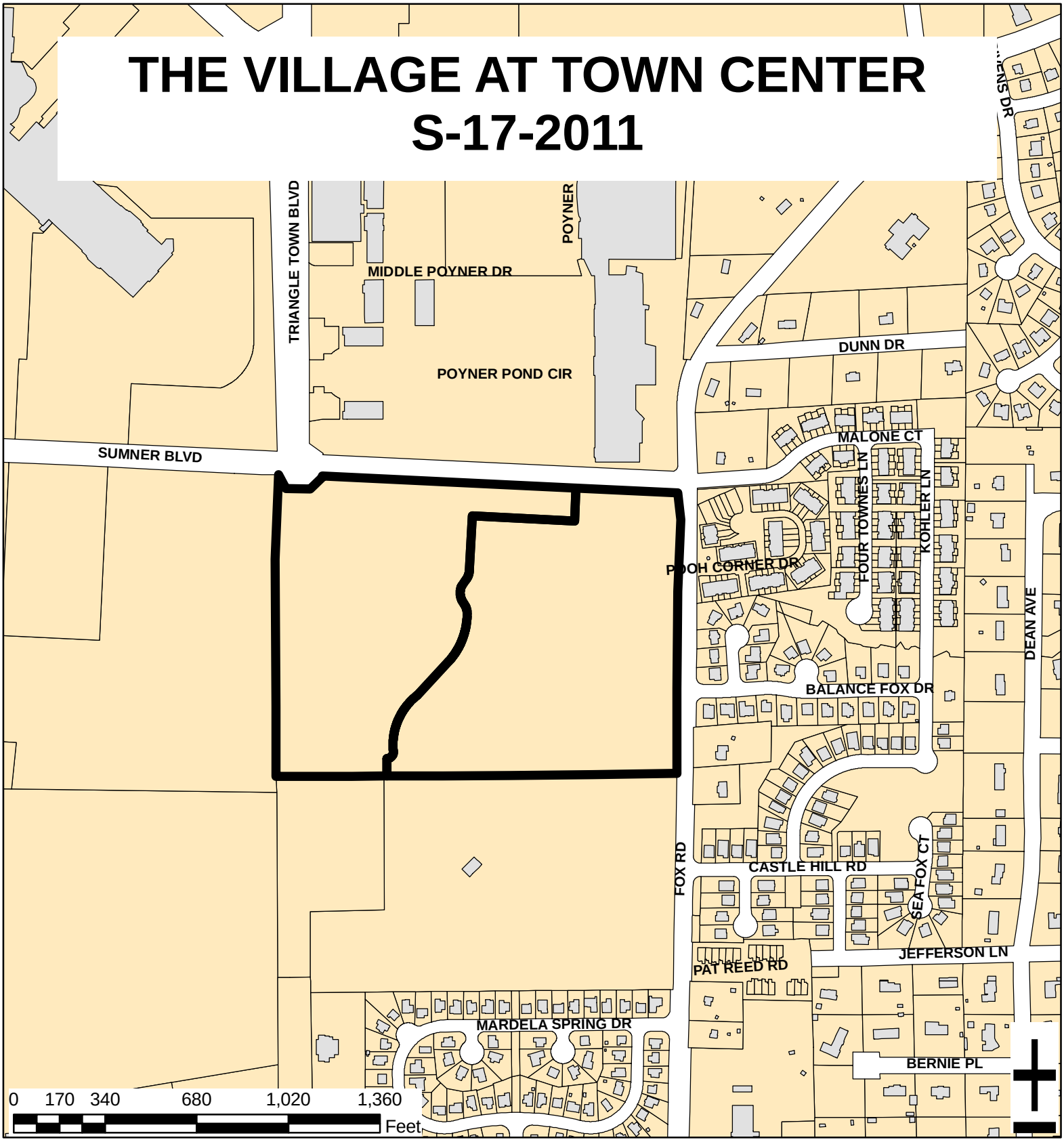
THE VILLAGE AT TOWN CENTER
S-17-2011



Zoning:	**SC-CUD**	Number of Lots:	**5**
CAC:	**NORTHEAST**	Planner:	**ERIC HODGE**
Drainage Basin:	**PERRY CREEK**	Phone:	**(919) 516-2639**
		Applicant Contact:	**PRIEST CRAVEN**
Acreage:	**37.06**	Phone:	**(919) 781-0300**

Team 1

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

Preliminary Development Plan Application

5-17-11

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 315433
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name The Village at Town Center

Proposed Use Mixed Use per Z-05-01

Property Address(es) 4080 Sumner Blvd

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

P.I.N. 1726-78-9733	P.I.N. 1726-78-2849	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 not requiring Planning Commission or City Council approval.** "(e) Administrative Approval of Site Plans. The City administration shall approve a final site plan following the approval of a preliminary site plan by the City Council or Planning Commission. All other site plans which do not require preliminary approval shall receive final site plan approval by the City administration. Site plans not otherwise reviewed by the Planning Commission or City Council for the following developments in any zoning district shall require the approval by City administration of both a preliminary and final site plan. (2) Group Housing Developments;"
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.**

CLIENT (Owner or Deve□oper)	Company Developer - Fox Road CIP, LLC	Owner - Fox Road, LLC (Edythe Poyner, Manager)	
	Name (s) Roy E. Carroll, II - Manager (Dennis Burton - Client Contact)		
	Address 201 North Elm Street, Suite 201 Greensboro, NC 27401		
	Phone (336) 275-6198	Email	Fax
CONSULTANT (Contact Person for Plans)	Company Priest, Craven and Associates, Inc.		
	Name (s) Ben Williams		
	Address 3803B Computer Drive Suite 104		
	Phone (919) 781-0300	Email bwilliams@priestcraven.com	Fax (919) 782-1288

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 303288

Zoning Information	Building Information
Zoning District(s) SC CUD	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 37.06 Inside City Limits ☐ Yes ☒ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-5-01	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☒ Yes ☐ No
Proposed Impervious Surface See Site Plans acres/square feet	**If Yes, please provide**
Neuse River Buffer ☒ Yes ☐ No Wetlands ☒ Yes ☐ No	Alluvial Soils X Flood Study N/A FEMA Map Panel # 1726J

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

This site falls within Area Plan 20, Triangle Town Center. This site plan will provide higher density residential adjacent to pedestrian corridors connecting commercial and retail uses within walking distance. Apartment Buildings have been oriented along Oak Forest Drive to incorporate Spring Forest Park as an amenity with easy pedestrian access. Wide vegetated buffers have been provided along Fox Road to provide a transition in scale between the higher density apartments and the lower density residential neighborhoods. This site conforms to the existing zoning.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

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

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 Priest, Craven and Associates, Inc. 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 Fox Road CIP, LLC (Roy E. Carroll, II - Manager) Date

Signed Edythe M. Poyner Fox Road, LLC (Edythe Poyner - Manager) Date 10/18/11

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)	☒				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒				
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)	☒	☐			
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	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒				
b) Existing Conditions Sheet	☒	☐			
c) Proposed Site, Subdivision Plan, or Recombination Plan	☒				
d) Proposed Grading and Stormwater Plan ON FUTURE	☒	☐			
e) Proposed Utility Plan, including Fire GROUP HOUSING	☒	☐			
f) Proposed Tree Conservation Plan PLANS	☒	☐			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒				
7. Plan size 18"x24" or 24"x36"	☒				
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	☒				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒				
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	☒				
11. Wake County School Form, if dwelling units are proposed	☒	☐			
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐			
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	☒	☐			

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

S - XX - XX
TR# XXXXXX

THE VILLAGE AT TOWN CENTER

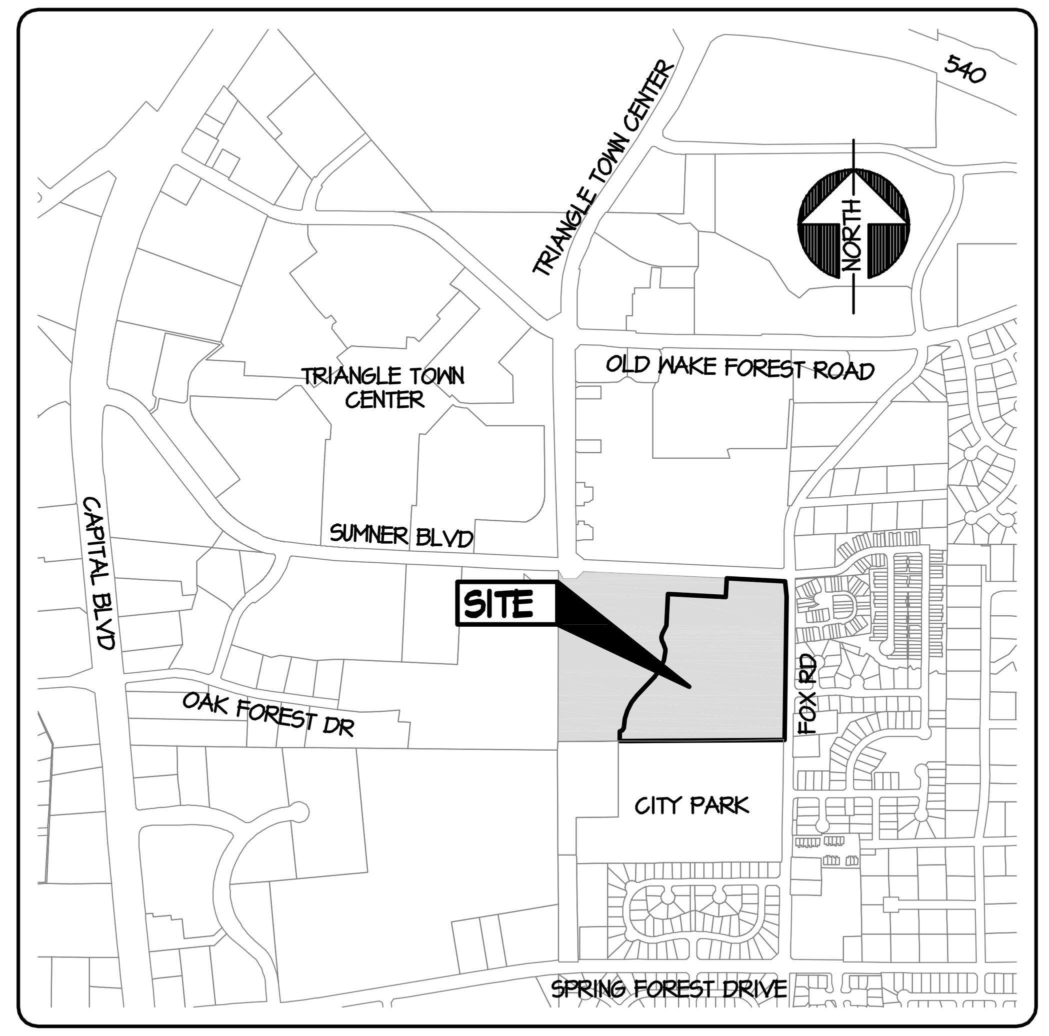
A SUBDIVISION PLAN FOR A GROUP HOUSING APARTMENT DEVELOPMENT

RALEIGH, NORTH CAROLINA

PROJECT STATISTICS S-XX-XX

PROPERTY OWNER.................FOX ROAD CIP, LLC
4080 SUMNER BLVD
RALEIGH, NORTH CAROLINA 27616
DEVELOPER.................FOX ROAD CIP, LLC
201 NORTH ELM STREET, SUITE 201
GREENSBORO, NC 27401
WAKE COUNTY PIN(S).................1726-78-9733, 1726-78-2849
ZONING.................SC CUD, Z-5-01
GROSS OVERALL PROJECT AREA.................37.06 AC
AREA IN PUBLIC STREET "A" RIGHT-OF-WAY DEDICATION.................1.72 AC
AREA IN FUTURE OAK FOREST AND TRIANGLE TOWN BLVD PUBLIC STREET R/W'S.................3.38 AC
AREA IN FUTURE RIGHT-OF-WAY DEDICATION FOR SUMNER BLVD AND FOX ROAD.................0.38 AC
NET PROJECT AREA.................31.58 AC

TREE PRESERVATION AREA REQUIRED FOR OVERALL PROJECT.................3.71 AC
TREE PRESERVATION AREA PROVIDED WITH THIS SUBMITTAL.................3.77 AC



VICINITY MAP 1"= 1000'

SHEET INDEX:

1. EXISTING CONDITIONS SHEET
2. PRELIMINARY SUBDIVISION PLAN
3. PRELIMINARY TREE CONSERVATION PLAN
4. PRELIMINARY STORMWATER MANAGEMENT PLAN

CONSULTANT:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104, Raleigh, N.C. 27609
Phone 919 / 781-0300 Fax 919 / 782-1288
Email pca@priestcraven.com

DEVELOPER AND APPLICANT:

FOX ROAD CIP, LLC
201 North Elm Street, Suite 201 Greensboro, NC 27401
Phone (336) 275-6198

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
3. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
5. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
6. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
7. CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A PREVIOUS STUDY BY OTHERS AND ON FILE WITH DWQ.
8. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
9. STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
10. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
11. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.
12. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
13. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
14. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
15. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
16. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

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☐ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (infill)*	☒ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name The Village at Town Center
Proposed Use Mixed Use per Z-05-01
Property Address(es) 4080 Sumner Blvd
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1726-78-9733	P.I.N. 1726-78-2849	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:

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Company Developer - Fox Road CIP, LLC	Owner - Fox Road, LLC (Edythe Poyner, Manager)	
Name (s) Roy E. Carroll, II - Manager (Dennis Burton - Client Contact)		
Address 201 North Elm Street, Suite 201 Greensboro, NC 27401		
Phone (336) 275-6198	Email	Fax
Company Priest, Craven and Associates, Inc.		
Name (s) Ben Williams		
Address 3803B Computer Drive Suite 104		
Phone (919) 781-0300	Email bwilliams@priestcraven.com	Fax (919) 782-1288

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 303288

Zoning District(s) SC CUD	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 37.06 Inside City Limits ☐ Yes ☒ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-5-01	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☒ Yes ☐ No
Proposed Impervious Surface See Site Plans acres/square feet	If Yes, please provide
Neuse River Buffer ☒ Yes ☐ No Wetlands ☒ Yes ☐ No	Alluvial Soils X Flood Study N/A FEMA Map Panel # 1726J

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

This site falls within Area Plan 20, Triangle Town Center. This site plan will provide higher density residential adjacent to pedestrian corridors connecting commercial and retail uses within walking distance. Apartment Buildings have been oriented along Oak Forest Drive to incorporate Spring Forest Park as an amenity with easy pedestrian access. Wide vegetated buffers have been provided along Fox Road to provide a transition in scale between the higher density apartments and the lower density residential neighborhoods. This site conforms to the existing zoning.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

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2. Total # Of Single Family Lots	12. Total number of all lots 5
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? ☐ Yes ☒ No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below:
5. Total # Of Mobile Home Lots	a) Total number of Townhouse Lots
6. Total Number of Hotel Units	b) Total number of Single Family Lots
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8. Bedroom Units 1br 2br 3br 4br or more	d) Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	e) Minimum Lot Size
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	f) Total Number of Phases g) Perimeter Protective Yard Provided ☐ Yes ☐ No h) Must provide open space quotient per City Code 10-3071 (5)

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 Priest, Craven and Associates, Inc. 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 Fox Road CIP, LLC (Roy E. Carroll, II - Manager) Date
Signed Fox Road, LLC (Edythe Poyner - Manager) Date 10/18/11

2 | PRELIMINARY DEVELOPMENT PLAN APPLICATION | 02.28.11

NOTE:
ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH & NCDENR STANDARDS, SPECIFICATIONS, & DETAILS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

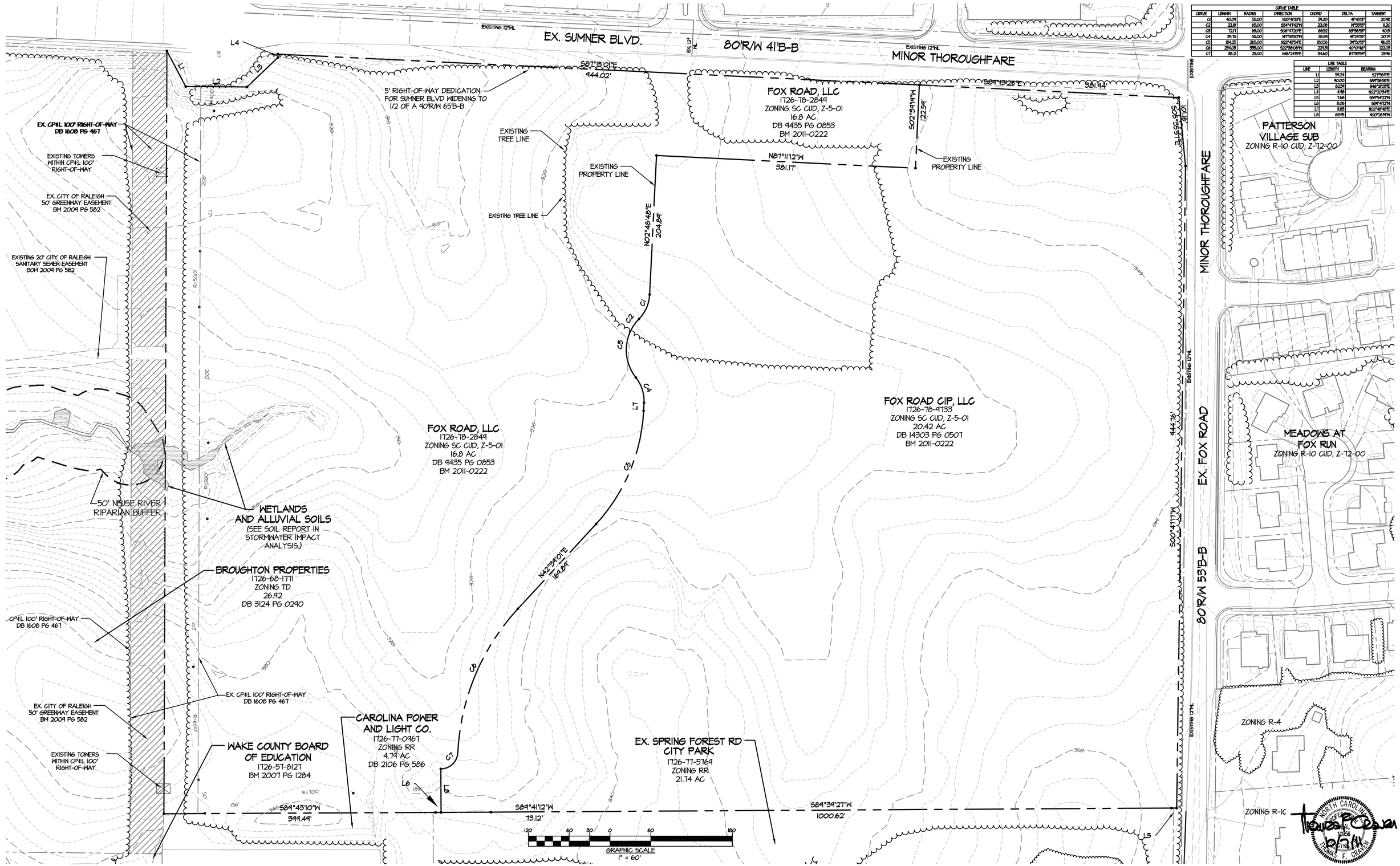
ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

NORTH CAROLINA PROFESSIONAL SEAL 10956 ENGINEER THOMAS F. CRAVEN
10/7/11

ORIGINAL DATE: OCTOBER 7, 2011

F:\LAND PROJECTS\XOTHERS\2008-009.001 TRI TOWN CENTER - POYER TRACT - RALEIGH\DWG\PRELIMINARY\1ST SUBMITTAL\SUBDIVISION\ 00-PRE-2008009-COVR.DWG , Oct 19, 2011 - 11:21 AM , BENW

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION



CURVE TABLE						
CURVE	LENGTH	RADIUS	DIRECTION	CHORD	DELTA	TANGENT
C1	40.04	55.00	N23°41'33"E	39.20	41°43'31"	20.98
C2	22.18	65.00	S34°47'42"W	22.08	19°33'13"	11.20
C3	72.17	65.00	S06°47'20"E	68.52	63°36'53"	40.31
C4	34.75	55.00	N17°53'30"W	38.84	41°24'35"	20.74
C5	184.25	265.00	N22°43'54"E	180.56	39°50'13"	96.03
C6	234.05	335.00	S22°38'08"W	229.31	40°01'46"	122.03
C7	38.21	25.00	N46°24'15"E	34.60	87°33'54"	23.96

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.24	S27°56'11"E
L2	90.00	S89°36'58"E
L3	62.59	N46°21'03"E
L4	4.98	N02°20'34"E
L5	7.68	S89°54'22"W
L6	8.06	S89°41'12"W
L7	11.83	N02°48'48"E
L8	63.95	N00°26'14"W

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

THE VILLAGE AT TOWN CENTER

SPONSORED BY: FOX ROAD CIP, LLC — RALEIGH, NORTH CAROLINA

SCALE:	1"=60'
DATE:	OCTOBER 7, 2011
PROJECT:	2008-009.001

EXISTING CONDITIONS SHEET

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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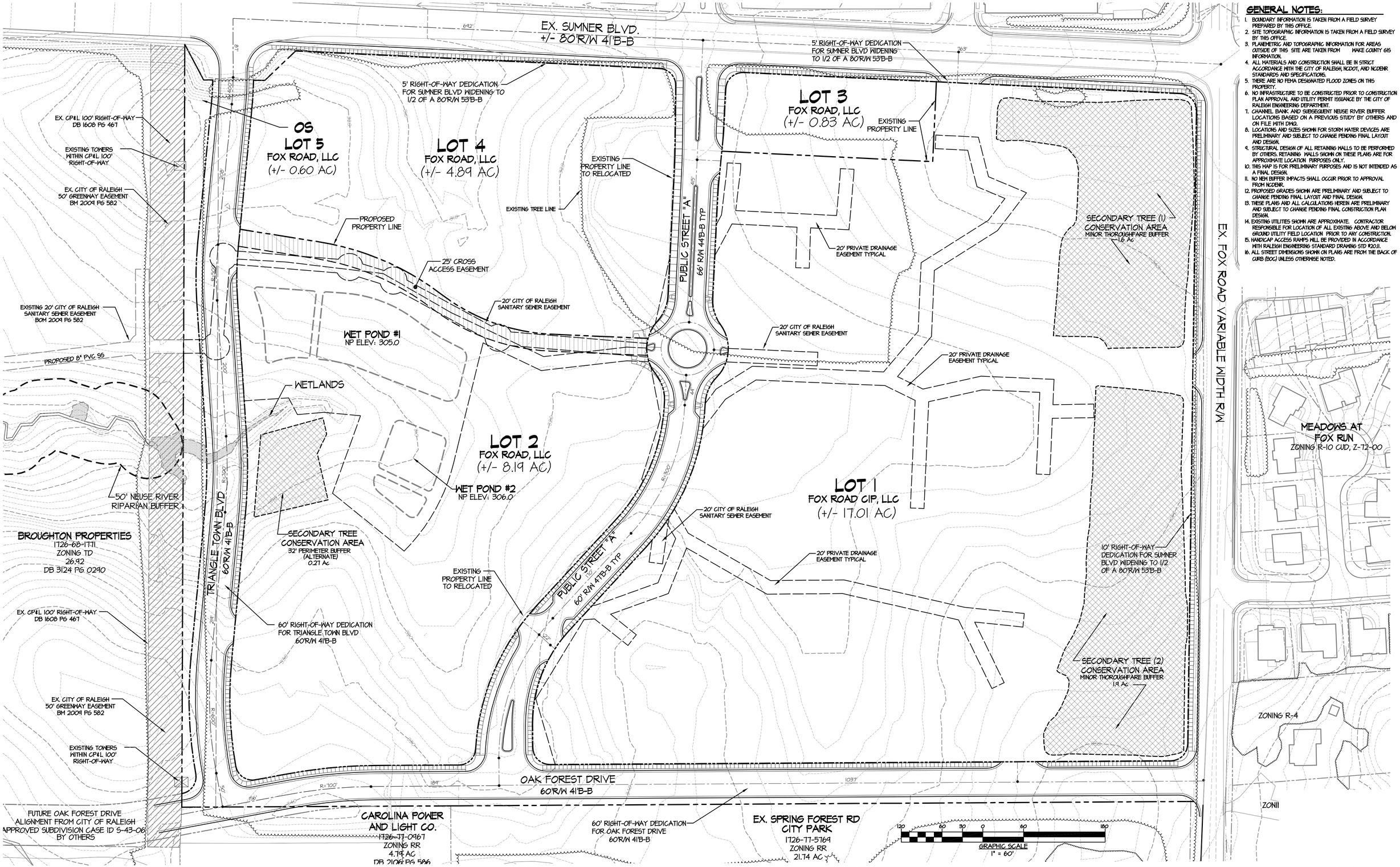

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE.
3. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
5. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
6. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPTMENT.
7. CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A PREVIOUS STUDY BY OTHERS AND ON FILE WITH DWQ.
8. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
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14. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
15. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11.
16. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

THE VILLAGE AT TOWN CENTER

SPONSORED BY: FOX ROAD CIP, LLC — RALEIGH, NORTH CAROLINA

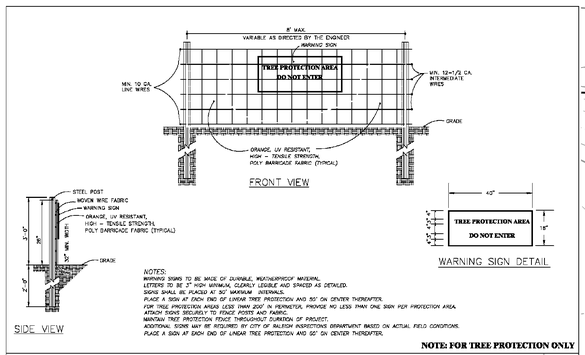
SCALE:	1"=60'
DATE:	OCTOBER 7, 2011
PROJECT:	2008-009.001

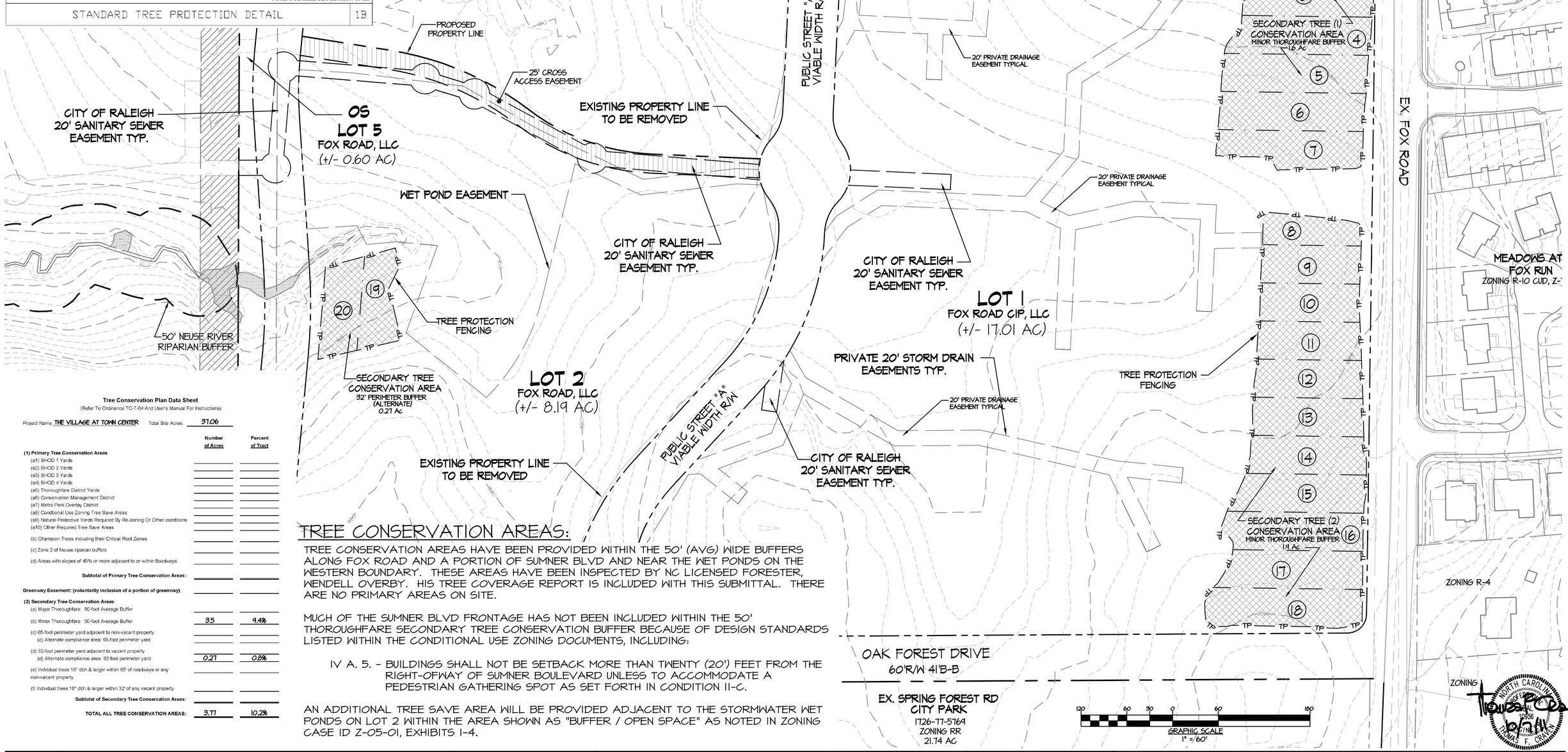
PRELIMINARY SUBDIVISION PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

F:\LAND PROJECTS\WOTHERS\2008-009.001 TRI TOWN CENTER - POYER TRACT - RALEIGH\DWG\PRELIMINARY\01 SUBMITTAL\SUBDIVISION.02-PRE-2008009-SLAY.DWG , Oct 19, 2011 - 11:20 AM , BENH





Tree Conservation Plan Data Sheet
(Refer To Ordinance TC-7-04 And User's Manual For Instructions)

Project Name: THE VILLAGE AT TOWN CENTER Total Site Acres: 37.06

	Number of Acres	Percent of Tract
(1) Primary Tree Conservation Areas		
(a1) SHOD 1 Yards		
(a2) SHOD 2 Yards		
(a3) SHOD 3 Yards		
(a4) SHOD 4 Yards		
(a5) Thoroughfare District Yards		
(a6) Conservation Management District		
(a7) Metro Park Overlay District		
(a8) Conditional Use Zoning Tree Save Areas		
(a9) Natural Protective Yards Required By Re-zoning Or Other conditions		
(a10) Other Required Tree Save Areas		
(b) Champion Trees including their Critical Root Zones		
(c) Zone 2 of Neuse riparian buffers		
(d) Areas with slopes of 45% or more adjacent to or within floodways		
Subtotal of Primary Tree Conservation Areas:		
Greenway Easement: (voluntarily inclusion of a portion of greenway)		
(2) Secondary Tree Conservation Areas		
(a) Major Thoroughfare: 50-foot Average Buffer		
(b) Minor Thoroughfare: 50-foot Average Buffer	3.5	9.4%
(c) 65-foot perimeter yard adjacent to non-vacant property		
(c) Alternate compliance area: 65-foot perimeter yard		
(d) 32-foot perimeter yard adjacent to vacant property		
(d) Alternate compliance area: 32-foot perimeter yard	0.27	0.8%
(e) Individual trees 10" dbh & larger within 65' of roadways or any non-vacant property		
(f) Individual trees 10" dbh & larger within 32' of any vacant property		
Subtotal of Secondary Tree Conservation Areas:		
TOTAL ALL TREE CONSERVATION AREAS:	3.77	10.2%

TREE CONSERVATION AREAS:

TREE CONSERVATION AREAS HAVE BEEN PROVIDED WITHIN THE 50' (AVG) WIDE BUFFERS ALONG FOX ROAD AND A PORTION OF SUMNER BLVD AND NEAR THE WET PONDS ON THE WESTERN BOUNDARY. THESE AREAS HAVE BEEN INSPECTED BY NC LICENSED FORESTER, WENDELL OVERBY. HIS TREE COVERAGE REPORT IS INCLUDED WITH THIS SUBMITTAL. THERE ARE NO PRIMARY AREAS ON SITE.

MUCH OF THE SUMNER BLVD FRONTAGE HAS NOT BEEN INCLUDED WITHIN THE 50' THOROUGHFARE SECONDARY TREE CONSERVATION BUFFER BECAUSE OF DESIGN STANDARDS LISTED WITHIN THE CONDITIONAL USE ZONING DOCUMENTS, INCLUDING:

IV A. 5. - BUILDINGS SHALL NOT BE SETBACK MORE THAN TWENTY (20') FEET FROM THE RIGHT-OFWAY OF SUMNER BOULEVARD UNLESS TO ACCOMMODATE A PEDESTRIAN GATHERING SPOT AS SET FORTH IN CONDITION 11-C.

AN ADDITIONAL TREE SAVE AREA WILL BE PROVIDED ADJACENT TO THE STORMWATER WET PONDS ON LOT 2 WITHIN THE AREA SHOWN AS "BUFFER / OPEN SPACE" AS NOTED IN ZONING CASE ID Z-05-01, EXHIBITS 1-4.

NORTH CAROLINA PROFESSIONAL SEAL 12056 ENGINEER THOMAS F. CRAVEN
10/7/11

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

THE VILLAGE AT TOWN CENTER

SPONSORED BY: FOX ROAD CIP, LLC RALEIGH, NORTH CAROLINA

SCALE:	1"=60'
DATE:	OCTOBER 7, 2011
PROJECT:	2008-009.001

PRELIMINARY TREE CONSERVATION PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

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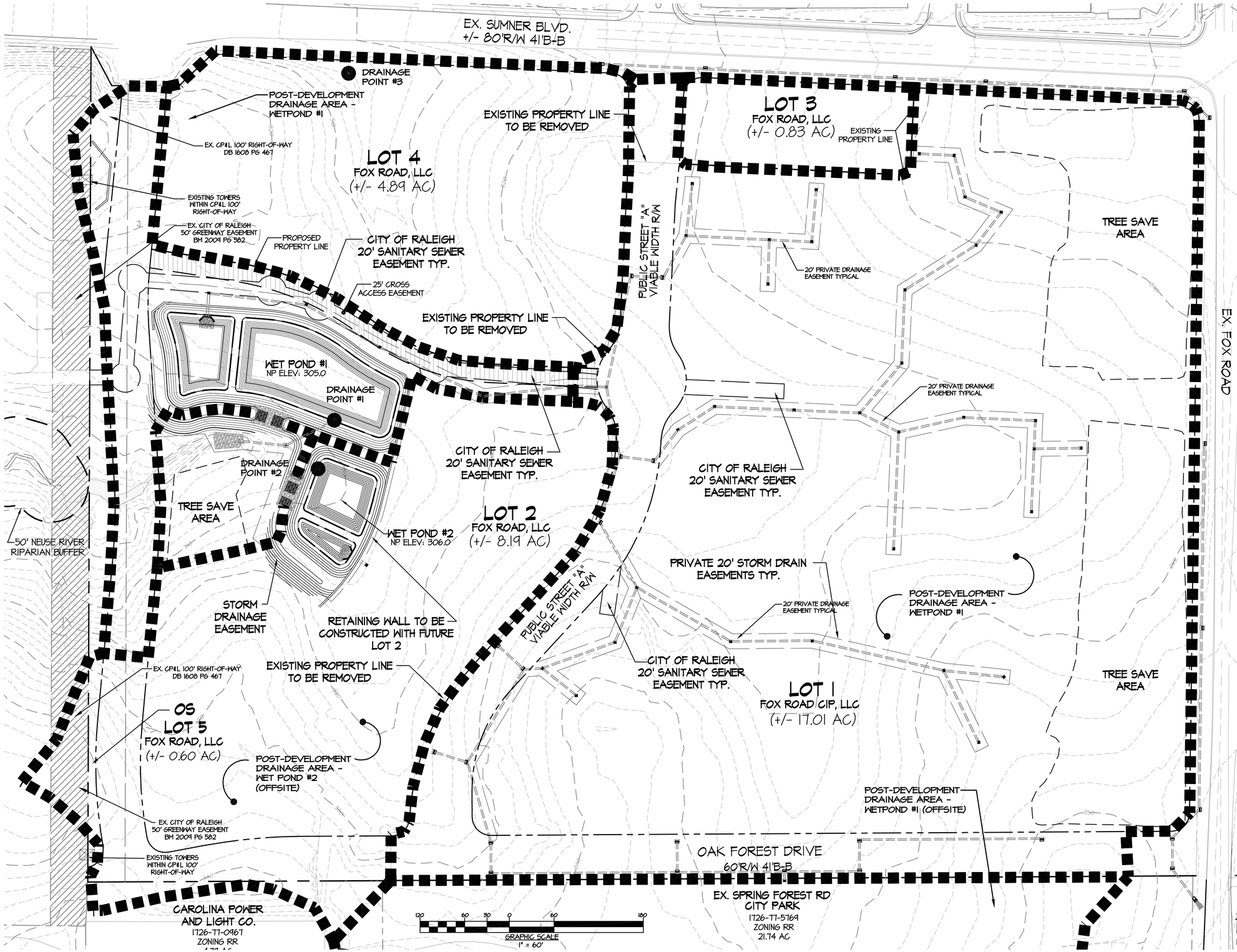
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION



WATER QUANTITY CALCULATION SUMMARY

BMP #	Post Drainage Area	Device Type	Surface Area (sf)	Pre-Development Discharge (cfs) 1 year	2 year	10 year	Maximum Post-Development Discharge With Detention (cfs) 1 year	2 year	10 year
1	31.38	Wet Pond	28,100	3.38	9.50	37.46	1.59	6.95	22.88
2	7.10	Wet Pond	11,775	2.59	5.32	15.26	1.07	2.91	14.68
3	5.72	Stormwater Design at DP#3 will be part of the Lot 4 Development Process							

THROUGH THE USE OF STORMWATER BMP DEVICES, THE POST DEVELOPMENT RUNOFF FROM THE SITE IS REDUCED TO BELOW PRE-DEVELOPMENT LEVELS FOR THE 1-YEAR 24 HOUR STORM.
THIS PROPERTY DOES NOT CONTAIN A FEMA MAPPED FLOODPLAIN. THE FEMA FIRM MAP NUMBER IS 3720172600J WITH AN EFFECTIVE DATE OF MAY 2, 2006.

WATER QUALITY CALCULATION SUMMARY

Priest, Craven & Associates, Inc.
3803-B Computer Drive, Suite 104
Raleigh, NC 27609
Ph. (919) 781-0300 Fax: (919) 782-

PROJECT NAME THE VILLAGES AT TOWN CENTER
PROJECT NO. 2008-009.001

WET POND#1 *(Lot One, Some of Lot Two, Offsite and Lot 4 temporarily)*

POST DEVELOPMENT DRAINAGE AREA = 31.38 AC
PROPOSED EXST. IMPERVIOUS SURFACE = 13.93 AC CN = 98
PROPOSED EXST. LAWN & LANDSCAPE = 17.45 AC CN = 62 (AVG. FOR DRNG. AREA)

WATER QUALITY VOLUME TO TREAT (SIMPLE METHOD I" RUNOFF) — SEE OVERALL STORMWATER MGMT. PLAN - POST DEVELOPMENT CONDITIONS FOR SOIL BREAKDOWN

IMP. SURFACE % = 13.93/31.38 = 44.39% = 0.4439
Rv= (.05 + 0.9 (0.4439) = 0.44952
V = (1630)(1)(0.44952)(31.38)
VREQ = 51,205 CF
VOLUME PROVIDED = + 0 CF
S.A. PROVID = + 0 SF

HYDRAULIC DEPTH = VOLUME OF POND / SURFACE AREA OF POND

VOLUME OF FOREBAY *(EXCLUDING SEDIMENT STORAGE)* = +/- 27,495
VOLUME OF POND *(EXCLUDING SEDIMENT STORAGE)* = +/- 110,201
TOTAL VOLUME = +/- 137,696
FOREBAY VOLUME PERCENTAGE 27,495 CF / 137,696 CF = +/- 20.0%
SURFACE AREA OF POND AT NORMAL POOL ELEV: 305 = +/- 29,975
HYDRAULIC DEPTH = 137,696 CF / 29,975 SF = +/- 4.59
SA / DA RATIO *(FROM TABLE 10-3 90% TSS REMOVAL - NCDENR STORMWATER BMP MANUAL - 6-16-09)*
INTERPOLATE WITH 44.4% IMPERVIOUS & 4.59 DEEP
SA/DA RATIO = 2.08% DRAINAGE AREA = 31.38 AC
SA/DA = 0.021
SA REQUIRED = (31.38)(0.021)(43,560)
= 28,377 SF
SA PROVIDED = 29,975 SF

WET POND#2

POST DEVELOPMENT DRAINAGE AREA = 7.13 AC
PROPOSED EXST. IMPERVIOUS SURFACE 4.18 AC CN = 98
PROPOSED EXST. LAWN & LANDSCAPE 2.96 AC CN = 67 (AVG. FOR DRNG. AREA)

WATER QUALITY VOLUME TO TREAT (SIMPLE METHOD I" RUNOFF) — SEE OVERALL STORMWATER MGMT. PLAN - POST DEVELOPMENT CONDITIONS FOR SOIL BREAKDOWN

IMP. SURFACE % = 4.18/7.13 = 58.56% = 0.5856
Rv= (.05 + 0.9 (0.5856) = 0.57000
V = (1630)(1)(0.57000)(7.13298898071625)
VREQ = 14940 CF
VOLUME PROVIDED = + 0 CF IN 1" WATER QUALITY POOL
S.A. PROVID = + 0 SF

HYDRAULIC DEPTH = VOLUME OF POND / SURFACE AREA OF POND

VOLUME OF FOREBAY *(EXCLUDING SEDIMENT STORAGE)* = +/- 7,350 CF
VOLUME OF POND *(EXCLUDING SEDIMENT STORAGE)* = +/- 33,012 CF
TOTAL VOLUME = +/- 40,362 CF
FOREBAY VOLUME PERCENTAGE 7,350 CF / 40,362 CF = +/- 18.2%
SURFACE AREA OF POND AT NORMAL POOL ELEV: 0 = +/- 9,862 SF
HYDRAULIC DEPTH = 40,362 CF / 9,862 SF = +/- 4.09
SA / DA RATIO *(FROM TABLE 10-3 90% TSS REMOVAL - NCDENR STORMWATER BMP MANUAL - 6-16-09)*
INTERPOLATE WITH 58.6% IMPERVIOUS & 4.09 DEEP
SA/DA RATIO = 2.75% DRAINAGE AREA = 7.13 AC
SA/DA = 0.0275
SA REQUIRED = (7.13)(0.0275)(43,560)
= 8,545 SF
SA PROVIDED = 9,862 SF

BMP SOIL GROUP TABLE - POST-DEVELOPMENT

SOILS: SOIL ID	HSG	Wet Pond #1 DRAINAGE AREA: SF	AC	%	CN OPEN SPACE LAWN	Wet Pond #2 DRAINAGE AREA: SF	AC	%	CN OPEN SPACE LAWN
Gu	B	230,114	5.28	16.8%	61.0				
LuB	B	213,460	4.90	15.6%	61.0	47,995	1.10	15.4%	61.0
LuC	B	85,040	1.95	6.2%	61.0	33,970	0.78	10.9%	61.0
ApC2	B	310,067	7.12	22.7%	61.0	77,380	1.78	24.9%	61.0
ApD2	B	193,041	4.43	14.1%	61.0	4,267	0.10	1.4%	61.0
WnB2	B	197,100	4.52	14.4%	61.0				
AsC	B	7,848	0.18	0.6%	61.0	54,344	1.25	17.5%	61.0
WkE	D	29,569	0.68	2.2%	80.0	84,566	1.94	27.2%	80.0
Wo	D	11,645	0.25	0.8%	80.0	8,058	0.19	2.6%	80.0
TOTALS		1,266,954	31.38	100.0%	61.0 (Avg. CN)*	310,630	7.14	100.0%	66.7 (Avg. CN)*

*Used for CN value of Lawn/Landscape in Post Development Runoff Calculations

GENERAL NOTE:

THE INFORMATION CONTAINED IN THIS REPORT AND ON THE PLANS IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS THE DESIGN OF THE PROJECT PROGRESSES. THE DEVICE TYPE, LOCATION, SIZE, OUTLET STRUCTURE, WATER SURFACE ELEVATIONS, DRAINAGE AREAS, AND IMPERVIOUS SURFACE AREAS ARE ALL SUBJECT TO CHANGE. THE FINAL DESIGN OF EACH DEVICE WILL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

SEASONALLY HIGH WATER TABLE NOTE:

A REPORT TO DETERMINE THE DEPTH OF THE SHWT WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. BASED ON THE SHWT DETERMINATION, APPROPRIATE MEASURES IN THE FINAL DESIGN OF THE BMP'S WILL BE INCLUDED IN ACCORDANCE WITH THE CURRENT NCDENR BMP MANUAL (I.E. CLAY LINER, IMPERMEABLE MEMBRANE, ETC.).

NORTH CAROLINA PROFESSIONAL SEAL 10056 ENGINEER THOMAS F. CRAVEN
Thomas F. Craven
10-7-11

A MULTIFAMILY RESIDENTIAL APARTMENT DEVELOPMENT

THE VILLAGE AT TOWN CENTER

SPONSORED BY: FOX ROAD CIP, LLC — RALEIGH, NORTH CAROLINA

SCALE:	1"=60'
DATE:	OCTOBER 7, 2011
PROJECT:	2008-009.001

LOT 1 AND 2 STORMWATER MANAGEMENT PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

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