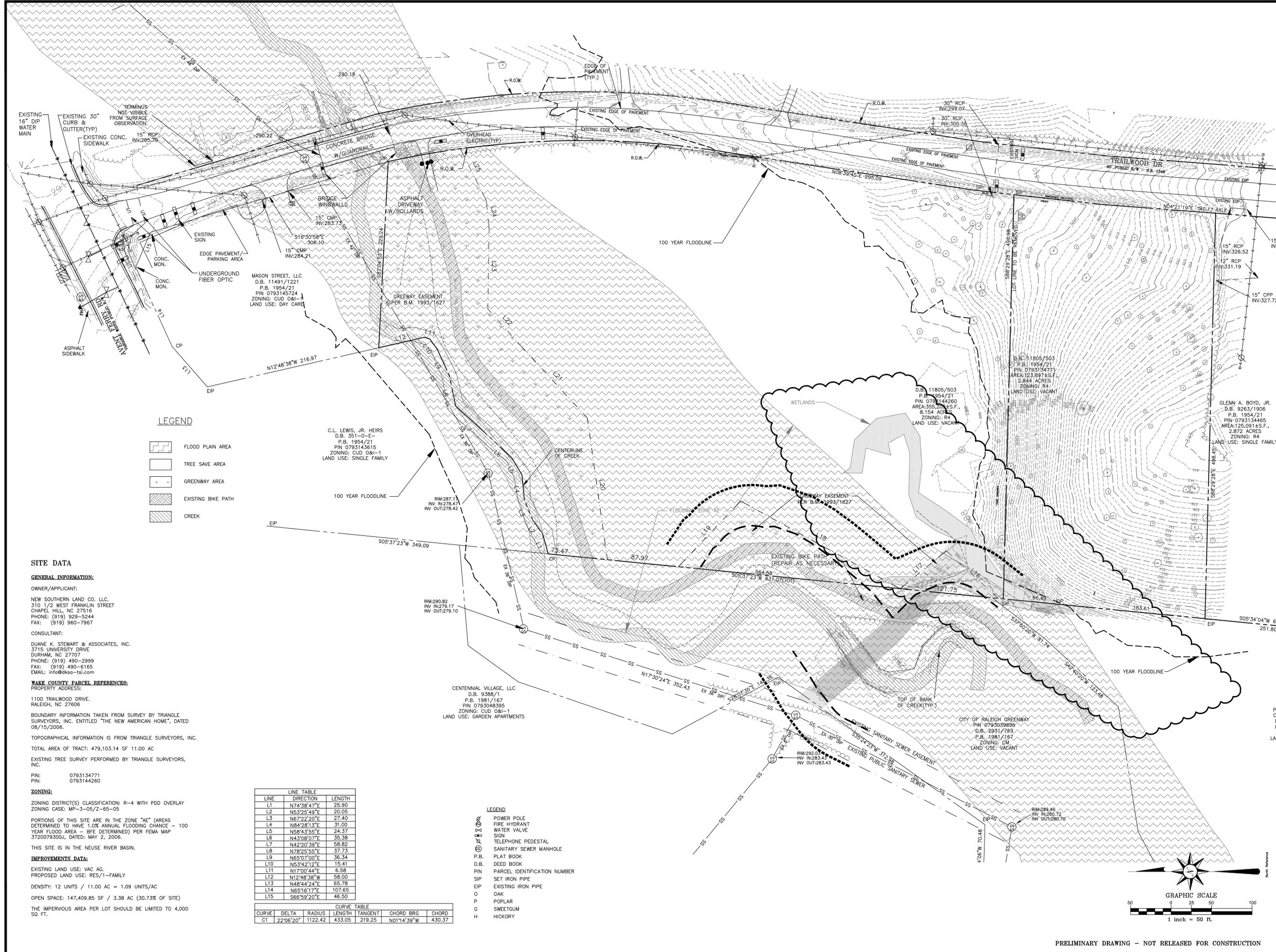
REVISIONS

| | |
|----------|-------------------|
| 3-5-07 | PER CITY COMMENTS |
| 4-12-07 | PER CITY COMMENTS |
| 7-31-07 | PER CITY COMMENTS |
| 11-13-07 | PER CITY COMMENTS |
| 01-31-08 | PER CITY COMMENTS |

THE NEW AMERICAN HOUSE
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

DATE: 09-17-07
SCALE: 1"=50'-0"
JOB NO. 1227.01
DRAWN BY: CLS
CHECKED BY: DKS

SHEET **1**



LEGEND

| | |
|----------|--------------------|
| [Symbol] | FLOOD PLAIN AREA |
| [Symbol] | TREE SAVE AREA |
| [Symbol] | GREENWAY AREA |
| [Symbol] | EXISTING BIKE PATH |
| [Symbol] | CREEK |

SITE DATA

GENERAL INFORMATION:

OWNER/APPLICANT:
NEW SOUTHERN LAND CO. LLC.
310 1/2 WEST FRANKLIN STREET
CHAPEL HILL, NC 27516
PHONE: (919) 929-5244
FAX: (919) 960-7967

CONSULTANT:

DUANE K. STEWART & ASSOCIATES, INC.
3715 UNIVERSITY DRIVE
DURHAM, NC 27707
PHONE: (919) 490-2999
FAX: (919) 490-6165
EMAIL: info@dkso-tsi.com

WAKE COUNTY PARCEL REFERENCES:

PROPERTY ADDRESS:
1100 TRAILWOOD DRIVE.
RALEIGH, NC 27606

BOUNDARY INFORMATION TAKEN FROM SURVEY BY TRIANGLE SURVEYORS, INC. ENTITLED "THE NEW AMERICAN HOME", DATED 08/15/2006.

TOPOGRAPHICAL INFORMATION IS FROM TRIANGLE SURVEYORS, INC.
TOTAL AREA OF TRACT: 479,103.14 SF 11.00 AC

EXISTING TREE SURVEY PERFORMED BY TRIANGLE SURVEYORS, INC.

PIN: 0793134771
PIN: 0793144260

ZONING:

ZONING DISTRICT(S) CLASSIFICATION: R-4 WITH PDD OVERLAY
ZONING CASE: MP-3-05/2-65-05

PORTIONS OF THIS SITE ARE IN THE ZONE "AE" (AREAS DETERMINED TO HAVE 1.0% ANNUAL FLOODING CHANCE - 100 YEAR FLOOD AREA - BFE DETERMINED) PER FEMA MAP 3720079300J, DATED: MAY 2, 2006.

THIS SITE IS IN THE NEUSE RIVER BASIN.

IMPROVEMENTS DATA:

EXISTING LAND USE: VAC AG,
PROPOSED LAND USE: RES/1-FAMILY

DENSITY: 12 UNITS / 11.00 AC = 1.09 UNITS/AC

OPEN SPACE: 147,409.85 SF / 3.38 AC (30.73% OF SITE)

THE IMPERVIOUS AREA PER LOT SHOULD BE LIMITED TO 4,000 SQ FT.

LINE TABLE

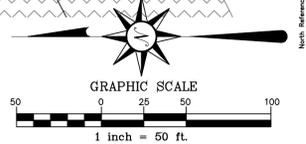
| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | N74°38'47"E | 25.90 |
| L2 | N53°25'49"E | 20.05 |
| L3 | N67°22'20"E | 27.40 |
| L4 | N84°28'13"E | 31.00 |
| L5 | N58°43'55"E | 24.37 |
| L6 | N43°08'07"E | 35.38 |
| L7 | N42°20'39"E | 58.82 |
| L8 | N78°25'55"E | 37.73 |
| L9 | N65°07'00"E | 36.34 |
| L10 | N53°42'12"E | 15.41 |
| L11 | N17°00'44"E | 6.58 |
| L12 | N12°48'38"W | 58.00 |
| L13 | N48°44'24"E | 65.78 |
| L14 | N63°16'17"E | 107.65 |
| L15 | S86°59'20"E | 46.50 |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG | CHORD |
|-------|-----------|---------|--------|---------|-------------|--------|
| C1 | 22°06'20" | 1122.42 | 433.05 | 219.25 | N01°14'39"W | 430.37 |

LEGEND

| | |
|----------|----------------------------------|
| [Symbol] | POWER POLE |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | WATER VALVE |
| [Symbol] | SIGN |
| [Symbol] | TELEPHONE PEDESTAL |
| [Symbol] | SANITARY SEWER MANHOLE |
| [Symbol] | PLAT BOOK |
| [Symbol] | D.B. DEED BOOK |
| [Symbol] | PIN PARCEL IDENTIFICATION NUMBER |
| [Symbol] | SIP SET IRON PIPE |
| [Symbol] | EIP EXISTING IRON PIPE |
| [Symbol] | O OAK |
| [Symbol] | P POPLAR |
| [Symbol] | G SWEETGUM |
| [Symbol] | H HICKORY |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J:\DKSA JOB FILES\1227-01 - site plans.dwg, Existing Conditions, 3/3/2008 8:51:12 AM, Job, 1, 11

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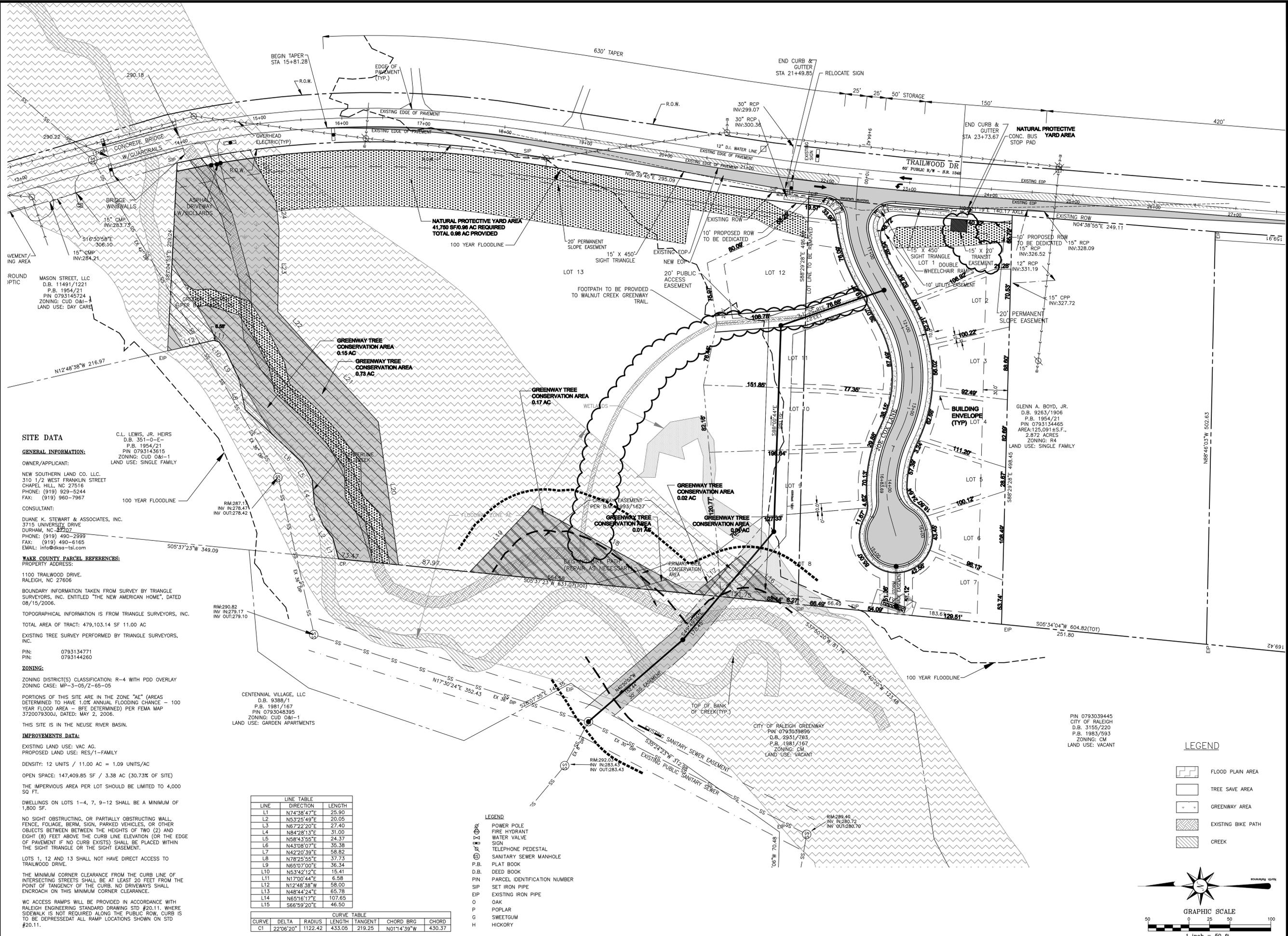
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THE NEW AMERICAN HOUSE
RALEIGH, NORTH CAROLINA
MASTER PLAN

DATE: 09-17-07
SCALE: 1"=50'-0"
JOB NO. 1227.01
DRAWN BY: CLS
CHECKED BY: DKS

SHEET **OS-1**



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1100 TRAILWOOD DRIVE,
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PIN: 0793134771
PIN: 0793144260

ZONING:

ZONING DISTRICT(S) CLASSIFICATION: R-4 WITH PDD OVERLAY
ZONING CASE: MP-3-05/Z-65-05

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DWELLINGS ON LOTS 1-4, 7, 9-12 SHALL BE A MINIMUM OF 1,800 SF.

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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. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11, WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

C.L. LEWIS, JR. HEIRS
D.B. 351-0-E-
P.B. 1954/21
PIN 0793143615
ZONING: CUD 0&1-1
LAND USE: SINGLE FAMILY

100 YEAR FLOODLINE

1100 TRAILWOOD DRIVE,
RALEIGH, NC 27606

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CENTENNIAL VILLAGE, LLC
D.B. 9388/1
P.B. 1981/167
PIN 0793048395
ZONING: CUD 0&1-1
LAND USE: GARDEN APARTMENTS

100 YEAR FLOODLINE

1100 TRAILWOOD DRIVE,
RALEIGH, NC 27606

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CENTENNIAL VILLAGE, LLC
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ZONING DISTRICT(S) CLASSIFICATION: R-4 WITH PDD OVERLAY
ZONING CASE: MP-3-05/Z-65-05

PORTIONS OF THIS SITE ARE IN THE ZONE "AE" (AREAS DETERMINED TO HAVE 1.0% ANNUAL FLOODING CHANCE - 100 YEAR FLOOD AREA - BFE DETERMINED) PER FEMA MAP 3720079300J, DATED: MAY 2, 2006.

THIS SITE IS IN THE NEUSE RIVER BASIN.

IMPROVEMENTS DATA:

EXISTING LAND USE: VAC AG.

PROPOSED LAND USE: RES/F1-FAMILY

DENSITY: 12 UNITS / 11.00 AC = 1.09 UNITS/AC

OPEN SPACE: 147,409.85 SF / 3.38 AC (30.73% OF SITE)

THE IMPERVIOUS AREA PER LOT SHOULD BE LIMITED TO 4,000 SQ FT.

DWELLINGS ON LOTS 1-4, 7, 9-12 SHALL BE A MINIMUM OF 1,800 SF.

NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLES, OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN THE SIGHT TRIANGLE OR THE SIGHT EASEMENT.

LOTS 1, 12 AND 13 SHALL NOT HAVE DIRECT ACCESS TO TRAILWOOD DRIVE.

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. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11, WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

CENTENNIAL VILLAGE, LLC
D.B. 9388/1
P.B. 1981/167
PIN 0793048395
ZONING: CUD 0&1-1
LAND USE: GARDEN APARTMENTS

100 YEAR FLOODLINE

1100 TRAILWOOD DRIVE,
RALEIGH, NC 27606

BOUNDARY INFORMATION TAKEN FROM SURVEY BY TRIANGLE SURVEYORS, INC. ENTITLED "THE NEW AMERICAN HOME", DATED 08/15/2006.

TOPOGRAPHICAL INFORMATION IS FROM TRIANGLE SURVEYORS, INC.

TOTAL AREA OF TRACT: 479,103.14 SF 11.00 AC

EXISTING TREE SURVEY PERFORMED BY TRIANGLE SURVEYORS, INC.

PIN: 0793134771
PIN: 0793144260

ZONING:

ZONING DISTRICT(S) CLASSIFICATION: R-4 WITH PDD OVERLAY
ZONING CASE: MP-3-05/Z-65-05

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100 YEAR FLOODLINE

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These drawings are instruments of service and as such remain the property of the engineer. No copies or reproductions of these drawings are permitted without consent of the engineer. Upon completion of the work, all drawings (except the contract copies) are to be returned to the engineer.

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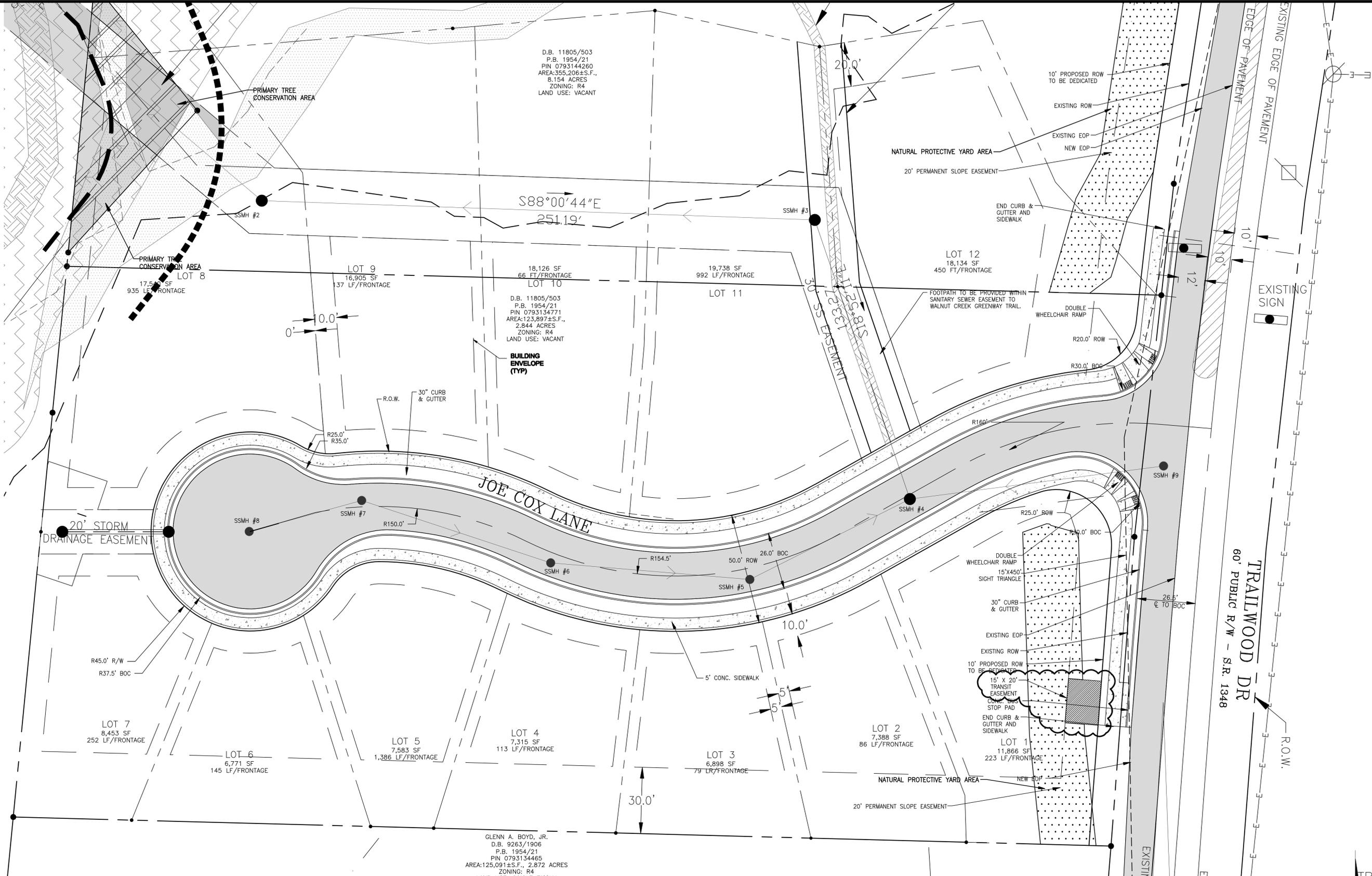
SEAL

| REVISIONS | |
|-----------|-------------------|
| 3-5-07 | PER CITY COMMENTS |
| 4-12-07 | PER CITY COMMENTS |
| 7-31-07 | PER CITY COMMENTS |
| 11-13-07 | PER CITY COMMENTS |
| 01-31-08 | PER CITY COMMENTS |

THE NEW AMERICAN HOUSE
RALEIGH, NORTH CAROLINA
PRELIMINARY PLAT

DATE: 09-17-07
SCALE: 1"=20'-0"
JOB NO. 1227.01
DRAWN BY: CLS
CHECKED BY: DKS

SHEET
S-1



GENERAL NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY CITY OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN: CITY RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPARTMENT FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE. ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).

SITE DATA

GENERAL INFORMATION:
OWNER/APPLICANT:
NEW SOUTHERN LAND CO. LLC.
310 1/2 WEST FRANKLIN STREET
CHAPEL HILL, NC 27516
PHONE: (919) 929-5244
FAX: (919) 960-7967

CONSULTANT:
DUANE K. STEWART & ASSOCIATES, INC.
3715 UNIVERSITY DRIVE
DURHAM, NC 27707
PHONE: (919) 490-2999
FAX: (919) 490-6165
EMAIL: info@dkso-tsi.com

GLENN A. BOYD, JR.
D.B. 9263/1906
P.B. 1954/21
PIN 0793134465
AREA: 125,091 ± S.F., 2.872 ACRES
ZONING: R4
LAND USE: SINGLE FAMILY

WAKE COUNTY PARCEL REFERENCES:
PROPERTY ADDRESS:
1100 TRAILWOOD DRIVE,
RALEIGH, NC 27606

BOUNDARY INFORMATION TAKEN FROM SURVEY BY TRIANGLE SURVEYORS, INC. ENTITLED "THE NEW AMERICAN HOME", DATED 08/15/2006.

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TOTAL AREA OF TRACT: 479,103.14 SF 11.00 AC
EXISTING TREE SURVEY PERFORMED BY TRIANGLE SURVEYORS, INC.
PIN: 0793134771
PIN: 0793144260

ZONING:
ZONING DISTRICT(S) CLASSIFICATION: R-4 WITH PDD OVERLAY
ZONING CASE: MP-3-05/2-65-05

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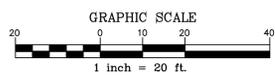
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LEGEND

- FLOOD PLAIN AREA
- TREE SAVE AREA
- GREENWAY AREA
- EXISTING BIKE PATH
- CREEK



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J:\DATA\JOB FILES\1227-01 - site plans.dwg, Site Plan, 3/13/2008 8:52:29 AM, xref, 1:1

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SEAL

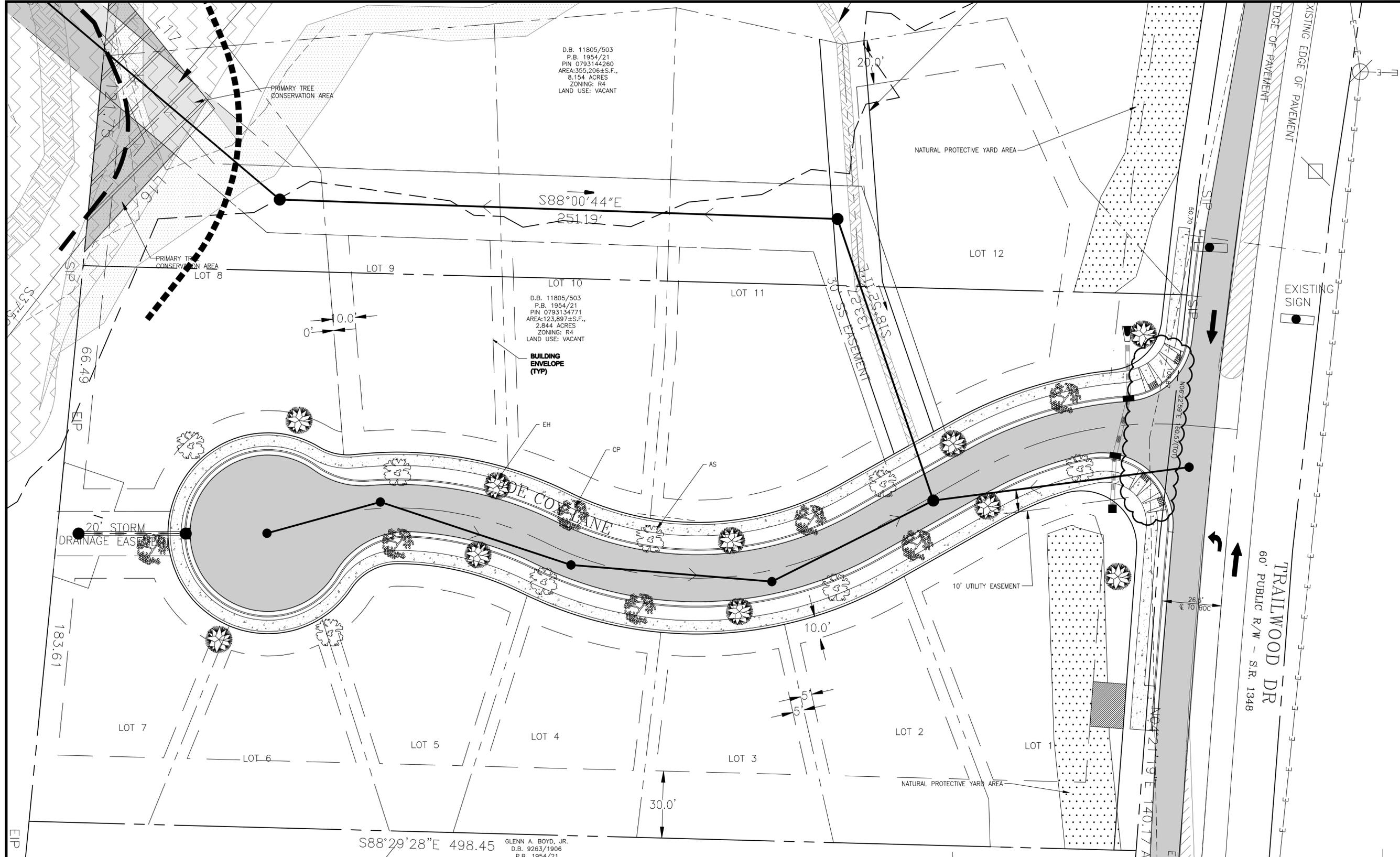
REVISIONS

| | |
|----------|-------------------|
| 3-5-07 | PER CITY COMMENTS |
| 4-12-07 | PER CITY COMMENTS |
| 7-31-07 | PER CITY COMMENTS |
| 11-13-07 | PER CITY COMMENTS |
| 01-31-08 | PER CITY COMMENTS |

THE NEW AMERICAN HOUSE
RALEIGH, NORTH CAROLINA
PLANTING PLAN

DATE: 09-17-07
SCALE: 1"=20'-0"
JOB NO. 1227.01
DRAWN BY: CLS
CHECKED BY: DKS

SHEET **P-1**



D.B. 11805/503
P.B. 1954/21
PIN 0793144260
AREA:355,206±S.F.,
8.154 ACRES
ZONING: R4
LAND USE: VACANT

D.B. 11805/503
P.B. 1954/21
PIN 0793134771
AREA:123,897±S.F.,
2.844 ACRES
ZONING: R4
LAND USE: VACANT

GLENN A. BOYD, JR.
D.B. 9263/1906
P.B. 1954/21
PIN 0793134465
AREA:125,091±S.F., 2.872 ACRES
ZONING: R4
LAND USE: SINGLE FAMILY

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 - BUILDINGS SHALL BE SET BACK AT LEAST 10 FEET FROM THE EDGE OF ANY PRESERVED TREE COVERAGE.
 - NO PLANTING OF SHRUBS WITHIN RIGHT-OF-WAY WITHOUT A LICENSE AGREEMENT WITH THE CITY OF RALEIGH.
 - EXISTING TREE SURVEY PERFORMED BY TRIANGLE SURVEYORS, INC.

- IF EXISTING TREES CAN BE PROTECTED DURING CONSTRUCTION AND SATISFY ALL OR PART OF THE STREET TREE REQUIREMENT THEN PROPOSED STREET TREES CAN BE DEDUCTED ACCORDINGLY.
- LANDSCAPING / C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING / TREE PROTECTION AREA / PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
- ROOT PROTECTION ZONE: EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.

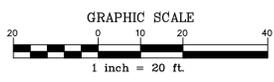
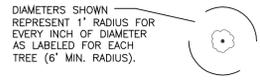
Plant Listing

| Key/Code | Total Quantity | Botanical Name | Common Name | Height | Ground Cover Pot Size | Caliper | Buffer Area | R.O.W. Area | Side/ Rear P.L. | 15.00% Supp. | Screen | Street Trees | Other |
|----------|----------------|--------------------|-------------------|--------|-----------------------|---------|-------------|-------------|-----------------|--------------|--------|--------------|-------|
| AS | 9 | ACER SACCHARUM, | SUGAR MAPLE | 8' | | 2" | | | | | | 9 | |
| EH | 11 | CARPINUS BETULUS | EUROPEAN HORNBEAM | 8' | | 2" | | | | | | 11 | |
| CP | 8 | PISTACIA CHINENSIS | CHINESE PISTACHIO | 8' | | 2" | | | | | | 8 | |

- NOTES:
- PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING.
 - WHERE CONTAINER SIZE AND HEIGHT ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
 - NO SHRUBS TO BE PLANTED WITHIN 6 FEET OF NEW TREES, NOR WITHIN THE DRIP LINE OF EXISTING TREES.
 - STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 10-2082.5, STREET PROTECTIVE YARD LANDSCAPE REGULATIONS, AND SHALL BE AT LEAST TWO (2) INCH CALIPER.

- TREE & SHRUB LEGEND
- AS = (SUGAR MAPLE; ACER SACCHARINUM)
 - EH = (EUROPEAN HORNBEAM; CARPINUS BETULUS)
 - CP = (CHINESE PISTACHIO; PISTACIA CHINENSIS)

ROOT ZONE PROTECTION AREA (TYP.)



STREET TREES REQUIRED

JOE COX ROAD

| LOT # | # OF TREES |
|-------|------------|
| 1 | 3 |
| 2 | 1 |
| 3 | 2 |
| 4 | 0 |
| 5 | 3 |
| 6 | 2 |
| 7 | 2 |
| 8 | 2 |
| 9 | 1 |
| 10 | 2 |
| 11 | 4 |
| 12 | 2 |

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J:\DASA JOB FILES\1227-01 - site plans.dwg, Planting Plan, 3/3/2008 9:00:55 AM, Job, 1:1



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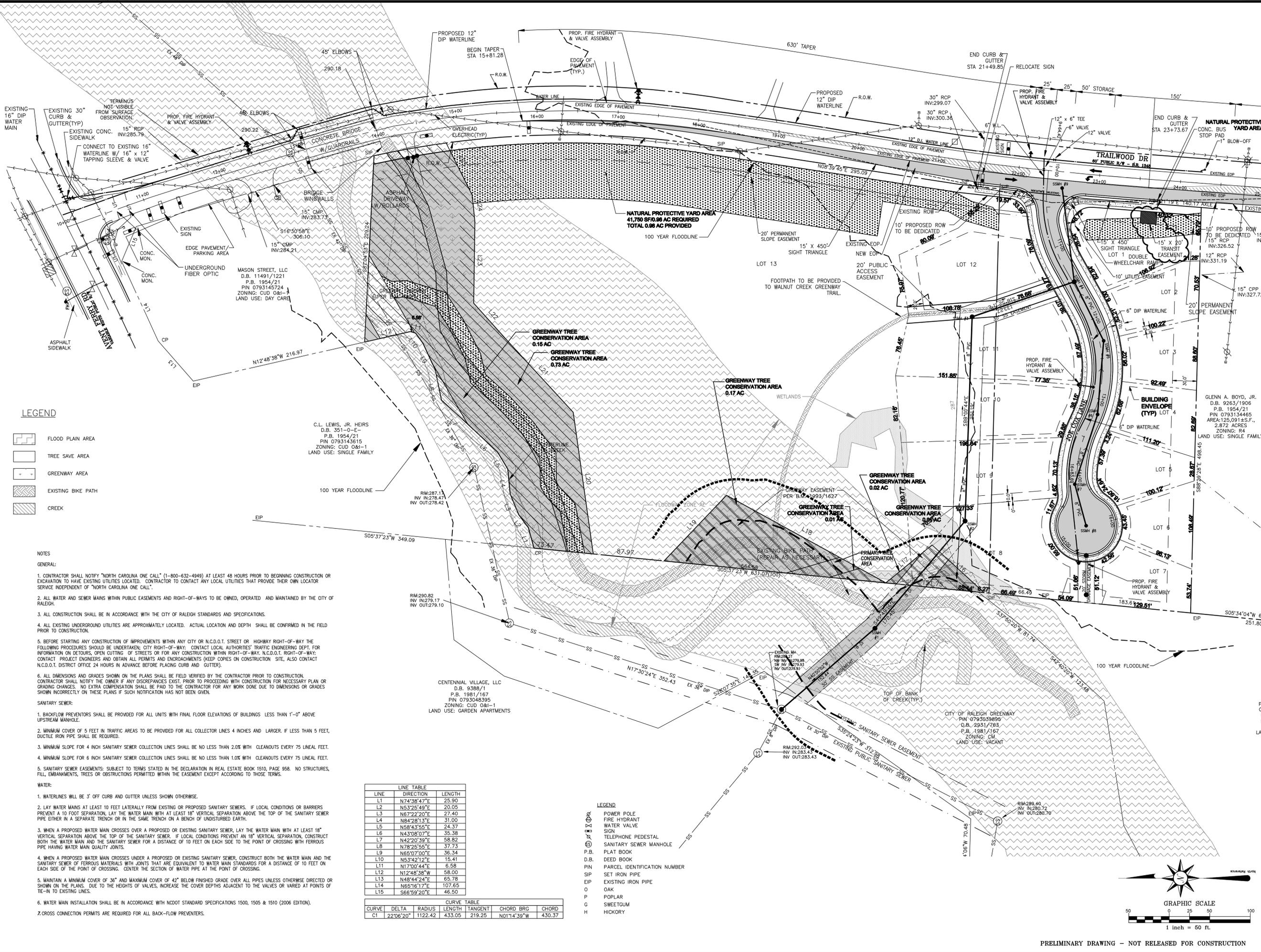
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| 7-31-07 | PER CITY COMMENTS |
| 11-13-07 | PER CITY COMMENTS |
| 01-31-08 | PER CITY COMMENTS |

THE NEW AMERICAN HOUSE
RALEIGH, NORTH CAROLINA
UTILITY PLAN

DATE: 09-17-07
SCALE: 1"=50'-0"
JOB NO. 1227.01
DRAWN BY: CLS
CHECKED BY: DKS

SHEET **U-1**



LEGEND

- FLOOD PLAIN AREA
- TREE SAVE AREA
- GREENWAY AREA
- EXISTING BIKE PATH
- CREEK

NOTES

- GENERAL:**
- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
 - ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
 - BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY CITY OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; CITY RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY, N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
 - ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SANITARY SEWER:**
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
 - MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
 - MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
 - MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
 - SANITARY SEWER EASEMENTS, SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 1510, PAGE 958. NO STRUCTURES, FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.
- WATER:**
- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
 - LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
 - WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
 - WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
 - MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
 - WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH NCDOT STANDARD SPECIFICATIONS 1500, 1505 & 1510 (2006 EDITION).
 - CROSS CONNECTION PERMITS ARE REQUIRED FOR ALL BACK-FLOW PREVENTERS.

LINE TABLE

| LINE | DIRECTION | LENGTH |
|------|-------------|--------|
| L1 | N74°38'47"E | 25.90 |
| L2 | N53°28'48"E | 20.05 |
| L3 | N67°22'20"E | 27.40 |
| L4 | N84°28'13"E | 31.00 |
| L5 | N58°43'55"E | 24.37 |
| L6 | N43°08'07"E | 35.38 |
| L7 | N42°20'39"E | 58.82 |
| L8 | N78°25'55"E | 37.73 |
| L9 | N86°07'00"E | 36.34 |
| L10 | N53°42'12"E | 15.41 |
| L11 | N17°00'44"E | 6.58 |
| L12 | N12°48'38"W | 58.00 |
| L13 | N48°44'24"E | 65.78 |
| L14 | N65°16'17"E | 107.65 |
| L15 | S66°59'20"E | 46.50 |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG | CHORD |
|-------|-----------|---------|--------|---------|-------------|--------|
| CT | 22°06'20" | 1122.42 | 433.05 | 219.25 | N01°14'39"W | 430.37 |

- LEGEND**
- POWER POLE
 - FIRE HYDRANT
 - WATER VALVE
 - SIGN
 - TELEPHONE PEDESTAL
 - SANITARY SEWER MANHOLE
 - PLAT BOOK
 - D.B.
 - PIN
 - SET IRON PIPE
 - EIP
 - O OAK
 - P POPLAR
 - S SWEETGUM
 - H HICKORY

