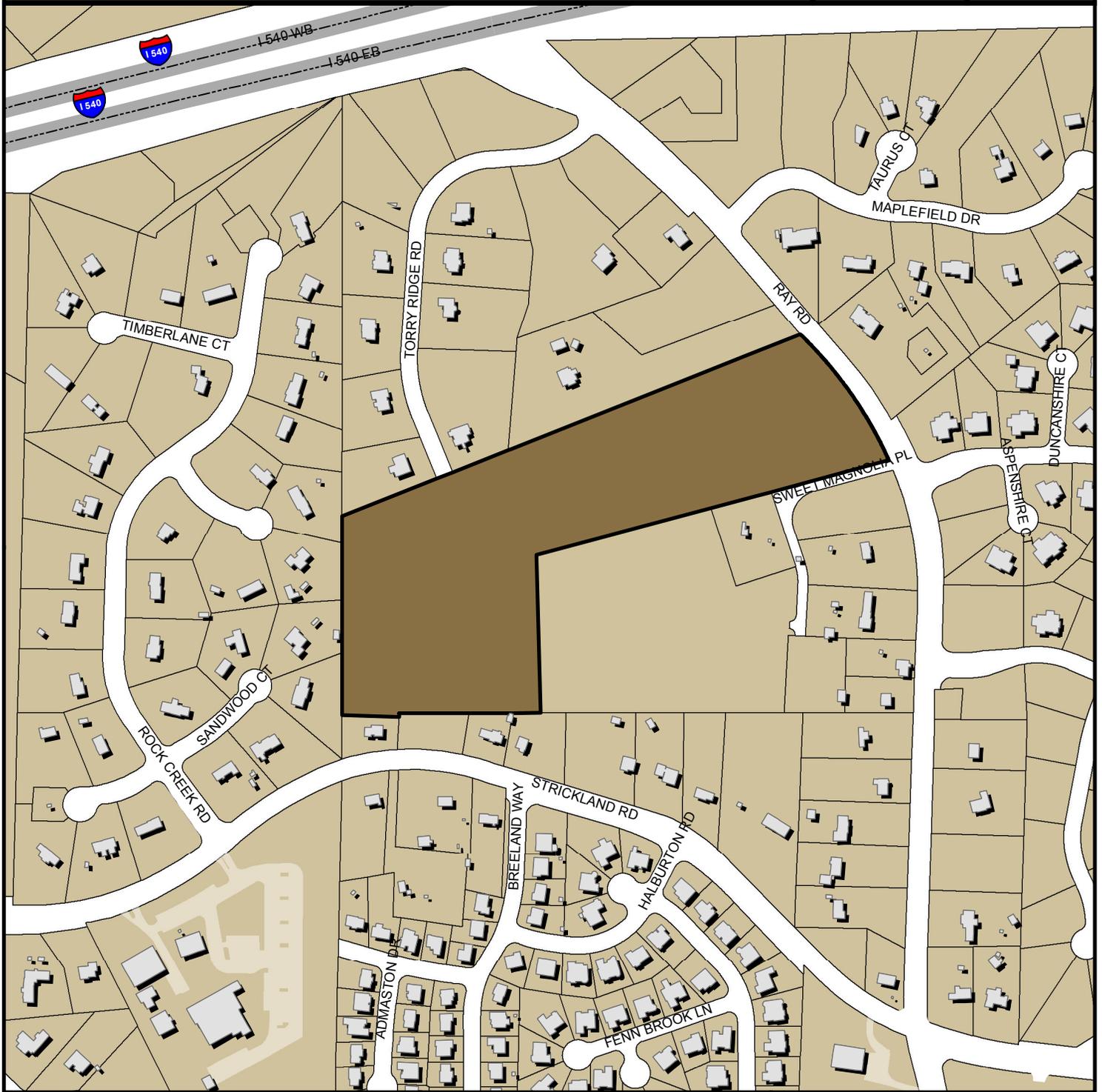


WYNDCREST SUBDIVISION S-17-2014



0 150 300 600 900 1,200 Feet

Zoning: **R-1, FWPOD, SHOD-1**
CAC: **Northwest**

Drainage Basin: **Falls Lake Watershed**
Acreage: **17.59**
Number of Lots: **21**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Edens Land Corp.**
Phone: **(919) 316-1855**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input checked="" type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 399658 Assigned Project Coordinator Assigned Team Leader Justin Rametta
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name Wyndcrest

Proposed Use 17 lot single family subdivision

Property Address(es) 9213 Ray Road

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0788763825	0788667626		

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. Proposed development plan conforms to existing zoning.		
PLANNING COMMISSION	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 Classic Neighborhood -FC Holdings LLC		Name (s) John Burchfield
	Address 1111 N. Post Oak Road Houston, TX 77055		
	Phone 919-659-1502	Email JBurchfield@dwhomes.com	Fax 919-677-7874
CONSULTANT (Contact Person for Plans)	Company Edens Land Corp		Name (s) S. Shayne Leathers, Project Manager
	Address 2314 S. Miami Blvd - Suite 151		
	Phone 919-316-1855	Email shayne.leathers@edensland.com	Fax n/a

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

Zoning Information	Building Information
Zoning District(s) R-1	Proposed building use(s) n/a
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District FWPOD, SHOD-1	Proposed Building(s) sq. ft. gross 0
Total Site Acres 17.59 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 0
Off street parking Required n/a Provided n/a	Proposed height of building(s) n/a
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) n/a
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage n/a (site plans only)
CUD (Conditional Use District) case # Z-n/a	

Stormwater Information

Existing Impervious Surface 0.02/1,013 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>4.22</u> acres/square feet <u>183,658 sf.</u>	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input 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. Comprehensive Plan calls for Rural Residential at 1 units/acre or less. The project complies with an overall density of less than 1 units/acre.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

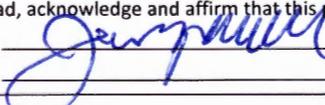
1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of all lots 21
2. Total # Of Single Family Lots 17	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 17	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 17 4br or more 17	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 1.0	f) Total Number of Phases
10. Total number of Open Space (only) lots 4	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> 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.

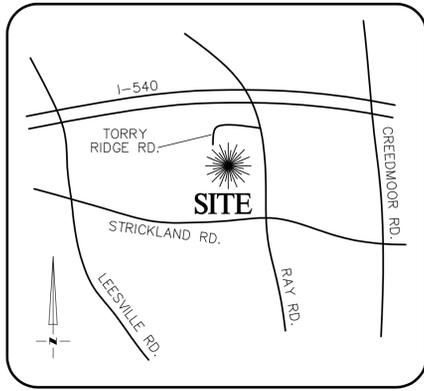
I hereby designate Edens Land Corp _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed  Date 6/11/14

Signed _____ Date _____

	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"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<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"/>	<input checked="" 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"/>		<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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" 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"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>		<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"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. 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"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



VICINITY MAP
Not To Scale

OWNER INFORMATION

WEEKLEY HOMES, LLC.
15401 WESTON PARKWAY, SUITE 173
CARY, NORTH CAROLINA 27513

GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS: BM 2000 PG 76, WAKE COUNTY REGISTRY.
- THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720078800J PANEL NO. 0788J EFFECTIVE DATE MAY 2, 2006. THE PROPERTY IS LOCATED WITHIN FLOODZONE X.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- ZONING: R-40W
- SUBJECT PROPERTY CONSISTS OF PIN #0788-66-7626 & PIN #0788-76-3825.
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION & EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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.
- WETLANDS LOCATED & SHOWN ON THIS MAP WERE DELINEATED BY OTHERS.

SURVEYOR'S CERTIFICATION:

I, DEAN M. RHOADS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS, AND REFERENCES AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED USING DEED DESCRIPTIONS AND SHOWN AS BROKEN LINES;

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASS A) AS DEFINED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 56, SECTION .1600 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".

THE RATIO OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10,000.

MISCLOSURE WAS DISTRIBUTED BY LEAST SQUARE ADJUSTMENT.

AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS DENOTED BY ("X") THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

- _____ THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- _____ THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- X THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- _____ THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- _____ THAT THIS SURVEY IS A CONTROL SURVEY.
- _____ THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

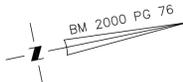
DATE APRIL 17, 2013

BY _____ (PLS)
DEAN M. RHOADS, N.C. PLS L-4679



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EASEMENT LINE
- IP S - IRON PIN SET
- EIP - EXISTING IRON PIPE
- DB - DEED BOOK
- PB - BOOK OF MAPS/PLAT BOOK
- PG - PAGE
- LOT NUMBER
- STREET ADDRESS

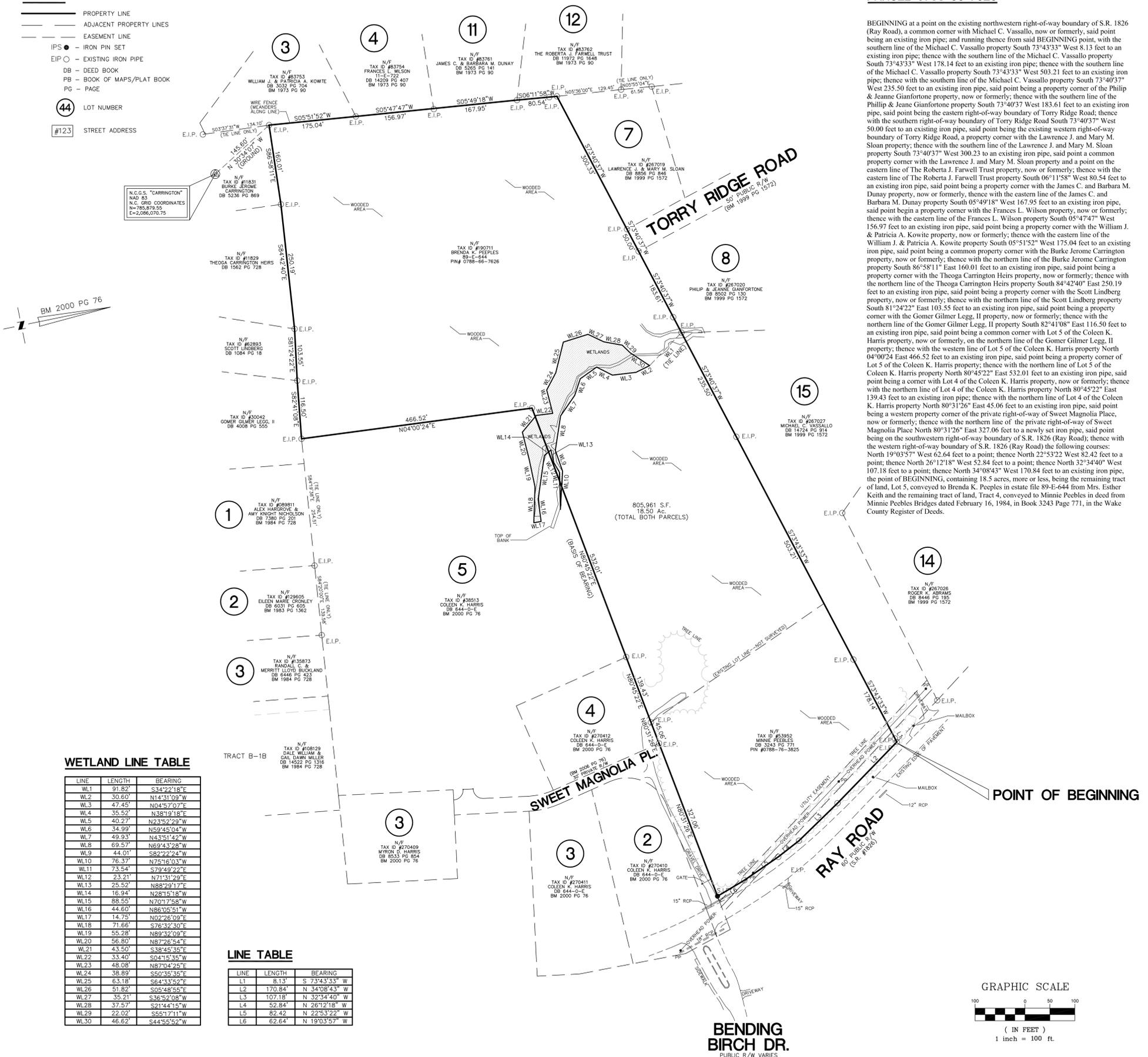


WETLAND LINE TABLE

LINE	LENGTH	BEARING
WL1	91.82	S34°22'18"E
WL2	30.60	N14°31'09"W
WL3	47.45	N04°5'07"E
WL4	35.52	N38°19'18"E
WL5	40.27	N23°52'29"W
WL6	34.99	N59°45'04"W
WL7	69.93	N43°51'42"W
WL8	69.57	N64°43'28"W
WL9	44.01	S82°22'24"W
WL10	76.37	N75°16'03"W
WL11	73.54	S79°49'22"E
WL12	23.21	N71°31'29"E
WL13	25.52	N88°29'17"E
WL14	16.94	N28°15'18"W
WL15	88.55	N70°17'58"W
WL16	44.60	N86°05'51"W
WL17	14.75	N02°26'09"E
WL18	71.66	S76°32'30"E
WL19	55.28	N89°32'09"E
WL20	56.80	N87°26'54"E
WL21	43.90	S38°45'35"E
WL22	33.40	S24°13'28"E
WL23	48.08	N87°04'25"E
WL24	38.89	S60°35'35"E
WL25	63.18	S64°33'52"E
WL26	51.82	S05°48'55"E
WL27	35.21	S36°52'08"W
WL28	37.57	S21°44'15"W
WL29	22.02	S55°17'11"W
WL30	46.62	S44°55'52"W

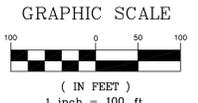
LINE TABLE

LINE	LENGTH	BEARING
L1	8.13	S 73°43'33" W
L2	170.84	N 34°08'43" W
L3	107.18	N 32°34'40" W
L4	52.84	N 26°12'18" W
L5	82.42	N 22°53'22" W
L6	62.64	N 19°03'57" W



**LEGAL DESCRIPTION FOR:
PARCEL 0788-76-3825
PARCEL 0788-66-7626**

BEGINNING at a point on the existing northwestern right-of-way boundary of S.R. 1826 (Ray Road), a common corner with Michael C. Vassallo, now or formerly, said point being an existing iron pipe; and running thence from said BEGINNING point, with the southern line of the Michael C. Vassallo property South 73°43'33" West 8.13 feet to an existing iron pipe; thence with the southern line of the Michael C. Vassallo property South 73°43'33" West 178.14 feet to an existing iron pipe; thence with the southern line of the Michael C. Vassallo property South 73°43'33" West 503.21 feet to an existing iron pipe; thence with the southern line of the Michael C. Vassallo property South 73°40'37" West 235.50 feet to an existing iron pipe, said point being a property corner of the Philip & Jeanne Gianfortone property, now or formerly; thence with the southern line of the Philip & Jeanne Gianfortone property South 73°40'37" West 183.61 feet to an existing iron pipe; thence with the southern line of the Michael C. Vassallo property South 73°40'37" West 50.00 feet to an existing iron pipe, said point being the existing western right-of-way boundary of Torry Ridge Road, a property corner with the Lawrence J. and Mary M. Sloan property; thence with the southern line of the Lawrence J. and Mary M. Sloan property South 73°40'37" West 300.23 feet to an existing iron pipe, said point a common property corner with the Lawrence J. and Mary M. Sloan property and a point on the eastern line of The Roberta J. Farwell Trust property, now or formerly; thence with the eastern line of The Roberta J. Farwell Trust property South 06°11'58" West 80.54 feet to an existing iron pipe, said point being a property corner with the James C. and Barbara M. Dunay property South 05°49'18" West 167.95 feet to an existing iron pipe, said point begin a property corner with the Frances L. Wilson property, now or formerly; thence with the eastern line of the Frances L. Wilson property, now or formerly; thence with the eastern line of the Frances L. Wilson property South 05°47'47" West 156.97 feet to an existing iron pipe, said point being a property corner with the William J. & Patricia A. Kowite property, now or formerly; thence with the eastern line of the William J. & Patricia A. Kowite property South 05°51'52" West 175.04 feet to an existing iron pipe, said point being a common property corner with the Burke Jerome Carrington property, now or formerly; thence with the northern line of the Burke Jerome Carrington property South 86°58'11" East 160.01 feet to an existing iron pipe, said point being a property corner with the Theoga Carrington Heirs property, now or formerly; thence with the northern line of the Theoga Carrington Heirs property South 84°42'40" East 250.19 feet to an existing iron pipe, said point being a property corner with the Scott Lindberg property, now or formerly; thence with the northern line of the Scott Lindberg property South 81°24'22" East 103.55 feet to an existing iron pipe, said point being a property corner with the Gomer Gilmer Legg, II property, now or formerly; thence with the northern line of the Gomer Gilmer Legg, II property South 82°41'08" East 116.50 feet to an existing iron pipe, said point being a common corner with Lot 5 of the Coleen K. Harris property, now or formerly, on the northern line of Lot 4 of the Coleen K. Harris property North 80°45'22" East 45.06 feet to an existing iron pipe, said point being a western property corner of the private right-of-way of Sweet Magnolia Place, now or formerly; thence with the northern line of the private right-of-way of Sweet Magnolia Place North 80°31'26" East 327.06 feet to a newly set iron pipe, said point being on the southwestern right-of-way boundary of S.R. 1826 (Ray Road) the following courses: North 19°03'57" West 62.64 feet to a point; thence North 22°53'22" West 82.42 feet to a point; thence North 26°12'18" West 52.84 feet to a point; thence North 32°34'40" West 107.18 feet to a point; thence North 34°08'43" West 170.84 feet to an existing iron pipe, the point of BEGINNING, containing 18.5 acres, more or less, being the remaining tract of land, Lot 5, conveyed to Brenda K. Peoples in estate file 89-E-644 from Mrs. Esther Keith and the remaining tract of land, Tract 4, conveyed to Minnie Peoples in deed from Minnie Peoples Bridges dated February 16, 1984, in Book 3243 Page 771, in the Wake County Register of Deeds.



BENDING BIRCH DR.
PUBLIC R/W VARIES
(BM 2006 PG 1489)

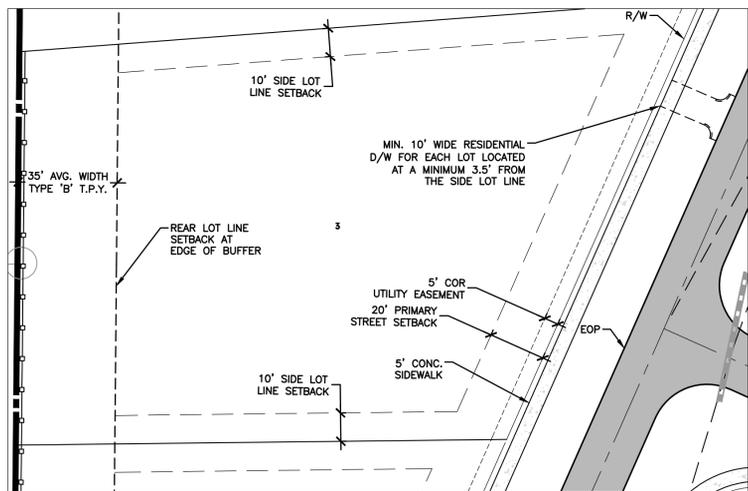
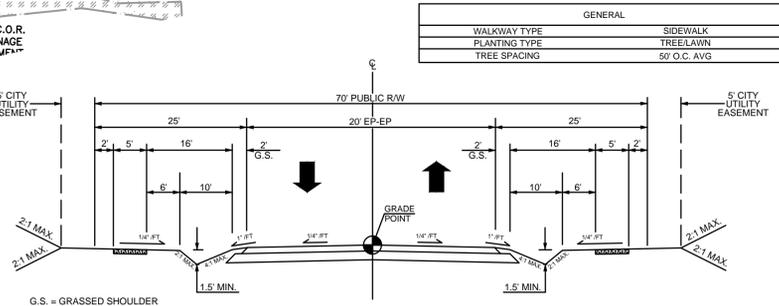
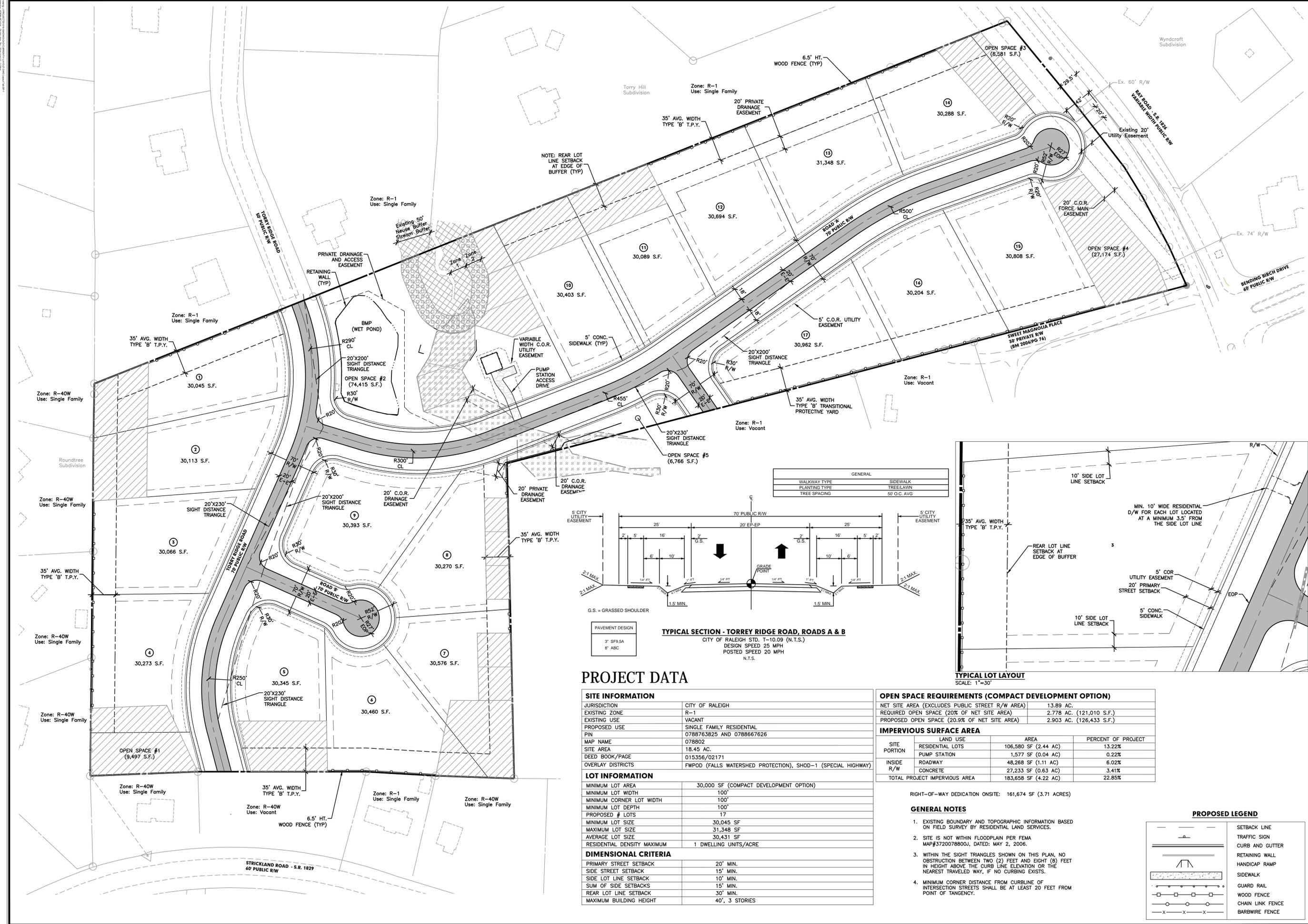
**RESIDENTIAL
LAND SERVICES, PLLC.**
2500 REGENCY PARKWAY
CARY, NORTH CAROLINA 27518
PHONE: (919) 654-6761
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS

**ALTA/ACSM
LAND TITLE SURVEY**
PIN NO. 0788-76-3825
PIN NO. 0788-66-7626
LEGAL REFERENCE: DB 3243 PG 771 & 89-E-644
LEESVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

**PROPERTY OF:
WEEKLEY HOMES, LLC.**
15401 WESTON PRKY, SUITE 173
CARY, N.C. 27513

DRAWN BY: DMR
REVIEWED BY: DMR
DATE: DECEMBER 5, 2012
SCALE: 1" = 100'
FILE NO.: BASE.DWG
REV. NO.: NONE

SHEET NO. 1 OF 1



TYPICAL SECTION - TORREY RIDGE ROAD, ROADS A & B
 CITY OF RALEIGH STD. T-10.09 (N.T.S.)
 DESIGN SPEED 25 MPH
 POSTED SPEED 20 MPH
 N.T.S.

PROJECT DATA

SITE INFORMATION	
JURISDICTION	CITY OF RALEIGH
EXISTING ZONE	R-1
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PIN	0788763825 AND 0788667626
MAP NAME	078802
SITE AREA	18.45 AC.
DEED BOOK/PAGE	015356/02171
OVERLAY DISTRICTS	FWPOD (FALLS WATERSHED PROTECTION), SHOD-1 (SPECIAL HIGHWAY)
LOT INFORMATION	
MINIMUM LOT AREA	30,000 SF (COMPACT DEVELOPMENT OPTION)
MINIMUM LOT WIDTH	100'
MINIMUM CORNER LOT WIDTH	100'
MINIMUM LOT DEPTH	100'
PROPOSED # LOTS	17
MINIMUM LOT SIZE	30,045 SF
MAXIMUM LOT SIZE	31,348 SF
AVERAGE LOT SIZE	30,431 SF
RESIDENTIAL DENSITY MAXIMUM	1 DWELLING UNITS/ACRE
DIMENSIONAL CRITERIA	
PRIMARY STREET SETBACK	20' MIN.
SIDE STREET SETBACK	15' MIN.
SIDE LOT LINE SETBACK	10' MIN.
SUM OF SIDE SETBACKS	15' MIN.
REAR LOT LINE SETBACK	30' MIN.
MAXIMUM BUILDING HEIGHT	40', 3 STORIES

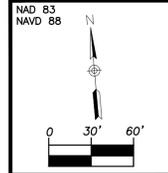
OPEN SPACE REQUIREMENTS (COMPACT DEVELOPMENT OPTION)			
NET SITE AREA (EXCLUDES PUBLIC STREET R/W AREA)		13.89 AC.	
REQUIRED OPEN SPACE (20% OF NET SITE AREA)		2,778 AC. (121,010 S.F.)	
PROPOSED OPEN SPACE (20.8% OF NET SITE AREA)		2,903 AC. (126,433 S.F.)	
IMPERVIOUS SURFACE AREA			
SITE PORTION	LAND USE	AREA	PERCENT OF PROJECT
RESIDENTIAL LOTS		106,580 SF (2.44 AC)	13.22%
PUMP STATION		1,577 SF (0.04 AC)	0.22%
ROADWAY		48,268 SF (1.11 AC)	6.02%
INSIDE R/W	CONCRETE	27,233 SF (0.63 AC)	3.41%
TOTAL PROJECT IMPERVIOUS AREA		183,658 SF (4.22 AC)	22.85%

RIGHT-OF-WAY DEDICATION ONSITE: 161,674 SF (3.71 ACRES)

GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY BY RESIDENTIAL LAND SERVICES.
- SITE IS NOT WITHIN FLOODPLAIN PER FEMA MAP#3720078800J, DATED: MAY 2, 2006.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- MINIMUM CORNER DISTANCE FROM CURBLINE OF INTERSECTION STREETS SHALL BE AT LEAST 20 FEET FROM POINT OF TANGENCY.

PROPOSED LEGEND	
	SETBACK LINE
	TRAFFIC SIGN
	CURB AND GUTTER
	RETAINING WALL
	HANDICAP RAMP
	SIDEWALK
	GUARD RAIL
	WOOD FENCE
	CHAIN LINK FENCE
	BARBWIRE FENCE



PLAN REVISIONS

PRELIMINARY PLAT
WYNDCREST
 9215 RAY ROAD
 RALEIGH, NORTH CAROLINA

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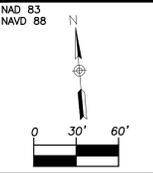
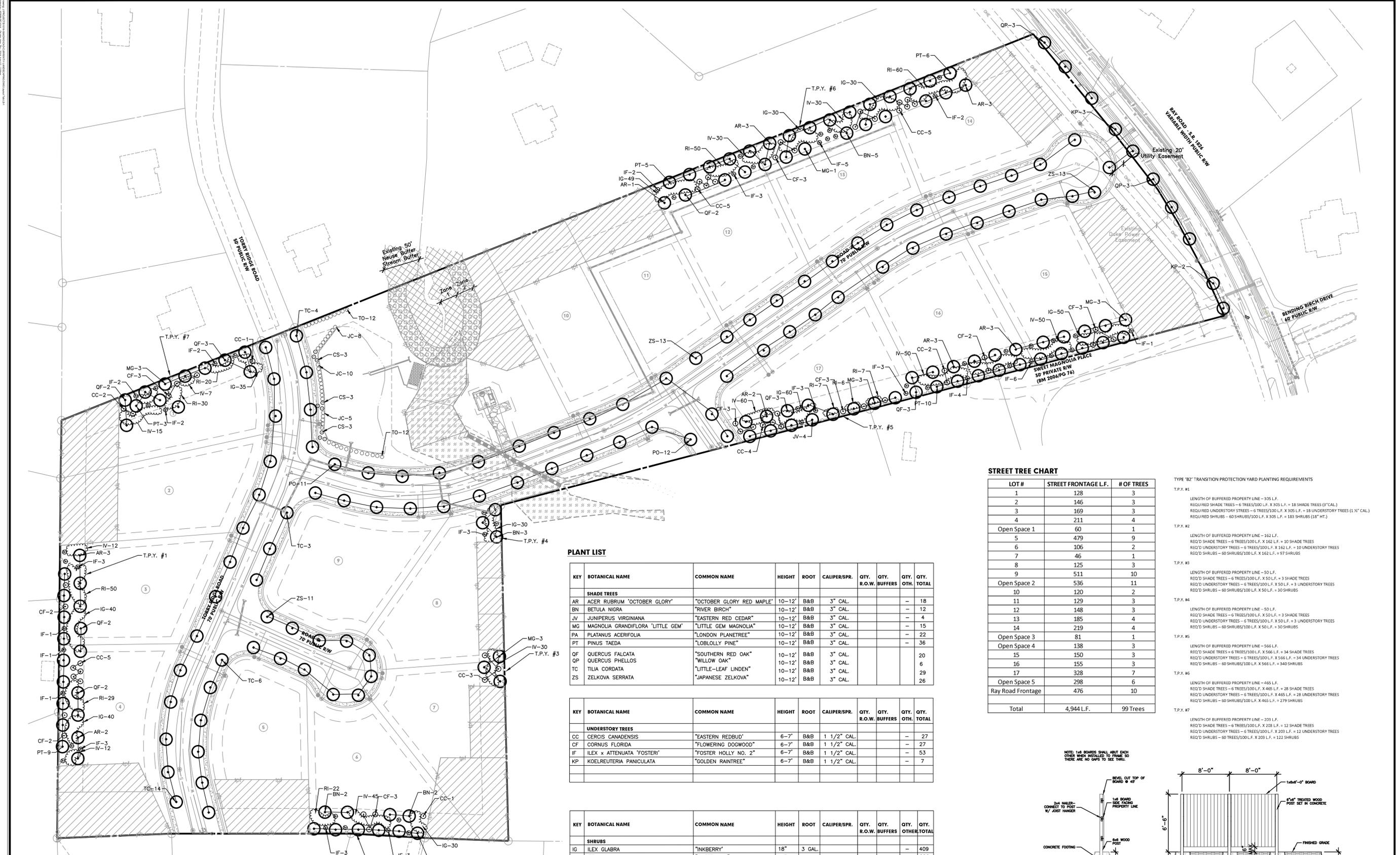
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PRELIMINARY NOT FOR CONSTRUCTION

EDENS LAND CORP.
 ENGINEERING · DEVELOPMENT
 2314 S. MIAMI BLVD · SUITE 151 · DURHAM, NC 27703
 WWW.EDENSLAND.COM · PH: (919) 316-1855

SCALE: 1"=60'
 DATE: JUNE 12, 2014
 DESIGN: JRB
 DRAFT: JSE
 CHECK: SSL
 PROJECT NUMBER: 1016-004
 SHEET NUMBER: SP-1



PLAN REVISIONS

LANDSCAPE PLAN
WYNDCREST
 9215 RAY ROAD
 RALEIGH, NORTH CAROLINA

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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	CALIPER/SPR.	QTY. R.O.W.	QTY. BUFFERS	QTY. OTHER	QTY. TOTAL
SHADE TREES									
AR	ACER RUBRUM 'OCTOBER GLORY'	"OCTOBER GLORY RED MAPLE"	10-12'	B&B	3" CAL.				18
BN	BETULA NIGRA	"RIVER BIRCH"	10-12'	B&B	3" CAL.				12
JV	JUNIPERUS VIRGINIANA	"EASTERN RED CEDAR"	10-12'	B&B	3" CAL.				4
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	"LITTLE GEM MAGNOLIA"	10-12'	B&B	3" CAL.				15
PA	PLATANUS ACERIFOLIA	"LONDON PLANETREE"	10-12'	B&B	3" CAL.				22
PT	PINUS TAEDA	"LOBLOLLY PINE"	10-12'	B&B	3" CAL.				36
QF	QUERCUS FALCATA	"SOUTHERN RED OAK"	10-12'	B&B	3" CAL.				20
OP	QUERCUS PHELLOS	"WILLOW OAK"	10-12'	B&B	3" CAL.				6
TC	TILIA CORDATA	"LITTLE-LEAF LINDEN"	10-12'	B&B	3" CAL.				29
ZS	ZELKOVA SERRATA	"JAPANESE ZELKOVA"	10-12'	B&B	3" CAL.				26

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	CALIPER/SPR.	QTY. R.O.W.	QTY. BUFFERS	QTY. OTHER	QTY. TOTAL
UNDERSTORY TREES									
CC	CERCIS CANADENSIS	"EASTERN REDBUD"	6-7'	B&B	1 1/2" CAL.				27
CF	CORNUS FLORIDA	"FLOWERING DOGWOOD"	6-7'	B&B	1 1/2" CAL.				27
IF	ILEX x ATTENUATA 'FOSTERI'	"FOSTER HOLLY NO. 2"	6-7'	B&B	1 1/2" CAL.				53
KP	KOELREUTERIA PANICULATA	"GOLDEN RAINTREE"	6-7'	B&B	1 1/2" CAL.				7

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	ROOT	CALIPER/SPR.	QTY. R.O.W.	QTY. BUFFERS	QTY. OTHER	QTY. TOTAL
SHRUBS									
JC	ILEX GLABRA	"INKBERRY"	18"	3 GAL.					409
IV	ITEA VIRGINICUS	"SWEETSPICE"	18"	3 GAL.					296
RI	RHODODENDRON INDICUM 'FORMOSA'	"SOUTHERN INDIAN AZALEA"	18-24"	3 GAL.					282
TO	THUJA x 'GREEN GIANT'	"GREEN GIANT ARBORVITAE"	30"	3 GAL.					24
CS	CORTADERIA SELLOANA	"PAMPAS GRASS"	-	3 GAL.					9
JC	JUNIPERUS CHINENSIS 'PFITZERIANA NANA'	"COMPACT PFITZER JUNIPER"	18"	3 GAL.					18

STREET TREE CHART

LOT #	STREET FRONTAGE L.F.	# OF TREES
1	128	3
2	146	3
3	169	3
4	211	4
Open Space 1	60	1
5	479	9
6	106	2
7	46	1
8	125	3
9	511	10
Open Space 2	536	11
10	120	2
11	129	3
12	148	3
13	185	4
14	219	4
Open Space 3	81	1
Open Space 4	138	3
15	150	3
16	155	3
17	328	7
Open Space 5	298	6
Ray Road Frontage	476	10
Total	4,944 L.F.	99 Trees

TYPE 'B2' TRANSITION PROTECTION YARD PLANTING REQUIREMENTS

T.P.Y. #1
 LENGTH OF BUFFERED PROPERTY LINE = 305 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 205 L.F. = 18 SHADE TREES (8" CAL.)
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 305 L.F. = 18 UNDERSTORY TREES (1 1/2" CAL.)
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 305 L.F. = 183 SHRUBS (18" HT.)

T.P.Y. #2
 LENGTH OF BUFFERED PROPERTY LINE = 162 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 162 L.F. = 10 SHADE TREES
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 162 L.F. = 10 UNDERSTORY TREES
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 162 L.F. = 97 SHRUBS

T.P.Y. #3
 LENGTH OF BUFFERED PROPERTY LINE = 50 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 50 L.F. = 3 SHADE TREES
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 50 L.F. = 3 UNDERSTORY TREES
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 50 L.F. = 30 SHRUBS

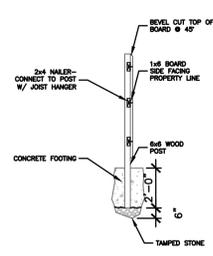
T.P.Y. #4
 LENGTH OF BUFFERED PROPERTY LINE = 50 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 50 L.F. = 3 SHADE TREES
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 50 L.F. = 3 UNDERSTORY TREES
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 50 L.F. = 30 SHRUBS

T.P.Y. #5
 LENGTH OF BUFFERED PROPERTY LINE = 566 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 566 L.F. = 34 SHADE TREES
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 566 L.F. = 34 UNDERSTORY TREES
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 566 L.F. = 340 SHRUBS

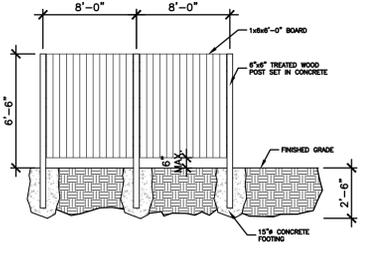
T.P.Y. #6
 LENGTH OF BUFFERED PROPERTY LINE = 465 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 465 L.F. = 28 SHADE TREES
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 465 L.F. = 28 UNDERSTORY TREES
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 465 L.F. = 279 SHRUBS

T.P.Y. #7
 LENGTH OF BUFFERED PROPERTY LINE = 203 L.F.
 REQ'D SHADE TREES = 6 TREES/100 L.F. X 203 L.F. = 12 SHADE TREES
 REQ'D UNDERSTORY TREES = 6 TREES/100 L.F. X 203 L.F. = 12 UNDERSTORY TREES
 REQ'D SHRUBS = 60 SHRUBS/100 L.F. X 203 L.F. = 122 SHRUBS

NOTE: 1/2" BOARDS SHALL MEET EACH OTHER WHEN INSTALLED TO FRAME SO THERE ARE NO GAPS TO SEE THRU.



SIDE VIEW
 NTS

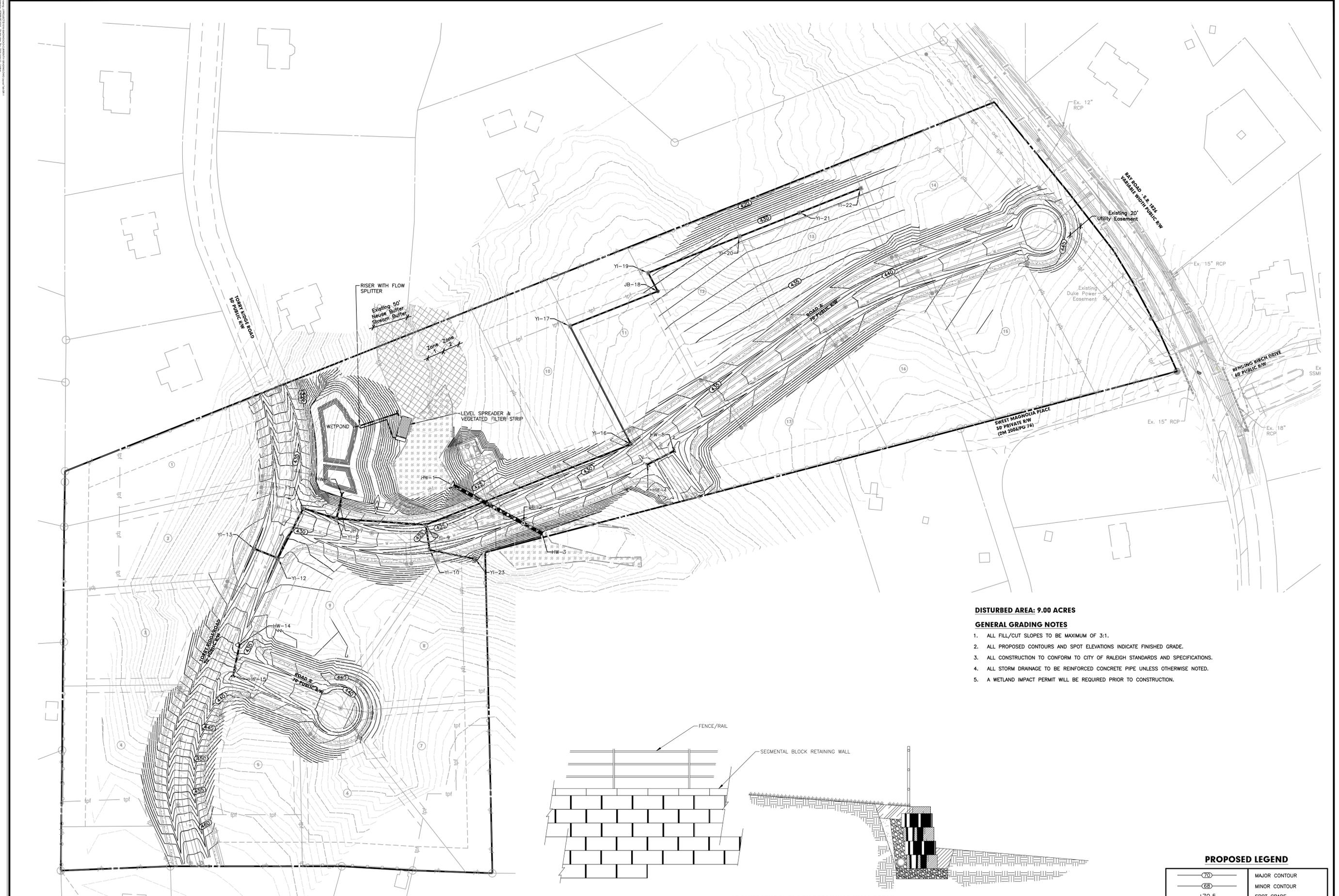


ELEVATION VIEW
 NTS

WOOD FENCE DETAIL

40% FORESTATION REQUIREMENT

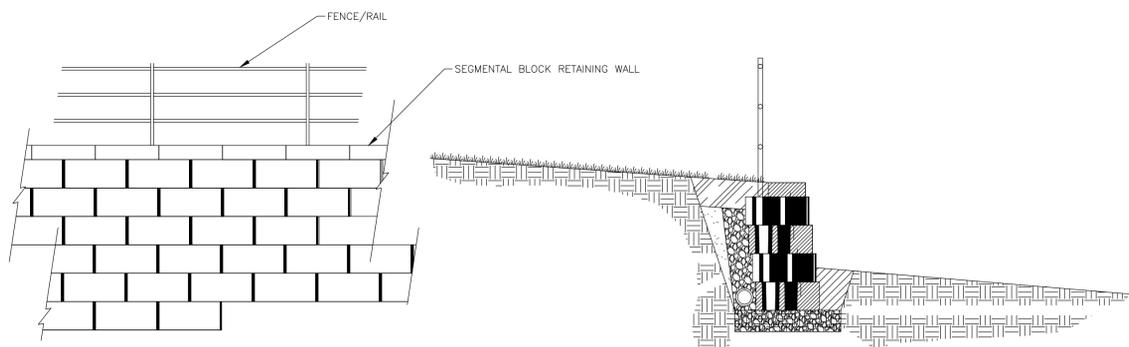
TOTAL AREA IN LOTS = 11.88 AC.
 REQUIRED FORESTATION AREA (40%) = 4.75 AC.
 NOTE: FORESTATION REQUIREMENT TO BE MET THRU TREE CONSERVATION AREAS, BUFFER TREE PLANTING, OTHER TREE SAVE AREAS, AND/OR RE-FORESTATION THRU REPLANTING AREAS OF THE SITE.



DISTURBED AREA: 9.00 ACRES

GENERAL GRADING NOTES

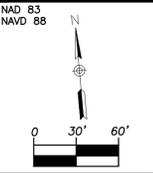
1. ALL FILL/CUT SLOPES TO BE MAXIMUM OF 3:1.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
3. ALL CONSTRUCTION TO CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
4. ALL STORM DRAINAGE TO BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
5. A WETLAND IMPACT PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION.



ARCHITECTURAL BLOCK RETAINING WALL DETAIL
N.T.S.

PROPOSED LEGEND

	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT GRADE
	CATCH BASIN
	YARD INLET, AREA DRAIN
	STORM DRAINAGE PIPE



PLAN REVISIONS

GRADING AND DRAINAGE PLAN
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DATE
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DESIGN	DRAFT	CHECK
AFL	AFL	SSL
PROJECT NUMBER		
1016-004		
SHEET NUMBER		
GR-1		