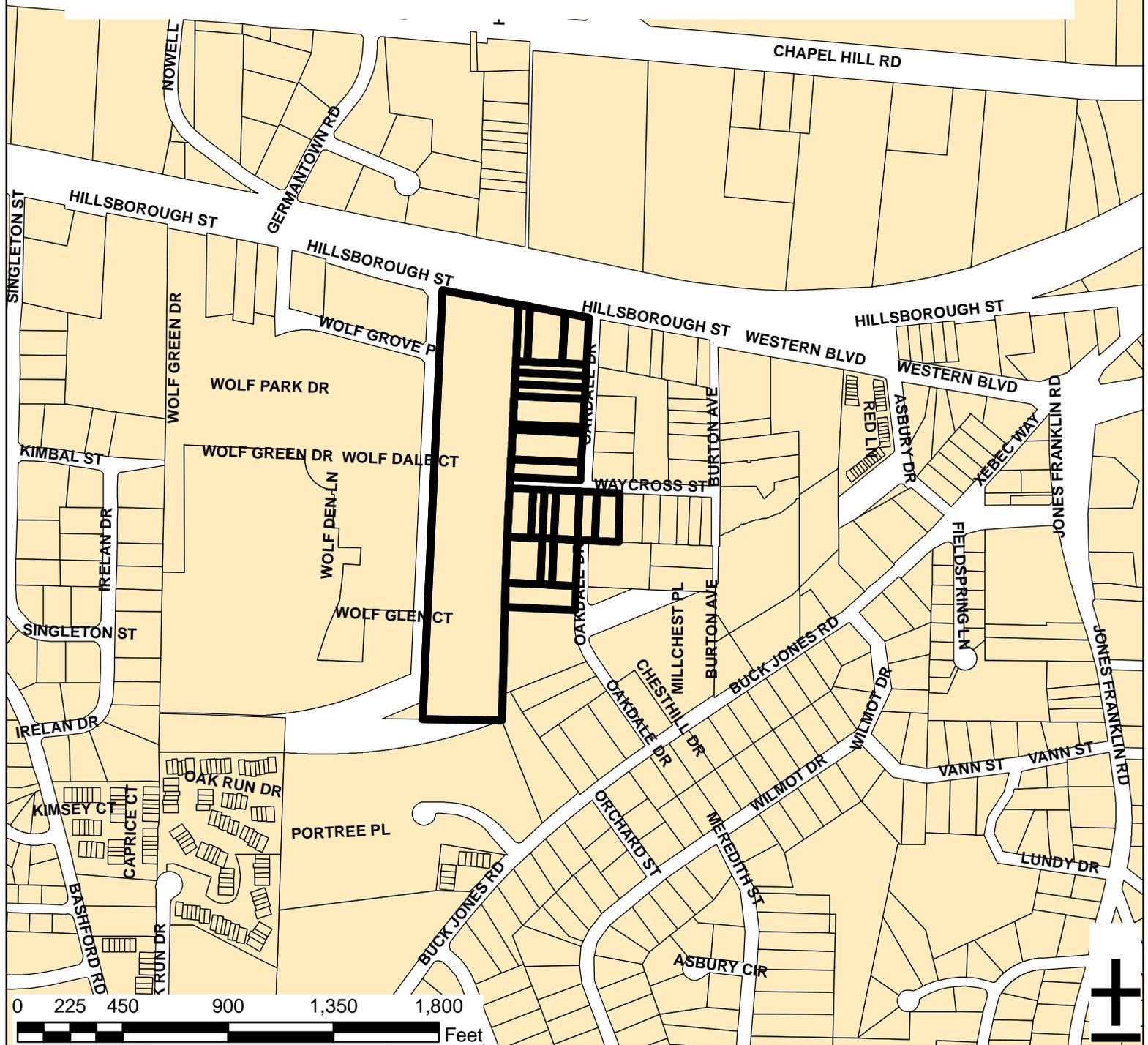


THE RETREAT AT RALEIGH

GH-5-2011



Zoning: **SC, R-10, NB**
 CAC: **West**
 Drainage
 Basin: **Walnut Creek**
 Acreage: **22.14**

Number of Units: **48**
 Planner: **JACQUE BAKER**
 Phone: **(919) 516-2630**
 Applicant Contact: **Kimley-Horn&Assoc.**
 Phone: **(919) 653-2928**



Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
Fax 919-516-2685

GH-5-11

GH-5-11

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input checked="" type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 297251
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name The Retreat at Raleigh

Proposed Use Residential- Group Housing / Cluster Unit Development

Property Address(es) See attached listing

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. See attached listing	P.I.N.	P.I.N.	P.I.N.
-----------------------------	--------	--------	--------

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. The proposed project is a Group Housing development. As such, it is reviewed and approved administratively, per Code Section 10-2132.2 (e) (2).
-----------------------------------	--

PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
--	---

CLIENT (Owner or Developer)	Company Landmark Properties		
	Name (s) Jason Doornbos		
	Address 455 Epps Bridge Parkway Building 100, Suite 101 Athens, GA 30606		
	Phone 706-543-1910	Email jdoornbos@landmark-properties.com	Fax 706-543-1909

CONSULTANT (Contact Person for Plans)	Company Kimley-Horn and Associates, Inc.		
	Name (s) Brian Purdy, RLA		
	Address 333 Fayetteville Street, Suite 600 Raleigh, NC 27601		
	Phone 919-653-2928	Email brian.purdy@kimley-horn.com	Fax 919-653-5847

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 279331

Zoning Information	Building Information
Zoning District(s) NB, SC, R-10	Proposed building use(s) Residential and Amenity clubhouse <i>4 bds</i>
If more than one district, provide the acreage of each NB=1.61 / SC=1.76 / R-10=18.77	Existing Building(s) sq. ft. gross All existing structures to be removed
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 22.143 (gross) / 17.39 (net) Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total sq. ft. gross (existing & proposed) N/A <i>48,000 SF</i>
Off street parking Required 450 Provided 551	Proposed height of building(s) Variable
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-18-11	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z-N/A	

Stormwater Information

Existing Impervious Surface 1.44 / 62,726 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 10.05 / 437,778 acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030. The 2030 Comprehensive Plan calls for Moderate Density Residential for the majority of the land area within the project area while a small segment of the northern area of the project area calls for High Density Residential adjoining Neighborhood Mixed-Use. The proposed residential project is in keeping with the future land use designation and is compatible with the surrounding uses. The proposed density is within the framework of the Moderate Density Residential designation.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached 82	11. Total number of Open Space (only) lots 2
2. Total # Of Single Family Lots 19	12. Total number of all lots 24 <i>108</i>
3. Total # Of Apartment Or Condominium Units 48 <i>X</i>	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Total number of Townhouse Lots 82 b) Total number of Single Family Lots 19 c) Total number of Group Housing Units 130 d) Total number of Open Space Lots 2 e) Minimum Lot Size 4410 sf f) Total Number of Phases 1 g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 149	
8. Bedroom Units 1br 2br 3br 42 4br or more 107	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 149 / 18.77ac. (R-10)= 7.9 units per acre	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 Kimley-Horn and Associates, Inc. (Brian Purdy) _____ 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

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information		Building Information	
Zoning District(s) NB, SC, R-10		Proposed building use(s) Residential and Amenity Clubhouse	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross N/A	
Overlay District		Proposed Building(s) sq. ft. gross	
Total Site Acres Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Total sq. ft. gross (existing & proposed) TBD	
Off street parking Required Provided		Proposed height of building(s)	
COA (Certificate of Appropriateness) case # N/A		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A-18-11		Building Lot Coverage percentage (site plans only)	
CUD (Conditional Use District) case # Z- N/A			
Stormwater Information			
Existing Impervious Surface acres/square feet		Flood Hazard Area <input type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Impervious Surface acres/square feet		If Yes, please provide	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils Flood Study FEMA Map Panel #	

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	If Yes, please answer the questions below: a) Total number of Townhouse Lots 16 b) Total number of Single Family Lots 19 c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases 1 g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

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 Kimley-Horn and Associates, Inc. (Brian Purdy) _____ 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.

Signed _____ Date _____
 Signed *Brian Purdy* *3-22-11* Date _____

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

Signed

Frank C. Delaney

3/23/11

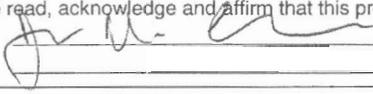
Date

Signed

Date

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

Signed



5-23-11

Date

Signed

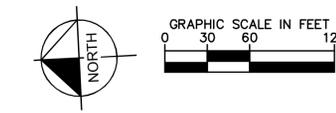
Date

Signed	<i>Richard J. White</i>	<i>3-23-11</i>	Date
Signed	<i>[Signature]</i>	<i>3-23-11</i>	Date

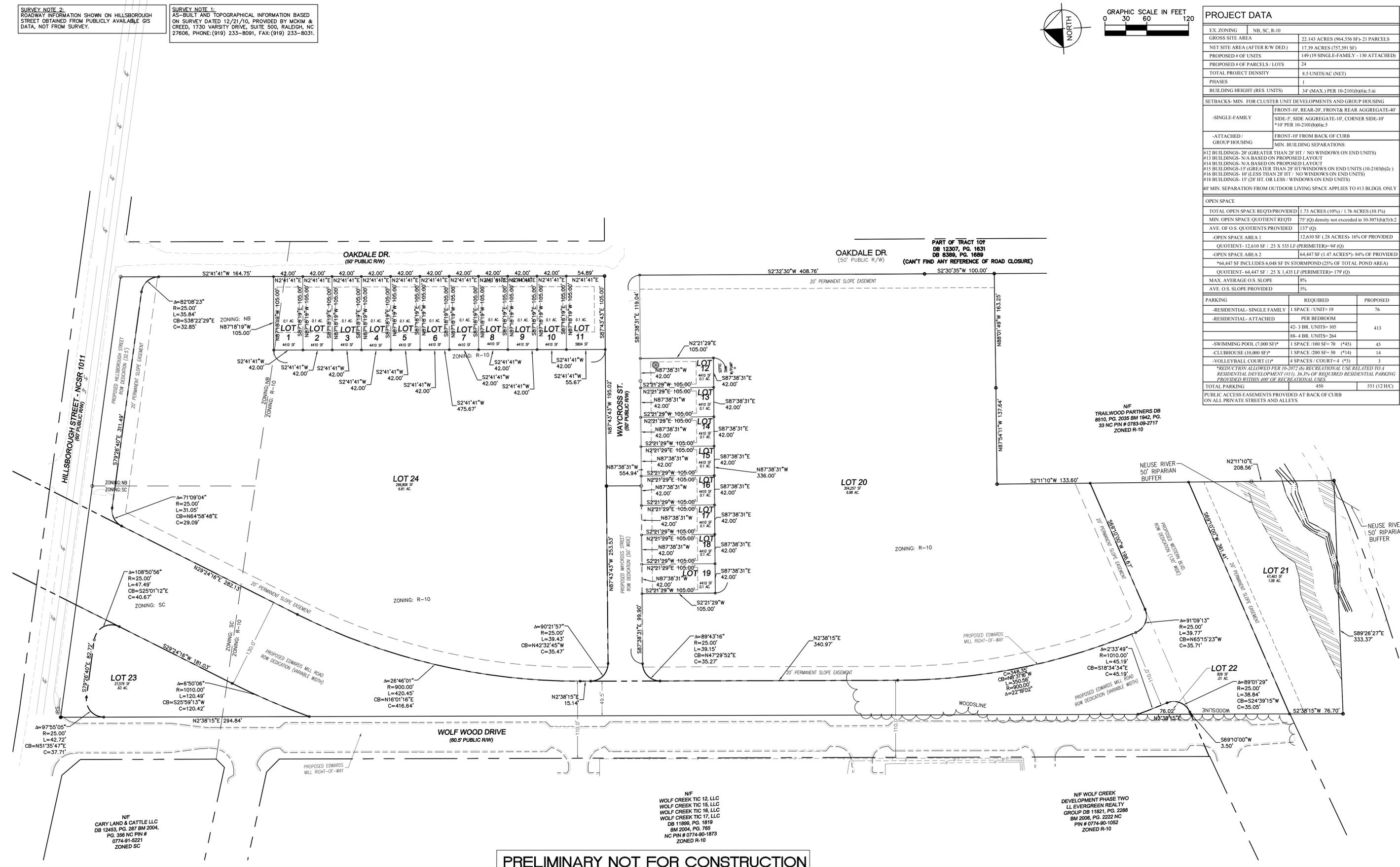
Section B					
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		

SURVEY NOTE 2:
ROADWAY INFORMATION SHOWN ON HILLSBOROUGH STREET OBTAINED FROM PUBLICLY AVAILABLE GIS DATA, NOT FROM SURVEY.

SURVEY NOTE 1:
AS-BUILT AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY DATED 12/21/10, PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: (919) 233-8091, FAX: (919) 233-8031.



PROJECT DATA	
EX. ZONING	NB, SC, R-10
GROSS SITE AREA	22.143 ACRES (964,556 SF)- 21 PARCELS
NET SITE AREA (AFTER R/W DED.)	17.39 ACRES (757,391 SF)
PROPOSED # OF UNITS	149 (19 SINGLE-FAMILY - 130 ATTACHED)
PROPOSED # OF PARCELS / LOTS	24
TOTAL PROJECT DENSITY	8.5 UNITS/AC (NET)
PHASES	1
BUILDING HEIGHT (RES. UNITS)	34' (MAX.) PER 10-2101(D)(6)(c) 5.iii
SETBACKS- MIN. FOR CLUSTER UNIT DEVELOPMENTS AND GROUP HOUSING	
-SINGLE-FAMILY	FRONT-10', REAR-20', FRONT & REAR AGGREGATE-40' SIDE-5', SIDE AGGREGATE-10', CORNER SIDE-10' *10' PER 10-2101(D)(6)(c) 5
-ATTACHED / GROUP HOUSING	FRONT-10' FROM BACK OF CURB MIN. BUILDING SEPARATIONS
#12 BUILDINGS- 20' (GREATER THAN 28' HT / NO WINDOWS ON END UNITS) #13 BUILDINGS- N/A BASED ON PROPOSED LAYOUT #14 BUILDINGS- N/A BASED ON PROPOSED LAYOUT #15 BUILDINGS- 15' (GREATER THAN 28' HT) WINDOWS ON END UNITS (10-2103(b)(2)) #16 BUILDINGS- 10' (LESS THAN 28' HT / NO WINDOWS ON END UNITS) #18 BUILDINGS- 15' (28' HT. OR LESS / WINDOWS ON END UNITS) 40' MIN. SEPARATION FROM OUTDOOR LIVING SPACE APPLIES TO #13 BLDGS. ONLY	
OPEN SPACE	
TOTAL OPEN SPACE REQ'D/PROVIDED	1.73 ACRES (10%) / 1.76 ACRES (10.1%)
MIN. OPEN SPACE QUOTIENT REQ'D	75' (Q) density not exceeded in 10-3071(b)(5) b.2
AVE. OF O.S. QUOTIENTS PROVIDED	137' (Q)
-OPEN SPACE AREA 1	12,610 SF (28 ACRES)- 16% OF PROVIDED
QUOTIENT- 12,610 SF / 25 X 535 LF (PERIMETER)= 94 (Q)	
-OPEN SPACE AREA 2	64,447 SF (1.47 ACRES)*- 84% OF PROVIDED
*64,447 SF INCLUDES 6,048 SF IN STORMPOND (25% OF TOTAL POND AREA)	
QUOTIENT- 64,447 SF / 25 X 1,435 LF (PERIMETER)= 179 (Q)	
MAX. AVERAGE O.S. SLOPE	8%
AVE. O.S. SLOPE PROVIDED	5%
PARKING	
REQUIRED	PROPOSED
-RESIDENTIAL- SINGLE FAMILY	1 SPACE / UNIT= 19
-RESIDENTIAL- ATTACHED	PER BEDROOM
	42-3 BR. UNITS= 105
	88-4 BR. UNITS= 264
-SWIMMING POOL (7,000 SF)*	1 SPACE /100 SF= 70 (*45)
-CLUBHOUSE (10,000 SF)*	1 SPACE /200 SF= 50 (*14)
-VOLLEYBALL COURT (1)*	4 SPACES / COURT= 4 (*3)
*REDUCTION ALLOWED PER 10-3072 (b) RECREATIONAL USE RELATED TO A RESIDENTIAL DEVELOPMENT (41). 36.3% OF REQUIRED RESIDENTIAL PARKING PROVIDED WITHIN 400' OF RECREATIONAL USES.	
TOTAL PARKING	450
PUBLIC ACCESS EASEMENTS PROVIDED AT BACK OF CURB ON ALL PRIVATE STREETS AND ALLEYS.	551 (12 H/C)



PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley-Horn and Associates, Inc.
© 2011 KIMLEY-HORN AND ASSOCIATES, INC.
333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494 FAX: 919-653-5847
WWW.KIMLEY-HORN.COM

KHA PROJECT	011170001
DATE	3/24/2011
SCALE	AS SHOWN
DESIGNED BY	COB
DRAWN BY	WJB
CHECKED BY	PAB

THE RETREAT AT RALEIGH
PREPARED FOR
LANDMARK PROPERTIES
RALEIGH, NORTH CAROLINA

DATE: 3/24/2011

PRELIMINARY SUBDIVISION PLAN

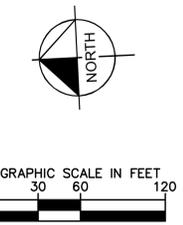
SHEET NUMBER
SP-04

Plotted By: Brewer, Jordan

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Brewer, Jordan
 Street Set: Retreat at Raleigh - Layout: Preliminary Site Plan - March 24, 2011 12:46:24pm
 K:\V01-LEDA\01170001 - The Retreat at Raleigh - SP - CD\15-CAD Files\Drawings\SP-05 Preliminary Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. None of it is to be construed as a contract or a warranty of any kind, and no responsibility is assumed by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT DATA	
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PROPOSED # OF PARCELS / LOTS	24
TOTAL PROJECT DENSITY	8.5 UNITS/AC (NET)
PHASES	1
BUILDING HEIGHT (RES. UNITS)	34' (MAX.) PER 10-2101(b)6c.5 iii
SETBACKS- MIN. FOR CLUSTER UNIT DEVELOPMENTS AND GROUP HOUSING	
-SINGLE-FAMILY	FRONT-10', REAR-20', FRONT & REAR AGGREGATE-40' SIDE-5', SIDE AGGREGATE-10', CORNER SIDE-10' *10' PER 10-2101(b)6c.5
-ATTACHED / GROUP HOUSING	FRONT-10' FROM BACK OF CURB MIN. BUILDING SEPARATIONS:
#12 BUILDINGS- 20' (GREATER THAN 28' HT / NO WINDOWS ON END UNITS)	
#13 BUILDINGS- N/A BASED ON PROPOSED LAYOUT	
#14 BUILDINGS- N/A BASED ON PROPOSED LAYOUT	
#15 BUILDINGS- 15' (GREATER THAN 28' HT/ WINDOWS ON END UNITS (10-2103(b)2c)	
#16 BUILDINGS- 10' (LESS THAN 28' HT / NO WINDOWS ON END UNITS)	
#18 BUILDINGS- 15' (28' HT OR LESS / WINDOWS ON END UNITS)	
40' MIN. SEPARATION FROM OUTDOOR LIVING SPACE APPLIES TO #13 BLDGS. ONLY	
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TOTAL OPEN SPACE REQ'D/PROVIDED	1.73 ACRES (10%) / 1.76 ACRES (10.1%)
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*64,447 SF INCLUDES 6,048 SF IN STORMPOND (25% OF TOTAL POND AREA)	
QUOTIENT- 64,447 SF / 25 X 1,435 LF (PERIMETER)= 179' (Q)	
MAX. AVERAGE O.S. SLOPE	8%
AVE. O.S. SLOPE PROVIDED	5%
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-RESIDENTIAL- SINGLE FAMILY	1 SPACE / UNIT= 19
-RESIDENTIAL- ATTACHED	PER BEDROOM
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*REDUCTION ALLOWED PER 10-2072 (b) RECREATIONAL USE RELATED TO A RESIDENTIAL DEVELOPMENT (011), 36.3% OF REQUIRED RESIDENTIAL PARKING PROVIDED WITHIN 400' OF RECREATIONAL USE	
TOTAL PARKING	450
PUBLIC ACCESS EASEMENTS PROVIDED AT BACK OF CURB ON ALL PRIVATE STREETS AND ALLEYS.	

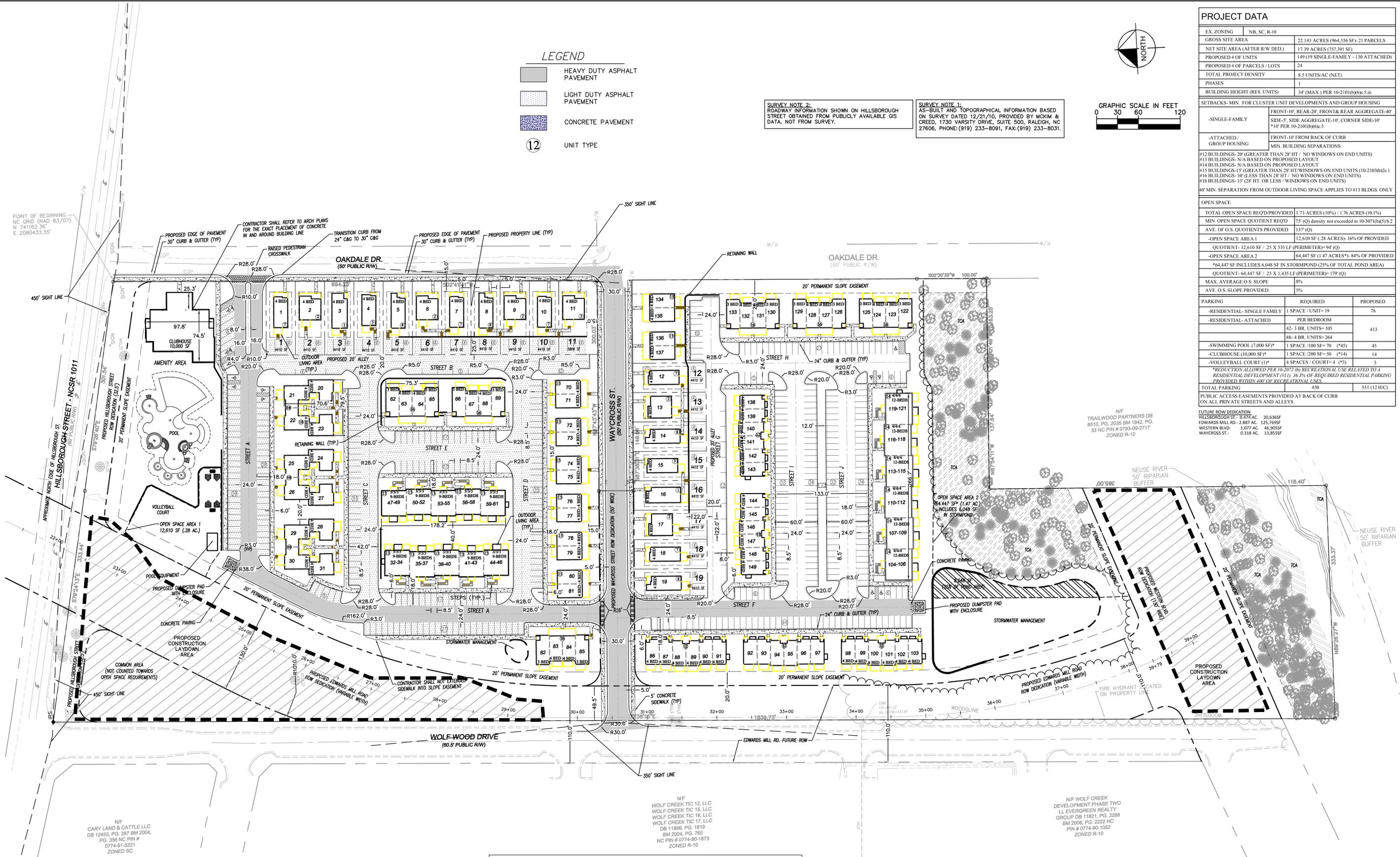


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SURVEY NOTE 1:
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LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- UNIT TYPE



PRELIMINARY NOT FOR CONSTRUCTION

N/F
 CARY LAND & CATTLE LLC
 DB 12453, PG. 287 BM 2004,
 PG. 356 NC PIN #
 0774-91-5221
 ZONED SC

N/F
 WOLF CREEK TIC 12, LLC
 WOLF CREEK TIC 15, LLC
 WOLF CREEK TIC 16, LLC
 WOLF CREEK TIC 17, LLC
 DB 11899, PG. 1819
 BM 2004, PG. 765
 NC PIN # 0774-90-1873
 ZONED R-10

N/F WOLF CREEK
 DEVELOPMENT PHASE TWO
 LL EVERGREEN REALTY
 GROUP DB 11821, PG. 2288
 BM 2006, PG. 2222 NC
 PIN # 0774-90-1052
 ZONED R-10

Kimley-Horn and Associates, Inc.
 © 2011 KIMLEY-HORN AND ASSOCIATES, INC.
 333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494 FAX: 919-653-5847
 WWW.KIMLEY-HORN.COM

KHA PROJECT	011170001
DATE	3/24/2011
SCALE	AS SHOWN
DESIGNED BY	COB
DRAWN BY	WJB
CHECKED BY	PAB

THE RETREAT AT RALEIGH
 PREPARED FOR
LANDMARK PROPERTIES

PRELIMINARY SITE PLAN

SHEET NUMBER
SP-05

No.	REVISIONS	DATE	BY

NC CERTIFICATE OF AUTHORIZATION: F-0102

RALEIGH NORTH CAROLINA DATE: 3/24/2011