

Administrative Approval Action

Case File / Name: SUB-0034-2019 Renaissance Park Phase 14 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

1

LOCATION: This site is located at the intersection of Summer Music Lane and Moonbeam

Drive, at 724 Summer Music Lane.

REQUEST: Subdivision of a 2.96 acre parcel zoned PD (MP-4-04, Amelia Renaissance Park).

This is within Tract C in the master plan and within an Stormwater Protection Overlay District (remainder of phase 14, Renaissance Park). This subdivision will create 12 residential lots, and two common lots to be owned by the homeowners association (14 lots total). Note that one of the common open lots (which is currently unlabeled) is within an island created by street right of way at the

terminus of Summer Music Lane.

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 January 30, 2020 by

WithersRavenel, Inc.

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

1. The final site plans shall be revised to show and label the island area within the street right-of-way at the terminus of Summer Music Lane as an open lot to be owned and managed by the homeowners association. The lot shall be assigned a lot number and the acreage shall be shown on the final plan.

Stormwater

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

Urban Forestry

3. Tree protection fence at edge of existing and recorded tree conservation area must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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

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

General

- 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
- The final subdivision map shall show and label the island area within the street right-of-way at the terminus of Summer Music Lane as an open lot to be owned and managed by the homeowners association. The lot shall be assigned a lot number and the acreage shall be shown on the final map to be recorded.

Engineering

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

Public Utilities

4. 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.

Urban Forestry

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

☑ <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:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

Public Utilities



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

Urban Forestry

Tree impact permits must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Summer Music Lane and 3 street trees along Moonbeam Drive for a total of 14 street trees.

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: March 4, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: March 4, 2025

Record entire subdivision.

I hereby certify this administrative decision.

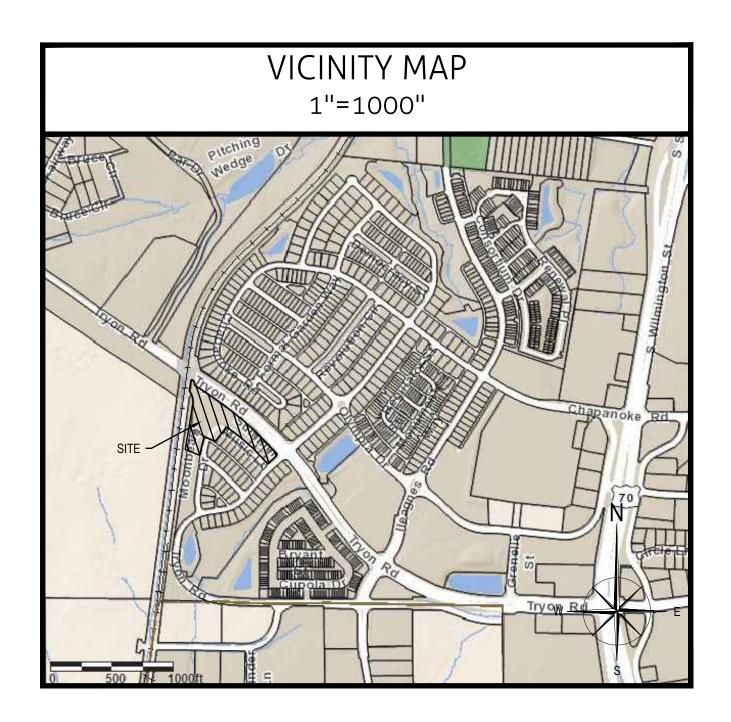
Staff Coordinator: Michael Walters

PRELIMINARY SUBDIVISION PLAN

RENAISSANCE PARK PHASE 14

724 SUMMER MUSIC LANE, RALEIGH, NC 27603

JUNE 26, 2019 OCTOBER 18, 2019 JANUARY 30, 2020



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH
- REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS

- NEEDED DURING CONSTRUCTION. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA
- OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE
- 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, 30" CITY OF RALEIGH STANDARD VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR T. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF
-). TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

- NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY
- 16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS
- 17. WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG
- 18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- 20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- 21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT
- 22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE

23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM

- TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION). 25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u>. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO
- 26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN

FIRE DEPARTMENT NOTES

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

SOLID WASTE INSPECTION STATEMENT

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

Plan Application DEPARTMENT	DEVELOPMENT TYPE AND SITE	DATE TABLE (Applicable to all developments)			
Development Services Customer Service Center 1 Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495 efax 919-996-1831 Litchford Satellite Office 8320 – 130 Litchford Road Raleigh, NC 27601 919-996-4200		NG INFORMATION			
200 200 200 200 200 200 200 200 200 200	Zoning District(s) PD				
When submitting plans, please check the appropriate review type and include the Plan Checklist document.	If more than one district, provide the acreage of each:				
	Overlay District? Yes No SWPOD				
Office Use Only: Transaction # Project Coordinator Team Leader	Inside City Limits?				
PRELIMINARY APPROVALS	CUD (Conditional Use District) Case # Z-70-2004 (MP-4-04)			
■ Subdivision * ■ Conventional Subdivision □ Compact Development □ Conservative Subdivision	COA (Certificate of Appropriateness) Case #				
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District	BOA (Board of Adjustment) Case # A-				
	STORM	VATER INFORMATION			
If your project has been through the Due Diligence process, provide the transaction #:	Existing Impervious Surface 0.12 acres/sf	Flood Hazard Area Yes No			
GENERAL INFORMATION	Proposed Impervious Surface 1.1 ac/47920sf acres/sf	Neuse River Buffer Yes No			
Development Name Renaissance Park Phase 14		Wetlands ☐ Yes ■ No			
Proposed Use Residential	If in a Flood Hazard Area, provide the following:				
Property Address(es) 724 Summer Music Lane, Raleigh, NC 27603	Alluvial Soils Flood Study	FEMA Map Panel #			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	NUMBER	OF LOTS AND DENSITY			
PIN Recorded Deed PIN Recorded Deed PIN Recorded Deed PIN Recorded Deed	Total # of Townhouse Lots: Detached	Attached			
What is your project type?	Total # of Single Family Lots 12	Total # of All Lots 13			
Single family Townhouse Subdivision in a non-residential zoning district	Overall Unit(s)/Acre Densities Per Zoning Districts 4.06 units/acre				
Other (describe):	Total # of Open Space and/or Common Area Lots 1				
Other (describe):	SIGNATURE BLOCK	(Applicable to all developments)			
OWNER/DEVELOPER INFORMATION	In filing this plan as the property owner(s). If we do hereby				
Company Name Amelia Park, LLC Owner/Developer Name Ryan Suman	successors and assigns jointly and severally to construct al	In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed			
Address 448 Viking Drive, Suite 220, Virginia Beach, VA 23452	subdivision plan as approved by the City.				
Phone 909-723-7070 Email ryan@Imssi.com Fax	I hereby designate Ken Jesneck to serv	e as my agent regarding this application, to receive and respond to and to represent me in any public meeting regarding this application.			
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Withers Ravenel Contact Name Ken L. Jesneck, P.E.	, , , , , , , , , , , , , , , , , , ,	s conforming to all application requirements applicable with the propose			
Address 137 S. Wilmington St. Raleigh, NC 27601	development use. AMELA PARK, LLC	6/26/19			
Phone 919-535-5139 Email kjesneck@withersravenel.com Fax 919-467-6008	Signature	Date			
	Signatura				
	Signature	Date			
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SHEET INDEX					
Sheet Number	Sheet Title				
0.0	COVER				
1.0	EXISTING CONDITIONS				
1.1	MASTER PLAN ELEMENTS				
2.0	PRELIMINARY SUBDIVISION PLAN				
3.0	PRELIMINARY UTILITY PLAN				
4.0	PRELIMINARY GRADING & DRAINAGE				
5.0	PRELIMINARY LANDSCAPE PLAN				

PHASE 14 HAS BEEN DETERMINED TO BE COMPLIANT WITH THE STORMWATER MANAGEMENT RULES AS A VESTED RIGHT BASED ON THIS DEVELOPMENT BEING A PART OF A PROJECT APPROVED WITH SUBSTANTIAL INVESTMENT PRIOR TO THE ENACTMENT OF THE CURRENT PHASE 14 IS A PORTION OF A MASTER PLAN APPROVED PRIOR TO SEPTEMBER 1, 2013. AS PER SECTION 4.7.6.C, THE MASTER PLAN SHALL NOT BE CONSIDERED AS NONCONFORMING: WHERE CONFLICTING PROVISIONS EXIST IN THE UDO, THESE PREVIOUSLY APPROVED MASTER PLANS MAY BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED

STORM MANAGEMENT PERMIT TRANSACTION #: S - 68 - 05 TREE CONSERVATION PERMIT TRANSACTION #: 139150

DEVELOPER/OWNER

AMELIA PARK, LLC

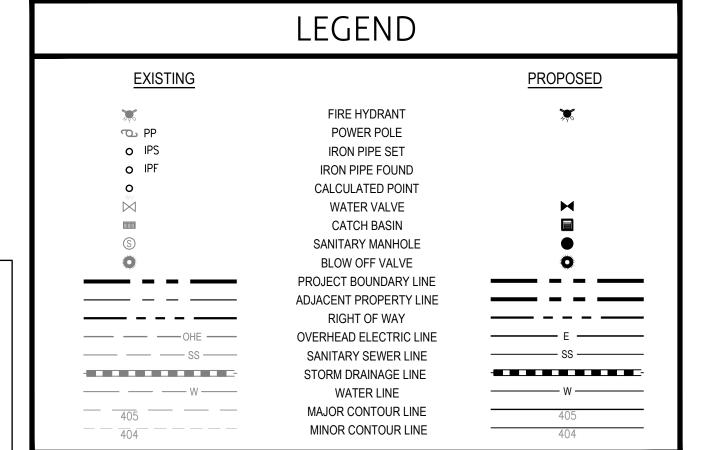
448 VIKING DRIVE, SUITE 220 VIRGINIA BEACH, VIRGINIA 23452 PHONE: (919) 723-7070

ATTN: RYAN SUMAN

TRANSIT EASEMENTS

2. CORNER OF TRYON ROAD AND ILEAGNES RAOD-DB14873 PG1545-1550

CORNER OF ILEAGNES ROAD AND OLYMPIA DRIVE-DB12399 PG0428-0433



hours prior to beginning any of their construction. Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require

reinstallation of any water or sewer facilities not inspected as a result

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water,

contacting the Public Works Department at (919) 996-2409, and the

Public Utilities Department at (919) 996-4540 at least twenty four

sewer, and/or reuse, as approved in these plans, is responsible for

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

of this notification failure.

PRELIMINARY NOT APPROVED FOR CONSTRUCTION

PREPARED BY:

WithersRavenel Engineers | Planners

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

1560 THE ARTS DRIVE, RALEIGH, NORTH CAROLINA 27603

DB 014572 PG 01478 SWPOD 2.96 AC EXISTING IMPERVIOUS AREA: N/A

MAP # 3720170200J PANEL 1702; EFFECTIVE DATE 05/02/2006

EXISTING CONDITIONS AND DEMOLITION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND
- THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO
- SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.

BM2018 PG1060 FOR EXISTING LOTS IN PHASE 6

- NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE
- PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
- SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
- SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE DEVELOPMENT SERVICES DEPARTMENT / RIGHT-OF-WAY SERVICES DIVISION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN
- CONTRACTOR IS EXPLICITLY ADVISED TO FILED LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 18. ALL SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL, RALEIGH, NORTH CAROLINA. 19. ALL UTILITIES AND UTILITY SERVICES ARE EXISTING.

EX. FIRE HYDRANT EX. POWER POLE IRON PIPE SET IRON PIPE FOUND CALCULATED POINT EX. WATER VALVE EX. CATCH BASIN EX. SANITARY MANHOLE EX. LIGHTPOLE EX. CABLE EX. TELEPHONE EX. METER EX. ELECTRIC PROJECT BOUNDARY LINE ADJACENT PROPERTY LINE EX. RIGHT OF WAY EX. OVERHEAD ELECTRIC LINE EX. FIBER OPTIC LINE EX. CABLE LINE EX. PHONE LINE EX. GAS LINE

. 405

EX. STORM DRAINAGE LINE EX. WATER LINE EX. UNKNOWN UNDERGROUND UTILITY EX. MAJOR CONTOUR LINE EX. MINOR CONTOUR LINE

EX. SANITARY SEWER LINE

EX. WETLAND

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

X

).	02050170.3	Drawn By	KA
	06/26/19	Designer	KA

evisions	
AS PER COR REVIEW	10/18/1

AS PER COR REVIEW

1.0

RESIDENTIAL USES IN TRACTS A & C +/- 183.20 ACRES MIXED USES (RETAIL/OFFICE/RESIDENTIAL.) IN TRACT B +/- 25.54 ACRES (11.5 %) ** TOTAL +/- 208.76 ACRES (100.0%)*

MINIMUM COMMON OPEN SPACE 30.93 ACRES (15:0% OF THE ENTIRE SITE) (1) MINIMUM TREE CONSERVATION AREA 17.48 ACRES (8.4% OF THE ENTIRE SITE) (1) MAXIMUM RETAIL AREA 20.88 ACRES (10.0 % OF THE ENTIRE SITE)**

(*) Existing parcels total 206.2 acres. An additional +/- 2.56 acres of existing rights-of-way from existing Tryon and Ileagnes

Roads, which may be abandoned with this development. (**) Gross land area for retail uses in Tract B shall not exceed 20.88 acres (10% of the entire site) without Specific findings and approval by City Council in accordance with City Code Section 10-2057(f)(4) b.4.

PLAN SUMMARY RESIDENTIAL USES MAXIMUM OVERALL RESIDENTIAL DWELLING UNITS 1,500 UNITS MAXIMUM GROSS DENSITY (BASED ON 208 ACRES) 7.18 DU/ACRE RANGE OF RESIDENTIAL USES IN TRACTS A, B & C SINGLE-FAMILY (DETACHED)** TOWNHOME (DETACHED) *** TOWNHOME (ATTACHED) *** MULTI-FAMILY (APARTMENTS/CONDOS) (TRACT B ONLY) NON-RESIDENTIAL USES RETAIL/OFFICE 280,000 SQ.FT. FLOOR AREA GROSS

(*) Refer to Minimum Standards Sections herein for added restrictions regarding these uses.

(**) Single-family (Detached) in excess of the 200 residential units minimum may count toward the 200 residential unit minimum for Townhomes (***) total number of Townhomes within the master plan is limited to a maximum of 937. Of this maximum, the total number Townhomes (detached). shall not exceed: 1) An overall ratio of 1-to-1 with the number of the provided Townhomes (Attached); and 2) A maximum of 468 residential units

	SIZE	MAX. DWELLING UNITS (3)	NON-RESIDENTIAL SO.FT (FLOOR AREA GROSS)	MAX. GROSS TRACT DENSITY (3)	MAX. NET TRACT DENSITY (3)	MAX. F.A.R. (4)	MAX. BLDG. HEIGHT ⁽²⁾	PERMITTED LAND USES
TRACT A	136.00 acres	967 units	N/A	8.0 DU/ACRE	20.0 DU/ACRE	N/A	40°	➤ Single-family; Townhomes (attached/detached); ➤ Open Space; Greenways; ➤ Recreation (indoor/outdoor); and ➤ Accessory uses permitted by Code
TRACT B	25.54 acres	250 units	280,000 Sq. Ft.	20.0 DU/ACRE	20.0 DU/ACRE	2.0	80'	➤ All uses permitted in SC Districts (Except for: Cattery; Kennel; Riding stables; Telecommunications Towers; Automotive service and repair facilities; Vehicle sales/rental; Individual storage buildings; Mini-warehouse storage facilities; Adult establishments); and ➤ Accessory uses permitted by Code).
TRACT C	47.22 acres	283 units	N/A	6.0 DU/ACRE	20.0 DU/ACRE	N/A	40'	➤ Single-family, Townhomes (attached/detached); ➤ Open Space; Greenways; ➤ Recreation (indoor/outdoor); and ➤ Accessory uses permitted by Code
TOTAL	208.76 acres	1,500 units	280,000 Sq. Ft.				Piaks.	
The minimum or one half of a areas. These to conservation at 2. Calculations fo 3. Overall density within resulting.	the non-residential land tee conservation areas m reas. In building heights shall le for the Master Plan is g subdivisions of Tracts	in Tract B (12.77 acres) obtains either a building tay be included to meet the open space require the calculated based on City Code Section 10-2 7.18 dwelling units per acre (based on 1,500 un	ng permit approval, or is recorded (whichever occurs first). I ments above and any other applicable Tree Save Credits in t 076 (b). its in 208 acres). Maximum Gross Tracts Density is calculat Tracts A and B can not exceed these cumulative residential c	Plan submittals prior to this threshold wil he City Code. Individual areas for tree co ted by dividing the total tract area (i.e. Tra	I contain at least 15% of the cumulative onservation area dedications shall be ma ct A, B or C) by the maximum dwelling	developed acreage. A de as development occ units. Maximum Net	minimum of 17.67 acres (8. curs in each Tract See Plan	ance of the 400th Building Permit for a residential dwelling unit, 4% of the entire site) shall be provided as tree conservation a sheets for details regarding potential Open Space and tree units per acre (exclusive of common areas and rights-of-way) aster Plan Procedures at the end of this document). Note, Tract

Last revised: February 28, 2005 Zoning Case: Z-70-04 (MP-4-04)

WAKEFIELD DEVELOPMENT COMPANY

AMELIA PARK

3	SECTIO	ON 4: STANDARDS FOR	RESIDENTIA	L USES (TRAC	TS A & C)	
	LOT SIZE MINIMUM SOUARE FEET	MINIMUM BUILDING FRONT (FROM PUBLIC STREET)	SETBACKS FOR PI REAR	RINCIPLE USE (RE SIDE	SIDENTIAL HOMES) (D) CORNER	ACCESSORY USES (GARAGES) (B) SETBACK FROM ALLEY
SINGLE-FAMILY (DETACHED) ### 40'-49' WIDE LOTS	3,600 SQ. FT. ⁽²⁾	10'	10'	3,	0,	22
50'-59' WIDE LOTS 60' WIDE & GREATER LOTS	4,500 SQ. FT. ⁽²⁾ 5,400 SQ.FT.	10° 10°	10°	3' 3'	8' 8'	3' 3'
TOWNHOMES (DETACHED) 21'-39' WIDE LOTS	N/A-(2)	5'	5'	3'	8'	3'
TOWNHOMES (ATTACHED) WITH REAR GARAGES WITH FRONT PARKING & NO GARAGE WITH FRONT GARAGE	N/A Ñ/A N/A	5' 8' 18'	5' 5' 5'	0° 0° 0°	10' PUBLIC /5' PRIVATE STREETS 10' PUBLIC /5' PRIVATE STREETS 10' PUBLIC /5' PRIVATE STREETS	3' 3' 3'

RESIDENTIAL USE RESTRICTIONS

- Minimum lot depth for all single-family (detached) shall be eighty (80') feet.
- 2. Under City Code 10-2102, the minimum lot area for a residential dwelling unit less than 5,000 sq. ft. may be subject to the provisions of an approved Cluster Plan (with a minimum lot size of 2,750 sq. ft.). If and when the City Code is amended to allow the minimum lot sizes to be reduced to a range of 1,500-2,750 sq. ft. outside an approved Cluster Plan, then these lot sizes shall be allowed within the Amelia Park Master Plan (for a maximum period of 2-years from the date of approval of this Master Plan).
- 3. Ultimate lot types, dimensions and setbacks for each development tract shall be specified (according to the above categories) at the time of Subdivision(s) for each development Tract.
- 4. For Zero Lot Line developments within an approved cluster subdivision lots shall provide a minimum six (6') feet wide side yard
- on at least one (1) side. Single-family detached residential dwelling units served by an alley must also provide frontage along a public street.
- 6. Residential dwelling units served by alleys shall provide an adequate pavement width for City services (i.e. fire protection and solid waste collection). If adequate access for these services is not provided on the alley, then the access must be provided elsewhere on a public or private street (i.e. in front of the dwelling unit). 7. Parking shall be prohibited within all alleys.
- 8. Alleys shall provide a minimum pavement width of twenty (20') feet within 200 of a dwelling unit not otherwise accessible by a public street. In all other instances, alleys shall provide either a sixteen (16') feet wide pavement width (for one way traffic) or a twenty (20') feet wide pavement width (for two way traffic). Alleys shall also provide adequate easement space (as approved by the City Attorney) for maintenance of the alley by the HOA.
- 9. With the exception of Townhomes that are approved for 3 or more attached dwelling units, a minimum six (6') foot wide building separation shall be provided between all structures. Building separations shall also require compliance with the NC Building Code. 10. Single-family detached residential dwelling units (not including townhomes) with front loaded garages shall provide an adequate length of 18' for driveway parking. This 18' minimum distance shall be measured from the face of the garage door(s) to right-of-
- way line. This setback applies to the garage portion of the structure and not the setback for the home which may maintain a minimum front setback of 10' as indicated above. 11. Roof eaves may extend up to a maximum of one-third (1/3) of the yard area, but in no case shall these eaves or overhangs be less
- than four (4') feet apart from adjacent dwelling units. 12. All applicable legal documents shall conform with City Code Section 10-3073 (b) Subsection 8, which requires perpetual
- easements on the adjoining lot for maintenance. 13. All private streets shall be accessible to the public and perpetually maintained by common Homeowners' Association or Property
- Owners' Association. These private streets shall be constructed to meet the City's minimum subsurface and surfacing standards. 14. Total development within Tract C shall not exceed: a maximum impervious cover of seventy (70%) percent; a maximum of 283 residential dwelling units and/or an overall residential density of six (6) dwelling units per acre gross (based on 47.22 acres). Subsequent subdivisions of Tract C shall evidence in tabulated form that these maximum thresholds have not been exceeded.
- 15. Manufactured Housing and Mobile Homes as defined by the City Code shall be prohibited throughout the development. 16. Except for streets terminating in a cul-de-sac, five (5') foot wide sidewalks shall be provided along both sides of all public streets.

- 17. A minimum of 200 single-family (detached), and a minimum of 150 townhomes (detached) shall be provided within this development. Single-family (detached) in excess of the 200 may count toward the minimum for 150 townhomes (detached).
- 18. Townhomes shall not exceed a maximum of 937 residential dwelling units. Townhomes (detached) shall not exceed a maximum of 468 residential dwelling units or a ratio of 1:1 with the number of townhomes (attached). At no point shall the number of Townhomes (detached) exceed the number of Townhomes (attached).
- 19. Coincidental to recording any subdivisions containing both Attached and Detached Townhomes shall provide a common Homeowner's Association that is specifically responsible for their common maintenance
- 20. Multi-family (apartments/condominiums) shall not exceed a maximum of 250 residential units. 21. Tract C shall not exceed a maximum of 283 residential dwelling units. Transfers of additional residential units from Tracts A and
- B shall be prohibited. 22. Prior to the issuance of the 400th Building Permit for a residential dwelling unit, private recreation facilities including a pool, a cabana, and two (2) children's "tot lots" (i.e. a lot with at least one set of children's play equipment and a minimum play area of 800 square feet) shall be provided within Tract A and/or C. These private recreation facilities shall collectively have a minimum area of three (3.0) acres and shall be accessible to pedestrian via a combination of public sidewalks, City Greenways, trails and/or urban greenways.
- 23. Upon development of Tracts A or C, a minimum of two (2) transit easements (with a minimum dimension of 20' by 15') shall be offered to the City in Tract A and/or Tract C. One (1) easement location shall be offered along the proposed extension of Ileagnes in Tract A and one (1) easement shall be offered along the re-alignment of Tryon Road. Locations and deeds for these easements shall be determined at the time of plan submittal by the City of Raleigh Transit Division and the City Attorney respectively. 24. Telecommunications towers shall be prohibited.
- 25. Six (6') foot wide sidewalks or "urban greenways" shall be provided as shown on the Plan sheets. These sidewalks shall serve as urban greenway connections and shall connect to the greenway areas indicated on the plan. At least one six (6') foot wide sidewalk connection shall be extended from this network to the proposed greenway and riparian buffer areas in the northeast corner of Tract A. Refer to Plan Sheets for the general locations, alternative sections and further details.
- 26. Upon development of the applicable Tracts, Greenways shall be offered to the City as generally indicated on OS-1 and TS-1 Plan sheets. These areas may be given and dedicated as either easements of fee simple ownership. The developer shall not seek any reimbursements or credits from the City for dedications of these areas.
- 27. Restrictive covenants for all single-family residential subdivisions within the development shall include a statement regarding City Code provisions for maximum number of non-related persons living within a single-family dwelling unit.

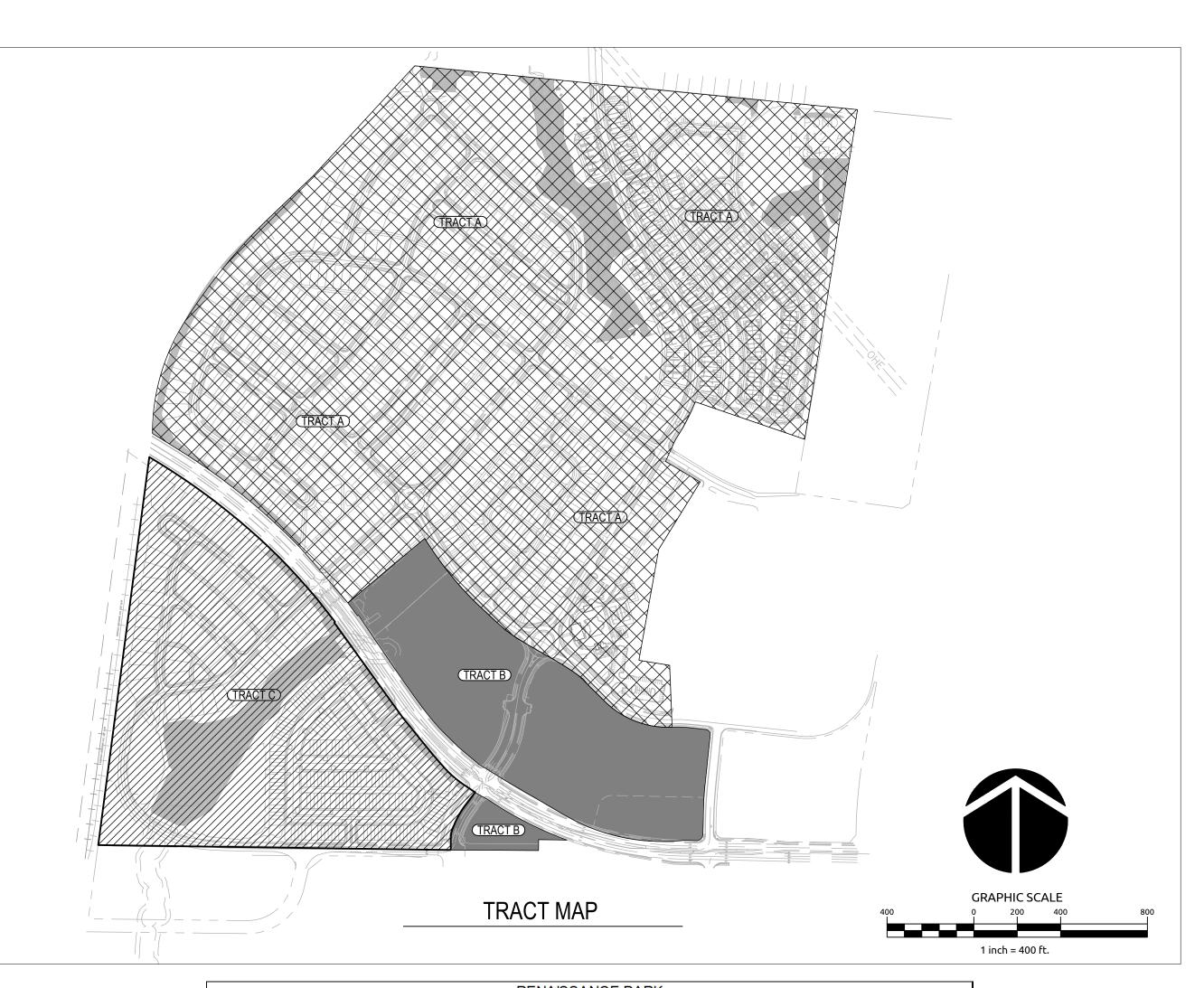
Notes:

A) Residential uses within a mixed-use building in Tract B shall adhere to the same minimum setback and height standards for Non-residential buildings indicated in the Standards for Non-Residential Uses on page 6 of this document. B) Accessory structures must meet the requirements of City Code Section 10-2075 (e) footnote h.

C) Separation and fire walls between buildings and dwelling units must meet NC Building Code requirements.

D) Setbacks indicated above are determined from individual lot lines. Building setbacks shall be exclusive of any required Street Protective Yards.

Last revised: February 28, 2005 Zoning Case: Z-70-04 (MP-4-04)

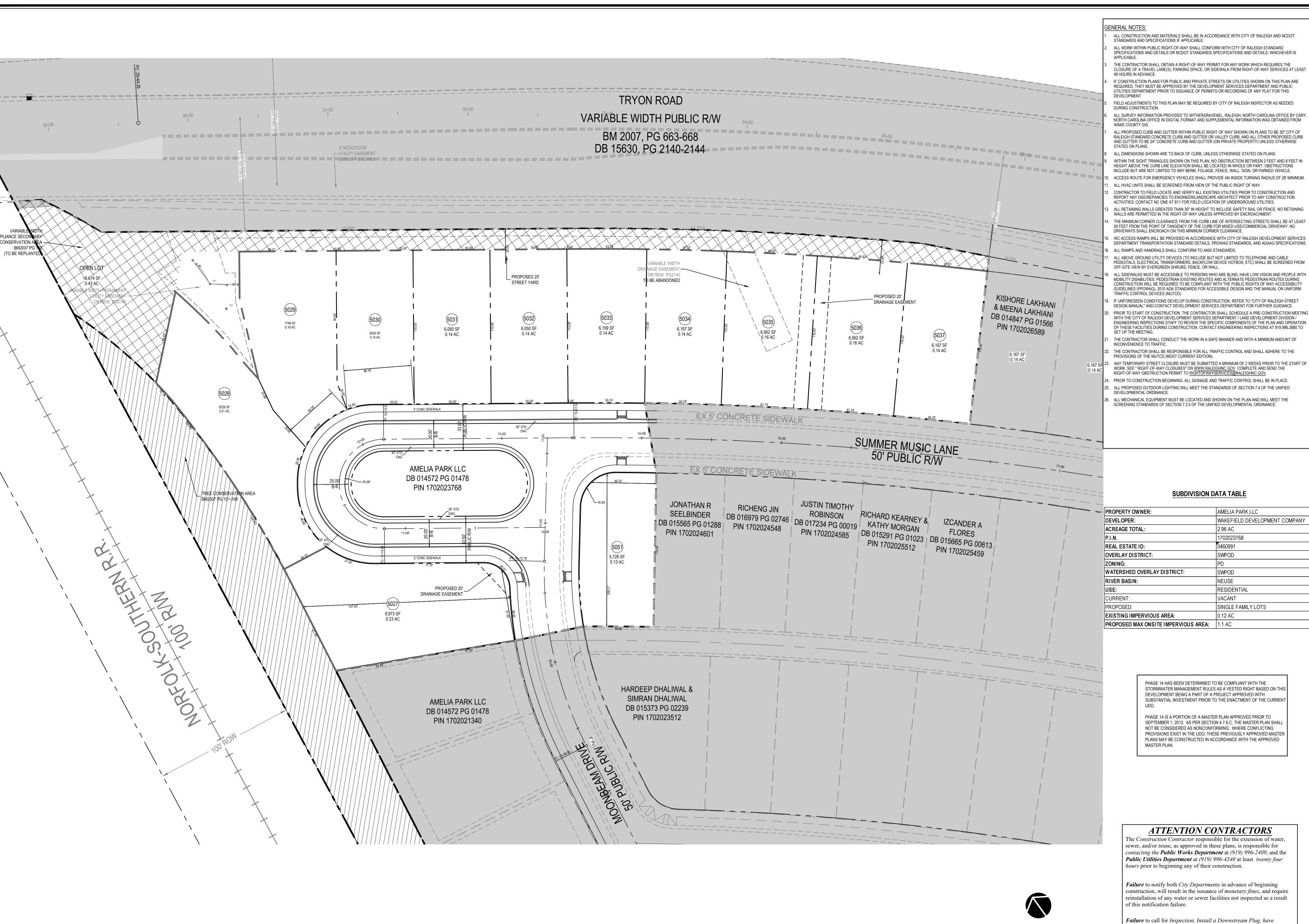


		Dell	sity Chart			
GROSS AREA OF MASTER F	PLAN DEVELOPME	ENT				208.64
TOTAL NUMBER OF UNITS A	LLOWED PER MP	-4-04				1500
TOTAL NUMBER OF UNITS A						1109
TOTAL NUMBER OF UNITS P						988
GROSS DENSITY	TO VIDED					4.74
OPEN SPACE REQUIRED PE	:D MD 4 04 (15%)					31.30
OPEN SPACE PROVIDED	.IV IVII -4-04 (1076)					46.13
TREE PRESERVATION REQU TREE PRESERVATION PROV		4				17.48 17.69
TRACT "A"	AREA	SINGLE-FAMILY	DETACHED	ATTACHED	ATTACHED	TOTAL
		UNITS	TOWNHOMES	TOWNHOMES	TOWNHOMES	UNITS
	Ac.			W/ GARAGE	W/O GARAGE	
MP-4-04	136.00	346	89	162	254	967
Phase 1	53.98	130	0	112	0	242
Phase 2	43.39	170	0	52	0	222
Phase 4	15.56	0	0	72	0	72
Phase 5	7.43	0	0	0	100	100
Phase 8	1.08	0	0	20	0	20
Phase 9	10.91	0	0	22	0	22
Phase 10	1.51	0	0	18	0	18
Phase 11	3.66	0	0	0	34	34
				-		
Total	137.52	300	0	296	134	730
Density	5.31	DU/AC				
TRACT "B"	AREA					
	Ac.					
MP-4-04	25.54	0	0	0	0	250
L a.t. 4	7.00	0	0	0	0	0
Lot 1	7.36	0	0	0	0	0
Lot 2	11.40	0	0	0	0	0
Lot 3	1.65	0	0	0	0	0
Tryon Road / lleagnes Dr.	2.60	0	0	0	0	0
Total	23.01	0	0	0	0	0
TRACT "C"	AREA	SINGLE-FAMILY	DETACHED	ATTACHED	ATTACHED	TOTAL
		UNITS	TOWNHOMES	TOWNHOMES	TOWNHOMES	UNITS
	Ac.	515	101111111111111111111111111111111111111	W/ GARAGE	W/O GARAGE	0,,,,
MP-4-04	47.22					283
Phase 3	16.89	0	0	0	189	189
Phase 6	15.75	46	0	0	0	46
Phase 13	1.90	11	0	0	0	11
Phase 14	2.96	12	0	0	0	12
Tryon Road / Junction Blvd.	8.60	0	0	0	0	0
Total	46.10	69	0	0	189	258
	10.10	00	•	•	100	200



No.		Drawn By	
	02050170.3	,	KAS
5	06/26/19	Designer	KAS

AS PER COR REVIEW AS PER COR REVIEW



THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT AND PUBLIC

ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM

ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER OR VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER (ON PRIVATE PROPERTY) UNLESS OTHERWISE

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.

CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER/LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION

ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING

50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT TRANSPORTATION STANDARD DETAILS, PROWAG STANDARDS, AND ADAAG SPECIFICATIONS.

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM

IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION / ENGINEERING INSPECTIONS STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION

THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE

WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

6. ALL MECHANICAL EQUIPMENT MUST BE LOCATED AND SHOWN ON THE PLAN AND WILL MEET THE

PROPERTY OWNER:	AMELIA PARK LLC
DEVELOPER:	WAKEFIELD DEVELOPMENT COMPANY
ACREAGE TOTAL:	2.96 AC
P.I.N.	1702023768
REAL ESTATE ID:	0460991
OVERLAY DISTRICT:	SWPOD
ZONING:	PD
WATERSHED OVERLAY DISTRICT:	SWPOD
RIVER BASIN:	NEUSE
USE:	RESIDENTIAL
CURRENT:	VACANT
PROPOSED:	SINGLE FAMILY LOTS
EXISTING IMPERVIOUS AREA:	0.12 AC
PROPOSED MAX ONSITE IMPERVIOUS AREA	1 1 AC

construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result

Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from uture work in the City of Raleigh.

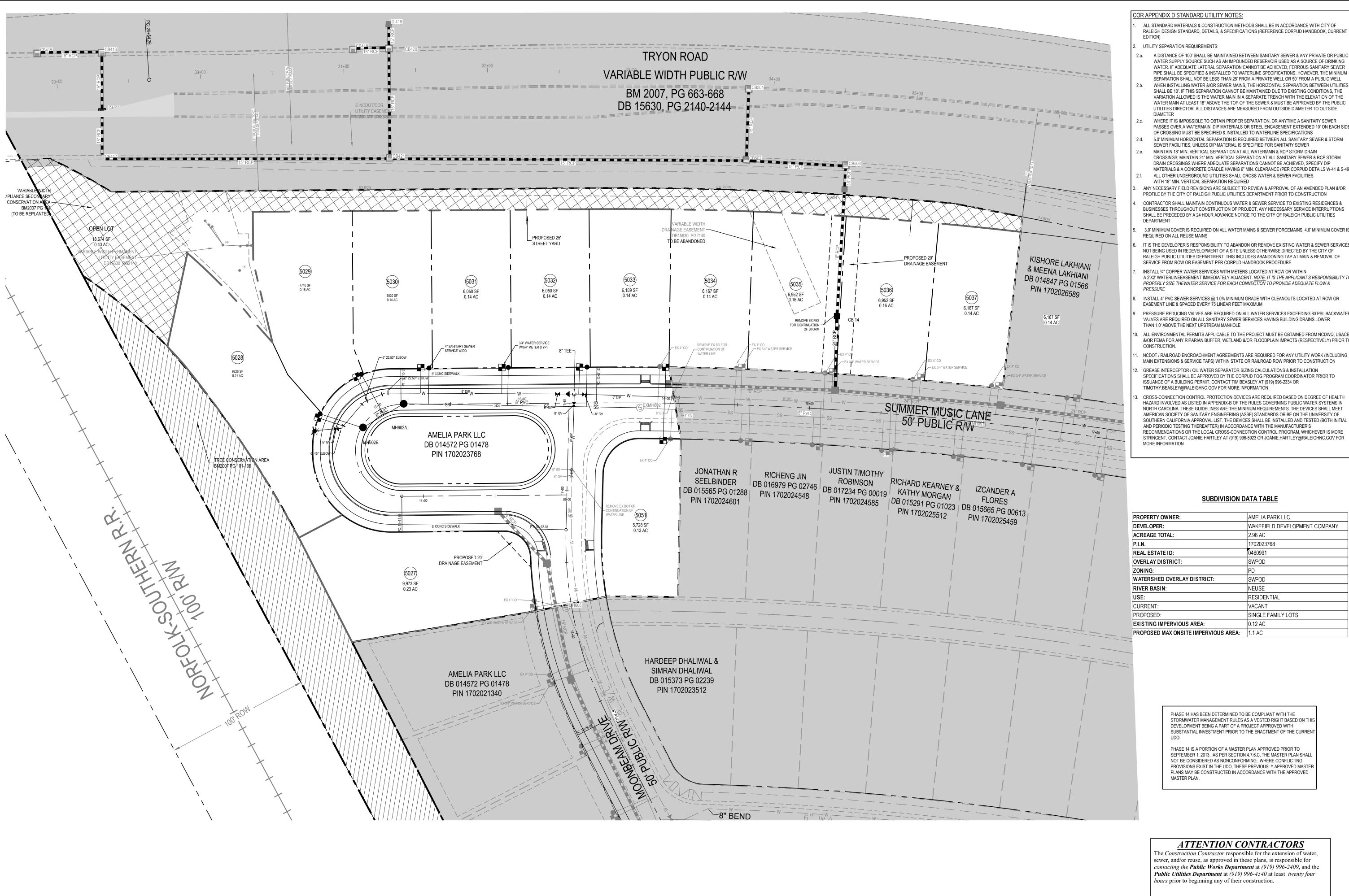
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PRELIMINAF SUBDIVISION F

02050170.3	Drawn By	KA
06/26/19	Designer	KA

Revisions			

AS PER COR REVIEW AS PER COR REVIEW



OR APPENDIX D STANDARD UTILITY NOTES:

- ALL STANDARD MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARD, DETAILS, & SPECIFICATIONS (REFERENCE CORPUD HANDBOOK, CURRENT
- A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER
 - SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM
 - DRAIN CROSSINGS.WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF
 - INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINEEASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THEWATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW &
 - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER
 - VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE
 - &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO
 - MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION
 - SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR

PROPERTY OWNER:	AMELIA PARK LLC
DEVELOPER:	WAKEFIELD DEVELOPMENT COMPANY
ACREAGE TOTAL:	2.96 AC
P.I.N.	1702023768
REAL ESTATE ID:	0460991
OVERLAY DISTRICT:	SWPOD
ZONING:	PD
WATERSHED OVERLAY DISTRICT:	SWPOD
RIVER BASIN:	NEUSE
USE:	RESIDENTIAL
CURRENT:	VACANT
PROPOSED:	SINGLE FAMILY LOTS
EXISTING IMPERVIOUS AREA:	0.12 AC
PROPOSED MAX ONSITE IMPERVIOUS AREA	1 1 AC

SUBDIVISION DATA TABLE

PHASE 14 HAS BEEN DETERMINED TO BE COMPLIANT WITH THE STORMWATER MANAGEMENT RULES AS A VESTED RIGHT BASED ON THIS DEVELOPMENT BEING A PART OF A PROJECT APPROVED WITH SUBSTANTIAL INVESTMENT PRIOR TO THE ENACTMENT OF THE CURRENT

PHASE 14 IS A PORTION OF A MASTER PLAN APPROVED PRIOR TO SEPTEMBER 1, 2013. AS PER SECTION 4.7.6.C, THE MASTER PLAN SHALL NOT BE CONSIDERED AS NONCONFORMING; WHERE CONFLICTING PROVISIONS EXIST IN THE UDO, THESE PREVIOUSLY APPROVED MASTER PLANS MAY BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

1 inch = 30 ft.

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X RENAISS

PLAN PLAN

02050170.3 06/26/19

AS PER COR REVIEW

AS PER COR REVIEW

3.0

AS PER MASTER PLAN, THE REPLANING OF LANDSCAPING ALONG TYRON ROAD WILL BE AS PER SHOD-2 RATES FOR TREES AND SHURBS. LENGTH OF RIGHT OF WAY WITHIN PHASE 14 IS 703 FEET.

SHADE TREES AT 5 TREES PER 100 FEET. DECIDUOUS TREES AT 3 PER 100 @ 703 = 21 TREES

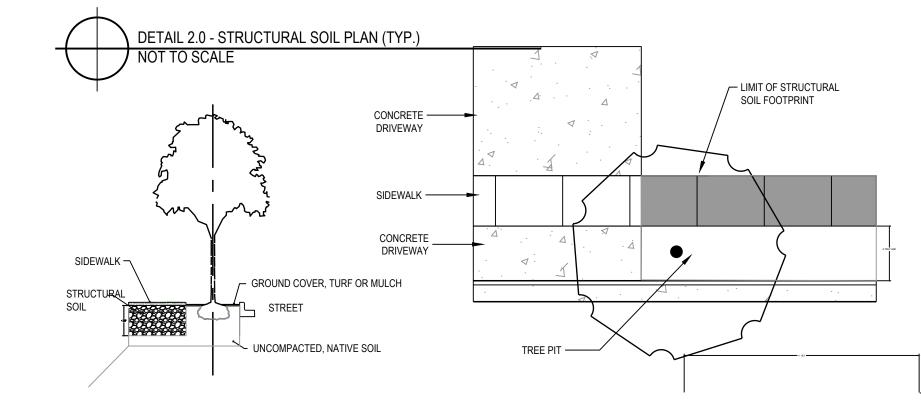
EVERGREEN TREES AT 2 PER 100 @ 703 = 14 TREES

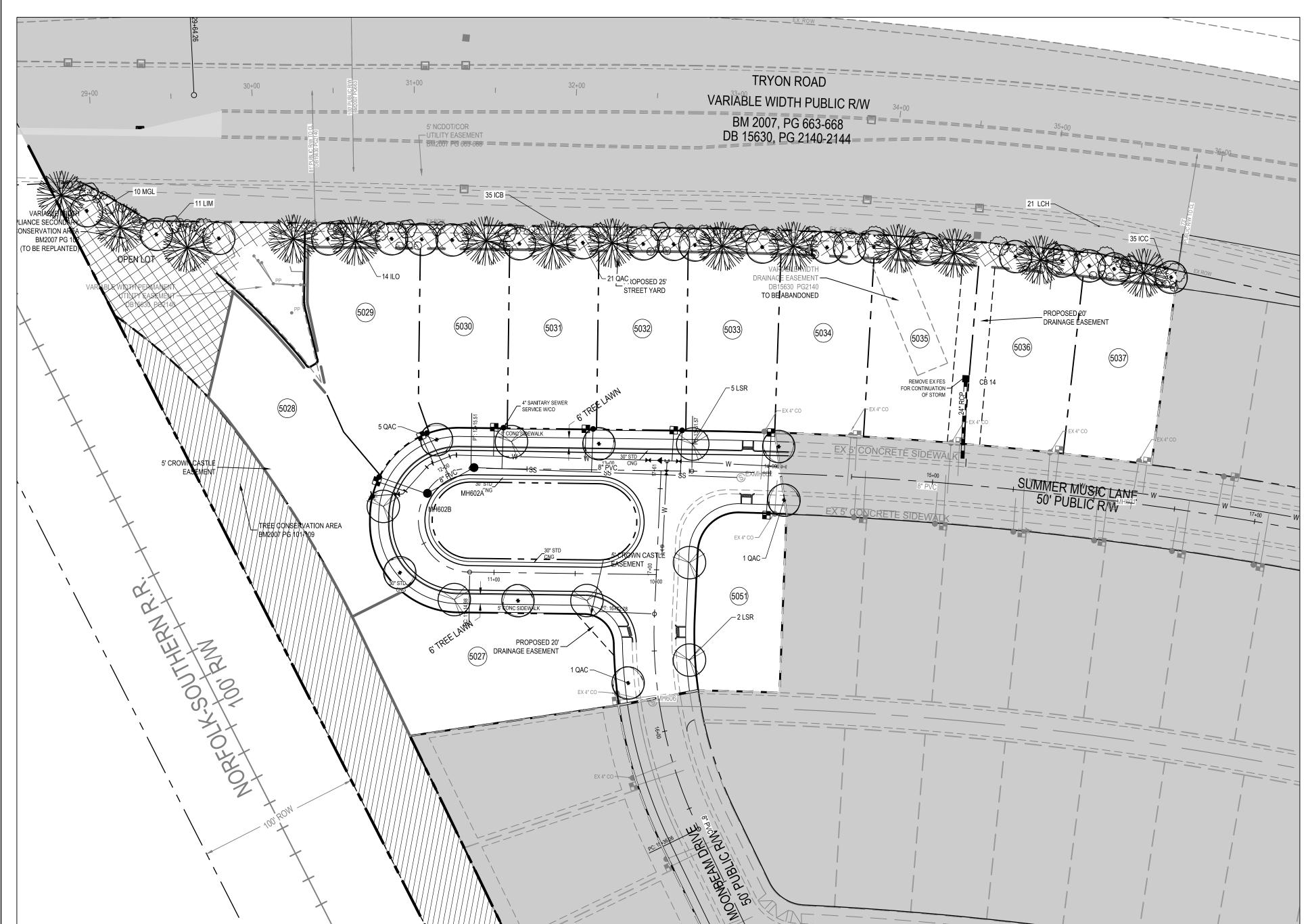
UNDERSTORY TREES AT 3 TREES PER 100 FEET. TREES AT 3 PER 100 @ 703 FEET = 21 TREES

SHRUBS AT 16 @ 100 FEET

= 113 SHRUBS

TRYON ROAD STREET YARD			SCHEDULE						06.26.19
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES	
CANOPY STREET TREES	6	ILO	llex opaca	American Holly	B&B	2"	8' min	MATCHED	
	21	QAC	Quercus lyrata	Overcup Oak	B&B	2 "	8' min.	MATCHED	
UNDERSTORY TREES	10	MGL	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	B&B	2"	8'-10'	MATCHED	
	11	LIM	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	B&B	2"	8'-10'	MATCHED	
SHRUBS	35	ICC	llex cornuta 'Carissa"	Carissa Holly	CONT.	3 Gal.	18" MIN	48" O.C.	
	35	ICB	llex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.	3 Gal.	18" MIN	5' O.C.	
	43	LCH	Loropetalum chinense 'Blush'	Blush Loropetalum	CONT.	3 Gal.	18" MIN	5' O.C.	





10.31.19

MATCHED

10' min. MATCHED

INTERNAL ROADS STREET YARD SCHEDULE

STREET TREES

BOTANICAL NAME

7 LSR Liqiudam bar styraciflua 'rotundaloba'

7 QAC Quercus lyrata

Overcup Oak

Fruitless Sweet Gum

ATTENTION CONTRACTORS

PHASE 14 HAS BEEN DETERMINED TO BE COMPLIANT WITH THE

PHASE 14 IS A PORTION OF A MASTER PLAN APPROVED PRIOR TO SEPTEMBER 1, 2013. AS PER SECTION 4.7.6.C, THE MASTER PLAN SHALL

NOT BE CONSIDERED AS NONCONFORMING; WHERE CONFLICTING

PROVISIONS EXIST IN THE UDO, THESE PREVIOUSLY APPROVED MASTER

PLANS MAY BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED

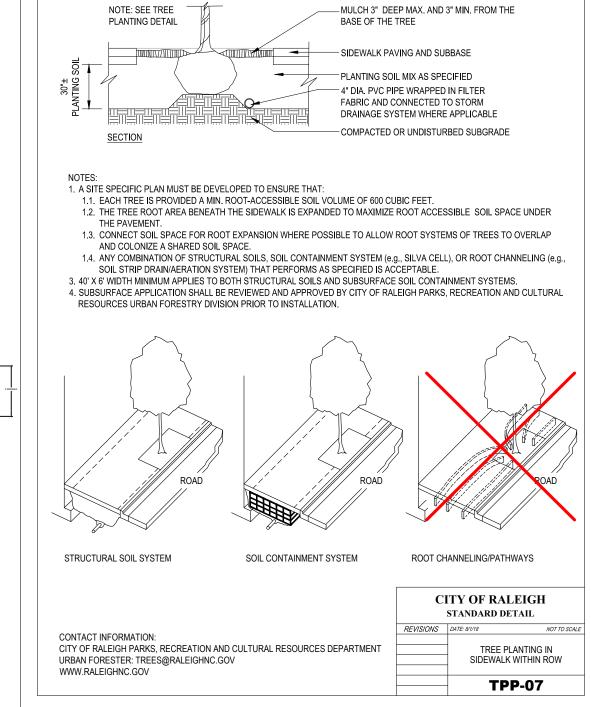
STORMWATER MANAGEMENT RULES AS A VESTED RIGHT BASED ON THIS DEVELOPMENT BEING A PART OF A PROJECT APPROVED WITH SUBSTANTIAL INVESTMENT PRIOR TO THE ENACTMENT OF THE CURRENT

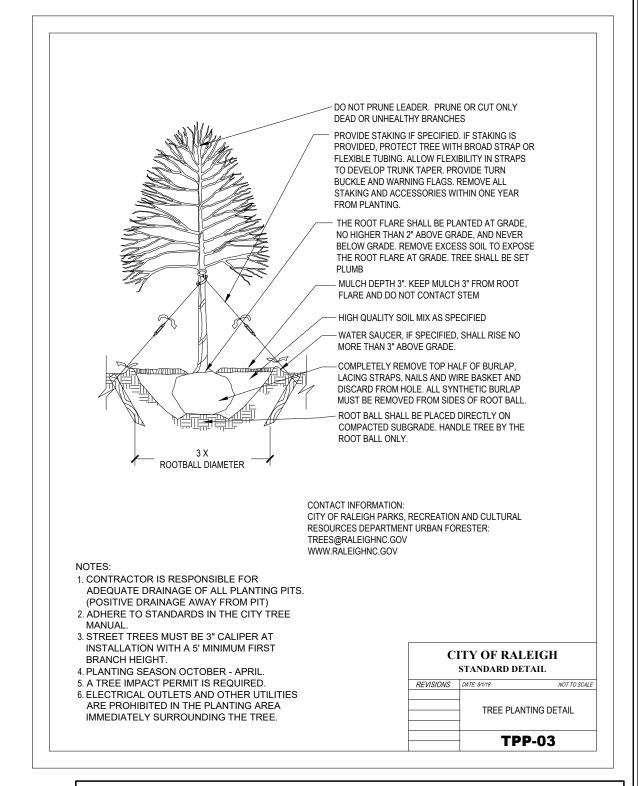
The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.





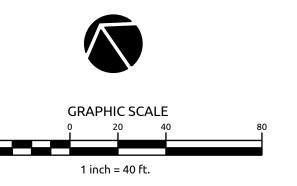
GENERAL LANDSCAPE NOTES:

CONTRACTOR.

REFER TO THE SITE AND GRADING PLANS.

- 1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC.,
- 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
- 3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE

- 11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR/AND LANDSCAPE ARCHITECT.
- 12. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 13. VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE
- 14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY
- 15. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.



APPROVAL OF THE GOVERNING MUNICIPALITY. 4. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY 5. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS; ELECTRICAL TRANSFORMERS; BACKFLOW-DEVICE HOTBOX; ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL. 6. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION. 7. ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE AS PER COR REVIEW 8. ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3". DOUBLE SHREDDED HARDWOOD MULCH; DYED AS PER COR REVIEW BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED. 9. APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. 10. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUNDCOVER BEDS.

OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.

INTERNAL STREETS LANDSCAPE REQUIREMENTS

TREES REQ'D = 1 PER 40 FEET PER SIDE OF STREET

150 FT

451 FT

MOONBEAM DRIVE

SUMMER MUSIC LANE

TOTAL TREES REQUIRED

DIVISIO

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RENAISS

PRELIMINA ANDSCAPE

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06/26/19