



Administrative Approval Action

Case File / Name: SUB-0033-2024
DSLCL - ROCK QUARRY ROAD SOUTH

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

LOCATION: The 35.50 acre site is located on Whitfield Road, northeast of the intersection of Whitfield Road and Gibraltar Rock Drive; specifically identified on Wake County maps as PIN# 1731743929. It is split zoned with RX-3-CU on the northern half and CX-5-CU on the southern half of the property.

REQUEST: The request is a conventional subdivision to develop 280 townhomes in two phases. Each lot will front on a public street that will lead to one of two access points to Whitfield Road. Ten common area lots to be owned by a homeowner's association will be created in addition to the 280 townhome lots for a total of 290 lots. The project will include a clubhouse and pool.

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 October 17, 2024 by Gander Development.

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. Show construction details for all proposed retaining walls to verify UDO compliance and provide a table identifying all the proposed retaining walls by number and include their over all height and length. Retaining walls will be permitted under separate permit.
2. If a lighting plan is proposed, it shall be reviewed and approved with the SPR application.
3. Proposed building height conformance must be verified prior to SPR approval. Show detailed building height measurements for the townhome units.
4. Show details for all proposed fences verifying UDO compliance. Fence permits shall be obtained under separate permit.

Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.



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- 6. The multiuse path is to be shown as a concrete multiuse path with required standard detail included as well.

Public Utilities

- 7. 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.

Stormwater

- 8. 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).
- 9. 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).
- 10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 11. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 12. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

- 13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 14. 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"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement Required |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Slope Easement Deed of Easement Required |
| <input checked="" type="checkbox"/> | Stormwater Maintenance 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:



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General

1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
2. The drainage easement that is shown south of lots 70-102 will be recorded as part of Phase I of the subdivision.

Engineering

3. A fee-in-lieu for those portions of public improvements stopping just short of property lines (to be reviewed in detail at permitting) is paid to the City of Raleigh (UDO 8.1.10).
4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities



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8. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

9. 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).
10. 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).
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).

Urban Forestry

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.286 acres of tree conservation area.
14. A public infrastructure surety for 190 street trees (26 street trees along Gibraltar Rock Drive, 74 street trees along Tangier View Drive, 30 street trees along Buffadero Way, 60 street trees along Lathbury Drive) shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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.

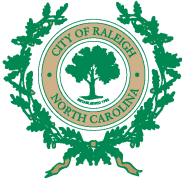
The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. 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).



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4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
5. 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

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 26 street trees along Gibraltar Rock Drive, 74 street trees along Tangier View Drive, 30 street trees along Buffadero Way, 60 street trees along Lathbury Drive.

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

General

1. Fence permits shall be obtained under separate permit. The permit shall be obtained prior to final occupancy of the first townhome unit.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
4. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
5. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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

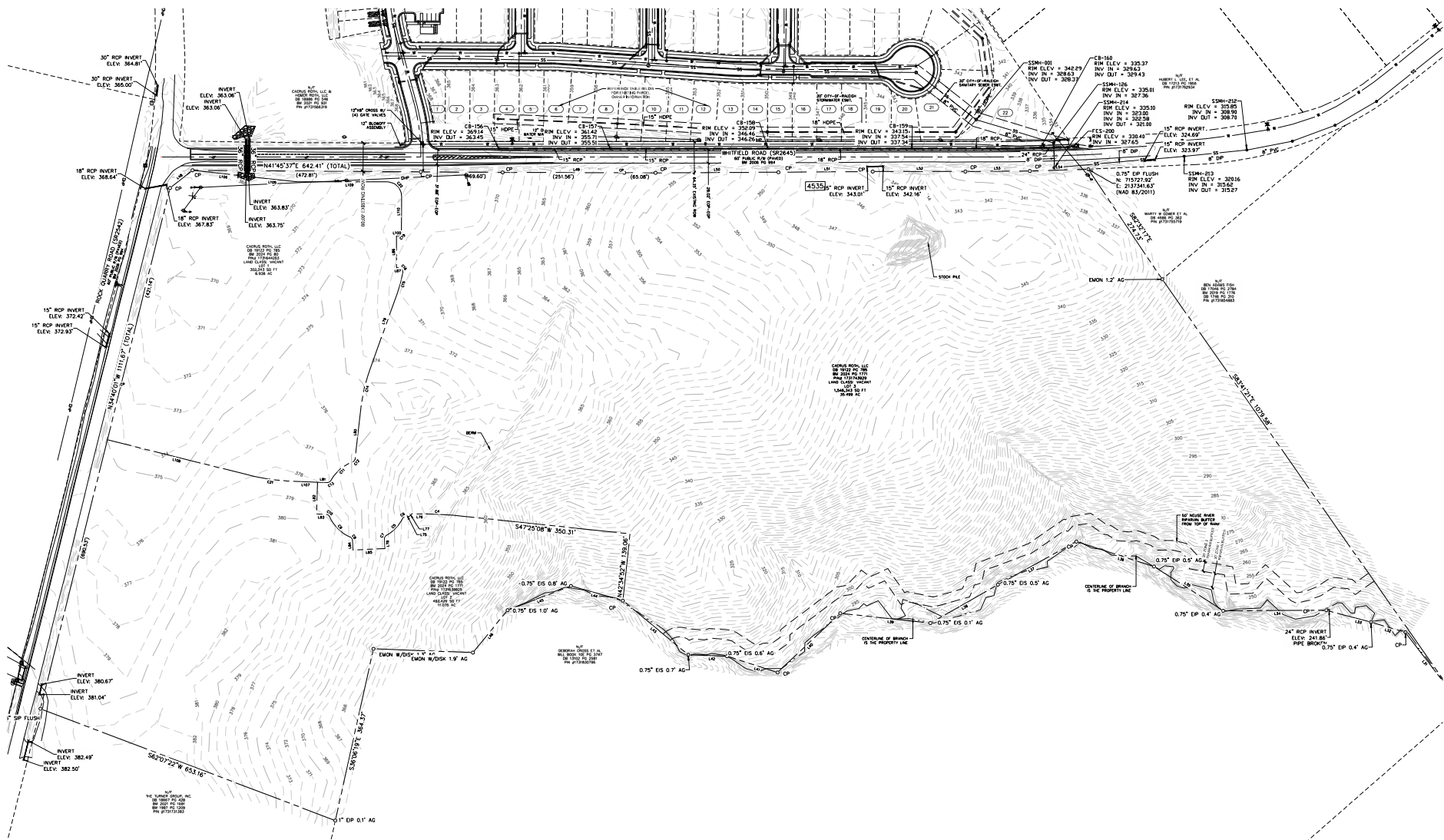
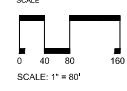
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: December 12, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: December 12, 2029
Record entire subdivision.

No. Date Description

| | | |
|----|--|--------------|
| 1 | | CONSTRUCTION |
| 2 | | CONSTRUCTION |
| 3 | | CONSTRUCTION |
| 4 | | CONSTRUCTION |
| 5 | | CONSTRUCTION |
| 6 | | CONSTRUCTION |
| 7 | | CONSTRUCTION |
| 8 | | CONSTRUCTION |
| 9 | | CONSTRUCTION |
| 10 | | CONSTRUCTION |
| 11 | | CONSTRUCTION |
| 12 | | CONSTRUCTION |
| 13 | | CONSTRUCTION |
| 14 | | CONSTRUCTION |
| 15 | | CONSTRUCTION |
| 16 | | CONSTRUCTION |
| 17 | | CONSTRUCTION |
| 18 | | CONSTRUCTION |
| 19 | | CONSTRUCTION |
| 20 | | CONSTRUCTION |
| 21 | | CONSTRUCTION |
| 22 | | CONSTRUCTION |



NOTES:
 1. SEE SHEET C0-03 FOR GENERAL AND EXISTING CONDITIONS NOTES.
 2. COORDINATOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPT.

EXISTING PARCEL OWNER INFORMATION:

| REFERENCE # | PIN # | OWNER | DEED BOOK | DEED PAGE | DEEDED AC | LAND CLASSIFICATION |
|-------------|------------|--|-----------|-----------|-----------|---------------------|
| 1 | 1731643840 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.10 | VACANT |
| 2 | 1731643883 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 3 | 1731644817 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 4 | 1731644940 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 5 | 1731644984 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 6 | 1731645918 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 7 | 1731650552 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.37 | VACANT |
| 8 | 1731655586 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.17 | VACANT |
| 9 | 1731656029 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.16 | VACANT |
| 10 | 1731656153 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.16 | VACANT |
| 11 | 1731656197 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.16 | VACANT |
| 12 | 1731657220 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.15 | VACANT |
| 13 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.15 | VACANT |
| 14 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.14 | VACANT |
| 15 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.14 | VACANT |
| 16 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.14 | VACANT |
| 17 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.14 | VACANT |
| 18 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.14 | VACANT |
| 19 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.14 | VACANT |
| 20 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.12 | VACANT |
| 21 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 0.21 | VACANT |
| 22 | TBD | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | TBD | TBD | 1.48 | VACANT |

EXISTING PARCEL MEETS & BOUNDS:

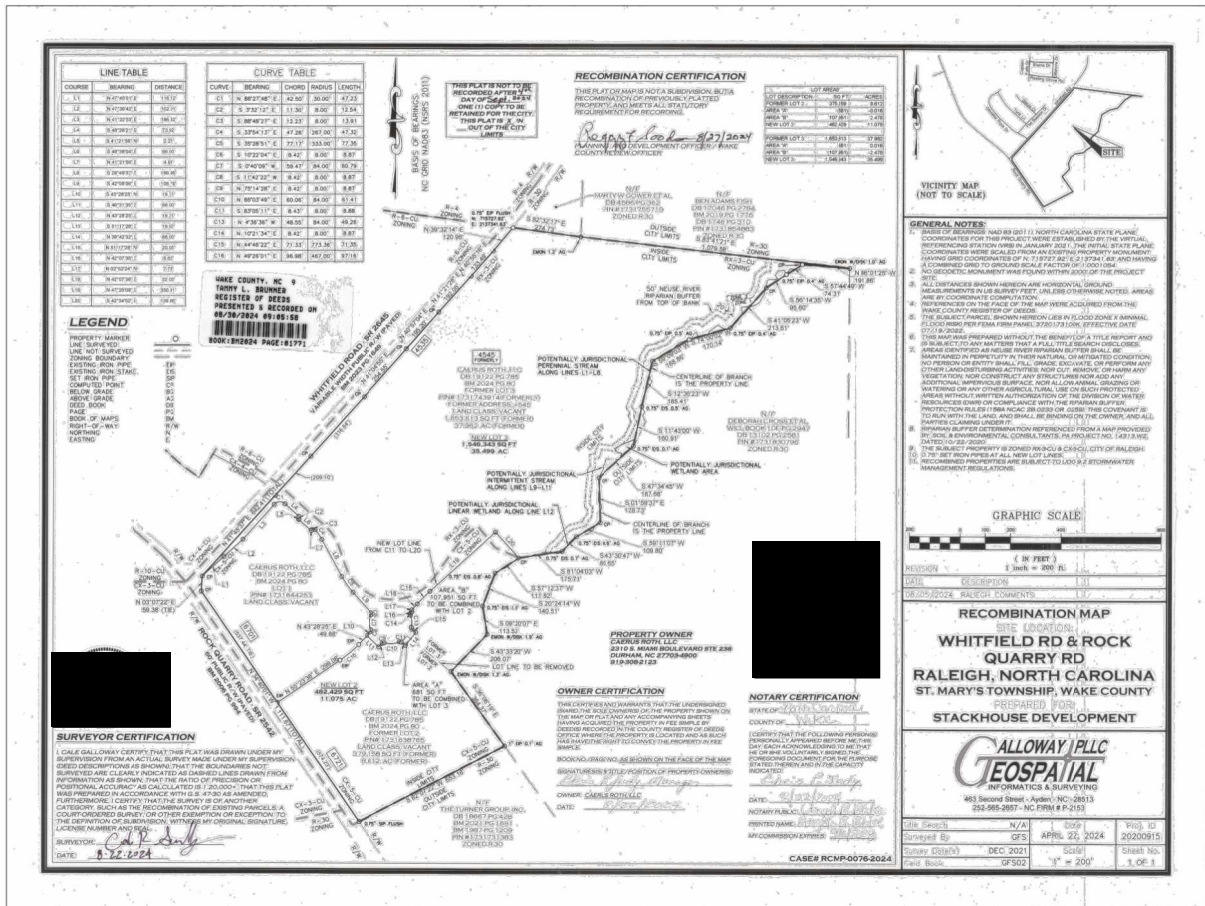
| Curve # | Length | Radius | Chord Direction | Chord Length |
|---------|--------|--------|-----------------|--------------|
| C4 | 71.35 | 772.50 | S44° 46' 22"W | 71.33 |
| C5 | 49.26 | 84.00 | S44° 36' 26"E | 48.95 |
| C6 | 8.87 | 8.80 | S10° 35' 24"W | 8.42 |
| C7 | 8.86 | 8.80 | S10° 33' 02"E | 8.42 |
| C8 | 6.88 | 8.80 | N83° 05' 11"W | 6.42 |
| C9 | 61.41 | 84.00 | S88° 03' 49"W | 60.16 |
| C10 | 8.87 | 8.80 | S75° 14' 28"W | 8.42 |
| C11 | 68.79 | 84.00 | N67° 42' 09"E | 59.47 |
| C12 | 6.87 | 8.80 | N10° 20' 04"W | 6.42 |
| C13 | 6.87 | 8.80 | N11° 42' 22"E | 6.42 |
| C14 | 77.35 | 333.00 | N33° 28' 31"W | 77.17 |
| C15 | 47.32 | 267.00 | N33° 04' 17"W | 47.26 |
| C16 | 13.91 | 8.80 | N88° 48' 27"W | 12.23 |
| C19 | 12.54 | 8.80 | N37° 32' 12"W | 11.26 |
| CR1 | 97.16 | 467.00 | N49° 26' 01"E | 96.98 |

EXISTING PARCEL MEETS & BOUNDS:

| Line # | Length | Direction | Line # | Length | Direction |
|--------|--------|---------------|--------|--------|---------------|
| L31 | 191.88 | N40° 07' 25"W | L53 | 133.49 | N40° 07' 14"E |
| L32 | 74.31 | S51° 44' 49"W | L54 | 120.95 | N39° 32' 14"E |
| L33 | 95.60 | S56° 14' 35"W | L75 | 6.62 | S42° 07' 36"E |
| L34 | 21.81 | S41° 05' 23"W | L76 | 32.00 | S42° 07' 36"E |
| L35 | 170.14 | S17° 02' 02"W | L77 | 7.78 | S02° 52' 24"E |
| L36 | 108.86 | S59° 06' 03"W | L78 | 20.00 | S51° 17' 28"E |
| L37 | 185.41 | S12° 35' 23"W | L79 | 166.96 | N28° 49' 33"W |
| L38 | 140.91 | S11° 43' 07"W | L80 | 108.78 | N42° 06' 06"W |
| L39 | 187.80 | S47° 34' 45"W | L81 | 20.14 | N43° 58' 23"E |
| L40 | 178.73 | S01° 58' 37"E | L82 | 66.00 | N40° 31' 35"W |
| L41 | 109.80 | S59° 17' 07"W | L83 | 20.14 | S42° 28' 25"W |
| L42 | 80.65 | S43° 30' 47"W | L84 | 19.82 | N51° 17' 28"W |
| L43 | 175.71 | S81° 04' 03"W | L85 | 68.00 | S38° 42' 32"W |
| L44 | 111.82 | S01° 17' 37"W | L86 | 66.00 | N48° 36' 04"W |
| L45 | 140.51 | S20° 24' 14"W | L87 | 4.91 | S41° 21' 56"W |
| L46 | 113.53 | S09° 20' 07"E | L100 | 2.21 | N41° 21' 56"E |
| L47 | 206.02 | S43° 33' 20"W | L109 | 102.01 | S47° 36' 42"W |
| L48 | 58.38 | N03° 07' 22"E | L108 | 116.12 | S47° 45' 51"W |
| L49 | 35.64 | N41° 31' 37"E | L107 | 48.45 | N43° 28' 25"E |
| L50 | 254.50 | N41° 04' 55"E | L108 | 299.09 | N03° 25' 30"E |
| L51 | 195.20 | N40° 57' 04"E | | | |
| L52 | 192.05 | N41° 21' 28"E | | | |



424 S. DAWSON STREET
RALEIGH, NC 27617
FIRM LICENSE: P-2187

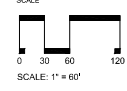




424 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

Revision Table

| No. | Date | Description |
|-----|------|------------------------------|
| 1 | | ISSUED FOR PERMIT |
| 2 | | REVISIONS TO PERMIT COMMENTS |
| 3 | | REVISIONS TO PERMIT COMMENTS |
| 4 | | REVISIONS TO PERMIT COMMENTS |

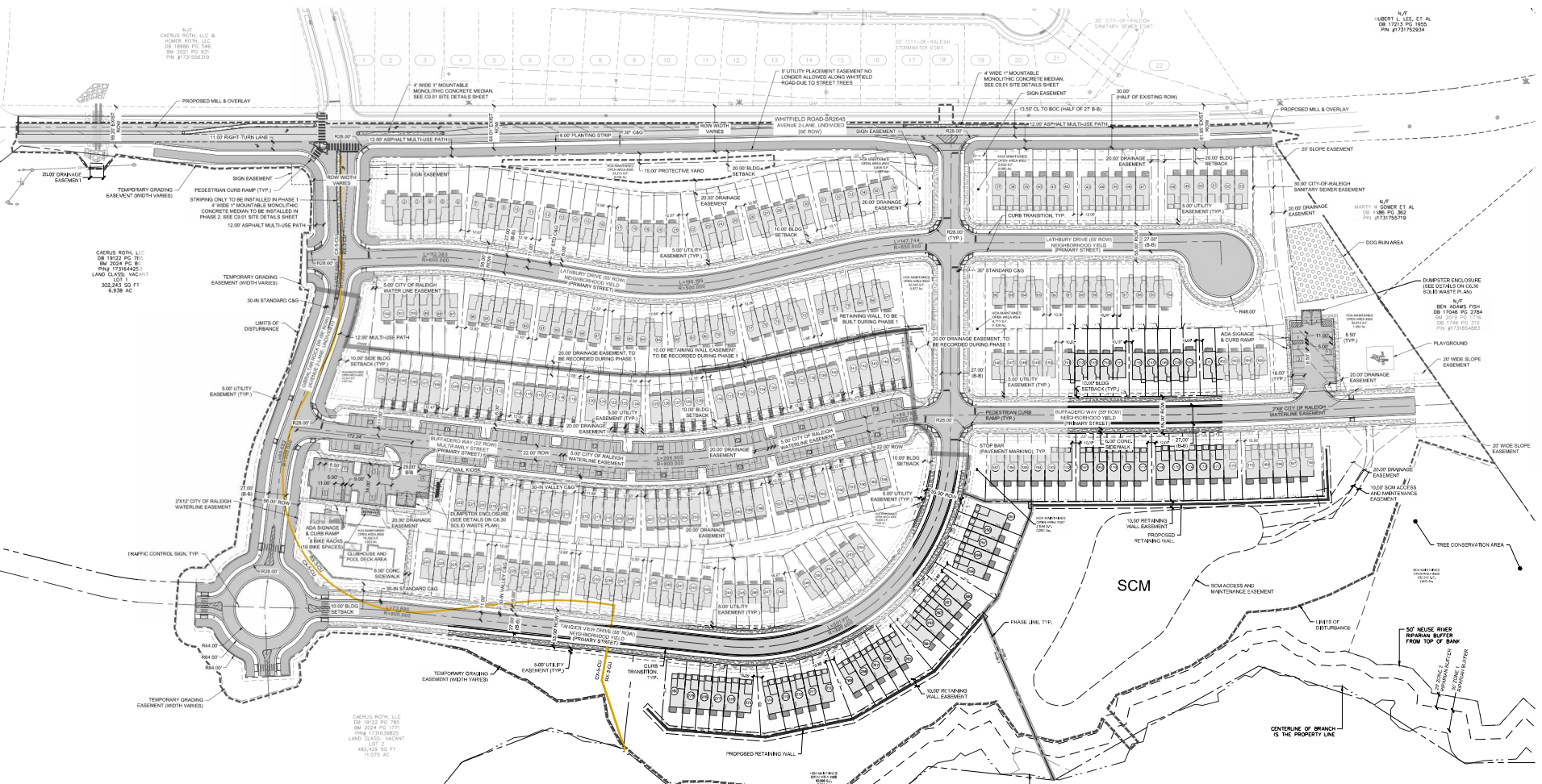


DATE: 10/20/24
DRAWN BY: PLP
CHECKED BY: JAC
PROJECT: C3.00

SITE PLAN

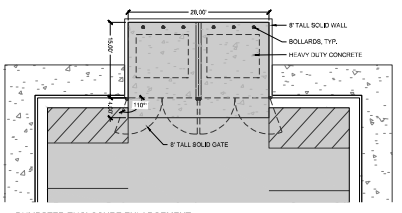
SHEET NO.
C3.00

FILE: SUB-0033-2024

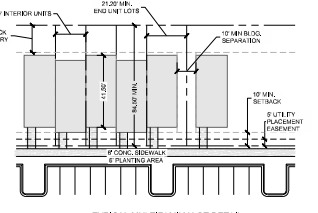
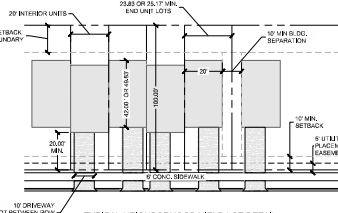


STREET TABLE

| STREET | CLASSIFICATION |
|----------------|----------------|
| CHERRYBROOK DR | PUBLIC |
| JAYHURST DR | PUBLIC |
| SUFFERD WAY | PUBLIC |
| TANDLER MEY DR | PUBLIC |



NOTES:
1. BUILDING FOOTPRINTS ON THE PROPOSED LOTS ARE FOR ILLUSTRATION PURPOSES ONLY. SETBACKS AND DIMENSIONS OF TOWNHOMES WILL COME AT TIME OF BUILDING PERMIT.



SITE LEGEND

| SYMBOL | DESCRIPTION |
|---------------------|---|
| [Solid Grey] | PROPOSED BUILDING |
| [Dashed Grey] | PROPOSED CONCRETE SIDEWALK |
| [Dotted Grey] | PROPOSED MILL & OVERLAY |
| [Horizontal Lines] | PROPOSED FULL DEPTH PAVEMENT |
| [Vertical Lines] | PROPOSED CURB & GUTTER |
| [Diagonal Lines] | PROPOSED STOP BAR |
| [Cross-hatch] | PROPOSED CROSSWALK |
| [Stippled] | PROPOSED 6' WIDE STANDARD CROSSWALK |
| [Vertical Dashed] | PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK |
| [Square with X] | PROPOSED SIGN |
| [Circle with X] | PROPOSED ADA PARKING SPACE |
| [Triangle with X] | PROPOSED KEYSTONE WALL |
| [Dashed Line] | PROPOSED FENCE |
| [Dotted Line] | PROPOSED BIKE RACK |
| [Thick Dashed Line] | PHASE LINE (C-X, A-C & X-A-C) |
| [Thin Dashed Line] | LIMITS OF DISTURBANCE |

SITE DATA

PROJECT NAME: [REDACTED]
 SITE ADDRESS: [REDACTED]
 COUNTY: [REDACTED]
 MAKE: [REDACTED]
 LOT NUMBER: [REDACTED]
 PARCEL OWNER: [REDACTED]
 PARCEL AREA: [REDACTED]
 TOTAL SITE GROSS AREA: [REDACTED]
 HIGHWAY DESIGNATION: [REDACTED]

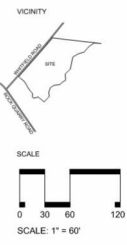
NET ACREAGE: [REDACTED]
 EXISTING LAND USE: [REDACTED]
 PROPOSED LAND USE: [REDACTED]
 SAK BEHIND BARRIER: [REDACTED]
 RIVER BARR: [REDACTED]
 DEVELOPMENT TYPE: [REDACTED]
 PROPOSED BUILDING HEIGHT: [REDACTED]
 PROPOSED NUMBER OF TOWNHOUSE UNITS: [REDACTED]
 PROPOSED NUMBER OF HIGH-DENSITY RESIDENTIAL UNITS: [REDACTED]
 LOTS OF DISTURBANCE: [REDACTED]
 EXISTING IMPERVIOUS AREA: [REDACTED]
 ON-SITE: [REDACTED]
 FOR COMPLIANCE (INCLUDING ROW): [REDACTED]
 PROPOSED IMPERVIOUS AREA: [REDACTED]
 ON-SITE: [REDACTED]
 FOR COMPLIANCE (INCLUDING ROW): [REDACTED]
 REQUIRED AMENITY AREA: [REDACTED]
 PROPOSED AMENITY AREA: [REDACTED]
 REQUIRED TREE CONSERVATION AREA: [REDACTED]
 PROPOSED TREE CONSERVATION AREA: [REDACTED]
 REQUIRED TREE CONSERVATION AREA: [REDACTED]
 PROPOSED TREE CONSERVATION AREA: [REDACTED]

PARKING DATA:
 REQUIRED PARKING - MULTIFAMILY (3 BEDROOM): [REDACTED]
 REQUIRED PARKING - MULTIFAMILY (2 BEDROOM): [REDACTED]
 REQUIRED PARKING - AMENITY AREA: [REDACTED]
 TOTAL SPACES: [REDACTED]
 REQUIRED BIKE RACK: [REDACTED]
 PROPOSED BIKE RACK: [REDACTED]

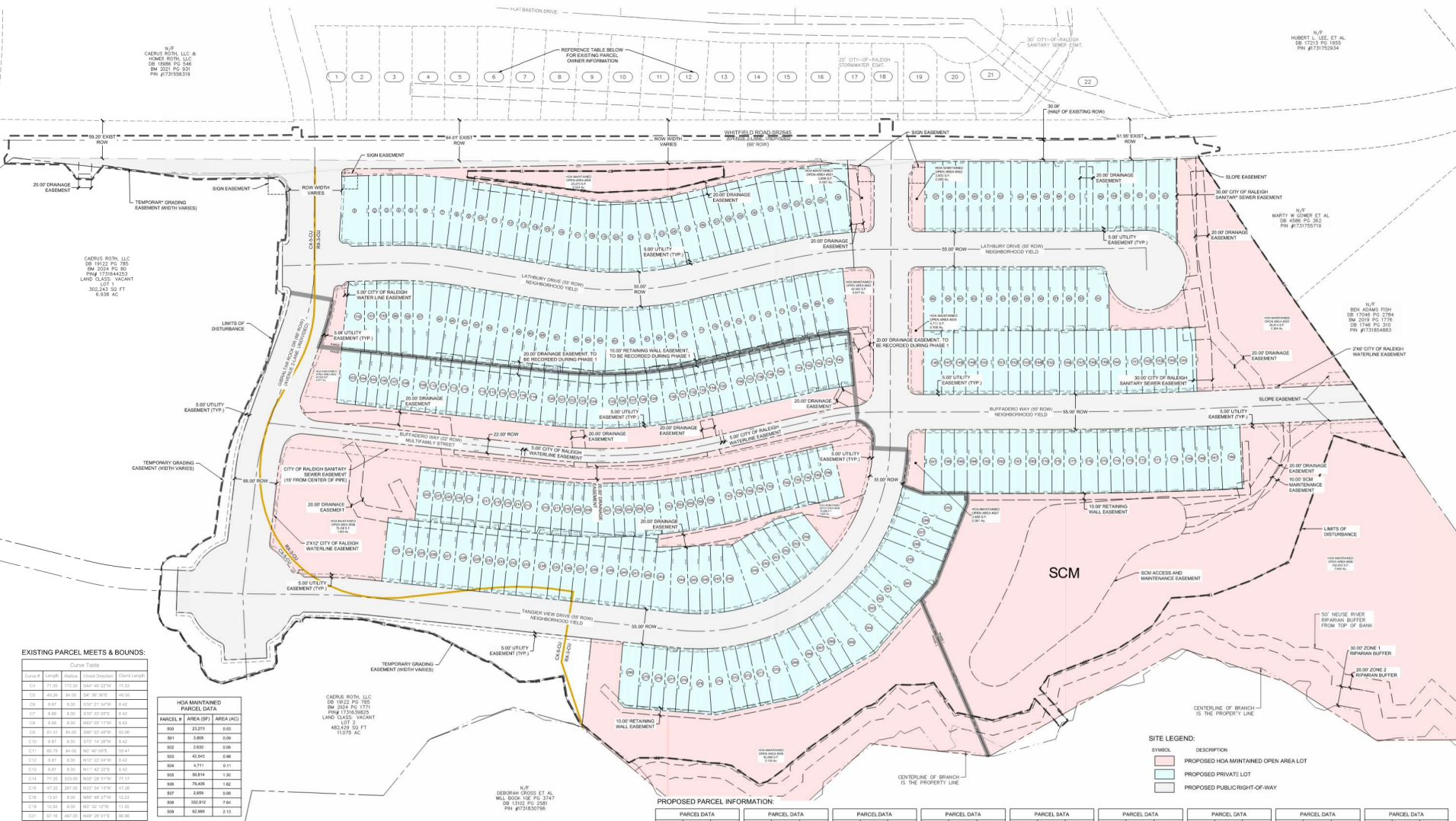


424 S. DAWSON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

DESCRIPTION: SUBDIVISION PLAN
DATE: 10/20/2024
DRAWN BY: R.S.
CHECKED BY: J.C.
PROJECT: C3.10



SHEET TITLE: SUBDIVISION PLAN
DATE: 10/20/2024
DRAWN BY: R.S.
CHECKED BY: J.C.
PROJECT: C3.10
SHEET NO.:
FILE: SUB-0033-2024



EXISTING PARCEL MEETS & BOUNDS:

Corner Table

| Line # | Length | Bearing | Point Description | Dist. Length |
|--------|--------|----------|-------------------|--------------|
| 1 | 17.50 | S70.00°E | S&P 48 2279 | 17.50 |
| 2 | 40.30 | S30.00°E | S&P 38 2878 | 40.30 |
| 3 | 3.87 | S30.00°E | S&P 21 3079 | 3.87 |
| 4 | 8.86 | S30.00°E | S&P 20 3078 | 8.86 |
| 5 | 3.88 | S30.00°E | S&P 20 3078 | 3.88 |
| 6 | 61.41 | S30.00°E | S&P 50 2879 | 60.00 |
| 7 | 3.87 | S30.00°E | S&P 14 2879 | 3.87 |
| 8 | 60.78 | S30.00°E | S&P 40 2878 | 59.41 |
| 9 | 3.87 | S30.00°E | S&P 22 3078 | 3.87 |
| 10 | 8.87 | S30.00°E | S&P 42 2278 | 8.87 |
| 11 | 27.38 | S30.00°E | S&P 28 3179 | 27.17 |
| 12 | 43.28 | S30.00°E | S&P 54 2279 | 42.29 |
| 13 | 33.89 | S30.00°E | S&P 28 3179 | 33.23 |
| 14 | 10.24 | S30.00°E | S&P 32 3279 | 11.50 |
| 15 | 91.18 | S30.00°E | S&P 50 2178 | 90.66 |

HOA MAINTAINED PARCEL DATA

| PARCEL # | AREA (SF) | AREA (AC) |
|----------|-----------|-----------|
| 800 | 23,271 | 0.53 |
| 801 | 3,360 | 0.08 |
| 802 | 2,800 | 0.06 |
| 803 | 40,543 | 0.93 |
| 804 | 4,711 | 0.11 |
| 805 | 88,914 | 2.00 |
| 806 | 78,428 | 1.82 |
| 807 | 2,800 | 0.06 |
| 808 | 30,812 | 0.71 |
| 809 | 30,896 | 0.71 |

EXISTING PARCEL MEETS & BOUNDS:

Line Table

| Line # | Length | Bearing | Line # | Length | Bearing |
|--------|--------|----------|--------|--------|----------|
| 1.1 | 191.86 | S88.07°E | 1.3 | 133.49 | S49.57°E |
| 1.2 | 74.31 | S57.44°E | 1.4 | 120.95 | S27.14°E |
| 1.3 | 48.40 | S59.14°E | 1.5 | 6.82 | S42.07°E |
| 1.4 | 233.49 | S41.00°E | 1.7 | 30.40 | S42.07°E |
| 1.5 | 170.14 | S14.07°E | 1.7 | 3.78 | S52.12°E |
| 1.6 | 188.86 | S59.50°E | 1.7 | 20.00 | S57.17°E |
| 1.7 | 180.41 | S12.30°E | 1.7 | 106.98 | N28.48°E |
| 1.8 | 160.89 | S19.43°E | 1.8 | 208.78 | N42.08°E |
| 1.9 | 187.68 | S47.34°E | 1.8 | 201.44 | N42.28°E |
| 1.40 | 178.13 | S01.50°E | 1.8 | 88.00 | N47.20°E |
| 1.41 | 100.80 | S59.11°E | 1.8 | 201.44 | S47.28°E |
| 1.42 | 80.65 | S43.30°E | 1.8 | 19.92 | N01.17°E |
| 1.43 | 170.79 | S09.04°E | 1.8 | 50.00 | S38.48°E |
| 1.44 | 110.92 | S57.12°E | 1.8 | 80.00 | N42.30°E |
| 1.45 | 140.51 | S20.24°E | 1.8 | 4.91 | S41.20°E |
| 1.46 | 110.53 | S09.20°E | 1.8 | 2.21 | N41.17°E |
| 1.47 | 206.07 | S43.30°E | 1.109 | 100.01 | S47.30°E |
| 1.48 | 58.39 | N40.07°E | 1.109 | 116.62 | S47.48°E |
| 1.49 | 316.84 | S41.30°E | 1.107 | 40.40 | N42.28°E |
| 1.50 | 254.05 | N41.04°E | 1.108 | 200.08 | S27.30°E |
| 1.51 | 192.00 | N40.57°E | 1.108 | 2.21 | N41.17°E |
| 1.52 | 192.00 | N41.27°E | | | |

EXISTING PARCEL OWNER INFORMATION:

| REFERENCE # | PIN # | OWNER | DEED BOOK | DEED PAGE | DEEDED AC | LAND CLASSIFICATION |
|-------------|------------|--|-----------|-----------|-----------|---------------------|
| 1 | 1731643840 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.10 | VACANT |
| 2 | 1731643883 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 3 | 1731644817 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 4 | 1731649490 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 5 | 1731649494 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 6 | 1731649518 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.18 | VACANT |
| 7 | 1731650502 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.17 | VACANT |
| 8 | 1731650586 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.17 | VACANT |
| 9 | 1731650629 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.16 | VACANT |
| 10 | 1731656153 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.16 | VACANT |
| 11 | 1731656197 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.16 | VACANT |
| 12 | 1731657220 | STACKHOUSE DEVELOPMENT ROCK QUARRY LLC | 18986 | 550 | 0.15 | VACANT |
| 13 | TBD | TBD | TBD | TBD | 0.15 | VACANT |
| 14 | TBD | TBD | TBD | TBD | 0.14 | VACANT |
| 15 | TBD | TBD | TBD | TBD | 0.14 | VACANT |
| 16 | TBD | TBD | TBD | TBD | 0.14 | VACANT |
| 17 | TBD | TBD | TBD | TBD | 0.14 | VACANT |
| 18 | TBD | TBD | TBD | TBD | 0.14 | VACANT |
| 19 | TBD | TBD | TBD | TBD | 0.14 | VACANT |
| 20 | TBD | TBD | TBD | TBD | 0.12 | VACANT |
| 21 | TBD | TBD | TBD | TBD | 0.21 | VACANT |
| 22 | TBD | TBD | TBD | TBD | 1.48 | VACANT |

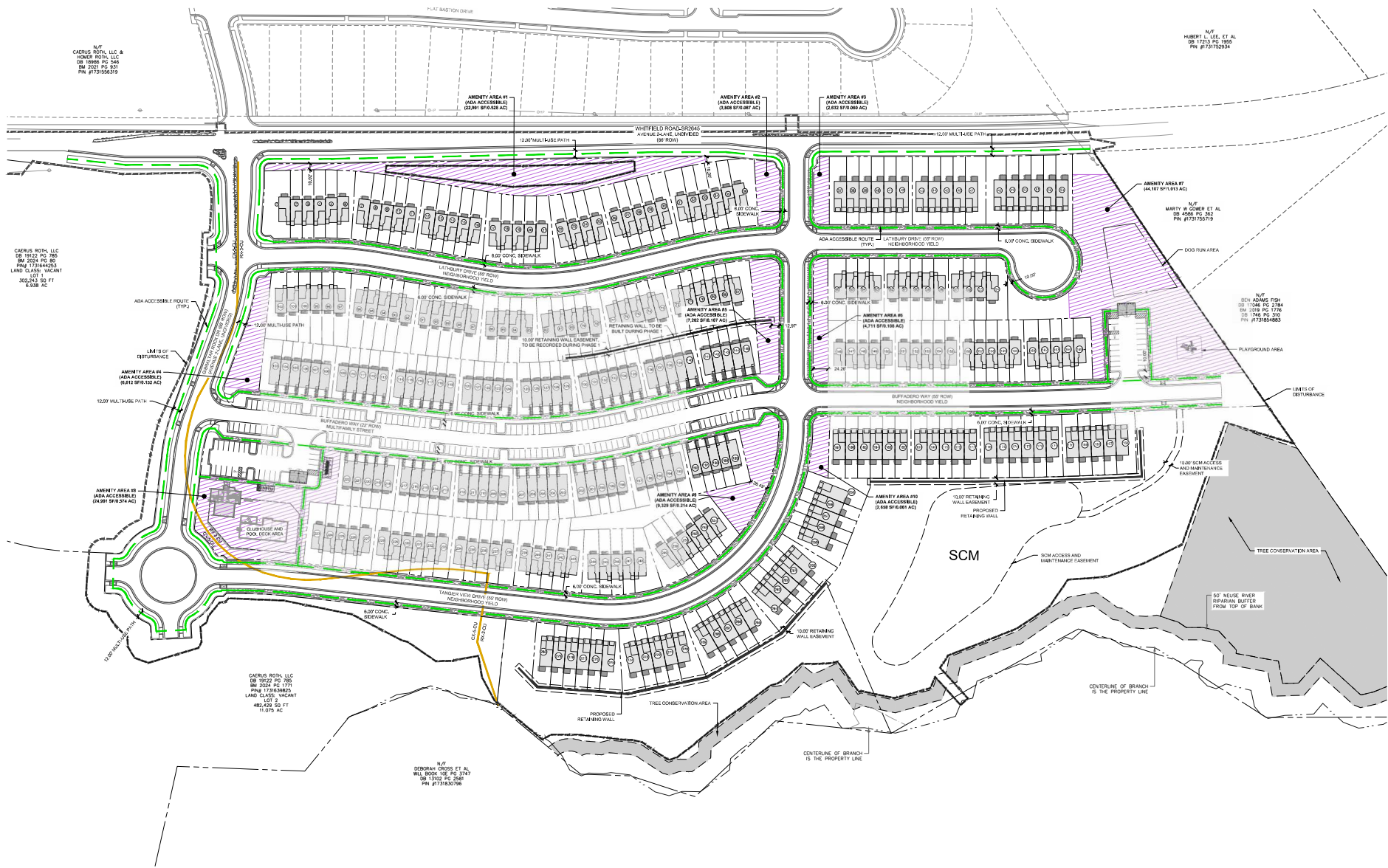
PROPOSED PARCEL INFORMATION:

| PARCEL DATA | | | PARCEL DATA | | | PARCEL DATA | | | PARCEL DATA | | | PARCEL DATA | | | PARCEL DATA | | | PARCEL DATA | | | PARCEL DATA | | |
|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|
| PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) | PARCEL # | AREA (SF) | AREA (AC) |
| 1 | 4.16 | 0.10 | 31 | 2,906 | 0.07 | 61 | 2,906 | 0.07 | 121 | 1,370 | 0.03 | 181 | 2,906 | 0.07 | 241 | 1,370 | 0.03 | 301 | 1,370 | 0.03 | 361 | 2,906 | 0.07 |
| 2 | 2,070 | 0.05 | 32 | 2,070 | 0.05 | 62 | 2,906 | 0.07 | 122 | 1,370 | 0.03 | 182 | 2,906 | 0.07 | 242 | 2,907 | 0.07 | 302 | 1,980 | 0.04 | 362 | 1,980 | 0.05 |
| 3 | 2,070 | 0.05 | 33 | 2,070 | 0.05 | 63 | 2,906 | 0.07 | 123 | 1,370 | 0.03 | 183 | 2,906 | 0.07 | 243 | 2,907 | 0.07 | 303 | 2,910 | 0.07 | 363 | 2,910 | 0.07 |
| 4 | 2,070 | 0.05 | 34 | 2,070 | 0.05 | 64 | 1,980 | 0.04 | 124 | 1,982 | 0.04 | 184 | 2,906 | 0.07 | 244 | 2,906 | 0.07 | 304 | 2,910 | 0.07 | 364 | 2,910 | 0.07 |
| 5 | 2,070 | 0.05 | 35 | 2,070 | 0.05 | 65 | 1,980 | 0.04 | 125 | 1,982 | 0.04 | 185 | 2,906 | 0.07 | 245 | 1,976 | 0.05 | 305 | 2,910 | 0.07 | 365 | 2,910 | 0.07 |
| 6 | 2,070 | 0.05 | 36 | 3,940 | 0.09 | 66 | 2,906 | 0.07 | 126 | 1,370 | 0.03 | 186 | 2,906 | 0.07 | 246 | 1,370 | 0.03 | 306 | 1,976 | 0.05 | 366 | 2,910 | 0.07 |
| 7 | 2,070 | 0.05 | 37 | 3,088 | 0.07 | 67 | 3,919 | 0.09 | 127 | 1,370 | 0.03 | 187 | 2,906 | 0.07 | 247 | 2,912 | 0.07 | 307 | 1,976 | 0.05 | 367 | 1,980 | 0.05 |
| 8 | 2,070 | 0.05 | 38 | 2,202 | 0.05 | 68 | 1,980 | 0.04 | 128 | 1,370 | 0.03 | 188 | 2,906 | 0.07 | 248 | 2,912 | 0.07 | 308 | 2,910 | 0.07 | 368 | 2,910 | 0.07 |
| 9 | 2,070 | 0.05 | 39 | 2,202 | 0.05 | 69 | 1,980 | 0.04 | 129 | 1,982 | 0.04 | 189 | 2,906 | 0.07 | 249 | 1,976 | 0.05 | 309 | 2,910 | 0.07 | 369 | 2,910 | 0.07 |
| 10 | 2,070 | 0.05 | 40 | 2,202 | 0.05 | 70 | 1,980 | 0.04 | 130 | 1,982 | 0.04 | 190 | 1,980 | 0.04 | 250 | 1,370 | 0.03 | 310 | 1,976 | 0.05 | 370 | 2,910 | 0.07 |
| 11 | 2,708 | 0.06 | 41 | 2,202 | 0.05 | 71 | 1,980 | 0.04 | 131 | 1,370 | 0.03 | 191 | 2,906 | 0.07 | 251 | 1,370 | 0.03 | 311 | 2,912 | 0.07 | 371 | 2,910 | 0.07 |
| 12 | 2,708 | 0.06 | 42 | 2,899 | 0.07 | 72 | 2,910 | 0.07 | 132 | 1,370 | 0.03 | 192 | 2,906 | 0.07 | 252 | 1,982 | 0.04 | 312 | 2,912 | 0.07 | 372 | 1,980 | 0.05 |
| 13 | 2,708 | 0.06 | 43 | 2,899 | 0.07 | 73 | 2,910 | 0.07 | 133 | 2,906 | 0.07 | 193 | 2,906 | 0.07 | 253 | 1,982 | 0.04 | 313 | 2,912 | 0.07 | 373 | 2,910 | 0.07 |
| 14 | 2,708 | 0.06 | 44 | 2,202 | 0.05 | 74 | 1,980 | 0.04 | 134 | 1,370 | 0.03 | 194 | 1,370 | 0.03 | 254 | 1,370 | 0.03 | 314 | 2,912 | 0.07 | 374 | 1,980 | 0.05 |
| 15 | 2,708 | 0.06 | 45 | 2,202 | 0.05 | 75 | 1,980 | 0.04 | 135 | 1,370 | 0.03 | 195 | 1,982 | 0.04 | 255 | 1,370 | 0.03 | 315 | 2,912 | 0.07 | 375 | 1,980 | 0.05 |
| 16 | 2,708 | 0.06 | 46 | 2,202 | 0.05 | 76 | 1,980 | 0.04 | 136 | 1,982 | 0.04 | 196 | 2,906 | 0.07 | 256 | 1,370 | 0.03 | 316 | 2,912 | 0.07 | 376 | 1,980 | 0.05 |
| 17 | 2,708 | 0.06 | 47 | 2,899 | 0.07 | 77 | 2,910 | 0.07 | 137 | 1,370 | 0.03 | 197 | 2,906 | 0.07 | 257 | 1,982 | 0.04 | 317 | 1,980 | 0.05 | 377 | 2,910 | 0.07 |
| 18 | 2,708 | 0.06 | 48 | 3,088 | 0.07 | 78 | 2,910 | 0.07 | 138 | 1,370 | 0.03 | 198 | 1,980 | 0.04 | 258 | 2,906 | 0.07 | 318 | 1,982 | 0.04 | 378 | 2,910 | 0.07 |
| 19 | 2,708 | 0.06 | 49 | 2,202 | 0.05 | 79 | 1,980 | 0.04 | 139 | 1,370 | 0.03 | 199 | 1,980 | 0.04 | 259 | 1,370 | 0.03 | 319 | 1,982 | 0.04 | 379 | 2,910 | 0.07 |
| 20 | 2,708 | 0.06 | 50 | 2,201 | 0.05 | 80 | 1,981 | 0.04 | 140 | 1,370 | 0.03 | 200 | 1,980 | 0.04 | 260 | 1,370 | 0.03 | 320 | 1,982 | 0.04 | 380 | 2,910 | 0.07 |
| 21 | 2,897 | 0.07 | 51 | 2,201 | 0.05 | 81 | 1,980 | 0.04 | 141 | 1,370 | 0.03 | 201 | 1,370 | 0.03 | 261 | 1,370 | 0.03 | 321 | 1,980 | 0.05 | 381 | 1,980 | 0.05 |
| 22 | 2,897 | 0.07 | 52 | 2,207 | 0.05 | 82 | 2,907 | 0.07 | 142 | 1,370 | 0.03 | 202 | 1,370 | 0.03 | 262 | 1,370 | 0.03 | 322 | 2,906 | 0.07 | 382 | 1,980 | 0.05 |
| 23 | 2,070 | 0.05 | 53 | 3,271 | 0.08 | 83 | 2,907 | 0.07 | 143 | 1,370 | 0.03 | 203 | 1,370 | 0.03 | 263 | 2,907 | 0.07 | 323 | 1,980 | 0.05 | 383 | 1,980 | 0.05 |
| 24 | 2,070 | 0.05 | 54 | 3,300 | 0.08 | 84 | 1,980 | 0.04 | 144 | 1,370 | 0.03 | 204 | 1,370 | 0.03 | 264 | 1,980 | 0.05 | 324 | 2,907 | 0.07 | 384 | 1,980 | 0.05 |
| 25 | 2,708 | 0.06 | 85 | 1,980 | 0.04 | 86 | 2,907 | 0.07 | 145 | 1,370 | 0.03 | 205 | 2,906 | 0.07 | 265 | 1,980 | 0.05 | 325 | 1,980 | 0.05 | 385 | 1,980 | 0.05 |
| 26 | 2,708 | 0.06 | 86 | 1,980 | 0.04 | 87 | 1,980 | 0.04 | 146 | 1,370 | 0.03 | 206 | 1,980 | 0.04 | 266 | 1,980 | 0.05 | 326 | 1,980 | 0.05 | 386 | 1,980 | 0.05 |
| 27 | 2,070 | 0.05 | 87 | 2,903 | 0.07 | 87 | 2,903 | 0.07 | 147 | 1,370 | 0.03 | 207 | 2,906 | 0.07 | 267 | 1,980 | 0.05 | 327 | 1,980 | 0.05 | 387 | 1,980 | 0.05 |
| 28 | 2,070 | 0.05 | 88 | 2,903 | 0.07 | 88 | 2,903 | 0.07 | 148 | 1,370 | 0.03 | 208 | 2,906 | 0.07 | 268 | 1,980 | 0.05 | 328 | 2,907 | 0.07 | 388 | 1,980 | 0.05 |
| 29 | 2,070 | 0.05 | 89 | 1,980 | 0.04 | 89 | 2,903 | 0.07 | 149 | 1,980 | 0.04 | 209 | 2,906 | 0.07 | 269 | 1,980 | 0.05 | 329 | 2,907 | 0.07 | 389 | 1,980 | 0.05 |
| 30 | 2,906 | 0.07 | 90 | 1,980 | 0.04 | 90 | 2,910 | 0.07 | 150 | 1,980 | 0.04 | 210 | 2,906 | 0.07 | 270 | 1,980 | 0.05 | 330 | 2,907 | 0.07 | 390 | 1,980 | 0.05 |





| No. | Date | Description |
|-----|------------|--------------------|
| 1 | 08/11/2020 | PRELIMINARY DESIGN |
| 2 | 08/11/2020 | CONCEPTUAL DESIGN |
| 3 | 08/11/2020 | SCHEMATIC DESIGN |
| 4 | 08/11/2020 | PRELIMINARY DESIGN |
| 5 | 08/11/2020 | CONCEPTUAL DESIGN |
| 6 | 08/11/2020 | SCHEMATIC DESIGN |
| 7 | 08/11/2020 | PRELIMINARY DESIGN |
| 8 | 08/11/2020 | CONCEPTUAL DESIGN |
| 9 | 08/11/2020 | SCHEMATIC DESIGN |
| 10 | 08/11/2020 | PRELIMINARY DESIGN |
| 11 | 08/11/2020 | CONCEPTUAL DESIGN |
| 12 | 08/11/2020 | SCHEMATIC DESIGN |
| 13 | 08/11/2020 | PRELIMINARY DESIGN |
| 14 | 08/11/2020 | CONCEPTUAL DESIGN |
| 15 | 08/11/2020 | SCHEMATIC DESIGN |
| 16 | 08/11/2020 | PRELIMINARY DESIGN |
| 17 | 08/11/2020 | CONCEPTUAL DESIGN |
| 18 | 08/11/2020 | SCHEMATIC DESIGN |
| 19 | 08/11/2020 | PRELIMINARY DESIGN |
| 20 | 08/11/2020 | CONCEPTUAL DESIGN |
| 21 | 08/11/2020 | SCHEMATIC DESIGN |
| 22 | 08/11/2020 | PRELIMINARY DESIGN |
| 23 | 08/11/2020 | CONCEPTUAL DESIGN |
| 24 | 08/11/2020 | SCHEMATIC DESIGN |
| 25 | 08/11/2020 | PRELIMINARY DESIGN |
| 26 | 08/11/2020 | CONCEPTUAL DESIGN |
| 27 | 08/11/2020 | SCHEMATIC DESIGN |
| 28 | 08/11/2020 | PRELIMINARY DESIGN |
| 29 | 08/11/2020 | CONCEPTUAL DESIGN |
| 30 | 08/11/2020 | SCHEMATIC DESIGN |
| 31 | 08/11/2020 | PRELIMINARY DESIGN |
| 32 | 08/11/2020 | CONCEPTUAL DESIGN |
| 33 | 08/11/2020 | SCHEMATIC DESIGN |
| 34 | 08/11/2020 | PRELIMINARY DESIGN |
| 35 | 08/11/2020 | CONCEPTUAL DESIGN |
| 36 | 08/11/2020 | SCHEMATIC DESIGN |
| 37 | 08/11/2020 | PRELIMINARY DESIGN |
| 38 | 08/11/2020 | CONCEPTUAL DESIGN |
| 39 | 08/11/2020 | SCHEMATIC DESIGN |
| 40 | 08/11/2020 | PRELIMINARY DESIGN |
| 41 | 08/11/2020 | CONCEPTUAL DESIGN |
| 42 | 08/11/2020 | SCHEMATIC DESIGN |
| 43 | 08/11/2020 | PRELIMINARY DESIGN |
| 44 | 08/11/2020 | CONCEPTUAL DESIGN |
| 45 | 08/11/2020 | SCHEMATIC DESIGN |
| 46 | 08/11/2020 | PRELIMINARY DESIGN |
| 47 | 08/11/2020 | CONCEPTUAL DESIGN |
| 48 | 08/11/2020 | SCHEMATIC DESIGN |
| 49 | 08/11/2020 | PRELIMINARY DESIGN |
| 50 | 08/11/2020 | CONCEPTUAL DESIGN |
| 51 | 08/11/2020 | SCHEMATIC DESIGN |
| 52 | 08/11/2020 | PRELIMINARY DESIGN |
| 53 | 08/11/2020 | CONCEPTUAL DESIGN |
| 54 | 08/11/2020 | SCHEMATIC DESIGN |
| 55 | 08/11/2020 | PRELIMINARY DESIGN |
| 56 | 08/11/2020 | CONCEPTUAL DESIGN |
| 57 | 08/11/2020 | SCHEMATIC DESIGN |
| 58 | 08/11/2020 | PRELIMINARY DESIGN |
| 59 | 08/11/2020 | CONCEPTUAL DESIGN |
| 60 | 08/11/2020 | SCHEMATIC DESIGN |
| 61 | 08/11/2020 | PRELIMINARY DESIGN |
| 62 | 08/11/2020 | CONCEPTUAL DESIGN |
| 63 | 08/11/2020 | SCHEMATIC DESIGN |
| 64 | 08/11/2020 | PRELIMINARY DESIGN |
| 65 | 08/11/2020 | CONCEPTUAL DESIGN |
| 66 | 08/11/2020 | SCHEMATIC DESIGN |
| 67 | 08/11/2020 | PRELIMINARY DESIGN |
| 68 | 08/11/2020 | CONCEPTUAL DESIGN |
| 69 | 08/11/2020 | SCHEMATIC DESIGN |
| 70 | 08/11/2020 | PRELIMINARY DESIGN |
| 71 | 08/11/2020 | CONCEPTUAL DESIGN |
| 72 | 08/11/2020 | SCHEMATIC DESIGN |
| 73 | 08/11/2020 | PRELIMINARY DESIGN |
| 74 | 08/11/2020 | CONCEPTUAL DESIGN |
| 75 | 08/11/2020 | SCHEMATIC DESIGN |
| 76 | 08/11/2020 | PRELIMINARY DESIGN |
| 77 | 08/11/2020 | CONCEPTUAL DESIGN |
| 78 | 08/11/2020 | SCHEMATIC DESIGN |
| 79 | 08/11/2020 | PRELIMINARY DESIGN |
| 80 | 08/11/2020 | CONCEPTUAL DESIGN |
| 81 | 08/11/2020 | SCHEMATIC DESIGN |
| 82 | 08/11/2020 | PRELIMINARY DESIGN |
| 83 | 08/11/2020 | CONCEPTUAL DESIGN |
| 84 | 08/11/2020 | SCHEMATIC DESIGN |
| 85 | 08/11/2020 | PRELIMINARY DESIGN |
| 86 | 08/11/2020 | CONCEPTUAL DESIGN |
| 87 | 08/11/2020 | SCHEMATIC DESIGN |
| 88 | 08/11/2020 | PRELIMINARY DESIGN |
| 89 | 08/11/2020 | CONCEPTUAL DESIGN |
| 90 | 08/11/2020 | SCHEMATIC DESIGN |
| 91 | 08/11/2020 | PRELIMINARY DESIGN |
| 92 | 08/11/2020 | CONCEPTUAL DESIGN |
| 93 | 08/11/2020 | SCHEMATIC DESIGN |
| 94 | 08/11/2020 | PRELIMINARY DESIGN |
| 95 | 08/11/2020 | CONCEPTUAL DESIGN |
| 96 | 08/11/2020 | SCHEMATIC DESIGN |
| 97 | 08/11/2020 | PRELIMINARY DESIGN |
| 98 | 08/11/2020 | CONCEPTUAL DESIGN |
| 99 | 08/11/2020 | SCHEMATIC DESIGN |
| 100 | 08/11/2020 | PRELIMINARY DESIGN |



| AMENITY AREA CALCULATIONS | | | |
|--------------------------------------|-----------|-----------|----------------|
| AMENITY AREA | AREA (SF) | AREA (AC) | PERCENTAGE (%) |
| SITE AREA (GROSS) | 1,546,343 | 35,459 | |
| SITE AREA (NET) | 1,239,509 | 28,456 | |
| TOTAL AMENITY AREA REQUIRED | 104,128 | 2,400 | 10.00% |
| ADA ACCESSIBLE AMENITY AREA PROVIDED | | | |
| AREA #1 | 22,991 | 0.528 | |
| AREA #2 | 3,808 | 0.087 | |
| AREA #3 | 2,832 | 0.065 | |
| AREA #4 | 4,672 | 0.107 | |
| AREA #5 | 7,282 | 0.167 | |
| AREA #6 | 4,711 | 0.108 | |
| AREA #7 | 44,167 | 1.013 | |
| AREA #8 | 28,591 | 0.654 | |
| AREA #9 | 9,321 | 0.214 | |
| AREA #10 | 2,698 | 0.061 | |
| TOTAL AMENITY AREA PROVIDED | 129,111 | 2,984 | 10.47% |

- AMENITY AREA LEGEND:**
- LIMITS OF DISTURBANCE
 - ZONING LINE (C-A-SU & RA-3-C)
 - TREE PROTECTION FENCE
 - ADA ACCESSIBLE ROUTE
 - ADA ACCESSIBLE AMENITY AREA
 - AMENITY AREA

- AMENITY AREA NOTES:**
1. AMENITY AREAS MEET THE REQUIRED 10% OF THE TOTAL AREA.
 2. AT LEAST 50% OF THE AMENITY AREA SPACE IS ADA ACCESSIBLE.

N/E
CAERUS ROTH, LLC &
HOMER ROTH, LLC
DB 18099 PG 246
BM 2021 PG 831
PN #173106819

N/E
HUBERT L. VEE, ET AL
DB 1725 PG 189
BM 2021 PG 832
PN #173125254

CAERUS ROTH, LLC
DB 18123 PG 785
BM 2021 PG 832
PN #173144423
LAND CLASS: VACANT
LOT 1
302,243 SQ FT
63.83 AC

CAERUS ROTH, LLC
DB 18123 PG 785
BM 2021 PG 771
PN #173158083
LAND CLASS: VACANT
LOT 2
482,429 SQ FT
11.078 AC

N/E
DEBORAH CROSS ET AL
WELBROOK, NC PG 124
DB 13113 PG 248
PN #173143276

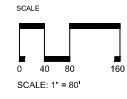
N/E
MARTY W. GOWER ET AL
DB 1666 PG 382
PN #1731755719

N/E
RICK HANES FISH
DB 17046 PG 2794
DB 2018 PG 1276
DB 1746 PG 310
PN #173184863



| No. | Date | Description |
|-----|------|-----------------------|
| 1 | | ISSUED FOR PERMIT |
| 2 | | REVISIONS |
| 3 | | CONSTRUCTION COMMENTS |
| 4 | | REVISIONS |
| 5 | | REVISIONS |

VICINITY



ARROW



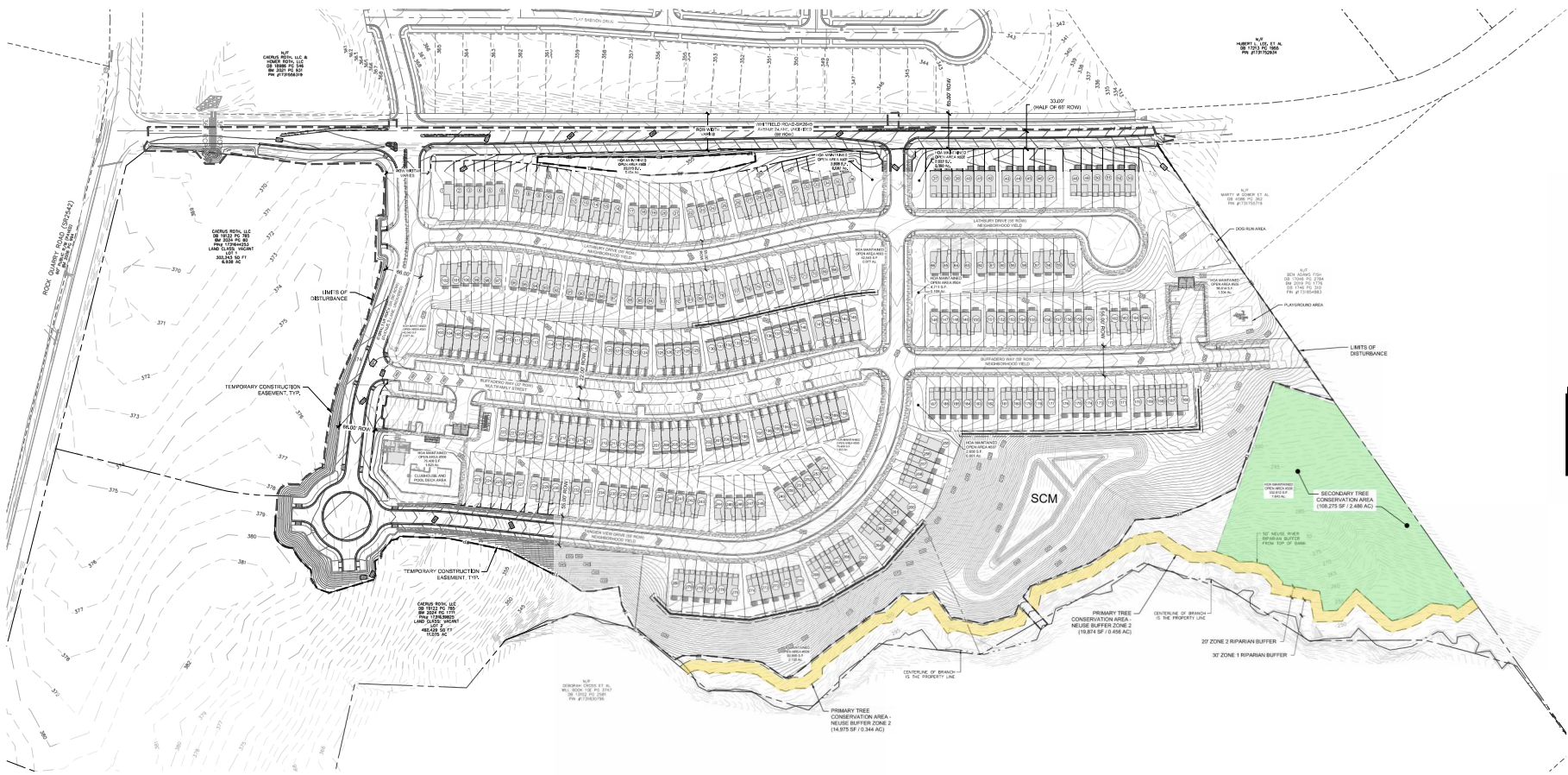
SHEET TITLE

DATE: 03/20/2024
DRAWN BY: PLP
CHECKED BY: PLP
PROJECT # 1202024
SHEET NO. 1

TCA PLAN

C3.12

FILE: SUB-0033-2024



Tree Conservation Plan Data Sheet
1000 Acres & 1/4 Tree Conservation
(Include applicable information on the plan sheet)

| | |
|---|-----------------------|
| Project Name: | 0720 Rock Quarry Road |
| Gross Site Acres: | 35.50 ac |
| Right-of-way to be dedicated with this project: | 7.04 ac |
| Net Site Acres: | 28.46 ac |

| | Number of Acres | Percent of Total |
|--|-----------------|------------------|
|--|-----------------|------------------|

1000 1.1.4.A. Primary Tree Conservation Areas

| Item | Number | Area (Ac) | Percent |
|---|-------------|-------------|-------------|
| 1. Primary Tree Conservation Area - SHOD 1 | 0 | 0 | 0% |
| 1. Primary Tree Conservation Area - SHOD 2 | 0 | 0 | 0% |
| 2. Primary Tree Conservation Area - Pathway Footings | 0 | 0 | 0% |
| 3. Primary Tree Conservation Area - SCM | 0 | 0 | 0% |
| 4. Primary Tree Conservation Area - AMPD | 0 | 0 | 0% |
| 5. Primary Tree Conservation Area - Champion Tree "X" 4th species | 0 | 0 | 0% |
| 6. Primary Tree Conservation Area - Neuse Buffer Zone 2 | 0.80 | 2.81 | 100% |
| 7. Primary Tree Conservation Area - 4th Species | 0 | 0 | 0% |
| 8. Primary Tree Conservation Area - Thoroughfare | 0 | 0 | 0% |
| Subtotal of Primary Tree Conservation Areas: | 0.80 | 2.81 | 100% |

1000 1.1.4.D.2 Tree Conservation Area - Greenway

| | | | |
|------|---|---|----|
| Area | 0 | 0 | 0% |
|------|---|---|----|

1000 1.1.4.B.1.a. & b. Secondary Tree Conservation Areas
(includes perimeter buffers and their alternate compliance areas)

| | | | |
|------|-------|------|------|
| Area | 2.486 | 8.74 | 100% |
|------|-------|------|------|

1000 1.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas
(includes individual trees and their alternate compliance areas)

| | | | |
|------|---|---|----|
| Area | 0 | 0 | 0% |
|------|---|---|----|

Subtotal of Secondary Tree Conservation Areas:

| | | | |
|------|-------|------|------|
| Area | 2.486 | 8.74 | 100% |
|------|-------|------|------|

TOTAL ALL TREE CONSERVATION AREA PROVIDED:

| | | | |
|------|-------|-------|------|
| Area | 3.286 | 11.55 | 100% |
|------|-------|-------|------|

1000 1.1.5. Watershed Protection Overlay Districts

| | | | |
|--------------------------------|---|---|----|
| WMPD - Wooded Area (perennial) | 0 | 0 | 0% |
| WMPD - Wooded Area (deciduous) | 0 | 0 | 0% |
| WMPD - Wooded Area (grassland) | 0 | 0 | 0% |
| WMPD - Wooded Area (shrubland) | 0 | 0 | 0% |
| WMPD - Wooded Area (openland) | 0 | 0 | 0% |
| WMPD - Wooded Area (swamp) | 0 | 0 | 0% |
| WMPD - Wooded Area (water) | 0 | 0 | 0% |

TREE CONSERVATION AREA CALCULATIONS

| AMENITY AREA | AREA (SF) | AREA (AC) | PERCENTAGE (%) |
|--|----------------|--------------|----------------|
| SITE AREA (GROSS) | 1,548,343 | 35.499 | |
| SITE AREA (NET) | 1,238,526 | 28.466 | |
| TREE CONSERVATION AREA PROVIDED | 123,969 | 2.840 | 10.00% |
| PRIMARY | 31,819 | 0.800 | |
| SECONDARY | 192,150 | 4.440 | |
| TOTAL TREE CONSERVATION AREA PROVIDED | 123,969 | 2.840 | 10.00% |

TREE CONSERVATION AREA LEGEND:

| SYMBOL | DESCRIPTION |
|-------------------------|----------------------------------|
| [Orange fill] | PRIMARY TREE CONSERVATION AREA |
| [Green fill] | SECONDARY TREE CONSERVATION AREA |
| [Dashed line] | LIMITS OF DISTURBANCE |
| [Solid line] | PROPOSED MAJOR CONTOUR |
| [Dotted line] | PROPOSED MINOR CONTOUR |
| [Dashed line] | EXISTING MAJOR CONTOUR |
| [Dotted line] | EXISTING MINOR CONTOUR |
| [Line with cross-ticks] | 10' TREE PROTECTION FENCE |

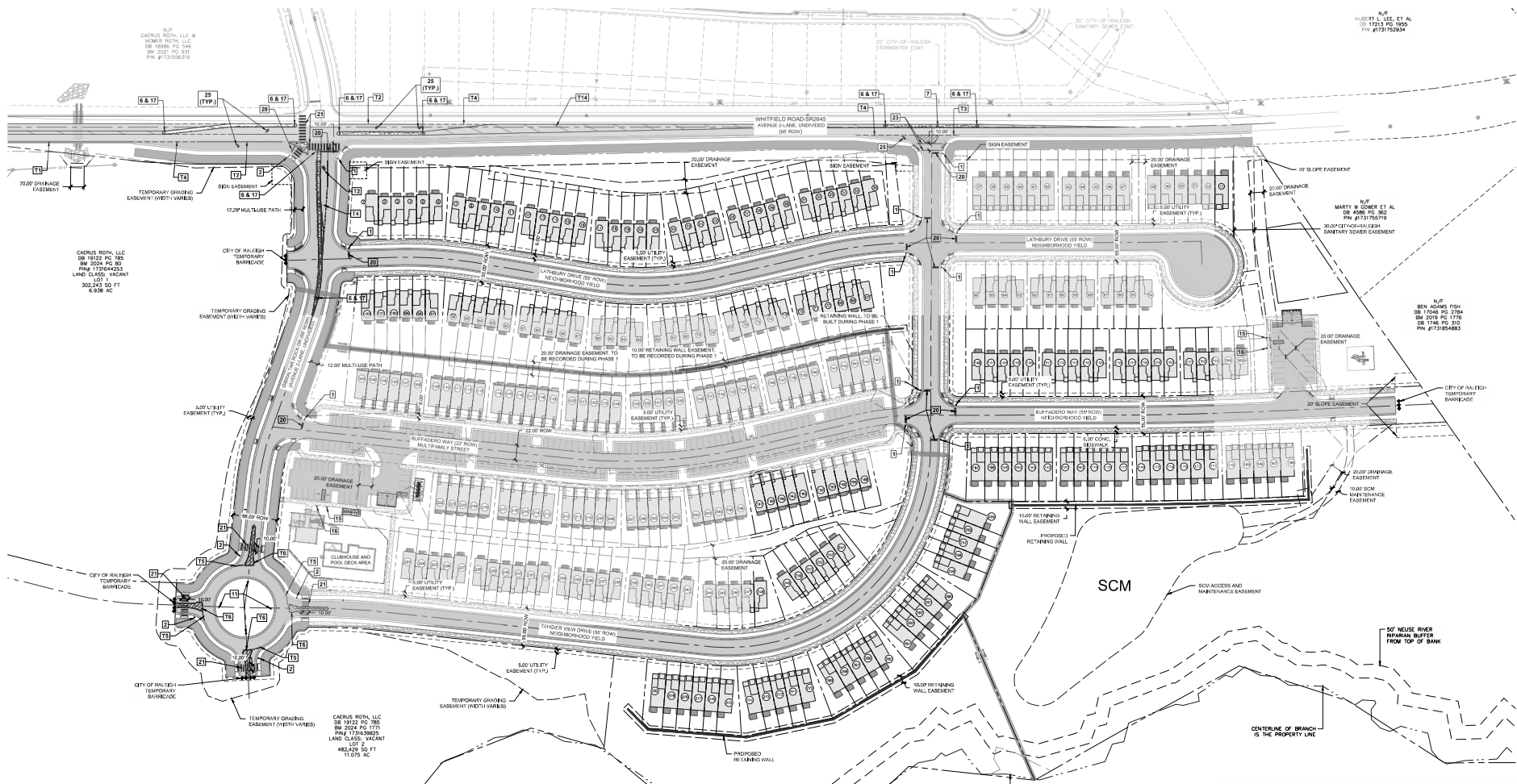
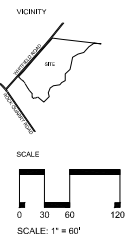
TREE CONSERVATION AREA NOTE:

- TREE CONSERVATION AREA MEETS THE REQUIRED 10% OF THE TOTAL AREA.



Revision Table

| No. | Date | Description |
|-----|------|-------------------|
| 1 | | ISSUED FOR PERMIT |
| 2 | | FOR RECORD |
| 3 | | FOR RECORD |
| 4 | | FOR RECORD |
| 5 | | FOR RECORD |
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| 45 | | FOR RECORD |
| 46 | | FOR RECORD |
| 47 | | FOR RECORD |
| 48 | | FOR RECORD |
| 49 | | FOR RECORD |
| 50 | | FOR RECORD |



NCDOT MARKINGS

| | |
|----|--|
| 11 | WHITE EDGE LINE (4" 90 ML) |
| 12 | WHITE SOLID LANE LINE (4" 90 ML) |
| 13 | 2 FT., 6 FT. SP WHITE MINI SKIP (4" 90 ML) |
| 14 | 3 FT., 9 FT. SP WHITE MINI SKIP (4" 90 ML) |
| 15 | 3 FT SP WHITE MINI SKIP (8" OR 12" 90 ML) |
| 16 | WHITE GORE LINE |
| 17 | YELLOW DOUBLE CENTER (4" 90 ML) |
| 18 | YELLOW DIAGONAL (12" 90 ML) |
| 19 | 3 FT., 9 FT SP YELLOW MINI SKIP (4" 90 ML) |
| 20 | YELLOW SOLID LINE (4" 90 ML) |

TRAFFIC SYMBOL & PAVEMENT MARKINGS LEGEND

| | |
|----|---|
| 21 | PROPOSED STOP BAR |
| 22 | PROPOSED HATCHERY BY CROSSWALK |
| 23 | PROPOSED CROSSWALK (8" STRIP) |
| 24 | TRAFFIC FLOW ARROW (NCDOT 1005.08) |
| 25 | LEFT OR RIGHT TURN LINE MARKING (NCDOT 1205.08) |
| 26 | TRAFFIC FLOW ARROW WITH LEFT OR RIGHT (NCDOT 1205.08) |
| 27 | PROPOSED BIKE LANE SHARROW |
| 28 | PROPOSED YIELD LINE |

NOTES:

- SEE SHEET C021 FOR GENERAL AND SITE NOTES.
- SEE SHEET C021 FOR SIGNAGE, STRIPING AND PAVING MARKING NOTES.

SIGNAGE LEGEND

| KEY TAG | DESCRIPTION | MUTCD # | SIGN |
|---------|------------------------------------|---------|----------------------------|
| 1 | STOP 36"x36" | R1-1 | STOP |
| 2 | YIELD 36"x30"x30" | R1-2 | YIELD |
| 3 | YIELD HERE FOR PEDESTRIANS 36"x30" | R1-5 | YIELD HERE FOR PEDESTRIANS |
| 4 | STOP HERE FOR PEDESTRIANS 36"x30" | R1-6b | STOP HERE FOR PEDESTRIANS |
| 5 | SPEED LIMIT 34"x30" | R2-1 | SPEED LIMIT 50 |
| 6 | KEEP RIGHT | R4-7 | KEEP RIGHT |
| 7 | KEEP RIGHT | R4-7a | KEEP RIGHT |
| 8 | DO NOT ENTER 30"x30" | R5-1 | DO NOT ENTER |
| 9 | WRONG WAY 36"x30" | R5-1a | WRONG WAY |
| 10 | ONE WAY 36"x12" | R5-1b | ONE WAY |

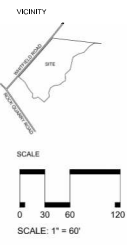
SIGNAGE LEGEND

| KEY TAG | DESCRIPTION | MUTCD # | SIGN |
|---------|--|------------|------------------------|
| 11 | ROUNDABOUT CIRCULATION (2 CHEVRONS) 30"x24" | R6-4 | ROUNDABOUT CIRCULATION |
| 12 | ROUNDABOUT CIRCULATION (3 CHEVRONS) 48"x24" | R6-4a | ROUNDABOUT CIRCULATION |
| 13 | ROUNDABOUT CIRCULATION (4 CHEVRONS) 60"x24" | R6-4b | ROUNDABOUT CIRCULATION |
| 14 | ROUNDABOUT CIRCULATION (PLAQUE) 30"x30" | R6-5P | ROUNDABOUT CIRCULATION |
| 15 | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12"x18" | R7-6 | RESERVED PARKING |
| 16 | PARKING RESTRICTION "RESERVED FOR PERSON WITH DISABILITY" 12"x18" VAN ACCESSIBLE 12"x30" | R7-7 R7-8P | RESERVED PARKING |
| 17 | TYPE 1 OBJECT MARKERS (OBSTRUCTIONS WITHIN THE ROADWAY) | OM1-3 | OBJECT MARKER |



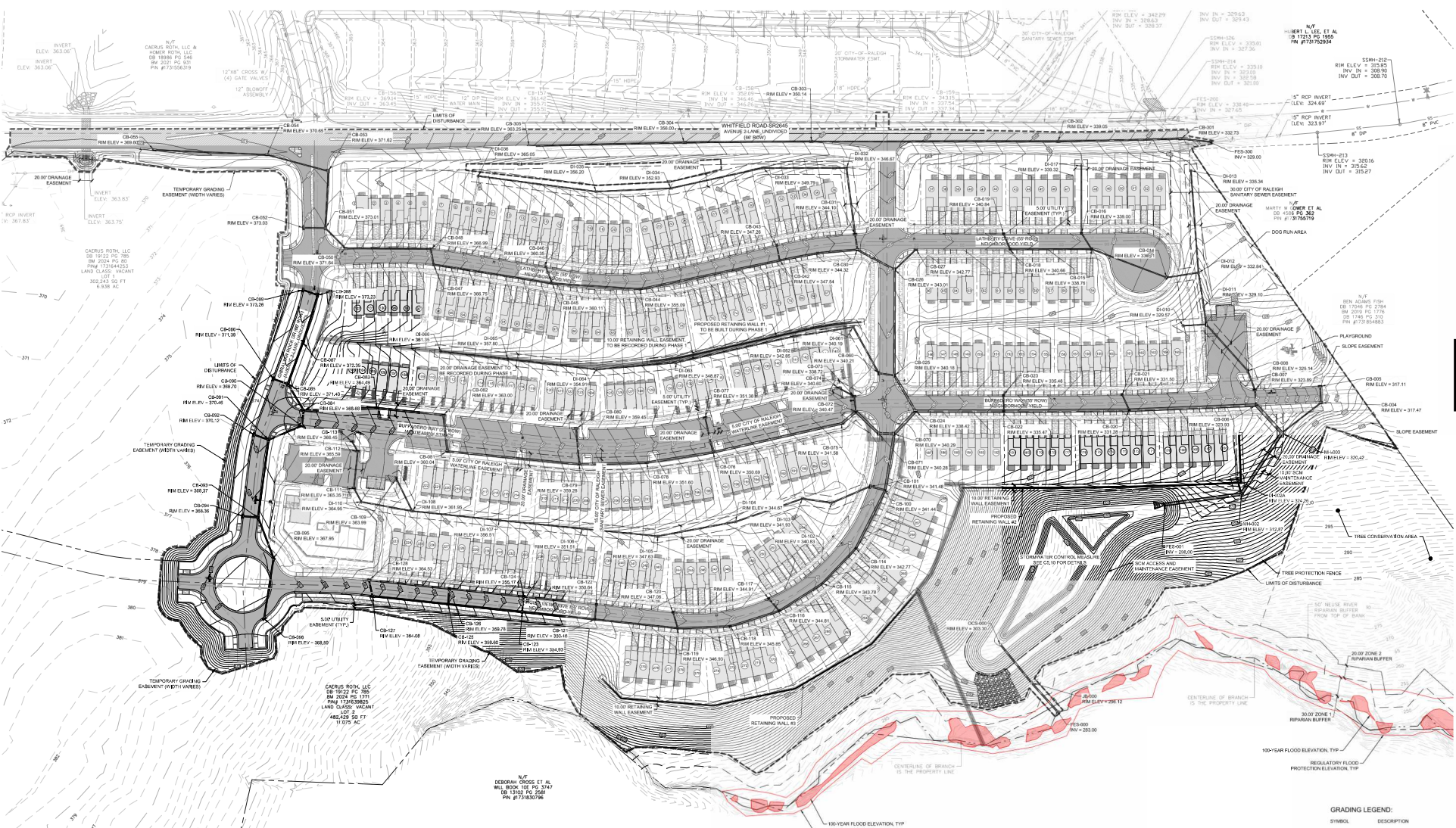
424 B. DARRISON STREET
RALEIGH NC 27601
FIRM LICENSE: P-2187

| No. | Date | Description |
|-----|------|--------------------|
| 1 | | ISSUED FOR PERMITS |
| 2 | | FOR RECORD |
| 3 | | FOR RECORD |
| 4 | | FOR RECORD |
| 5 | | FOR RECORD |

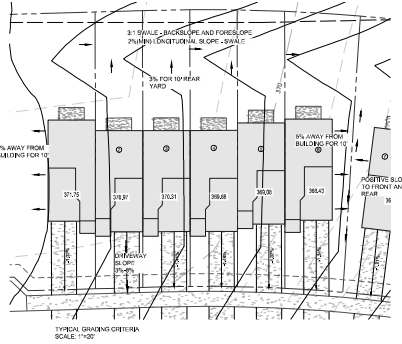


| SYMBOL | DESCRIPTION |
|--------|--|
| (---) | LIMITS OF DISTURBANCE |
| (---) | PROPOSED MAJOR CONTOUR |
| (---) | PROPOSED MINOR CONTOUR |
| (---) | EXISTING MAJOR CONTOUR |
| (---) | EXISTING MINOR CONTOUR |
| (---) | PROPOSED STORM DRAINAGE |
| (---) | PROPOSED JUNCTION BOX |
| (---) | CITY OF RALEIGH CONVERSION STYLE CATCH BASIN DIVISOR |
| (---) | STANDARD CITY OF RALEIGH CATCH BASIN |
| (---) | OPEN THREAT AREA DRAIN |
| (---) | STANDARD CITY OF RALEIGH OPEN PILE |
| (---) | STORM DRAINAGE |
| (---) | FLOW DIRECTION |
| (---) | PROPOSED ELEVATION |
| (---) | TOP/BOTTOM OF WALL |
| (---) | TOP/BOTTOM OF CURB |
| (---) | BUILDING FOOT |
| (---) | TOP OF SLAB |
| (---) | BOTTOM OF PAD |

C5.00
FILE: SUB-0033-2024



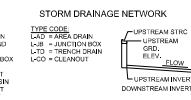
| LOT NO. | MAXIMUM ALLOWABLE IMPERVIOUS AREA (SQ FT) |
|-----------------------|---|
| 138-34-022 | 1,400 |
| 146-06-224/234 | 1,700 |
| 33-03-186-027-230-020 | 1,700 |
| 100-145-188-222 | 600 |
| 550 | 0 |
| 551 | 0 |
| 552 | 0 |
| 553 | 20,000 |
| 554 | 0 |
| 555 | 10,000 |
| 556 | 46,000 |
| 557 | 0 |
| 558 | 1,100 |
| 559 | 1,000 |



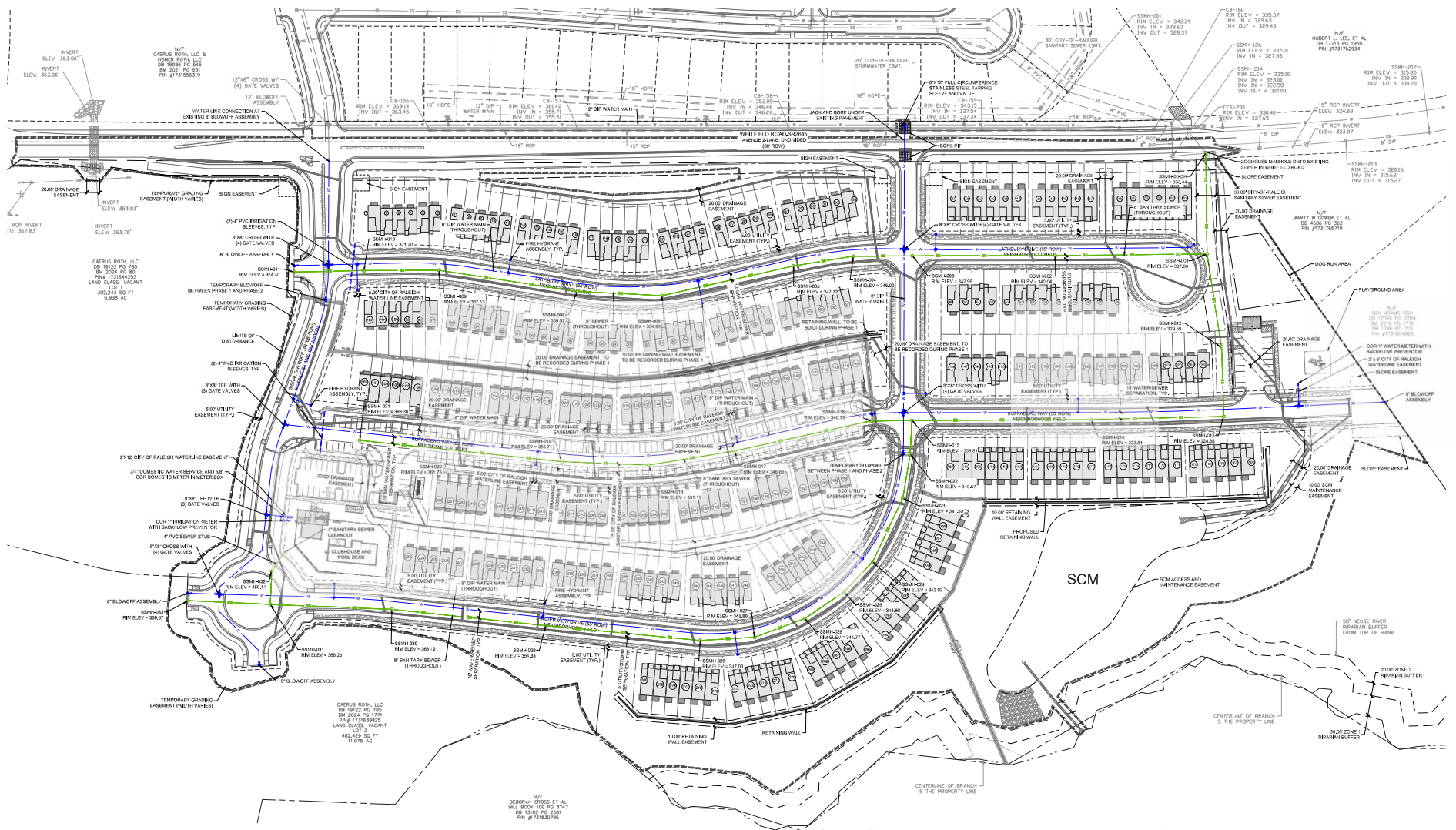
| WALL # | LENGTH | HIGH/FT |
|---------|--------|---------|
| WALL #1 | 756' | 3' |
| WALL #2 | 314' | 2' |
| WALL #3 | 588' | 2' |

NOTES:
1. ALL RETAINING WALLS WILL BE REVIEWED UNDER SEPARATE PERMIT.

| EXISTING IMPERVIOUS AREA (SQ FT) | PROPOSED IMPERVIOUS AREA (SQ FT) |
|----------------------------------|----------------------------------|
| 0 AC @ 0.9' | 0.85 AC @ 24,181 SQ FT |
| 0 AC @ 0.9' | 14.91 AC @ 468,054 SQ FT |
| 0 AC @ 0.9' | 16.94 AC @ 790,467 SQ FT |

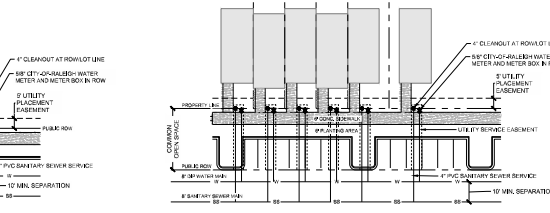
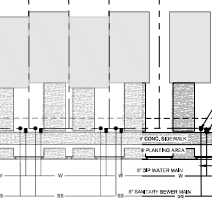
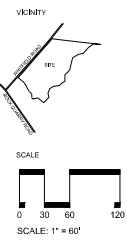


NOTES:
1. STRUCTURES WITHIN 100' OF FRONT-OF-YARD SHALL BE TO NCDDOT STANDARDS.
2. STRUCTURES NOT WITHIN 100' OF FRONT-OF-YARD SHALL BE TO LOCAL JURISDICTION STANDARDS.
3. ALL STORM PIPES TO BE CLASS MRP/C UNLESS OTHERWISE NOTED.



Revision Table:

| No. | Date | Description |
|-----|------|--------------------|
| 1 | | ISSUED FOR PERMITS |
| 2 | | ISSUED FOR PERMITS |
| 3 | | ISSUED FOR PERMITS |
| 4 | | ISSUED FOR PERMITS |
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| 9 | | ISSUED FOR PERMITS |
| 10 | | ISSUED FOR PERMITS |



- NOTES:**
- BUILDING FOOTPRINTS ON THE PROPOSED LOTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER AND SEWER SERVICE TO EXISTING RESIDENCES & BUSINESS THROUGHOUT CONSTRUCTION OF INDIVIDUAL NECESSARY SEWER INSTALLATIONS. SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - SEWER BACKFLOW PREVENTING DEVICES SHALL BE PROVIDED TO ALLER WATER MAIN PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND LOADPLAN SHALL COMPLY WITH THE PUBLIC UTILITIES DEPARTMENT.
 - 2.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL NEUR MAINS.

- ALL WATER & SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (PERFORMANCE CODE) HANDBOOK, CURRENT EDITION.
- UTILITY SEWER SERVICE SHALL BE PROVIDED TO ALL UNITS LOCATED AT ROOM OR WITHIN A 25' WATER MAIN SERVICE AREA. A 4\"/>

- THE DEVELOPER'S RESPONSIBILITY TO MAINTAIN OR REMOVE EXISTING WATER & SEWER SERVICES NOT OWNED BY THE DEVELOPER OR A UTILITY SHALL BE PROVED DIRECTLY BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE DEVELOPER SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AT LEAST 30 DAYS PRIOR TO THE START OF CONSTRUCTION OF THE PROJECT TO ALLOW FOR THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT TO CONDUCT A PRE-CONSTRUCTION MEETING AND TO OBTAIN NECESSARY PERMITS AND APPROVALS.
- ALL 12\"/>

UTILITY LEGEND:

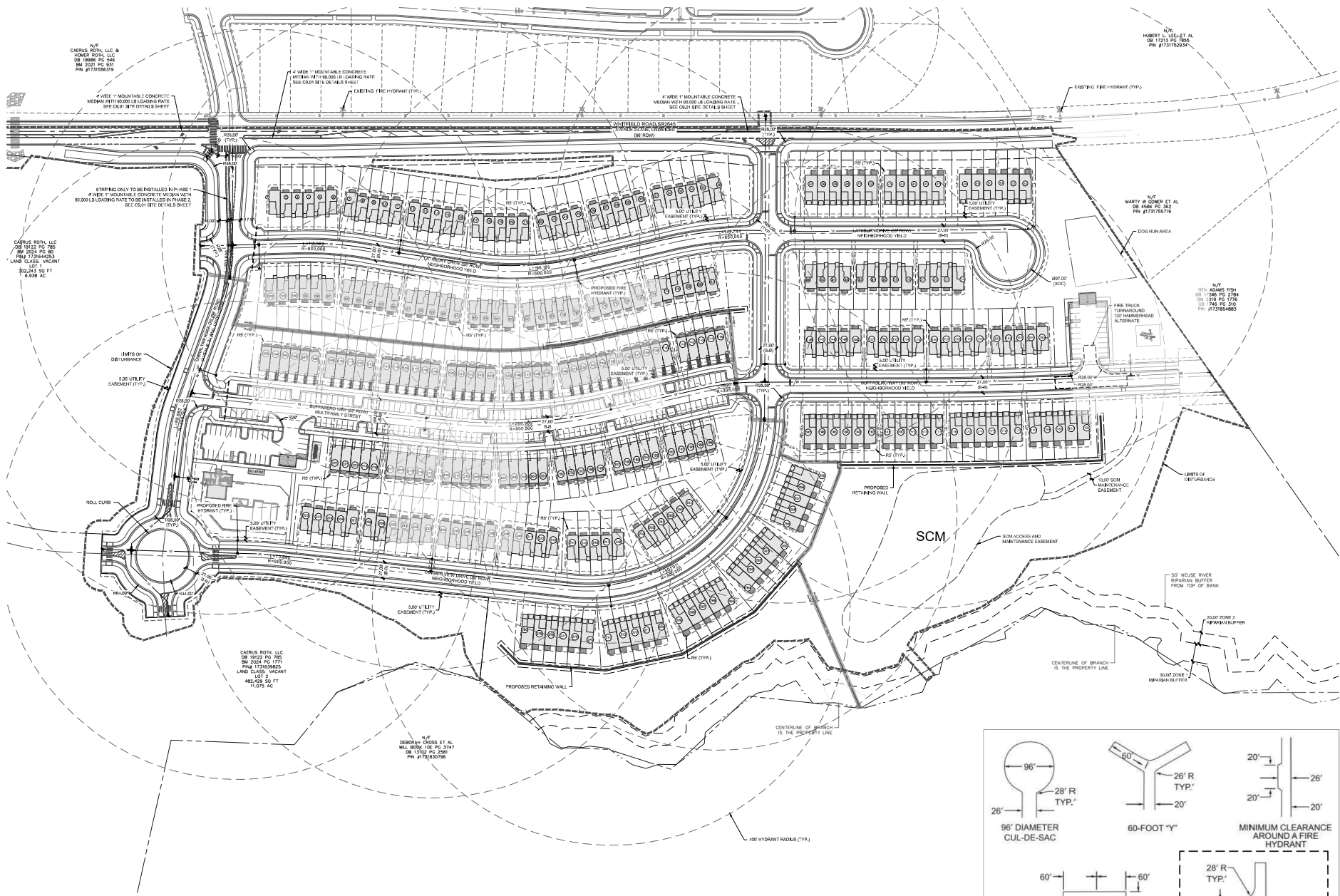
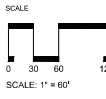
| SYMBOL | DESCRIPTION |
|----------|-------------------------------------|
| (Symbol) | EXISTING WATER LINE |
| (Symbol) | PROPOSED WATER LINE |
| (Symbol) | EXISTING SANITARY SEWER LINE |
| (Symbol) | PROPOSED SANITARY SEWER LINE |
| (Symbol) | PROPOSED FIRE HYDRANT |
| (Symbol) | PROPOSED WATER VALVE |
| (Symbol) | EXISTING SANITARY SEWER MANHOLE |
| (Symbol) | PROPOSED SANITARY SEWER MANHOLE |
| (Symbol) | PROPOSED CLEANOUT |
| (Symbol) | PROPOSED DCC |
| (Symbol) | PROPOSED BACKFLOW METER |
| (Symbol) | PROPOSED POST INDICATOR VALVE (PIV) |
| (Symbol) | CREASE IN ELEVATION |
| (Symbol) | 400' INWARD COVERAGE CIRCLE |
| (Symbol) | LIMITS OF DISTURBANCE |

- NOTES:**
- SEE SHEET C6.00 FOR GENERAL AND UTILITY NOTES.
 - 400' INWARD COVERAGE CIRCLE



No. Date Description

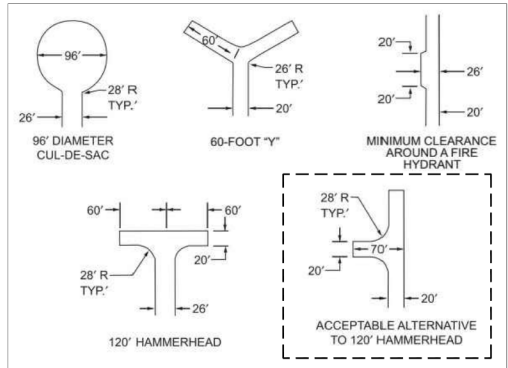
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| 1 | | ISSUED FOR PERMITS |
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| 4 | | FOR CONSTRUCTION |
| 5 | | FOR CONSTRUCTION |
| 6 | | FOR CONSTRUCTION |
| 7 | | FOR CONSTRUCTION |
| 8 | | FOR CONSTRUCTION |
| 9 | | FOR CONSTRUCTION |
| 10 | | FOR CONSTRUCTION |



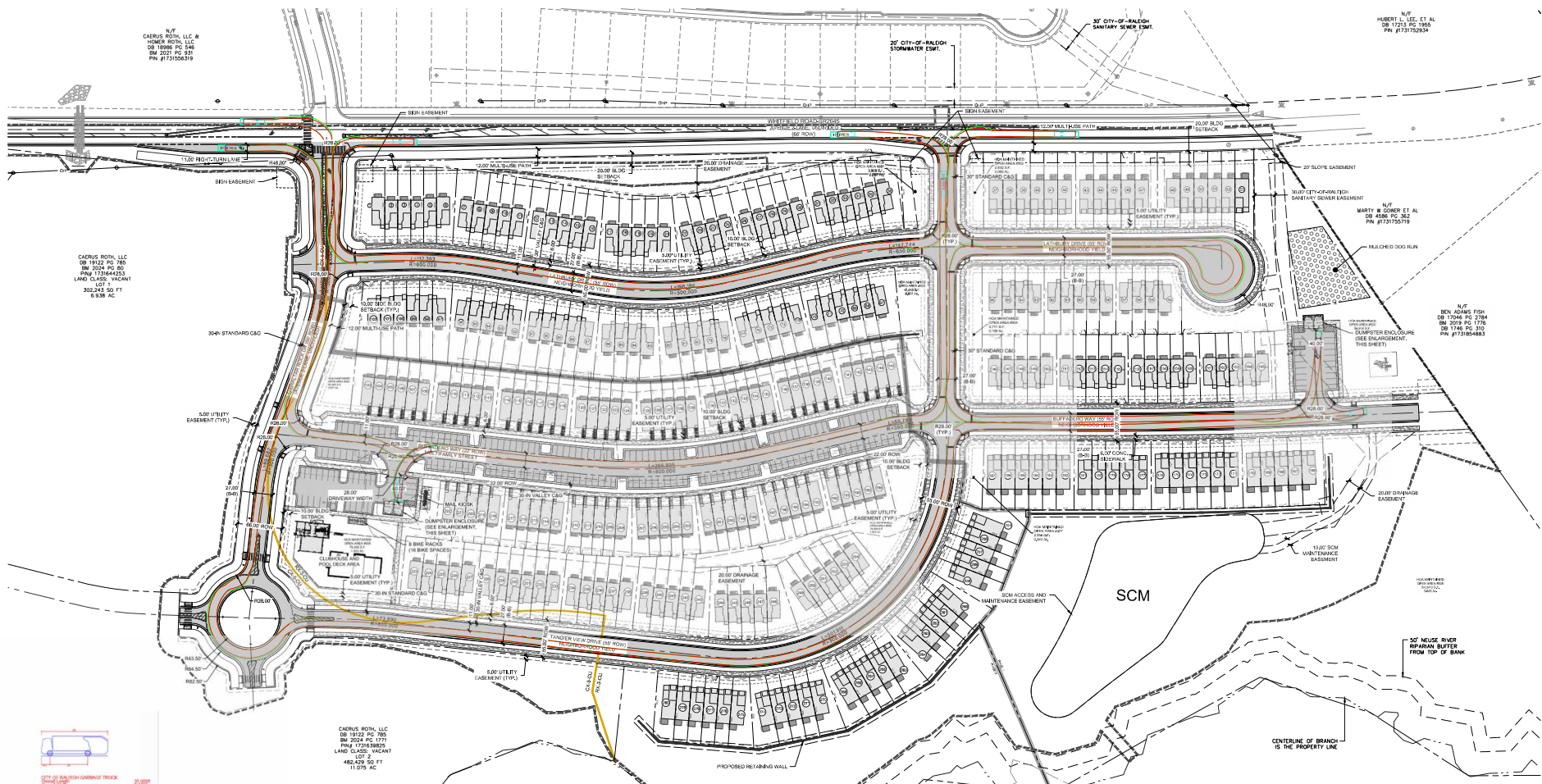
UTILITY LEGEND:

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATER VALVE |
| | 100' HYDRANT COVERAGE CIRCLE |
| | LIMITS OF DISTURBANCE |

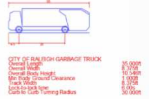
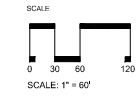
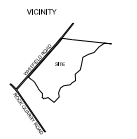
NOTES:
1. SEE SHEET 00.05 FOR GENERAL AND UTILITY NOTES.



DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND (APPENDIX D)



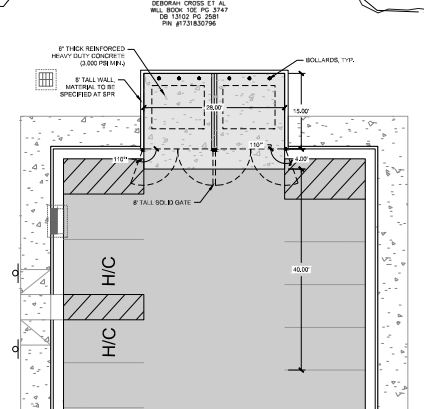
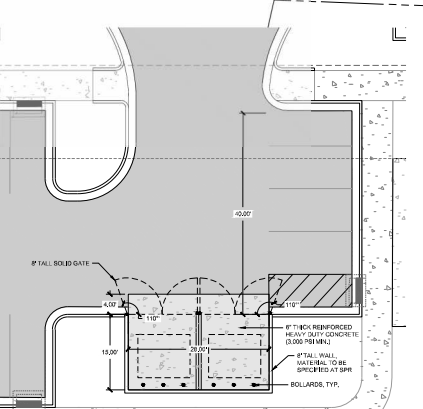
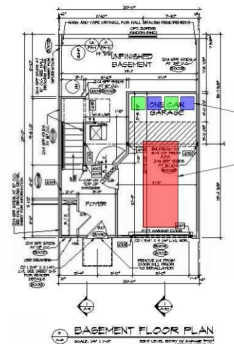
| No. | Date | Description |
|-----|------------|-----------------|
| 1 | 08/15/2024 | DATE ISSUED |
| 2 | 08/15/2024 | DRAWN BY LAF |
| 3 | 08/15/2024 | CHECKED BY JAC |
| 4 | 08/15/2024 | DESIGNED BY JAC |
| 5 | 08/15/2024 | PROJECT # C630 |



- SOLID WASTE NOTES:**
- FOR LOTS 1-102, LOTS 146-167, AND LOTS 223-261, SOLID WASTE AND RECYCLING TO BE HANDLED IN ROLL OUT CARTS BY CITY OF RALEIGH SOLID WASTE SERVICES. 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.
 - FOR LOTS 103-145 AND LOTS 168-222, SOLID WASTE AND RECYCLING TO BE HANDLED IN DUMPSTERS BY A PRIVATE WALKER. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE LEGEND:

| SYMBOL | DESCRIPTION |
|----------|---|
| [Symbol] | PROPOSED BUILDING |
| [Symbol] | PROPOSED CONCRETE SIDEWALK |
| [Symbol] | PROPOSED MILL & OVERLAY |
| [Symbol] | PROPOSED FULL DEPTH PAVEMENT |
| [Symbol] | PROPOSED CURB & GUTTER |
| [Symbol] | PROPOSED STOP BAR |
| [Symbol] | PROPOSED CROSSWALK |
| [Symbol] | PROPOSED 18" WIDE STANDARD CROSSWALK |
| [Symbol] | PROPOSED 12" WIDE HIGH VIBILITY CROSSWALK |
| [Symbol] | PROPOSED SEIKING |
| [Symbol] | PROPOSED ADA PARKING SPACE |
| [Symbol] | PROPOSED KEYSTONE WALL |
| [Symbol] | PROPOSED FENCE |
| [Symbol] | PROPOSED BIKE RACK |
| [Symbol] | ZONING LINE (C63-CU & R3-3-CU) |
| [Symbol] | LIMITS OF DISTURBANCE |

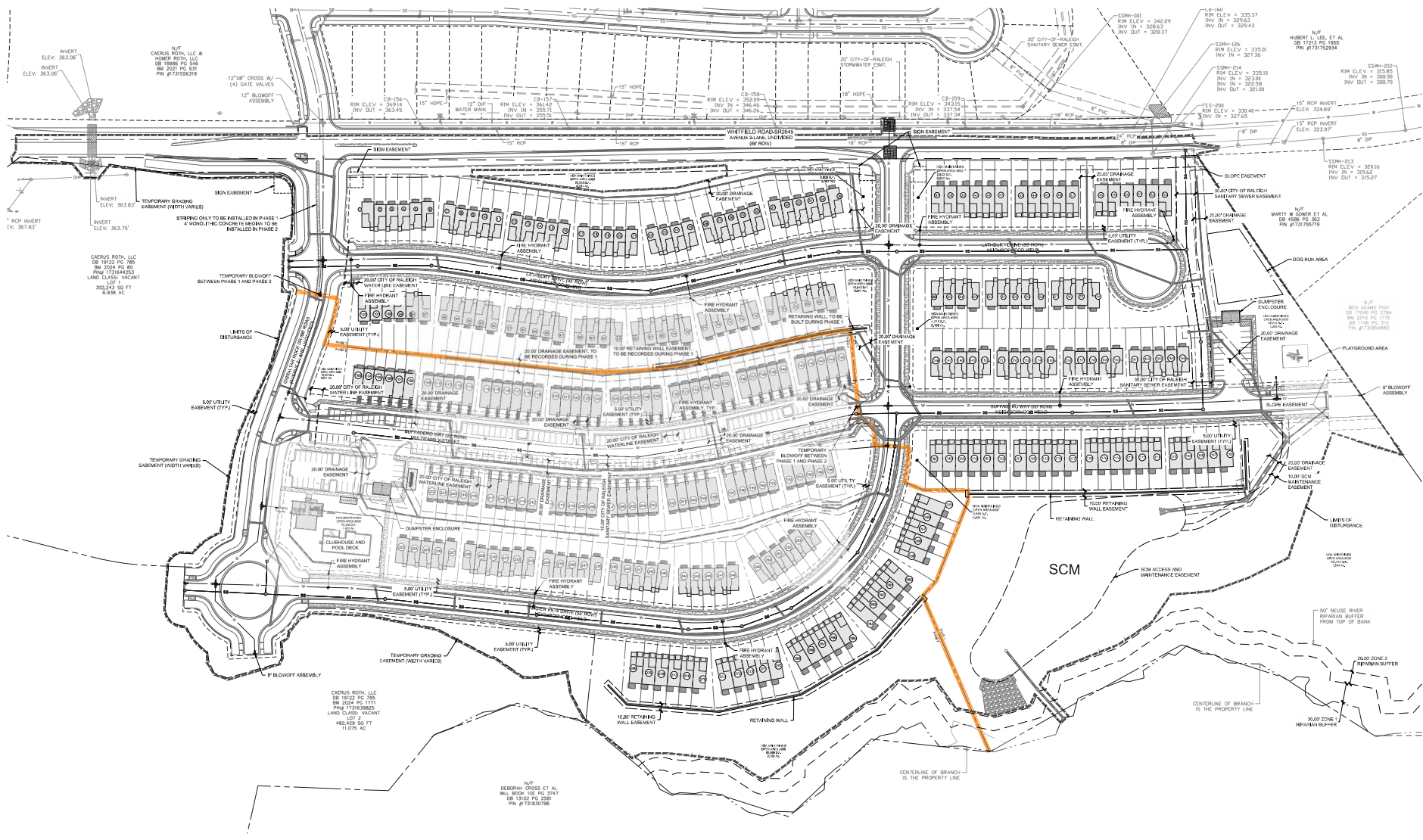


DUMPSTER ENCLOSURE ENLARGEMENT
SCALE: 1" = 12"

DUMPSTER ENCLOSURE ENLARGEMENT
SCALE: 1" = 12"

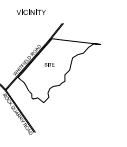
ROLL OUT CARTS ON TRASH DAY

ROLL OUT CARTS STORAGE



Revision Table:

| No. | Date | Description |
|-----|------|---------------------|
| 1 | | ISSUED FOR PERMITS |
| 2 | | FOR REVIEW COMMENTS |
| 3 | | FOR REVIEW COMMENTS |
| 4 | | FOR REVIEW COMMENTS |
| 5 | | FOR REVIEW COMMENTS |



| PHASE 1 SITE DATA | | |
|--|--------------|-----------------|
| GROSS SITE AREA | 21.82 AC | / 950,307 SF |
| RIGHT OF WAY DEDICATION (WHITFIELD RD) | 0.35 AC | / 15,175 SF |
| RIGHT OF WAY DEDICATION (INTERNAL PUBLIC STREET) | 3.63 AC | / 158,292 SF |
| NET SITE AREA | 17.83 AC | / 775,840 SF |
| NUMBER OF TOWNHOME LOTS | 144 | |
| NUMBER OF HOA MAINTAINED OPEN AREA LOTS | 8 | |
| TOWNHOME LOTS AREA | 7.76 AC | / 338,220 SF |
| HOA MAINTAINED OPEN AREA | 10.07 AC | / 438,620 SF |
| AMENITY AREA REQ (CON) | 1.78 AC | / 77,648 SF |
| AMENITY AREA PROVIDED | 2.08 AC | / 90,779 SF |
| DENSITY REQUIRED | 0.08 AC/UNIT | / 3,300 SF/UNIT |
| DENSITY PROVIDED | 0.12 AC/UNIT | / 5,395 SF/UNIT |

| PHASE 2 SITE DATA | | |
|--|--------------|-----------------|
| GROSS SITE AREA | 13.68 AC | / 596,036 SF |
| RIGHT OF WAY DEDICATION (INTERNAL PUBLIC STREET) | 3.02 AC | / 131,599 SF |
| NET SITE AREA | 10.66 AC | / 464,437 SF |
| NUMBER OF TOWNHOME LOTS | 136 | |
| NUMBER OF HOA MAINTAINED OPEN AREA LOTS | 0 | |
| TOWNHOME LOTS AREA | 5.98 AC | / 260,356 SF |
| HOA MAINTAINED OPEN AREA | 4.69 AC | / 204,081 SF |
| AMENITY AREA REQ (CON) | 1.07 AC | / 46,444 SF |
| AMENITY AREA PROVIDED | 0.85 AC | / 38,265 SF |
| DENSITY REQUIRED | 0.08 AC/UNIT | / 3,300 SF/UNIT |
| DENSITY PROVIDED | 0.08 AC/UNIT | / 3,633 SF/UNIT |

