



# Administrative Approval Action

Case File / Name: SUB-S-10-2019  
RENAISSANCE PARK PHASE 13

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 south of Tryon Road on the west side of Moonbeam Drive.  
**REQUEST:** Development of Phase 13, a vacant undeveloped 1.9 acre tract zoned Planned Development (PD) and Swift Creek Watershed Protection Overlay District (SWPOD) into a proposed 12 lot subdivision composed of 11 residential lots and 1 common area lot. This tract is part of the approved Renaissance Park Master Plan (MP-4-04) and the area of subdivision case S-68-2005 Renaissance Park (formerly known as Amelia Park).

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** RCMP-0173-2019: DSLC - Recorded Maps/Subdivision

**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 September 19, 2019 by WithersRavenel, Inc.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

### **Stormwater**

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. 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**

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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

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

## General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. The Primary Street Determination shall be shown and noted on all plats of recording.

## Engineering

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

## Stormwater

4. 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).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

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

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along The Arts Drive and 14 street trees along Moonbeam Drive for a total of 21 street trees.

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



## Administrative Approval Action

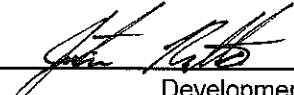
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3-Year Sunset Date: November 27, 2022  
Record at least ½ of the land area approved.

5-Year Sunset Date: November 27, 2024  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 11/27/2019  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy



SUB-S-10-2019

# PRELIMINARY SUBDIVISION PLAN

# RENAISSANCE PARK - PHASE 13

1560 THE ARTS DRIVE, RALEIGH, NC 27603

February 21, 2019-1ST Submittal

June 24, 2019-2nd Submittal

August 12, 2019-3rd Submittal

September 19, 2019-4th Submittal

## INDEX OF SHEETS

Sheet Number	Sheet Title
0.0	COVER
1.0	EXISTING CONDITIONS
1.1	MASTER PLAN ELEMENTS
2.0	PRELIMINARY SUBDIVISION PLAN
3.0	PRELIMINARY GRADING & DRAINAGE
4.0	PRELIMINARY LANDSCAPE PLAN

PHASE 13 HAS BEEN DETERMINED TO BE COMPLIANT WITH THE STORMWATER MANAGEMENT RULES AS A VESTED RIGHT BASED ON THIS DEVELOPMENT BEING A PART OF A PROJECT APPROVED WITH SUBSTANTIAL INVESTMENT PRIOR TO THE ENACTMENT OF THE CURRENT UDO (EMAIL FROM BEN BROWN, DATED JULY 31, 2019).

PHASE 13 IS A PORTION OF A MASTER PLAN APPROVED PRIOR TO SEPTEMBER 1, 2013. AS PER SECTION 4.7.6.C, THE MASTER PLAN SHALL NOT BE CONSIDERED AS NONCONFORMING, WHERE CONFLICTING PROVISIONS EXIST IN THE UDO. THESE PREVIOUSLY APPROVED MASTER PLANS MAY BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MASTER PLAN.

PRIMARY STREET DETERMINATION FOR LOT 5016-MOONBEAM DRIVE AS PER DECISION BY KEN BOWERS, EMAIL DATED APRIL 23, 2016.

TREE CONSERVATION PERMIT TRANSACTION #: 139150

STORM MANAGEMENT PERMIT TRANSACTION #: S - 68 - 05

MASTER PLAN: MP - 4 - 04 / S - 68 - 05

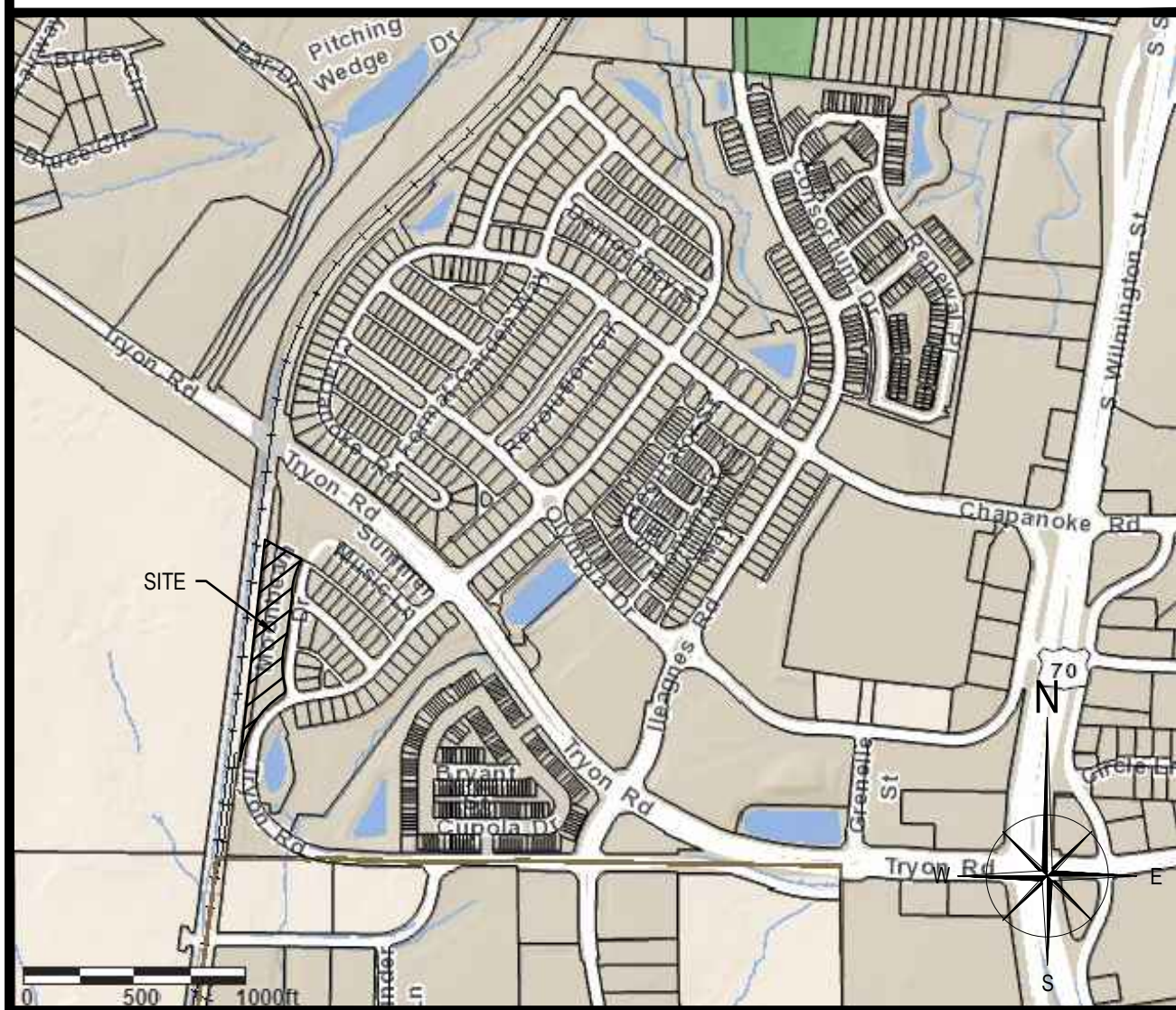
## LEGEND

EXISTING	PROPOSED

PRELIMINARY  
NOT APPROVED FOR CONSTRUCTION

## VICINITY MAP

1"=1000"



## GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARV, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, 30" CITY OF RALEIGH STANDARD VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN OR PARKED VEHICLE.
- ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
- NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
- WHEELCHAIR ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 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.
- 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 DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 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.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

## SOLID WASTE INSPECTION STATEMENT

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

## FIRE DEPARTMENT NOTES

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

## Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27603 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 139 Litchford Road | Raleigh, NC 27603 | 919-996-4200



DEVELOPMENT  
SERVICES  
DEPARTMENT

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only:	Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>			
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			

If your project has been through the Due Diligence process, provide the transaction #:

<b>GENERAL INFORMATION</b>			
Development Name: Renaissance Park Phase 13			
Proposed Use: Residential			
Property Address(es): 1560 The Arts Drive, Raleigh, NC 27603			

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed 1702021340	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
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What is your project type?

☒ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district  
☐ Other (describe):

<b>OWNER/DEVELOPER INFORMATION</b>	
Company Name: Amelia Park, LLC	Owner/Developer Name: Raymond Gottlieb
Address: 488 Viking Drive, Suite 220, Virginia Beach, VA 23452	
Phone: 757-463-5000	Email: Fax:

<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>	
Company Name: WithersRavenel	Contact Name: Ken L. Jesneck, P.E.
Address: 137 S. Wilmington St. Raleigh, NC 27601	
Phone: 919-535-5139	Email: kjesneck@withersravenel.com Fax: 919-467-6008

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

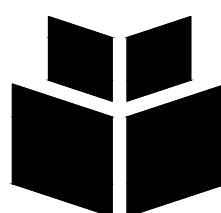
REVISION 03.11.16

## DEVELOPER/OWNER

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

ATTN: RYAN SUMAN

## PREPARED BY:



WithersRavenel  
Engineers | Planners

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

## ATTENTION CONTRACTORS

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

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

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



K:\05\05-170205-070-2-Renaissance Park\CAD\Preparation\Drawings\13-Submittal - Lot 13.13-05- EXISTING CONDITIONS.dwg Thursday, September 19, 2019 10:11:46 AM JES/CKC/KSA



EXISTING IMPERVIOUS AREA ON SITE = 0.00 SF / 0.00 AC

EXISTING SITE DATA:

SITE ADDRESS: 1560 THE ARTS DRIVE, RALEIGH, NORTH CAROLINA 27603  
PIN NUMBER: 1702021340  
DEED BOOK: DB 014572 PG 01478  
ZONING(S): PD  
OVERLAY DISTRICT: SWPOD  
GROSS ACREAGE: 1.9 AC  
EXISTING USE: N/A  
EXISTING IMPERVIOUS AREA: N/A  
FLOOD HAZARD AREA: NO  
FEMA MAP: MAP # 17020170200J PANEL 1702;  
EFFECTIVE DATE 05/02/2008  
ALLUVIAL SOILS: D (U)

EXISTING CONDITIONS AND DEMOLITION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 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 CONDITION AS OF START OF WORK.
- 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.
- SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
- SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE DEVELOPMENT SERVICES DEPARTMENT / RIGHT-OF-WAY SERVICES DIVISION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
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- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- CONTRACTOR IS EXPLICITLY ADVISED TO FILE 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. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- ALL SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL, RALEIGH, NORTH CAROLINA.
- ALL WATER AND SEWER SERVICES ARE EXISTING.

LEGEND:

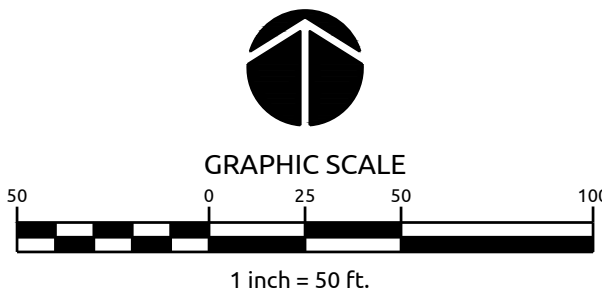
- |  |                                 |
|--|---------------------------------|
|  | EX. FIRE HYDRANT                |
|  | EX. POWER POLE                  |
|  | IRON PIPE SET                   |
|  | IRON PIPE FOUND                 |
|  | CALCULATED POINT                |
|  | EX. WATER VALVE                 |
|  | EX. CATCH BASIN                 |
|  | EX. SANITARY MANHOLE            |
|  | EX. LIGHTPOLE                   |
|  | EX. CABLE                       |
|  | EX. TELEPHONE                   |
|  | EX. METER                       |
|  | EX. ELECTRIC                    |
|  | PROJECT BOUNDARY LINE           |
|  | ADJACENT PROPERTY LINE          |
|  | EX. RIGHT OF WAY                |
|  | EX. OVERHEAD ELECTRIC LINE      |
|  | EX. FIBER OPTIC LINE            |
|  | EX. CABLE LINE                  |
|  | EX. PHONE LINE                  |
|  | EX. GAS LINE                    |
|  | EX. SANITARY SEWER LINE         |
|  | EX. STORM DRAINAGE LINE         |
|  | EX. WATER LINE                  |
|  | EX. UNKNOWN UNDERGROUND UTILITY |
|  | EX. MAJOR CONTOUR LINE          |
|  | EX. MINOR CONTOUR LINE          |
|  | EX. WETLAND                     |

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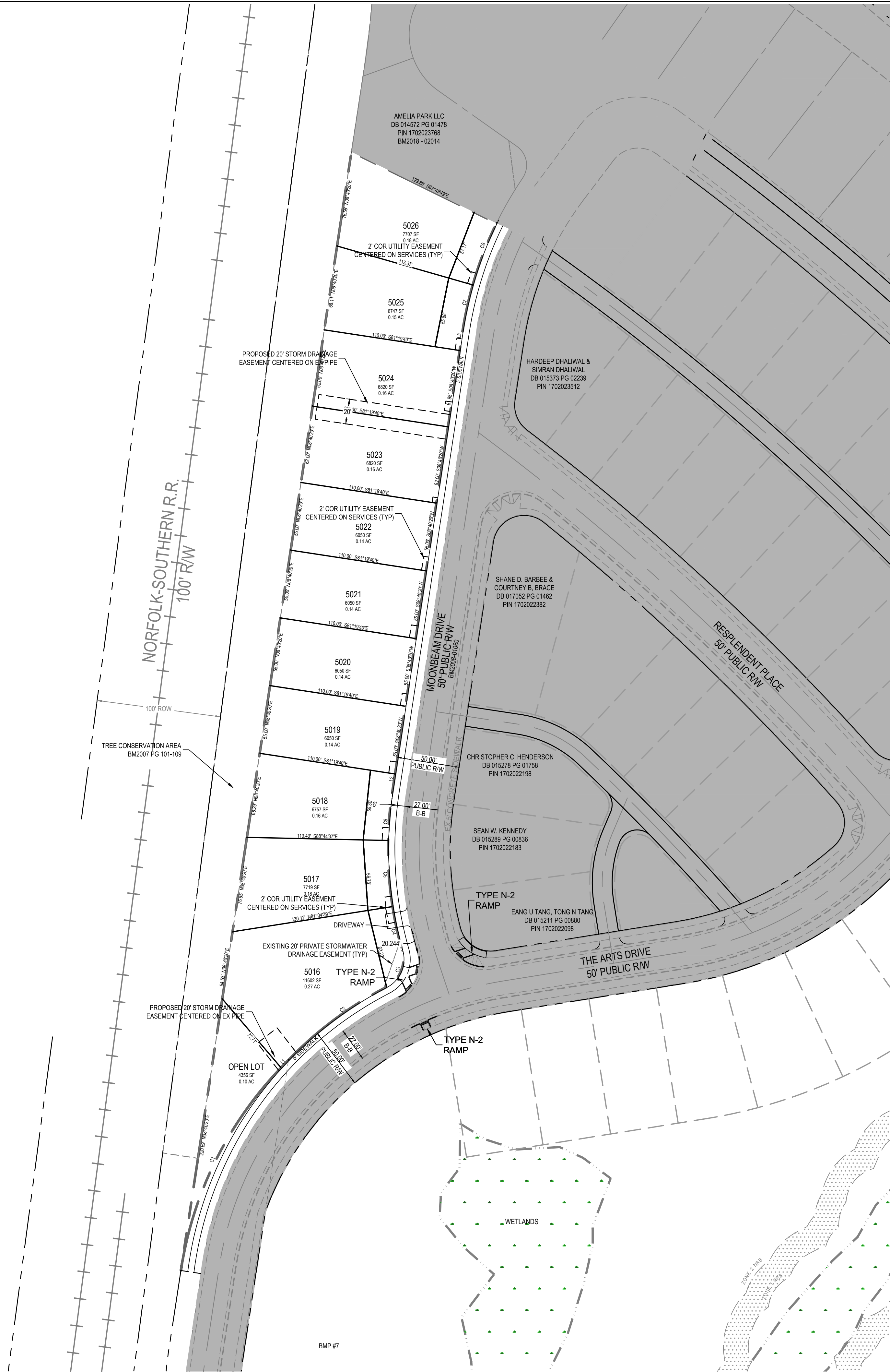


Job No.	02051703	Drawn By	EJW
Date	01/18/19	Designer	EJW

Revisions		
1	AS PER COR REVIEW COMMENTS	06/24/19
2	AS PER COR REVIEW COMMENTS	08/11/19
3	AS PER COR REVIEW COMMENTS	09/19/19



K:\05\05-170205-170-2-Renaissance Park CADD\Preliminary Drawings\170-2-Submittal - Lot 150205 - SITE PLAN.dwg Thursday, September 15, 2017 10:12:11 AM - JENNECK, KEN



SUBDIVISION DATA TABLE

PROPERTY OWNER:	AMELIA PARK LLC
DEVELOPER:	WAKEFIELD DEVELOPMENT COMPANY
ACREAGE TOTAL:	1.9 AC
P.I.N.	1702021340
REAL ESTATE ID:	0451592
OVERLAY DISTRICT:	SWPOD
ZONING:	PD
WATERSHED OVERLAY DISTRICT:	SWPOD
RIVER BASIN:	NEUSE
USE:	RESIDENTIAL
CURRENT:	VACANT
PROPOSED:	12 TOTAL LOTS 11 SINGLE FAMILY LOTS 1 OPEN LOT
SETBACKS:	
FRONT:	10 FT
REAR:	10 FT
SIDE:	3 FT
CORNER:	8 FT
EXISTING IMPERVIOUS AREA:	0.0 AC
PROPOSED MAX ONSITE IMPERVIOUS AREA:	0.88 ac

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PRIMARY STREET DETERMINATION FOR LOT 5016-MOONBEAM DRIVE AS PER DECISION BY KEN BOWERS, EMAIL DATED APRIL 23, 2018.

PHASE 13 LINE TABLE		
LINE	DISTANCE	BEARING
L1	8.61'	S43°54'48"W
L2	14.93'	S8°40'20"W
L3	15.45'	S8°40'20"W

PHASE 13 CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	300.00'	184.51'	181.62'	S28°17'31"W	35°14'23"
C2	300.00'	88.65'	88.21'	S83°20'00"W	18°50'29"
C3	25.00'	34.30'	31.67'	S23°26'44"W	78°37'01"
C4	300.00'	35.34'	35.32'	S12°22'34"E	6°56'29"
C5	300.00'	53.30'	53.23'	S3°13'38"E	10°10'45"
C6	300.00'	38.83'	38.80'	S5°00'07"W	7°24'58"
C7	300.00'	38.32'	38.29'	S12°19'54"W	7°19'08"
C8	300.00'	53.30'	53.23'	S21°04'49"W	10°10'44"

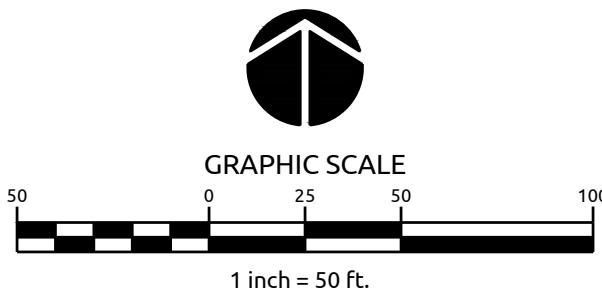
- GENERAL NOTES:
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS OR NCDOT STANDARD SPECIFICATIONS AND DETAILS, WHICHEVER IS APPLICABLE.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
  - ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER OR VALLEY CURB, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER (ON PRIVATE PROPERTY) UNLESS OTHERWISE STATED ON PLANS.
  - ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - 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 ENGINEER/LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO. ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE, NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
  - NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT TRANSPORTATION STANDARD DETAILS, PAVING STANDARDS, AND ADASG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI STANDARDS.
  - 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.
  - 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 DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT / LAND DEVELOPMENT DIVISION / ENGINEERING INSPECTIONS STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2880 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - 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.RALEIGH.GOV, COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

ATTENTION CONTRACTORS

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

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

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

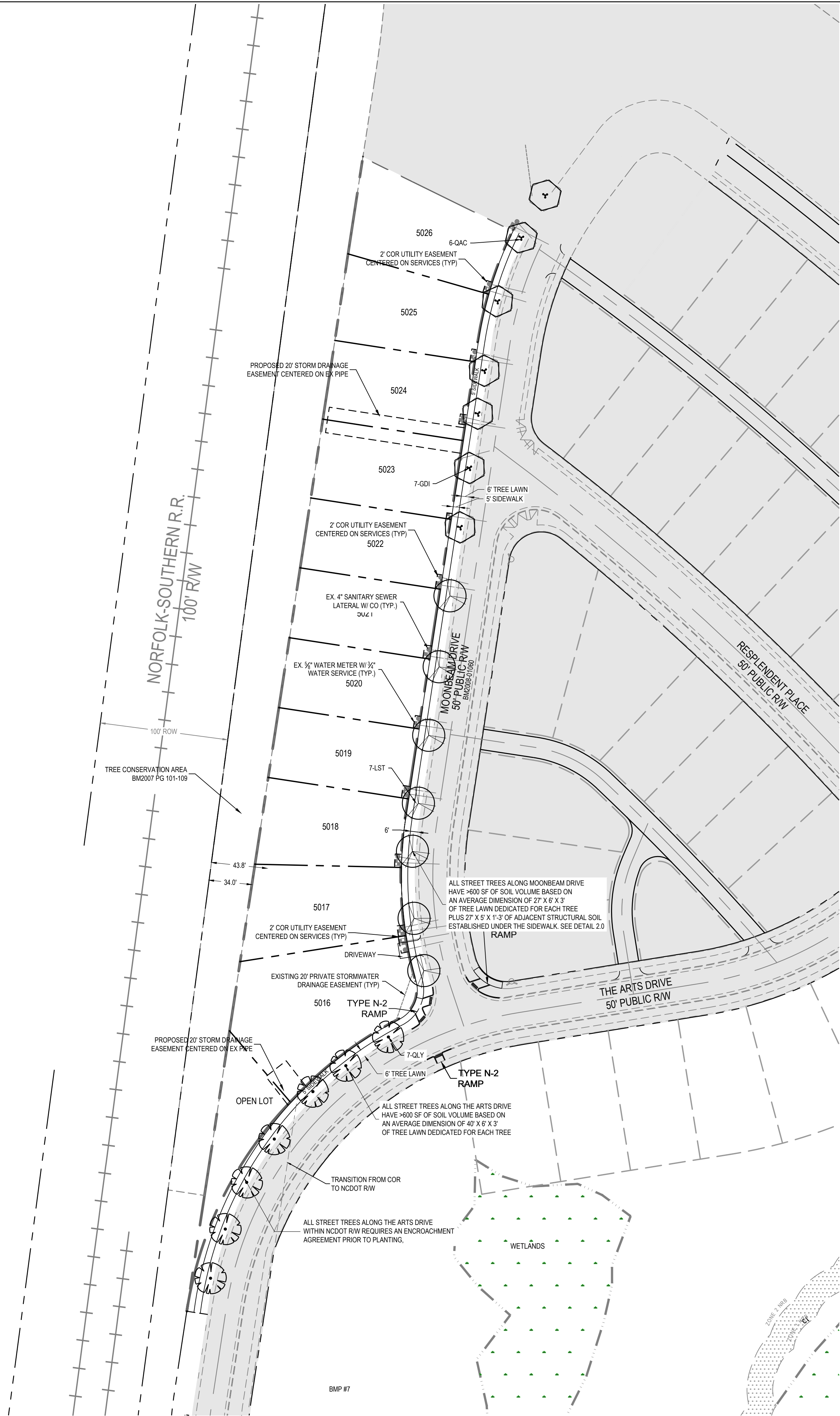


Job No.	02051703	Drawn By	EJW
Date	01/18/19	Designer	EJW

Revisions		
1	AS PER COR REVIEW COMMENTS	06/24/19
2	AS PER COR REVIEW COMMENTS	08/11/19
3	AS PER COR REVIEW COMMENTS	09/19/19



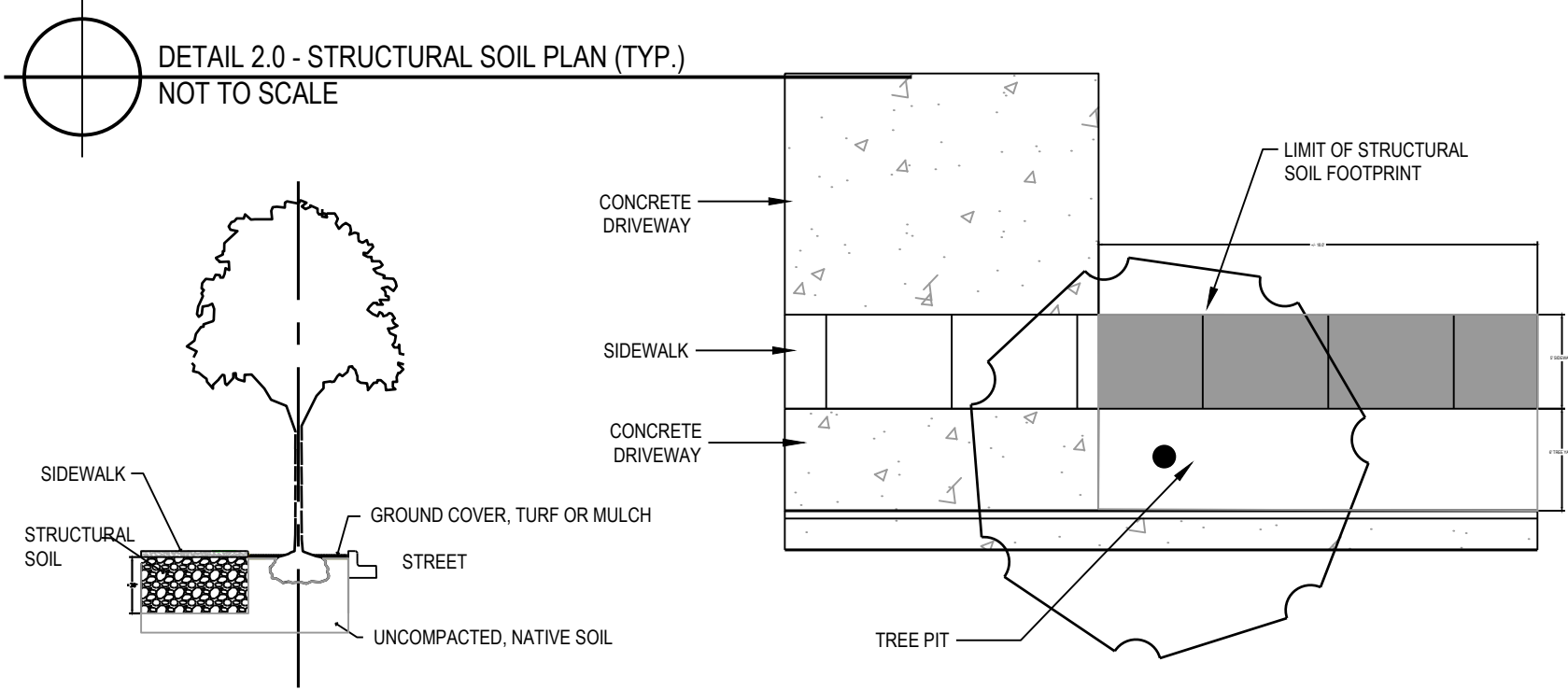
K:\05\05-170205-1701-2 Renaissance Park CADD\Preparation Drawings\161 Submittal - Lot 13-03 - LANDSCAPE PLAN.dwg Thursday, September 15, 2011 10:23:36 AM JENNECK, KEN



PHASE 13 HAS BEEN DETERMINED TO BE COMPLIANT WITH THE STORMWATER MANAGEMENT RULES AS A VESTED RIGHT BASED ON THIS DEVELOPMENT BEING A PART OF A PROJECT APPROVED WITH SUBSTANTIAL INVESTMENT PRIOR TO THE ENACTMENT OF THE CURRENT UDO.

PHASE 13 IS A PORTION OF A MASTER PLAN APPROVED PRIOR TO SEPTEMBER 1, 2013. AS PER SECTION 4.7.6 C, THE MASTER PLAN SHALL NOT BE CONSIDERED AS NONCONFORMING, WHERE CONFLICTING PROVISIONS EXIST IN THE UDO. THESE PREVIOUSLY APPROVED MASTER PLANS MAY BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED MASTER PLAN.

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



NOTE: SEE TREE PLANTING DETAIL

MULCH 3" DEEP MAX. AND 3" MIN. FROM THE BASE OF THE TREE

SECTION

PLANTING SOIL MIX AS SPECIFIED

4" DIA. PVC PIPE WRAPPED IN FILTER FABRIC AND CONNECTED TO STORM DRAINAGE SYSTEM WHERE APPLICABLE

COMPACTED OR UNDISTURBED SUBGRADE

NOTES:

1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
  - 1.1. EACH TREE IS PROVIDED A MIN. ROOT ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET
  - 1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
  - 1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE
  - 1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAINAGE SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
2. A 48" X 6" WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
3. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT  
URBAN FORESTER: TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

CITY OF RALEIGH  
STANDARD DETAIL

REVISIONS DATE BY

DATE BY

NOT TO SCALE

TREE PLANTING IN SIDEWALK WITH ROW

TPP-07

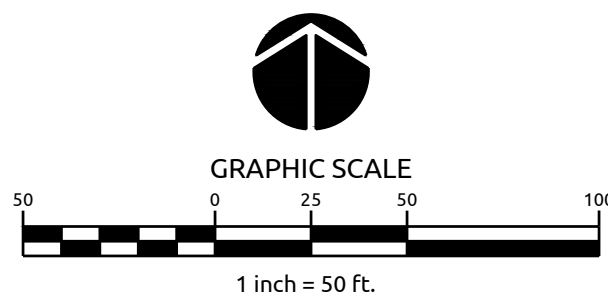
STRUCTURAL SOIL SYSTEM

SOIL CONTAINMENT SYSTEM

ROOT CHANNELING PATHWAYS

STREET TREE CALCULATIONS			
ROAD NAME	LENGTH	TREES REQUIRED	TREES PROVIDED
THE ARTS MOONBEAM	288	7	7
	591	14	14

PLANT SCHEDULE							
QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT	NOTES
7	QLY	Quercus lyrata	Overcup Oak	B&B	3" CAL MIN.	10' MIN.	
7	GDI	Gymnocladus dioica	Kentucky Coffeetree	B&B	3" CAL MIN.	10' MIN.	
7	LST	Liquidambar styraciflua 'rotundifolia'	Fruitless Sweet Gum	B&B	3" CAL MIN.	10' MIN.	



- GENERAL LANDSCAPE NOTES:
1. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
  2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NC DOT, IF APPLICABLE.
  3. NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
  4. THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
  5. ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW-DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  6. ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
  7. ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
  8. ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3". DOUBLE SHREDDED HARDWOOD MULCH, DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
  9. APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
  10. TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
  11. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR/LANDSCAPE ARCHITECT.
  12. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  13. VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  14. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
  15. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

HIGH QUALITY SOIL MIX AS SPECIFIED

WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP LACING STRAPS, NAILS AND WIRE GASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL. ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL
5. A TREE IMPACT PERMIT IS REQUIRED
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH  
STANDARD DETAIL

REVISIONS DATE BY

DATE BY

NOT TO SCALE

TREE PLANTING DETAIL

TPP-03

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Job No.	0205170.3	Drawn By	EJW
Date	01/18/19	Designer	EJW

Revisions		
1	AS PER COR REVIEW COMMENTS	06/24/19
2	AS PER COR REVIEW COMMENTS	08/11/19
3	AS PER COR REVIEW COMMENTS	09/19/19