

**ORDINANCE NO. (2021) 191 ZC 812**

**Z-24-19 - Raleigh Beach Road PD**, located on the north side of New Bern Avenue, and on the east and west sides of North Rogers Lane, being Wake County PINs 1734348949, 1734442585, 1734444466, 1734444978, 1734445013, 1734446512, 1734457082, 1734531715, 1734545103, and 1734641204. Approximately 55.99 acres rezoned to Edgewater Commons Planned Development (PD)

Master Plan dated: January 21, 2021

**See attached Master Plan**



**EDGEWATER COMMONS  
PLANNED DEVELOPMENT (PD) DISTRICT  
Rezoning Z-24-19**

Developer: APG Capital  
Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607  
Phone Number: 919-832-1110  
Attention: Wayne Hightower & Jason Clough  
Email: WHightower@aacre.com & JClough@aacre.com

Architect/Planner: JDavis Architects  
Address: 510 S Wilmington Street, Raleigh, NC 27601  
Phone Number: 919-835-1550  
Attention: Ken Thompson, Lead Planner  
Email: kent@jdavisarchitects.com

Civil Engineering: Bass Nixon and Kennedy, Inc.  
Address: 6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607  
Phone Number: 919-851-4422  
Attention: David Dunn & Marty Bizzell  
Email: David.Dunn@bnkinc.com & Marty.Bizzell@bnkinc.com

Attorney: Longleaf Law Partners  
Address: 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607  
Phone Number: 919-645-4313  
Attention: Worth Mills  
Email: wmills@longleaflp.com



## **EDGEWATER COMMONS MASTER PLAN NARRATIVE**

### **1. INTRODUCTION**

This document and the associated plan sheets submitted herewith (collectively, the “Master Plan”) are provided pursuant to the Unified Development Ordinance for the Planned Development district for the Edgewater Commons development (the “Project”). This Project concerns the ten parcels of land totaling approximately 62.42 acres as listed in the associated Rezoning Petition (the “Property”), located on the north side of New Bern Avenue, south of Raleigh Beach Road, and bounded on the east by the Neuse River. The Master Plan proposes a mix of residential, non-residential and recreational uses on property strategically located along US Highway 64 and in close proximity to I-440, I-540 and I-87/US Highway 264, and with a unique opportunity along the Neuse River near the City’s eastern boundary.

### **2. STATEMENT OF INTENT**

The proposed development meets the intent of the PD District set forth in UDO Section 4.1.1.F. in several ways. First, the PD District allows the applicant to address the proposed street network for a site that is bounded and traversed by multiple public rights-of-way, as well as edged by the Neuse River. Second, the PD District allows the applicant to provide greater transparency and certainty to the public regarding the location and intensity of uses, which is particularly important given the Property’s proximity to the Neuse River and existing neighborhoods. Third, the PD District allows the applicant to modify UDO standards that will facilitate a higher-quality development than would otherwise be possible without the modifications.

### **3. COMPREHENSIVE PLAN CONFORMANCE**

The Future Land Use Map identifies most of the property as Community Mixed Use and Office & Residential Mixed Use, with a small portion of the lot at 5655 New Bern Avenue designated for Public Parks & Open Space. Community Mixed Use encourages medium-sized shopping centers and pedestrian-oriented retail districts, while Office & Residential Mixed Use encourages those uses where low-density residential is no longer appropriate. Public Parks & Open Space encourages open space for recreational or resource conservation uses, which includes community parks and greenways.

The master plan currently applicable to the Property (Z-45-96/MP-1-96) permits residential density in excess of 14 units per acre as well as commercial and industrial land uses, which are mostly consistent with the Future Land Use Map guidance. This Master Plan aims to create a more pedestrian-friendly, mixed-use development than the current zoning entitlements and platted streets would allow.

The Project is consistent with the proposed Future Land Use (Community Mixed Use) category, because the Master Plan permits a mix of residential, commercial, civic, and limited industrial uses. By limiting those uses closest to the Edgewater Townhome Community, the Master is consistent with Office & Residential Mixed Use designation. Lastly, the Project is



consistent with the Public Parks & Open Space category by preserving the eastern-most portion of the site along the Neuse River for open space and limited retail and recreational uses.

#### **4. DESIGN GUIDELINE CONFORMANCE**

A large portion of the Project fronts along New Bern Avenue, which is designated as a Parkway Corridor by the Urban Form Map. The Comprehensive Plan encourages a suburban/heavily landscaped approach to street frontage when lots front along a Parkway Corridor. The Project is consistent with the Urban Form policy guidance through its designation of tree conservation areas along nearly all of the Property's frontage along New Bern Avenue.

#### **5. GENERAL DESIGN PRINCIPLES CONFORMANCE**

The Project complies with many of the General Design Principles set forth in UDO section 4.7.5. Specifically, the Project proposes both townhouses and apartment buildings to provide a variety of housing stock, which gives residents the option to rent an apartment or purchase a townhouse. Additionally, the Project anticipates residential development primarily clustered in two areas of the Property, which will create a compact development area with connections to the proposed non-residential areas. The integrated site layout is enhanced through a proposed street network with various street types to ensure safe and efficient travel through the site for vehicles, bicycles and pedestrians. Considering the foregoing site features, the Project should be compatible with the surrounding neighborhoods and create an attractive destination for residents and guests. Based on the foregoing, the Project complies with the General Design Principles in UDO section 4.7.5.

#### **6. BLOCK PERIMETER**

Most of the site is currently bounded by New Bern Avenue to the south and N Rogers Lane to the east. The proposed street network enhances connectivity through the site and provides adequate access to surrounding street network. But for the modification to dead-end street length, as further described in Section 9(b), this Master Plan will not modify the UDO's block perimeter requirements.

#### **7. LAND USES & INTENSITY**

- A. Base District. The base district for this Planned Development shall be Commercial Mixed Use (CX) district. All permitted, limited and special principal uses and accessory uses permitted in the -CX district shall be permitted, limited and/or special uses on the property in accordance with the UDO, except as otherwise modified by this Master Plan.
- B. Overall Maximum Development Intensity. The total amount of development on the Property shall not exceed the intensities for each use as set forth below:
  - i. Non-Residential Floor Area – 200,000 square feet, which can be located in Townhouse, Apartment, General, Mixed-Use, Civic and Open Lot building types. For purposes of this section and for each Subdistrict, “non-residential” shall mean



all public & institutional, commercial, industrial, and open uses permitted in the CX district, except as otherwise may be prohibited by this Master Plan

- ii. Residential Dwelling Units – 700 dwelling units, which can be located in Detached, Attached, Townhouse, Apartment, and Mixed-Use building types
- iii. General Note – No overall maximum development intensity, nor each Subdistrict's maximum development intensity, shall prescribe a minimum development intensity.

C. Subdistrict A Maximum Development Intensity.

- i. Uses & Density – 120,000 square feet nonresidential; 200 dwelling units
- ii. Building Height – 4 stories; 62 feet
- iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

D. Subdistrict B Maximum Development Intensity

- i. Uses & Density- 60,000 square feet nonresidential; 500 dwelling units
- ii. Building Height
  - 1. Beginning at the intersection of the N. Rogers Lane and Sunrise Valley Place centerlines, and extending four hundred fifty feet (450') along both
  - 2. N. Rogers Lane and Sunrise Valley Place, the maximum building height shall be 5 stories and 75 feet
  - 3. For the area of Subdistrict B not identified in Part 1 above, the maximum building height shall be 4 stories and 62 feet
- iii. Building Types - Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

E. Subdistrict C Maximum Development Intensity.

- i. Uses & Density – 40,000 square feet non-residential; 50 dwelling units
- ii. Building Height – 4 stories; 62 feet
- iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

## 8. PHASING

The Project contains four (4) phases and is shown in detail on Master Plan sheet C1.4. The initial phase of development may either be within Phase 1, Phase 2, Phase 3, Phase 4, or a combination of those. At least two building types (which may include the "Open Lot" building type) shall be included in the first phase of development. In the case a single structure is proposed, a Mixed-Use Building shall be provided. Project phasing may be by entire Phase or by portions of any Phase, and is not required to be sequential. Final project phasing will be determined at time of permitting.

### Phasing & Utility Improvements

Utility infrastructure that serves a particular phase of development, as shown on Master Plan sheet C2.1, shall be installed during the development of said phase.



### **Phasing & Transportation Improvements**

*New Bern Avenue and N Rogers Lane Intersection Improvements:* The required improvements for the New Bern Avenue and N. Rogers Lane intersection shall be permitted prior to the issuance of any building permit within Phase 1, Phase 2 or Phase 3, whichever occurs first. Any other required street improvements not listed above shall follow UDO guidelines. The development thresholds listed above shall not preclude the Developer from completing any of the right-of-way improvements at an earlier date.

The following paragraphs describe a voluntary, off-site improvement to make a pedestrian connection from the intersection of Raleigh Beach Road and Southall Road, passing along the north side of Raleigh Beach Road and through City property, to reach the Neuse River Greenway Trail. The intent of these subsections is to require the construction of the Greenway connection and multiuse path, subject to the conditions set forth therein.

*Greenway Connection:* Prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to improve a connection from Raleigh Beach Road to the Neuse River Greenway Trail, running through City of Raleigh property with Property Identification Number 1734-55-7504 (Deed Book 11588, Page 2190, Wake County Registry), subject to the City of Raleigh's approval. If construction easements are granted by the City of Raleigh, a path will be constructed according to the standard typical asphalt greenway section supplied by the PRCR. The connection shall be no less than ten feet (10') wide, unless engineering constraints call for a narrower section. Upon completion of the Greenway connection, the Project shall not be required by this section to assume ownership or maintenance of the trail.

*Multiuse Path to Greenway Connection:* Subject to City of Raleigh approval of these improvements within the existing right-of-way, and prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to construct a multiuse path from the aforementioned Greenway connection on the north side of Raleigh Beach Road from the intersection of Southall Road and Raleigh Beach Road to terminate across from the constructed Greenway connection. The multiuse path will be constructed within the right-of-way, and/or with easements over 1300 Carp Road (Deed Book 17679, Page 276, Wake County Registry), 0 Carp Road (Deed Book 12893, Page 925, Wake County Registry), and 1301 Carp Road (Deed Book 12893, Page 925, Wake County Registry), to be obtained by the City of Raleigh. The multiuse path shall be constructed according to the Raleigh Street Design Manual standards. Once complete, the multiuse path shall be owned and maintained by the City of Raleigh. If the City of Raleigh is unable to secure the necessary easement(s) across 1300 Carp Road, then the multiuse path shall terminate at the shared boundary line with 5221 Raleigh Beach Road (Book 9288, Page 1992, Wake County Registry).

## **9. MODIFICATIONS**

- a. Ground Floor Elevation – The minimum ground floor elevation requirement shall not apply to any building type in any tract.
- b. Block Perimeter – The dead-end street length standards of Article 8.3 do not apply to the dead-end street separating Subdistricts B and C.



- c. Cross-Access – The cross-access requirements of UDO Section 8.3.5.D. shall not apply to the Project. The adjacent property with PIN 1734-34-3873 includes industrial uses that are incompatible with the proposed uses in Subdistrict A. The adjacent townhome development now or formerly known as Edgewater Townhome Subdivision contains private streets that are incompatible with the proposed public street types shown on Plan Sheet C1.2; however, the Master Plan has committed to providing an offer of pedestrian cross-access so that those residents may have efficient and safe access to the development. With the extension of Sunrise Valley Place, the buildout of Street A (as shown on Plan Sheet C1.2) and the enhanced streetscape along New Bern Avenue and N. Rogers Lane, residents and guests will have multiple paths to access the adjacent property with PIN 1734-44-1281 (currently operated as an ALDI grocery store).
- d. New Internal Public Streets: Medians shall be allowed as an option along internal public streets. Where proposed, detailed sections shall be provided at the time of subdivision/site review.
- e. Main Street, Parallel Parking: The proposed Main Street, Parallel Parking right-of-way, as identified on Master Plan sheet C1.2, shall have a modified streetscape, further detailed on sheet C1.2.
- f. Driveway Spacing from Intersection: For the proposed southern driveway along N. Rogers Lane accessing Subdistrict A, the driveway spacing from intersection standards in Raleigh Street Design Manual Article 9.5 diagram shall not apply. Said driveway shall not be closer than 275 feet from the N. Rogers Lane and New Bern Avenue intersection, so that the driveway aligns with Sunrise Valley Place.
- g. Open Space
  - i. The minimum 10% Open Space requirements may be met by the Project as a whole. A Subdistrict may have less than or greater than 10% Open Space for its respective Subdistrict area, so long as the overall Project has at least 10% Open Space. If modifications to the Open Space Plan trigger an amendment, the Master Plan shall follow the amendment procedures of UDO Section 4.7.6.

## 10. ADDITIONAL DEVELOPMENT STANDARDS

- a. The following principal uses as listed in UDO section 6.1.4 shall be prohibited in Subdistricts A and B:
  - i. Vehicle Sales/Rental
  - ii. Detention center, jail, prison
  - iii. Adult establishment
  - iv. Self-service storage
- b. Only the following principal uses as listed in UDO section 6.1.4 shall be allowed in Subdistrict C
  - i. Retail Sales
  - ii. Restaurant/Bar
  - iii. Single-Unit Living
  - iv. Two-Unit Living
  - v. Multi-Unit Living
  - vi. Indoor Recreation
  - vii. Outdoor Recreation

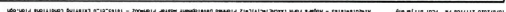


- viii. Office
- ix. Parks, Open Space and Greenway
- c. The Vehicle Fuel Sales use shall be limited to Subdistrict A.
- d. The hours of operation for any Restaurant/Bar use within Subdistrict B shall be limited to 6 A.M. to 11 P.M.
- e. The façades of all Principal buildings shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding and trim, wood siding and trim, native and manufactured stone, and pre-cast concrete. Synthetic stucco (EIFS) and vinyl shall be prohibited as building siding materials. However, vinyl windows, decorative elements and trim are permitted.
- f. Only residential uses are permitted within 100 feet of a dwelling unit within the development now or formerly known as Edgewater Townhome Subdivision.
- g. For that portion of Subdistrict B north of Street A (as shown on Plan Sheet C4.1), there shall be a twenty-foot (20') wide vegetated buffer with five (5) shade trees and four (4) understory trees per one hundred (100) lineal feet, excluding any government and/or utility easements. Existing trees within the 20' buffer may count towards the planting requirement.
- h. Within fifty feet (50') of the Edgewater Townhomes development, maximum building height shall be limited to three (3) stories and fifty feet (50').
- i. The Project shall make an offer of pedestrian cross-access to the development now or formerly known as Edgewater Townhome Subdivision, with location to be determined at site plan and subject to government approval.
- j. The Project shall comply with all relevant and applicable UDO parking regulations.
- k. The inclusion of public art in the Project's design will be considered at site permit review.
- l. Along the extension of Sunrise Valley Place, there shall be at least two open space areas no less than 2,500 square feet. Those open space areas shall include one or more of the following: (i) a vertical structure such as a pavilion/cabana/clubhouse; (ii) a hard-surface activity area or sport court (pickle ball, multi-purpose); (iii) covered mail pick-up area; (iv) enclosed dog park; (v) picnic tables with grills; (vi) seating benches or trellis swings; (vii) shade structure with seating; or (viii) miscellaneous other features at developer discretion.
- m. For street types within the Master Plan area and along its frontage that include on-street bicycle facilities, those on-street facilities may be eliminated or reduced, provided they are replaced by a bicycle or multiuse facility of equal or greater value, as determined by City Staff at the time of development review. Elimination and replacement of the on-street facilities may then result in a proportional reduction of the curb-to-curb dimension and the right-of-way dimension shall be adjusted as deemed necessary by City Staff.
- n. The Project's streetscapes along New Bern Avenue and Raleigh Beach Road shall comply with the UDO standards of Article 8.5. The right-of-way and streetscape designs for the Project's remaining streets are shown on Master Plan sheet C1.2.
- o. No Principal or Accessory Structure shall be located within the 100-year floodplain.
- p. Any amendments to the Project shall be governed by UDO Section 4.7.6. Master Plan Amendments.





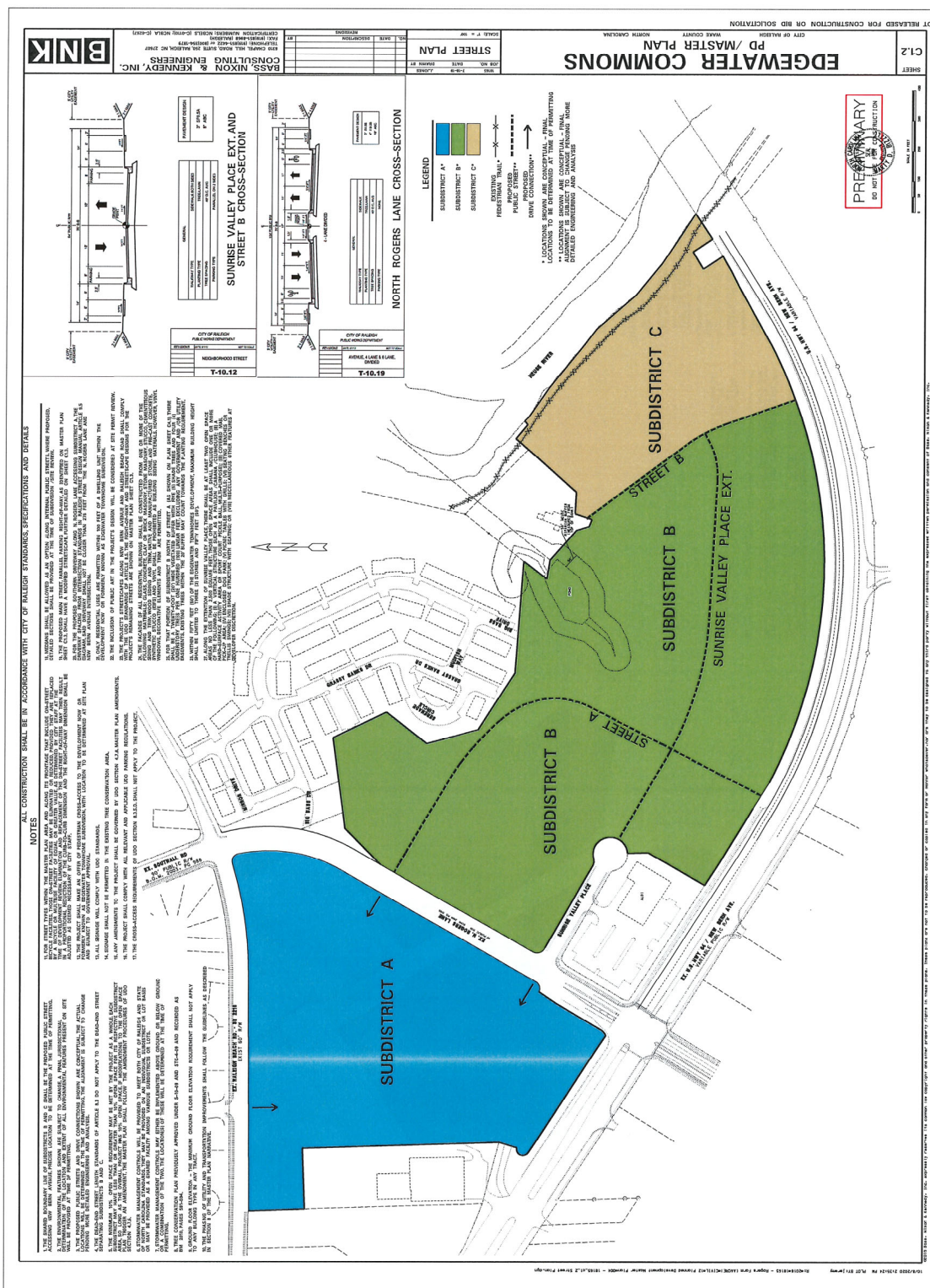












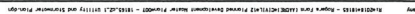








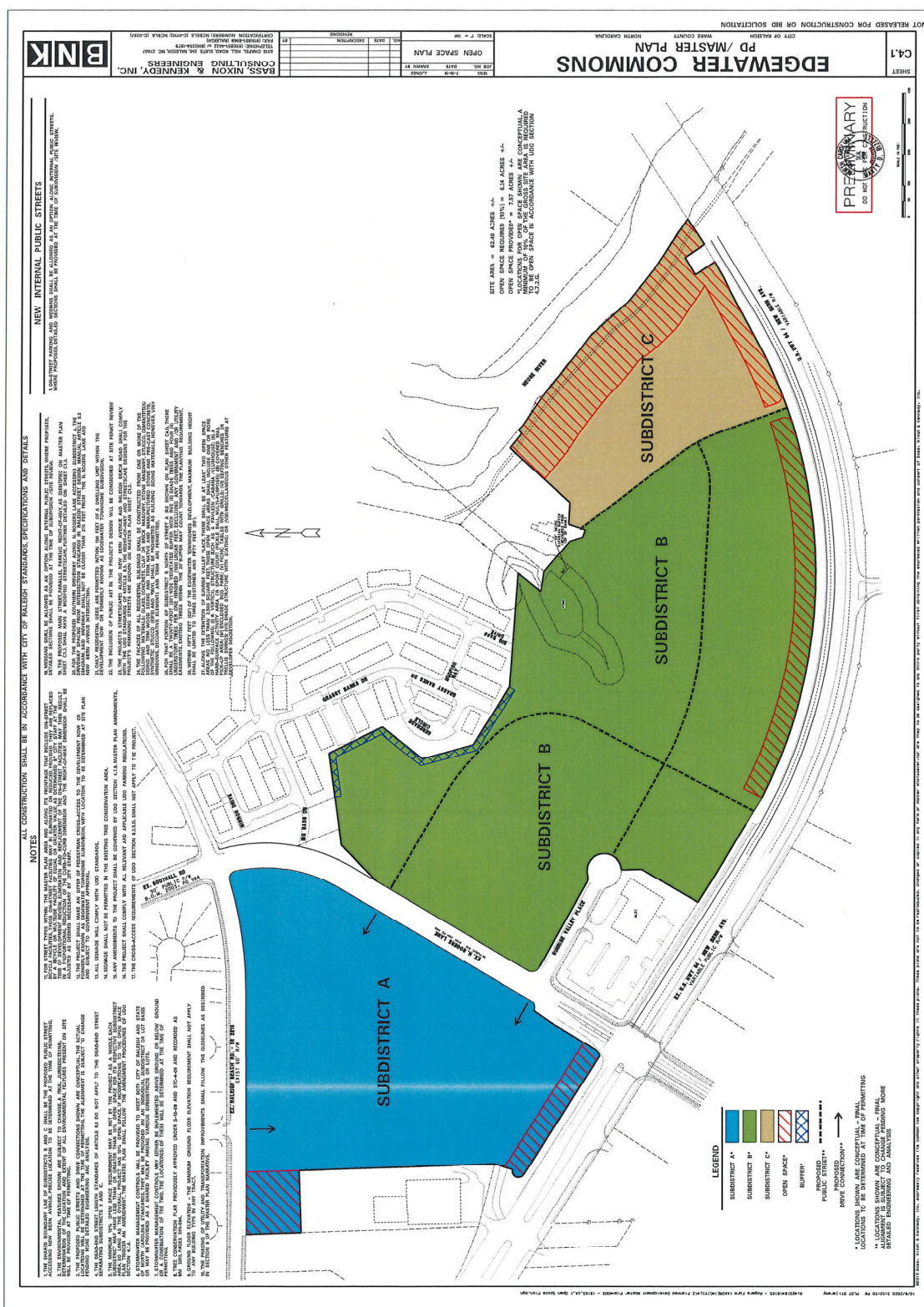
















JDAVIS > AERIAL LOOKING NORTHEAST  
Edgewater Commons | Raleigh, NC

ANTONY PROPERTY GROUP  
10.15.2020



**EDGEWATER COMMONS**

**AMENDMENT #1 (JULY 19, 2024)**

**PLANNED DEVELOPMENT (PD) DISTRICT**

Rezoning Z-24-19

Developer: APG Capital  
Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607  
Phone Number: 919-832-1110  
Attention: Wayne Hightower & Jason Clough  
Email: WHightower@aacre.com & JClough@aacre.com

Architect/Planner: JDavis Architects  
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Phone Number: 919-835-1500  
Attention: Ken Thompson, Lead Planner  
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## **EDGEWATER COMMONS**

### **MASTER PLAN NARRATIVE**

#### **1. INTRODUCTION**

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The proposed development meets the intent of the PD District set forth in UDO Section 4.1.1.F. in several ways. First, the PD District allows the applicant to address the proposed street network for a site that is bounded and traversed by multiple public rights-of-way, as well as edged by the Neuse River. Second, the PD District allows the applicant to provide greater transparency and certainty to the public regarding the location and intensity of uses, which is particularly important given the Property’s proximity to the Neuse River and existing neighborhoods. Third, the PD District allows the applicant to modify UDO standards that will facilitate a higher-quality development than would otherwise be possible without the modifications.

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The Project is consistent with the proposed Future Land Use (Community Mixed Use) category, because the Master Plan permits a mix of residential, commercial, civic, and limited industrial uses. By limiting those uses closest to the Edgewater Townhome Community, the Master is consistent with Office & Residential Mixed Use designation. Lastly, the Project is consistent with the Public Parks & Open Space category by preserving the eastern-most portion of the site along the Neuse River for open space and limited retail and recreational uses.

#### **4. DESIGN GUIDELINE CONFORMANCE**

A large portion of the Project fronts along New Bern Avenue, which is designated as a Parkway Corridor by the Urban Form Map. The Comprehensive Plan encourages a suburban/heavily landscaped approach to street frontage when lots front along a Parkway Corridor. The Project is consistent with the Urban Form policy guidance through its designation of tree conservation areas along nearly all of the Property's frontage along New Bern Avenue.

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The Project complies with many of the General Design Principles set forth in UDO section 4.7.5. Specifically, the Project proposes both townhouses and apartment buildings to provide a variety of housing stock, which gives residents the option to rent an apartment or purchase a townhouse. Additionally, the Project anticipates residential development primarily clustered in two areas of the Property, which will create a compact development area with connections to the proposed non-residential areas. The integrated site layout is enhanced through a proposed street network with various street types to ensure safe and efficient travel through the site for vehicles, bicycles and pedestrians. Considering the foregoing site features, the Project should be compatible with the surrounding neighborhoods and create an attractive destination for residents and guests. Based on the foregoing, the Project complies with the General Design Principles in UDO section 4.7.5.

#### **6. BLOCK PERIMETER**

Most of the site is currently bounded by New Bern Avenue to the south and N Rogers Lane to the east. The proposed street network enhances connectivity through the site and provides adequate access to surrounding street network. But for the modification to dead-end street length, as further described in Section 9(b), this Master Plan will not modify the UDO's block perimeter requirements.

#### **7. LAND USES & INTENSITY**

- A. Base District. The base district for this Planned Development shall be Commercial Mixed Use (CX) district. All permitted, limited and special principal uses and accessory uses permitted in the -CX district shall be permitted, limited and/or special uses on the property in accordance with the UDO, except as otherwise modified by this Master Plan.



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- i. Non-Residential Floor Area – 200,000 square feet, which can be located in Townhouse, Apartment, General, Mixed-Use, Civic and Open Lot building types. For purposes of this section and for each Subdistrict, “non-residential” shall mean all public & institutional, commercial, industrial, and open uses permitted in the CX district, except as otherwise may be prohibited by this Master Plan
  - ii. Residential Dwelling Units – 700 dwelling units, which can be located in Detached, Attached, Townhouse, Apartment, and Mixed-Use building types
  - iii. General Note - No overall maximum development intensity, nor each Subdistrict’s maximum development intensity, shall prescribe a minimum development intensity.
- C. Subdistrict A Maximum Development Intensity.
- i. Uses & Density – 120,000 square feet nonresidential; 200 dwelling units
  - ii. Building Height – 4 stories; 62 feet
  - iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot
- D. Subdistrict B Maximum Development Intensity.
- i. Uses & Density – 60,000 square feet nonresidential; 500 dwelling units
  - ii. Building Height
    1. Beginning at the intersection of the N. Rogers Lane and Sunrise Valley Place centerlines, and extending four hundred fifty feet (450’) along both N. Rogers Lane and Sunrise Valley Place, the maximum building height shall be 5 stories and 75 feet
    2. For the area of Subdistrict B not identified in Part 1 above, the maximum building height shall be 4 stories and 62 feet
  - iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot
- E. Subdistrict C Maximum Development Intensity.
- i. Uses & Density – 40,000 square feet non-residential; 50 dwelling units
  - ii. Building Height – 4 stories; 62 feet
  - iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

## **8. PHASING**

The Project contains four (4) phases and is shown in detail on Master Plan sheet C1.4. The initial phase of development may either be within Phase 1, Phase 2, Phase 3, Phase 4, or a combination of those. At least two building types (which may include the “Open Lot” building type) shall be included in the first phase of development. In the case a single structure is proposed, a Mixed-Use Building shall be provided. Project phasing may be by entire Phase or by portions of any Phase, and is not required to be sequential. Final project phasing will be determined at time of permitting.



### **Phasing & Utility Improvements**

Utility infrastructure that serves a particular phase of development, as shown on Master Plan sheet C2.1, shall be installed during the development of said phase.

### **Phasing & Transportation Improvements**

*New Bern Avenue and N. Rogers Lane Intersection Improvements:* The required improvements for the New Bern Avenue and N. Rogers Lane intersection shall be permitted prior to the issuance of any building permit within Phase 1, Phase 2 or Phase 3, whichever occurs first. Any other required street improvements not listed above shall follow UDO guidelines. The development thresholds listed above shall not preclude the Developer from completing any of the right-of-way improvements at an earlier date.

The following paragraphs describe a voluntary improvement to make a pedestrian connection from approximately the eastern New Bern Avenue and Columbia River Lane intersection, passing through City-owned property and the Project, to reach the Neuse River Greenway Trail. The intent of these subsections is to require the construction of the multiuse path, subject to the conditions set forth therein.

*Greenway Connection.* Prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to improve a connection from the eastern New Bern Avenue and Columbia River Lane intersection to the Neuse River Greenway Trail (the “Path”). The Path is intended to begin within the Project’s boundary, east of the New Bern Avenue and Columbia River Lane intersection, traveling east parallel to New Bern Avenue and then transitioning to within the New Bern Avenue right-of-way. The Path will then traverse through that City-owned property with Property Identification Number 1734-63-3997 (Deed Book 18671, Page 450, Wake County Registry) and that portion of the Project with Property Identification 1734-63-0994 (Deed Book 18811, Page 1738, Wake County Registry) that is currently encumbered with that Greenway Easement recorded in Book of Maps 2009, Page 590, Wake County Registry, and then connecting to the existing Neuse River Greenway Trail. For any portion of the Path within the Project’s boundaries, the Project shall dedicate a Bicycle and Pedestrian Access Easement, measured 12.5’ from the centerline of the Path in either direction or to the edge of the New Bern Avenue right-of-way, whichever is less. The approximate location of the Path is shown on the Master Plan Sheet C1.3, but the specific location of the Path shall be determined during site permitting review. That Path shall be no less than twelve feet (12’) wide, unless engineering constraints call for a narrower section. If engineering constraints require that a portion of the Path be located within the Project rather than the New Bern Avenue right-of-way, the Project shall provide a sidewalk or public access easement for that portion of the Path within the Project’s boundaries. If any portion of the Path that is within the New Bern Avenue right-of-way is less than twelve feet (12’) from the edge of pavement, a protective barrier or guardrail shall be installed to ensure pedestrian safety; no protective barriers or guardrails are required for those portions of the Path at least twelve feet (12’) from the edge of the New Bern Avenue pavement. That Path shall be completed prior to the issuance of the Project’s one hundred fiftieth (150th) certificate of occupancy. If, by the issuance of the fiftieth (50th) certificate of occupancy, the Path’s



ultimate connection is impeded or impaired by the ongoing City of Raleigh West Neuse Interceptor Project or any other governmental work preventing the connection, the Project shall pay to the City of Raleigh a fee-in-lieu for that portion of the Path unable to be completed. The Path's impervious surface shall be included within an amended SPR-0056-2022: Edgewater Commons – Phase 1 (the “Phase 1 Permits”). Any New Bern Avenue right-of-way improvements outside the scope of the Phase 1 Permits shall not be required in connection with the Path's construction and permitting. The Project's bike and pedestrian facilities required along New Bern Avenue, from the eastern Columbia River Lane intersection to the Project's eastern boundary, shall be satisfied with the construction of the Path.

For that portion of the Path outside the scope of SPR-0056-2022, no New Bern Avenue widening or streetscape improvements shall be required in connection with the Path's construction. Following completion, for any portion of the Path that is impacted and required to be temporarily removed by future New Bern Avenue streetscape improvements, caused by the earlier of an approved development plan for a future Project phase or a governmental street improvement project, the Path shall be replaced and rebuilt following the New Bern Avenue improvements.

~~The following paragraphs describe a voluntary, off-site improvement to make a pedestrian connection from the intersection of Raleigh Beach Road and Southall Road, passing along the north side of Raleigh Beach Road and through City property, to reach the Neuse River Greenway Trail. The intent of these subsections is to require the construction of the Greenway connection and multiuse path, subject to the conditions set forth therein.~~

~~*Greenway Connection:* Prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to improve a connection from Raleigh Beach Road to the Neuse River Greenway Trail, running through City of Raleigh property with Property Identification Number 1734 55 7504 (Deed Book 11588, Page 2190, Wake County Registry), subject to the City of Raleigh's approval. If construction easements are granted by the City of Raleigh, a path will be constructed according to the standard typical asphalt greenway section supplied by the PRCR. The connection shall be no less than ten feet (10') wide, unless engineering constraints call for a narrower section. Upon completion of the Greenway connection, the Project shall not be required by this section to assume ownership or maintenance of the trail.~~

~~*Multiuse Path to Greenway Connection:* Subject to City of Raleigh approval of these improvements within the existing right of way, and prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to construct a multiuse path from the aforementioned Greenway connection on the north side of Raleigh Beach Road from the intersection of Southall Road and Raleigh Beach Road to terminate across from the constructed Greenway connection. The multiuse path will be constructed within the right of way, and/or with easements over 1300 Carp Road (Deed Book 17679, Page 276, Wake County Registry), 0 Carp Road (Deed Book 12893, Page 925, Wake County Registry), and 1301 Carp Road (Deed Book 12893, Page 925, Wake County Registry), to be obtained by the City of Raleigh. The multiuse path shall be constructed according to the Raleigh Street Design Manual standards. Once complete, the multiuse path shall be owned and maintained by the City of Raleigh. If the City of Raleigh is unable to secure the necessary~~



~~easement(s) across 1300 Carp Road, then the multiuse path shall terminate at the shared boundary line with 5221 Raleigh Beach Road (Book 9288, Page 1992, Wake County Registry).~~

## **9. MODIFICATIONS**

- a. Ground Floor Elevation – The minimum ground floor elevation requirement shall not apply to any building type in any tract.
- b. Block Perimeter – The dead-end street length standards of Article 8.3 do not apply to the dead-end street separating Subdistricts B and C.
- c. Cross-Access – The cross-access requirements of UDO Section 8.3.5.D. shall not apply to the Project. The adjacent property with PIN 1734-34-3873 includes industrial uses that are incompatible with the proposed uses in Subdistrict A. The adjacent townhome development now or formerly known as Edgewater Townhome Subdivision contains private streets that are incompatible with the proposed public street types shown on Plan Sheet C1.2; however, the Master Plan has committed to providing an offer of pedestrian cross-access so that those residents may have efficient and safe access to the development. With the extension of Sunrise Valley Place, the buildout of Street A (as shown on Plan Sheet C1.2) and the enhanced streetscape along New Bern Avenue and N. Rogers Lane, residents and guests will have multiple paths to access the adjacent property with PIN 1734-44-1281 (currently operated as an ALDI grocery store).
- d. New Internal Public Streets: Medians shall be allowed as an option along internal public streets. Where proposed, detailed sections shall be provided at the time of subdivision/site review.
- e. Main Street, Parallel Parking: The proposed Main Street, Parallel Parking right-of-way, as identified on Master Plan sheet C1.2, shall have a modified streetscape, further detailed on sheet C1.2.
- f. Driveway Spacing from Intersection: For the proposed southern driveway along N. Rogers Lane accessing Subdistrict A, the driveway spacing from intersection standards in Raleigh Street Design Manual Article 9.5 diagram shall not apply. Said driveway shall not be closer than 275 feet from the N. Rogers Lane and New Bern Avenue intersection, so that the driveway aligns with Sunrise Valley Place.
- g. Open Space
  - i. The minimum 10% Open Space requirements may be met by the Project as a whole. A Subdistrict may have less than or greater than 10% Open Space for its respective Subdistrict area, so long as the overall Project has at least 10% Open Space. If modifications to the Open Space Plan trigger an amendment, the Master Plan shall follow the amendment procedures of UDO Section 4.7.6.

## **10. ADDITIONAL DEVELOPMENT STANDARDS**

- a. The following principal uses as listed in UDO section 6.1.4 shall be prohibited in Subdistricts A and B:
  - i. Vehicle Sales/Rental
  - ii. Detention center, jail, prison
  - iii. Adult establishment
  - iv. Self-service storage



- b. Only the following principal uses as listed in UDO section 6.1.4 shall be allowed in Subdistrict C
  - i. Retail Sales
  - ii. Restaurant/Bar
  - iii. Single-Unit Living
  - iv. Two-Unit Living
  - v. Multi-Unit Living
  - vi. Indoor Recreation
  - vii. Outdoor Recreation
  - viii. Office
  - ix. Parks, Open Space and Greenway
- c. The Vehicle Fuel Sales use shall be limited to Subdistrict A.
- d. The hours of operation for any Restaurant/Bar use within Subdistrict B shall be limited to 6 A.M. to 11 P.M.
- e. The facades of all Principal buildings shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding and trim, wood siding and trim, native and manufactured stone, and pre-cast concrete. Synthetic stucco (EIFS) and vinyl shall be prohibited as building siding materials. However, vinyl windows, decorative elements and trim are permitted.
- f. Only residential uses are permitted within 100 feet of a dwelling unit within the development now or formerly known as Edgewater Townhome Subdivision.
- g. For that portion of Subdistrict B north of Street A (as shown on Plan Sheet C4.1), there shall be a twenty-foot (20') wide vegetated buffer with five (5) shade trees and four (4) understory trees per one hundred (100) lineal feet, excluding any government and/or utility easements. Existing trees within the 20' buffer may count towards the planting requirement.
- h. Within fifty feet (50') of the Edgewater Townhomes development, maximum building height shall be limited to three (3) stories and fifty feet (50').
- i. The Project shall make an offer of pedestrian cross-access to the development now or formerly known as Edgewater Townhome Subdivision, with location to be determined at site plan and subject to government approval.
- j. The Project shall comply with all relevant and applicable UDO parking regulations.
- k. The inclusion of public art in the Project's design will be considered at site permit review.
- l. Along the extension of Sunrise Valley Place, there shall be at least two open space areas no less than 2,500 square feet. Those open space areas shall include one or more of the following: (i) a vertical structure such as a pavilion/cabana/clubhouse; (ii) a hard-surface activity area or sport court (pickle ball, multi-purpose); (iii) covered mail pick-up area; (iv) enclosed dog park; (v) picnic tables with grills; (vi) seating benches or trellis swings; (vii) shade structure with seating; or (viii) miscellaneous other features at developer discretion.
- m. For street types within the Master Plan area and along its frontage that include on-street bicycle facilities, those on-street facilities may be eliminated or reduced, provided they are replaced by a bicycle or multiuse facility of equal or greater value, as determined by City Staff at the time of development review. Elimination and replacement of the on-



street facilities may then result in a proportional reduction of the curb-to-curb dimension and the right-of-way dimension shall be adjusted as deemed necessary by City Staff.

- n. The Project's streetscapes along New Bern Avenue and Raleigh Beach Road shall comply with the UDO standards of Article 8.5. The right-of-way and streetscape designs for the Project's remaining streets are shown on Master Plan sheet C1.2.
- o. No Principal or Accessory Structure shall be located within the 100-year floodplain.
- p. Any amendments to the Project shall be governed by UDO Section 4.7.6. Master Plan Amendments.



7/27/2020 1:25:41 PM PL-01 B1: R:\2019\19-05-155 - Rogers Realty and Insurance Co. - PD / Master Plan - 19-05-155 - Cover Sheet.dgn

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING DROP INLET / YARD INLET
ASSY	ASSEMBLY		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
C/L	CENTER LINE		EXISTING MANHOLE / JUNCTION BOX
CO	CLEAN OUT		EXISTING CLEAN OUT
COM	COMMUNICATION		EXISTING POWER POLE
CONC	CONCRETE		EXISTING GUY WIRE
CT	COURT		EXISTING TELEPHONE PEDESTAL
CU	COPPER		EXISTING LIGHT POLE / AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DEFL	DEFLECTION		NEW GRATE INLET/YARD INLET
DI	DROP INLET		NEW FLARED END SECTION
DIP	DUCTILE IRON PIPE		NEW FIRE HYDRANT
DRAIN	DRAINAGE		NEW BLOW-OFF ASSEMBLY
DR	DRIVE		NEW GATE VALVE
EASE	EASEMENT		NEW REDUCER
ELEC	ELECTRIC		NEW WATER METER
EOP	EDGE OF PAVEMENT		NEW TEE
EXIST	EXISTING		NEW PLUG
FES	FLARED END SECTION		NEW MANHOLE
FH	FIRE HYDRANT		NEW CLEAN OUT
FM	FORCE MAIN		NEW SIGN
FT	FEET		IRON PIPE
FT/SEC	FEET PER SEC		BENCHMARK
GALV	GALVANIZED		BLOCK AND GRAVEL INLET PROTECTION
GV	GATE VALVE		SILT FENCE INLET PROTECTION
HCR	HANDICAP RAMP		EXCAVATED INLET PROTECTION
INV	INVERT		SEDIMENT BASIN
L	LENGTH		
LF	LINEAR FEET		
LP	LIGHT POLE		
LT	LEFT		
MH	MANHOLE		
MIN	MINIMUM		
OHE	OVERHEAD ELECTRIC		
PAVE	PAVEMENT		
PERM	PERMANENT		
PP	POWER POLE		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
R/W	RIGHT-OF-WAY		
RED	REDUCER		
RPZ	REDUCED PRESSURE ZONE		
RT	RIGHT		
S	SLOPE		
SS	SANITARY SEWER		
STA	STATION		
T	TANGENT		
TDD	TEMPORARY DIVERSION DITCH		
TELE	TELEPHONE		
TSB	TEMPORARY SEDIMENT BASIN		
TSD	TEMPORARY SLOPE DRAIN		
UG	UNDERGROUND		
W	WIDTH		
W/L	WATER LINE		
WM	WATER METER		
YI	YARD INLET		

EDGEWATER COMMONS

PD /MASTER PLAN  
REZONING CASE #  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
PROJECT NUMBER:  
REZN-0024-2019  
AMENDMENT #1: JULY 19, 2024  
CURRENT ZONING: PD (MP-1-96)  
PROPOSED ZONING: PD



VICINITY MAP

1" = 300'

OWNER:  
ROGERS REALTY AND INSURANCE CO.  
7008 BUCKHEAD DRIVE  
RALEIGH, NC 27615-7007

DEVELOPER:  
ANTHONY PROPERTY GROUP  
1201 EDWARDS MILL ROAD, STE 300  
RALEIGH, NC 27607

ENGINEERS:  
BASS, NIXON AND KENNEDY, INC.  
6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422  
FAX: (919) 851-8968

CONTACT: MARTY BIZZELL, PE, CPESC  
EMAIL: MARTY.BIZZELL@BNKINC.COM

PREPARED BY:

**BNK**  
BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607  
TELEPHONE: (919) 851-4422 or (800) 354-1879  
FAX: (919) 851-8968  
www.BNKinc.com  
CERTIFICATION NUMBERS: NCBELS (C-0110)  
NCBOLA (C-0267)

SHEET No.	SHEET TITLE
	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	DEVELOPMENT PLAN
C1.2	STREET PLAN
C1.3	PEDESTRIAN CIRCULATION PLAN
C1.4	PHASING PLAN
C2.1	UTILITY AND STORMWATER PLAN
C3.1	TREE CONSERVATION PLAN
C4.1	OPEN SPACE PLAN
C5.1	3D MASSING STUDY

SUBMITTAL DATES

1. AUGUST 14, 2019
2. NOVEMBER 21, 2019
3. MAY 18, 2020
4. JUNE 22, 2020
5. JULY 19, 2024

PD/MASTER PLAN AMENDMENT #1 NOTE:

PD/MASTER PLAN AMENDMENT #1 INCLUDES AN AMENDMENT TO RELOCATE THE GREENWAY TRAIL CONNECTION

Rezoning Application

Department of City Planning | 1 Baskin Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-3882

REZONING REQUEST

☐ General Use ☐ Conditional Use ☒ Master Plan

Existing Zoning Base District: PD Height: Frontage: Overlay(s):

Proposed Zoning Base District: PD Height: Frontage: Overlay(s):

Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

If the property has been previously rezoned, provide the rezoning case number: Z-45-1996

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

575435

GENERAL INFORMATION

Date: 8/2/19 Date Amended (1): Date Amended (2):

Property Address: See attached

Property PIN: See attached Deed Reference (book/page): See attached

Nearest Intersection: New Bern Avenue and N Rogers Lane

Property Size (acres): 55.99 (For PD Applications Only) Total Units: 000 Total Square Feet: 200,000

Property Owner/Address: Rogers Realty & Insurance Company, 7008 Buckhead Drive, Raleigh, NC 27615 Phone: Fax:

Project Contact Person/Address: Worth Mills, Longleaf Law Partners, 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607 Phone: 919.645.4313 Fax: Email: wmls@longleafllp.com

Owner/Agent Signature: [Signature] Email: jimmy.rogers@gmail.com

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number: OFFICE USE ONLY

Date Submitted: Transaction #

Existing Zoning: PD Proposed Zoning: PD

Narrative of Zoning Conditions Offered

1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature: [Signature] Print Name: James R. Rogers III

President, Rogers Realty and Insurance Company



# EDGEWATER COMMONS

**CURRENT ZONING: PD (MP-1-96)**  
**PROPOSED ZONING: PD**





## ~~VICINITY~~ MAP

$$1'' = 300'$$

PREPARED BY:



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 350  
 RALEIGH, NORTH CAROLINA 27605  
 TELEPHONE: (919)851-4422 or (800)351-1779  
 FAX: (919)851-8968  
 www.BNKinc.com  
 CERTIFICATION NUMBERS: NCBELS (C-0110)  
 NCBOLA (C-0267)

Rezoning Application  **RALEIGH**  
DEPARTMENT OF  
CITY PLANNING 

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			
Existing Zoning Base District <b>PD</b>	Height	Frontage	Overlay(s)
Proposed Zoning Base District <b>PD</b>	Height	Frontage	Overlay(s)
Click gaps to view the Zoning Map. Search for the address to be rezoned, then turn on the "Zoning" and "Overlay" layers.			
If the property has been previously rezoned, provide the rezoning case number: <b>Z-45-1996</b>			
Provide all previous rezoning requests for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
<div style="font-size: 24px; font-weight: bold; margin-bottom: 10px;">575435</div> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>			
GENERAL INFORMATION			
Date Announced (1) <b>8/2/19</b>		Date Announced (2)	
Property Address <b>See attached</b>			
Property PIN <b>See attached</b>		Deed Reference (book/page) <b>See attached</b>	
Nearest Intersection <b>New Bern Avenue and N Rogers Lane</b>			
Property Size (acres) <b>55.99</b>		(For PD Applications Only) Total Units <b>0</b> Total Square Feet <b>200,000</b>	
Property Owner/Address Rogers Realty & Insurance Company 7008 Buckhead Drive Raleigh, NC 27615			
Project Contact Person/Address Worth Mills, Longleaf Law Partners 2235 Gateway Access Point, Suite Raleigh, NC 27607		Phone <b>919.645.4313</b> Fax <b>wmills@longleaflp.com</b>	
Counsel/Agent Signature 		Email <b>jimmj@rousega.com</b>	

CONDITIONAL-USE DISTRICT ZONING CONDITIONS		OFFICE USE ONLY
Zoning Case Number		Transaction #
Date Submitted		Reasoning Case #
Existing Zoning PD	Proposed Zoning PD	
Narrative of Zoning Conditions Offered		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

X Owner/Agent Signature James R. Rogers II Print Name James R. Rogers II  
President  
Rogers Realty and  
Insurance Company



**B|N|K**

- BASS, NIXON & KENNEDY, INC.**

19165	7-18-19	J.JONES				
JOB NO.	DATE	DRAWN BY				
<b>EXISTING CONDITIONS PLAN</b>						
			NO.	DATE	DESCRIPTION	BY
					REVISIONS	

SCALE: 1" = 100'

WAKE COUNTY NORTH CAROLINA

**SHEET**  
**C1.0**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



SCALE IN FEET

0 50 100 200 300 400



NOTES

1. THE SHARED BOUNDARY LINE OF SUBDISTRICTS B AND C SHALL BE THE PROPOSED PUBLIC STREET ACCESSING NEW BERN AVENUE. PRECISE LOCATION TO BE DETERMINED AT THE TIME OF PERMITTING.
2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
3. THE PROPOSED PUBLIC STREETS AND DRIVE CONNECTIONS SHOWN ARE CONCEPTUAL. THE ACTUAL LOCATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING. THE ALIGNMENT IS SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING AND ANALYSIS.
4. THE DEAD-END STREET LENGTH STANDARDS OF ARTICLE 8.3 DO NOT APPLY TO THE DEAD-END STREET SEPARATING SUBDISTRICTS B AND C.
5. THE MINIMUM 10% OPEN SPACE REQUIREMENT MAY BE MET BY THE PROJECT AS A WHOLE. EACH SUBDISTRICT MAY HAVE LESS THAN OR GREATER THAN 10% OPEN SPACE FOR ITS RESPECTIVE SUBDISTRICT AREA, SO LONG AS THE OVERALL PROJECT HAS 10% OPEN SPACE. IF MODIFICATIONS TO THE OPEN SPACE PLAN TRIGGER AN AMENDMENT, THE MASTER PLAN SHALL FOLLOW THE AMENDMENT PROCEDURES OF UDO SECTION 4.7.6.
6. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS.
7. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
8. TREE CONSERVATION PLAN PREVIOUSLY APPROVED UNDER S-10-09 AND STC-4-09 AND RECORDED AS BM 2010, PAGES 591-594.
9. GROUND FLOOR ELEVATION - THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE IN ANY TRACT.
10. THE PHASING OF UTILITY AND TRANSPORTATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES AS DESCRIBED IN SECTION 8 OF THE MASTER PLAN NARRATIVE.
11. FOR STREET TYPES WITHIN THE MASTER PLAN AREA AND ALONG ITS FRONTAGE THAT INCLUDE ON-STREET BICYCLE FACILITIES, THOSE ON-STREET FACILITIES MAY BE ELIMINATED OR REDUCED, PROVIDED THEY ARE REPLACED BY A BICYCLE OR MULTUSE FACILITY OF EQUAL OR GREATER VALUE, AS DETERMINED BY CITY STAFF. AT THE TIME OF DEVELOPMENT REVIEW, ELIMINATION AND REPLACEMENT OF THE ON-STREET FACILITIES MAY THEN RESULT IN A PROPORTIONAL REDUCTION OF THE CURB-TO-CURB DIMENSION AND THE RIGHT-OF-WAY DIMENSION SHALL BE ADJUSTED AS DEEMED NECESSARY BY CITY STAFF.
12. THE PROJECT SHALL MAKE AN OFFER OF PEDESTRIAN CROSS-ACCESS TO THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION, WITH LOCATION TO BE DETERMINED AT SITE PLAN AND SUBJECT TO GOVERNMENT APPROVAL.
13. ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
14. SIGNAGE SHALL NOT BE PERMITTED IN THE EXISTING TREE CONSERVATION AREA.
15. ANY AMENDMENTS TO THE PROJECT SHALL BE GOVERNED BY UDO SECTION 4.7.6. MASTER PLAN AMENDMENTS.
16. THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
17. THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.D. SHALL NOT APPLY TO THE PROJECT.
18. MEDIANS SHALL BE ALLOWED AS AN OPTION ALONG INTERNAL PUBLIC STREETS, WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION / SITE REVIEW.
19. THE PROPOSED MAIN STREET, PARALLEL PARKING RIGHT-OF-WAY, AS IDENTIFIED ON MASTER PLAN SHEET C1.3, SHALL HAVE A MODIFIED STREETScape, FURTHER DETAILED ON SHEET C1.3.
20. FOR THE PROPOSED SOUTHERN DRIVEWAY ALONG N. ROGERS LANE ACCESSING SUBDISTRICT A, THE DRIVEWAY SPACING FROM INTERSECTION STANDARDS IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 DIAGRAM SAID DRIVEWAY SHALL NOT BE CLOSER THAN 275 FEET FROM THE N. ROGERS LANE AND NEW BERN AVENUE INTERSECTION.
21. ONLY RESIDENTIAL USES ARE PERMITTED WITHIN 100 FEET OF A DWELLING UNIT WITHIN THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION.
22. THE INCLUSION OF PUBLIC ART IN THE PROJECT'S DESIGN WILL BE CONSIDERED AT SITE PERMIT REVIEW.
23. THE PROJECT'S STREETSCAPES ALONG NEW BERN AVENUE AND RALEIGH BEACH ROAD SHALL COMPLY WITH THE UDO STANDARDS OF ARTICLE 8.5. THE RIGHT-OF-WAY AND STREETSCAPE DESIGNS FOR THE PROJECT'S REMAINING STREETS ARE SHOWN ON MASTER PLAN SHEET C1.3.

USE CHART (ENTIRE DEVELOPMENT)

- A. BASE DISTRICT. THE BASE DISTRICT FOR THIS PLANNED DEVELOPMENT SHALL BE COMMERCIAL MIXED USE (CX) DISTRICT. ALL PERMITTED, LIMITED AND SPECIAL PRINCIPAL USES AND ACCESSORY USES PERMITTED IN THE CX DISTRICT SHALL BE PERMITTED LIMITED AND/OR SPECIAL USES ON THE PROPERTY IN ACCORDANCE WITH THE UDO, EXCEPT AS OTHERWISE MODIFIED BY THIS MASTER PLAN.
- B. OVERALL MAXIMUM DEVELOPMENT INTENSITY. THE TOTAL AMOUNT OF DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED THE INTENSITIES FOR EACH USE AS SET FORTH BELOW:
- I. NON-RESIDENTIAL FLOOR AREA - 200,000 SQUARE FEET, WHICH CAN BE LOCATED IN TOWNHOUSE, APARTMENT, GENERAL, MIXED-USE, CIVIC AND OPEN LOT BUILDING TYPES FOR PURPOSES OF THIS SECTION AND FOR EACH SUBDISTRICT, "NON-RESIDENTIAL" SHALL MEAN ALL PUBLIC & INSTITUTIONAL, COMMERCIAL, INDUSTRIAL, AND OPEN USES PERMITTED IN THE CX DISTRICT, EXCEPT AS OTHERWISE MAY BE PROHIBITED BY THIS MASTER PLAN.
- II. RESIDENTIAL DWELLING UNITS - 700 DWELLING UNITS, WHICH CAN BE LOCATED IN DETACHED, ATTACHED, TOWNHOUSE, APARTMENT, AND MIXED-USE BUILDING TYPES.
- III. GENERAL NOTE - NO OVERALL MAXIMUM DEVELOPMENT INTENSITY, NOR EACH SUBDISTRICT'S MAXIMUM DEVELOPMENT INTENSITY, SHALL PRESCRIBE A MINIMUM DEVELOPMENT INTENSITY.
- C. SUBDISTRICT A MAXIMUM DEVELOPMENT INTENSITY.
- I. USES & DENSITY - 120,000 SQUARE FEET NONRESIDENTIAL; 200 DWELLING UNITS.
- II. BUILDING HEIGHT - 4 STORIES; 62 FEET
- III. BUILDING TYPES - DETACHED, ATTACHED, TOWNHOUSE, APARTMENT, GENERAL, MIXED USE, CIVIC AND OPEN LOT.
- D. SUBDISTRICT B MAXIMUM DEVELOPMENT INTENSITY.
- I. USES & DENSITY - 60,000 SQUARE FEET NONRESIDENTIAL; 500 DWELLING UNITS
- II. BUILDING HEIGHT - 4 STORIES; 62 FEET
- III. BUILDING TYPES - DETACHED, ATTACHED, TOWNHOUSE, APARTMENT, GENERAL, MIXED USE, CIVIC AND OPEN LOT.
- E. SUBDISTRICT C MAXIMUM DEVELOPMENT INTENSITY.
- I. USES & DENSITY - 40,000 SQUARE FEET NON-RESIDENTIAL; 50 DWELLING UNITS
- II. BUILDING HEIGHT - 4 STORIES; 62 FEET
- III. BUILDING TYPES - DETACHED, ATTACHED, TOWNHOUSE, APARTMENT, GENERAL, MIXED USE, CIVIC AND OPEN LOT.






SUBDISTRICT A

SUBDISTRICT B

SUBDISTRICT B

SUBDISTRICT C

LEGEND

- SUBDISTRICT A\* 
- SUBDISTRICT B\* 
- SUBDISTRICT C\* 
- PROPOSED PUBLIC STREET\*\* 
- PROPOSED DRIVE CONNECTION\*\* 

\* LOCATIONS SHOWN ARE CONCEPTUAL - FINAL LOCATIONS TO BE DETERMINED AT TIME OF PERMITTING

\*\* LOCATIONS SHOWN ARE CONCEPTUAL - FINAL ALIGNMENT IS SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING AND ANALYSIS

SITE DATA

BASE ZONING DISTRICT = CX  
TOTAL SITE AREA = 62.40 ACRES +/-  
SUBDISTRICT A = 18.98 ACRES +/-  
SUBDISTRICT B = 34.27 ACRES +/-  
SUBDISTRICT C = 9.14 ACRES +/-

\* FINAL SIZE OF SUBDISTRICTS TO BE DETERMINED AT TIME OF PERMITTING

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

SCALE IN FEET  
0 50 100 200 300 400

EDGEWATER COMMONS  
PD / MASTER PLAN

WAKE COUNTY NORTH CAROLINA

CITY OF RALEIGH

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

DEVELOPMENT PLAN  
JOB NO. 7-18-19 JONES  
DATE DRAWN BY

SCALE: 1" = 100'

NO. DATE DESCRIPTION REVISIONS

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

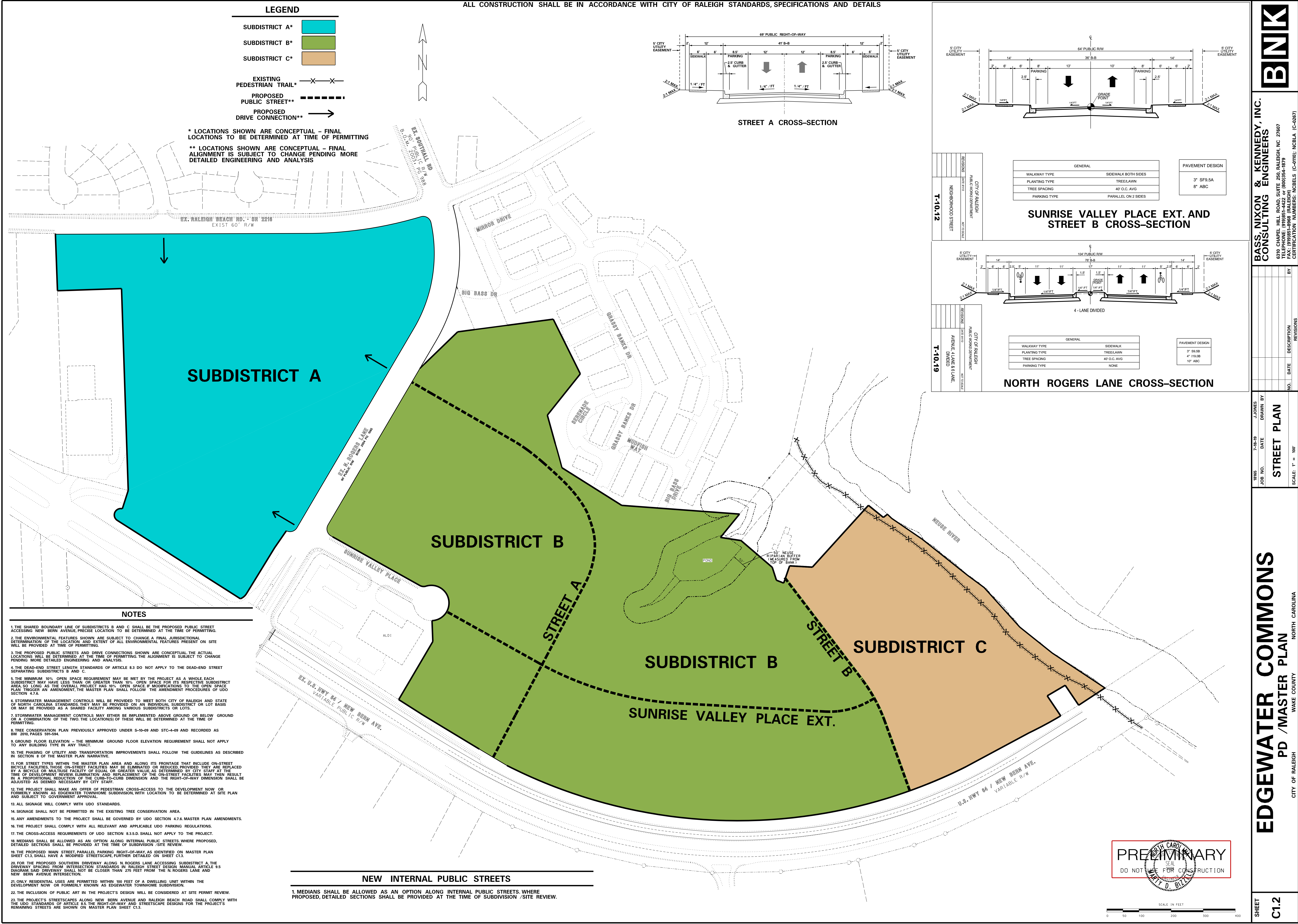
6800 CUMBER HILL ROAD, SUITE 200, RALEIGH, NC 27607  
TELEPHONE: (919)854-4422 or (800)254-1873  
FAX: (919)854-4422 or (800)254-1873  
CERTIFICATION NUMBERS: NCBELS (C-4110); NCCLA (C-3267)

B N K

SHEET C1.1

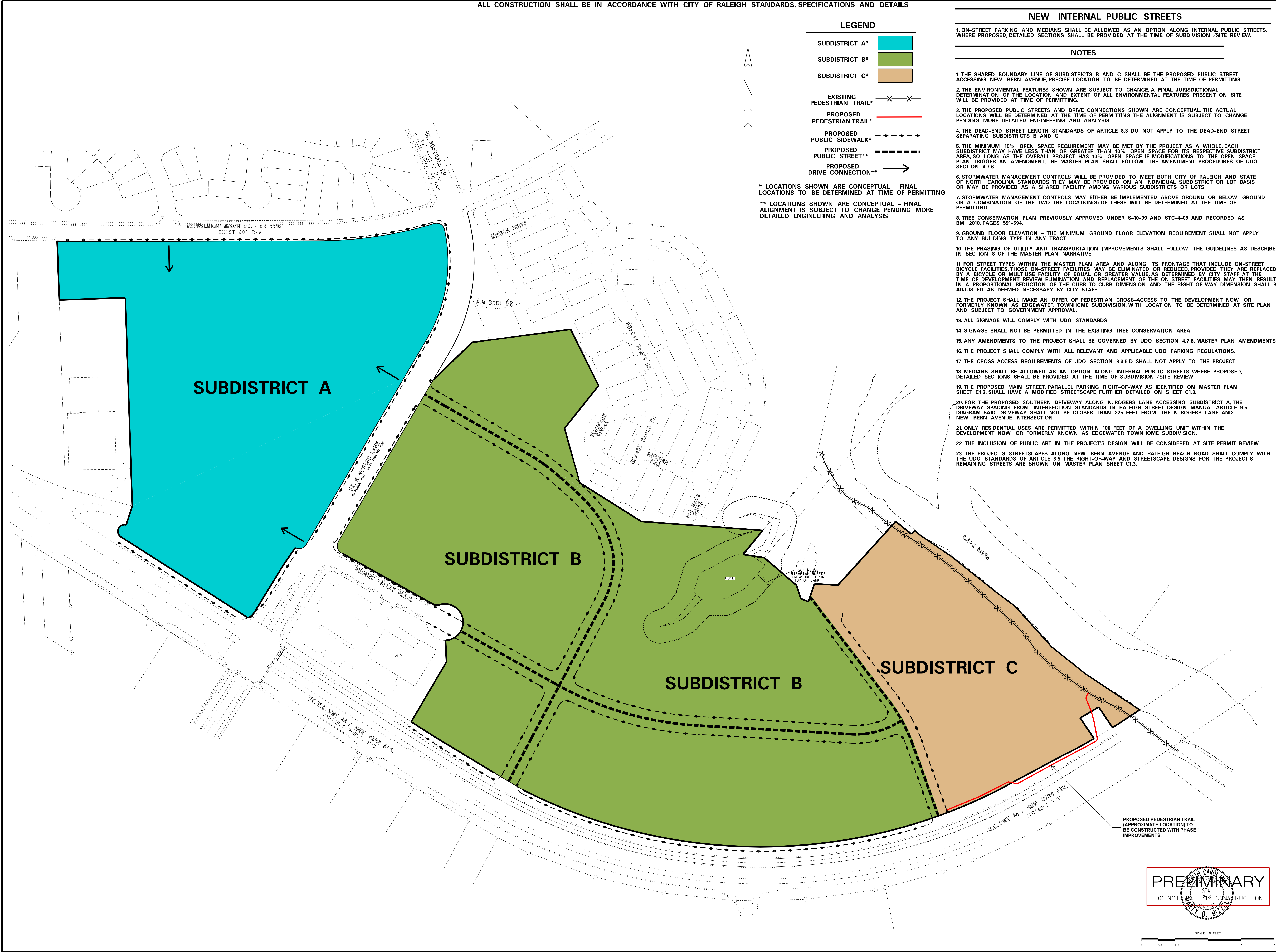


7/21/2020 11:37:06 PM PL01 B:\1\jeremy R:\42018\16165 - Rogers Farm (LACRE) \CIVIL\412 Planned Development Master Plan\004 - 18165-01-2 Street Plan.dgn





7/21/2020 11:27:40 PM PLOT BY: JEREMY R-42015415165 - Rogers Form (ACRE) 161111-12 Planned Development Master Plan 2006 - 18165-01-3 Pedestrian Circulation and Open Space Plan.dgn



38165

7-18-19

J. JONES

DATE

DRAWN BY

JOB NO.

DATE

DRAWN BY

PEDESTRIAN CIRCULATION PLAN

1

7-18-19

RELOCATED GREENWAY TRAIL CONNECTION

BY

NO.

DATE

DESCRIPTION

REVISIONS

SCALE: 1" = 100'

EDGEWATER COMMONS

PD / MASTER PLAN

CITY OF RALEIGH

WAKE COUNTY

NORTH CAROLINA

SHEET

C1.3

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6800 CUMBER HILL ROAD, SUITE 200, RALEIGH, NC 27607

TELEPHONE: (919) 854-4422 or (800) 284-1879

FAX: (919) 854-8988 (RALEIGH)

CERTIFICATION NUMBERS: NCBELS (C-0110); NCCLA (C-0267)

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



**EDGEWATER COMMONS**  
PD /MASTER PLAN  
CITY OF RALEIGH WAKE COUNTY NORTH CAROLINA

18165	7-18-19	J.JONES
JOB NO.	DATE	DRAWN

# PEDESTRIAN CIRCULATION PLAN

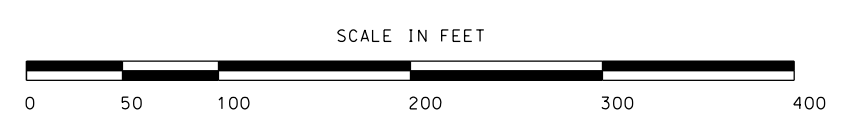
**BASS, NIXON & KENNEDY, INC.**  
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6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919)851-4422 or (800)354-1879  
FAX: (919)851-8968 (RALEIGH)

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



- NOTES**
- 
1. THE SHARED BOUNDARY LINE OF SUBDISTRICTS B AND C SHALL BE THE PROPOSED PUBLIC STREET ACCESSING NEW BERN AVENUE, PRECISE LOCATION TO BE DETERMINED AT THE TIME OF PERMITTING.
  2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
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  4. THE DEAD-END STREET LENGTH STANDARDS OF ARTICLE 8.3 DO NOT APPLY TO THE DEAD-END STREET SEPARATING SUBDISTRICTS B AND C.
  5. THE MINIMUM 10% OPEN SPACE REQUIREMENT MAY BE MET BY THE PROJECT AS A WHOLE. EACH SUBDISTRICT MAY HAVE LESS THAN OR GREATER THAN 10% OPEN SPACE FOR ITS RESPECTIVE SUBDISTRICT AREA, SO LONG AS THE OVERALL PROJECT HAS 10% OPEN SPACE. IF MODIFICATIONS TO THE OPEN SPACE PLAN TRIGGER AN AMENDMENT, THE MASTER PLAN SHALL FOLLOW THE AMENDMENT PROCEDURES OF UDO SECTION 4.7.6.
  6. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS.
  7. STORMWATER MANAGEMENT CONTROL MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
  8. TREE CONSERVATION PLAN PREVIOUSLY APPROVED UNDER S-10-09 AND STC-4-09 AND RECORDED AS BM 2010, PAGES 591-594.
  9. GROUND FLOOR ELEVATION - THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE IN ANY TRACT.
  10. THE PHASES OF UTILITY AND TRANSPORTATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES AS DESCRIBED IN SECTIONS 5.0 OF THE MASTER PLAN NARRATIVE.
  11. ON-STREET TYPES WITHIN THE MASTER PLAN AREA AND ALONG ITS FRONTAGE THAT INCLUDE ON-STREET PARKING FACILITIES, ON-STREET FACILITIES MAY BE ELIMINATED OR REDUCED PROVIDED THEY ARE REPLACED BY A BICYCLE OR MULTIUSE FACILITY OF EQUAL OR GREATER VALUE, AS DETERMINED BY CITY STAFF AT THE TIME OF DEVELOPMENT REVIEW. ELIMINATION AND REPLACEMENT OF THE ON-STREET FACILITIES MAY THEN RESULT IN A PROPORTIONAL REDUCTION OF THE CURB-TO-CURB DIMENSION AND THE RIGHT-OF-WAY DIMENSION SHALL BE ADJUSTED AS DEEMED NECESSARY BY CITY STAFF.
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  13. ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
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  16. THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
  17. THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.D, SHALL NOT APPLY TO THE PROJECT.
  18. MEDIANS SHALL BE ALLOWED AS AN OPTION ALONG INTERNAL PUBLIC STREETS, WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION / SITE REVIEW.
  19. THE PROPOSED MAIN STREET PARALLEL PARKING RIGHT-OF-WAY, AS IDENTIFIED ON MASTER PLAN SHEET C1.3, SHALL HAVE A MODIFIED STREETScape, FURTHER DETAILED ON SHEET C1.3.
  20. FOR THE PROPOSED SOUTHERN DRIVEWAY ALONG N. ROGERS LANE ACCESSING SUBDISTRICT A, THE DRIVEWAY FROM THE ON-STREET FACILITIES IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 DIAGRAM SAID DRIVEWAY SHALL NOT BE CLOSER THAN 275 FEET FROM THE N. ROGERS LANE AND NEW BERN AVENUE INTERSECTION.
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  23. THE PROJECT'S STREETScapeS ALONG NEW BERN AVENUE AND RALEIGH BEACH ROAD SHALL COMPLY WITH THE UDO STANDARDS OF ARTICLE 8.5, THE RIGHT-OF-WAY AND STREETScape DESIGNS FOR THE PROJECT'S REMAINING STREETS ARE SHOWN ON MASTER PLAN SHEET C1.3.





LEGEND

- EXISTING PEDESTRIAN TRAIL\* -X-X-
- PROPOSED PHASE LINE - - - - -
- PROPOSED PUBLIC STREET\*\* - - - - -
- PROPOSED DRIVE CONNECTION\*\* ->

\* LOCATIONS SHOWN ARE CONCEPTUAL - FINAL LOCATIONS TO BE DETERMINED AT TIME OF PERMITTING

\*\* LOCATIONS SHOWN ARE CONCEPTUAL - FINAL ALIGNMENT IS SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING AND ANALYSIS

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

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SUBDISTRICT A  
PHASE 1

SUBDISTRICT B  
PHASE 2

SUBDISTRICT B  
PHASE 3

SUBDISTRICT C  
PHASE 4

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

SCALE IN FEET  
0 50 100 200 300 400

BK

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6800 CHASE HILL ROAD, SUITE 200, RALEIGH, NC 27607  
TELEPHONE: (919) 854-4422 or (800) 354-1879  
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CERTIFICATION NUMBERS: NCBELS (C-0110); NCCLA (C-0267)

3/18/19 7-18-19 J. JONES  
JOB NO. DATE DRAWN BY

PHASING PLAN

NO. DATE DESCRIPTION REVISIONS

EDGEWATER COMMONS  
PD / MASTER PLAN

WAKE COUNTY NORTH CAROLINA

SHEET  
C1.4

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



7/15/2020 8:24:27 AM PLOT B11:jeremy R:\4015415165 - Rogers Farm (ACRE) \CIVIL\412 Planned Development Master Plan\4028 - 18165-02-1 Utility and Stormwater Plan.dgn



SHEET  
C2.1

**EDGEWATER COMMONS**  
PD / MASTER PLAN

CITY OF RALEIGH  
WAKE COUNTY  
NORTH CAROLINA

3785  
JOB NO. 7-18-19  
DATE  
DRAWN BY J. JONES

UTILITY AND  
STORMWATER PLAN

NO. DATE DESCRIPTION REVISIONS

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
6800 CAMDEN HILL ROAD, SUITE 200, RALEIGH, NC 27607  
TELEPHONE: (919) 854-4422 or (800) 254-1879  
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**B N K**

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NEW INTERNAL PUBLIC STREETS

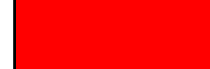
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### LEGEND

**TREE CONSERVATION AREA**



ZONING:					PD
TOTAL SITE AREA:	2,718,012	SF	62.40	AC	
% TREE CONSERVATION REQUIRED:	10	%			
TREE CONSERVATION REQUIRED:	271,801	SF	6.24	AC	
PRIMARY TREE CONSERVATION AREAS:					
(a) RESOURCE MANAGEMENT DISTRICT:	NONE				
65' SHOD 3 YARD (AREA 6)	6,849	SF	0.157	AC	0.25%
65' SHOD 3 YARD (AREA 7)	185	SF	0.004	AC	0.01%
65' SHOD 4 YARD (AREA 8)	10,427	SF	0.239	AC	0.38%
65' SHOD 4 YARD (AREA 9)	80,488	SF	1.848	AC	2.96%
65' SHOD 4 YARD (AREA 10)	30,325	SF	0.696	AC	1.12%
(b) CHAMPION TREES:	NONE				
(c) ZONE 2 OF NEUSE RIVER RIPARIAN BUFFER (AREA 1):	20,372	SF	0.468	AC	0.75%
(d) 45% SLOPES ADJACENT TO OR WITHIN FLOODWAYS:	NONE				
SECONDARY TREE CONSERVATION AREAS:					
GREENWAY					
AREA 2	32,972	SF	0.757	AC	1.21%
AREA 3	4,160	SF	0.096	AC	0.15%
AREA 4	17,653	SF	0.405	AC	0.65%
(a) MAJOR THOROUGHFARE:	NONE				
(b) MINOR THOROUGHFARE:	NONE				
(c) 65' PERIMETER YARD					
AREA 11	5,721	SF	0.131	AC	0.21%
AREA 12	30,638	SF	0.703	AC	1.13%
AREA 13	33,509	SF	0.769	AC	1.23%
TOTAL	273,299	SF	6.274	AC	10.06%

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

Seal of the State of North Carolina  
MARTY D. BIZZELL  
Governor  
JAN 1 2019







SCALE IN FEET



0 50 100 150 200 250 300 350 400



LEGEND

- SUBDISTRICT A\* 
- SUBDISTRICT B\* 
- SUBDISTRICT C\* 
- OPEN SPACE\* 
- PROPOSED PUBLIC STREET\*\* 
- PROPOSED DRIVE CONNECTION\*\* 

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- 9.GROUND FLOOR ELEVATION - THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE IN ANY TRACT.
- 10.THE PHASING OF UTILITY AND TRANSPORTATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES AS DESCRIBED IN SECTION 8 OF THE MASTER PLAN NARRATIVE.
- 11.FOR STREET TYPES WITHIN THE MASTER PLAN AREA AND ALONG ITS FRONTAGE THAT INCLUDE ON-STREET BICYCLE FACILITIES THOSE ON-STREET FACILITIES MAY BE ELIMINATED OR REDUCED,PROVIDED THEY ARE REPLACED BY A BICYCLE OR MULTIPURPOSE FACILITY OF EQUAL OR GREATER VALUE,AS DETERMINED BY CITY STAFF AT THE TIME OF DEVELOPMENT REVIEW.ELIMINATION AND REPLACEMENT OF THE ON-STREET FACILITIES MAY THEN RESULT IN A PROPORTIONAL REDUCTION OF THE CURB-TO-CURB DIMENSION AND THE RIGHT-OF-WAY DIMENSION SHALL BE ADJUSTED AS DEEMED NECESSARY BY CITY STAFF.
- 12.THE PROJECT SHALL MAKE AN OFFER OF PEDESTRIAN CROSS-ACCESS TO THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION,WITH LOCATION TO BE DETERMINED AT SITE PLAN AND SUBJECT TO GOVERNMENT APPROVAL.
- 13.ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
- 14.SIGNAGE SHALL NOT BE PERMITTED IN THE EXISTING TREE CONSERVATION AREA.
- 15.ANY AMENDMENTS TO THE PROJECT SHALL BE GOVERNED BY UDO SECTION 4.7.6.MASTER PLAN AMENDMENTS.
- 16.THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
- 17.THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.D. SHALL NOT APPLY TO THE PROJECT.
- 18.MEDIANS SHALL BE ALLOWED AS AN OPTION ALONG INTERNAL PUBLIC STREETS,WHERE PROPOSED, DETAILED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION /SITE REVIEW.
- 19.THE PROPOSED MAIN STREET,PARALLEL PARKING RIGHT-OF-WAY,AS IDENTIFIED ON MASTER PLAN SHEET C1.3,SHALL HAVE A MODIFIED STREETScape, FURTHER DETAILED ON SHEET C1.3.
- 20.FOR THE PROPOSED SOUTHERN DRIVEWAY ALONG N.ROGERS LANE ACCESSING SUBDISTRICT A,THE DRIVEWAY SPACING FROM INTERSECTION STANDARDS IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 DIAGRAM SAID DRIVEWAY SHALL NOT BE CLOSER THAN 275 FEET FROM THE N.ROGERS LANE AND NEW BERN AVENUE INTERSECTION.
- 21.ONLY RESIDENTIAL USES ARE PERMITTED WITHIN 100 FEET OF A DWELLING UNIT WITHIN THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION.
- 22.THE INCLUSION OF PUBLIC ART IN THE PROJECT'S DESIGN WILL BE CONSIDERED AT SITE PERMIT REVIEW.
- 23.THE PROJECT'S STREETScapeS ALONG NEW BERN AVENUE AND RALEIGH BEACH ROAD SHALL COMPLY WITH THE UDO STANDARDS OF ARTICLE 8.5.THE RIGHT-OF-WAY AND STREETScapeS DESIGNS FOR THE PROJECT'S REMAINING STREETS ARE SHOWN ON MASTER PLAN SHEET C1.3.

SITE AREA = 62.40 ACRES +/-  
OPEN SPACE REQUIRED (10%) = 6.24 ACRES +/-  
OPEN SPACE PROVIDED\* = 7.57 ACRES +/-  
\*LOCATIONS FOR OPEN SPACE SHOWN ARE CONCEPTUAL.A MINIMUM OF 10% OF THE GROSS SITE AREA IS REQUIRED TO BE OPEN SPACE IN ACCORDANCE WITH UDO SECTION 4.7.2.G.

PRELIMINARY  
DO NOT USE FOR CONSTRUCTION

SCALE IN FEET  
0 50 100 200 300 400



BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6800 CHASE HILL ROAD, SUITE 200, RALEIGH, NC 27607  
TELEPHONE: (919)854-4422 or (800)254-1873  
FAX: (919)854-4422 or (800)254-1873  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCRLA (C-0267)

3/18/19 7-18-19 J. JONES

DATE DRAWN BY

EDGEWATER COMMONS  
PD /MASTER PLAN  
CITY OF RALEIGH  
WAKE COUNTY  
NORTH CAROLINA

SHEET  
C4.1



4/16/2020 11:29:38 AM PLOT BY: jeremy R:\*2018\*18165 - Rogers Farm (AACRE)\*CIVIL\*12 Planned Development Master Plan\*010 - 18165\_c5\_1 30 Missing Study.dgn



PRELIMINARY

DO NOT WRITE FOR CONSTRUCTION

SHEET  
C5.1

# EDGEWATER COMMONS

## PD / MASTER PLAN

CITY OF RALEIGH	WAKE COUNTY	NORTH CAROLINA
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18165	7-18-19	J.JONES
JOB NO.	DATE	DRAWN BY

## 3D MASSING STUDY

SCALE: NONE

[illegible]

**BASS, NIXON & KENNEDY, INC.**  
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**B  
N  
K**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION