

Plotted By: Brewer, Jordan
Sheet Set: Retreat at Raleigh Landmark Properties Subdivision Plan, September 21, 2011 10:06:39am
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Please do not use or rely on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SURVEY NOTE 2:
ROADWAY INFORMATION SHOWN ON HILLSBOROUGH STREET OBTAINED FROM PUBLICLY AVAILABLE GIS DATA, NOT FROM SURVEY.

SURVEY NOTE 1:
AS-BUILT AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY DATED 12/21/10, PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: (919) 233-8091, FAX: (919) 233-8031.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

S-5-11

UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

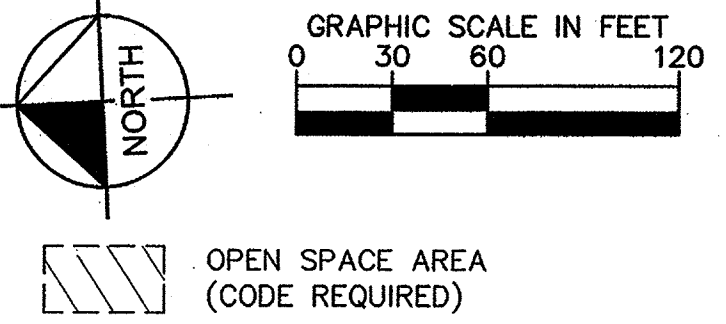
SIGNATURE: _____

TRANSPORTATION SERVICES: DATE 10/19/11

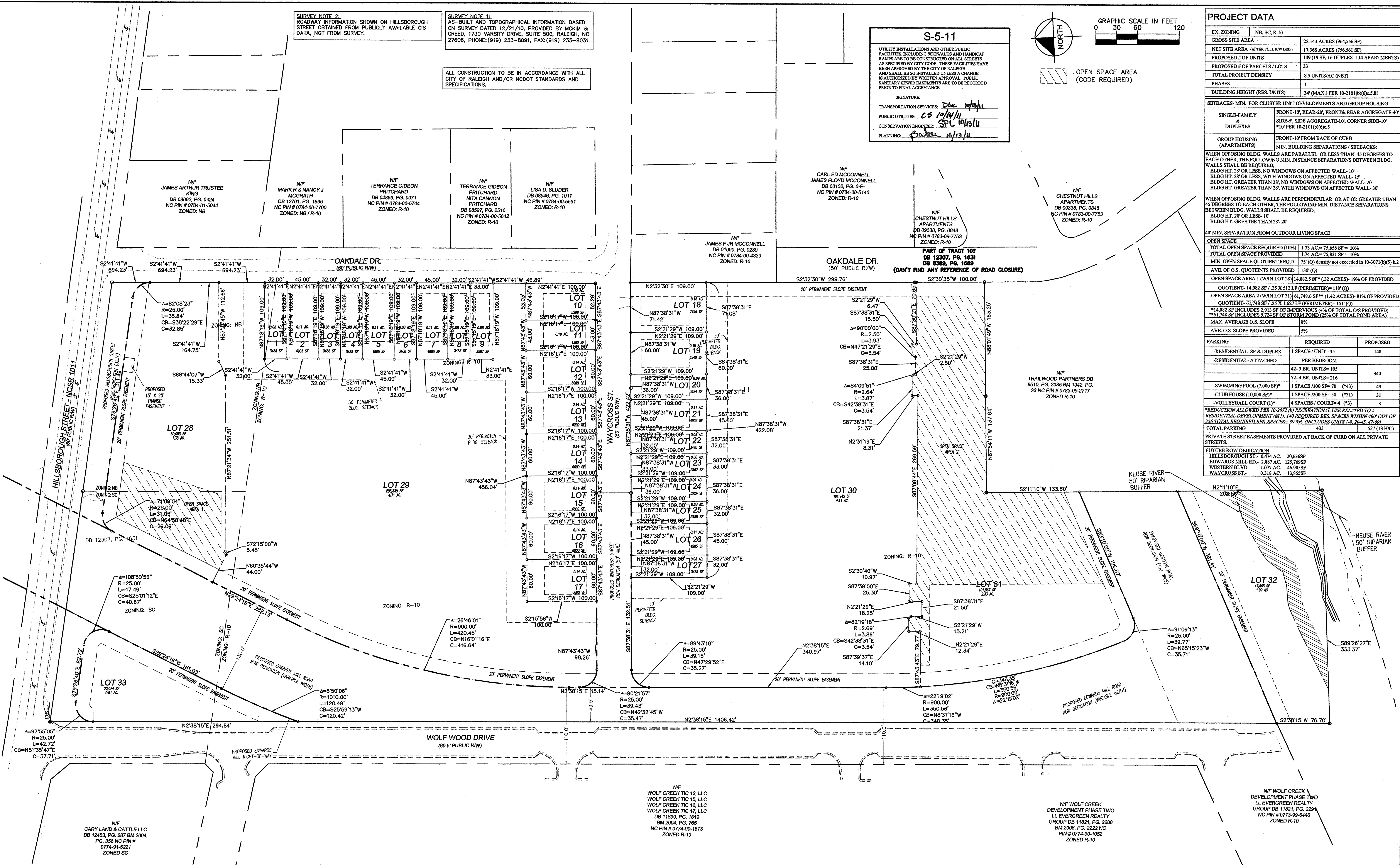
PUBLIC UTILITIES: CS 10/14/11

CONSERVATION ENGINEER: SPC 10/19/11

PLANNING: POB 10/13/11



PROJECT DATA		
EX. ZONING	NB, SC, R-10	
GROSS SITE AREA	22.143 ACRES (964,556 SF)	
NET SITE AREA (AFTER FULL R/W DED.)	17,368 ACRES (756,561 SF)	
PROPOSED # OF UNITS	149 (19 SF, 16 DUPLEX, 114 APARTMENTS)	
PROPOSED # OF PARCELS / LOTS	33	
TOTAL PROJECT DENSITY	8.5 UNITS/AC (NET)	
PHASES	1	
BUILDING HEIGHT (RES. UNITS)	34' (MAX.) PER 10-2101(b)(6)c.5.iii	
SETBACKS-MIN. FOR CLUSTER UNIT DEVELOPMENTS AND GROUP HOUSING		
SINGLE-FAMILY (APARTMENTS)	FRONT-10', REAR-20', FRONT & REAR AGGREGATE-40'	
DUPLEXES	SIDE-5', SIDE AGGREGATE-10', CORNER SIDE-10' *10' PER 10-2101(b)(6)c.5	
GROUP HOUSING	FRONT-10' FROM BACK OF CURB	
MIN. BUILDING SEPARATIONS / SETBACKS:		
WHEN OPPOSING BLDG. WALLS ARE PARALLEL OR LESS THAN 45 DEGREES TO EACH OTHER, THE FOLLOWING MIN. DISTANCE SEPARATIONS BETWEEN BLDG. WALLS SHALL BE REQUIRED:		
BLDG HT. 28' OR LESS, NO WINDOWS ON AFFECTED WALL-10'		
BLDG HT. 28' OR LESS, WITH WINDOWS ON AFFECTED WALL-15'		
BLDG HT. GREATER THAN 28', NO WINDOWS ON AFFECTED WALL-20'		
BLDG HT. GREATER THAN 28', WITH WINDOWS ON AFFECTED WALL-30'		
WHEN OPPOSING BLDG. WALLS ARE PERPENDICULAR OR AT OR GREATER THAN 45 DEGREES TO EACH OTHER, THE FOLLOWING MIN. DISTANCE SEPARATIONS BETWEEN BLDG. WALLS SHALL BE REQUIRED:		
BLDG HT. 28' OR LESS-10'		
BLDG HT. GREATER THAN 28'-20'		
40' MIN. SEPARATION FROM OUTDOOR LIVING SPACE		
OPEN SPACE		
TOTAL OPEN SPACE REQUIRED (10%) 1.73 AC= 75,656 SF= 10%		
TOTAL OPEN SPACE PROVIDED 1.74 AC= 75,831 SF= 10%		
MIN. OPEN SPACE QUOTIENT REQ'D 75' (Q) density not exceeded in 10-3071(b)(5) b.2		
AVE. OF O.S. QUOTIENTS PROVIDED 130' (Q)		
-OPEN SPACE AREA 1 (WIN LOT 28) 14,082.5 SF* (32 ACRES)- 19% OF PROVIDED		
QUOTIENT- 14,082 SF / .25 X 512 LF (PERIMETER)= 110' (Q)		
-OPEN SPACE AREA 2 (WIN LOT 31) 61,748.6 SF* (1.42 ACRES)- 81% OF PROVIDED		
QUOTIENT- 61,748 SF / .25 X 1,627 LF (PERIMETER)= 151' (Q)		
*14,082 SF INCLUDES 2,913 SF OF IMPERVIOUS 44% OF TOTAL O.S. PROVIDED		
**61,748 SF INCLUDES 5,724 SF OF STORM POND (25% OF TOTAL POND AREA)		
MAX. AVERAGE O.S. SLOPE 8%		
AVE. O.S. SLOPE PROVIDED 5%		
PARKING		
REQUIREMENT		
-RESIDENTIAL- SF & DUPLEX	1 SPACE / UNIT= 35	140
-RESIDENTIAL- ATTACHED	PER BEDROOM	
	42-3 BR. UNITS= 105	340
	72-4 BR. UNITS= 216	
-SWIMMING POOL (7,000 SF)*	1 SPACE / 100 SF= 70 (*43)	43
-CLUBHOUSE (10,000 SF)*	1 SPACE / 200 SF= 50 (*31)	31
-VOLLEYBALL COURT (1)*	4 SPACES / COURT= 4 (*3)	3
*REDUCTION ALLOWED PER 10-2072 (b) RECREATIONAL USE RELATED TO A RESIDENTIAL DEVELOPMENT (N11). 140 REQUIRED RES. SPACES WITHIN 400' OUT OF 350 TOTAL REQUIRED RES. SPACES= 39.3% (INCLUDES UNITS 1-5, 20-45, 47-69)		
TOTAL PARKING 433		
PRIVATE STREET EASEMENTS PROVIDED AT BACK OF CURB ON ALL PRIVATE STREETS		
FUTURE ROW DEDICATION		
HILLSBOROUGH ST.- 0.474 AC. 20,636 SF		
EDWARDS MILL RD.- 2.887 AC. 124,769 SF		
WESTERN BLVD.- 1.077 AC. 46,905 SF		
WAYCROSS ST.- 0.318 AC. 13,855 SF		



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WWW.KIMLEY-HORN.COM

KHA PROJECT
011170001

DATE
7/29/11

SCALE AS SHOWN

DESIGNED BY COB

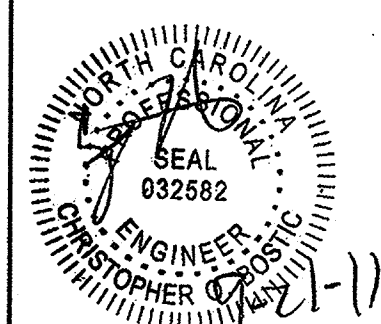
DRAWN BY WJB

CHECKED BY PAB

RALEIGH

THE RETREAT AT RALEIGH

PREPARED FOR
LANDMARK PROPERTIES



SUBDIVISION PLAN

SHEET NUMBER
C-04

No.	REVISIONS	DATE	BY
1	CITY OF RALEIGH 1ST REVIEW COMMENTS	9/21/11	WJB