

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

Withers Ravenel.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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

- 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.



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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).

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Utility Placement Easement Required
Ø	Stormwater Maintenance Covenant Required

Ø	City Code Covenant Required

☑ <u>RECORDED MAP(S)</u> - 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

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

Engineering



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- 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).



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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.

☑ <u>BUILDING PERMITS</u> - 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

 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:



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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.

Date: 01/21/2021

Development Services Dir/Designee
Staff Coordinator: Kasey Evans

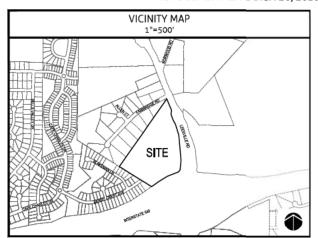
SUB-0018-2020

PRELIMINARY SUBDIVISION PLAN

10805 LEESVILLE ROAD

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





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

INDEX OF SHEETS

SHEET TITLE

SHEET NUMBER



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- DESTRICT PROGRATES PROVIDED OF WITHERSAWDIEL, CARY, NORTH CARDURA IN DESTRU-FORMAT DIALED ON RELD SURGED ONTO FEDRUARY 2019, AND SUPPLINENTIAL INFORMATION WAS COTTAGE FROM AND COUNTY CITE JAMANAY 2014.

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WHEEL CHAIR ACCESS HAMPS SHALL BE PROVIDED IN ACCEPTANCE WIT PUBLIC NORMS DEPARTMENT STANDARDS, PROWING STANDARD ACCEPTANCE.

SOLID WASTE INSPECTION STATEMENT

- SOLID AWARE SETWINDS WIRE TO BE PROVIDED BY CITY OF PALEERI.

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 THE PROVIDED TREADEST TO USE BOLD, CHI OFFORT OR SOLID INVITATION OF SACREMENT RECEIVED,

 BACK RESIDENTIFALL OF SHALL PROVIDES A DESIGNATION LOCATION FOR STORAGE OF HOLL-OUT CHATS.

FIRE DEPARTMENT NOTES

DEVELOPER	OWNER
TRI POINTE HOMES 1400 SUNDAY DR #105 RALEIGH, NC 27007 CONTACT: MIKE STEVENS, CPA PHONE: 919-300-4903 EMAIL: MIKE STEVENS@TRIPOINTEHOMES.COM	LOIS SPIKES BERRY 10805 LEESVILLE ROAD RALEIGH, NC 27607
PREPAR	RED BY:
. Witho	5 1
Engineers . 115 MacKenan Drive Cary, NC 27511 t: 919.469.	Planners Surveyors



PRELIMINARY NOT APPROVED FOR CONSTRUCTION

	LEGEND	
EXISTING		PROPOSED
# 10 PP 10 P	FIRST HYDRAM' POWER PLUE POWER PL	*

Kasey Evans | Sate approving this decument

SITE DATA FOR

10805 LEESVILLE ROAD (WR Project Number: 190423)

DATE: 08/11/2020

R-33-CU

2.84 A0 5.30 A0

0.00 AC

28,800 GFD

A FROMMALEY

4 OR 20 FT

5 RESIDENTIAL INFIL. RULES MAY APPLY ISEE SEC. 2.2.7)

**THIS STEE & ARCHYES ARCHES AND THEREFORE DOES NOT REQUIRE INFILL COMPATIBILITY, PER LOD 2.2.7.8.

3 RESIDENTIAL FUEL RULES MAY APPLY(SEE SEC 2.2.7) HS
* THIS SITE IS ANDVES ACRES AND THEREFORE DOES NOT REQUIRE INFILL COMPATIBILITY, PER LIDO 2.2.7.1

VACANT RESIDENTIAL-TOWNHOIVES

82 LOTS 80 UNITS (3 BEDROOMS EACH, 240TOTAL)

INTERIOR LOTS = 1930 SF EXTERIOR LOTS = 2050 SF

220 SPACES - SPER UNIT (2 IN GARAGE + 1 ON DRIVE) + 13 VISITOR. 1 SPACE/20 UNITS = 4 SPACES 4 SPACES

3,300 SF

15 FT

PROVIDED

715,255 58

2,496 58

23.73 %

45 FT / 3 STORIES

10.4% = 2.00AC. (85,940SF)

240 + (89 UNITS/10 UNITS) = 2/8 SPACES

MIN. REQUIRED OR MAX. ALLOWED

44 FT 10% = 1.93 AC. (84,071 SF)

10 u/a (6 u/a mas per zening)

10 (MIN) / 55 (MAX) IT

45 FT / 3 STORES

SITE DATA

ZONING(S) OVERLAY DISTRICT

SITE NET ACREAGE

PROPOSED USE

PROPOSED TOTALLOTS TOWNHOUSE JINTS OPEN SPACE LOTS/HOA LOTS

PARKING REQUIREMENT»

PROPOSED DENSITY

AREA (MIN)

WIDTH (MIN)

PROVIDED PARKING BICYCLE PARKING REQUIREMENT = PROVIDED BICYCLE PARKING WAS IMPERVIOUS AREA PER

MAKIMUM IMPERVIOUS AREA PER LOT

IVERAGE SEWER FLOW @ 569 GPD/DL

WIDTH (MIN)
OUTDOOR AMENTTY AREA (MIN)
DENSITY (MAX)
LOT DIMENSIONS

BUILDING/STRUCTURE SETBACKS FROMFRUNARY STREET (MIN)

FROMREAR LOT LINE (MIN

FROMBEAR LOT LINE (MIN) FROMALLEY

PRINCIPAL BUILDING (MAX)

ACCESSORY STRUCTURE (MAKE

GROUND FLOOR ELEVATION

ERONTING THE STREET

BALCONY

BUILD-TO (SITE)
PRIVARY STREET BUILD-TO (MIN/MAX)
BUILDING WICH IN HTDW SUILD-TO (MIN)

* REFERENCE SHEET 2.3 FOR BUILD-TO CALCULATIONS E3 PREEXISTING BUILDINGS: SEE SEC. 3.4.2.C.2

PEDESTRIAN ACCESS

STREET-FACING ENTRANCE REQUIRED FOR UNITS

PARRING SETBACKS FROM FRIMALY STREET (LAIN) FROM SIDE STREET (MIN) FROM SIDE (MIN)

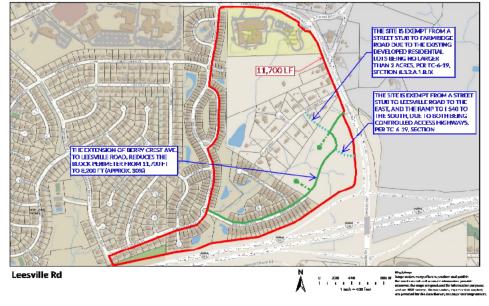
UDO Sec. 2.2.3 TOW NHOUSE [R-10] SITE DIMENSIONS NET SITE AREA (MIN)

TE GROSS ACREAG PROPOSED RAW GEDICATION
PRIVATE LOT AREA
PROPOSED LAND RECOVER NATION

10805

COR COMMENTS 68/11/2

C_{0.1}



ESTETING CONCITIONS AND DEMOLITION NOTES	2

- ALL WORK SHILL SE IN ACCORDANCE WITH CITY OF RILLIESH STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CCORDINATE ALL REMOVAL SHORTS WITH THE OWNER PRIDE TO COMMENCING WORK.
- SPECIAL ORDER SHALL BE TAKEN TO PROTECT AND MANYTHIN ALL EMERING FEATURES, HELLEUNG BELOW GROUND, NOT WARRED FOR REMAINE. IN THE EMENT OF ANY MENOT TO BEEN FLATURES, THE SOUTHWATER BINLL PERFORM HET ME AND/OR RESTORE TO CHEENAL CONCRETIONS OF STATE OF WEST.
- NO DEMOLITION DESIGN IN TO BE STORED ON HITE, MIL DEMOLITION HINTERIN. TO BE PROMPTLY REMOVED FROM THE SITE OF PLACED IN APPROPRIATE CONTRINERS.
- 5. TRAMPIC CONTROL IS CONTRACTORS RESPONSELLTY.
 6. SAVIOLT EXECUTE ASPRULT AT LOCATION SHOWS ON PLANS.
- SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTINGTON.
- THE CONTRACTOR SHALL DETAIN A RESHT-OF-HANY FERMET FOR MAY MORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LAMERS AND/OR SEGMALK FROM THE TRAVE-PORTATION OPERATION OF REAL MORE SEGMANNESS. OPERATED INSERTING FILE WAYS SOMETHING.

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- F UNFORESEEN CONSTITUTES CERELON CUMPAG CONSTITUTES ARTER TO TETT OF PARTIES STITUTE CRESSIONAL AND CONTACT PUBLIC NORSE SEPARTIMENT FOR FURTHERS OURSAINS.

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINISH AMOUNT OF INCONVENIENCE TO TRAFFIC. 1). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ACHERE
 TO THE PROMISIONS OF THE MUTCH MOST CLARGEST EXPERTS.
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 BROULD BE CONSIDERED APPROXIMATEM.
- COMPACTION TO REPORT ANY DISCREPANCIES TO LANGUAGE ARCHITECTICAL INGRAFER PRIDE TO ANY CONSTRUCTION ACTIVITIES. CONTACT WE ONE AT SHIFTOR RELIGIOCHTION OF LANGUAGE OUT.
- ALL DOMINO SULDINGS AND STRUCTURES WILL BE REMOVED FROM THE SITE, DEVELOPER WILL APPLY FOR APPLICABLE DEMOLETON PERMITS PRESCUES. 12. DISTING WILL AND SCHOOL SYSTEMS WILL DER REMOVED AND/OR ASAMDONED IN PLACE FOR MINE COUNTY STANDARD PROCEDURAN
- THE PROPERTY (JES WITHIN THE HELSE PIVERIAND), AND PORTIONS OF THE PROPERTY MAY BE SUBJECT TO PROTECTIVE SUFFERS AS DEFINED BY MODED.
- 21. ALL DESTANCES ARE HOMEDATAL GROUND DISTANCES.

ZONING CONOMICHS:

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- RE THE PROPOSED BEHALTY OF THE DEVELOPMENT IN 4.154 DWELLING THE FOLLOWING LAND CHES SHALL BE PRO-BUTED. HAVE THEN T.
- HE THE PROPOSED USE OF THE DEVELOPMENT IN ATTACHED TOWNS

- STANDARD LITERY NOTES: ALL WITERELS & CONSTRUCTED WITHOUS SHILL SETS ACCORDANCS WITH CITY OF RIVERSE CESSES STWOARDS, DITHELS & SPECIFICATIONS REFERENCE CORPLIC MANIBOOK, CURRENT CHINGS.
- Learning Common Davis recognises with a common common and common common

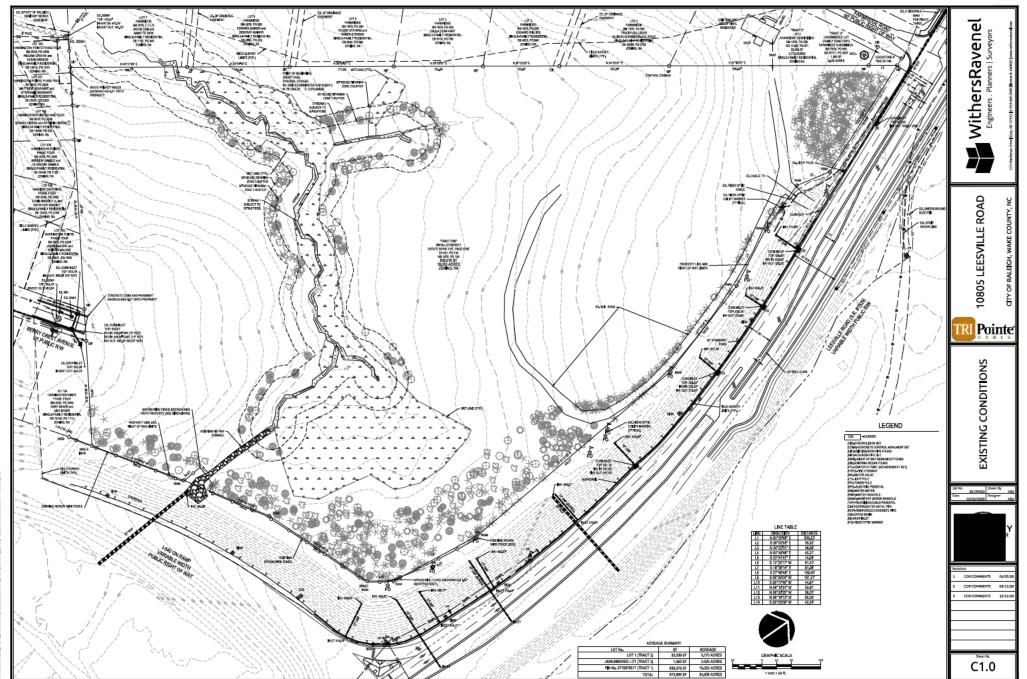
- If is the developing responsibility to assacion on remove existing anythia reward sometas not debig used introduction when the a size unless otherwise presents by cuty of noticibin region littless department, this bouldes associated for at manual removal, or signific from your or existing their covers any decision fractions.
- INSTALL N° COPPER NATER SERVICES WITH MITTERS LOCATED AT FROM OR WITHEN A PRO-NATER DIE LASEMENT INNEERVIELY ADMOENT, NOTE, IF IS THE APPLICANTS RESPONSIBILIT PROPERTY SEET THE WATER SERVICE FOR EACH COMMOTERN TO PROVIDE ABOUNTE FLOW!
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- PRESSURE PEDUCING MALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING NO FOL BACKWISTER WALVES ARE REQUIRED ON ALL SAMEDARY SOMES SERVICES HAVING BUILDING DRINGS LOWER THAN LAY ADOVE THE REST LIMSTREAM MINER D.E.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE DETABLED FROM NOOWO, DISACE FOR THAN FOR MAY PRIVATE MUSTER, WETLAND FIRST FLOODPLAN BIPACTS PRESPECTIVELY) PRIOR TO CONSTRUCTION.
- CONSTRUCTION OF ANY REPORT DESCRIPTION OF A STRUCTURE OF A STRUCTU
- LITTLETY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT, PLANS TO BE PRO
- ACCUMULACE OF STREET DESIGNATION PLAT IS RECALLED FOR THE PROJECT (MICH TO CITY ACCEPTANCE OF STREET, MICH.

PARCEL AREA TABLE				TABLE PARCEL AREA TABLE				
PARCEL NAME	AREA (SF)	AREA (ACRES)	LOT USE		PARCEL NAME	AREA (SF)	AREA (ACRES)	LOTUSE
LQT1	3,308	0.08	TOWNHOME		L0T 29	2,523	0.06	TOWN+OME:
LOT 2	2,648	0.08	TOWNHOME		L01'30	2,990	0.08	TOWNHOME
LOTS	2,546	0.01	TOWNHOME		LOT 21	3,557	048	TOWN+ONE
LOT 4	2,548	0,00	TOWNHOME		LOT 32	4,555	0,10	TOWNHOME
LOT 5	4,870	0.10	TOWNHOME		LOT 33	2,496	0.08	TOWNHOME
LOT 6	3,427	908	TOWNHOME		LOT 94	3,312	048	TOWNHOME
LOT 7	2,513	0,04	TOWNHOME		LOT 35	3,312	0,00	TOWNHOME
LOTS	2,612	0.06	TOWNHOME		L01'36	2,495	0.08	TOWNHOME
LOT9	3,345	908	TOWNHOME		LOT 37	3,264	047	TOWNHOME
LOT 10	3,346	0,00	TOWNHOME		LOT 36	1,263	0.07	TOWN+ONE
LOT 11	2,612	0.06	TOWNHOME		LOT 39	2,498	0.06	TOWN+OME
F01.45	2,512	0.08	TOWNHOME		L07.40	3,313	048	TOWNHOME
LOT 13	3,346	0,08	TOWNHOME		LOT 41	3,312	0,00	TOWNHOME
LOT 94	3,346	0.08	TOWNHOME		L0T-42	2,495	0.06	TOWNHOME
LOT 15	2,512	0.06	TOWNHOME		L0T 48	2,496	0.06	TOWNHOME
LOT 16	2,5/12	0,04	TOWNHOME		L0T-44	3,842	0,09	TOWNHOME
LOT 17	3,355	0.08	TOWNHOME		L0T45	3,271	0.08	TOWNHOME
LOT 18	3,246	0.07	TOWNHOME		L0T46	2,496	0.08	TOWNHOME
LOT 19	2,496	0,04	TOWNHOME		L0T-47	2,405	0,09	TOWN+ONE
LOT 20	3,312	0.08	TOWNHOME		LÖT 46	3,458	0.08	TOWNSOME
LOT 21	3,312	0.08	TOWNHOME		LOT 49	4,908	049	TOWNHOME
LOT 22	2,495	9,08	TOWNHOME		LOT SO	2,731	0.09	TOWNHOME
LOT 23	3,252	0,07	TOWNHOME		LOTE	2,862	OUT .	TOWNHOME
LOT 24	3,341	0.08	TOWNHOME		LOT 52	2,856	114	TOWNHOME
LOT 25	2,503	9,04	TOWNHOME		LOT 63	3,407	0.08	TOWN+ONE
LOT 26	2,603	0,00	TOWNHOME		FOL 24	4,674	0.10	TOWNHOME
LOT 27	3,324	0.08	TOWNHOME		L07 66	2,495	0.08	TOWNHOME
LOT 28	3,263	0,07	TOWNHOME		LOT 66	2,495	0.09	TOWN+ONE

PA	ARCEL AF	REA TABLE			P	ARCEL AR	EA TABLE	
NAME	AREA (SF)	AREA (ACRES)	LOTUSE		PARCEL NAME	AREA (SF)	AREA (ACRES)	LOTUSE
29	2,523	Date	TOWNHOME		LOT \$7	3,312	0.05	TOWNHOME
30	2,590	0.08	TOWNHOME	l	LOT 58	3,312	0.08	TOWNHOME
121	3,557	Q88	TOWN+ONE		LOT 68	2,496	848	TOWNHOME
32	4,555	0,10	TOWNHOME		LOT 60	2,496	0,00	TOWNHOME
.33	2,495	0.08	TOWNHOME		LOT 61	3,258	0.07	TOWNHOME
34	3,312	Call8	TOWN+ONE		LOT 62	1,295	148	TOWNHOME
x	3,312	Q88	TOWNHOME		LOT 60	2,548	0,05	TOWNSHOME
36	2,495	0.08	TOWNHOME		LOT 64	2,548	0.36	TOWNHOME
37	2,264	047	TOWNHOME		LOT 66	2,548	1,06	TOWNHOME
38	1,263	QI7	TOWN+ONE		LOT 66	3,351	9,08	TOWNHOME
. 30	2,495	0.06	TOWN+DME	l	LOT 67	8,381	0.38	TOWNHOME
40	3,312	G#8	TOWN+OME	1	LOT 68	2,548	146	TOWNHOME
141	3,312	Q88	TOWNHOME		LOT 69	2,544	040	TOWNHOME
42	2,495	0.06	TOWNHOME		LOT 11	2,627	0.06	TOWNHOME
-63	2,496	0.06	TOWNHOME		LOT 74	3,396	648	TOWNHOME
-44	3,842	Q89	TOWNHOME		LOT 72	3,312	0,00	TOWNHOME
.45	3,271	0.05	TOWNHOME		LOT 73	2,495	0.36	TOWNHOME
'46	2,496	0.09	TOWNHOME		LOT 74	2,494	0.06	TOWNHOME
a	2,405	0,09	TOWN+ONE		LOT 75	2,496	0,06	TOWNHOME
46	3,458	0.08	TOWNHOME		LOT 76	3,312	0.38	TOWNSHOME
49	4,908	G49	TOWN+OME		L0T 77	3,319	648	TOWNHOME
50	2,731	0,09	TOWNHOME		LOT 38	2,560	1,01	TOWNHOME
151	2,852	DIT	TOWNHOME		LOT 79	2,798	0,06	TOWNHOME
52	2,856	11.0	TOWNHOME		LOT 80	4,002	0.29	TOWNHOME
-63	2,407	Q48	TOWN+ONE		LOT 81	223,563	5,36	OPEN SPACE
· s4	4,674	0,90	TOWNHOME		LOT 42	241,181	5,53	OPEN SPACE
'65	2,495	0.08	TOWNHOME					

7		228 h I 1 h	446 1 ch = 400	
\neg	Py	VRCEL A	REA TABLE	
ř	PARCEL NAME	AREA (SF)	AREA (ACRES)	LOT USE
	LQT1	3,306	0,08	TOWNHOME
R E	LOT 2	2,646	0.08	TOWNHOME
US S. LL	LOT 8	2,546	0,01	TOWNHOME
-	LOT 4	2,548	0,00	TOWNHOME
Ш	LOTS	4,870	0.10	TOWNHOME
ir	LOT 6	3,427	900	TOWNHOME
TIR.	LOT 7	2,513	0,04	TOWNHOME
95.	LOTS	2,612	0.06	TOWNHOME
	LOT9	3,345	0.08	TOWNHOME
	LOT 10	3,346	9,00	TOWNHOME
	LOT 11	2,612	0.06	TOWNHOME
.	LOT 12	2,512	0.08	TOWNHOME
MA	LOT 13	3,346	9,04	TOWNHOME
DN.	LOT 14	3,346	0.08	TOWNHOME
,	LOT 15	2,512	0.08	TOWNHOME
"	LOT 16	2,512	0,06	TOWNHOME
	LOT 17	3,355	0.08	TOWNHOME
THE	LOT 18	3,246	0.07	TOWNHOME
	LOT 19	2,496	0,04	TOWNHOME
rna	LOT 30	3,812	0.08	TOWNHOME
-	LOT 21	3,312	0.08	TOWNHOME
, I	LOT 22	2,495	9,08	TOWNHOME
	LOT 23	3.252	0.07	TOWNHOME

Transcar February						01940014		
ACEL NAME	AREA (SF)	AREA (ACRES)	LOTUSE		PARCEL NAME	AREA (SF)	AREA (ACRES)	LC
L0T29	2,523	DIS	TOWNHOME		LOT \$7	3,312	0.05	TOV
L0130	2,590	0,08	TOWNHOME		LOT 58	3,312	0.08	TOV
LOT 21	3,557	Q48	TOWN+ONE		LOT 68	2,496	848	TOV
FOL 25	4,555	0,10	TOWNHOME		LOT 60	2,496	0,00	TOV
L0T33	2,495	0,08	TOWNHOME		LOT 61	3,258	0.07	TOV
L0T34	3,312	Cult8	TOWN+ONE		LOT 62	1,295	148	TOV
LOT 35	3,312	0,00	TOWNHOME		LOT 60	2,548	0,05	TOV
L0T36	2,495	0.08	TOWNHOME		LOT 64	2,548	0.36	TOV
LOT 37	3,264	047	TOWNHOME		LOT 65	2,548	1,06	TOV
LOT 36	1,263	0,67	TOWN+ONE		LOT 66	3,381	0,00	TOV
LOT 39	2,496	0.06	TOWNHOME		LOT 67	8,381	0.36	TOV
L07.40	3,312	£48	TOWNHOME		LOT 68	2,548	848	TOV
LOT 41	3,312	Q88	TOWNHOME		LOT 68	2,544	040	TOV
L0T-42	2,495	0.06	TOWNHOME		LOT 73	2,627	0.06	TOV
L0T43	2,496	0,08	TOWNHOME		LOT 71	2,396	648	TOV
L0T-44	3,842	Q89	TOWNHOME		LOT 72	2,312	0,00	TOV
L0T45	3,271	C.88	TOWNHOME		LOT 73	2,495	0.36	TOV
L0T46	2,496	0,00	TOWNHOME		LOT 74	2,494	0.06	TOV
L0T-47	2,405	0,09	TOWN+ONE		LOT 75	2,496	0,06	TOV
LOT-46	3,458	0.08	TOWNHOME		LOT 76	3,312	0.38	TOV
L0T49	4,908	049	TOWN+OME		LOT 77	3,319	648	TOV
LOT SO	2,731	0.09	TOWNHOME		LOT 38	2,560	1,00	TCV
LOT ST	2,862	UIT	TOWNHOME		LOT 79	2,798	0,05	TOV
LOT 52	2,856	11.0	TOWNHOME		LOT 80	4,002	0.29	TOV
LOT 63	3,407	0,08	TOWNHOME	1	LOT 81	223,583	6,36	OPE



mf.A.O.Introving ambigue formy ald deleng destablished COASTITION step. Transp. December 15, 2003 4.050

