



# Administrative Approval Action

Case File / Name: SUB-S-66-2017  
900 St Albans Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the southwest corner of the intersection of St. Albans Drive and Benson Drive at 900-1010 St. Albans, and 3450 Quail Hollow Drives.

**REQUEST:** The subdivision of three parcels totaling 39.34 acres into 17 lots zoned CX-20-CU, CX-7-PL CU, and CM CU. (Z-13-16). The development of this subdivision is to be completed in 4 phases. This is a REVISION to the previously approved preliminary subdivision (S-66-2017 approved on June 1, 2018) with changes to the lot layout and phasing plan. The approval of this revision includes a new sunset date based on NC Senate Bill 704. The new three year sunset date is November 1, 2021 (instead of the original sunset date of June 1, 2021).

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** ASR-0107-2020: DSLC - Administrative Site Review [ASR]/Administrative Site Review  
RCMP-0080-2021: DSLC - Recorded Maps/Boundary Survey - Major  
RCMP-0081-2021: DSLC - Recorded Maps/Subdivision

**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 December 22, 2020 by Dewitt Carolinas.

## **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:*

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

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

### **General**

1. All references to the amenity area standards being met off site on lots 6 and 8 are to be removed from the SPR as amenity areas are required "on site" (1.5.3) of individual developments within the subdivision.

### **Engineering**

2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

### **Stormwater**

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



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4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

**Urban Forestry**

6. 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).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Transit Easement Required
<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Greenway Easement Required

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

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

**General**

1. The City Code Covenant is no longer required based on TC-19-20.
2. Existing SPR (SPR-0156-2019) is to be revised to show the changes approved with this preliminary plan.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
5. The Development Covenant for this project as per Z-13-16, #17 must be recorded and the book and page number noted on the recorded plat.

**Engineering**



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6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. 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.
8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded 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.
9. A 5' utility placement 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.
10. A Slope easement 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 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. Slope easements are needed at St Albans (where the public improvements terminate,) Benson Drive and Quail Hollow Drive.
11. A cross access agreement among the lots identified as PIN 1715-16-8947, proposed lots 7-11, 13 and 14 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross 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, further recordings and building permit issuance will be withheld.
12. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

## Stormwater

13. 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).
14. 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).



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## Transportation

15. 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

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

## General

1. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

## Engineering

2. A cross access agreement among the lots identified as PIN 1715-16-8947, proposed lots 7-11, 13 and 14 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross 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, further recordings and building permit issuance will be withheld.
3. An encroachment submittal for any items within the public right-of-way shall be approved by City Council. The developer has indicated that it is unknown what encroachments will be proposed at this time. This condition is attached to the subdivision pending any encroachments proposed on the subsequent reviews. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

## Stormwater

4. 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).



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5. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
6. 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).
7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
8. 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).
9. 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).

**The following are required prior to issuance of building occupancy permit:**

### Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: November 1, 2021**  
Record at least ½ of the land area approved.

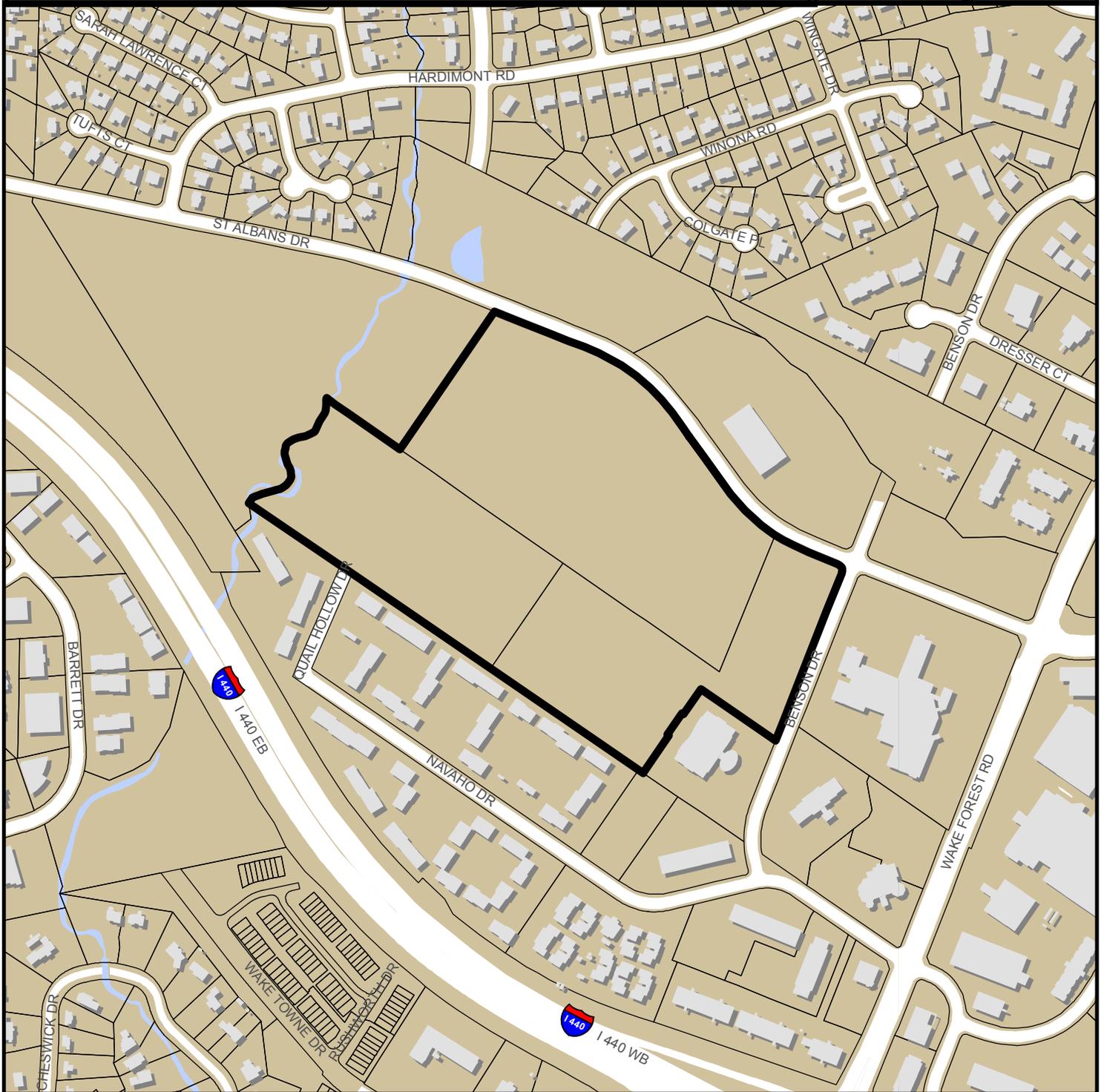
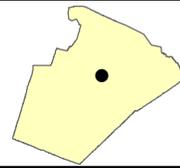
**5-Year Sunset Date: November 1, 2023**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 01/21/2021  
Development Services Dir/Designee

Staff Coordinator: Michael Walters

# 900 ST ALBANS SUBDIVISION S-66-17



0 300 600 1,200 Feet

Zoning: **CX-7-PL-CU, CX-20-CU**

CAC: **& CM-CU**

Drainage Basin: **Midtown**

Acreage: **Big Branch**

Number of Lots: **38.41**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **St Albans**

Phone: **(919) 580-1000**





# Administrative Approval Action

AA # 3796 / S-66-17, Mixed Use Dev. St. Albans Subdivision  
Transaction# 530954

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 southwest corner of the intersection of St. Albans Drive and Benson Drive at 900-1010 St. Albans, and 3450 Quail Hollow Drives.

**REQUEST:** The subdivision of three parcels totaling 39.34 acres into seventeen lots zoned CX-20-CU, CX-7-PL CU, and CM CU. (Z-13-16). This development of this subdivision is to be completed in 4 phases.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

Block perimeter requirements of Article 8.3 of The Raleigh UDO and Section 6.1 of the Raleigh Street Design Manual are not being met. The developer has submitted a request for a design adjustment that meets the standards required in Section 8.3.6 of the UDO for consideration of a design adjustment. Staff is in support of the design adjustment.

**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 Advanced Civil Design (4/18/2018).

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

**Stormwater:** This mixed-use development will utilize a wet detention pond and 2 sand filters for stormwater quality control. Additionally, a TN offset payment will be required. An exemption from peak discharge control for this project is granted in accordance with UDO Sec 9.2.2 E 2d (compliance would result in greater downstream impact).

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

#### **ENGINEERING**

1. An encroachment agreement for items as identified in the requirements of Section 5.2 of the Raleigh Street Design Manual, within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **PUBLIC UTILITIES**

3. A deed shall be recorded for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction prior to concurrent approval.



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

## STORMWATER

5. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

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

## URBAN FORESTRY

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

## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
2. Comply with all applicable conditions of Z-13-16.
3. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of the building currently owned by ONE REN LLC, PIN 1715-16-8947, as referenced by DB16108 PG 1634, for customer parking and within 1,200 feet for employee parking shall be provided to fulfill the required parking on the referenced site. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.
4. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.



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

## ENGINEERING

7. 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.
8. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
9. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
10. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

## PUBLIC UTILITIES

1. An off-site sanitary sewer easement deed and plat shall be approved by the Public Utilities Department and recorded by deed and plat for the City of Raleigh sewer extension and the deed and plat shall be recorded with the County Register of Deeds office. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of plat recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

## STORMWATER

2. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
3. Next Step: The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
4. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.



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5. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
6. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
7. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

## TRANSPORTATION

8. 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.

## URBAN FORESTRY

9. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bounds showing the designated Tree Conservation Areas.

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

**3-Year Sunset Date: 6-1-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 6-1-2023**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 4/11/2018

Staff Coordinator: Michael Walters

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

<b>PROJECT</b>	Project Name	Mixed Use Development at St. Albans
	Development Case Number	S-66-17
	Transaction Number	530954
	Design Adjustment Number	DA - 29 - 2018
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>	
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>
	Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.	
	<b>DEPARTMENTS</b>	
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning
	<input checked="" type="checkbox"/> Development Engineering <i>K. J. 5-9-18</i>	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.
	<input type="checkbox"/> Public Utilities	
	<b>CONDITIONS:</b>	
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY		

Authorized Signature

*MERLINDA W. RITCHIE, PE, MPA*  
ENGINEERING AND INFRASTRUCTURE MANAGER

Date

*6/1/2018*

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

# Staff Response

## Article 8.3 Blocks Lots, Access



DEVELOPMENT  
SERVICES  
DEPARTMENT

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

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

The proposed "Mixed Use Development at St. Albans" consists of 17 lots. Of the 17 lots, there are 3 lots that do not meet block perimeter requirements. The major inhibiting factor being the adjacent stream and associated environmental and topographical constraints.

The development plan consists of construction of 3 new streets and a continuation of Quail Hollow Drive. In addition, pedestrian passage is being provided consistent with the requirements of section 4.6.2 of The Raleigh Street Design Manual. The developer has received administrative approval of a Traffic Impact Analysis by the City of Raleigh.

Staff is in support of the design adjustment for block perimeter. Please also note that the developer submitted for a design adjustment to the requirements of UDO Article 8.4 for new streets. However, a design adjustment for the street sections is not required. A design adjustment is not required for the street sections as the proposed plan exceeds the requirements.



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

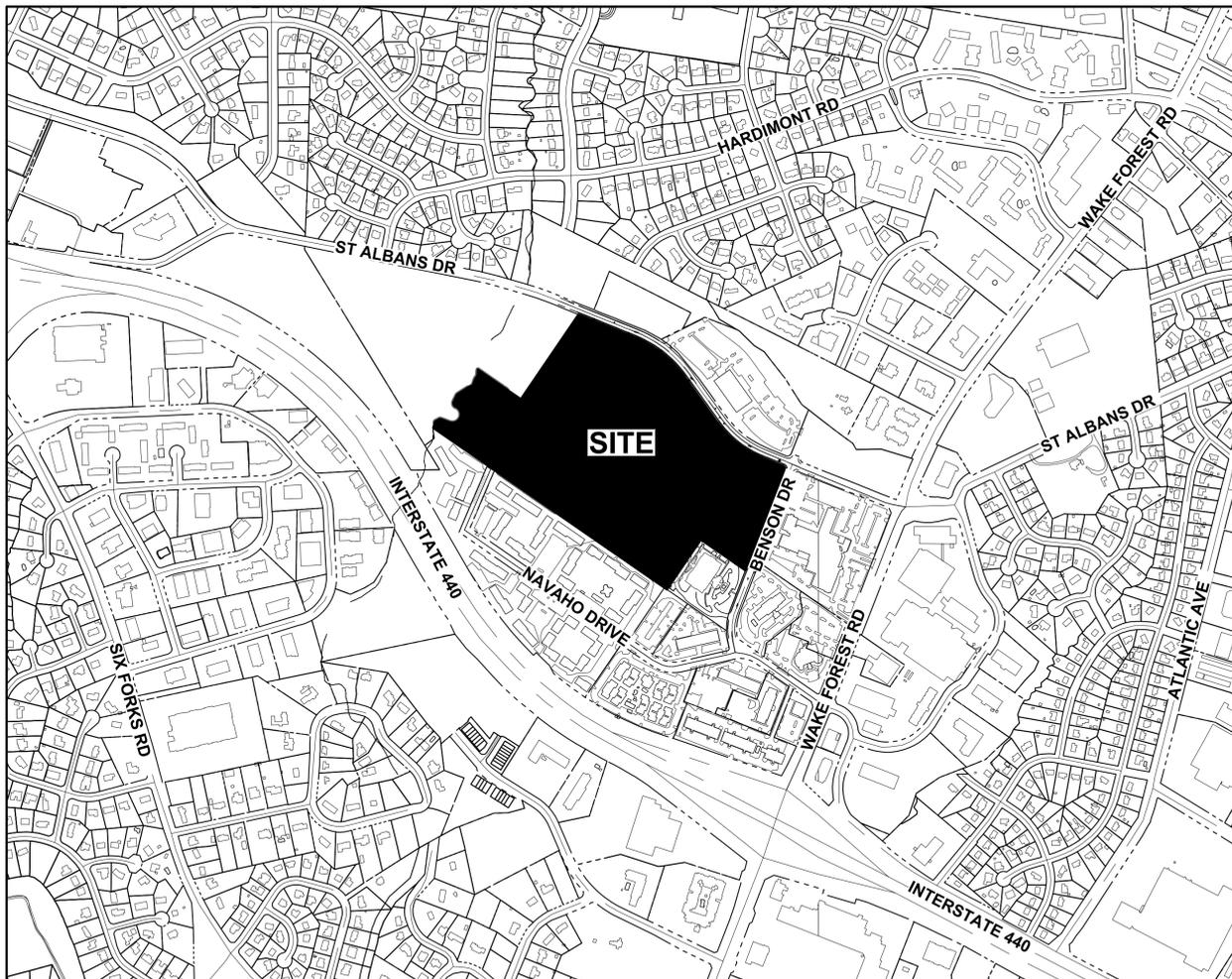
Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> * May require City Council approval if in a Metro Park Overlay or Historic Overlay District	<input type="checkbox"/> Conservative Subdivision	
If your project has been through the Due Diligence process, provide the transaction #: 501303		
<b>GENERAL INFORMATION</b>		
Development Name: Mixed Use Development At St Albans		
Proposed Use: Mixed Use Subdivision. Uses will be defined with site plan submittal.		
Property Address: 900 St Albans Drive, 3450 Quail Hollow Drive, 1010 St Albans Drive		
Wake County Property Identification Number(s) for parcel(s) to which these guidelines will apply:		
Pin Recorded Deed 1715-0309	Pin Recorded Deed 1715-0309	Pin Recorded Deed 1715-0309
What is your project type?		
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: St Albans Holdings, LLC		Owner/Developer Name: Dewitt Carolinas, Inc.
Address: 3301 Benson Drive, Suite 103		
Phone: 919-863-1000		Email: Steven.Beaute@dewittcarolinas.com
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: Advanced Civil Design		Contact Name: James Whitacre, PE, PLS
Address: 51 Kilmayne Drive, Suite 105		
Phone: 919-481-6290		Email: jwhitacre@advancedcivil.com

FAVOR 03 WWW.RALEIGHING.GOV REVISION 03.11.16

<b>DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</b>	
<b>ZONING INFORMATION</b>	
Zoning District(s): CX-20-CU(26.83), CX-7-PL-CU(10.51), CM-CU(2.00 Acres)	
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 #:	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: 5.3/22.9997 acres/ft	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 19.3/840.272 acres/ft	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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 #: 3720171500J
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of Townhouse Lots: Detached N/A Attached N/A	
Total # of Single Family Lots: N/A	Total # of All Lots: 17
Overall Units/Acre Densities Per Zoning District(s) N/A	
Total # of Open Space and/or Common Area Lots: 2	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, successors, 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 <b>James Whitacre</b> 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.	
Signature: <i>Steven Beaute</i>	Owners Representative: 360797
Signature: For St Albans Holdings, LLC	Date:
Signature:	Date:

FAVOR 03 WWW.RALEIGHING.GOV REVISION 03.11.16

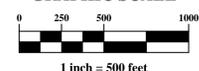
# PRELIMINARY SUBDIVISION PLAN MIXED USE DEVELOPMENT AT ST ALBANS CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA 2018



### VICINITY MAP

SCALE: 1" = 500'

### GRAPHIC SCALE



### SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	PHASING DIAGRAM
4	PLAT MAP
5	DETAILS AND TYPICAL SECTIONS
6	OVERALL SITE PLAN
7-10	ENLARGED SITE PLAN
11	UTILITY PLAN
12	STORMWATER GRADING PLAN
13	SIGHT DISTANCE EXHIBIT
LT1.1	TREE CONSERVATION PLAN
LT2.1	ENLARGED SECONDARY TREE CONSERVATION AREA
LP1.1	LANDSCAPE PLAN
LP3.1	LANDSCAPE DETAILS AND SPECIFICATIONS

### PHASING DESCRIPTION

THIS PROJECT WILL BE PHASED INTO FOUR SECTIONS. THE LOT RECORDATION, STREET CONSTRUCTION AND UTILITY INSTALLATION WILL BE INCLUDED AS PART OF THE PHASING.

### PHASING ORDER

PHASE ONE WILL INCLUDE LOT RECORDATION OF LOTS ONE THROUGH SIX, LOT SEVENTEEN AND THE RIGHT OF WAY FOR A PORTION OF QUAIL HOLLOW DRIVE. ALL TREE CONSERVATION AREAS WILL ALSO BE RECORDED WITH PHASE ONE. WITHIN PHASE ONE APPROXIMATELY 850' FEET OF QUAIL HOLLOW DRIVE WILL BE CONSTRUCTED JUST PASSED THE ROUNDABOUT. PHASE ONE WILL ALSO INCLUDE THE INSTALLATION OF A 12" DIP WATERLINE THAT WILL BE INSTALLED ALONG MAIN ALONG ST ALBANS DRIVE. THE WATERLINE WILL BE CONSTRUCTED TO THE PHASE LINE ON BOTH QUAIL HOLLOW DRIVE AND A STREET. THE STORM SEWER FOR THE ROADWAYS IN PHASE ONE WILL BE INSTALLED ALONG WITH THE STORMWATER MANAGEMENT PRACTICES FOR THE ENTIRE SITE. PHASE ONE WILL INCLUDE THE SANITARY OUTFALL INSTALLATION ALONG THE SOUTH WESTERN END OF THE SITE AND WILL BE INSTALLED TO THE FIRST MANHOLE IN PHASE 3. THE SANITARY SEWER AT THE INTERSECTION OF ST ALBANS DRIVE AND QUAIL HOLLOW DRIVE WILL ALSO BE INSTALLED WITHIN PHASE ONE.

PHASE TWO WILL INCLUDE LOT RECORDATION OF LOTS SEVEN THROUGH ELEVEN AND THE RIGHT OF WAY FOR C STREET. WITHIN PHASE TWO, C STREET WILL BE CONSTRUCTED IN ITS ENTIRETY ALONG WITH CURB CUTS FOR PHASE THREE. PHASE TWO WILL INCLUDE THE INSTALLATION OF A 12" DIP WATERLINE THAT WILL EXTEND FROM ST ALBANS DRIVE. THE WATERLINE WILL BE LOOPED TO QUAIL HOLLOW DRIVE AND STUBBED TO SECTION 3. THE STORM SEWER FACILITIES FOR C STREET WILL BE INSTALLED WITHIN PHASE TWO. THIS PHASE WILL ALSO INCLUDE THE INSTALLATION OF THE BALANCE OF SANITARY SEWER TO SERVE THE SITE.

PHASE THREE WILL INCLUDE LOT RECORDATION OF LOT TWELVE THROUGH FIFTEEN AND THE RIGHT OF WAY FOR A AND B STREET. WITHIN PHASE THREE A STREET AND B STREET WILL BE CONSTRUCTED IN THEIR ENTIRETY AND THE EXISTING INTERSECTION AT BENSON DRIVE WILL BE RECONFIGURED. A 12" DIP WATERLINE CONNECTION FROM BENSON DRIVE AND THE STUB AT THE PHASE TWO LINE WILL BE COMPLETED. AN 8" DIP WATERLINE WILL BE INSTALLED ALONG B STREET AND STUBBED AT THE PROPERTY LINE. STORM SEWER FOR A AND B STREET WILL BE CONSTRUCTED WITHIN PHASE THREE.

PHASE FOUR WILL INCLUDE LOT RECORDATION OF LOT 16 AND THE REMAINING RIGHT OF WAY FOR QUAIL HOLLOW DRIVE. THE 12" DIP WATERLINE FROM PHASE ONE WILL BE CONTINUED AND STUBBED TO THE SOUTHERN PROPERTY LINE. STORM SEWER FACILITIES WILL BE INSTALLED FOR THE REMAINDER OF QUAIL HOLLOW DRIVE.

<b>OWNER</b> ST ALBANS HOLDINGS, LLC 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-863-1000	<b>DEVELOPER</b> DEWITT CAROLINAS, INC. 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-863-1000	<b>ENGINEER</b> ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 105 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290	<b>LANDSCAPE ARCHITECT</b> JDAVIS 510 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-639-1500

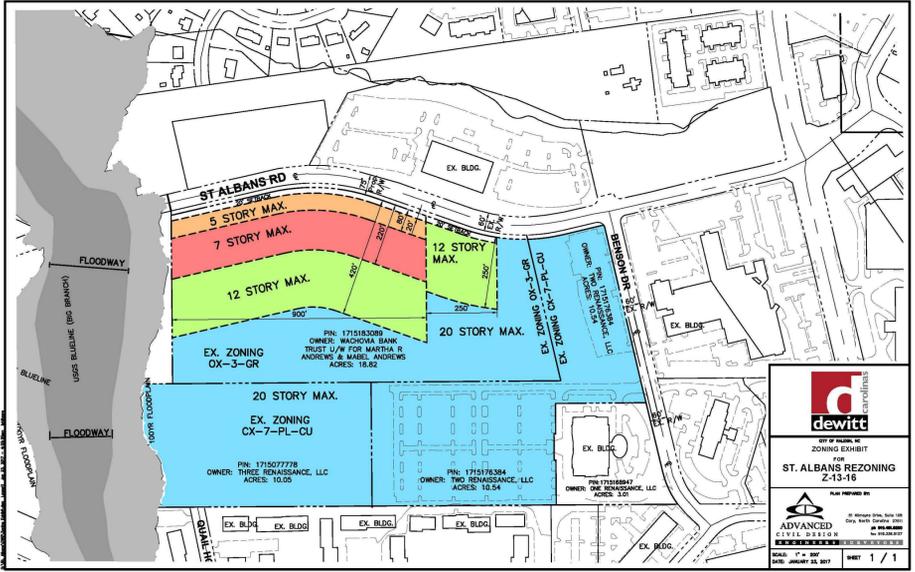
### ZONING CONDITIONS (Z-13-16):

- THE FOLLOWING PRINCIPAL USES LISTED IN THE ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: CEMETERY; MAJOR UTILITIES - ALL TYPES; ADULT ESTABLISHMENT; VEHICLE FUEL SALES; DETENTION CENTER, JAIL, PRISON; LIGHT MANUFACTURING - ALL TYPES; CAR WASH; VEHICLE REPAIR - ALL TYPES; HELIPORT NOT SERVING HOSPITAL(S). ALSO, ANY BAR, NIGHTCLUB, TAVERN, LOUNGE, SHALL BE LOCATED AT LEAST 300 FEET FROM THE RIGHT-OF-WAY OF ST. ALBANS DRIVE AND LOCATED IN A MULTI-TENANT BUILDING. ANY EATING ESTABLISHMENT WITH A DRIVE-THRU WINDOW SHALL BE LOCATED AT LEAST 300 FEET FROM THE RIGHT-OF-WAY FROM ST. ALBANS DRIVE.
- PRIOR TO RECORDECTION OF A SUBDIVISION PLAT OR ISSUANCE OF A BUILDING PERMIT FOR NEW DEVELOPMENT, WHICHEVER EVENT FIRST OCCURS, A TRANSIT EASEMENT ALONG ST. ALBANS DRIVE SHALL BE DEEDED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. PRIOR TO RECORDECTION OF EACH TRANSIT EASEMENT, THE DIMENSIONS (NOT TO EXCEED 15 FEET IN DEPTH OR 20 FEET IN WIDTH) AND LOCATION OF THE EASEMENT SHALL BE APPROVED BY THE TRANSPORTATION DEPARTMENT AND THE EASEMENT DOCUMENT APPROVED BY THE CITY ATTORNEY'S OFFICE. IF, PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR NEW DEVELOPMENT, THE TRANSPORTATION DEPARTMENT REQUESTS ONE OR MORE OF THE FOLLOWING IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE TRANSIT EASEMENT, THEN SUCH SHALL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY, WITH CONSTRUCTION PLANS APPROVED BY THE TRANSPORTATION DEPARTMENT: (I) A CEMENT PAVEMENT MEASURING NO GREATER THAN 15'X20', (II) A CEMENT LANDING ZONE PARALLEL TO THE STREET BETWEEN THE SIDEWALK AND BACK-OF-CURB MEASURING NO MORE THAN 30', (III) A SLEEVE FOR INSTALLATION OF A 2'X2' POST, AND (IV) AN ADA-ACCESSIBLE SHELTER AND LITTER CONTAINER.
- THE FULL WIDTH OF RIGHT-OF-WAY DEDICATION AND IMPROVEMENTS FOR ST. ALBANS DRIVE REQUIRED BY THE CITY SHALL BE ACCOMMODATED ON THE PROPERTY, SUCH THAT THE CURB ON THE NORTH SIDE OF THE ROAD SHALL NOT BE MOVED IN ORDER TO PROVIDE THE REQUIRED IMPROVEMENTS.
- ELECTRIC CAR CHARGING STATIONS SHALL BE PROVIDED WITH EACH DEVELOPMENT AT THE FOLLOWING RATES: (I) TWO PER 100,000 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL USE, (II) TWO PER 100 DWELLING UNITS OF MULTI-UNIT LIVING, AND (III) TWO PER 100 HOTEL ROOMS.
- OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MAINTENANCE, OUTDOOR LANDSCAPING AND TRASH AND RECYCLING FACILITY SERVICE SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM TO 7 PM. WITHIN THOSE AREAS OF THE PROPERTY WHERE BUILDING HEIGHT IS RESTRICTED TO LESS THAN 20 STORIES, COMMERCIAL PICKUP OR DELIVERY SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM AND 7 PM. THIS CONDITION DOES NOT APPLY TO PUBLIC ROADWAY OR PUBLIC UTILITY CONSTRUCTION ACTIVITY, OR TO ACTIVITIES RELATED TO SPECIAL USE PERMITS SUBSEQUENTLY ISSUED BY THE CITY.
- NO LATER THAN THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROPERTY SUBJECT TO THIS REZONING, THE PROPERTY OWNER SHALL REQUEST THAT THE CITY POST THAT PORTION OF ST. ALBANS DRIVE ALONG THE PROPERTY WITH SIGNS INDICATING THAT NO COMMERCIAL OR CONSTRUCTION-RELATED PARKING OR LOADING OR UNLOADING ACTIVITY SERVING DEVELOPMENT ON THE PROPERTY SHALL BE PERMITTED ALONG THE PROPERTY'S FRONTAGE ON ST. ALBANS DRIVE, IF PERMITTED BY THE CITY, SIGNS SHALL BE POSTED INDICATING THIS PROHIBITION.
- SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY, EACH NEW CROSSWALK CROSSING ST. ALBANS DRIVE SHALL HAVE A MID-CROSSING BOLLARD-PROTECTED PEDESTRIAN REFUGE, PROMINENT PERMANENT PRISMATIC REFLECTIVE CROSSWALK WARNING SIGNS, AND SIGNS COMMUNICATING THE PEDESTRIAN'S RIGHT-OF-WAY OR ACTUATED PEDESTRIAN COUNTDOWN TIMERS. SUCH CROSSWALK IMPROVEMENTS CROSSING ST. ALBANS DRIVE SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF PROPERTY AT THE INTERSECTION AT WHICH THE SPECIFIC CROSSWALK IS BEING DEVELOPED. EACH NEW CROSSWALK CROSSING A PUBLIC STREET (INCLUDING BENSON DRIVE, QUAIL HOLLOW EXTENSION, AND ANY OTHER PUBLIC STREET ON THE PROPERTY INTERSECTING WITH ST. ALBANS DRIVE) AT THE INTERSECTION WITH ST. ALBANS DRIVE SHALL INCLUDE PROMINENT PERMANENT PRISMATIC REFLECTIVE CROSSWALK WARNING SIGNS, AND SIGNS COMMUNICATING THE PEDESTRIAN'S RIGHT-OF-WAY OR ACTUATED PEDESTRIAN COUNTDOWN TIMERS. SUCH CROSSWALK IMPROVEMENTS CROSSING EACH OF THESE STREETS SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF PROPERTY AT EACH INTERSECTION IDENTIFIED IN THIS CONDITION.
- SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL OR UTILITY AUTHORITY, ALL METERS, BREAKERS, TRANSFORMERS, SWITCHES, JUNCTIONS, BACKFLOWS OR OTHER TYPE OF WET OR DRY UTILITY STRUCTURE WHICH IS RAISED ABOVE THE GROUND OR CONSTRUCTED SURFACE SHALL BE ARCHITECTURALLY SCREENED OR NOT OTHERWISE VISIBLE FROM ST. ALBANS DRIVE. THE SCREENING REQUIRED BY THIS CONDITION SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPERTY ON WHICH THE SCREENED ITEMS ARE LOCATED.
- WALL SIGNS THAT (I) FRONT ALONG ST. ALBANS DRIVE, (II) ARE NOT OTHERWISE SCREENED FROM VIEW FROM ST. ALBANS DRIVE, AND (III) ARE LOCATED HIGHER THAN FIFTEEN (15) FEET AS MEASURED FROM THE GROUND LEVEL OF THE BUILDING, SHALL NOT BE INTERNALLY ILLUMINATED.
- THIS CONDITION SHALL APPLY TO BUILDINGS LOCATED WITHIN 200 FEET FROM THE ST. ALBANS DRIVE RIGHT-OF-WAY; THAT PORTION OF THE GROUND STORY OF STRUCTURED PARKING FRONTING ALONG ST. ALBANS DRIVE SHALL NOT BE OPEN EXCEPT FOR POINTS OF INGRESS AND EGRESS TO THE PARKING STRUCTURE. WHERE UPPER STORIES OF STRUCTURED PARKING ARE LOCATED AT THE PERIMETER OF A BUILDING, THEY MUST BE SCREENED SO THAT CARS ARE NOT VISIBLE FROM ST. ALBANS DRIVE, AND THE MAXIMUM LIGHT LEVEL OF PARKING DECK LIGHT FIXTURES SHALL NOT EXCEED 1.0 FOOT-CANDLE WHEN MEASURED AT THE ST. ALBANS DRIVE RIGHT-OF-WAY.
- THERE SHALL BE A MINIMUM BUILDING AND PARKING SETBACK OF 20 FEET ALONG ST. ALBANS DRIVE.
- IN ADDITION TO THE STREETScape REQUIRED AS PART OF THE STREET CROSS-SECTION FOR ST. ALBANS DRIVE, EVERGREEN TREES MEASURING AT LEAST 8 FEET TALL AT THE TIME OF PLANTING SHALL BE PLANTED AT A RATE OF AT LEAST 6 TREES PER 100 LINEAR FEET AND EVERGREEN SHRUBS MEASURING AT LEAST 3 FEET TALL AND 2 FEET WIDE AT THE TIME OF PLANTING SHALL BE PLANTED AT A RATE OF AT LEAST 36 SHRUBS PER 100 LINEAR FEET ALL WITHIN THAT AREA MEASURING AT LEAST 20 FEET WIDE BETWEEN THE ST. ALBANS DRIVE RIGHT-OF-WAY AND THE ADJACENT BUILDING OR VEHICULAR SURFACE AREA.
- MAXIMUM BUILDING HEIGHT ON THE PROPERTY SHALL BE IN ACCORDANCE WITH THE ATTACHED EXHIBIT A. IN ORDER FOR A BUILDING TO EXCEED FIVE STORIES AND 75 FEET ALONG THAT PORTION OF THE PROPERTY PERMITTED FOR UP TO 7 STORIES AS SHOWN ON EXHIBIT A, A MINIMUM BUILDING SETBACK OF AT LEAST 80 FEET SHALL BE PROVIDED FRONT ST. ALBANS DRIVE RIGHT-OF-WAY FOR SUCH BUILDING.
- THIS CONDITION SHALL APPLY TO THAT PORTION OF THE PROPERTY BEGINNING AT THE PROPERTY'S WESTERN MOST POINT WHERE IT INTERSECTS WITH THE ST. ALBANS DRIVE RIGHT-OF-WAY, AND MEASURING EAST FOR 900 FEET ALONG THE ST. ALBANS DRIVE RIGHT-OF-WAY, AND FOR A DEPTH OF 100 FEET FROM THE ST. ALBANS DRIVE RIGHT-OF-WAY; RETAIL SALES USES AND RESTAURANT USES SHALL BE LOCATED IN A MULTI-STORY BUILDING.
- AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE.
- POLE-MOUNTED LIGHTING LOCATED BETWEEN ST. ALBANS DRIVE RIGHT-OF-WAY AND A BUILDING SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18 FEET AND SHALL BE OF FULL CUT-OFF DESIGN.
- THE MAXIMUM DEVELOPMENT INTENSITIES FOR THE PROPERTY SHALL BE ONE OF THE FOLLOWING SCENARIOS, AT THE ELECTION OF THE PROPERTY OWNER:
  - 125,000 SQUARE FEET OF COMMERCIAL (PERSONAL SERVICE, RESTAURANT/BAR, RETAIL SALES ONLY) LAND USES, 300 HOTEL ROOMS, 300 ASSISTED LIVING BEDS, 790,000 SQUARE FEET OF OFFICE AND MEDICAL LAND USES, AND 1,275 DWELLING UNITS; OR
  - 125,000 SQUARE FEET OF COMMERCIAL LAND USES (PERSONAL SERVICE, RESTAURANT/BAR, RETAIL SALES ONLY), 300 HOTEL ROOMS, 300 ASSISTED LIVING BEDS, 990,000 SQUARE FEET OF OFFICE AND MEDICAL LAND USES, AND 875 DWELLING UNITS.

REFERENCES TO LAND USES IN THIS CONDITION SHALL HAVE THE MEANING AS ASCRIBED IN THE ALLOWED PRINCIPAL USE TABLE (UDO SECTION 6.1.4). THIS CONDITION SHALL NOT ACT AS A PROHIBITION ON SPECIFIC LAND USES NOT PROHIBITED IN CONDITION 1 OF THIS REZONING ORDINANCE. ADDITIONALLY, THE FLOOR AREA FOR ANY LAND USE PERMITTED BY THIS REZONING ORDINANCE THAT IS NOT EXPRESSLY LISTED ABOVE SHALL BE COUNTED AGAINST THE AMOUNT OF FLOOR AREA ASSIGNED FOR OFFICE AND MEDICAL LAND USES.

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR DEVELOPMENT OF THE PROPERTY OR THE RECORDECTION OF THE FIRST SUBDIVISION PLAT FOR THE PROPERTY, WHICHEVER OCCURS FIRST, THE DEVELOPER SHALL ELECT ONE OF THE ABOVE SCENARIOS. HOWEVER, THIS SHALL NOT PRECLUDE THE SUBSEQUENT ELECTION OF ANOTHER SCENARIO SO LONG AS IT COMPLES WITH THIS CONDITION. THE ELECTION AND ANY AMENDMENT THERE TO WILL BE IN WRITING AND RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS. ANY AMENDMENT TO THE INITIAL ELECTION REQUIRES THE CONSENT OF THE DEVELOPMENT SERVICES DIRECTOR, AS EVIDENCED BY THE SIGNATURE OF THE DEVELOPMENT SERVICES DIRECTOR ON THE RECORDED INSTRUMENT, AND WHICH CONSENT SHALL BE GIVEN IF THE SUBSEQUENT ELECTION COMPLES WITH THIS CONDITION. EACH SUBDIVISION OR SITE PLAN FOR DEVELOPMENT OF PROPERTY SUBJECT TO THIS REZONING ORDINANCE SHALL INCLUDE A NOTE INDICATING THE SPECIFIC SCENARIO SELECTED BY THE DEVELOPER.

EXHIBIT A:



PLAN PREPARED BY:  
 FIRM # C-2796  
 51 Kilmayne Drive  
 Suite 105  
 Cary, North Carolina 27511  
 ph 919-481-6290  
 fax 919-336-5127  
**ADVANCED CIVIL DESIGN**  
 ENGINEERS & SURVEYORS



PLAN PREPARED FOR:  
**PRELIMINARY SUBDIVISION PLAN**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MIXED USE DEVELOPMENT AT ST ALBANS**  
 FOR  
 DEWITT CAROLINAS, INC.  
**TITLE SHEET**

Issue Dates:	PSP SUBMITTAL #1: 09/26/2017
	PSP SUBMITTAL #2: 11/13/2017
	PSP SUBMITTAL #3: 12/20/2017
	PSP SUBMITTAL #4: 03/22/2018
	PSP SUBMITTAL #5: 04/18/2018
Date:	04/18/2018
Scale:	1" = 500'
Drawn By:	JWB
Checked By:	JDW
Project Number:	16-0002-742
Drawing Number:	1 / 13



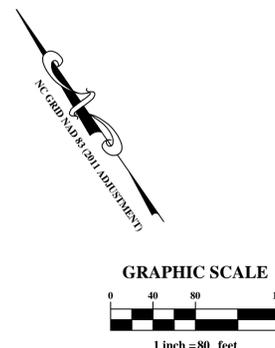
**LEGEND**

- Iron Pipe Found
- Iron Pin Found
- ✕ PK Nail Found
- Monument Box
- Calculated Point
- ✕ PK Nail Set
- Monument
- DRILL HOLE
- Concrete Post
- Post Sign / Lamp
- Pole Tel
- Pole Tel Light
- Pole Light
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Catch Basin
- Curb Inlet W / Grate
- Gas Valve
- Gas Meter
- Electric Manhole
- Sign
- Electric Transformer
- Comm Manhole
- Tel Pedestal
- Fire Hydrant
- Water Valve
- Pole Elec
- Pole Elec Tel
- Pole Elec Tel Light
- Deciduous Tree
- Pole Signal
- Traffic Box
- Guy Pole
- Guy Wire
- Mailbox
- EX. 8" WM
- EX. 8" SAN
- EX. 15" STM
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	032°17'00"	686.18'	386.63'	N51°58'08"W	381.53'
C2	032°36'07"	606.69'	345.21'	S52°14'41"E	340.58'
C3	090°03'14"	25.00'	39.29'	N23°25'50"W	35.37'
C4	170°08'08"	49.96'	148.35'	N24°40'16"E	99.55'
C5	099°27'59"	22.81'	39.60'	S30°35'14"E	34.81'
C6	070°21'23"	38.36'	47.10'	N52°31'02"E	44.20'
C7	015°40'34"	103.32'	28.27'	S33°36'25"W	28.18'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	121.74'	S68°27'27"E
L2	79.63'	N21°16'47"E
L3	103.93'	S34°53'21"W
L4	6.00'	N55°33'12"W
L5	91.71'	S34°26'48"W
L6	6.00'	S55°33'12"E
L7	158.55'	S34°26'48"W
L8	39.80'	S16°44'39"W

LINE TABLE		
LINE	DISTANCE	BEARING
L9	32.76'	S61°21'44"W
L10	59.97'	N69°33'27"W
L11	48.68'	S25°22'28"W
L12	76.36'	S57°45'03"W
L13	23.09'	S16°53'24"W
L14	5.87'	S08°08'11"E
L15	28.97'	S04°23'56"W



**PRELIMINARY SUBDIVISION PLAN**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**MIXED USE DEVELOPMENT AT ST ALBANS**  
 FOR  
**EXISTING CONDITIONS PLAN**

DEWITT CAROLINAS, INC.

Issue Dates:  
 PSP SUBMITTAL #1: 09/26/2017  
 PSP SUBMITTAL #2: 11/13/2017  
 PSP SUBMITTAL #3: 12/20/2017  
 PSP SUBMITTAL #4: 03/22/2018  
 PSP SUBMITTAL #5: 04/18/2018

Date: 04/18/2018  
 Scale: 1" = 80'

Drawn By: JLB  
 Checked By: JDW

Project Number:  
 16-0002-742

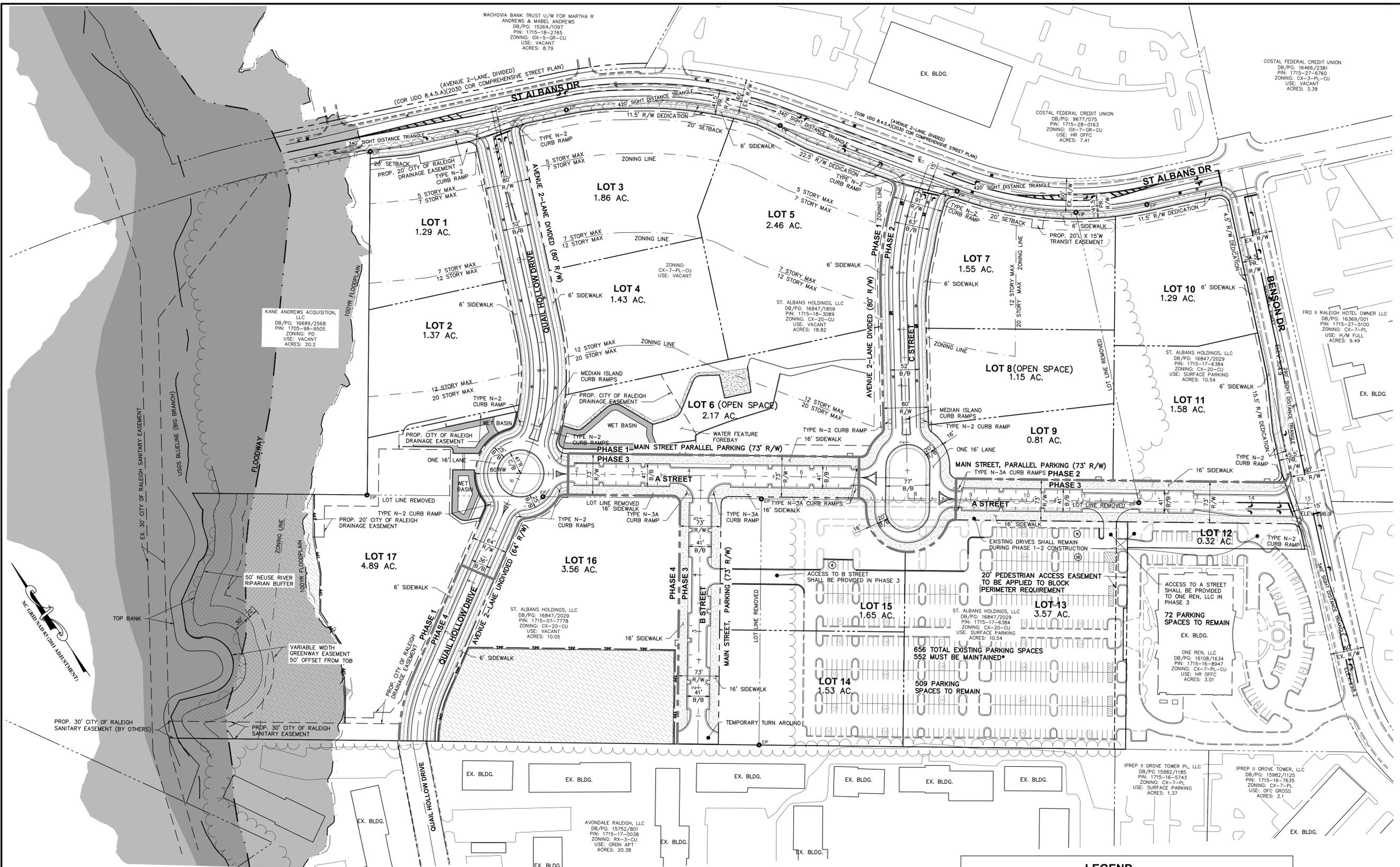
Drawing Number:  
**2 / 13**

PLAN PREPARED BY:  
 FIRM # C-2796

PLAN PREPARED FOR:

51 Kilmoyne Drive  
 Suite 105  
 Cary, North Carolina 27511  
 ph 919.481.6290  
 fax 919.336.5127

O:\16-0002-742\NC\DWG\Production Drawings\DEVELOPMENT PLAN\0002-742-PSP-Site Plan.dwg O\_SP Apr 18, 2018 - 2:26:57pm juzzell



**SITE DATA**

TOTAL SITE AREA: 39.34 ACRES  
 RW DEDICATION: 6.86 ACRES  
 REMAINING SITE AREA: 32.48 ACRES  
 ZONING: CX-20-CU, CX-7-PL-CU, & CM-CU  
 EXISTING USE: VACANT & EXISTING SURFACE PARKING

**TREE CONSERVATION AREA REQUIREMENTS:**  
 REQUIRED: 10% OF TOTAL SITE AREA = 3.25  
 PROPOSED: PRIMARY TREE CONSERVATION AREA = 0.60 AC  
 SECONDARY TREE CONSERVATION AREA = 2.36 AC  
 GREENWAY TREE CONSERVATION AREA = 0.63 AC

GROSS TREE CONSERVATION AREA = 3.59 AC  
 25 FOOT GREENWAY TRAIL AREA = 0.31 AC  
 NET TREE CONSERVATION AREA = 3.28 AC

**NOTES:**

- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- LOTS 6 AND 8 DESIGNATED AS OPEN SPACE SHALL BE OUTDOOR AMENITY AREAS FOR THE OVERALL DEVELOPMENT. AMENITY SPACE SHALL MEET THE REQUIREMENTS OF SECTION 1.5.3 OF THE U.D.O. THE STORMWATER BASIN LOCATED WITHIN LOTS 6 SHALL NOT COUNT TOWARDS THE OUTDOOR AMENITY AREA FOR THE PROJECT.
- VEHICULAR ACCESS WILL BE REMOVED FROM THE PEDESTRIAN ACCESS EASEMENT WHEN PARKING IS RELOCATED.

**\* EXISTING OFFICE PARKING NOTES:**

A PARKING AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 16108, PAGE 1646, REFERS TO TEMPORARY PARKING BEING PROVIDED FOR THE EXISTING OFFICE BUILDING.

PER THE CITY OF RALEIGH UDO, 552 (1/300 SF OF GROSS BUILDING AREA) PARKING SPACES ARE REQUIRED FOR THE EXISTING OFFICE BUILDING TO RETAIN OFFICE USE STATUS. 552 SPACES SHALL BE PROVIDED AT ALL TIMES.

72 PARKING SPACES LOCATED ON THE ONE REN, LLC PROPERTY SHALL REMAIN UNDISTURBED WITH THIS PLAN.

509 SPACES FROM THE EXISTING PARKING FACILITY LOCATED ON LOTS 13-15 SHALL REMAIN WITH THIS PLAN. UNTIL OTHER APPROVED PARKING FACILITIES ARE PROVIDED.

TEMPORARY PARKING FACILITIES WILL BE ADDRESSED WITH SITE PLAN SUBMITTAL STAGE FOR LOTS 13-15.

ADJACENT TO PARKING FACILITY, ALL SHADE TREES AND LANDSCAPE PLANTINGS SHALL REMAIN.

**LEGEND**

	PRIMARY TREE CONSERVATION AREA		SIDEWALK AREA
	SECONDARY TREE CONSERVATION AREA		TREE LINE
	GREENWAY TREE CONSERVATION AREA		EX. BOUNDARY LINE
	FLOODWAY		PR. BOUNDARY LINE
	100-YR FLOODPLAIN		ZONING LINE
			TREE PROTECTION

**GRAPHIC SCALE**  
 0 40 80 160  
 1 inch = 80 feet

PLAN PREPARED BY:  
 FIRM # C-2796

51 Kilmoyne Drive  
 Suite 105  
 Cary, North Carolina 27511  
 ph 919.481.6290  
 fax 919.336.5127

**ADVANCED**  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS



**PRELIMINARY SUBDIVISION PLAN**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

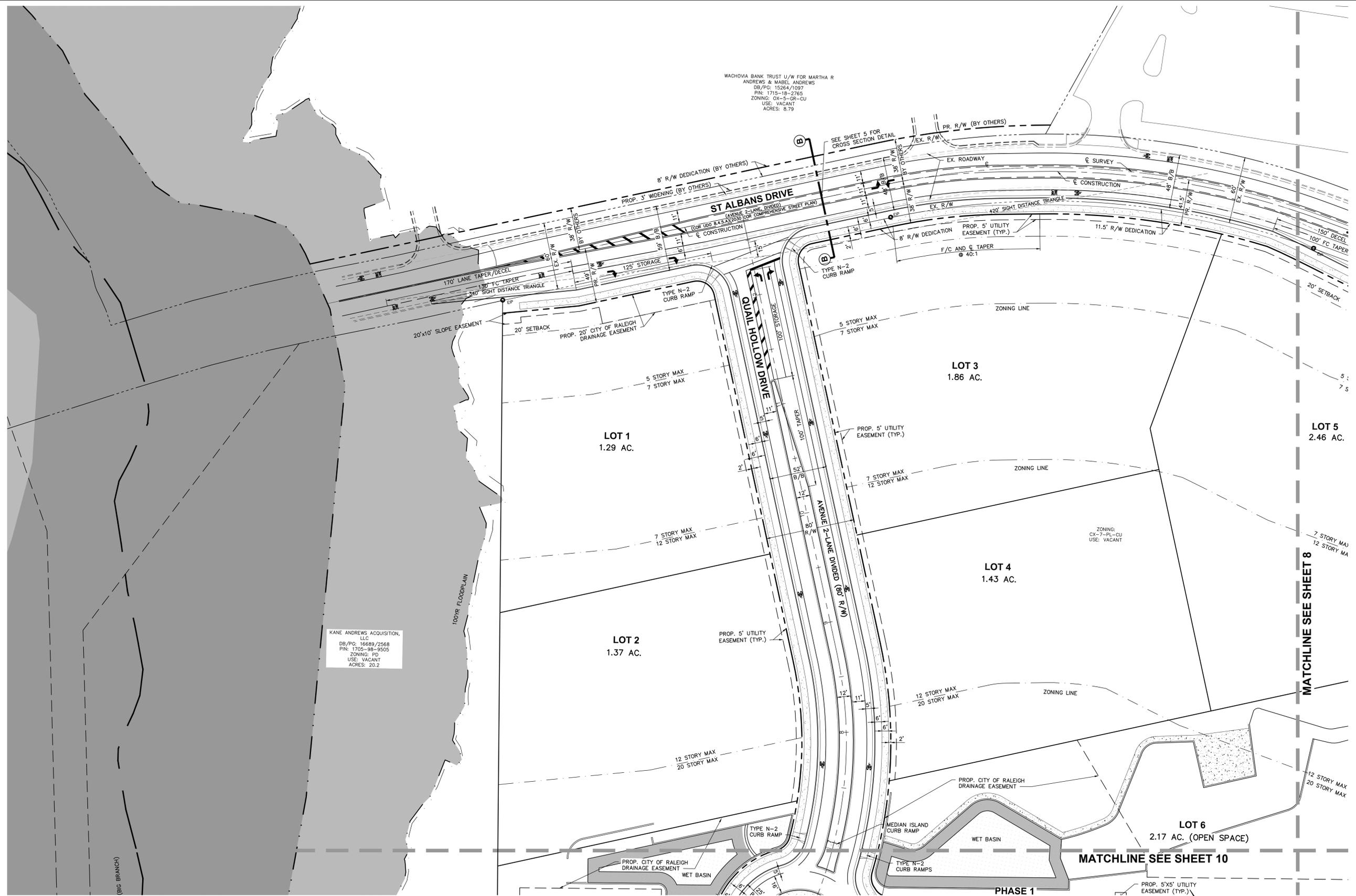
**MIXED USE DEVELOPMENT AT ST ALBANS**

FOR  
 DEWITT CAROLINAS, INC.

**OVERALL SITE PLAN**

Issue Dates:	PSP SUBMITTAL #1: 09/26/2017
	PSP SUBMITTAL #2: 11/13/2017
	PSP SUBMITTAL #3: 12/20/2017
	PSP SUBMITTAL #4: 03/22/2018
	PSP SUBMITTAL #5: 04/18/2018
Date:	04/18/2018
Scale:	1" = 80'
Drawn By:	JLB
Checked By:	JDW
Project Number:	16-0002-742
Drawing Number:	6 / 13

O:\16-0002-742\CD\Production Drawings\DEVELOPMENT PLAN\0002-742-PSP-Site Plan\_Blow\_up.dwg SP\_1 Apr 18, 2018 - 2:28:30pm Buzzell



**NOTES:**

1. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
2. LOTS 6 AND 8 DESIGNATED AS OPEN SPACE SHALL BE OUTDOOR AMENITY AREAS FOR THE OVERALL DEVELOPMENT. AMENITY SPACE SHALL MEET THE REQUIREMENTS OF SECTION 1.5.3 OF THE U.D.O. THE STORMWATER BASIN LOCATED WITHIN LOTS 6 SHALL NOT COUNT TOWARDS THE OUTDOOR AMENITY AREA FOR THE PROJECT.



PLAN PREPARED BY:  
FIRM # C-2798

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fax 919.336.5127

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS & SURVEYORS



PLAN PREPARED FOR:

**PRELIMINARY SUBDIVISION PLAN**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MIXED USE DEVELOPMENT AT ST ALBANS**  
FOR  
DEWITT CAROLINAS, INC.

**ENLARGED SITE PLAN**

Issue Dates:	PSP SUBMITTAL #1: 09/26/2017
	PSP SUBMITTAL #2: 11/13/2017
	PSP SUBMITTAL #3: 12/20/2017
	PSP SUBMITTAL #4: 03/22/2018
	PSP SUBMITTAL #5: 04/18/2018
Date:	04/18/2018
Scale:	1" = 40'
Drawn By:	JLB
Checked By:	JDW
Project Number:	16-0002-742
Drawing Number:	<b>7 / 13</b>

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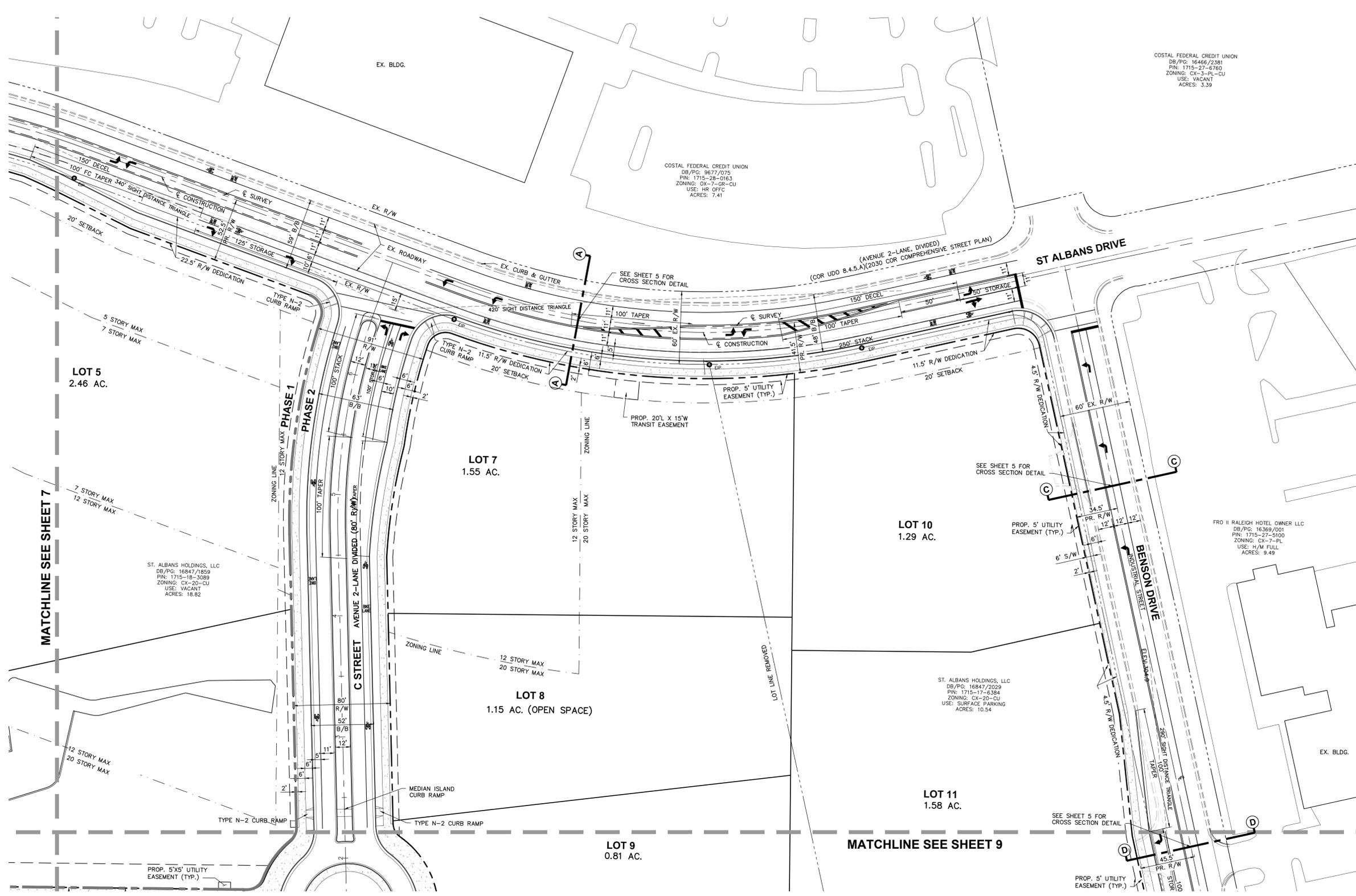
COSTAL FEDERAL CREDIT UNION  
 DB/PG: 16466/2381  
 PIN: 1715-27-6760  
 ZONING: CX-3-R-CU  
 USE: VACANT  
 ACRES: 3.39

COSTAL FEDERAL CREDIT UNION  
 DB/PG: 9677/075  
 PIN: 1715-28-0163  
 ZONING: CX-1-OR-CU  
 USE: HR OFFICE  
 ACRES: 7.41

FRO II RALEIGH HOTEL OWNER LLC  
 DB/PG: 16369/001  
 PIN: 1715-27-5100  
 ZONING: CX-7-PL  
 USE: M FULL  
 ACRES: 9.49

ST. ALBANS HOLDINGS, LLC  
 DB/PG: 16847/2029  
 PIN: 1715-17-3384  
 ZONING: CX-20-CU  
 USE: SURFACE PARKING  
 ACRES: 10.54

ST. ALBANS HOLDINGS, LLC  
 DB/PG: 16847/1859  
 PIN: 1715-18-3089  
 ZONING: CX-20-CU  
 USE: VACANT  
 ACRES: 18.82



- NOTES:**
1. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
  2. LOTS 6 AND 8 DESIGNATED AS OPEN SPACE SHALL BE OUTDOOR AMENITY AREAS FOR THE OVERALL DEVELOPMENT. AMENITY SPACE SHALL MEET THE REQUIREMENTS OF SECTION 1.5.3 OF THE U.D.O. THE STORMWATER BASIN LOCATED WITHIN LOTS 6 SHALL NOT COUNT TOWARDS THE OUTDOOR AMENITY AREA FOR THE PROJECT.

PLAN PREPARED BY:  
 FIRM # C-2796

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**ADVANCED**  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS



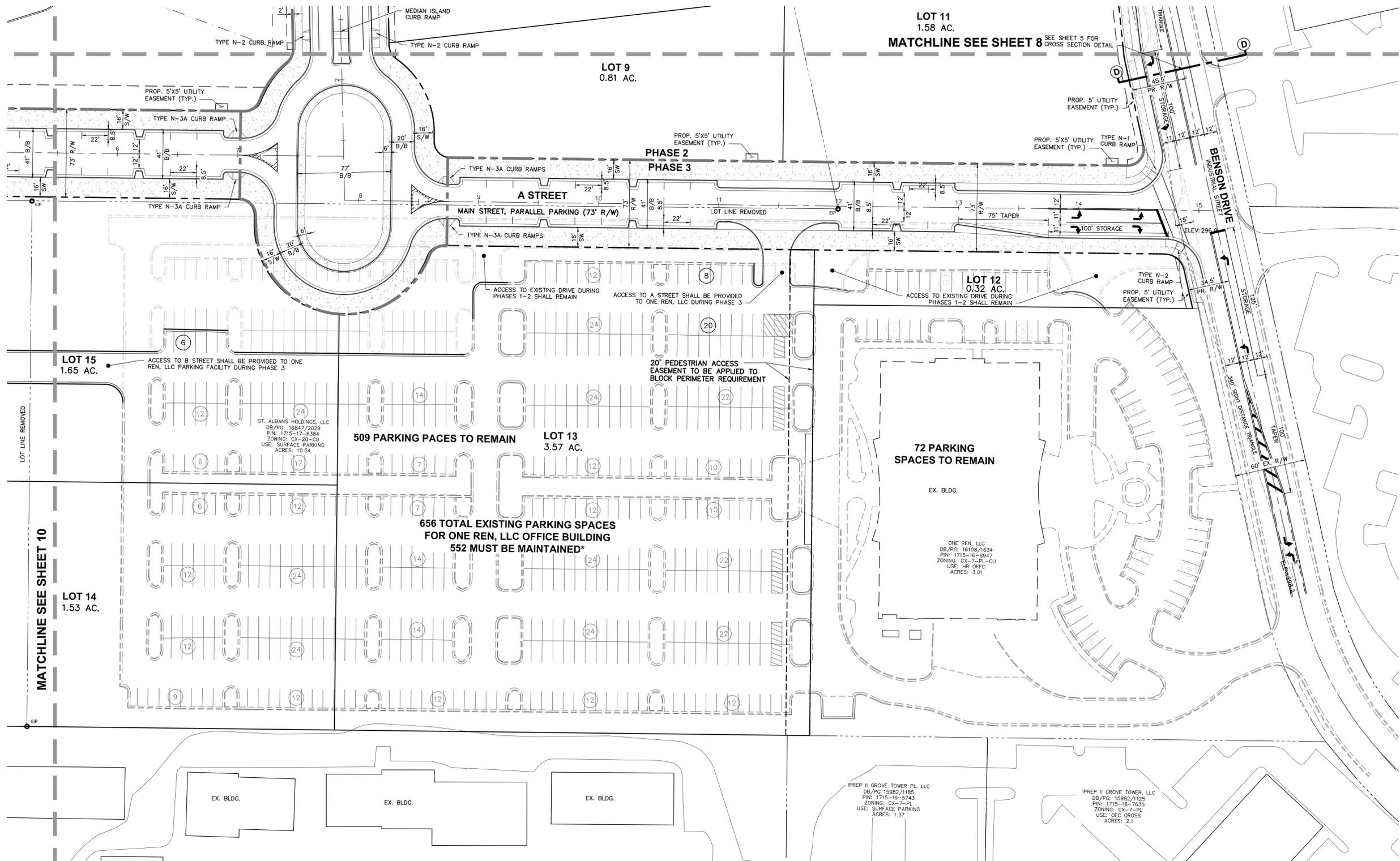
**PRELIMINARY SUBDIVISION PLAN**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MIXED USE DEVELOPMENT AT ST ALBANS**  
 FOR  
 DEWITT CAROLINAS, INC.

**ENLARGED SITE PLAN**

Issue Dates:	PSP SUBMITTAL #1: 09/26/2017
	PSP SUBMITTAL #2: 11/13/2017
	PSP SUBMITTAL #3: 12/20/2017
	PSP SUBMITTAL #4: 03/22/2018
	PSP SUBMITTAL #5: 04/18/2018
Date:	04/18/2018
Scale:	1" = 40'
Drawn By:	JLB
Checked By:	JDW
Project Number:	16-0002-742
Drawing Number:	<b>8 / 13</b>

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**NOTES:**

- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- LOTS 6 AND 8 DESIGNATED AS OPEN SPACE SHALL BE OUTDOOR AMENITY AREAS FOR THE OVERALL DEVELOPMENT. AMENITY SPACE SHALL MEET THE REQUIREMENTS OF SECTION 1.5.3 OF THE U.D.O. THE STORMWATER BASIN LOCATED WITHIN LOTS 6 SHALL NOT COUNT TOWARDS THE OUTDOOR AMENITY AREA FOR THE PROJECT.

**\* EXISTING OFFICE PARKING NOTES:**

A PARKING AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 16108, PAGE 1646, REFERS TO TEMPORARY PARKING BEING PROVIDED FOR THE EXISTING OFFICE BUILDING.

PER THE CITY OF RALEIGH UDO, 552 (1/300 SF OF GROSS BUILDING AREA) PARKING SPACES ARE REQUIRED FOR THE EXISTING OFFICE BUILDING TO RETAIN OFFICE USE STATUS. 552 SPACES SHALL BE PROVIDED AT ALL TIMES.

72 PARKING SPACES LOCATED ON THE ONE REN, LLC PROPERTY SHALL REMAIN UNDISTURBED WITH THIS PLAN. 509 SPACES FROM THE EXISTING PARKING FACILITY LOCATED ON LOTS 13-15 SHALL REMAIN WITH THIS PLAN. UNTIL OTHER APPROVED PARKING FACILITIES ARE PROVIDED.

TEMPORARY PARKING FACILITIES WILL BE ADDRESSED WITH SITE PLAN SUBMITTAL STAGE FOR LOTS 13-15. ADJACENT TO PARKING FACILITY, ALL SHADE TREES AND LANDSCAPE PLANTINGS SHALL REMAIN.

PLAN PREPARED BY:  
FIRM # C-2798

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**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS



PLAN PREPARED FOR:

**PRELIMINARY SUBDIVISION PLAN**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MIXED USE DEVELOPMENT AT ST ALBANS**  
FOR  
DEWITT CAROLINAS, INC.

**ENLARGED SITE PLAN**

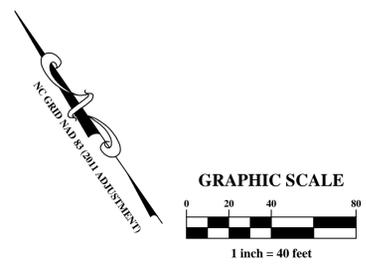
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	PSP SUBMITTAL #2: 11/13/2017
	PSP SUBMITTAL #3: 12/20/2017
	PSP SUBMITTAL #4: 03/22/2018
	PSP SUBMITTAL #5: 04/18/2018

Date: 04/18/2018  
Scale: 1" = 40'

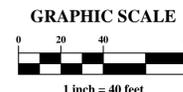
Drawn By: JLB  
Checked By: JDW

Project Number:  
16-0002-742

Drawing Number:  
**9/13**



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PLAN PREPARED BY:  
FIRM # C-2796

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

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Cary, North Carolina 27511  
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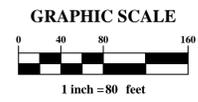
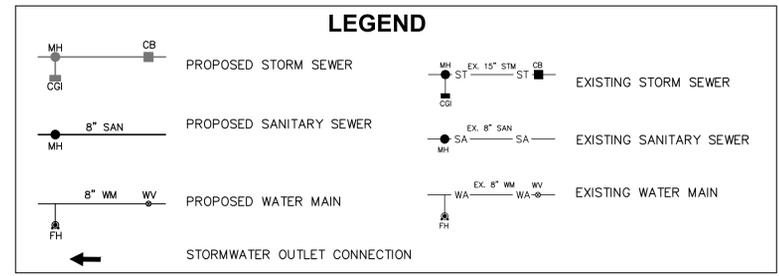
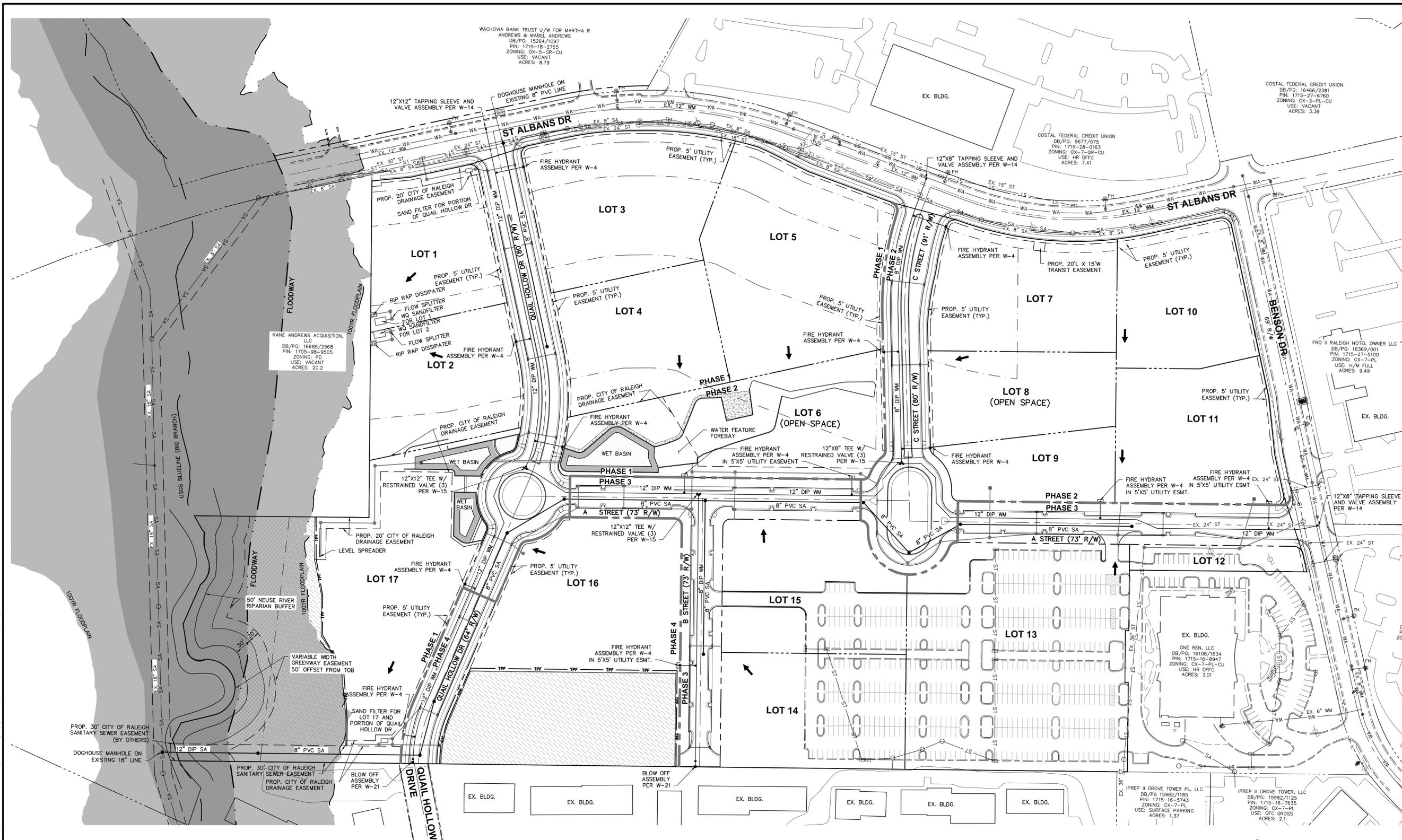
**PRELIMINARY SUBDIVISION PLAN**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MIXED USE DEVELOPMENT AT ST ALBANS**  
FOR  
**DEWITT CAROLINAS, INC.**

**ENLARGED SITE PLAN**

Issue Dates:	PSP SUBMITTAL #1: 09/26/2017
	PSP SUBMITTAL #2: 11/13/2017
	PSP SUBMITTAL #3: 12/20/2017
	PSP SUBMITTAL #4: 03/22/2018
	PSP SUBMITTAL #5: 04/18/2018
Date:	04/18/2018
Scale:	1" = 40'
Drawn By:	JLB
Checked By:	JDW
Project Number:	16-0002-742
Drawing Number:	10 / 13

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PLAN PREPARED BY:  
FIRM # C-2796

PLAN PREPARED FOR:

**PRELIMINARY SUBDIVISION PLAN**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**MIXED USE DEVELOPMENT AT ST ALBANS**

FOR  
DEWITT CAROLINAS, INC.

**UTILITY PLAN**

Issue Dates:  
PSP SUBMITTAL #1: 09/26/2017  
PSP SUBMITTAL #2: 11/13/2017  
PSP SUBMITTAL #3: 12/20/2017  
PSP SUBMITTAL #4: 03/22/2018  
PSP SUBMITTAL #5: 04/18/2018

Date: 04/18/2018  
Scale: 1" = 80'

Drawn By: JLB  
Checked By: JDW

Project Number:  
16-0002-742

Drawing Number:  
**11 / 13**

WACHOVA BANK TRUST U/W FOR MARTHA R ANDREWS & MABEL ANDREWS  
DB/PG: 15264/1097  
PIN: 1715-16-2785  
ZONING: OX-5-GR-CU  
USE: VACANT  
ACRES: 8.79

COSTAL FEDERAL CREDIT UNION  
DB/PG: 16466/2381  
PIN: 1715-27-6760  
ZONING: OX-3-PL-CU  
USE: VACANT  
ACRES: 3.39

KANE ANDREWS ACQUISITION, LLC  
DB/PG: 16689/2568  
PIN: 1705-98-9505  
ZONING: PD  
USE: VACANT  
ACRES: 20.2

PRO II RALEIGH HOTEL OWNER LLC  
DB/PG: 16369/001  
PIN: 1715-27-5100  
ZONING: CX-7-PL  
USE: H/M FULL  
ACRES: 9.49

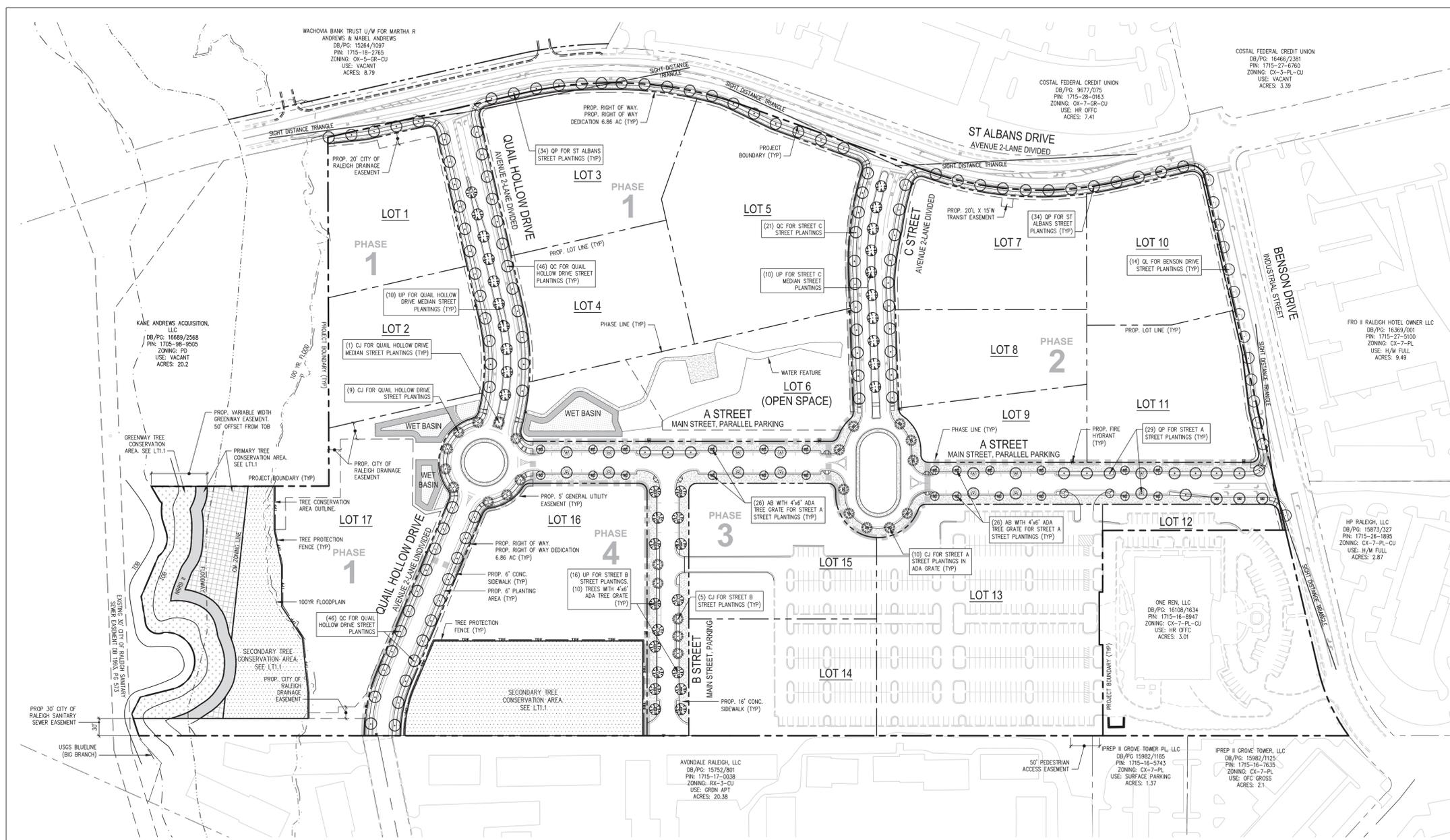
ONE REN, LLC  
DB/PG: 16108/1634  
PIN: 1715-16-8947  
ZONING: CX-7-PL-CU  
USE: HR OFFC  
ACRES: 3.01

IPREP II GROVE TOWER, LLC  
DB/PG: 15982/1185  
PIN: 1715-16-5743  
ZONING: CX-7-PL  
USE: SURFACE PARKING  
ACRES: 1.37

IPREP II GROVE TOWER, LLC  
DB/PG: 15982/1125  
PIN: 1715-16-7635  
ZONING: CX-7-PL  
USE: OFC GROSS  
ACRES: 2.1

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS  
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fax 919.336.5127

carolinas dewitt



**EXISTING SITE DATA:**

SITE ADDRESS:	900 AND 1010 ST. ALBANS DRIVE AND 3450 QUAIL HOLLOW DRIVE
PIN NUMBER:	1715-18-3089, 1715-17-4384, 1715-07-7778
EXISTING USE:	VACANT & SURFACE PARKING
ZONING(S):	OX-3-GR, CX-7-PL-CU, & CM-CU

SEE LP3.1 FOR LANDSCAPE DETAILS, AND NOTES.

**TREE CONSERVATION AREA LEGEND:**

	PRIMARY TREE CONSERVATION AREA - CM
	PRIMARY CONSERVATION AREA - NEUSE BUFFER ZONE 2
	TREE CONSERVATION AREA - GREENWAY
	SECONDARY TREE CONSERVATION AREA

**LARGE TREES**

AB		TRIDENT MAPLE FOR STREET TREES
CJ		KATSURA TREE FOR STREET TREES
OC		SCARLET OAK FOR STREET TREES
OL		OVERCUP OAK FOR STREET TREES
OP		WILLOW OAK FOR STREET TREES
UP		BOSQUE ELM FOR STREET TREES

Dewitt Carolinas, INC.  
**St Albans at Midtown**  
 Raleigh, North Carolina

**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

**City of Raleigh UDO Landscape & Screening Requirements**  
 Project: St Albans at Midtown  
 Date: 09/20/2017 (Rev. 03/22/2018)

Street Typology	Length of Right of Way	Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)
<b>Street Plantings - St Albans Drive</b> Avenue 2-Lane Divided	1378	34.5	34
<b>Street Plantings - Benson Drive</b> Industrial Street	560	14.0	14
<b>Street Plantings - Quail Hollow Drive</b> Avenue 2-Lane Divide	2231	55.8	55
<b>Street Plantings - A Street</b> Main Street, Angle Parking	2608	65.2	65
<b>Street Plantings - B Street</b> Main Street, Parking	873	21.8	21
<b>Street Plantings - C Street</b> Avenue 2-Lane Divided	870	21.8	21

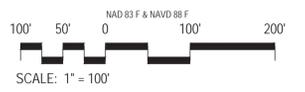
**PLANT LIST**

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	REMARKS
26	AB	Acer buergerianum	Trident Maple	3" MIN.	12'	B&B	
25	CJ	Cercidiphyllum japonicum	Katsura Tree	3" MIN.	12'	B&B	
67	OC	Quercus coccinea	Scarlet Oak	3" MIN.	12'	B&B	
14	OL	Quercus lyrata	Overcup Oak	3" MIN.	12'	B&B	
63	OP	Quercus phellos	Willow Oak	3" MIN.	12'	B&B	
36	UP	Ulmus parvifolia 'Bosque'	Bosque Elm	3" MIN.	12'	B&B	

- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
  - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
  - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
  - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
  - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH; DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
  - ALL LAWN AREAS TO BE SEED AS PER SEEDING SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. REFER TO SPECIFICATIONS. PROVIDE ALTERNATE ADD FOR 'TIFBLAIR' CENTIPEDE SOD IN LIEU OF LAWN SEEDING.
  - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
  - 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 BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - ALL ABOVE-GROUND HVAC EQUIPMENT AND 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 CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
  - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
  - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
  - CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.

**S-66-17**

**LANDSCAPE PLAN**



PROJECT:	DEWITT-16091	DATE	09.20.2017
ISSUE:	Pre-Submittal	09.20.2017	
	Prelim. Subdivision	09.27.2017	
REVISIONS:	1st Review Comments	11.15.2017	
	2nd Review Comments	12.19.2017	
	3rd Review Comments	03.22.2018	
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	LANDSCAPE PLAN		

**LP1.1**