



Administrative Approval Action

S-19-18, 540 West Subdivision
Transaction # 555362, AA # 3873

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Old Milburnie Creek Road. The site is comprised of five lots, the largest of which is addressed at 1700 Old Milburnie Rd. All parcels are not located within City corporate limits; however, they are located within the extra-territorial jurisdiction.

REQUEST: Phased conventional subdivision of five existing lots to be recombined, comprising a 164.01-acre tract zoned R-6-CU (Z-13-17). Phase 1 will include 135 detached home lots and 5 common lots on 51.5 acres of gross site area. Phase 2 will include 138 detached home lots and 7 common lots on 62.5 acres of gross site area. Phase 3 will include 137 detached home lots and 5 common lots on 50.0 acres of gross site area. There will be 410 detached home lots with 17 common open lots making 427 lots total in the overall subdivision.

DESIGN ADJUSTMENT(S)

ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by The John R. McAdams Company, Inc., dated 9/25/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

3. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction.
4. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction
5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval



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STORMWATER

6. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
7. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

8. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
9. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. Comply with all applicable conditions of Z-13-17.
2. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
3. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
4. The 100' City of Raleigh Greenway Easement and associated 10' Public Access Easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the City of Raleigh Greenway.
5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.



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ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and show on the map approved for recordation.
7. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for the remaining extension of Old Milburnie Rd past the intersection of Heron Pond St and curb and gutter along the west side of the Old Milburnie Rd extension that is being constructed shall be paid to the City of Raleigh.
9. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
10. Site Easements will need to be dedicated at all intersections where the Sight Distance calculation is shown leaving the public right-of-way and entering private property.

PUBLIC UTILITIES

11. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions
12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property
13. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation

STORMWATER

14. Next Step: A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
15. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
16. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.



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17. Next Step: The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
18. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

URBAN FORESTRY

19. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 10-17-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-17-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 10/17/18

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	540 West	
	Development Case Number	S-19-2018	
	Transaction Number	555362	
	Design Adjustment Number	DA - 102 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

 KENNETH W. FITCHIE, PE, MPA Date 10/17/2018
ENGINEERING AND INFRASTRUCTURE MANAGER

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for a Design Adjustment as it relates to block perimeter. The proposed development has created a satisfactory internal street grid with stubs to the easter, norther, and western property lines that all meet the block perimeter requirements. The block to the south is the only block that does not meet our standards. In this direction, there exists a stream that requires a bridge to be constructed for an eventual crossing. In discussions with the USACE, the NCDOT, and city staff, the proposed crossing limits the impact of the environmental feature while still allowing access to the south.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 540 West	
	Case Number S-19-18	
	Transaction Number 555362	
OWNER	Name Pulte Group	
	Address 1225 Crescent Green Drive Suite 250	City Cary
	State NC	Zip Code 27518
CONTACT	Name Brad Rhinehalt	
	Firm McAdams	
	Address 2905 Meridian Parkway	City Durham
REQUEST	State NC	Phone 919-816-1155
	Zip Code 27713	Phone 919-361-5000
	I am seeking a Design Adjustment from the requirements set forth in the following:	
<input checked="" type="checkbox"/>	UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
<input type="checkbox"/>	UDO Art. 8.4 New Streets	- See page 3 for findings
<input type="checkbox"/>	UDO Art. 8.5 Existing Streets	- See page 4 for findings
<input type="checkbox"/>	Raleigh Street Design Manual	- See page 5 for findings
Provide details about the request; (please attach a memorandum if additional space is needed):		
This design adjustment request is for the Block perimeter requirements for the area along the Southern property line of the project due to the environmental constraints. This area contains floodplain, wetlands and stream buffers which would restrict access and those affected adjacent properties would be required to extend to New Old Milburnie Road which would provide access and the crossing of this area. We are providing multiple access stubs to the North, East and West of the property which lies between the project and I-540.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Brad Rhinehalt
Owner/Owner's Representative Signature

9/17/18
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included (copy of letter)

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18* approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Multiple stubs to the Eastern property along with required connectivity from the referenced project provides the best solution without requiring additional Environmental impacts.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The plan allows for the continuation of New Old Milburnie Road according to the Comp plan.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The thoroughfare will provide the crossing and the interconnectivity required without creating any safety issues.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All lots will have direct public street frontage.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

Environmental conditions present difficulties in crossing the lowland area. Both the Corps of Engineers and NC DEQ would request alternative or no impacts for additional stream crossings. The New Old Milburnie Road extension would allow for crossing this sensitive area for future connections.



**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 ext 919-996-1833
Lackford Satellite Office | 1320 Lenoir Road | Raleigh, NC 27601 | 919-996-4200

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

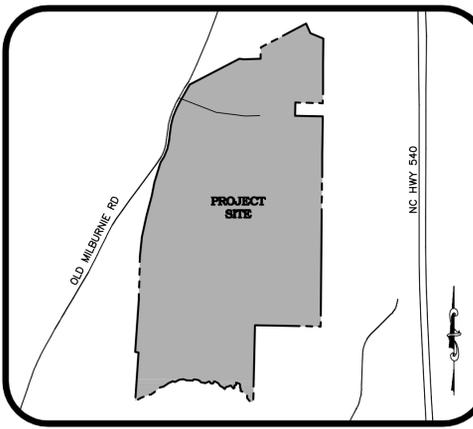
Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision *	<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City 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 ID:		
GENERAL INFORMATION		
Development Name: 540 WEST		
Proposed Use: Single-Family Residential		
Property Address(es): 1700 Old Milburnie Road, 1800 Old Milburnie Road, 3500 Old Milburnie Road, 1808 Wall Hill Road, 3501 Old Barbee Lane		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: See Attached		
Pin Recorded Deed DB 14613 PG 2043	Pin Recorded Deed DB 2865 PG 898	Pin Recorded Deed DB 2470 PG 605
Pin Recorded Deed DB 988 PG 538, DB 13288 PG 791		
What is your project type?		
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Pulte Group		Owner/Developer Name: Randy King
Address: 1225 Crescent Green Drive, Suite 250		
Phone: 919-816-1155	Email: randy.king@pultegroup.com	
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: McAdams		Contact Name: Brad Rhinehalt
Address: 2905 Meridian Parkway		
Phone: 919-361-5000	Email: brad.rhinehalt@mcadamsco.com	

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

signature verification: <https://www.raleighnc.gov/development-services/development-services/development-services/development-services/signature-verification>

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): R-6-CU	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case #: 013-17	
COA (Certificate of Appropriateness) Case #:	
BDA (Board of Adjustment) Case #:	
STORMWATER INFORMATION	
Existing Impervious Surface: 1.31 ac.	Flood Hazard Area: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 57.56 ac.	Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils: None	Flood Study: LOMR 08-04-6177P FEMA Map Panel # 1745
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: 0	Attached: 0
Total # of Single Family Lots: 410	Total # of All Lots: 427
Overall Unit(s)/Acre Densities Per Zoning Districts: 2.50 UN/AC	
Total # of Open Space and/or Common Area Lots: 17	
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 McAdams Company 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.	
Signature:	Date: _____
Signature: _____	Date: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



VICINITY MAP
1"=1000'

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) 996-2409 and the Public Utilities Department at (919) 996-4540 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.

SITE DATA	
OWNER/PARCEL	1700 OLD MILBURNIE RD MCA FAMILY FARM, LLC PIN: 1744190553 DB: 14613, PG. 2043
	1800 OLD MILBURNIE RD BARBARA H. SMITH EUGENE H. HESTER, SR. PIN: 1745115311 DB: 2470, PG. 605
	3501 OLD BARBEE LN NANCY JEAN H. WOOD HAROLD H. WOOD PIN: 1745210404 DB: 2865, PG. 858
	1808 WALL HILL RD ROCKEY A. HESTER, III PIN: 1745213556 DB: 13288, PG. 791
	3500 OLD BARBEE LN ROCKEY A. HESTER, III PIN: 1744291958 DB: 968, PG. 539
PARCEL FOR ROAD RE-ALIGNMENT	1521 OLD MILBURNIE ROAD ADCOCK, AMOS V REVOCABLE TRUST PIN: 1735903287 DB: 8002, PG. 20
GROSS SITE AREA:	164.01 AC / 7,144,431 SF
ROW DEDICATION:	31.58 AC / 1,378,712 SF
NET SITE AREA:	132.36 AC / 5,765,720 SF
	*ADDITIONAL ACREAGE PROVIDED FOR RAMSEY AND HESTER PROPERTY ACCESS TO PUBLIC ROW.
EXISTING ZONING:	R-6-CU
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING LOTS:	5
PROPOSED RESIDENTIAL LOTS:	410
MAXIMUM DENSITY:	3 UN/AC
PROPOSED DENSITY:	2.50 UN/AC
INSIDE CITY LIMITS:	YES
FEMA FIRM MAP:	3720173400J, DATED MAY 2, 2006
RIVER BASIN:	NEUSE RIVER
BLOCK PERIMETER:	4,500' (AVERAGE LOT SIZE BETWEEN 6,000 AND 9,999 SF)
OPEN SPACE REQUIRED:	29.1 AC (22%) (PER ZONING CONDITION #2)
OPEN SPACE PROVIDED:	33.88 AC (26%)
OPEN AREA REQUIRED:	19.9 AC (15%) (PER ZONING CONDITION #3)
OPEN AREA PROVIDED:	23.85 AC (18%)
TREE CONSERVATION REQUIRED:	13,236 AC (10%)
TREE CONSERVATION PROVIDED:	16,316 AC (12.3%)
CONVENTIONAL LOT AREA REQUIREMENTS:	MIN 6,000 SF LOT AREA 50' WIDE-INTERIOR LOT 65' WIDE-CORNER LOT 80' MIN. LOT DEPTH

ZONING CONDITIONS

ORDINANCE: 784 ZC 755
EFFECTIVE: 1/2/18

2-13-17 - OLD MILBURNIE ROAD, EAST SIDE, NORTH AND SOUTH OF ITS INTERSECTION WITH OLD BARBEE LANE, BEING WAKE COUNTY PINS 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, AND 1745213556, APPROXIMATELY 170 ACRES REZONED TO RESIDENTIAL-6 CONDITIONAL USE (R-6-CU).

CONDITIONS DATED: DECEMBER 28, 2017

- NEW RESIDENTIAL DEVELOPMENT ON THE SUBJECT PROPERTY SHALL BE LIMITED TO A MAXIMUM DENSITY OF THREE (3) DWELLING UNITS PER ACRE.
- IN THE EVENT THE PROPERTY IS DEVELOPED WITH A CONVENTIONAL SUBDIVISION, THE FOLLOWING CONDITION SHALL APPLY. A MINIMUM OF TWENTY-TWO PERCENT (22%) OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN SPACE. THE OPEN SPACE REQUIRED TO BE SET ASIDE BY THIS ZONING CONDITION SHALL INCLUDE ONE OR MORE OF THE FOLLOWING: FLOODWAY AREAS; NATURAL RESOURCE BUFFERS REQUIRED ALONG PRIMARY AND SECONDARY WATERCOURSES; JURISDICTIONAL WETLANDS UNDER FEDERAL LAW THAT MEET THE DEFINITION APPLIED BY THE ARMY CORPS OF ENGINEERS; FLOOD FRINGE AREAS; HISTORIC, ARCHAEOLOGICAL AND CULTURAL SITES, CEMETERIES AND BURIAL GROUNDS; AREAS THAT CONNECT NEIGHBORING OPEN SPACE, TRAILS OR GREENWAYS; AND TREE CONSERVATION AREAS; HOWEVER, THE EXISTENCE OF SUCH AREAS ON THE PROPERTY SHALL NOT REQUIRE THE INCLUSION OF SUCH AREAS AS OPEN SPACE REQUIRED BY THIS CONDITION SO LONG AS THE MINIMUM AMOUNT OF TWENTY-TWO PERCENT (22%) IS SATISFIED. THE OPEN SPACE REQUIRED TO BE SET ASIDE BY THIS CONDITION SHALL BE SUBJECT TO UDD SECTIONS 2.5.3., 2.5.4., 2.5.5., 2.5.6., AND 2.5.7.
- IN ADDITION TO THE OPEN SPACE REQUIRED BY CONDITION 2 OF THIS ZONING ORDINANCE, A MINIMUM OF 15% OF THE NET SITE AREA SHALL BE SET ASIDE AS OPEN AREA. "OPEN AREA" AS USED IN THIS CONDITION 3 SHALL MEAN LAND AREA (i) LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, (ii) LOCATED OUTSIDE OF A LOT DEVELOPED WITH A SINGLE-FAMILY HOME, AND (iii) OWNED IN ACCORDANCE WITH UDD SECTION 2.5.7.A.
- IF REQUESTED BY THE PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT PRIOR TO RECORDEMENT OF THE INITIAL SUBDIVISION PLAT, THE DEVELOPER SHALL DEDICATE TO THE CITY OF RALEIGH ADDITIONAL GREENWAY EASEMENT ADJACENT TO NEUSECOO LAKE ON THE SUBJECT PROPERTY IN ORDER TO TOTAL A ONE HUNDRED (100) FOOT GREENWAY EASEMENT AS MEASURED FROM THE TOP-OF-BANK OF THE WATERWAY.
- IN THE EVENT A PUBLIC SIDEWALK IS NOT LOCATED DIRECTLY ADJACENT TO THE RECORDED GREENWAY EASEMENT, THE DEVELOPER SHALL CONSTRUCT A PEDESTRIAN CONNECTION OF NOT LESS THAN SIX (6) FEET IN WIDTH WITHIN AN ASSOCIATED RECORDED PUBLIC ACCESS EASEMENT IN ORDER TO PROVIDE A CONNECTION FROM A PUBLIC SIDEWALK TO THE RECORDED GREENWAY EASEMENT. THE CONNECTION AND THE PUBLIC ACCESS EASEMENT RECORDEMENT SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW RESIDENCE WITHIN THE PHASE OF THE PROJECT WHERE THE IMPROVEMENT IS LOCATED.
- NO BUILDING, DRIVEWAY, PARKING AREA OR VEHICULAR SURFACE AREA SHALL BE PERMITTED WITHIN SEVENTY-FIVE (75) FEET FROM A NEUSE BUFFERED STREAM. THIS CONDITION SHALL NOT APPLY TO PUBLIC INFRASTRUCTURE OR IMPROVEMENTS WITHIN ANY PUBLIC RIGHT-OF-WAY.

540 WEST

PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH TRANSACTION # 555362 CITY OF RALEIGH CASE # S-19-18

OLD MILBURNIE ROAD RALEIGH, NORTH CAROLINA PROJECT NUMBER: PLT-17020

DATE: MAY 17, 2018
REVISED: JULY 6, 2018
REVISED: AUGUST 21, 2018
REVISED: SEPTEMBER 18, 2018
REVISED: SEPTEMBER 25, 2018

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NORTH CAROLINA 27518
CONTACT: RANDY KING
PHONE: (919) 816-1155
EMAIL: randy.king@pultegroup.com

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 PROJECT NOTES
- C-3 OVERALL SUBDIVISION PLAN
- C-4 - C-10 SUBDIVISION PLAN - AREA "A" THRU AREA "G"
- C-11 OVERALL GRADING AND STORM DRAINAGE PLAN
- C-12 - C-18 GRADING AND STORM DRAINAGE PLAN - AREA "A" THRU AREA "G"
- C-19 OVERALL UTILITY PLAN
- C-20 - C-26 UTILITY PLAN - AREA "A" THRU AREA "G"
- LS-1 OVERALL LANDSCAPE PLAN
- LS-2 - LS-8 LANDSCAPE PLAN - AREA "A" THRU AREA "G"
- TC-1 OVERALL TREE CONSERVATION PLAN
- TC-2 - TC-8 TREE CONSERVATION PLAN - AREA "A" THRU AREA "G"
- TC-9 THOROUGHFARE DETERMINATION PLAN
- SW-A STORMWATER CONTROL MEASURE 'A' DETAILS
- SW-B STORMWATER CONTROL MEASURE 'B' DETAILS
- SW-C STORMWATER CONTROL MEASURE 'C' DETAILS
- SW-D STORMWATER CONTROL MEASURE 'D' DETAILS
- SW-E STORMWATER CONTROL MEASURE 'E' DETAILS
- SW-F STORMWATER CONTROL MEASURE 'F' DETAILS
- D-1 SITE DETAILS
- D-2 UTILITY DETAILS
- D-3 UTILITY DETAILS
- D-4 STORM DRAINAGE DETAILS

VHB OFF-SITE

(SEE NCDOT PLANS, PROJECT: 38504 (PHASES I-III))



Know what's below.
Call before you dig.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



**THE JOHN R. McADAMS
COMPANY, INC.**

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919.361.5000 • McAdamsCo.com

Contact: Brad Rhinehalt, PE
rhinehalt@mcadamsco.com

X:\Projects\PLT-17020\Land\Site\Plan-Construction Drawings\PLT-17020-CSD.dwg, 9/21/2018 3:12:42 PM, Hughes, Kevin

PRELIMINARY SUBDIVISION PLAN FOR:
540 WEST
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: PLT-17020

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CURB INLET
- ⊙ STORM DRAINAGE MANHOLE
- YARD INLET
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — FENCE LINE
- — — — — OBSCURE AREA

N/F
ALGA D. JONES AND WFE,
MARGARET P. JONES
D.B. 2580, PG. 433
P.I.N.: 1734.02-98-6440

N/F
MILURNE FISHING CLUB,
INC.
D.B. 2819, PG. 749
P.I.N.: 1734.02-97-7564

N/F
NANCY JEAN HESTER WOOD
D.B. 2389, PG. 00-E
P.I.N.: 1744.01-17-4238

EX. SMH 2
RIM: 218.85'
INV. IN: 207.00'
INV. OUT: 206.93'

EX. SMH 3
RIM: 224.17'
INV. IN: 211.97'
INV. OUT: 211.92'

EX. SMH 4
RIM: 234.26'
INV. IN: 214.95'
INV. OUT: 214.92'

EX. SMH 5
RIM: 238.23'
INV. IN: 223.08'
INV. OUT: 223.01'

N/F
NANCY JEAN HESTER WOOD
D.B. 6461, PG. 170
B.M. 1995, PG. 313
P.I.N.: 1744.01-28-1121

PROPERTY 5
42.873 ACRES
ROCKEY A. HESTER, III
D.B. 968, PG. 539
P.I.N.: 1744-29-1958

PROPERTY 1
TRACT 1
44.862 ACRES
MCA FAMILY FARM, LLC
D.B. 14613, PG. 2043
P.I.N.: 1744-11-0513

PROPERTY 1
TRACT 2
50.284 ACRES
MCA FAMILY FARM, LLC
D.B. 14613, PG. 2043
P.I.N.: 1744-19-0553

PROPERTY 2
10.119 ACRES
CLAUDE S. HESTER, JR.
BARBARA H. S. HESTER
AND EUGENE HESTER
D.B. 2470, PG. 403
B.M. 1967, PG. 106
B.M. 1968, PG. 198
P.I.N.: 1744-11-5313

PROPERTY 3
7.175 ACRES
NANCY JEAN H. WOOD AND
HUSBAND, GERALD H. WOOD
D.B. 2865, PG. 858
B.M. 1980, PG. 126
P.I.N.: 1745-21-3556

PROPERTY 4
6.735 ACRES
ROCKEY A. HESTER, III
D.B. 13288, PG. 794
B.M. 1980, PG. 198
P.I.N.: 1745-21-3075

GRACE D. RAMSEY
D.B. 12855, PG. 2144
B.M. 1981, PG. 367
P.I.N.: 1745-22-2467

GENERAL NOTES

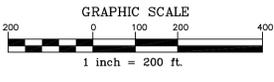
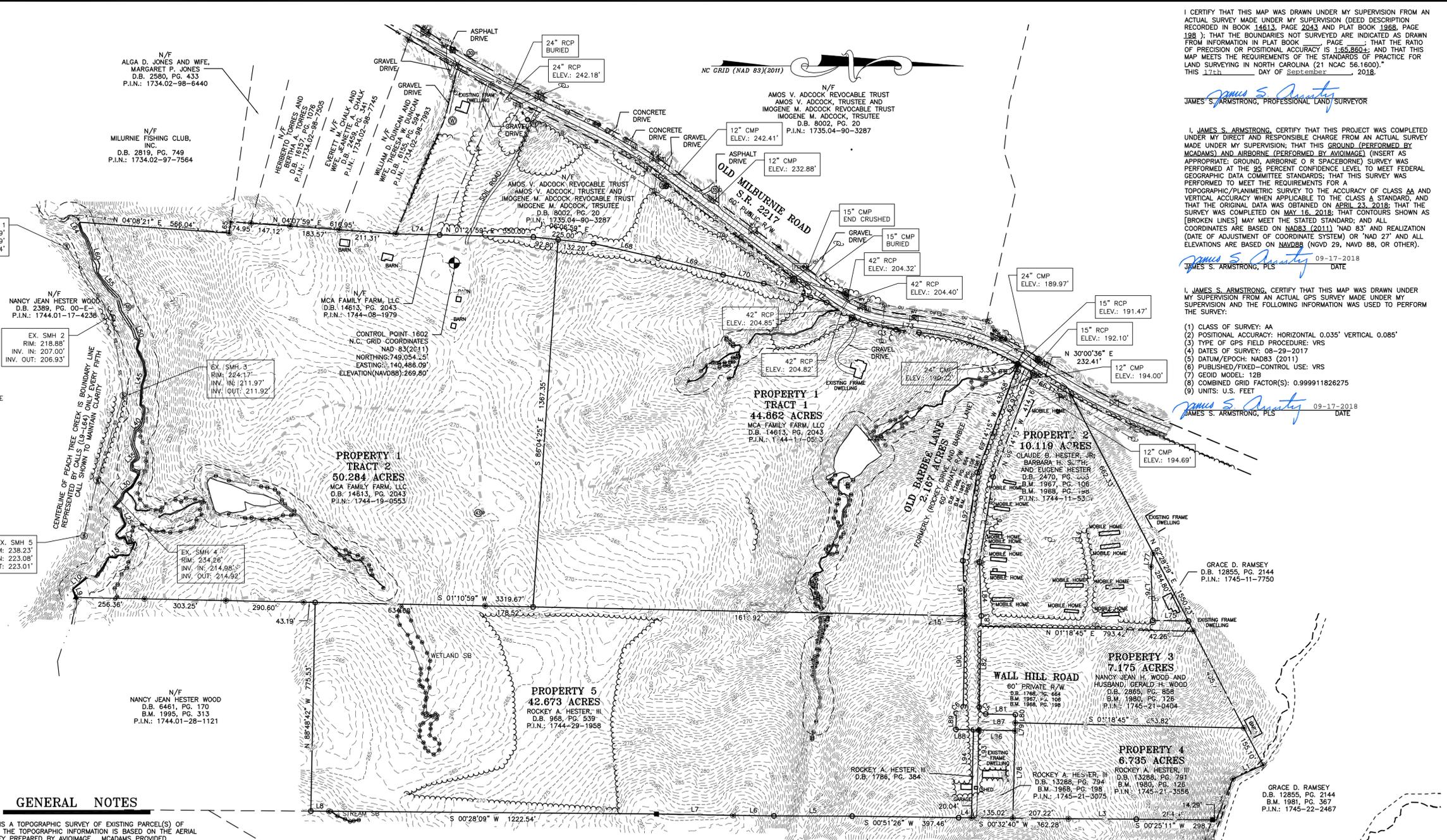
- THIS IS A TOPOGRAPHIC SURVEY OF EXISTING PARCEL(S) OF LAND. THE TOPOGRAPHIC INFORMATION IS BASED ON THE AERIAL SURVEY PREPARED BY ANOMAG MCADAMS PROVIDED TO SUPPLEMENT THE AERIAL SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH NAD 83 (2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: R-4 AND R-30
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720174500J DATED 05-02-06.
- REFERENCES: D.B. 14613, PG. 2043; D.B. 2470, PG. 605; D.B. 2865, PG. 858; D.B. 13288, PG. 791; B.M. 1967, PG. 106; B.M. 1968, PG. 198; B.M. 1980, PG. 126; D.B. 968, PG. 539 OF THE WAKE COUNTY REGISTRY. P.I.N.: 1744-19-0553, 1744-08-1979, 1745-11-5311, 1745-21-0404, 1745-21-3556, 1744-29-1958
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88
- REVISED SEPTEMBER 13, 2018 TO ADD AREA FOR OLD BARBEE LANE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4868.32	75.89'	N 31°43'41" E	75.89'
C2	365.81'	105.70'	N 23°00'12" E	105.33'
C3	770.72	99.31'	N 11°02'07" E	99.24'
C4	892.24	387.50'	N 17°34'05" E	384.46'
C5	25.00'	39.27'	S 46°18'45" W	35.36'
C6	25.00'	39.27'	N 43°41'15" W	35.36'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 24°19'49" E	123.62'
L2	S 67°58'38" E	164.25'
L3	S 00°25'20" W	263.50'
L4	S 00°16'54" W	47.54'
L5	S 00°11'28" W	291.79'
L6	S 00°39'03" W	152.17'
L7	S 01°01'58" W	285.72'
L8	S 00°30'41" W	67.54'
L9	S 69°59'20" W	32.68'
L10	S 40°01'13" W	67.88'
L11	S 00°55'29" E	30.48'
L12	S 48°44'46" W	39.62'
L13	S 60°24'20" W	53.18'
L14	S 01°59'25" W	23.99'
L15	S 60°04'41" W	13.47'
L16	S 00°38'12" E	39.03'
L17	S 42°04'25" W	12.37'
L18	S 73°14'35" W	40.48'
L19	S 08°24'39" E	25.58'
L20	S 66°02'46" W	25.27'
L21	S 06°22'34" E	22.26'
L22	S 51°52'13" W	12.02'
L23	S 45°02'48" W	44.35'
L24	S 69°32'06" W	8.38'
L25	S 64°56'39" W	26.58'
L26	S 74°29'58" W	26.10'
L27	S 33°24'48" W	26.42'
L28	S 48°14'58" W	34.97'
L29	S 65°38'18" W	28.95'
L30	S 36°11'51" W	40.88'
L31	S 62°06'39" W	46.40'
L32	S 86°27'54" W	9.80'
L33	S 24°47'13" W	28.10'
L34	S 88°09'15" W	24.19'
L35	S 41°05'03" W	16.08'
L36	S 47°41'30" W	13.93'
L37	S 66°48'32" W	51.67'
L38	S 78°31'54" W	50.39'
L39	S 39°06'01" W	15.11'
L40	S 50°11'33" W	18.43'
L41	S 77°35'40" W	45.53'
L42	S 89°42'42" W	17.23'
L43	S 42°25'56" W	17.30'
L44	S 86°02'25" W	71.58'
L45	S 72°42'53" W	43.72'
L46	S 80°41'01" W	45.42'
L47	S 64°10'03" W	46.56'
L48	S 75°01'14" W	32.03'
L49	S 51°18'01" W	16.09'
L50	S 71°13'55" W	28.50'
L51	S 95°59'14" W	84.81'
L52	S 78°38'36" W	10.83'
L53	S 74°05'08" W	37.48'
L54	S 45°40'04" W	52.34'
L55	S 51°15'49" W	34.71'
L56	S 53°44'23" W	36.21'
L57	S 84°21'42" W	29.41'
L58	S 63°43'11" W	8.61'
L59	S 53°28'26" W	10.25'
L60	S 76°38'04" W	27.34'
L61	S 71°04'02" W	54.41'
L62	S 56°29'18" W	39.02'
L63	S 70°55'28" W	26.09'
L64	S 61°34'06" W	12.65'
L65	S 81°39'23" W	42.57'
L66	S 75°35'50" W	213.00'
L67	N 26°56'22" E	185.60'
L68	N 12°36'56" E	248.00'
L69	N 14°21'59" E	290.00'
L70	N 12°06'59" E	155.00'
L71	N 16°21'59" E	182.00'
L72	N 17°51'59" E	63.38'
L73	N 07°20'38" E	86.09'
L74	N 01°21'59" E	164.00'
L75	S 01°12'53" W	133.45'
L76	S 86°19'08" W	191.80'
L77	N 81°04'55" W	50.65'
L78	S 86°38'03" W	324.80'
L79	N 88°41'14" W	29.58'
L80	N 88°41'15" W	30.42'
L81	S 01°18'45" W	110.30'
L82	N 88°41'15" W	300.00'
L83	N 88°41'15" W	39.00'
L84	S 88°04'45" W	200.75'
L85	N 80°47'15" W	319.53'
L86	S 01°18'45" W	135.30'
L87	S 01°18'45" W	20.04'
L88	S 01°18'45" W	64.96'
L89	N 88°41'15" W	60.00'
L90	N 88°41'15" W	337.31'
L91	S 88°04'45" W	205.00'
L92	N 80°47'15" W	331.87'
L93	N 88°41'13" W	326.61'
L94	N 88°41'13" W	326.68'



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 14613, PAGE 2043 AND PLAT BOOK 1988, PAGE 198); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK PAGE 198; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:65,860; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 17th DAY OF September, 2018.

James S. Armstrong
JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR

I, JAMES S. ARMSTRONG, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND (PERFORMED BY MCADAMS) AND AIRBORNE (PERFORMED BY ANOMAG) SURVEY WAS PERFORMED AS APPROPRIATE: GROUND, AIRBORNE OR SPACEBORNE (INSERT AS APPLICABLE) TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON APRIL 23, 2018; THAT THE SURVEY WAS COMPLETED ON MAY 16, 2018; THAT CONTOURS SHOWN AS (BROKEN LINES) MAY MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NAD83 (2011) "NAD 83" AND REALIZATION (DATE OF ADJUSTMENT OF COORDINATE SYSTEM) OR "NAD 27" AND ALL ELEVATIONS ARE BASED ON NAVD88 (NOVD 29, NAVD 88, OR OTHER).

James S. Armstrong
JAMES S. ARMSTRONG, PLS DATE 09-17-2018

I, JAMES S. ARMSTRONG, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: AA
- POSITIONAL ACCURACY: HORIZONTAL 0.035" VERTICAL 0.085"
- TYPE OF GPS FIELD PROCEDURE: SVS
- DATES OF SURVEY: 08-29-2017
- DATUM/EPOCH: NAD83 (2011)
- PUBLISHED/FIXED-CONTROL USE: SVS
- GEOD. MODEL: 12S
- COMBINED GRID FACTOR(S): 0.999911826275
- UNITS: U.S. FEET

James S. Armstrong
JAMES S. ARMSTRONG, PLS DATE 09-17-2018

THE JOHN R. MCADAMS COMPANY, INC.
2805 Meridian Parkway
Durham, North Carolina 27713
Tel: 919-487-0288
919-361-5000 • mcadamsco.com

MCADAMS

REVISIONS:

2018-07-06	PER CITY OF RALEIGH COMMENTS
2018-08-21	PER CITY OF RALEIGH COMMENTS
2018-09-18	PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

PROJECT NO: PLT-17020
FILENAME: PLT17020-C2
CHECKED BY: JSA
DRAWN BY: JSA
SCALE: 1" = 200'
DATE: 05-17-18
SHEET NO: C-1

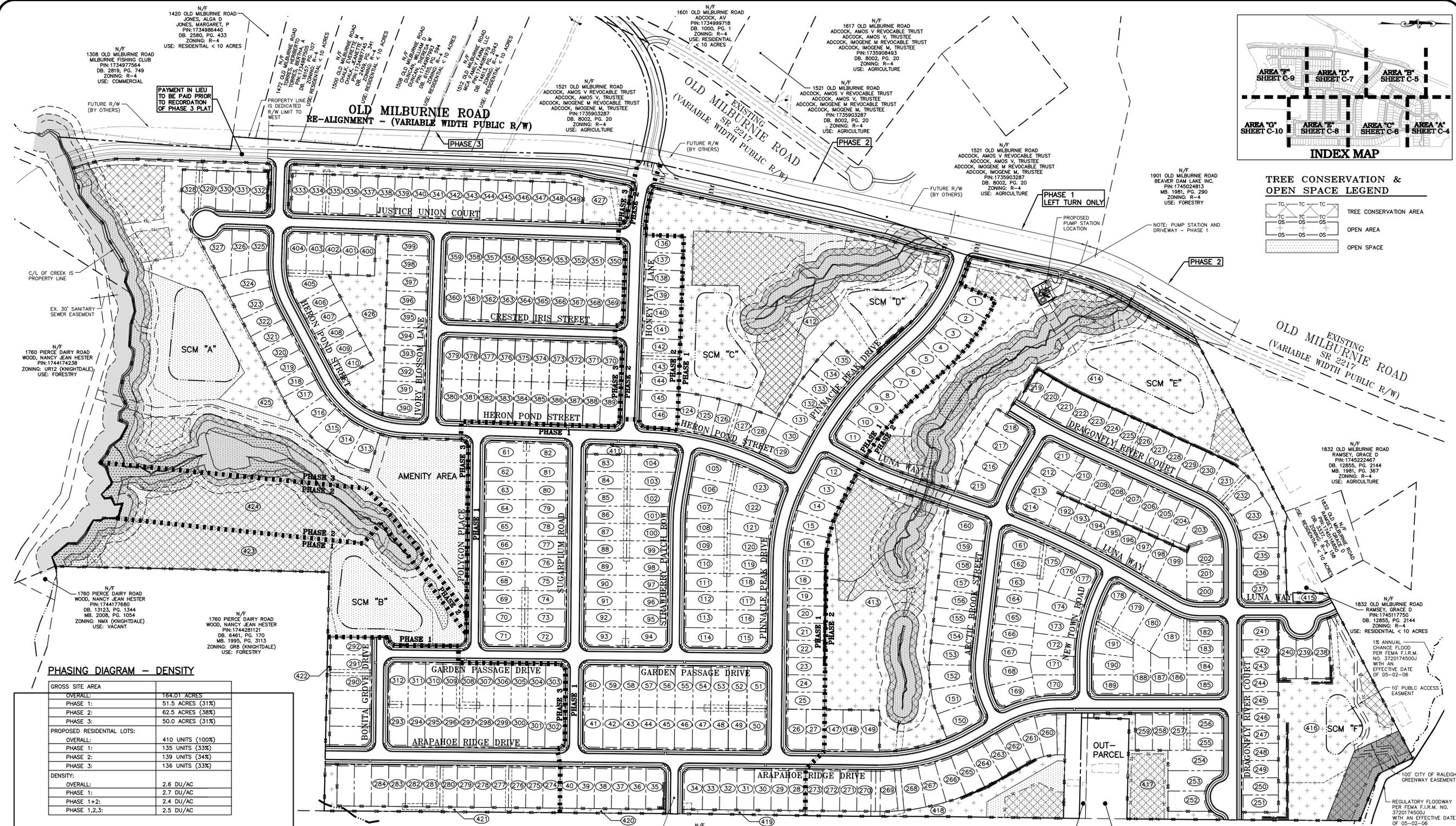
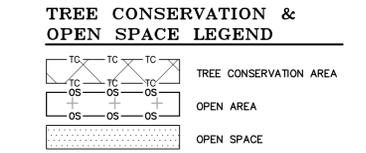
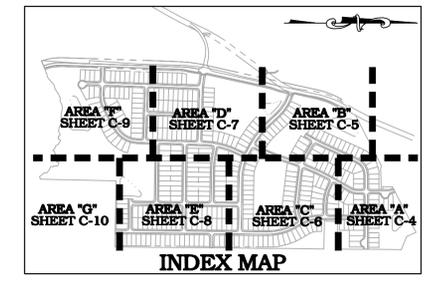
McADAMS



DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

PROJECT NO. PLT-17020
 FILENAME: PLT17020-OAST
 CHECKED BY: BAR
 DRAWN BY: KWH
 SCALE: 1"=150'
 DATE: 05-17-18
 SHEET NO. C-3

540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
OVERALL SUBDIVISION PLAN



PHASING DIAGRAM - DENSITY

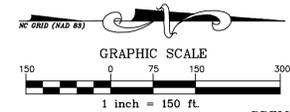
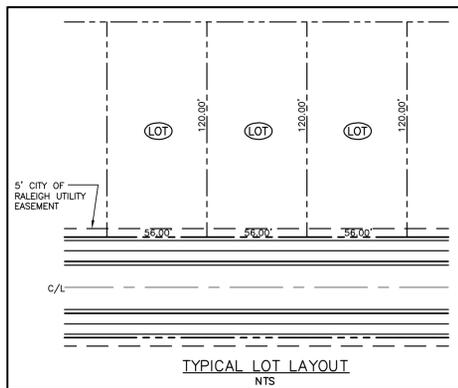
GROSS SITE AREA	
OVERALL:	184.01 ACRES
PHASE 1:	51.5 ACRES (31%)
PHASE 2:	62.5 ACRES (38%)
PHASE 3:	50.0 ACRES (31%)
PROPOSED RESIDENTIAL LOTS:	
OVERALL:	410 UNITS (100%)
PHASE 1:	135 UNITS (33%)
PHASE 2:	139 UNITS (34%)
PHASE 3:	136 UNITS (33%)
DENSITY:	
OVERALL:	2.6 DU/AC
PHASE 1:	2.7 DU/AC
PHASE 1+2:	2.4 DU/AC
PHASE 1,2,3:	2.5 DU/AC

PHASING DIAGRAM - OPEN SPACE/OPEN AREA

NET SITE AREA	
OVERALL:	132.4 ACRES
PHASE 1:	40.0 ACRES (30%)
PHASE 2:	52.0 ACRES (39%)
PHASE 3:	40.4 ACRES (31%)
OPEN SPACE:	
OVERALL:	REQUIRED: 29.1 ACRES (22%) PROVIDED: 30.6 ACRES (23.1%)
PHASE 1:	REQUIRED: 8.8 ACRES (22% OF PH1) PROVIDED: 9.4 ACRES (23.5% OF PH1)
PHASE 2:	REQUIRED: 11.4 ACRES (22% OF PH2) PROVIDED: 11.7 ACRES (22.5% OF PH2)
PHASE 3:	REQUIRED: 8.9 ACRES (22% OF PH3) PROVIDED: 9.5 ACRES (23.5% OF PH3)
OPEN AREA:	
OVERALL:	REQUIRED: 19.9 ACRES (15%) PROVIDED: 27.2 ACRES (20.5%)
PHASE 1:	REQUIRED: 6.0 ACRES (15% OF PH1) PROVIDED: 6.0 ACRES (15.0% OF PH1)
PHASE 2:	REQUIRED: 7.8 ACRES (15% OF PH2) PROVIDED: 14.8 ACRES (28.5% OF PH2)
PHASE 3:	REQUIRED: 6.1 ACRES (15% OF PH3) PROVIDED: 6.4 ACRES (15.8% OF PH3)

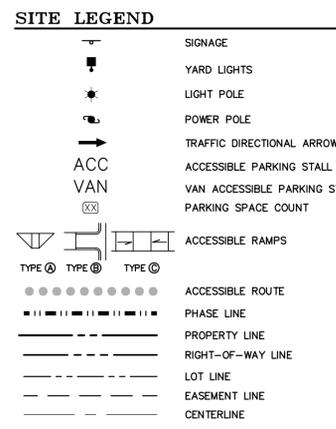
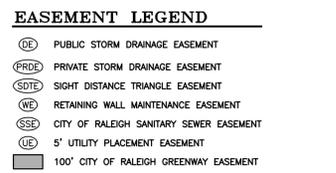
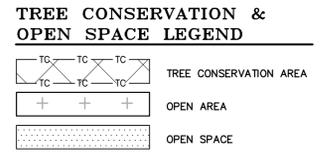
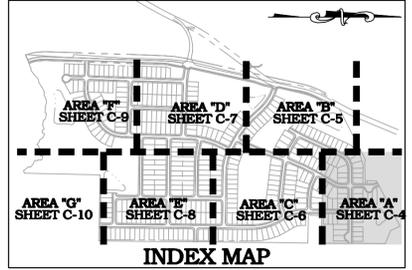
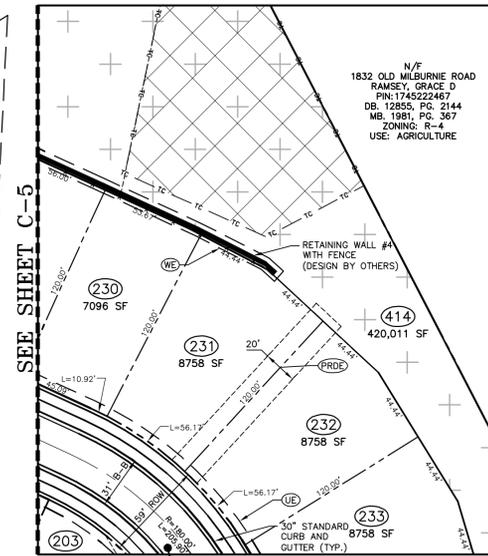
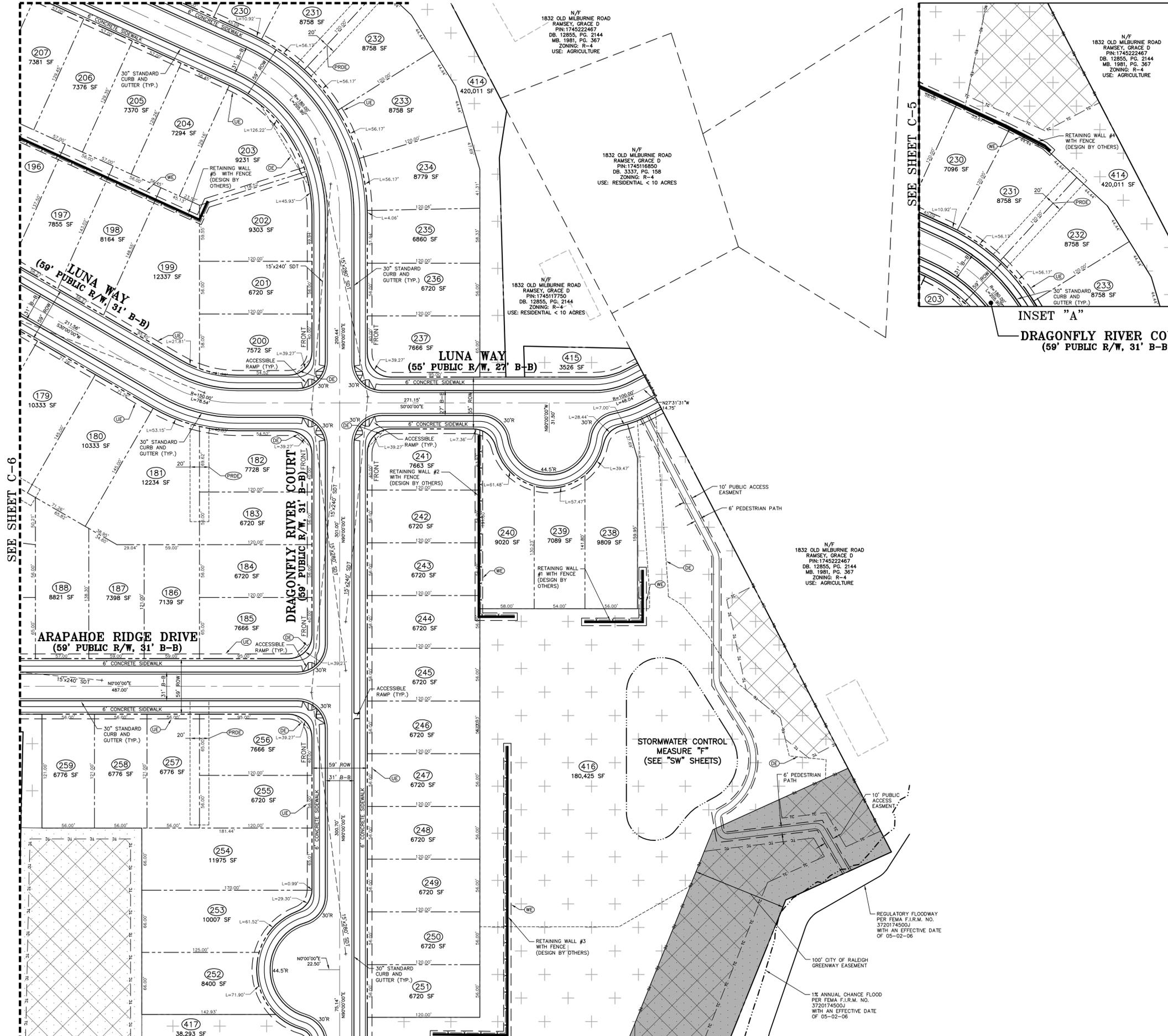
FOR THE PROPOSED FILL ON LOTS 296, 297, 308 & 309, WE WILL USE MINIMUM FILL ALLOWED FOR MINOR UNCONNECTED WETLANDS ONCE PERMITTED THROUGH THE CORPS OF ENGINEERS.

RETAINING WALLS LOCATED LESS THAN 30' FROM A PUBLIC SIDEWALK MUST COMPLY WITH UDO 7.2.8.D AND WILL REQUIRE ZONING PERMIT WITH CONCURRENT SITE REVIEW.



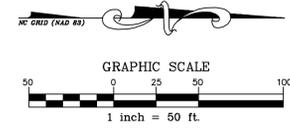
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SEE INSET "A" THIS SHEET



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
1111 W. W. C-028
919.361.5000 • mcadamsco.com



REVISIONS:
2018-07-06 PER CITY OF RALEIGH COMMENTS
2018-08-21 PER CITY OF RALEIGH COMMENTS
2018-09-18 PER CITY OF RALEIGH COMMENTS
2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "A"

Table with project details: PROJECT NO. PLT-17020, FILENAME: PLT17020-S1, CHECKED BY: BAR, DRAWN BY: KWH, SCALE: 1"=50', DATE: 05-17-18, SHEET NO. C-4



X:\Projects\PLT\PLT-17020\Luna\Site Plan-Construction Drawing\Current Drawings\PLT17020-S1.dwg, 9/21/2018 3:23:48 PM, Hughes, Kevin

CWR PARTNERS WEST, LLC
PIN: 1745222467
DB: 12855, PG: 2144
MB: 1981, PG: 367
ZONING: R-4
USE: VACANT

N/F
1832 OLD MILBURNIE ROAD
RAMSEY, GRACE D
PIN: 1745222467
DB: 12855, PG: 2144
MB: 1981, PG: 367
ZONING: R-4
USE: AGRICULTURE

N/F
1832 OLD MILBURNIE ROAD
RAMSEY, GRACE D
PIN: 1745116850
DB: 3337, PG: 158
ZONING: R-4
USE: RESIDENTIAL < 10 ACRES

N/F
1832 OLD MILBURNIE ROAD
RAMSEY, GRACE D
PIN: 1745117750
DB: 12855, PG: 2144
ZONING: R-4
USE: RESIDENTIAL < 10 ACRES

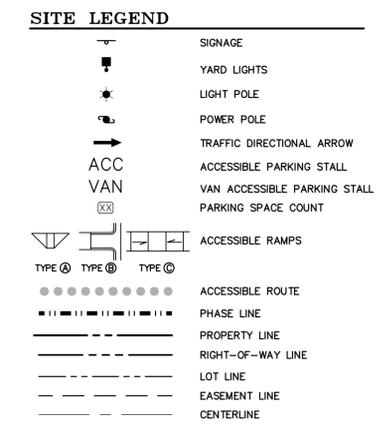
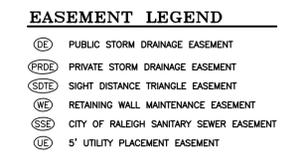
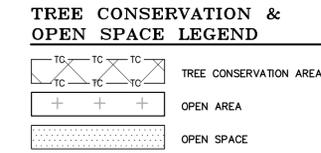
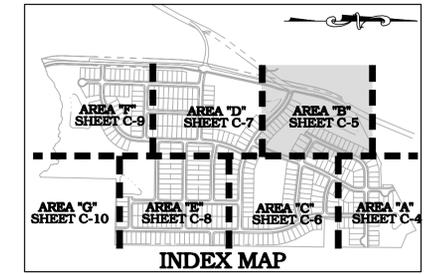
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RAMSEY, GRACE D
PIN: 1745222467
DB: 12855, PG: 2144
MB: 1981, PG: 367
ZONING: R-4
USE: AGRICULTURE

REGULATORY FLOODWAY
PER FEMA F.I.R.M. NO.
3720174500J
WITH AN EFFECTIVE DATE
OF 05-02-06

1% ANNUAL CHANCE FLOOD
PER FEMA F.I.R.M. NO.
3720174500J
WITH AN EFFECTIVE DATE
OF 05-02-06

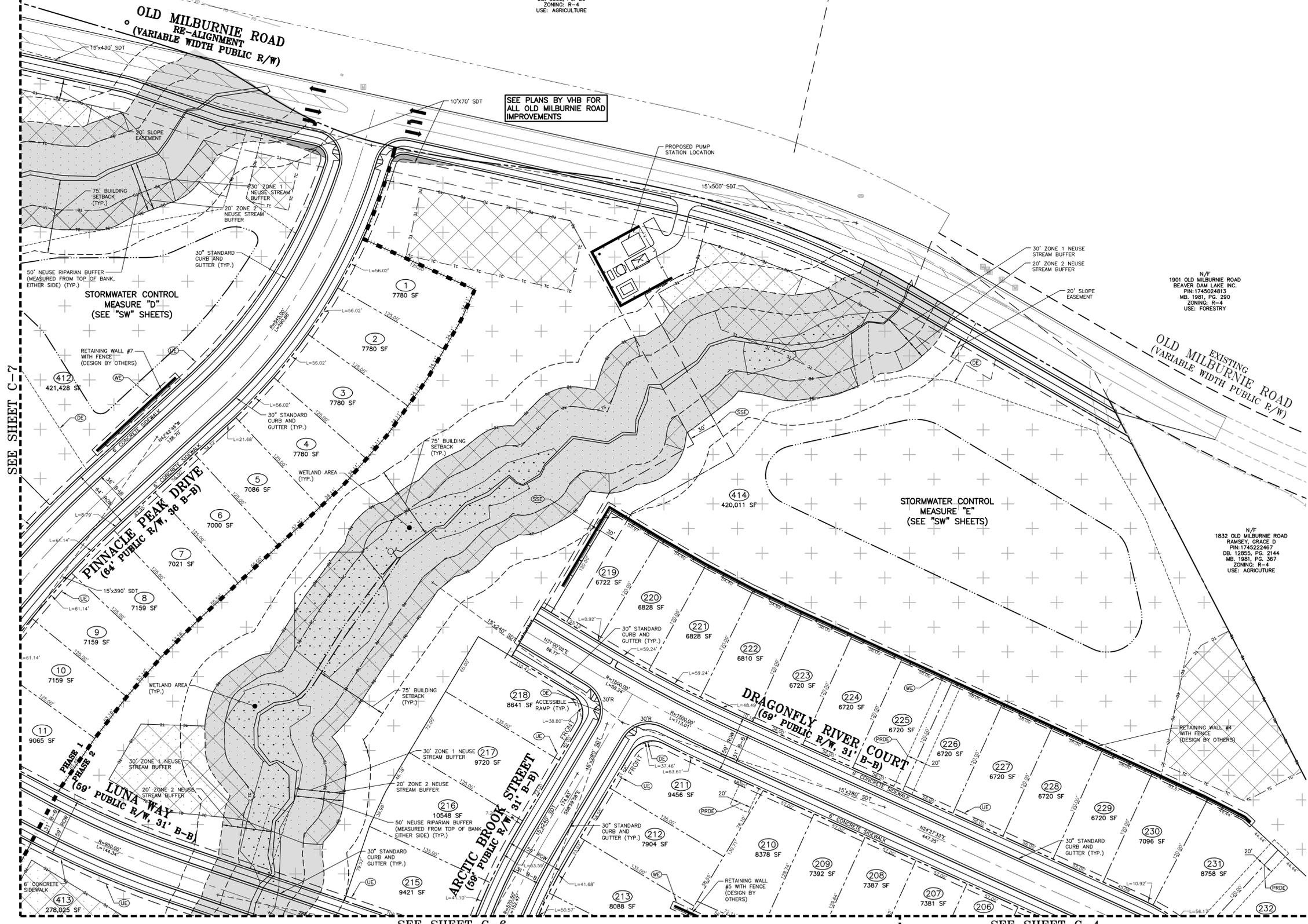
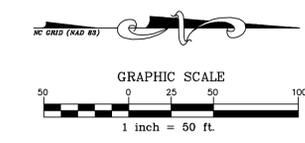
EXISTING
OLD MILBURNIE ROAD
(VARIABLE WIDTH PUBLIC R/W)

N/F
1521 OLD MILBURNIE ROAD
ADCOCK, AMOS V REVOCABLE TRUST
ADCOCK, AMOS V, TRUSTEE
ADCOCK, IMOGENE M REVOCABLE TRUST
ADCOCK, IMOGENE M, TRUSTEE
PIN: 1735903287
DB: 8002, PG: 20
ZONING: R-4
USE: AGRICULTURE



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



SEE PLANS BY VHB FOR ALL OLD MILBURNIE ROAD IMPROVEMENTS

SEE SHEET C-7

SEE SHEET C-6

SEE SHEET C-4

X:\Projects\PLT\PLT-17020\Luna\Site Plan-Construction Drawing\Current Drawings\PLT17020-S1.dwg, 9/21/2018 3:24:04 PM, Hughes, Kevin

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
1111 W. W. C-0285a Co.com
919.361.5060



REVISIONS:

- 2018-07-06 PER CITY OF RALEIGH COMMENTS
- 2018-08-21 PER CITY OF RALEIGH COMMENTS
- 2018-09-18 PER CITY OF RALEIGH COMMENTS
- 2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1255 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "B"

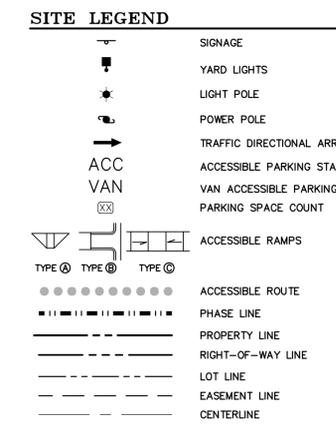
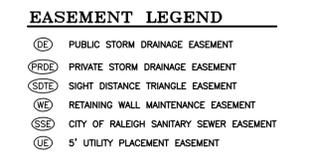
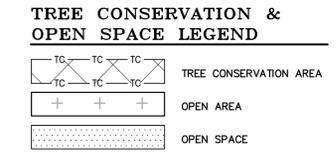
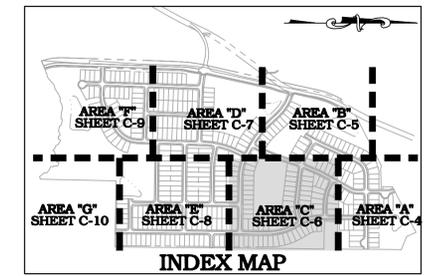
PROJECT NO: PLT-17020
FILENAME: PLT17020-S1
CHECKED BY: BAR
DRAWN BY: KWH
SCALE: 1"=50'
DATE: 05-17-18
SHEET NO: C-5



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

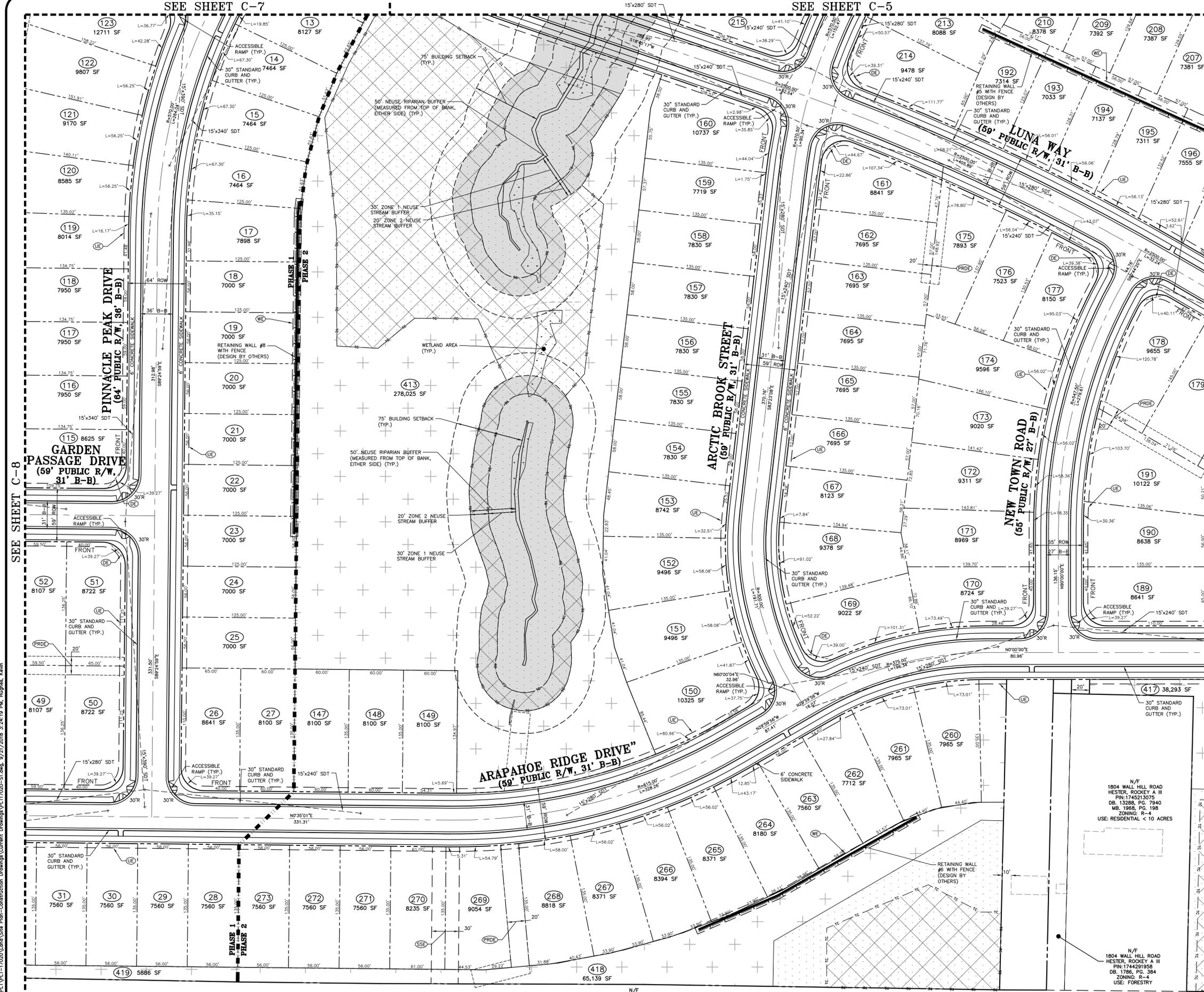
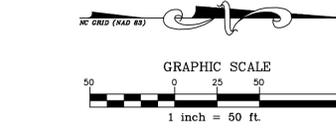
SEE SHEET C-7

SEE SHEET C-5



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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N/F
CWR PARTNERS WEST, LLC
PIN: 1745209995
DB: 12716, PG. 1260
MB: 2008, PG. 1282
ZONING: OR8 (KNIGHTDALE)
USE: VACANT

N/F
1804 WALL HILL ROAD
HESTER, ROCKEY A III
PIN: 1744291958
DB: 1786, PG. 384
ZONING: R-4
USE: FORESTRY

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 New C-2828
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REVISIONS:

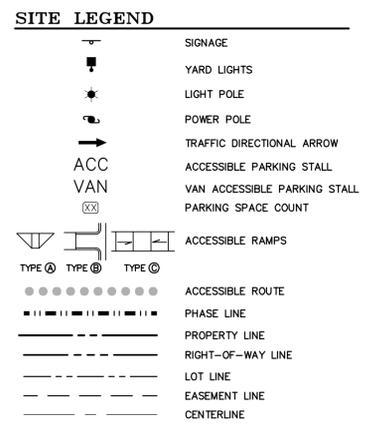
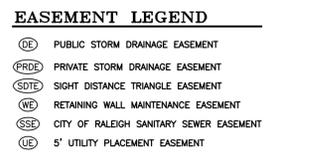
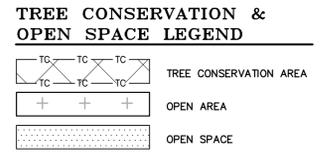
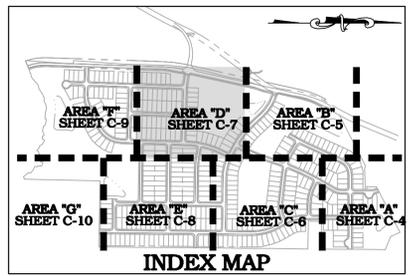
2018-07-06	PER CITY OF RALEIGH COMMENTS
2018-08-21	PER CITY OF RALEIGH COMMENTS
2018-09-18	PER CITY OF RALEIGH COMMENTS
2018-09-25	PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "C"

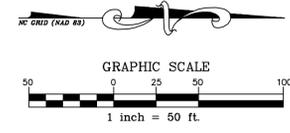
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FILENAME: PLT17020-S1
CHECKED BY: BAR
DRAWN BY: KWH
SCALE: 1"=50'
DATE: 05-17-18
SHEET NO: **C-6**

MCADAMS



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 New Hope, C-0286
919.361.5090 • mcadamsco.com



REVISIONS:

2018-07-06	PER CITY OF RALEIGH COMMENTS
2018-08-21	PER CITY OF RALEIGH COMMENTS
2018-09-18	PER CITY OF RALEIGH COMMENTS
2018-09-25	PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

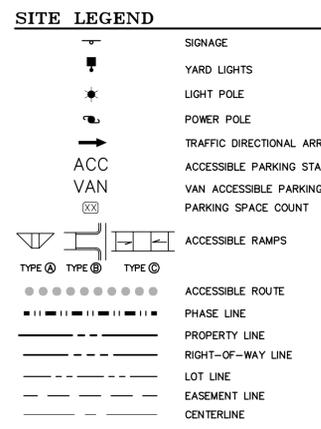
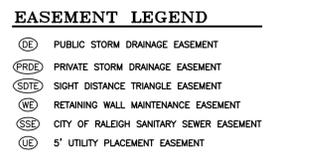
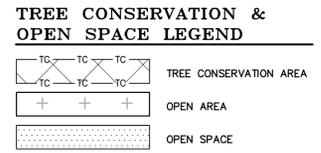
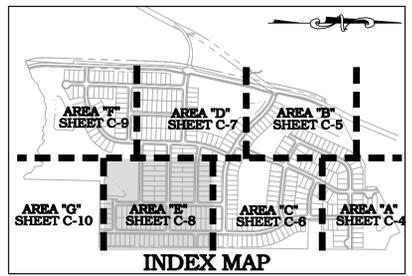
540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "D"

PROJECT NO.	PLT-17020
FILENAME	PLT17020-S1
CHECKED BY:	BAR
DRAWN BY:	KWH
SCALE:	1"=50'
DATE:	05-17-18
SHEET NO.	C-7



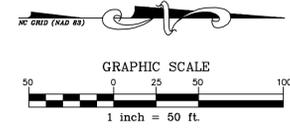
SEE SHEET C-9

SEE SHEET C-7



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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N/E
CWR PARTNERS WEST, LLC
PIN: 1745209095
DB: 12716, PG. 1260
MB: 2008, PG. 1282
ZONING: ORR (KHIGHTDALE)
USE: VACANT

CARDINAL FLOWER ROAD
(55' PUBLIC R/W, 27' B-B)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
1111 New C-228
919.361.5090 • mcadamsco.com



REVISIONS:

2018-07-06	PER CITY OF RALEIGH COMMENTS
2018-08-21	PER CITY OF RALEIGH COMMENTS
2018-09-18	PER CITY OF RALEIGH COMMENTS
2018-09-25	PER CITY OF RALEIGH COMMENTS

DEVELOPER:

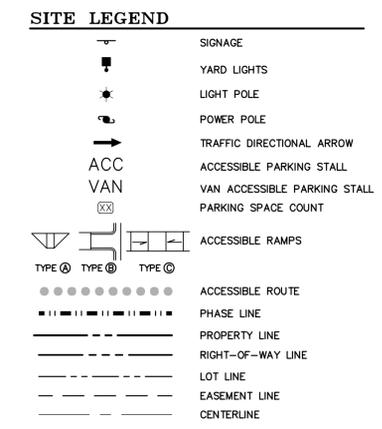
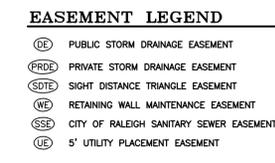
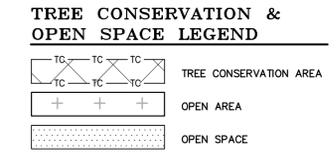
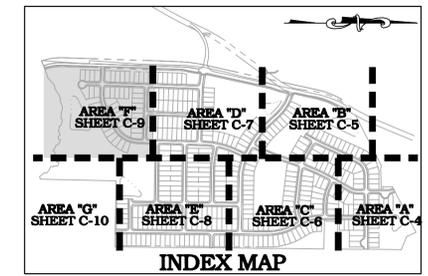
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "E"

PROJECT NO: PLT-17020
FILENAME: PLT17020-S1
CHECKED BY: BAR
DRAWN BY: KWH
SCALE: 1"=50'
DATE: 05-17-18
SHEET NO: C-8

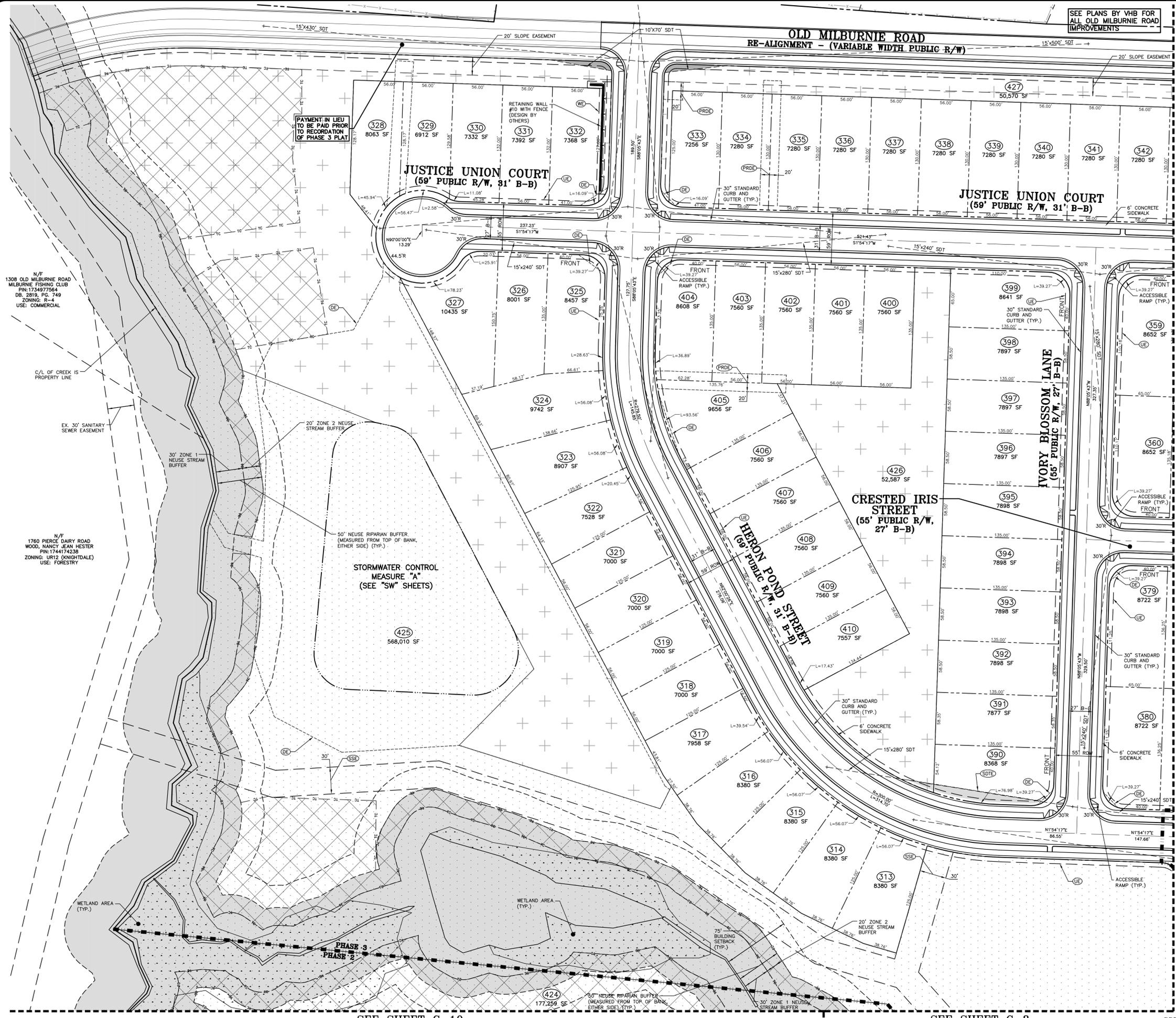
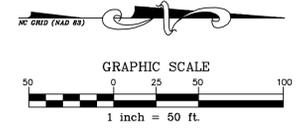
MCADAMS

SEE PLANS BY VHB FOR ALL OLD MILBURNIE ROAD IMPROVEMENTS



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



SEE SHEET C-10

SEE SHEET C-8

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 New Hope C-0285
919.361.5090 • mcadamsco.com



REVISIONS:
 2018-07-06 PER CITY OF RALEIGH COA
 2018-08-21 PER CITY OF RALEIGH COA
 2018-09-18 PER CITY OF RALEIGH COA
 2018-09-25 PER CITY OF RALEIGH COA

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 SUBDIVISION PLAN - AREA "F"

PROJECT NO: PLT-17020
 FILENAME: PLT17020-S1
 CHECKED BY: BAR
 DRAWN BY: KWH
 SCALE: 1"=50'
 DATE: 05-17-18
 SHEET NO:

C-9

X:\Projects\PLT\PLT-17020\Luna\Site Plan-Construction Drawing\Current Drawings\PLT17020-S1.dwg, 9/21/2018 3:25:06 PM, Hughes, Kevin

SEE SHEET C-9

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN: 1744174236
ZONING: UR12 (KNIGHTDALE)
USE: FORESTRY

EX. 30' SANITARY
SEWER EASEMENT

30' ZONE 1 NEUSE
STREAM BUFFER

20' ZONE 2 NEUSE
STREAM BUFFER

30' NEUSE RIPARIAN BUFFER
(MEASURED FROM TOP OF BANK,
EITHER SIDE) (TYP.)

30' NEUSE RIPARIAN BUFFER
(MEASURED FROM TOP OF BANK,
EITHER SIDE) (TYP.)

30' ZONE 1 NEUSE
STREAM BUFFER

20' ZONE 2 NEUSE
STREAM BUFFER

75' BUILDING
SETBACK
(TYP.)

424
177,259 SF

423
232,632 SF

PHASE 2
PHASE 1

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN: 174417680
DB: 13123, PG. 1344
MB: 2008, PG. 1054
ZONING: NMX (KNIGHTDALE)
USE: VACANT

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN: 174428121
DB: 6461, PG. 170
MB: 1995, PG. 3113
ZONING: GR8 (KNIGHTDALE)
USE: FORESTRY

STORMWATER CONTROL
MEASURE "B"
(SEE "SW" SHEETS)

GARDEN PASSAGE DRIVE
(55' PUBLIC R/W, 27' B-B)

PHASE 1
PHASE 3

292
7762 SF

291
7830 SF

290
7830 SF

289
7830 SF

288
7830 SF

287
8641 SF

286
7560 SF

285
7560 SF

284
7560 SF

283
7560 SF

422
3929 SF

ARAPAHOE RIDGE DRIVE
(59' PUBLIC R/W, 31' B-B)

286
7560 SF

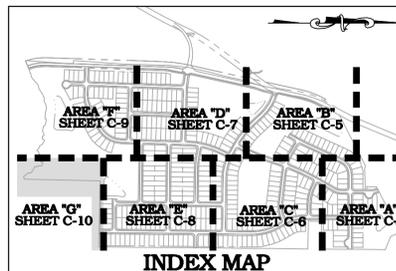
285
7560 SF

284
7560 SF

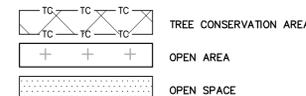
283
7560 SF

421
17,491 SF

N/F
CWR PARTNERS WEST, LLC
PIN: 1745209095
DB: 12716, PG. 1260
MB: 2008, PG. 1282
ZONING: GR8 (KNIGHTDALE)
USE: VACANT



TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

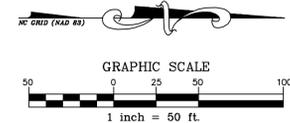
- DE PUBLIC STORM DRAINAGE EASEMENT
PRDE PRIVATE STORM DRAINAGE EASEMENT
SDTE SIGHT DISTANCE TRIANGLE EASEMENT
WE RETAINING WALL MAINTENANCE EASEMENT
SSA CITY OF RALEIGH SANITARY SEWER EASEMENT
UE 5' UTILITY PLACEMENT EASEMENT

SITE LEGEND

- SIGNAGE
YARD LIGHTS
LIGHT POLE
POWER POLE
TRAFFIC DIRECTIONAL ARROW
ACCESSIBLE PARKING STALL
VAN ACCESSIBLE PARKING STALL
PARKING SPACE COUNT
ACCESSIBLE RAMPS
ACCESSIBLE ROUTE
PHASE LINE
PROPERTY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
CENTERLINE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



X:\Projects\PLT\PLT-17020\Lena\Site Plan-Construction Drawings\Current Drawings\PLT17020-S1.dwg, 9/21/2018 3:25:19 PM, Hughes, Kevin

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919.487.1100
Fax: 919.487.1101
www.mcadamsco.com

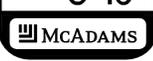


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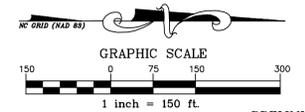
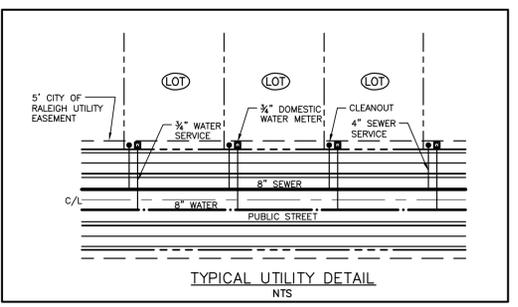
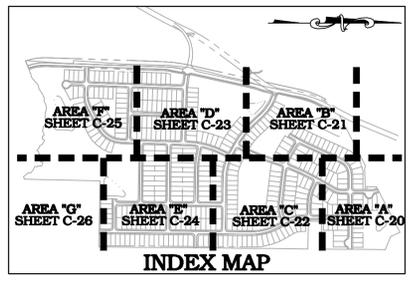
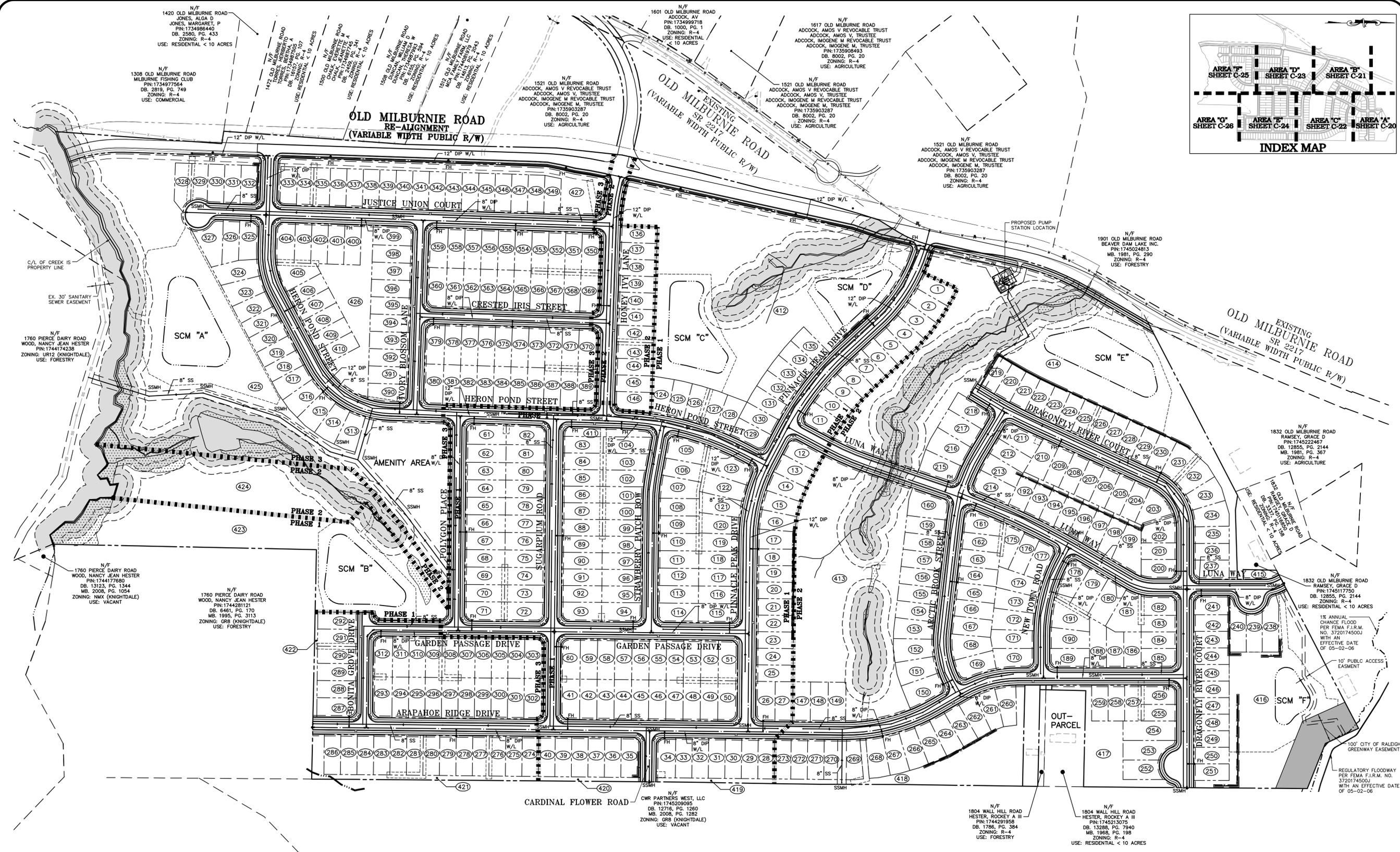
DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE, SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
SUBDIVISION PLAN - AREA "G"

Table with 2 columns: PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE, SHEET NO. Contains project metadata.



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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 2905 Meridian Parkway
 Durham, North Carolina 27713
 L.L. McAdams, P.E., C-2828
 919.361.5060 • mcadamsco.com



MCADAMS

REVISIONS:

▲	2018-07-06	PER CITY OF RALEIGH COMMENTS
▲	2018-08-21	PER CITY OF RALEIGH COMMENTS
▲	2018-09-18	PER CITY OF RALEIGH COMMENTS
▲	2018-09-25	PER CITY OF RALEIGH COMMENTS

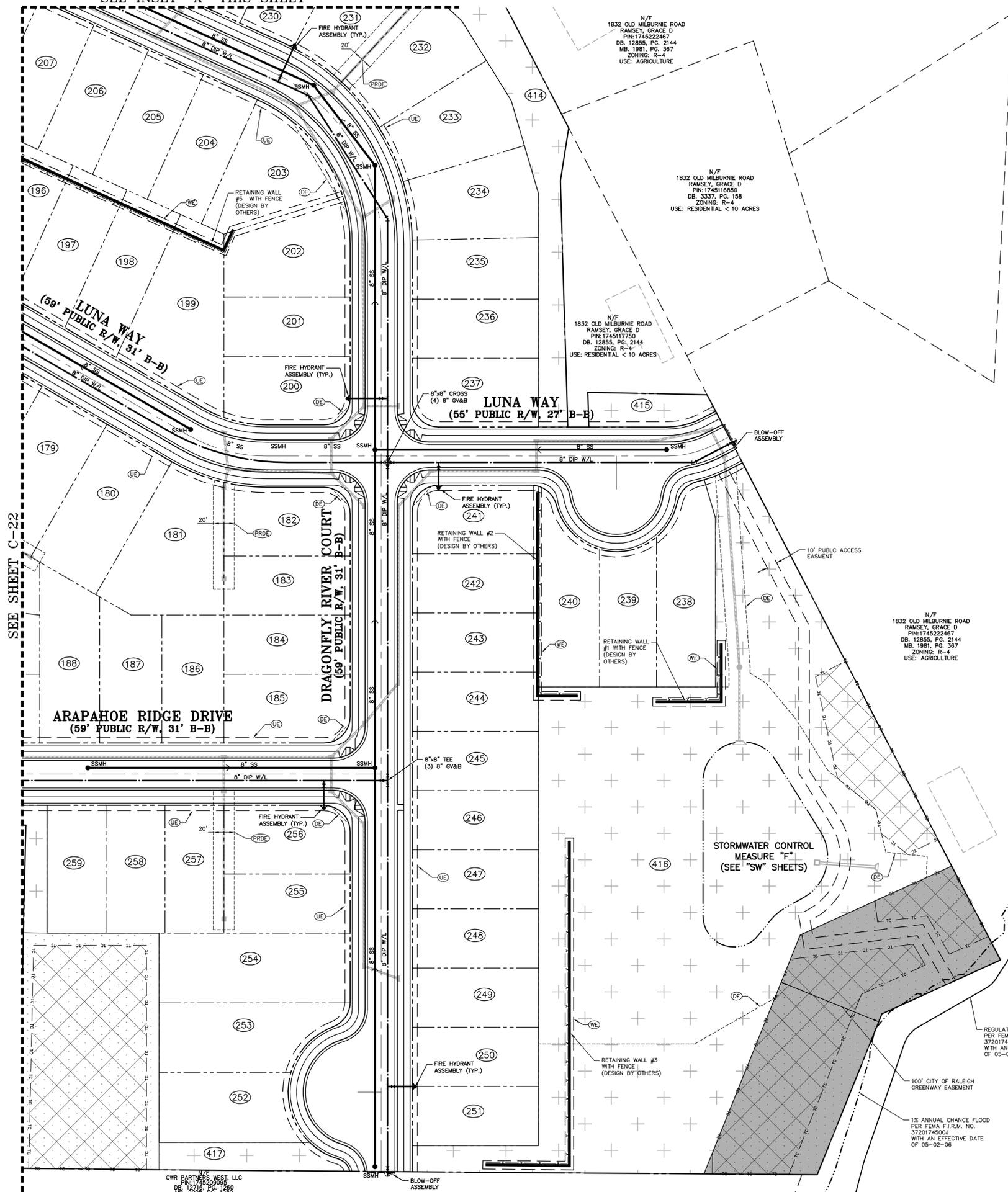
DEVELOPER:
PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
OVERALL UTILITY PLAN

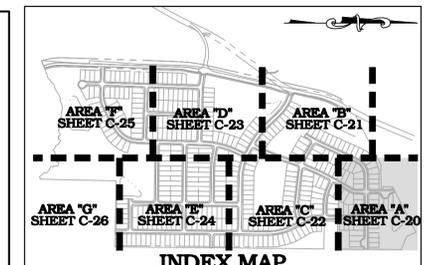
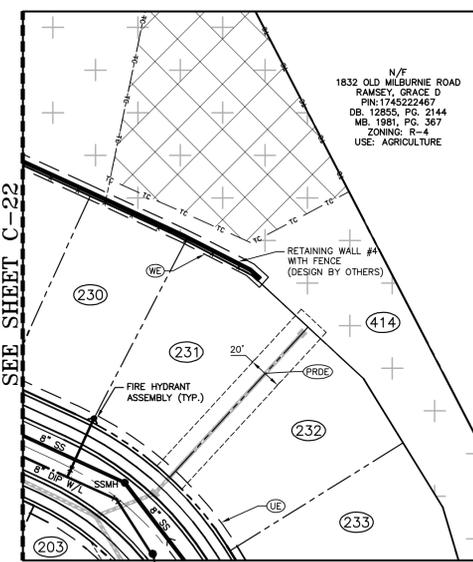
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FILENAME	PLT17020-0AUI
CHECKED BY:	BAR
DRAWN BY:	KWH
SCALE:	1"=150'
DATE:	05-17-18
SHEET NO.	C-19

 **MCADAMS**

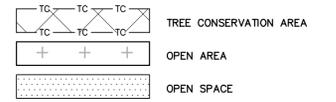
SEE INSET "A" THIS SHEET



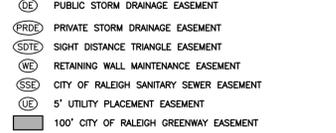
SEE SHEET C-22



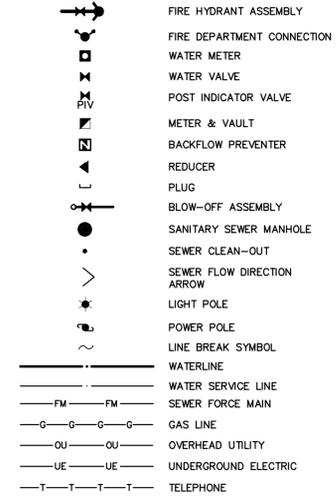
TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

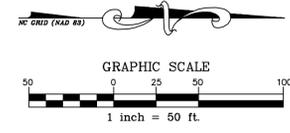


UTILITY LEGEND



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
1111 New Hope Church Road
Durham, NC 27828
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REVISIONS:

2018-07-06	PER CITY OF RALEIGH COMMENTS
2018-08-21	PER CITY OF RALEIGH COMMENTS
2018-09-18	PER CITY OF RALEIGH COMMENTS
2018-09-25	PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "A"

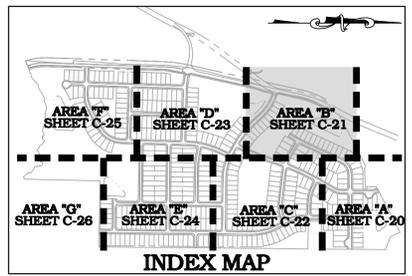
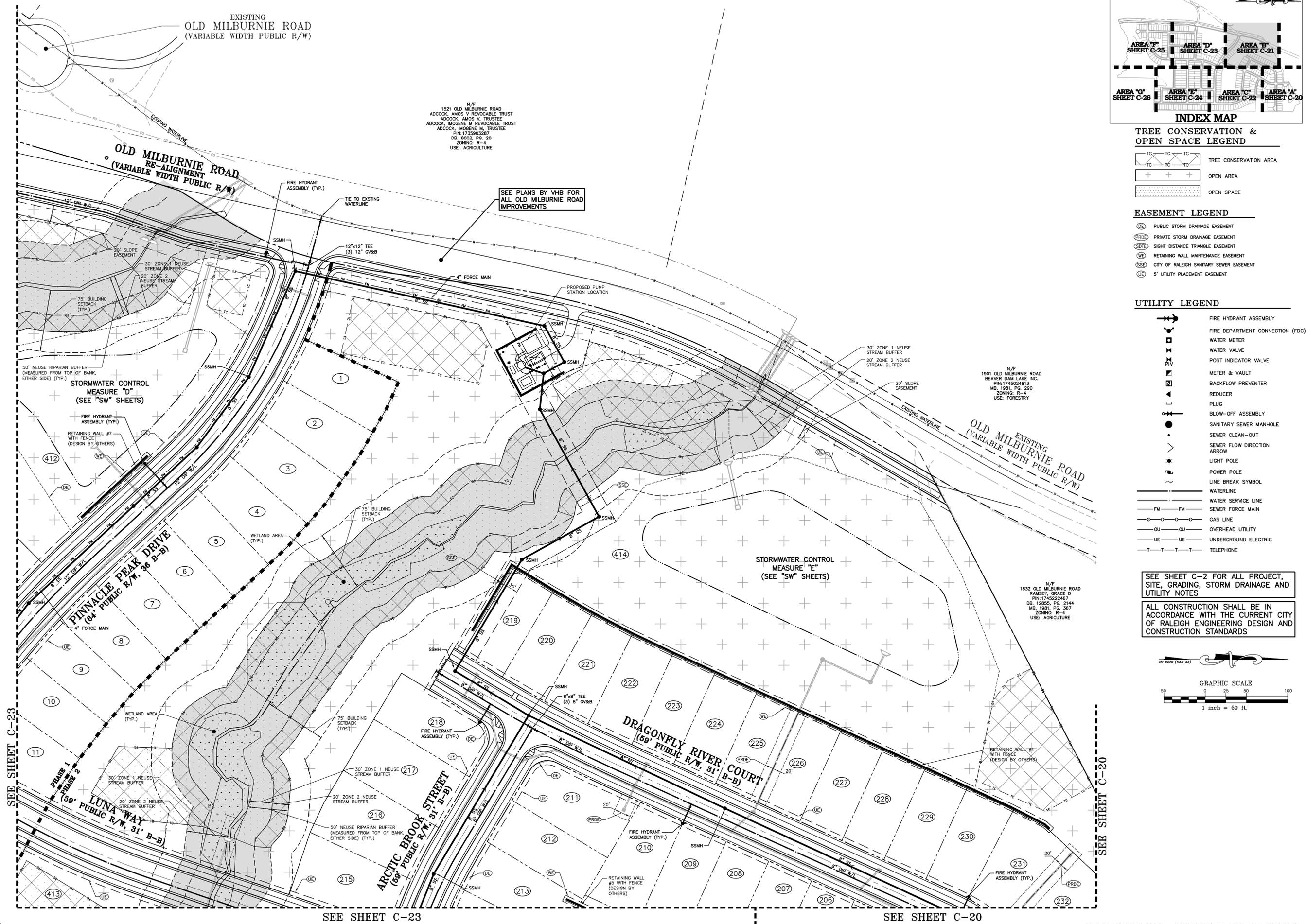
PROJECT NO.	PLT-17020
FILENAME	PLT17020-U1
CHECKED BY:	BAR
DRAWN BY:	KWH
SCALE:	1"=50'
DATE:	05-17-18
SHEET NO.	C-20



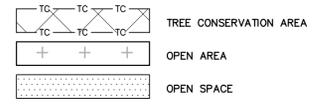
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CWR PARTNERS WEST, LLC
PIN: 1745208095
DB: 12719, PG. 189
MB: 2008, PG. 1282
ZONING: GR8 (KNIGHTDALE) USE: VACANT

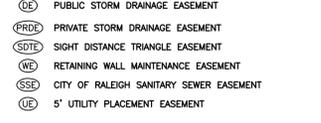
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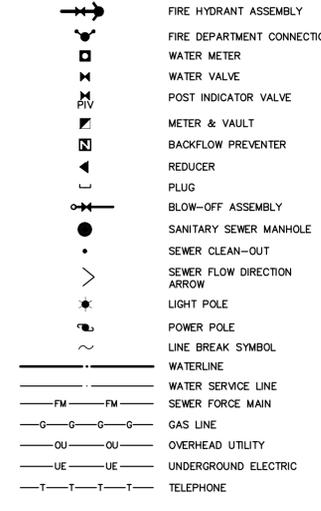
TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

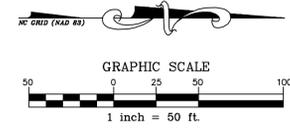


UTILITY LEGEND



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



THE JOHN R. MCADAMS COMPANY, INC.
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REVISIONS:

1	2018-07-06 PER CITY OF RALEIGH COMMENTS
2	2018-08-21 PER CITY OF RALEIGH COMMENTS
3	2018-09-18 PER CITY OF RALEIGH COMMENTS
4	2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

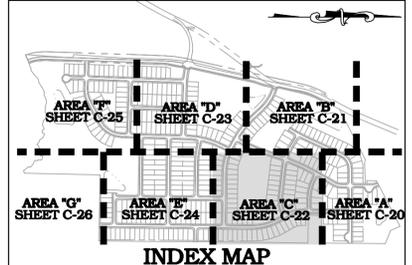
540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "B"

PROJECT NO.	PLT-17020
FILENAME	PLT17020-UI
CHECKED BY:	BAR
DRAWN BY:	KWH
SCALE:	1"=50'
DATE:	05-17-18
SHEET NO.	C-21

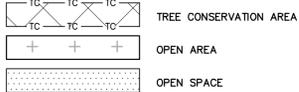


SEE SHEET C-23

SEE SHEET C-21



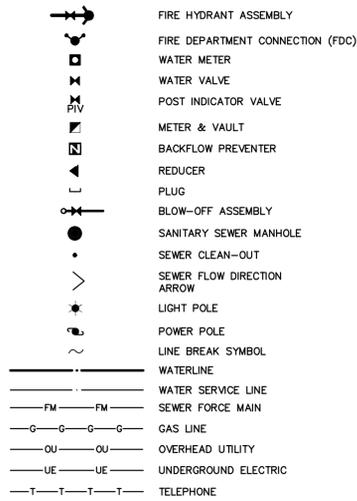
TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

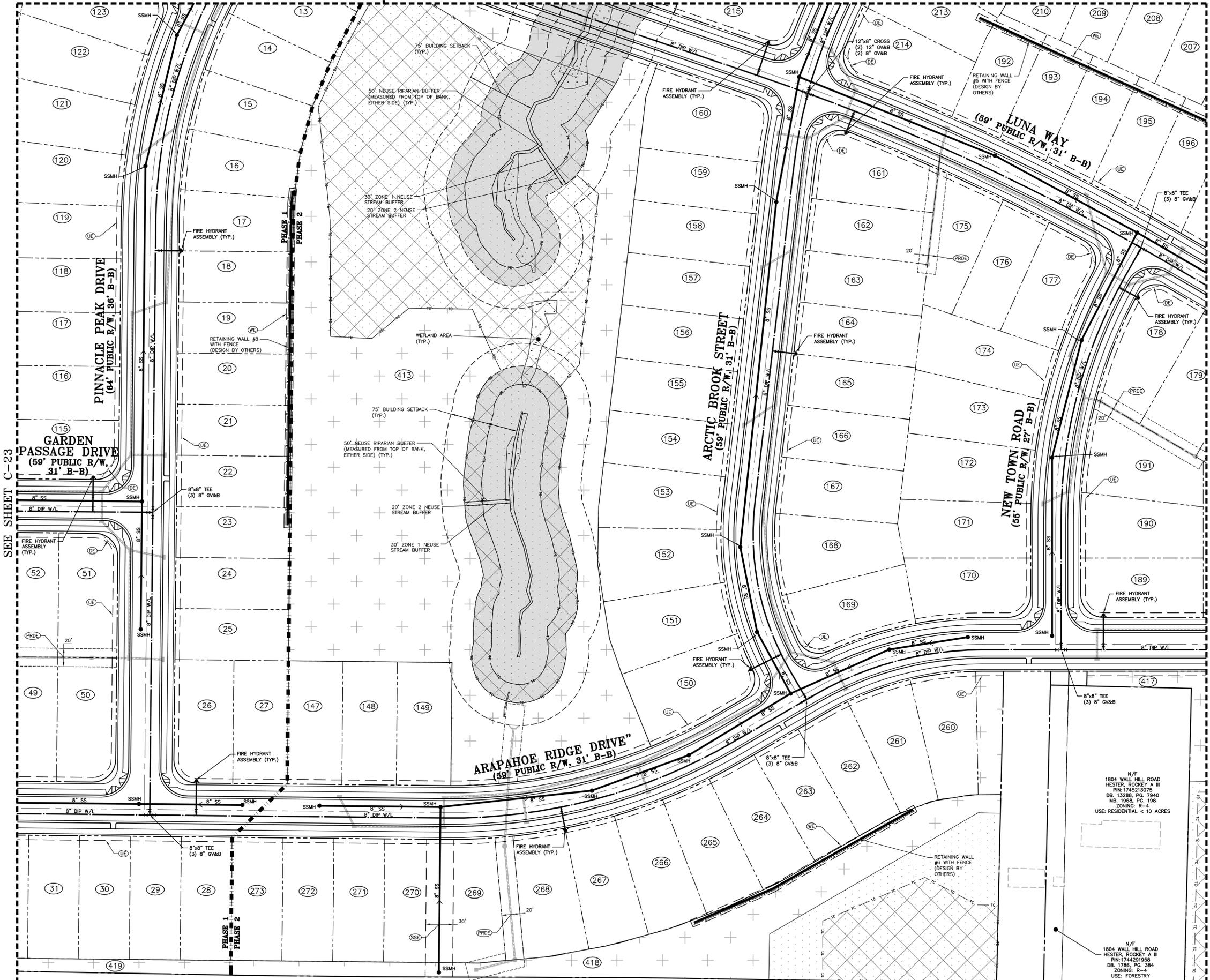
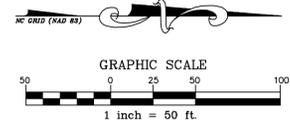
- (DE) PUBLIC STORM DRAINAGE EASEMENT
- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' UTILITY PLACEMENT EASEMENT

UTILITY LEGEND



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



N/F
CWR PARTNERS WEST, LLC
PIN: 1745209095
DB: 12716, PG. 1260
MB: 2008, PG. 1282
ZONING: OR8 (KNIGHTDALE)
USE: VACANT

N/F
1804 WALL HILL ROAD
HESTER, ROCKEY A III
PIN: 1745213075
DB: 13288, PG. 2940
MB: 1988, PG. 198
ZONING: R-4
USE: RESIDENTIAL < 10 ACRES

N/F
1804 WALL HILL ROAD
HESTER, ROCKEY A III
PIN: 1744291958
DB: 1786, PG. 384
ZONING: R-4
USE: FORESTRY

X:\Projects\PLT\PLT-17020\Luna\Site Plan-Construction Drawing\Current Drawings\PLT17020-U1.dwg, 9/21/2018 3:26:15 PM, Hughes, Kevin

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 New C-2285
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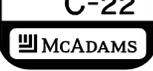
REVISIONS:

▲	2018-07-06	PER CITY OF RALEIGH COMMENTS
▲	2018-08-21	PER CITY OF RALEIGH COMMENTS
▲	2018-09-18	PER CITY OF RALEIGH COMMENTS
▲	2018-09-25	PER CITY OF RALEIGH COMMENTS

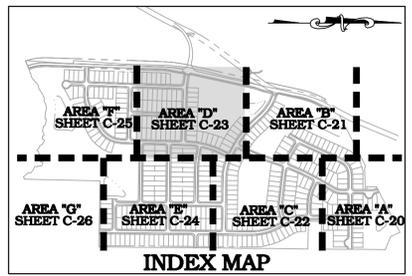
DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "C"

PROJECT NO: PLT-17020
FILENAME: PLT17020-U1
CHECKED BY: BAR
DRAWN BY: KWH
SCALE: 1"=50'
DATE: 05-17-18
SHEET NO: C-22



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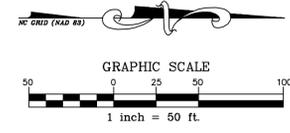


- TREE CONSERVATION & OPEN SPACE LEGEND**
- TREE CONSERVATION AREA
 - OPEN AREA
 - OPEN SPACE
- EASEMENT LEGEND**
- PUBLIC STORM DRAINAGE EASEMENT
 - PRIVATE STORM DRAINAGE EASEMENT
 - SIGHT DISTANCE TRIANGLE EASEMENT
 - RETAINING WALL MAINTENANCE EASEMENT
 - CITY OF RALEIGH SANITARY SEWER EASEMENT
 - 5' UTILITY PLACEMENT EASEMENT

- UTILITY LEGEND**
- FIRE HYDRANT ASSEMBLY
 - FIRE DEPARTMENT CONNECTION (FDC)
 - WATER METER
 - WATER VALVE
 - POST INDICATOR VALVE
 - METER & VAULT
 - BACKFLOW PREVENTER
 - REDUCER
 - PLUG
 - BLOW-OFF ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER CLEAN-OUT
 - SEWER FLOW DIRECTION ARROW
 - LIGHT POLE
 - POWER POLE
 - LINE BREAK SYMBOL
 - WATERLINE
 - WATER SERVICE LINE
 - SEWER FORCE MAIN
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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2905 Meridian Parkway
Durham, North Carolina 27713
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REVISIONS:

- 2018-07-06 PER CITY OF RALEIGH COA
- 2018-08-21 PER CITY OF RALEIGH COA
- 2018-09-18 PER CITY OF RALEIGH COA
- 2018-09-25 PER CITY OF RALEIGH COA

DEVELOPER:

PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "D"

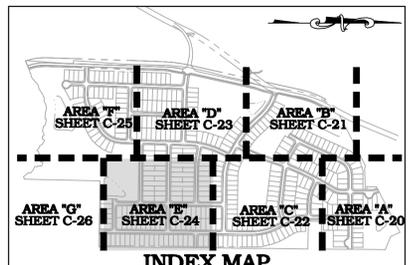
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FILENAME: PLT17020-UI
CHECKED BY: BAR
DRAWN BY: KWH
SCALE: 1"=50'
DATE: 05-17-18
SHEET NO: C-23



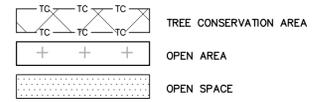
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET C-25

SEE SHEET C-23



TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

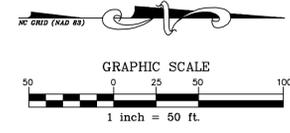
- (UE) PUBLIC STORM DRAINAGE EASEMENT
- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' UTILITY PLACEMENT EASEMENT

UTILITY LEGEND

- (Symbol) FIRE HYDRANT ASSEMBLY
- (Symbol) FIRE DEPARTMENT CONNECTION (FDC)
- (Symbol) WATER METER
- (Symbol) WATER VALVE
- (Symbol) POST INDICATOR VALVE
- (Symbol) METER & VAULT
- (Symbol) BACKFLOW PREVENTER
- (Symbol) REDUCER
- (Symbol) PLUG
- (Symbol) BLOW-OFF ASSEMBLY
- (Symbol) SANITARY SEWER MANHOLE
- (Symbol) SEWER CLEAN-OUT
- (Symbol) SEWER FLOW DIRECTION ARROW
- (Symbol) LIGHT POLE
- (Symbol) POWER POLE
- (Symbol) LINE BREAK SYMBOL
- (Symbol) WATERLINE
- (Symbol) WATER SERVICE LINE
- (Symbol) SEWER FORCE MAIN
- (Symbol) GAS LINE
- (Symbol) OVERHEAD UTILITY
- (Symbol) UNDERGROUND ELECTRIC
- (Symbol) TELEPHONE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

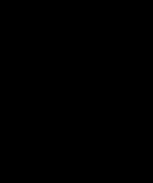


N/F
CWR PARTNERS WEST, LLC
PIN: 17450208095
DB: 12716, PG. 1260
MB: 2008, PG. 1282
ZONING: ORR (KINGSDALE)
USE: VACANT

CARDINAL FLOWER ROAD
(55' PUBLIC R/W, 27' B-B)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 Leno Rd., Suite C-228
Durham, NC 27703
919.361.5060 • mcadamsco.com



REVISIONS:
 (Symbol) 2018-07-06 PER CITY OF RALEIGH COMMENTS
 (Symbol) 2018-08-21 PER CITY OF RALEIGH COMMENTS
 (Symbol) 2018-09-18 PER CITY OF RALEIGH COMMENTS
 (Symbol) 2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

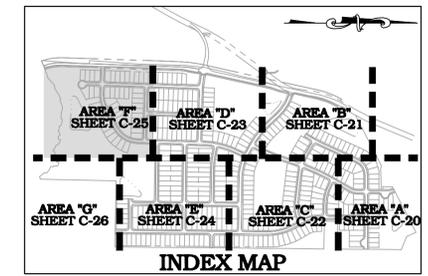
540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN - AREA "E"

PROJECT NO. PLT-17020
 FILENAME: PLT17020-U1
 CHECKED BY: BAR
 DRAWN BY: KWH
 SCALE: 1"=50'
 DATE: 05-17-18
 SHEET NO. C-24

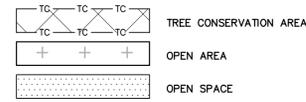


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SEE PLANS BY VHB FOR ALL OLD MILBURNIE ROAD IMPROVEMENTS



TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

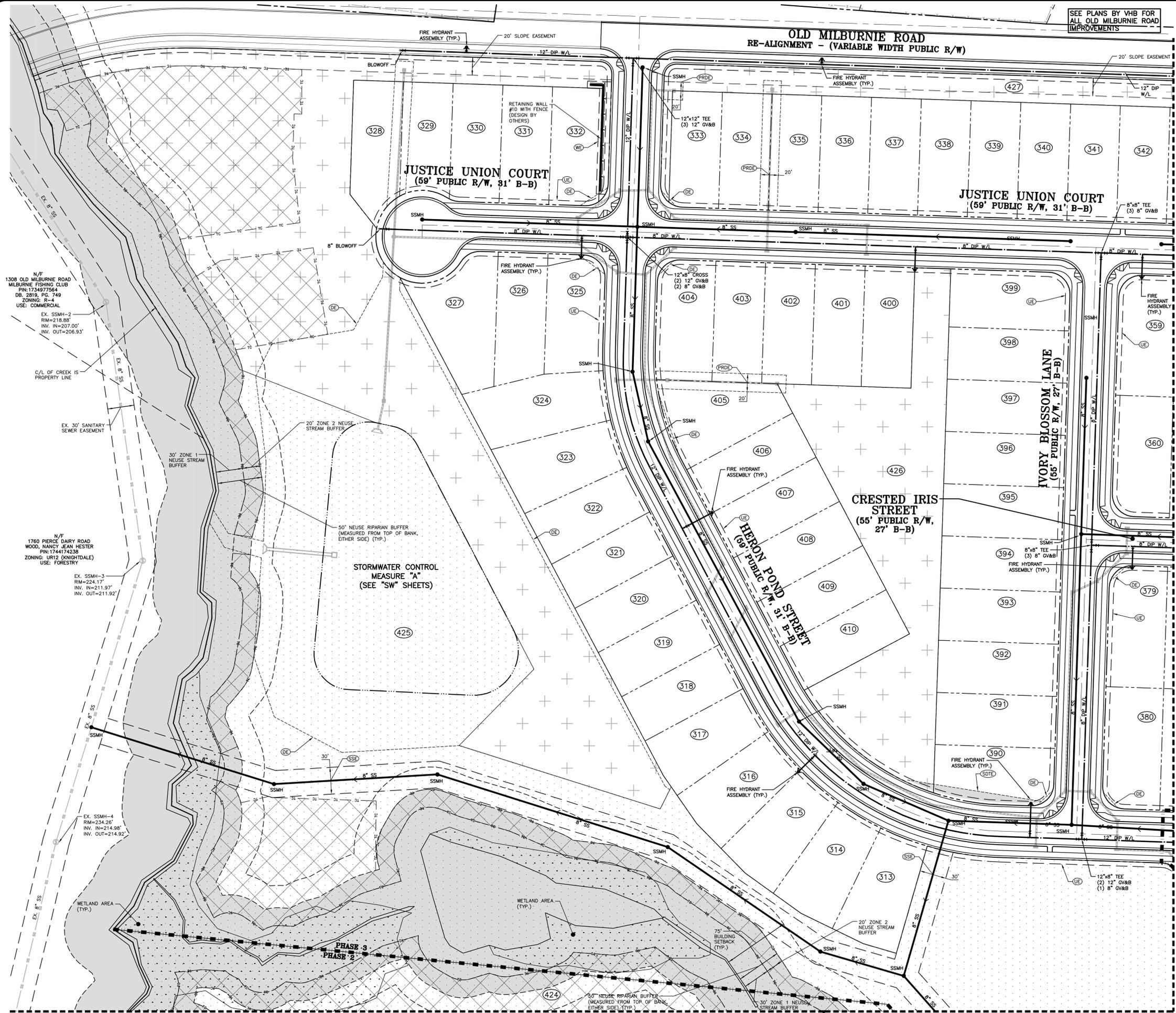
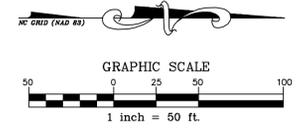
- (DE) PUBLIC STORM DRAINAGE EASEMENT
- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' UTILITY PLACEMENT EASEMENT

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



SEE SHEET C-24

SEE SHEET C-25

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Lin. No. C-0285
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REVISIONS:
 2018-07-06 PER CITY OF RALEIGH COMMENTS
 2018-08-21 PER CITY OF RALEIGH COMMENTS
 2018-09-18 PER CITY OF RALEIGH COMMENTS
 2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 UTILITY PLAN - AREA "F"

PROJECT NO. PLT-17020
 FILENAME: PLT17020-U1
 CHECKED BY: BAR
 DRAWN BY: KWH
 SCALE: 1"=50'
 DATE: 05-17-18
 SHEET NO. C-25



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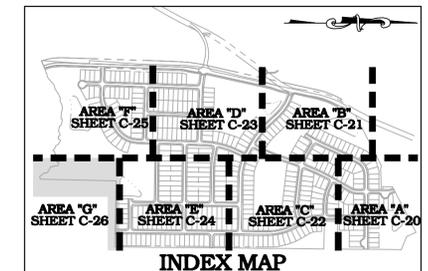
SEE SHEET C-25

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN:1744174236
ZONING: UR12 (KNIGHTDALE)
USE: FORESTRY

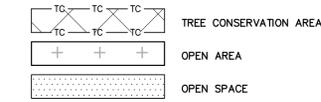
N/F
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WOOD, NANCY JEAN HESTER
PIN:1744176880
DB: 13123, PG. 1344
MB: 2008, PG. 1054
ZONING: NMX (KNIGHTDALE)
USE: VACANT

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN:1744281121
DB: 6461, PG. 170
MB: 1995, PG. 3113
ZONING: GRB (KNIGHTDALE)
USE: FORESTRY

N/F
CWR PARTNERS WEST, LLC
PIN:1745209095
DB: 12716, PG. 1260
MB: 2008, PG. 1292
ZONING: GRB (KNIGHTDALE)
USE: VACANT



TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

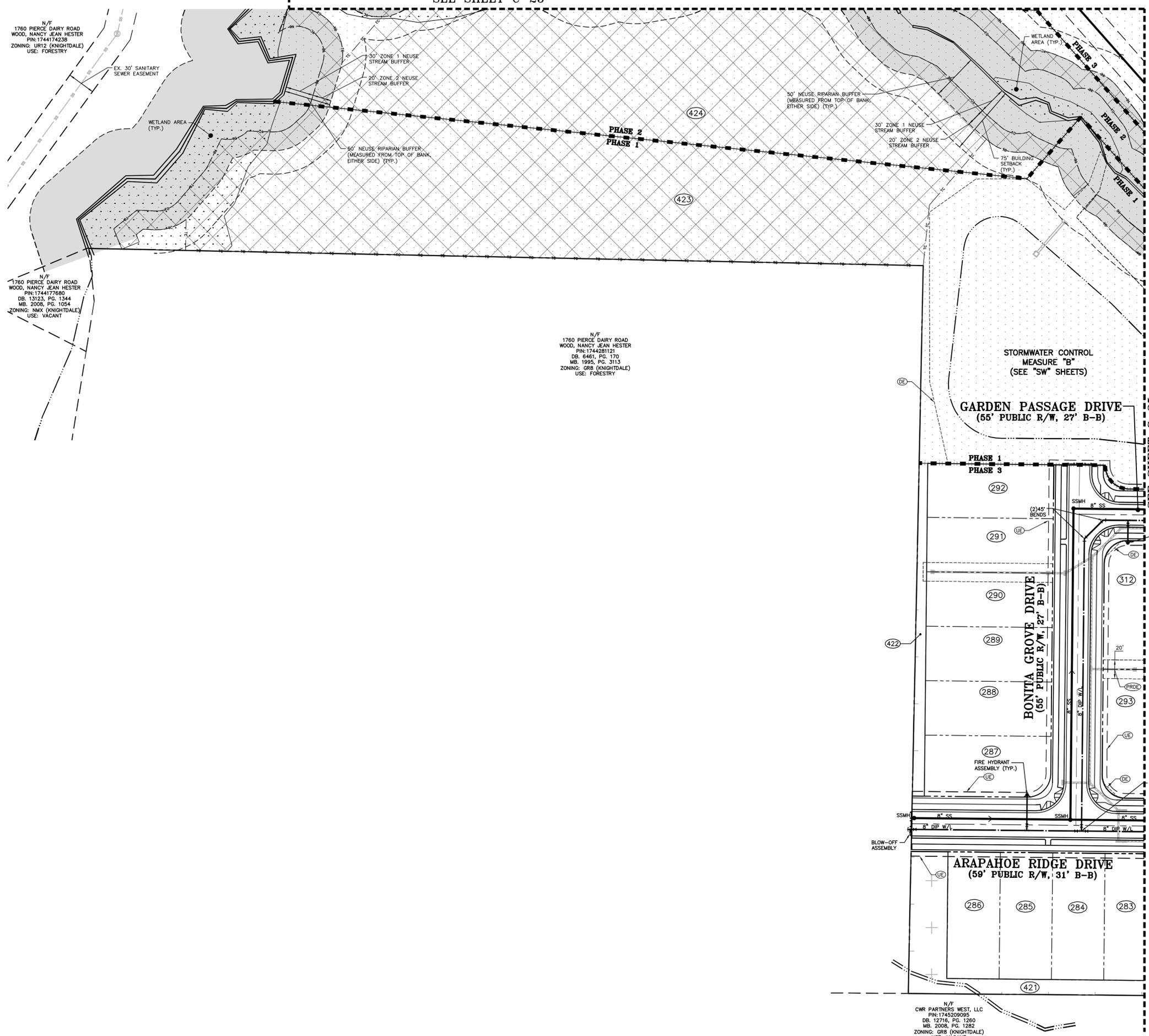
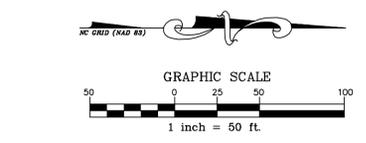
- (DE) PUBLIC STORM DRAINAGE EASEMENT
- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (SDTE) SIGHT DISTANCE TRIANGLE EASEMENT
- (WE) RETAINING WALL MAINTENANCE EASEMENT
- (SSE) CITY OF RALEIGH SANITARY SEWER EASEMENT
- (UE) 5' UTILITY PLACEMENT EASEMENT

UTILITY LEGEND

- (FH) FIRE HYDRANT ASSEMBLY
- (FDC) FIRE DEPARTMENT CONNECTION (FDC)
- (WM) WATER METER
- (WV) WATER VALVE
- (PIV) POST INDICATOR VALVE
- (M&V) METER & VAULT
- (BPF) BACKFLOW PREVENTER
- (R) REDUCER
- (P) PLUG
- (BOA) BLOW-OFF ASSEMBLY
- (SSMH) SANITARY SEWER MANHOLE
- (SC-O) SEWER CLEAN-OUT
- (SFD) SEWER FLOW DIRECTION ARROW
- (LP) LIGHT POLE
- (PP) POWER POLE
- (LBS) LINE BREAK SYMBOL
- (W) WATERLINE
- (FMS) WATER SERVICE LINE
- (SFM) SEWER FORCE MAIN
- (G) GAS LINE
- (OU) OVERHEAD UTILITY
- (UE) UNDERGROUND ELECTRIC
- (T) TELEPHONE

SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 N.W. C-2825
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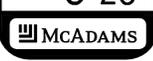
REVISIONS:

2018-07-06 PER CITY OF RALEIGH COMMENTS
2018-08-21 PER CITY OF RALEIGH COMMENTS
2018-09-18 PER CITY OF RALEIGH COMMENTS
2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
UTILITY PLAN - AREA "G"

PROJECT NO.	PLT-17020
FILENAME	PLT17020-U1
CHECKED BY:	BAR
DRAWN BY:	KWH
SCALE:	1"=50'
DATE:	05-17-18
SHEET NO.	C-26



X:\Projects\PLT\PLT-17020\Lena\Site Plan-Construction Drawings\Current Drawings\PLT17020-U1.dwg, 9/21/2018 3:30:18 PM, Hughes, Kevin

1420 OLD MILBURNIE ROAD
 N/F
 JONES, ALBA D
 JONES, MARGARET, P
 PIN: 1734986440
 DB: 2580, PG. 433
 ZONING: R-4
 USE: RESIDENTIAL < 10 ACRES

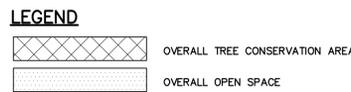
1308 OLD MILBURNIE ROAD
 N/F
 MILBURNIE FISHING CLUB
 PIN: 1734977564
 DB: 2819, PG. 749
 ZONING: R-4
 USE: COMMERCIAL

1521 OLD MILBURNIE ROAD
 N/F
 ADDOCK, AMOS V REVOCABLE TRUST
 ADDOCK, IMOENE M REVOCABLE TRUST
 ADDOCK, IMOENE M, TRUSTEE
 PIN: 173593287
 DB: 8002, PG. 20
 ZONING: R-4
 USE: AGRICULTURE



PLANT SCHEDULE (SHEET LS-1 ONLY)

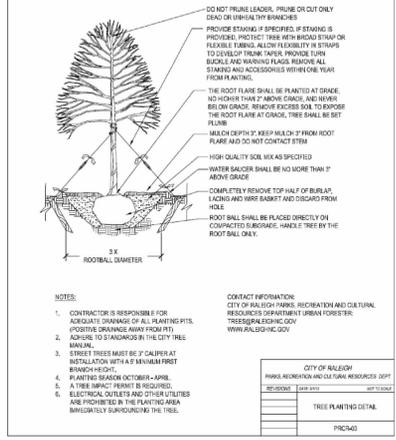
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	ABA	35	Sugar Maple	Acer barbatum	3"	10'
	ARB	21	Red Maple	Acer rubrum	3"	10'
	CBS	9	Southern Catalpa	Catalpa bignonioides	3"	10'
	GBA	32	Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	3"	10'
	NSS	60	Sour Gum	Nyssa sylvatica	3"	10'
	QCS	29	Scarlet Oak	Quercus coccinea	3"	10'
	QNN	36	Nuttall Oak	Quercus nuttallii	3"	10'
	QPP	50	Pin Oak	Quercus palustris	3"	10'
	QPH	23	Willow Oak	Quercus phellos	3"	10'
	QPW	98	Willow Oak	Quercus phellos	3"	10'
	QRU	128	Red Oak	Quercus rubra	3"	10'
	QSS	66	Shumard Red Oak	Quercus shumardii	3"	10'
	TDB	30	Bald Cypress	Taxodium distichum	3"	10'
	TCO	47	Little Leaf Linden	Tilia cordata	3"	10'
	UAP	99	American Elm	Ulmus americana 'Princeton'	3"	10'
	ZSG	56	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	3"	10'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC
	AXGR2	60	Glossy Abelia	Abelia x grandiflora	60"	
	AESY	17	Painted Buckeye	Aesculus sylvatica	60"	
	AMAR	63	Downy Serviceberry	Amelanchier arborea	60"	
	CHVI	49	White Fringetree	Chionanthus virginicus	60"	
	MYCE	95	Wax Myrtle	Myrica cerifera	60"	
	OSFR	93	Sweet Olive	Osmanthus fragrans	60"	
	VIDE	112	Viburnum	Viburnum dentatum	60"	



- NOTES:**
- STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES AND 10' FROM DRIVEWAYS.
 - SEE SHEETS LS-2 - LS-8 FOR REQUIRED PLANT MATERIAL TO SCREEN STORMWATER CONTROL PONDS AND PROPOSED NEUSE BUFFER RE-FORESTATION PLANTINGS.

LANDSCAPE CALCULATIONS:

STREET TREES	DRAGONFLY RIVER CT.	3,089 LF	PROVIDED: 95 STREET TREES
HERON POND ST.	3,588 LF	PROVIDED: 79 STREET TREES	
JUSTICE UNION CT.	2,368 LF	PROVIDED: 46 STREET TREES	
CRESTED IRIS ST.	1,070 LF	PROVIDED: 22 STREET TREES	
POLYGON PL.	1,233 LF	PROVIDED: 26 STREET TREES	
SUGARPLUM RD.	1,914 LF	PROVIDED: 34 STREET TREES	
STRAWBERRY PATCH ROW	1,180 LF	PROVIDED: 24 STREET TREES	
PINNACLE PEAK DR.	3,212 LF	PROVIDED: 89 STREET TREES	
GARDEN PASSAGE DR.	1,949 LF	PROVIDED: 45 STREET TREES	
BONITA GROVE DR.	560 LF	PROVIDED: 12 STREET TREES	
ARAPAHOE RIDGE DR.	5,280 LF	PROVIDED: 111 STREET TREES	
CARDINAL FLOWER RD.	240 LF	PROVIDED: 6 STREET TREES	
LUNA WAY	2,755 LF	PROVIDED: 67 STREET TREES	
NEW TOWN RD.	1,311 LF	PROVIDED: 17 STREET TREES	
HONEY IVY LN.	750 LF	PROVIDED: 30 STREET TREES	
ARAPAHOE RIDGE DR.	3,260 LF	PROVIDED: 130 TREES	
SHRUBS REQUIRED:	5' HT (15/100 LF)	489 SHRUBS	
SHRUBS PROVIDED:	489 SHRUBS	489 SHRUBS	



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 Durham, North Carolina 27713
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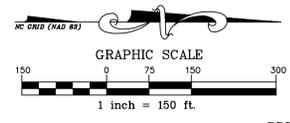


- REVISIONS:**
- 2018-07-06 PER CITY OF RALEIGH COMMENTS
 - 2018-08-21 PER CITY OF RALEIGH COMMENTS
 - 2018-09-18 PER CITY OF RALEIGH COMMENTS
 - 2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
OVERALL LANDSCAPE PLAN

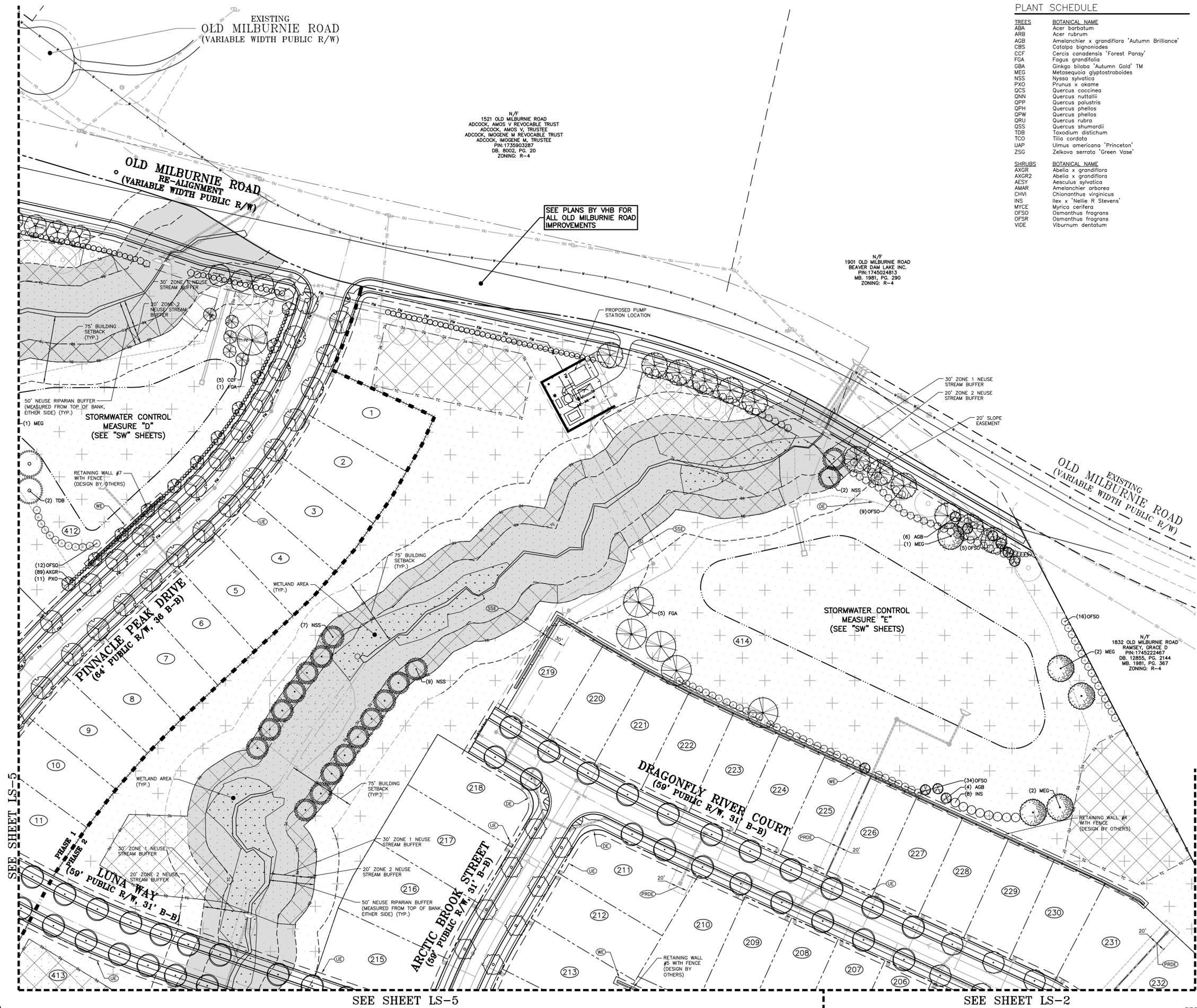
PROJECT NO. PLT-17020
 FILENAME:
 CHECKED BY:
 DRAWN BY:
 SCALE:
 DATE: 05-17-18
 SHEET NO. **LS-1**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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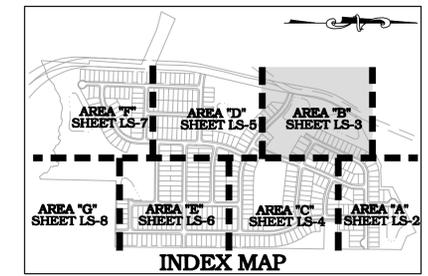
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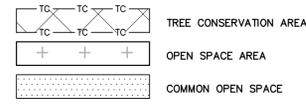
PLANT SCHEDULE

TREES	BOTANICAL NAME
ABA	Acer barbatum
ARB	Acer rubrum
AGB	Amelanchier x grandiflora 'Autumn Brilliance'
CB5	Catalpa bignonioides
CCF	Cercis canadensis 'Forest Pansy'
FGA	Fagus grandifolia
GBA	Ginkgo biloba 'Autumn Gold'™
MEG	Melaleuca glyptostroboides
NSS	Nyssa sylvatica
PXD	Prunus x okame
QCS	Quercus coccinea
QNN	Quercus nuttallii
QPP	Quercus palustris
OPH	Quercus phellos
OPW	Quercus phellos
QRU	Quercus rubra
OSS	Quercus shumardii
TDB	Taxodium distichum
TCO	Tilia cordata
UAP	Ulmus americana 'Princeton'
ZSG	Zelkova serrata 'Green Vase'

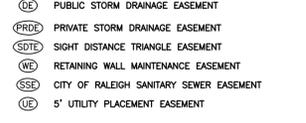
SHRUBS	BOTANICAL NAME
AXGR	Abelia x grandiflora
AXGR2	Abelia x grandiflora
AESY	Aesculus sylvatica
AMAR	Amelanchier arborea
CHVI	Chionanthus virginicus
INS	Ilex x 'Nellie R' Stevens'
MYCE	Myrica carifera
OF50	Osmanthus fragrans
OF5R	Osmanthus fragrans
VIDE	Viburnum dentatum



TREE CONSERVATION & OPEN SPACE LEGEND

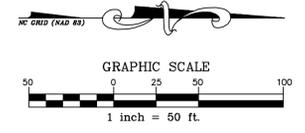


EASEMENT LEGEND



NOTES:

1. SEE SHEET LS-8 FOR COMPLETE LANDSCAPE SCHEDULE AND ADDITIONAL NOTES.



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 New Hope C-0285a Co. Inc.
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REVISIONS:

1	2018-07-06 PER CITY OF RALEIGH COMMENTS
2	2018-08-21 PER CITY OF RALEIGH COMMENTS
3	2018-09-18 PER CITY OF RALEIGH COMMENTS
4	2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
LANDSCAPE PLAN - AREA "B"

PROJECT NO: PLT-17020
FILENAME: PLT17020-LS1
CHECKED BY: BOP
DRAWN BY: CMV
SCALE: 1"=50'
DATE: 05-17-18
SHEET NO: **LS-3**

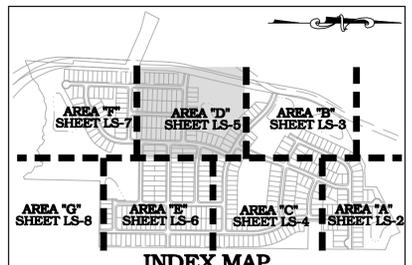


SEE SHEET LS-5

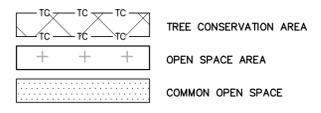
SEE SHEET LS-3



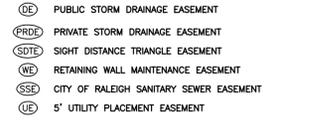
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INDEX MAP
TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

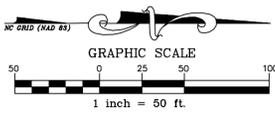


PLANT SCHEDULE

TREES	BOTANICAL NAME
ABA	Acer barbatum
ARB	Acer rubrum
AGB	Amelanchier x grandiflora 'Autumn Brilliance'
CBS	Catalpa bignonioides
CCF	Cercis canadensis 'Forest Pansy'
FGA	Fagus grandifolia
GIB	Ginkgo biloba 'Autumn Gold'™
MEC	Metasequoia glyptostroboides
NSS	Nyssa sylvatica
PVO	Prunus x okame
QCS	Quercus coccinea
QNN	Quercus nuttallii
OPP	Quercus palustris
QPH	Quercus phellos
QPW	Quercus phellos
QRU	Quercus rubra
QSS	Quercus shumardii
TDB	Toxodum distichum
TCO	Tilia cordata
UAP	Ulmus americana 'Princeton'
ZSG	Zelkova serrata 'Green Vase'

SHRUBS	BOTANICAL NAME
AXGR	Abelia x grandiflora
ABG	Abelia x grandiflora
AESY	Aesculus sylvatica
AMAR	Amelanchier arborea
CHV	Chionanthus virginicus
INS	Ilex x 'Nellie R Stevens'
MYCE	Myrica cerifera
OFSS	Osmanthus fragrans
OFSR	Osmanthus fragrans
VIDE	Viburnum dentatum

NOTES:
1. SEE SHEET LS-8 FOR COMPLETE LANDSCAPE SCHEDULE AND ADDITIONAL NOTES.



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2905 Meridian Parkway
Durham, North Carolina 27713
11111 N. W. C-2828a Co. Inc.
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REVISIONS:

2018-07-06	REVISED PER CITY OF RALEIGH COMMENTS
2018-08-21	REVISED PER CITY OF RALEIGH COMMENTS
2018-09-18	REVISED PER CITY OF RALEIGH COMMENTS
2018-09-25	REVISED PER CITY OF RALEIGH COMMENTS

DEVELOPER:
PULTE GROUP
RALEIGH DIVISION
1225 CRESCENT GREEN DRIVE,
SUITE 250
CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA
LANDSCAPE PLAN - AREA 'D'

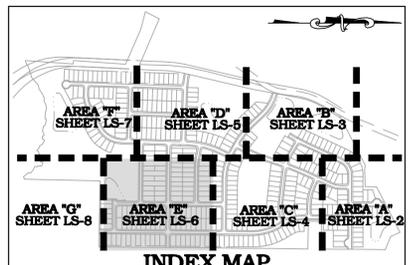
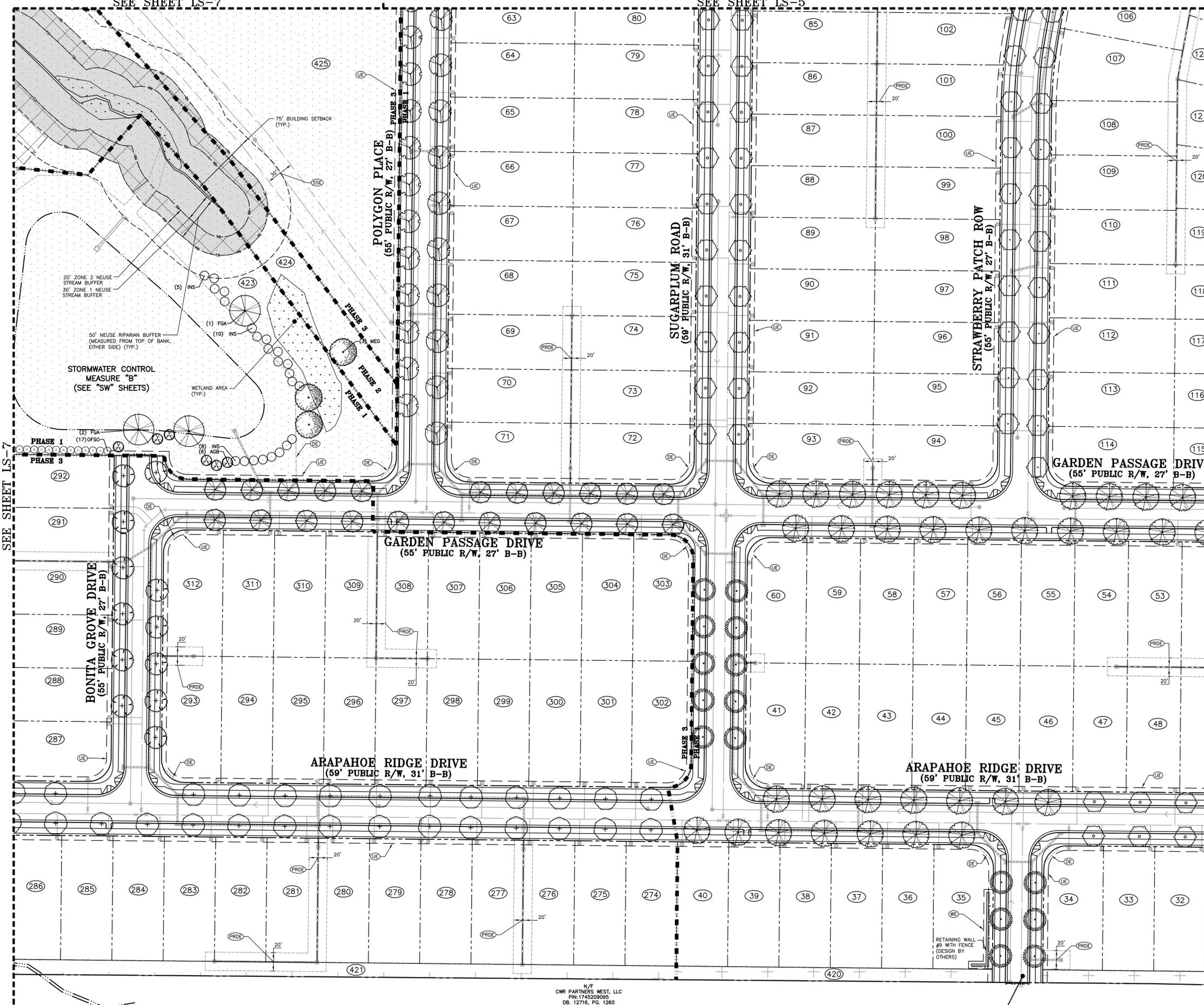
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CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=50'
DATE:	05-17-18
SHEET NO.	LS-5



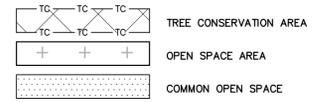
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SEE SHEET LS-7

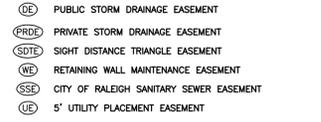
SEE SHEET LS-5



TREE CONSERVATION & OPEN SPACE LEGEND



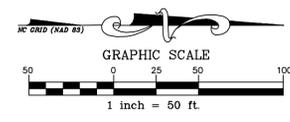
EASEMENT LEGEND



PLANT SCHEDULE

TREES	BOTANICAL NAME
ABA	Acer barbatum
ARB	Acer rubrum
ACB	Amelanchier x grandiflora 'Autumn Brilliance'
CBS	Catalpa bignonioides
CCF	Cercis canadensis 'Forest Pansy'
FGA	Fagus grandifolia
GSA	Ginkgo biloba 'Autumn Gold' TM
MEG	Metosquia glyptostroboides
NSS	Nyssa sylvatica
QCS	Quercus coccinea
FXO	Prunus x okame
QPS	Quercus palustris
QPH	Quercus phellos
OPW	Quercus rubra
ORU	Quercus shumardii
QSS	Taxodium distichum
TDB	Tilia cordata
UAP	Ulmus americana 'Princeton'
ZSS	Zelkova serrata 'Green Vase'

SHRUBS	BOTANICAL NAME
AXGR	Abelia x grandiflora
ABGR2	Abelia x grandiflora
AE5Y	Aesculus sylvatica
AMAR	Amelanchier arborea
CHVI	Chionanthus virginicus
INS	Ilex x 'Nellie R. Stevens'
MYCE	Myrica cerifera
OF5O	Osmanthus fragrans
OF5R	Osmanthus fragrans
VIDE	Viburnum dentatum



N/E
CWR PARTNERS WEST, LLC
PIN: 1745209095
DB: 12716, PG. 1260
MB: 2008, PG. 1282
ZONING: GRB (NIGHTDALE)

CARDINAL FLOWER ROAD
(55' PUBLIC R/W, 27' B-B)

NOTES:
1. SEE SHEET LS-8 FOR COMPLETE LANDSCAPE SCHEDULE AND ADDITIONAL NOTES.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
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11111 W. Hwy. C-0285
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REVISIONS:
 1. 2018-07-06 PER CITY OF RALEIGH COMMENTS
 2. 2018-08-21 PER CITY OF RALEIGH COMMENTS
 3. 2018-09-18 PER CITY OF RALEIGH COMMENTS
 4. 2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN - AREA "E"

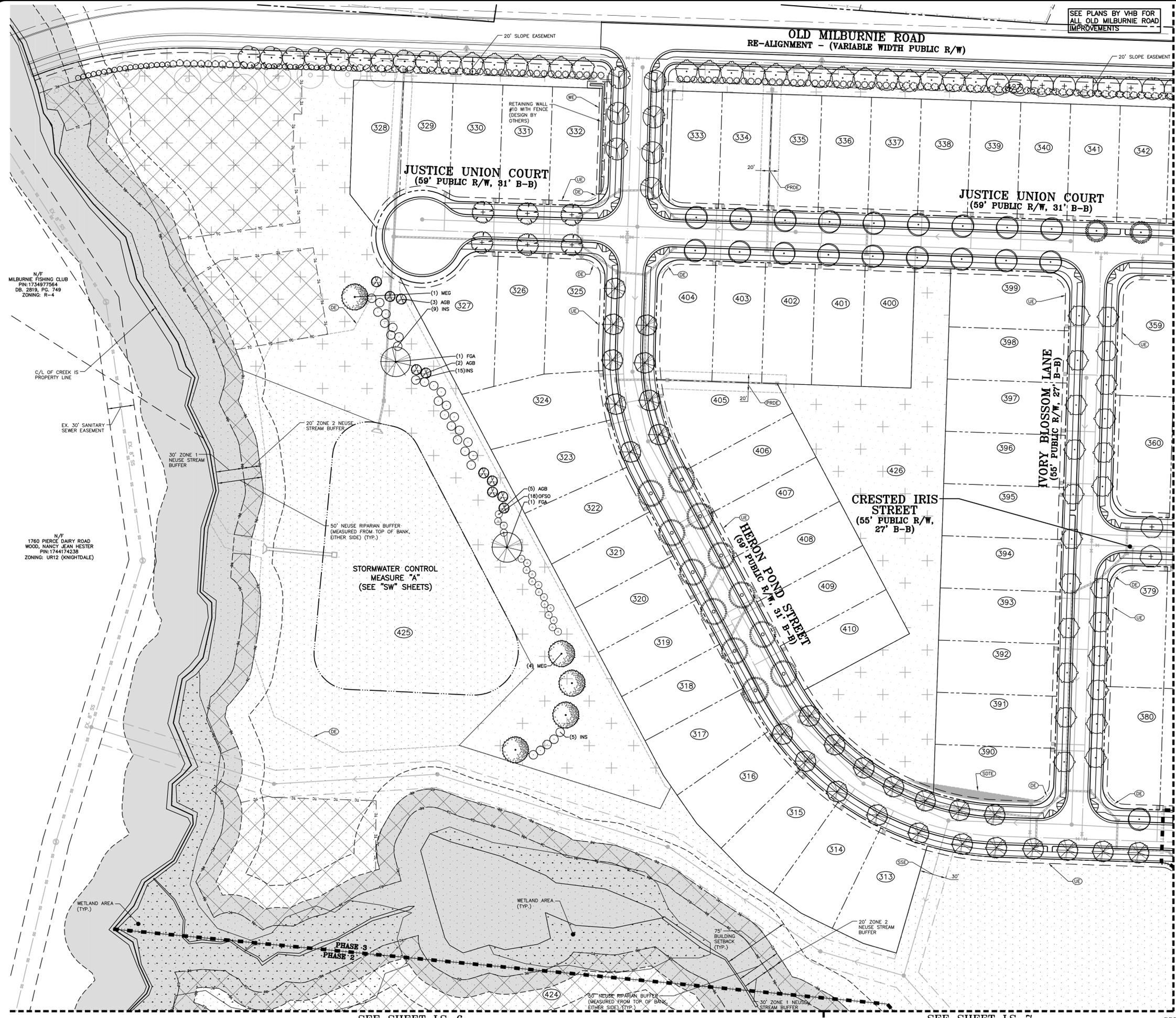
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 FILENAME: PLT17020-LS1
 CHECKED BY: BOP
 DRAWN BY: CMV
 SCALE: 1"=50'
 DATE: 05-17-18
 SHEET NO:

LS-6

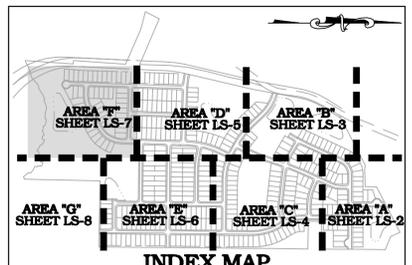


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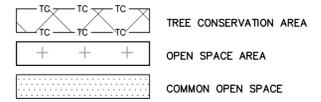
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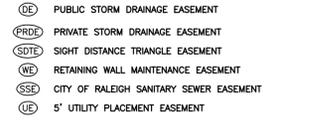
SEE PLANS BY VHB FOR ALL OLD MILBURNIE ROAD IMPROVEMENTS



TREE CONSERVATION & OPEN SPACE LEGEND



EASEMENT LEGEND

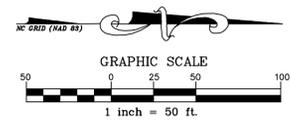


PLANT SCHEDULE

TREES	BOTANICAL NAME
ABA	Acer barbatum
ARB	Acer rubrum
AGB	Amelanchier x grandiflora 'Autumn Brilliance'
CBS	Catalpa bignonioides
CCF	Cercis canadensis 'Forest Pansy'
FGA	Fagus grandifolia
GBA	Ginkgo biloba 'Autumn Gold' TM
MEC	Metasequoia glyptostroboides
NSS	Nyssa sylvatica
FXO	Prunus x okame
QCS	Quercus coccinea
QNN	Quercus nuttallii
QPP	Quercus palustris
QPH	Quercus phellos
OPW	Quercus phellos
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UAP	Ulmus americana 'Princeton'
ZSG	Zelkova serrata 'Green Vase'

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AXGR2	Abelia x grandiflora
AESY	Aesculus sylvatica
AMAR	Amelanchier arborea
CHVI	Chionanthus virginicus
INS	Ilex x 'Nellie R. Stevens'
MYCE	Myrica cerifera
OF50	Osmanthus fragrans
QFSR	Osmanthus fragrans
VIDE	Viburnum dentatum

NOTES:
1. SEE SHEET LS-8 FOR COMPLETE LANDSCAPE SCHEDULE AND ADDITIONAL NOTES.



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
L.L. McAdams, Inc. - C-0286
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REVISIONS:
 A 2018-07-06 PER CITY OF RALEIGH COM
 B 2018-08-21 PER CITY OF RALEIGH COM
 C 2018-09-18 PER CITY OF RALEIGH COM
 D 2018-09-25 PER CITY OF RALEIGH COM

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

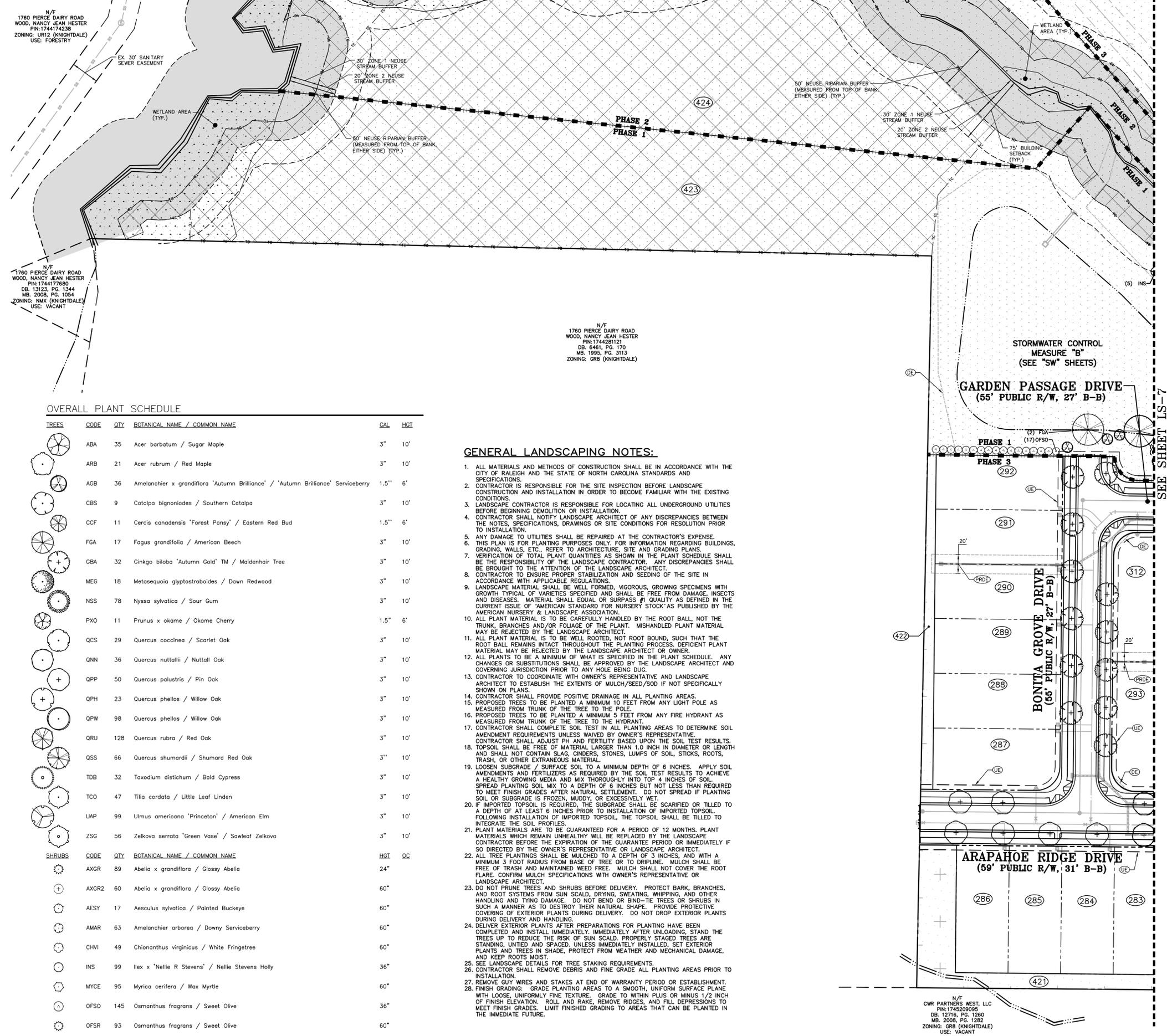
540 WEST
PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN - AREA 'F'

PROJECT NO. PLT-17020
 FILENAME: PLT17020-LS1
 CHECKED BY: BOP
 DRAWN BY: CMV
 SCALE: 1"=50'
 DATE: 05-17-18
 SHEET NO. LS-7



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SEE SHEET LS-7



N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN: 1744174236
ZONING: UR12 (KNIGHTDALE)
USE: FORESTRY

EX. 30' SANITARY SEWER EASEMENT

WETLAND AREA (TYP.)

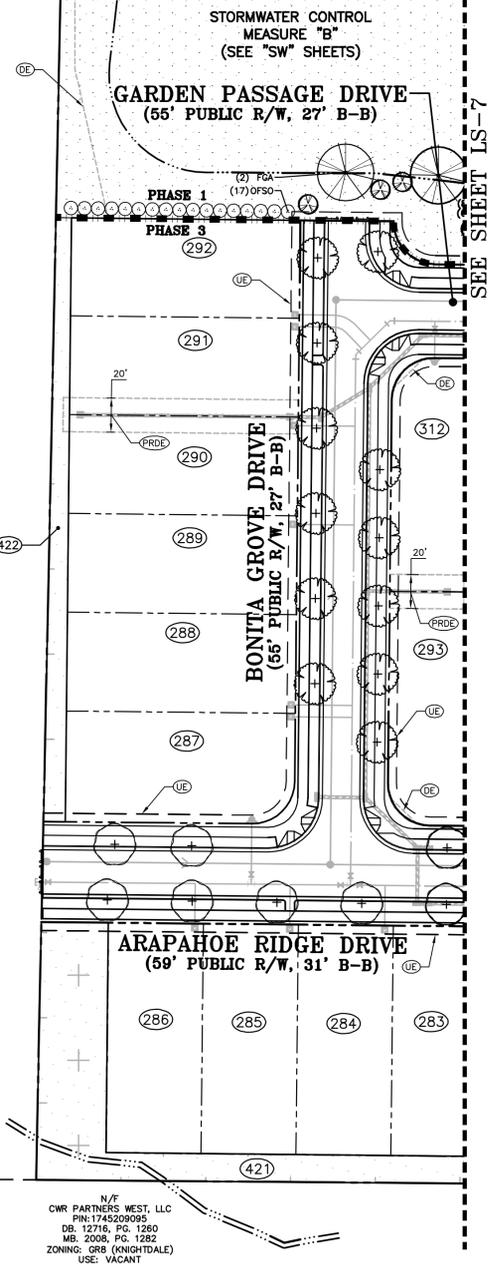
20' ZONE 1 NEUSE STREAM BUFFER
20' ZONE 2 NEUSE STREAM BUFFER

30' NEUSE RIPARIAN BUFFER (MEASURED FROM TOP OF BANK, EITHER SIDE) (TYP.)

72' BUILDING SETBACK (TYP.)

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN: 174417680
DB. 13123, PG. 1344
MB. 2008, PG. 1054
ZONING: NMX (KNIGHTDALE)
USE: VACANT

N/F
1760 PIERCE DAIRY ROAD
WOOD, NANCY JEAN HESTER
PIN: 174428121
DB. 6461, PG. 170
MB. 1995, PG. 3113
ZONING: GR8 (KNIGHTDALE)

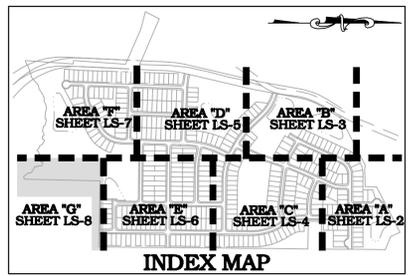


OVERALL PLANT SCHEDULE

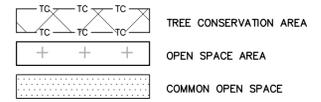
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CAL	HGT
	ABA	35	Acer barbatum / Sugar Maple	3"	10'
	ARB	21	Acer rubrum / Red Maple	3"	10'
	AGB	36	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	1.5"	6'
	CBS	9	Catalpa bignoniodes / Southern Catalpa	3"	10'
	CCF	11	Cercis canadensis 'Forest Pansy' / Eastern Red Bud	1.5"	6'
	FGA	17	Fagus grandifolia / American Beech	3"	10'
	GBA	32	Ginkgo biloba 'Autumn Gold' TM / Maidenhair Tree	3"	10'
	MEG	18	Metasequoia glyptostroboides / Dawn Redwood	3"	10'
	NSS	78	Nyssa sylvatica / Sour Gum	3"	10'
	PXO	11	Prunus x okame / Okame Cherry	1.5"	6'
	QCS	29	Quercus coccinea / Scarlet Oak	3"	10'
	QNN	36	Quercus nuttallii / Nuttall Oak	3"	10'
	QPP	50	Quercus palustris / Pin Oak	3"	10'
	QPH	23	Quercus phellos / Willow Oak	3"	10'
	QPW	98	Quercus phellos / Willow Oak	3"	10'
	QRU	128	Quercus rubra / Red Oak	3"	10'
	QSS	66	Quercus shumardii / Shumard Red Oak	3"	10'
	TDB	32	Taxodium distichum / Bald Cypress	3"	10'
	TCO	47	Tilia cordata / Little Leaf Linden	3"	10'
	UAP	99	Ulmus americana 'Princeton' / American Elm	3"	10'
	ZSG	56	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	3"	10'
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HGT	QC
	AXGR	89	Abelia x grandiflora / Glossy Abelia	24"	
	AXGR2	60	Abelia x grandiflora / Glossy Abelia	60"	
	AESY	17	Aesculus sylvatica / Painted Buckeye	60"	
	AMAR	63	Amelanchier arborea / Downy Serviceberry	60"	
	CHVI	49	Chionanthus virginicus / White Fringetree	60"	
	INS	99	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	36"	
	MYCE	95	Myrica cerifera / Wax Myrtle	60"	
	OSFO	145	Osmanthus fragrans / Sweet Olive	36"	
	OSFR	93	Osmanthus fragrans / Sweet Olive	60"	
	VIDE	112	Viburnum dentatum / Viburnum	60"	

GENERAL LANDSCAPING NOTES:

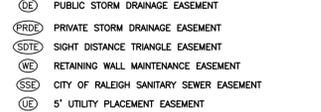
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- LOOSEN SUBGRADE SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 5 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



TREE CONSERVATION & OPEN SPACE LEGEND

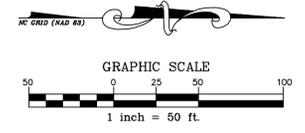


EASEMENT LEGEND



SEE SHEET C-2 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
11111 N. W. C-028
919.361.5060 • mcadamsco.com



REVISIONS:
 A 2018-07-06 PER CITY OF RALEIGH COMMENTS
 B 2018-08-21 PER CITY OF RALEIGH COMMENTS
 C 2018-09-18 PER CITY OF RALEIGH COMMENTS
 D 2018-09-25 PER CITY OF RALEIGH COMMENTS

DEVELOPER:
 PULTE GROUP
 RALEIGH DIVISION
 1225 CRESCENT GREEN DRIVE,
 SUITE 250
 CARY, NORTH CAROLINA 27518

540 WEST
 PRELIMINARY SUBDIVISION PLAN
 RALEIGH, NORTH CAROLINA
 LANDSCAPE PLAN - AREA "G"

PROJECT NO: PLT-17020
 FILENAME: PLT17020-LS1
 CHECKED BY: BOP
 DRAWN BY: CMV
 SCALE: 1"=50'
 DATE: 05-17-18
 SHEET NO: LS-8



X:\Projects\PLT\PLT-17020\Layout\Site Plan-Construction Drawing\Current Drawings\PLT17020-LS1.dwg, 9/21/2018 3:18:28 PM, Hughes, Kevin