

Case File / Name: SUB-0069-2021 DSLC - SUNRISE TOWNHOMES

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

LOCATION: This site is located on the north side of Capital Boulevard, south of E. Whitaker Mill

Road at 1521, 1523, 1525 & 1527 Sunrise Avenue.

REQUEST: Development of a 1.39 acre/60,557 sf tract zoned R-10 NCOD (Neighborhood

Conservation Overlay District) with .06 acres/2,690 sf of right-of-way dedication, leaving a net area of 1.33 acres/57,867 sf. A proposed townhome development including 20 lots- 18 residential and 2 HOA maintained Open Lots. Site located in

the NCOD-Five Points East Core.

BOA-0071-2021: Variance approved 2/14/22 for relief of the 10% front yard setback per the NCOD pursuant to UDO Sec.5.4.3.F.3.a.ii, with a 7"ft front yard setback

from Sunrise Avenue.

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 April 4, 2022 by Swift

Partners PLLC.

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:

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. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☑ **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	Cross Access Agreements Required
Ø	Utility Placement Deed of Easement Required

Ø	Slope Easement Deed of Easement Required
Ø	Right of Way 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
- 2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
- 3. Provide documentation indicating a Property Owner's Association has been established for the subject development.
- 4. A recombination shall be recorded in conjunction with or prior to the recordation and approval of the residential lots for SUB-0069-2021.
- 5. Comply with all conditions of BOA-0071-2021 as applicable.

Engineering

- 6. A cross access agreement to the lots identified as PIN 1704776463 and PIN 1704778212 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- A public infrastructure surety for the sidewalk construction 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.



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- 8. 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)
- 9. 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)
- 10. 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)

Public Utilities

11. 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

- 12. 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).
- 13. 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).
- 14. 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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- 15. 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).
- 16. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☑ <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. Comply with all conditions of BOA-0071-2021.
- Building elevation designs for each residential or set of building townhome blocks are provided for Post-Development average grades, in accordance to TC-4-20.

Public Utilities

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

Urban Forestry

- 4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (10) street trees along Sunrise Ave.
- A public infrastructure surety for (5) tree lawn 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

 All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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



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05/11/2022

Date:

 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: September 7, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: September 7, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

SUNRISE TOWNHOMES

0, 1521, 1523, 1525, &1527 SUNRISE AVENUE

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-0069-2021

SUBMITTED ON: 04.04.2022

0, 1521, 1523, 1525 and 1527 SUNRISE AVENUE, RALEIGH, NC

CITY OF RALFIGH BOARD OF ADJUSTMENT

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The property at issue consists of five (5) parcels of land, totaling 1.39 acres in size (the "Properties"). The Properties are located on or near Sunrise Avenue in Raleigh, NC The individual actions of PDN numbers and a rense of the Properties us as follows:

3. At the time of the January 10, 2022 evidentary hearing, the owners of the

0, 1521, 1525 and 1527 Sunsise Avenue: ENC Investment Holdings, LLC
 1523 Suurise Avenue: Redeeming Development Group, LLC

The Properties are located in a residential subdivision and include four (4), side-dential fots (1521, 1523, 1523 and 1527 Sunrise Avenue) that front along Sunrise that each include an existing residential structure. 0 Sunrise Avenue is located to the

2/14/2022 1/3

Preliminary Subdivision	Application	DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
Planning and Development		ZONING INFORMATION			
Planning and Development Customer Service Center • One	Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2500	Gross site acreage: 1.39 ac			
	ting a Preliminary Subdivision (UDO Section 10.2. cidist document. Please email all documents and y		Zoning districts (if more than one, provide acreage Overlay district: NCOD-FIVE POINTS EAST CORE		
subdivision plans to SiteReview@raleighnc.gov.	ubdivision plans to SiteReview@raleighnc.gov.			Inside City limits? Yes No Board of Adjustment (BOA) Case # A- 0071-2021	
			Conditional Use District (CUD) Case ∉ Z-	Board of Adjustment (BOA) Case # A- 0071-2021	
	MENT TYPE (UDO Section 2.1.2)		execute	ATER INFORMATION	
X Conventional Subdivision Compact	Development Conservation Development	Cottage Court		Proposed Impervious Surface:	
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			Existing Impervious Surface: Acres: 0.45 Square Feet: 19,705	Acres: 6M Square Feet: 37,662	
GENERAL INFORMATION			Neuse River Buffer ✓ Yes No	Wetlands Yes No	
Scoping/sketch plan case number(s):			Is this a flood hazard area? Yes No If yes, please provide the following:		
Development name (subject to approval): SUNR			Alluvial soils:Flood study:		
Property Address(es): 0 1521 1523	1525, &1527 SUNRISE AVE	NUE	FEMA Map Panel #: 3720170400J DATED MAY 2, 2006		
				NUMBER OF LOTS AND DENSITY	
Recorded Deed PIN(s): 1704-77-8229, 1704-77-7201, 1704-77-7361, 1704-77-7335, 1704-77-7309			Total # of townhouse lots: Detached Attached 18		
			Total # of single-family lots: N/A		
What is your Single family project type?	✓ Townhouse	Attached houses	Proposed density for each zoning district (UDO 1.5	^{2,F):} 3,215 SF/UNIT (R-10: 3000 SF/UNIT M	
project type? Apartment	Non-residential Other:		Total # of open space and/or common area lots: 2		
	TY OWNER/DEVELOPER INFORMATION		Total # of requested lots: 20		
	wner/Developer Name and Title: COBURN MURRAY	, DEDDESENTATIVE	SIGN	ATURE BLOCK	
Address: 618 Cumberland Street, Raleigh NC 276		- NET HEBERTAINE	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 submit herewith, and in accordance with the provisions and recoulations of the City of Raiskin Unified Development Ordinary		
Phone #:919-473-6461 Email: cobummurray@yahoo.com APPLICANT INFORMATION		Little Position, PE will serve as the agent regarding this application, and will rec			
	ontact Name and Title: Luke Perkins, PE		If, we serve as the agent regarding this application, and wit received as the agent regarding this application, and will represent the propi owner(s) in any public meeting regarding this application.		
	idress: 319 Favetteville Street, 210, Raleigh, NC 276				
		UI	I've have read, acknowledge, and affirm that this project is conforming to all application requirements applicable w		
Phone #: 828-735-1862 Er	mail: luke.perkins@swift-partners.com		the proposed development use. I acknowledge that the which states amplications will expire after 180 days of	his application is subject to the filing calendar and submittal polinactivity.	
Continue to page 2 >>			Signature: Yeleffelis.	Date: 02/22/2022	
			Printed Name Luke Perkins		
			Signature:	Date:	
			Printed Name:		

Sheet List Table					
Sheet Number	Sheet Title				
C0.00	COVER SHEET				
C0.20	GENERAL NOTES				
C1.00	EXISTING CONDITIONS PLAN				
C2.00	DEMOLITION PLAN				
C3.00	SITE PLAN				
C3.01	SUBDIVISION PLAN				
C3.02	AMENITY PLAN				
C5.00	GRADING AND DRAINAGE PLAN				
C5.10	SCM DETAIL				
C6.00	UTILITY PLAN				
C6.10	UTILITY PLAN AND PROFILE				
C9.00	SITE DETAILS				
L1.00	PLANTING PLAN				

RIGHT-OF-WAY OBSTRUCTION NOTES:

- 2. THE STREET, LANE, SIDEWALK, C.OSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS
 AND ALL MODIOS STREETS WITHIN DAIL SUGUE BURGLICTUON.
- A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEICH PERMIT AND DEVELOPMENT PORTAL.
- 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 FUNA, AND ENSIDE ALL PERMITS ARE ISSUED.

- THE CONTRACTION SHALL MANTAIN AS-BULLT DRIVININGS TO RECORD THE ACTUAL LOCATION OF ALL PIPPIG PRIOR TO CONCREMENT, VALVE AND MANHOLD CHANGES AND PRIORESCAPE OR LOWOSCAPE CHANGES DRIVINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROVIDET FOR EXCORD MEETING.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WAS MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY MASKS.
- THE ENGINEER ANDIOR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS ANDIOR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,00) LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE



VICINITY MAP

SITE DATA

TOTAL SITE GROSS ACREAGE ROW DEDICATION: NET ACREAGE:

TOTAL LIMITS OF DISTURBANCE

2 0.07 AC / UNIT: 3,000 SF / UNIT 0.07 AC / UNIT: 3,215 SF / UNIT NA NOT REQUIRED - SEE EXEL 1.20 AC / 51.271 SF 0.45 AC / 19705 SF

0.13 AC / 5,849 SF

SUNRISE TOWNHOMES 0, 1521, 1523, 1525, &1527 SUN

WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK OF HOUSES ON THE SAME BLOCK FACE AS THE NEW CONSTRUCTION

1.39 AC / 60.557 SF

0.06 AC / 2,690 SF 1.33 AC / 57,867 SF

SOLID WASTE:

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART, CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET.

RE: SUB-0069-2021 Survise Townhomes Compliance Lette

























Page 2 of 2

7. Pursuant to UDO Section 5.4.3.7.3.a.ii., proporties in the Five Points East NCOD most materials a front yard schools that is within 1976 of the average front yard schools of the some block for flowers on the same block face as the new construction. As applied to the Properties UDO Section 5.43.F3.a.ii. requires new construction at the Properties to maintain a front yard setback of 21.14*
-5.5.88*

10. Pursuant to the UDO, the Project requires the Property Osners to dedicate an approximately 13.58" wide strip along the Projective Foreings with Sunirie Avenue as additional formits Avenue right-ensury. Bas, the Projective Foreings with Sunirie Avenue as additional formits Avenue and Avenue as additional formits Avenue right-ensure and the Avenue right-ensured and the Avenue right-of-way than other properties will also be set back further from the Sunrise Avenue right-of-way than other properties located on the block.

11. Due to the UDO requirement that the Project include the dolleation of 13.58° of right-Gway along Sunrise Avenue, and because the front yard sethods is measured from the edge of the right-Gway, if the Properties were required to comply with UDO Section 5.4.5.P.3.ii, the Projecties would be required to be sethack further from Sunrise Avenue than the average homes on the surrounding blood.

14. Allowing the Variance Request will allow the Project to be developed with a front yard setback that is consistent with the existing front yard setback of other homes in the surrounding neighborhood and which is also consistent with the spirit, purpose and intent of the Fire Points East NCOD UDO requirements.

CONCLUSIONS OF LAW

Pursuant to the foregoing FINDINGS OF FACT and UDO Section 10.2.10.D.3, the BOA makes the following Conclusions of Law:

an unnecessary hardship would result from the strict application of UDO Section 5.4.3.F.3.a.ii, to the Properties;

c) the hardship did not result from actions taken by the Property Owners;

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the BOA hereby grants the Variance Request, as set forth above.

This the 14th day of February, 2022.

SURVEY LEGEND:

EXECUTIVE CONTROL POINT EXETTING BOD HAVE EXPERISE CONCRETE MONAME CONFIDENCE FOR THE STORM DEATH MANAGE.

STORM DEATH MANAGE.

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SANTIANY SEWEN CLEMOLT.

WATER WALKE.

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TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC, DATED 0614/21.



PARTNERS FIRM LICENSE: P-2187

SWIFT

SMEETING CONDITIONS PLAN



NOTES:



SWIFT PARTNERS FIRM LIGHNER: PZ187

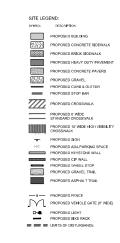








SPEETITUE DEMOLITION PLAN DILLITOMED
#THILLERS
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- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF PALEGY'S UNFIED DEVELOPMENT CODE SECTION 8.1.2 FOR PARCELS LISS THAN 2 ACRES IN SIZE.

- NO ONSITE WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN, A STREAM HAS BEEN IDENTIFIED ONSITE AND WILL NOT BE IMPACTED.
- 6. HVAC MECHANICAL EQUIPMENT TO BE ROOF MOUNTED, ELEVATIONS WILL BE REQUIRED TO DEMONSTRATE SCREENING DESIGN REQUIREMENTS AS APPLICABLE AT PERMIT REVIEW

SIT

MAX BUILDING HEIGHT

PROPOSED BUILDING HEIGHT: PROPOSED NUMBER OF LOTS: PROPOSED NUMBER OF TOWNHOU PROPOSED NUMBER OF HOA LOTS:

PROPOSED NUMBER OF H REQUIRED DENSITY: PROPOSED DENSITY: TREE CONSERVATION AREA: TOTAL LIMITS OF DISTURBANCE

AMENITY AREA PROVIDED:

TE DATA	
DJECT NAME:	SUNRISE TOWNHOMES
E ADDRESS:	0, 1521, 1523, 1525, &1527 SUNRISE AVENUE
JNTY:	WAKE
RCEL PIN #:	1704-77-9229, 1704-77-7201, 1704-77-7361, 1704-77-7335, 1704-77-7309
	REDEEMING DEVELOPMENT GROUP, LLC, ENC INVESTMENT HOLDINGS, LLC
RCEL AREA:	1.39 AC / 60,557 SF
FAL SITE GROSS ACREAGE:	1.39 AC / 60,657 SF
W DEDICATION:	0.06 AC / 2,690 SF
ACREAGE:	1,33 AC / 57,967 SF
RRENT ZONING:	R-10
POSED ZONING:	R-10
STING LAND USE:	RESIDENTIAL - SINGLE-UNIT LIVING
POSED LAND USE:	RESIDENTIAL - MULTI-UNIT LIMING
IOD PLAIN DATA:	NIA
ER BASIN	NEUSE
JELOPMENT TYPE:	TOWNHOUSE

ACCUPATE ON THE BASE COME.

AND ACT TIME OF THE MADE OF THE ACCUPATION OF THE ACCUPA

EXISTING IMPERVIOUS AREA: PROPOSED IMPERVIOUS AREA:

36 (2 SPACES PER UNIT) REQUIRED PARKING: 5.11 TWO SPACES PER UNIT PROVIDED IN GARAGES FOR UNITS
1.14, 17, 18, TWO SPACES PER UNIT PROVIDED IN SURFACE LOT
FOR UNITS 15.6 16, ONE ADA ACCESSIBLE SPACE IN SURFACE
OF THE SPACE IN SURFACE LOT PROPOSED PARKING:

PRIORISED FAMILIES

TOTAL PARAMIC

TOTAL PARAMIC

TOTAL PARAMIC

THE P

37 4 SHORT TERM (1 PER 20 UNITS, 4 MINIMUM) 4 SHORT TERM





VICINITY



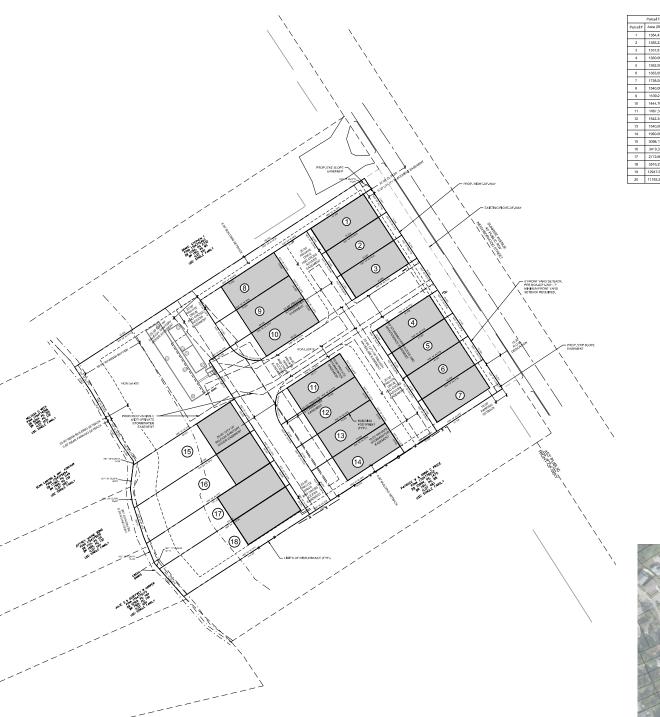






PLAN SPEETITIE LAYOUT F

C3.00





si	TE LEGEND:	
SYI	MBOL DESCRIPTION	
	PROPOSED BUILDING	
2	PROPOSED CONCRETE SIDEV	٧A
E	PROPOSED BRICK SIDEWALK	
	PROPOSED HEAVY DUTY PAV	Εř
	PROPOSED CONCRETE PAVE	RS
€	PROPOSED GRAVEL	
-	PROPOSED CURB & GUTTER	
	PROPOSED STOP BAR	
Z	PROPOSED CROSSIVALK	
=	PROPOSED 6' WIDE STANDARD CROSSWALK	
111	PROPOSED TO WIDE HIGH VIS CROSSWALK	le
	PROPOSED SIGN	
	HIC PROPOSED ADA PARKING SPA	40
_	PROPOSED KEYSTONE WALL	
(GG	PROPOSED CIP WALL	
-	PROPOSED WHEEL STOP	
	PROPOSED GRAVEL TRAIL	
	PROPOSED ASPHALT TRAIL	
_	-x PROPOSED FENCE	
1	PROPOSED VEHICLE GATE (X	v
	PROPOSED LIGHT	
	PROPOSED BIKE RACK	
-	I LIMITS OF DISTURBANCE	



SWIFT PARTNERS FIRM UCENSE: P-2187





D B DUE GALGAZZO
CONTE GALGAZZO
CONTENTA CONTENT

UTILITY LEGEND:

B EXISTING WATER LINE
W PROPOSED WATER LINE
SS EXISTING SMITTARY SEWER LINE
SS PROPOSED SAMITARY SEWER LINE
PROPOSED PIRE HYDRANT

PROPOSED WATER VALVE

EXISTING SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER MANHOLE PROPOSED CLEANOUT

PROPOSED POST INDICATOR VALVE (PIV)

PROPOSED FDC PROPOSED BACKFLOW METER
PROPOSED POST INDICATOR VI

000 GREASE INTERCEPTOR 307 HYDRANT COVERAGE CIRCLE

LIMITS OF DISTURBANCE

1. SEE SHEET CO.10 FOR GENERAL AND UTILITY NOTES.

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY TAYLOR LAND CONSULTANTS, PLLC, DATED 0674/21.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOCOPILANI BASED ON THE FEMA. MAP NUMBER STOTYONOL DATED MAY 2, 2008.
- PROPOSED SOLID WASTE COLLECTION LOCATION IS FOR REPRESENTATIVE PURPOSES AND DOES NOT REPRESENT ADDITIONAL INFERVIOUS SURFACE OR STEVETHINAL COM-

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, GURRENT EDITION).
- 2. WHIT THE MINISTERS DESIGNED TO A CONTROL OF THE MINISTERS AND THE SERVER A ANY PRIORITY OF THE MINISTERS AND THE MINI

- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AY MORPHOPILE BY THE CITY OF RALEIGH PUBLIC LITTLINES DEPARTMENT PRIOR T
- DEVELOPER SHALL PROVIDE 15 DAYS ADVANCE NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEICH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY

- NSTALL 4" PVC SEWER SERVICES @ 1.06 MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 76 LINEAR FEET MAXIMUM

- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM USAGE SIGN FEMA FOR ANY RIPARTMENTER, WETLAND SIGN FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

- ANY PROPERTY OF THE PROPERTY OF THE CONTROL OF THE PROPERTY OF





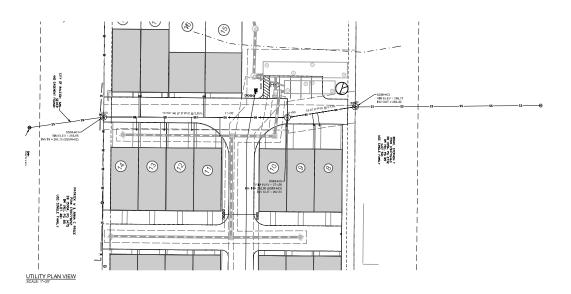
VICINITY

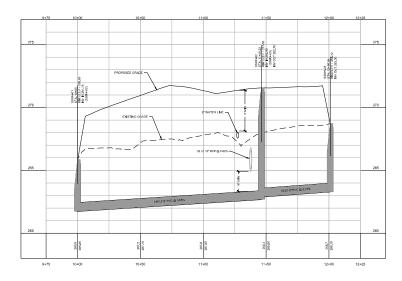






SPEETITE UTILITY PLAN





UTILITY PROFILE VIEW SCALE: 1"=20" (HORIZONTAL) 1"=Z (VERTICAL)



PROPOSED BACKFLOW METER
PROPOSED POST INDICATOR VAL
OCIO CREASE INTERCEPTOR
307 HYDRANT COVERAGE CIRCU PROPOSED POST INDICATOR VALVE (PIV)

300' HYDRANT COVERAGE CIRCLE UMITS OF DISTURBANCE

NOTES:

1. SEE SHEET CO.10 FOR GENERAL AND UTILITY NOTES.



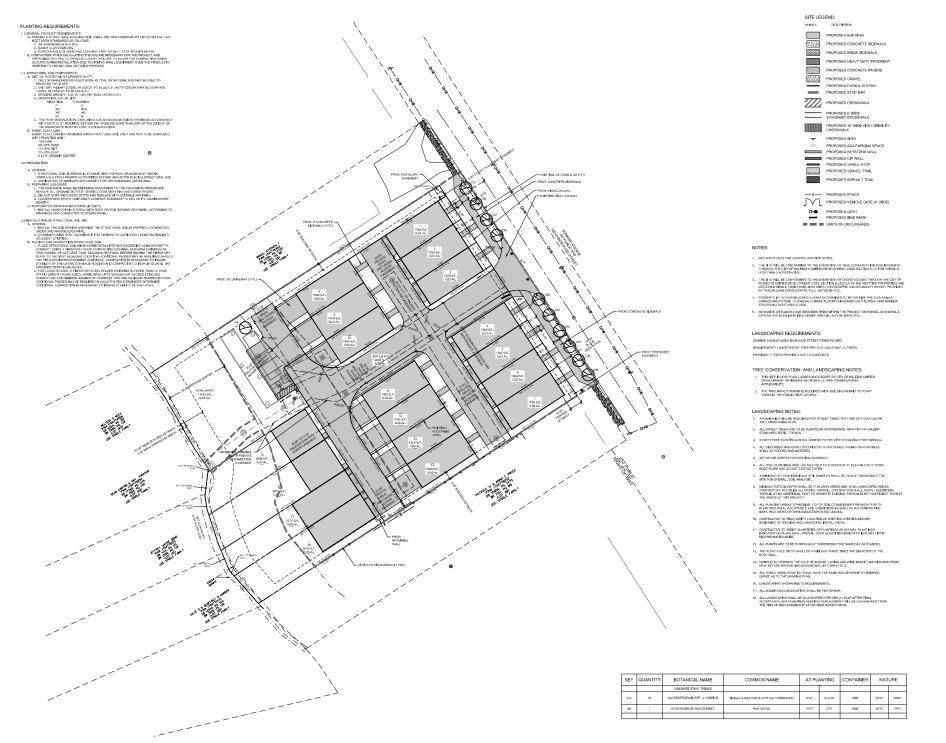
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SKETITIE UTILITY PLAN AND PROFILE















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