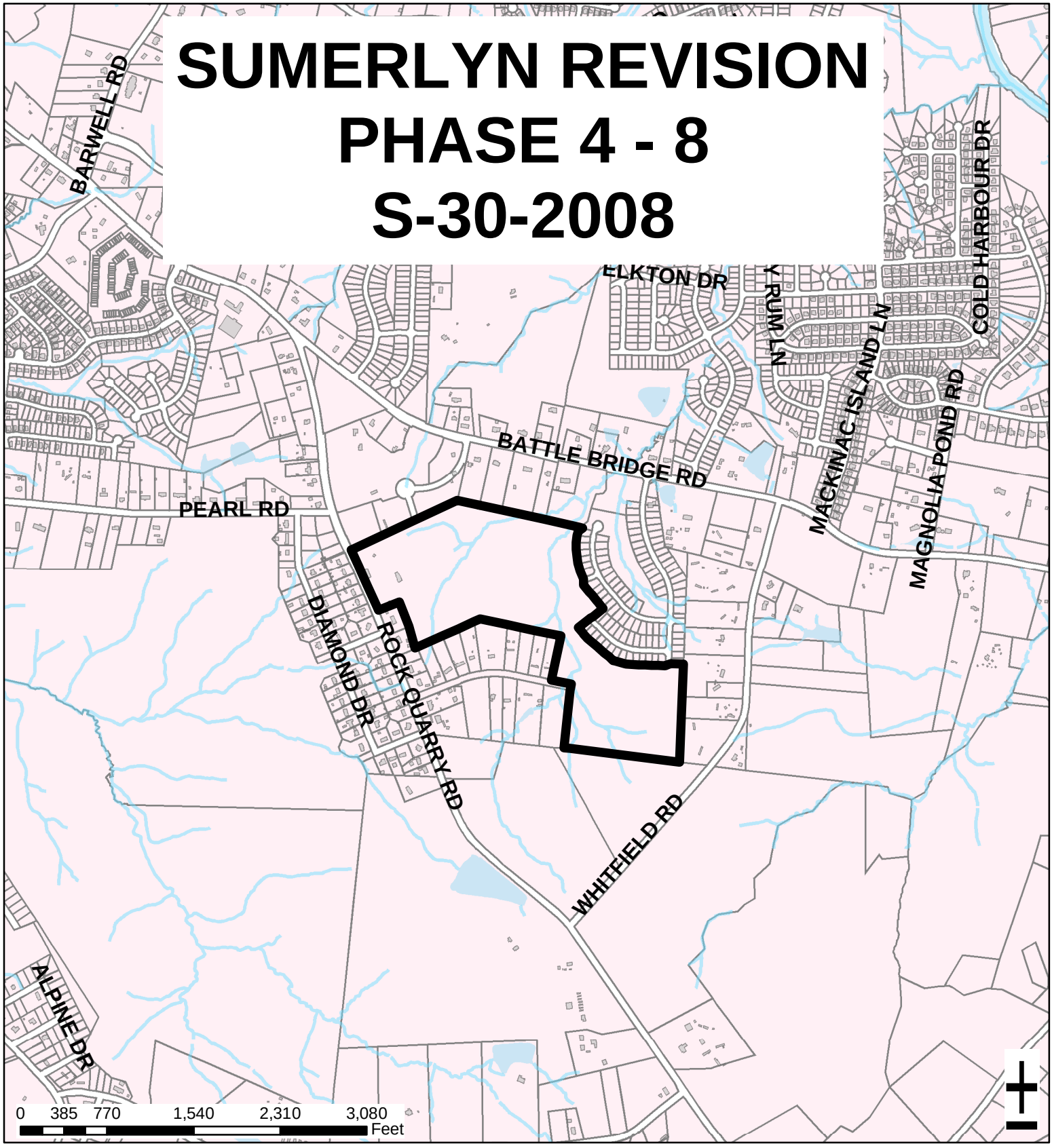
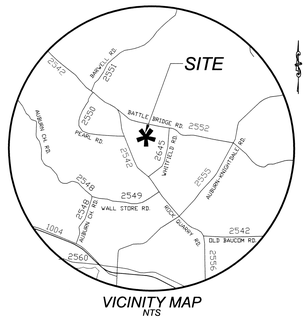
# SUMERLYN REVISION
# PHASE 4 - 8
# S-30-2008




| | | | |
|---|---|---|---|
| Zoning: | **R-4 & R-6 CUD** | Acres: | **94.54** |
| Planning | | Number of Lots: | **246** |
| District: | **Southeast** | Planner: | **James Marapoti** |
| CAC: | **Southeast** | Phone: | **(919) 516-2642** |
| Drainage | | Applicant Contact: | **William G. Daniel & Assoc.** |
| Basin: | **Neuse River** | Phone: | **(919) 467-9708** |




VICINITY MAP
NTS

WATER PERMIT
W-2236

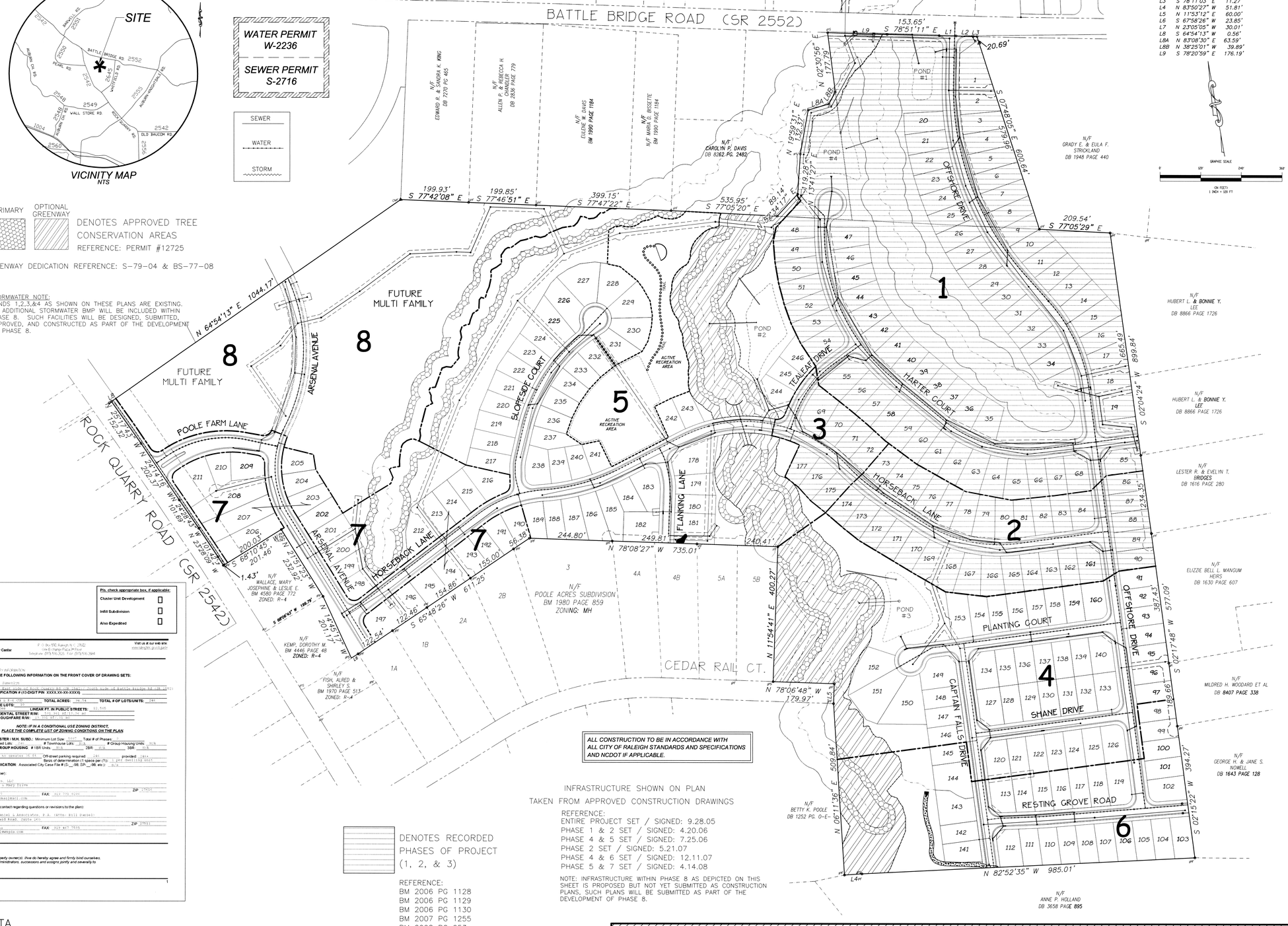
SEWER PERMIT
S-2716

SEWER
WATER
STORM

PRIMARY / OPTIONAL GREENWAY — DENOTES APPROVED TREE CONSERVATION AREAS
REFERENCE: PERMIT #12725

GREENWAY DEDICATION REFERENCE: S-79-04 & BS-77-08

STORMWATER NOTE:
PONDS 1,2,3,&4 AS SHOWN ON THESE PLANS ARE EXISTING. AN ADDITIONAL STORMWATER BMP WILL BE INCLUDED WITHIN PHASE 8. SUCH FACILITIES WILL BE DESIGNED, SUBMITTED, APPROVED, AND CONSTRUCTED AS PART OF THE DEVELOPMENT OF PHASE 8.




| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | S 79°07'05" E | 50.36' |
| L2 | S 78°26'17" E | 50.75' |
| L3 | S 78°11'03" E | 11.27' |
| L4 | N 83°50'27" W | 51.81' |
| L5 | N 11°53'12" E | 60.00' |
| L6 | S 67°58'26" W | 23.85' |
| L7 | N 23°05'05" W | 30.01' |
| L8 | S 64°54'13" W | 0.56' |
| L8A | N 83°08'30" E | 63.59' |
| L8B | N 38°25'01" W | 39.89' |
| L9 | S 78°20'59" E | 176.19' |

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT IF APPLICABLE.

INFRASTRUCTURE SHOWN ON PLAN TAKEN FROM APPROVED CONSTRUCTION DRAWINGS

REFERENCE:
ENTIRE PROJECT SET / SIGNED: 9.28.05
PHASE 1 & 2 SET / SIGNED: 4.20.06
PHASE 4 & 5 SET / SIGNED: 7.25.06
PHASE 2 SET / SIGNED: 5.21.07
PHASE 4 & 6 SET / SIGNED: 12.11.07
PHASE 5 & 7 SET / SIGNED: 4.14.08

NOTE: INFRASTRUCTURE WITHIN PHASE 8 AS DEPICTED ON THIS SHEET IS PROPOSED BUT NOT YET SUBMITTED AS CONSTRUCTION PLANS. SUCH PLANS WILL BE SUBMITTED AS PART OF THE DEVELOPMENT OF PHASE 8.

DENOTES RECORDED PHASES OF PROJECT (1, 2, & 3)

REFERENCE:
BM 2006 PG 1128
BM 2006 PG 1129
BM 2006 PG 1130
BM 2007 PG 1255
BM 2008 PG 253

Pls. check appropriate box, if applicable:
Cluster Unit Development ☐
Infill Subdivision ☐
Also Expedited ☐

City of Raleigh, NC
Development Plans Review Center
P.O. Box 590, Raleigh, N.C. 27602
One Exchange Plaza 27601
Telephone (919) 996-2495 Fax (919) 996-1844
Visit us at our web site
www.raleighnc.gov/permits

**Section A.** SUBMITTAL INFORMATION

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF DRAWING SETS:

DEVELOPMENT NAME: Sumerlyn
PROPERTY ADDRESS: East side of Rock Quarry Rd (SR 2542), North Side of Battle Bridge Rd (SR 2552)
WAKE CO. PROP. IDENTIFICATION # (13-DIGIT PIN XXXX-XX-XX-XXXX)
0794-14-4660
ZONING DISTRICT: R-4 & MH-CUD TOTAL ACRES: 94.54 TOTAL # OF LOTS/UNITS: 241
TOTAL # OF OPEN SPACE LOTS: 10
INSIDE CITY LIMITS? Yes LINEAR FT. IN PUBLIC STREETS: 12,505
SQ. FT./ACRES OF RESIDENTIAL STREET R/W: 4.11 ac
SQ. FT./ACRES OF THOROUGHFARE R/W: n/a

NOTE: IF IN A CONDITIONAL USE ZONING DISTRICT,
PLACE THE COMPLETE LIST OF ZONING CONDITIONS ON THE PLAN.

FOR SUBDIVISION / CLUSTER / M.H. SUBD.: Minimum Lot Size: 5000' Total # of Phases: 3
FOR CLUSTER: # Detached Lots: 241 # Townhouse Lots: n/a # Group Housing Units: n/a
FOR TOWNHOUSE OR GROUP HOUSING: # 1 BR Units: n/a 2BR n/a 3BR n/a
4BR n/a
Proposed Building Height: to exceed 40 FT Off-street parking required: 241 provided: 241+
Basis of determination (1 space per (?)): 1 per Dwelling Unit
FOR RIGHT-OF-WAY DEDICATION: Associated City Case File # (S-__-98, SP-__-98, etc.): n/a

CLIENT (Owner or Developer):
Name(s): Wake Partners, LLC
Address: 5201 William & Mary Drive
Raleigh, NC ZIP: 27612
Telephone: 919.422.4127 FAX: 919.733.9226
E-Mail Address: bhuffman1@aol.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):
Name(s): William G. Daniel & Associates, P.A. (Attn: Bill Daniel)
Address: 1150 SE Maynard Road, Suite 260
Cary, NC ZIP 27511
Telephone: 919.467.9708 FAX: 919.467.9535
E-Mail Address: bdaniel@wgdpa.com

OWNER'S SIGNATURE:

*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*

Subdivision Application 1
Form Revised March 2007

## PHASE DATA

| | PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4 | PHASE 5 | PHASE 6 | PHASE 7 | PHASE 8 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|
| TOTAL ACREAGE: | 23.38 Ac. | 6.00 Ac. | 1.66 Ac. | 13.91 Ac. | 23.00 Ac. | 7.79 Ac. | 6.24 Ac. | 12.56 Ac. | 94.54 Ac. |
| # OF LOTS PROPOSED: | 69 | 31 | 7 | 43 | 42 | 27 | 27 | - | 246 |
| # OF LOTS ALLOWED: | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 131 | 378 |
| TOTAL AREA IN LOTS: | 11.47 Ac | 4.79 Ac. | 1.15 Ac. | 6.88 Ac. | 6.94 Ac. | 4.27 Ac. | 4.90 Ac. | 8.57 Ac. | 48.97 Ac. |
| AVERAGE LOT SIZE: | 7241 SF | 6745 SF | 7156 SF | 6970 SF | 7198 SF | 6889 SF | 7905 SF | - | - |
| MINIMUM LOT SIZE: | 6014 SF | 6105 SF | 6371 SF | 6050 SF | 5087 SF | 6124 SF | 6009 SF | - | - |
| AREA OPEN SPACE: | 8.51 Ac. | 0 Ac. | 0 Ac. | 4.73 Ac. | 11.80 Ac. | 2.40 Ac. | 1.34 Ac. | 3.43 Ac. | 32.21 Ac. |
| AREA PROPOSED ROW: | 3.40 Ac. | 1.21 Ac. | .51 Ac. | 2.30 Ac. | 4.26 Ac. | 1.12 Ac. | 0 Ac. | .56 Ac. | 13.36 Ac. |
| LINEAR FEET OF STREETS: | 3446 LF | 1071 LF | 483 LF | 2039 LF | 3975 LF | 1017 LF | 0 LF | 474 LF | 12505 LF |
| DENSITY ALLOWABLE: | - | - | - | - | - | - | - | - | 4 U/A |
| DENSITY PROPOSED: | 2.95 U/A | 5.17 U/A | 4.22 U/A | 3.09 U/A | 1.83 U/A (3.09 Ac.) | 3.47 U/A | 4.31 U/A | 10.43 U/A | 3.99 U/A (3.09 Ac.) |
| ACTIVE RECREATION: | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 2 |
| OPEN SPACE LOTS: ** | 5 | 0 | 0 | 1 | 2 | 1 | 1 | *** | 10 |

NOTE:
LINEAR FEET OF STREET FOR PHASE 1 AND PHASE 5 INCLUDES LINEAR FEET OF PROPERTY FRONTAGE ALONG BATTLE BRIDGE ROAD AND ROCK QUARRY ROAD.
*DEVELOPMENT WITHIN PHASE 8 IS ENVISIONED TO CONSIST OF MULTIFAMILY UNITS PLUS TWO(2) SINGLE FAMILY LOTS WITH TOTAL NUMBER OF UNITS NOT TO EXCEED 131.
**OPEN SPACE LOTS ARE IN ADDITION TO THE NUMBER OF LOTS SUMMARIZED ELSEWHERE IN THIS TABLE.
***THE ALLOCATION OF OPEN SPACE WITHIN PHASE 8 WILL BE CONFIGURED AS PART OF THE SITE PLAN FOR THE DEVELOPMENT OF PHASE 8.

NOTES:

A. PHASING OF THIS PROJECT SHALL BE IMPLEMENTED TO ENSURE THAT NO MORE THAN 150 RESIDENTIAL LOTS ARE RECORDED UNTIL A CONTINUOUS PAVED ROADWAY SYSTEM (CONSISTING OF PORTIONS OF OFFSHORE DRIVE, HORSEBACK LANE, ARSENAL AVENUE, AND POOLE FARM LANE) IS CONSTRUCTED BETWEEN BATTLE BRIDGE ROAD AND ROCK QUARRY ROAD.

B. IN NO CASE, SHALL LOTS WITHIN PHASES 6 OR 7 BE RECORDED UNTIL THE INFRASTRUCTURE WITHIN PHASE 5 HAS BEEN CONSTRUCTED.

C. NO LOTS WITHIN PHASE 7 MAY BE RECORDED UNTIL SUCH TIME AS THE STORMWATER BMP WITHIN PHASE 8 HAS BEEN CONSTRUCTED.

**PURPOSE**
**The purpose of this plan submittal is to obtain preliminary subdivision plan approval for Sumerlyn Subdivision that was originally approved as S-79-04. That preliminary S/D approval expired in April of 2008 due to the sunset provision included within the AA issued for the project.**

**Status**
With the sole exception of Phase 8 as shown on the preliminary S/D plan, all infrastructure shown on the preliminary S/D plan has been designed, submitted as construction drawings, and approved by the City. All infrastructure within Phases 1, 2, & 3 has been completed. Infrastructure within Phase 5 is currently under construction and should be complete within June of 2008. Phases 1, 2, and 3 have been recorded (although the lots within Phase 3 are not yet reflected on I-Maps). Except for the stormwater BMP proposed within Phase 8, all BMPs within the project have been constructed. All environmental permits from ACOE and DWQ have been obtained. All required encroachments and permits from NCDOT have been obtained. Tree Conservation permits for the project have been obtained and are referenced on this sheet. Plats for the greenway dedication have been prepared and submitted to the City, but cannot be fully processed until the preliminary S/D approval is reactivated.

**Plan Format**
For purposes of reference, these plans include this summary cover sheet intended to provide an overview of the project along with pertinent information related to phasing. To avoid confusion, the summary data includes the same area of property that comprised S-79-04 - even the currently recorded lots within Phases 1, 2, and 3. Following this summary sheet, the plan set includes a copy of the latest preliminary S/D Plan for S-79-04 - as approved concurrently with construction plans for Phases 5 & 7 of the project. This plan was valid until the expiration of plan approval due to the sunset provision included in the AA. Also for reference, a copy of the revised preliminary S/D plan (as approved by the City on 4/18/07) for S-79-04 is appended to the plan set.


Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708


Revisions

S-79-04

*UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES INCLUDING SIDEWALKS AND HANDICAP RAMPS ARE TO BE CONSTRUCTED ON ALL STREETS AS SPECIFIED BY CITY CODE. THESE FACILITIES HAVE BEEN APPROVED BY THE CITY OF RALEIGH AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY WRITTEN APPROVAL. PUBLIC SANITARY SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO FINAL ACCEPTANCE.*

PLANNING _____
TRANSPORTATION SERVICES _____
PUBLIC UTILITIES _____
CONSERVATION ENGINEER _____

OWNER:
Wake Partners, LLC
5201 William & Mary Drive
Raleigh, NC 27616
(919) 422-4127

Project
SUMERLYN

Executive Summary Sheet

Date
May 13, 2008

Scale
1" = 120'

Sheet
1