



Administrative Approval Action

Case File / Name: ASR-0061-2024
DSLCL - THE CIVIL GROUP

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

LOCATION: The 9.40 acre vacant site, split zoned R-6 on the western portion and IX-3-CU on the eastern portion, is located along Roundrock Drive east of the intersection of Litchford Road and Roundrock Drive. It is addressed at 6850 Litchford Road (PIN#: 1727-02-2939).

REQUEST: The application requests to clear the site and construct two light industrial buildings to be used as contractor offices. One building will be approximately 5,000 sf and the other will be approximately 15,950 sf. in size. Both buildings will be on the portion of the site zoned IX-3. This development is associated with subdivision case SUB-0001-2025 which will divide the property into two separate lots, extending Roundrock Drive right-of way through the site.

**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 June 27, 2025 by CIVIL CONTRACTORS, INC / THE CIVIL GROUP.

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. The subdivision creating the two parcels for this development and the street right-of-way for the extension of Roundrock Drive (case SUB-0001-2025) shall be approved by the City of Raleigh and recorded with the Wake County Register of Deeds.
2. Demonstrate compliance with UDO Section 7.5.3.A.2. and extend landscaping to screen laydown yard from property to the west at 2525 Pavilion Pl.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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.

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

Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. 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).
3. 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).

☒ **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:

Public Utilities



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

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 19 street trees along Roundrock Drive.
3. 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. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff
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.

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: August 20, 2028

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.



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I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

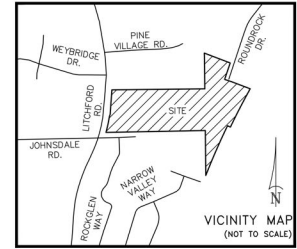
Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.08.20 09:18:33-04'00'

Date: 08/20/2025

Development Services Dir/Designee
Staff Coordinator: Jeff Caines

THE CIVIL GROUP

6850 Litchford Road Raleigh, North Carolina ADMINISTRATIVE SITE REVIEW ASR-0061-2024 / SUB-0001-2025



Administrative Site Review Application

This form is required when submitting plans as referenced in the Development Ordinance (UDO) Section 12.2.3. Please read the appropriate zoning section and the plan checklist document before submitting. **Office Use Only - City Use** Please print name of applicant and submit the plan to the City Engineer's Office. The City Engineer's Office will review the plan and the City Engineer will issue a decision. The City Engineer's Office will review the plan and the City Engineer will issue a decision. The City Engineer's Office will review the plan and the City Engineer will issue a decision.

Site Plan Year	Year of Review	Site Transaction History
2024	2024	2024
2023	2023	2023
2022	2022	2022
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2018	2018	2018
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GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY EDR ENGINEERING DATED FEBRUARY 16TH, 2024. EXISTING TOPOGRAPHIC DATA IS TAKEN FROM A DIGITAL SURVEY BY EDR ENGINEERING DATED JUNE 20TH, 2024. OTHER SITE DATA HAS BEEN TAKEN FROM WAKE COUNTY GIS DATA.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.

SITE DATA SUMMARY

PROJECT NAME:	THE CIVIL GROUP
SITE ADDRESS:	0 ROUNDROCK DR & 6850 LITCHFORD RD.
JURISDICTION:	CITY OF RALEIGH
PARCEL IDS:	1727-02-2939
RIVER BASIN:	NEUSE
EXISTING ZONING:	R-6, IX-3
PROPOSED ZONING:	NO CHANGE
ZONING DISTRICT:	N/A
TOTAL SITE AREA:	409,461 SF / 9.40 AC
PROPOSED ON-SITE ROW AREA:	39,032 SF / 0.90 AC
NET SITE AREA:	370,429 SF / 8.50 AC
PROPOSED LT. INDUSTRIAL LOT 1 AREA (X-3):	90,468 SF / 2.08 AC
PROPOSED LT. INDUSTRIAL LOT 2 AREA (X-3):	77,261 SF / 1.77 AC
FUTURE RESIDENTIAL LOT 2 AREA (X-3):	202,697 SF / 4.68 AC
CURRENT USE:	VACANT
COMMERCIAL LOT 1 & 2 AREA PROPOSED USE:	LIGHT INDUSTRIAL
MAX. BUILDING HEIGHT:	3-STORY MAX
PROPOSED BUILDING HEIGHT:	2-STORY (BLDG #1), 1-STORY (BLDG #2)
BUILDING GFA:	BUILDING 1: 15,950 SF BUILDING 2: 8,000 SF TOTAL: 23,950 SF
ZONING IX-3 BUILDING SETBACKS:	
FROM PRIMARY STREET (MIN.):	3'
FROM SIDE STREET (MIN.):	0' OR 6'
FROM SIDE YARD (MIN.):	0' OR 6'
FROM REAR YARD (MIN.):	0' OR 6'
ZONING IX-3 PARKING SETBACKS:	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	0' OR 3'
FROM REAR LOT LINE (MIN.):	0' OR 3'
RIGHT-OF-WAY SETBACK:	50'
EXISTING IMPERVIOUS AREA:	
R-6:	0 SF / 0.00 AC
X-3:	0 SF / 0.00 AC
MAXIMUM ALLOWED SITE IMPERVIOUS:	
R-6:	127,144 SF / 2.92 AC (51%)
X-3:	104,104 SF / 2.39 AC (65%)
PROPOSED TOTAL SITE IMPERVIOUS:	
R-6:	0 SF / 0 AC (0% OF NET SITE)
X-3:	81,814 SF / 1.86 AC (22.1% OF NET SITE)
TREE CONSERVATION AREA REQUIRED:	38,019 SF / 0.87 AC (10% OF NET SITE)
TREE CONSERVATION AREA PROVIDED:	41,818 SF / 0.96 AC (11.29%)
OUTDOOR AMENITY AREA REQUIRED:	16,016 SF / 0.37 AC (10% OF IX LOT)
OUTDOOR AMENITY AREA PROVIDED:	18,970 SF / 0.44 AC (11% OF IX LOT)
PARKING SUMMARY:	
LIGHT INDUSTRIAL MAX. PARKING:	NO MAXIMUM
LIGHT INDUSTRIAL PARKING PROVIDED:	57 SPACES
SHORT TERM BICYCLE PARKING REQUIRED:	0

50' BUILDING SETBACK OFF OF ROUNDROCK DRIVE IS STIPULATED BY THE PROPERTY OWNERS ASSOCIATION NOT CITY OF RALEIGH.

SURVEY LEGEND

- REAR FOUND
- IRON PIPE FOUND
- CALCULATED POINT
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- FIBER OPTIC MARKER

HATCH LEGEND

- AMENITY AREA
- TREE CONSERVATION AREA
- PRIVATE DRAINAGE EASEMENT

LEGEND

- PROPERTY BOUNDARY
- EX. INTERIOR/ADJ. LOT LINE
- EX. EASEMENTS
- EX. SAN SEWER LINE
- EX. WATER LINE
- EX. STORM DRAIN
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. FENCE
- EX. TOPO MAJOR
- EX. TOPO MINOR
- EX. TREE LINE
- TO BE REMOVED
- STREAM
- DIVERSION DITCH
- ACCESSIBLE ROUTE
- ZONING LINE
- PHASE LINE

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
1111 Ocean Road
Raleigh, NC 27605
Office: 919.855.4787
Fax: 919.855.4788
Email: SING@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
THE SITE GROUP, PLLC
(ASR-0001-2025)

THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN

DATE: 30 AUG 2024
REVISED: 20 DEC 2024
24 MAR 2025
27 JUN 2025

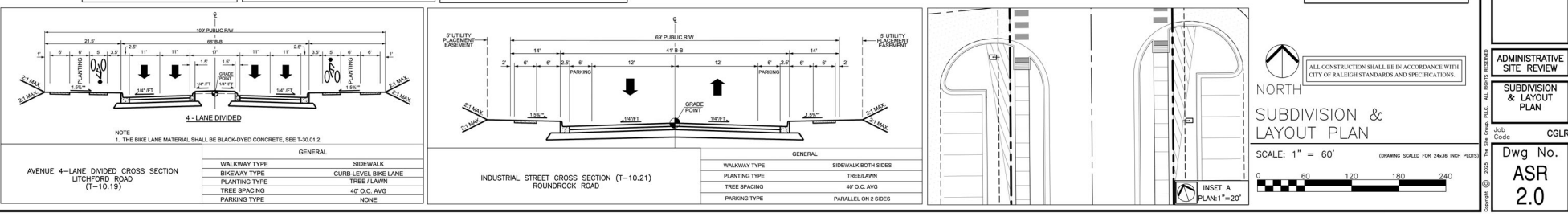
ADMINISTRATIVE SITE REVIEW

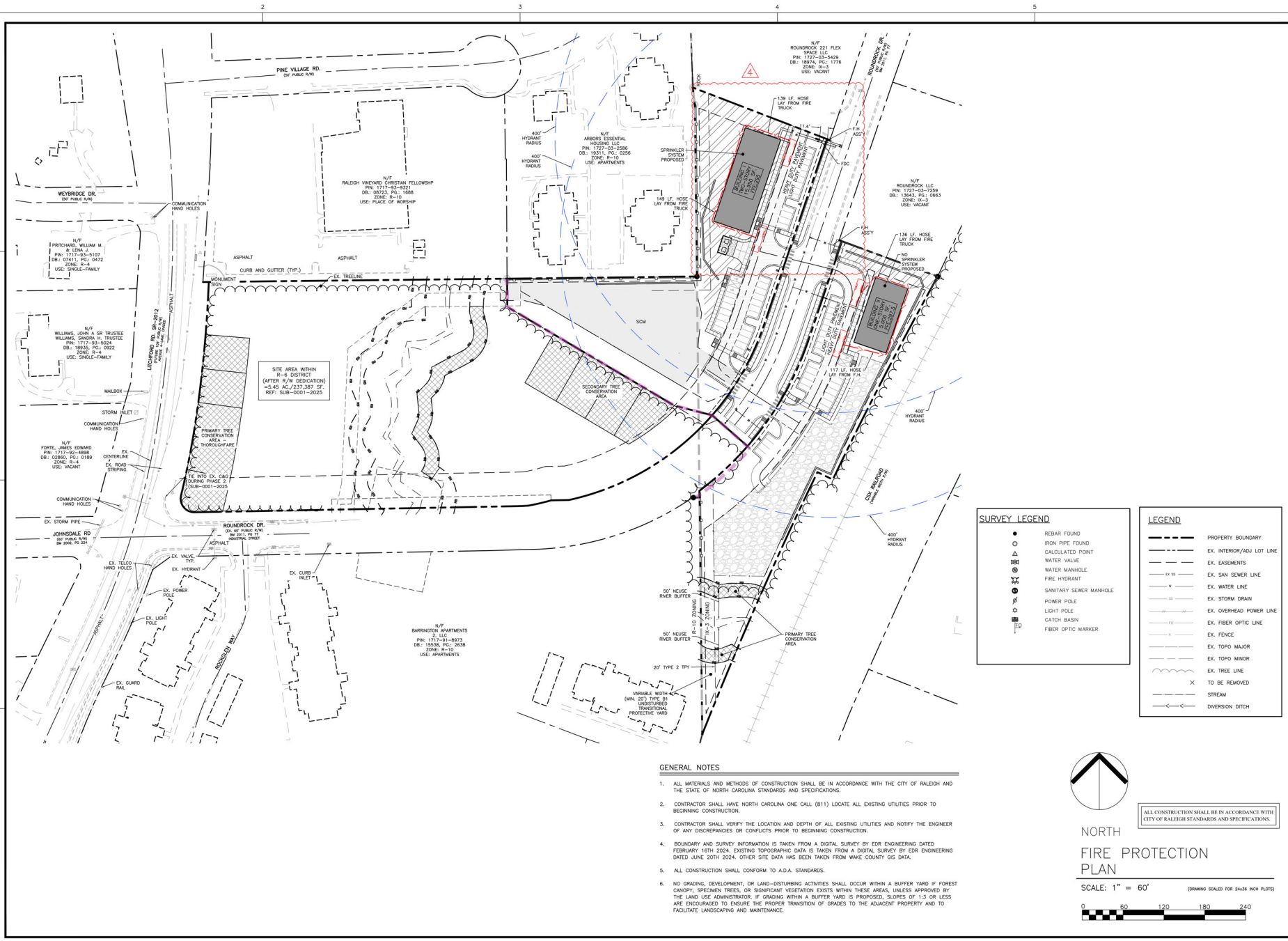
SUBDIVISION & LAYOUT PLAN

Job Code: CGLR

Dwg No. ASR

2.0





GENERAL NOTES

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6. NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.



NORTH
FIRE PROTECTION
PLAN

SCALE: 1" = 60'
(DRAWING SCALED FOR 24x36 INCH PLOTS)



PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
8111 Oberlin Road
Raleigh, NC 27605
Office: 919.855.4787
E-Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
(ALSO SEE SUB-0001-2025)
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: **RLA**
Checked By: **SRN**

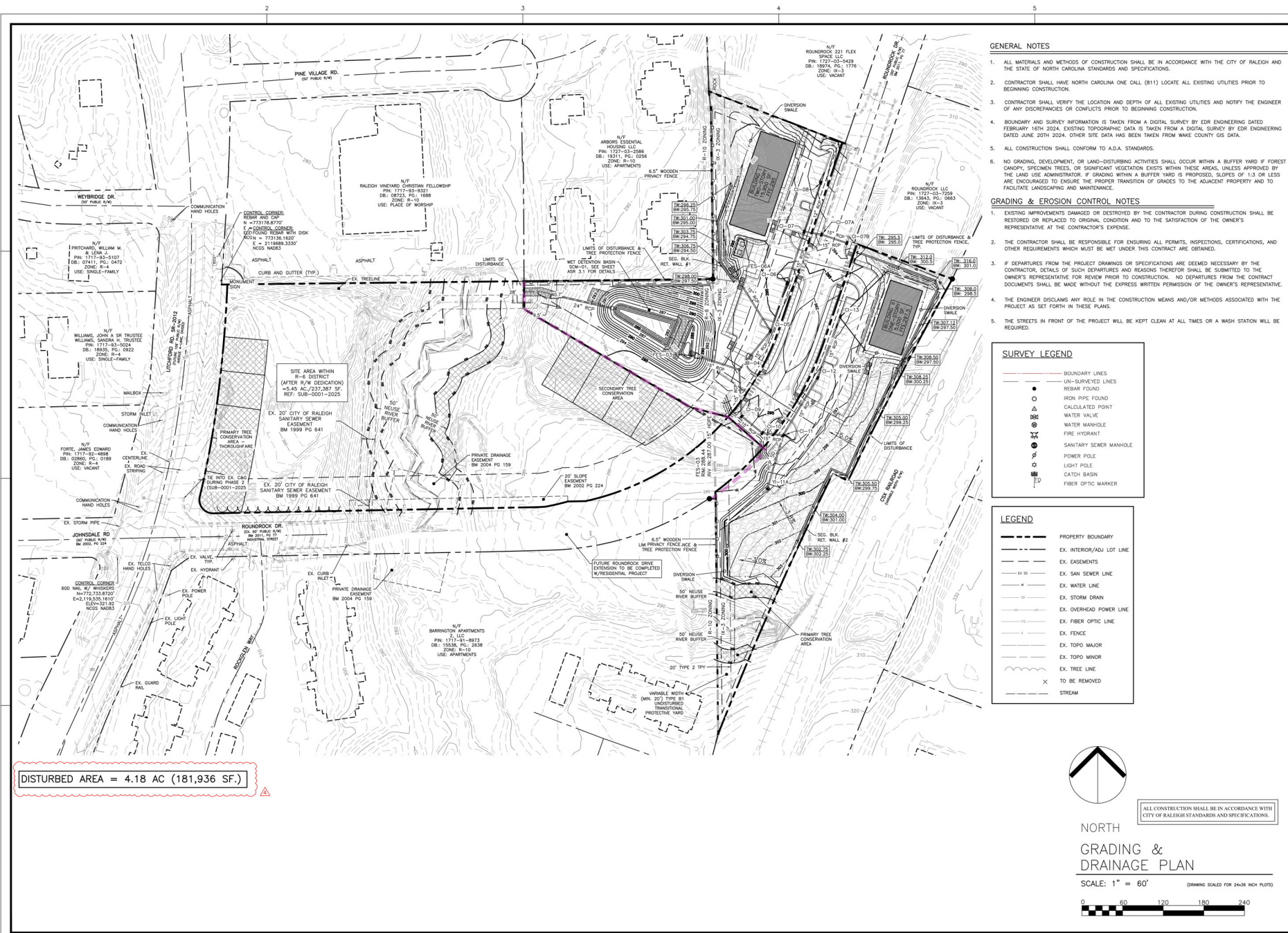
DATE: 30 AUG 2024
REVISED:
20 DEC 2024
24 MAR 2025
27 JUN 2025

ADMINISTRATIVE
SITE REVIEW

FIRE
PROTECTION
PLAN

Job Code: **CGLR**

Dwg No. **ASR 2.1**



- ### GENERAL NOTES
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
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- ### GRADING & EROSION CONTROL NOTES
1. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
 3. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 4. THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
 5. THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

SURVEY LEGEND

---	BOUNDARY LINES
---	UN-SURVEYED LINES
●	REBAR FOUND
○	IRON PIPE FOUND
△	CALCULATED POINT
⊕	WATER MANHOLE
⊙	FIRE HYDRANT
⊗	SANITARY SEWER MANHOLE
⊕	POWER POLE
○	LIGHT POLE
○	CATCH BASIN
⊕	FIBER OPTIC MARKER

LEGEND

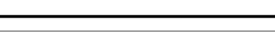
---	PROPERTY BOUNDARY
---	EX. INTERIOR/ADJ. LOT LINE
---	EX. EASEMENTS
---	EX. SAN SEWER LINE
---	EX. WATER LINE
---	EX. STORM DRAIN
---	EX. OVERHEAD POWER LINE
---	EX. FIBER OPTIC LINE
---	EX. FENCE
---	EX. TOPO MAJOR
---	EX. TOPO MINOR
---	EX. TREE LINE
X	TO BE REMOVED
---	STREAM



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NORTH GRADING & DRAINAGE PLAN

SCALE: 1" = 60'
(DRAWING SCALED FOR 24x36 INCH PLOTS)



DISTURBED AREA = 4.18 AC (181,936 SF.)

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ADMINISTRATIVE SITE REVIEW (ASR-001-2024) FOR:
(ALSO SEE SUB-001-2024)
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: **RLA**
Checked By: **SRN**

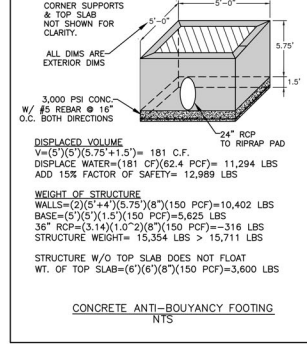
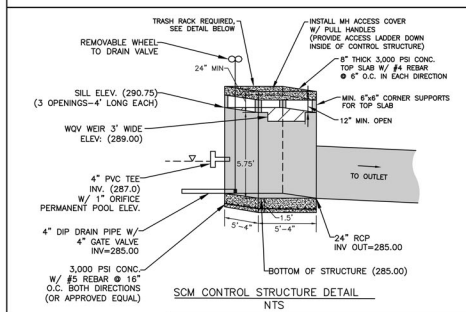
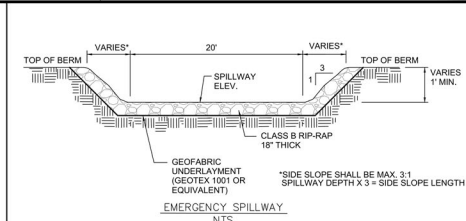
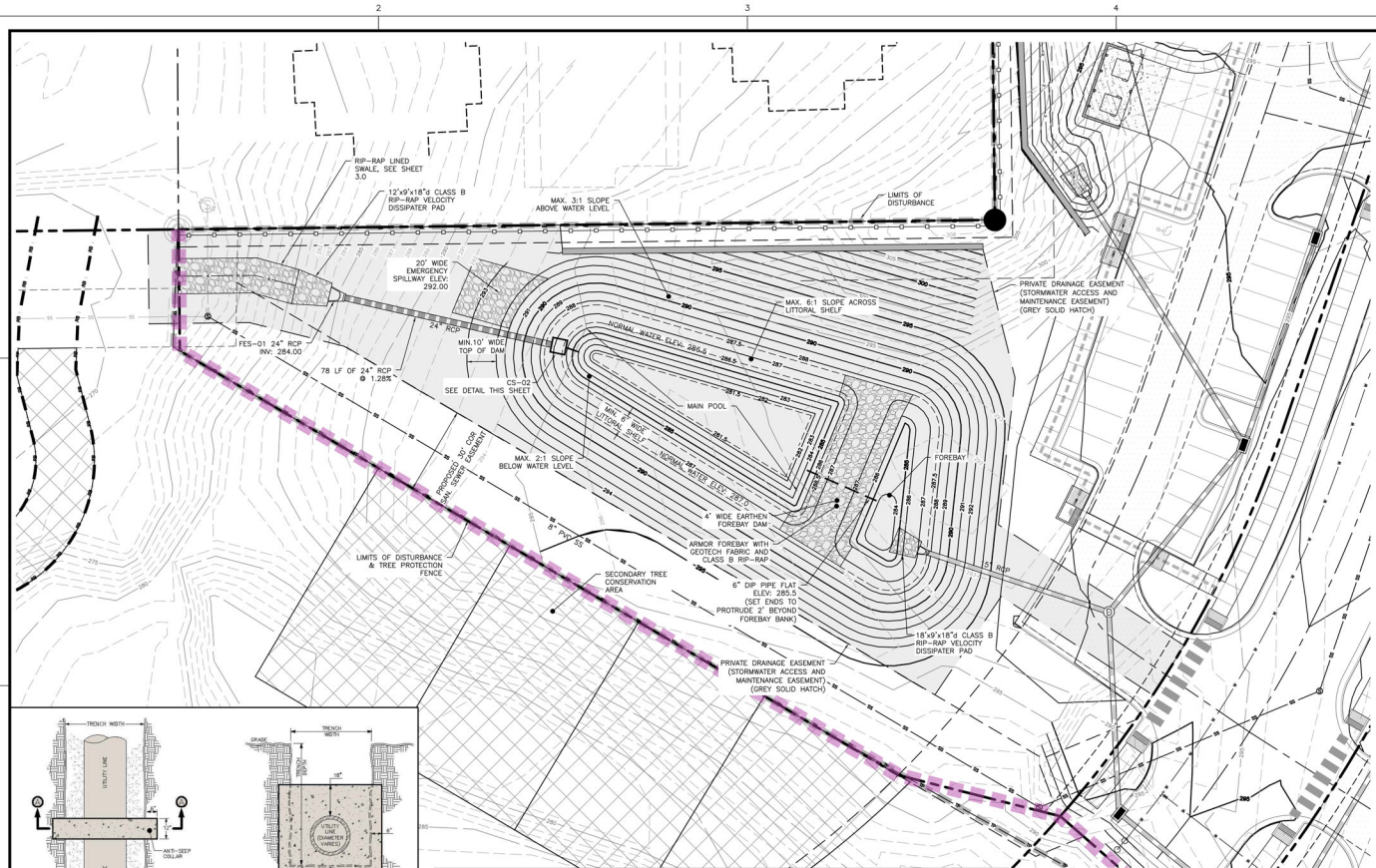
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ADMINISTRATIVE
SITE REVIEW

GRADING
&
DRAINAGE
PLAN

Job Code: **CGLR**

Dwg No.
**ASR
3.0**



SCM PLANT LIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
WET POND LITTORAL SHELF - 1,240 SF / 200 x 50 = 310 PLUGS REQUIRED				
CT	77	Cyperus tenuis	Gull Sedge	3" x 2.5" SQUARE PLUGS (MIN)
TM	77	Eupatorium maculatum	Spotted Trumpetweed	3" x 2.5" SQUARE PLUGS (MIN)
PV	78	Saccharum Baldwinii	Narrow Plumegrass	3" x 2.5" SQUARE PLUGS (MIN)
SA	78	Chlorone Diabola	White Turtlehead	3" x 2.5" SQUARE PLUGS (MIN)
SLOPE STABILIZATION GRASSES				
CE	12,265 SF	Eremochloa ophiuroides	SOD	

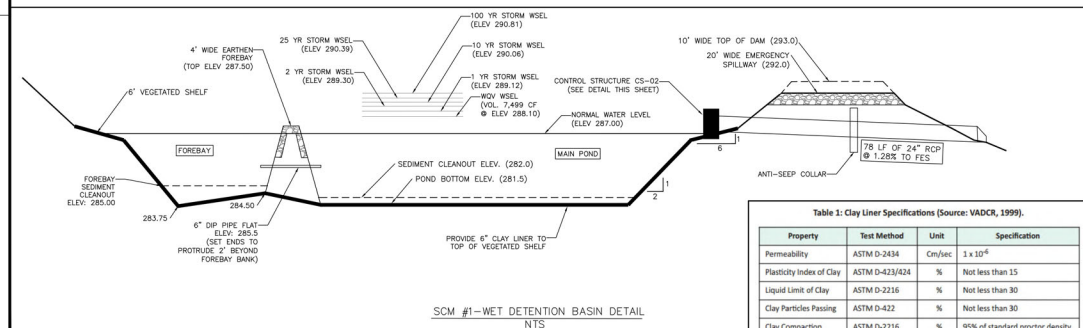
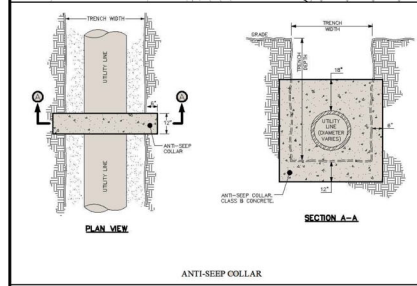
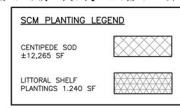
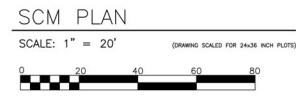
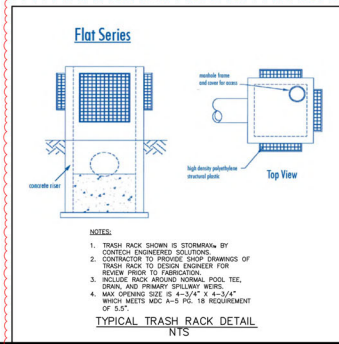


Table 1: Clay Liner Specifications (Source: VADCR, 1999).				
Property	Test Method	Unit	Specification	
Permeability	ASTM D-2434	Cm/sec	1 x 10 ⁻⁶	
Plasticity Index of Clay	ASTM D-423/424	%	Not less than 15	
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30	
Clay Particles Passing	ASTM D-422	%	Not less than 30	
Clay Compaction	ASTM D-2216	%	95% of standard proctor density	



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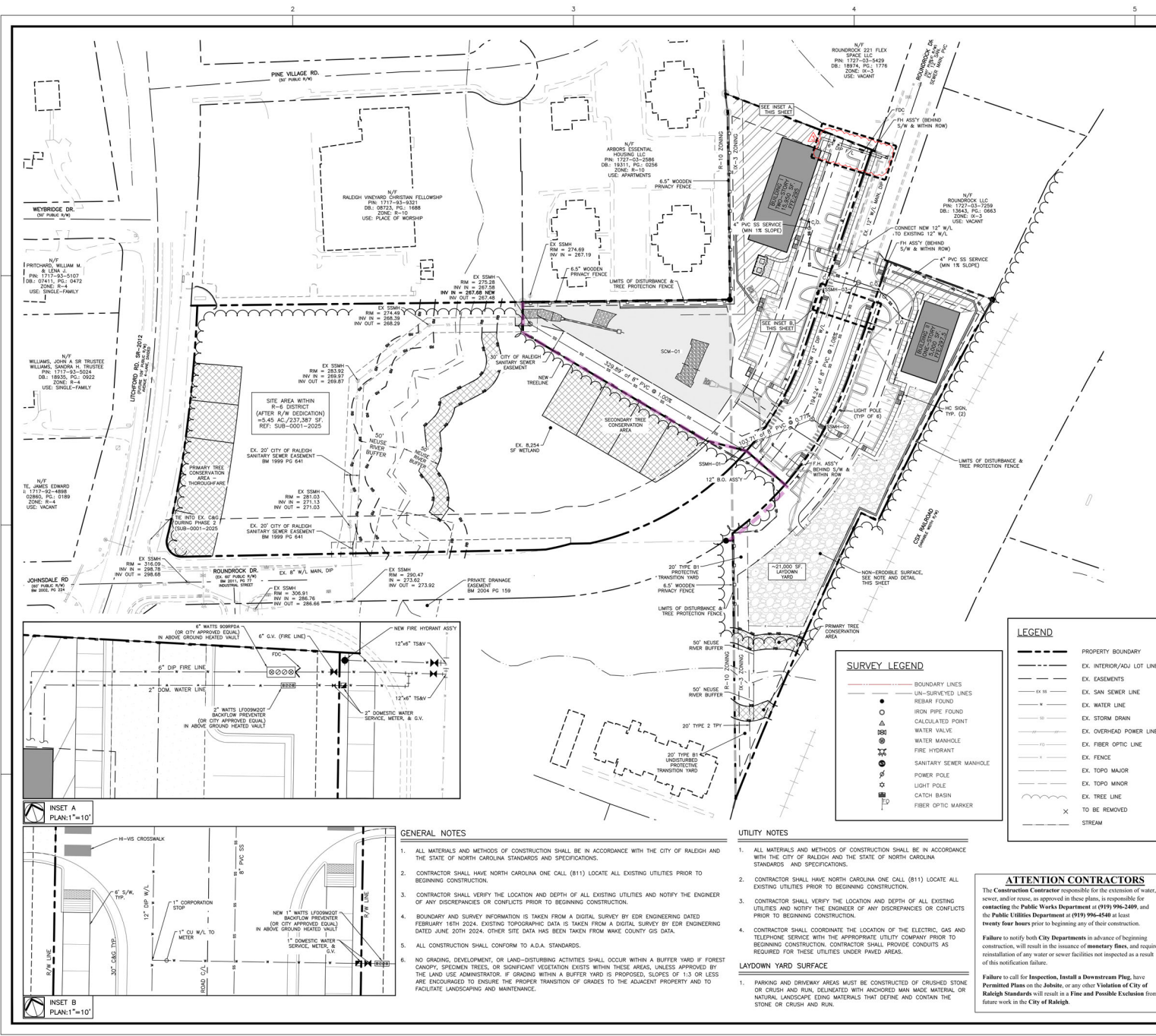
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ADMINISTRATIVE SITE REVIEW

SCM PLAN

Job Code: CGLR

Dwg No.: ASR 3.1



STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL, OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CROCK. HAVING 8" MIN. CLEARANCE (PER CORPUS DETAILS R-41 & S-49).
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITH AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
6. SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOREMANS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
9. INSTALL 4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE INSTALLER'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
10. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAL FEET MAXIMUM.
11. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
12. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOH, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
13. NCDOOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
14. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO RESUMANCE OF A LULC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALPHGNC.GOV FOR MORE INFORMATION.
15. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
16. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
17. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
18. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALPHGNC.GOV FOR MORE INFORMATION.
19. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT: ANY CITY REIMBURSEMENT GREATER \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.

SURVEY LEGEND

- BOUNDARY LINES
- UN-SURVEYED LINES
- REMARK FOUND
- IRON PIPE FOUND
- CALCULATED POINT
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- FIBER OPTIC MARKER

LEGEND

- PROPERTY BOUNDARY
- EX. INTERIOR/ADJ. LOT LINE
- EX. EASEMENTS
- EX. SAN. SEWER LINE
- EX. WATER LINE
- EX. STORM DRAIN
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. FENCE
- EX. TOPO MAJOR
- EX. TOPO MINOR
- EX. TREE LINE
- TO BE REMOVED
- STREAM

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
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3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
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UTILITY NOTES

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4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.

LAYDOWN YARD SURFACE

1. PARKING AND DRIVEWAY AREAS MUST BE CONSTRUCTED OF CRUSHED STONE OR CRUSH AND RUN, DELINEATED WITH ANCHORED MAN MADE MATERIAL, OR NATURAL LANDSCAPE EXISTING MATERIALS THAT DEFINE AND CONTAIN THE STONE OR CRUSH AND RUN.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, 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 reinstatement of a 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.



NORTH
UTILITY
PLAN

SCALE: 1" = 60'



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PRELIMINARY
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ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
ALSO SEE SUB-0001-2025
THE CIVIL GROUP
6850 LUTHERFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: MRK
Checked By: SRN

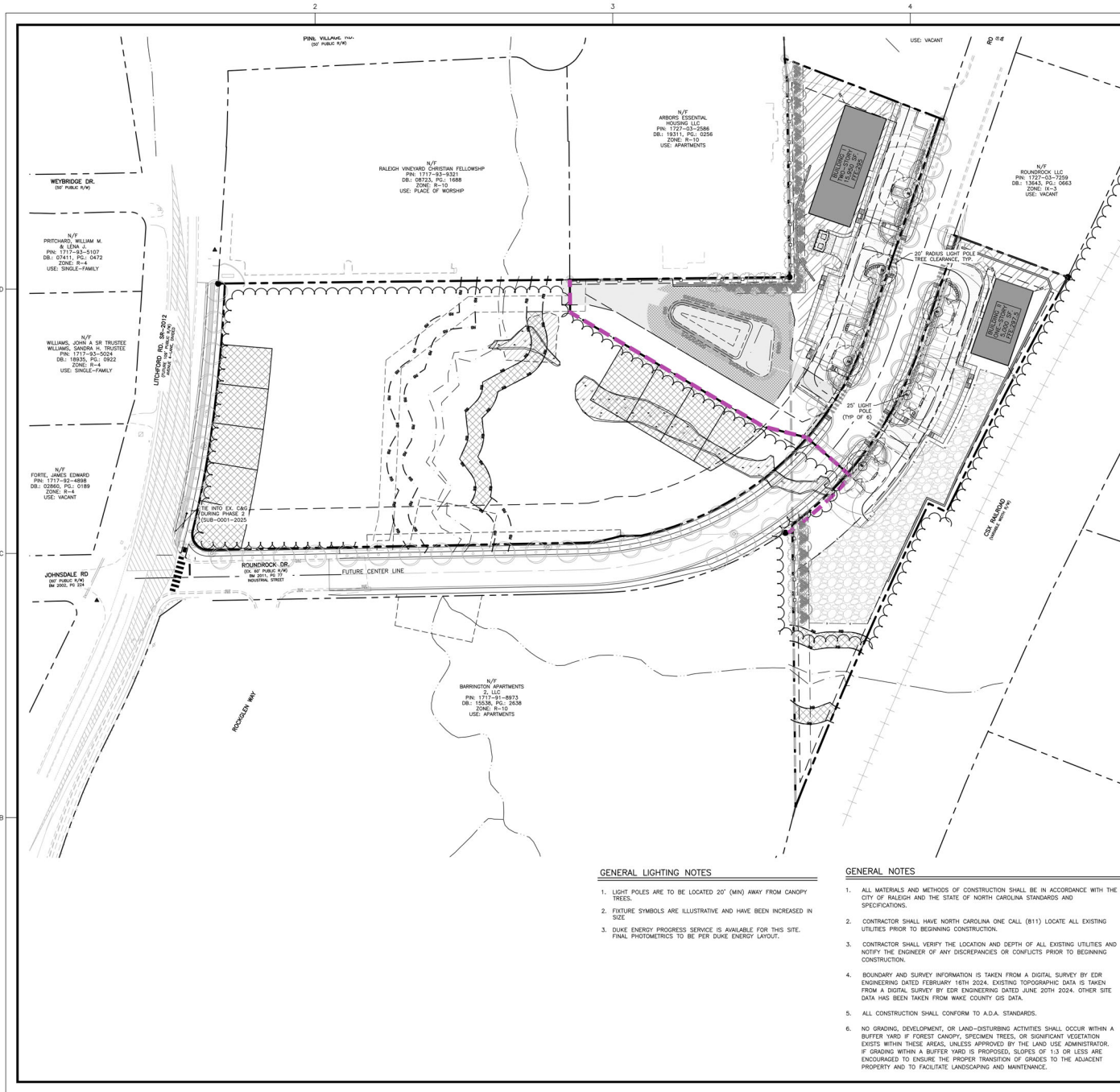
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ADMINISTRATIVE
SITE REVIEW

UTILITY
PLAN


Job Code: CGLR

Dwg No. ASR
4.0



Outdoor Lighting

Shrobox LED

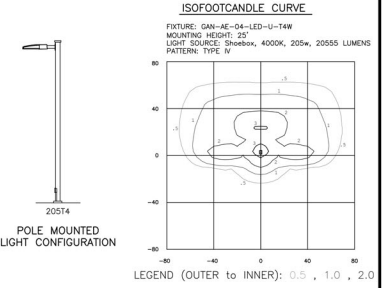


The energy efficient Shrobox LED combines a directional, contemporary style with versatility and energy-lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shrobox LED provides excellent color rendering along with a controlled light pattern that reduces glare and keeps the light directed only where you need it. Available in black, dark bronze, grey or white with pole to base before per pole.

For additional information, visit us at dukeenergyprogress.com/lighting, or call us toll free at 888.768.8622.


LED	200, 435, 530 watts
Light Emitting Diode	
Mounting Heights	30', 35', 25'
Colors	Black Bronze Grey White
Poles	Flangeless CDSW only, 2 or 3 feet per pole Decorative square metal Decorative square metal

Note: 30' pole available in black or bronze only.




- GENERAL LIGHTING NOTES**
1. LIGHT POLES ARE TO BE LOCATED 20' (MIN) AWAY FROM CANOPY TREES.
 2. FUTURE SYMBOLS ARE ILLUSTRATIVE AND HAVE BEEN INCREASED IN SIZE.
 3. DUKE ENERGY PROGRESS SERVICE IS AVAILABLE FOR THIS SITE. FINAL PHOTOMETRICS TO BE PER DUKE ENERGY LAYOUT.

- GENERAL NOTES**
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NORTH
LIGHTING
PLAN


SCALE: 1" = 60'



(DRAWING SCALED FOR 24x36 INCH PLOTS)

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FOR PRELIMINARY REVIEW ONLY



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ADMINISTRATIVE SITE REVIEW

LIGHTING PLAN

Job Code: **CGLR**

Dwg No.: **ASR 4.1**



TYPE 2 PROTECTIVE YARD REQUIREMENT CALC.

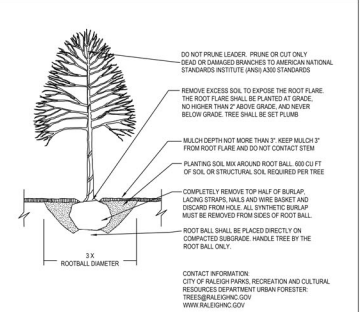
NORTH TYP LENGTH:	227 LF.
SHADE TREES REQUIRED (5/100):	8.57 PROV.
SHADE TREES PROVIDED:	11 REQ'D
UNDERSTORY TREES REQUIRED (4/100):	9 REQ'D
UNDERSTORY TREES PROVIDED:	12 REQ'D
SHRUBS REQUIRED (30/100):	68 REQ'D
SHRUBS PROVIDED:	68 REQ'D
SOUTH TYP LENGTH:	127 LF.
SHADE TREES REQUIRED (5/100):	6.37 PROV.
SHADE TREES PROVIDED:	6 REQ'D
UNDERSTORY TREES REQUIRED (4/100):	5 REQ'D
UNDERSTORY TREES PROVIDED:	6 REQ'D
SHRUBS REQUIRED (30/100):	38 REQ'D
SHRUBS PROVIDED:	39 REQ'D
WEST TYP LENGTH:	128 LF.
SHADE TREES REQUIRED (5/100):	6.37 PROV.
SHADE TREES PROVIDED:	6 REQ'D
UNDERSTORY TREES REQUIRED (4/100):	5 REQ'D
UNDERSTORY TREES PROVIDED:	6 REQ'D
SHRUBS REQUIRED (30/100):	38 REQ'D
SHRUBS PROVIDED:	38 REQ'D

STREET TREE REQUIREMENT CALCULATIONS:

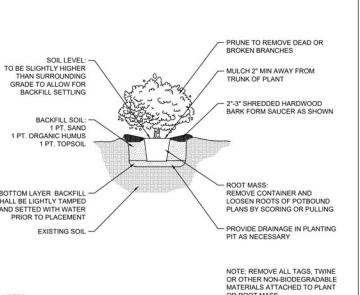
ROUNDROCK DR. EAST TOTAL FRONTAGE:	334 LF.
SHADE TREES REQUIRED (40):	8 REQ'D
SHADE TREES PROVIDED:	8 REQ'D
ROUNDROCK DR. WEST TOTAL FRONTAGE:	442 LF.
SHADE TREES REQUIRED (40):	11 REQ'D
SHADE TREES PROVIDED:	11 REQ'D

TREE COVERAGE REQUIREMENT:

1. SHADE TREE FOR EVERY 2,000 SF. OF PARKING AREA	
PARKING AREA EAST:	14,328 SF.
SHADE TREES REQUIRED:	7
SHADE TREES PROVIDED:	7
PARKING AREA WEST:	15,618 SF.
SHADE TREES REQUIRED:	8
SHADE TREES PROVIDED:	8



- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT).
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STANDING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STANDING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.



- NOTES:**
- TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.
 - PROVIDE AN EARTH SAUCER FOR WATER RETENTION.
 - BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME. VELL MIXED AS APPROVED BY THE ARCHITECT.
 - PROVIDE 1\"/>

OVERALL PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	LOCATION
SHADE TREES							
OS	19	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	50'/50'	STREET TREE
OP	26	QUERCUS PALustris	PIN OAK	10'	3" CAL.	50'/30'	TPY
ZVG	14	ZELKOVA SERATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	10'	3" CAL.	50'/40'	PARKING LOT
UNDERSTORY TREES							
CC	12	CERIS CANADENSIS	EASTERN REDBUD	6' HT. MIN.	1.5" CAL.	20'/15'	TPY
CM	11	MAGNOLIA x 'JANE'	JANE MAGNOLIA	6' HT. MIN.	1.5" CAL.	20'/10'	TPY
SHRUBS							
AG	145	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" HT. MIN.	5 GAL.	6'/8'	TPY
ALR	23	ABELIA GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD GLOSSY ABELIA	24" HT. MIN.	3 GAL.	4'/4"	CONT.
BN	66	LEX CONICATA 'SUNSHINED NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	5 GAL.	6'/8'	CONT.
LYS	28	LEX VOMITORIA 'SCHILLINGS'	SCHILLINGS DWARF YALPOH HOLLY	24" HT. MIN.	3 GAL.	4'/4"	CONT.
LC	84	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND LOROPETALUM	24" HT. MIN.	5 GAL.	6'/8'	CONT.
MC	14	MYRTA CERIFERA	SOUTHERN WAX MYRTLE	36" HT. MIN.	7 GAL.	10'/8'	CONT.
GS	65	LEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	36" HT. MIN.	5 GAL.	4'/4"	CONT.

PLANTING NOTES:

1. PLANT TREES AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDING WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPOONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC. INDIVIDUALS, ETC. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

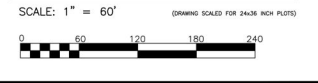
SYMBOLS: B&B = B&B & BURLAPPED, B.R. = B&B ROOT, CONT. = CONTAINER, (P) = TO REMAIN, C.U.T. = C&U.T. CENTER.

MULCH: MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3".

- LANDSCAPE NOTES:**
- ANY TREES IN RIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN RIGHT TRIANGLES SHALL BE LIMITED UP TO A HEIGHT OF 4'.
 - STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID DRINKING AND UTILITY SPONGES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 - ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEREON ASSUMING SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESEVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- FERTILIZATION:** FERTILIZE LAWN TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOL TEST.
 - PRUNING:** PRUNING SHALL BE LIMITED TO PRUNING OF DEAD BRANCHES FOR TREES OR FOR SHORT DISTANCES/QUANTITY READING. THE AVOID AXES STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHAVED TREES.
 - PEST CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN SHRUB BEDS. MULCH SHALL BE REPLACED EVERY TWO YEARS, AS NECESSARY TO MAINTAIN THE INTENDED COPIES OF THE PLANT BED.
 - MOWING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TYP GRASSES MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
 - PLANT PROTECTION:** AVOID EXCESS INTERUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - IRRIGATION:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (FENCING CITY OF RALEIGH WATER/IRRIGATION SUPPLIES).
 - PLANT REPLACEMENT:** ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER DATE OF PLANTING SHALL BE REPLACED DURING THE NEXT PLANTING SEASON. ALSO, ANY TREE IN A TREE PROTECTION AREA WHICH IS REMOVED OR DIES SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.
 - REMOVAL OF DISEASE INFESTED MATERIAL:** SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.
 - FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS** SHALL CONSTITUTE A VIOLATION OF THIS TOOL ENFORCEABLE UNDER THE PROVISIONS OF SECTIONS 10-ENFORCEMENT.



FOR PRELIMINARY REVIEW ONLY

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E-Mail: SING@thesitegroup.net

CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING DETAIL
TPP-03

ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
ALSO SEE SUB-0001-2025
THE CIVIL GROUP
6850 LUTCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: **JHJ**
Checked By: **SRN**

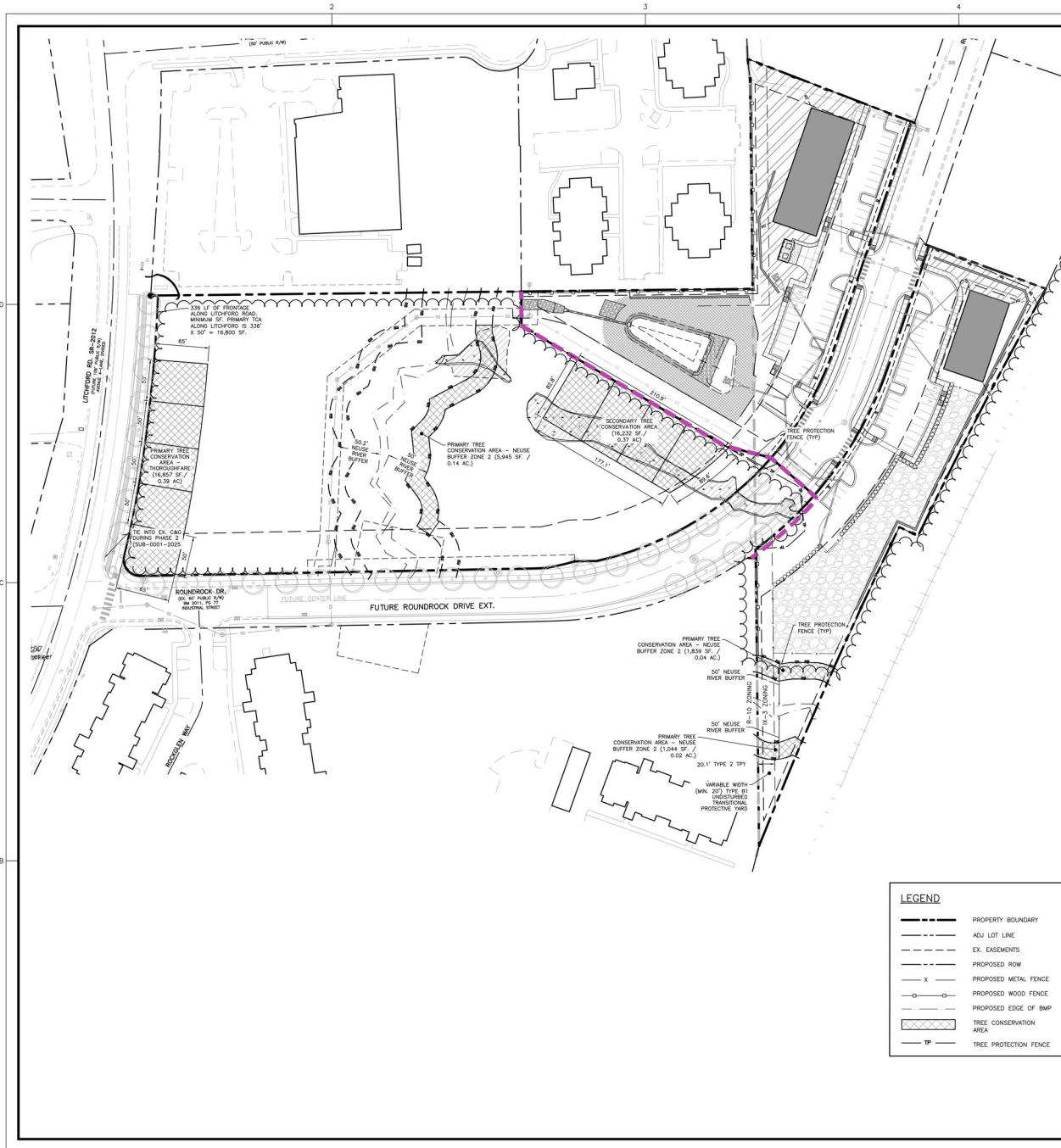
DATE:
30 AUG 2024
REVISED:
20 DEC 2024
24 MAR 2025
27 JUN 2025

ADMINISTRATIVE SITE REVIEW

LANDSCAPE PLAN

Job Code: **CGLR**

Dwg No.
ASR
5.0



LEGEND

---	PROPERTY BOUNDARY
---	ADJ. LOT LINE
---	EX. EASEMENTS
---	PROPOSED ROW
-x-	PROPOSED METAL FENCE
-o-	PROPOSED WOOD FENCE
---	PROPOSED EDGE OF BMP
---	TREE CONSERVATION AREA
---	TREE PROTECTION FENCE



NORTH
TREE CONSERVATION
AREA PLAN

SCALE: 1" = 60'
(DRAWING SCALED FOR 24x36 INCH PLOTS)

Tree Conservation Plan Data Sheet
UDO Article 8.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: **Litchford Rd**

Gross Site Acres:	8.63	ac
Right-of-way to be dedicated with this project:	0.90	ac
Net Site Acres:	8.50	ac

	Number of Acres	Percent of Total
UDO 9.1.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0	0 %
1. Primary Tree Conservation Area - SHOD 2	0	0 %
2. Primary Tree Conservation Area - Parkway Frontage	0	0 %
3. Primary Tree Conservation Area - CM	0	0 %
4. Primary Tree Conservation Area - MPD	0	0 %
5. Primary Tree Conservation Area - Champion Tree "X"-dbh species	0	0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.20	2.35 %
7. Primary Tree Conservation Area - 40% Slopes	0	0 %
8. Primary Tree Conservation Area - Thoroughfare	0.59	6.94 %
Subtotal of Primary Tree Conservation Areas:	0.59	6.94 %
UDO 9.1.B.2 Tree Conservation Area - Greenway	0	0 %
UDO 9.1.B.1.a & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	0.37	4.35 %
UDO 9.1.B.1.c & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	0	0 %
Subtotal of Secondary Tree Conservation Areas:	0.37	4.35 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.96	11.29 %
UDO 9.1.B. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)	0	0 %
UWPOD - Wooded Area (planted)	0	0 %
FWPOD - Wooded Area (preserved)	0	0 %
FWPOD - Wooded Area (planted)	0	0 %
SWPOD - Wooded Area (preserved)	0	0 %
SWPOD - Wooded Area (planted)	0	0 %

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ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
(ALSO SEE SUB-0001-2025)
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: **RLA**
Checked By: **SRN**

DATE:
30 AUG 2024
REVISED:
20 DEC 2024
24 MAR 2025
27 JUN 2025

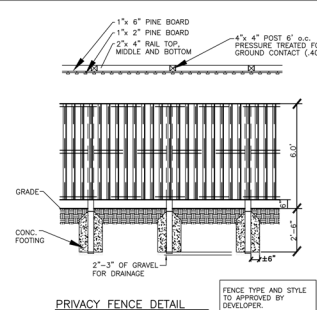
ADMINISTRATIVE SITE REVIEW

TREE CONSERVATION AREA PLAN

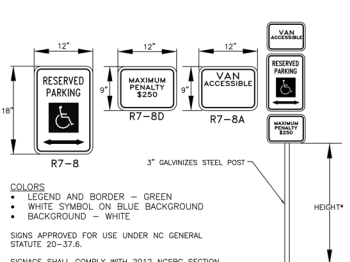
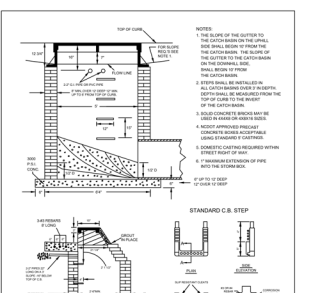
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Dwg No. **ASR 5.1**

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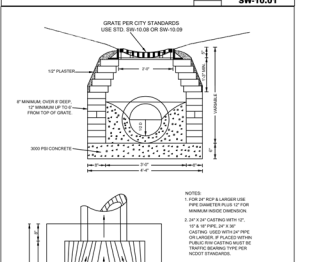
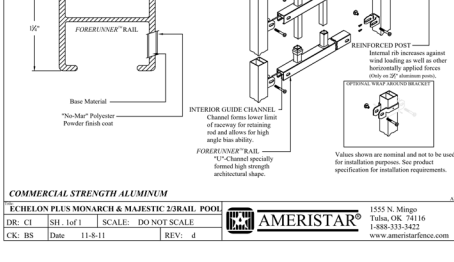


PRIVACY FENCE DETAIL N.T.S.	FENCE TYPE AND STYLE TO APPROVED BY DEVELOPER.
--------------------------------	--



*HEIGHT TO BOTTOM OF LOWEST SIGN SHALL BE 84"
WHEN PEDESTRIAN PATH FROM CAR TO WALK PASSES BY
OR UNDER SIGN. WHEN PATH DOES NOT PASS BY OR
UNDER SIGN, HEIGHT SHALL BE 60"

HANDICAP SIGN DETAIL
N.T.S.

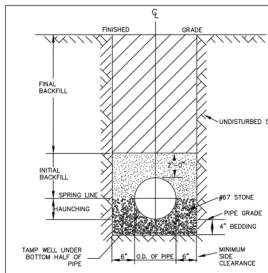


3. USE A 4" X 4" OR 4" X 8" SOLID CONCRETE BLOCK. CAST IN PLACE OR PRECAST CONCRETE TO MEET A.C.I. 308.1 STANDARDS ACCEPTABLE.

4. STEPS SHALL BE INSTALLED IN ALL DROP ALLEYS OVER 1' DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF GRATE TO THE INVERT OF THE DROP ALLEY.

CITY OF RALEIGH
STANDARD DETAIL

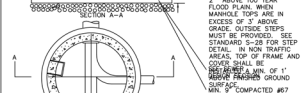
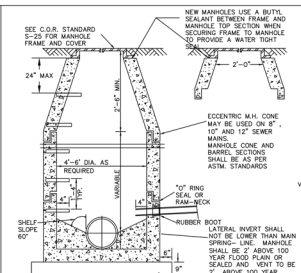
SECTION	REV	DATE



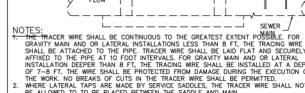
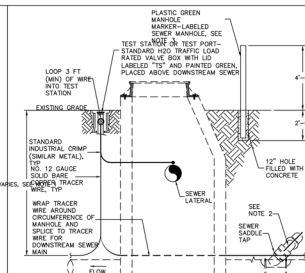
TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

- NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR Boulders 4" or LARGER TO BE USED IN NATURAL BACKFILL.
 3. ALL BACKFILL MATERIAL SHALL BE SUTABLE NATIVE MATERIAL.
 4. BACKFILL SHALL BE TAMPED AT 4" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

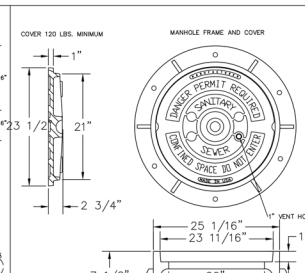
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS AND BACKFILL REQUIREMENTS FOR PVC GRAVITY SEWER MAIN			
DWG. NO.	REVISIONS	DATE	BY
S-5	12	12-2-21	BRN



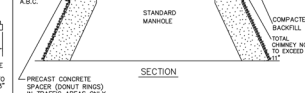
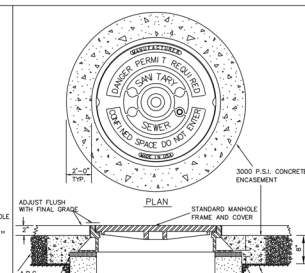
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DEPARTMENT OF PUBLIC UTILITIES			
STANDARD PRECAST SANITARY SEWER MANHOLE			
DWG. NO.	REVISIONS	DATE	BY
S-20	12	12-2-21	BRN



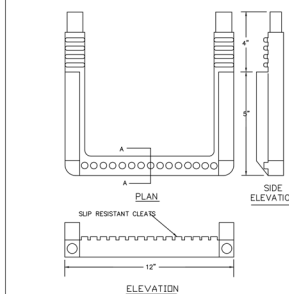
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER			
DWG. NO.	REVISIONS	DATE	BY
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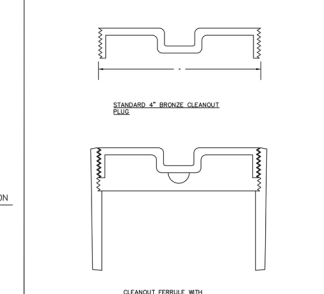
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DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	BY
S-25	12	12-2-21	BRN



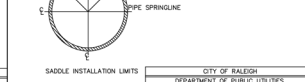
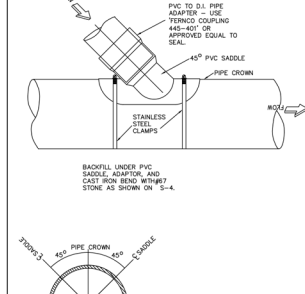
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE FRAME AND COVER DETAIL WITH PAVED SURFACES			
DWG. NO.	REVISIONS	DATE	BY
S-29	12	12-2-21	BRN



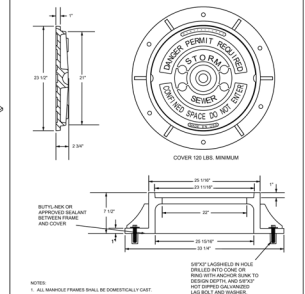
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DEPARTMENT OF PUBLIC UTILITIES			
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL			
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S-28	12	12-2-21	BRN



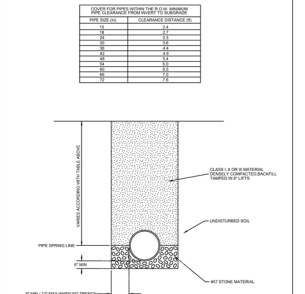
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
4" CLEANOUT PLUG			
DWG. NO.	REVISIONS	DATE	BY
S-34	12	12-2-21	BRN



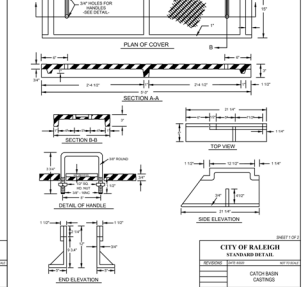
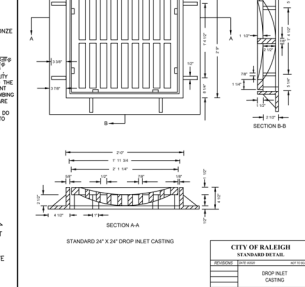
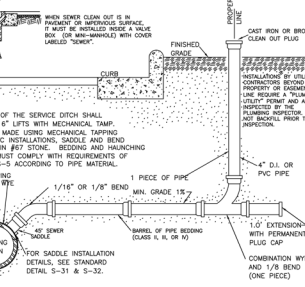
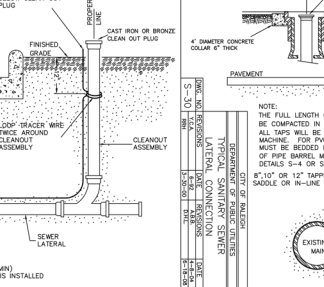
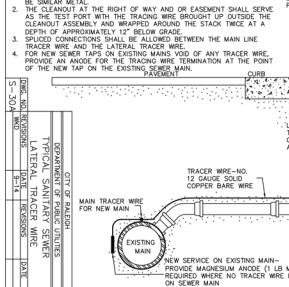
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE			
DWG. NO.	REVISIONS	DATE	BY
S-31	12	12-2-21	BRN



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	BY
S-25	12	12-2-21	BRN



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE FRAME AND COVER DETAIL WITH PAVED SURFACES			
DWG. NO.	REVISIONS	DATE	BY
S-29	12	12-2-21	BRN



CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER MAIN CONNECTION			
DWG. NO.	REVISIONS	DATE	BY
S-30	12	12-2-21	BRN

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER MAIN CONNECTION			
DWG. NO.	REVISIONS	DATE	BY
S-30	12	12-2-21	BRN

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER MAIN CONNECTION			
DWG. NO.	REVISIONS	DATE	BY
S-30	12	12-2-21	BRN

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER MAIN CONNECTION			
DWG. NO.	REVISIONS	DATE	BY
S-30	12	12-2-21	BRN

CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TYPICAL SANITARY SEWER MAIN CONNECTION			
DWG. NO.	REVISIONS	DATE	BY
S-30	12	12-2-21	BRN

NOTE: RETAINING WALLS OVER 4' IN HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

FOR PRELIMINARY REVIEW ONLY

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E-Mail: SING@thesitegroup.net

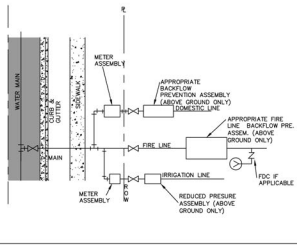
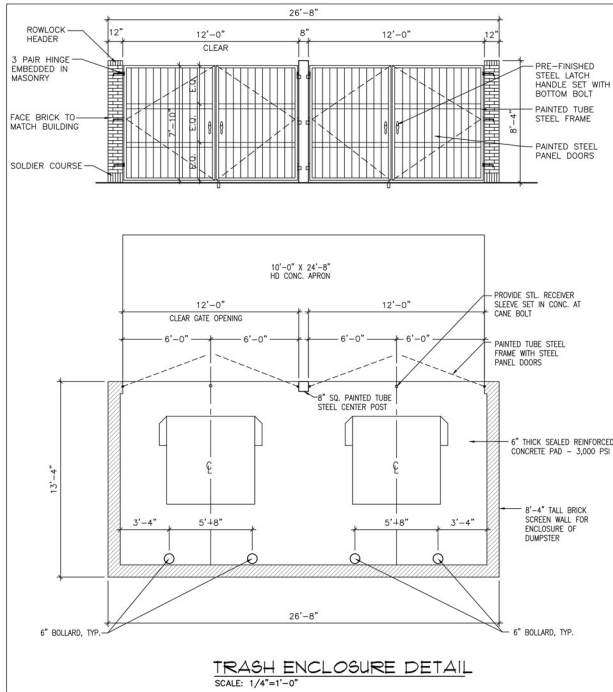
ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
THE CIVIL GROUP
6850 LITFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: CUB
Checked By: SRN
DATE: 30 AUG 2024
REVISED: 20 DEC 2024
24 MAR 2025

ADMINISTRATIVE SITE REVIEW

SITE DETAILS
Job Code: CGLR

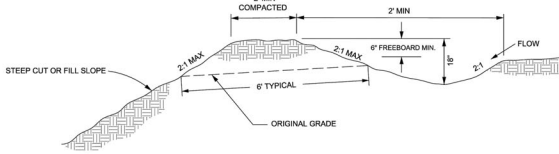
Dwg No. ASR 6.2



NOTES:

- SERVICE TAPS FOR 2" AND SMALLER DOMESTIC SERVICES MAY BE BY CORPORATION COCK. LARGER SERVICES WILL REQUIRE A TEE AND GATE VALVE OR TAPPING SLEEVE AND VALVE ASSEMBLY AND NOT BEND.
- DOMESTIC SERVICE TAP SHALL BE ALLOWED ONLY ON 6" OR LARGER FIRE LINES BEFORE THE BACKFLOW ASSEMBLY.
- DOMESTIC SERVICE TAP SHALL BE LOCATED ON STREET SIDE OF BACKFLOW. A FIRE LINE SHALL HAVE A FIRE HYDRANT OR BLOW OFF ASSEMBLY AT ITS END TO FACILITATE FLUSHING WHEN NEEDED.
- IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSING.
- DOMESTIC/IRRIGATION BACKFLOW RISER/TANDPIPE SHALL BE OF COPPER OR BRASS.
- THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (WALCH INCLUDED) OF GRADE.
- A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPAIR PURPOSES.
- THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS FOR THE NC PLUMBING CODE.

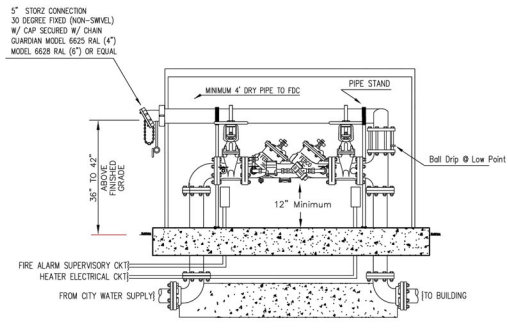
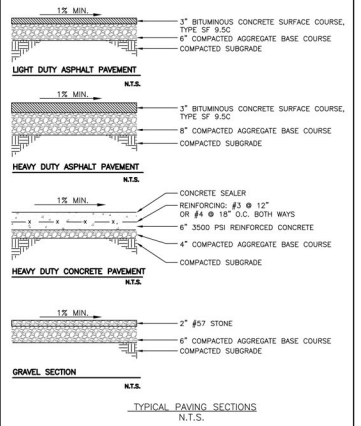
CITY OF RALEIGH	
DEPARTMENT OF PUBLIC UTILITIES	
FIRE, DOMESTIC & IRRIGATION OPTIONS SCHEMATIC	
DATE: 10/20/2023	DATE: 10/20/2023
W-24	W-24
DATE: 10/20/2023	DATE: 10/20/2023



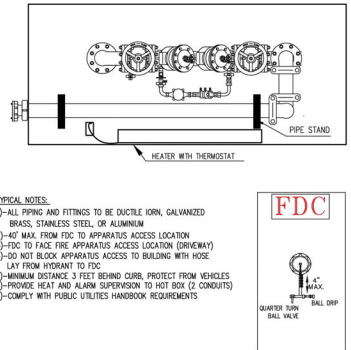
NOTES:

- STABILIZE IMMEDIATELY UPON CONSTRUCTION AND PRIOR TO SITE INSPECTION APPROVAL.
- STABILIZE DIVERSION DITCH BASED ON DESIGN VELOCITY. IF DESIGN VELOCITIES (60) IN BASE EARTH CONDITIONS EXCEEDS 2 FT/S, A TEMPORARY LINER IS REQUIRED.
- MAXIMUM 5 ACRE DRAINAGE AREA TO TEMPORARY DIVERSION.

CITY OF RALEIGH	
STANDARD DETAIL	
DATE: 10/20/2023	DATE: 10/20/2023
W-20-21	W-20-21
DATE: 10/20/2023	DATE: 10/20/2023



CITY OF RALEIGH FIRE DEPARTMENT	DESCRIPTION: HOTBOX INLINE BACKFLOW	REVISIONS: 5-1-2017	DATE: 4-1-06	DRAWING NO: FP-17A
FIRE PROTECTION DIVISION				
310 WEST MARTIN ST. RALEIGH, NC 27602				



TYPICAL NOTES:

- ALL PIPING AND FITTINGS TO BE DUCTILE IRON, GALVANIZED BRASS, STAINLESS STEEL, OR ALUMINUM
- 40" MAX. FROM FDC TO APPARATUS ACCESS LOCATION
- FDC TO FAZE FIRE APPARATUS ACCESS LOCATION (DRIVEWAY)
- DO NOT BLOCK APPARATUS ACCESS TO BUILDING WITH HOSE LAY FROM HYDRANT TO FDC
- MINIMUM DISTANCE 3 FEET BEHIND CURB, PROTECT FROM VEHICLES
- PROVIDE HEAT AND ALARM SUPERVISION TO HOT BOX (2 CONDUITS)
- COMPLY WITH PUBLIC UTILITIES HANDBOOK REQUIREMENTS

CITY OF RALEIGH FIRE DEPARTMENT	DESCRIPTION: HOTBOX INLINE BACKFLOW	REVISIONS: 5-1-2017	DATE: 4-1-06	DRAWING NO: FP-17B
FIRE PROTECTION DIVISION				
310 WEST MARTIN ST. RALEIGH, NC 27602				

FOR PRELIMINARY REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
8111 Oberlin Road
Raleigh, NC 27613-1136 USA
Office: 919.855.4787
E-Mail: SNG@thesitegroup.net

ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
(ALSO SEE SUB-0001-2025)

THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: CJB
Checked By: SRN

DATE: 30 AUG 2024
REVISED: 20 DEC 2024
24 MAR 2025

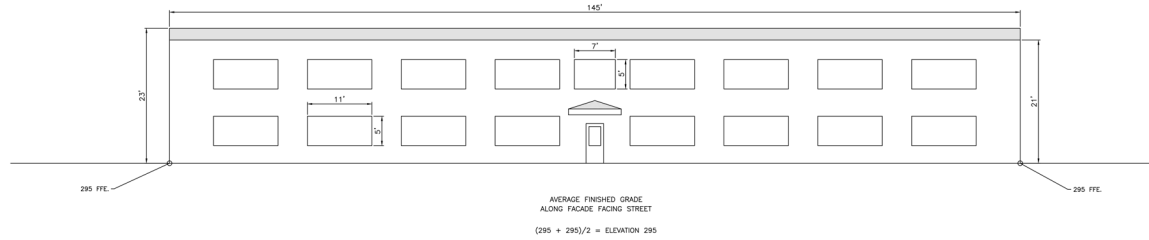
ADMINISTRATIVE SITE REVIEW

SITE DETAILS

Job Code: CGLR

Dwg No. ASR 6.3

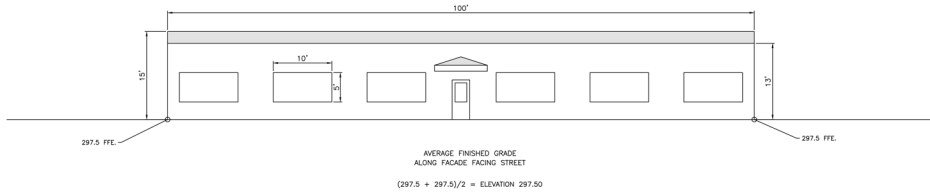
FRONT BUILDING (#1) ELEVATION (TWO-STORY 15,950 SF.)



STREET FACING FACADE

BUILDING #1 FACADE:	3,335 SF.
REQUIRED TRANSPARENCY:	667 SF. (20%)
PROVIDED TRANSPARENCY:	915 SF. (27%)
BUILDING #2 FACADE:	1,500 SF.
REQUIRED TRANSPARENCY:	300 SF. (20%)
PROVIDED TRANSPARENCY:	300 SF. (20%)

FRONT BUILDING (#2) ELEVATION BUILDING #2 (ONE-STORY 5,000 SF.)



NORTH

PRELIMINARY BUILDING
ELEVATIONS, UNITS 1-2

SCALE: 1" = 10'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

PRELIMINARY
FOR REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
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ADMINISTRATIVE SITE REVIEW (ASR-0061-2024) FOR:
(ALSO SEE SUB-0001-2025)
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: **MRK**
Checked By: **SRN**

DATE:
30 AUG 2024
REVISED:
20 DEC 2024
24 MAR 2025
27 JUN 2025

ADMINISTRATIVE
SITE REVIEW

PRELIMINARY
BUILDING
ELEVATIONS
UNITS 1-2

Job Code: **CGLR**

Dwg No.
**ASR
7.0**

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