



Administrative Approval Action

Case File / Name: SUB-0018-2020
10805 Leesville Road

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

LOCATION: The site is generally located on the west side Leesville Road, northwest of the intersection of Leesville Road and Interstate 540, with a common street address of 10805 Leesville Road. It is outside the city limits.

REQUEST: Conventional subdivision of approximately 19.26 acres zoned R-10-CU and SHOD-1 to create 80 townhouse lots and 2 common lots for a total of 82 lots, and dedication of public right-of-way.

**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 December 15, 2020 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 7.2.8.D (Retaining Walls).
2. The administrative alternate approval document shall be included in the site plan submittal.

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.
4. That the plans show the sidewalk along Leesville Road to the I-540 on-ramp intersection and that the plans are approved by NCDOT and City of Raleigh and incorporated into the final plan set.

Public Utilities

5. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.



Administrative Approval Action

Case File / Name: SUB-0018-2020
10805 Leesville Road

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

Stormwater

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
8. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

11. 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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	City Code Covenant Required
-------------------------------------	-----------------------------

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

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

General

1. The City Code Covenant 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 City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering



Administrative Approval Action

Case File / Name: SUB-0018-2020
10805 Leesville Road

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

3. 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.
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 public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

7. 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.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

9. 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).
10. 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).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. 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).
13. 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).
14. 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).



Administrative Approval Action

Case File / Name: SUB-0018-2020
10805 Leesville Road

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

15. 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).

Urban Forestry

16. A public infrastructure surety for 89 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.53 acres of tree conservation area.

☒ **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:

Stormwater

1. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 25 street trees along Sofiana Ave, 54 street trees along Berry Crest Ave and 10 street trees along Adecor Way.

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

Stormwater

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

Urban Forestry

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

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:



Administrative Approval Action

Case File / Name: SUB-0018-2020
10805 Leesville Road

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

3-Year Sunset Date: May 20, 2024
Record at least ½ of the land area approved.

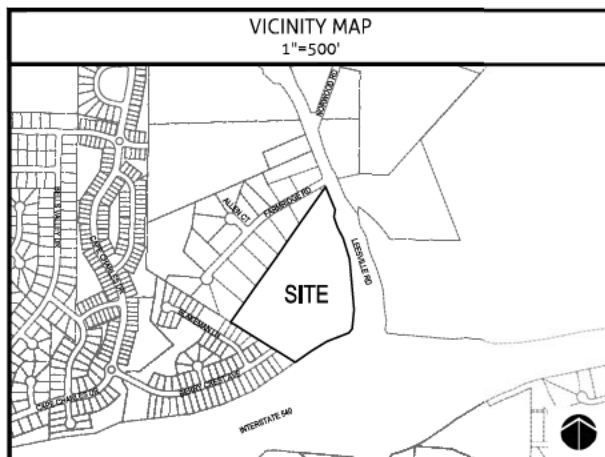
5-Year Sunset Date: May 20, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 01/21/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: MARCH 26, 2020 2ND SUBMITTAL: JUNE 5, 2020 3RD SUBMITTAL: AUGUST 11, 2020 4TH SUBMITTAL: DECEMBER 15, 2020



GENERAL NOTES

- [illegible]

SOLID WASTE INSPECTION STATEMENT


1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF PALERMO.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT PROPOSES TO USE ROLL-OUT CARTS FOR SOLID WASTE AND ROLL-OUT STREAM RECYCLING.
4. EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS.

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS LANCES MUST ALLOW FIRE APPARATUS TO ENJOY WITHIN 15' OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL (IF REQUIRED).

[illegible]

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
C0,0	COVER
C0,1	GENERAL NOTES AND ZONING CONDITIONS
C1,0	EXISTING CONDITIONS
C1,1	DEMO PLAN
C2,0	SUBDIVISION PLAN
C2,1	LOT & EASEMENT PLAN
C2,2	FIRE DEPARTMENT AND AMENITY AREA PLAN
C2,3	BUILD-TO CALCULATION PLAN
C2,4	TRANSPORTATION PLAN
C3,0	GRADING AND DRAINAGE PLAN
C3,1	BUILDING AND CURB GRADES PLAN
C4,0	UTILITY PLAN
C5,0	SCM 1
C5,1	SCM 2
C6,0	SITE DETAILS
C6,1	SITE DETAILS
C6,2	SEWER DETAILS
C6,3	WATER DETAILS
C6,4	STORM DETAILS
L1,0	TREE CONSERVATION PLAN
L2,0	LANDSCAPE PLAN
L2,1	LANDSCAPE DETAILS
SL1,0	LIGHTING PLAN

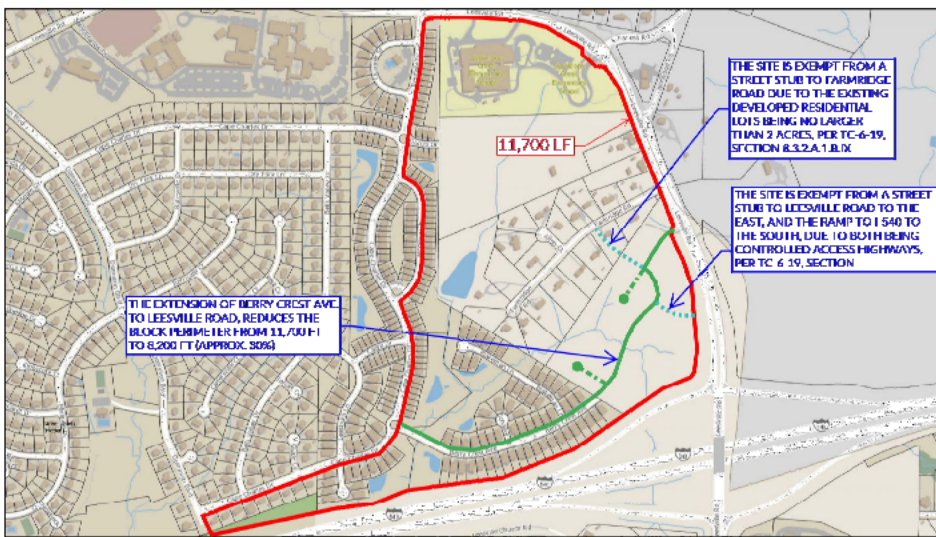
DEVELOPER	OWNER
<p>TRI POINTE HOMES 1400 SUNDAY DR #105 RALEIGH, NC 27607 CONTACT: MIKE STEVENS, CPA PHONE: 919-300-4903 EMAIL: MIKE.STEVENS@TRIPONTEHOMES.COM</p>	<p>LOIS SPIKES BERRY 10805 LEESVILLE ROAD RALEIGH, NC 27607</p>
PREPARED BY:	
 <p>WithersRavenel Engineers . Planners Surveyors</p>	
115 MacKenzie Drive Cary, NC 27511 t: 919.469.3340 license #: C-0832 www.withersravenel.com	
<u>LANDSCAPE ARCHITECT:</u>	<u>CIVIL ENGINEER:</u>
DANIEL WHATLEY, PLA DWHATLEY@WITHERSRAVENEL.COM	ARNALDO ECHEVARRIA, PE AEICHEVARRIA@WITHERSRAVENEL.COM
<u>SURVEYOR:</u>	
BENJAMIN DAYTON, PLS BDAYTON@WITHERSRAVENEL.COM	

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
FIRE HYDRANT	FIRE HYDRANT
POWER POLE	POWER POLE
IRON PIPE	IRON PIPE
IRON PIPE FOUND	IRON PIPE FOUND
CALCULATED POINT	CALCULATED POINT
WATER VALVE	WATER VALVE
CATCH BASIN	CATCH BASIN
SANITARY MANHOLE	SANITARY MANHOLE
BLOW OFF VALVE	BLOW OFF VALVE
PROJECT BOUNDARY LINE	PROJECT BOUNDARY LINE
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
RIGHT OF WAY	RIGHT OF WAY
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM DRAINAGE LINE	STORM DRAINAGE LINE
WATER LINE	WATER LINE
MAJOR CONTOUR LINE	MAJOR CONTOUR LINE
MINOR CONTOUR LINE	MINOR CONTOUR LINE

Kasey Evans Kasey Evans
I am approving this document
and all of its contents



Map shows larger scale, map features are not to scale. The map is not a survey. The map is not a guarantee of the accuracy of the information presented. The map is not a guarantee of the accuracy of the information presented. The map is not a guarantee of the accuracy of the information presented.

GENERAL NOTES AND ZONING CONDITIONS

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HALEN PLANNING AND ZONING ORDINANCES.
- THE CONTRACTOR SHALL CONSIDER ALL REMOVAL EFFORTS AS THE OWNER'S RESPONSIBILITY.
- ALL WORK SHALL BE DONE TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES, INCLUDING GAS, WATER, SEWER, AND TELEPHONE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR PROTECTING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- NO CONSTRUCTION SHALL BE DONE ON THE SITE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF HALEN PLANNING AND ZONING ORDINANCES.
- THE CONTRACTOR SHALL CONSIDER ALL REMOVAL EFFORTS AS THE OWNER'S RESPONSIBILITY.
- ALL WORK SHALL BE DONE TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES, INCLUDING GAS, WATER, SEWER, AND TELEPHONE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR PROTECTING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- NO CONSTRUCTION SHALL BE DONE ON THE SITE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF HALEN.

PARCEL AREA TABLE

PARCEL NAME	AREA (SF)	AREA (ACRES)	LOT USE
LOT 1	3,300	0.08	TOWNHOUSE
LOT 2	3,300	0.08	TOWNHOUSE
LOT 3	3,300	0.08	TOWNHOUSE
LOT 4	3,300	0.08	TOWNHOUSE
LOT 5	3,300	0.08	TOWNHOUSE
LOT 6	3,300	0.08	TOWNHOUSE
LOT 7	3,300	0.08	TOWNHOUSE
LOT 8	3,300	0.08	TOWNHOUSE
LOT 9	3,300	0.08	TOWNHOUSE
LOT 10	3,300	0.08	TOWNHOUSE
LOT 11	3,300	0.08	TOWNHOUSE
LOT 12	3,300	0.08	TOWNHOUSE
LOT 13	3,300	0.08	TOWNHOUSE
LOT 14	3,300	0.08	TOWNHOUSE
LOT 15	3,300	0.08	TOWNHOUSE
LOT 16	3,300	0.08	TOWNHOUSE
LOT 17	3,300	0.08	TOWNHOUSE
LOT 18	3,300	0.08	TOWNHOUSE
LOT 19	3,300	0.08	TOWNHOUSE
LOT 20	3,300	0.08	TOWNHOUSE
LOT 21	3,300	0.08	TOWNHOUSE
LOT 22	3,300	0.08	TOWNHOUSE
LOT 23	3,300	0.08	TOWNHOUSE
LOT 24	3,300	0.08	TOWNHOUSE
LOT 25	3,300	0.08	TOWNHOUSE
LOT 26	3,300	0.08	TOWNHOUSE
LOT 27	3,300	0.08	TOWNHOUSE
LOT 28	3,300	0.08	TOWNHOUSE

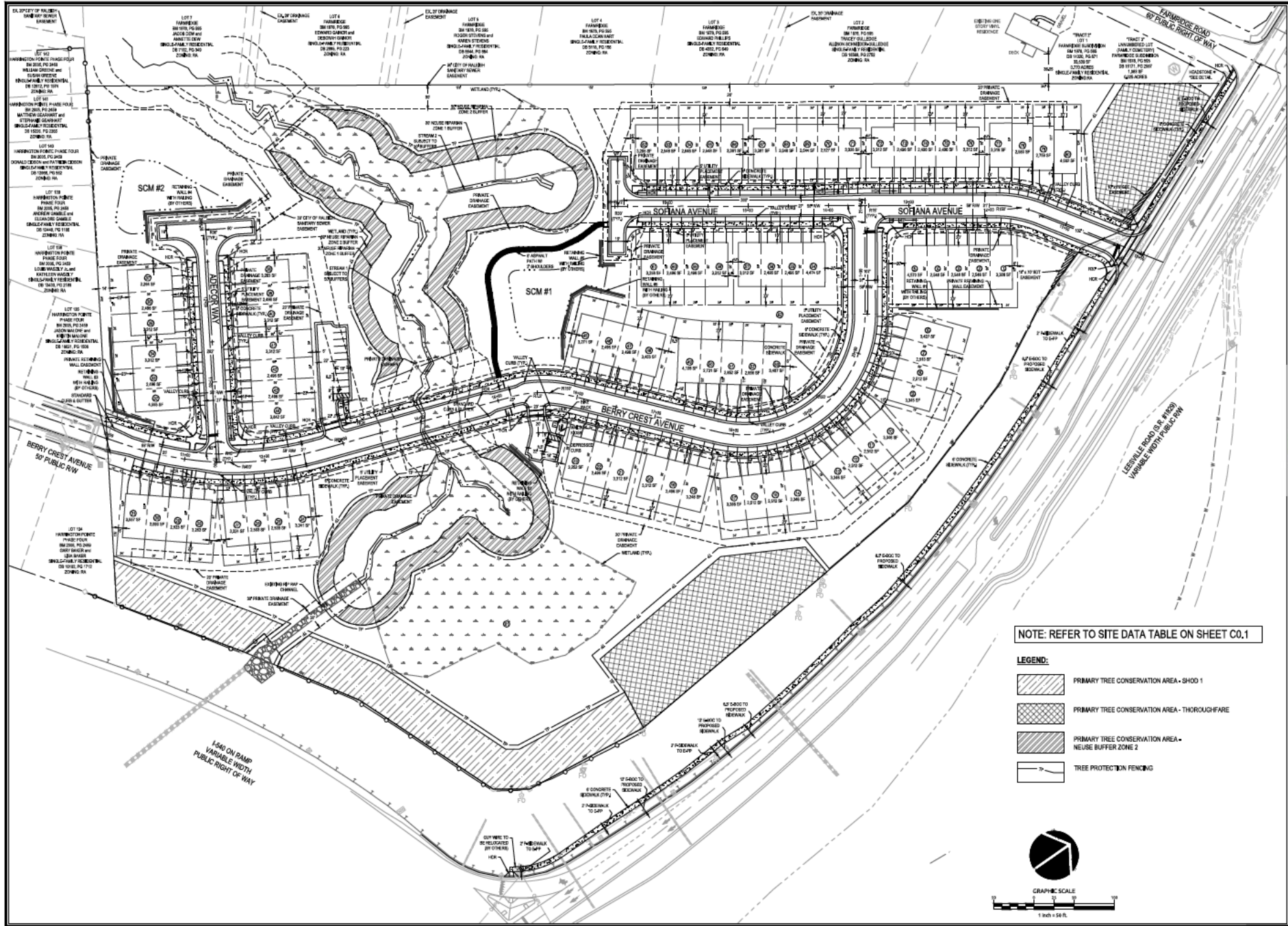
PARCEL AREA TABLE

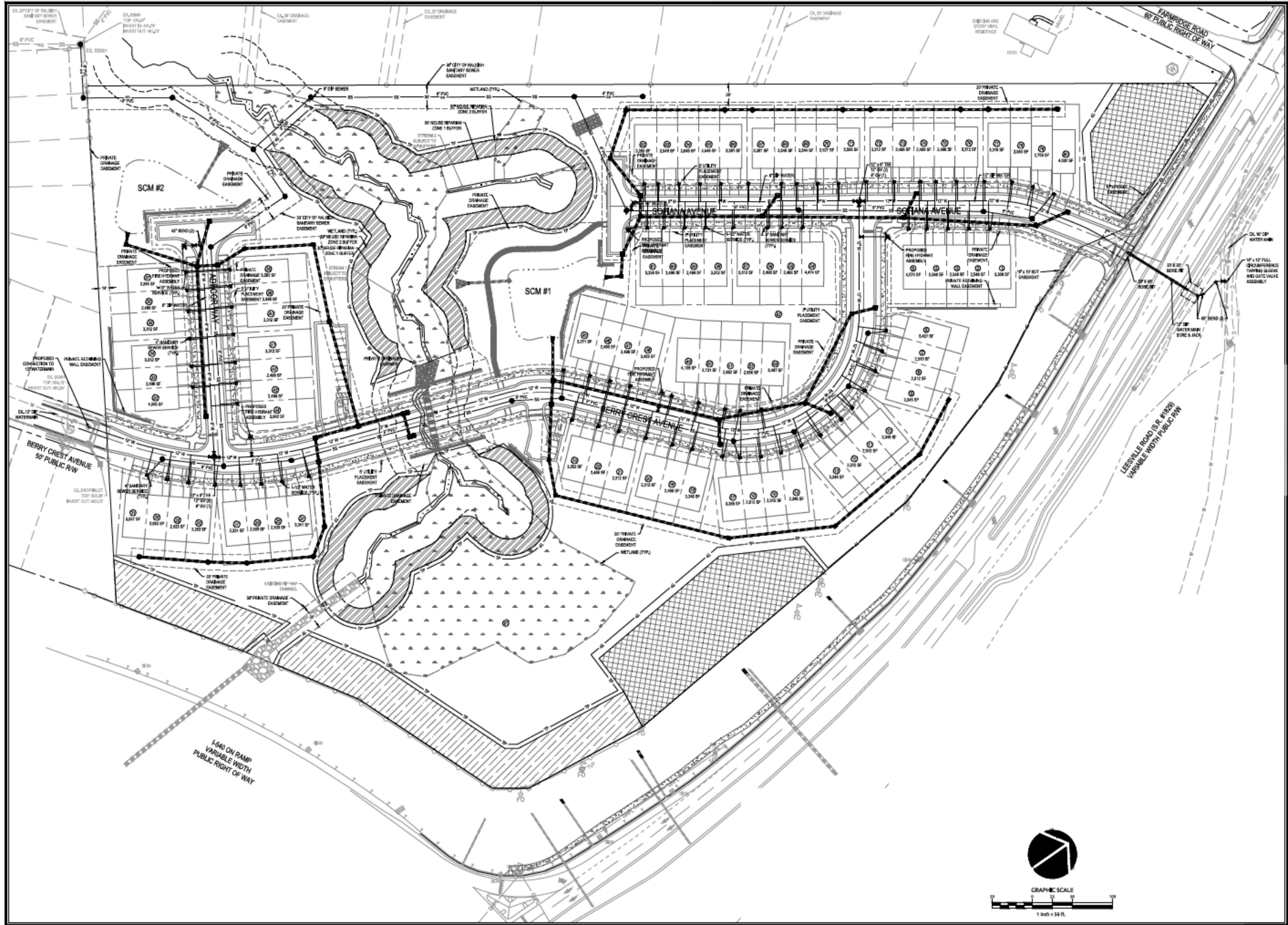
PARCEL NAME	AREA (SF)	AREA (ACRES)	LOT USE
LOT 29	3,300	0.08	TOWNHOUSE
LOT 30	3,300	0.08	TOWNHOUSE
LOT 31	3,300	0.08	TOWNHOUSE
LOT 32	3,300	0.08	TOWNHOUSE
LOT 33	3,300	0.08	TOWNHOUSE
LOT 34	3,300	0.08	TOWNHOUSE
LOT 35	3,300	0.08	TOWNHOUSE
LOT 36	3,300	0.08	TOWNHOUSE
LOT 37	3,300	0.08	TOWNHOUSE
LOT 38	3,300	0.08	TOWNHOUSE
LOT 39	3,300	0.08	TOWNHOUSE
LOT 40	3,300	0.08	TOWNHOUSE
LOT 41	3,300	0.08	TOWNHOUSE
LOT 42	3,300	0.08	TOWNHOUSE
LOT 43	3,300	0.08	TOWNHOUSE
LOT 44	3,300	0.08	TOWNHOUSE
LOT 45	3,300	0.08	TOWNHOUSE
LOT 46	3,300	0.08	TOWNHOUSE
LOT 47	3,300	0.08	TOWNHOUSE
LOT 48	3,300	0.08	TOWNHOUSE
LOT 49	3,300	0.08	TOWNHOUSE
LOT 50	3,300	0.08	TOWNHOUSE
LOT 51	3,300	0.08	TOWNHOUSE
LOT 52	3,300	0.08	TOWNHOUSE
LOT 53	3,300	0.08	TOWNHOUSE
LOT 54	3,300	0.08	TOWNHOUSE
LOT 55	3,300	0.08	TOWNHOUSE
LOT 56	3,300	0.08	TOWNHOUSE

PARCEL AREA TABLE

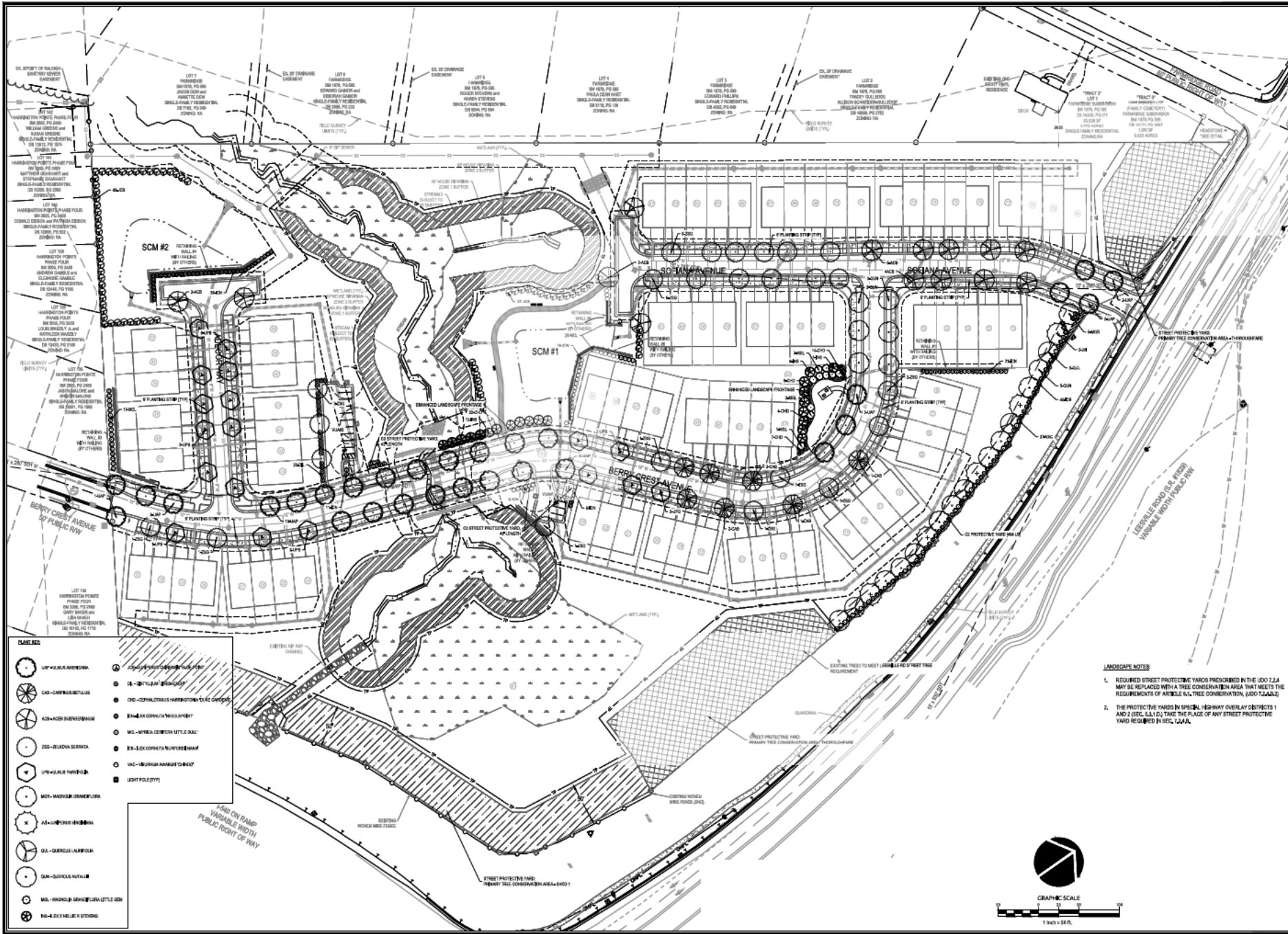
PARCEL NAME	AREA (SF)	AREA (ACRES)	LOT USE
LOT 57	3,300	0.08	TOWNHOUSE
LOT 58	3,300	0.08	TOWNHOUSE
LOT 59	3,300	0.08	TOWNHOUSE
LOT 60	3,300	0.08	TOWNHOUSE
LOT 61	3,300	0.08	TOWNHOUSE
LOT 62	3,300	0.08	TOWNHOUSE
LOT 63	3,300	0.08	TOWNHOUSE
LOT 64	3,300	0.08	TOWNHOUSE
LOT 65	3,300	0.08	TOWNHOUSE
LOT 66	3,300	0.08	TOWNHOUSE
LOT 67	3,300	0.08	TOWNHOUSE
LOT 68	3,300	0.08	TOWNHOUSE
LOT 69	3,300	0.08	TOWNHOUSE
LOT 70	3,300	0.08	TOWNHOUSE
LOT 71	3,300	0.08	TOWNHOUSE
LOT 72	3,300	0.08	TOWNHOUSE
LOT 73	3,300	0.08	TOWNHOUSE
LOT 74	3,300	0.08	TOWNHOUSE
LOT 75	3,300	0.08	TOWNHOUSE
LOT 76	3,300	0.08	TOWNHOUSE
LOT 77	3,300	0.08	TOWNHOUSE
LOT 78	3,300	0.08	TOWNHOUSE
LOT 79	3,300	0.08	TOWNHOUSE
LOT 80	3,300	0.08	TOWNHOUSE
LOT 81	3,300	0.08	TOWNHOUSE
LOT 82	3,300	0.08	TOWNHOUSE

SITE DATA FOR 12805 LEESVILLE ROAD (WR Project Number: 390413) DATE: 08/11/2020		
SITE DATA		
TOWNSHIP	12805	
OVERLAY DISTRICT	SH000-1	
SITE GROSS ACRES	19.26 AC	
PIV	679893517	
PROPOSED LAND RECONSTRUCTION	2.86 AC	
PRIVATE LOT AREA	5.20 AC	
PROPOSED LAND RECONSTRUCTION	0.00 AC	
SITE NET ACRES	16.40 AC	
EXISTING USE	VACANT	
PROPOSED USE	RESIDENTIAL - TOWNHOUSES	
PROPOSED TOTAL LOTS	80 LOTS	
TOWNHOUSE - UNITS	80 UNITS (3 BDR ROOMS 1404, 240 TOTAL)	
OWN SPACE (LTS, HOA LOTS)	7 LOTS	
PARKING REQUIREMENTS	280 + (20 UNITS / 20 UNITS) = 210 SPACES	
PROVIDED PARKING	250 SPACES + 3 PER UNIT (2 IN GARAGE + 1 ON DRIVE) + 13 VISITOR	
BICYCLE PARKING REQUIREMENTS	1 SPACE / 20 UNITS = 4 SPACES	
PROVIDED BICYCLE PARKING	4 SPACES	
MAXIMUM IMPERVIOUS AREA PER LOT	INTERIOR LOTS = 1,800 SF EXTERIOR LOTS = 2,000 SF	
AVERAGE STORM FLOW @ 500 CFS/ACU	25,000 GPD	
PROPOSED DENSITY	4.13 DU	
MIN. REQUIRED OR MAX. ALLOWED	PROVIDED	
UDO Sec. 2.2.3 TOWNHOUSE (R-3)		
A. SITE DIMENSIONS		
A1. NET SITE AREA (MIN)	3,300 SF	775.75 SF
A2. WIDTH (MIN)	60 FT	
A3. QUINCY ADJUTANT AREA (MIN)	MIN = 1.90 AC (84,011 SF) 30.4% = 2.00 AC (88,940 SF)	
A4. QUINCY ADJUTANT AREA (MIN)	10.0% (10.0% min per acreage)	6.13 AC
B. LOT DIMENSIONS		
B1. AREA (MIN)	N/A	2,050 SF
B2. WIDTH (MIN)	35 FT	26 FT
C. BUILDING STRUCTURE DIMENSIONS		
C1. FROM FRONT STREET (MIN)	10 FT	18 FT
C2. FROM SIDE STREET (MIN)	10 FT	10 FT
C3. FROM SIDE LOT LINE (MIN)	0 FT	0 FT
C4. FROM REAR LOT LINE (MIN)	3 FT	N/A
C5. FROM ALLEY	4.00 30 FT	N/A
C6. RESIDENTIAL PERMITS, RULES MAY APPLY (SEE SEC. 2.2.7)	YES	N/A *
* THIS SITE IS ABOVE 5 ACRES AND THEREFORE DOES NOT REQUIRE INFILL COMPATIBILITY PER UDO 2.2.7.B.		
D. PARKING REQUIREMENTS		
D1. FROM FRONT STREET (MIN)	20 FT	10 FT
D2. FROM SIDE STREET (MIN)	10 FT	18 FT
D3. FROM SIDE LOT LINE (MIN)	0 FT	0 FT
D4. FROM REAR LOT LINE (MIN)	3 FT	N/A
D5. FROM ALLEY	4 FT	N/A
E. BUILD TO (SITE)		
E1. FROM FRONT STREET (MIN)	20 (MIN) / 55 (MAX) FT	35 to 30 FT MIN
E2. BUILDING WIDTH (MIN) FROM BUILD TO (MIN)	20 SF	25.25 SF
* REFERENCE SAFETY 2.5 FOR BUILD TO CALCULATIONS		
F. (SEE UDO BUILDING-501 SEC. 3.4.3 C.3)		
F1. HEIGHT		
F2. PERMITTED BUILDING HEIGHT (MIN)	45 FT / 3 STORES	45 FT / 3 STORES
F3. ACCESSORY STRUCTURE HEIGHT (MIN)	15 FT	N/A *
* THIS SITE IS ABOVE 5 ACRES AND THEREFORE DOES NOT REQUIRE INFILL COMPATIBILITY PER UDO 2.2.7.B.		
G. (SEE UDO BUILDING-501 SEC. 3.4.3 C.3)		
G1. BUILDING HEIGHT (MIN)	2 FT	2 FT
G2. BUILDING HEIGHT (MIN)	N/A	N/A
G3. BUILDING HEIGHT (MIN)	N/A	N/A
H. STREET FACING BUILDING REQUIREMENTS		
H1. STREET FACING BUILDING REQUIREMENTS	YES	YES
H2. BUILDING REQUIREMENTS		
H3. BUILDING REQUIREMENTS		
H4. BUILDING REQUIREMENTS		
H5. BUILDING REQUIREMENTS		
H6. BUILDING REQUIREMENTS		
H7. BUILDING REQUIREMENTS		
H8. BUILDING REQUIREMENTS		
H9. BUILDING REQUIREMENTS		
H10. BUILDING REQUIREMENTS		
H11. BUILDING REQUIREMENTS		
H12. BUILDING REQUIREMENTS		
H13. BUILDING REQUIREMENTS		
H14. BUILDING REQUIREMENTS		
H15. BUILDING REQUIREMENTS		
H16. BUILDING REQUIREMENTS		
H17. BUILDING REQUIREMENTS		
H18. BUILDING REQUIREMENTS		
H19. BUILDING REQUIREMENTS		
H20. BUILDING REQUIREMENTS		
H21. BUILDING REQUIREMENTS		
H22. BUILDING REQUIREMENTS		
H23. BUILDING REQUIREMENTS		
H24. BUILDING REQUIREMENTS		
H25. BUILDING REQUIREMENTS		
H26. BUILDING REQUIREMENTS		
H27. BUILDING REQUIREMENTS		
H28. BUILDING REQUIREMENTS		
H29. BUILDING REQUIREMENTS		
H30. BUILDING REQUIREMENTS		
H31. BUILDING REQUIREMENTS		
H32. BUILDING REQUIREMENTS		
H33. BUILDING REQUIREMENTS		
H34. BUILDING REQUIREMENTS		
H35. BUILDING REQUIREMENTS		
H36. BUILDING REQUIREMENTS		
H37. BUILDING REQUIREMENTS		
H38. BUILDING REQUIREMENTS		
H39. BUILDING REQUIREMENTS		
H40. BUILDING REQUIREMENTS		
H41. BUILDING REQUIREMENTS		
H42. BUILDING REQUIREMENTS		
H43. BUILDING REQUIREMENTS		
H44. BUILDING REQUIREMENTS		
H45. BUILDING REQUIREMENTS		
H46. BUILDING REQUIREMENTS		
H47. BUILDING REQUIREMENTS		
H48. BUILDING REQUIREMENTS		
H49. BUILDING REQUIREMENTS		
H50. BUILDING REQUIREMENTS		
H51. BUILDING REQUIREMENTS		
H52. BUILDING REQUIREMENTS		
H53. BUILDING REQUIREMENTS		
H54. BUILDING REQUIREMENTS		
H55. BUILDING REQUIREMENTS		
H56. BUILDING REQUIREMENTS		
H57. BUILDING REQUIREMENTS		
H58. BUILDING REQUIREMENTS		
H59. BUILDING REQUIREMENTS		
H60. BUILDING REQUIREMENTS		
H61. BUILDING REQUIREMENTS		
H62. BUILDING REQUIREMENTS		
H63. BUILDING REQUIREMENTS		
H64. BUILDING REQUIREMENTS		
H65. BUILDING REQUIREMENTS		
H66. BUILDING REQUIREMENTS		
H67. BUILDING REQUIREMENTS		
H68. BUILDING REQUIREMENTS		
H69. BUILDING REQUIREMENTS		
H70. BUILDING REQUIREMENTS		
H71. BUILDING REQUIREMENTS		
H72. BUILDING REQUIREMENTS		
H73. BUILDING REQUIREMENTS		
H74. BUILDING REQUIREMENTS		
H75. BUILDING REQUIREMENTS		
H76. BUILDING REQUIREMENTS		
H77. BUILDING REQUIREMENTS		
H78. BUILDING REQUIREMENTS		
H79. BUILDING REQUIREMENTS		
H80. BUILDING REQUIREMENTS		
H81. BUILDING REQUIREMENTS		
H82. BUILDING REQUIREMENTS		
H83. BUILDING REQUIREMENTS		
H84. BUILDING REQUIREMENTS		
H85. BUILDING REQUIREMENTS		
H86. BUILDING REQUIREMENTS		
H87. BUILDING REQUIREMENTS		
H88. BUILDING REQUIREMENTS		
H89. BUILDING REQUIREMENTS		
H90. BUILDING REQUIREMENTS		
H91. BUILDING REQUIREMENTS		
H92. BUILDING REQUIREMENTS		
H93. BUILDING REQUIREMENTS		
H94. BUILDING REQUIREMENTS		
H95. BUILDING REQUIREMENTS		
H96. BUILDING REQUIREMENTS		
H97. BUILDING REQUIREMENTS		
H98. BUILDING REQUIREMENTS		
H99. BUILDING REQUIREMENTS		
H100. BUILDING REQUIREMENTS		





Revisions	CDR COMMENTS	DATE
1	CDR COMMENTS	06/05/20
2	CDR COMMENTS	08/11/20
3	CDR COMMENTS	08/11/20



WithersRavenel

Engineers | Planners | Surveyors

10805 LEESVILLE ROAD

CITY OF RALEIGH, WAKE COUNTY, NC

TRI

Pointe

HOME

LANDSCAPE PLAN

REV NO. 01/20/20

DATE 08/05/20

DESIGNED BY

DRAWN BY

Revisions

1 CDR COMMENTS 06/05/20

2 CDR COMMENTS 08/11/20

3 CDR COMMENTS 08/13/20

Sheet No.

L2.0

NOT TO SCALE UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE. DIMENSIONS SHALL BE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.