

PROJECT LOCATION
NTS

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER(S)	1
NUMBER OF LOT(S)	33
LOT NUMBER(S) BY PHASE	1-33
NUMBER OF UNITS	149
LIVABLE BUILDINGS	449 43 COB
OPEN SPACE?	YES
NUMBER OF OPEN SPACE LOTS	3 4 COB
PUBLIC WATER	1,500 LF
PUBLIC SEWER	2,250 LF
PUBLIC STREET (LF)	680 LF
PUBLIC SIDEWALK (LF)	1,850 LF

CONSTRUCTION PLANS FOR: THE RETREAT AT RALEIGH

HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA

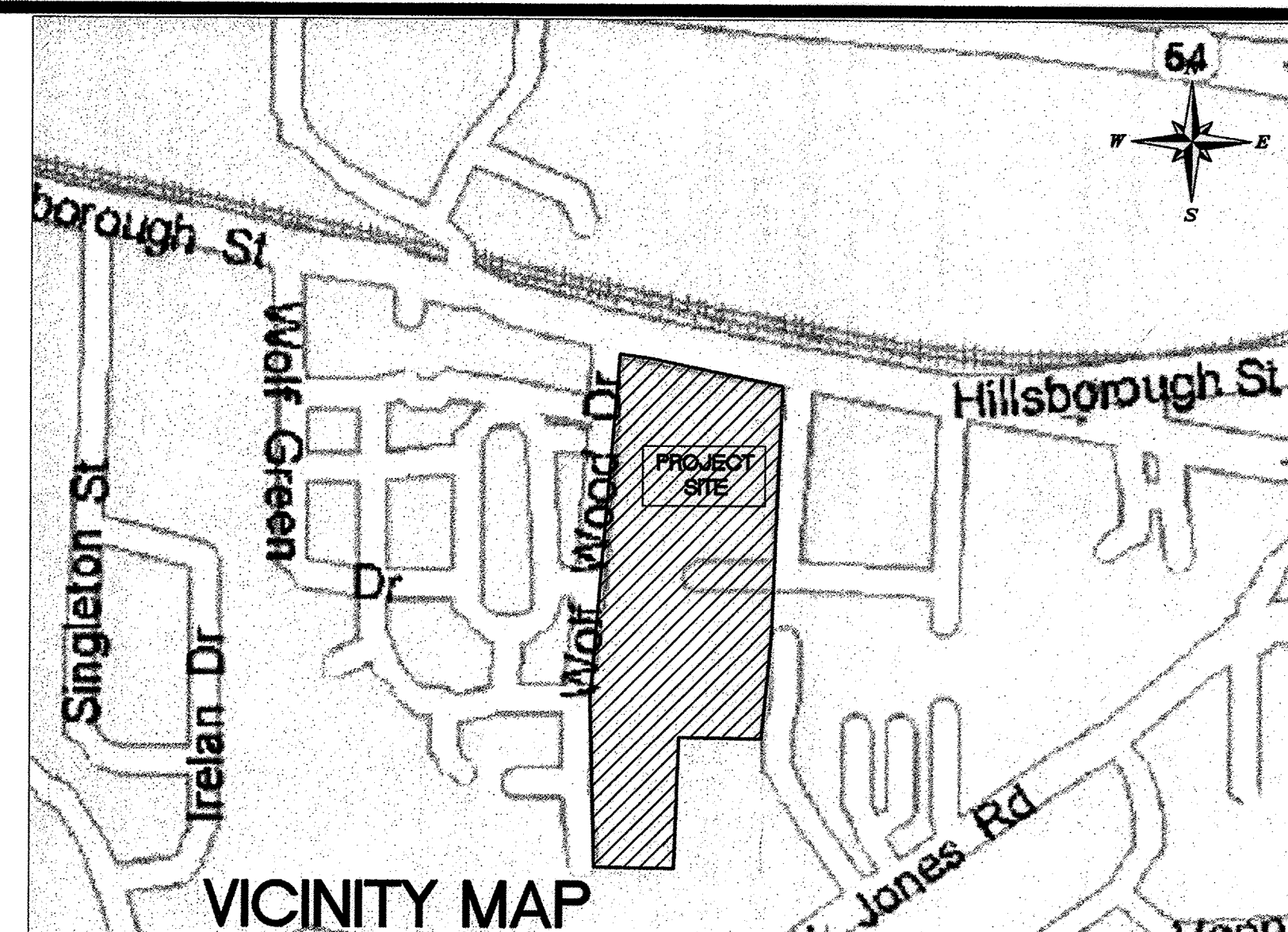
A DEVELOPMENT BY:
LANDMARK PROPERTIES

455 EPPS BRIDGE PARKWAY

ATHENS, GA 30606

Ph: (706) 543-1910

CITY OF RALEIGH CASE NUMBERS: S-5-11 (TR 297252) / GH-5-11 (TR 297251)



VICINITY MAP
1"-500'

CONTACTS

DEVELOPER: LANDMARK PROPERTIES
455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 101
ATHENS, GA 30606
PHONE: (706) 543-1910
FAX: (706) 543-1909
ATTN.: JASON DOORNBOS

**LANDSCAPE ARCHITECT/
CIVIL ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC.
333 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2928
FAX: (919) 653-5847
ATTN.: BRIAN PURDY, RLA
brian.purdy@kimley-horn.com
ATTN.: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

ASSOCIATE CONSULTANT: WILLIAMS & ASSOCIATES
2470 DANIELLS BRIDGE ROAD, SUITE 161
ATHENS, GA 30606
PHONE: (706) 310-0400
FAX: (706) 310-0411
ATTN.: TROY MOORE, EIT
tmoore@gaplaning.com

SURVEYOR: McKIM AND CREED
1730 VARSITY AVENUE, SUITE 500
RALEIGH, NC 27606
PHONE: (919) 233-5261
FAX: (919) 233-8031
ATTN.: RANDY RAMBEAU

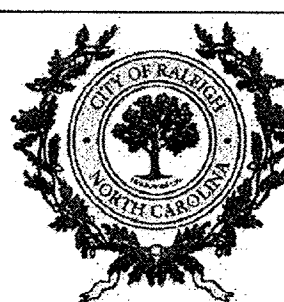
PROJECT DATA

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) 296-6818 and the Public Utilities Department at (919) 857-4540 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.



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

Site and Commercial Building Data Sheet

GENERAL INFORMATION

Development Name: The Retreat at Raleigh Proposed Use: Residential - Group Housing / Cluster Subdivision

Property Address(es): Hillsborough Street and Wolf Wood Drive - See attached property information listing

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

P.I.N. See attached listing P.I.N. P.I.N. P.I.N.

What is your project type?

<input type="checkbox"/> Apartment	<input type="checkbox"/> Bank	<input type="checkbox"/> Elderly Facility	<input type="checkbox"/> Hospital	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Industrial Building
<input checked="" type="checkbox"/> Mixed Residential	<input type="checkbox"/> Non-residential Condo	<input type="checkbox"/> Office	<input type="checkbox"/> Religious Institution	<input checked="" type="checkbox"/> Residential Condo	<input type="checkbox"/> Retail
<input type="checkbox"/> School	<input type="checkbox"/> Shopping Center	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Other

Scope of Work: Mixed Residential Development with associated infrastructure.

FOR MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots <input type="radio"/> Detached <input type="radio"/> Attached	4. Overall Total # Of Dwelling Units (1-3 Above) 149
2. Total # Of Apartment Or Condominium Units 114 (APARTMENTS)	5. Bedroom Units 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more 107
3. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Overall Unit(s)/Acre Densities Per Zoning District(s) 7.9 UNITS / ACRE

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s): NB, SC, R-10	Proposed building use(s): Residential and Amenity Clubhouse
If more than one district, provide the acreage of each NB=1.61 / SC=1.76 / R-10 = 18.77	Existing Building(s) sq. ft. gross All existing structures to be removed
Overlay District(s): N/A	Proposed Building(s) sq. ft. gross: 10,000 sf (Clubhouse)
Total Site Acres 22.1 (gross) / 17.4 (net)	Total sq. ft. gross (existing & proposed): 10,000 sf (Clubhouse)
Off street parking Required 433 Provided 557	Proposed height of building(s): Variable
COA (Certificate of Appropriateness) case #: N/A	FAR (floor area ratio percentage): N/A
BOA (Board of Adjustment) case #: A-18-11	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case #: Z- N/A	
Stormwater Information	
Existing Impervious Surface 1.44 / 62,726 acres/square feet	Flood Hazard Area <input type="radio"/> Yes <input checked="" type="radio"/> No
Proposed Impervious Surface 10.13 / 441,263 acres/square feet	If Yes, Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input checked="" type="radio"/> Yes <input type="radio"/> No Wetlands <input type="radio"/> Yes <input checked="" type="radio"/> No	Total Disturbed Area 16.73 / 728,566 acres/square feet

SITE AND COMMERCIAL BUILDING DATA SHEET | 01.04.11 | 1

PROPERTY INFORMATION

PIN	ADDRESS
774908592-	5817 HILLSBOROUGH ST.
784011059-	5819 HILLSBOROUGH ST.
784012048-	5815 HILLSBOROUGH ST.
784013076-	5801 HILLSBOROUGH ST.
784002974-	14 OAKDALE DR.
784002960-	16 OAKDALE DR.
784002864-	18 OAKDALE DR.
784002766-	20 OAKDALE DR.
784002655-	24 OAKDALE DR.
784002558-	28 OAKDALE DR.
784002551-	30 OAKDALE DR.
783092936-	108 OAKDALE DR.
784001342-	5809 WAYCROSS ST.
784002311-	5807 WAYCROSS ST.
784001151-	100 OAKDALE DR.
784002361-	5805 WAYCROSS ST.
784002151-	102 OAKDALE DR.
784003331-	5801 WAYCROSS ST.
784003130-	104 OAKDALE SR.
784005310-	5719 WAYCROSS ST.

PRIVATE STREET INSPECTION STATEMENT

THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUB GRADE/AGGREGATE BASE PROOF ROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602 OR FAXED TO (919) 831-6339. CONTACT PAUL KALLAM AT (919) 516-2159 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

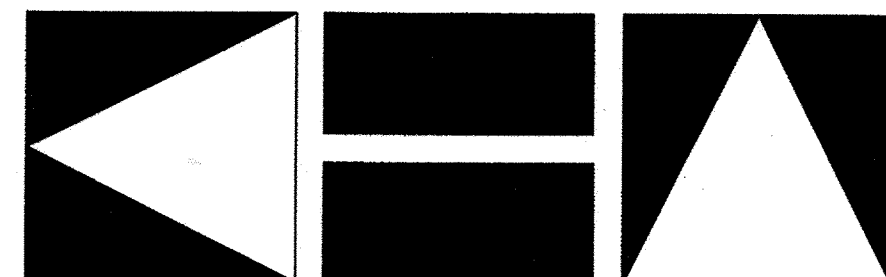
SOLID WASTE INSPECTIONS STATEMENT:
THIS ALL RENTAL PROJECT WILL PROVIDE TWO DUMPSTER LOCATIONS TO HANDLE SOLID WASTE AND RECYCLING FOR THE RESIDENTS. AS SUCH, THE DEVELOPER/MANAGEMENT WILL CONTRACT WITH A PRIVATE HAULER.

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 RASINGS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.

SIGNATURE:
TRANSPORTATION SERVICES: Day 10/13/11
PUBLIC UTILITIES: 23 10/14/11
CONSERVATION ENGINEER: SP 10/16/11
PLANNING: 12/13/11

PREPARED IN THE OFFICE OF:



333 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601
PHONE: (919) 835-1494 FAX: (919) 653-5847

**Kimley-Horn
and Associates, Inc.**

NC CERTIFICATE OF AUTHORIZATION: F-0102

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST (20) FEET FROM THE POINT OF TANGENCY.

REVISIONS

NO.	DATE	DESCRIPTION	BY
10/7/11	CITY OF RALEIGH 2ND REVIEW COMMENTS		WJB
9/21/11	CITY OF RALEIGH 1ST REVIEW COMMENTS		WJB,DAW

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DATE:
JULY 29, 2011

JOB NUMBER:
011170001