



Administrative Approval Action

Case File / Name: ASR-0034-2022
DSLCL - Waltonwood Lead Mine

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 4.96 acre site zoned RX-4-PL CU (Z-53-20) is located on the east side of Lead mine road at the northeast corner of the intersection of Lead Mine Road and Philcrest Road. The site is a recombination of numerous lots (4508-4707 Lead Mine Road).

REQUEST: This is a 95 unit Congregate Care Facility

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 18, 2022 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Sheet A2.1 notes that the foundation wall standards (7.2.8 E) will be met via foundation plantings covering 75% of the foundation wall area complying with 7.2.8 E. - Landscape plan (sheet L1.00) shows no foundation plantings. Please revise sheet L1.00 demonstrating compliance to 7.2.8 E.
2. Sheets C1.02 - C9.06 have a note reading that "All construction shall be in accordance with the current city of Durham Engineering Design and Construction standards" - (This is Raleigh) Please correct or remove incorrect notes. ALSO Please add the note that All mechanical equipment shall be screened on top of the flat roof surrounded by parapet walls.
3. Provide floor plan demonstrating compliance to 6.2.2 C 2 e and f - THE FACILITY MUST CONTAIN INDOOR SHARED FOOD PREPARATION SERVICE, COMMON DINING HALLS AND COMMON RECREATION ROOM, FOR THE EXCLUSIVE USE OF ALL RESIDENTS AND THEIR GUESTS, AND THESE FACILITIES TOGETHER SHALL TOTAL A MINIMUM OF 30 SQUARE FEET PER CONSTRUCTED ROOMING UNIT OR DWELLING UNIT, AS APPLICABLE, EXCLUSIVE OF CIRCULATION SPACE. COMMON INDOOR SOCIAL AND RELATED SERVICE FACILITIES MAY ALSO BE PART OF THE FACILITY AND A PEDESTRIAN CIRCULATION PLAN. (6.2.2 C 2 e AND f)

Engineering



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4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
5. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

6. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
12. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Transit Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



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The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
5. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
6. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

Stormwater



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7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
10. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
11. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Transportation

12. A transit deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Urban Forestry

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.46 acres of tree conservation area (0.06 ac of primary and 0.40 ac of secondary).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. recombination
2. Comply with all conditions of Z-53-20.

Engineering



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3. Before any certificate of occupancy is requested or issued the developer shall issue a letter of credit in the amount of \$20,000, listing the City of Raleigh as the beneficiary, to be applied toward the cost of installation of a traffic signal at the intersection of Lead Mine Road, Sugar Bush Road and Inman Park Drive. The letter of credit shall be renewed annually for the five-year period after the first certificate of occupancy is granted (or until the earlier date of NCDOT approval of the traffic signal installation).
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Lead Mine Rd.
7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. A letter of credit is provided demonstrating compliance to Z-53-20 # 13.
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
5. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

6. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
7. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: May 17, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L Stegall* Date: 01/18/2023
Development Services Dir/Designee
Staff Coordinator: Michael Walters

WALTONWOOD LEAD MINE

4508, 4512, 4516, 4518, 4600, 4707

LEAD MINE ROAD

RALEIGH, NORTH CAROLINA 27612

ADMINISTRATIVE SITE REVIEW

CASE NUMBER: ASR-0034-2022

PROJECT NUMBER: SGH-22001

DATE: APRIL 28, 2022

REVISED: JUNE 21, 2022

REVISED: AUGUST 29, 2022

REVISED: OCTOBER 18, 2022

REVISED: NOVEMBER 18, 2022

Administrative Site Review Application
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2000

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case # _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case TC-14-10 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Subdivision case # _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Reconfig/land plan case # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness # _____
	<input type="checkbox"/> Board of Adjustment # _____
	<input type="checkbox"/> Zoning Case # _____
	<input type="checkbox"/> Administrative Alternate # _____

Development name: Waltonwood Lead Mine

Inside City limits? Yes ☐ No ☒

Property address(es): 4707, 4600, 4518, 4516, 4512, 4508 Lead Mine Road, Raleigh, NC

Site P.I.N.(s): 0796618918, 0796626014, 0796618904, 0796618904, 0796618743, 0796618579

Please describe the scope of work. Include any additions, expansions, and change of use.
This project includes the demolition of existing single family homes and recombination of the (6) existing parcels for congregational care use. Construction of a 4-story congregational care facility with surface parking and associated infrastructure.

Current Property Owner/Developer Contact Name: Avi Grewal
NOTE: please attach purchase agreement when submitting this form.

Company: Singh Development, LLC Title: Director of Development
Address: 2601 Weston Pkwy, Suite 203 Cary, NC 27513
Phone # 248.865.1039 Email: AviG@SinghML.com
Applicant Name: Kody Trowbridge, PE
Company: McAdams
Address: One Glenwood Avenue, Suite 201, Raleigh, NC 27603
Phone # 919.287.0841 Email: trowbridge@mcadamsco.com

Page 1 of 2

REVISION 01.28.23
raleighnc.gov

RIGHT-OF-WAY OBSTRUCTION NOTICES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PROTECTION PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. [SEE C-2.00 FOR BUILD TO CONFORMANCE](#) FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MANUAL.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2400 and the Public Utilities Department at (919) 996-4540 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



VICINITY MAP
N.T.S.



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

811
Know what's below.
Call before you dig.

PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION

SITE DATA	
PARCEL PIN NUMBER:	0796618918, 0796626014, 0796618904, 0796618904, 0796618743, 0796618579
ZONING:	RX-4 PL-CU (2-53-20)
OVERLAY DISTRICT:	NONE
WATERSHED:	CHARITTY CREEK
FLOODPLAIN/FIRM PANEL:	3728079800
GROSS SITE AREA:	4.96 AC (216,169 SF). SEE ALTA/NSPS LAND TITLE SURVEY
NET SITE AREA:	4.56 AC (198,653 SF). SEE RECOMBINATION PLAN CL-02
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	CONGREGATE CARE
PARKING DATA: TC 11-21	REQUIRED: NO MAXIMUM PROVIDED: 71 SPACES
ACCESSIBLE PARKING	REQUIRED: 4 SPACES, 1 VAN SPACE PROVIDED: 4 SPACES, 4 VAN SPACES
BIKE PARKING	REQUIRED: NONE PROVIDED: NONE
NEIGHBORHOOD TRANSITIONS AND PARKING - BUILDING SETBACKS:	NORTHERN PROPERTY LINE 150'-FT PRINCIPAL BUILDING SETBACK 32' TYPE B1 PROTECTIVE YARD (EXCEPT WHERE TCA IS PROVIDED)
EXISTING PROPERTY LINE:	50' ZONE A TYPE B NEIGHBORHOOD PROTECTIVE YARD (EXCEPT WHERE TCA IS PROVIDED, SEE ZONING CONDITIONS SHEET C-03)
LEAD MINE RD AND PHILCREST RD	100' ZONE C HEIGHT AND FORM TRANSITIONAL YARD
BUILD-TO:	5' BUILDING SETBACK 30' PARKING SETBACK REQUIRED: MIN. 50% BUILDING WIDTH, MIN. SETBACK BASED ON BASE DIMENSIONAL STANDARDS FOR THE SPECIFIC BUILDING TYPE (100' LEAD MINE RD, PRINCIPAL) PROVIDED: 74.2% (235.2/316.9') BUILDING WIDTH 0'/100' LEAD MINE RD, PRINCIPAL, SEE C-2.00 FOR BUILD TO CONFORMANCE
BUILDING HEIGHT:	REQUIRED: MIN. 50% BUILDING WIDTH 0'/100' (PHILCREST RD, SIDE) PROVIDED: 62.6% (141.9'/226.1') BUILDING WIDTH 0'/100' (PHILCREST RD, SIDE), SEE C-2.00 FOR BUILD TO CONFORMANCE
DWELLING UNITS:	REQUIRED: 122 AC, 52,893 SF (126 UNITS) PROVIDED: 122 AC, 52,893 SF (126 UNITS) SEE C-2.00 FOR DETAILS
OUTDOOR AMENITY AREA:	REQUIRED: 0.47% AC, 20,710 SF (65 UNITS * 218 SF/UNIT) PROVIDED: 0.47% AC, 20,710 SF (65 UNITS * 218 SF/UNIT) SEE C-2.00 FOR DETAILS
TREE CONSERVATION:	REQUIRED: 0.45% AC, 19,865 SF (10% PARCEL NET AREA) PROVIDED: 0.45% AC, 20,112 SF (10.1%)

RIGHT-OF-WAY OBSTRUCTION NOTICES

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PROTECTION PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. [SEE C-2.00 FOR BUILD TO CONFORMANCE](#) FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NC DOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MANUAL.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CHALLENGES. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE TO PROVIDE THE PEDESTRIAN COMPONENT OF THE IMPROVED PLAN, AND ALL PEDESTRIAN ROUTES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UNDERLAW ENFORCEMENT AGENCY TO REVIEW THE PRELIMINARY COMPONENTS OF THE IMPROVED PLAN, AND ALL PEDESTRIAN ROUTES SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
- ALL PEDESTRIANS MUST BE AVAILABLE AND WALKING ON THE IMPROVED PLAN.

SOLID WASTE COMPLIANCE STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE SECTOR OF THE CITY OF RALEIGH'S ORDINANCES.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.

ZONING NOTES:

- THE DEVELOPER AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE LEAD NAME APPROVED ORDINANCE REGARDING CONDITIONS ADOPTED NOVEMBER 1, 2021, REGARDING CASE R-03-20.

CONTRACTOR SHALL NOTIFY NC811 (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NC811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

KODY TROWBRIDGE
trowbridge@mcadamsco.com
PHONE: 919.287.0841

CLIENT

SINGH DEVELOPMENT, LLC
2601 WESTON PARKWAY, SUITE 203
CARY, NORTH CAROLINA 27513
PHONE: 919.678.8300

PROJECT DIRECTORY

REVISIONS

NO.	DATE	PER CITY OF RALEIGH COMMENTS
1	08.12.2022	PER CITY OF RALEIGH COMMENTS
2	08.29.2022	PER CITY OF RALEIGH COMMENTS
3	10.18.2022	PER CITY OF RALEIGH COMMENTS
4	11.18.2022	PER CITY OF RALEIGH COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

WALTONWOOD LEAD MINE
4508, 4512, 4516, 4518, 4600, 4707
LEAD MINE ROAD
RALEIGH, NORTH CAROLINA, 27612
PROJECT NUMBER: SGH-22001

**WALTONWOOD LEAD MINE
ADMINISTRATIVE SITE REVIEW**
4508, 4512, 4516, 4518, 4600, 4707 LEAD MINE ROAD
RALEIGH, NORTH CAROLINA, 27612

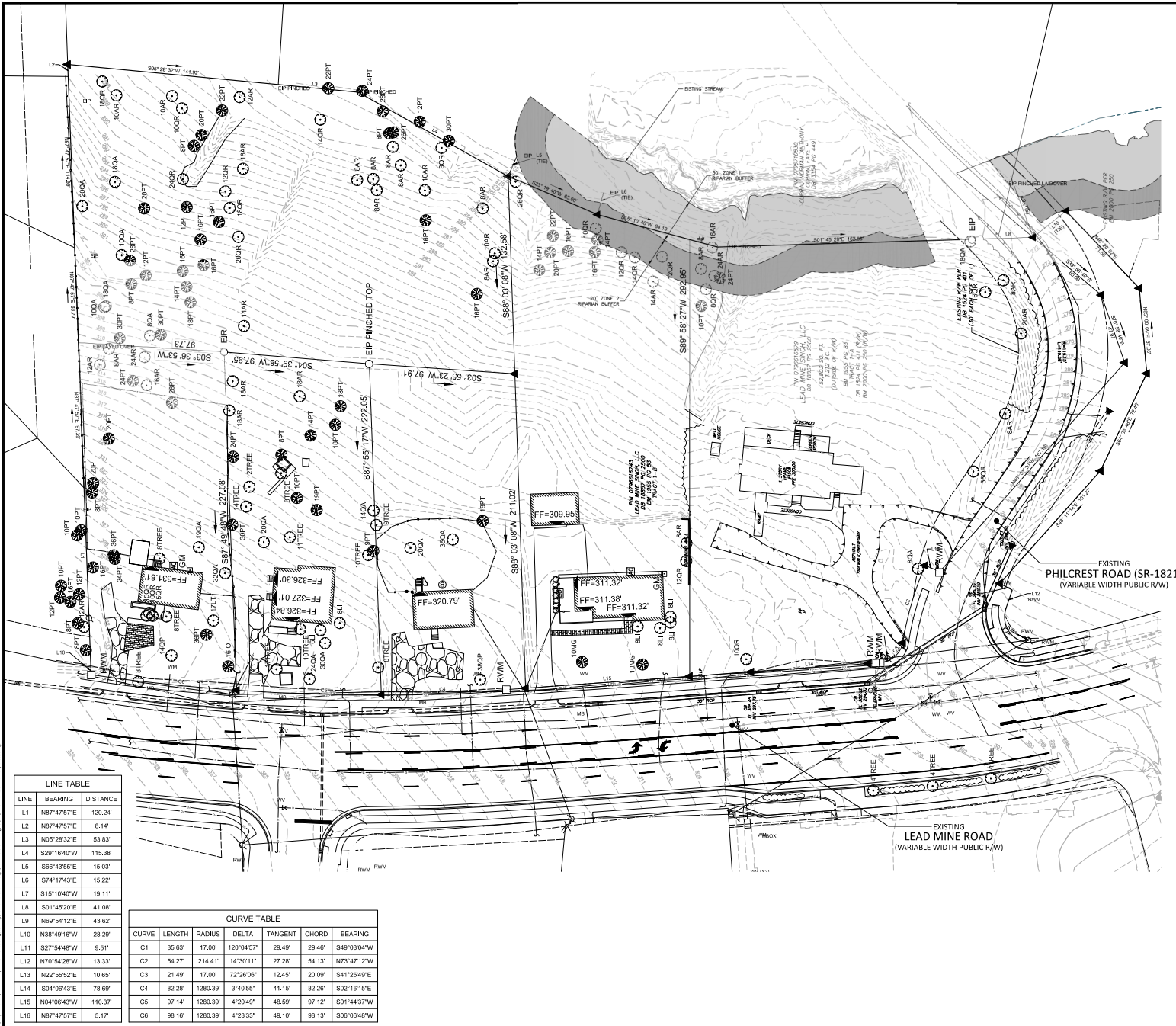
REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	06.21.2022	PER CITY OF RALEIGH COMMENTS
2	08.26.2022	PER CITY OF RALEIGH COMMENTS
3	10.18.2022	PER CITY OF RALEIGH COMMENTS
4	11.18.2022	PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	SGH230001
FILENAME	SGH230001.XCL
CHECKED BY	KST
DRAWN BY	KST
SCALE	1" = 30'
DATE	04.28.2022

**EXISTING CONDITIONS
PLAN**
C1.00

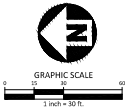


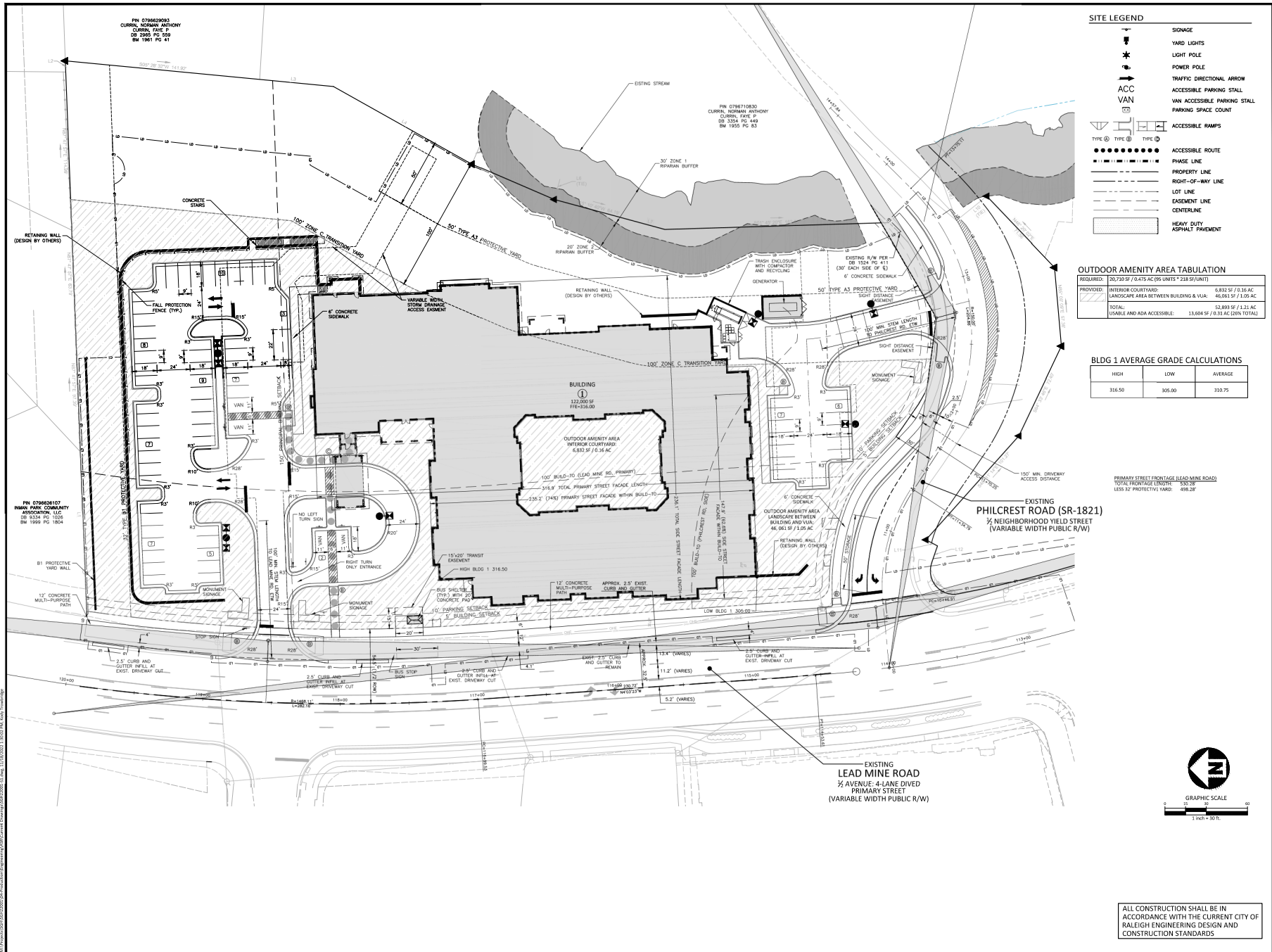
LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°47'57"E	120.24'
L2	N87°47'57"E	8.14'
L3	N05°28'32"E	53.83'
L4	S29°16'40"W	115.38'
L5	S66°43'55"E	15.03'
L6	S74°17'43"E	15.22'
L7	S15°10'40"W	19.11'
L8	S01°45'20"E	41.08'
L9	N89°54'12"E	43.62'
L10	N38°49'16"W	28.29'
L11	S27°54'46"W	9.51'
L12	N70°54'28"W	13.33'
L13	N22°55'52"E	10.65'
L14	S04°06'43"E	78.69'
L15	N04°06'43"W	110.37'
L16	N87°47'57"E	5.17'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	35.63'	17.00'	120°04'57"	29.49'	29.48'	S49°03'04"W
C2	54.27'	214.41'	14°30'11"	27.28'	54.13'	N73°47'12"W
C3	21.49'	17.00'	72°26'06"	12.45'	20.09'	S41°25'49"E
C4	82.28'	1280.39'	3°40'55"	41.15'	82.26'	S02°16'15"E
C5	97.14'	1280.39'	4°20'49"	48.59'	97.12'	S01°44'37"W
C6	98.16'	1280.39'	4°23'33"	49.10'	98.13'	S06°06'48"W





McADAMS
 The John R. McAdams Company, Inc.
 2305 Meridian Parkway
 Durham, NC 27713
 phone 919.361.5000
 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 SINGH DEVELOPMENT, LLC
 2601 WESTON PARKWAY, SUITE 203
 CARY, NORTH CAROLINA 27513

WALTONWOOD LEAD MINE
ADMINISTRATIVE SITE REVIEW
 4508, 4512, 4516, 4518, 4600, 4707 LEAD MINE ROAD
 RALEIGH, NORTH CAROLINA, 27612

REVISIONS

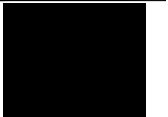
NO.	DATE	REVISION DESCRIPTION
1	06.21.2022	PER CITY OF RALEIGH COMMENTS
2	08.26.2022	PER CITY OF RALEIGH COMMENTS
3	10.18.2022	PER CITY OF RALEIGH COMMENTS
4	11.18.2022	PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO. SGH22001
 FILENAME SGH22001-S1
 CHECKED BY KST
 DRAWN BY KST
 SCALE 1" = 30'
 DATE 04.28.2022

SHEET
SITE PLAN
C2.00

WALTONWOOD LEAD MINE
ADMINISTRATIVE SITE REVIEW
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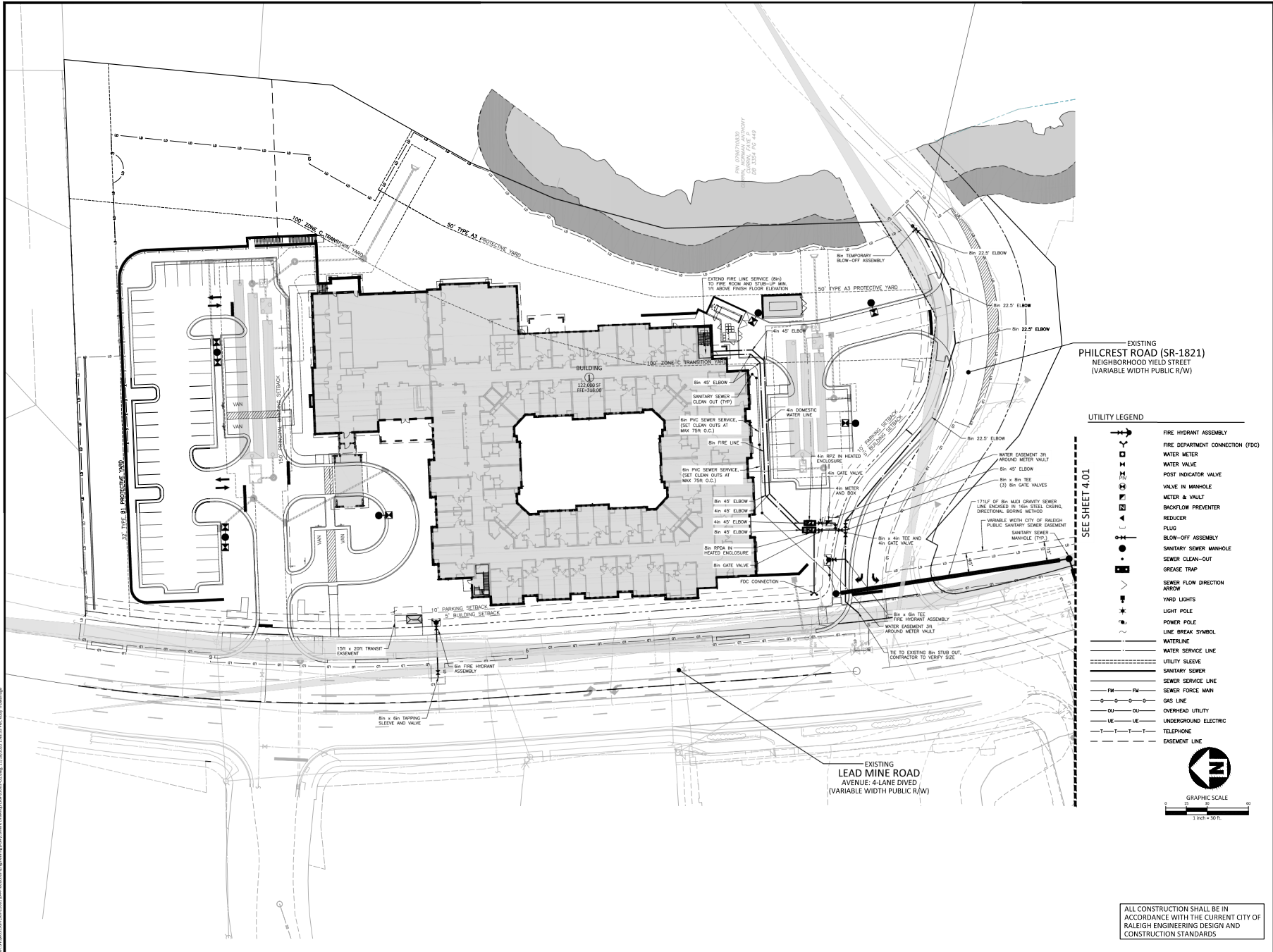
PLAN INFORMATION

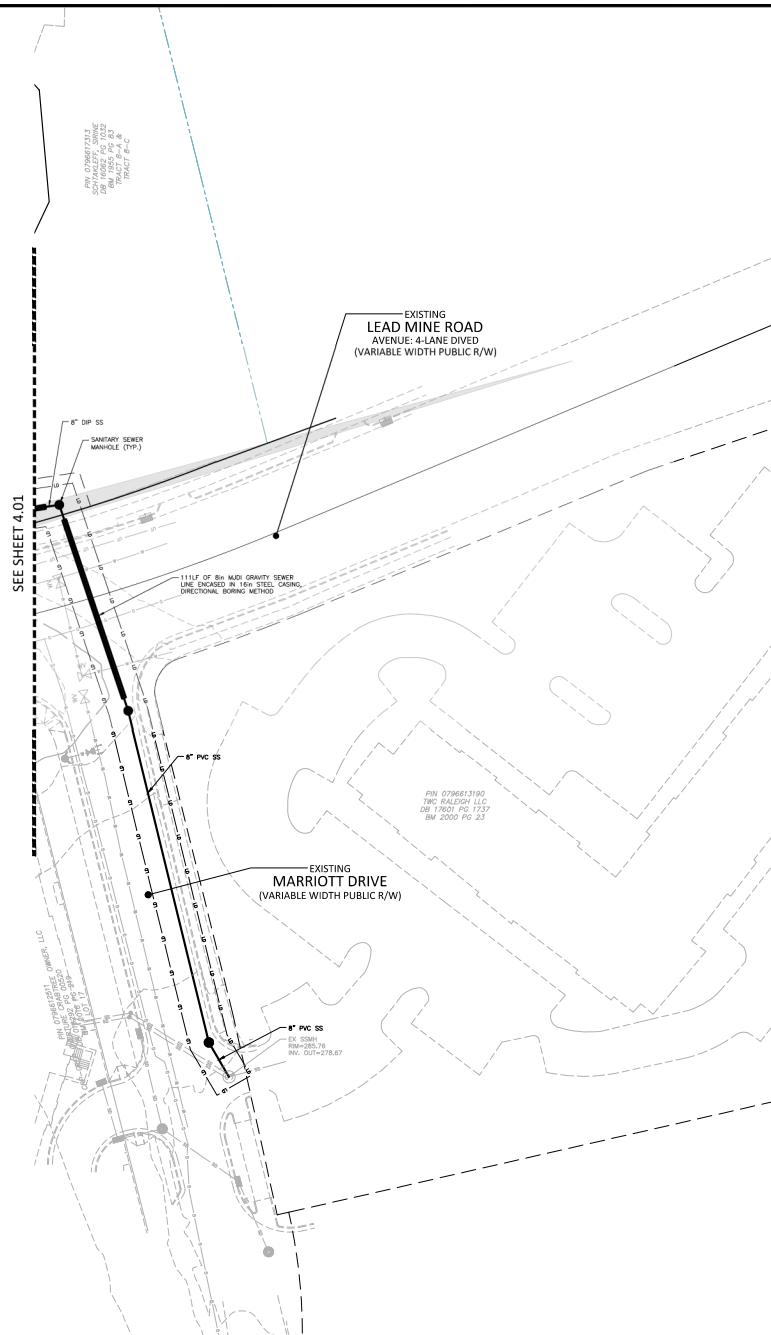
PROJECT NO.	SGH230001
FILENAME	SGH230001-U1
CHECKED BY	KST
DRAWN BY	KST
SCALE	1" = 30'
DATE	04.28.2022

SHEET

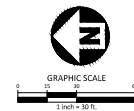
UTILITY PLAN

C4.00





UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	LINE BREAK SYMBOL
	WATERLINE
	WATER SERVICE LINE
	UTILITY SLEEVE
	SANITARY SEWER
	SEWER SERVICE LINE
	SEWER FORCE MAIN
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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CLIENT
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CARY, NORTH CAROLINA 27513

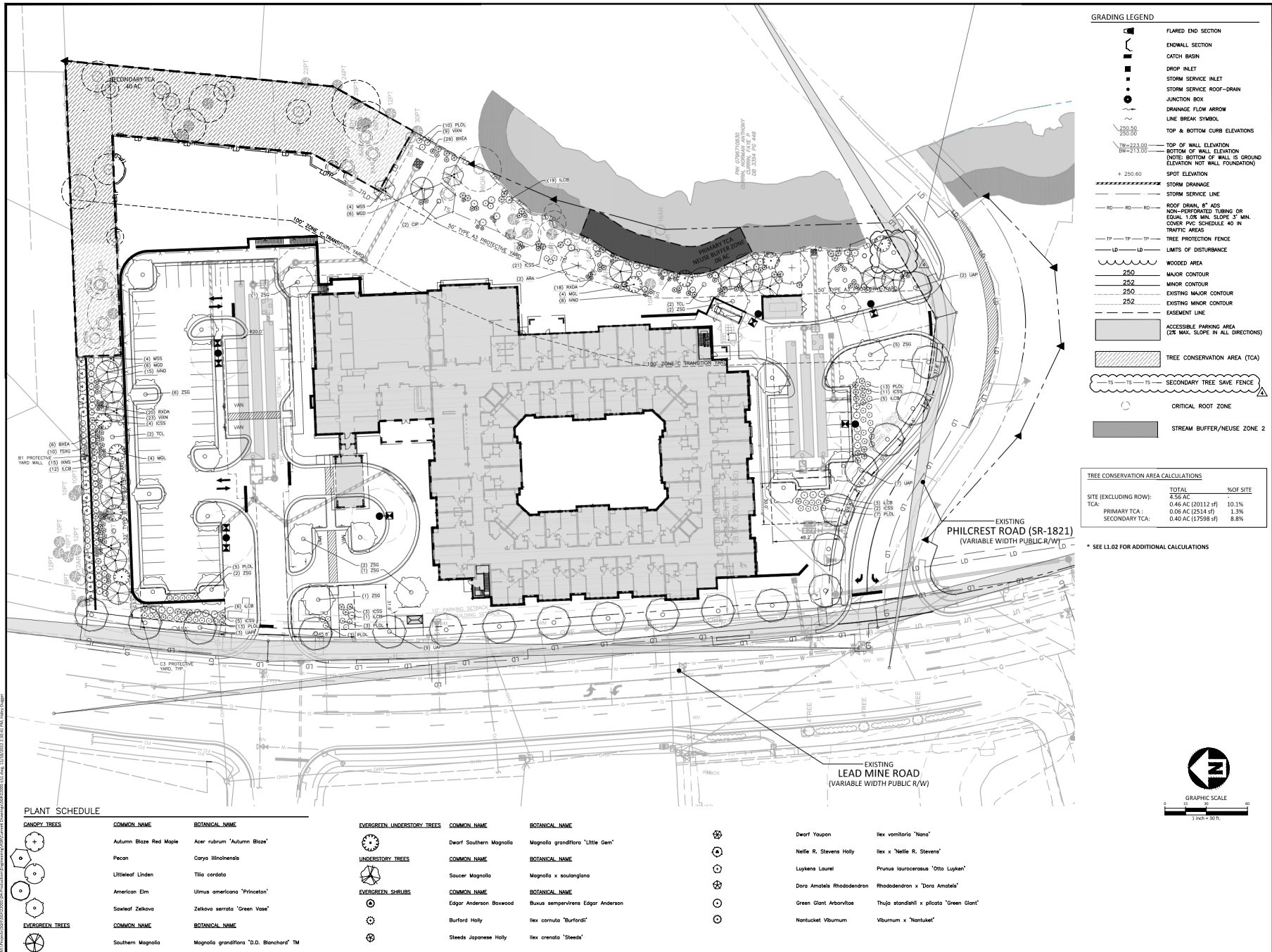
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OFF-SITE UTILITY PLAN

C4.01



021189 - WALTONWOOD LEADMINE



WEST (LEADMINE) VIEW ASR
3/32" = 1'-0"

1



SOUTH VIEW ASR
3/32" = 1'-0"

2



WALTONWOOD LEADMINE
RALEIGH, NC

EXTERIOR ELEVATIONS A2.1ASR

3/32" = 1'-0" | 021189 | 08.17.2022