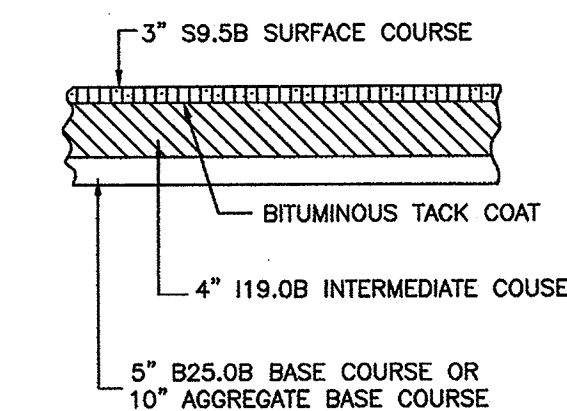
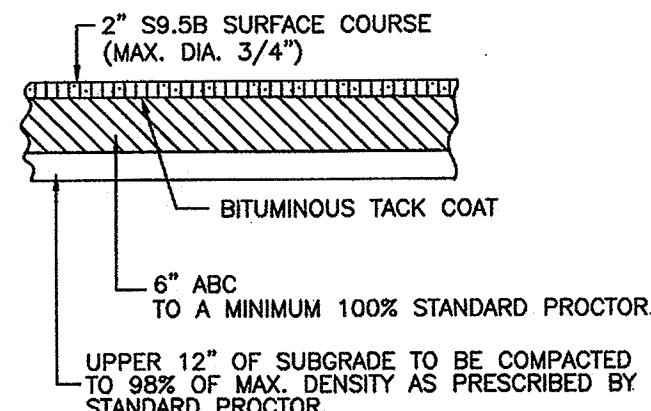


Plotted By: Brewer, Jordan
This document, together with the concept and design presented herein, is intended only as an instrument of service, as an instrument of service, and is not to be construed as a contract or any other legal document.
K: RD-1 DEVA-01170001 The Retreat at Raleigh-SP-05-15 CAD Files-Drawn C-05 OVERALL SITE PLAN.dwg
10:06:53am
September 21, 2011
CITY OF RALEIGH 1ST REVIEW COMMENTS
9/21/11
WJB
BY
DATE
REVISIONS
No.

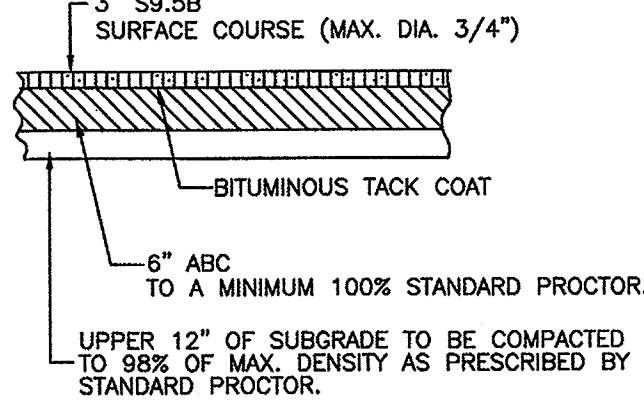
SOLID WASTE INSPECTIONS STATEMENT:
THIS ALL RENTAL PROJECT WILL PROVIDE TWO DUMPS/TER LOCATIONS TO HANDLE SOLID WASTE AND RECYCLING FOR THE RESIDENTS. AS SUCH, THE DEVELOPER/MANAGEMENT WILL CONTRACT WITH A PRIVATE HAULER.



ASPHALT PAVEMENTS
S9.5B SURFACE COURSE PER NCDOT SPECIFICATIONS



ASPHALT PAVEMENTS
S9.5B SURFACE COURSE PER NCDOT SPECIFICATIONS



ASPHALT PAVEMENTS
S9.5B SURFACE COURSE PER NCDOT SPECIFICATIONS

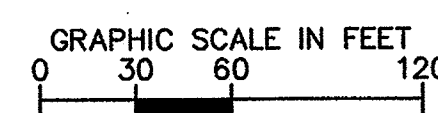
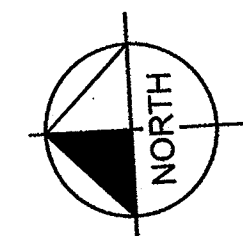
LEGEND

- 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.

- 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.

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.



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)

UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING SIDEWALKS AND HANDICAP RAMP 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: *[Signature]* 10/10/11
PUBLIC UTILITIES: *[Signature]* 10/10/11
CONSERVATION ENGINEER: *[Signature]* 10/13/11
PLANNING: *[Signature]* 10/13/11

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

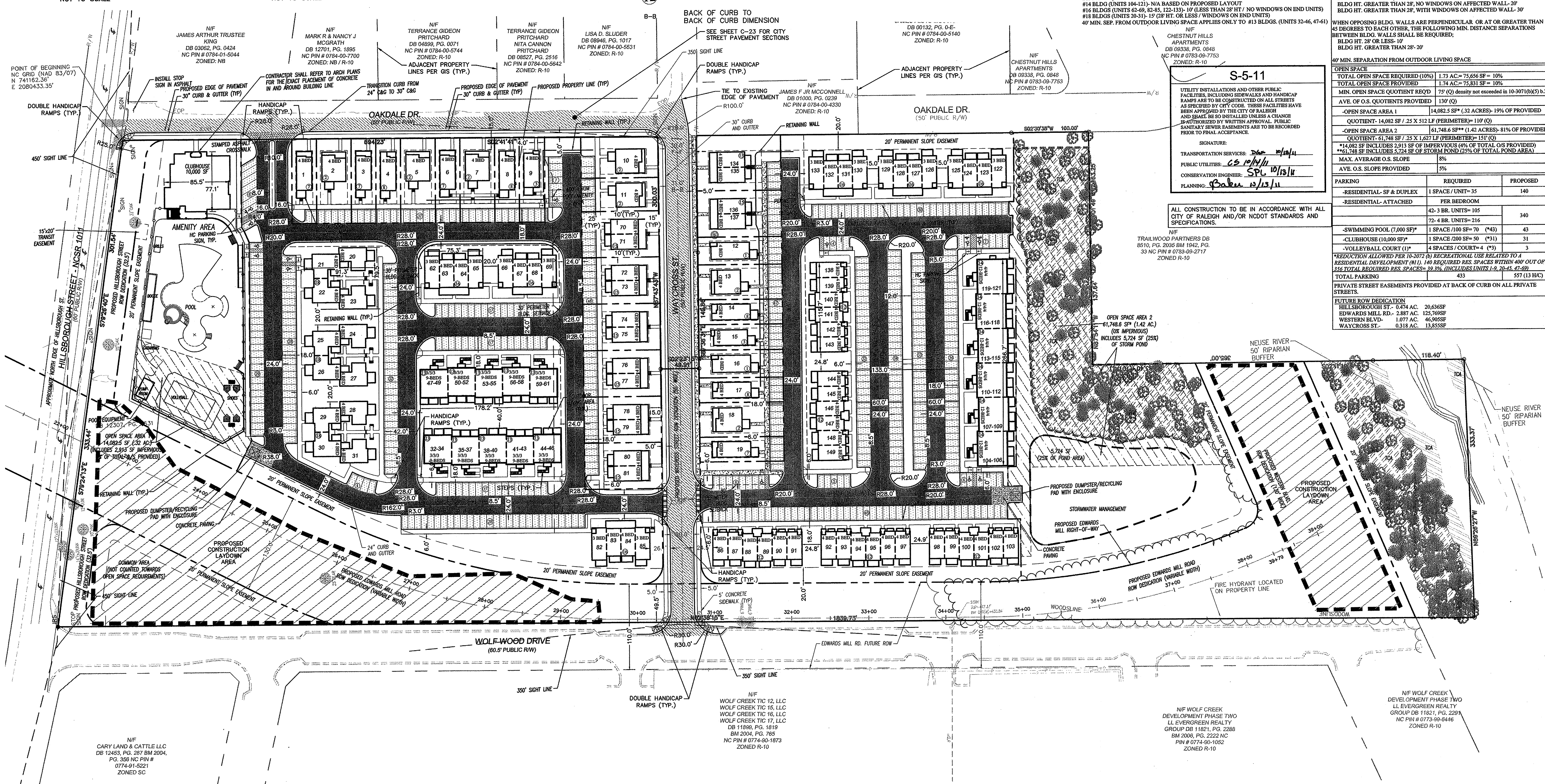
TRAILWOOD PARTNERS DB
8610, PG. 2035 BM 1942, PG. 33 NC PIN # 0783-09-2717 ZONED R-10

OPEN SPACE AREA 2
61,748.6 SF (1.42 AC.)
(0% IMPERVIOUS)
INCLUDES 5,724 SF (25%) OF STORM POND

NEUSE RIVER
50' RIPARIAN BUFFER

PROJECT DATA

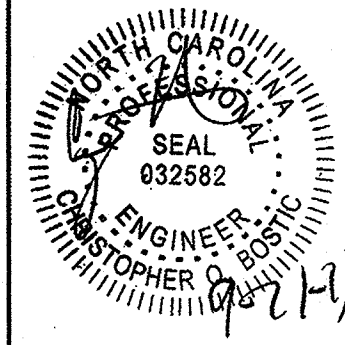
| | |
|---|--|
| EX. ZONING | NB, SC, R-10 |
| GROSS SITE AREA | 22.143 ACRES (964,556 SF) - 32 LOTS |
| NET SITE AREA (AFTER R/W DEED & LOT 3) | 17,368 ACRES (756,561 SF) |
| PROPOSED # OF UNITS | 149 (19 SF, 16 DUPLEX, 114 APARTMENTS) |
| PROPOSED # OF PARCELS / LOTS | 32 |
| TOTAL PROJECT DENSITY | 8.5 UNITS/AC (NET) |
| PHASES | 1 |
| BUILDING HEIGHT (RES. UNITS) | 34' (MAX.) PER 10-2101(0)(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(0)(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 | 61,748.6 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 (4% OF TOTAL OR 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 |
| -RESIDENTIAL- ATTACHED | PER BEDROOM |
| | 42-3 BR. UNITS= 105 |
| | 72-4 BR. UNITS= 216 |
| | 340 |
| -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 (R1). 140 REQUIRED RES. SPACES WITHIN 400' OUT OF 350' TOTAL REQUIRED RES. SPACES: 39.3% (INCLUDES UNITS 1-9, 20-49, 104-121) | |
| TOTAL PARKING | |
| | 557 (13 HC) |
| 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 |



Kimley-Horn and Associates, Inc.
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333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
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



OVERALL SITE PLAN

SHEET NUMBER

C-05