



Administrative Approval Action

Case File / Name: SUB-0038-2022
DSLCL - MONTAGE WEST TOWNES

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

- LOCATION:** This 1.53 acre site zoned R-10 CU (Z-58-23) is located on the east side of Rawls Drive just north of the intersection of Rawls Drive and Poole Road at 611 Rawls Drive.
- REQUEST:** This is a conventional townhome subdivision consisting of 21 lots (20 residential lots and one common lot) and applicable infrastructure.
- 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 July 23, 2024 by Jon Eakins.

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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. Montage Subdivision Phase 1 Stormwater Management Plan (N-0050-20) associated with SUB-S-67-2018 & SPR-0050-2019 must be amended to remove Open Space Lots 302 and 303 and their 0 sf impervious restriction. Any N-0050-20 shared stormwater maintenance covenants or other legal agreements may require amendment to remove these lots from Montage Subdivision SCM maintenance obligations . The area of these two lots cannot be a part of two different stormwater management plans simutaniously.
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Residential tenants of the building that exists on 611 Rawls Drive (PIN 1723276014) prior to the effective date of these conditions (the "Existing Building") are entitled to 90 days written notice before any early termination of their leases due to redevelopment of the property. The Property Owner or its designee shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for the Existing Building. A sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. This condition does not expand the notice period that the Landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month. (Z-58-23)
3. In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Building with 90 days written notice of lease termination under Condition 2, the Property Owner or its designee shall provide relocation assistance in an amount of \$2,500 for each dwelling unit, irrespective of the number of occupants or bedrooms in each dwelling unit. Prior to issuance of a demolition permit for the Existing Building, the Property Owner or its designee shall provide to the Planning and Development Staff a sworn affidavit confirming that notice of eligibility for relocation assistance was given to each residential unit located in the Existing Building on the Property. A copy of the eligibility notice, identification of the residential units receiving relocation assistance, and the dates such assistance payments were made shall be included in the affidavit required by this condition. (Z-58-23)

Engineering

4. 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.
5. That the existing slope easement on Connectivity Way is abandoned and a resolution number shown on all plats.

Stormwater

6. 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).
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
8. 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).



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9. 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).

Urban Forestry

10. A public infrastructure surety for 7 street trees along Rawls Drive and 8 street trees along Diversity Way 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 the proposed subdivision

Stormwater

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Rawls Drive and 8 street trees along Diversity Way.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. 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:



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3-Year Sunset Date: August 14, 2027
Record at least 1/2 of the land area approved.

5-Year Sunset Date: August 14, 2029
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Keegan McDonald* _____ Date: 08/14/2024
Development Services Dir/Designee
Staff Coordinator: **Michael Walters**

MONTAGE WEST TOWNES

PRELIMINARY SUBDIVISION PLANS

PARCEL PIN 1723-27-6014

RALEIGH, NC

MAY 13, 2022
 REVISED JANUARY 20, 2023
 REVISED APRIL 6, 2023
 REVISED JULY 3, 2023
 REVISED JUNE 10, 2024
 REVISED JULY 23, 2024

OWNERS
 SOUTHERN PURCHASING GROUP, LLC
 PO BOX 37086
 RALEIGH, NC 27627

AND

PHELLCO CORP
 504 FALLON GROVE WAY
 RALEIGH, NC 27608

VICINITY MAP



SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	06/03/2024
C1.1	DEMOLITION PLAN	06/03/2024
C2.0	SUBDIVISION PLAN	07/23/2024
C2.1	AMENITY AREA, OPEN SPACE AND ACCESSIBLE ROUTE PLAN	07/23/2024
C2.2	FIRE ACCESS COVERAGE PLAN	07/23/2024
C3.0	GRADING PLAN	07/23/2024
C3.1	IMPERVIOUS AREA PLAN	07/23/2024
C4.0	UTILITY PLAN	07/23/2024
C5.0	LANDSCAPE PLAN	07/23/2024
PLANS BY OTHERS		
SHEET NO.	SHEET NAME	REVISION DATE
1 OF 1	RECOMBINATION OF 611-627 RAWLS DR & 328 & 408 DIVERSITY WAY RCMP-0273-2022 (BM2023, PAGE 01580 - RECORDED ON 09/27/2023)	XXX

BLOCK PERIMETER

PER CITY OF RALEIGH UDO 8.3.2.A.2.b, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS AS THE TOTAL SITE AREA (FOR <5,999 SF LOTS) IS LESS THAN 5 ACRES. IN ADDITION, THE PROJECT IS EXEMPT BASED ON UDO 8.3.2.1.b.iv, 8.3.2.1.b.vi AND 8.3.2.1.b.ix.

SOLID WASTE COMPLIANCE STATEMENT

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.

RESIDENTIAL INFILL STANDARDS

THE PRIMARY STREET FRONTAGE FOR THIS PROJECT IS NOT ON A STREET SECTION THAT HAS BEEN PLATTED FOR AT LEAST 20 YEARS. THEREFORE RESIDENTIAL INFILL COMPATIBILITY STANDARDS DO NOT APPLY BECAUSE UDO 2.2.7.B.1.b DOES NOT APPLY TO THESE PROPOSED IMPROVEMENTS.

CONNECTIVITY WAY CLOSING

CITY OF RESOLUTION NUMBER (2023) 473 DATED MARCH 7, 2023 ALLOWS FOR THE PORTION OF CONNECTIVITY WAY THAT EXTENDS TOWARDS THIS PROJECT BE PERMANENTLY CLOSED.

BUILDING FOOTPRINTS

BUILDING FOOTPRINTS DO NOT REPRESENT ACTUAL NOR APPROVED BUILDING LOCATION PER THIS PLAN SET REVIEW AND APPROVAL. ALL PROPOSED LOT DEVELOPMENT MUST MEET SETBACK AND BUILDING STANDARDS AT PERMIT REVIEW.

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Preliminary Subdivision Application

Site Review
 Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)

Conventional Subdivision Compact Development Conservation Development
 Cottage Court Flag lot Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s): SCOPE-0181-2021
 Development name (subject to approval): Montage West Townes
 Property Address(es): 611 Rawls Drive
 Recorded Deed PIN(s): 1723-27-6014

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Nathan Becker and Philip J Wheeler
 Company: Southern Purchasing Group, LLC & Phelco Corp | Title: Owners
 Address: PO Box 37086 - Raleigh, NC & 504 Fallon Grove Way Raleigh, NC
 Phone #: 919-889-0059&978-807-4403 | Email: nathan@bigrealityco.com&phil@pswheeler.net
Applicant Name (if different from owner. See "who can apply" in instructions): Jeremy J. Beckett, P.E.
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: The Nau Company, PLLC | Address: PO Box 810 - Rolesville, NC 27571
 Phone #: 919-395-2775 | Email: jbeckett@thenauco.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Nathan Becker & Philip J Wheeler
 Company: Southern Purchasing Group, LLC & Phelco Corp | Title: Owners
 Address: PO Box 37086 - Raleigh, NC & 504 Fallon Grove Way Raleigh, NC
 Phone #: 919-889-0059&978-807-4403 | Email: nathan@bigrealityco.com&phil@pswheeler.net

DocuSign Envelope ID: 237860D4-B2BF-4941-961D-A6B0180886E1

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 1.532 acres
 Zoning districts (if more than one, provide acreage of each):
 R-10 CU
 Overlay district(s): none Inside City Limits? Yes No Historic District/Landmark: N/A
 Conditional Use District (CUD): Board of Adjustment Case # BOA- Design Alternate Case # DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s):
 Existing (sf) 13775 Proposed total (sf) 24650 Impervious Area for Compliance (includes right-of-way):
 Existing (sf) 13775 Proposed total (sf) 24650

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 0 # of Attached House Lots: 0 # of Townhouse Lots: 20
 # of Tiny House Lots: 0 # of Open Lots: 1 # of Other Lots (Apartment, General, Mixed Use, Civic): 0
 Total # of Lots: 21 Total # Dwelling Units: 20
 Proposed density for each zoning district (UDO 1.5.2.F): 66,729.3 sf/20 UNITS = 3,336 sf/unit

SIGNATURE BLOCK

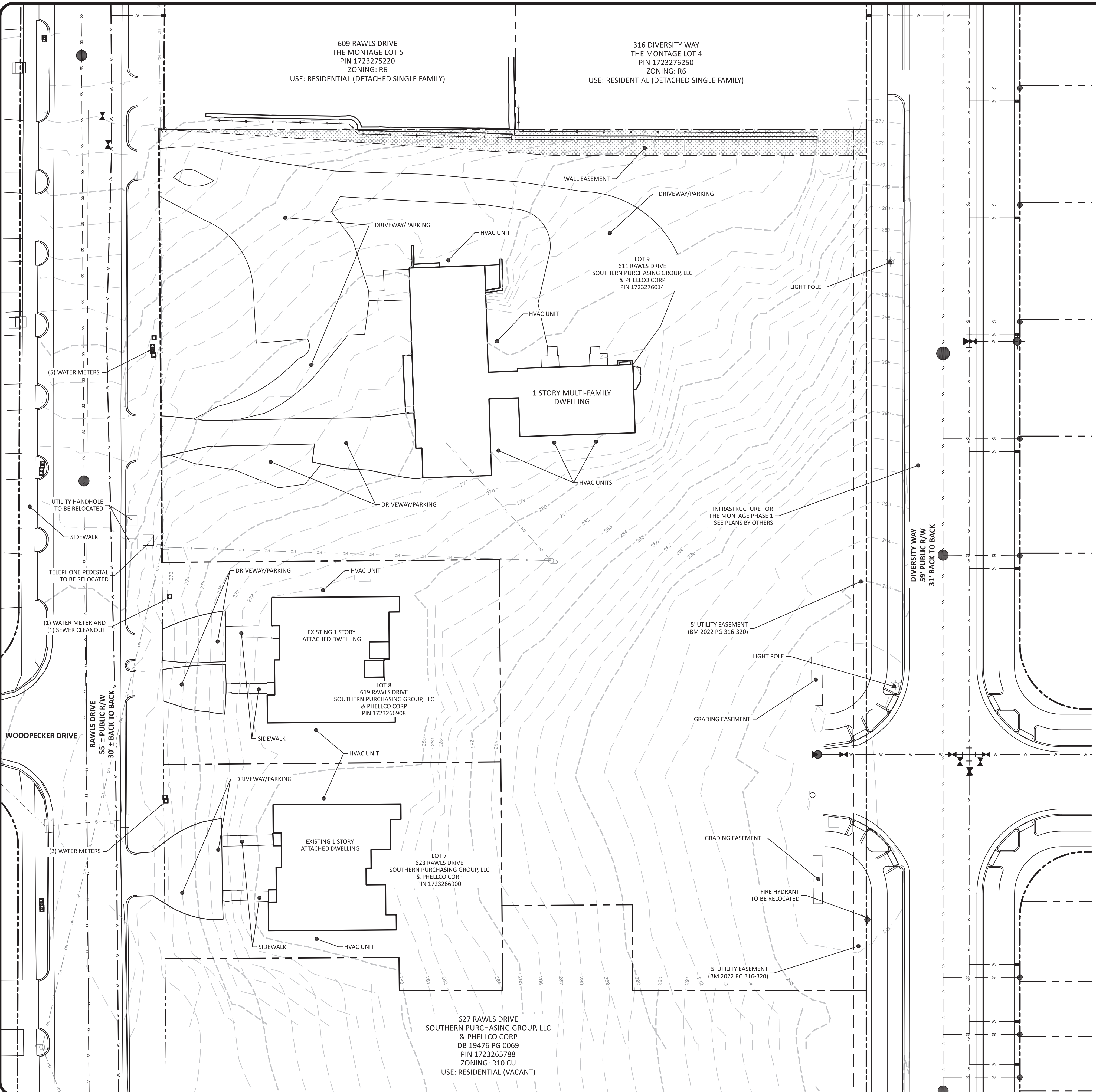
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: *Nathan Becker* Date: 6/3/2024
 Printed Name: Nathan Becker
 Signature: *Philip J Wheeler* Date: 6/3/2024
 Printed Name: Philip J Wheeler



EXISTING CONDITIONS SOURCES

1. THE PROPERTY BOUNDARIES WERE TAKEN FROM ELECTRONIC CAD FILES PROVIDED BY: CDK GEOMATICS, PC AND PABST DESIGN GROUP, PA
2. EXISTING TOPOGRAPHY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC AND PABST DESIGN GROUP, PA AND WAKE COUNTY GIS

EXISTING PARCEL DATA: PIN 1723-27-6014

ADDRESS	611 RAWLS DRIVE
OWNER	SOUTHERN PURCHASING GROUP LLC & PHELLCO CORP
ZONING	R-10 CU
PARCEL AREA	1.532 AC (66,729.3 SF)
EXISTING USE	RESIDENTIAL (SINGLE FAMILY DWELLING)
RIVER BASIN	NEUSE

May 5, 2024

Toby Coleman, Esq.
Smith, Anderson, Blount, Dorsett, Mitchell & Arrington, LLP
Post Office Box 2611
Raleigh, North Carolina 27602-2611

Re: Rezoning Z-58-23 - 611, 627 Rawls Drive (PINs 1723276014; 1723265788)

Dear Mr. Coleman:

Enclosed is a copy of Ordinance No. (2024) 622 ZC 880 which was adopted by the City Council in their meeting held April 16, 2024. This ordinance rezones property referred to above as described in the ordinance. Please note: this ordinance includes more than one rezoning case.

I believe you will find the ordinance to be self-explanatory. If you have any questions, you may call me at 919-996-3600.

Sincerely,

Ralph L. Puccini, III, NCCM/C
Deputy City Clerk

RLP
Enclosure

cc: Planning and Development

ORDINANCE NO. (2024) 622 ZC 880

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same is hereby amended as follows:

4. Z-58-23 - 611, 627 Rawls Drive, located north of Peole Road and east of Diversity Way, being Wake County PINs 1723276014 and 1723265788. Approximately 2.56 acres rezoned to Residential-10 Conditional Use (R-10-CU).

Condition dated: April 12, 2024

1. The Apartment Building Type (Sections 1.4.1.D, 2.2.4, 2.3.5, or 2.4.5) is prohibited.
2. Residential tenants of the building that exists on 611 Rawls Drive (PIN 1723276014) prior to the effective date of these conditions (the "Existing Building") are entitled to 90 days written notice before any early termination of their leases due to redevelopment of the property. The Property Owner or its designee shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for the Existing Building. A sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. This condition does not expand the notice period that the Landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.
3. In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Building with 90 days written notice of lease termination under Condition 2, the Property Owner or its designee shall provide relocation assistance in an amount of \$2,500 for each dwelling unit, irrespective of the number of occupants or bedrooms in each dwelling unit. Prior to issuance of a demolition permit for the Existing Building, the Property Owner or its designee shall provide to the Planning and Development Staff a sworn affidavit confirming that notice of eligibility for relocation assistance was given to each residential unit located in the Existing Building on the Property. A copy of the eligibility notice, identification of the residential units receiving relocation assistance, and the dates such assistance payments were made shall be included in the affidavit required by this condition.

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Ordinance No. (2024) 622 ZC 880
Adopted: 4/16/2024

Page 2
Effective: 4/21/2024

Section 3. If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

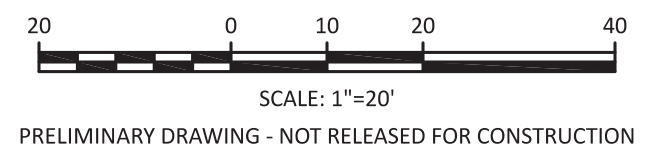
Section 5. That this ordinance shall become effective as indicated below.

Adopted: April 16, 2024 Effective: April 21, 2024

Distribution: Planning and Development
Inspection
City Attorney
Transcription Services - Taylor

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT # SUB-0038-2022



The Nau Company
Consulting Civil Engineers

PO Box 810, Raleigh, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
SOUTHERN PURCHASING, LLC
RALEIGH, NC 27627

AND
PHELLCO CORP
504 FALCON GROVE WAY
RALEIGH, NC 27608

REVISIONS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS
1	2023-01-20			
2	2023-04-06			
3	2023-07-03			
4	2024-06-10			

**MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS**

RALEIGH, NC

EXISTING CONDITIONS

PROJECT NO: ---

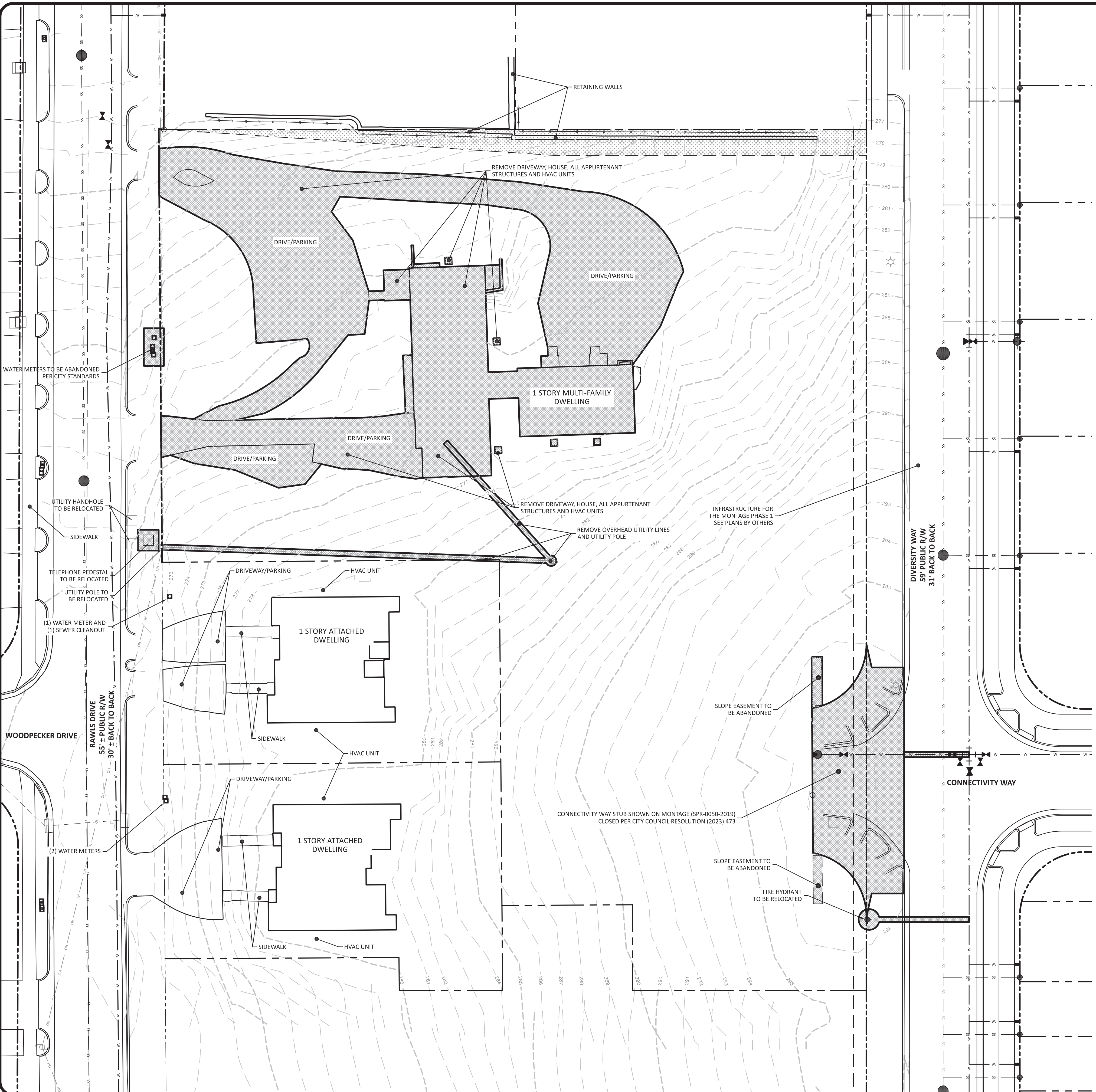
DESIGN BY: JEB

DRAWN BY: JEB/RSF

SCALE: 1"=20'

DATE: 2022-05-13

SHEET NO: **C1.0**



- DEMOLITION NOTES**
1. ALL FEATURES THAT ARE HATCHED ARE TO BE REMOVED
 2. THE DEVELOPER HAS COORDINATED WITH THE CITY OF RALEIGH ATTORNEY'S OFFICE AND CONCLUDED THAT THE ROAD STUB FOR CONNECTIVITY WAY IS NOT REQUIRED TO BE EXTENDED. THE CONNECTIVITY WAY ROAD IS STUBBED TO TWO PROPERTIES THAT ARE IN A RESIDENTIAL ZONING DISTRICT (THAT ISN'T R-10) AND ARE OCCUPIED BY AN ATTACHED BUILDING TYPE. THEREFORE THE CONNECTIVITY WAY ROAD IS NOT REQUIRED TO BE EXTENDED THRU THIS PROJECT BASED ON UDO 8.3.5.D.5.

The Nau Company
 Consulting Civil Engineers
 PO Box 810, Rolesville, NC 27571
 919-435-6395
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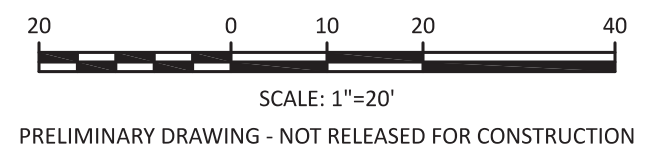
REVISIONS	
NO.	DATE
1	2023-01-20
2	2023-04-06
3	2023-07-03
4	2024-06-10

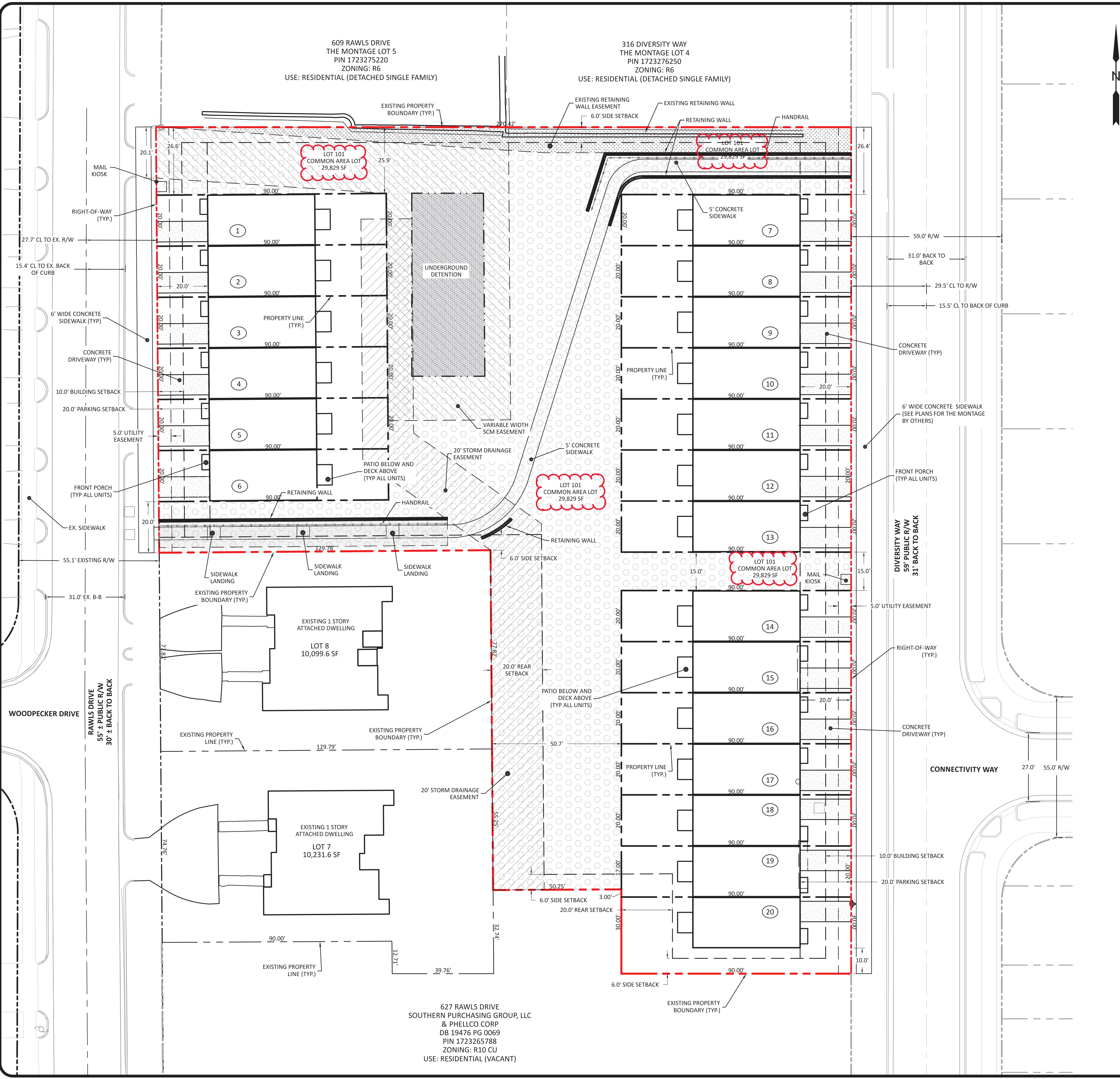
**MONTAGE WEST TOWNES
 PRELIMINARY SUBDIVISION PLANS**
 RALEIGH, NC
 DEMOLITION PLAN

PROJECT NO:	---
DESIGN BY:	JEB
DRAWN BY:	JEB/RSF
SCALE:	1"=20'
DATE:	2022-05-13
SHEET NO:	C1.1

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
 PROJECT #
 SUB-0038-2022





PROJECT NOTES

- ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- NO PUBLIC OR PRIVATE STREETS ARE PROPOSED FOR THIS PROJECT. ALL PROPOSED TOWNHOMES FRONT ON EXISTING ROADS OR ROADS PROPOSED FOR CONSTRUCTION FOR OTHER DEVELOPMENT IMPROVEMENTS.
- ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
- AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES.

BLOCK PERIMETER

PER CITY OF RALEIGH UDO 8.3.2.A.2.b, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS AS THE TOTAL SITE AREA FOR <5,999 SF LOTS IS LESS THAN 5 ACRES. IN ADDITION, THE PROJECT IS EXEMPT BASED ON UDO 8.3.2.1.b.iv, 8.3.2.1.b.vi AND 8.3.2.1.b.ix

DEMOLITION NOTES

A DEMOLITION PERMIT WILL BE REQUIRED TO BE SHOWN ON THE PLAT RECORDING OF THE LOTS.

TREE CONSERVATION

PER CITY OF RALEIGH UDO SECTION 9.1.2, TREE CONSERVATION AREAS ARE NOT REQUIRED FOR SUBDIVISION OF PARCELS LESS THAN 2 ACRES IN SIZE.

TRANSPORTATION NOTES

- DIVERSITY WAY IS CLASSIFIED AS NEIGHBORHOOD LOCAL STREET AND REQUIRES A 5' ROW AND 31' B-B ROADWAY SECTION. DIVERSITY WAY MEETS THESE REQUIREMENTS BASED ON APPROVED CONSTRUCTION DRAWINGS FOR THE MONTAGE PREPARED BY PABST ENGINEERING. NO RIGHT-OF-WAY DEDICATION OR ROADWAY IMPROVEMENTS FOR DIVERSITY WAY IS REQUIRED FOR THIS PROJECT.
- RAWLS DRIVE IS CLASSIFIED AS NEIGHBORHOOD YIELD STREET AND REQUIRES A 5' ROW AND 27' B-B ROADWAY SECTION. RAWLS DRIVE CURRENTLY MEETS THESE REQUIREMENTS. NO RIGHT-OF-WAY DEDICATION OR ROADWAY IMPROVEMENTS FOR RAWLS DRIVE IS REQUIRED FOR THIS PROJECT.
- SIDEWALK IS PROPOSED ALONG THE DIVERSITY WAY FRONTAGE BASED ON APPROVED CONSTRUCTION DRAWINGS PREPARED BY PABST ENGINEERING. A 6' SIDEWALK WILL BE INSTALLED ACROSS THE FRONTAGE AT THE CONNECTIVITY WAY CLOSURE. NO ADDITIONAL SIDEWALK IMPROVEMENTS ARE REQUIRED ALONG THE DIVERSITY WAY FRONTAGE.
- SIDEWALK DOES NOT CURRENTLY EXIST ALONG THE RAWLS DRIVE FRONTAGE. A 6' WIDE SIDEWALK SHALL BE INSTALLED AS PART OF THIS PROJECT.

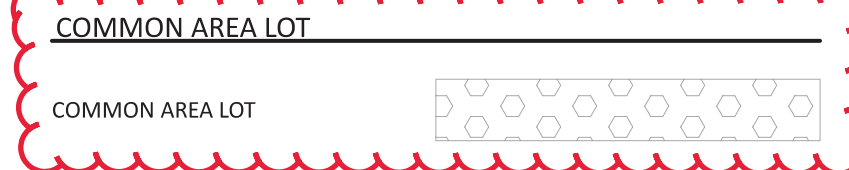
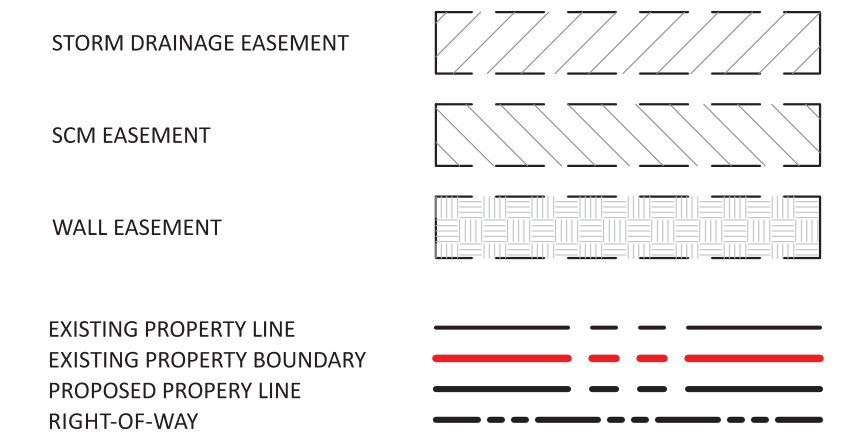
SOLID WASTE NOTES

- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.
- REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR TO THE SIDE OR REAR OF THE HOUSE.

OUTDOOR AMENITY AREA NOTES

THE PROPOSED UNDERGROUND DETENTION AREA IS CONSIDERED GREEN STORMWATER INFRASTRUCTURE (GSI) AND IS BEING COUNTED TOWARDS THE REQUIRED OUTDOOR AMENITY AREA AS ALLOWED PER UDO 1.5.3.B.7

EASEMENT AND LINE LEGEND



STORMWATER REQUIREMENTS

THIS PROJECT IS SUBJECT TO THE STORMWATER REQUIREMENTS OF THE CITY OF RALEIGH AS SUMMARIZED BELOW.

STORMWATER REQUIREMENTS	
TSS REMOVAL	85%
WATER QUALITY RAINFALL DEPTH	1 INCH
RELEASE RATE FOR WATER QUALITY STORM	2 TO 5 DAYS
PRE/POST PEAK FLOW MITIGATION REQUIREMENT	2-YR 24-HR STORM
NITROGEN REMOVAL/LOADING	YES - 30% REDUCTION
PHOSPHORUS REMOVAL/LOADING	NONE

STORMWATER REQUIREMENTS TAKEN FROM THE CITY OF RALEIGH STORMWATER DESIGN MANUAL DATED JANUARY 2002, SECTION 1.2.6

BUILDING FOOTPRINTS

BUILDING FOOTPRINTS DO NOT REPRESENT ACTUAL NOR APPROVED BUILDING LOCATION PER THIS PLAN SET REVIEW AND APPROVAL. ALL PROPOSED LOT DEVELOPMENT MUST MEET SETBACK AND BUILDING STANDARDS AT PERMIT REVIEW.

LOT 101 - COMMON AREA LOT
 LOT 101 - COMMON AREA LOT IS NOT A BUILDABLE LOT, IS NOT TO BE OCCUPIED AND IS NOT INTENDED TO BE OCCUPIED IN THE FUTURE WHICH IS REFLECTED AS SUCH ON THIS PRELIMINARY SUBDIVISION PLAN AND WILL BE REFLECTED AS SUCH ON THE FINAL SUBDIVISION PLAT

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
 PROJECT #
 SUB-0038-2022

PROPOSED DEVELOPMENT DATA

LOT #S	1-20 AND 101
R-10 CU ZONING AREA	1.532 AC (66,729.3 SF)
RAW DEDICATION	0.0 ACRES (0 SF)
OTHER DEDICATIONS	0.0 ACRES (0 SF)
PROPOSED USE	MULTI-UNIT TH
TOTAL UNITS	20 TH
LOT AREA PER UNIT	66,729.3/20 = 3,336 SF/UNIT
NET SITE AREA/UNIT R-10 CU ZONING (MIN)	3,000 SF PER UNIT 2.3 CONVENTIONAL DEVELOPMENT OPTION FOR MULTI-UNIT LIVING

TOWNHOME DEVELOPMENT REQUIREMENTS LOTS 1-20 AND 101

CONVENTIONAL DEVELOPMENT OPTION: UDO 2.2.3 - R-10 CU ZONING	UDO 2.2.3.A	UDO 2.2.3.B	UDO 2.2.3.C
OPEN SPACE	10% REQUIRED		
SITE DIMENSIONS	UDO 2.2.3.A	10% OF 66,729.3 SF + 6,673 SF	
OUTDOOR AMENITY AREA	UDO 2.2.3.A.3	10% OF 66,729.3 SF + 6,673 SF	
AMENITY AREA PROVIDED	UDO 2.2.3.B.1	N/A	
MIN. TH DEVELOPMENT LOT AREA	UDO 2.2.3.B.1	N/A	
MIN. TH DEVELOPMENT LOT WIDTH	UDO 2.2.3.B.2	16 FEET	
PRINCIPAL BUILDING/STRUCTURE SETBACKS	UDO 2.2.3.C		
FROM PRIMARY STREET	UDO 2.2.3.C.1	10 FEET (MIN)	
FROM SIDE SITE BOUNDARY LINE	UDO 2.2.3.C.2	6 FEET (MIN)	
FROM REAR SITE BOUNDARY LINE	UDO 2.2.3.C.3	20 FEET (MIN)	
BUILDING SEPARATION	UDO 2.2.3.C.6	10 FEET (MIN)	
PARKING SETBACKS	UDO 2.2.3.D		
FROM PRIMARY STREET	UDO 2.2.3.D.1	20 FEET (MIN)	
FROM SIDE LOT LINE	UDO 2.2.3.D.2	0'	
FROM REAR LOT LINE	UDO 2.2.3.D.4	3' (MIN)	
HEIGHT	UDO 2.2.3.E		
MAX. BUILDING HEIGHT	UDO 2.2.3.E.1	45 FEET/3 STORIES	
PARKING	UDO 7.1.2		
MIN. PARKING REQUIRED	UDO 7.1.2.C	NO MINIMUM	
MAX. PARKING ALLOWED	UDO 7.1.2.C	NO MAXIMUM	
PARKING PROVIDED		1 SPACE/GARAGE + 1 SPACE/DRIVEWAY + 40 TOTAL SPACES	

LOT AREA TABULATION - LOTS 1-20 AND 101

LOT #	AREA
1	1,800 SF (0.04 AC)
2	1,800 SF (0.04 AC)
3	1,800 SF (0.04 AC)
4	1,800 SF (0.04 AC)
5	1,800 SF (0.04 AC)
6	1,800 SF (0.04 AC)
7	1,800 SF (0.04 AC)
8	1,800 SF (0.04 AC)
9	1,800 SF (0.04 AC)
10	1,800 SF (0.04 AC)
11	1,800 SF (0.04 AC)
12	1,800 SF (0.04 AC)
13	1,800 SF (0.04 AC)
14	1,800 SF (0.04 AC)
15	1,800 SF (0.04 AC)
16	1,800 SF (0.04 AC)
17	1,800 SF (0.04 AC)
18	1,800 SF (0.04 AC)
19	1,800 SF (0.04 AC)
20	2,700 SF (0.04 AC)
LOT 101	29,829.3 SF (0.68 AC)
TOTAL	66,729.3 SF (1.53 AC)

MAXIMUM IMPERVIOUS SURFACE ALLOWED

LOT	AREA
1-20	1,150 SF PER LOT
101	1,650 SF

IMPERVIOUS AREA NOTE
 HATCHED AREAS REPRESENT EXISTING IMPERVIOUS AREAS TO REMAIN AND PROPOSED IMPERVIOUS AREAS

IMPERVIOUS AREA SUMMARY

GROUND COVER	PRE	POST-DEVELOPMENT
BUILDINGS	3,825 SF	16,800 SF
SIDEWALK/CONC	100 SF	1,650 SF
DRIVEWAYS	1,475 SF	3,200 SF
PATIOS/DECKS	0 SF	1,000 SF
GRAVEL	0 SF	0 SF
MISC IMPERVIOUS	0 SF	2,000 SF
TOT. IMPERVIOUS	5,300 SF	24,650 SF

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 PO Box 810, Raleigh, NC 27571
 919-435-6395
 NCBELS License P-0751

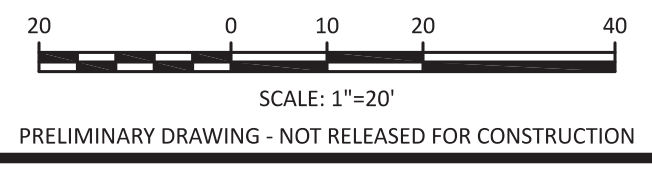
CLIENT:
 SOUTHERN PURCHASING, LLC
 RALEIGH, NC 27627
 AND
 PHELLCO CORP
 504 FALCON GROVE WAY
 RALEIGH, NC 27608

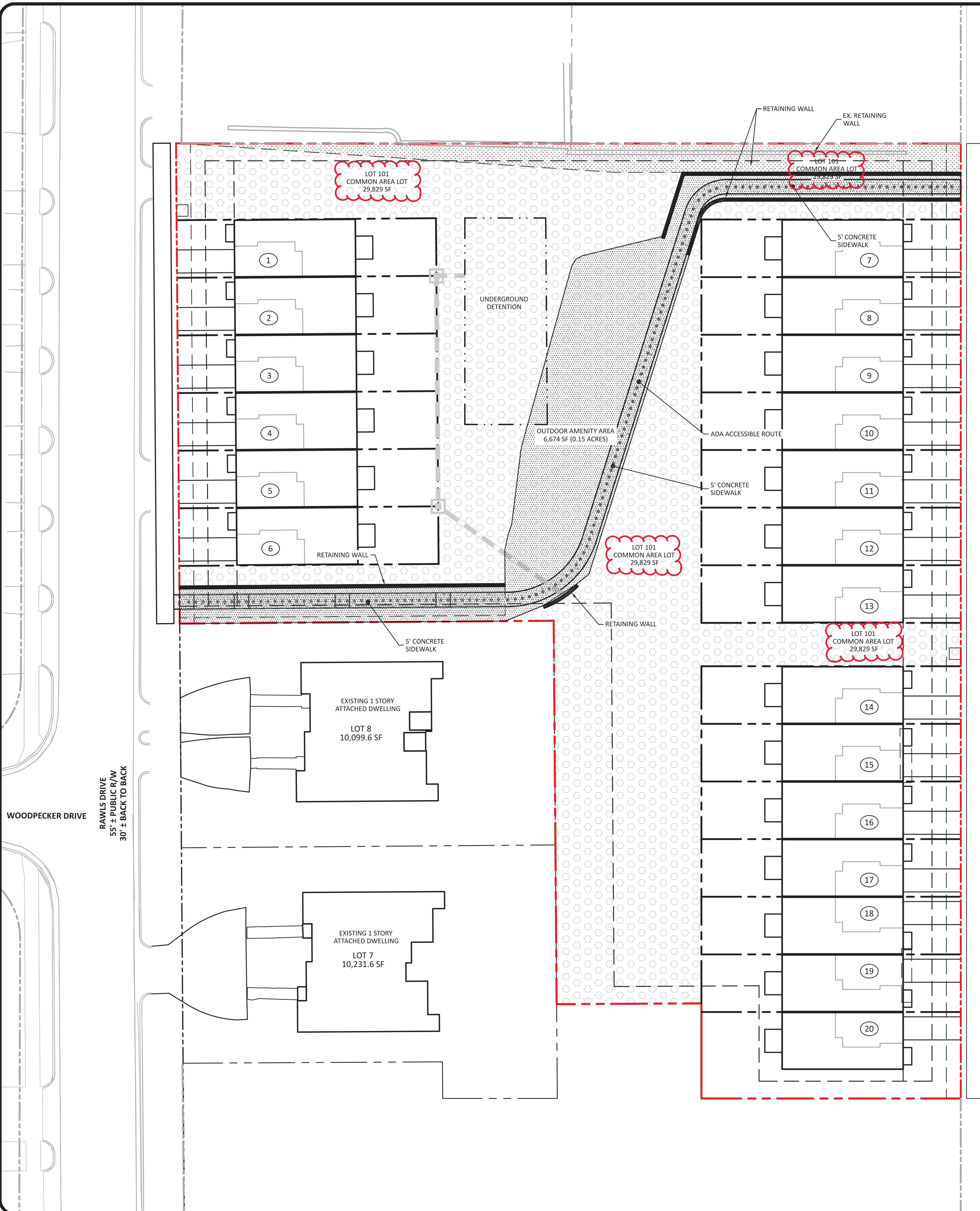
REVISIONS

NO.	DATE	REVISIONS PER CITY COMMENTS
1	2023-01-20	REVISIONS PER CITY COMMENTS
2	2023-04-06	REVISIONS PER CITY COMMENTS
3	2023-07-03	UPDATES TO PARTING LOT LINES AND REVISIONS PER CITY COMMENTS
4	2024-06-10	REVISIONS PER CITY COMMENTS
5	2024-07-23	REVISIONS PER CITY COMMENTS

MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS
 RALEIGH, NC
SUBDIVISION PLAN

PROJECT NO:	---
DESIGN BY:	JEB
DRAWN BY:	JEB/RSF
SCALE:	1"=20'
DATE:	2022-05-13
SHEET NO:	C2.0



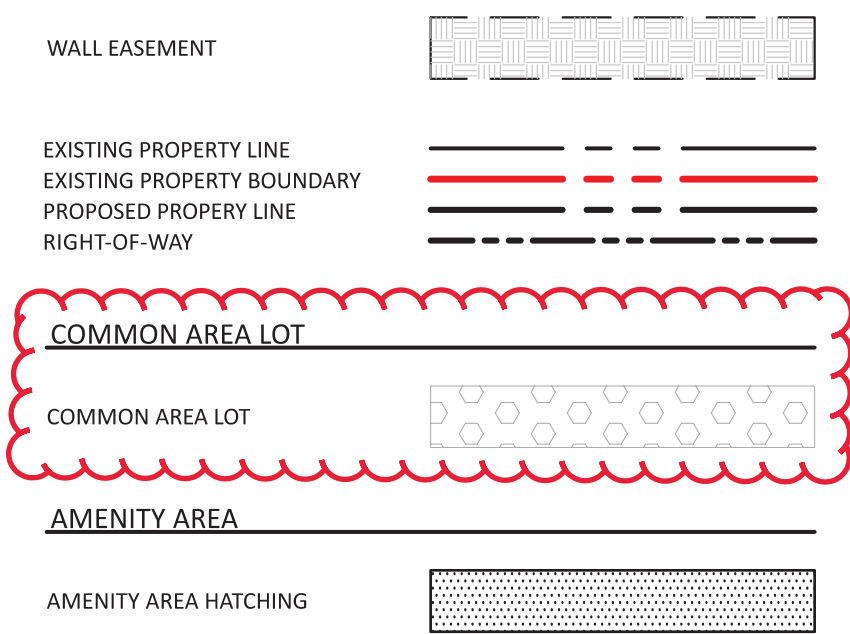


AMENITY AREA NOTE

- AT LEAST 50% OF THE AMENITY AREA IS REQUIRED TO BE ADA ACCESSIBLE.
- THESE PLANS REFLECT 100% AMENITY AREA ACCESSIBILITY

ACCESSIBLE ROUTE LEGEND

ACCESSIBLE ROUTE ●●●●●●●●●●



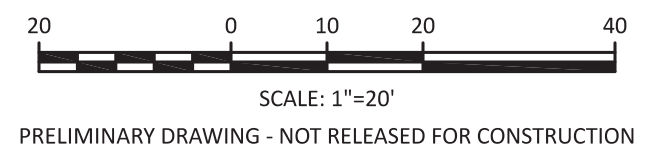
DIVERSITY WAY
59' PUBLIC R/W
31' BACK TO BACK

CONNECTIVITY WAY

WOODPECKER DRIVE
RAWLS DRIVE
55' ± PUBLIC R/W
30' ± BACK TO BACK

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT #
SUB-0038-2022



The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

CLIENT:
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RALEIGH, NC 27627
AND
PHELCO CORP
504 FALCON GROVE WAY
RALEIGH, NC 27608

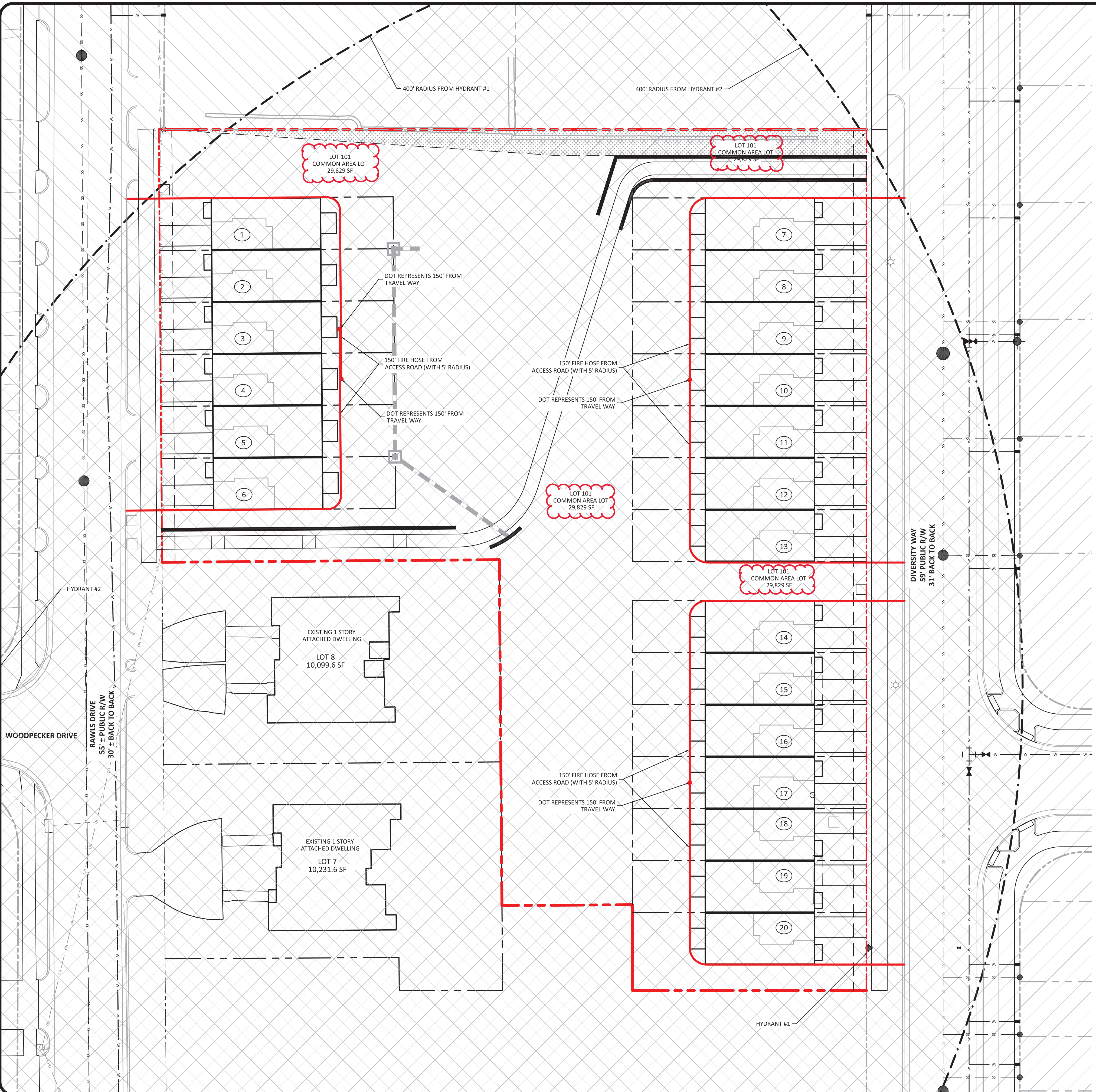
NO.	DATE	REVISIONS
1	2023-01-20	REVISIONS PER CITY COMMENTS
2	2023-04-06	REVISIONS PER CITY COMMENTS
3	2023-07-03	UPDATES TO EXISTING LOT LINES AND REVISIONS PER CITY COMMENTS
4	2024-06-10	REVISIONS PER CITY COMMENTS
5	2024-07-23	REVISIONS PER CITY COMMENTS

MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

AMENITY AREA, OPEN SPACE AND ACCESSIBLE ROUTE PLAN

PROJECT NO: ---
DESIGN BY: JEB
DRAWN BY: JEB/RSF
SCALE: 1"=20'
DATE: 2022-05-13
SHEET NO: **C2.1**



ADA ACCESSIBILITY NOTES

1. ALL HATCHED SIDEWALKS ARE ADA ACCESSIBLE
2. BOTH BIORETENTION AREAS ARE ADA ACCESSIBLE



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CLIENT:
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 1000 W. GARDNER STREET
 RALEIGH, NC 27627
 AND
 PHELCO CORP
 504 FALCON GROVE WAY
 RALEIGH, NC 27608

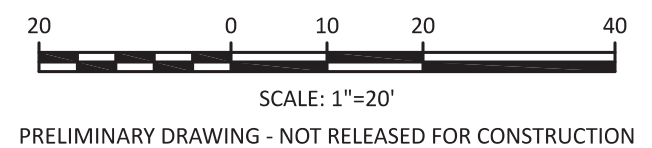
REVISIONS	
NO.	DATE
1	2023-01-20
2	2023-04-06
3	2023-07-03
4	2024-06-10
5	2024-07-23

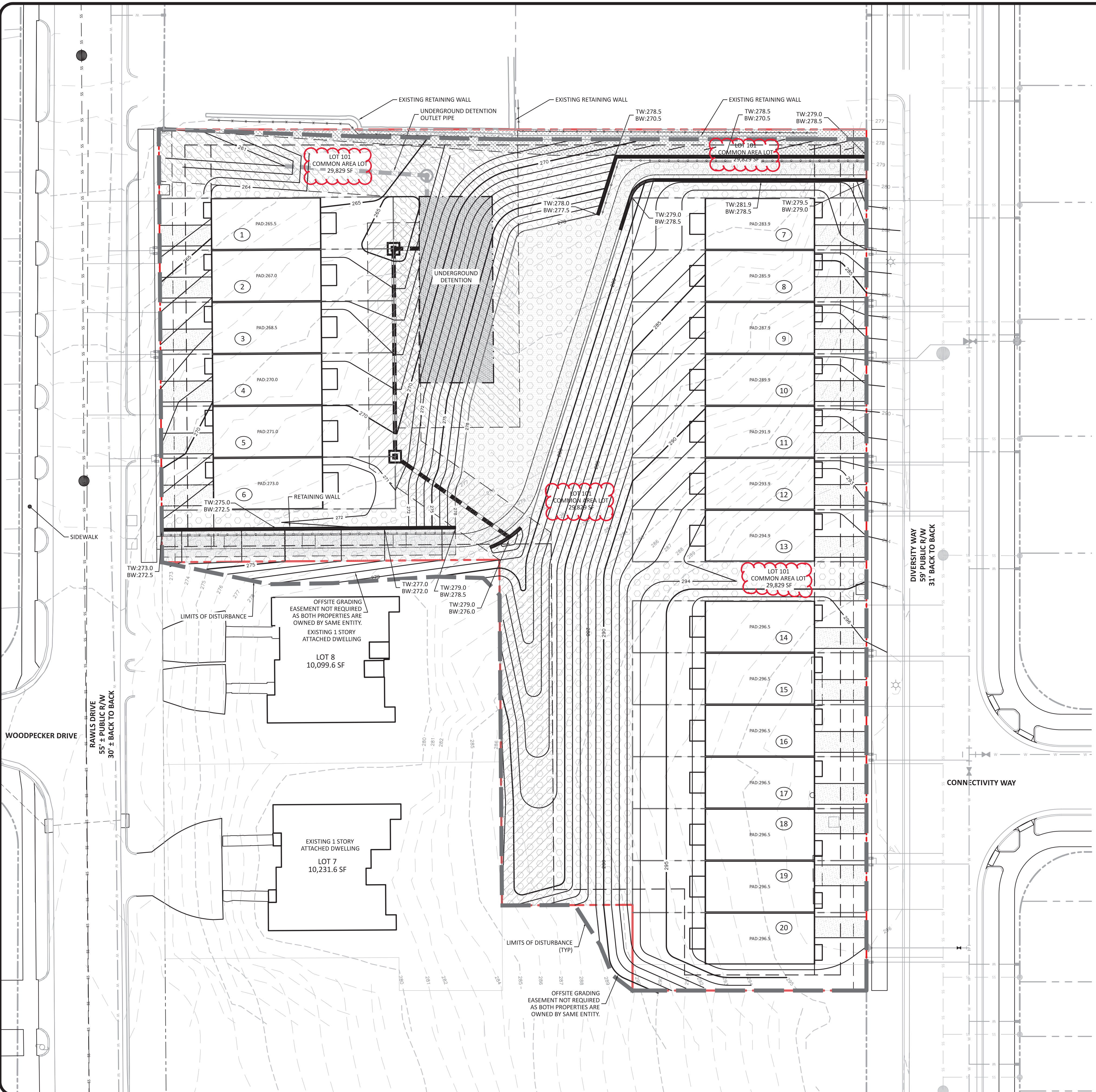
MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS
 RALEIGH, NC
FIRE ACCESS COVERAGE PLAN

PROJECT NO:	---
DESIGN BY:	JEB
DRAWN BY:	JEB/RSF
SCALE:	1"=20'
DATE:	2022-05-13
SHEET NO:	C2.2

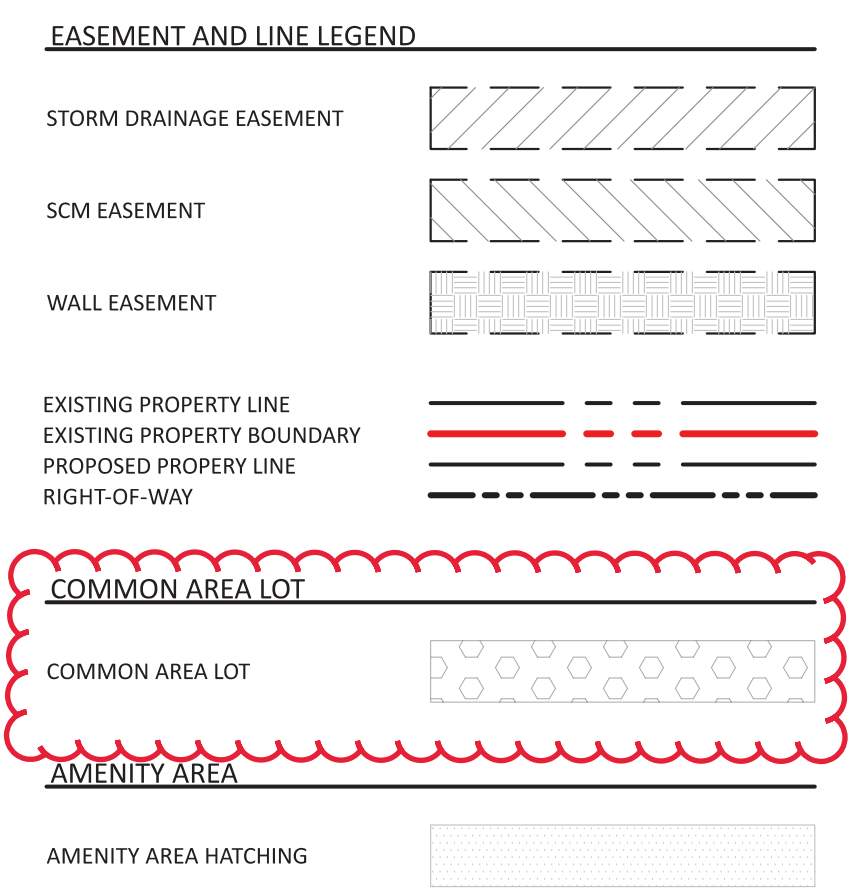
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
 PROJECT #
 SUB-0038-2022



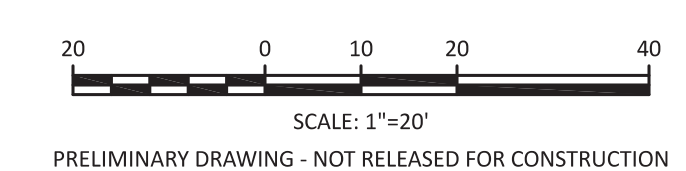


STREAM BUFFER NOTES
 THERE ARE NO STREAMS OR RIPARIAN BUFFERS PRESENT ON THE SITE



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

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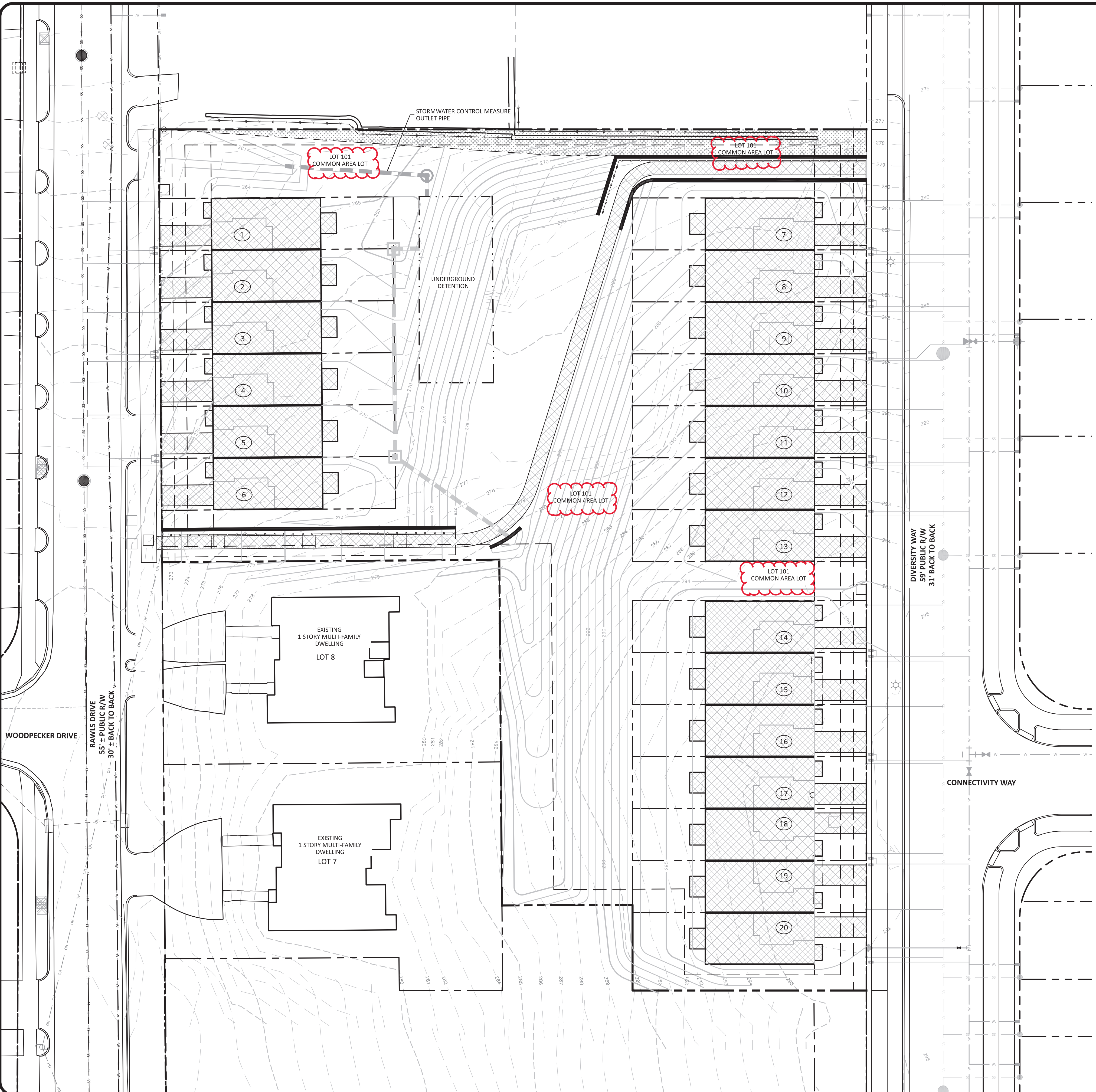
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 504 FALCON GROVE WAY
 RALEIGH, NC 27608

REVISIONS	REVISIONS PER CITY COMMENTS
1	2023-01-20
2	2023-04-06
3	2023-07-03
4	2024-06-10
5	2024-07-23

MONTAGE WEST TOWNES
 PRELIMINARY SUBDIVISION PLANS
 RALEIGH, NC
 GRADING PLAN

PROJECT NO:	
DESIGN BY:	JEB
DRAWN BY:	JEB/RSF
SCALE:	1"=20'
DATE:	2022-05-13
SHEET NO:	C3.0



MAXIMUM IMPERVIOUS SURFACE ALLOWED	
LOT	AREA
1-20	1,150 SF PER LOT
101	1,650 SF

IMPERVIOUS AREA NOTE
 HATCHED AREAS REPRESENT EXISTING IMPERVIOUS AREAS TO REMAIN AND PROPOSED IMPERVIOUS AREAS

IMPERVIOUS AREA SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
GROUND COVER	3,825 SF	16,800 SF
BUILDINGS	100 SF	1,650 SF
SIDEWALK/CONC	1,475 SF	3,200 SF
DRIVEWAYS	0 SF	1,000 SF
PATIOS/DECKS	8,375 SF	0 SF
GRAVEL	0 SF	2,000 SF
MISC IMPERVIOUS	13,775 SF	24,650 SF

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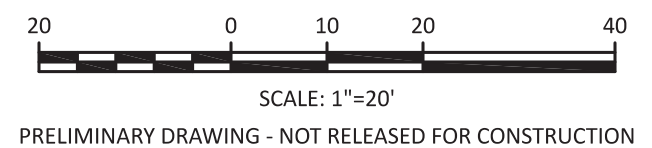
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REVISIONS	
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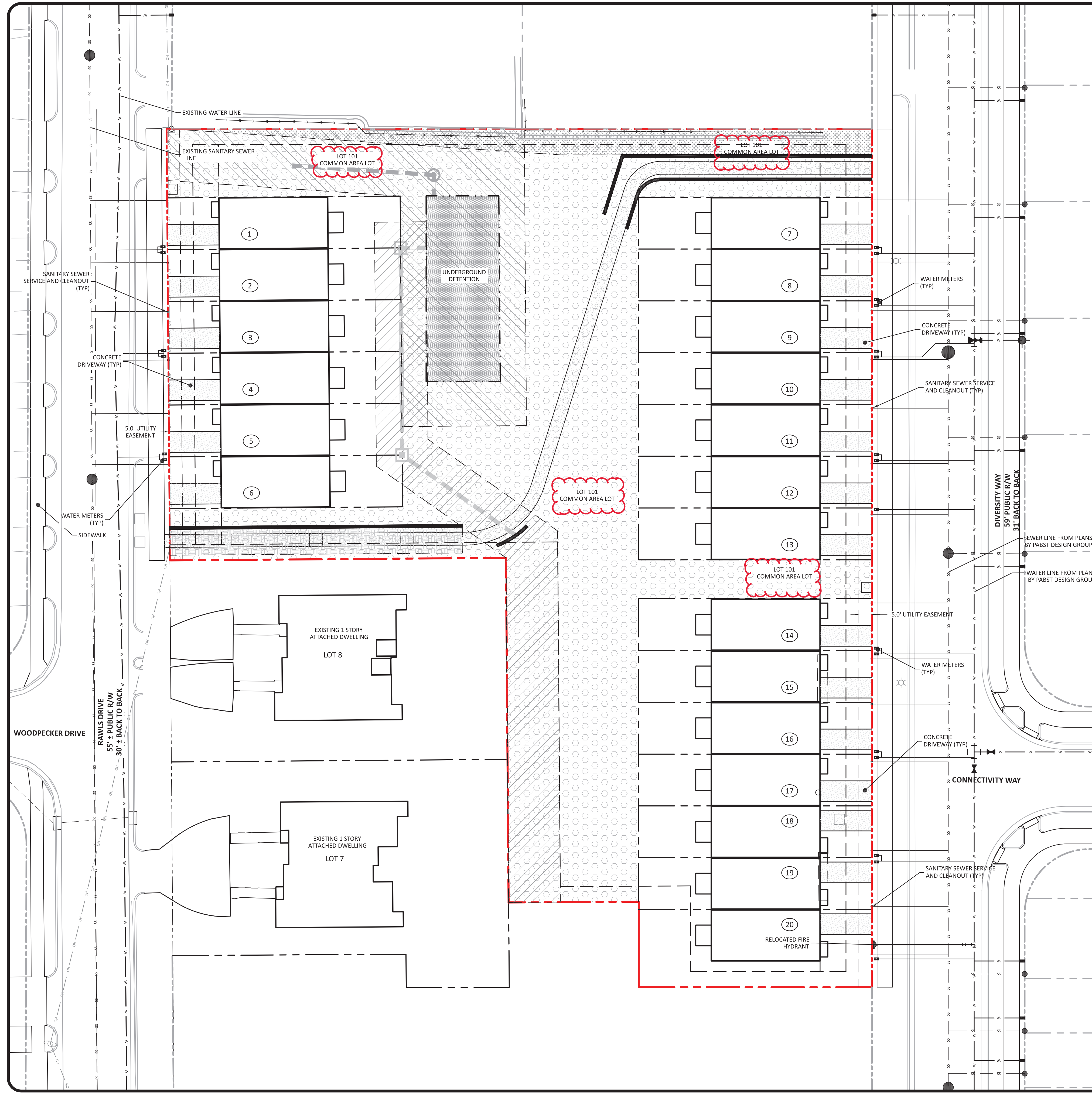
MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS
 RALEIGH, NC
IMPERVIOUS AREA PLAN

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
 PROJECT #
 SUB-0038-2022

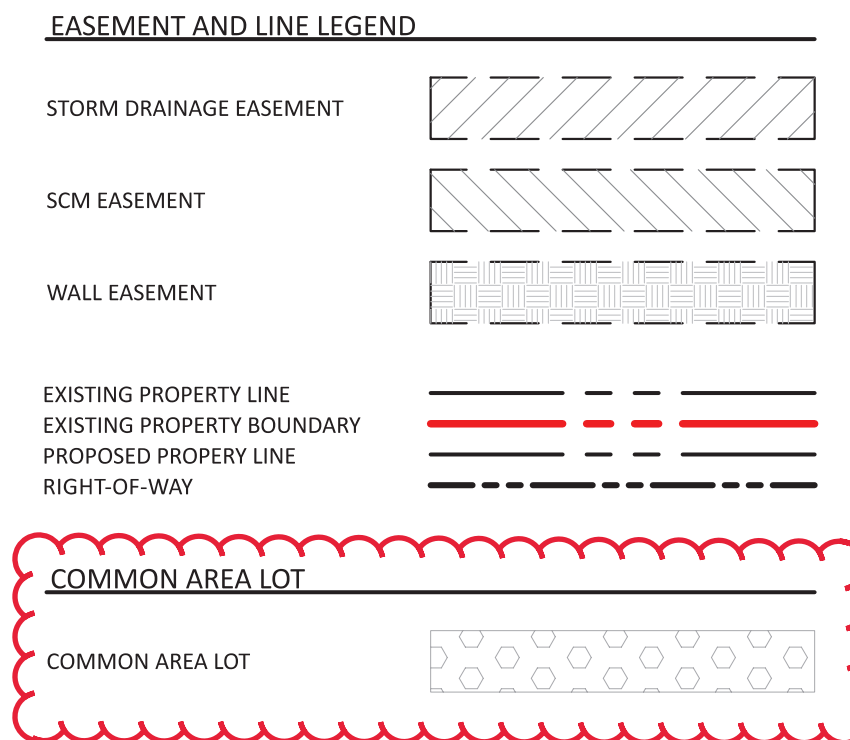


PROJECT NO.:	---
DESIGN BY:	JEB
DRAWN BY:	JEB/RSF
SCALE:	1"=20'
DATE:	2022-05-13
SHEET NO.:	C3.1



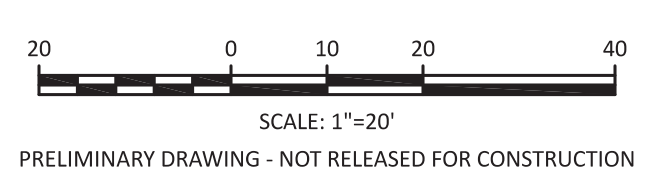
CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - 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 PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM 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 DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT 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 WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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 DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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 SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- 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 CONSTRUCTION.
- NC DOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING 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 MORE INFORMATION.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT #
SUB-0038-2022



The Nau Company
Consulting Civil Engineers
PO Box 810, Rolesville, NC 27571
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NCBELS License P-0751

CLIENT:
SOUTHERN PURCHASING, LLC
RALEIGH, NC 27627
AND
PHELCO CORP
504 FALCON GROVE WAY
RALEIGH, NC 27608

REVISIONS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS	REVISIONS PER CITY COMMENTS
1	2023-01-20			
2	2023-04-06			
3	2023-07-03			
4	2024-06-10			
5	2024-07-23			

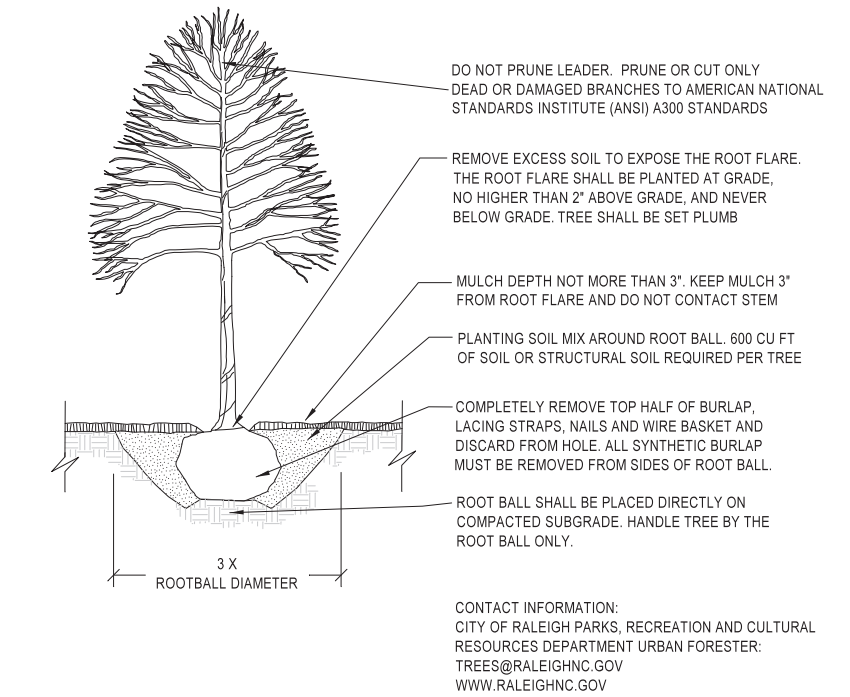
**MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS**
RALEIGH, NC
UTILITY PLAN

DESIGN BY: JEB
DRAWN BY: JEB/RSF
SCALE: 1"=20"
DATE: 2022-05-13
SHEET NO: **C4.0**

STREET TREE PLANT LIST						
#	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TYPE
8		<i>Ulmus Parvifolia</i>	Chinese Elm	3" CAL /10' HT	B&B	MED. MATURING TREE
8		<i>Pistachia chinensis</i>	Chinese pistache	1.5" CAL /6' HT	B&B	SMALL MATURING TREE

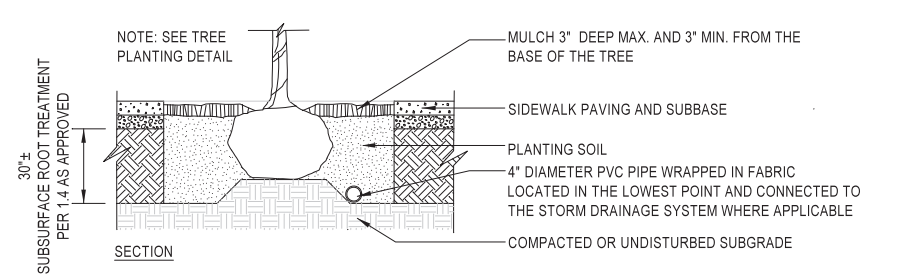
LANDSCAPE PLANTING NOTES

WHERE DRIVEWAYS ARE CLOSE TOGETHER STRUCTURAL SOIL IS REQUIRED FOR THE PORTION OF THE PLANTING STRIPS WHERE IMPERVIOUS SURFACES ARE LOCATED. 600 SQUARE FEET OF STRUCTURAL SOIL IS REQUIRED FOR EACH STREET TREE SHOWN ON THESE PLANS.

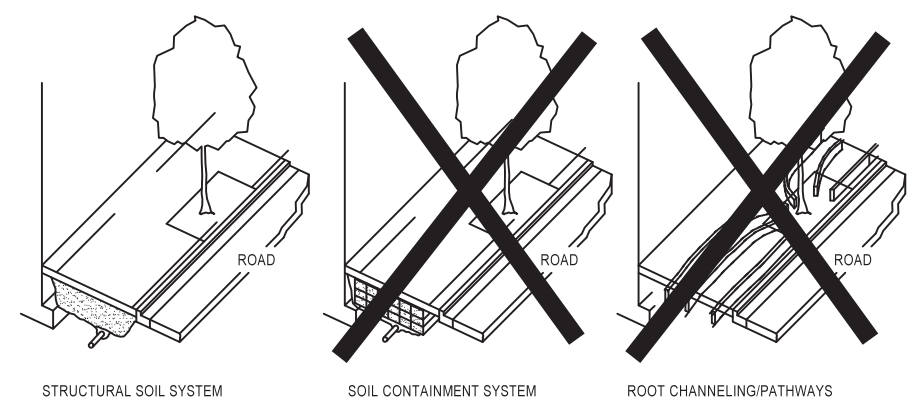


- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH		
REVISION	DATE	DESCRIPTION
1	2023-01-20	TREE PLANTING DETAIL
2	2023-04-06	TREE PLANTING DETAIL
3	2023-07-03	TREE PLANTING DETAIL
4	2024-06-10	TREE PLANTING DETAIL
5	2024-07-23	TREE PLANTING DETAIL

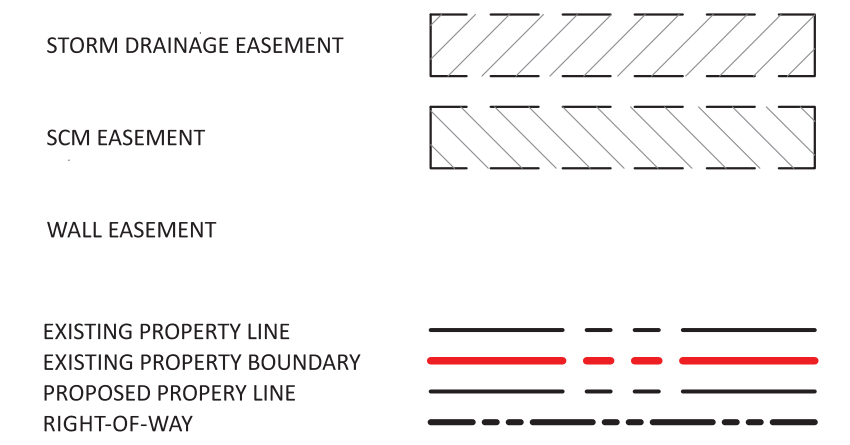


- NOTES:**
- A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
 - EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
 - THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
 - CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
 - ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAINAGE) IS USED THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
 - 40" X 6" WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
 - SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.



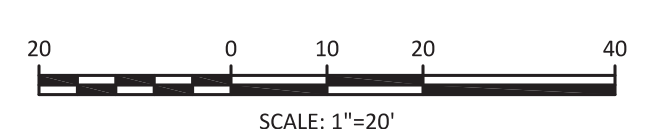
CITY OF RALEIGH		
REVISION	DATE	DESCRIPTION
1	2023-01-20	TREE PLANTING IN SIDEWALK WITHIN ROW
2	2023-04-06	TREE PLANTING IN SIDEWALK WITHIN ROW
3	2023-07-03	TREE PLANTING IN SIDEWALK WITHIN ROW
4	2024-06-10	TREE PLANTING IN SIDEWALK WITHIN ROW
5	2024-07-23	TREE PLANTING IN SIDEWALK WITHIN ROW

EASEMENT AND LINE LEGEND

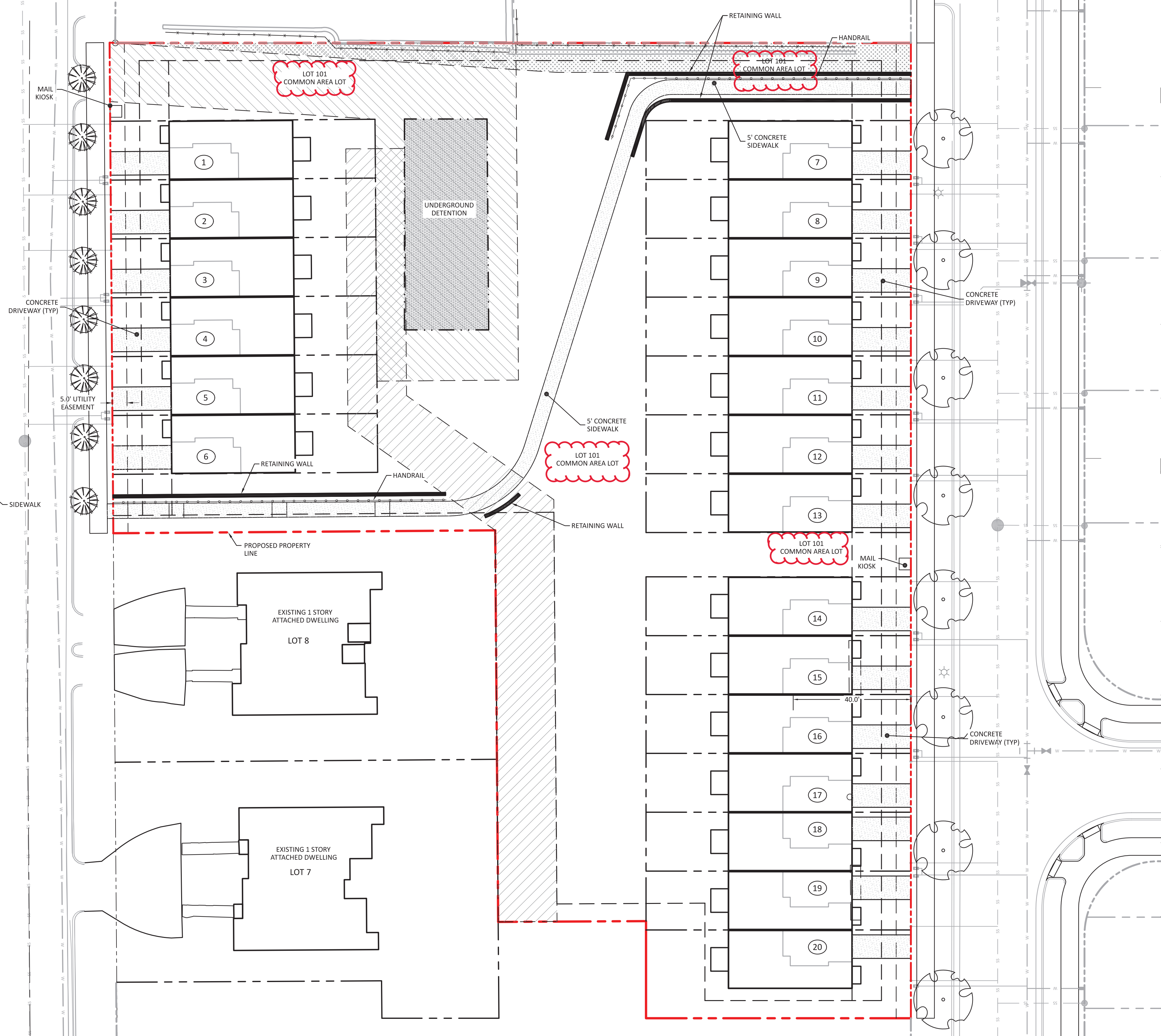


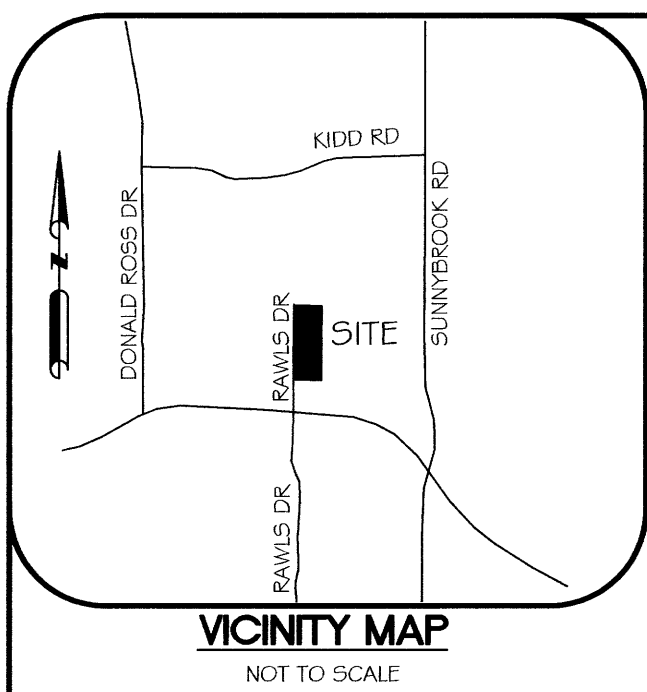
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
 PROJECT # SUB-0038-2022



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





RECOMBINATION CERTIFICATE (RCMP-0273-2022): THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Emily K Bacon 7.31.23
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

THIS PLAT NOT TO BE RECORDED AFTER 14 DAY OF Aug 23. ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS OUT OF THE CITY LIMITS.

STORMWATER NOTE: RECOMBINED PROPERTIES ARE SUBJECT TO UDO 9.2 STORMWATER MANAGEMENT REGULATIONS.

I, KEVIN C. PIVER, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND MAPS OF RECORD AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS THAT THE POSITIONAL ACCURACY IS 0.05'; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

FURTHERMORE, I CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (b)(1)(4). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER [REDACTED] DAY OF JUNE, 2023.
Kevin C. Piver, PLS
KEVIN C. PIVER, PLS L-3919

LICENSE # C-3548
CDK GEOMATICS, PC
1340 SE MAYNARD RD
SUITE 203
CARY, NC 27511
TEL: 919.535.3225
WWW.CDK-GEO.COM

PROPERTY OWNERS CERTIFICATE (SOUTHERN PURCHASING GROUP, LLC): THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

DB 18728 PAGE 1968, DB 19107 PAGE 475, DB 19269 PAGE 1853, DB 19282 PAGE 2467, & DB 19324 PAGE 1581
SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):
Nathan T Becker
AUTHORIZED SIGNATORY

NOTARY STATEMENT: I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:
Andra Bradley
DATE: 6/27/2023 *Nathan T Becker*

Andra Bradley
PRINTED NAME: Andra Bradley NOTARY PUBLIC
MY COMMISSION EXPIRES: 05/30/2025
NOTARY PUBLIC
Johnston County, NC

PROPERTY OWNERS CERTIFICATE (PHELCO CORPORATION): THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

DB 18728 PAGE 1968, DB 19107 PAGE 475, DB 19269 PAGE 1853, DB 19282 PAGE 2467, & DB 19324 PAGE 1581
SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):
Philip J Wheeler
DATE: 6/28/2023
PRINTED NAME: Philip J Wheeler NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/31/2027

NOTARY STATEMENT: I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:
Steven Headen
DATE: 6/28/2023
PRINTED NAME: Steven Headen NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/31/2027

Steven Headen
Notary Public
Transylvania County, NC
My Commission Expires: 05/30/2027

- LEGEND:
IPF - IRON PIPE FOUND
IRF - IRON ROD FOUND
RF - REBAR FOUND
RS - #8 REBAR SET
DIST - DISTURBED
RW - RIGHT-OF-WAY
CONG. - CONCRETE
FOV - FIBER OPTIC VAULT
TF - TELECOM PEDESTAL
AC - HVAC UNIT
LP - LIGHT POLE
WM - WATER METER
CO - SEWER CLEANOUT
SW - SIDEWALK
CHL - CHAIN LINK FENCE
SAT - SATELLITE

- REFERENCES:
DB 1424 PAGE 367 (REFERENCE TO UNRECORDED PLAT FROM 1954 THAT SUBDIVIDES LOTS ALONG RAWLS DRIVE)
DB 15374 PAGE 717 (627 RAWLS DRIVE)
FILE NO. 235001793-310 (627 RAWLS DRIVE)
DEMOLITION PERMIT # DEMO-007872-2023 (627 RAWLS DRIVE)
DB 19324 PAGE 1581 (G11 RAWLS DRIVE)
DB 18728 PAGE 1968 (G19 RAWLS DRIVE)
DB 19107 PAGE 475 (G23 RAWLS DRIVE)
DB 19269 PAGE 1853 (G28 & 408 DIVERSITY WAY)
DB 19282 PAGE 2467 (CONNECTIVITY WAY RW CLOSURE)
BM 2022 PAGES 316-320

SITE DATA				
ADDRESS	DEED	PIN#	ORIGINAL AREA	NEW AREA
G11 RAWLS DRIVE	DB 19324 PAGE 1581	1723276009	0.915 ACRES (39,860.4 FT ²)	1.532 ACRES (66,729.3 FT ²)
G19 RAWLS DRIVE	DB 18728 PAGE 1968	1723266908	0.459 ACRES (20,005.2 FT ²)	0.232 ACRES (10,099.6 FT ²)
G23 RAWLS DRIVE	DB 19107 PAGE 475	1723266900	0.458 ACRES (19,936.5 FT ²)	0.235 ACRES (10,231.6 FT ²)
G27 RAWLS DRIVE	DB 15374 PAGE 717	1723265798	0.917 ACRES (39,934.3 FT ²)	1.034 ACRES (45,038.6 FT ²)
328 DIVERSITY WAY	DB 19269 PAGE 1853	1723276157	0.155 ACRES (6,761.0 FT ²)	COMBINED WITH NEW LOT 9
408 DIVERSITY WAY	DB 19269 PAGE 1853	1723267719	0.086 ACRES (4,192.0 FT ²)	COMBINED WITH NEW LOT 6 & NEW LOT 9 AS SHOWN
CONNECTIVITY WAY RW	DB 19282 PAGE 2467	N/A	0.033 ACRES (1,409.7 FT ²)	COMBINED WITH NEW LOT 9
TOTAL AREA	N/A	N/A	3.033 ACRES (132,099.1 FT ²)	3.033 ACRES (132,099.1 FT ²)

PROPERTY OWNERS CERTIFICATE (JOYCE W ROBINSON HEIRS): THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

DB 15374 PAGE 717 & FILE NO. 23E001793-910
SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):
Hope Wright

NOTARY STATEMENT: I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:
Hope Wright
DATE: July 23, 2023

Imahni Mayfield
PRINTED NAME: Imahni Mayfield NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-18-28

IMAHNI MAYFIELD
NOTARY PUBLIC
PASQUOTANK COUNTY, NC

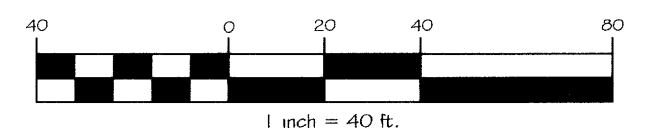
- GENERAL NOTES:
1. ALL DISTANCES ARE US SURVEY FOOT HORIZONTAL GROUND DISTANCES.
2. ALL AREAS AND DISTANCES ARE COMPUTED BY COORDINATE COMPUTATION METHOD UNLESS OTHERWISE NOTED.
3. THE SUBJECT PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA PANEL 3720172300K, HAVING AN EFFECTIVE DATE OF JULY 19, 2022.
4. THIS SURVEY PLAT IS COPYRIGHTED BY CDK GEOMATICS, PC AND ALL RIGHTS ARE RESERVED.
5. THIS SURVEY WAS PERFORMED USING CONVENTIONAL AND GPS SURVEY METHODS, THE CONTROL TRAVERSE, PROPERTY LOCATION AND ALL PLANIMETRIC LOCATION WAS PERFORMED USING CONVENTIONAL SURVEYING EQUIPMENT. THE SITE WAS TIED TO THE NC STATE PLANE COORDINATE SYSTEM UTILIZING GPS EQUIPMENT.
6. 5' UTILITY PLACEMENT EASEMENT NO LONGER NECESSARY DUE TO PERMANENT CLOSING OF STREET STUB RIGHT-OF-WAY BY RALEIGH CITY COUNCIL, RESOLUTION (2023) 473 (DB 19282, PAGE 2467).
7. SLOPE EASEMENTS NO LONGER NECESSARY DUE TO PERMANENT CLOSING OF STREET STUB RIGHT-OF-WAY BY RALEIGH CITY COUNCIL, RESOLUTION (2023) 473 (DB 19282, PAGE 2467).
8. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.05'
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME KINEMATIC NETWORK
DATE OF SURVEY: JULY 9, 13, & 17, 2018
DATUM/EPOCH: NAD 83 (2011) 2010.00 EPOCH
GEOID MODEL: GFD012B
COMBINED GRID FACTOR: 0.999904516
UNITS: US SURVEY FEET

OWNER INFORMATION (G11, G19, & G23 RAWLS DRIVE, 328 & 408 DIVERSITY WAY, & CONNECTIVITY WAY RW CLOSURE):
SOUTHERN PURCHASING GROUP LLC
PO BOX 37086
RALEIGH, NC 27627

OWNER INFORMATION (G11, G19 & G23 RAWLS DRIVE, 328 & 408 DIVERSITY WAY, & CONNECTIVITY WAY RW CLOSURE):
PHELCO CORP
504 FALLON GROVE WAY
RALEIGH, NC 27608

OWNER INFORMATION (G27 RAWLS DRIVE):
JOYCE ANN ROBINSON HEIRS
HOPE WRIGHT (ADMINISTRATOR)
1757 MONTGOMERY ROAD
FRANKLINTON, NC 27525

WAKE COUNTY, NC 45
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/07/2023 14:30:57
BOOK: BM2023 PAGE: 01580



FINAL PLAT OF
RECOMBINATION OF G11 - 627 RAWLS DR. & 328 & 408 DIVERSITY WAY
SURVEY FOR
SOUTHERN PURCHASING GROUP, LLC & PHELCO CORPORATION
OWNER INFORMATION
SOUTHERN PURCHASING GROUP, LLC, PHELCO CORPORATION, & JOYCE W ROBINSON HEIRS
DB 18728 PAGE 1968, DB 19107 PAGE 475, DB 19269 PAGE 1853, DB 19282 PAGE 2467, DB 19324 PAGE 1581, & DB 15374 PAGE 717

TOWNSHIP	RALEIGH
COUNTY & STATE	WAKE, NC
PIN#	
SEE SITE DATA TABLE	
ZONING	R-6 & R-10 CU
DATE OF SURVEY	SEPT. 3, 2021
SCALE:	1" = 40'
PROJECT NUMBER:	2021.0271
SURVEYED BY:	BB
DRAWN BY:	KCP
CHECKED BY:	KCP
SHEET NO:	1 OF 1