

5-56-18.

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <u>572897</u> Project Coordinator <u>Lorraine</u> Team Leader <u>Stegall</u>			
PRELIMINARY APPROVALS			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name <u>Wildcat Branch Subdivision</u>			
Proposed Use <u>Townhomes</u>			
Property Address(es) <u>3124 Garner Road</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>1702 83 8607</u>	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name <u>Glenwood Homes, LLC</u>		Owner/Developer Name	
Address <u>P.O. Box 90427 Raleigh, NC 27675</u>			
Phone <u>919 846 2668</u>	Email <u>accounting@glenwoodhomes.com</u>	Fax	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name <u>Diehl & Phillips, P.A.</u>		Contact Name <u>Alan Keith, P.E.</u>	
Address <u>1500 Piney Plains Road Suite 200 Cary, NC 27518</u>			
Phone <u>919 467 9972</u>	Email <u>arkeith@bellsouth.net</u>	Fax <u>919 467 5327</u>	

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

ZONING INFORMATION

Zoning District(s) **R-10**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface 0	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface 353,056 SF	acres/sf	Neuse River Buffer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Wetlands	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached	Attached 181
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Total # of Single Family Lots 0	Total # of All Lots 187
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Overall Unit(s)/Acre Densities Per Zoning Districts **181 / 20.18 = 8.96**

Total # of Open Space and/or Common Area Lots **6**

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

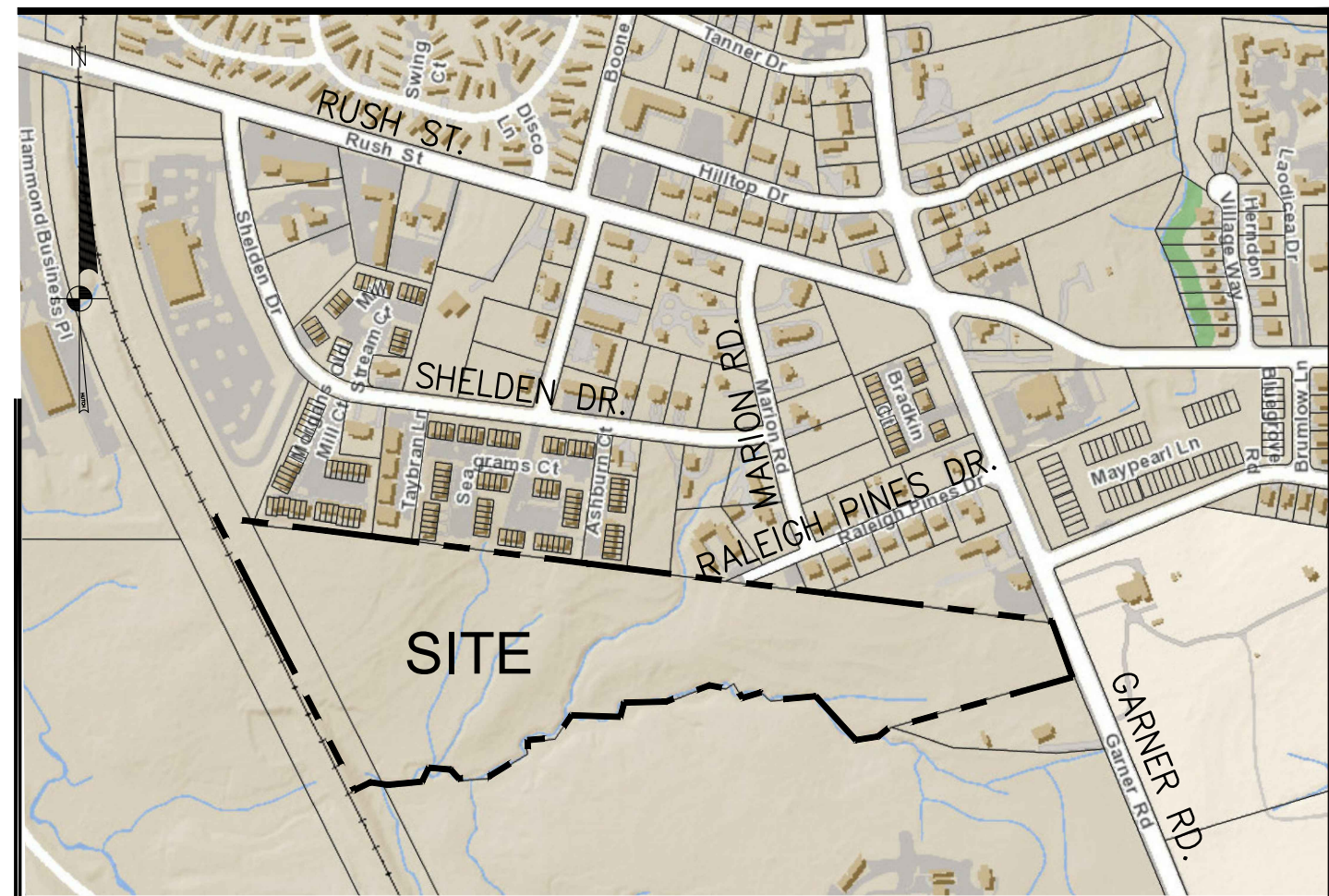
GLENWOOD HOMES LLC
 by: *[Signature]* **MANAGER** _____ 10-1-18
 Signature Date

 Signature Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>		✓		
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

The Solid Waste Design Manual has been reviewed. Trash services will be by private contract collection service.

NOTES:
 ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



VICINITY MAP
 SCALE: 1" = 500'

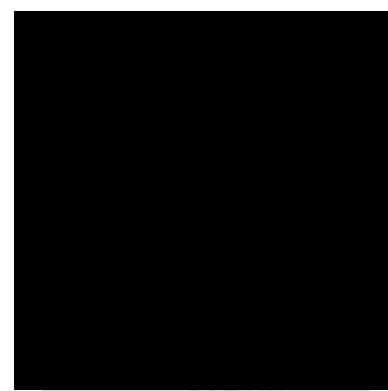
INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS PHASE 1
2	EXISTING CONDITIONS PHASE 2
3	SUBDIVISION PLAN PHASE 1
4	SUBDIVISION PLAN PHASE 2
5	LOT AND EASEMENT PLAN PHASE 1
6	LOT AND EASEMENT PLAN PHASE 2
7	UTILITY PLAN PHASE 1
8	UTILITY PLAN PHASE 2
9	GRADING PLAN PHASE 1
10	GRADING PLAN PHASE 2
11	STORM WATER PLAN PHASE 1
12	STORM WATER PLAN PHASE 2
13	LANDSCAPE PLAN PHASE 1
14	LANDSCAPE PLAN PHASE 2
15	TREE CONSERVATION PLAN PHASE 1
16	TREE CONSERVATION PLAN PHASE 2
17	SOLID WASTE PLAN PHASE 1
18	SOLID WASTE PLAN PHASE 2
19	OPEN LOT PLAN PHASE 1
20	OPEN LOT PLAN PHASE 2
21	DETAIL SHEET

OWNER & DEVELOPER:
GLENWOOD HOMES, LLC
 P.O. BOX 90427
 RALEIGH, N.C. 27675
 (919) 846-2668

PIN 0783 26 2982
 PROPERTY ADDRESS:
 3124 GARNER ROAD
 RALEIGH, N.C.
 INSIDE CITY LIMITS
 ZONE: R-10
 TOTAL AREA: 20.18 AC.

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 PINEY PLAINS ROAD, SUITE 200
 CARY, N.C. 27518



Phase Data

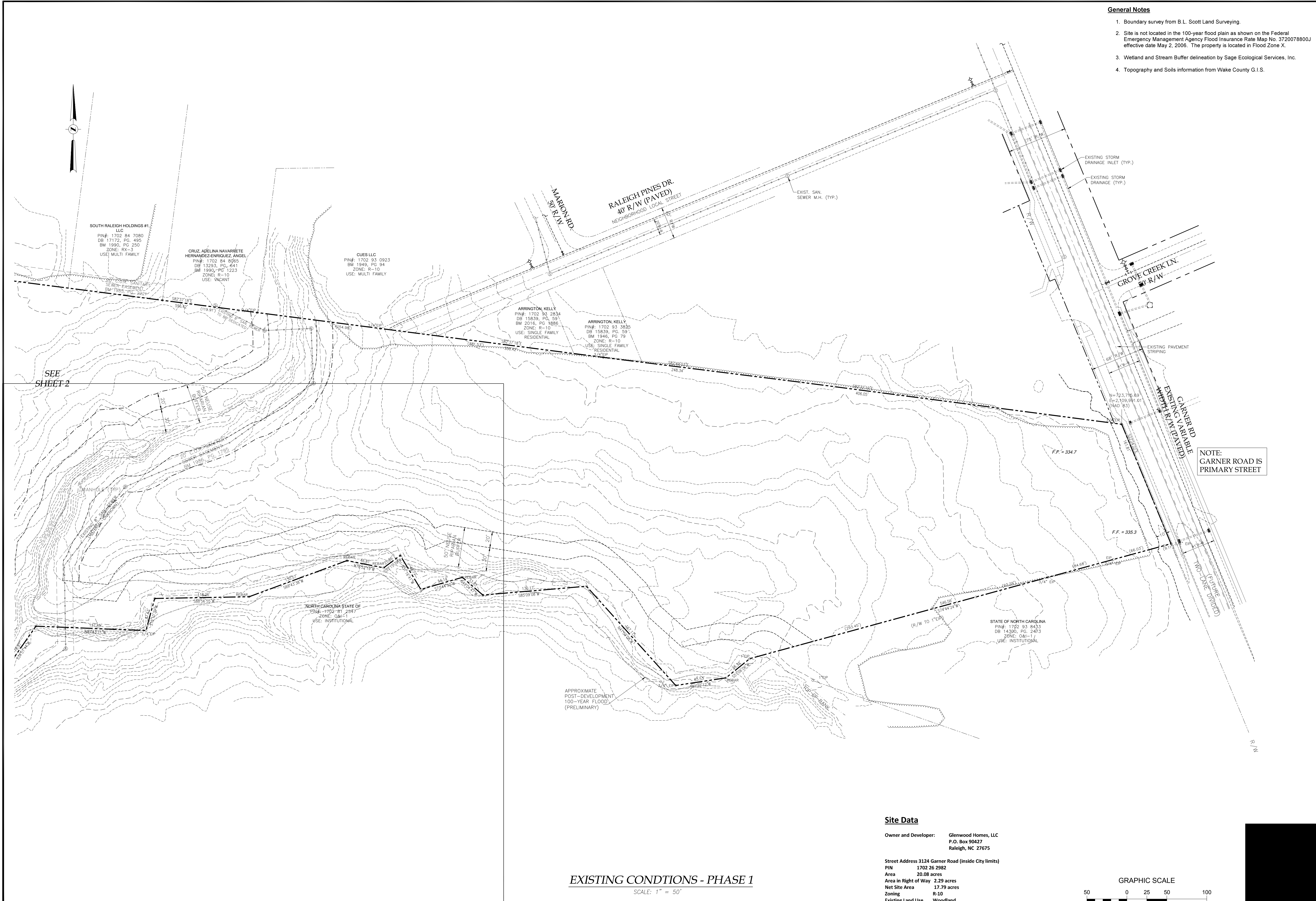
	Phase 1	Phase 2	Total
Total Area	8.49 ac	11.59 ac	20.08 ac
Right of Way Area	1.31 ac	0.98 ac	2.29 ac
Net Site Area	7.18 ac	10.61 ac	17.79 ac
Amenity Area Required	0.72 ac	1.06 ac	1.78 ac
Amenity Area Provided	0.80 ac	1.33 ac	2.13 ac
Tree Cons Area Required	0.72 ac	1.06 ac	1.78 ac
Tree Cons Area Provided	1.00 ac	0.79 ac	1.79 ac
Total Number of Lots	65	119	184
Total Number Livable Units	60	115	175
Open Lots	1-60	61-175	
Density	5	4	9
Parking Required	7.07 u/ac	9.92 u/ac	8.71 u/ac
Parking Provided	186	357	543
Bike Parking Required	203	340	543
Bike Parking Provided	3	6	9
Length of Public Street	4	6	10
Public Water	1,686 LF	1,874 LF	3,560 LF
Public Sewer	1,673 LF	1,874 LF	3,547 LF
	1,252 LF	2,187 LF	3,439 LF

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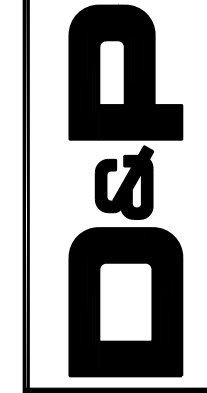
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Address: P.O. Box 90427 Raleigh, NC 27675			
Phone:	Email:	Fax:	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: Diehl & Phillips, P.A.		Contact Name: Alan Keith, P.E.	
Address: 1500 Piney Plains Road Suite 200 Cary, NC 27518			
Phone: 919 467 9972	Email: arkeith@bellsouth.net	Fax: 919 467 5327	



- General Notes**
1. Boundary survey from B.L. Scott Land Surveying.
 2. Site is not located in the 100-year flood plain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map No. 3720078800J effective date May 2, 2006. The property is located in Flood Zone X.
 3. Wetland and Stream Buffer delineation by Sage Ecological Services, Inc.
 4. Topography and Soils information from Wake County G.I.S.

JOB NO.	2
DESIGN	ARK
DRAWN	MAT
CHECKED	ARK
SCALE	1" = 50'
FILE	Wildcat Branch.dwg

DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972



**WILDCAT BRANCH
 SUBDIVISION**
 RALEIGH, NORTH CAROLINA

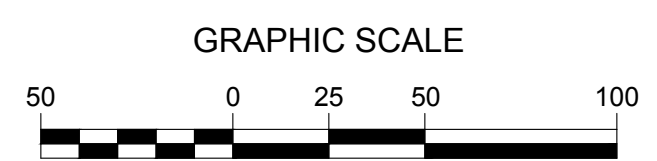
EXISTING CONDITIONS - PHASE 1

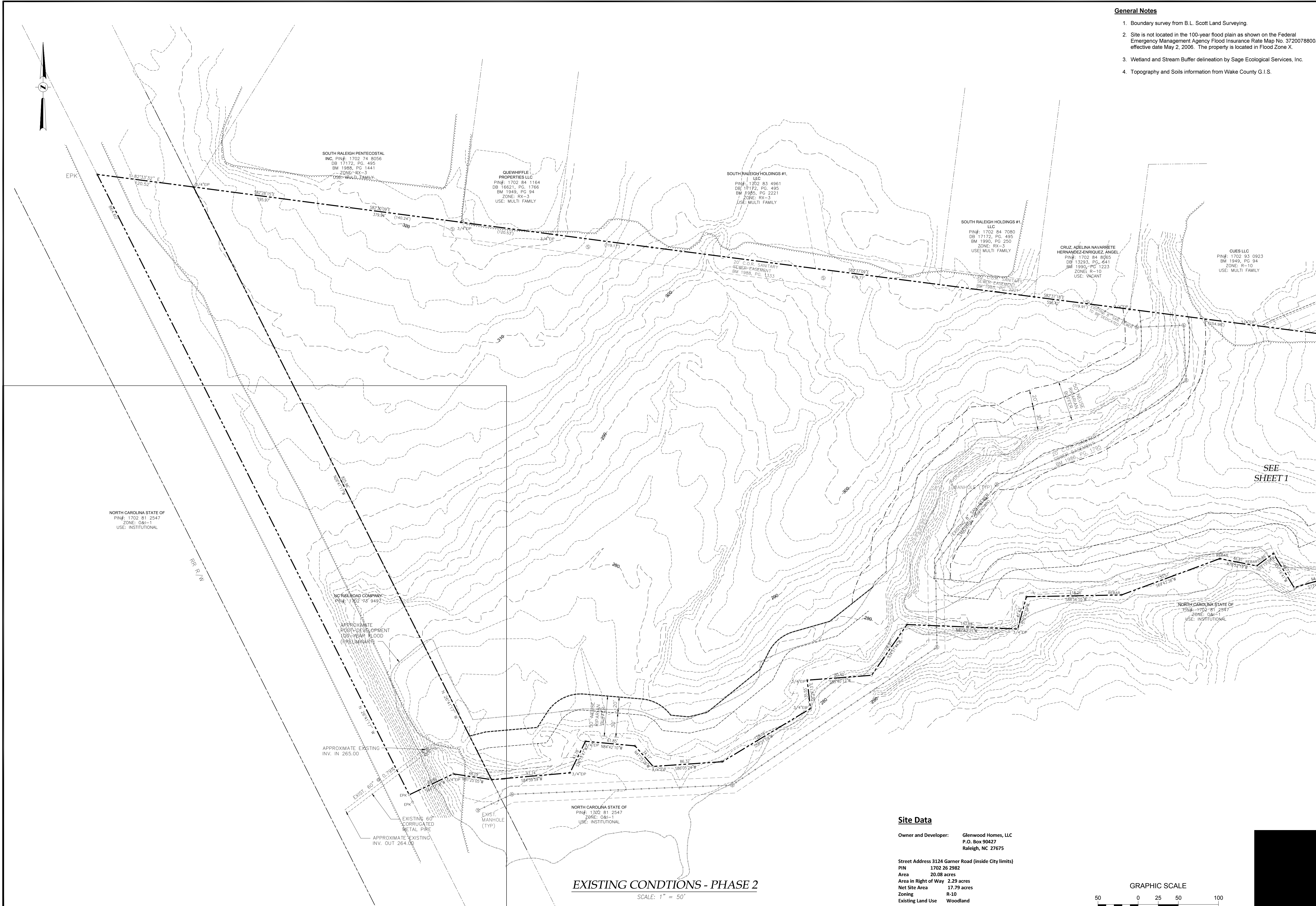
Site Data

Owner and Developer: Glenwood Homes, LLC
 P.O. Box 90427
 Raleigh, NC 27675

Street Address 3124 Garner Road (inside City limits)
 PIN 1702 26 2982
 Area 20.08 acres
 Area in Right of Way 2.29 acres
 Net Site Area 17.79 acres
 Zoning R-10
 Existing Land Use Woodland

EXISTING CONDITONS - PHASE 1
 SCALE: 1" = 50'





EXISTING CONDITONS - PHASE 2
SCALE: 1" = 50'

Site Data

Owner and Developer: Glenwood Homes, LLC
P.O. Box 90427
Raleigh, NC 27675

Street Address 3124 Garner Road (inside City limits)
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JOB NO. 2
 DESIGN: ARK
 DRAWN: MAT
 CHECKED: ARK
 SCALE: 1" = 50'
 FILE: Wildcat Branch.dwg

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D&P

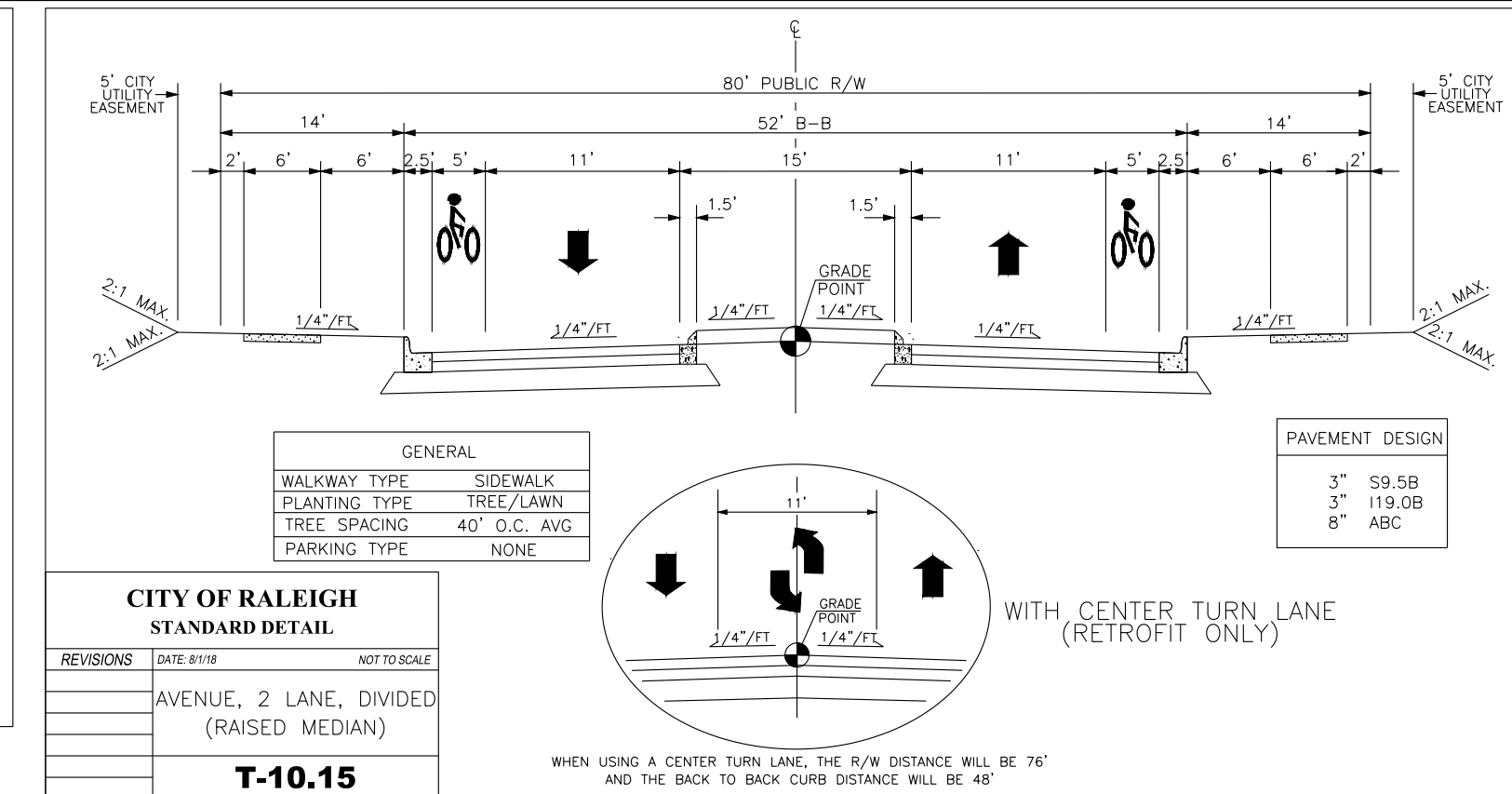
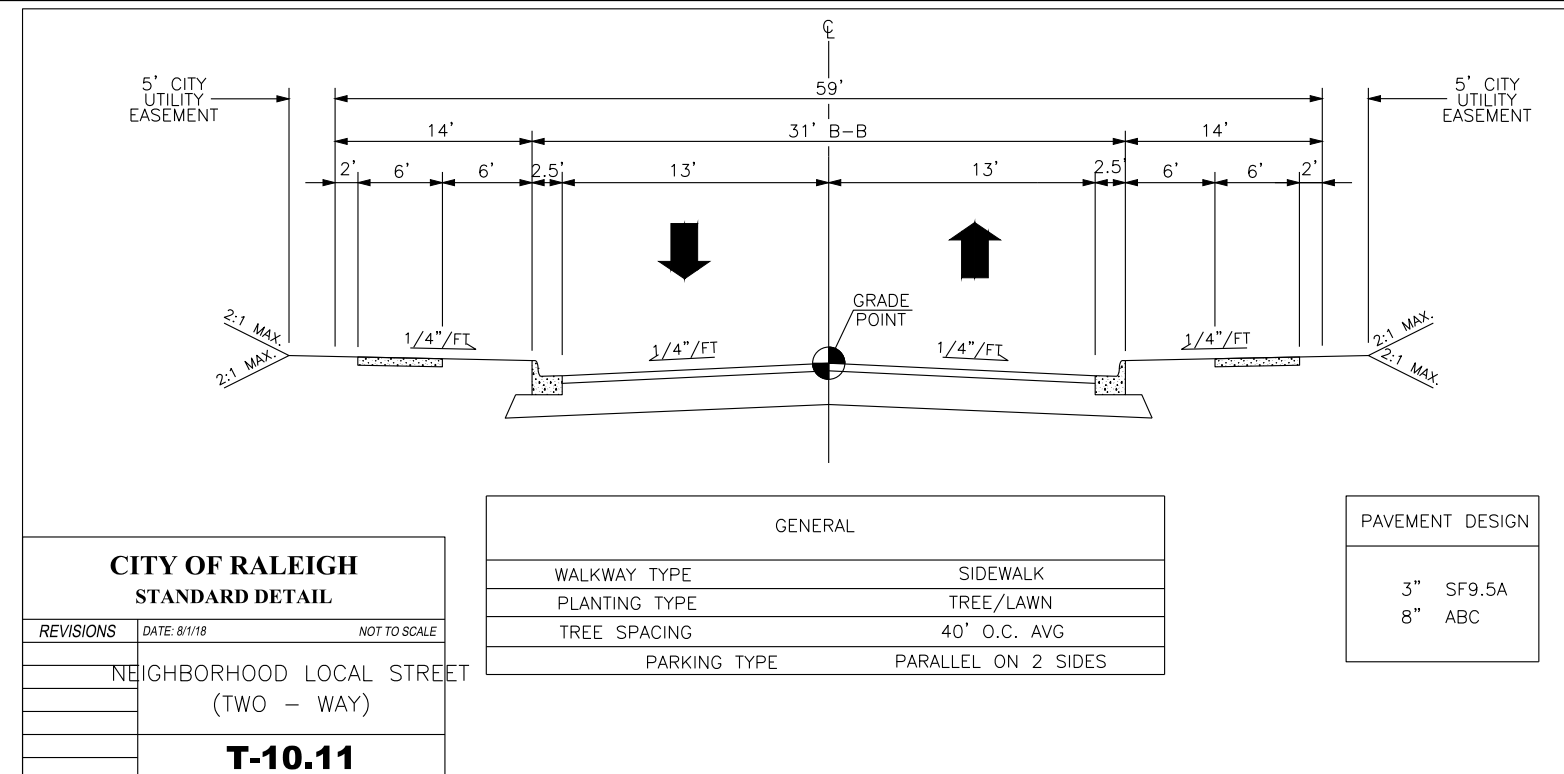
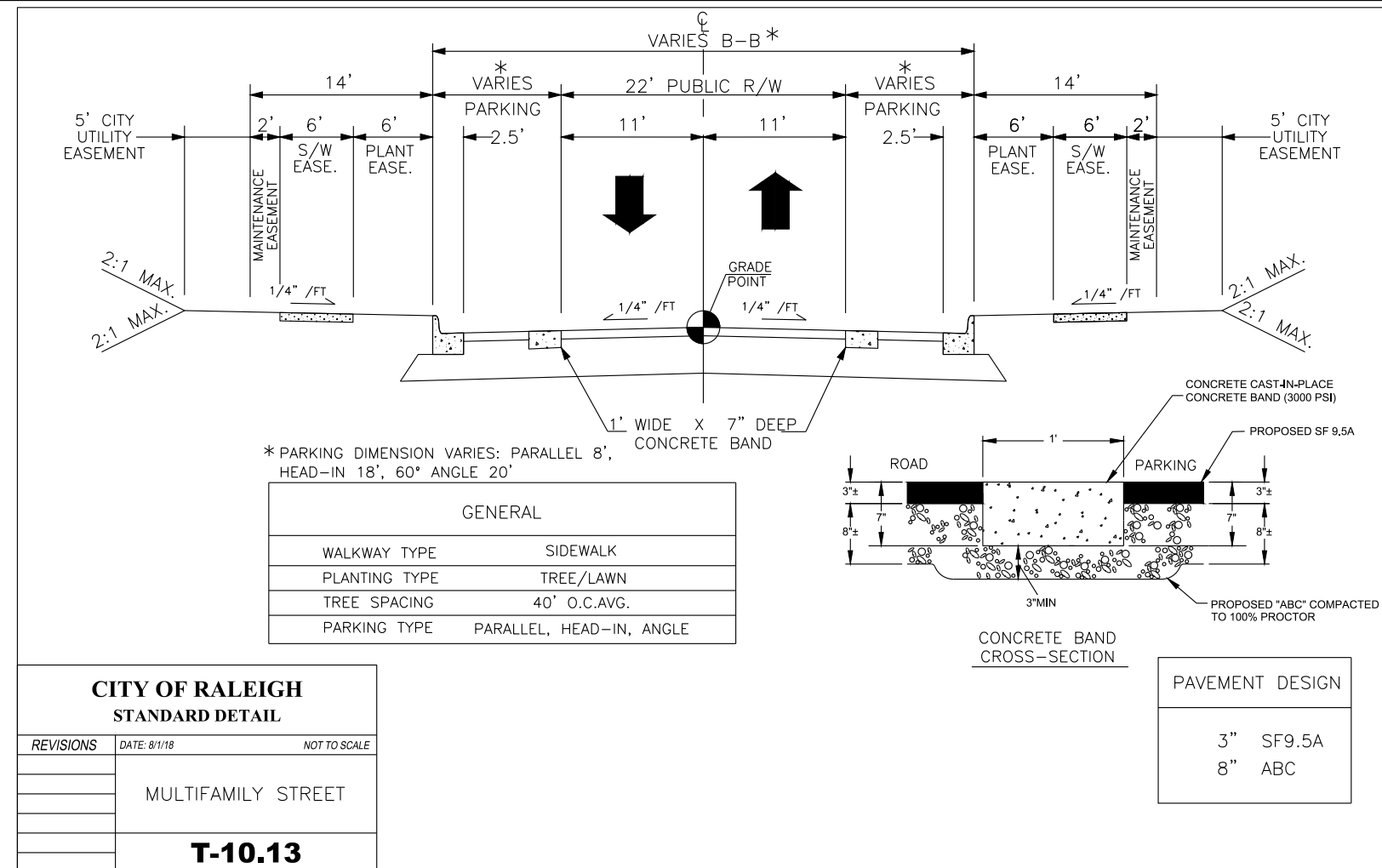
WILDCAT BRANCH
 SUBDIVISION
 RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS - PHASE 2

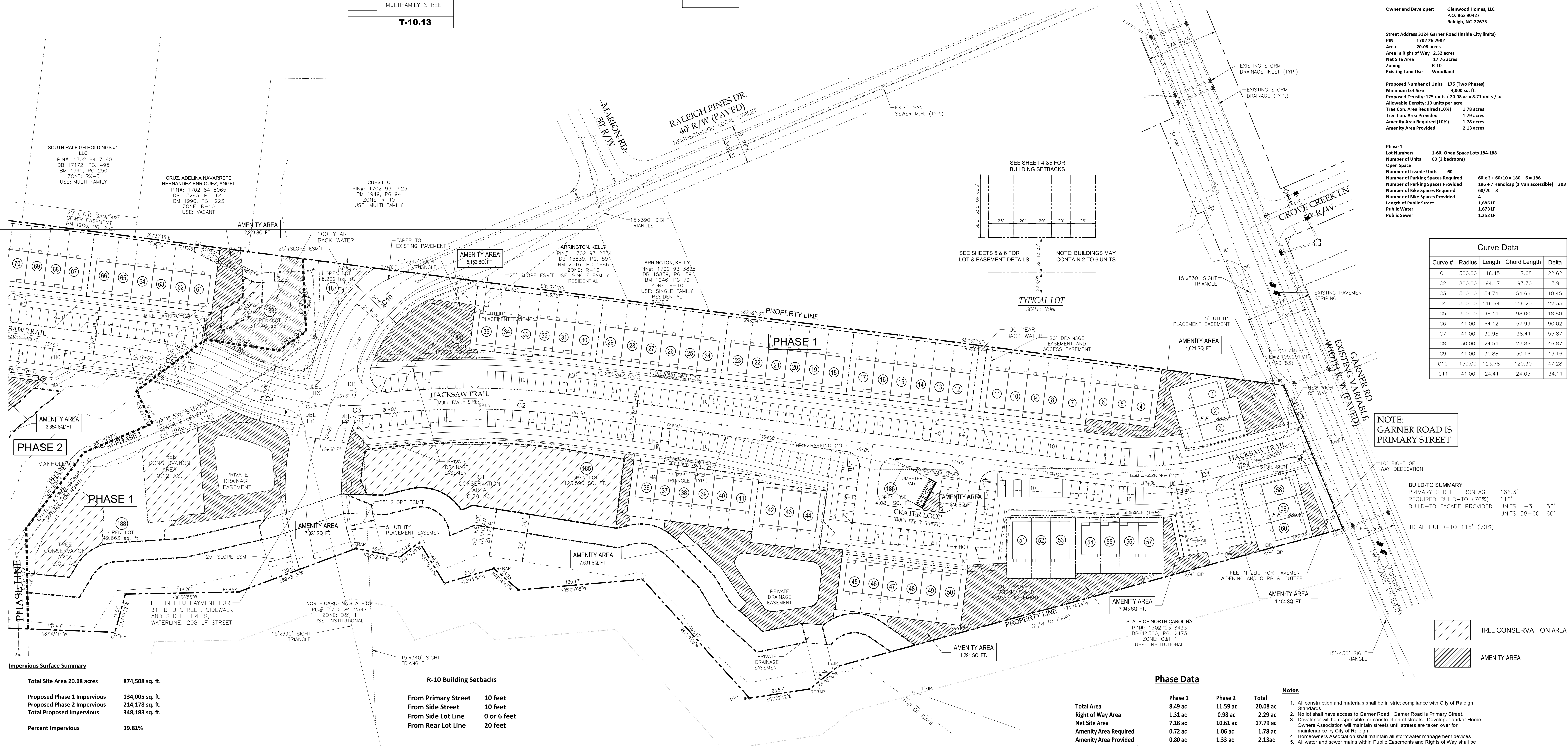
21

TRANSPORTATION NOTES:

- RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.



JOB NO. 1702-26-282
 DESIGN ARK
 DRAWN MAT
 CHECKED ARK
 SCALE 1" = 50'
 FILE Wildcat
 Branch.dwg



Site Data

Owner and Developer: Glenwood Homes, LLC
 P.O. Box 90427
 Raleigh, NC 27675

Street Address 3124 Garner Road (inside City limits)
 PIN: 1702-26-282
 Area: 20.08 acres
 Area in Right of Way: 2.32 acres
 Net Site Area: 17.76 acres
 Zoning: R-10
 Existing Land Use: Woodland

Proposed Number of Units: 175 (Two Phases)
 Minimum Lot Size: 4,000 sq. ft.
 Proposed Density: 175 units / 20.08 ac = 8.71 units/ac
 Allowable Density: 10 units per acre

Open Space:
 Number of Open Spaces: 60
 Number of Parking Spaces Required: 60 x 3 + 60/10 = 180 + 6 = 186
 Number of Parking Spaces Provided: 186 + 7 Handicap (1 Van accessible) = 203
 Number of Bike Spaces Required: 60/20 = 3
 Tree Con. Area Required (10%): 1.78 acres
 Tree Con. Area Provided: 1.79 acres
 Amenity Area Required (10%): 1.78 acres
 Amenity Area Provided: 2.13 acres

Phase 1
 Lot Numbers: 1-60, Open Space Lots 184-188
 Number of Units: 60 (3 bedroom)
 Open Space: 60
 Number of Parking Spaces Provided: 60
 Number of Bike Spaces Provided: 4
 Length of Public Street: 1,686 LF
 Public Water: 1,673 LF
 Public Sewer: 1,252 LF

Impervious Surface Summary

Total Site Area	20.08 acres	874,508 sq. ft.
Proposed Phase 1 Impervious	134,005 sq. ft.	
Proposed Phase 2 Impervious	214,178 sq. ft.	
Total Proposed Impervious	348,183 sq. ft.	
Percent Impervious	39.81%	

R-10 Building Setbacks

From Primary Street	10 feet
From Side Street	10 feet
From Side Lot Line	0 or 6 feet
From Rear Lot Line	20 feet

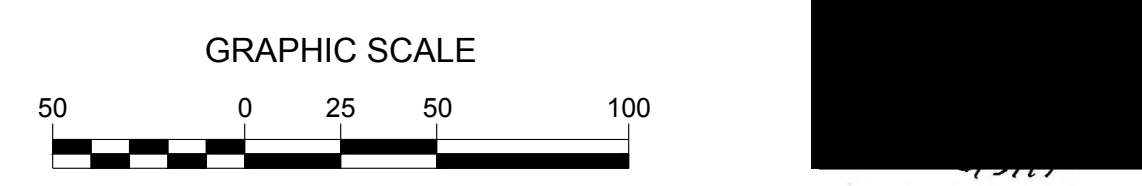
Setback Encroachments*

Porches	up to 9 feet
Stoops	up to 6 feet
Balconies	up to 6 feet
Chimney	up to 4 feet
Eaves and Overhangs	up to 5 feet
Bay Window	up to 4 feet
Unclosed Patios	up to 4 feet side 8 feet rear
Architectural Features	up to 1.5 feet

Phase Data

	Phase 1	Phase 2	Total
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Right of Way Area	1.31 ac	0.98 ac	2.29 ac
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Total Number Livable Units	60	115	175
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Density	7.07 u/ac	9.92 u/ac	8.71 u/ac
Parking Required	186	357	543
Parking Provided	203	340	543
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Length of Public Street	1,686 LF	1,874 LF	3,560 LF
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Public Sewer	1,252 LF	2,187 LF	3,439 LF

- Notes**
- All construction and materials shall be in strict compliance with City of Raleigh Standards.
 - No lot shall have access to Garner Road. Garner Road is Primary Street.
 - Developer will be responsible for construction of streets. Developer and/or Home Owners Association will maintain streets until streets are taken over for maintenance by City of Raleigh.
 - Homeowners Association shall maintain all stormwater management devices.
 - All water and sewer mains within Public Easements and Rights of Way shall be owned, operated, and maintained by the City of Raleigh.
 - All City of Raleigh Stormwater and Flood Hazard regulations shall be complied with.
 - Development will contract for private dumpster service for trash collection.
 - There are no City of Raleigh Greenways on this site.

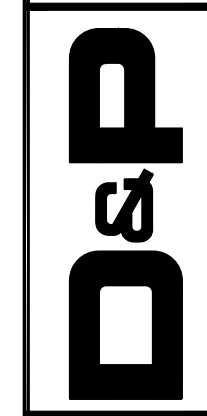


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SUBDIVISION PLAN - PHASE 1
 SCALE: 1" = 50'

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 1500 Pinyon Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972



**WILDCAT BRANCH
 SUBDIVISION**
 RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN - PHASE 1

Notes

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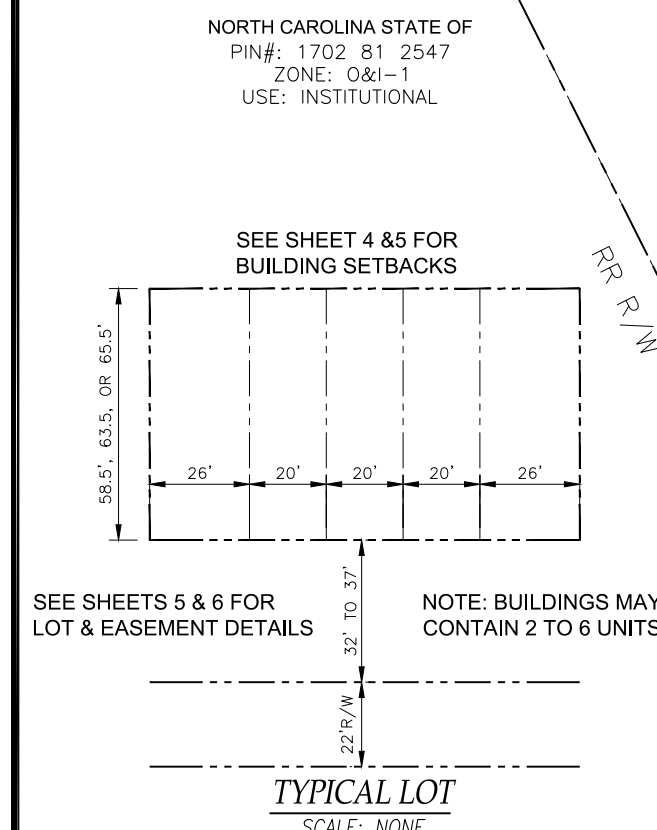
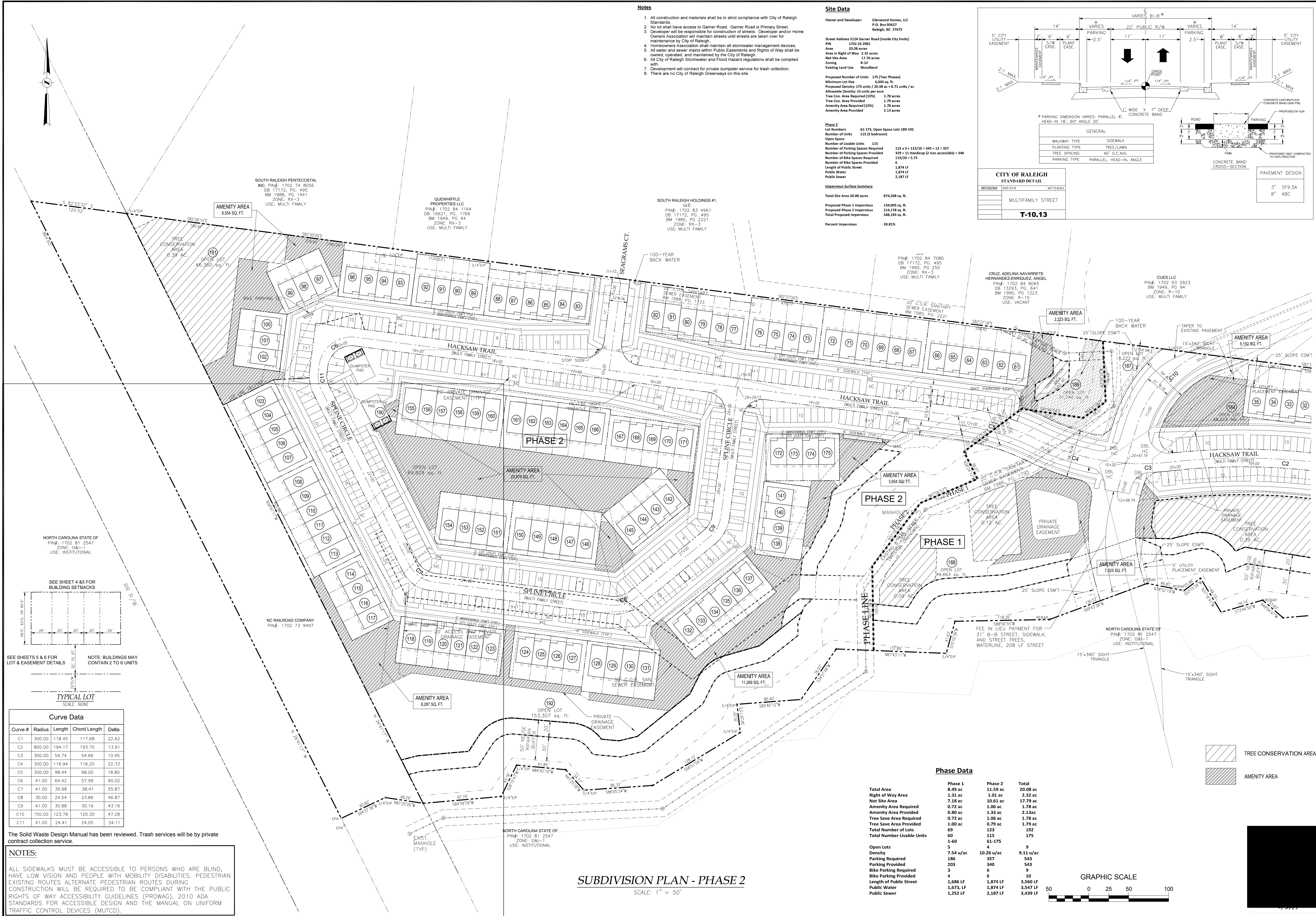
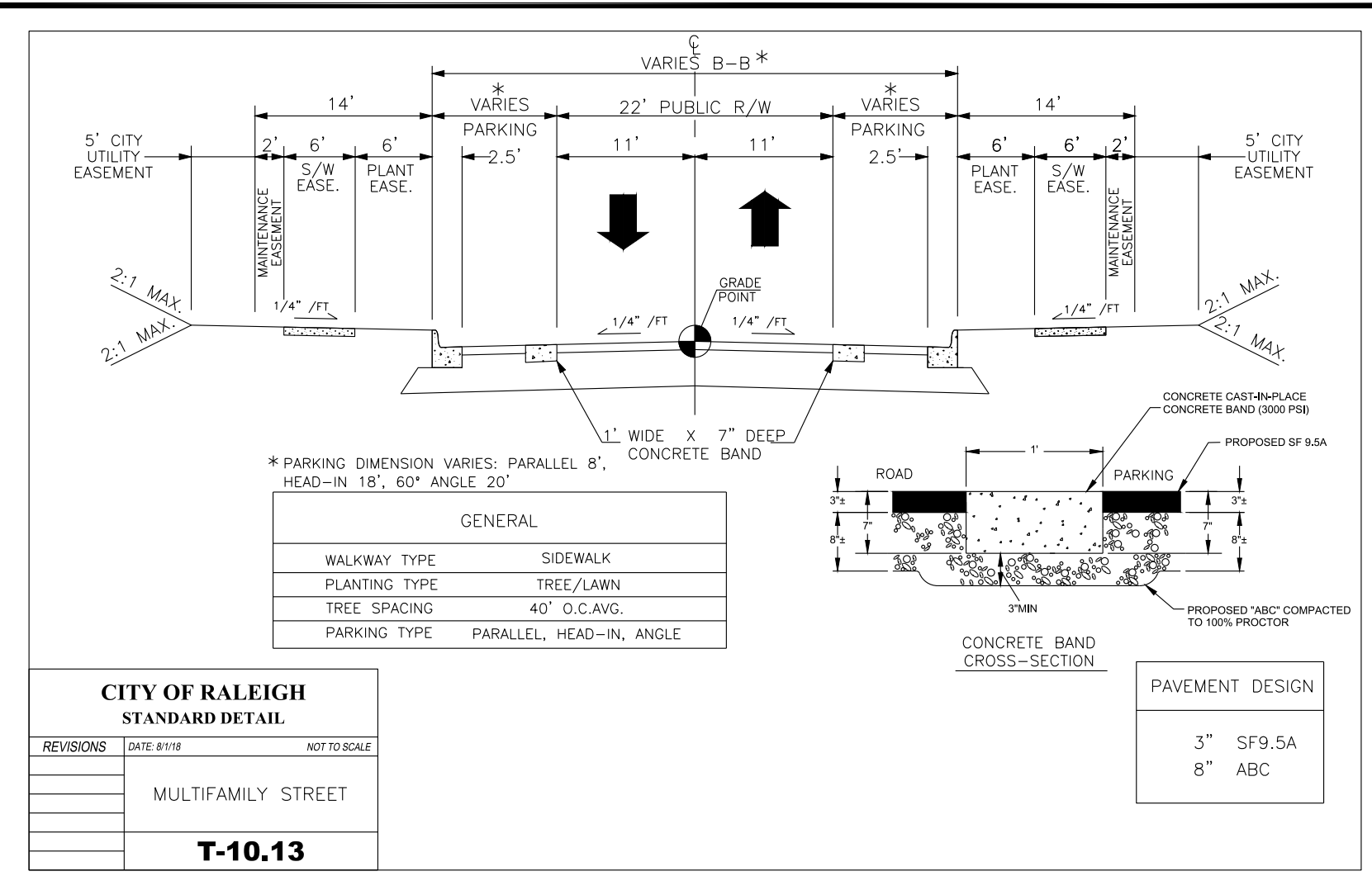
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 Tree Con. Area Required (10%): 1.78 acres
 Tree Con. Area Provided: 1.79 acres
 Amenity Area Required (10%): 1.78 acres
 Amenity Area Provided: 2.13 acres

Phase 2
 Lot Numbers: 63-175, Open Space Lots 189-192
 Number of Units: 115 (3 bedroom)
 Open Space: 115 x 3 + 115/10 = 345 + 12 = 357
 Number of Livable Units: 115
 Number of Parking Spaces Required: 329 + 11 Handicap (2 Van accessible) = 340
 Number of Parking Spaces Provided: 115/10 = 11.5
 Number of Bike Spaces Required: 6
 Number of Bike Spaces Provided: 6
 Length of Public Street: 1,874 LF
 Public Water: 1,874 LF
 Public Sewer: 2,187 LF

Impervious Surface Summary
 Total Site Area 20.08 acres 874,508 sq. ft.
 Proposed Phase 1 Impervious: 134,005 sq. ft.
 Proposed Phase 2 Impervious: 234,178 sq. ft.
 Total Proposed Impervious: 368,183 sq. ft.
 Percent Impervious: 39.81%



Curve Data

Curve #	Radius	Length	Chord Length	Delta
C1	300.00	118.45	117.68	22.62
C2	800.00	194.17	193.70	13.91
C3	300.00	54.74	54.66	10.45
C4	300.00	116.94	116.20	22.33
C5	300.00	98.44	98.00	18.80
C6	41.00	64.42	57.99	90.02
C7	41.00	39.98	38.41	55.87
C8	30.00	24.54	23.86	46.87
C9	41.00	30.88	30.16	43.16
C10	150.00	123.78	120.30	47.28
C11	41.00	24.41	24.05	34.11

The Solid Waste Design Manual has been reviewed. Trash services will be by private contract collection service.

NOTES:
 ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SUBDIVISION PLAN - PHASE 2
 SCALE: 1" = 50'

Phase Data

	Phase 1	Phase 2	Total
Total Area	8.49 ac	11.59 ac	20.08 ac
Right of Way Area	1.31 ac	1.01 ac	2.32 ac
Net Site Area	7.18 ac	10.61 ac	17.79 ac
Amenity Area Required	0.72 ac	1.06 ac	1.78 ac
Amenity Area Provided	0.80 ac	1.33 ac	2.13 ac
Tree Save Area Required	0.72 ac	1.06 ac	1.78 ac
Tree Save Area Provided	1.00 ac	0.79 ac	1.79 ac
Total Number of Lots	69	123	192
Total Number Livable Units	60	115	175
Open Lots	1-60	61-175	4
Density	7.54 u/ac	10.26 u/ac	9.11 u/ac
Parking Required	186	357	543
Parking Provided	203	340	543
Bike Parking Required	3	6	9
Bike Parking Provided	4	6	10
Length of Public Street	1,686 LF	1,874 LF	3,560 LF
Public Water	1,673 LF	1,874 LF	3,547 LF
Public Sewer	1,252 LF	2,187 LF	3,439 LF



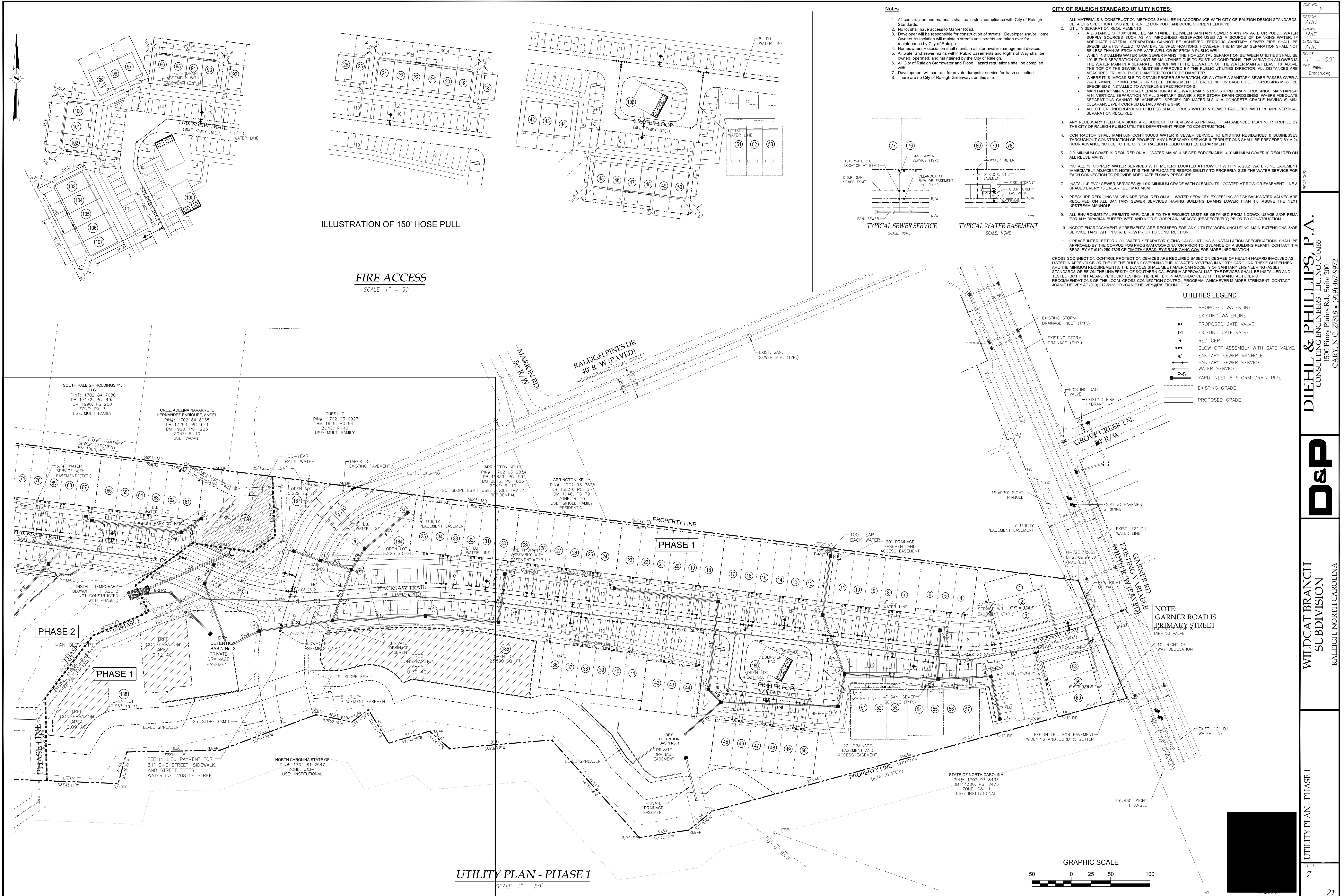
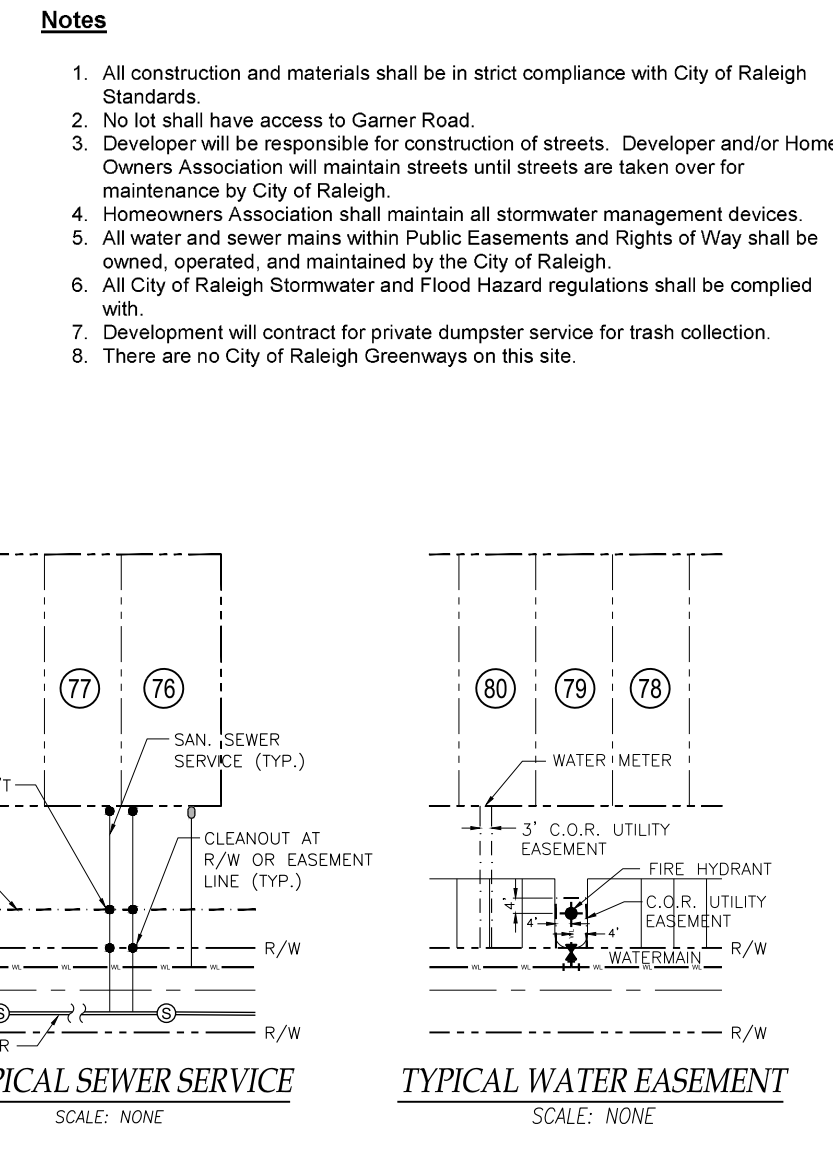


ILLUSTRATION OF 150' HOSE PULL

FIRE ACCESS
SCALE: 1" = 50'



- CITY OF RALEIGH STANDARD UTILITY NOTES:**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS. REFERENCE: COR PUD HANDBOOK, CURRENT EDITION.
 2. UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCES SUCH AS AN UNCOVERED WELL OR A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER & OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN MAINS SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER COR PAD DETAILS W-1 & 3-49.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 6. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT TO THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 7. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 8. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE NEXT UPSTREAM MANHOLE.
 9. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 10. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
 11. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD POG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM REASLEY AT (919) 250-7352 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.

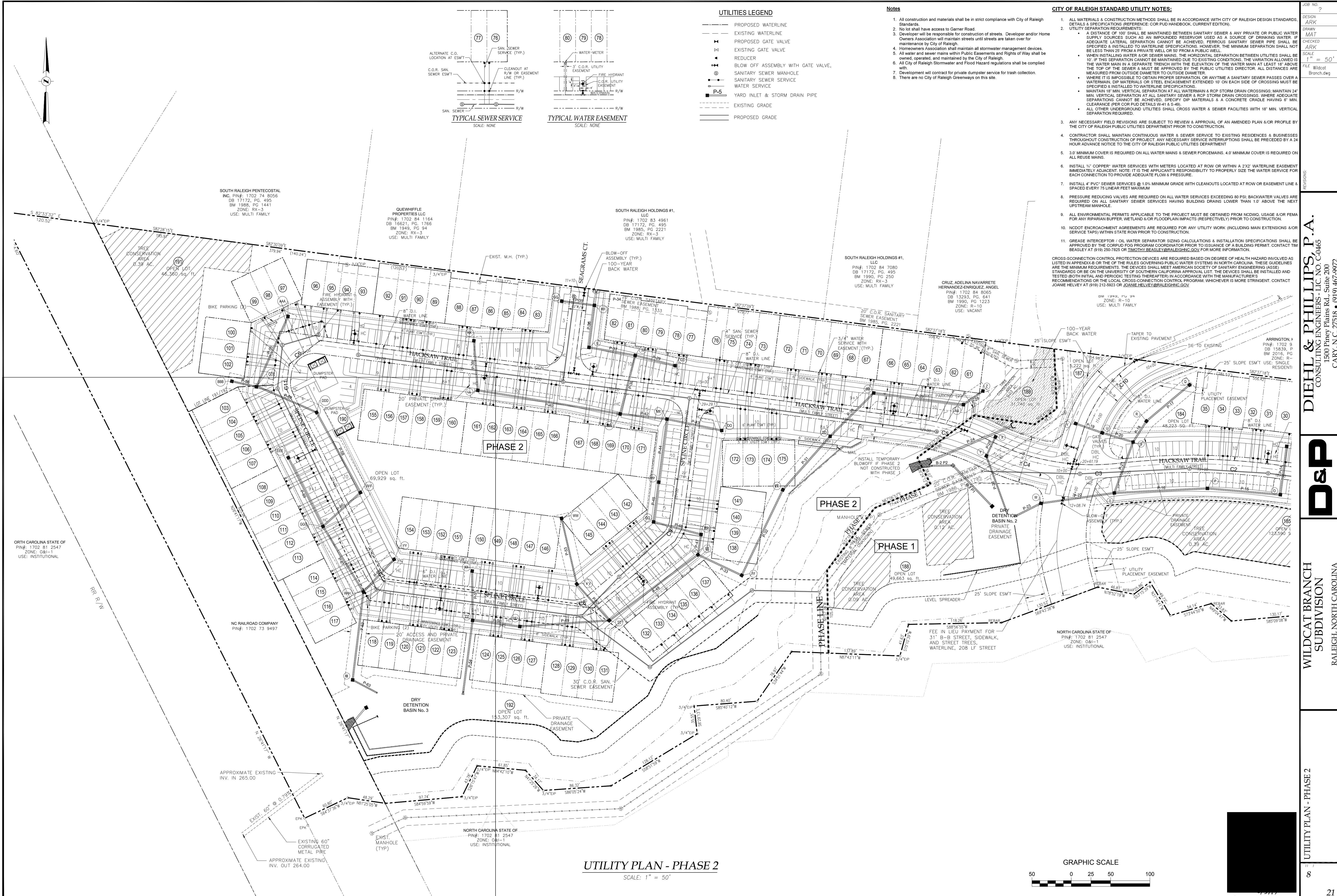
UTILITIES LEGEND

- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- REDUCER
- BLOW OFF ASSEMBLY WITH GATE VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- WATER SERVICE
- P-5 YARD INLET & STORM DRAIN PIPE
- EXISTING GRADE
- PROPOSED GRADE

NOTE: GARNER ROAD IS PRIMARY STREET



UTILITY PLAN - PHASE 1
SCALE: 1" = 50'



UTILITIES LEGEND

- PROPOSED WATERLINE
- - - EXISTING WATERLINE
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- REDUCER
- BLOW OFF ASSEMBLY WITH GATE VALVE.
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- WATER SERVICE
- YARD INLET & STORM DRAIN PIPE
- EXISTING GRADE
- PROPOSED GRADE

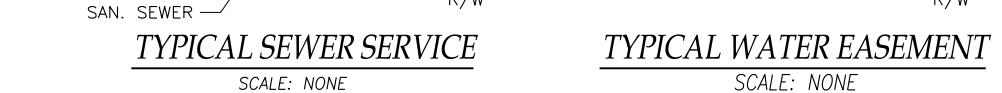
Notes

1. All construction and materials shall be in strict compliance with City of Raleigh Standards.
2. No lot shall have access to Garner Road.
3. Developer will be responsible for construction of streets. Developer and/or Home Owners Association will maintain streets until streets are taken over for maintenance by City of Raleigh.
4. Homeowners Association shall maintain all stormwater management devices.
5. All water and sewer mains within Public Easements and Rights of Way shall be owned, operated, and maintained by the City of Raleigh.
6. All City of Raleigh Stormwater and Flood Hazard regulations shall be complied with.
7. Development will contract for private dumpster service for trash collection.
8. There are no City of Raleigh Greenways on this site.

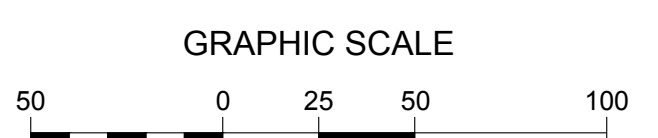
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10. NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
11. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD POG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BRESLEY AT (919) 292-7822 OR TIMOTHY.BRESLEY@RALEIGH.GOV FOR MORE INFORMATION.

CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OR THE OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS; THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HELVEY AT (919) 212-9923 OR JOANIE.HELVEY@RALEIGH.GOV.



UTILITY PLAN - PHASE 2
SCALE: 1" = 50'



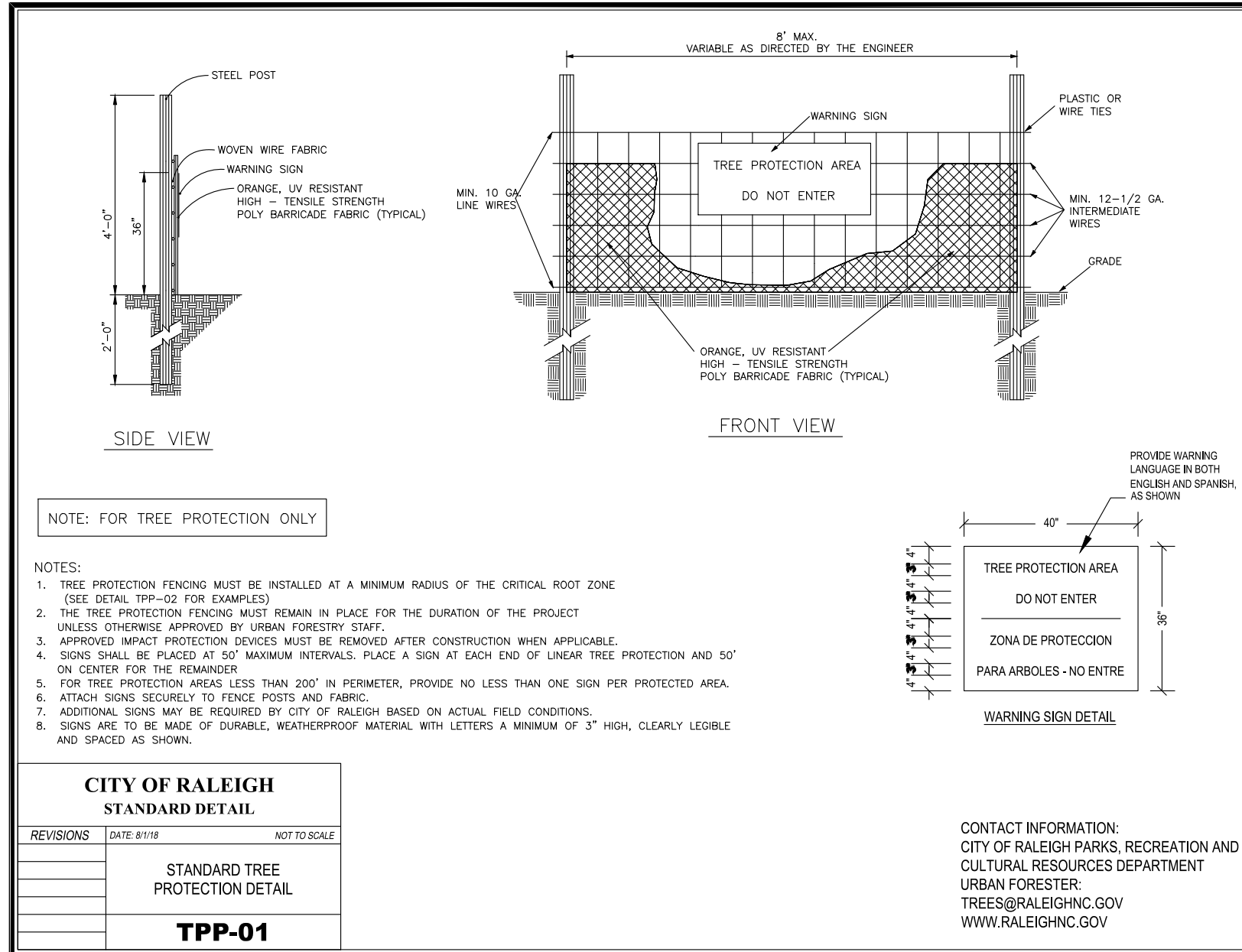
JOB NO. 1702 81 2547
 DESIGN ARK
 DRAWN MAT
 CHECKED ARK
 SCALE 1" = 50'
 FILE Wildcat
 Branch.dwg

DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27515 • (919) 467-9972

WILDCAT BRANCH
 SUBDIVISION
 RALEIGH, NORTH CAROLINA

UTILITY PLAN - PHASE 2

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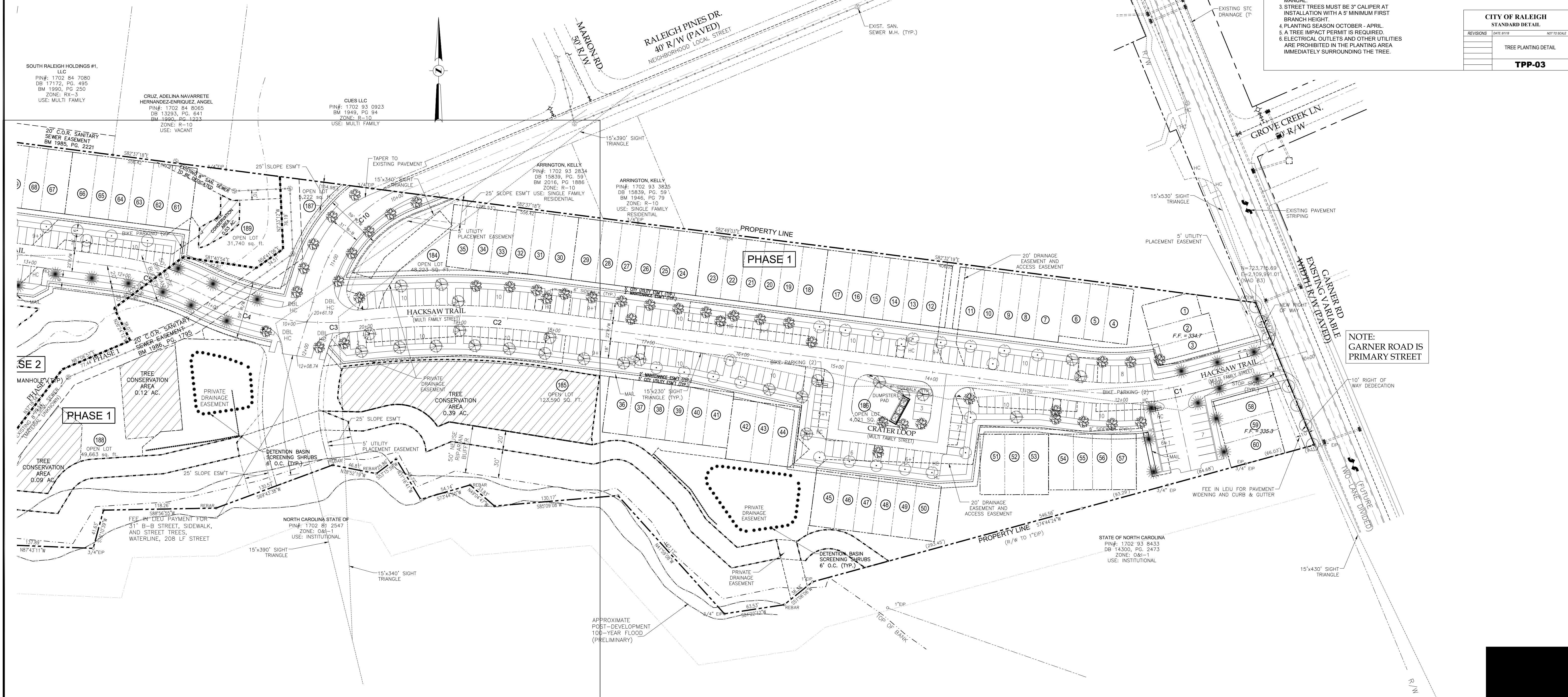
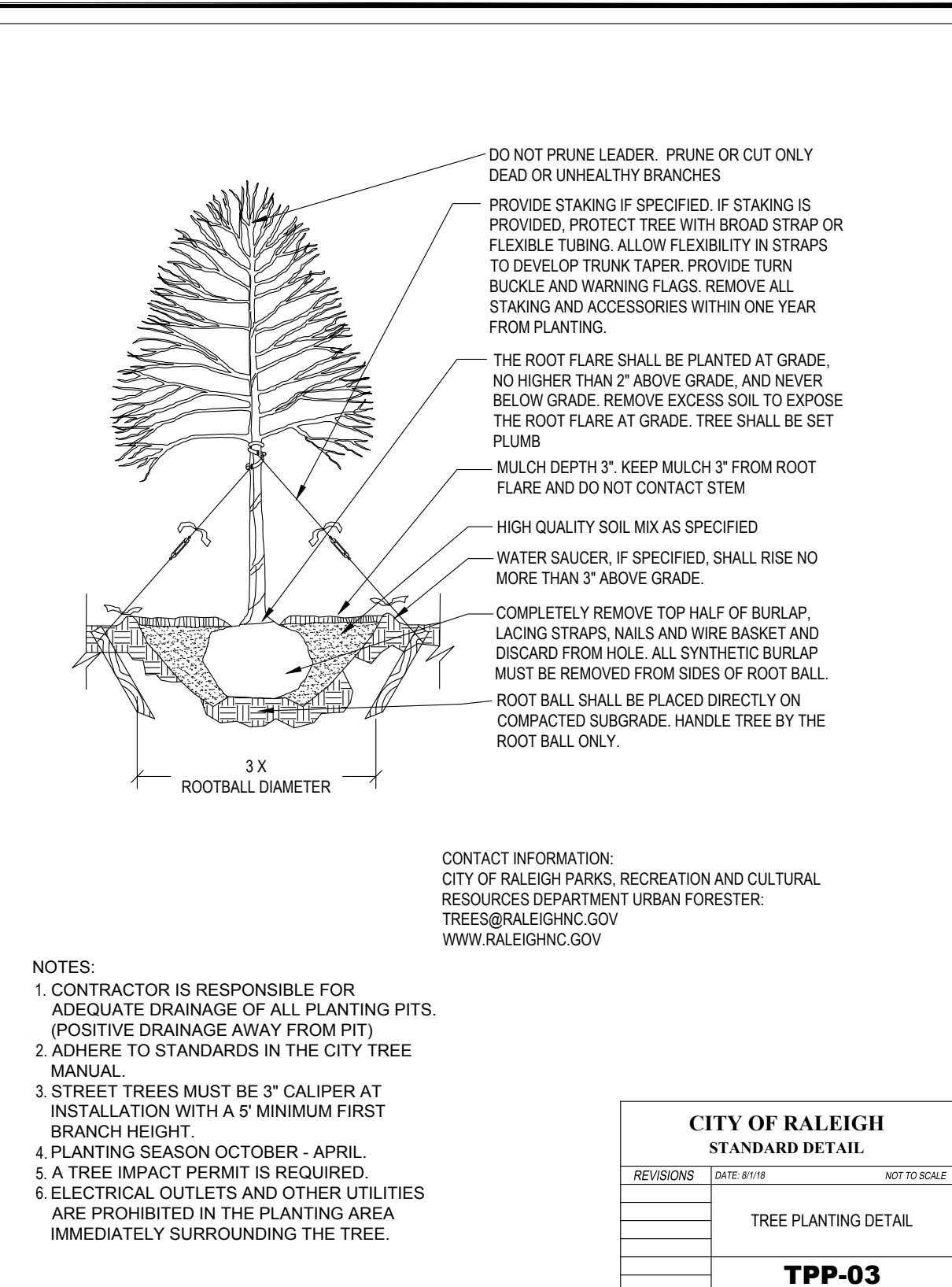
Wildcat Branch Subdivision

TOTAL QUAN	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT
		TREES					
	CBF	<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European Hornbeam	3" Cal.	10' Ht.		
	NS	<i>Nyssa sylvatica 'NSUHH'</i> PP22951	Green Gable™ Tupelo	3" Cal.	10' Ht.		
	PC	<i>Pistacia chinensis</i>	Chinese Pistache	3" Cal.	10' Ht.		
	ON	<i>Quercus nuttallii</i>	Nuttall Oak	3" Cal.	10' Ht.		
	QP	<i>Quercus phellos</i>	Willow Oak	3" Cal.	10' Ht.		
	GRP	<i>Quercus robur x bicolor 'Long'</i> PP 12,673	Regal Prince® Oak	3" Cal.	10' Ht.		
	QS	<i>Quercus shumardii</i>	Shumardii Oak	3" Cal.	10' Ht.		
	TDM	<i>Taxodium distichum 'Mickelson'</i>	Shawnee Brown Bald™ Cypress	3" Cal.	10' Ht.		

- TRANSPORTATION NOTES:**
- RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 - MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
 - NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

- PHASE 1**
- STREET TREES**
 GARNER RD 7 EA.
 HACKSAW TRAIL 66 EA.
 CRATER LOOP 7 EA.
 RALEIGH PINES DR. 11 EA.
- ISLAND TREES**
 HACKSAW TRAIL 18 EA.
 CRATER LOOP 4 EA.
 RALEIGH PINES DR. 0 EA.

- Planting Notes**
- Landscaping location, number, sizes, and species shown may be modified for construction plans. Final plans shall comply with City of Raleigh Unified Development Ordinance.
 - Tree selection shall be at the time of planting.
 - Trees shall be 3-inch minimum caliper, 10-foot minimum height at installation.
 - Shrub selection shall include hollies, cotoneaster, viburnum, and euonymus.



LANDSCAPE PLAN - PHASE 1
 SCALE: 1" = 50'



Wildcat Branch Subdivision

TOTAL	QUAN	KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	
			TREES						
	CBF		<i>Carpinus betulus</i> 'Fastigiat'	Pyramidal European Hornbeam	3" Cal.	10' Ht.			
	NS		<i>Nyssa sylvatica</i> 'NSUH' PP22951	Green Gable™ Tupelo	3" Cal.	10' Ht.			
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	QP		<i>Quercus phellos</i>	Willow Oak	3" Cal.	10' Ht.			
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	QS		<i>Quercus shumardii</i>	Shumardii Oak	3" Cal.	10' Ht.			
	TCM		<i>Taxodium distichum</i> 'Mickleton'	Shawnee Brave Bald™ Cypress	3" Cal.	10' Ht.			

PHASE 2

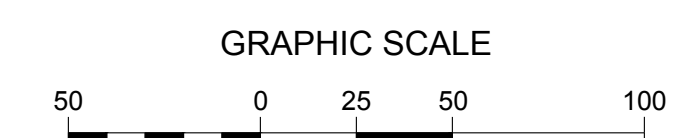
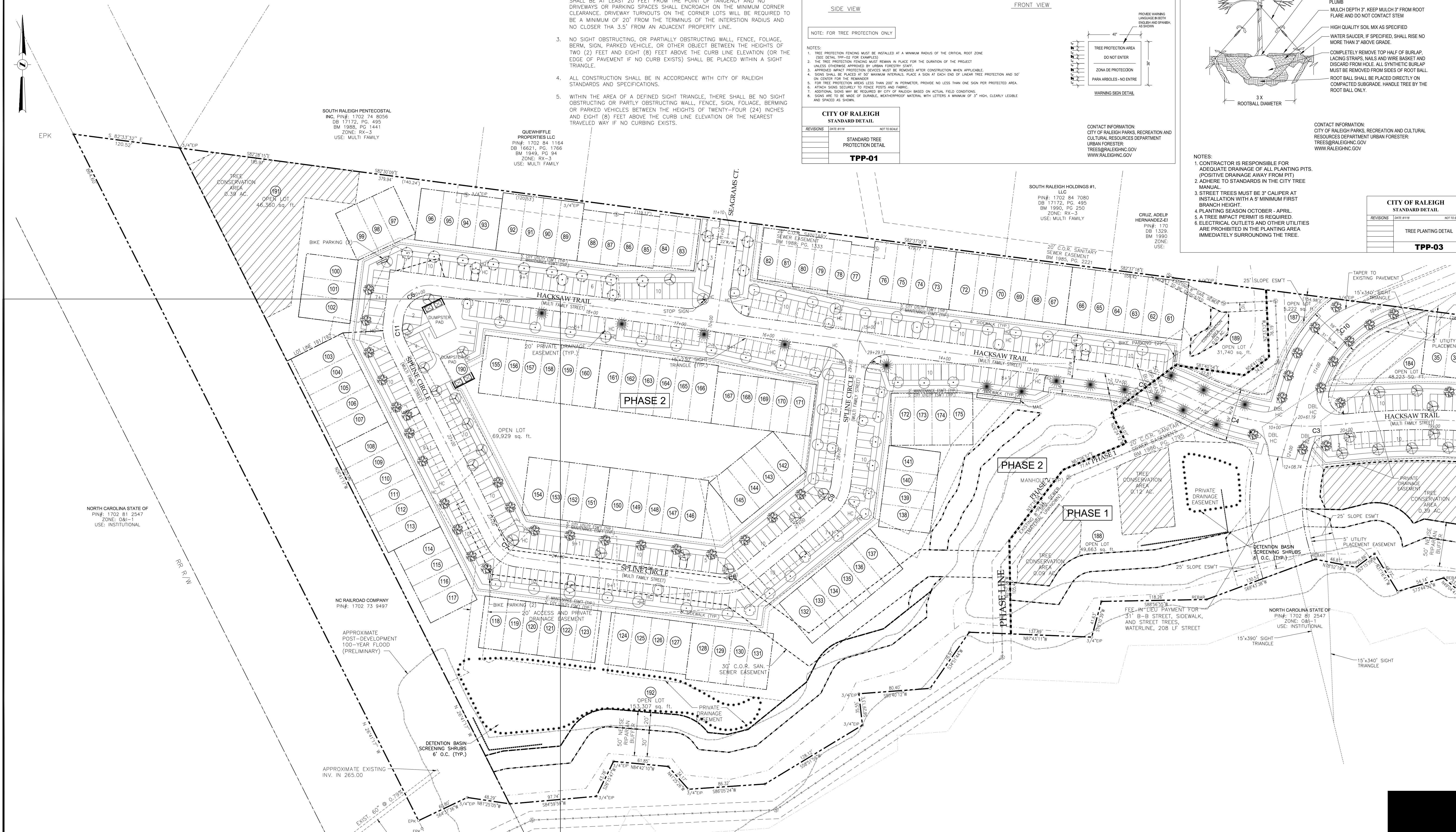
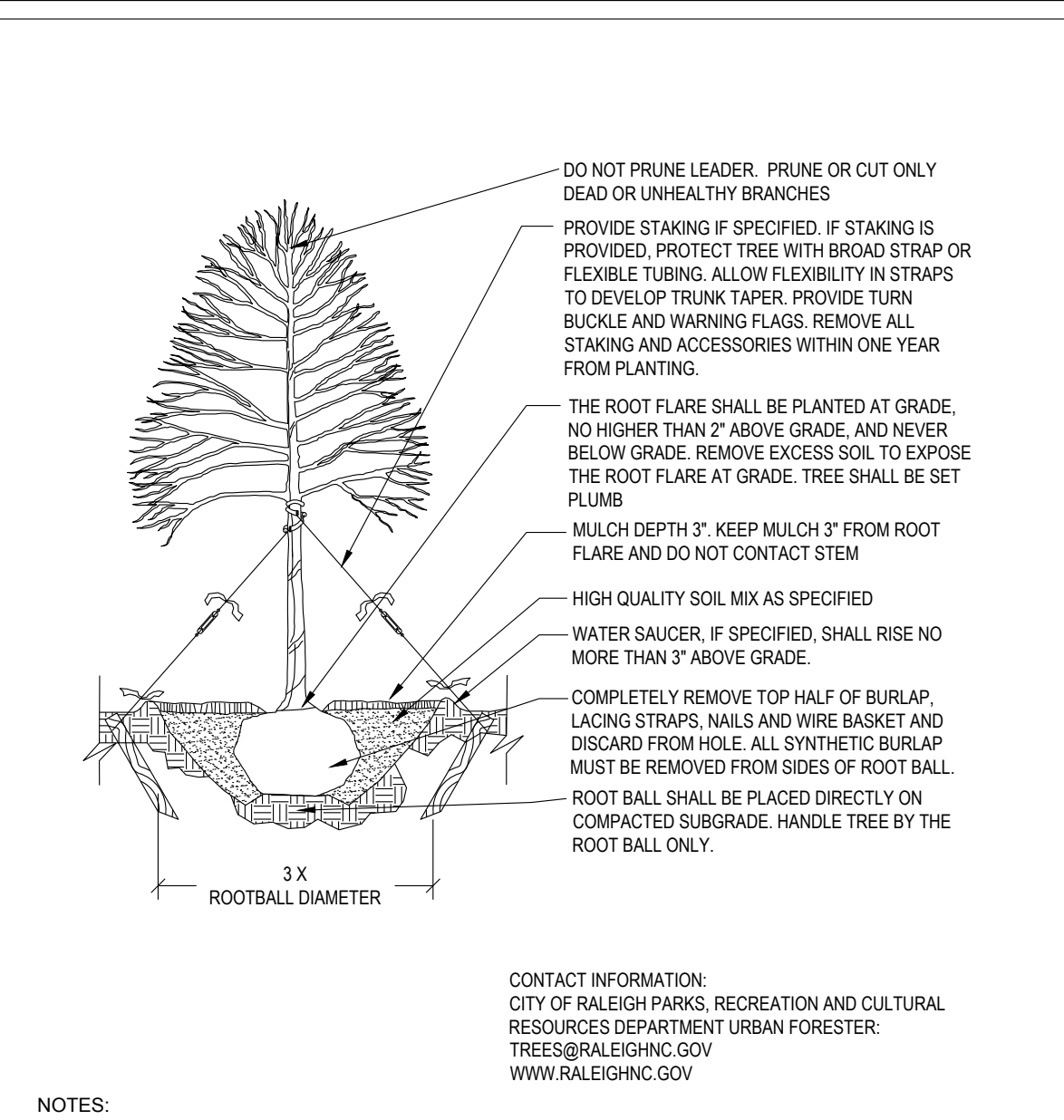
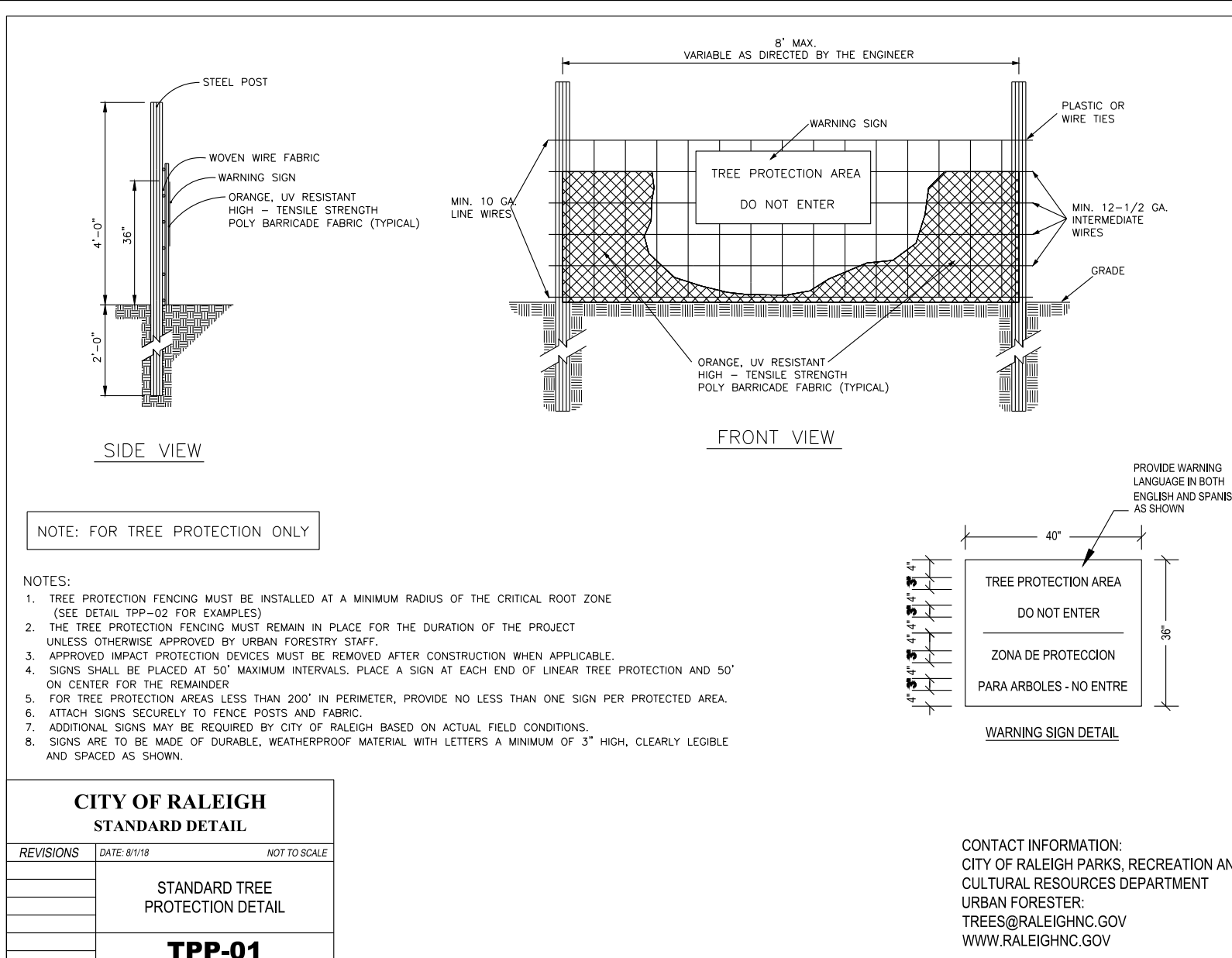
STREET TREES	53 EA.
HACKSAW TRAIL	35 EA.
SPLINE CIRCLE	14 EA.
PRIVATE STREET	
ISLAND TREES	
SPLINE CIRCLE	16 EA.
PARKING AREA	11 EA.
	6 EA.

Planting Notes

1. Landscaping location, number, sizes, and species shown may be modified for construction plans. Final plans shall comply with City of Raleigh Unified Development Ordinance.
2. Tree selection shall be at the time of planting.
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4. Shrub selection shall include hollies, cotoneaster, viburnum, and euonymus.

TRANSPORTATION NOTES:

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2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUCH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
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JOB NO. 2019-0001
DESIGN ARK
DRAWN MAT
CHECKED ARK
SCALE 1" = 50'
FILE Wildcat Branch.dwg

REVISIONS

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CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
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D&P

WILDCAT BRANCH SUBDIVISION
RALEIGH, NORTH CAROLINA

LANDSCAPE PLAN - PHASE 2

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