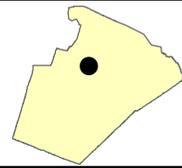


WAKEFIELD PINES S-81-2017



0 300 600 Feet

Zoning: **CX-3 w/UWPOD**
CAC: **North**
Drainage Basin: **Richland Creek**
Acreage: **4.93**
Number of Lots: **3**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Chris Bostic**
Phone: **(919) 653-2927**





Administrative Approval Action

Case File / Name: S-81-17 Wakefield Pines Subdivision
Transaction # 536214, AA # 3783

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 north side of Falls of Neuse Road, and the north side of Wakefield Pines Drive. The site is addressed at 2801 Wakefield Pines Drive, which is inside City limits.

REQUEST: Subdivision of a 4.93 acre tract zoned CX-3 w/ UWPOD into three lots for commercial uses. Proposed lot 1 will be 65,842 SF/1.51 acres, lot 2 will be 58,571 SF/1.35 acres, and lot 3 will be 86,652 SF/1.99 acres.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

This site was granted a variance from aspects of the forestation requirements of the Urban Watershed Protection Overlay District, as well as the primary tree conservation requirement (with conditions). Reference A-119-17.

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 Chris Bostic of Kimley Horn and Associates.

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 subdivision will utilize the existing shared downstream regional BMP for stormwater quality regulations and a shared underground detention device for these 3 lots.

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

ENGINEERING

1. 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

2. 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.
3. 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.

URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh.



Administrative Approval Action

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5. 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.
6. 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 zoning permit is obtained and completed for the required C2 yard plantings along Falls of Neuse Rd and Wakefield Pines Dr.
3. 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

4. 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.
5. 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk for 690' and for 4' of additional pavement along Wakefield Pines Dr is paid to the City of Raleigh.
7. A cross access agreement among the proposed lot pin 1739084787 and lot pin 1739090003 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 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.



Administrative Approval Action

Case File / Name: S-81-17 Wakefield Pines Subdivision
Transaction # 536214, AA # 3783

City of Raleigh
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8. 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld
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

STORMWATER

11. 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.
12. 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.
13. 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.
14. 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

15. 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

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.



Administrative Approval Action

Case File / Name: S-81-17 Wakefield Pines Subdivision
Transaction # 536214, AA # 3783

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
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EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 4/13/2021
Record the subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 4/13/18

Staff Coordinator: Ryan Boivin

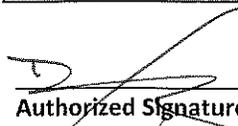
Design Adjustment Staff Response



**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	Wakefield Pines
	Development Case Number	S-81-17
	Transaction Number	536214
	Design Adjustment Number	DA - 9 - 2018
STAFF RESPONSE	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 SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.	
	DEPARTMENTS	
	<input type="checkbox"/> <u>Dev. Services Planner</u>	<input type="checkbox"/> <u>City Planning</u>
	<input checked="" type="checkbox"/> <u>Development Engineering</u>	<input type="checkbox"/> <u>Transportation</u>
	<input type="checkbox"/> <u>Engineering Services</u>	<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>
	<input type="checkbox"/> <u>Public Utilities</u>	
	CONDITIONS:	
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY		


DANIEL KING, PE
4/13/18
 Authorized Signature ENGINEERING REVIEW MANAGER Date

*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

Staff supports the request for a Design Adjustment for the issue related to not meeting block perimeter. Topographic challenges within this site provide difficult to make any additional connections than the ones proposed with the site plan. Also, the existing buildings surrounding the site are not set up in a way for any future connections.

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 Wakefield Pines		
	Case Number S-81-17		
	Transaction Number 536214		
	Name Wakefield Outparcels, LLC		
	Address 11509 John Allen Road		City Raleigh
	State NC	Zip Code 27614	Phone 919-868-4472
	Name Chris Bostic, PE		Firm Kimley-Horn
	Address 421 Fayetteville Street, Suite 600		City Raleigh
	State NC	Zip Code 27601	Phone 919-653-2927
	CONTACT OWNER	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):			
REQUEST	See attached memo.		

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

2/28/18
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 -
---------------------	----------------	------

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;

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. The requested design adjustment does not increase congestion or compromise Safety;

- D. The requested design adjustment does 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.

- A. The subject subdivision design meets the intent of Section 8.3.1 by supplementing and promoting additional pedestrian connectivity through the development and reducing driving distance within an established street network. A ten-foot-wide accessible sidewalk will be installed through the development interconnecting all three of the resultant parcels with the group housing to the North and existing public sidewalk infrastructure along the perimeter of the property addressing Section 8.3.1A.

To address section 8.3.1C, the internal drive aisle network will provide direct, efficient, and safe access to all three parcels. The design accommodates vehicular and bicycle access to the site via an existing shared access drive on Wakefield Pines Drive and a new access point with right turn deceleration lane on Falls of Neuse Road as recommended by the Traffic Impact Analysis with appropriate internal driveway stem lengths to accommodate vehicular movements. Bicycle parking will be provided on all three lots. The internal sidewalk network is 10 feet in width enhancing pedestrian safety and painted pedestrian crossings are provided at logical drive aisle intersections. The sidewalk network also provides a direct pedestrian path to all 3 lots from the street frontage.

The current block perimeter consists of major streets fronted by the subject commercial corner and group housing but also consists of a residential street providing access to fully developed single family lots with cul-de-sacs located directly adjacent to the subject project. Several factors preclude meeting the block perimeter and the following reasons are presented per Section 8.3.1D. An additional street connection is not possible as the backyards of the single family lots form the adjacent property boundary with the subject commercial property prohibiting connection. Such a cross access connection would also directly link commercial traffic to an incompatible, residential street type. The existing site has extreme topography with 50 feet of grade change in a limited distance. This topography restricts direct pedestrian passage through the property in order to comply with accessibility regulations. The resultant development of the property and installation of retaining walls to provide buildable areas also informs the placement of pedestrian paths.

- B. The project conforms to the Streets Plan in the Raleigh Comprehensive Plan. The right-of-way and street section for Falls of Neuse Road are in compliance with the Streets Plan section, and the project will dedicate right-of-way and provide a fee-in-lieu for the additional pavement to comply with the ultimate street section of Wakefield Pines Drive required in Section 4.4.2 in the Streets Manual. No additional street connections are noted in the Streets Plan. The future land use for the area is neighborhood mixed use which provides for commercial uses needed for the adjacent residences. The driveway and sidewalk facilities proposed accommodate access to these adjacent neighborhoods. The project also supports comprehensive

plan (T4.1) initiatives by providing a transit easement on Falls of Neuse Road and street trees along both frontages (T2.18).

- C. The project will not cause undue congestion at the intersection of Falls of Neuse Road and Wakefield Pines based on the findings of the traffic study. The project does not compromise safety as the development gains access via an existing cross access driveway on Wakefield Pines and a single, new limited access driveway on Falls of Neuse with deceleration lane which is located per City standards (Section 6.5.8 of Streets Manual). Both driveways will operate at acceptable levels of service. Internal driveway stem lengths will comply with City standards (6.5.8). No issues with pedestrian safety are anticipated as the sidewalk infrastructure will comply with accessibility regulations and be appropriately marked. An internal 10-foot-wide pedestrian path will be provided to all parcels.
- D. All lots will have frontage to a public street. Lot 1 fronts both Falls of Neuse and Wakefield Pines while Lot 2 and 3 front Wakefield Pines and Falls of Neuse respectively.
- E. As discussed in Item A above and Section 8.3.1D of the UDO, the design adjustment is deemed reasonable as the existing extreme site topography prohibits a direct, accessible pedestrian passage. The fully developed residential neighborhoods to the North and east preclude a vehicular cross access through the existing block and such an access would require commercial type traffic on a residential street.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

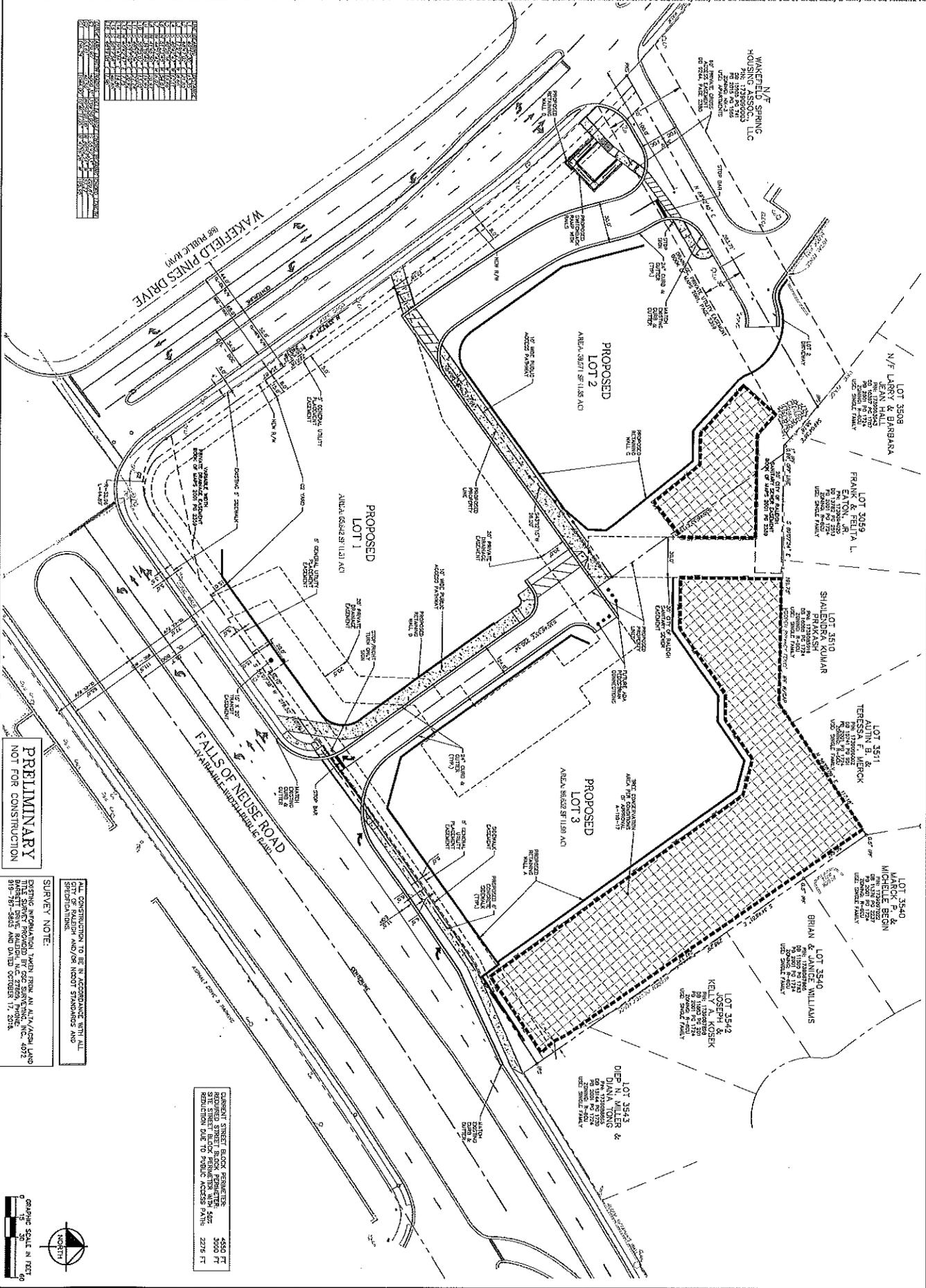
I, Patrick Merritt, a Notary Public do hereby certify that
Markene Klintworth personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 28th day of February, 2018.

PATRICK MERRITT
Notary Public
(SEAL) Wake Co., North Carolina
My Commission Expires Sept. 05, 2022

Notary Public *Patrick Merritt*

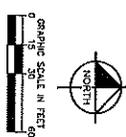
My Commission Expires: Sept 05 2022



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN A/T/V/ASU LAND TITLE SURVEY PROVIDED BY CSC SURVEYING, INC., 4072 819-751-5881 AND DATED OCTOBER 17, 2015.

CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND/OR LOCAL ORDINANCES AND SPECIFICATIONS.



CURRENT STREET BLOCK PERMITS ARE 4500 FT, 3000 FT, 2275 FT. REDUCTION DUE TO PUBLIC ACCESS PATH.

WAKEFIELD PINES
PREPARED FOR
WAKEFIELD
OUTPARCELS, LLC
RALEIGH NORTH CAROLINA

PRELIMINARY
SUBDIVISION PLAN

10/4 PROJECT
013031000
DATE
11/01/2017
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

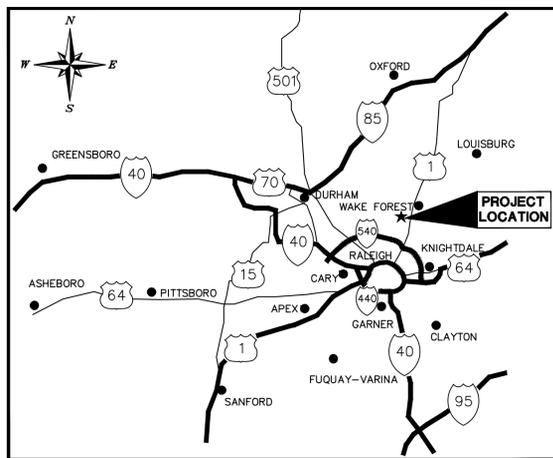


Kimley-Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1414
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
1	RESPONSE TO CITY COMMENTS	03/07/18TRC	
2	RESPONSE TO CITY COMMENTS	02/06/18TRC	
3	RESPONSE TO CITY COMMENTS	12/20/17TRC	



Plotted By: Carter, Tim Sheet: S-81-17 PRELIMINARY SUBDIVISION PLANS FOR WAKEFIELD PINES - 03/11/16 03:58:43pm K:\N\AL\LE\A\013031000_wakefieldpines\015_cad_files\plan sheets\COO_COVER_SHEET.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

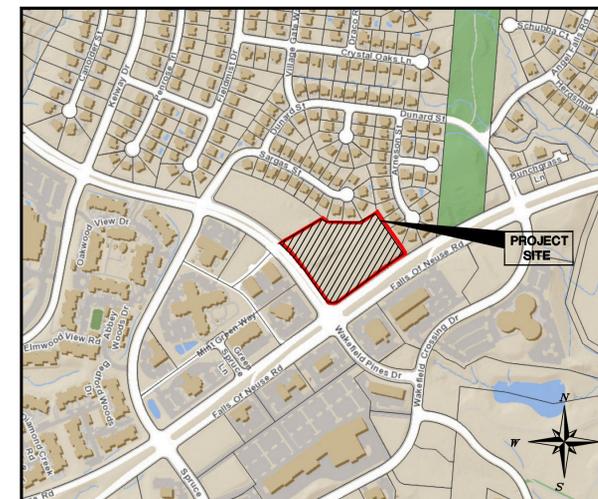


PROJECT LOCATION
NTS

PRELIMINARY SUBDIVISION PLANS FOR WAKEFIELD PINES

S-81-17
TRANS.# 536214

2801 WAKEFIELD PINES DRIVE
RALEIGH, NORTH CAROLINA 27614
A DEVELOPMENT BY: WAKEFIELD OUTPARCELS, LLC.
11509 JOHN ALLEN ROAD
RALEIGH, N.C. 27614
PHONE: (919) 868-4472



VICINITY MAP

SCALE: 1" = 500'

NO.	REVISIONS	DATE	BY
3	RESPONSE TO CITY COMMENTS	03/07/18	TRC
2	RESPONSE TO CITY COMMENTS	02/06/18	TRC
1	RESPONSE TO CITY COMMENTS	12/20/17	TRC

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JOB	DRAWN BY	CHECKED BY	COB
013031000	11/01/2017	SCALE AS SHOWN	AS SHOWN	JOB	JOB	JOB	JOB	JOB

COVER SHEET

WAKEFIELD PINES
 PREPARED FOR
 WAKEFIELD
 OUTPARCELS, LLC
 NORTH CAROLINA
 RALEIGH

CONDITIONS OF APPROVAL

A-119-17 WHEREAS CK Wakefield Properties, LLC, property owner, requests a complete variance to the 40% forestation standard set forth in Section 5.1.3 of the Unified Development Ordinance as well as a complete variance to the primary tree conservation requirement for an undisturbed area adjoining a thoroughfare set forth in Section 9.1.4.A.8 of the Unified Development Ordinance as applied to the property's frontage along Falls of Neuse Road and Wakefield Pines Drive on a 4.93 acre parcel zoned Commercial Mixed Use -3-Urban Watershed Protection Overlay District and located at 2801 Wakefield Pines Drive.

- Approved the variance from the 40% forestation.
- Approved the complete variance from the primary tree conservation requirement with the following conditions:
 - At least 16% tree conservation area shall be provided, as shown on the site plan presented at the hearing;
 - A Type C2 street protective yard is provided along Wakefield Pines Drive and Falls of Neuse Road;
 - A 20-foot wide building and parking setback is provided along Wakefield Pines Drive and Falls of Neuse Road;
 - Dumpsters on the property shall be located at least 70 feet from any single-family lot on Sargas Street or Armeson Street;
 - Unless required by the City, the Applicant shall not clear the area within the 20' wide City of Raleigh sanitary sewer easement along the rear of the property as shown on plat recorded in Book of Maps 2001, Page 2359, but exclusive of those areas also within the 20' private drainage easement and 60' private cross access, private drainage and private utility easement as shown on the plat;
 - Subject to the consent of the owner of the single-family lot, the Applicant shall, at the sole cost of the Applicant, construct a wood fence where there is no wood fence along the property boundary adjacent to the single-family lots. If agreement cannot be reached with the adjoining owner(s), then the wood fence shall be provided on the other side of the tree conservation area interior to the property in a location that generally corresponds with the common boundary line with that adjoining lot.

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

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.

MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST (20) FEET FROM THE POINT OF TANGENCY.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: WAKEFIELD OUTPARCELS, LLC.
 11509 JOHN ALLEN ROAD
 RALEIGH, NORTH CAROLINA 27614
 PHONE: (919) 868-4472
 ATTN: MARLANE KLINTWORTH
 mvkcommercial@gmail.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 853-2927
 ATTN: CHRIS BOSTIC, P.E.
 chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 853-2976
 ATTN: RICHARD BROWN, PLA
 richard.brown@kimley-horn.com

SURVEYOR: GSC SURVEYING, INC.
 4072 BARRETT DRIVE
 RALEIGH, NORTH CAROLINA 27609
 PHONE: (919) 787-5805
 ATTN: GREG S. CROWDER, PLS
 greg@gscsurveying.com

**Preliminary Subdivision
Plan Application**



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 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
*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 #: 476999		
GENERAL INFORMATION		
Development Name Wakefield Pines		
Proposed Use Commercial		
Property Address(es) 2801 Wakefield Pines Drive, Raleigh, NC 27614		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 173494767	PIN Recorded Deed	PIN Recorded Deed
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):		
OWNER/DEVELOPER INFORMATION		
Company Name Wakefield Outparcels, LLC		Owner/Developer Name Mariane Klintworth
Address 11509 John Allen Road, Raleigh, NC 27614		
Phone 919-868-4472	Email mvkcommercial@gmail.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Kimley-Horn & Associates, Inc.		Contact Name Chris Bostic
Address 421 Fayetteville Street, Suite 600, Raleigh, NC 27601		
Phone 919-653-2927	Email Chris.Bostic@kimley-horn.com	Fax 919-677-2050

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) CX-3			
If more than one district, provide the acreage of each:			
Overlay District?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	- UWPOD
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- 119-17			
STORMWATER INFORMATION			
Existing Impervious Surface	2,251	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	122,477	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 #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	Total # of All Lots 3		
Overall Unit(s)/Acre Densities Per Zoning Districts			
Total # of Open Space and/or Common Area Lots 0			
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 Kimley-Horn & Associates, Inc. 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		Date	10/30/17
Signature		Date	

PAGE 2 OF 3

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REVISION 03.11.16

PREPARED IN THE OFFICE OF:

Kimley»Horn

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 421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 853-1494

PRELIMINARY
NOT FOR CONSTRUCTION

NC CERTIFICATE OF AUTHORIZATION: F-0102

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	PRELIMINARY SUBDIVISION PLAN
C1.2	PRELIMINARY SUBDIVISION MAP
C3.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.1	FUTURE ROAD WIDENING CROSS SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
TC1.0	OVERALL TREE CONSERVATION PLAN
TC1.1	ENLARGED TREE CONSERVATION PLAN

All internal infrastructure is for reference only and will be reviewed under Administrative Site Reviews for the proposed parcels.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
3	03/07/18	RESPONSE TO CITY COMMENTS	TRC
2	02/06/18	RESPONSE TO CITY COMMENTS	TRC
1	12/20/17	RESPONSE TO CITY COMMENTS	TRC

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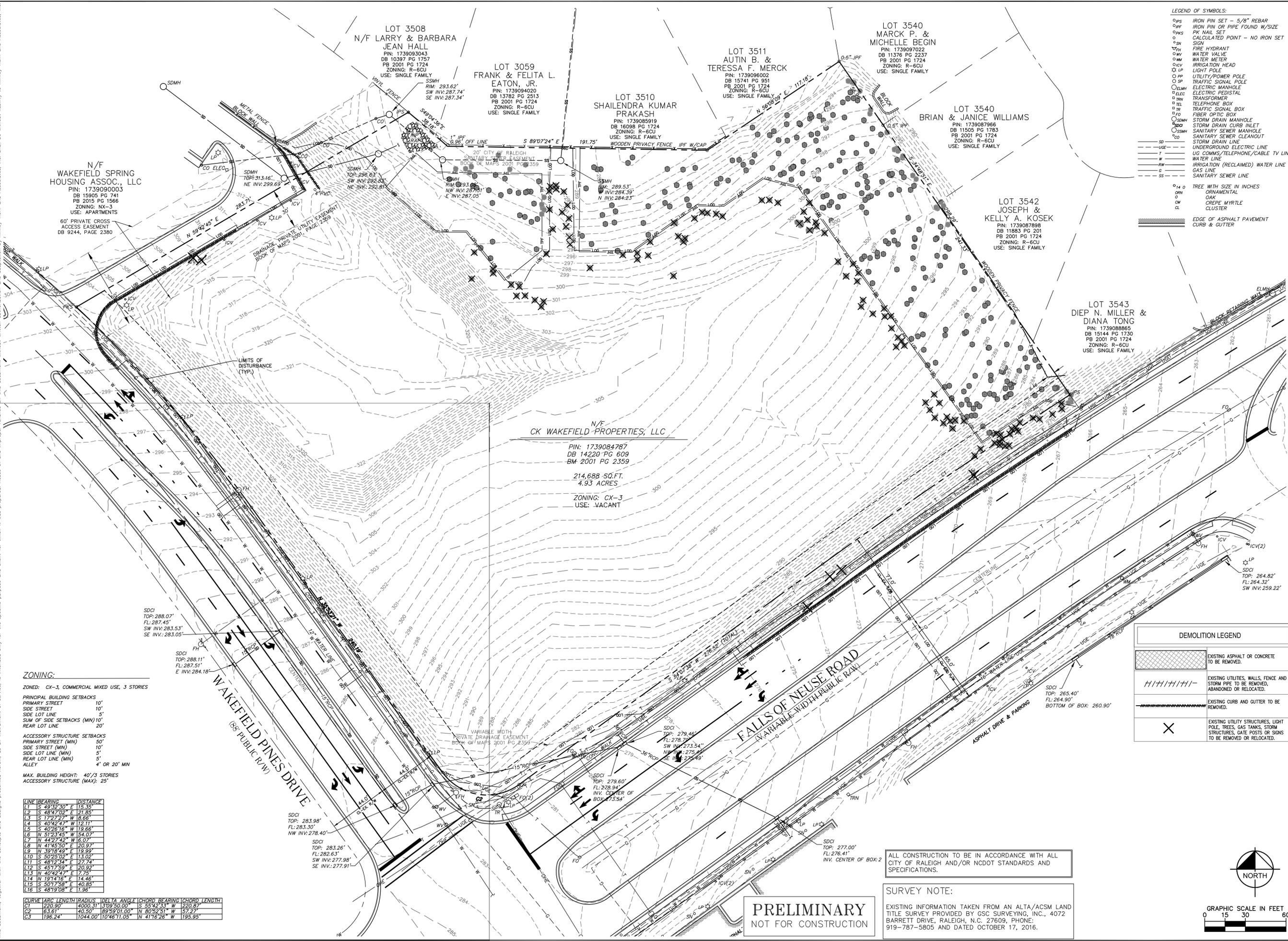
DATE: **NOVEMBER 1, 2017**

SEAL:

JOB NUMBER: **013031000**

SHEET NUMBER
C0.0

Plotted By: Carter, Tim Sheet: S14-WAKEFIELD PINES - DEMOLITION PLAN - March 07, 2018 - 03:58:55pm K:\REAL\LEVA\013031000-wakefieldpines\015_cad_files\plansheets\C10_EXISTING CONDITIONS AND DEMOLITION PLAN.dwg
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- LEGEND OF SYMBOLS:**
- 5/8" IRON PIN SET - 5/8" REBAR
 - 1/2" IRON PIN OR PIPE FOUND W/SIZE
 - PK NAIL SET
 - CALCULATED POINT - NO IRON SET
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - IRRIGATION HEAD
 - LIGHT POLE
 - UTILITY/POWER POLE
 - TRAFFIC SIGNAL POLE
 - ELECTRIC MANHOLE
 - ELECTRIC PEDSTAL
 - TRANSFORMER
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL BOX
 - FIBER OPTIC BOX
 - STORM DRAIN MANHOLE
 - STORM DRAIN CURB INLET
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - UG COMMS/TELEPHONE/CABLE TV LINE
 - WATER LINE
 - IRRIGATION (RECLAIMED) WATER LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - 14" TREE WITH SIZE IN INCHES
 - ORN ORNAMENTAL
 - OAK
 - CREPE MYRTLE
 - CLUSTER
 - ▬ EDGE OF ASPHALT PAVEMENT
 - ▬ CURB & GUTTER

DEMOLITION LEGEND

	EXISTING ASPHALT OR CONCRETE TO BE REMOVED.
	EXISTING UTILITIES, WALLS, FENCE AND STORM PIPE TO BE REMOVED, ABANDONED OR RELOCATED.
	EXISTING CURB AND GUTTER TO BE REMOVED.
	EXISTING UTILITY STRUCTURES, LIGHT POLE, TREES, GAS TANKS, STORM STRUCTURES, GATE POSTS OR SIGNS TO BE REMOVED OR RELOCATED.

ZONING:
 ZONED: CX-3, COMMERCIAL MIXED USE, 3 STORIES

PRINCIPAL BUILDING SETBACKS
 PRIMARY STREET 10'
 SIDE STREET 10'
 SIDE LOT LINE 5'
 SUM OF SIDE SETBACKS (MIN) 10'
 REAR LOT LINE 20'

ACCESSORY STRUCTURE SETBACKS
 PRIMARY STREET (MIN) 50'
 SIDE STREET (MIN) 10'
 SIDE LOT LINE (MIN) 5'
 REAR LOT LINE (MIN) 5'
 ALLEY 4' OR 20' MIN

MAX. BUILDING HEIGHT: 40'/3 STORIES
 ACCESSORY STRUCTURE (MAX): 25'

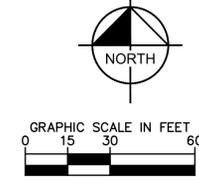
LINE	BEARING	DISTANCE
L1	S 42°32'50" E	113.35'
L2	S 48°47'02" E	21.85'
L3	S 172°27'27" W	8.66'
L4	S 40°42'47" W	172.11'
L5	S 40°26'16" W	19.66'
L6	N 51°23'45" W	54.07'
L7	N 44°27'42" W	6.07'
L8	N 41°45'50" E	203.97'
L9	N 39°18'49" E	19.99'
L10	S 50°25'02" E	13.02'
L11	N 48°12'54" E	272.72'
L12	S 45°17'59" E	20.22'
L13	N 40°42'47" E	7.75'
L14	N 19°14'16" E	14.46'
L15	S 50°17'58" E	40.88'
L16	S 48°19'08" E	1.96'

CURVE	ARC LENGTH	RADIUS	TANGENT ANGLE	CHORD BEARING	CHORD LENGTH
C1	220.30'	4000.31'	319°50.00"	S 44°24'14" W	220.87'
C2	63.61'	40.50'	89°59'01.00"	N 80°52'51" W	57.27'
C3	196.24'	1044.00'	170°46'11.05"	N 41°16'26" W	195.95'

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.

PRELIMINARY
 NOT FOR CONSTRUCTION



KHA PROJECT: 013031000
 DATE: 11/01/2017
 SCALE: AS SHOWN
 DESIGNED BY: JCB
 DRAWN BY: JCB
 CHECKED BY: COB

EXISTING CONDITIONS & DEMOLITION PLAN

WAKEFIELD PINES
 PREPARED FOR
WAKEFIELD OUTPARCELS, LLC
 NORTH CAROLINA
 RALEIGH

SHEET NUMBER
C1.0

Plotted By: Carter, Tim Sheet: S01-WAKEFIELD PINES - LAYOUT-C1.1 PRELIMINARY SUBDIVISION PLAN - March 07, 2018 03:59:02pm K:\V\AL\DEVA\01301000-wakefieldpines\p1b_cad_files\plan\sheet\c1.1 PRELIMINARY SUBDIVISION PLAN.dwg
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LINE	BEARING	DISTANCE
L1	S 49°32'30" E	15.35'
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L5	S 40°26'16" W	19.66'
L6	N 51°23'45" E	54.07'
L7	N 44°27'42" W	16.07'
L8	N 41°45'50" E	20.97'
L9	N 39°18'49" E	19.99'
L10	S 50°25'02" E	13.02'
L11	S 48°12'34" E	27.24'
L12	S 45°17'59" E	20.92'
L13	N 40°42'47" E	7.75'
L14	N 19°47'16" E	14.46'
L15	S 50°17'58" E	40.85'
L16	S 48°19'08" E	1.96'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	220.90'	4000.31'	3°09'50.00"	S 55°42'33" W	220.87'
C2	63.61'	40.50'	89°59'01.00"	N 80°52'51" W	57.27'
C3	196.24'	1044.00'	110°46'11.05"	N 41°16'26" W	195.95'

WAKEFIELD PINES DRIVE
 (85' PUBLIC R/W)

FALLS OF NEUSE ROAD
 (VARIABLE WIDTH PUBLIC R/W)

PROPOSED LOT 2
 AREA: 58,571 SF (1.35 AC)

PROPOSED LOT 3
 AREA: 86,652 SF (1.99 AC)

PROPOSED LOT 1
 AREA: 65,842 SF (1.51 AC)

LOT 3508
 N/F LARRY & BARBARA
 JEAN HALL
 PIN: 1739093043
 DB 10397 PG 1757
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

LOT 3059
 FRANK & FELITA L.
 EATON, JR.
 PIN: 1739094020
 DB 13782 PG 2513
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

LOT 3510
 SHAILENDRA KUMAR
 PRAKASH
 PIN: 1739085919
 DB 16098 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

LOT 3511
 AUTIN B. &
 TERESSA F. MERCK
 PIN: 1739096002
 DB 15741 PG 951
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

LOT 3540
 MARCK P. &
 MICHELLE BEGIN
 PIN: 1739097022
 DB 11376 PG 2237
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

LOT 3540
 BRIAN & JANICE WILLIAMS
 PIN: 1739087966
 DB 11505 PG 1783
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

LOT 3542
 JOSEPH &
 KELLY A. KOSEK
 PIN: 1739087898
 DB 11883 PG 201
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

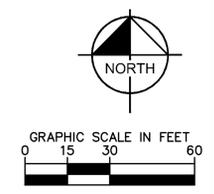
LOT 3543
 DIEP N. MILLER &
 DIANA TONG
 PIN: 1739088865
 DB 15144 PG 1730
 PB 2001 PG 1724
 ZONING: R-6CU
 USE: SINGLE FAMILY

All internal infrastructure is for reference only and will be reviewed under Administrative Site Reviews for the proposed parcels.

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.

PRELIMINARY
 NOT FOR CONSTRUCTION



No.	REVISIONS	DATE	BY
1	RESPONSE TO CITY COMMENTS	03/07/18	TRC
2	RESPONSE TO CITY COMMENTS	02/06/18	TRC
3	RESPONSE TO CITY COMMENTS	12/20/17	TRC

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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

KHA PROJECT
 013031000
 DATE
 11/01/2017
 SCALE AS SHOWN
 DESIGNED BY JCB
 DRAWN BY JCB
 CHECKED BY COB

PRELIMINARY
 SUBDIVISION PLAN

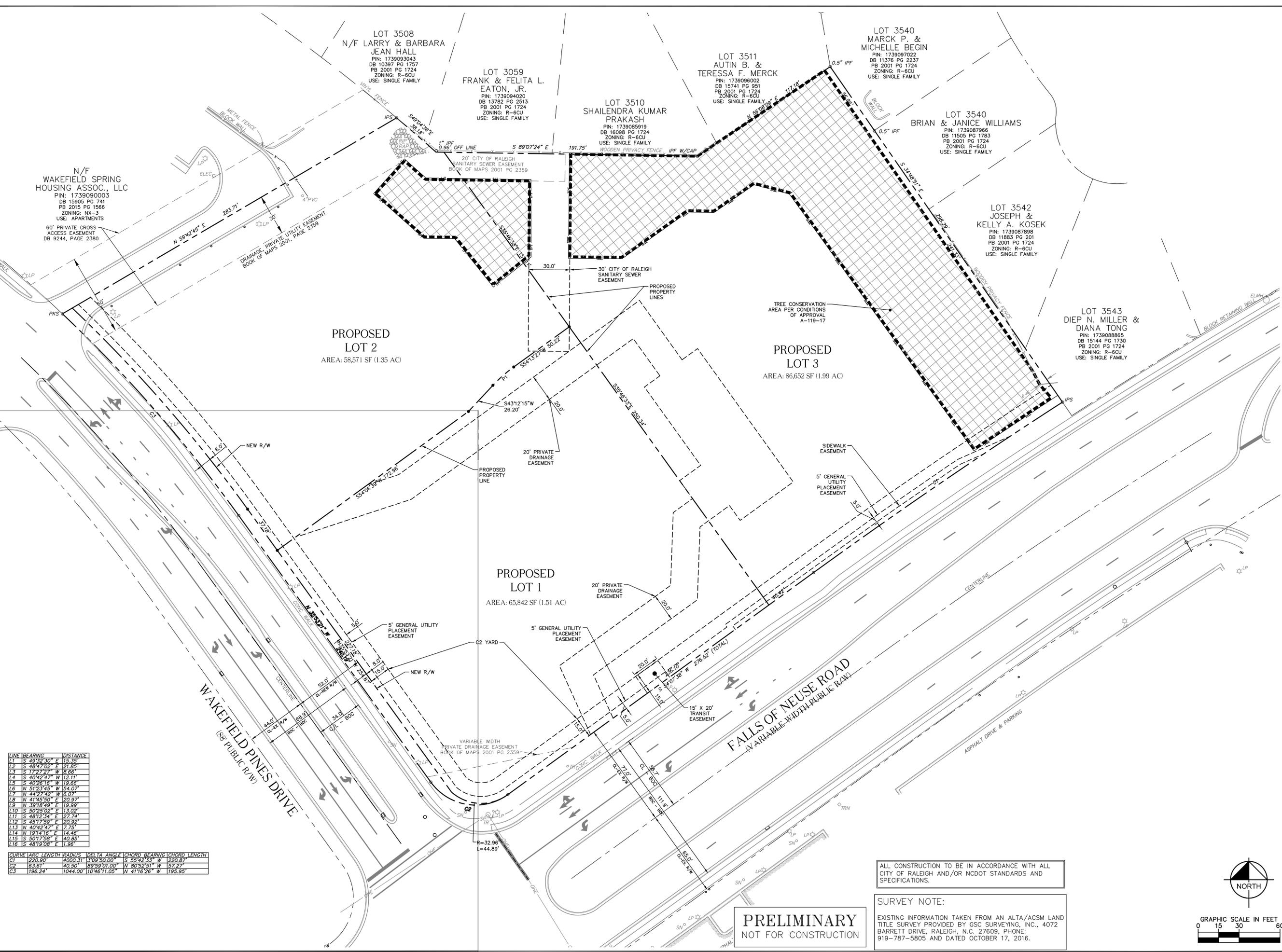
WAKEFIELD PINES
 PREPARED FOR
 WAKEFIELD
 OUTPARCELS, LLC
 NORTH CAROLINA
 RALEIGH

SHEET NUMBER
C1.1

Plotted By: Carter, Tim. Sheet: S01-WAKEFIELD PINES. L0101-C1.2. PRELIMINARY SUBDIVISION MAP. March, 07, 2018. 03:59:07pm. K:\REAL\IDEV\013031000-wakefieldpines\015-cad_files\l0101-c1.2-preliminary-subdivision-plan.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

LINE	BEARING	DISTANCE
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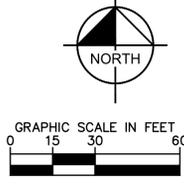
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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PRELIMINARY
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KHA PROJECT
013031000

DATE
11/01/2017

SCALE AS SHOWN

DESIGNED BY
JC

DRAWN BY
JC

CHECKED BY
CO

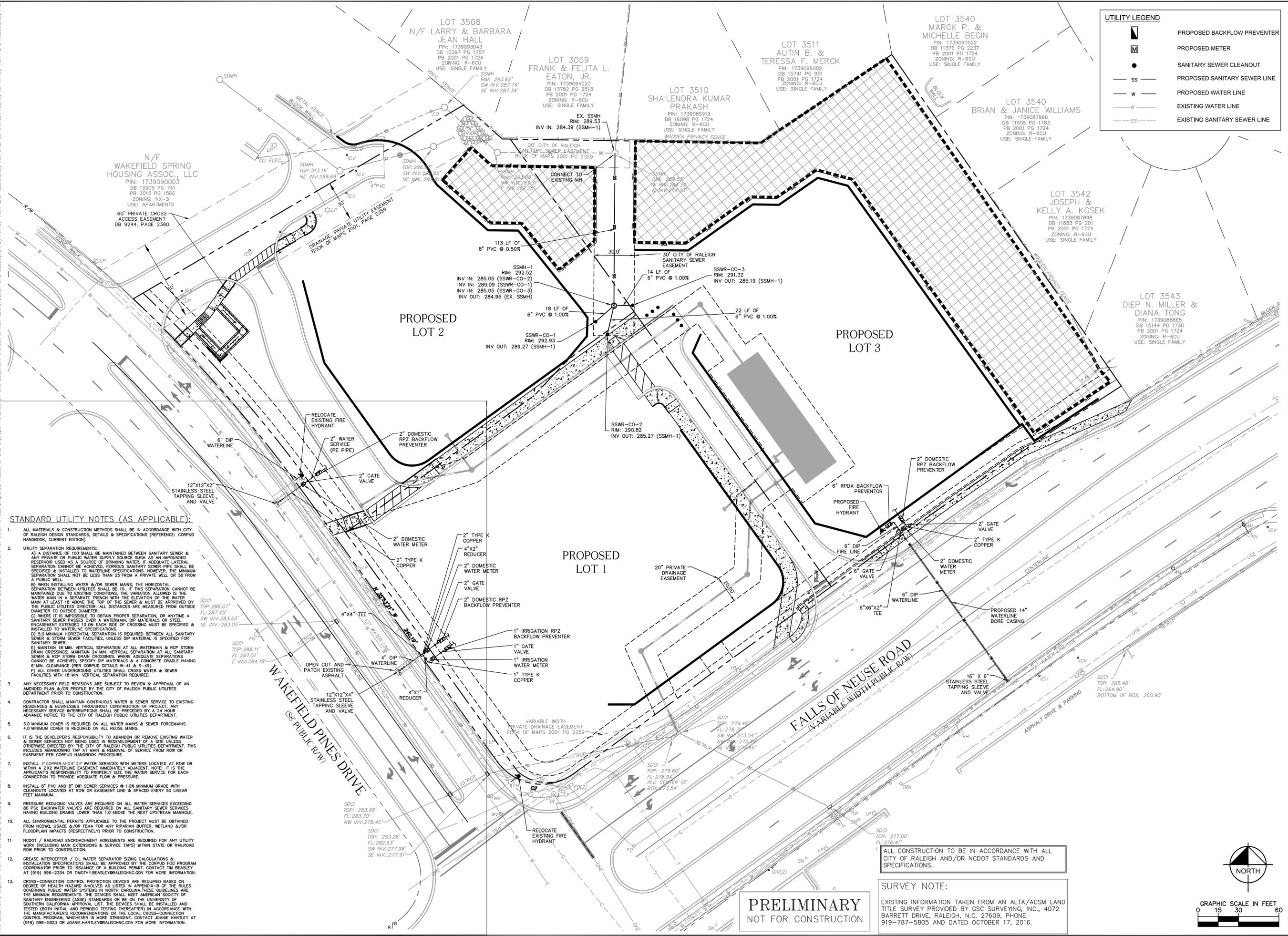
PRELIMINARY SUBDIVISION MAP

WAKEFIELD PINES
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC

NORTH CAROLINA
RALEIGH

SHEET NUMBER
C1.2

Plotted By: Carter, Tim Sheet: SSK-WAKEFIELD PINES - 10/01/2016 PRELIMINARY UTILITY PLAN March 07, 2018 05:59:30pm K:\REAL\DEVA\10301000-wakefieldpines\15_cad_files\plan\sheet\C4.0 PRELIMINARY UTILITY PLAN.dwg



UTILITY LEGEND

- PROPOSED BACKFLOW PREVENTER
- PROPOSED METER
- SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE

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 IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
 - 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 ENCASUREMENT 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 GRADE HAVING 6" MIN. CLEARANCE PER CORPUD DETAILS W-41 & W-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 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORMCOLUMNS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 2" COPPER AND 6" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2 WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 8" PVC AND 8" DIP SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0 ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FDEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**PRELIMINARY
NOT FOR CONSTRUCTION**

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SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

Kimley-Horn

PRELIMINARY UTILITY PLAN

WAKEFIELD PINES
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC

NORTH CAROLINA
RALEIGH

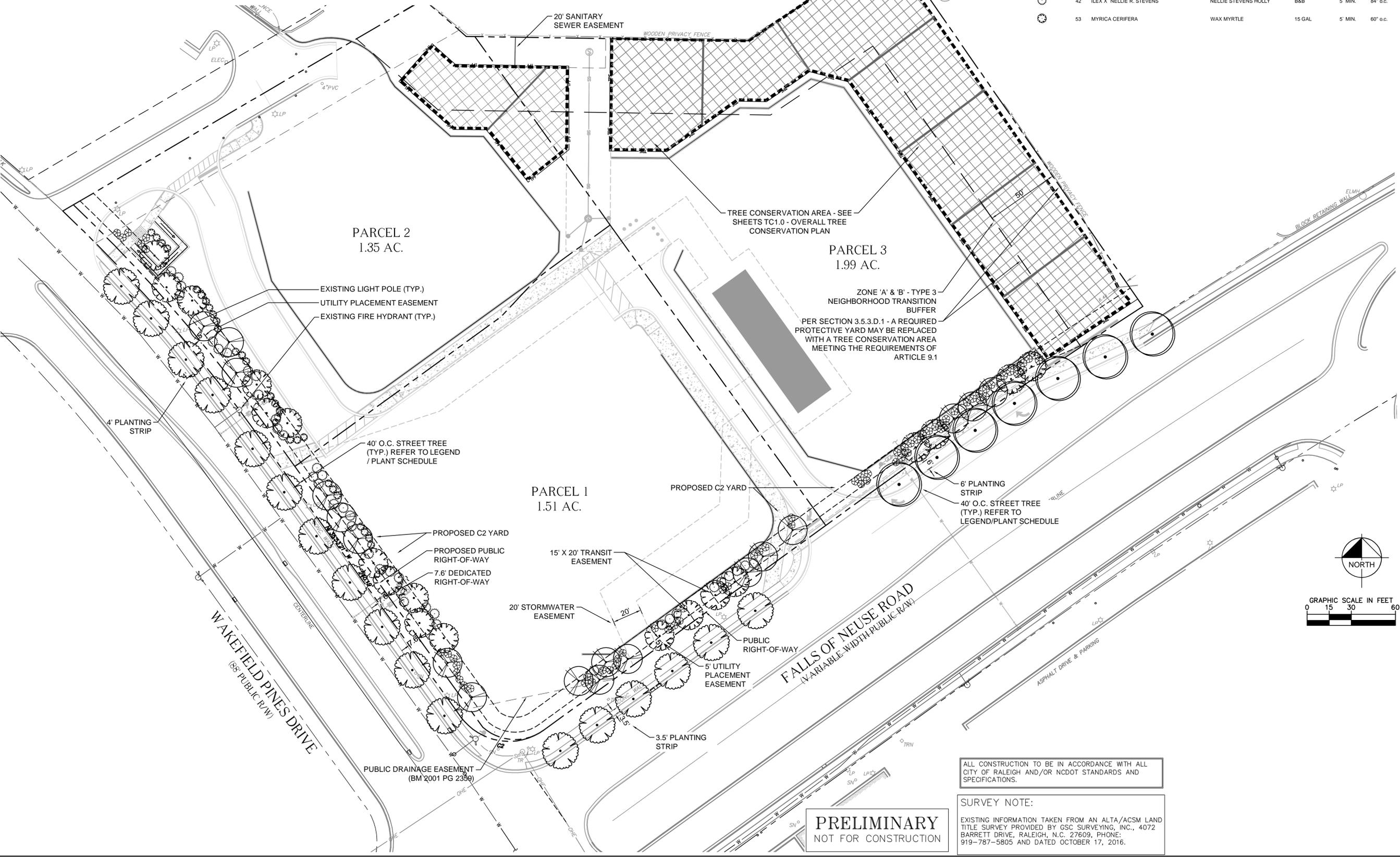
KHA PROJECT: 013031000
DATE: 11/01/2017
SCALE: AS SHOWN
DESIGNED BY: JCB
DRAWN BY: JCB
CHECKED BY: COB

SHEET NUMBER
C4.0

Plotted By: Carter, Tim Sheet Set: WAKEFIELD PINES - Layout: L1.0 LANDSCAPE PLAN - March 07, 2018 03:45:12pm K:\VAL-LEVA\013031000-wakefieldpines\15_cad_files\layout\l1.0 LANDSCAPE PLAN.dwg
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LANDSCAPE REQUIREMENTS & CALCULATIONS						
City of Raleigh UDO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	STREET	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 CANOPY TREE SPACED 40' O.C.	WAKEFIELD PINES DRIVE	476'	(476 / 40) = 12 CANOPY TREES	12 CANOPY TREES PROVIDED	8.5.2.B
	1 CANOPY TREE SPACED 40' O.C.	FALLS OF NEUSE ROAD	530'	(530 / 40) = 14 CANOPY TREES	14 CANOPY TREES PROVIDED	8.5.2.B
C2 PROTECTIVE YARD	15 SHRUBS PER 100 LF 4 SHADE TREES PER 100 LF MINIMUM AVERAGE WIDTH OF 15' (SHRUB HEIGHT AT INSTALLATION 5 MINIMUM)	WAKEFIELD PINES DRIVE	476'	(476 / 100) * 4 = 19 TREES (476 / 100) * 15 = 72 SHRUBS	19 TREES PROVIDED 72 SHRUBS PROVIDED	
	15 SHRUBS PER 100 LF 4 SHADE TREES PER 100 LF MINIMUM AVERAGE WIDTH OF 15' (SHRUB HEIGHT AT INSTALLATION 5 MINIMUM)	FALLS OF NEUSE ROAD	450'	(450 / 100) * 4 = 18 TREES (450 / 100) * 15 = 68 SHRUBS	22 TREES PROVIDED 68 SHRUBS PROVIDED	
	15 SHRUBS PER 100 LF 4 SHADE TREES PER 100 LF MINIMUM AVERAGE WIDTH OF 15' (SHRUB HEIGHT AT INSTALLATION 5 MINIMUM)	FALLS OF NEUSE ROAD	80'	(80 / 100) * 4 = 4 TREES (80 / 100) * 15 = 12 SHRUBS	PER SECTION 7.2.4.B.2, A STREET PROTECTIVE YARD MAY BE REPLACED WITH A TREE CONSERVATION AREA THAT MEETS THE REQUIREMENTS OF ARTICLE 9.1	7.2.4.B
	6 SHADE TREES PER 100 LINEAL FEET 5 UNDERSTORY TREES PER 100 LINEAL FEET 60 SHRUBS PER 100 LINEAL FEET		645'	PER SECTION 3.5.3.D.1 A REQUIRED PROTECTIVE YARD MAY BE REPLACED WITH A TREE CONSERVATION AREA MEETING THE REQUIREMENTS OF ARTICLE 9.1	PER SECTION 3.5.3.D.1 A REQUIRED PROTECTIVE YARD MAY BE REPLACED WITH A TREE CONSERVATION AREA MEETING THE REQUIREMENTS OF ARTICLE 9.1	3.5

PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	17	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	3" CAL	14'-16' HT.	
	7	QUERCUS COCCINEA	SCARLET OAK	B & B	3" CAL		
	19	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' TM	BALD CYPRESS	B&B	3" CAL	14'-16' HT.	
	18	ULMUS PARVIFOLIA 'EVERCLEAR'	EVERCLEAR LACEBARK ELM	B&B	3" CAL	14'-16' HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	SPACING
	45	CAMELLIA JAPONICA 'KRAMER'S SUPREME'	KRAMER'S SUPREME CAMELLIA	15 GAL	5' MIN.	60" o.c.	
	42	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	B&B	5' MIN.	84" o.c.	
	53	MYRICA CERIFERA	WAX MYRTLE	15 GAL	5' MIN.	60" o.c.	



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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.

PRELIMINARY
 NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY
1	RESPONSE TO CITY COMMENTS	03/07/18 TRC	
2	RESPONSE TO CITY COMMENTS	02/06/18 TRC	
3	RESPONSE TO CITY COMMENTS	12/20/17 TRC	

Kimley»Horn
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KHA PROJECT	013031000
DATE	11/01/2017
SCALE	AS SHOWN
DESIGNED BY	RLB
DRAWN BY	BPG
CHECKED BY	RLB

LANDSCAPE PLAN

WAKEFIELD PINES
 PREPARED FOR
 WAKEFIELD
 OUTPARCELS, LLC
 NORTH CAROLINA
 RALEIGH