



Administrative Approval Action

AA #3893 / S-78-17, Lakeview Townhomes
Transaction# 535816

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 east side of Jones Franklin Road, south of the intersection of Jones Franklin Road and I-440. The site is located at 915 Jones Franklin Road.

REQUEST: Development of a 1.46 acre tract zoned OX-3, CM, and within an SRPOD Overlay into a townhome development consisting of 23 residential townhome lots, and one community lot.

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

1. A Design Adjustment has been approved waiving the block perimeter requirement (8.3).

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 The Site Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
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.

STORMWATER

3. 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.
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. 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 tree impact permits from the City of Raleigh issued with building permit.



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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. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. 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

5. The required 55' right of way for the proposed Access Drive and Roads A, B and C shall be dedicated to the City of Raleigh and shown on the map approved for recordation. This includes dedication of right-of-way along the proposed Access Drive to, at a minimum, encompass the RSDM 6.1.2.B required 20' minimum pavement width as well as curb, gutter and streetscape. Dedication of a utility placement easement shall be required adjacent to all street right-of-way dedications.
6. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
7. A slope 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



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of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for street construction that is not constructed to the property line is paid to the City of Raleigh.
9. 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

10. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions
11. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

STORMWATER

12. 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.
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.
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.
15. 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

URBAN FORESTRY

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

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:



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3-Year Sunset Date: 12-7-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 12-7-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 12/7/18

Staff Coordinator: Michael Walters

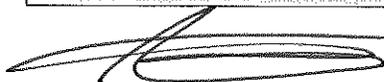
Design Adjustment Staff Response



**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.

PROJECT	Project Name	Lakeview Townhomes	
	Development Case Number	S-78-2017	
	Transaction Number	535816	
	Design Adjustment Number	DA - 20 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<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 <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>K. Beard</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


 Authorized Signature KENNETH W. RITCHIE, PE, MPA 12/7/2018
 ENGINEERING AND INFRASTRUCTURE DEPARTMENT

*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 site is within 500 feet of the I-440 interchange and is proposing to provide a public street access to the east of Jones Franklin Road for 23 townhouses. This site is providing a stub street connection to the south adjacent property and will extend an offer of cross-access to the multifamily apartment complex upon construction of this site.

The block perimeter, based on OX-3 zoning allows a maximum of 3,000 linear feet of roadway accessibility or is to construct public streets to meet the required perimeter. This site is limited on all sides of the properties by existing apartments to the south, Lake Johnson floodway / City of Raleigh park to the east and commercial properties to the north. The topography also is limiting along Jones Franklin Road and these adjacent properties.

Jones Franklin Road is maintained by NCDOT and this developer understands that there are significant improvements proposed along Jones Franklin Road. Jones Franklin Road is an Avenue 2-Lane Divided street type and the driveways will ultimately be right in/right out driveways upon construction of the proposed median section with the NCDOT project.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Lakeview Townhomes		
	Case Number S-78-17		
	Transaction Number 535816		
OWNER	Name Mark Altman		
	Address 1511 Sunday Drive, Suite 100		City Raleigh
	State NC	Zip Code 27607	Phone 919-868-2147
CONTACT	Name Brandon D. Moore, PE		Firm The Site Group, PLLC
	Address 1111 Oberlin Road		City Raleigh
	State NC	Zip Code 27605	Phone 919-835-4787
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Block Perimeter (UDO Art. 8.3). The existing block is 29,896 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. Physical and environmental restrictions have dictated the Block Perimeter Length. The site is bordered by Lake Johnson Park to the east and two major highways I440 to the north & I40 to the south restricting street layout and creating a lengthy clockwise perimeter of 5.68 miles.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



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. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The existing block is 29,896 ft. in length exceeds the max allowed of 3000 ft. listed in UDO Article 8.3. Physical and environmental restrictions have dictated the Block Perimeter Length. The site is bordered by Lake Johnson Park to the east and two major highways I440 to the north & I40 to the south restricting street layout and creating a clockwise perimeter of 5.68 miles.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The proposed internal streets and the roadway connection at Jones Franklin Road have been designed to conform with all horizontal and vertical minimum standards of the UDO, RSDM, and the City of Raleigh comprehensive Plan. No future roadway construction plans proposed by the City of Raleigh will be impeded.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment maintains the existing roadway and sidewalk capacity on Jones Franklin Road. Safe sight distances have been provided in both directions at proposed road intersections. The requested design will not have a negative effect on the safe ingress and egress of the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment will not create any lots without direct street Frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

Individual Acknowledgement



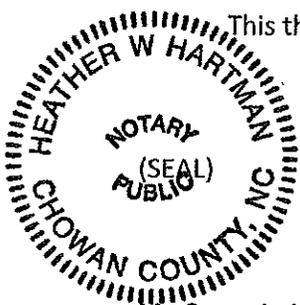
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Chowan

INDIVIDUAL

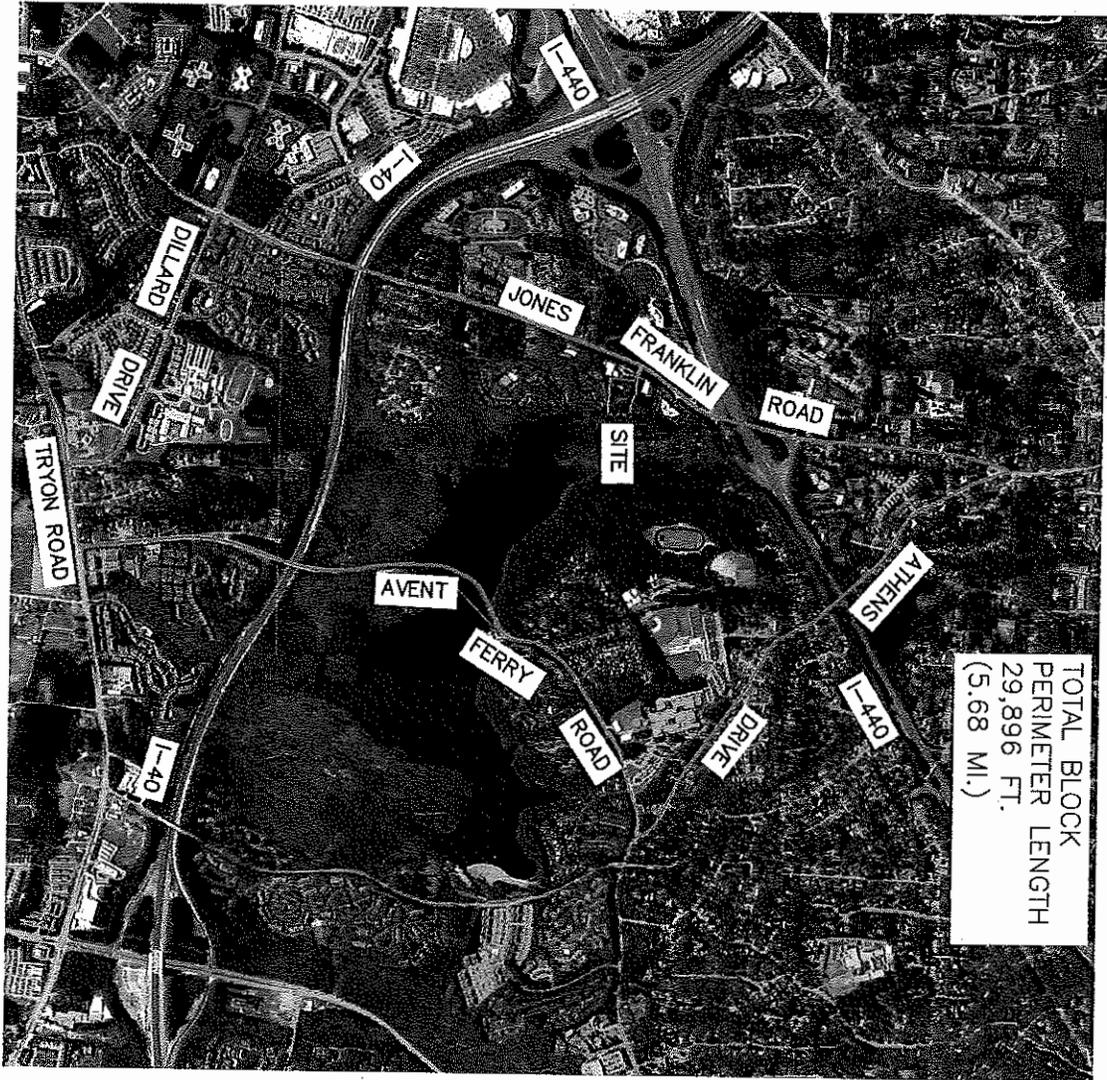
I, Heather W Hartman, a Notary Public do hereby certify that William Henry Wells Jr personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 4th day of April, 2018.



Notary Public Heather W Hartman

My Commission Expires: May 7, 2022



TOTAL BLOCK
PERIMETER LENGTH
29,896 FT.
(5.68 MI.)




 NORTH
 BLOCK
 PERIMETER
 PLAN
 SCALE: 1" = 2000'



THE SITE GROUP

THE SITE GROUP, PLLC.
1111 Oberlin Road
Raleigh, NC 27805-1138
Office: 919.835.4787
Fax: 919.839.2255
E Mail: ed@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:
LAKEVIEW TOWNHOMES
915 & 0 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

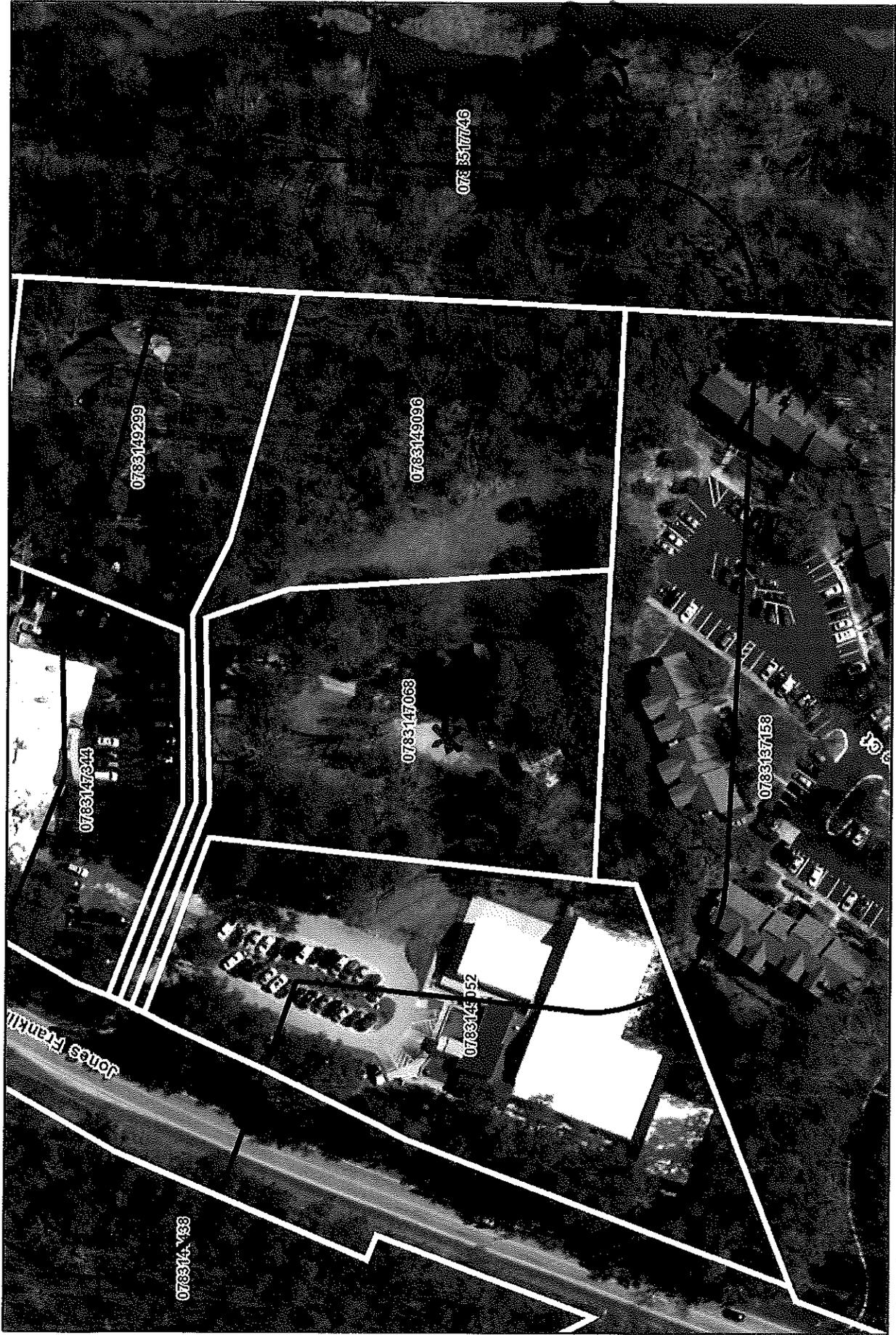
Dwg
By: WSN
Ckd
By: BDM

ISSUED:
29 MAR 2018

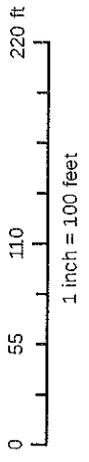
BLOCK
PERIMETER

Code
Job JFMI

Dwg No.
**EXHIBIT
A**



Lakeview Townhomes 100' Abutters 1 of 3

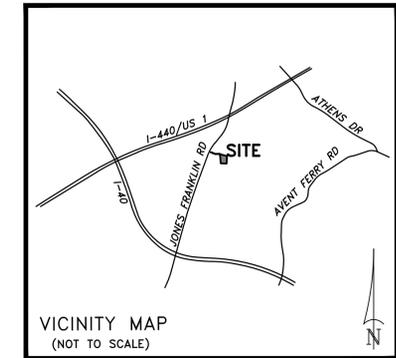


Disclaimer
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

LAKEVIEW TOWNHOMES

915 & 0 JONES FRANKLIN ROAD Raleigh, North Carolina

PRELIMINARY SUBDIVISION



DocuSign Envelope ID: 863F39F3-AB1D-428A-B168-B66FFB393CA

Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | edex 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name LAKEVIEW TOWNHOMES		
Proposed Use TOWNHOMES		
Property Address(es) 915 JONES FRANKLIN ROAD, RALEIGH, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0793-14-0086	PIN Recorded Deed 0783-14-7008	PIN Recorded Deed 0783-14-7008
What is your project type?		
<input type="checkbox"/> Single family		
<input checked="" type="checkbox"/> Townhouse		
<input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name MI HOMES OF RALEIGH, LLC (2017 Jones Franklin Properties LLC Lake Shore Associates, Inc.)		
Owner/Developer Name MARTIN FUCHS		
Address 1511 SUNDAY DRIVE, SUITE 100, RALEIGH, NC 27607		
Phone 919-233-5740	Email jmedlin@mhomes.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name THE SITE GROUP		
Contact Name SAMUEL NYE		
Address 1111 OBERLIN ROAD, RALEIGH, NC. 27605		
Phone 919-835-4787	Email sm@thesitegroup.net	Fax 919-839-2255

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REVISION 03.11.16

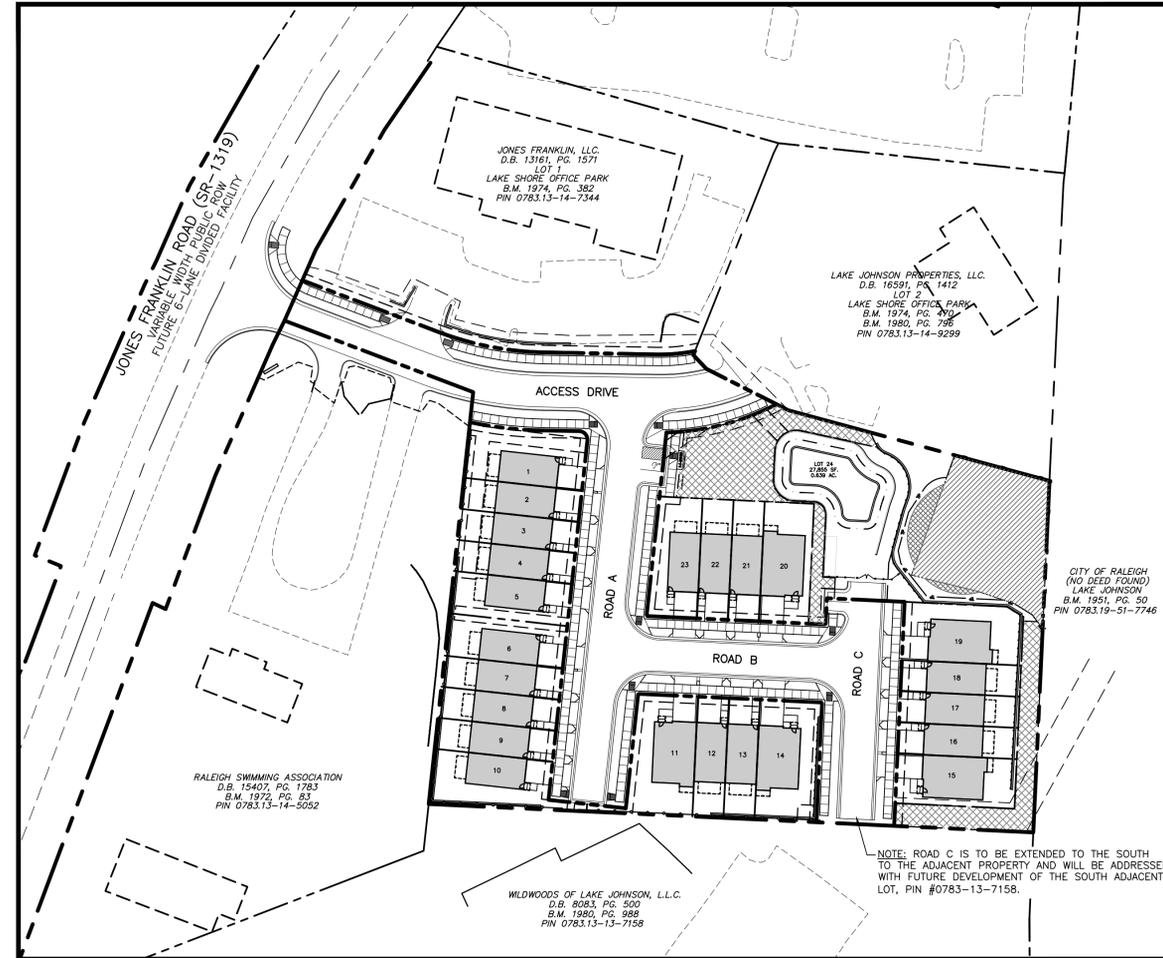
DocuSign Envelope ID: 863F39F3-AB1D-428A-B168-B66FFB393CA

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) OX-3, CM		
If more than one district, provide the acreage of each: OX-3 = 2,854 AC; CM = 0.172 AC.		
Overlay District?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No SRPOD
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
CUD (Conditional Use District) Case # Z:		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A:		
STORMWATER INFORMATION		
Existing Impervious Surface	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel # 3720078300J
NUMBER OF LOTS AND UNITS		
Total # of Townhouse Lots:	Detached	Attached 26
Total # of Single Family Lots:	N/A	Total # of All Lots
Overall Units/Acre Densities Per Zoning Districts		
Total # of Open Space and/or Common Area Lots	4	
SIGNATURE BLOCK (Applicable to all developments)		
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.		
I hereby designate The Site Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.		
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature	Disapproved by	Date 10/25/17
Signature	Approved by	Date

PAGE 2 OF 3

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REVISION 03.11.16



SITE DATA SUMMARY

PROJECT NAME:	LAKEVIEW TOWNHOMES
SITE ADDRESS:	915 & 0 JONES FRANKLIN ROAD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
TOTAL EXISTING AREA:	2,854 AC./124,320 SF.
PROPOSED ON-SITE ROW AREA:	0.941 AC./41,010 SF.
NET AREA:	1,913 AC./83,315 SF.
TCA PROVIDED:	0.206 AC./8,987.6 SF.
CURRENT USE:	VACANT/OFFICE
PROPOSED USE:	TOWNHOMES
LOT SUMMARY:	
TOTAL # OF LOTS:	24 (23 UNITS + 1 O.S.)
MIN. LOT WIDTH:	22.00'
MIN. LOT DEPTH:	80.50'
MIN. LOT AREA:	2,307 SF.
OUTDOOR AMENITY AREA REQUIRED (10%):	0.191 AC.
OUTDOOR AMENITY AREA PROVIDED:	0.204 AC.
TOTAL # OF UNITS:	24 UNITS
TOTAL # OF BEDROOMS:	72 BEDROOMS(3 PER UNIT)
PARKING SUMMARY:	
PARKING REQUIRED:	80 SPACES
BASIS OF DETERMINATION:	3 SPACES/3 BEDROOM UNIT(24) +1 VISITOR SPACE PER 10 UNITS
PARKING PROVIDED:	100 SPACES
PARKING BREAKDOWN:	
BUILD TO WIDTH % REQUIRED:	70% REQUIRED
BUILD TO WIDTH % PROVIDED:	WIDTH AT BLDG / WIDTH AT LOT
110.0 FT. BLDG. / 138.0 FT. LOT	UNITS 1-5: 79.7%
110.0 FT. BLDG. / 123.1 FT. LOT	UNITS 6-10: 89.3%
(220.0 FT. BLDG. / 261.1 FT. LOT)	(UNITS 1-10: 84.2%)
104.0 FT. BLDG / 130.3 FT. LOT	UNITS 11-14: 79.8%
126.0 FT. BLDG / 142.0 FT. LOT	UNITS 15-19: 88.7%
96.0 FT. BLDG / 126.9 FT. LOT	UNITS 20-23: 75.6%

DRAWINGS INDEX:

PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN
PS 3.0	SITE LAYOUT PLAN
PS 3.1	EASEMENT PLAN
PS 4.0	GRADING PLAN
PS 4.1	WET DETENTION POND PLAN
PS 5.0	UTILITY PLAN
PS 6.0	LANDSCAPE PLAN
PS 7.0	TREE CONSERVATION AREA PLAN
PS 8.0	DETAILS
PS 8.1	DETAILS
PS 8.2	DETAILS
PS 8.3	DETAILS
PS 8.4	DETAILS
EX 1.0	ELEVATIONS
EX 2.0	ELEVATIONS

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, P.C., DATED SEPTEMBER 19, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

SOLID WASTE COLLECTION NOTE:

EACH TOWNHOME UNIT WILL STORE THE ROLL OUT TRASH & RECYCLE RECEPTACLES IN THE GARAGE, ON COLLECTION DAY, THE ROLL OUT BINS WILL BE PLACED CURBSIDE IN FRONT OF EACH UNIT. (SEE TYPICAL LOT DIAGRAM SHEET PS-3.0)

LEGEND

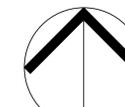
	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EASEMENTS
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED BUILDING SETBACK
	PROPOSED WOOD FENCE
	PROPOSED EDGE OF BMP
	PRIMARY TREE CONSERVATION AREA-CM

CONTACT:
SAM NYE, P.E.
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: SRN@THESITEGROUP.NET

LOT 3 LAND OWNER:
LAKE SHORE ASSOCIATES, INC.
904 WEST QUEEN STREET
EDENTON, NC. 27932

LOT 4 LAND OWNER:
JONES FRANKLIN PROPERTIES, LLC
C/O SUNGATE DESIGN GROUP PA
904 WEST QUEEN STREET
EDENTON, NC. 27932

DEVELOPER:
MI HOMES OF RALEIGH, LLC.
MARK ALTMAN
1511 SUNDAY DRIVE, SUITE 100
RALEIGH, NC. 27607
PHONE: (919)233-5725
EMAIL: maltmon@mhomes.com

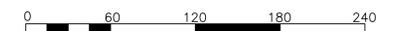


NORTH

C.O.R. TRANSACTION #535816

COVER SHEET

SCALE: 1" = 60'



NOT FOR CONSTRUCTION S-78-17

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: sm@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:

LAKEVIEW TOWNHOMES

915 & 0 JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

Drawn By

Checked By

By

SRN

BDM

DATE:

09 NOV 2017

REVISED:

19 DEC 2017

29 MAR 2018

18 JUN 2018

06 SEP 2018

15 OCT 2018

PRELIMINARY
SUBDIVISION

COVER
SHEET

Job
Code

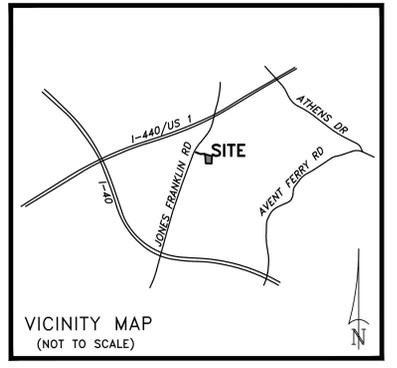
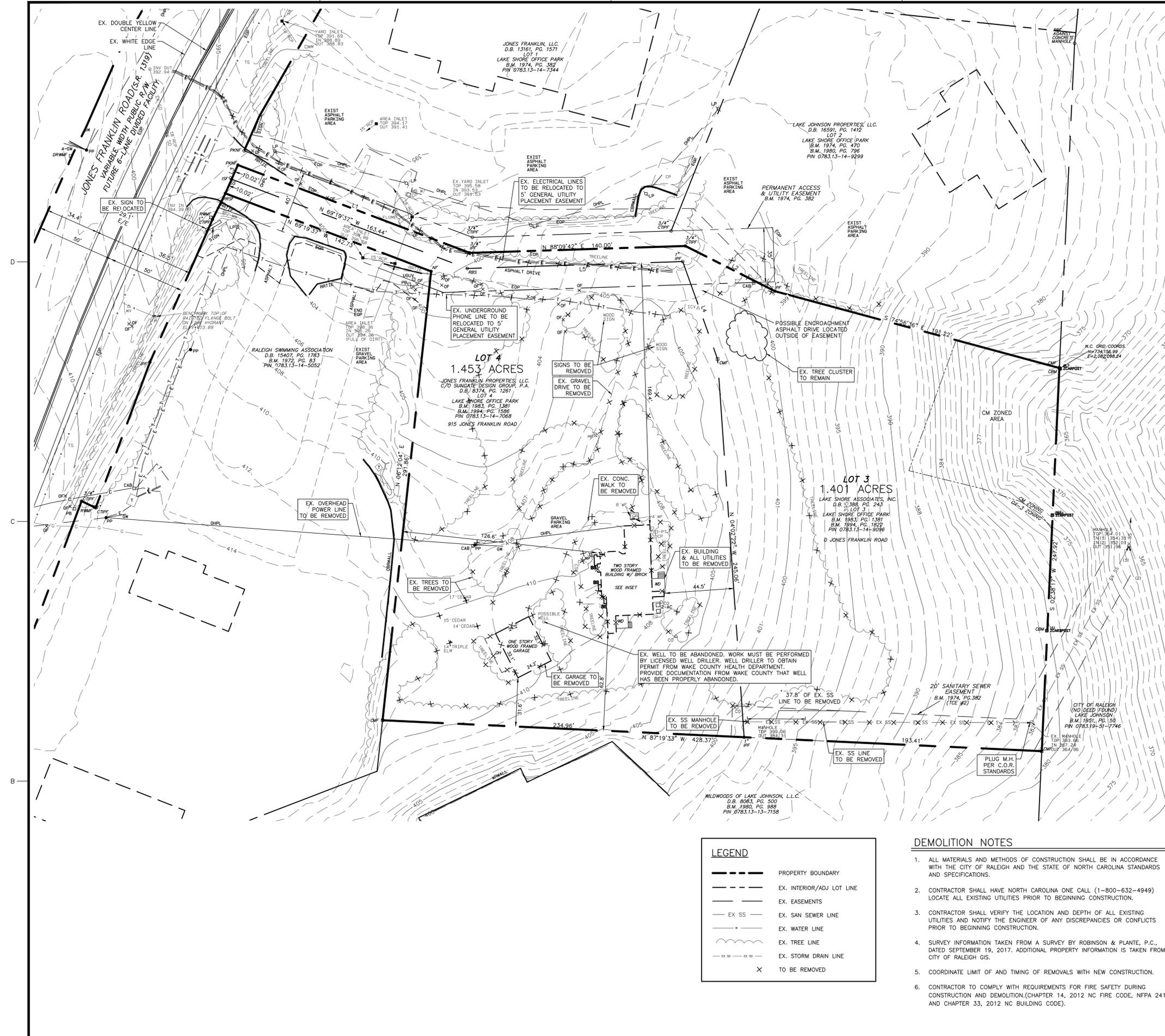
JFMI

Dwg No.

PS

1.0

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- NOTES:**
- PROPERTY IS IN ZONE X, NOT IN THE 100 YR. FLOOD, BY FEMA FIRM MAP NO. 3720078300J PANEL 0783 EFFECTIVE DATE 5/2/06.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - UNDERGROUND UTILITY LOCATIONS WERE PAINTED OR MARKED BY N.C. ONE CALL (811). ROBINSON & PLANTE, P.C. FIELD LOCATED 8/27/17-9/19/17.
 - ALL OTHER UTILITIES SHOWN WERE FROM OBSERVED ABOVE GROUND LOCATIONS AT THE TIME SUBJECT PROPERTY WAS SURVEYED AND CONNECTED FROM OBSERVED ABOVE GROUND EVIDENCE OF WAKE COUNTY GIS SEWER AND STORM LAYERS.
 - ZONING INFORMATION AND CONSERVATION MANAGEMENT LINE TAKEN FROM WAKE COUNTY GIS.
 - RIGHT OF WAY WIDTH SHOWN AS 100' PER D.B. 1368, PG. 390. RIGHT OF WAY MONUMENTS EXISTING IRON PIPES FOUND ALONG RIGHT OF WAY AS SHOWN HEREON. RIGHT OF WAY WAS SETUP FROM B.M. 1974, PG. 382, B.M. 1972, PG. 83, AND B.M. 1968, PG. 250 AND THE EXISTING IRON PIPES AS SHOWN HEREON.
 - SUBJECT PROPERTY SURVEYED IS IN THE CITY OF RALEIGH CORPORATE LIMITS AND PLANNING JURISDICTION.
 - SUBJECT PROPERTY SURVEYED IS IN THE SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SRPOD) PER ZONING CASE 2-39-2012 EFFECTIVE DATE OCTOBER 31, 2012 (ORDINANCE 104ZC677), AND FUTURE LAND USE: OFFICE/RESEARCH & DEVELOPMENT ADOPTED OCTOBER 31, 2009, RESOLUTION 2009-15 PER WAKE COUNTY GIS.

LEGEND

(BRWALL)-BRICK RETAINING WALL
 (BS)-BRICK STOOP/STEPS
 (CAB)-CABLE BOX
 (CBM)-CARSONITE BOUNDARY MARKER
 (CBRWALL)-CONCRETE BLOCK RETAINING WALL
 (CM)-CONCRETE MONUMENT FOUND
 (CO)-CLEANOUT
 (CP)-CONCRETE PAD
 (CPI)-CORRUGATED PLASTIC PIPE
 (CSW)-CONCRETE SIDEWALK
 (CTIPF)-CRIMP TOP IRON PIPE FOUND
 (CPIWM)-DISTURBED RIGHT OF WAY MONUMENT FOUND
 (EOP)-EDGE OF PAVEMENT
 (FH)-FIRE HYDRANT
 (GW)-GUY WIRE
 (ICV)-IRRIGATION CONTROL VALVE
 (IPF)-IRON PIPE FOUND
 (ISP)-IRON STAKE FOUND
 (LMP)-LAMP POST
 (LP)-LIGHT POLE
 (MB)-MAIL BOX
 (NF)-NAIL FOUND
 (OF)-ORANGE PIN FLAG (AT&T UNDERGROUND UTILITY LINE)
 (OH)-OVERHANG
 (OHP)-OVERHEAD POWER LINE
 (OHP&PHL)-OVERHEAD POWER AND PHONE LINE
 (PB)-PHONE BOX
 (PKNF)-PK NAIL FOUND
 (PP)-POWER POLE
 (PT)-PROPANE TANK
 (RBS)-REBAR FOUND
 (RBSF)-REBAR SET
 (RRSF)-RAILROAD SPIKE FOUND
 (RCP)-REINFORCED CONCRETE PIPE
 (RRTIE)-RAILROAD TIE
 (RWALL)-RETAINING WALL
 (RWMP)-RIGHT OF WAY MONUMENT FOUND
 (SS)-SPIKE SET
 (T)-TRANSFORMER
 (TCE)-TITLE COMMITMENT EXCEPTIONS
 (TS)-TRAFFIC SIGN
 (UOPHLF)-UNDERGROUND PHONELINE FLAG
 (UCUV)-UNDERGROUND UTILITY VAULT
 (WD)-WOOD DECK
 (WF)-WOOD FENCE
 (WM)-WATER METER
 (WRWALL)-WOOD RETAINING WALL
 (WV)-WATER VALVE
 -W- UNDERGROUND WATER LINE
 -FO- UNDERGROUND FIBER OPTIC LINE
 -C- UNDERGROUND CABLE LINE
 -T- UNDERGROUND TELEPHONE LINE
 -G- UNDERGROUND GAS LINE
 -E- UNDERGROUND POWER LINE

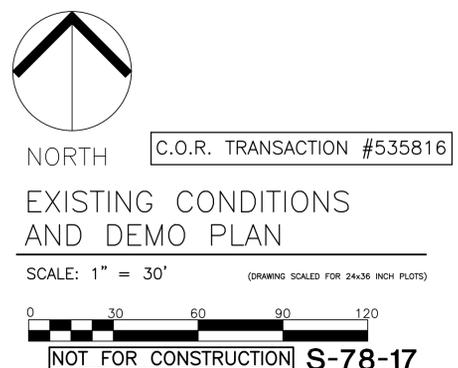
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 69°19'37" E	160.89'
L2	S 63°19'02" E	65.03'
L3	N 23°52'30" E	20.03'
L4	N 19°44'11" W	66.94'
L5	S 88°09'42" W	139.95'
L6	S 26°23'52" W	18.75'
L7	N 23°52'30" E	10.02'
L8	N 40°33'00" W	1.07'

LEGEND

---	PROPERTY BOUNDARY
- - - -	EX. INTERIOR/ADJ LOT LINE
- - - -	EX. EASEMENTS
- - - -	EX. SAN SEWER LINE
- - - -	EX. WATER LINE
- - - -	EX. TREE LINE
- - - -	EX. STORM DRAIN LINE
X	TO BE REMOVED

- DEMOLITION NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - SURVEY INFORMATION TAKEN FROM A SURVEY BY ROBINSON & PLANTE, P.C., DATED SEPTEMBER 19, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
 - COORDINATE LIMIT OF AND TIMING OF REMOVALS WITH NEW CONSTRUCTION.
 - CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).



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

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PRELIMINARY SUBDIVISION PLAN FOR:
LAKEVIEW TOWNHOMES
 915 & O JONES FRANKLIN ROAD
 RALEIGH, NORTH CAROLINA

Drawn By: **SRN**
 Checked By: **BDM**

DATE: 09 NOV 2017
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 29 MAR 2018
 18 JUN 2018
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PRELIMINARY SUBDIVISION

EX. CONDO AND DEMO PLAN

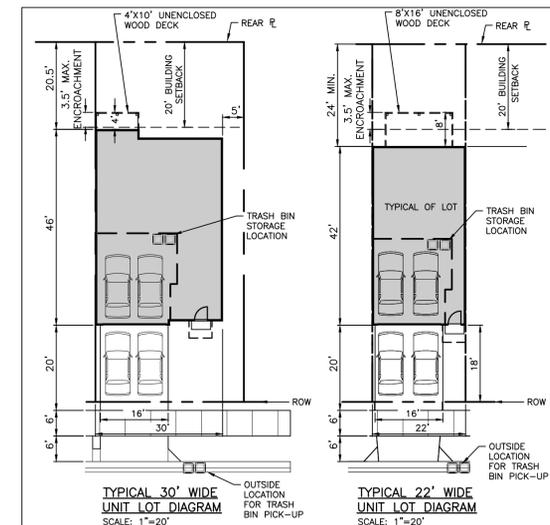
Job Code: **JFMI**

Dwg No. **PS 2.0**

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SITE DATA SUMMARY

PROJECT NAME:	LAKEVIEW TOWNHOMES
SITE ADDRESS:	915 & 0 JONES FRANKLIN ROAD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
TOTAL EXISTING AREA:	2.854 AC./124,320 SF.
PROPOSED ON-SITE ROW AREA:	0.941 AC./41,010 SF.
NET AREA:	1.913 AC./83,315 SF.
TCA PROVIDED:	0.206 AC./8,987.6 SF.
CURRENT USE:	VACANT/OFFICE
PROPOSED USE:	TOWNHOMES
LOT SUMMARY:	
TOTAL # OF LOTS:	24 (23 UNITS + 1 O.S.)
MIN. LOT WIDTH:	22.00'
MIN. LOT DEPTH:	80.50'
MIN. LOT AREA:	2,307 SF.
OUTDOOR AMENITY AREA REQUIRED (10%):	0.191 AC.
OUTDOOR AMENITY AREA PROVIDED:	0.204 AC.
TOTAL # OF UNITS:	24 UNITS
TOTAL # OF BEDROOMS:	72 BEDROOMS(3 PER UNIT)
PARKING SUMMARY:	
PARKING REQUIRED:	80 SPACES
BASIS OF DETERMINATION:	3 SPACES/3 BEDROOM UNIT(24) +1 VISITOR SPACE PER 10 UNITS
PARKING PROVIDED:	100 SPACES
PARKING BREAKDOWN:	4 SPACES PROVIDED PER UNIT (2 SURFACE, 2 GARAGE) +4 SPACES AT THE COMMON AREA
BUILD TO WIDTH % REQUIRED:	70% REQUIRED
BUILD TO WIDTH % PROVIDED:	WIDTH AT BLDG / WIDTH AT LOT
110.0 FT. BLDG. / 138.0 FT. LOT	UNITS 1-5: 79.7%
110.0 FT. BLDG. / 123.1 FT. LOT	UNITS 6-10: 89.3%
(220.0 FT. BLDG. / 261.1 FT. LOT)	(UNITS 11-14: 84.2%)
104.0 FT. BLDG. / 130.3 FT. LOT	UNITS 15-19: 79.8%
126.0 FT. BLDG. / 142.0 FT. LOT	UNITS 20-23: 88.7%
96.0 FT. BLDG. / 126.9 FT. LOT	UNITS 24: 75.6%



ENCROACHMENT NOTE:

- PER RALEIGH UDD SECTION 1.5.4.D.c. c. "BALCONIES (PLATFORMS PROJECTING FROM THE WALL OF A BUILDING WITH A RAILING ALONG ITS OUTER EDGE, OFTEN ACCESSIBLE FROM A DOOR OR WINDOW) MAY EXTEND UP TO 6 FEET INTO A REQUIRED SETBACK, PROVIDED THAT THE LANDING IS AT LEAST 3 FEET FROM THE VERTICAL PLANE OF ANY LOT LINE. BALCONIES CAN BE COVERED BUT CANNOT BE FULLY ENCLOSED."
- THIS PLAN PROPOSES A MAXIMUM ENCROACHMENT OF 3.5' FOR THE UNENCLOSED WOOD DECKS AND THEY ARE LOCATED A MINIMUM OF 16.5' FROM THE REAR LOT LINE.



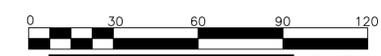
NORTH

C.O.R. TRANSACTION #535816

SITE LAYOUT PLAN

SCALE: 1" = 30'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION S-78-17

LOT AREA CHART

LOT NUMBER	AREA (SQ. FT.)	AREA (Ac.)	LOT NUMBER	AREA (SQ. FT.)	AREA (Ac.)
1	3,289	0.076	15	2,958	0.068
2	1,848	0.042	16	1,859	0.043
3	1,848	0.042	17	1,859	0.043
4	1,848	0.042	18	1,859	0.043
5	2,520	0.058	19	3,425	0.079
6	2,520	0.058	20	2,956	0.068
7	1,848	0.042	21	1,859	0.043
8	1,848	0.042	22	1,859	0.043
9	1,848	0.042	23	2,799	0.064
10	3,242	0.074	24	27,855	0.639
11	3,917	0.090			
12	1,859	0.043			
13	1,859	0.043			
14	3,714	0.085			

INTERSECTION SIGHT DISTANCE NOTES:

- WITHIN THE ABOVE DEFINE SIGHT TRIANGLES, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24" AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURB.
- OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS: HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.
- INTERSECTION SIGHT EASEMENTS BASED ON RSDM 6.12.2. SPEED LIMIT IS 25 MPH. ROADS WITHIN THIS DEVELOPMENT ARE SHORTER THAN THE MIN. ISD MEASUREMENT FOR 25 MPH ROADS. WHERE ROAD LENGTH IS SHORTER THAN THE MIN. ISD, THE EASEMENT IS PROJECTED TO THE END OF THE ROAD.

DRIVEWAY NOTE:

- UDD SECTION 8.3.5.C.2.d: NON-ALLEY DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF 2 STREET RIGHTS-OF-WAY.

GENERAL NOTES

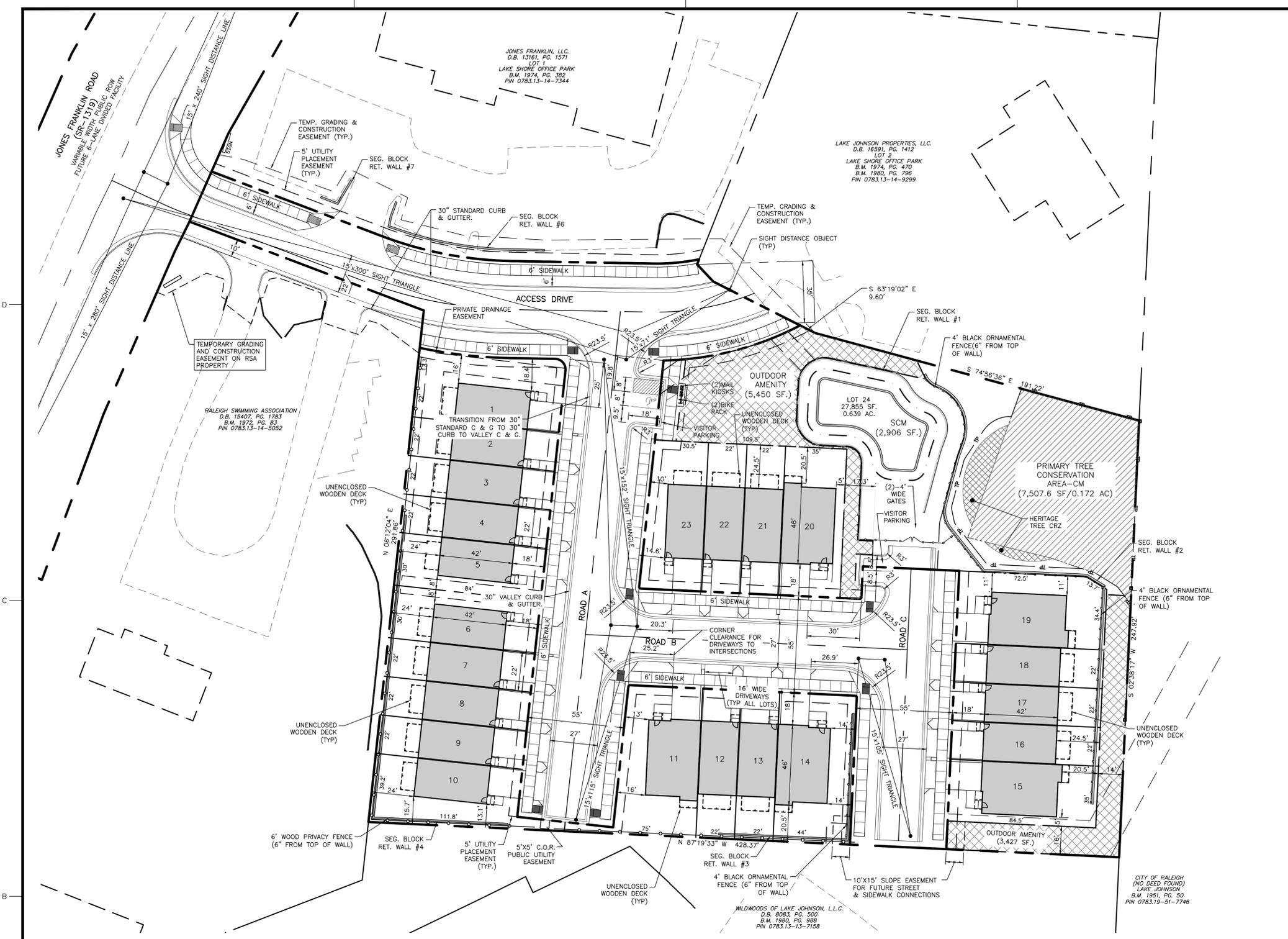
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTE, P.C., DATED SEPTEMBER 19, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

UNIT WIDTH NOTE:

- UNITS 11, 14, 15, 19 AND 20 WILL BE NO WIDER THAN 30' WIDE AND NO MORE NARROW THAN 28'.

LEGEND

- PROPERTY BOUNDARY
- - - EX. INTERIOR/ADJ LOT LINE
- - - UTILITY EASEMENTS
- - - PROPOSED ROW
- - - PROPOSED LOT LINE
- - - PROPOSED METAL FENCE
- - - PROPOSED WOOD FENCE
- - - PROPOSED EDGE OF BMP
- ▨ PRIMARY TREE CONSERVATION AREA - CM



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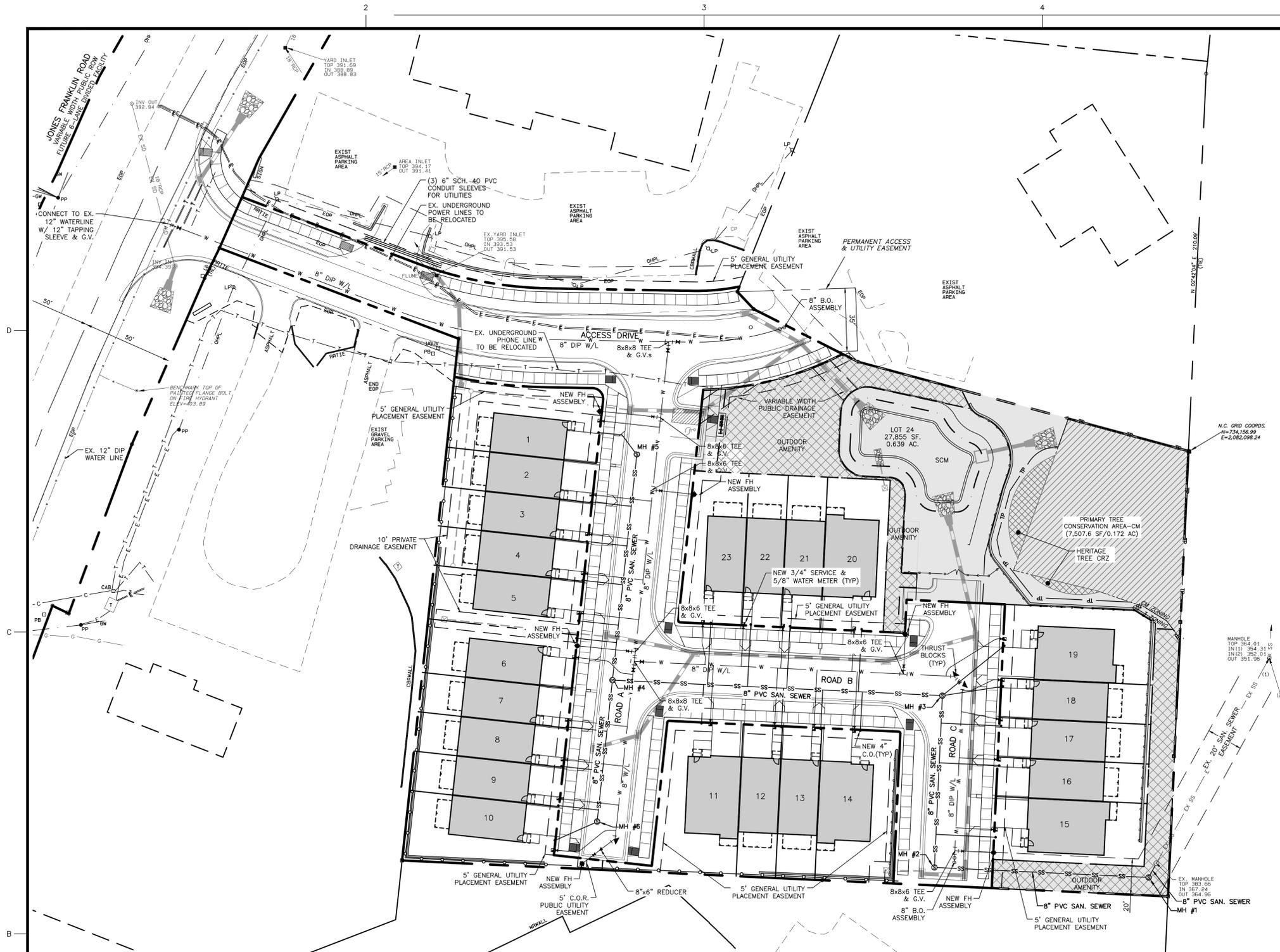
PRELIMINARY SUBDIVISION

SITE LAYOUT PLAN

Job Code: **JFMI**

Dwg No. **PS 3.0**

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STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE. UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SEWER FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

UTILITY NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
- NO BUILDING ON LOTS 1-14 AND LOTS 20-23 SHALL EXCEED THIRTY-EIGHT FEET (38') IN HEIGHT AND NO BUILDING ON THE SUBJECT PROPERTY SHALL EXCEED FORTY-TWO FEET (42') IN HEIGHT, NOT INCLUDING A MAXIMUM PARAPET WALL ENCROACHMENT ALLOWED BY UDO SECTION 1.5.7.D.2
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY NIALL GILLESPIE, P.L.S., DATED JANUARY 26, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OF EASEMENT.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).

LEGEND

	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EASEMENTS
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED METAL FENCE
	PROPOSED EDGE OF BMP
	CM ZONED CONSERVATION AREA
	EX. WATER LINE
	EX. SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	EX. PHONE LINE
	EX. UNDERGROUND POWER LINE

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



NORTH C.O.R. TRANSACTION #535816

UTILITY PLAN

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION S-78-17

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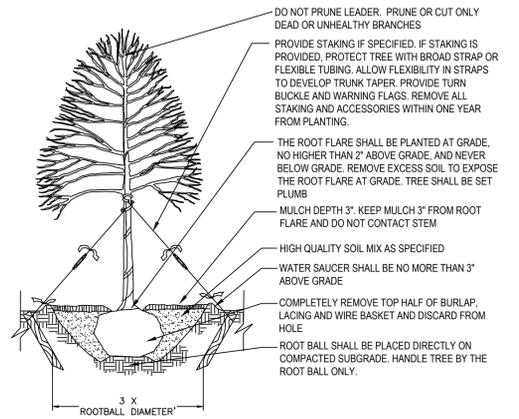
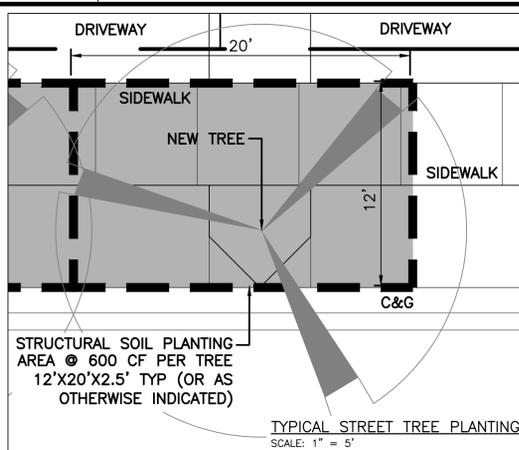
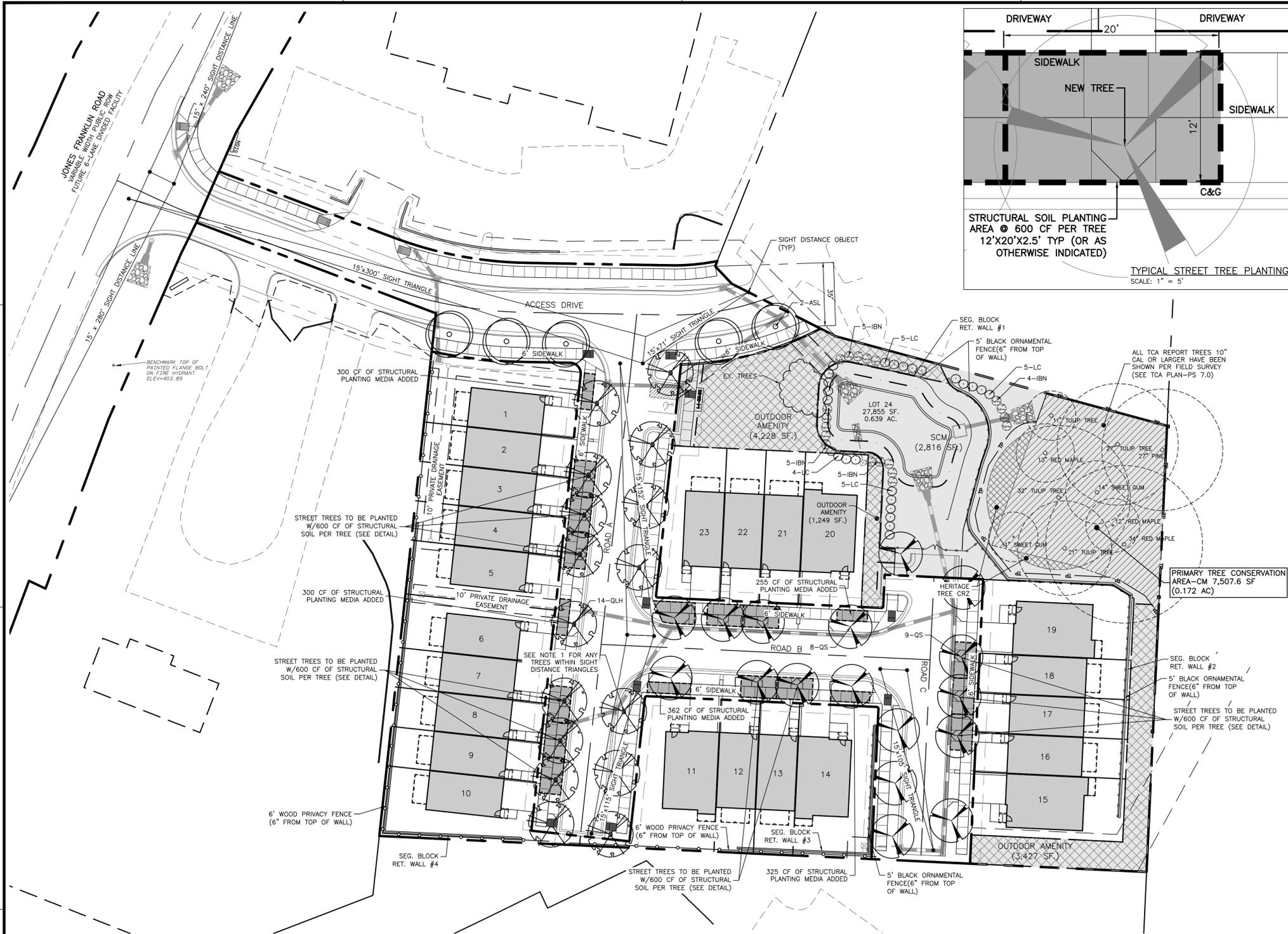
PRELIMINARY SUBDIVISION

UTILITY PLAN

Job Code: **JFMI**

Dwg No. **PS 5.0**

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NOTES:

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

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS: DATE BY NOT TO SCALE

TREE PLANTING DETAIL

PRCR-03

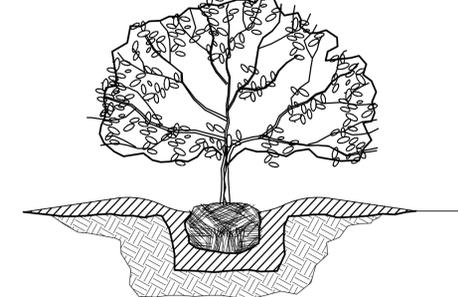
To promote aeration and percolation in heavy soil, plant rootball above existing grade as shown.

Provide an earth saucer for water retention.

Backfill with 80% parent material and 20% decomposed organic material by volume well mixed as approved by the architect.

Provide 6" minimum of backfill on each side of rootball to promote rapid reestablishment.

Provide minimum 4" thick hardwood mulch in 5' wide planting bed or as directed on plans.



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



C.O.R. TRANSACTION #535816

LANDSCAPE PLAN

SCALE: 1" = 30' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION S-78-17

OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
ASL	5	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	10'	3" CAL.	B&B	MATCHING
OLH	16	QUERCUS LYRATA 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	10'	3" CAL.	B&B	MATCHING
GS	17	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	B&B	MATCHING
SHRUBS							
IBN	19	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	3 GAL.	CONT.	MATCHING
ILC	25	LOROPETALUM CHINENSE 'EVER RED'	EVER RED LOROPETALUM	24" HT. MIN.	5 GAL.	CONT.	MATCHING

PLANTING NOTES:
LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER; (R) = TO REMAIN

MULCH: MULCH ALL BED AREAS WITH HARDWOOD MULCH TO A DEPTH OF 3".

NOTE:
1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

STREET TREE REQUIREMENT NOTE:

ROAD A: 256 LF. CANOPY TREES REQUIRED(1/40')(2); 13 REQ'D. CANOPY TREES PROVIDED: 16 PROV.

ROAD B: 127 LF. CANOPY TREES REQUIRED(1/40')(2); 7 REQ'D. CANOPY TREES PROVIDED: 8 PROV.

ROAD C: 153 LF. CANOPY TREES REQUIRED(1/40')(2); 8 REQ'D. CANOPY TREES PROVIDED: 8 PROV.

ACCESS DRIVE: 199 LF. CANOPY TREES REQUIRED(1/40'); 5 REQ'D. CANOPY TREES PROVIDED: 5 PROV.

TREE COVERAGE REQUIREMENT:
1 SHADE TREE/2,000 SF. PARKING AREA:
7,904 SF. PARKING AREA PROVIDED = 4 REQUIRED/30 PROVIDED

LANDSCAPE NOTES:

- STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID DRIVEWAYS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.
- ROOT CHANNELING PATHWAYS, STRUCTURAL SOIL, OR A SOIL CONTAINMENT SYSTEM WILL BE REQUIRED FOR STREET TREES, PER COR STANDARDS. SEE DETAIL PRCR-07 ON SHEET PS 8,4.

LEGEND

---	PROPERTY BOUNDARY
---	EX. INTERIOR/ADJ LOT LINE
---	EX. EASEMENTS
---	PROPOSED ROW
---	PROPOSED LOT LINE
---	PROPOSED METAL FENCE
---	PROPOSED WOOD FENCE
---	PROPOSED EDGE OF BMP
---	PRIMARY TREE CONSERVATION AREA - CM
---	OUTDOOR AMENITY AREA
---	OPEN SPACE LOT 25

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Courtenay Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: sm@thesitegroup.net

PRELIMINARY SUBDIVISION PLAN FOR:
LAKEVIEW TOWNHOMES
915 & O JONES FRANKLIN ROAD
RALEIGH, NORTH CAROLINA

Drawn By: **JHJ**
Checked By: **BDM**

DATE:
09 NOV 2017
REVISED:
19 DEC 2017
29 MAR 2018
18 JUN 2018
06 SEP 2018
15 OCT 2018

PRELIMINARY SUBDIVISION

LANDSCAPE PLAN

Job Code: **JFMI**

Dwg No. **PS 6.0**

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