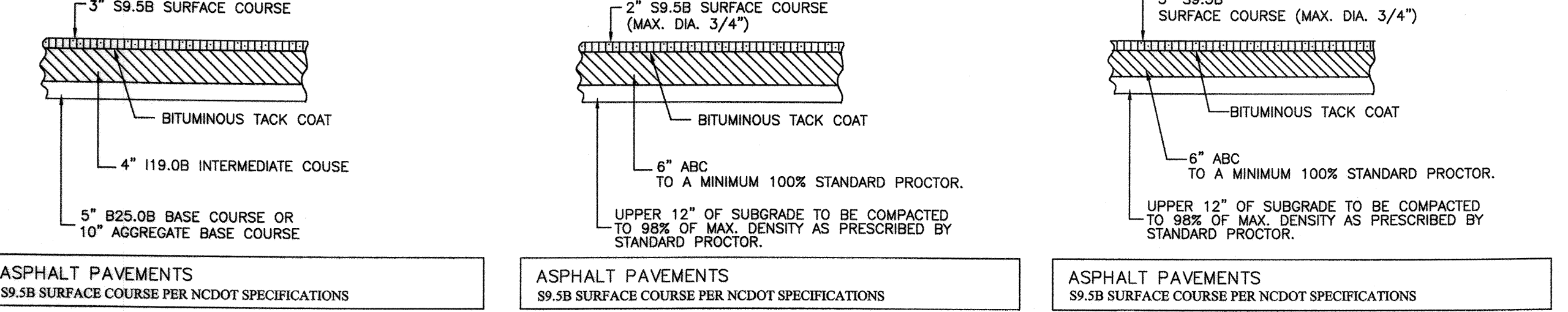


Plotted By: Brewer, Jordan
Sheet Set: Retreat at Raleigh - C-05 Overall Site Plan
February 17, 2012, 11:30:55am
\\RDITP01\Projects\Projects\RDITP01\01170001 - The Retreat at Raleigh - C-05 Overall Site Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

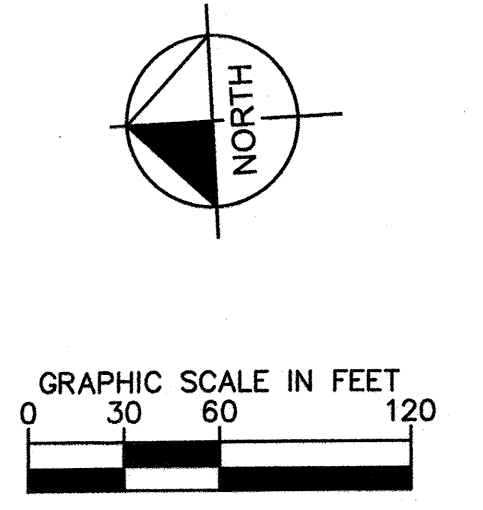
SOLID WASTE INSPECTIONS STATEMENT:
THIS ALL RENTAL PROJECT WILL PROVIDE TWO DUMPSTER LOCATIONS TO HANDLE SOLID WASTE AND RECYCLING FOR THE RESIDENTS. AS SUCH, THE DEVELOPER/MANAGEMENT WILL CONTRACT WITH A PRIVATE HAULER.



- LEGEND**
- HEAVY DUTY ASPHALT PAVEMENT
 - LIGHT DUTY ASPHALT PAVEMENT
 - CITY STREET NEW PAVEMENT (SEE DETAIL STD. #20.31 SHEET C-23)
 - CONCRETE PAVEMENT
 - OPEN SPACE (CODE REQUIRED)
 - NCDOT NEW PAVEMENT
 - UNIT NUMBER
 - UNIT TYPE

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.



- FEES IN LIEU TO BE PROVIDED AS FOLLOWS:**
- OAKDALE - 1/2 31' RESIDENTIAL STREET
 - WESTERN BOULEVARD - 31' RESIDENTIAL STREET
 - HILLSBOROUGH STREET - 1/2 31' RESIDENTIAL STREET
 - EDWARDS MILL EXTENSION - FULL 31' RESIDENTIAL STREET WITH 15' COMMON EXCAVATION
 - EDWARDS MILL EXTENSION - 1/2 SIDEWALK AND SHOULDER
 - WATER LINE FEE IN LIEU TO BE PROVIDED FOR EDWARDS MILL, HILLSBOROUGH STREET, AND WESTERN BOULEVARD.
- FEES IN LIEU TO BE PAID PRIOR TO MAP RECORDING.**

GROUP HOUSING (APARTMENTS) BUILDING SEPARATION REQUIREMENTS BASED ON PROPOSED LAYOUT

- #12 BLDGS (UNITS 86-103, 138-149) - 20' (GREATER THAN 28' HT / NO WINDOWS ON END UNITS)
- #13 BLDGS (UNITS 32-61) - N/A BASED ON PROPOSED LAYOUT
- #14 BLDG (UNITS 104-121) - N/A BASED ON PROPOSED LAYOUT
- #16 BLDGS (UNITS 62-69, 82-85, 122-133) - 10' (LESS THAN 28' HT / NO WINDOWS ON END UNITS)
- #18 BLDGS (UNITS 20-31) - 15' (28' HT. OR LESS / WINDOWS ON END UNITS)
- 40' MIN. SEP. FROM OUTDOOR LIVING SPACE APPLIES ONLY TO #13 BLDGS. (UNITS 32-46, 47-61)

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: *[Signature]*

TRANSPORTATION SERVICES: *[Signature]*

PUBLIC UTILITIES: *[Signature]*

CONSERVATION ENGINEER: *[Signature]*

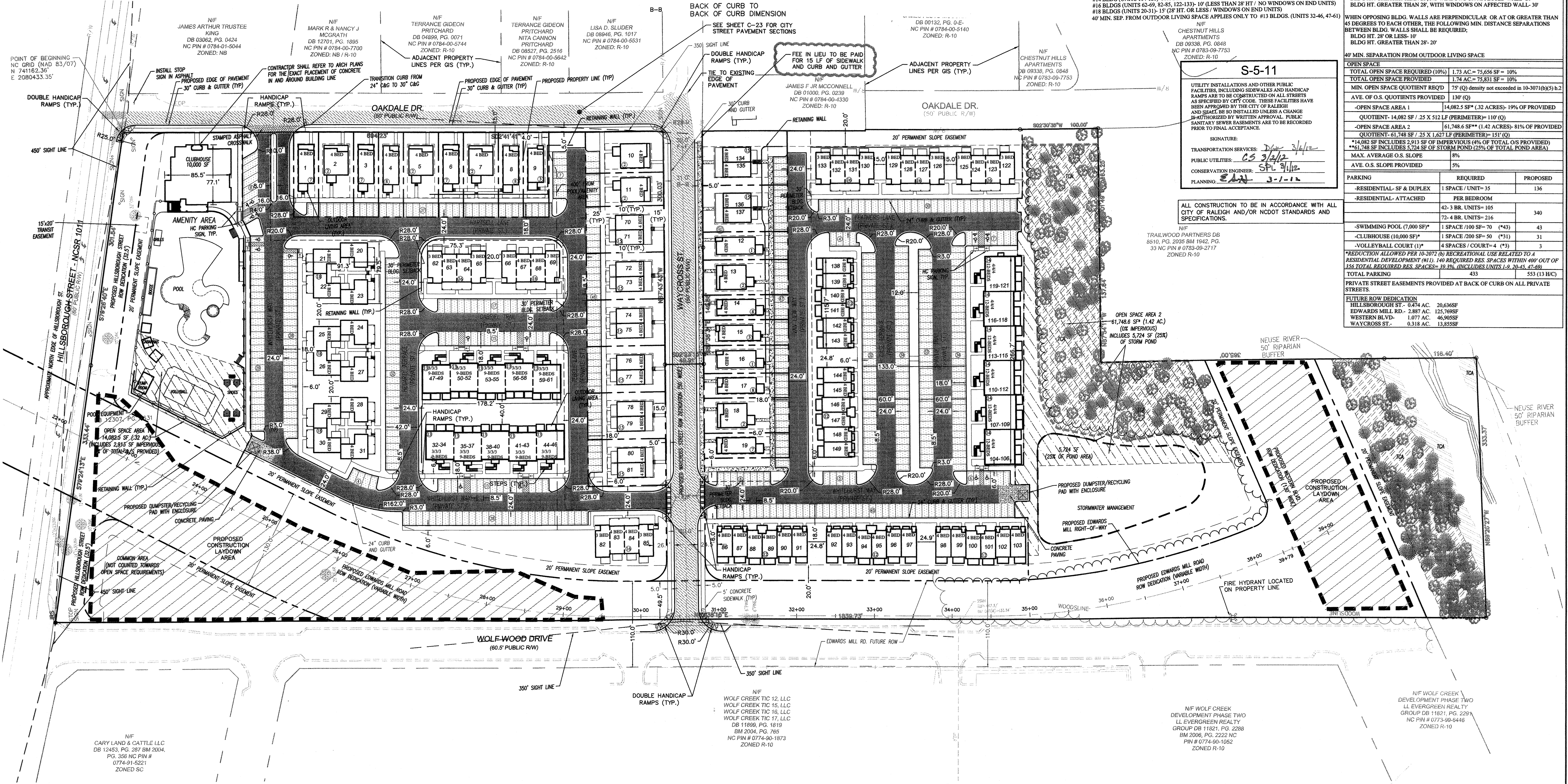
PLANNING: *[Signature]*

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

TRAILWOOD PARTNERS DB
8510, PG. 2035 BM 1942, PG. 33 NC PIN # 0783-09-2717 ZONED R-10

OPEN SPACE AREA 2
61,748.8 SF (1.42 AC.)
(0% IMPERVIOUS)
INCLUDES 5,724 SF (25%) OF STORM POND

PROJECT DATA			
EX. ZONING	NB, SC, R-10		
GROSS SITE AREA	22.143 ACRES (964,556 SF) - 32 LOTS		
NET SITE AREA (AFTER R/W DED & LOT 1)	17,368 ACRES (756,561 SF)		
PROPOSED # OF UNITS	149 (19 SF, 16 DUPLEX, 114 APARTMENTS)		
PROPOSED # OF PARCELS / LOTS	32		
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 & DUPLEXES	FRONT-10', REAR-20', FRONT & REAR AGGREGATE-40'		
	SIDE-5', SIDE AGGREGATE-10', CORNER SIDE-10' *10' PER 10-2101(b)(6)c.5		
GROUP HOUSING (APARTMENTS)	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	14,082.5 SF* (32 ACRES) - 19% OF PROVIDED		
QUOTIENT - 14,082 SF / 25 X 512 LF (PERIMETER) = 110' (Q)			
-OPEN SPACE AREA 2	61,748.8 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 (4% 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			
	REQUIRED	PROPOSED	
-RESIDENTIAL - SF & DUPLEX	1 SPACE / UNIT = 35	136	
-RESIDENTIAL - ATTACHED	PER BEDROOM		
	72-4 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 10-3077 (b) RECREATIONAL USE RELATED TO A RESIDENTIAL DEVELOPMENT (N11). 140 REQUIRED RES. SPACES WITHIN 400' OUT OF 550' TOTAL REQUIRED RES. SPACES = 25.3% (INCLUDES UNITS 1-9, 20-43, 47-69)			
TOTAL PARKING	433	553 (13 H/C)	
PRIVATE STREET EASEMENTS PROVIDED AT BACK OF CURB ON ALL PRIVATE STREETS.			
FUTURE ROW DEDICATION			
HILLSBOROUGH ST. - 0.474 AC.	20.636SF		
EDWARDS MILL RD. - 2.887 AC.	125.769SF		
WESTERN BLVD. - 1.077 AC.	46.905SF		
WAYCROSS ST. - 0.318 AC.	13.855SF		



No.	REVISIONS	DATE	BY
8	WAYCROSS STREET AND GRADING REVISIONS	02/16/12	WJB
3	SITE EXPRESS REVIEW COMMENTS	10/18/11	WJB
2	CITY OF RALEIGH 2ND REVIEW COMMENTS	10/07/11	WJB
1	CITY OF RALEIGH 1ST REVIEW COMMENTS	9/21/11	WJB

Kimley-Horn and Associates, Inc.

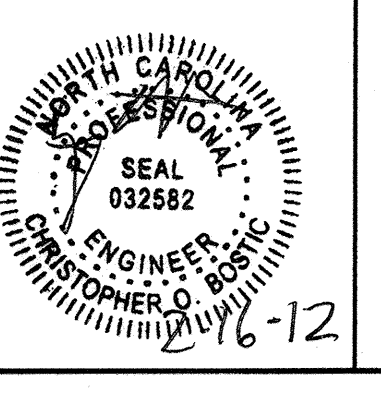
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PHONE: 919-835-1494 FAX: 919-653-5847
WWW.KIMLEY-HORN.COM

KHA PROJECT	011170001
DATE	7/29/11
SCALE	AS SHOWN
DESIGNED BY	COB
DRAWN BY	WJB
CHECKED BY	PAB

THE RETREAT AT RALEIGH

PREPARED FOR
LANDMARK PROPERTIES

RALEIGH NORTH CAROLINA



OVERALL SITE PLAN

C-05

SHEET NUMBER