Administrative Approval Action

Case File / Name: SUB-0002-2020
Richland Reserve Subdivision

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

LOCATION: This site is located on the west side of Capital Boulevard (US 1) west of Ponderosa Service Rd at 10807, 10809, 10813 & 10815 Ponderosa Service Rd, Raleigh, NC 27587.

REQUEST: Development of a 17.39 acre /757,508 square feet tract zoned Residential-10 for Townhomes. The site has zoning conditions under Z-18-19 and located within the Urban Watershed Protection Overlay District. There will be 94,503square feet/2.17 acres of right-of-way dedicated leaving a net area of 663,005square feet/15.22 acres. The proposed development consists of 108 overall lots, 96 multi-unit townhomes with 12 common Area Lots. Density for the proposed subdivision is 5.52 dwelling units per acre.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated by WithersRavenel.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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

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

General

1. Demonstrate compliance with UDO Section 2.2.3.E and revise the required width in the build-to calculation along Zelda Street or "Street C". Applicant may explore Section 11 of TC-19-19 which amended the build-to requirement in UDO Section 2.2.3.E .

2. Demonstrate compliance with the Raleigh Street Design Manual, specifically B-20.01 regarding spacing for bicycle racks.

Engineering

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

Public Utilities

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

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Stormwater

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

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

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑	Slope Easement Required
☑	Stormwater Maintenance Covenant Required

☑	Utility Placement Easement Required

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

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the Cit

3. A recombination plat is recorded prior to or in conjunction of the lot recordation for the subdivision plat, SUB-0002-2020.

4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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5. A deed for a cross access easement encroachment shall be submitted and approved for recordation for all retaining walls.

Engineering

6. A fee-in-lieu for all improvements along the frontage on Ponderosa Service Road that are not going to be constructed after approval of NCDOT plans and permits is paid to the City of Raleigh (UDO 8.1.10).

7. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

8. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

9. 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.

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

11. A public infrastructure surety for 63 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

12. 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

13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

14. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

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16. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

17. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

18. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

19. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

20. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

21. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas and UWPOD areas (UDO 9.1). This development proposes 2 acres of tree conservation area and 5.84 acres of UWPOD Wooded Areas.

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

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

General

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

3. Townhome elevations shall demonstrate compliance with UDO Section 2.2.3.F and UDO Section 1.5.7.A as amended by TC-4-20.

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications, right of way dedications, and subdivisions.

Urban Forestry

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5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Zelda Street, 9 street trees along Fishing Pond Lane, 45 street trees along Brookside Reserve Road.

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

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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

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

3-Year Sunset Date: October 26, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: October 26, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 06/29/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

SUB-0002-2020

PRELIMINARY SUBDIVISION PLANS FOR

RICHLAND RESERVE

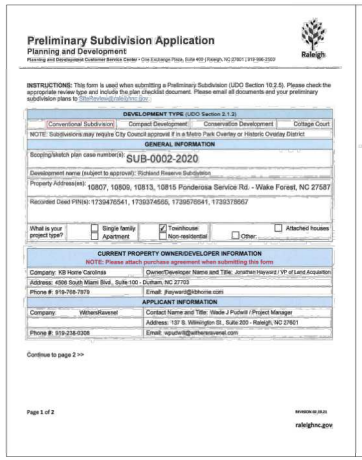
10807, 10809, 10813 , 10815 PONDEROSA SERVICE ROAD, RALEIGH, NC 27587

1st Submittal: JANUARY 23, 2020
2nd Submittal: AUGUST 14, 2020
3rd Submittal: DECEMBER 04, 2020
4th Submittal: MARCH 04, 2021
5th Submittal: MAY 06, 2021
6th Submittal: JUNE 3, 2021

PER WAKE COUNTY DEEDS, GIS PARCEL ADDRESSES 10813 AND 10815 ARE IDENTIFIED AS ONE PARCEL BY DEED BK 013194 PG 01801;

PER WAKE COUNTY DEEDS, GIS PARCEL ADDRESSES 10807 AND 10809 ARE IDENTIFIED AS ONE PARCEL BY DEED BK 8609 PG 02070

PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE
WR PROJECT NO.-09190028



Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to: SITEplanreview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)
☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION
Scoping/sketch plan case number(s): SUB-0002-2020
Development name (subject to approval): Richland Reserve Subdivision
Property Address(es): 10807, 10809, 10813, 10815 Ponderosa Service Rd. - Wake Forest, NC 27587
Recorded Deed PIN(s): 1739476541, 1739374565, 1739676541, 1739378567
What is your project type? ☐ Single family ☐ Apartment ☑ Townhouse ☐ Non-residential ☐ Attached houses ☐ Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form
Company: KB Home Carolinas | Owner/Developer Name and Title: Jonathan Hayward / VP of Land Acquisition
Address: 4506 South Miami Blvd., Suite 100 - Durham, NC 27703
Phone #: 919-768-7979 | Email: jhayward@kbhome.com

APPLICANT INFORMATION
Company: WithersRavenel | Contact Name and Title: Wade J Pudvell / Project Manager
Address: 137 S. Wilmington St., Suite 200 - Raleigh, NC 27601
Phone #: 919-238-0308 | Email: wpudvell@withersravenel.com

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION
Gross site acreage: 17.39
Zoning districts (if more than one, provide acreage of each): R-10-CU / 5.58 units/acre
Overlay district: UWPOD | Inside City limits? ☑ Yes ☐ No
Conditional Use District (CUD) Case # Z- Z-18-19 | Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION
Existing Impervious Surface: Acres: 0.01 Square Feet: 350.00
Proposed Impervious Surface: Acres: 3.31 Square Feet: 144,147
Neuse River Buffer ☑ Yes ☐ No | Wetlands ☑ Yes ☐ No
Is this a flood hazard area? ☑ Yes ☐ No
If yes, please provide the following:
Alluvial soils: No
Flood study: No
FEMA Map Panel #: 3720173600J

NUMBER OF LOTS AND DENSITY
Total # of townhouse lots: Detached 0 Attached 90
Total # of single-family lots: N/A
Proposed density for each zoning district (UDO 1.5.2.F): R-10 / 5.52 units/acre
Total # of open space and/or common area lots: 10
Total # of requested lots: 100

SIGNATURE BLOCK
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.
Wade J Pudvell will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.
Signature: | Date: 04.30.2021
Printed Name: Jonathan Hayward for KB Home / VP of Land Acquisition
Signature: | Date:
Printed Name:

Please email your completed application to SITEplanreview@raleighnc.gov.

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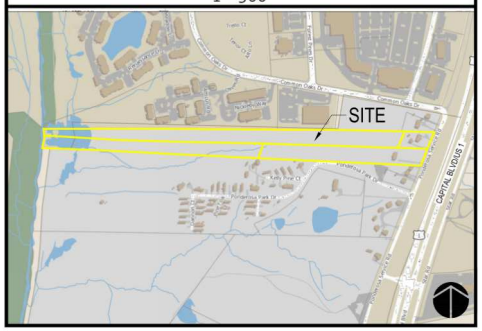
VICINITY MAP
1"=500'



INDEX OF SHEETS

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GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, 30" CITY OF RALEIGH STANDARD VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARDBOARD DUMPSTERS ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) SLOPE IN ANY DIRECTION(S) AS PER ADA STANDARDS.
14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAILS OF FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
17. WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
22. BRODIE/DEE RESERVE ROAD AND ZELDA STREET ARE DESIGNATED AS THE PRIMARY STREETS.
23. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919 996 2409 TO SET UP THE MEETING.
24. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
26. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE "RIGHT-OF-WAY OBSTRUCTION PERMIT" TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
27. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
28. A RECOMBINATION AND DEMOLITION PERMIT WILL BE REQUIRED AND CONDITIONED AS PART OF THE APPROVAL OF THE SUBDIVISION PLAN.
29. EACH TOWNHOME LOT IS ALLOCATED 1,600 SF OF IMPERVIOUS AREA FOR A TOTAL OF 115,800 SF (1.32 AC). OVERALL IMPERVIOUS AMOUNT IS 238,995 SF (5.24 AC).

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A $100 ADMINISTRATIVE FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD.
4. ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 13R). NO SPRINKLING SYSTEM PROPOSED.
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1)
3. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
4. ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

DEVELOPER

KB HOMES CAROLINAS
4506 S. MIAMI BLVD, SUITE 100
DURHAM, NC 27703
CONTACT: JONATHAN HAYWARD
PHONE: (919) 768-7975EMAIL:
JHAYWARD@KBHOME.COM

OWNERS

SHARON & THOMAS YANCEY
7204 FONTANA PL RALEIGH, NC 27615

JAMES ADAMS
818 S WHITE ST WAKE FOREST, NC 27587

PREPARED BY

WithersRavenel
Engineers | Planners
137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.com

LANDSCAPE ARCHITECT:
DANIEL WHATLEY, PLA
DWHATLEY@WITHERSRAVENEL.COM

CIVIL ENGINEER:
RYAN FISHER, PE
RFISHER@WITHERSRAVENEL.COM

SURVEYOR:
MATTHEW GREZEBIEN, PLS
MGREZEBIEN@WITHERSRAVENEL.COM

LEGEND

DESCRIPTION	EXISTING	PROPOSED
MINOR CONTOUR		
MAJOR CONTOUR		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
EDGE OF PAVEMENT		
SANITARY SEWER FACILITIES		
STORM SEWER FACILITIES		
WATER LINE		
FIRE HYDRANT ASSEMBLY		
FORCE MAIN		
ELECTRIC		N/A
OVERHEAD ELECTRIC		N/A
GAS MAIN		N/A
TELEPHONE		N/A
BUILDINGS/STRUCTURES		
FENCING STRUCTURE		
WATERWAYS		N/A
WOODS LINE		N/A
BUFFER		

DESCRIPTION	EXISTING	PROPOSED
WATER MANHOLE		N/A
GUY ANCHOR		N/A
POWER POLE		N/A
LIGHT POLE		N/A
PROPERTY IRON		N/A
CURB INLET		N/A
STORM DRAIN JUNCTION BOX		N/A
YARD INLET		N/A
WATER METER		N/A
CONCRETE MONUMENT		N/A
TELEPHONE PEDESTAL		N/A
MAIL BOX		N/A
WATER VALVE		N/A
GAS VALVE		N/A
UTILITY MANHOLE		N/A
ELECTRICAL PEDESTAL		N/A
SIGN		N/A
FIBER OPTIC MARKER		N/A
TELEVISION PEDESTAL		N/A
TELEPHONE MANHOLE		N/A
FLARED END SECTION		N/A
SANITARY SEWER MANHOLE		N/A

SEAL/SIGNATURE

NORTH CAROLINA PROFESSIONAL SEAL ENGINEER RYAN S. FISHER
PRELIMINARY NOT FOR RECORDING OR CONSTRUCTION

ZONING CONDITIONS AND RESPONSE NARRATIVES

1. SITE LIGHTING, ADDITIONALLY THE MAXIMUM LIGHT LEVEL OF ANY LIGHT FIXTURE MEASURED AT THE PROPERTY LINE WILL NOT EXCEED 1.0 FOOT-CANDLES MEASURED AT THE RIGHT-OF-WAY LINE OF A STREET.

   THE PROPOSED LIGHTING PLAN MEETS THIS ZONING REQUIREMENT.
2. THE FOLLOWING USES SHALL BE PROHIBITED: MULTI-UNIT LIVING, WITH EXCEPTION FOR TOWNHOMES, WHICH SHALL BE ALLOWED; DIAMOND/MIXED USE; COMMERCIAL CARE; BED & BREAKFAST; HOSPITALITY HOUSE.

   THE PROJECT IS PROPOSING TOWNHOMES, WHICH ARE ALLOWED.
3. THE SUBJECT PROPERTIES SHALL NOT HAVE TO COMPLY WITH ANY BLOCK PERIMETER REQUIREMENT(S) IN THE RALEIGH UDO SECTION 8.3.2.

   SECTION 8.3.2 REQUIREMENTS DO NOT APPLY TO THIS DEVELOPMENT.
4. NO DEVELOPMENT IMPROVEMENTS, WITH EXCEPTION FOR THE INSTALLATION OF UTILITIES, STORMWATER CONVEYANCES, GREENWAY, TRAILS, STREETS, OR OTHER PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN ONE THOUSAND FEET (1000') OF THE WESTERN PROPERTY LINE OF THE SUBJECT PROPERTY'S ASSEMBLAGE. PROPERTIES ALONG THE WESTERN PROPERTY LINE INCLUDE WAKE COUNTY P.IN 1739374565 (DEED BOOK 008609 PAGE 02070) AND P.IN 1739476541 (DEED BOOK 008609 PAGE 02070).

   THE PROPOSED PLANS MEET THIS REQUIRED ZONING CONDITION. A DIMENSION LABEL HAS BEEN ADDED TO THE OVERALL SUBDIVISION PLAN.
5. WITHIN THE 1000' DEVELOPMENT-RESTRICTED AREA DESCRIBED IN CONDITION #4, THE 100-YEAR FLOODPLAIN SHALL REMAIN UNDISTURBED FROM ADDED FILL EXCEPT FOR THE INSTALLATION OF UTILITIES, STORMWATER CONVEYANCES, GREENWAY, TRAILS, STREETS, OR OTHER PUBLIC IMPROVEMENTS.

   THE PROPOSED PLANS DO NOT PROPOSE ANY DISTURBANCE OF THE REFERENCED FLOODPLAIN.
6. WITHIN THE 1000' DEVELOPMENT-RESTRICTED AREA DESCRIBED IN CONDITION #4, EXISTING WETLANDS SHALL REMAIN UNDISTURBED EXCEPT FOR THE INSTALLATION OF UTILITIES, STORMWATER CONVEYANCES, GREENWAY, TRAILS, STREETS, OR OTHER PUBLIC IMPROVEMENTS. WETLANDS SHALL BE DELINEATED BY A SOIL SCIENTIST.

   THE PROPOSED PLANS DO NOT PROPOSE ANY DISTURBANCE OF THE REFERENCED WETLANDS.

Raleigh Natural Beauty

Digitally signed by jhayward@kbhomes.com
DN: cn=jhayward@kbhomes.com, o=KB Home, ou=Development, email=jhayward@kbhomes.com, c=US
Date: 2021.06.07 15:14:21 -04'00'

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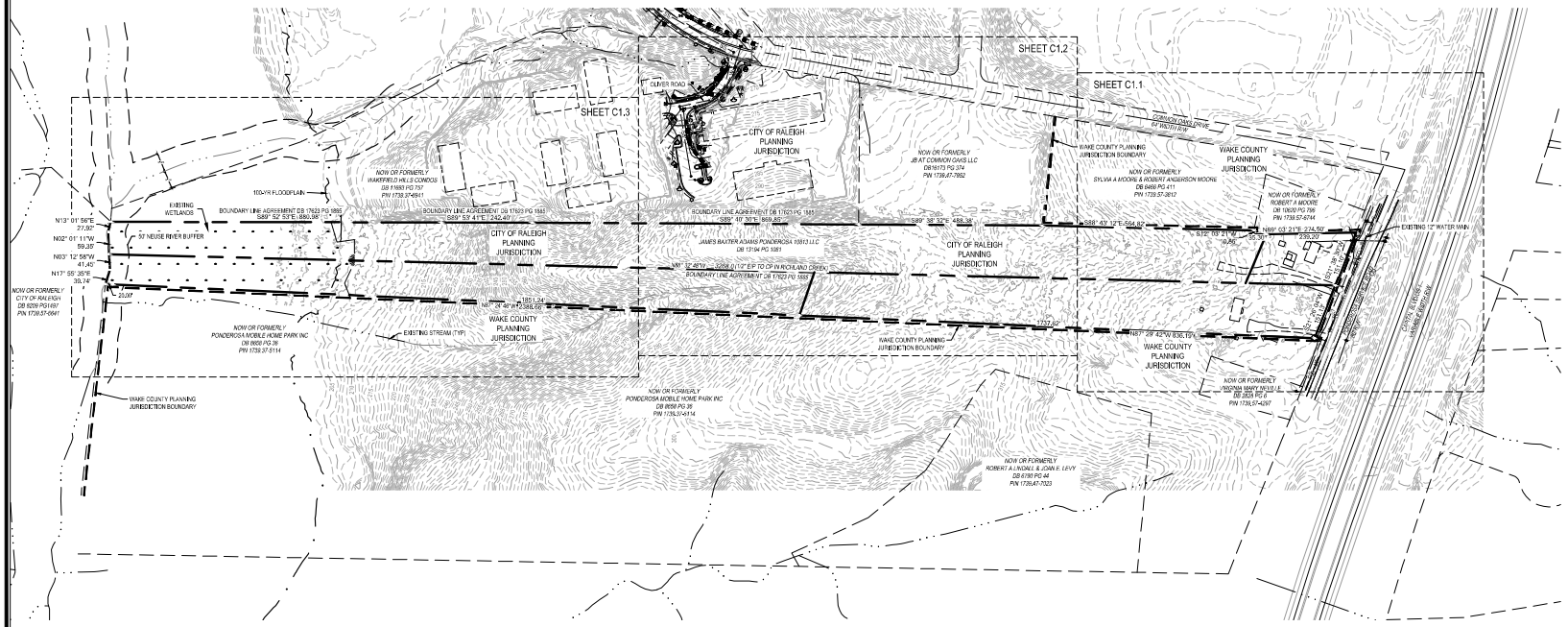
NOTE:

LOTS SHOWN AS PER WAKE COUNTY GIS AND FOR INFORMATION PURPOSES ONLY. PER ATTACHED ALTA (SHEET C0.1) AND WAKE COUNTY DEED RECORDS, GIS PARCEL ADDRESSES 10813 AND 10815 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 01384 PAGE 0180; SIMILARLY, GIS PARCEL ADDRESSES 10807 AND 10809 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 0009 PAGE 0207U, AS PART OF THIS PROPOSED SUBDIVISION PROJECT, PARCELS SHALL BE RECOMBINED INTO ONE LOT.



LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	S1
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW		

GAS — G —
WATER — W — W — W —
FIBER — FO — FO —
PHONE — T — T —

GRAPHIC SCALE

150 0 75 150 300

1 inch = 150 ft.

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
4. NO DEMOLITION DEBRIS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
5. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
6. SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
7. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
11. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
12. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
14. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
15. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE
16. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
17. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
18. TOPOGRAPHIC SURVEY INFORMATION COLLECTED BY WITHERSRAVENEL IN DECEMBER, 2019. BOUNDARY INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY COMPANY, DATED 10/28/2019. WITHERSRAVENEL ASSUMES NO RESPONSIBILITY OF ACCURACY OF BOUNDARY DATA.

NOTES:

1. SURVEY INFORMATION BASED ON ALTA/NSPS LAND TITLE SURVEY DATED 10/28/19 PERFORMED BY BATEMAN CIVIL SURVEY COMPANY.
2. OFF-SITE CONTOUR DATA BASED ON CITY OF RALEIGH GIS DATA.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions		
1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
3	PER COR COMMENTS	12/07/20
4	PER COR COMMENTS	04/17/21
5	PER COR COMMENTS	05/06/21
6	PER COR COMMENT	06/03/21

Sheet No.

C1.0

DEMOLITION NOTES:

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS CONTAINING MATERIALS. PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE, THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRIABLE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS.
3. DEMOLITION PERMITS WILL BE REQUIRED FOR EXISTING BUILDINGS TO BE REMOVED SHOWN. DEMOLITION PERMITS WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL.

NOTE:

LOTS SHOWN AS PER WAKE COUNTY GIS AND FOR INFORMATION PURPOSES ONLY, PER ATTACHED ALTA (SHEET OL1) AND WAKE COUNTY DEED RECORDS, GIS PARCEL ADDRESSES 10615 AND 10615 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 013194 PAGE 01801, SIMILARLY, GIS PARCEL ADDRESSES 10807 AND 10809 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 8669 PAGE 00015, AS PART OF THE PROPOSED SUBDIVISION PROJECT, PARCELS SHALL BE RECOMBINED INTO ONE LOT.

LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	S1
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW	EXISTING STRUCTURE TO BE REMOVED	
GAS	G		
WATER	W		
FIBER	FO		
PHONE	TO		

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

EXISTING CONDITIONS & DEMOLITION PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions

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4	PER COR COMMENTS	04/17/21
5	PER COR COMMENTS	05/06/21
6	PER COR COMMENT	06/03/21

Sheet No.

C1.1

NOTE:

LOTS SHOWN AS PER WAKE COUNTY GIS AND FOR INFORMATION PURPOSES ONLY. PER ATTACHED ALTA (SHEET C0.3) AND WAKE COUNTY DEED RECORDS, GIS PARCEL ADDRESSES 10810 AND 10815 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 015194 PAGE 01801. SIMILARLY, GIS PARCEL ADDRESSES 10807 AND 10809 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 9859 PAGE 02070, AS PART OF THIS PROPOSED SUBDIVISION PROJECT, PARCELS SHALL BE RECOMBINED INTO ONE LOT.

LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	SI
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW	EXISTING STRUCTURE TO BE REMOVED	

GAS — G —
WATER — W —
FIBER — FO —
PHONE — T —

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

EXISTING CONDITIONS & DEMOLITION PLAN

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Sheet No.

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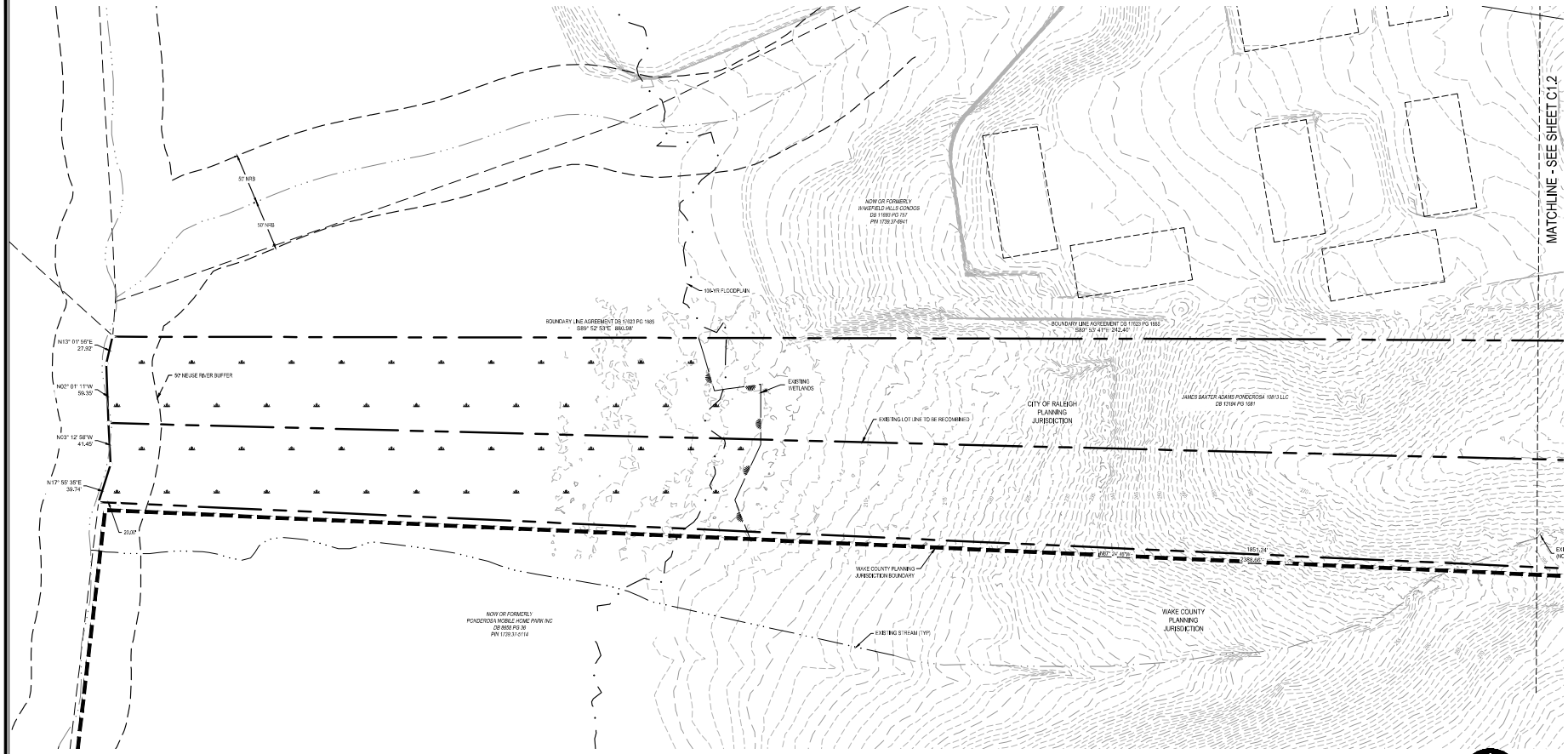

NOTE:

LOTS SHOWN AS PER WAKE COUNTY GIS AND FOR INFORMATION PURPOSES ONLY. PER ATTACHED ALTA SURVEY COLI AND WAKE COUNTY DEED RECORDS, GIS PARCEL ADDRESSES 10813 AND 10816 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 01914 PAGE 01801. SIMILARLY, GIS PARCEL ADDRESSES 10807 AND 10809 ARE IDENTIFIED AS ONE PARCEL BY DEED BOOK 9609 PAGE 02070. AS PART OF THIS PROPOSED SUBDIVISION PROJECT, PARCELS SHALL BE RECOMBINED INTO ONE LOT.

GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	SI
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW	EXISTING STRUCTURE TO BE REMOVED	
GAS	G		
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RALEIGH, NC

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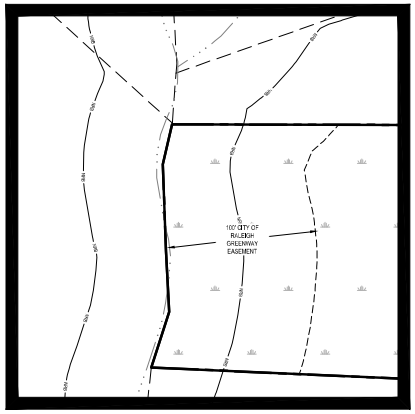
Sheet No.

C1.3



GREENWAY EASEMENT INSET

FRONT-LOADED TOWNHOME STANDARD REQUIREMENTS:

a. GARAGE DOORS MAY CONSTITUTE NO MORE THAN 50% OF THE WIDTH OF THE INDIVIDUAL TOWNHOUSE UNIT.
b. COMBINED PARKING AND DRIVEWAY AREA SHALL NOT CONSTITUTE MORE THAN 50% OF THE AREA BETWEEN THE FRONT BUILDING FACADE AND THE FRONT PROPERTY LINE.
c. ANY PARKING IN THE FRONT SETBACK MUST HAVE SUFFICIENT DEPTH SO THE PARKED CARS DO NOT ENCROACH ON THE ADJACENT SIDEWALK, TO PROVIDE SUFFICIENT DEPTH, THE GARAGE DOORS MUST BE SET BACK AT LEAST 20 FEET FROM THE SIDEWALK.
d. GARAGE DOORS MUST BE RECESSED AT LEAST 1 FOOT BEHIND THE FRONT WALL PLANE OR A SECOND-STORY ELEMENT OVER THE GARAGE DOORS MUST BE PROVIDED THAT EXTENDS AT LEAST 1 FOOT BEYOND THE FRONT WALL PLANE.

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30" VALLEY CUTTER OR 30" STANDARD CURB AND GUTTER UNLESS OTHERWISE STATED.
6. ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
7. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
8. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
9. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND RC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) FRCH IN ANY DIRECTIONS AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OHSERVER VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN SIGNTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER CLARANCE.
21. BROOKSIDE RESERVE ROAD IS DESIGNATED AS THE PRIMARY STREET.
22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

WHEEL CHAIR RAMP NOTES:

1. ALL WHEEL CHAIR RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
2. POWER POLES WHICH MAY CONFLICT WITH FIELD LOCATED WHEEL CHAIR RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.
3. WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH PUBLIC WORKS TRANSPORTATION STANDARD T-30.01, T-30.012, T30.04 & T-30.01J.

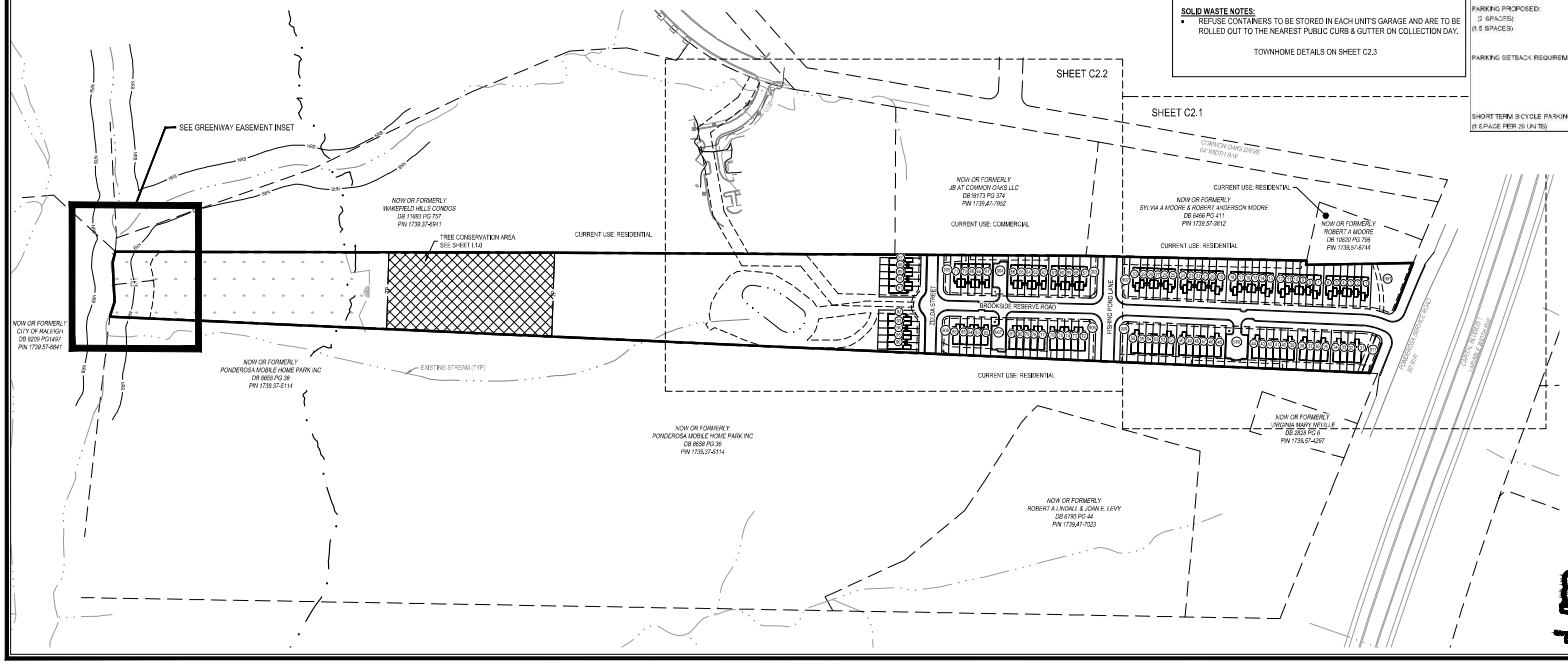
SOLID WASTE NOTES:

- REFUSE CONTAINERS TO BE STORED IN EACH UNIT'S GARAGE AND ARE TO BE ROLLED OUT TO THE NEAREST PUBLIC CURB & GUTTER ON COLLECTION DAY.

TOWNHOME DETAILS ON SHEET C2.3

SITE DATA

PROPERTY OWNERS:	SHARON & THOMAS TANCY 7204 FONTANA PL RALEIGH, NC 27615		
	JAMES ADAMS 818 S WHITE ST WAKE FOREST, NC 27587		
DEVELOPER	KB HOMES CAROLINAS 4506 S. MIAMI BLVD, SUITE 130 DURHAM, NC 27703		
ACREAGE TOTAL:	~17.39 AC		
P.I.N	1739478541, 1739478841, 1739378857, 1739374865		
REAL ESTATE ID	0084464, 0000304, 0002384, 0000361		
OVERLAY DISTRICT	UWPOD		
ZONING:	R-10-CU		
WATERSHED OVERLAY DISTRICT:	Y		
RIVER BASIN:	NEUSE		
CURRENT USE	SINGLE FAMILY, VACANT		
PROPOSED USE	MULTI-FAMILY TOWNHOME		
PROPOSED ROW DEDICATION:	94,503 SF; 2.17 AC		
NET SITE ACREAGE:	(TOTAL ACREAGE - PROPOSED ROW DEDICATION)	663,305 SF	15.22 AC
IMPERVIOUS AREA:	CURRENT	13,989 SF	0.32 AC
	PROPOSED		
	TOWNHOME LOTS (1,400 SF PER LOT x 96 LOTS)	134,400 SF	3.09 AC
	ROADS	51,912 SF	1.19 AC
	PARKING	11,745 SF	0.27 AC
	DRIVEWAYS AND SIDEWALKS	30,278 SF	0.69 AC
	TOTAL PROPOSED	228,127 SF	5.24 AC
	% IMPERVIOUS	30.13	
HOA COMMON LOTS:	LOT NUMBERS		
	930	411,239 SF	9.44 AC
	931	10,307 SF	0.24 AC
	932	1,779 SF	0.04 AC
	933	1,819 SF	0.04 AC
	934 (PARKING)	4,109 SF	0.09 AC
	935	1,588 SF	0.04 AC
	936	1,54 SF	0.04 AC
	937 (PARKING)	3,397 SF	0.08 AC
	938	1,825 SF	0.04 AC
	939	1,835 SF	0.04 AC
	910 (PARKING)	6,179 SF	0.14 AC
	911	1,973 SF	0.05 AC
	TOTAL	448,15 SF	10.29 AC
AMENITY AREA	REQUIRED (10% TOTAL NET AREA 663,305 SF/15.22 AC)	66,30 SF	1.52 AC
	INSIDE LOT 910	68,21 SF	1.57 AC
UNITS PROPOSED:	1 BR/1.2 BR FL TOWNHOME	16	
	1 BR/1.5 BR FL TOWNHOME	25	
	1 BR/2.5 BR FL TOWNHOME	55	
	TOTAL UNITS	96	
BUILDING/STRUCTURE SETBACKS REQUIREMENTS:	FROM PRIMARY STREET (min)	10'	
	FROM SIDE STREET (min)	10'	
	FROM SIDE LOT LINE (min)	0 or 6'	
	FROM REAR LOT LINE (min)	20'	
DENSITY:	R10 DWELLING UNITS PER AC (10 U/A)	5.52	
BUILD-TO REQUIREMENTS	PRIMARY STREET BUILD-TO (min/max)	10'/25'	
	BUILDING WIDTH IN PRIMARY BUILD-TO	70%	
HEIGHT REQUIREMENTS	PRINCIPAL BUILDING (max)	45'/3 stories	
	WITHIN BUILD-TO (min)	2	
PARKING REQUIRED:			
(2 SPACES)	3 BR TOWNHOMES	150	
(1.5 SPACES)	2 BR TOWNHOMES	24	
	TOTAL PARKING SPACES REQUIRED	174	
PARKING PROPOSED:			
(2 SPACES)	3BR TOWNHOMES	150	
(1.5 SPACES)	2 BR TOWNHOMES	32	
	GUEST PARKING	22	
	TOTAL PARKING SPACES PROVIDED	214	
PARKING SETBACK REQUIREMENTS			
	FROM PRIMARY STREET (min)	20'	
	FROM SIDE (min)	0 or 3'	
	FROM REAR LOT LINE (min)	3	
	FROM SIDE STREET (min)	10'	
SHORT TERM BICYCLE PARKING	REQUIRED	5	
(1 SPACE PER 20 UNITS)	PROPOSED	5	



GRAPHIC SCALE

1 inch = 40 ft.

GRAPHIC SCALE

1 inch = 150 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

OVERALL SUBDIVISION PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

Revisions

1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
3	PER COR COMMENTS	12/07/20
4	PER COR COMMENTS	04/17/21
5	PER COR COMMENTS	05/06/21
6	PER COR COMMENT	06/03/21

Sheet No.

C2.0

LEGEND

CURB RAMP TYPE, PER CITY OF RALEIGH DETAIL T-20.01.4. SEE SHEET D1.1

HOA COMMON LOT

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
1	2,867	0,07
2	2,037	0,05
3	2,019	0,05
4	1,998	0,05
5	1,980	0,05
6	2,719	0,06
7	2,681	0,06
8	1,908	0,04
9	2,057	0,05
10	2,078	0,05
11	2,071	0,05
12	2,866	0,07
13	2,854	0,07
14	2,047	0,05
15	2,040	0,05

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
16	2,034	0,05
17	2,027	0,05
18	3,141	0,07
19	3,125	0,07
20	2,000	0,05
21	1,994	0,05
22	1,987	0,05
23	1,981	0,05
24	2,741	0,06
25	2,728	0,06
26	1,956	0,04
27	1,950	0,04
28	1,943	0,04
29	1,937	0,04
30	3,000	0,07

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
31	3,989	0,09
32	1,892	0,04
33	1,892	0,04
34	2,627	0,06
35	2,626	0,06
36	1,890	0,04
37	1,890	0,04
38	2,624	0,06
39	2,623	0,06
40	1,888	0,04
41	1,888	0,04
42	1,887	0,04
43	1,887	0,04
44	2,934	0,07
45	2,931	0,07

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
46	1,884	0,04
47	1,883	0,04
48	1,883	0,04
49	1,882	0,04
50	2,614	0,06
51	2,613	0,06
52	1,881	0,04
53	1,880	0,04
54	1,880	0,04
55	1,879	0,04
56	2,923	0,07
57	3,017	0,07
58	1,933	0,04
59	1,926	0,04
60	1,922	0,04

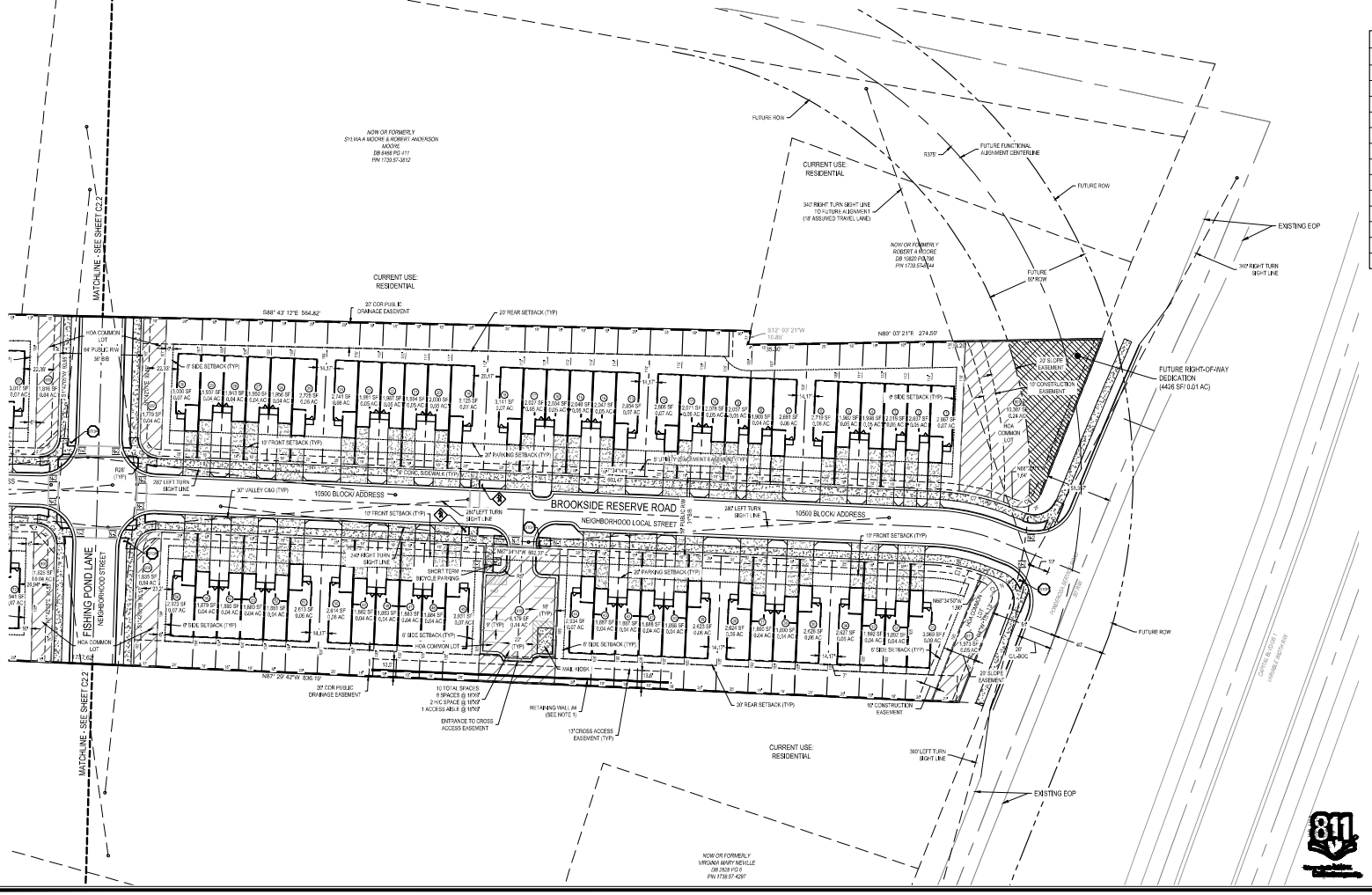
PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
61	2,660	0,06
62	2,649	0,06
63	1,901	0,04
64	1,895	0,04
65	1,889	0,04
66	2,667	0,06
67	2,638	0,06
68	1,855	0,04
69	1,850	0,04
70	1,844	0,04
71	2,857	0,07
72	2,941	0,07
73	1,882	0,04
74	1,876	0,04
75	1,869	0,04

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
76	2,586	0,06
77	2,573	0,06
78	1,844	0,04
79	1,837	0,04
80	1,830	0,04
81	2,631	0,06
82	2,545	0,06
83	1,788	0,04
84	1,781	0,04
85	1,774	0,04
86	2,746	0,06
87	1,889	0,04
88	1,889	0,04
89	1,889	0,04
90	1,890	0,04

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
91	2,819	0,06
92	2,761	0,06
93	1,888	0,04
94	1,889	0,04
95	1,889	0,04
96	1,889	0,04
900	411,230	9,44
901	10,307	0,24
902	1,779	0,04
903	1,816	0,04
904	4,109	0,09
905	1,686	0,04
906	1,641	0,04
907	3,971	0,09
908	1,825	0,04

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
909	1,835	0,04
910	6,179	0,14
911	1,973	0,05

NOTES:
- LOTS 900 - 911 ARE HOA COMMON AREA LOTS.
- LOTS 904, 907 AND 910 ARE PARKING.



Proposed Internal Right-of-way Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	25.14'	16.00'	090.02	22.63'	N23°34'23"W
C2	40.45'	120.50'	019.23	40.26'	N77°57'16"W
C3	22.17'	14.00'	090.73	19.92'	S47°03'56"W
C4	21.71'	14.00'	088.87	19.60'	N42°43'54"W
C5	21.96'	14.00'	089.87	19.78'	S46°25'33"W
C6	25.14'	16.00'	090.02	22.63'	S66°39'07"W
C7	60.25'	179.50'	019.23	59.97'	N77°57'15"W
C8	21.81'	14.00'	089.27	19.67'	N42°56'04"W
C9	21.92'	14.00'	089.69	19.75'	S46°32'48"W
C10	22.00'	14.00'	090.03	19.80'	N43°37'33"W
C11	6.79'	8.50'	045.79	6.61'	N21°24'14"W
C12	73.53'	46.00'	091.59	65.95'	N01°29'35"E
C13	6.79'	8.50'	045.79	6.61'	N24°23'23"E

NOTE:
1. RETAINING WALLS IN EXCESS OF 100' IN LENGTH SHALL INCORPORATE BREAKS THROUGH THE USE OF COLUMNS, LANDSCAPE AREA, TRANSPARENT SECTION, OR CHANGE OF MATERIAL

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

SUBDIVISION PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions

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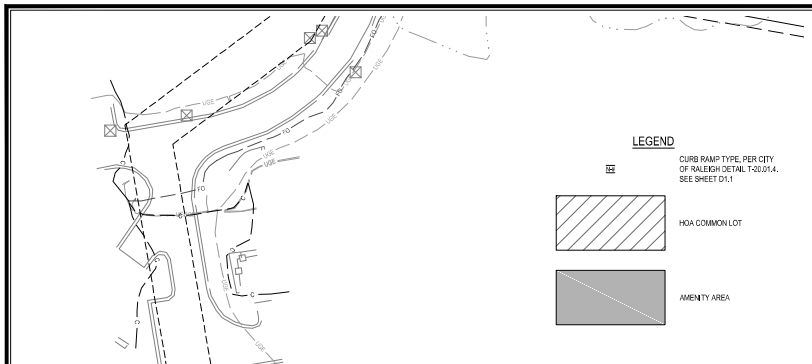
Sheet No.

C2.1



LEGEND

CURB RAMP TYPE, PER CITY OF RALEIGH DETAIL T-20.01/4. SEE SHEET D1.1

HOA COMMON LOT

AMENITY AREA

PARCEL TABLE		
Parcel #	Area (SF)	Area (AC)
1	2,867	0.07
2	2,037	0.05
3	2,019	0.05
4	1,998	0.05
5	1,980	0.05
6	2,719	0.06
7	2,681	0.06
8	1,908	0.04
9	2,057	0.05
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14	2,047	0.05
15	2,040	0.05

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21	1,994	0.05
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23	1,981	0.05
24	2,741	0.06
25	2,728	0.06
26	1,956	0.04
27	1,950	0.04
28	1,943	0.04
29	1,937	0.04
30	3,000	0.07

PARCEL TABLE		
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32	1,892	0.04
33	1,892	0.04
34	2,627	0.06
35	2,626	0.06
36	1,890	0.04
37	1,890	0.04
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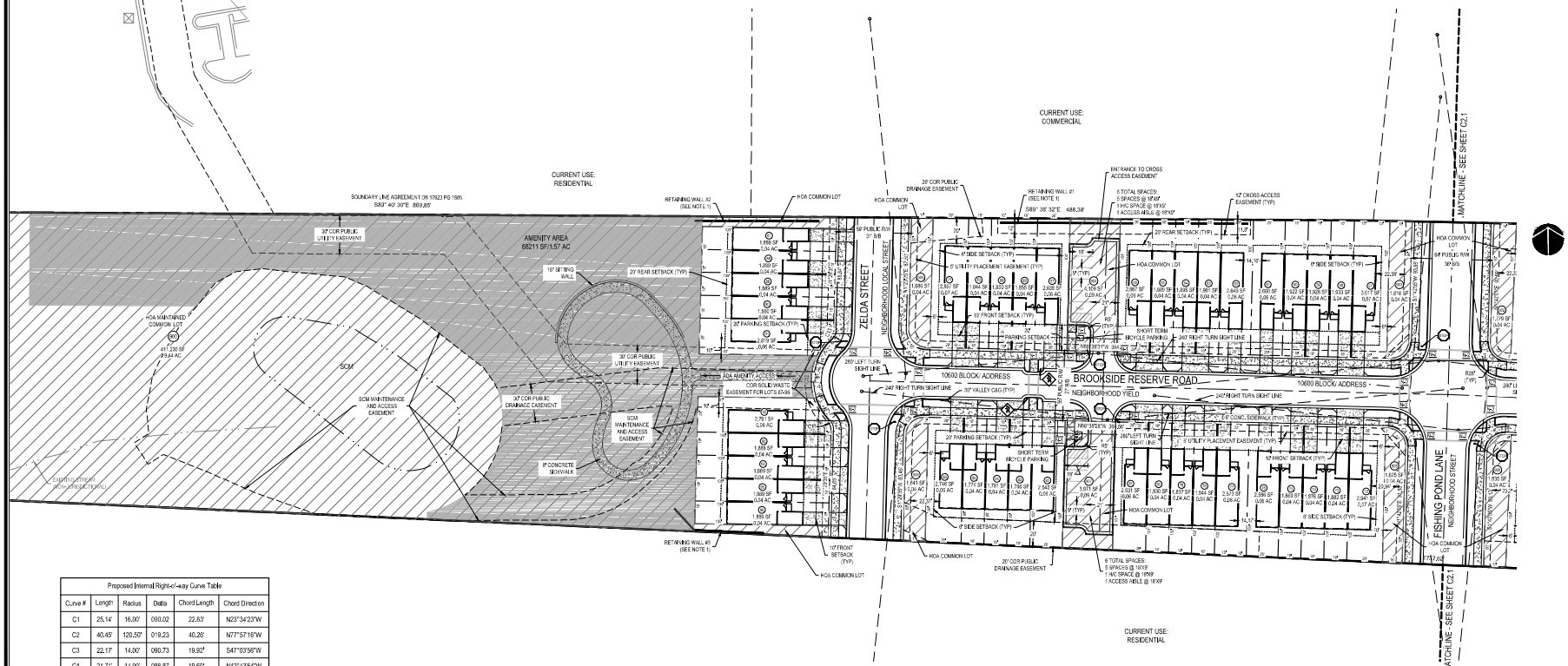

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C12	73.53'	46.00'	091.59	65.95'	N01°29'35"E
C13	6.79'	8.50'	045.79	6.61'	N24°23'23"E

NOTES:
1. RETAINING WALLS IN EXCESS OF 100' IN LENGTH SHALL INCORPORATE BREAKS THROUGH THE USE OF COLUMNS, LANDSCAPE AREA, TRANSPARENT SECTION, OR CHANGE OF MATERIAL. RETAINING WALLS #2 AND 3 ARE LESS THAN 5' IN HEIGHT AND WILL NOT REQUIRE BUILDING PERMIT OR ACCESS EASEMENT.
2. LOTS 87-96 WILL BE REQUIRED TO HAVE THEIR ROLL OUT BINS NUMBERED AND WILL HAVE A DESIGNATED SPACE AT THE INTERSECTION OF BROOKSIDE RESERVE ROAD AND ZELDA STREET TO BRING THEIR BINS FOR SOLID WASTE COLLECTION.

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

SUBDIVISION PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions

1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
3	PER COR COMMENTS	12/07/20
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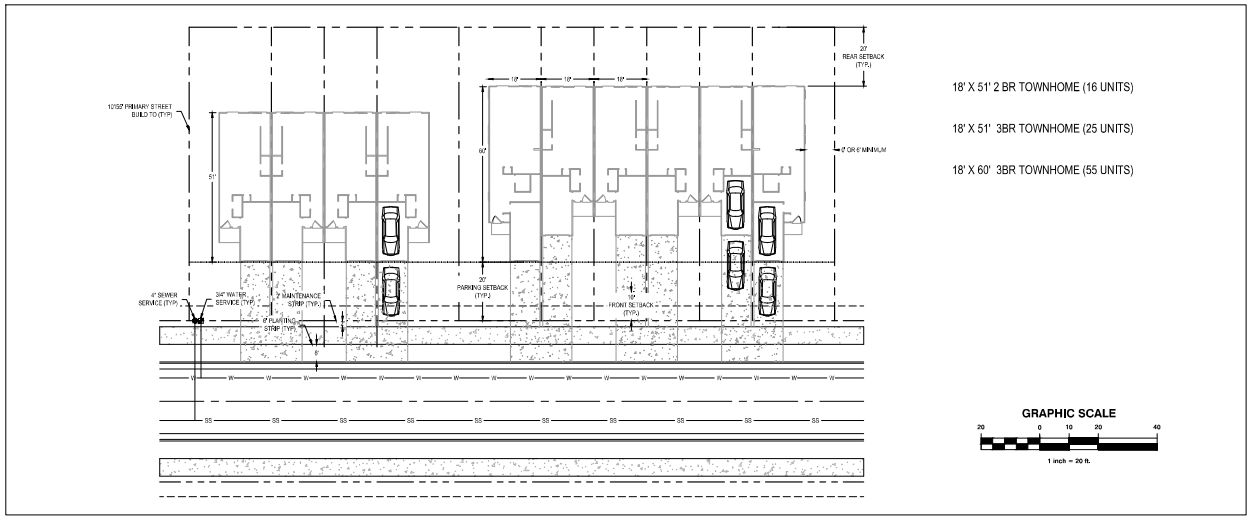
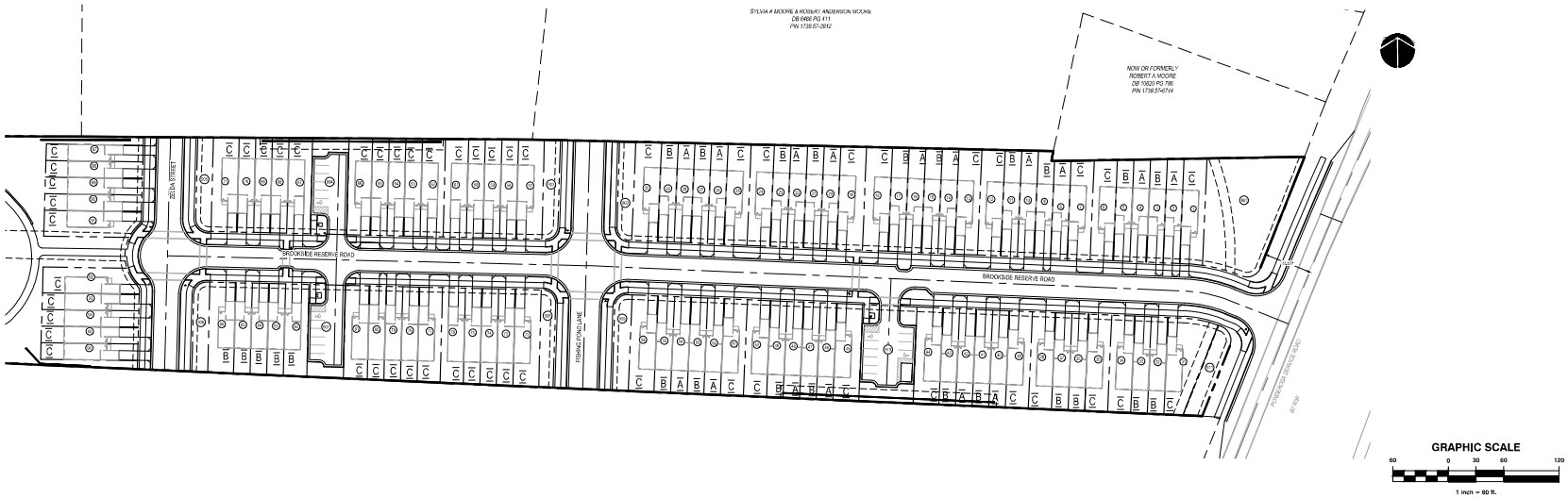
6	PER COR COMMENT	06/03/21

Sheet No.

C2.2





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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

TOWNHOME DETAIL

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions

1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
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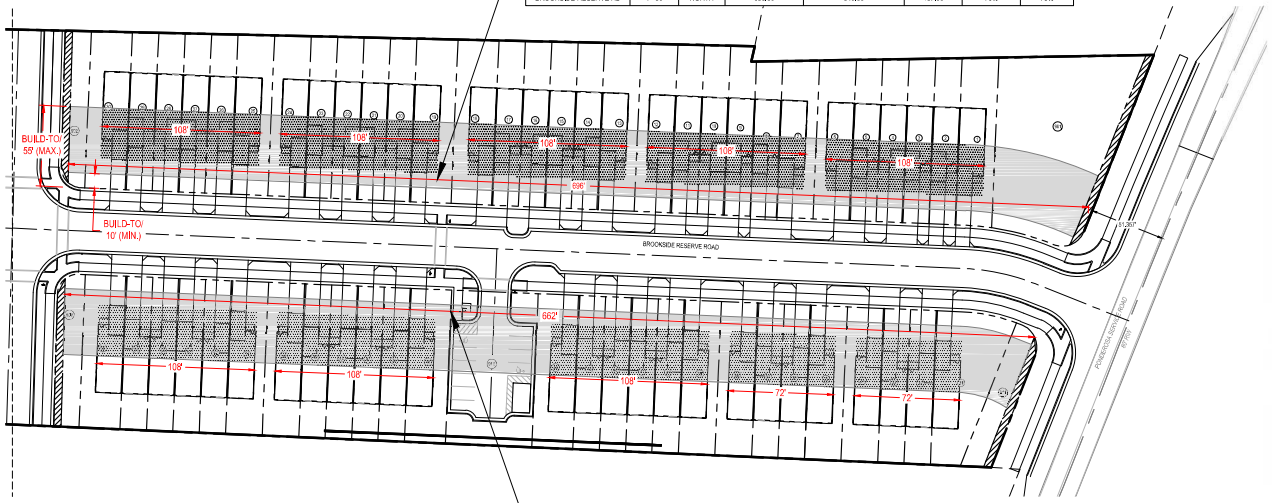
Sheet No.

C2.3

BUILD-TO CALCULATION (%)							
STREET	BLOCK #	SIDE	BLOCK FACE (LF)	BUILDING FACADE (LF)	REQUIRED WIDTH (LF)	REQUIRED %	PROVIDED %
BROOKSIDE RESERVE RD	1 - 30	NORTH	696.00	540.00	487.00	70%	78%



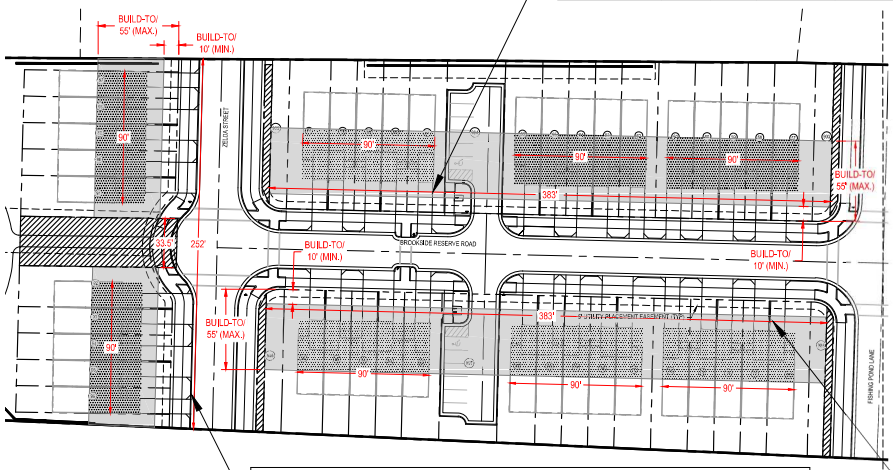
BUILD-TO CALCULATION (%)							
STREET	BLOCK #	SIDE	BLOCK FACE (LF)	BUILDING FACADE (LF)	REQUIRED WIDTH (LF)	REQUIRED %	PROVIDED %
BROOKSIDE RESERVE RD	31 - 56	SOUTH	662.00	468.00	463.00	70%	71%

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

BUILD-TO CALCULATION (%)							
STREET	BLOCK #	SIDE	BLOCK FACE (LF)	BUILDING FACADE (LF)	REQUIRED WIDTH (LF)	REQUIRED %	PROVIDED %
BROOKSIDE RESERVE RD	57 - 71	NORTH	383.00	270.00	268.00	70%	71%

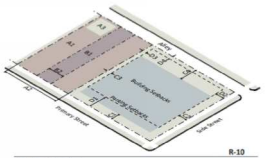


BUILD-TO CALCULATION (%)							
STREET	BLOCK #	SIDE	BLOCK FACE (LF)	EXEMPT EASEMENT AREA (LF)	BUILDING FACADE (LF)	REQUIRED WIDTH (LF)	REQUIRED %	PROVIDED %
STREET C	87 - 96	WEST	252.00	33.50	180.00	153.00	70%	82%

BUILD-TO CALCULATION (%)							
STREET	BLOCK #	SIDE	BLOCK FACE (LF)	BUILDING FACADE (LF)	REQUIRED WIDTH (LF)	REQUIRED %	PROVIDED %
BROOKSIDE RESERVE RD	72 - 86	SOUTH	383.00	270.00	268.00	70%	71%

BUILD TO PERCENTAGES							
STREET	BLOCK	SIDE	BLOCK FACE	BLDG WIDTH	REQUIRED WIDTH	REQUIRED %	PROVIDED %
BROOKSIDE RESERVE ROAD	1-30	NORTH	696.00	540.00	487.00	70%	78%
BROOKSIDE RESERVE ROAD	31-56	SOUTH	662.00	468.00	463.00	70%	71%
BROOKSIDE RESERVE ROAD	57-71	NORTH	383.00	270.00	268.00	70%	70%
BROOKSIDE RESERVE ROAD	72-86	SOUTH	382.00	270.00	268.00	70%	71%
A	87-96	WEST	252.00	180.00	153.00	70%	82%

Sec. 2.2.3. Townhouse



	R-10
A. Site Dimensions	
A1 Net site area (min)	3,300 sf
A2 Width (min)	44'
A3 Outdoor amenity area (min)	10%
A4 Density (max)	10 u/a
B. Lot Dimensions	
B1 Area (min)	n/a
B2 Width (min)	16'
C. Building/Structure Setbacks	
C1 From primary street (min)	10'
C2 From side street (min)	10'
C3 From side lot line (min)	0' or 6'
C4 From rear lot line (min)	20'
C4 From alley	4' or 20' min
C5 Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
D. Parking Setbacks	
D1 From primary street (min)	20'
D2 From side street (min)	10'
D3 From side (min)	0' or 3'
D4 From rear lot line (min)	3'
D4 From alley, garage only (min)	4'

	R-10
E. Build-to (Blockface)	
E1 Primary street build-to (min/max)	10'/55'
E2 Building width in primary build-to (min)	70%
E3 Preexisting Buildings: See *Sec. 3.4.2.C.2.*	-
F. Height	
F1 Principal building (max)	45'/3 stories
F2 Accessory structure (max)	25'
F3 Residential infill rules may apply (see *Sec. 2.2.7.*)	yes
G. Ground Floor Elevation	
G1 Within build-to (min)	2'
G1 Outside of build-to (min)	n/a
H. Pedestrian Access	
H1 Street-facing entrance required for units fronting the street	yes
I. Allowed Building Elements	
Porch, stoop	-
Balcony	-

See *Sec. 1.5.4.D "Building Setbacks"* for specific building element requirements.

"BUILD-TO" GENERAL REQUIREMENTS UDO SECTION 1.5.6.

C. General Requirements

1. On corner lots, a building facade must be placed within the build-to for the first 30 feet along the street extending from the block corner.
2. With the exception of parking areas, all structures and uses customarily allowed on the lot are permitted in the build-to area.
3. Any common area is not required to meet the build-to requirements.
4. Riparian Buffers, Floodways, areas of steep slope (defined as slopes in excess of 25%), pre-established and recorded Tree Conservation Areas and portions of property encumbered by overhead electric transmission lines rated to transmit 230 Kv, for any second driveway required by this code that must cross the build-to area, the additional width of the driveway up to a maximum of 25', and City of Raleigh utility easements shall not be considered when calculating the build-to percentage or build-to range.

LEGEND

- ELIGIBLE "BUILD-TO" (10' MIN. - 55' MAX.)
- EXCLUDED AREA (UDO 1.5.6)
- BUILDING FOOTPRINT IN "BUILD-TO"

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

BUILD-TO PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions		
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Sheet No.

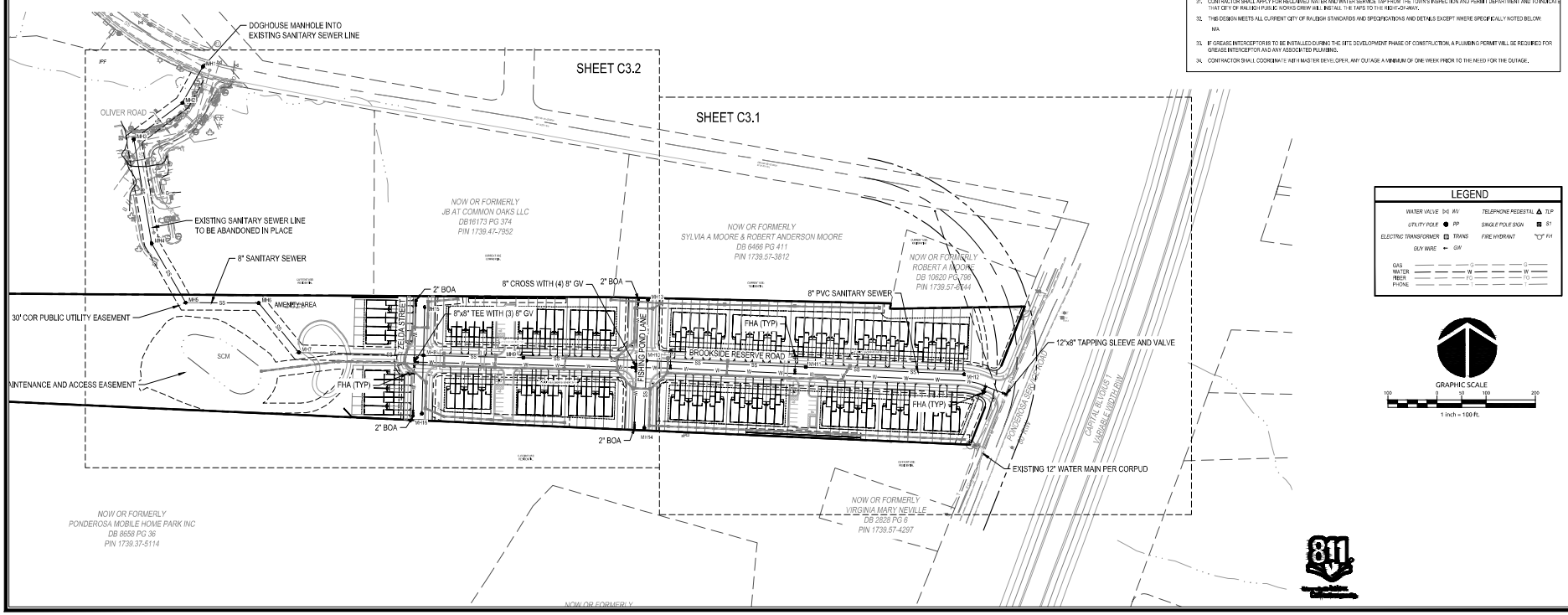
C2.4

CITY OF RALEIGH - APPENDIX D STANDARD UTILITY NOTES:

1. ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARD, DETAILS, & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   - 2.A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN 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.
   - 2.B. WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10', IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   - 2.C. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   - 2.D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   - 2.E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAINS & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   - 2.F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. 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
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS, 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
6. 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
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 3'X3' 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*
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
9. 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
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NC DWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
12. 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) 996-3334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-M 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) 996-6923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

UTILITY NOTES:

1. ALL FILL MATERIALS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH UTILITY INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034 - FOR PIPES LESS THAN 12' DEEP FOR SEWER MAINS
   8" PVC SDR26 PER ASTM D 3034 - FOR PIPES MORE THAN 12' DEEP FOR SEWER MAINS
   8" PVC SCHEDULE 40 FOR SEWER SERVICES ONLY
   DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151 FOR MAINS, LATING CONDITION TYPE 2
4. WATER LINES SHALL BE AS FOLLOWS:
   4" AND LARGER - DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151
   SMALLER THAN 4" - COPPER TUBE
5. MINIMUM TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AT LEAST 18 INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE.
6. PVC SANITARY SEWER SERVICES WHICH ARE 7 TO 14' DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH DETAIL 700.01 AND 700.03 FOR PVC PIPE. PVC SERVICES WHICH ARE GREATER THAN 14' AND LESS THAN 20' SHALL REQUIRE CLASS A BEDDING IN ACCORDANCE WITH DETAIL 700.03. ANY SERVICES OVER 20' AND LESS THAN 30 DEEP REQUIRE DIP.
7. ALL WATER DISTRIBUTION MAINS IN THE CITY OF RALEIGH WATER SYSTEM SHALL BE RESTRAINED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS.
8. ALL UTILITIES SHOULD BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
10. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50). THE MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN STORM SEWERS AND SANITARY SEWERS SHALL BE A MINIMUM OF 24".
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
13. THE CITY OF RALEIGH HAS THE RIGHT TO INSPECT ALL PRIVATE WATER SYSTEMS.
14. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
15. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
16. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE CITY OF RALEIGH UTILITY DEPARTMENT WITH REGARDS TO MATERIALS, INSTALLATION, AND TESTING OF THE WATER AND SEWER LINES
17. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS being EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTED OR UNCHARTED WHICH MIGHT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
19. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS AND/OR TESTING REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
20. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
21. A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM VERTICAL SEPARATION OF 2' BETWEEN STORM DRAINAGE AND SEWER AND 1' BETWEEN STORM DRAINAGE AND WATER UTILITIES MUST BE PROVIDED.
22. NO STRUCTURAL COMPONENT OF ANY RETAINING WALL CAN BE LOCATED WITHIN A RIGHT-OF-WAY OR EASEMENT.
23. ALL FDC'S SHALL HAVE SIGNAGE AROUND THE NECK TO INDICATE WHICH BUILDING IT SERVES.
24. FIRE LANES SHALL BE MARKED THROUGHOUT THE SITE INCLUDING THE FRONT AND REAR OF BUILDINGS AND IN FRONT OF FIRE HYDRANTS AND FDC'S.
25. ALL BUILDINGS SHALL HAVE BUILDING ADDRESSES POSTED ON THE BUILDING IN A CLEARLY VISIBLE LOCATION.
26. ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE PROTECTED BY BOLLARDS.
27. NO PLANTS OR TREES WITHIN 3 FEET OF ALL FIRE DEPARTMENT EQUIPMENT.
28. SEWER LINE EASEMENTS SHALL BE GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
29. EASEMENTS ACROSS SLOPED AREAS SHALL BE GRADED UNIFORMLY ACROSS THE SLOPE TO NO STEEPER THAN A 3 TO 1 RATIO.
30. ALL VALVES SHALL BE RESTRAINED IN BOTH DIRECTIONS IN A MANNER CONSISTENT WITH OPERATION AS A DEAD END USING STAINLESS STEEL RODDING AND/OR DOGBONE ACCORDING TO STANDARD SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
31. CONTRACTOR SHALL APPLY FOR REQUIRED WATER AND WATER SERVICE TAP FROM THE TOWN'S INSPECTION AND PERMIT DEPARTMENT AND TO INDICATE THAT CITY OF RALEIGH PUBLIC WORKS CREW WILL INSTALL THE TAPS TO THE RIGHT-OF-WAY.
32. THIS DESIGN MEETS ALL CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND DETAILS EXCEPT WHERE SPECIFICALLY NOTED BELOW:
    N/A
33. IF GREASE INTERCEPTOR IS TO BE INSTALLED DURING THE SITE DEVELOPMENT PHASE OF CONSTRUCTION, A PLUMBING PERMIT WILL BE REQUIRED FOR GREASE INTERCEPTOR AND ANY ASSOCIATED PLUMBING.
34. CONTRACTOR SHALL COORDINATE WITH MASTER DEVELOPER, ANY OUTAGE A MINIMUM OF ONE WEEK PRIOR TO THE NEED FOR THE OUTAGE.



LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	S1
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW		

GAS — G — G
WATER — W — W
FIBER — FO — FO
PHONE — T — T

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE
RALEIGH, NC

OVERALL UTILITY PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

[redacted]

Revisions

1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
3	PER COR COMMENTS	12/07/20
4	PER COR COMMENTS	04/17/21
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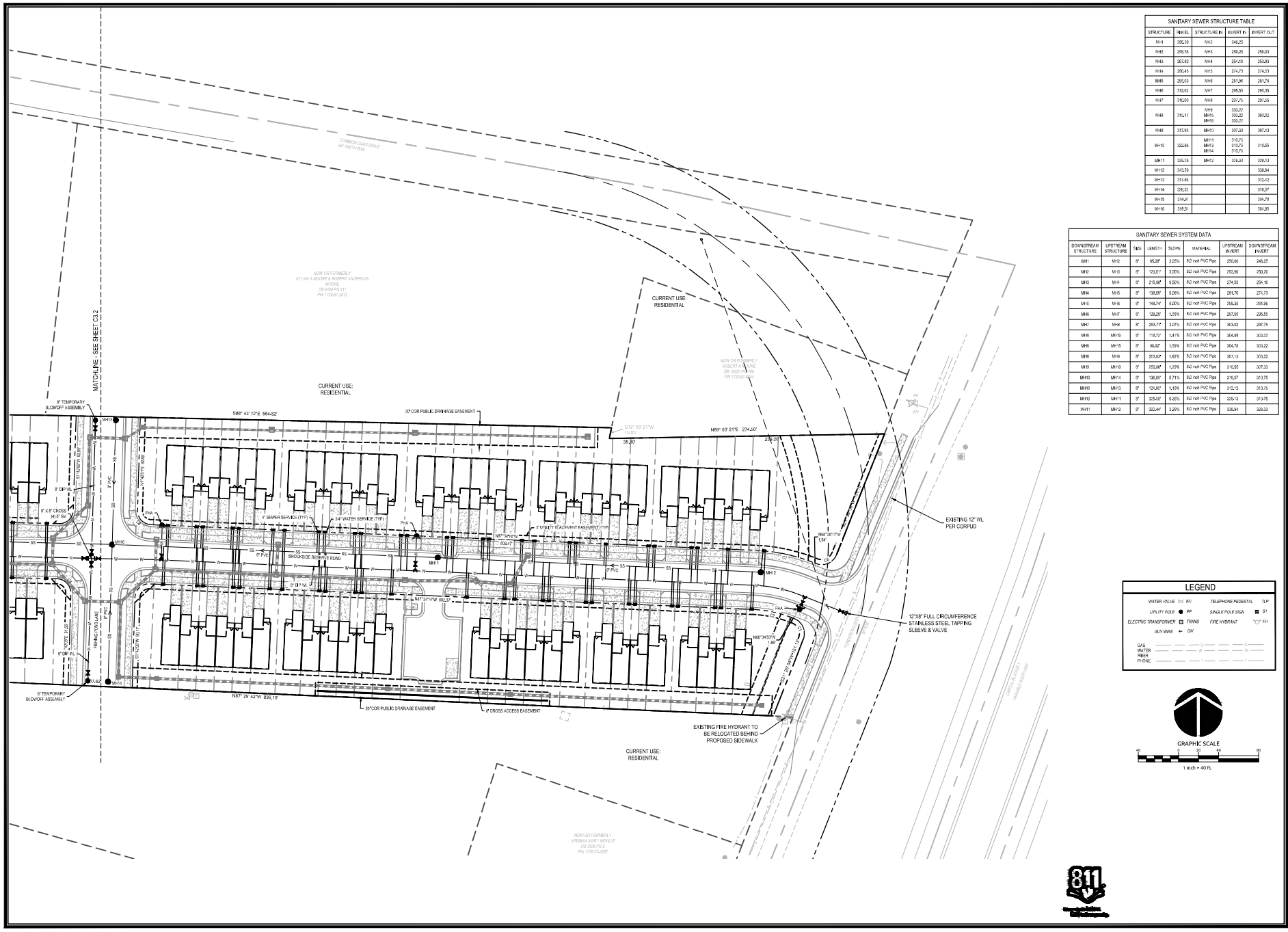
6	PER COR COMMENT	06/03/21

Sheet No.
C3.0



SANITARY SEWER STRUCTURE TABLE				
STRUCTURE	RIM EL.	STRUCTURE IN	INVERT IN	INVERT OUT
MH1	255.39	MH2	248.25	
MH2	258.58	MH3	256.20	253.03
MH3	267.82	MH4	254.10	253.00
MH4	280.45	MH5	274.73	274.53
MH5	285.03	MH6	281.96	281.76
MH6	312.02	MH7	295.55	295.35
MH7	310.00	MH8	297.75	297.55
MH8	315.17	MH9 MH15 MH16	303.22 303.22 303.22	303.02
MH9	317.93	MH10	307.33	307.13
MH10	322.86	MH11 MH13 MH14	310.75 310.75 310.75	310.55
MH11	335.35	MH12	326.33	326.13
MH12	343.59			326.94
MH13	317.86			312.12
MH14	326.53			316.77
MH15	314.21			304.78
MH16	318.21			304.88

SANITARY SEWER SYSTEM DATA							
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT
MH1	MH2	8"	95.38'	3.26%	8.0 inch PVC Pipe	250.00	246.25
MH2	MH3	8"	133.21'	3.26%	8.0 inch PVC Pipe	253.00	259.00
MH3	MH4	8"	215.87'	9.50%	8.0 inch PVC Pipe	274.53	254.10
MH4	MH5	8"	138.88'	9.28%	8.0 inch PVC Pipe	281.76	274.73
MH5	MH6	8"	148.74'	9.26%	8.0 inch PVC Pipe	295.35	281.96
MH6	MH7	8"	129.28'	1.55%	8.0 inch PVC Pipe	297.55	295.55
MH7	MH8	8"	253.71'	2.07%	8.0 inch PVC Pipe	303.02	297.75
MH8	MH16	8"	118.72'	1.41%	8.0 inch PVC Pipe	304.99	303.22
MH16	MH15	8"	96.62'	1.59%	8.0 inch PVC Pipe	304.78	303.22
MH15	MH9	8"	203.60'	1.92%	8.0 inch PVC Pipe	307.13	303.22
MH9	MH10	8"	250.02'	1.29%	8.0 inch PVC Pipe	310.55	307.33
MH10	MH14	8"	136.69'	9.71%	8.0 inch PVC Pipe	316.97	310.75
MH10	MH13	8"	124.00'	1.10%	8.0 inch PVC Pipe	312.12	310.75
MH10	MH11	8"	325.07'	5.20%	8.0 inch PVC Pipe	325.13	310.75
MH11	MH12	8"	322.44'	3.25%	8.0 inch PVC Pipe	326.94	326.33

LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	S1
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW		
GAS	G		
WATER	W		
FIBER	F		
PHONE	T		

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

UTILITY PLAN

Job No.	09190028.00	Drawn By	WR
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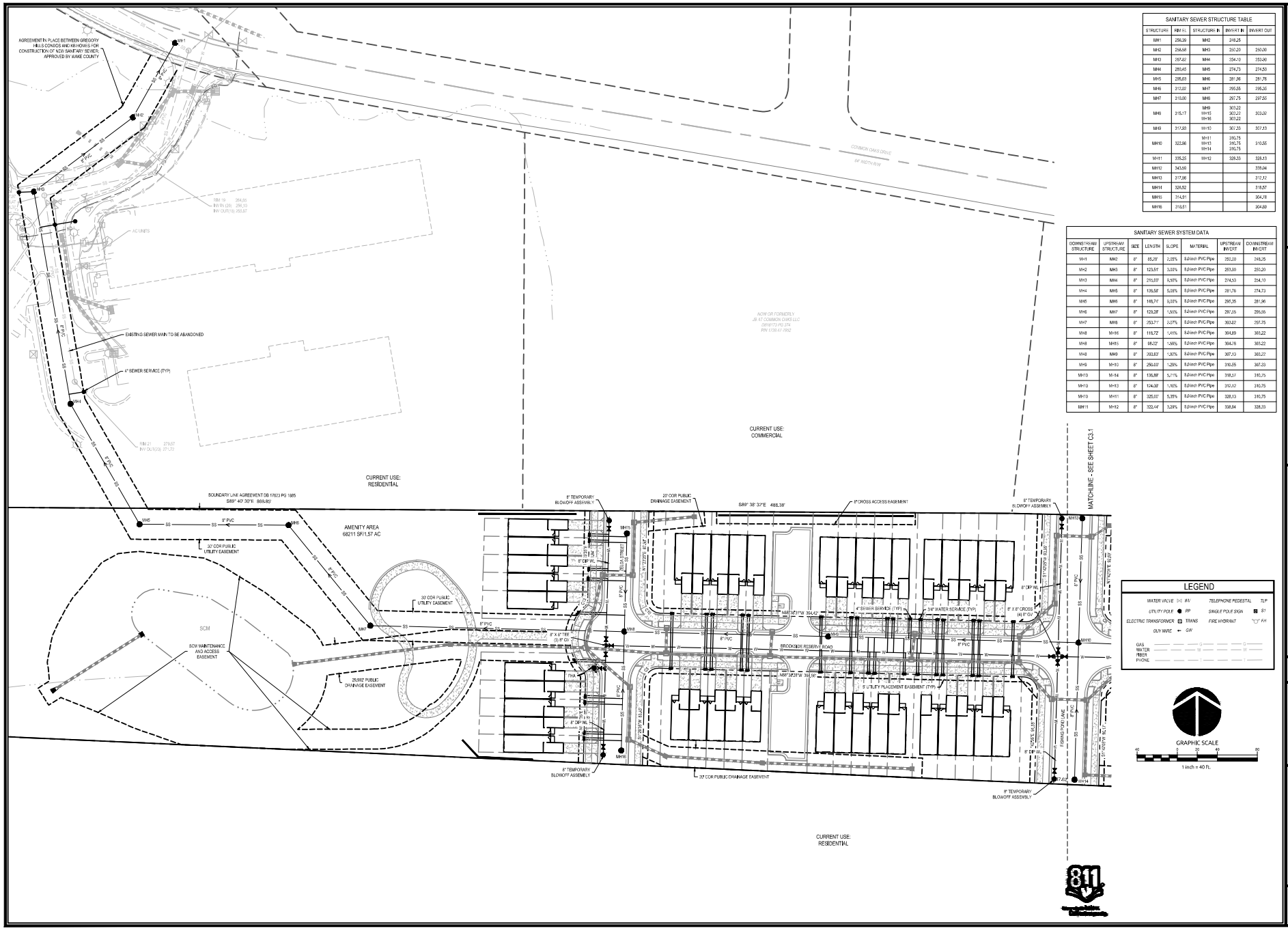
6	PER COR COMMENT	06/03/21

Sheet No.
C3.1



SANITARY SEWER STRUCTURE TABLE				
STRUCTURE	RIM EL.	STRUCTURE In	INVERT IN	INVERT OUT
MH1	256.39	MH2	248.25	
MH2	258.58	MH3	252.20	252.00
MH3	267.02	MH4	264.10	263.60
MH4	280.45	MH5	274.73	274.53
MH5	286.03	MH6	281.96	281.76
MH6	312.02	MH7	295.35	295.25
MH7	310.00	MH8	297.75	297.55
MH8	315.17	MH9 MH15 MH16	303.22 303.22 303.22	303.02
MH9	317.03	MH10	307.33	307.13
MH10	322.86	MH11 MH13 MH14	310.76 310.75 310.75	310.55
MH11	335.25	MH12	328.33	328.13
MH12	343.26			338.04
MH13	317.96			312.12
MH14	328.52			318.07
MH15	314.81			304.78
MH16	316.51			304.60

SANITARY SEWER SYSTEM DATA							
DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT
MH1	MH2	8"	85.20'	2.25%	8.0 inch PVC Pipe	250.20	248.25
MH2	MH3	8"	123.59'	3.32%	8.0 inch PVC Pipe	253.60	252.20
MH3	MH4	8"	210.00'	6.90%	8.0 inch PVC Pipe	274.53	264.10
MH4	MH5	8"	136.58'	5.08%	8.0 inch PVC Pipe	281.76	274.73
MH5	MH6	8"	148.74'	6.30%	8.0 inch PVC Pipe	295.35	281.96
MH6	MH7	8"	128.38'	1.55%	8.0 inch PVC Pipe	297.55	295.35
MH7	MH8	8"	253.71'	2.27%	8.0 inch PVC Pipe	303.02	297.75
MH8	MH16	8"	118.72'	1.41%	8.0 inch PVC Pipe	304.89	303.22
MH8	MH15	8"	68.22'	1.56%	8.0 inch PVC Pipe	304.78	303.22
MH8	MH9	8"	203.63'	1.32%	8.0 inch PVC Pipe	307.13	303.22
MH9	MH10	8"	256.00'	1.29%	8.0 inch PVC Pipe	310.55	307.33
MH10	MH14	8"	136.89'	5.71%	8.0 inch PVC Pipe	318.07	310.75
MH10	MH13	8"	104.00'	1.90%	8.0 inch PVC Pipe	312.12	310.75
MH10	MH11	8"	320.00'	5.35%	8.0 inch PVC Pipe	328.13	310.75
MH11	MH12	8"	322.44'	5.29%	8.0 inch PVC Pipe	338.04	328.13

LEGEND

WATER VALVE	WV	TELEPHONE PEDESTAL	TLP
UTILITY POLE	PP	SINGLE POLE SIGN	S1
ELECTRIC TRANSFORMER	TRANS	FIRE HYDRANT	FH
GUY WIRE	GW		
GAS	G		
WATER	W		
FIBER	F		
PHONE	P		

GRAPHIC SCALE

1 inch = 40 ft.

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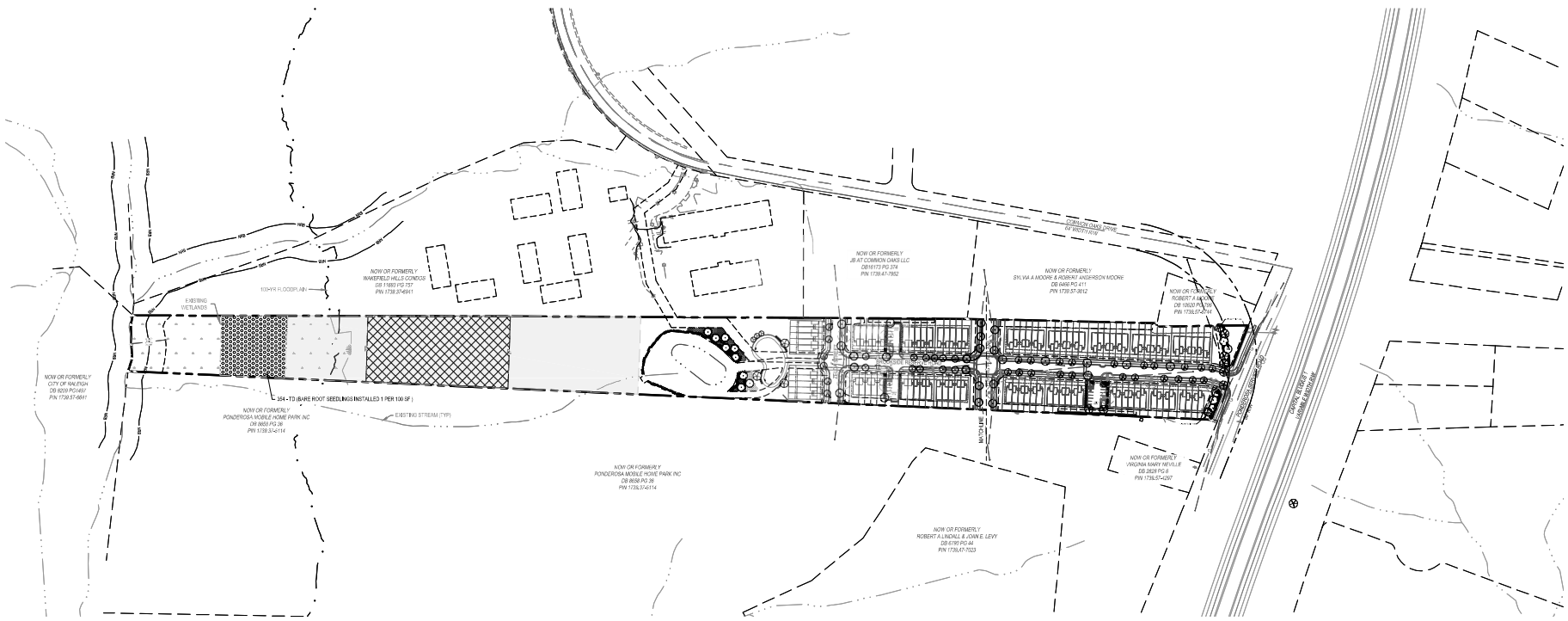
Sheet No.
C3.2



LEGEND:

- UWPOD-WOODED AREA (PLANTED)
- UWPOD-WOODED AREA (PRESERVED)
- SECONDARY TREE CONSERVATION AREA
- TREE PROTECTION FENCING
- C3 PROTECTIVE YARD

811 Know what's below. Call before you dig.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

OVERALL LANDSCAPE PLAN

Job No.	09190028.00	Drawn By	WR
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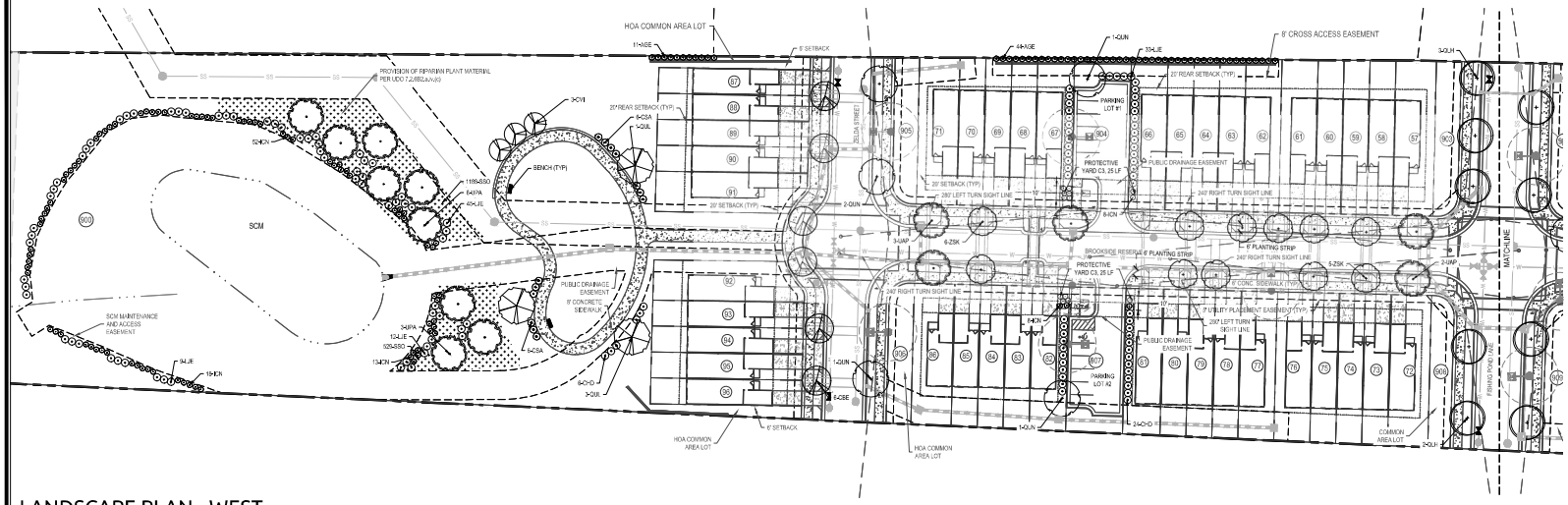
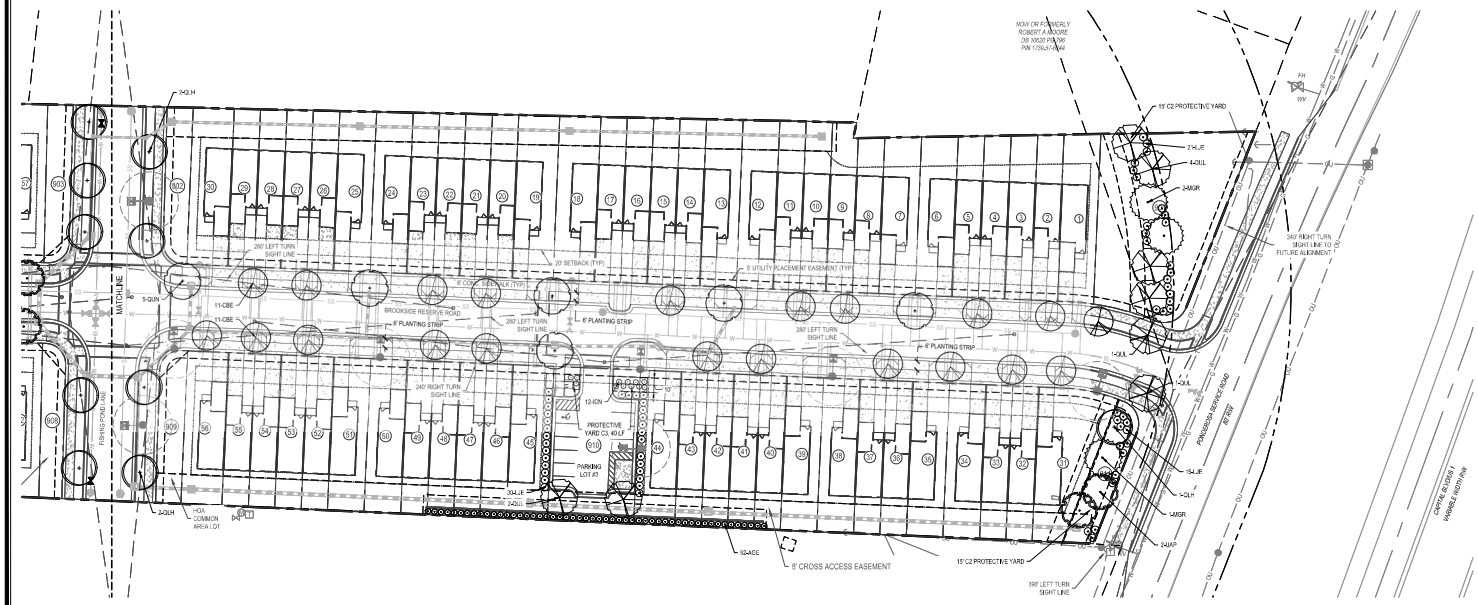


LANDSCAPE PLAN - WEST



LANDSCAPE PLAN - EAST

PLANT KEY

- CBE-CARPINUS BETULUS
- CVI-CHIONANTHUS VIRGINICUS
- MGR-MAGNOLIA GRANDIFLORA
- QLH-QUERCUS LYRATA
- QUL-QUERCUS LAURIFOLIA
- QUN-QUERCUS NUTTALLII
- LIAF-LIRIODENDRON TULIPIFERA "PRINCETON"
- ZSK-ZELKOVA SERRATA
- AGE-ABELIA X GRANDIFLORA
- CHD-CEPHALOTAXUS HARRINGTONIA "DUKE GARDENS"
- CSA-CAMELLIA SASANQUA
- ICN-ILEX CORNUTA "NEEDLEPOINT"
- LJE-LIGUSTRUM JAPONICUM "EAST BAY"
- SSO-SCHIZACHYRIUM SCOPARIUM
- TD - TAXODIUM DISTICHUM (BARE-ROOT SEEDLINGS)
- R07 PROPOSED LIGHT POLE

811 Know what's below. Call before you dig.

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

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PRELIMINARY SUBDIVISION PLANS FOR RICHLAND RESERVE

RALEIGH, NC

LANDSCAPE PLAN

Job No.	09190028.00	Drawn By	WR
Date	01/23/2020	Designer	WR

Revisions

1	PER COR COMMENTS	07/21/20
2	PER COR COMMENTS	08/14/20
3	PER COR COMMENTS	12/07/20
4	PER COR COMMENTS	04/17/21
5	PER COR COMMENTS	05/06/21
6	PER COR COMMENT	06/03/21

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