

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 SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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): SCOPE-0008-2021			
Development name (subject to approval): ROCK QUARRY ROAD NORTH			
Property Address(es): 4520 WHITFIELD ROAD			
Recorded Deed PIN(s): 1731655483			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: STACKHOUSE DEVELOPMENT LLC	Owner/Developer Name and Title: ROBERT SHUNK - ENTITLEMENTS DIRECTOR
Address: 2310 S MIAMI BOULEVARD, SUITE 238, DURHAM NC 27703	
Phone #: 919.308.2123	Email: RSHUNK@RENTSTACKHOUSE.COM
APPLICANT INFORMATION	
Company: SWIFT PARTNERS PLLC	Contact Name and Title: LUKE PERKINS - FOUNDER AND CEO
	Address: 319 FAYETTEVILLE STREET, SUITE 210, RALEIGH NC 27601
Phone #: 828.735.1862	Email: LUKE.PERKINS@SWIFT-PARTNERS.COM

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

ZONING INFORMATION

Gross site acreage: 36.09

Zoning districts (if more than one, provide acreage of each): R-6-CU

Overlay district: NONE

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 3-2007

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: ⁰ Square Feet: ⁰

Proposed Impervious Surface:

Acres: ^{13.00} Square Feet: ^{566,263}

Neuse River Buffer ☒ Yes ☐ No

Wetlands ☒ Yes ☐ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 137

Total # of single-family lots: 68

Proposed density for each zoning district (UDO 1.5.2.F): R-6: TOWNHOUSE: 4500 SF NET AREA / UNIT MIN;
SINGLE-FAMILY: 6,000 SF MIN LOT AREA; SEE TC-5-20

Total # of open space and/or common area lots: 7

Total # of requested lots: 212

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.

I, LUKE PERKINS 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.

I/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: Robert Shunk Date: 04/12/2021

Printed Name: ROBERT SHUNK

Signature: Luke Perkins Date: 04/12/2021

Printed Name: LUKE PERKINS

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

CAVASTEAD

4520 WHITFIELD RD,
RALEIGH NC 27610

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-0024-2021

SUBMITTED ON 11.12.2021

Preliminary Subdivision Application Planning and Development

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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): SCOPE-0008-2021			
Development name (subject to approval): CAVASTEAD			
Property Address(es): 4520 WHITFIELD ROAD			
Recorded Deed PIN(s): 1731655483			
What is your project type?	<input checked="" type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: STACKHOUSE DEVELOPMENT LLC	Owner/Developer Name and Title: ROBERT SHUNK - ENTITLEMENTS DIRECTOR
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ZONING INFORMATION	
Gross site acreage: 36.09	
Zoning districts (if more than one, provide acreage of each): R-6-CU	
Overlay district: NONE	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 3-2007	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 13.00 Square Feet: 566,263
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached 137
Total # of single-family lots:	88
Proposed density for each zoning district (UDO 1.5.2.F): R-6: TOWNHOUSE: 4500 SF NET AREA / UNIT MIN; SINGLE-FAMILY: 6,000 SF MIN LOT AREA; SEE TC-5-20	
Total # of open space and/or common area lots:	7
Total # of requested lots:	212

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I/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: 04/12/2021
Printed Name: ROBERT SHUNK	
Signature: <i>Luke Perkins</i>	Date: 04/12/2021
Printed Name: LUKE PERKINS	

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

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TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES: RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NC DOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NC DENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDWARE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.
- PER UDO/TC-5A-18, THE PRIMARY STREET DESIGNATIONS ARE AS FOLLOWS:
LOTS 176: TARIK DRIVE
LOTS 28, 44, 47, 63, 66, 67: FLAT BASTIAN DRIVE

ZONING CONDITIONS - Z-3-2007

NO LOTS WILL HAVE DIRECT DRIVEWAY ACCESS ONTO ROCK QUARRY ROAD OR WHITFIELD ROAD.
NO LOTS HAVE DRIVEWAY ACCESS ONTO WHITFIELD OR ROCK QUARRY ROAD.

A MINIMUM OF 10' OF THE LAND AREA SHALL BE WOODED OPEN SPACE (AS DEFINED IN 10-3071 (B)(5)) AND SHALL REMAIN WOODED.
10% OF LAND AREA SHALL REMAIN WOODED PER TCA REQUIREMENTS.
A NATURAL PROTECTIVE YARD A MINIMUM OF FIFTY FEET IN WIDTH WILL BE PROVIDED ADJACENT TO ALL STREAMS ON THE PROPERTY THAT ARE DEEMED SUBJECT TO THE NEUSE RIVER RIPARIAN BUFFER RULE REQUIREMENTS.
50' NEUSE RIVER BUFFER HAS BEEN PROVIDED.
AT TIME OF SITE PLAN OR SUBDIVISION APPROVAL, WHICHEVER SHALL FIRST OCCUR, A GREENWAY EASEMENT SHALL BE DEDICATED IN CONFORMITY WITH THE ADOPTED CAPITAL AREA GREENWAY PLAN.
GREENWAY EASEMENT HAS BEEN PROVIDED.

ALL DWELLING UNITS ON THE PROPERTY SHALL BE SINGLE DETACHED FAMILY RESIDENCES OR TOWNHOUSE RESIDENCES. ALL STRUCTURES ON THE PROPERTY SHALL BE LIMITED TO A HEIGHT OF THIRTY-FIVE FEET. ANY RESIDENTIAL RECREATION BUILDINGS SHALL EMPLOY ELEMENTS TO ENSURE COMPATIBILITY WITH THE SURROUNDING PROPOSED AND EXISTING RESIDENTIAL STRUCTURES ON THE SITE OF THE PROPOSED REZONING. AT A MINIMUM, SUCH ELEMENTS SHALL INCLUDE A SIMILAR ROOF PITCH AND SIMILAR EXTERIOR BUILDING MATERIALS AS THE SURROUNDING PROPOSED AND EXISTING RESIDENTIAL STRUCTURES ON THE SITE OF THE PROPOSED REZONING.
ONLY SINGLE FAMILY AND TOWNHOUSES ARE BEING PROPOSED. MAXIMUM HEIGHT WILL BE BELOW 35 FEET. ANY RECREATION BUILDINGS WILL BE COMPATIBLE WITH SURROUNDING EXISTING AND PROPOSED RESIDENTIAL STRUCTURES.

THE SITE SHALL PROVIDE VEHICULAR AND PEDESTRIAN CONNECTIVITY WITH THE PROPERTIES TO THE NORTH (DEED BOOK 10,969 PAGE 1,548) AND AS SHOWN ON THE ILLUSTRATIVE MASTER PLAN (ATTACHMENT A).
APPLICABLE CONNECTIVITY HAS BEEN PROVIDED.

OPEN-AIR STORMWATER FACILITIES SHALL BE DESIGNED AS SITE AMENITIES IN ACCORDANCE WITH SECTION 10-2082.13, AND SHALL INCORPORATE SHALLOW AQUATIC MARSH FRINGES FOR SAFETY AND TO AVOID THE NEED FOR FENCING.
REFERENCE TO PREVIOUS DEVELOPMENT ORDINANCE IS NULL AND VOID.

SOLID WASTE:

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

CROSS ACCESS AND BLOCK PERIMETER EXEMPTIONS:

PROPOSED PROJECT IS EXEMPT FROM CROSS ACCESS AND BLOCK PERIMETER REQUIREMENTS TO PARCEL PIN 1731752934 PER TC-6-19 D.5.A AND PARCEL PIN 1731599116, 1731661180, 1731585204 PER TC-6-19 D.5.B.ii

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EXISTING CONDITIONS PLAN
C1.01	RECOMBINATION PLAT
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C3.01	TOWNHOUSE AMENITY AREA PLAN
C3.02	PHASING PLAN
C3.10	TRANSPORTATION PLAN
C3.11	OFFSITE TRANSPORTATION PLAN
C3.20	SUBDIVISION PLAN
C3.21	EASEMENT PLAN
C3.30	TCA PLAN
C5.00	GRADING PLAN
C5.10	SCM DETAILS
C6.00	UTILITIES PLAN
C6.10	SEWER OUTFALL
C6.20	FIRE PROTECTION PLAN
C9.00	SITE DETAILS
L1.00	PLANTING PLAN
L2.00	PLANTING DETAILS



VICINITY MAP

N.T.S.

SITE DATA

PROJECT NAME: CAVASTEAD
SITE ADDRESS: 4520 WHITFIELD RD, RALEIGH NC 27610
COUNTY: WAKE
PARCEL PIN #: 1731655483
LOT NUMBER: NEW LOT 2
PARCEL OWNER: ANNE P HOLLAND
PARCEL AREA: 36.09 AC / 1,572,077 SF
TOTAL SITE GROSS ACREAGE: 36.09 AC / 1,572,077 SF
RIGHT-OF-WAY DEDICATION: WHITFIELD ROAD: 0.10 AC / 4,530 SF
PROPOSED PUBLIC STREETS INTERNAL TO SITE: 6.09 AC / 265,422 SF
29.89 AC / 1,302,123 SF

NET ACREAGE:
CURRENT ZONING: R-6-CU
PROPOSED ZONING: R-6-CU
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE-UNIT AND MULTI-UNIT RESIDENTIAL
FLOOD PLAN DATA: NONE
RIVER BASIN: NEUSE
DEVELOPMENT TYPE: DETACHED SINGLE-FAMILY DWELLING AND ATTACHED TOWNHOUSE
MAX BUILDING HEIGHT: 35 FT MAX PER Z-3-07
PROPOSED BUILDING HEIGHT: TBD
PROPOSED NUMBER OF SINGLE FAMILY LOTS: 68
PROPOSED NUMBER OF TOWNHOUSE LOTS: 137 (ALL 3 BEDROOM)
PROPOSED NUMBER OF OPEN AREA LOTS: 7
LIMITS OF DISTURBANCE: 33.23 AC / 1,447,532 SF
EXISTING IMPERVIOUS AREA: 0 AC / 0 SF
PROPOSED IMPERVIOUS AREA: 13.00 AC / 566,263 SF

PARKING DATA:
REQUIRED PARKING - SINGLE UNIT LIVING: 136 SPACES (2 SPACES PER UNIT)
REQUIRED PARKING - MULTI-UNIT LIVING (3 BEDROOM): 274 SPACES (2 SPACES PER UNIT)
PROPOSED PARKING - SINGLE UNIT LIVING: 136 SPACES
PROPOSED PARKING - MULTI-UNIT LIVING (3 BEDROOM): 274 SPACES
PROPOSED PARKING - AMENITY AREA: 23 SPACES
TOTAL PARKING: 433 SPACES
REQUIRED BICYCLE PARKING: 7 (1 PER 20 UNITS, 4 MINIMUM)
PROPOSED BICYCLE PARKING: 8
BUILDING SETBACKS:
FROM PRIMARY STREET: 10'
FROM SIDE STREET (MIN): 10'
FROM SIDE LOT LINE (MIN): 5'
FROM REAR LOT LINE (MIN): 20'
DETACHED HOUSE: 10'
ATTACHED TOWNHOUSE: 10'
FROM PRIMARY STREET: N/A
FROM SIDE STREET (MIN): N/A
FROM SIDE LOT LINE (MIN): N/A
FROM REAR LOT LINE (MIN): N/A
FROM ALLEY, GARAGE ONLY (MIN): N/A

PHASE 1 SITE DATA		
TOTAL PHASE SITE AREA	18.23 AC	/ 793999 SF
SINGLE FAMILY SITE AREA	10.20 AC	/ 444262 SF
TOWNHOME SITE AREA	8.03 AC	/ 349737 SF
RIGHT OF WAY DEDICATION (WHITFIELD RD)	0.10 AC	/ 4530 SF
RIGHT OF WAY DEDICATION (SINGLE FAMILY AREA)	2.14 AC	/ 93389 SF
RIGHT OF WAY DEDICATION (TOWNHOME AREA)	1.35 AC	/ 58923 SF
NET SINGLE FAMILY SITE AREA	7.95 AC	/ 346343 SF
NET TOWNHOME SITE AREA	6.68 AC	/ 290814 SF
NUMBER OF SINGLE FAMILY LOTS	34	
NUMBER OF TOWNHOME LOTS	68	
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	5	
SINGLE FAMILY LOTS AREA	5.06 AC	/ 220262 SF
TOWNHOME LOTS AREA	3.00 AC	/ 130495 SF
HOA MAINTAINED OPEN AREA LOTS AREA	6.57 AC	/ 286400 SF
AMENITY AREA REQ (10% OF NET TOWNHOME SITE AREA)	0.67 AC	/ 29081 SF
AMENITY AREA PROVIDED (TOWNHOME)	1.62 AC	/ 70453 SF
DENSITY REQ (TOWNHOME)	0.10 AC/UNIT	/ 4500 SF/UNIT
DENSITY PROVIDED (TOWNHOME)	0.12 AC/UNIT	/ 5155 SF/UNIT

PHASE 2 SITE DATA		
TOTAL PHASE SITE AREA (ALL TOWNHOME AREA)	9.77 AC	/ 425539 SF
RIGHT OF WAY DEDICATION (TOWNHOME AREA)	1.09 AC	/ 47413 SF
NET TOWNHOME SITE AREA	8.68 AC	/ 378126 SF
NUMBER OF SINGLE FAMILY LOTS	0	
NUMBER OF TOWNHOME LOTS	69	
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	1	
TOWNHOME LOTS AREA	3.01 AC	/ 131157 SF
HOA MAINTAINED OPEN AREA LOTS AREA	5.67 AC	/ 246969 SF
AMENITY AREA REQ (10% OF NET TOWNHOME SITE AREA)	0.87 AC	/ 37813 SF
AMENITY AREA PROVIDED (TOWNHOME - PHASE 2 ONLY)	0.20 AC	/ 8814 SF
AMENITY AREA PROVIDED (TOWNHOME - PHASE 1+2)	1.82 AC	/ 79267 SF
DENSITY REQ (TOWNHOME)	0.10 AC/UNIT	/ 4500 SF/UNIT
DENSITY PROVIDED (TOWNHOME)	0.14 AC/UNIT	/ 6167 SF/UNIT

PHASE 3 SITE DATA		
TOTAL PHASE SITE AREA (ALL SINGLE FAMILY AREA)	8.09 AC	/ 352540 SF
RIGHT OF WAY DEDICATION (SINGLE FAMILY AREA)	1.51 AC	/ 65699 SF
NET SINGLE FAMILY SITE AREA	6.58 AC	/ 286841 SF
NUMBER OF SINGLE FAMILY LOTS	34	
NUMBER OF TOWNHOME LOTS	0	
NUMBER OF HOA MAINTAINED OPEN AREA LOTS	1	
SINGLE FAMILY LOTS AREA	5.11 AC	/ 222469 SF
HOA MAINTAINED OPEN AREA LOTS AREA	1.48 AC	/ 64372 SF

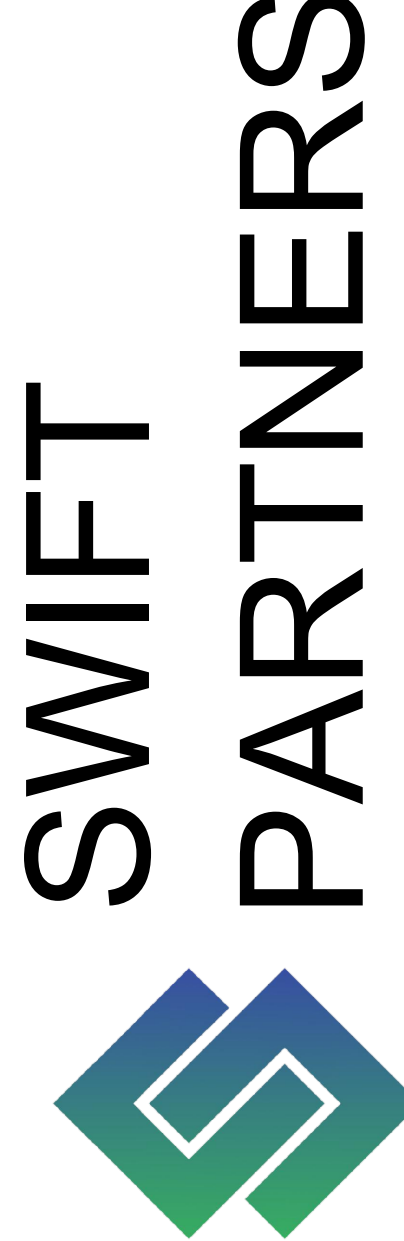
PROSPECT LANDSCAPE ARCHITECTURE PLLC
227 GLASCOCK STREET
RALEIGH NC 27604

JEN WAGNER
919.607.0025
JENWAGNERLANDSCAPE@GMAIL.COM



SWIFT PARTNERS PLLC
319 FAYETTEVILLE ST
RALEIGH NC 27601

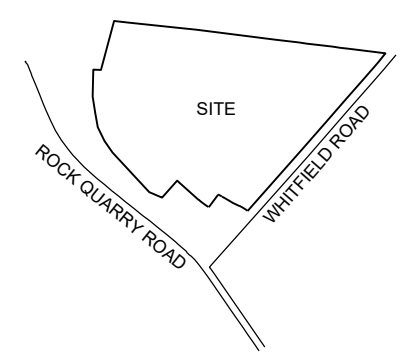
LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

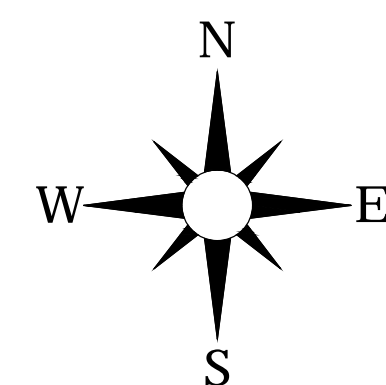
No.	Date	Description
1	06/25/2021	COR 1ST ROUND COMMENTS
2	10/13/2021	COR 2ND ROUND COMMENTS
3	11/12/2021	COR 3RD ROUND COMMENTS

VICINITY



SCALE

ARROW

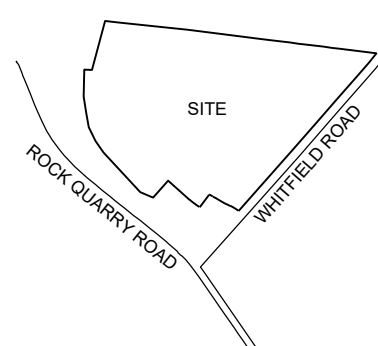


DATE: 11.12.2021
DRAWN BY: JWP
PROJECT: CAVASTEAD
PROJECT #: C21001
SHEET TITLE: COVER SHEET


SHEET NO.

C0.00

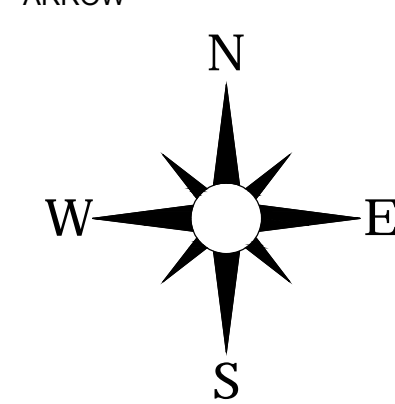
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VICINITY

SCALE



0 30 60 120



SHEET NO.

C3.00

