

Case File / Name: SUB-0041-2022 DSLC - River Towne City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 307 acre site zoned R-4 CU and CX-3-CU (Z-91-21 and Z-15-07) is located on

the north side of Buffaloe Road east of the intersection of Buffaloe Road and Old

Crews Road at 8317 and 8301 Buffaloe Road.

REQUEST: This development plan for the 307 acre site includes a phased Conservation

Subdivision of 279.78 acres consisting of 982 residential lots (single family, attached, and townhomes) and 35 HOA/Open space lots. An additional two lots are being created outside the Conservation Subdivision. One is a lot for a civic use site to be dedicated to the city and the other is a lot zoned CX-3-CU for future

development.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 6, 2022 by

Landeavor Acquisitions.

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 greenway connection(s), located at 8312 Buffaloe Road, will be provided from the sidewalk/ROW on site to the greenway easement area to facilitate future trail construction and access. The connection(s) will be built to COR Greenway Trail Standards, and final alignment is contingent upon approval by PRCR Staff. All proposed public greenway connections and pedestrian trails should be located within 20' wide Bike & Pedestrian Access Easements.
- 2. That the phased improvements from the TIA are shown on the SPR plan and implemented when required.
- The site data table and the cover sheet of the plans shall be revised to include all lots in the development (those inside and outside the conservation subdivision) and the plan sheets shall show lot numbers and sizes for all lots. The open space plan shall include a list of all open space lots and their size.

Engineering



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

Public Utilities

- 5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.
- 6. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
- 7. If applicable, a deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Waterline or Sanitary Sewer Easements to accommodate future sewer line construction.
- Prior to SPR (construction drawing) approval for the subdivision, the SPR plans must include public sanitary sewer extensions to all adjacent, upstream properties.

Stormwater

- 9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 10. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
- 11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 12. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 13. 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

- 14. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
- 15. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- ☑ **LEGAL DOCUMENTS** Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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Ø	Stormwater Maintenance Covenant Required
Ø	Right of Way Deed of Easement Required

Ø	Slope Easement Deed of Easement Required
☑	Utility Placement Deed of Easement Required

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

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

General

- 1. The greenway easement(s), as shown on the preliminary plan, shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway(s).
- 2. A separate surety prepared by the Engineer for the entire Street P including crossings of wetlands and buffers at Buffaloe Road is put forth in phase 1.
- 3. Street P right-of-way and any other required easements to Buffaloe Road and connection to Street L, and fire station site is recorded with phase 1. Slope easements easements are dedicated to support the construction and tie ins along the entirety of Road P to Street L. The street will be built with either phase 3, fire station site construction, or development plan for the adjoining lots to either side of Road P.
- 4. To comply with zoning condition C of case Z-91-21 and condition E of case Z-15-07, the property owner shall provide written documentation of agreement with the City of Raleigh to dedicate to the City a site as indicated on plan for a fire/public safety station.
- 5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
- 6. Provide documentation indicating a Property Owner's Association has been established for the Conservation Development.

Engineering

7. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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- 8. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 9. 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.
- 10. A fee-in-lieu for curb and gutter not installed with the alternate cross section on the major road is paid to the City of Raleigh (UDO 8.1.10).
- 11. A fee-in-lieu for any infrastructure not installed after the SPR review is completed, is paid to the City of Raleigh (UDO 8.1.10).
- 12. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

13. 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.

Stormwater

- 14. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 15. 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).
- 16. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



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- 17. 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).
- 18. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
- The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
- 20. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 21. 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

- 22. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 30.93 acres of tree conservation area.
- 23. A public infrastructure surety for the 1558 required street trees 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.

☑ <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:

General

1. To comply with zoning condition C of case Z-91-21 and condition E of case Z-15-07, the property owner shall dedicate to the City of Raleigh a site as indicated on the plan for a fire/public safety station.

Public Utilities

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

Urban Forestry



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- 3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes a total of 1558 street trees along existing and proposed public roads. The total per road is as follows: Buffaloe Rd, 13 street trees; Street A, 213 street trees; Street B, 88 street trees; Street C, 150 street trees; Street D, 113 street trees; Street E, 28 street trees; Street F, 30 street trees; Street G, 29 street trees; Street H, 29 street trees; Street I, 42 street trees; Street J, 23 street trees; Street K, 5 street trees; Street L, 83 street trees; Street M, 77 street trees; Street N, 28 street trees; Street O, 32 street trees; Street P, 75 street trees; Street Q, 86 street trees; Street R, 75 street trees; Street S, 112 street trees; Street T, 122 street trees; Street U, 5 street trees; Street V, 7 street trees; Street W, 68 trees; Street Y, 25 street trees.
- 4. A public infrastructure surety for the 1558 required street trees 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.

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

General

Staff Coordinator: Michael Walters

- All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

3-Year Sunset Date: February 22, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: February 22, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Daniel Stagell
Development Services Dir/Designee

MINOR CONTOUR LINE

SUB-0041-2022

PRELIMINARY SUBDIVISION PLAN RIVERTOWNE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

Docusion Envelope ID: a600900F-8639-4663-8907-93650BC568A6

Existing Impervious Surface

Alluvial soils. Wy. Wv. Flood study.

Neuse River Buffer Yes Is this a flood hazard area? Yes If yes, please provide the following:

FEMA Map Panel #: 1758 J 1758

Total # of townhouse lots: 545 Total # of single-family lots: 437

Preliminary Subdivision Application

acusino envelope ID: 3B029C0F-8E19-4EE2-89C7-9365DBC5E8A6

Planning and Development

Phone # 704-334-3212

Continue to page 2 >>

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1ST SUBMITTAL: MAY 27, 2022 2ND SUBMITTAL: AUGUST 2, 2022 3RD SUBMITTAL: SEPTEMBER 12, 2022

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 amail all documents and your preliminary

8317 Buttalog Road, 6301 Buttalog Road, 2521 Robertson Grove Road, 2509 Robertson Grove Road

Address: 367 West Center Street, Holly Springs, NC 2754

Conventional Subdivision | Compact Development | Conservation Development

Company. Landeavor Acquisitions, LLC. Contact Name and Title: David Mason, Vice Presiden

NOTE. Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

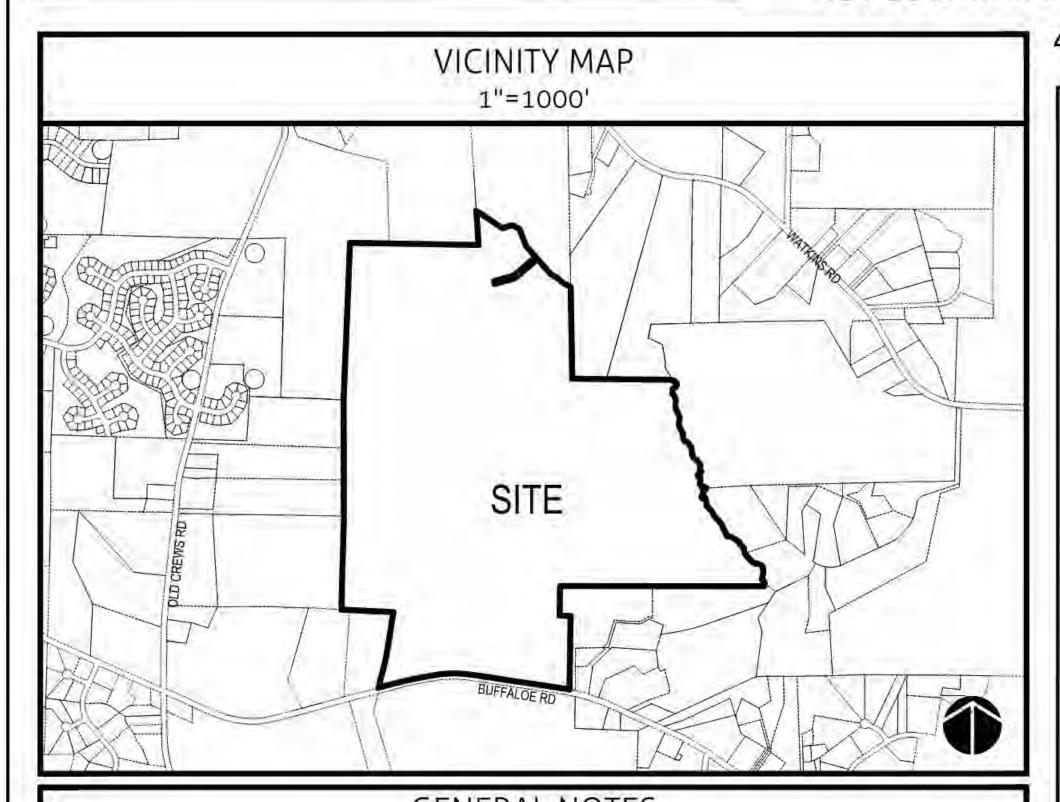
4TH SUBMITTAL: OCTOBER 25, 2022 5TH SUBMITTAL: DECEMBER 6, 2022

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Zoning districts (if more than one, provide acreage of each): R-4-CU (279.87 AC



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NODOT STANDARDS AND SPECIFICATIONS AS 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
- 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 LITHIUSES. 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 EXISTING INFORMATION PROVIDED BY WITHERSRAVENEL, CARY, NORTH CAROLINA IN DIGITAL FORMAT. BASED ON FIELD SURVEY DATED FEBRUARY 2019, AND SUPPLEMENTAL INFORMATION WAS OBTAINED.
- FROM WAKE COUNTY GIS IN JANUARY 2018 ALL CURB AND GUTTER SHOWN ON SITE IS EITHER 30' STANDARD CURB AND GUTTER, DR 30' VALLEY
- GUTTER PER PLAN.
- ALL PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED. WITHIN THE SIGHT DISTANCE TRIANGLES / EASEMENTS SHOWN ON THIS PLAN, NO DISTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE WALL, SIGN, OR PARKED
- UNLESS NOTED OTHERWISE ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE 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 NO DNE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES. HANDICAP PARKING SPACE(S) AND HANDICAP 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 OF FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT. ALL RETAINING

WALLS TO BE DESIGNED AND PERMITTED BY OTHERS OF APPLICABLE

SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST EET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS
- WHEEL CHAIR ACCESS RAMPS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAGG SPECIFICATIONS. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.

- 20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WIT MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURIN 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
- DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE
- 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
- 15 INNOR TO START OF CONSTRUCTION, ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE IN PLACE,
- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW. THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT, WHEN DESIGNING THE SITE, THE DESIGNER SHOULD REED IT MIND THE CITY OF BALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN
- 28. CONDITION OF APPROVAL, ROW AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES).
- 39 EACH TOWNHOUSE INCLUDES 2 GARAGE PARKING SPACES AND 1 ON THE DRIVEWAY.
- EFINGING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIR THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH
- PHASE IS CONTEMPLATED TO BE RECORDED SEPARATELY
- THIS DEVELOPMENT WILL UTILIZE FUBLIC SEWER PROPOSED WITHIN THE BRIO DEVELOPMENT, SHOULD THE BRIO DEVELOPMENT NOT MATERIALIZE. THE RIVER TOWNS DEVELOPMENT WOULD BE RESPONSIBLE FOR PROVIDING PUBLIC SEWER ACCESS THE LOTS THAT WOULD HAVE BEEN SERVED VIA BRIO EXTENSION. AN EXTENSION OF THE RIVER TOWNS SEWER SYSTEM ALONG STREETS A AND ≥ WOULD BE NECESSARY TO SERVE THESE LOTS. BUILDING PERMITS WILL NOT BE ISSUED FOR THESE LOTS UNTIL THE SEWER "BY OTHERS" HAS BEEN ACCEPTED BY THE CITY
- 34 THE RIVER TOWNE DEVELOPMENT WILL CONSIST OF 437 SINGLE FAMILY AND 546 TOWNHOUSE LOTS, AN AMENITY SITE A MUNICIPAL LOT DEDICATED FOR A FUTURE CITY OF RALEIGH FIRE STATION, AND A FUTURE COMMERCIAL DEVELOPMENT ALONG THE BUFFALOE ROAD FRONTAGE WHICH WILL BE COVERED

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
- 2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL 3 THIS PROJECT PROPOSES TO USE ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
- EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS

FIRE DEPARTMENT NOTES

- FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150' OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL (IFC 503.1.1) APPARATUS ACCESS ROADS (DEAD END) GREATER THAN 150' REQUIRE APPROVED AREA TO TURN APPARATUS AROUND (HAMMER HEAD, WYE, OR 95' CUL-DE-SAC)
- MINIMUM APPARATUS ACCESS WIDTH 20', INSIDE TURN RADIUS 28' (UNLESS OTHERWISE SPECIFIED)
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STONZ CONNECTION FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NOFC, SECTION 507.3

- 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.
- TRAFFIC CONTROL DEVICES (MUTCD). 21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET
- MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES
- 23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE
- PROVISIONS OF THE MUTCO (MOST CURRENT EDITION).
- RALEIGH STREET DESIGN MANUAL ARTICLE Y.5 AND SECTION 4.6.1. 27. ALL PERMANENT OPEN SPACES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- 30. USAGE AND NOWR PERMITS FOR WETLAND AND SUFFER IMPACTS WILL BE REQUIRED. 31 NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING GRADING
- VI THIS DEVELOPMENT SHALL BE COMPLETED IN MULTIPLE PHASES CONSISTING OF OFF-SITE UTILITY EXTENSIONS, OFF-SITE ROAD IMPROVEMENTS, AND SEVEN (7) INTERNAL DEVELOPMENT PHASES, EACH

LANDSCAPE ARCHITECT:

DANIEL WHATLEY, PLA DWHATLEY@WITHERSRAVENEL.COM

JAYSON BUFFKIN, PE JBUFFKIN@WITHERSRAVENEL.COM

SURVEYOR:

BURB MULLINS, PLS BDAYTON@WITHERSRAVENEL.COM



raleighnc.gov

DEVELOPER OWNER

REVISION 02.19.21

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LANDEAVOR ACQUISTIONS, LLC.

367 WEST CENTER STREET HOLLY SPRINGS, NC 27540 CONTACT: DAVID MASON PHONE: 919-369-1357

EMAIL: MASON@LANDEAVOR.COM

RWC BUFFALOE, LLC. 2820 SELWYN AVE, STE 500 CHARLOTTE, NC 28209

PREPARED BY:



115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

CIVIL ENGINEER:

Sheet Number	Sheet Title
C0.0	COVER
CO.1	GENERAL NOTES AND ZONING CONDITIONS
C1.0	EXISTING CONDITIONS
C1.1	DEMO PLAN
C2.0	OVERALL SUBDIVISION PLAN
C2.1 - C2.14	SUBDIVISION PLAN
C2.15 - C2.26	LOT & EASEMENT PLAN
C2.27 - C2.33	FIRE ACCESS PLAN
C2.34 - C2.47	TRANSPORTATION PLAN
C2.48	OVERALL GREENWAY PLAN
C2.49	OVERALL PHASING PLAN
C2.50	OVERALL OPEN SPACE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1 - C3.14	GRADING AND DRAINAGE PLAN
C3.15 - C3.21	BUILDING & CURB GRADES PLAN
C4.0	OVERALL UTILITY PLAN
C4.1 - C4.14	UTILITY PLAN
C6.1	OVERALL WATER MAIN PLAN
C6.2 - C6.3	WATER MAIN PLAN
C6.4	OVERALL FORCE MAIN PLAN
C6.5 - C6.7	FORCE MAIN PLAN
C7.0	SITE DETAILS
C7.1	SITE DETAILS
C7.2	SEWER DETAILS
C7.3	WATER DETAILS
C7.4	STORM DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1 - L1.14	LANDSCAPE PLAN
L2.0	TREE CONSERVATION PLAN
L3.0-L3.1	LANDSCAPE DETAILS
SL1.0	OVERALL LIGHTING PLAN
SL1.1	LIGHTING PLAN
0120	LICHTING DETAILS

LIGHTING DETAILS

Sheet List Table

NOT APPROVED FOR CONSTRUCTION





45' / 3 STORIES

YES

LEGEND				
EXISTING		PROPOSED		
PP O IPF	FIRE HYDRANT POWER POLE IRON PIPE SET IRON PIPE FOUND CALCULATED POINT	*		
0	WATER VALVE CATCH BASIN SANITARY MANHOLE BLOW OFF VALVE PROJECT BOUNDARY LINE ADJACENT PROPERTY LINE RIGHT OF WAY OVERHEAD ELECTRIC LINE SANITARY SEWER LINE STORM DRAINAGE LINE	****		
-0-	WATER LINE MAJOR CONTOUR LINE MINOR CONTOUR LINE	405		

* THIS SITE IS ABOVE 5 ACRES AND THEREFORE DOES NOT REQUIRE INFILL COMPATIBILITY, PER UDO 2.2.7.B.

D4 FROM ALLEY

E1 PRINCIPAL BUILDING (MAX)

ACCESSORY STRUCTURE (MAX)

E3 RESIDENTIAL INFILL RULES MAY APPLY

HEIGHT

ROVIDING A STREET STUB AT THIS LOCATION COULD RESULT IN A REDUCED. SLOCH PERIMETER, BUT WOULD BE INTERRUPTED BY PUBLIC PARKLAND, AND OULD BE CROSSING A WATERCOURSE WITH A DRAINAGE AREA GREATER THAI SQUARE MILE WITH A FEMA FLOODPLAIN, A PEDESTRIAN CONNECTION WILL BE ROVIDED AS PART OF THIS DEVELOPMENT, THEREFORE, THIS DEAD END STREE BINOT SUBJECT TO MAXIMUM LENGTH, PER UDO SECTION 8.3.2 (Li.vi.c) & ii). PROVIDING A STREET STUB AT THIS LOCATION FOR FUTURE EXTENSION COULD RESULT IN A REDUCED BLOCK PERIMETER UT WOULD BE CROSSING A WATERCOURSE WITH A DRAINAG THESE LOCATIONS IN ACCORDANCE TO AREA GREATER THAN 1 SQUARE MILE. THEREFORE, A STREET STREET PLAN, AND ZONING CONDITIONS TUB IS NOT REQUIRED, PER UDO SECTION 8.3.2.1 b.vict. ALSO IED TO THIS DEVELOPMENT. OT SUBJECT TO CROSS ACCESS REQUIREMENTS BASED ON DO SECTION 8.3.5 D.5.In.III (STEEP SLOPES EXCEEDING 25%) THIN 10' OF PROPERTY LINE) PROVIDING A STREET STUB AT THIS LOCATION FOR FUTURE EXTENSION COULD RESULT IN A REDUCED BLOCK PERIMETER, BUT OULD BE CROSSING A WATERCOURSE WITH A DRAINAGE AREA BREATER THAN 1 SQUARE MILE. THEREFORE, THIS DEAD END STREET IS NOT SUBJECT TO MAXIMUM LENGTH, PER UDO SECTION (I.), 2,1, b, (i) LOCATION COULD RESULT IN A CONFORMING OCK (=4.500'), BUT WOULD REQUIRE AN ERWISE UNNECESSARY IMPACT TO A SOICTIONAL BUFFERED STREAM, FURTH EAKING UP THE OPEN SPACE, AND PRIMA EE CONSERVATION AREAS Averus A-Lane Undywded Pr IEVELOPMENT IS PROVIDING A Avenue 3 Lane, Dividini REET STUB AT BOTH ENDS Charles Sow OR THE FUTURE EXTENSION OF Avenue & Lane, Dwided Propose JCAS ROAD IN ACCORDANCE meigh Street Plan CITY STREET PLAN, AND Loral Street Avenue 4 Lime Divided ONING CONDITIONS TIED TO Neighborhood State . A. annual 4-Lance Divided Pro-Numbbert and Street Processed Avenue 4-Lone, Divisori . Mount the arrents River Towne - Block Perimeter Exhibit makes every effort to produce and publish 1500 the most current and accurate information possible However, the maps are produced for information purposes

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 COMMENCING WORK

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

NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.

TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.

CONDITION AS DE START OF WORK.

N/A

45' / 3 STORIES

N/A

SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.

INSPECTIONS AT 919,996,2409 TO SET UP THE MEETING

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 TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.

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 (MUTCD).

IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL* AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE

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

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 MUTCO (MOST CURRENT EDITION)

ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO: THE START OF WORK, SEE "RIGHT-OF-WAY CLOSURES" ON WWW HALEIGHNO GOV COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO

15 PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN

III. 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.

CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACTING ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES

(II ALL EXISTING BUILDINGS AND STRUCTURES WILL BE REMOVED FROM THE SITE. DEVELOPER WILL APPLY FOR APPLICABLE DEMOLITION PERMITS IF REQUIRED.

EXISTING WELL AND SEPTIC SYSTEMS WILL BE REMOVED AND/OR ABANDONED IN PLACE PER

WAKE COUNTY STANDARD PROCEDURES. II. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN, AND PORTIONS OF THE PROPERTY MAY

BE SUBJECT TO PROTECTIVE BUFFERS AS DEFINED BY NODEO

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

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 MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, 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 & 5-49). ALL OTHER UNDERGROUND LITILITIES 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

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 FORGEMAINS: 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 LITILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT FER CORPUD HANDBOOK

INSTALL 1/4 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 () ABOVE THE NEXT UPSTREAM MANHOLE

ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWO, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK

(INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO GREASE INTERCEPTORY OIL WATER SEFARATOR 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 DR 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 JOANNE HARTLEY @RALEIGHNO, GOV FOR MORE INFORMATION.

4 UTILITY CONSTRUCTION APPROVAL IS REQUIRED FOR THIS PROJECT PLANS TO BE PREPARED

ROW AND/OR EASEMENT DEDICATION PLAT IS REQUIRED FOR THIS PROJECT (PRIOR TO CITY ACCEPTANCE OF UTILITIES)

ZONING CONDITIONS (R-4-Cu / Z-91-21).

1 inch equals 1,500 feet

ALTHOUGH ALL USES PERMITTED IN R-4 SHALL BE PERMITTED ON THE PROPERTY. ANY RESIDENTIAL DEVELOPMENT OF THE PROPERTY SHALL INCLUDE RECREATIONAL FACILITIES. THESE RECREATIONAL FACILITIES SHALL INCLUDE A CLUBHOUSE, AND AT LEAST TWO OF THE FOLLOWING: SWIMMING POOL, TENNIS COURT, PLAYGROUND, AND BALL FIELD.

RE: AN AMENITY SITE IS PROPOSED AT THE SOUTHEAST CORNER OF THE STREET A AND C INTERSECTION. THIS AMENITY WILL BE DONE UNDER A SEPARATE PERMIT (ASR) AT A LATER

and are NOT surveys. No warranties, expressed or implie

are provided for the data therein, its use, or its interpretation

B. RESIDENTIAL DENSITY FOR THE PROPERTY SHALL NOT EXCEED 1000 DWELLING UNITS. RE: THE NUMBER OF PROPOSED UNITS FOR THE R-4-CU ZONING PARCEL IS AT 982 UNITS WHICH IS LESS THAN THE MAXIMUM OF 1000 ALLOWABLE

C. IF REQUESTED BY THE CITY, DURING SITE PLAN OR SUBDIVISION APPROVAL, WHICH EVER FIRST OCCURS, OWNER SHALL DEDICATE TO THE CITY A 2 TO 3-ACRE SITE, THE LOCATION OF WHICH TO BE MUTUALLY AGREED UPON, FOR A FIRE/PUBLIC SAFETY STATION. RE: A 2 TO 3 ACRE SITE WILL BE DEDICATED TO THE CITY FOR A FIRE/PUBLIC SAFETY

STATION AT THE LOCATION SHOWN IN THIS PLAN SET D. IF REQUESTED BY THE CITY. DURING SITE PLAN OR SUBDIVISION APPROVAL, WHICHEVER FIRST OCCURS, OWNER SHALL DEDICATE TO THE CITY A 50-FOOT GREENWAY EASEMENT ALONG HARRIS CREEK TRIBUTARY A BRANCH 1

RE: A 50 FOOT GREENWAY EASEMENT IS BEING DEDICATED ALONG THE HARRIS CREEK TRIBUTARY A, BRANCH I AS SHOWN ON THE OVERALL GREENWAY PLAN

E. EXCLUSIVE OF THE LAND DEDICATED TO THE CITY, AS SET FORTH IN PARAGRAPH (C) ABOVE. NO LESS THAN TWENTY PERCENT (20%) OF THE PROPERTY SHALL BE OPEN SPACE AS

RE: THIS SUBDIVISION IS BEING DEVELOPED AS A CONSERVATION DEVELOPMENT WITH A MINIMUM OPEN SPACE REQUIREMENT OF NO LESS THAN FORTY PERCENT (40%) OPEN SPACE. THIS WILL BE GREATER THAN THE MINIMUM SET FORTH BY THIS ZONING CONDITION.

F. TO ACHIEVE A SUITABLE TRANSITION TO SURROUNDING PROPERTIES, OPEN SPACE AREAS HAVING A 50-FOOT AVERAGE, (12,5-FOOT MINIMUM, 75-FOOT MAXIMUM) WIDTH SHALL BE PROVIDED BETWEEN RECORDED BUILDABLE LOTS AND THE COMMON BOUNDARY LINES OF THE FOLLOWING ADJOINING PROPERTIES: PIN: 1756542223 AND 1756548100 (M.K. MURRAY) DB1287 PG708 & DB1287 PG712), PIN: 1756724749 (B.N. PERRY, DB2973 PG460), PIN: 1756615651 (SCOTT MARKETING GROUP DB16679 PG1830) PIN: 1756619167 (K.A. PRICE, DB18113 PG1670), PIN: 756502687 (D.L. REYNOLDS, DB9799 PG1420), PIN: 1756207225 (V.K. TRAM, DB18183 PG39), PIN: 1756202272 (E. TONEY, DB14732 PG323), PIN 1756118132 (E.J. CREWS, DB14-E. PG2828), PIN 1756116852 (C.E. CREWS, DB7499 PG748), PIN: 1756127185 (E.J. CREWS, DB14-E PG2828), PIN: 1756220506 (C.M. HODGE, DB3704 PG377) PIN 1756151475 (M.T. GILL DB14962 PG1727), PIN 756601676 (ITAC DB18705 PG220) AND PIN: 1756352770 (R. R. WATT, DB17395 PG1373). THE OPEN SPACE CAN BE WIDER THAN 75 FEET; HOWEVER, ONLY THE MAXIMUM OF 75 FEET MAY BE USED. TO CALCULATE THE 50-FOOT AVERAGE REQUIREMENT. THE OPEN SPACE AREAS MAY INCLUDE PUBLIC OR PRIVATE GREENWAYS.

RE: OPEN SPACE AREAS MAINTAINING A 50-FOOT AVERAGE BETWEEN RECORDED BUILDABLE LOTS AND THE COMMON BOUNDARY LINES FOR THE PROPERTIES WITHIN THE ABOVE ZONING CONDITION HAVE BEEN IMPLEMENTED WITHIN THE DEVELOPMENT.

ZONING CONDITIONS (CX-3-CU / Z-15-07):

THE PRE-EXISTING R-4-CU ZONING

ALIF AT THE TIME OF THE PROPERTY'S DEVELOPMENT (SITE PLAN OR PLAT PLAN), THE COMPREHENSIVE PLAN'S DESIGNATION OF THE PROPERTY IS FOR SOMETHING LESS INTENSE THAN NEIGHBORHOOD CENTER, THEN NOT MORE THAN 70,000 SQUARE FEET FLOOR AREA GROSS OF RETAIL USES SHALL BE PERMITTED. ANY SINGLE RETAIL. ESTABLISHMENT SHALL BE LIMITED TO NOT MORE THAN 50 000 SQUARE FEFT FLOOR AREA GROSS. (THE TERM "RETAIL SHALL REFER TO THAT DEFINITION FOUND IN PART 10, CHAPTER 6 OF THE CITY CODE OF ORDINANCES,) THAT WITHIN NINETY (90) DAYS FOLLOWING THE ADOPTION OF THIS ZONING ORDINANCE, A RESTRICTIVE COVENANT ALLOCATING THE ALLOWED FLOOR AREA GROSS OF RETAIL USES SHALL BE PREPARED AND RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS: THE CITY ATTORNEY SHALL APPROVE THIS COVENANT PRIOR TO ITS RECORDATION.

RE; THE FUTURE DEVELOPMENT WILL ADHERE TO THE BUILDING AREA RESTRICTIONS LISTED WITHIN ZONING

B. REIMBURSEMENT FOR ANY FUTURE RIGHT-OF-WAY DEDICATION FOR BUFFALOE ROAD SHALL BE BASED UPON THE PRE-EXISTING ZONING, RESIDENTIAL-4 CUD

RE: ANY REIMBURSEMENT FOR RIGHT-OF-WAY DEDICATION WITHIN THE CX-3-CU ZONING DISTRICT WILL BE BASED ON

VEHICULAR ACCESS ONTO BUFFALOE ROAD SHALL BE LIMITED TO NO MORE THAN THREE (3) ACCESS POINTS, OF WHICH NO MORE THAN TWO (2) SHALL BE FULL ACCESS. EACH ACCESS POINT MAY BE MEDIAN DIVIDED, NOTWITHSTANDING THE FOREGOING, ANY ACCESS POINT ONTO BUFFALOE ROAD FOR THE BENEFIT OF PROPERTIES DEDICATED TO THE CITY AS PROVIDED IN PARAGRAPH (E) BELOW, SHALL BE IN ADDITION TO THE LIMITATION ON ACCESS POINTS STATED HEREIN. RE: A MAXIMUM OF 2 FULL ACCESS POINTS AND ONE ADDITIONAL RIGHT IN/RIGHT OUT ACCESS POINT WILL BE CONSTRUCTED ON THE BUFFALOE ROAD FRONTAGE, SUBJECT TO APPROVAL BY THE CITY OF RALEIGH AND NCDOT

ARCHITECTURAL DETAILING, INCLUDING THE ARTICULATION OF BUILDING FACADES (BUILDING SIDES FRONTING PUBLIC OR PRIVATE PEDESTRIAN STREETS), USE OF STONE AND/OR OTHER MASONRY MATERIALS (AT LEAST 15%), AND INCORPORATION OF FENESTRATION, AWNINGS, BALCONIES AND OR OTHER SUCH DETAILS, (AT LEAST 15%) INTO THE DEVELOPMENT OF THE PROPERTY TO PROVIDE HIGH LEVEL OF INTEREST AT STREET LEVEL, EXTERIOR BUILDING WALLS FACING INTERNAL PEDESTRIAN STREETS (PUBLIC OR PRIVATE) SHALL COMPLY WITH SECTION 10-2055(E)(7). RE: ALL ARCHITECTURAL BUILDING FEATURES SHALL ABIDE BY ALL OF THE REQUIREMENTS LISTED WITHIN CONDITION

IF REQUESTED BY THE CITY, DURING SITE PLAN OR SUBDIVISION APPROVAL, WHICH EVER FIRST DCCURS, OWNER SHALL DEDICATE TO THE CITY A 2 TO 3-ACRE SITE, THE LOCATION OF WHICH TO BE MUTUALLY AGREED UPON FOR FIRE/PUBLIC SAFETY STATION, THIS CONDITION (E) SHALL BE READ IN CONJUNCTION WITH, AND NOT IN ADDITION TO, THE SIMILAR CONDITION (E) IN Z-45-06 APPLICABLE TO THE PARENT TRACT. SUCH THAT ONLY ONE SUCH DEDICATION BE REQUIRED OF

RE: A 2 TO 3 ACRE SITE WILL BE DEDICATED TO THE CITY FOR A FIRE/PUBLIC SAFETY STATION, THE DEVELOPMENT TEAM IS WORKING TO CONFIRM THE EXACT LOCATION WITH THE CITY OF RALEIGH PERSONNEL

UNLESS WATER IS ALREADY AVAILABLE TO THE PROPERTY AT THE TIME OF ITS DEVELOPMENT, SUBJECT TO THE CITY'S CUSTOMARY JOINT VENTURE/REIMBURSEMENT POLICIES, OWNER WILL EXTEND WATER FROM ITS CLOSEST POINT THEN EXISTING IN BUFFALOE ROAD TO THE PROPERTY'S FRONTAGE ALONG BUFFALOE ROAD, SUCH EXTENSION SHALL BE COMPLETED ORDINANCE (2007) 275ZC607 PAGE 2 ADOPTED AND EFFECTIVE 08/07/07 PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ON THE SUBJECT PROPERTY. NOTHING HEREIN SHALL LIMIT APPLICATION OF THE CITY'S UTILITY EXTENSION REQUIREMENTS THROUGH THE PROPERTY UPON DEVELOPMENT OF THE PROPERTY.

RE: A WATER MAIN SHALL BE EXTENDED ALONG THE ENTIRE BUFFALOE ROAD FRONTAGE FOR THE CX-3-CU ZONING

UNLESS GRAVITY SEWER IS ALREADY AVAILABLE TO THE PROPERTY AT THE TIME OF ITS DEVELOPMENT, THE PROPERTY WILL BE SEWERED IN ACCORDANCE WITH CITY OF RALEIGH PHRI IC LITH ITIES DEPARTMENT POLICY, FITHER BY A LIFT. STATION AND FORCE MAIN TO THE RIDGE LINE TO THE NORTH OF THE PROPERTY. AND THEN BY A GRAVITY SEWER. EXTENSION MADE BY THE OWNER. FROM THE CLOSEST POINT THEN EXISTING ALONG HARRIS CREEK TRIBUTARY TO THE PROPERTY SUBJECT TO THE CITY'S CUSTOMARY JOINT VENTURE/REIMBURSEMENT POLICIES; OR TO THE SOUTH BY A GRAVITY SEWER EXTENSION MADE BY THE OWNER. FROM THE CLOSEST POINT THEN EXISTING ALONG BEAVERDAM CREEK TO THE PROPERTY, SUBJECT TO THE CITY'S CUSTOMARY JOINT VENTURE/REIMBURSEMENT POLICIES. EITHER SUCH EXTENSION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ON THE SUBJECT PROPERTY NOTHING HEREIN SHALL LIMIT APPLICATION OF THE CITY'S UTILITY EXTENSION REQUIREMENTS THROUGH THE PROPERTY UPON DEVELOPMENT OF THE PROPERTY

RE:A WATER MAIN SHALL BE EXTENDED ALONG THE ENTIRE BUFFALOE ROAD FRONTAGE FOR THE CX-3-CU ZONING

H. ANY GROUND SIGNAGE WILL BE LIMITED TO MEDIUM PROFILE OR LOW-PROFILE SIGNAGE.

RE; GROUND SIGNAGE WITHIN THE CX-3-CU ZONING DISTRICT SHALL BE LIMITED TO LOW OR MEDIUM PROFILE, THE FOLLOWING USES OTHERWISE ALLOWED IN THE SHOPPING CENTER SHALL NOT BE

PERMITTED:

ADULT ESTABLISHMENTS

II. BAR, NIGHTCLUB TAVERN, LOUNGE, NOT ASSOCIATED WITH A RESTAURANT (AS DEFINED IN NCGS § 10B-00(L000(6))). W. CEMETERY

IV. FUNERAL HOME

v. VETERINARY HOSPITAL, KENNEL, CATTERY VI. AIRFIELD, LANDING STRIP.

vii. CORRECTIONAL/PENAL FACILITY (GOVERNMENTAL)

VIII DUTDOOR STADIUM, OUTDOOR THEATER, OUTDOOR RACETRACK WITH MORE THAN TWO HUNDRED AND FIFTY (250) SEATS: OUTDOOR MOVIE THEATRE

RE: THE USES LISTED ABOUT WILL NOT BE CONSTRUCTED WITHIN THE CX-3-CU ZONING PARCEL

THE STREET YARD ALONG BUFFALOE ROAD SHALL BE A MINIMUM WIDTH OF 15 FEET

RE: THE STREET YARD FOR THE DEVELOPMENT WILL BE A MINIMUM OF 15 FEET ALONG THE BUFFALOE ROAD

NO OFF-STREET PARKING SHALL BE PERMITTED BETWEEN COMMERCIAL BUILDINGS AND ANY PUBLIC STREETS. EXCEPTING BUFFALOE ROAD OR AS MAY BE NECESSARY FOR A PUBLIC FIRE SAFETY FACILITY. RE: ALL OFF-STREET PARKING WILL BE INTERNAL AND WILL NOT BE LOCATED BETWEEN COMMERICAL BUILDINGS AND

L. IF REQUESTED BY THE CITY, AT SITE PLAN OR SUBDIVISION APPROVAL (WHICHEVER FIRST OCCURS), OFFERS OF CROSS-ACCESS OR PUBLIC STREET STUB OUTS SHALL BE PROVIDED TO THE FOLLOWING PARCELS; PIN 1756207225 (ELVIN) M PURYEAR DB: 6388, PG: 202) AND PIN 1756502687 (DAVID L. REYNOLDS DB: 9799, PG: 1420)

RE:IF REQUESTED, STREET STUBS TO THE PROPERTIES LISTED ABOVE SHALL BE CONSTRUCTED FOR CROSS ACCESS.

CITY OF RALEIGH TIA PHASING STUDY RECOMMENDATIONS PER ANNE CONLON DATED 01/31/2022

THE PHASING STUDY ANALYSIS PERFORMED BY RKA INDICATES THAT THE PROPOSED DEVELOPMENT WILL HAVE IMPACTS TO THE SURROUNDING ROADWAY NETWORK THAT CAN BE MITIGATED WITH THE STUDY'S RECOMMENDED PHASED. IMPROVEMENTS LISTED BELOW:

PHASE 1 - 2023 - BEFORE 1ST UNIT CERTIFICATE OF OCCUPANCY

BUFFALOE ROAD AND SITE DRIVE I

.. CONSTRUCT SOUTHBOUND APPROACH WITH ONE (1) INGRESS LANE AND TWO (2) EGRESS LANES, STRIPED AS ONE 50-FOOT LEFT TURN LANE AND ONE FULL LENGTH RIGHT-TURN LANE, ... CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH AT LEAST 250 FEET OF STORAGE AND APPROPRIATE

THE CITY OF RALEIGH IS ALSO EXPECTED TO REQUIRE FRONTAGE WIDENING TO % OF THE ULTIMATE SECTION DN

BUFFALOE ROAD. PROVIDE STOP CONTROL FOR THE SOUTHBOUND APPROACH.

PHASE 2 - 2023 BEFORE 301ST UNIT CERTIFICATE OF OCCUPANCY

BUFFALOE ROAD AND OLD CREWS ROAD

 MONITOR INTERSECTION FOR SIGNALIZATION AND INSTALL TRAFFIC SIGNAL WHEN WARRANTED. . COORDINATE WITH NODOT TO DEVELOP A GOORDINATION AND TIMING PLAN FOR ALL SIGNALS ALONG BUFFALOE

... CONSTRUCT WESTBOUND AND EASTBOUND LEFT-TURN LANES, BOTH WITH AT LEAST 100 FEET OF STORAGE AND

APPROPRIATE DECEL AND TAPER. BUFFALOE ROAD AND OLD MILBURNIE ROAD

.. CONSTRUCT A SOUTHBOUND RIGHT TURN LANE WITH AT LEAST 300 FEET OF STORAGE AND APPROPRIATE DECEL AND

.. CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECEL AND

MODIFY SIGNAL TIMINGS

BUFFALOE ROAD AND I-540 WESTBOUND RAMPS

 EXTEND THE WESTBOUND RIGHT-TURN LANE TO HAVE FULL LENGTH STORAGE. ... WIDEN FORTIONS OF BUFFALOE ROAD AND RESTRIPE THE BRIDGE TO ACCOMMODATE AN ADDITIONAL EASTBOUND

THROUGH LANE. .. MODIFY SIGNAL TIMINGS

BUFFALDE ROAD AND I-540 EASTBOUND RAMPS

.. CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE ALONG THE 1540 EASTBOUND OFF-RAMP WITH AT LEAST

1000 FEET OF STORAGE AND APPROPRIATE DECEL AND TAPER: WIDEN PORTIONS OF BUFFALGE ROAD AND RESTRIPE THE BRIDGE TO ACCOMMODATE AN ADDITIONAL EASTBOUND

RECEIVING LANE .. MODIFY SIGNAL TIMINGS

PHASE 3 - 2023 - BEFORE 601ST UNIT CERTIFICATE OF OCCUPANCY

BUFFALOE ROAD AND FORESTVILLE ROAD

.. CONSTRUCT AN ADDITIONAL EASTBOUND LEFT-TURN LANE WITH 700 FEET OF STORAGE AND APPROPRIATE DEGEL

AND TAPER, PROVIDE AN ADDITIONAL RECEIVING LANE ALONG FORESTVILLE ROAD WITH 400 FEET OF STORAGE. .. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH AT LEAST 150 FEET OF STORAGE AND APPROPRIATE DECEL AND

.. CONSTRUCT A WESTBOUND RIGHT-TURN LANE WITH AT LEAST TOO FEET OF STORAGE AND APPROPRIATE DECEL AND

.. MODIFY SIGNAL TIMINGS

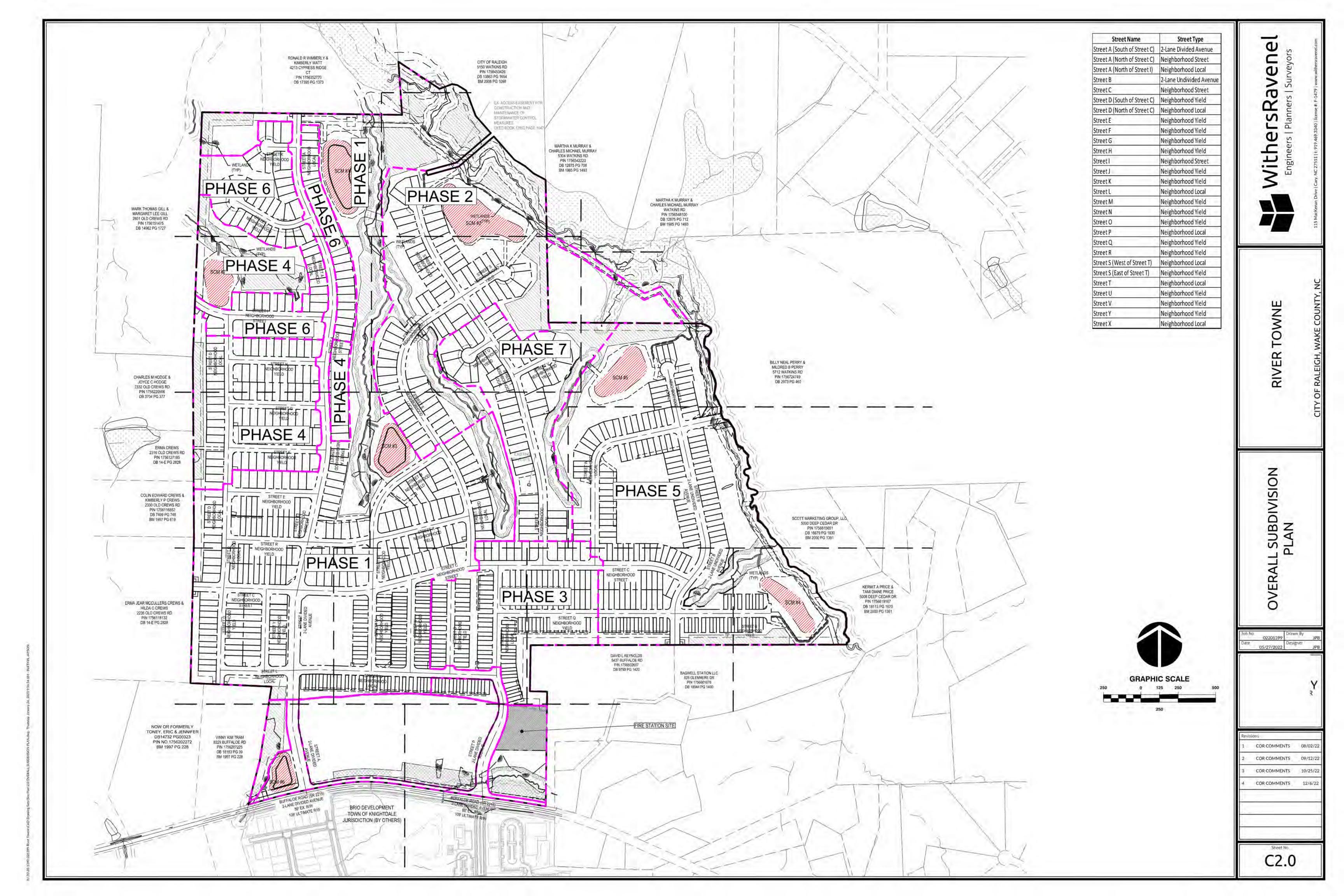
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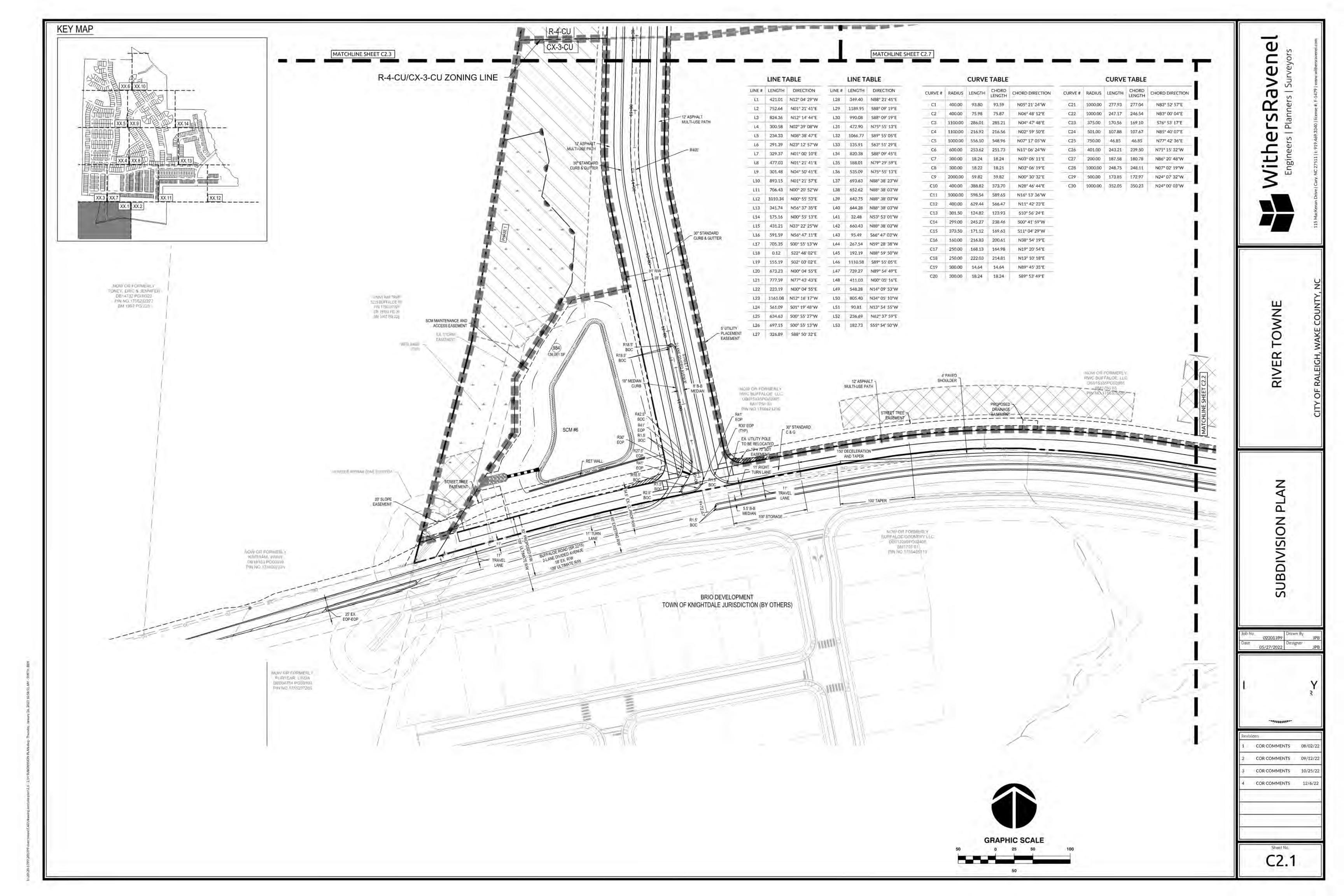
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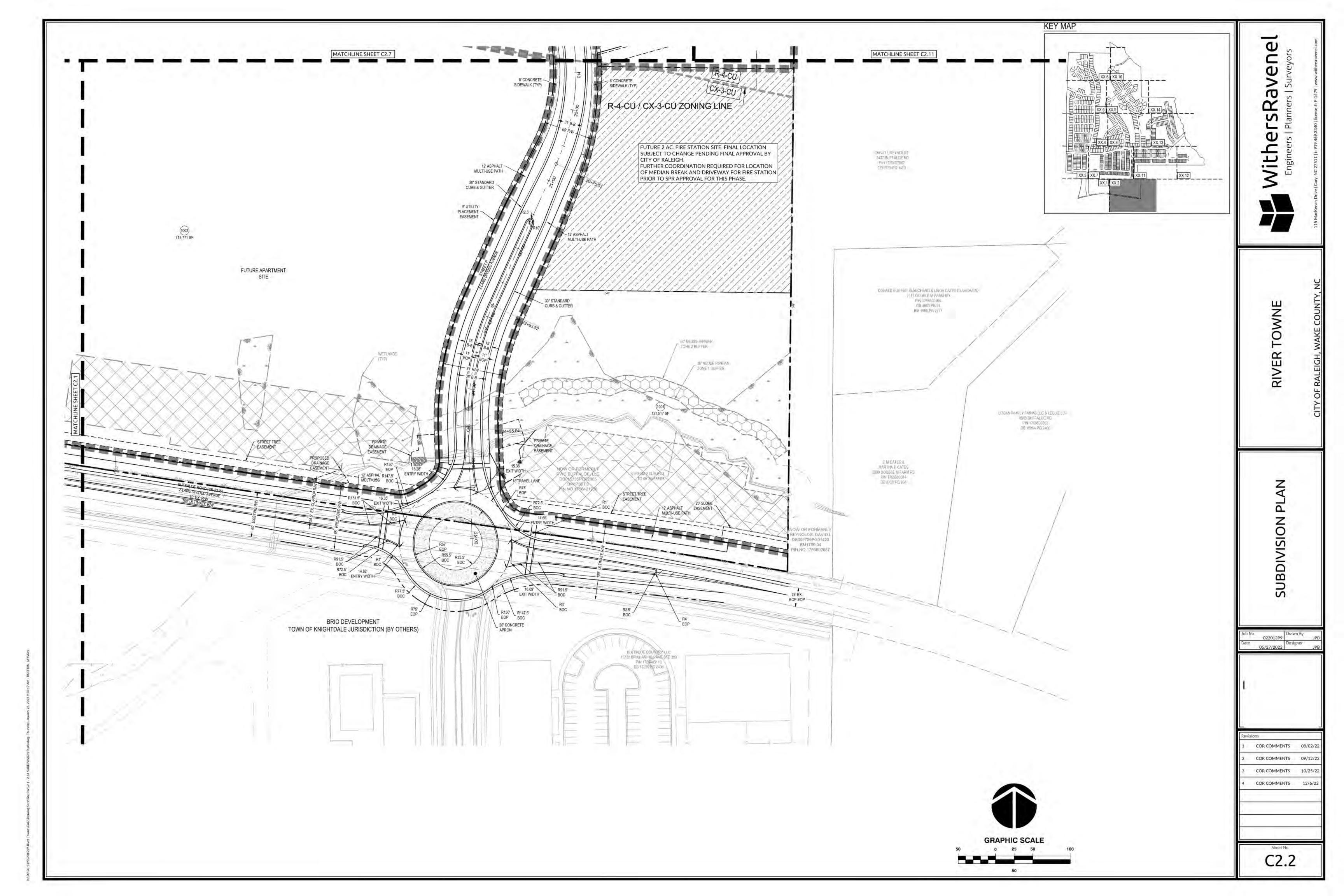
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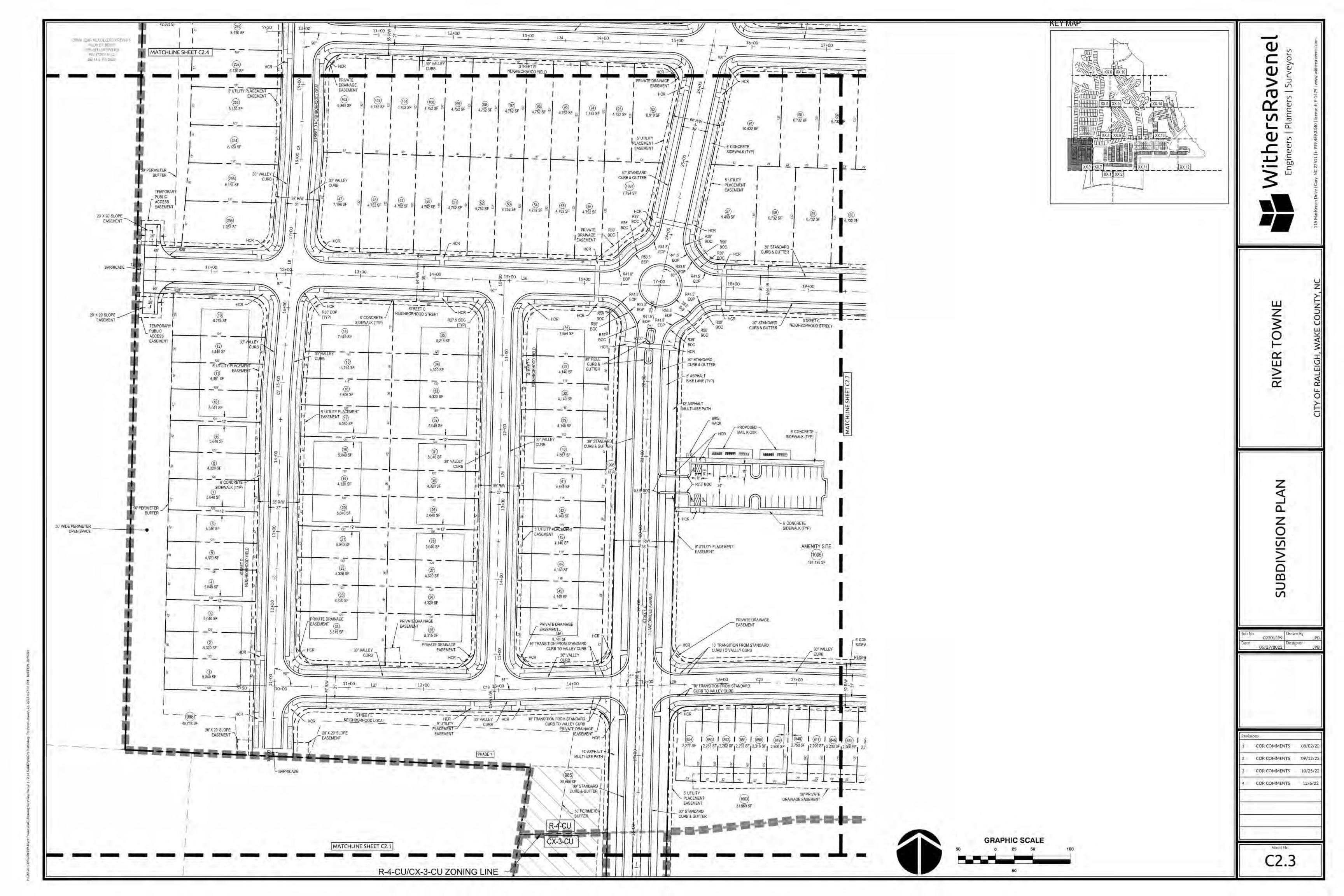
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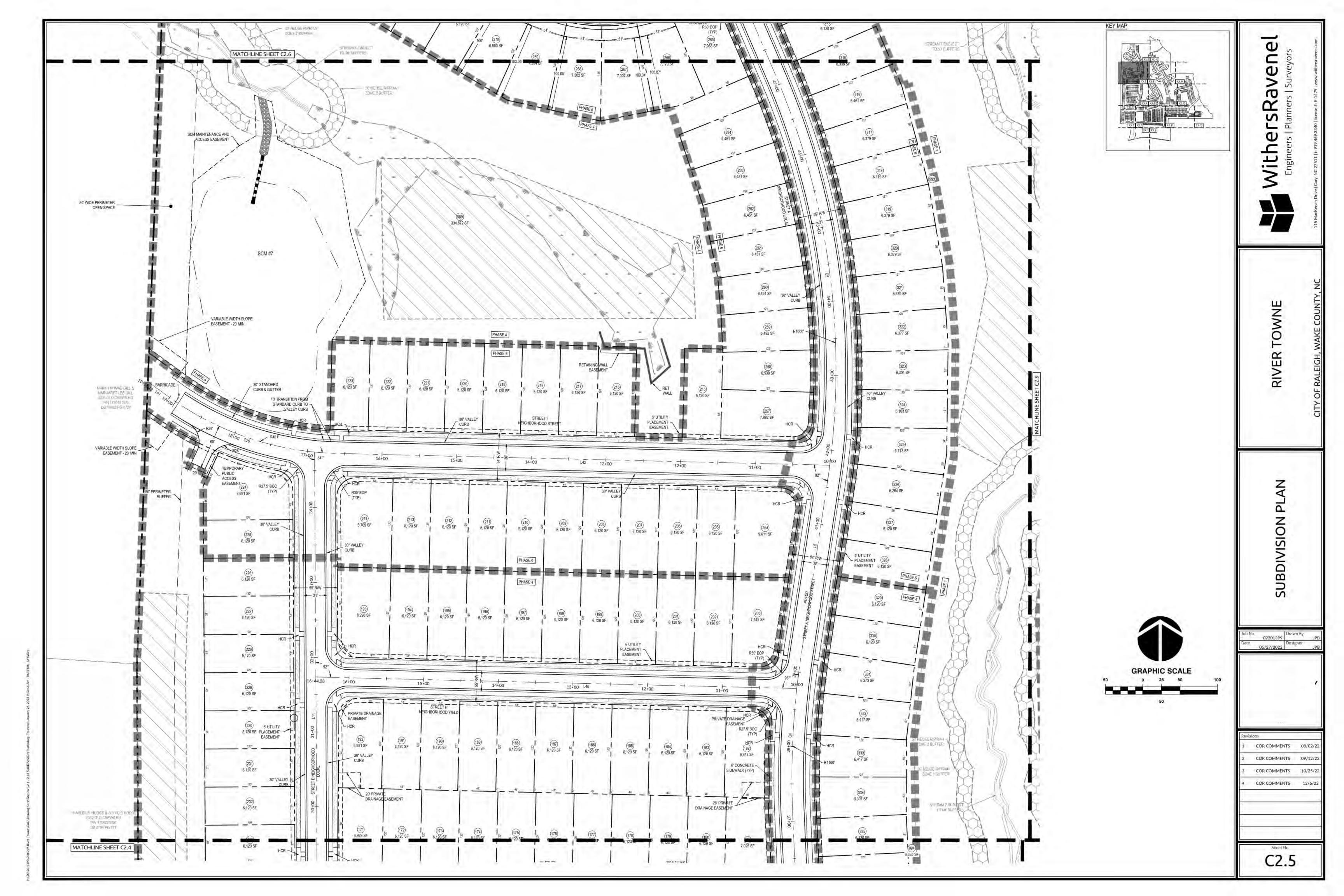


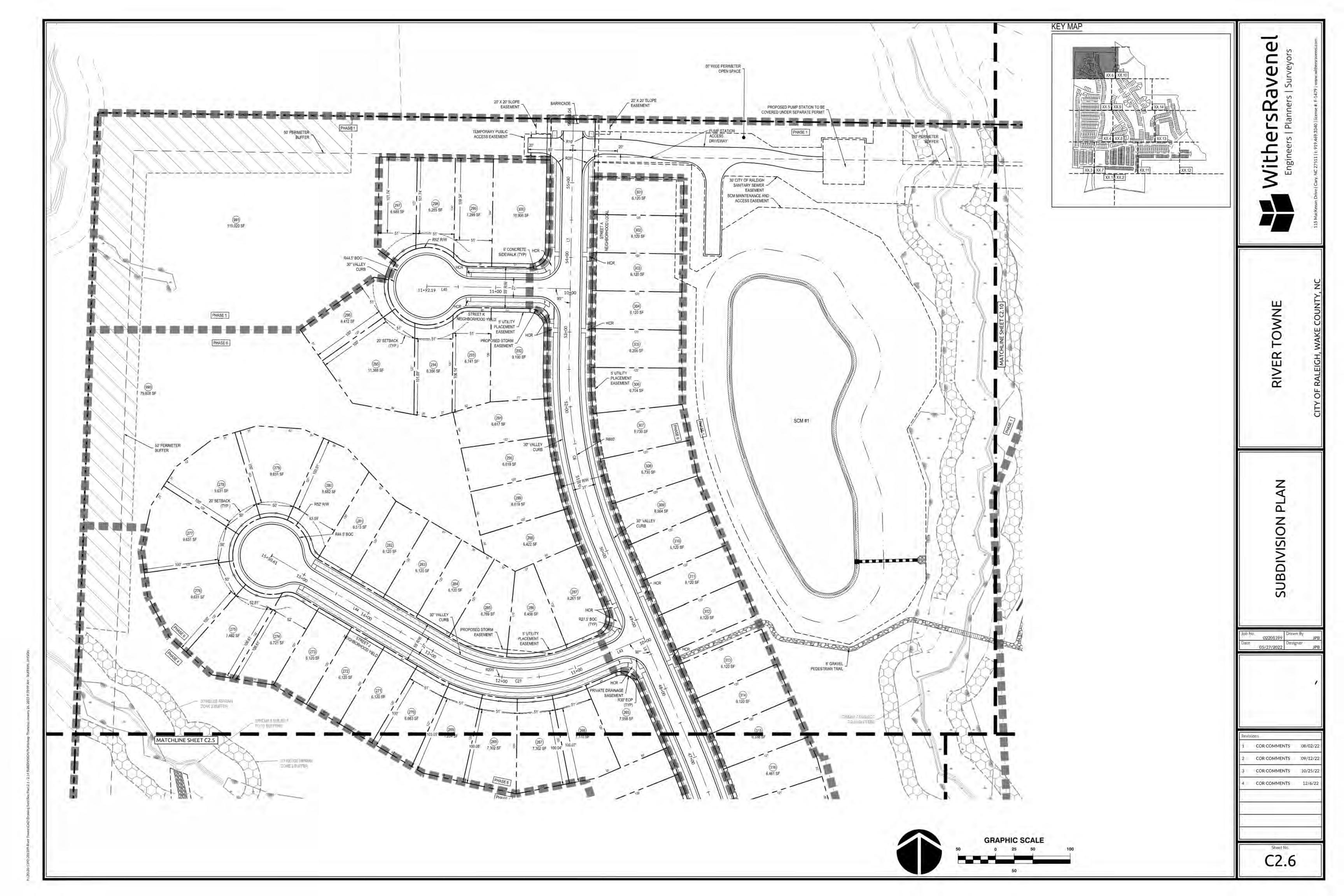


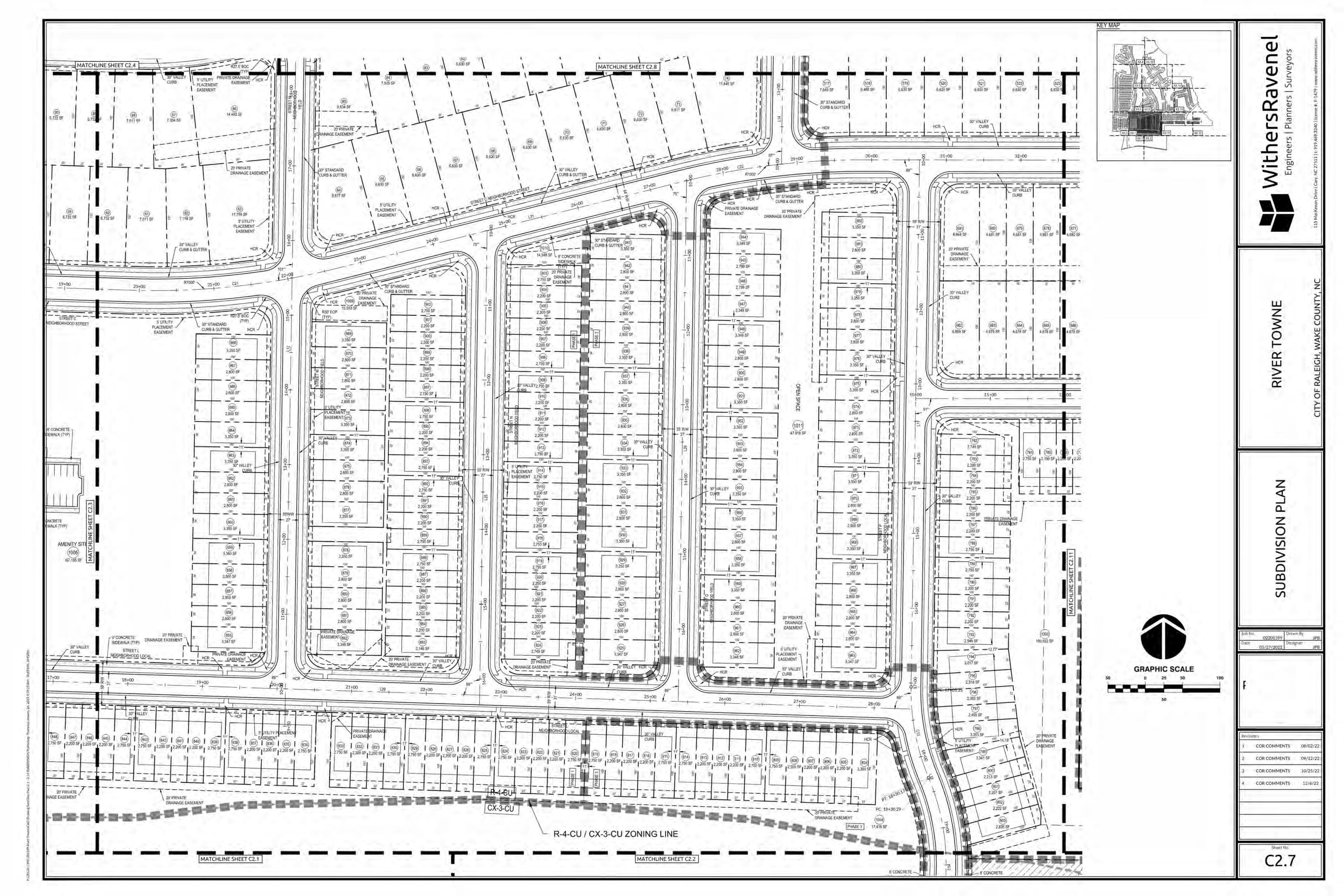


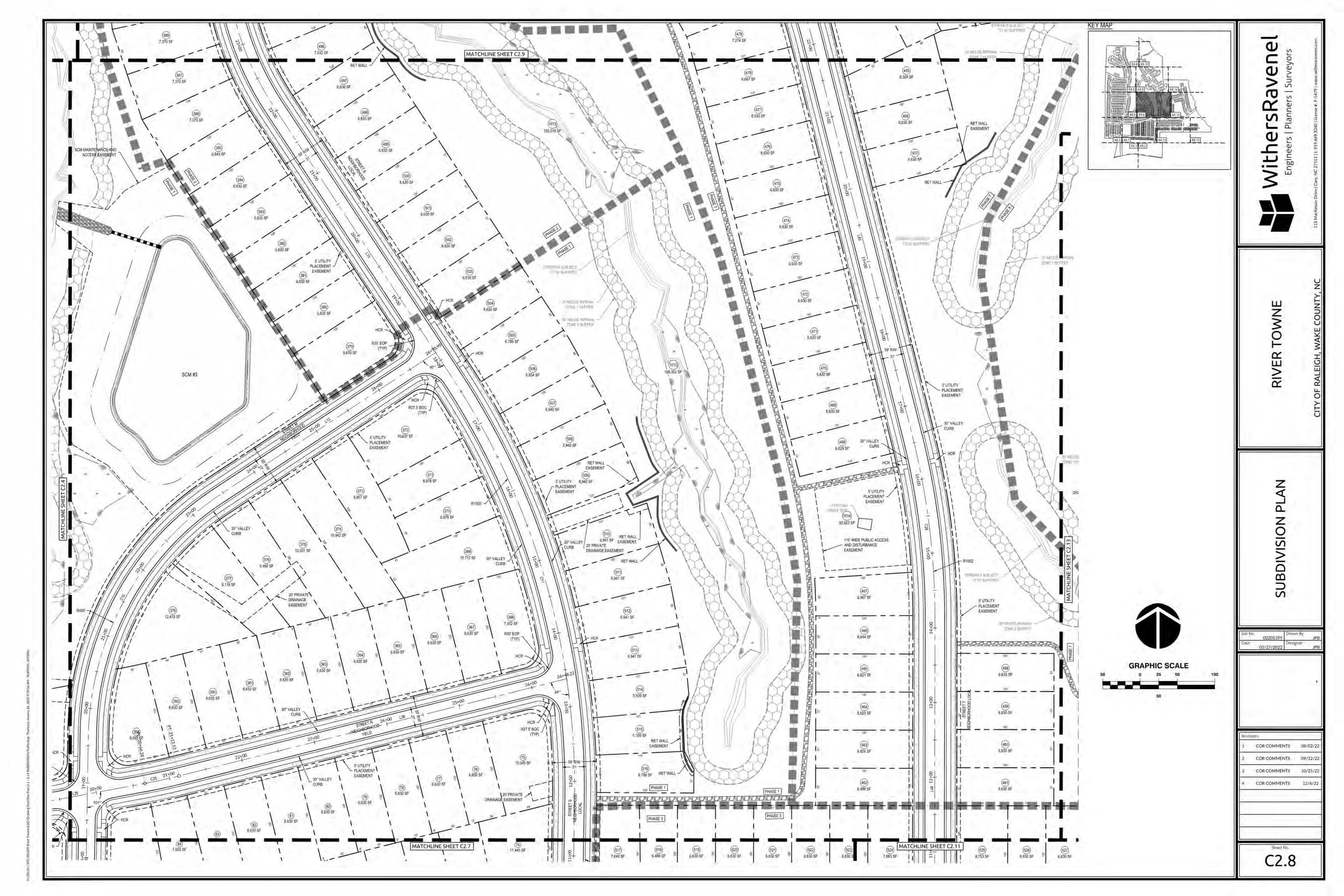


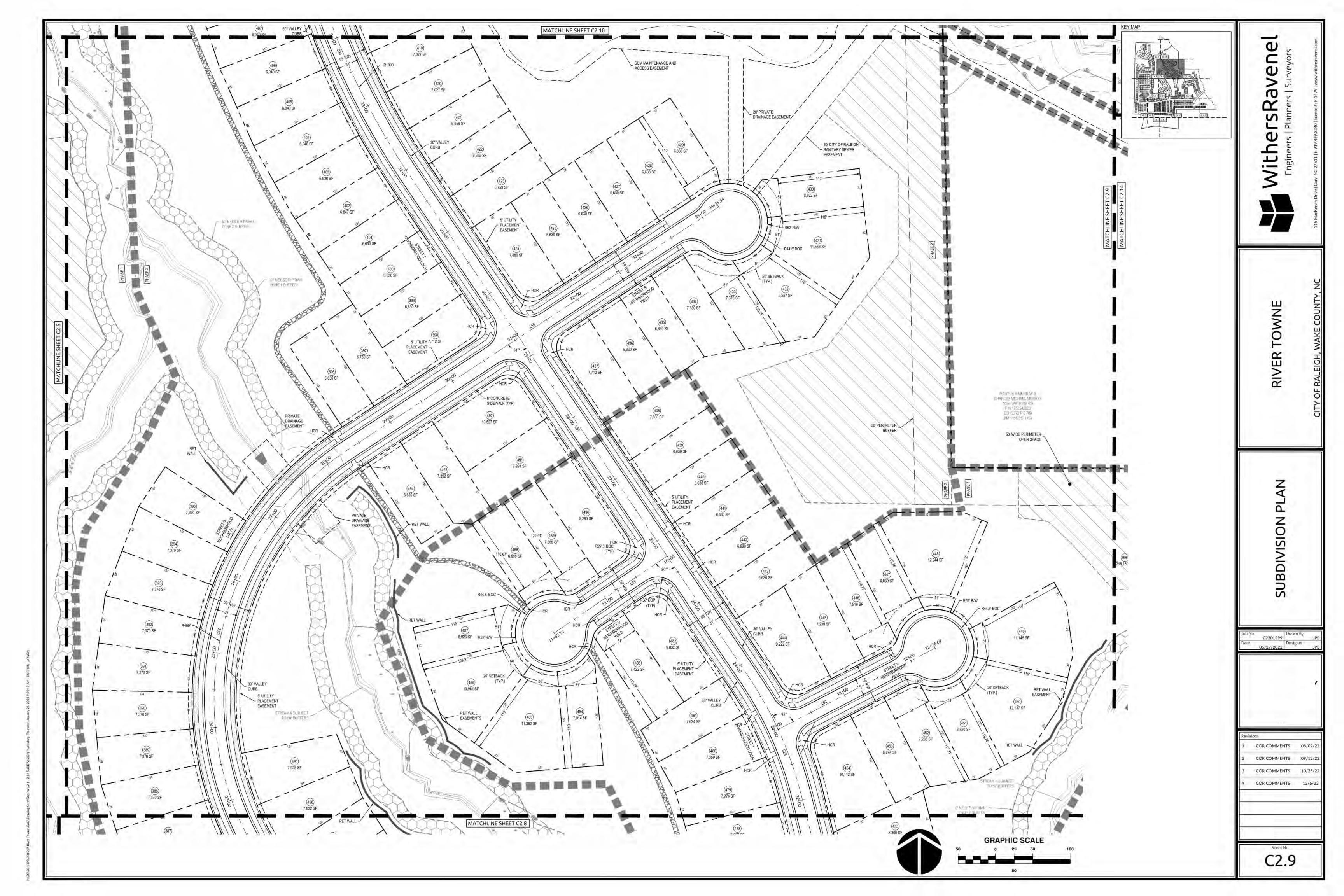


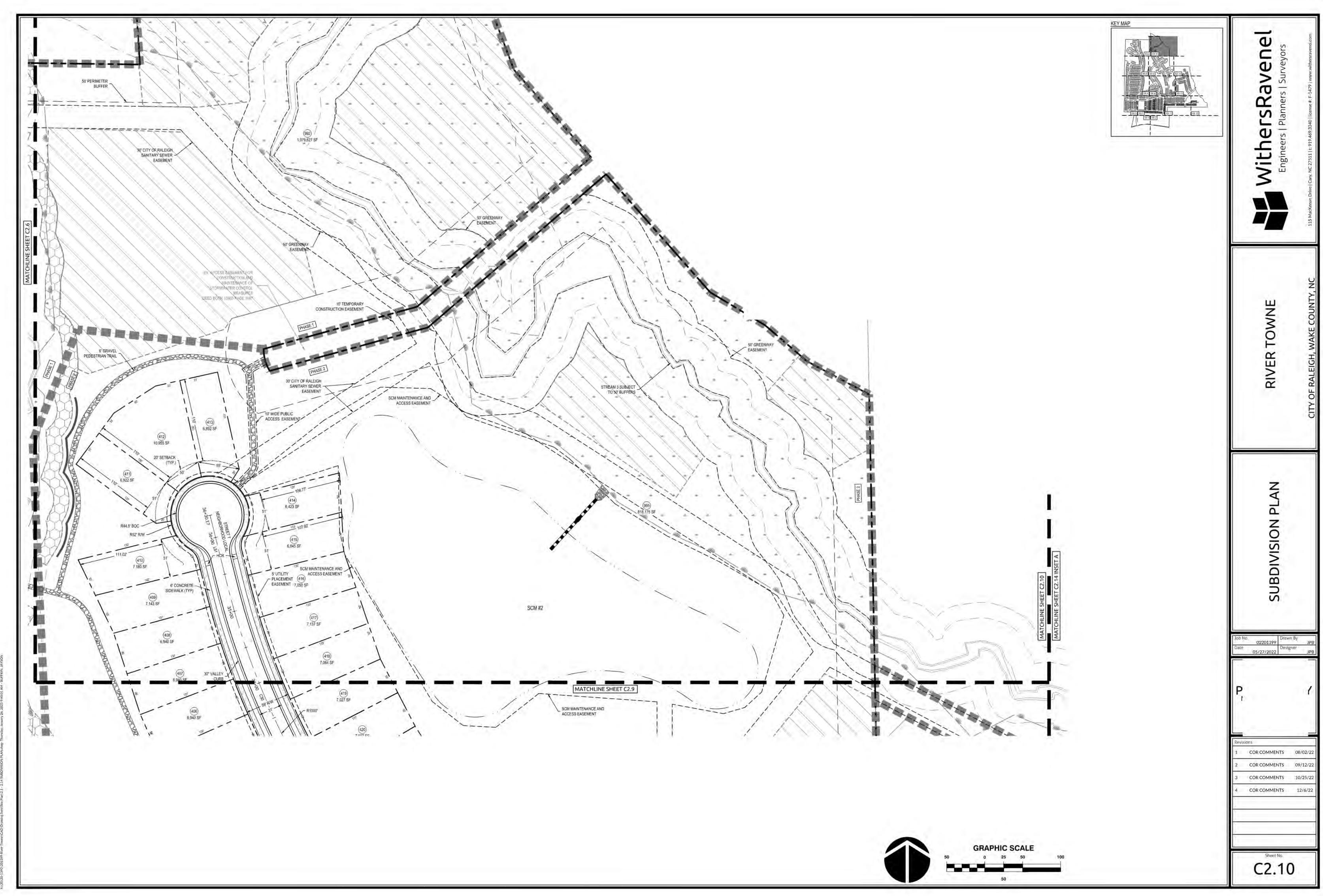


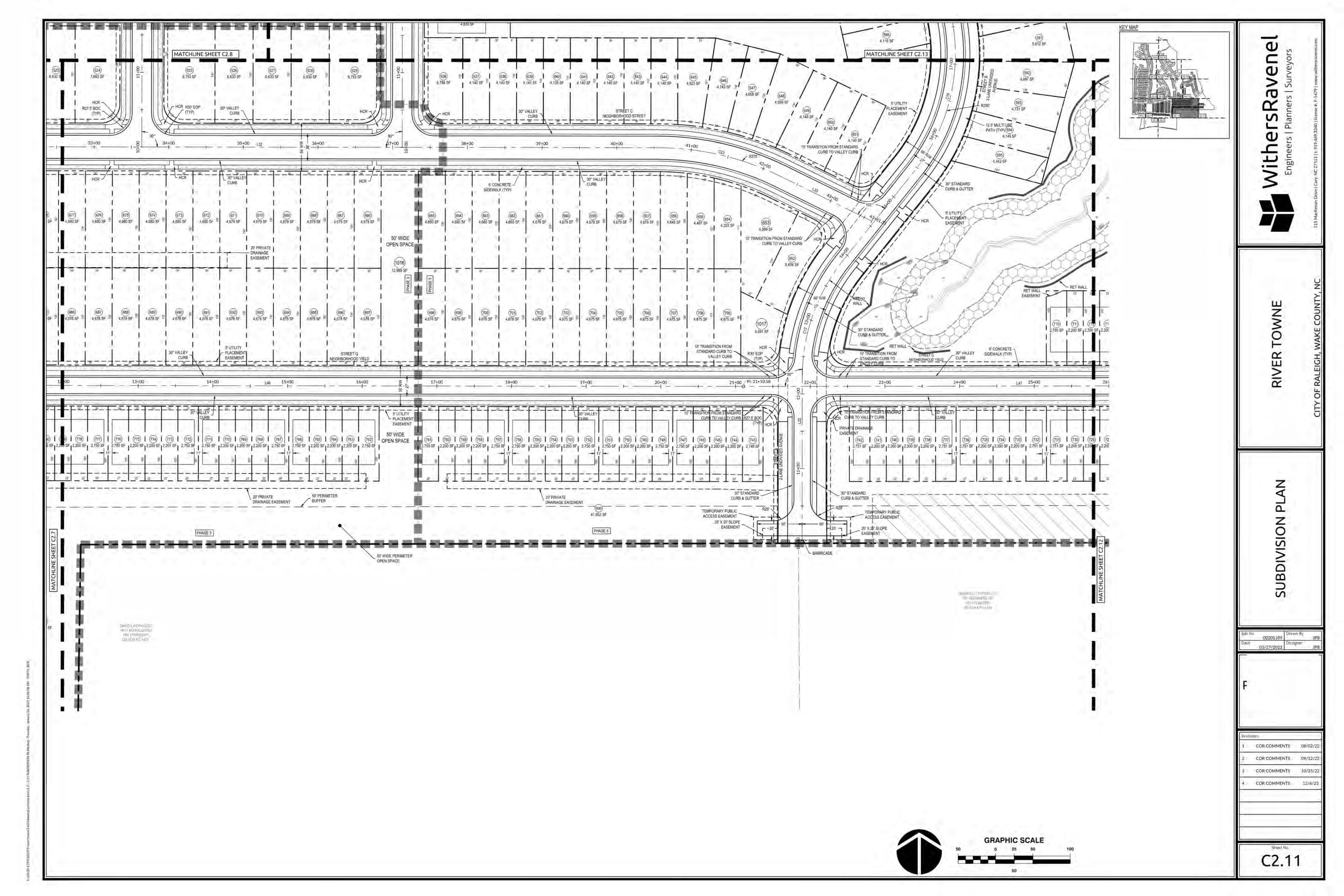


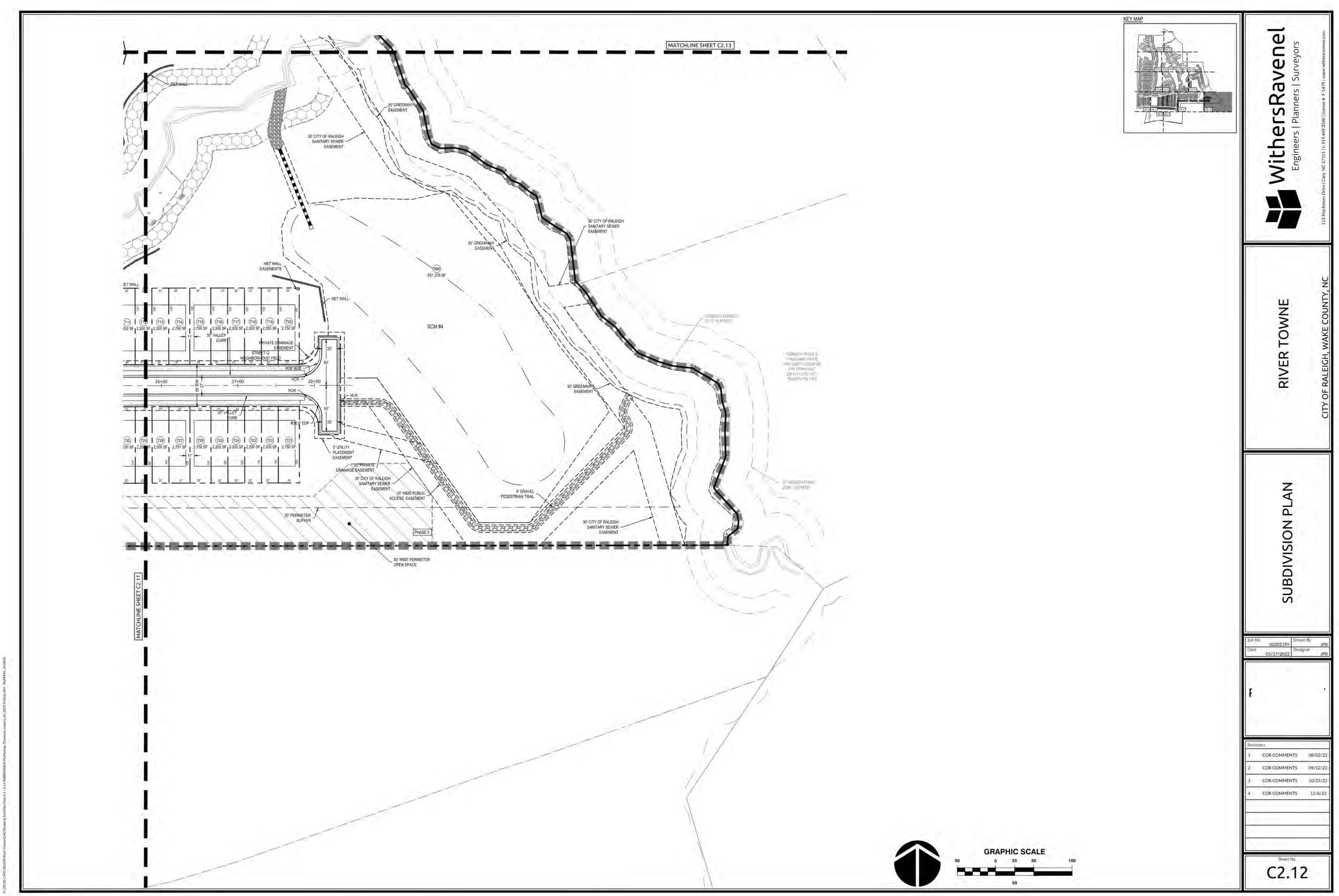


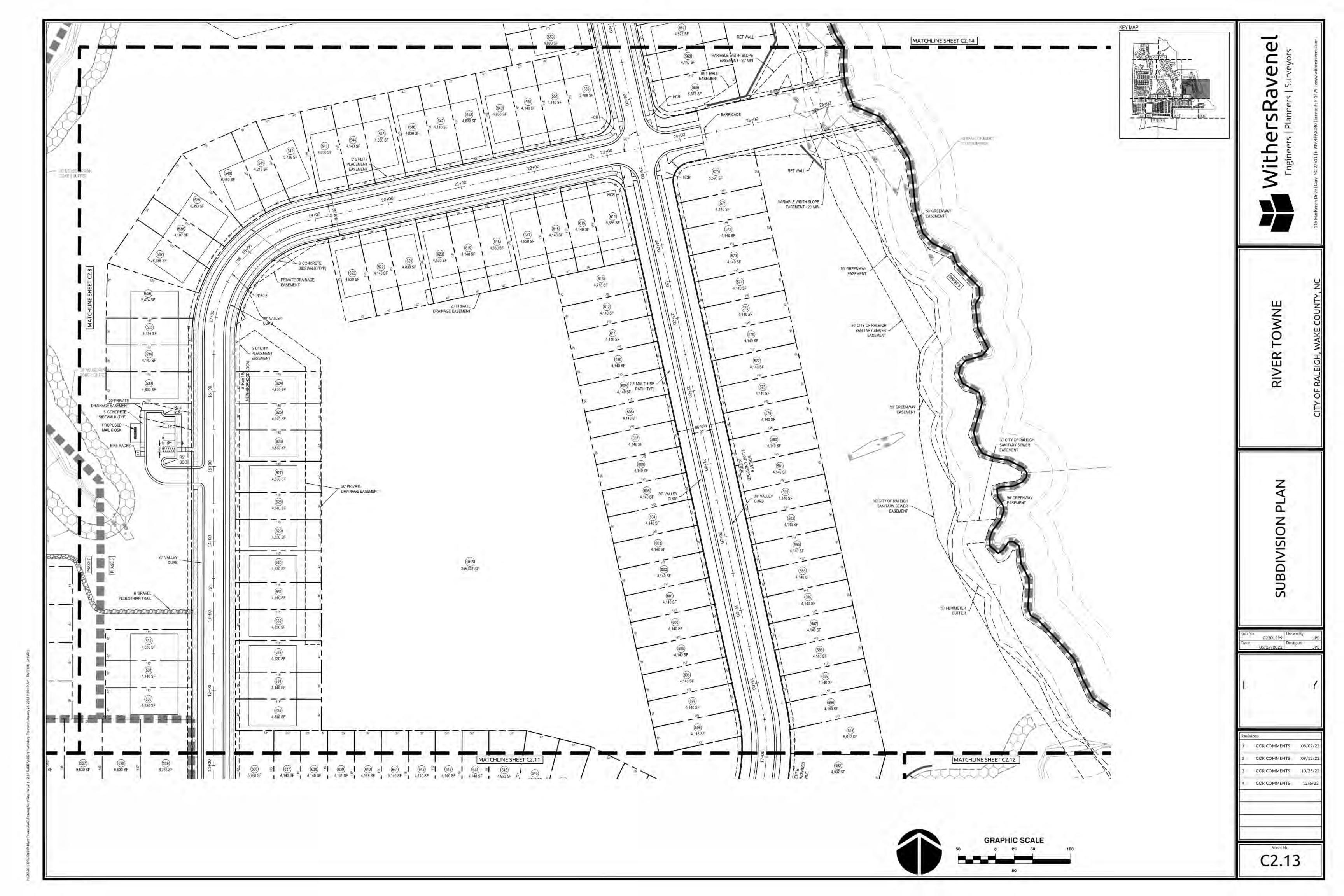


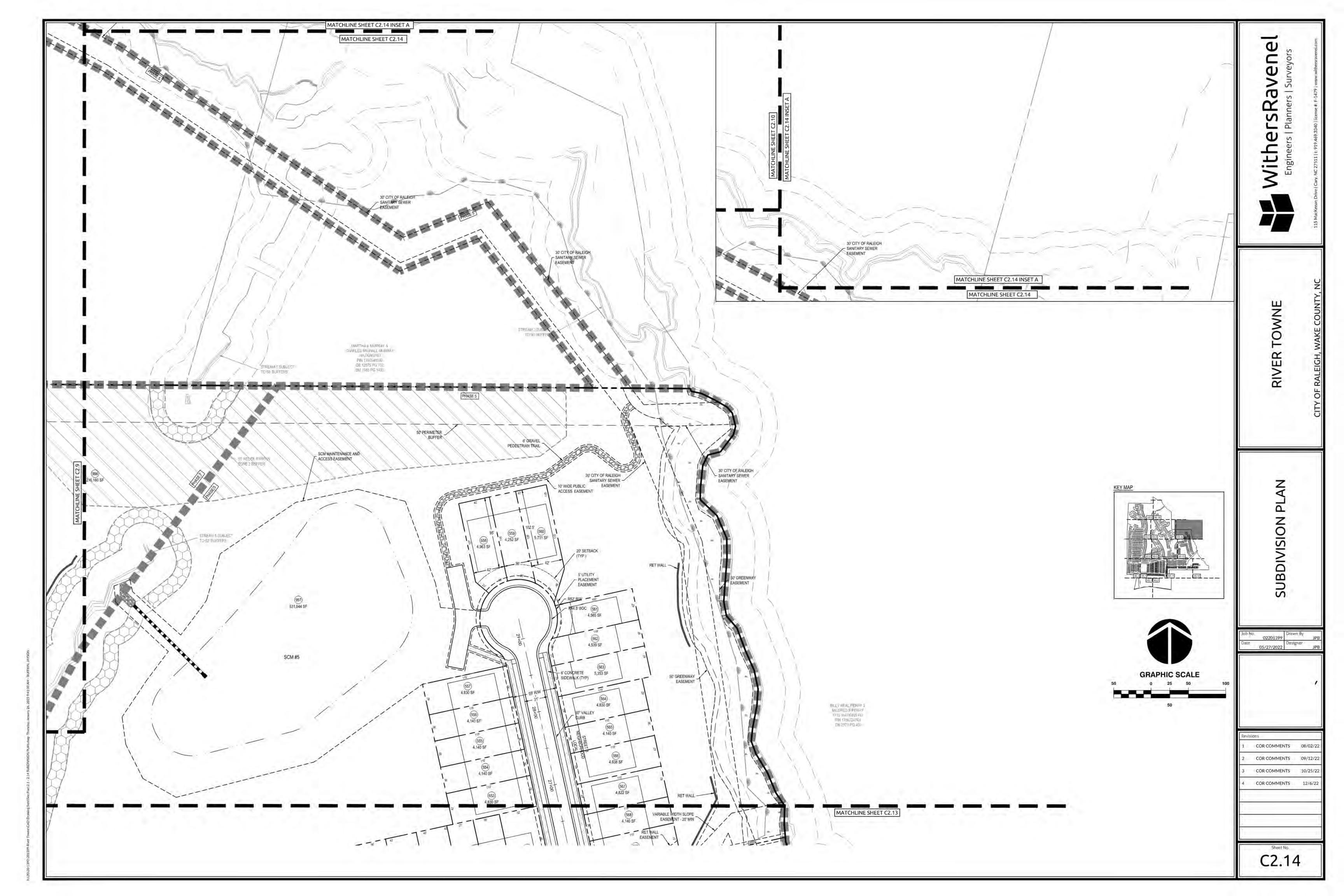


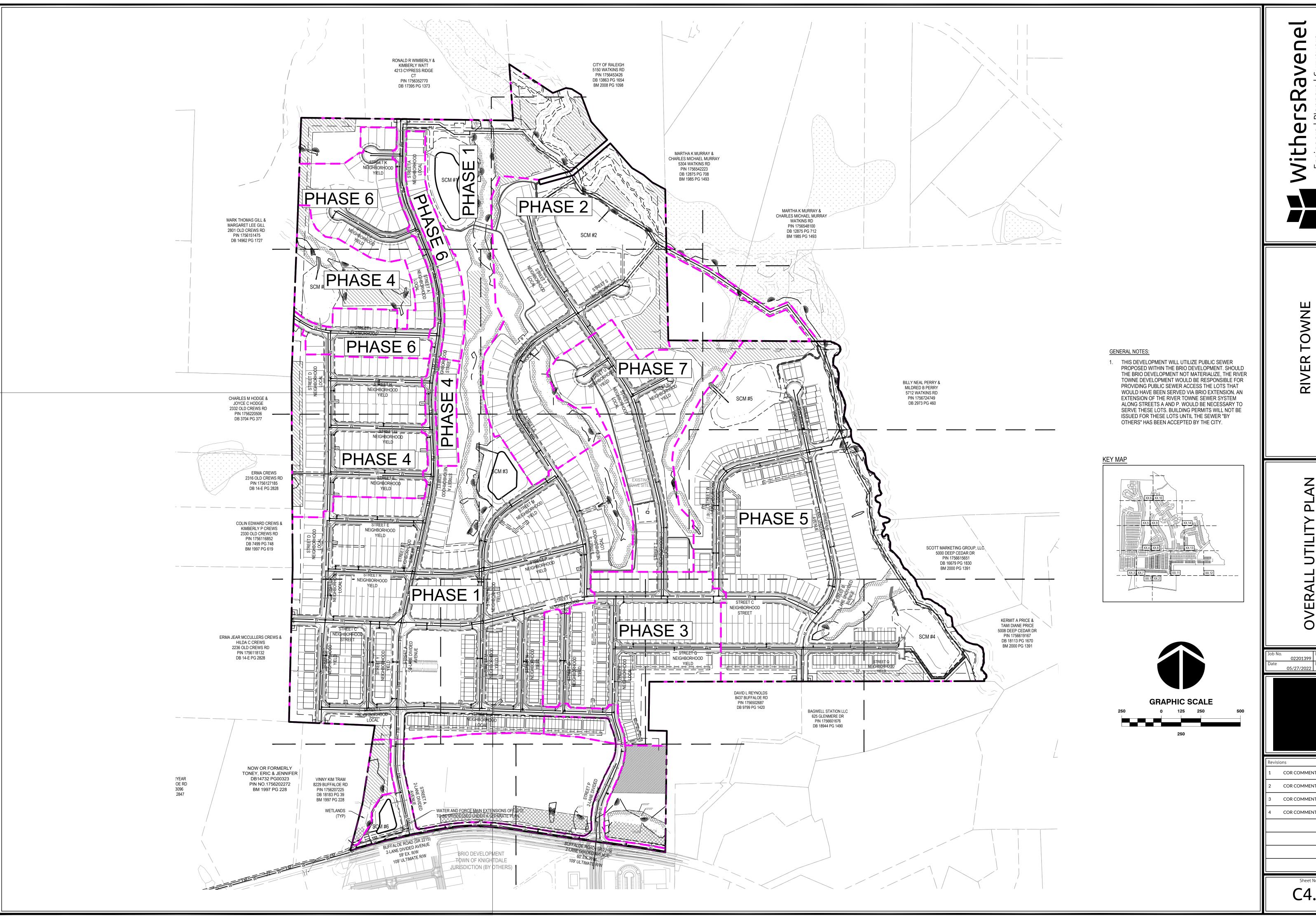












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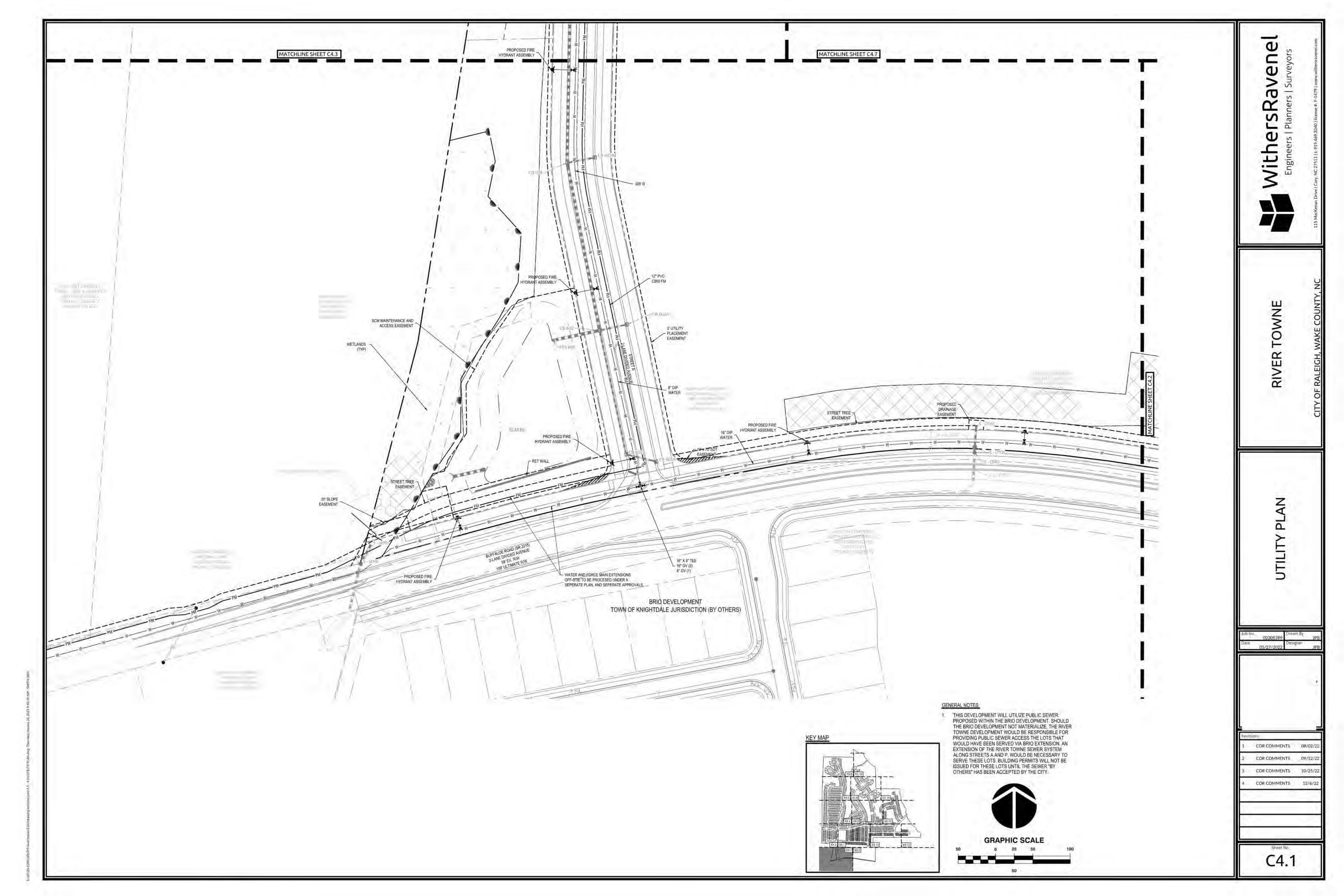
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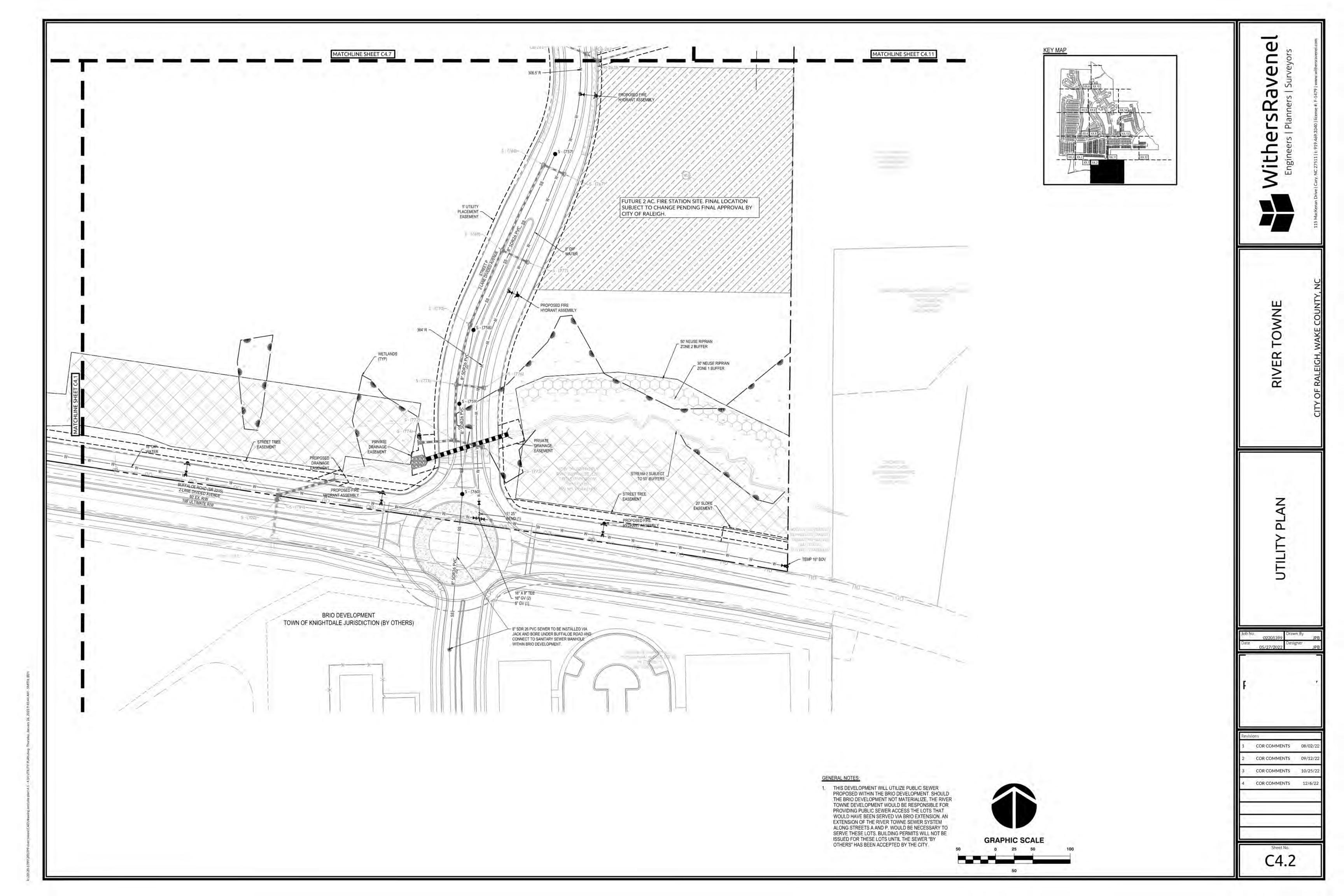
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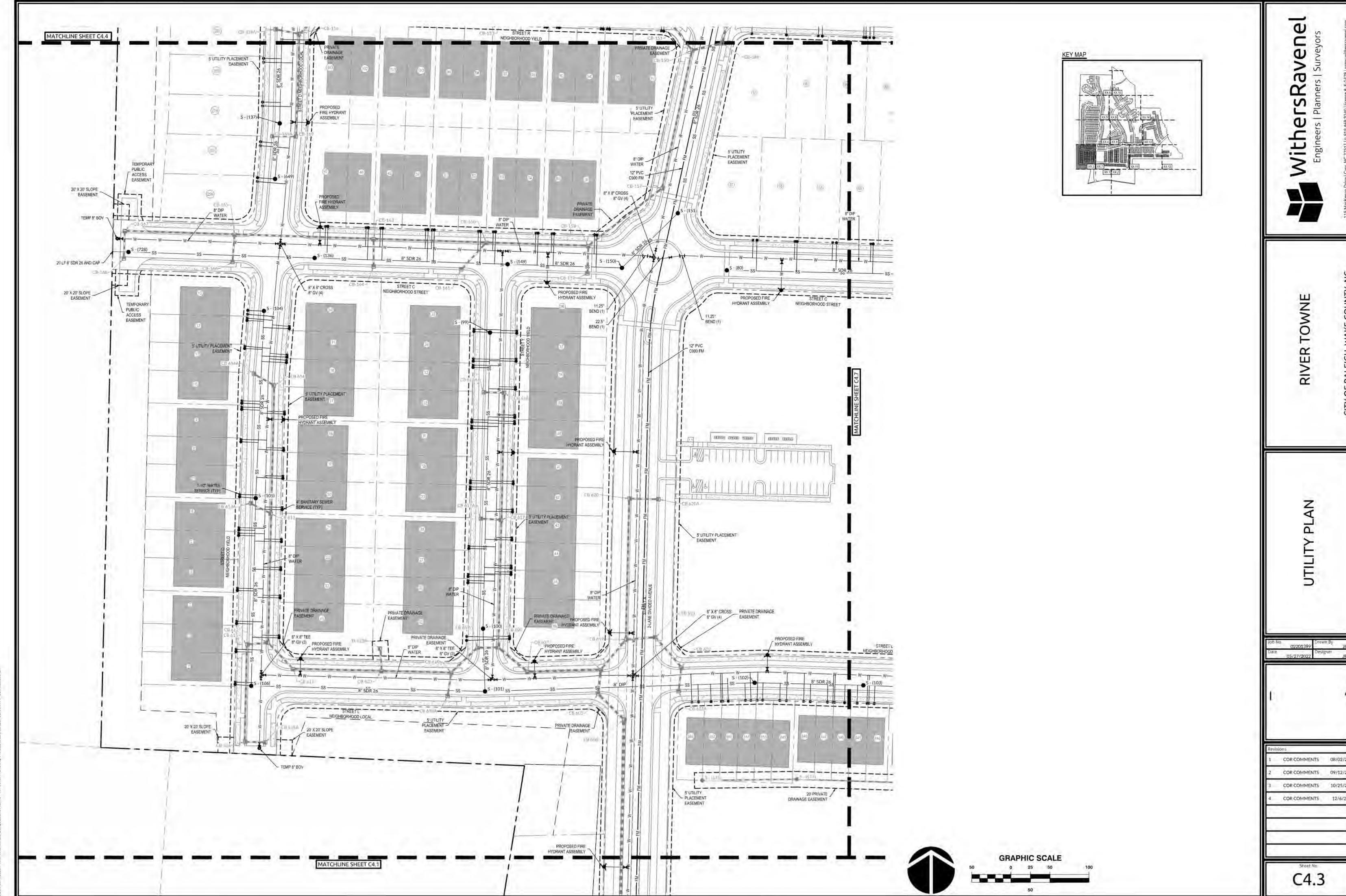
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COR COMMENTS 12/6/22

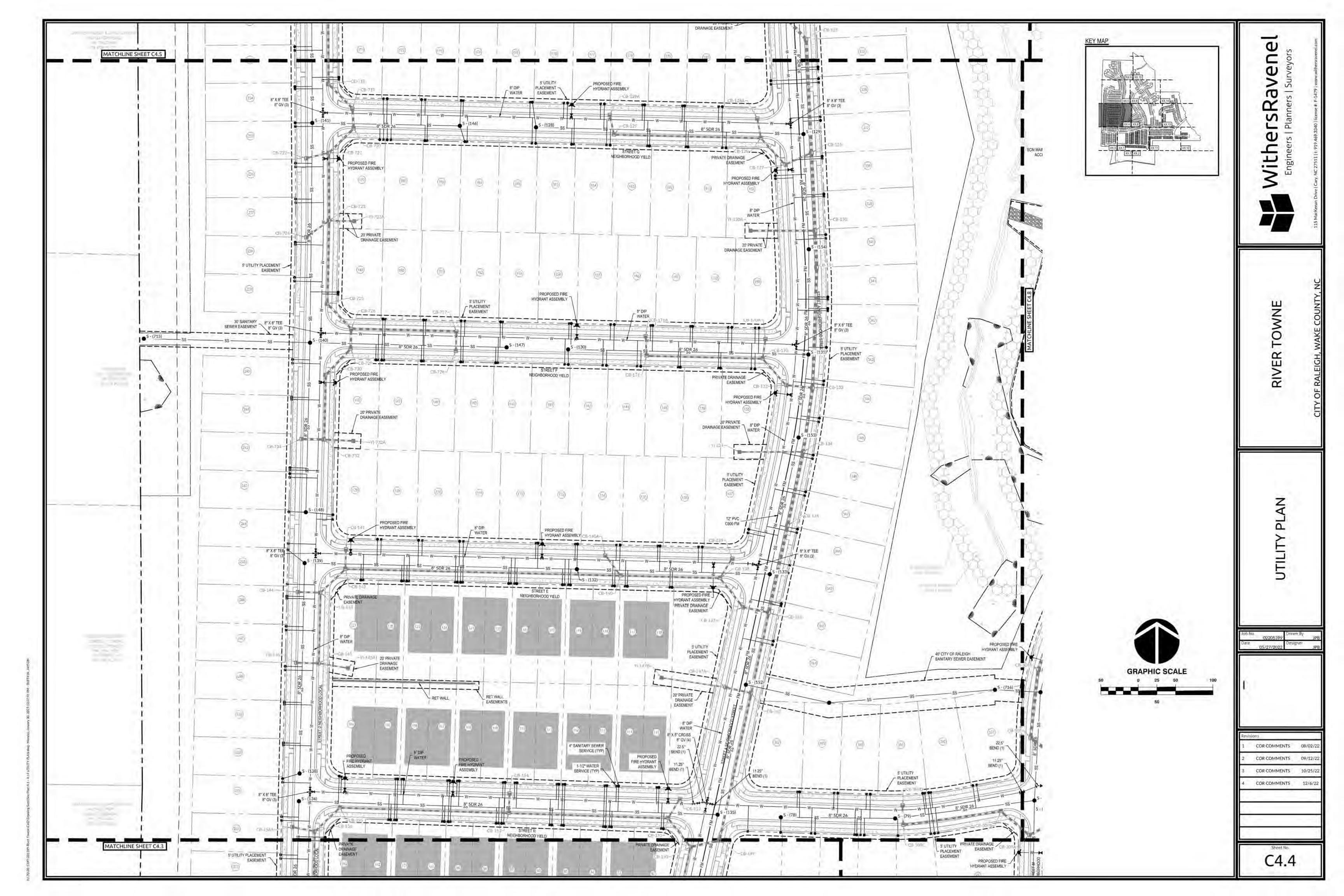
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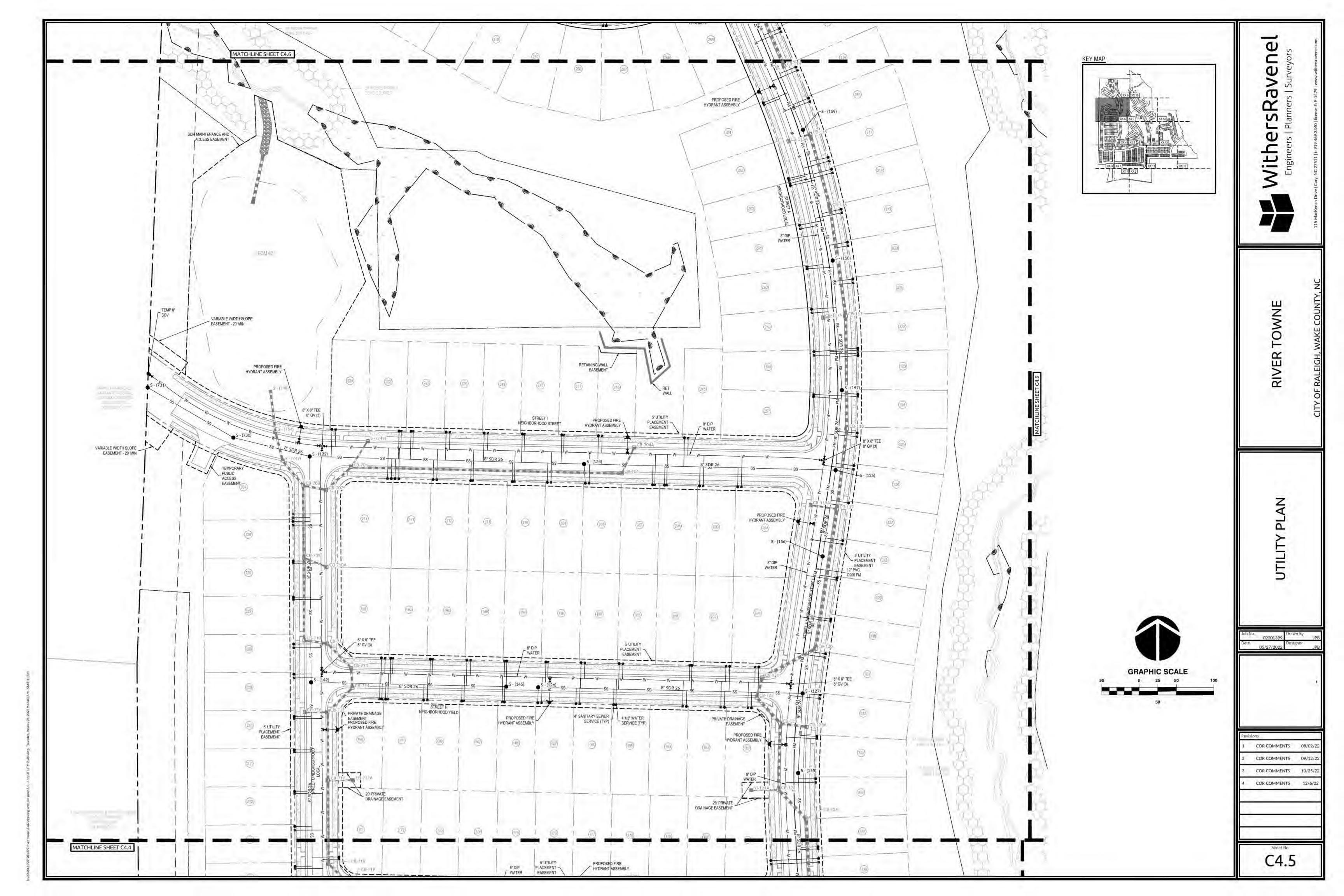


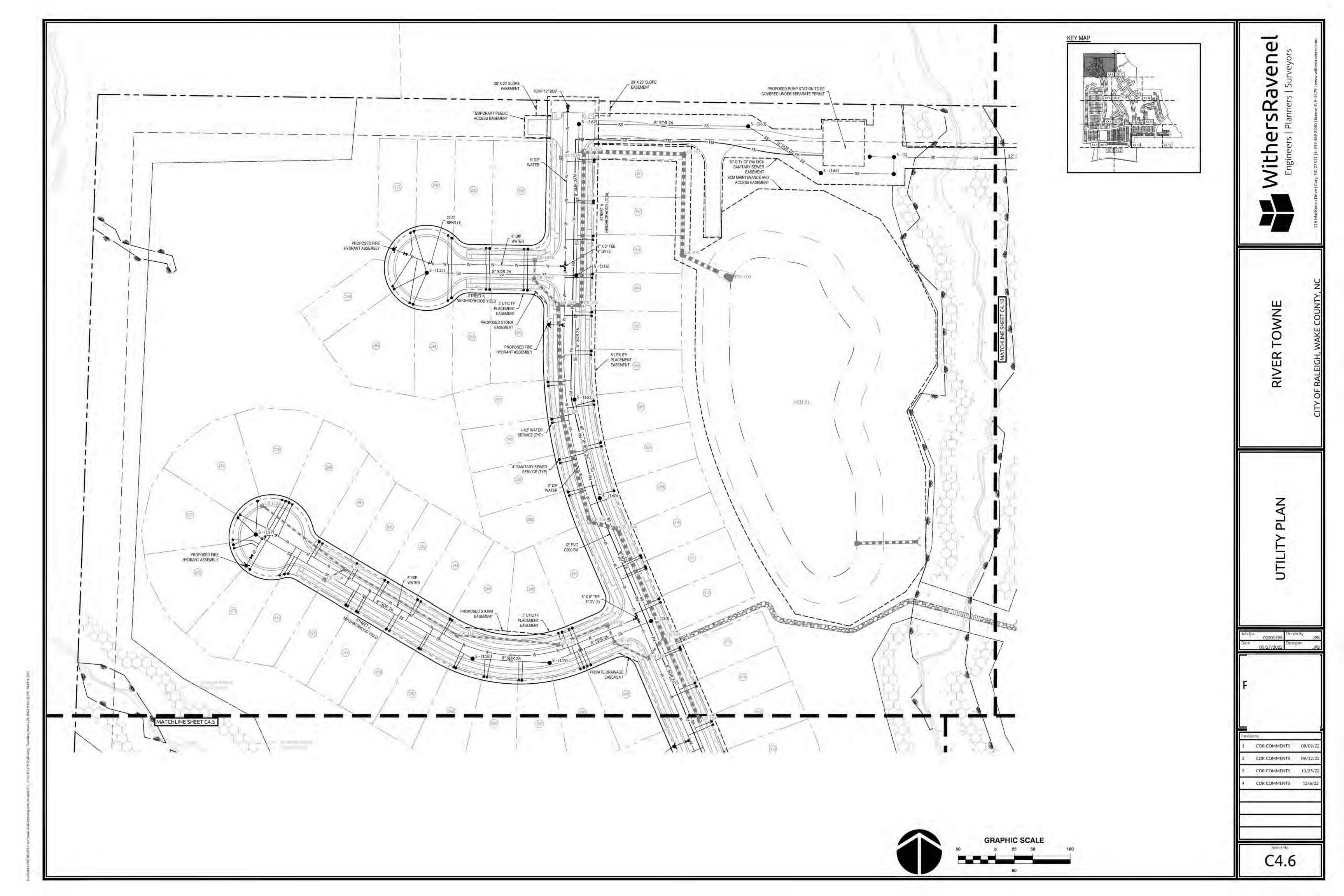


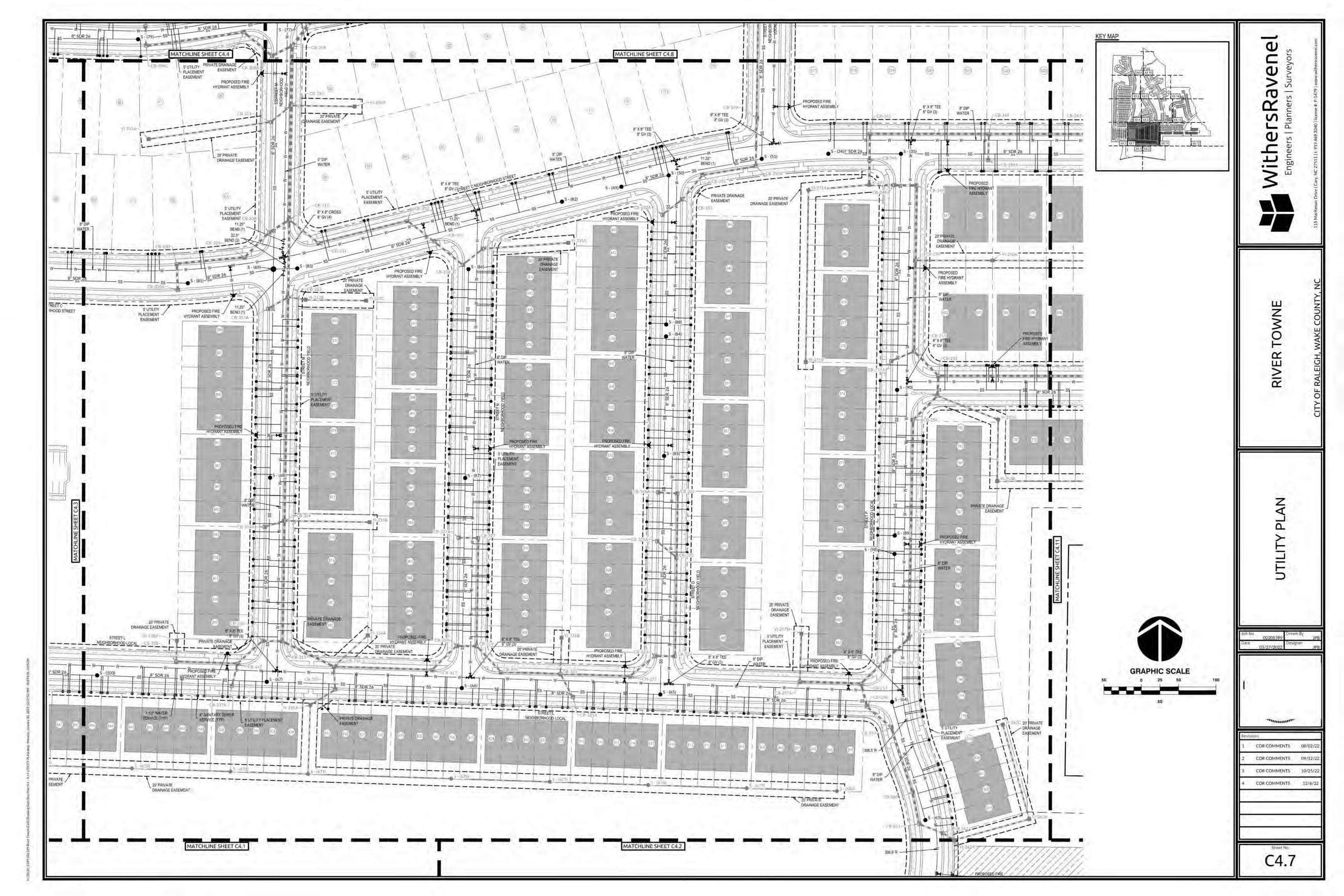


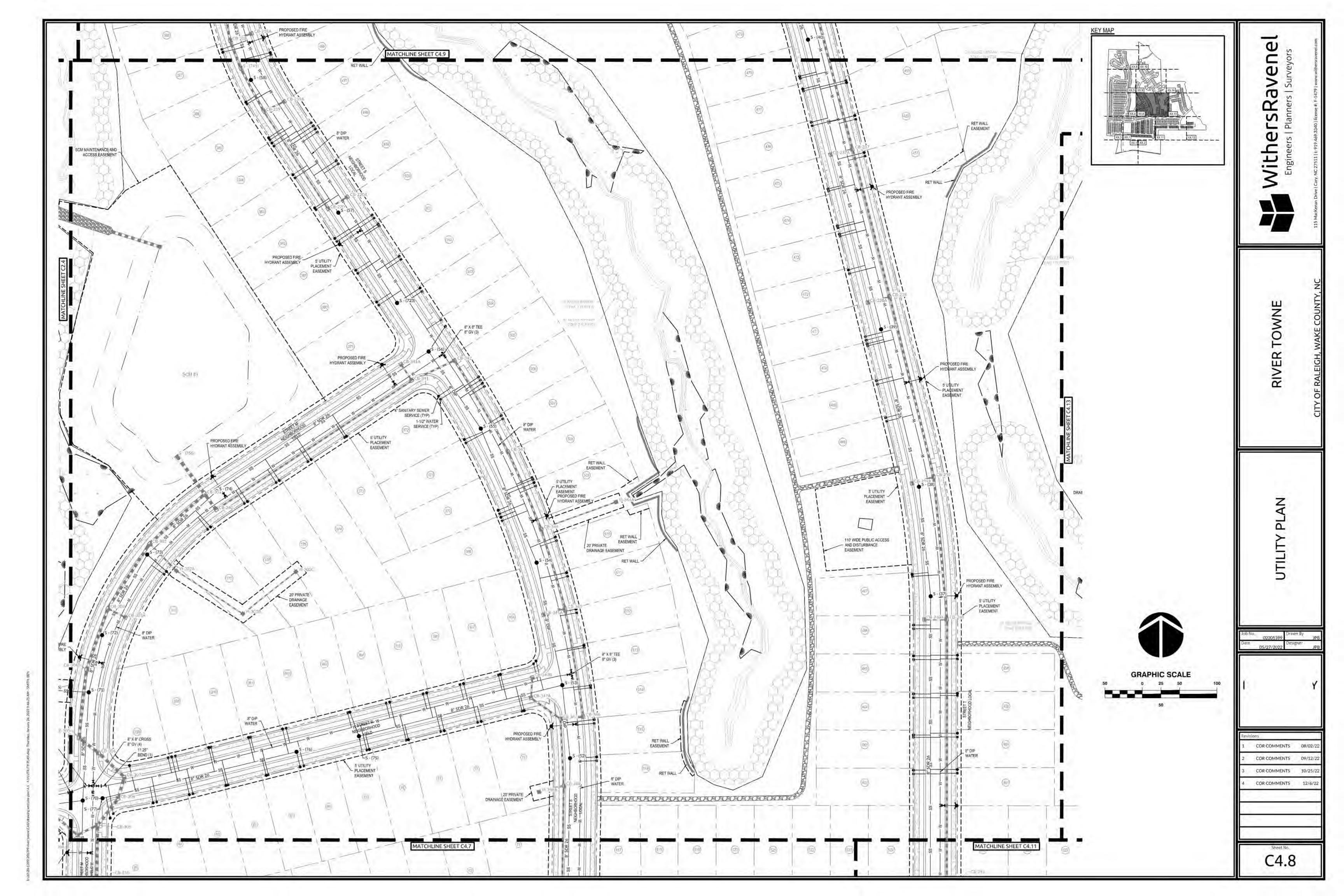
COR COMMENTS 10/25/2 COR COMMENTS 12/6/2

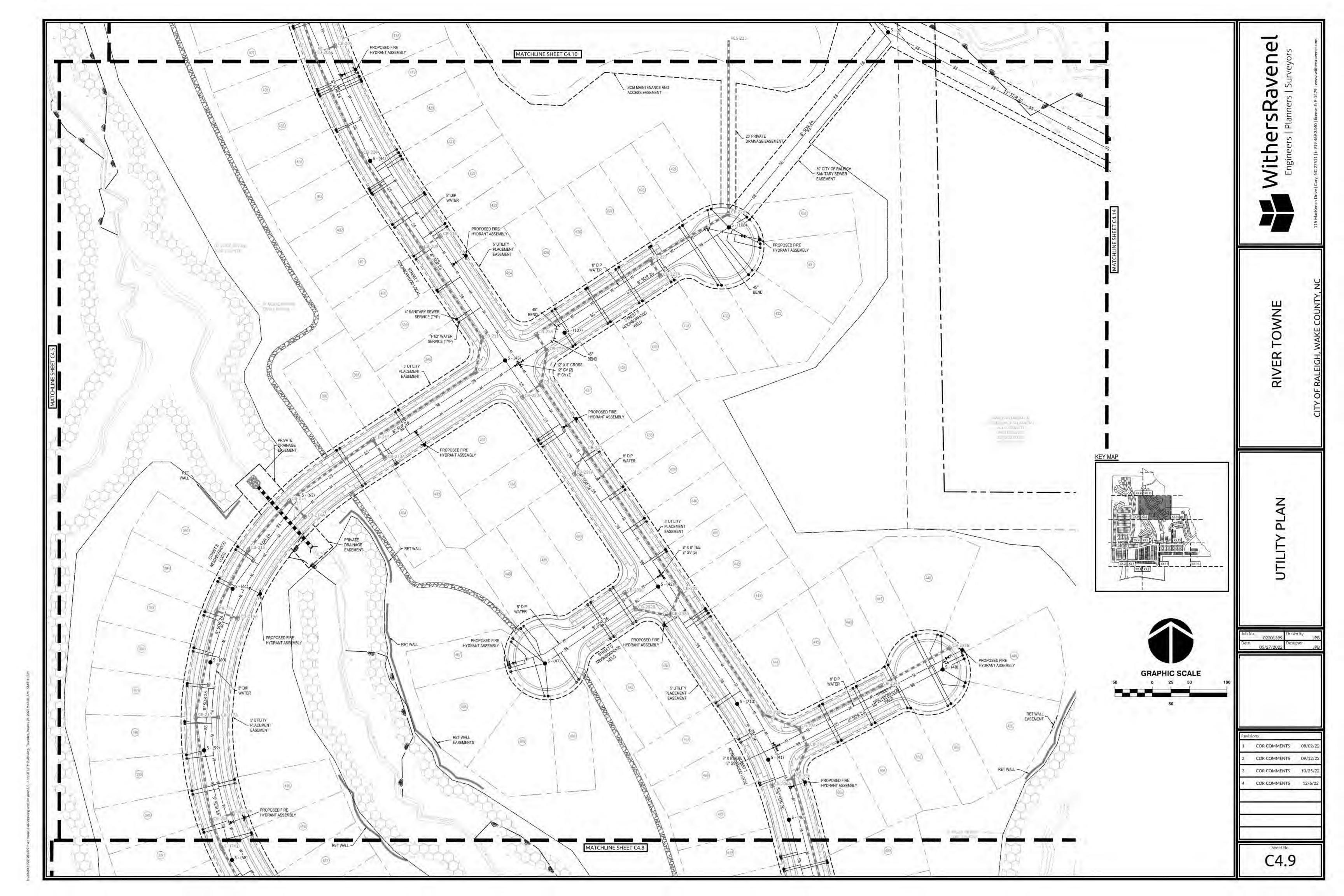


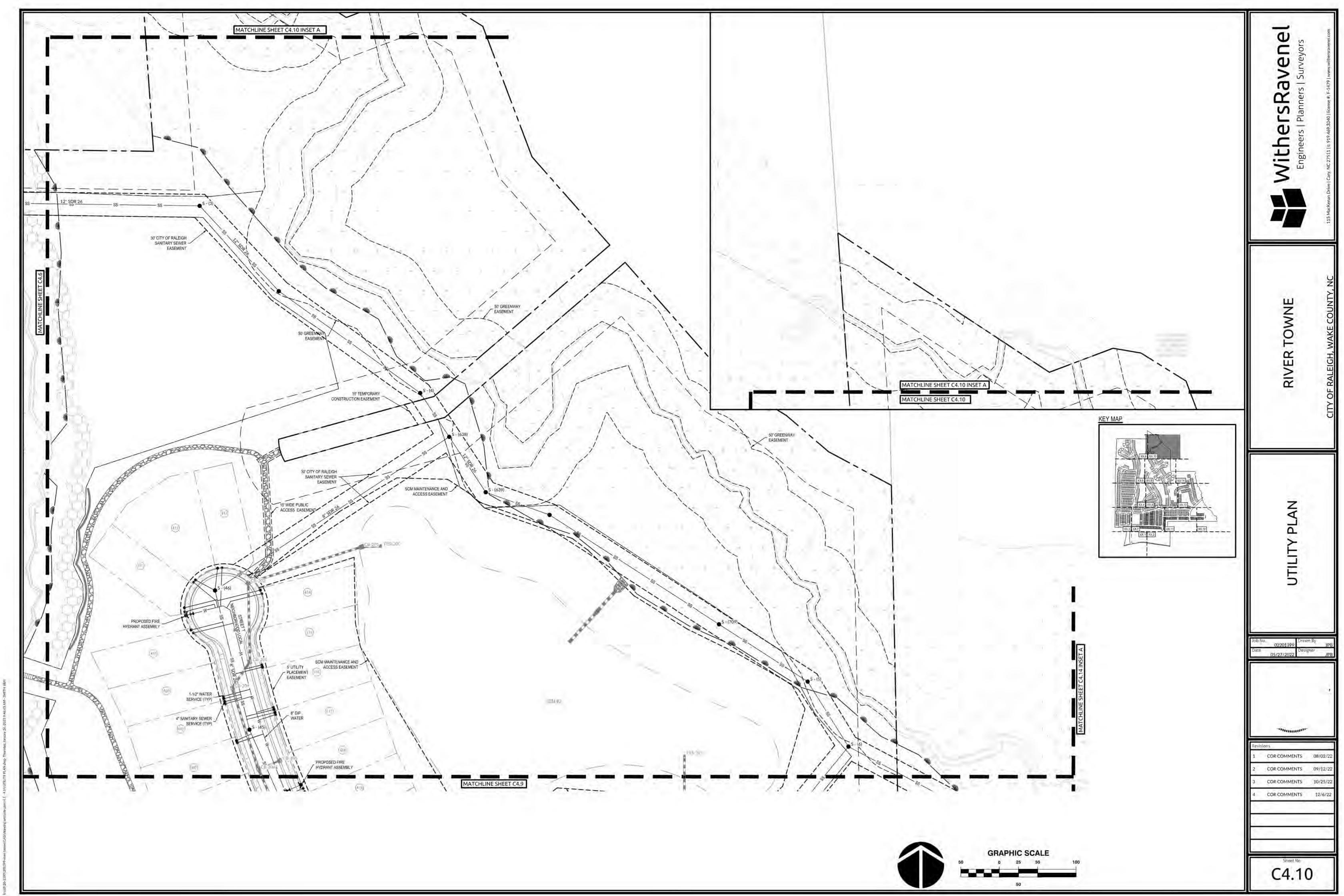


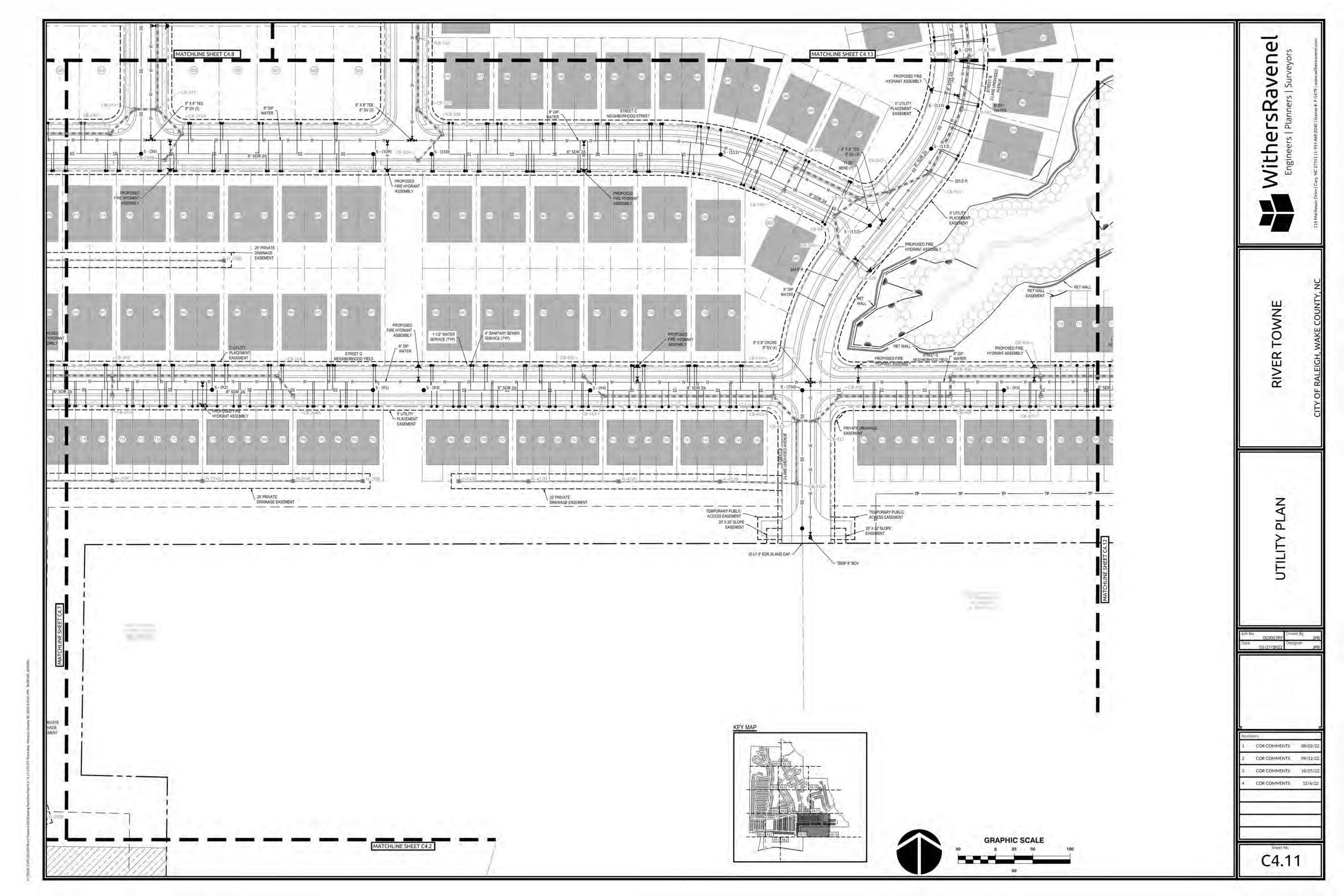


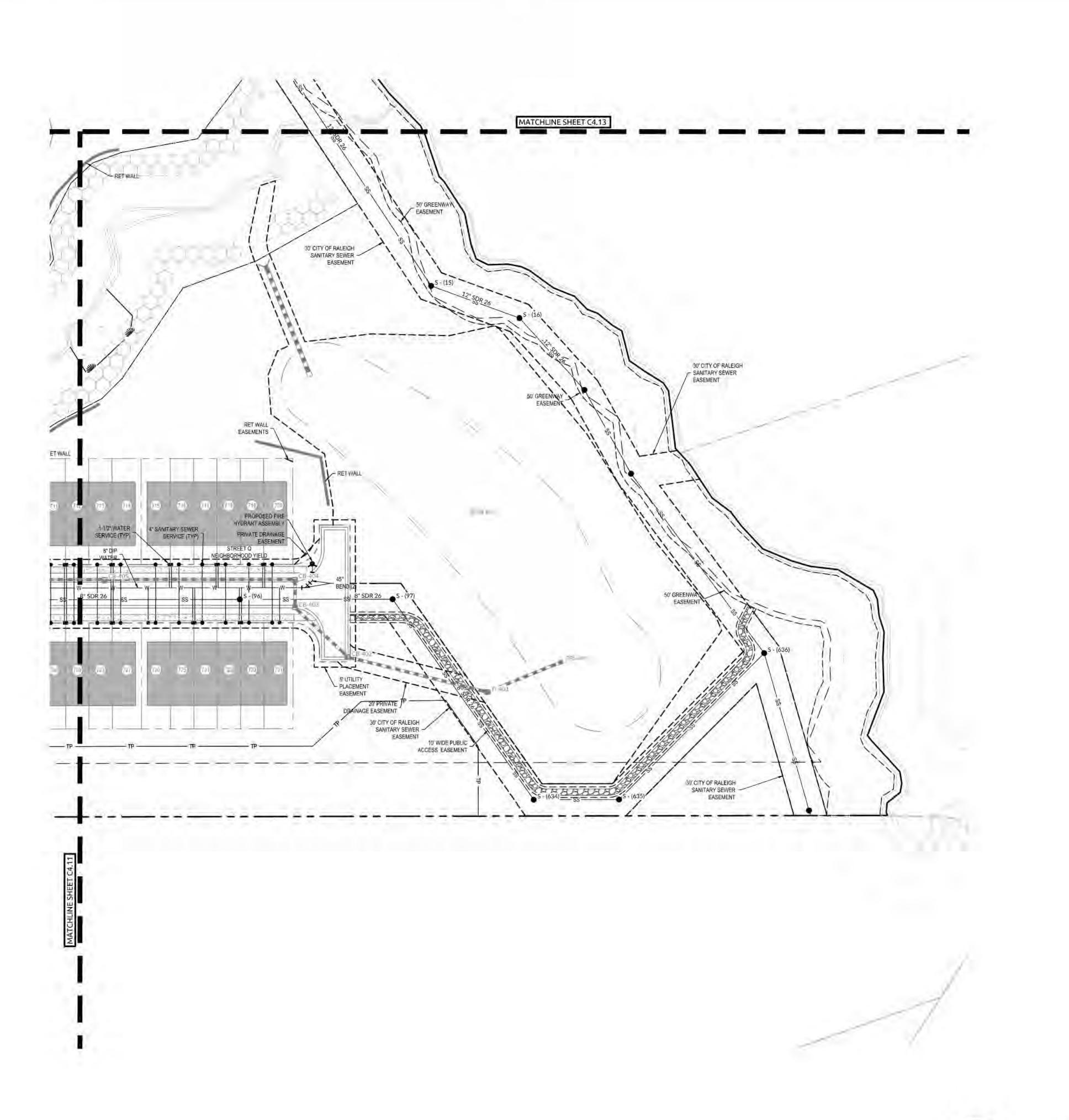


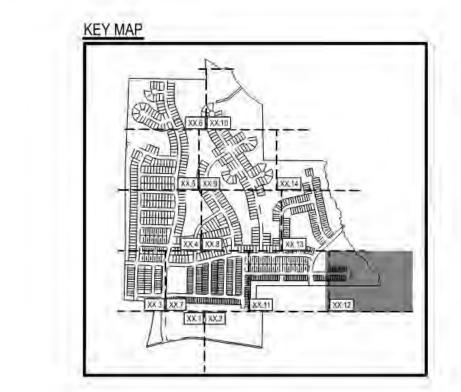












UTILITY PLAN

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With

Job No. 02201399 Drewn By
Date 05/27/2022 Designe

evisions

COR COMMENTS 08/02/22

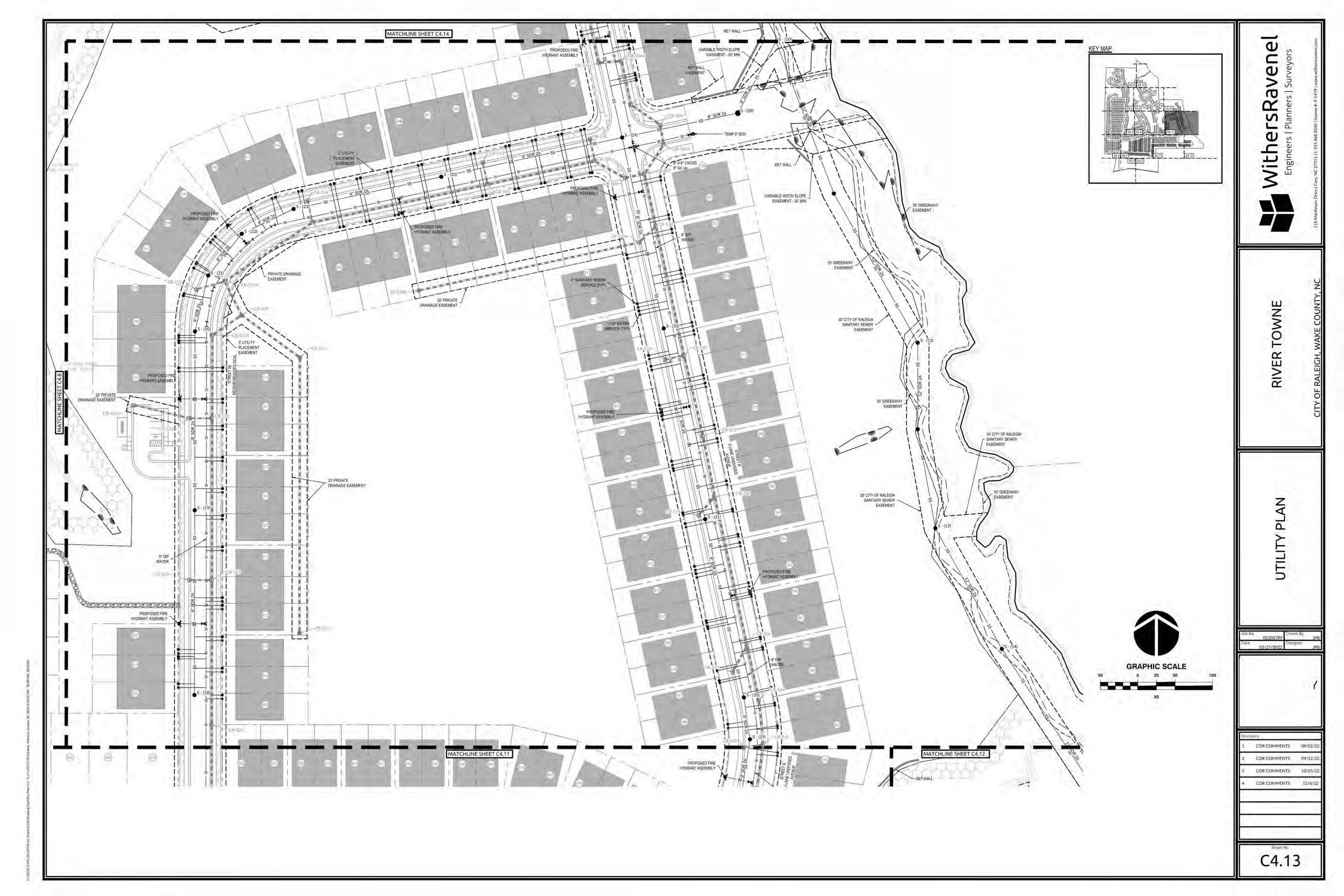
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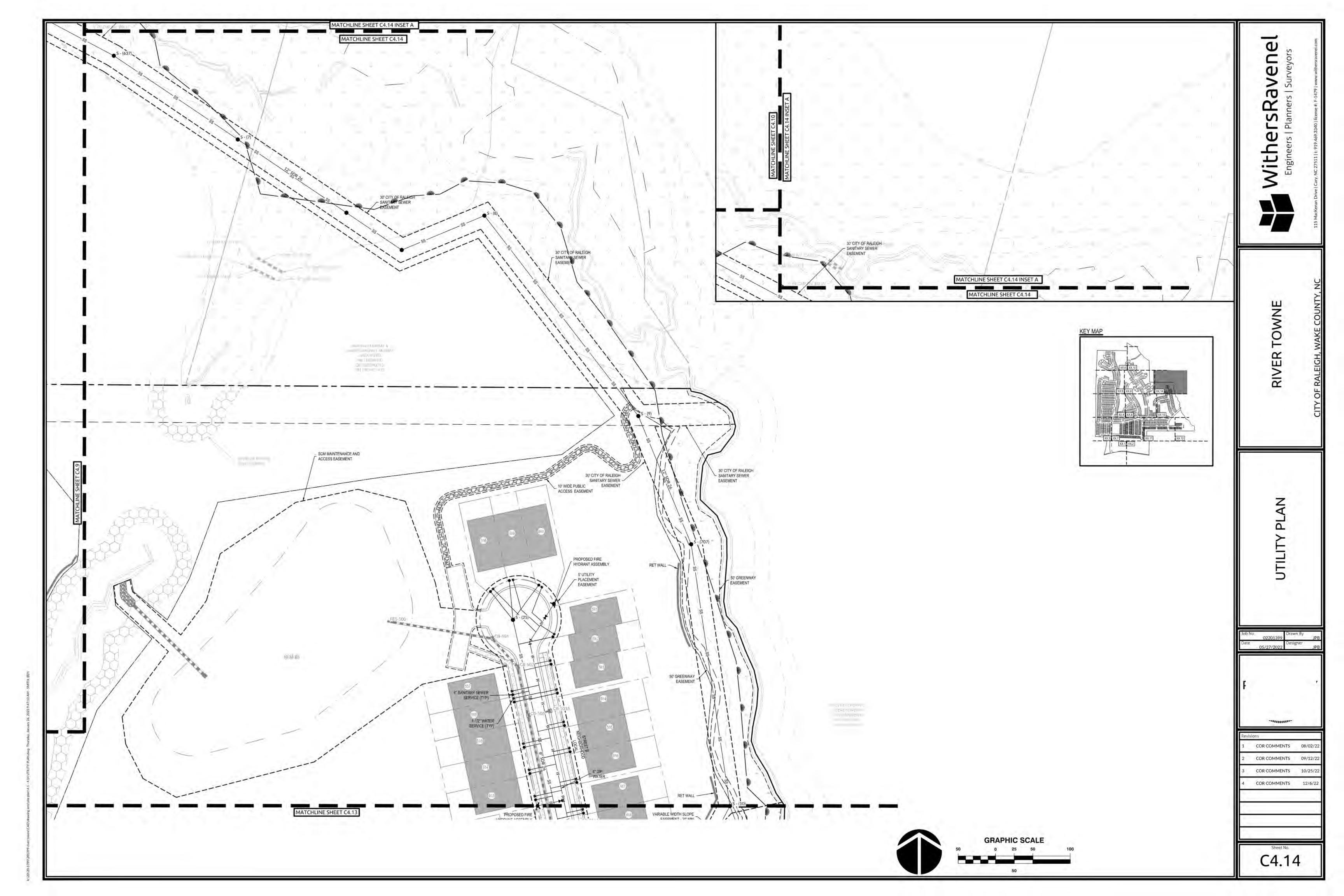
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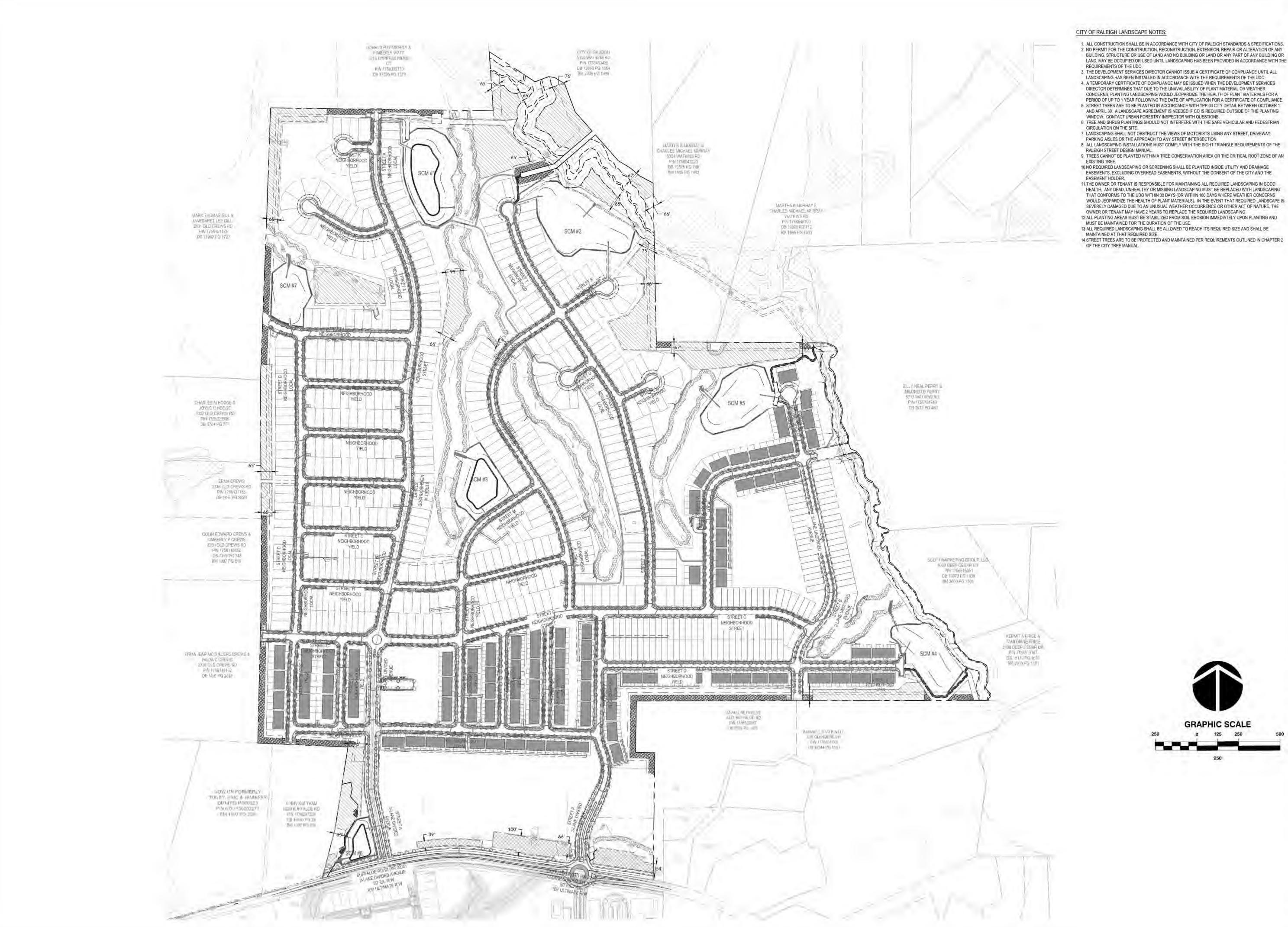
COR COMMENTS 12/6/22

C4.12

GRAPHIC SCALE
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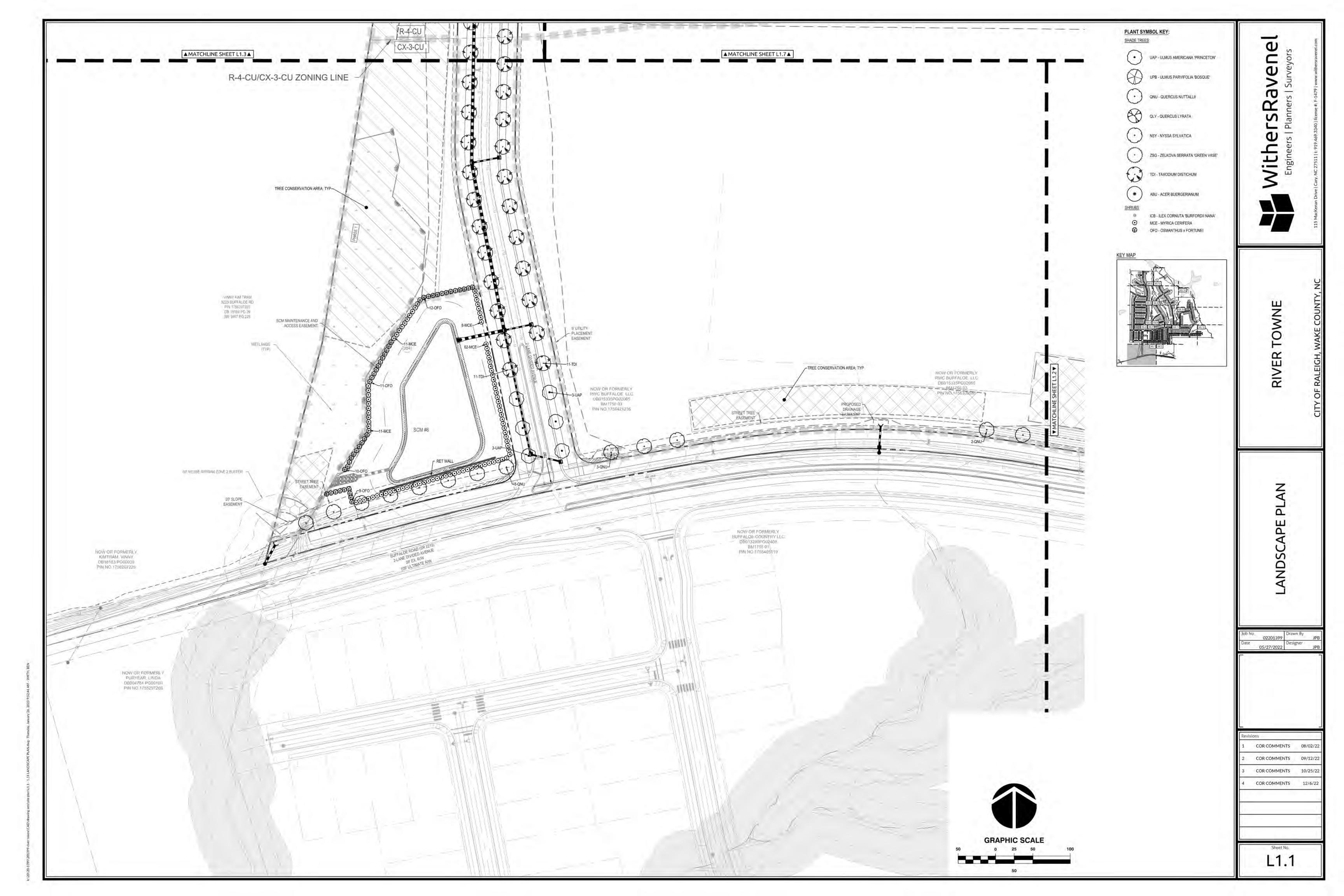
- 2. NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE
- 3. THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
- 5. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCTOBER 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING
- 6. TREE AND SHRUB PLANTINGS SHOULD NOT INTERFERE WITH THE SAFE VEHICULAR AND PEDESTRIAN
- 8. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE
- 9. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN
- EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE
- 11.THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING

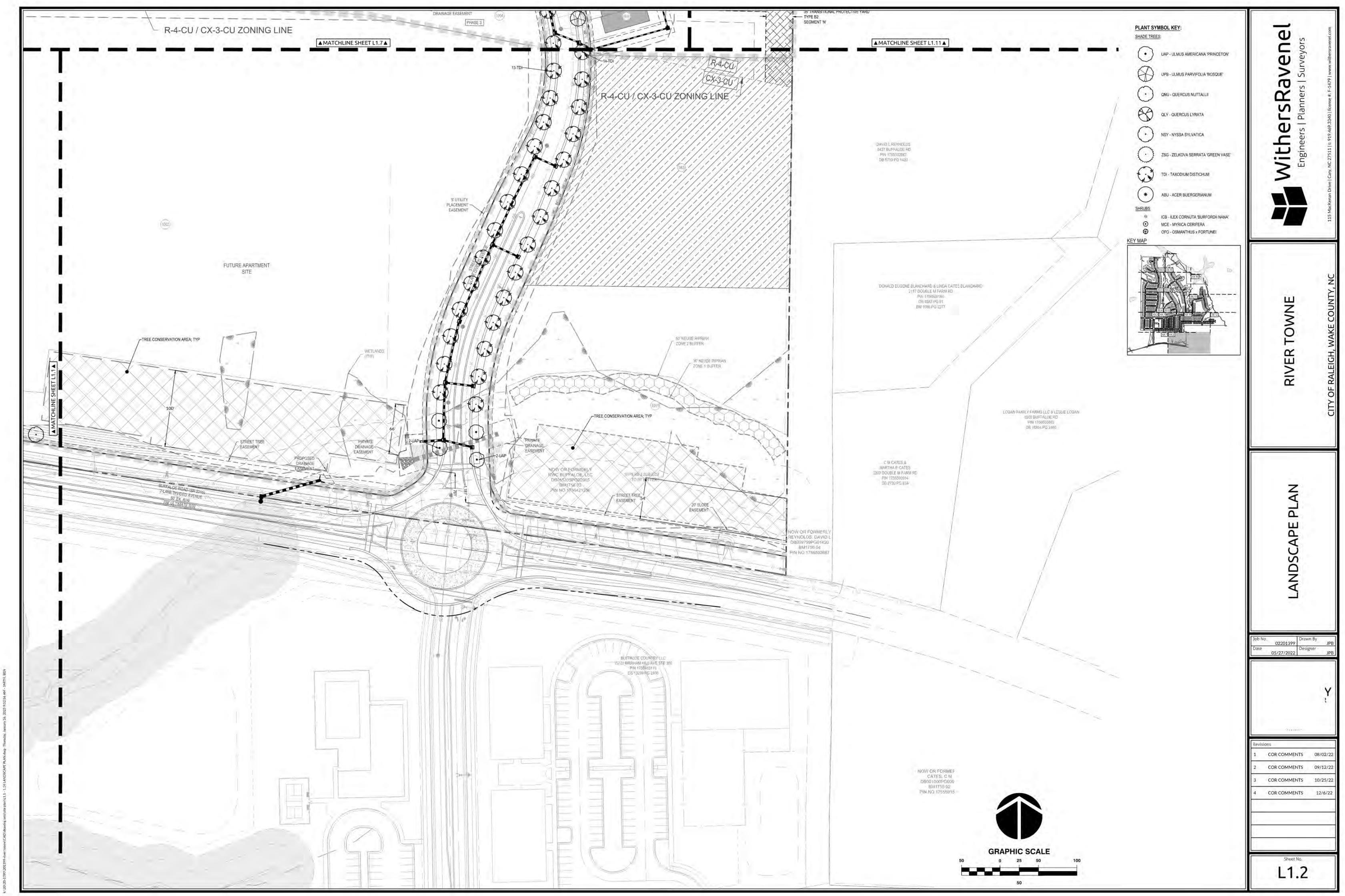
- 14.STREET TREES ARE TO BE PROTECTED AND MAINTAINED PER REQUIREMENTS OUTLINED IN CHAPTER 2

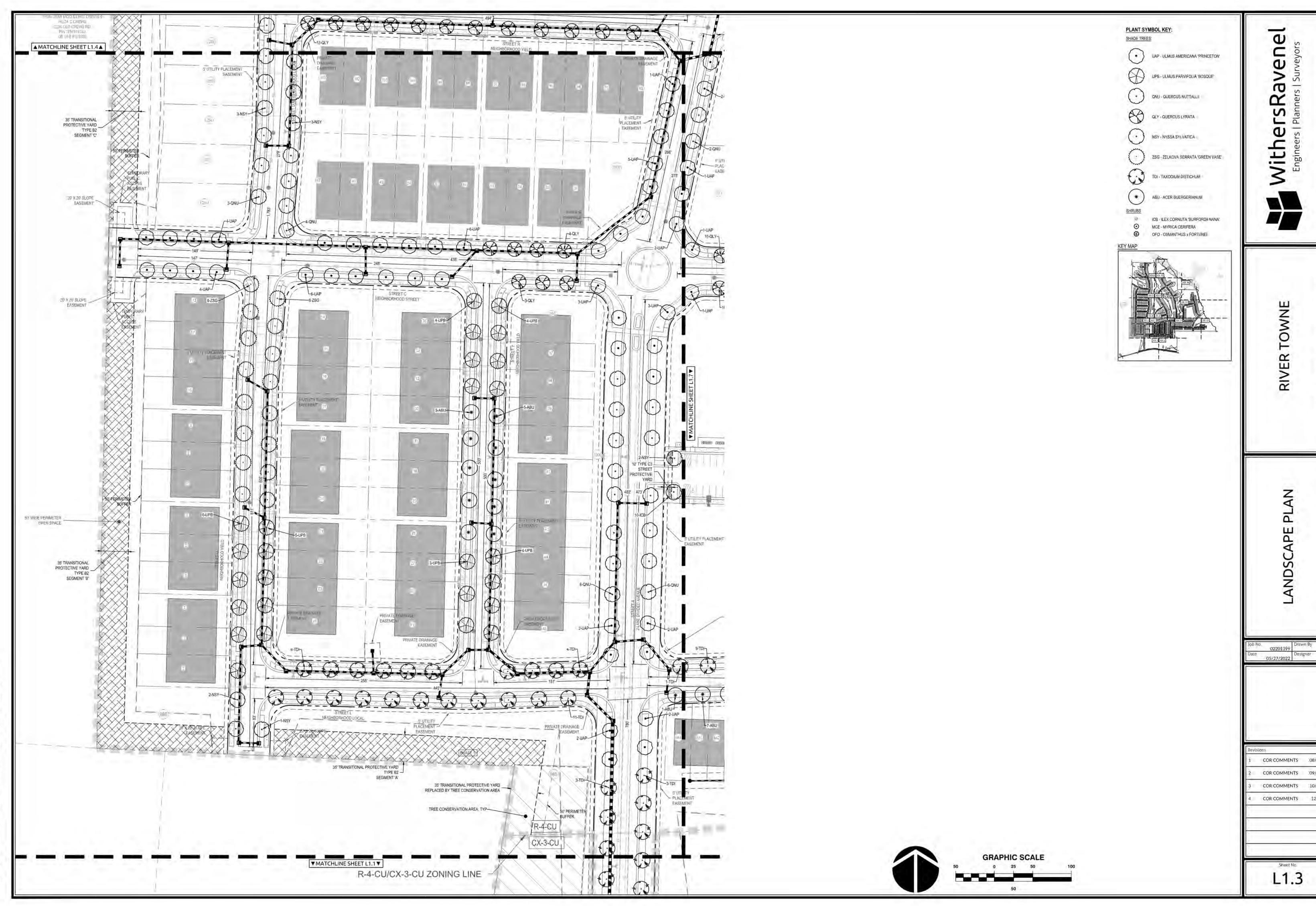
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COR COMMENTS 08/02/2

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