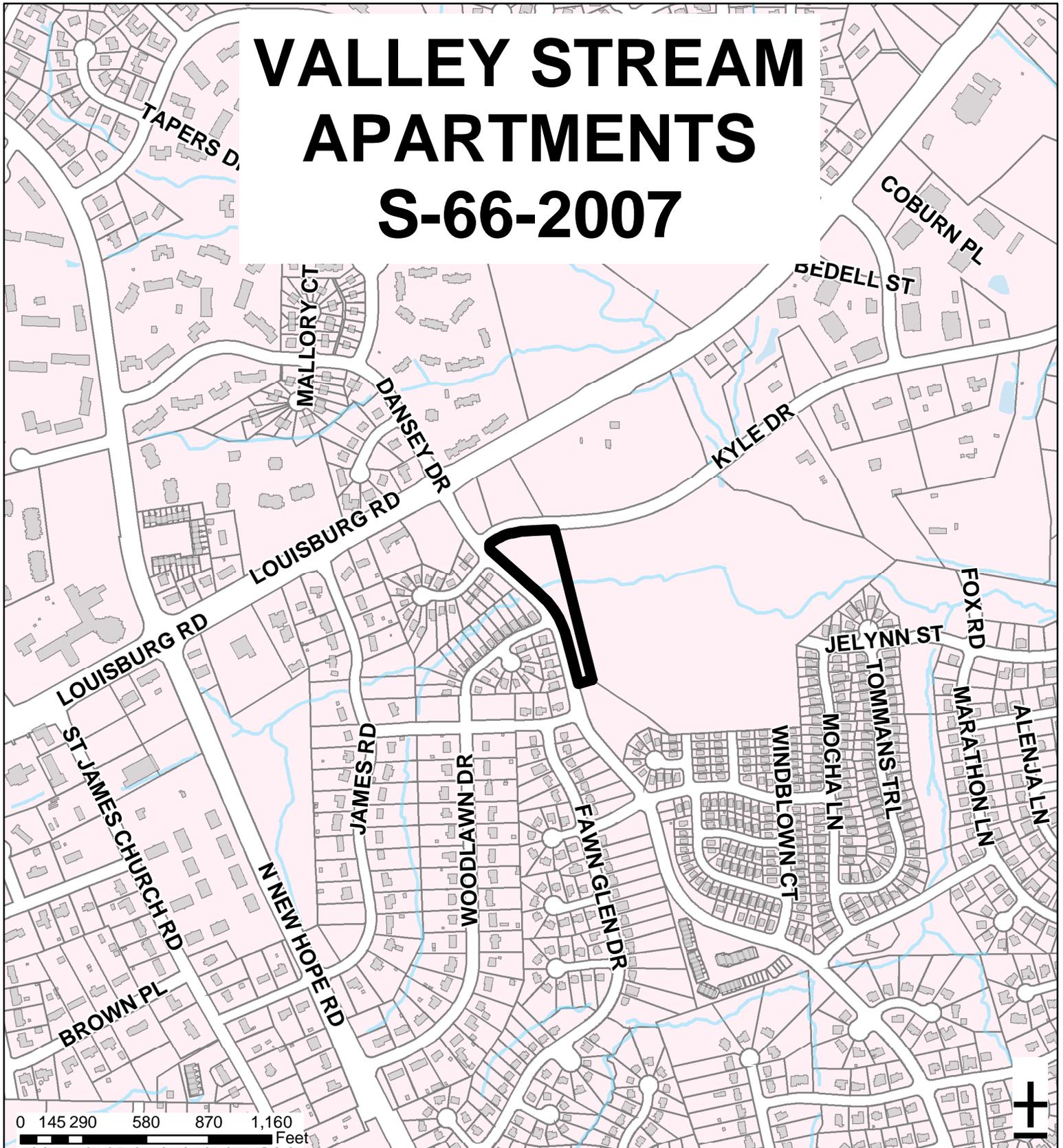


VALLEY STREAM APARTMENTS S-66-2007

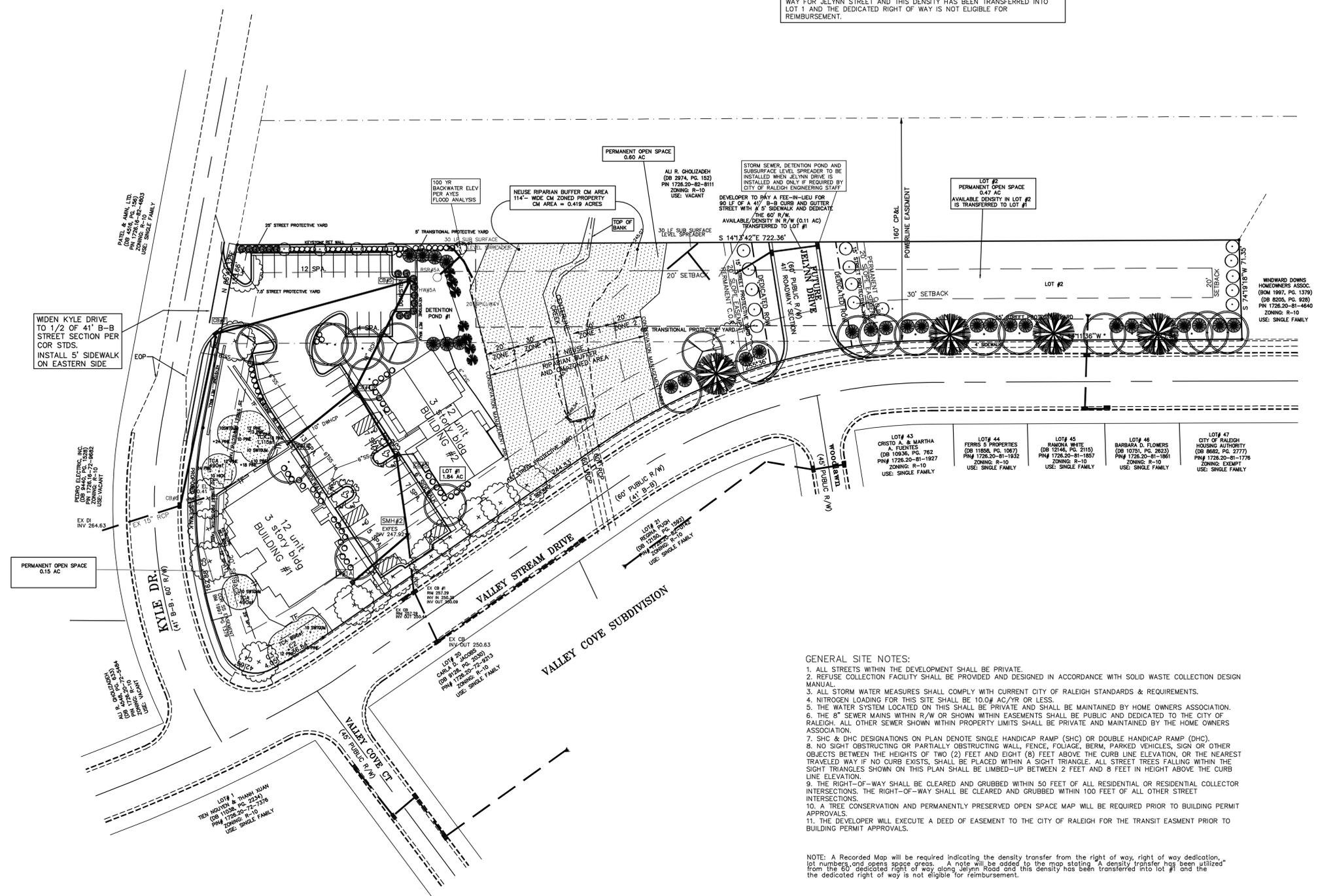


Zoning: **R-10, CM**
CAC: **Northeast**
Planning District: **Northeast**
Drainage Basin: **Beaver - East**

Acres: **2.42**
Number of Lots: **2**
Planner: **Jacque Baker**
Phone: **(919) 516-2630**
Applicant Contact: **Allen & Yelle Associates**
Phone: **(919) 877-9992**



A DENSITY TRANSFER HAS BEEN UTILIZED FROM THE 60' DEDICATED RIGHT OF WAY FOR JELLYN STREET AND THIS DENSITY HAS BEEN TRANSFERRED INTO LOT 1 AND THE DEDICATED RIGHT OF WAY IS NOT ELIGIBLE FOR REIMBURSEMENT.



- GENERAL CONSTRUCTION NOTES:
1. ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT CITY OF RALEIGH AND NCDOT STANDARD DETAILS AND SPECIFICATIONS.
 2. THE BOUNDARY SHOWN HERE ON IS REFERENCE TO THE SURVEY OF THE PARCEL AT 5000 VALLEY STREAM DR. RECORDED IN THE WAKE COUNTY BOOK OF MAPS 2000 PAGE 145 DATED 6/21/06. AIKEN & YELLE ASSOCIATES, TRUST - BOUNDARY SURVEY DATED XX-XX-XX. AIKEN & YELLE ASSOCIATES, PA ASSUMES NO RESPONSIBILITY FOR ACCURACY OF BOUNDARY TOPOGRAPHY PHYSICALLY LOCATED FEATURES.
 3. ANY DISTURBANCE OF MORE THAN 12,000 SF REQUIRES THE ISSUANCE OF A GRADING PERMIT BY THE CITY OF RALEIGH INSPECTIONS DEPARTMENT.
 4. ANY ROADWAY CROSSING OR ENCROACHMENT INTO THE NEUSE RIVER RIPARIAN BUFFER WILL REQUIRE PERMITTING BY NC DWO.
 5. ANY DISTURBANCE OF MORE THAN 0.10 AC OF WETLANDS WILL REQUIRE ISSUANCE OF A NATION WIDE 39 PERMIT BY THE US ARMY CORP. OF ENGINEERS.
 6. A COMPLETE COORDINATE LISTING AND AUTOCAD RELEASE 14 DRAWING FILE ARE AVAILABLE UPON REQUEST FROM THIS FIRM.
 7. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. CONTACT ULCOO AT 1-800-632-4949 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES. IF DISCREPANCIES ARE FOUND CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
 9. ALL CURB AND GUTTER SHOWN ON SITE IS STANDARD 24" CURB AND GUTTER. ALL GUTTER SHOWN WITHIN RIGHT-OF-WAY SHALL BE STANDARD 30" CURB AND GUTTER. REFER TO SECTION DETAILS ON SHEET 2.
 10. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
 11. ALL PAVEMENT ON SITE SHALL BE IN ACCORDANCE WITH SECTION DETAILS ON SHEET 2.
 12. THE SLOPE OF HANDICAP PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT. THE LATERAL SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.
 13. UNLESS OTHERWISE NOTED ALL PROPOSED SPOT ELEVATIONS ARE TOP OF ASPHALT OR FINISHED SURFACE.
 14. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND FEATURES.
 15. ALL SANITARY SEWER SLOPES AND PIPE LENGTHS ARE COMPUTED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
 16. CONSTRUCT ALL SANITARY SEWER MANHOLES FLUSH TO FINAL PAVEMENT GRADE OR AS SHOWN IN NON-PAVED AREAS.
 17. SEWER LATERALS TO BE PLACED AT A MINIMUM SLOPE OF 1% ON 4" LINES AND 0.5% ON 6" LINES. CLEANOUTS SHALL BE PLACED AT 50' INTERVALS AND AT BEND POINTS. ALL CLEANOUTS IN PAVED AREAS SHALL BE APPROVED LOAD BEARING TYPE.
 18. THE CONTRACTOR IS RESPONSIBLE FOR INSURING POSITIVE DRAINAGE TO ALL STORM STRAIGHTS.
 19. ALL STORM WATER CONTROL MEASURES AND BMP MEASURES SHOWN HEREON SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDNR AND CITY OF RALEIGH STANDARD SPECIFICATION AND DETAILS.
 20. SEED ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT INDICATED TO BE PAVED OR PLANTED, UPON COMPLETION OF GRADING ACTIVITIES. USE REBEL 3 FESCUE IN ACCORDANCE WITH SEEDING SCHEDULE ON DETAIL SHEETS.
 21. CONTRACTOR SHALL CLEAR AND GRUB ENTIRE R/W WITHIN 100' OF ALL INTERSECTIONS.
 22. THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNIT CONDOMINIUMS, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED INSPECTION REPORTS INVOLVING SUBGRADE/AGGREGATE BASE PROFFROLLS, AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS, AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602 OR FAXED TO (919) 831-6339. CONTACT LARRY ANDERSON AT 831-6810 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS. IMPORTANT NOTE: PERMITS FOR THE REMAINING 25% OF THE BUILDINGS WITHIN A DEVELOPMENT WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET AND A LETTER OF ACCEPTANCE ISSUED.

CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL YES (NO)

OWNER OF RECORD:	AMV REALTY
ADDRESS:	PO BOX 30274 RALEIGH, NC 27622-0274
WAKE COUNTY P.I.N.:	1726-82-1306
ZONING:	R10 & CM
CURRENT USE:	VACANT
INSIDE CITY LIMITS?	YES
INSIDE FLOOD HAZARD AREA?	NO
IN NEUSE RIVER BASIN?	YES
TOTAL TRACT AREA:	2.42 AC
TOTAL ACREAGE OF ONSITE JURISDICTIONAL WETLANDS:	0.050 AC
TOTAL ACREAGE OF ONSITE NEUSE RIVER BUFFER:	0.38 AC
PROPOSED USE:	APARTMENTS
PROPOSED UNITS & DENSITY:	
TOTAL TRACT AREA =	2.42 AC
PROPOSED DWELLING UNITS:	24 (2 BEDROOM)
PROPOSED DENSITY =	24 DU/2.42 AC = 9.92 DU/AC
ALLOWABLE TOTAL DENSITY =	24 DU/2.42 AC
R/W DEDICATION =	0.11 AC
NET TRACT AREA AFTER R/W DEDICATION =	2.31 AC
R/W DENSITY TRANSFER TO PARENT TRACT IN LIEU OF REIMBURSEMENT	
MAXIMUM BUILDING HEIGHT:	LESS THAN 34'

REQUIRED PARKING CALCULATIONS

REQUIRED PARKING:	
24 APTS - 2 BDRM DU's x 2 SP/DU	48 SPACES
PARKING PROVIDED:	
TOTAL PARKING PROVIDED:	48 SPACES
OPEN SPACE REQUIRED:	
GROSS TRACT AREA	2.42 AC
NET TRACT AREA:	2.42 AC
OPEN SPACE REQUIRED (10%):	= 2.42 x 10%
TOTAL TREE PRESERVATION AREA REQUIRED:	= 0.242 ACRES
PRIMARY TCA PROVIDED:	= 0.187 ACRES
SECONDARY TCA PROVIDED:	= 0.068 ACRES
TOTAL TREE PRESERVATION AREA PROVIDED:	= 0.255 ACRES

PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:

NAME(S): AIKEN & YELLE ASSOCIATES (HAROLD A. YELLE, II)
 ADDRESS: 3755 BENSON DR., RALEIGH, NC, 27609
 TELEPHONE: 919-877-9992 FAX: 919-877-9979
 E-MAIL ADDRESS: AYES@BELLSOUTH.NET

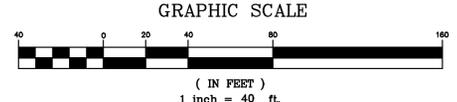
OWNER/DEVELOPER:
 AMV REALTY
 5520 MCNEELY DR., SUITE 304
 RALEIGH, NC 27612
 (919) 510-0223

OWNER'S SIGNATURE (REQUIRED PRIOR TO FINAL SIGN-OFF ONLY):
 IN FILING THIS PLAN BY MYSELF AS THE PROPERTY OWNER(S) OR THROUGH MY DULY AUTHORIZED AGENTS, 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 THE SITE PLAN AS APPROVED BY THE CITY.

DATE: _____ SIGNED: _____

- GENERAL SITE NOTES:
1. ALL STREETS WITHIN THE DEVELOPMENT SHALL BE PRIVATE.
 2. REFUSE COLLECTION FACILITY SHALL BE PROVIDED AND DESIGNED IN ACCORDANCE WITH SOLID WASTE COLLECTION DESIGN MANUAL.
 3. ALL STORM WATER MEASURES SHALL COMPLY WITH CURRENT CITY OF RALEIGH STANDARDS & REQUIREMENTS.
 4. NITROGEN LOADING FOR THIS SITE SHALL BE 10.0# AC/YR OR LESS.
 5. THE WATER SYSTEM LOCATED ON THIS SHALL BE PRIVATE AND SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 6. THE 8" SEWER MAINS WITHIN R/W OR SHOWN WITHIN EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF RALEIGH. ALL OTHER SEWER SHOWN WITHIN PROPERTY LIMITS SHALL BE PRIVATE AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 7. SHC & DHC DESIGNATIONS ON PLAN DENOTE SINGLE HANDICAP RAMP (SHC) OR DOUBLE HANDICAP RAMP (DHC).
 8. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURB EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE. ALL STREET TREES FALLING WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN SHALL BE LIMBED-UP BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION.
 9. THE RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. THE RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 10. A TREE CONSERVATION AND PERMANENTLY PRESERVED OPEN SPACE MAP WILL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVALS.
 11. THE DEVELOPER WILL EXECUTE A DEED OF EASEMENT TO THE CITY OF RALEIGH FOR THE TRANSIT EASEMENT PRIOR TO BUILDING PERMIT APPROVALS.

NOTE: A Recorded Map will be required indicating the density transfer from the right of way, right of way dedication, lot numbers and open space areas. A note will be added to the map stating "A density transfer has been utilized from the 60' dedicated right of way along Jellyn Road and this density has been transferred into lot #1 and the dedicated right of way is not eligible for reimbursement."



Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3755 Benson Drive
 Raleigh, North Carolina 27609
 Phone: 919-877-9992
 Email: AYES@BELLSOUTH.NET

CHECKED BY: HAY
 SCALE:
 DATE: 01-05-07
 REVISIONS: 04-03-07
 7/19/07

SITE LAYOUT PLAN

VALEY STREAM APARTMENTS
 CITY OF RALEIGH, NC