

# Preliminary Subdivision Application

## Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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

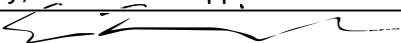
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="checked" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 25.15	
Zoning districts (if more than one, provide acreage of each): RX-3-CU	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 06-2014 & 35-14	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 8.34 Square Feet: 373,309
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the following: Alluvial soils: Me Flood study: N/A FEMA Map Panel #: 3720173400J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 150 Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 5.97	
Total # of open space and/or common area lots: 7	
Total # of requested lots: 157	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Jones &amp; Cnossen Engineering, PLLC/Peter Cnossen</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 7/29/21
Printed Name: Eric Rifkin, Assistant Vice President	
Signature:	Date:
Printed Name:	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).



# RALEIGH BEACH ROAD TOWNHOMES

## PRELIMINARY SUBDIVISION PLAN

### SUB-0060-2021

#### Preliminary Subdivision Application

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<b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>	
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<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
<b>GENERAL INFORMATION</b>	
Scoping/sketch plan case number(s):	
Development name (subject to approval): Raleigh Beach Townhomes	
Property Address(es): 2150 & 2151 Southall Road	
Recorded Deed PIN(s): 1734-27-6457 & 1734-27-0122	
What is your project type?	
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses

<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
NOTE: Please attach purchase agreement when submitting this form	
Company: Raleigh Beach WEH, LP	Owner/Developer Name and Title: Eric Rifkin - Vice President
Address: 2800 Linden Lane, Suite 300 Silver Spring, MD 20910	
Phone #: 919-387-1885	Email: <a href="mailto:erifkin@hallee.companies.com">erifkin@hallee.companies.com</a>
<b>APPLICANT INFORMATION</b>	
Company: Raleigh Beach WEH, LP	Contact Name and Title: Eric Rifkin - Vice President
Address: 56 Hunter Street, Suite 110 Apex, NC 27502	
Phone #: 919-387-1885	Email: <a href="mailto:erifkin@hallee.companies.com">erifkin@hallee.companies.com</a>

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<b>DEVELOPMENT TYPE + SITE DATA TABLE</b>	
(Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 25.15	
Zoning districts (if more than one, provide acreage of each): RX-3-CU	
Overlay district: Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conditional Use District (CUD) Case # Z-06-2014-3-35-11 Board of Adjustment (BOA) Case # A-	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 8.34 Square Feet: 373,300
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: At least 1/4 mile Flood study: N/A FEMA Map Panel #: 270173400J	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots: Detached 150 Attached	
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	5.97
Total # of open space and/or common area lots: 7	
Total # of requested lots: 157	

<b>SIGNATURE BLOCK</b>	
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I hereby designate Jones & Clossen Engineering, PLLC/Peter Crossen to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Eric Rifkin, Assistant Vice President</u>	Date: <u>7/29/21</u>
Printed Name: <u>Eric Rifkin, Assistant Vice President</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

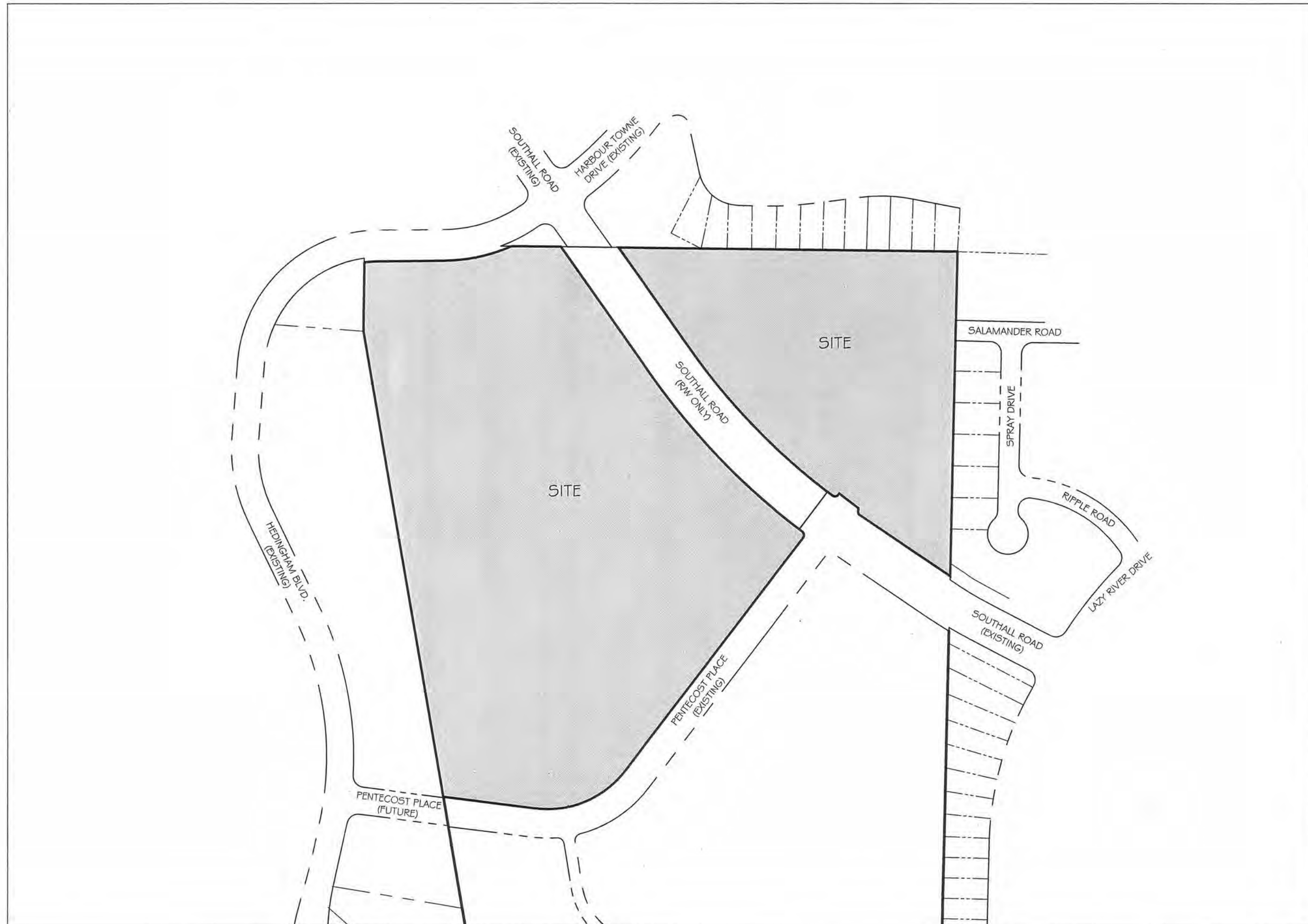
Please email your completed application to [US.entrance@raleighnc.gov](mailto:US.entrance@raleighnc.gov).

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#### Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to [rightofwayservices@raleighnc.gov](mailto:rightofwayservices@raleighnc.gov) or Keyword "Right-of-Way Services".
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.



#### Conditional Use District Zoning Conditions 2-06-14

- The following uses shall be prohibited:
  - Dormitory, fraternity, sorority;
  - Rest home;
  - Outdoor sports or entertainment facility of less than 250 seats; and
  - Hospitality house.
- Response: The proposed use is Townhomes, so the Subdivision complies with this condition.
- Except for Multi-Unit Supportive Housing Residences and Supportive Housing Residences, all other Limited Uses and Special Uses shall be prohibited on all portions of the property, except:
  - Health Club shall be allowed as a limited use accessory use;
  - Community Garden shall be allowed as a limited use accessory use; and
  - Produce Stand shall be allowed as a limited use accessory use.
- Response: A clubhouse & pool are proposed for the Townhome development, so the Subdivision complies with this condition.
- A principal building, parking, and accessory setback of at least fifty (50) feet shall be provided on all portions of the subject property that abut a residentially zoned parcel, but not to include any adjacent non-residentially zoned properties that are later rezoned to a residential zoning designation after the date of approval for this application. Within the setback area created under this Condition, an area at least thirty-two (32) feet in width measured from the subject property's boundary with adjacent residentially zoned parcels, shall be designated as secondary tree conservation area subject to the provisions of UDO Art. 9.1, including the observation of any applicable excluded areas set out in UDOs 9.1.4.C.
- Response: The Subdivision complies with this condition by providing a buffer width of at least 50' along all portion of the development that abut residential zoned parcels. The buffer area that meet the requirements of Tree Conservation Area has already been recorded.
- Residential development on the subject parcel shall not exceed six hundred fifty (650) total dwelling units, and no portion of the property shall exceed a density of sixteen (16) dwelling units per acre. If the parcel is subdivided, then the aggregate total number of dwelling units in the resulting parcels or portions thereof, which were originally part of the subject 57.27 acre parcel at the time this condition was adopted, shall not exceed 650 total dwelling units. All such resulting parcels or portions thereof shall also not exceed sixteen (16) dwelling units per acre.
- Response: The Subdivision complies with this condition by proposing 157 townhome units which brings the total residential units in the overall development to 549 units. The density of Tracts 3 & 4 is 6.08 units/acre and 5.67 units/acre, respectively which is less than the maximum allowed 16 units/acre.
- Prior to the approval of any subdivision of the subject property or its subdivided progeny, the owner of the subject property shall cause to be recorded in Wake County Registry a restrictive covenant that allocates allowable development upon the property as provided in the foregoing Condition No. 4 among all resulting parcels. Said recordation shall be made within fifteen (15) days following approval of the City Attorney or his or her deputy as to the form and substance of the restrictive covenant. Such restrictive covenant shall provide that it become null and void and of no effect whatsoever in the event that a court enters a final judgement (not subject to appeal) declaring the rezoning resulting from the approval of this case invalid. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require (a) the approval of the City Attorney or his or her deputy as to the form and substance of the amendment and (b) the written concurrence of the owner(s) of all portions of the subject property affected by the amendment. Following recordation, a copy of each amendment shall be mailed to the City of Raleigh Planning Director, P.O. Box 590, Raleigh, North Carolina 27602 with reference to Zoning Case 2-6-14.
- Response: The restrictive covenant allocating allowable development is recorded in BK 17568, Pg. 2687-2692.
- During construction, no construction materials, debris or equipment shall be stored, handled or parked within the setback areas described in Condition No. 3.
- Response: The Subdivision will comply with this condition by installing tree protection fencing around all buffer areas. The tree protection fencing will be shown on the SPR drawings.

SITE DATA	
PROJECT NAME	RALEIGH BEACH ROAD TOWNHOMES
PREPARED BY CONTACT INFORMATION	JONES & CLOSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CLOSSEN
OWNER / DEVELOPER CONTACT INFORMATION	RALEIGH BEACH ROAD WEH LP 56 HUNTER ST., STE 110 APEX, NC 27502 PHONE - (919) 387-1885 CONTACT PERSON - ERIC RIFKIN
CURRENT PROPERTY ZONING	RX-3-CU
WAKE COUNTY PINS	1734-27-0122, 1734-27-6457
TOTAL SITE AREA	25.15 ACRES (TRACT 3=17.92 AC; TRACT 4=7.23 AC)
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
ALLOWABLE NUMBER OF UNITS FOR 5-59-14	650 UNITS (PER Z-35-2014 & Z-06-14)
EXISTING UNITS APPROVED FOR 5R-10-15	392 UNITS
MAXIMUM NO. OF LOTS ALLOWED FOR TRACTS 3 & 4	258 UNITS
PROPOSED NO. OF LOTS FOR TRACTS 3 & 4	157 (150 TOWNHOME LOTS + 7 HOA LOTS)
PROPOSED DENSITY FOR TRACT 3	6.08 UNITS PER ACRE (109 LOTS/17.92 AC)
PROPOSED DENSITY FOR TRACT 4	5.67 UNITS PER ACRE (41 LOTS/7.23 AC)
PROPOSED DENSITY FOR TOTAL SITE	9.30 UNITS PER ACRE (542 UNITS/58.27 AC.)
RECORDED TCA (5-59-14)	5.38 AC (234,715 SF) - BM 2019, PGS 1521-1525
PROPOSED TCA TO BE REMOVED	0.20 AC (8,640 SF)
PROPOSED TCA TO BE ADDED	0.20 AC (8,662 SF)
PROPOSED NEW TCA	5.38 AC (234,737 SF)
REQUIRED AMENITY AREA-TRACT 3	1.79 AC (10.0%)
PROPOSED AMENITY AREA-TRACT 3	1.97 AC (11.0%)
REQUIRED AMENITY AREA-TRACT 4	0.72 AC (10.0%)
PROPOSED AMENITY AREA-TRACT 4	0.77 AC (10.7%)
FEMA FLOODPLAIN INFORMATION	NO FEMA FLOODPLAIN PER MAP #3720173400J (DATED MAY 2, 2006)

TOWNHOME PARKING SUMMARY	
VEHICLE PARKING	
TOTAL SPACES REQUIRED: 300	
150 UNITS X 2 SPACES PER 3 BEDROOM TOWNHOME UNIT = 300 SPACES	
TOTAL SPACES PROVIDED: 318 SPACES	
SHORT-TERM BICYCLE PARKING	
TRACT 3 SPACES REQUIRED: 6	
109 UNITS X 1 SPACE/20 UNITS = 5.5 SPACES	
TRACT 3 SPACES PROVIDED: 6	
TRACT 4 SPACES REQUIRED: 4 (MINIMUM)	
49 UNITS X 1 SPACE/20 UNITS = 2.5 SPACES	
TRACT 4 SPACES PROVIDED: 4	

RALEIGH BEACH SUBDIVISION	
SITE DATA INFORMATION	
5-59-14	
TOTAL TRACT AREA	58.21 AC
TOTAL RW DEDICATION	5.04 AC
NET TRACT AREA	53.17 AC
PROPOSED LOTS	
TRACT 1	16.96 AC
TRACT 2	11.06 AC
TRACT 3	17.92 AC
TRACT 4	7.23 AC
TREE CONSERVATION AREA REQUIRED	5.32 AC
TREE CONSERVATION AREA PROVIDED	5.38 AC

RALEIGH BEACH TOWNHOMES	
TRACT 3 & 4 INFORMATION	
TRACT 3 AREA - 780,141.28 SF	
TRACT 3 WIDTH - 1,208 FT	
TRACT 4 AREA - 315,000.33 SF	
TRACT 4 WIDTH - 518 FT	

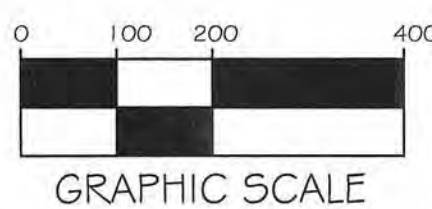
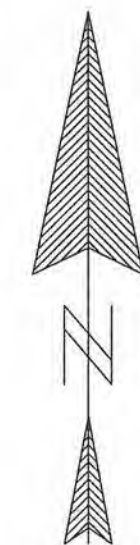
#### NARRATIVE:

- THIS PRELIMINARY SUBDIVISION SUBMITTAL IS TO APPROVE TOWNHOMES ON TRACTS 3 & 4 OF THE RALEIGH BEACH SUBDIVISION (5-59-14).
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- RECORDED TREE CONSERVATION AREA ON TRACT 3 HAS BEEN ADJUSTED TO PROVIDE PUBLIC SEWER ACCESS AND STORMWATER SCM ACCESS.
- THE OFF-SITE IMPROVEMENTS TO PENTECOST PLACE AND HEDINGHAM BOULEVARD ARE ELIGIBLE FOR COR REIMBURSEMENT.
- NO PHASING IS PROPOSED FOR THIS SUBDIVISION.
- DESIGN ALTERNATE DA-59-2014 APPLIES TO THIS SUBDIVISION IN THAT IT GRANTS RELIEF FROM UDO SECTION 8.5 TO ALTER THE STREETScape OF THE OFF-SITE PORTION OF PENTECOST PLACE.

#### SOLID WASTE INSPECTIONS STATEMENT

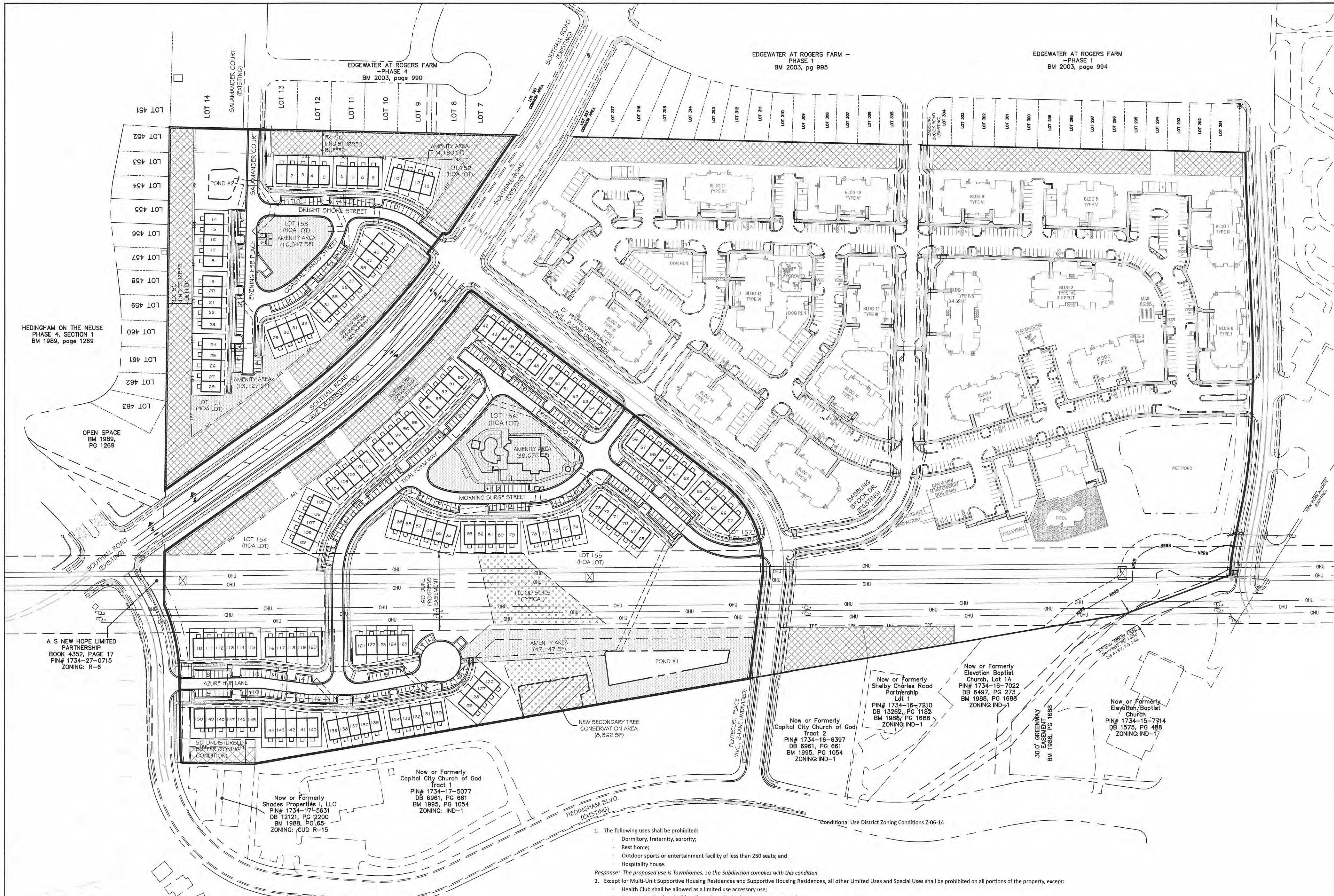
THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES FOR TRASH PICK-UP.

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	OVERALL LAYOUT PLAN
4	LAYOUT PLAN 1
5	LAYOUT PLAN 2
6	LOT PLAN 1
7	LOT PLAN 2
8	OVERALL GRADING AND DRAINAGE PLAN
9	GRADING PLAN 1
10	GRADING PLAN 2
11	OVERALL UTILITY PLAN
12	UTILITY PLAN 1
13	UTILITY PLAN 2
14	STORMWATER PLAN
15	STREETScape PLAN
LT 1.1	TREE CONSERVATION PLAN



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION





GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY M&S LAND CONSULTANTS, PC.
3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY BY M&S LAND CONSULTANTS, PC. THIS SURVEY DATA WAS BLENDED WITH WAKE COUNTY GIS TOPOGRAPHIC INFORMATION AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON THE TOWNHOME SITE PER MAP #3720173400J DATED MAY 2, 2006.
5. THE SITE HAS BEEN REVIEWED FOR ENVIRONMENTAL FEATURES BY ENVIRONMENTAL SERVICES, INC. THERE ARE NO WETLANDS AND BUFFERED STREAMS ON THE TWO VACANT TRACTS TO BE DEVELOPED.
6. ALLUVIAL SOILS SIMILAR TO THE MANTACHIE SERIES (Mg) ARE PRESENT ON TRACT 3 ACCORDING TO A SOIL SURVEY BY ENVIRONMENTAL SERVICES, INC.
7. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
8. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
9. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
10. ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
11. NO PARKING LOT LIGHTING IS PROPOSED WITH EXCEPTION TO A LOW WATTAGE LAMP AT THE MAIL KIOSKS.
12. THIS DEVELOPMENT IS NOT SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY SINCE THE TOTAL SITE AREA IS GREATER THAN 5 ACRES (UDO SECTION 2.2.7.B(1a)).
13. ALL CURB RAMPS SHALL COMPLY WITH COR STANDARD DETAILS T-20.01.1 TO T-20.01.6, AND SHALL BE NOTED ON THE SPR DRAWINGS. CONSIDERATION SHALL BE GIVEN TO PLACE ADA RAMPS PARALLEL TO THE DIRECTION OF TRAVEL.

1. The following uses shall be prohibited:
  - Dormitory, fraternity, sorority;
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  - Outdoor sports or entertainment facility of less than 250 seats; and
  - Hospitality house.

Response: The proposed use is Townhomes, so the Subdivision complies with this condition.

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Response: The Subdivision complies with this condition by providing a buffer width of at least 50' along all portion of the development that abut residentially zoned parcels. The buffer area that meet the requirements of Tree Conservation Area has already been recorded.

4. Residential development on the subject parcel shall not exceed six hundred fifty (650) total dwelling units, and no portion of the property shall exceed a density of sixteen (16) dwelling units per acre. If the parcel is subdivided, then the aggregate total number of dwelling units in the resulting parcels or portions thereof, which were originally part of the subject 57.27 acre parcel at the time this condition was adopted, shall not exceed 650 total dwelling units. All such resulting parcels or portions thereof shall also not exceed sixteen (16) dwelling units per acre.

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Response: The restrictive covenant allocating allowable development is recorded in BK 17568, PG. 2687-2692.

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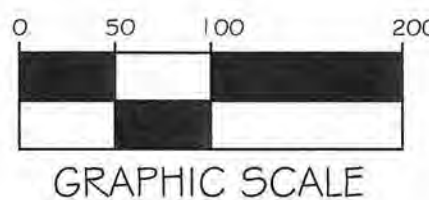
Response: The Subdivision will comply with this condition by installing tree protection fencing around all buffer areas. The tree protection fencing will be shown on the SPR drawings.

PRIMARY STREET DESIGNATION	
PENTECOST PLACE	LOTS 42-67
LAUREL HUE LANE	LOTS 110-150
TIDAL FOAM WAY	LOTS 90-109
MORNING SURGE STREET	LOTS 74-89
PRISTINE LIDO LANE	LOTS 68-73
EVENING EBB PLACE	LOTS 14-28
BRIGHT SHORE STREET	LOTS 1-13
COASTAL SANDS TREET	LOTS 29-41

LOT SUMMARY	
TOTAL NUMBER OF LOTS = 157	
TOTAL NUMBER OF TOWNHOME LOTS = 150 (LOTS 1-150)	
TOTAL NUMBER OF HOA LOTS = 7 (LOTS 151-157)	

- RECORDED TREE CONSERVATION AREA (BM 2019, PG 1523)
- NEW SECONDARY TREE CONSERVATION AREA

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



**Jones & Crossen**  
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.jonescrossen.com](http://www.jonescrossen.com)

RALEIGH BEACH TOWNHOMES  
PRELIMINARY SUBDIVISION PLAN

OVERALL LAYOUT PLAN

SCALE  
1"=100'

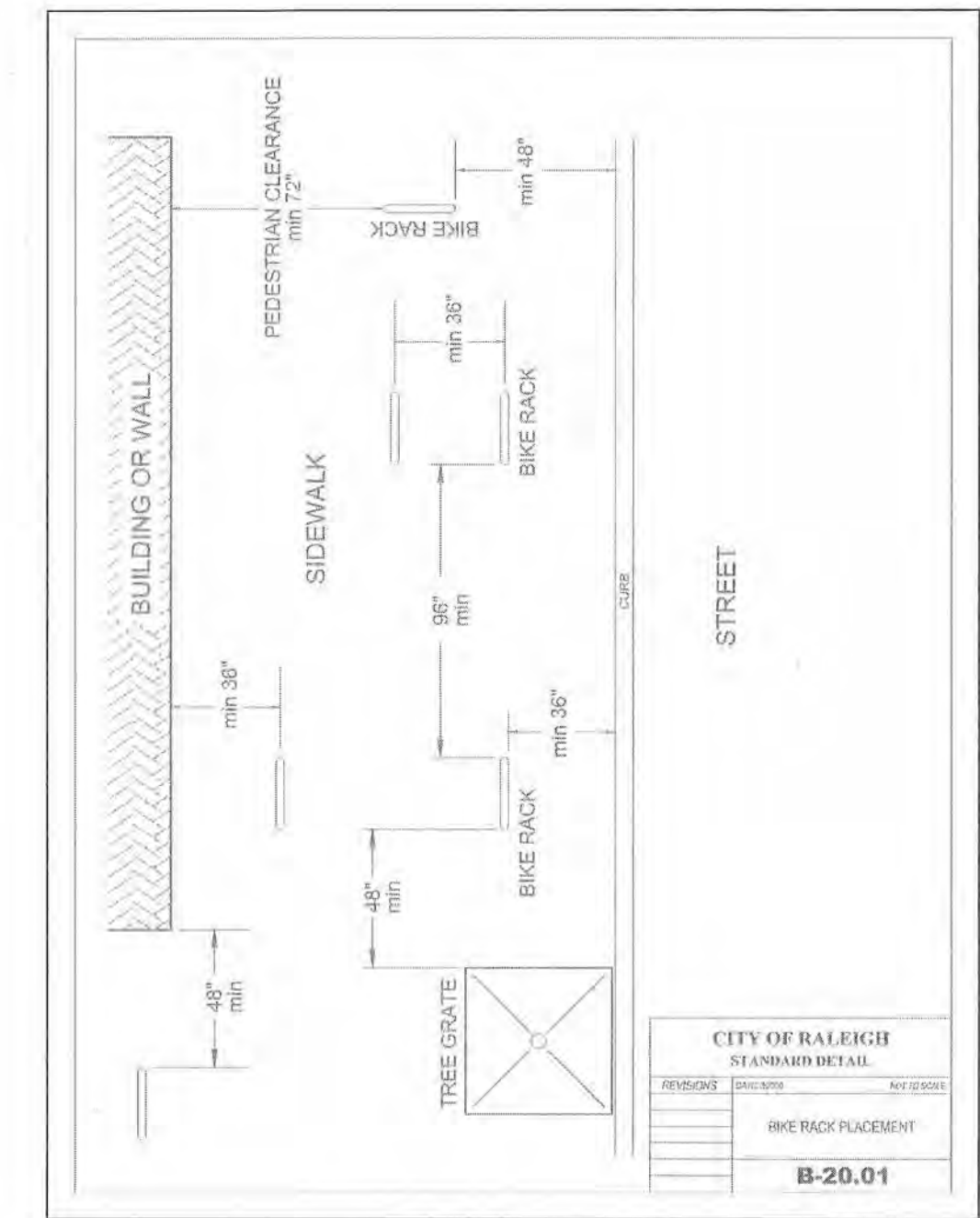
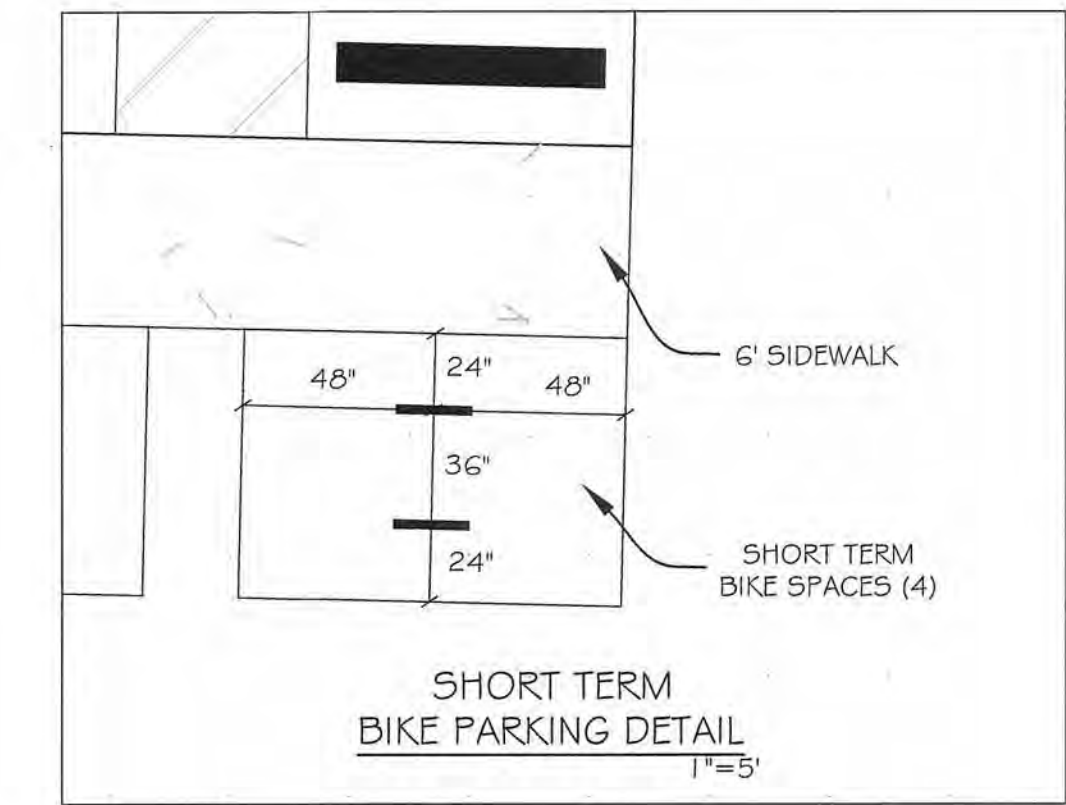
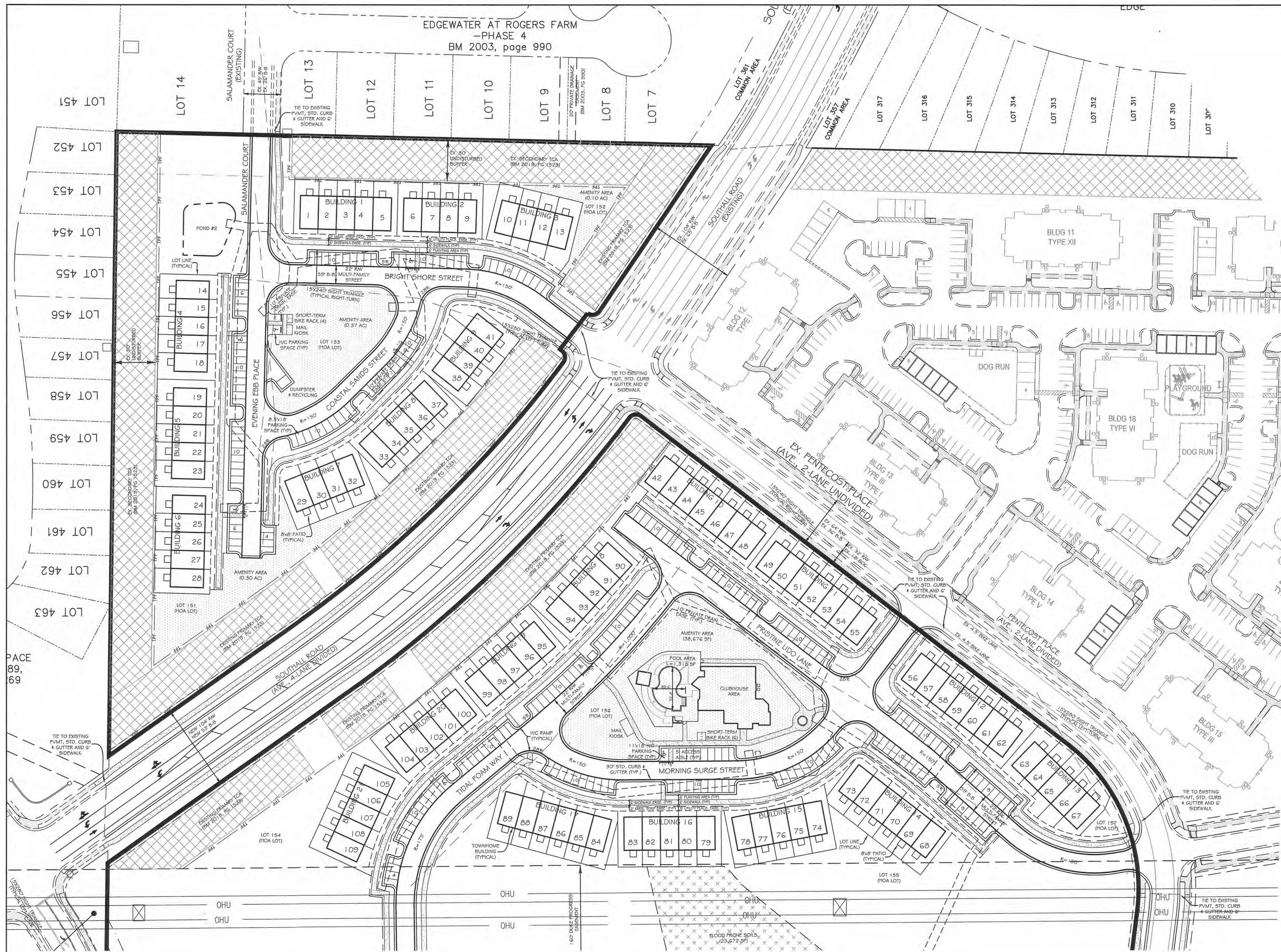
DATE  
AUGUST 16, 2021

REVISION  
1/01/9/21 1st CYCLE REVIEW  
1/22/21 2nd CYCLE REVIEW  
02/07/22 3rd CYCLE REVIEW

SHEET  
3

PROJECT  
2128





#### GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY MSS LAND CONSULTANTS, PC.
3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY BY MSS LAND CONSULTANTS, PC. THIS SURVEY DATA WAS BLENDED WITH WAKE COUNTY GIS TOPOGRAPHIC INFORMATION AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON THE TOWNHOME SITE PER MAP #3720173400J (DATED MAY 2, 2006).
5. THE SITE HAS BEEN REVIEWED FOR ENVIRONMENTAL FEATURES BY ENVIRONMENTAL SERVICES, INC. THERE ARE NO WETLANDS AND BUFFERED STREAMS ON THE TWO VACANT TRACTS TO BE DEVELOPED.
6. ALLUVIAL SOILS SIMILAR TO THE MANTACHIE SERIES (Mn) ARE PRESENT ON TRACT 3 ACCORDING TO A SOIL SURVEY BY ENVIRONMENTAL SERVICES, INC.
7. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
8. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
9. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
10. ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
11. NO PARKING LOT LIGHTING IS PROPOSED WITH EXCEPTION TO A LOW WATTAGE LAMP AT THE MAIL KIOSK.
12. THIS DEVELOPMENT IS NOT SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY SINCE THE TOTAL SITE AREA IS GREATER THAN 5 ACRES (UDO SECTION 2.2.7.B(1)).
13. ALL INTERNAL PUBLIC STREETS SHALL MEET THE COR MULTI-FAMILY STREET SECTION.
14. ALL HANDICAP RAMPS SHALL MEET COR STANDARDS.
15. THE SOUTHAL ROAD IMPROVEMENTS SHOWN HEREON ARE PER THE APPROVED SPR DRAWINGS UNDER SPR-0175-2019.

- RECORDED TREE CONSERVATION AREA (BM 2019, PG 1523)

- AMENITY AREA

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

