



## Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

---

**Case File / Name:** S-27-17 / Greshams Lake View

**General Location:** The site is located on the south side of Harps Mill Road, southwest of the intersection of Harps Mill Road and Hay Market Lane, inside the city limits. The address is 7521 Hay Market Lane and the PIN number is 1717471719.

**CAC:** North

**Nature of Case:** Subdivision of a 0.66 acre parcel into 2 lots zoned Residential-4 (R-4). Lot 1 is 13,122.8 square feet and Lot 2 is 13,719.2 square feet. Overall density is 2.68 units per acre, based on a maximum of 4 units per acre.

**Contact:** Alison A. Pockat, ASLA

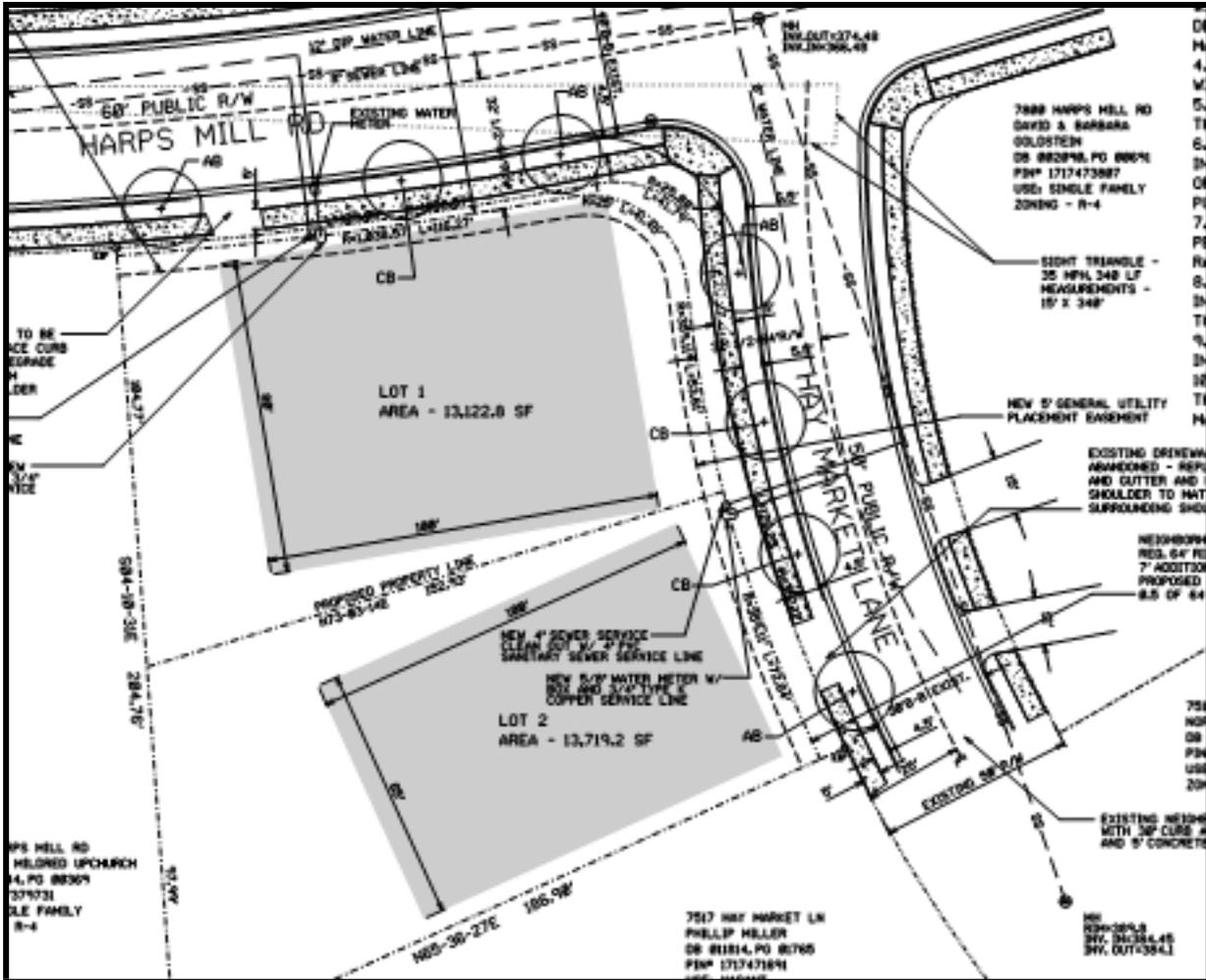
**Design Adjustment:** Design Adjustments have been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.
2. A Design Adjustment permitting the required street trees for Hay Market Lane and Harp's Mill Road in a planting strip less than 6' in width. (UDO Section 8.5.2 D.)

**Administrative Alternate:** NA



Location Map



Preliminary Subdivision Map

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Greshams Lake View Subdivision	Date completed Application received	7/5/2017
	Case Number	S-27-2017	Transaction Number	514577

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <b>SUPPORTS</b> the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.4 New Streets																					
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	<input checked="" type="checkbox"/> Raleigh Street Design Manual	<input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td><i>Kathryn Bean</i></td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input checked="" type="checkbox"/> PRCR</td> <td><i>Mary Ann Motz</i></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	<i>Kathryn Bean</i>	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	<i>Mary Ann Motz</i>	<input type="checkbox"/> Public Utilities		
DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE																				
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning																					
<input checked="" type="checkbox"/> Development Engineering	<i>Kathryn Bean</i>	<input type="checkbox"/> Transportation																					
<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	<i>Mary Ann Motz</i>																				
<input type="checkbox"/> Public Utilities																							
<b>Findings:</b> This property being subdivided is on a corner lot in the North Ridge Subdivision and although the block perimeter is exceeded in relation to the proposed subdivision, per the UDO Section 8.3.6 (E), the presence of a golf course adjoining this property and the site layout of existing developed properties are two findings that allow this design adjustment. The street trees are being provided in the right-of-way in a planting strip between the curb and gutter and existing sidewalk. Due to the width of the planting strip being less than 6' wide, the trees being planted are medium sized trees as approved by the City standards.																							

Development Services Director or Designee Action: Approve  Approval with Conditions  Deny

  
 Authorized Signature **KENNETH W. RITCHIE, PE** **8/18/2017**  
**ENGINEERING MANAGER** Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS</b>	
-------------------	--

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

## Design Adjustment Approval S-27-17

---

**SUBJECT:** S-27-17 / Greshams Lake View

**CROSS-REFERENCE:** Transaction# 514577

**LOCATION:** The site is located on the south side of Harps Mill Road, southwest of the intersection of Harps Mill Road and Hay Market Lane, inside the city limits. The address is 7521 Haymarket Lane.

**PIN:** 1717471719

**REQUEST:** Subdivision of a 0.66 acre parcel into 2 lots zoned Residential-4 (R-4). Lot 1 is 13,122.8 square feet and Lot 2 is 13,719.2 square feet. Overall density is 2.68 units per acre, based on a maximum of 4 units per acre.

---

**OFFICIAL ACTION:** Approval with conditions

---

**CONDITIONS OF APPROVAL:**

*Prior to issuance of a grading permit for the site:*

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

*Prior to Planning Department authorization to record lots:*

- (2) That demolition permits for the existing structures be issued and these building permit numbers be shown on all maps for recording;
- (3) That a general utility placement easement and ½ of the required right of way for Hay Market Lane and Harps Mill Road is dedicated to the City of Raleigh and shown on the final subdivision map for recording;
- (4) That a fee-in-lieu for 1' of side walk is required for the entire frontage length of the lot on Harps Mill Road and Haymarket Lane;
- (5) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way.
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Harps Mill Road and Hay Market Lane is paid to the City.

---

I hereby certify this administrative decision.

**Signed:**(Planning Dir.) Kenneth Brumley (151) Date: 8/23/2017

**Staff Coordinator:** Daniel L. Stegall

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated July 31, 2017 owned by Tim Thompson of Raleigh Custom Homes., submitted by Alison A. Pockat.

**ZONING:**

**ZONING DISTRICTS:** Residential-4 (R-4)

**TREE CONSERVATION:** This site is less than 2 acres and there are no existing trees that would qualify as tree conservation area on site that would be required under UDO 9.1. Tree Conservation is not required at this time.

**PHASING:** There is one phase in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Dedication of right-of-way is required by the Street Plan Map of the Comprehensive Plan. Hay Market Lane is classified as a Neighborhood Street and Harps Mill road is classified as an Avenue 2-Lane Undivided.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Hay Market Lane	Neighborhood Street	50'	1/2-64'	30' B-B	30' B-B	None
Harps Mill Road	Avenue 2-Lane Undivided	60'	1/2-64'	40' B-B	40' B-B	None

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in the North Citizen Advisory Council in an area designated for low density residential development.

**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-4 (R-4) zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to the minimum standards of the corresponding zoning district.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
- SOLID WASTE:** Individual lot service by the City is to be provided.
- BLOCKS / LOTS /  
ACCESS:** Lot arrangement and access conform to Chapter 8 of the UDO. The Development Services Director Designee has approved a design adjustment application eliminating the block perimeter requirement of a new public street in this subdivision therefore; this development conforms to Chapter 8 of the UDO.
- STREETSCAPE  
TYPE:** The applicable streetscape type for Harps Mill Road and Hay Market Lane is Residential. The required streetscape trees will be planted in front of 5' sidewalks, within the existing planting strip behind the back of the curb for both streets. A Design Adjustment has been approved for the street planting in a planting strip less than 6' width. Medium sized street trees will be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
- PEDESTRIAN:** A fee in lieu for 1' of sidewalk is required along both frontages is required prior to lot recordation. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER  
MANAGEMENT:** As adopted by TC-2-16 in the Unified Development Ordinance Section 9.2.2.A.1.b.i these lots are subject to 4.a of the Part 10A whereby the subdivision is exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- WETLANDS  
/ RIPARIAN  
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** There are no new streets being proposed with this development.
- OTHER  
REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date:** 8-23-2020

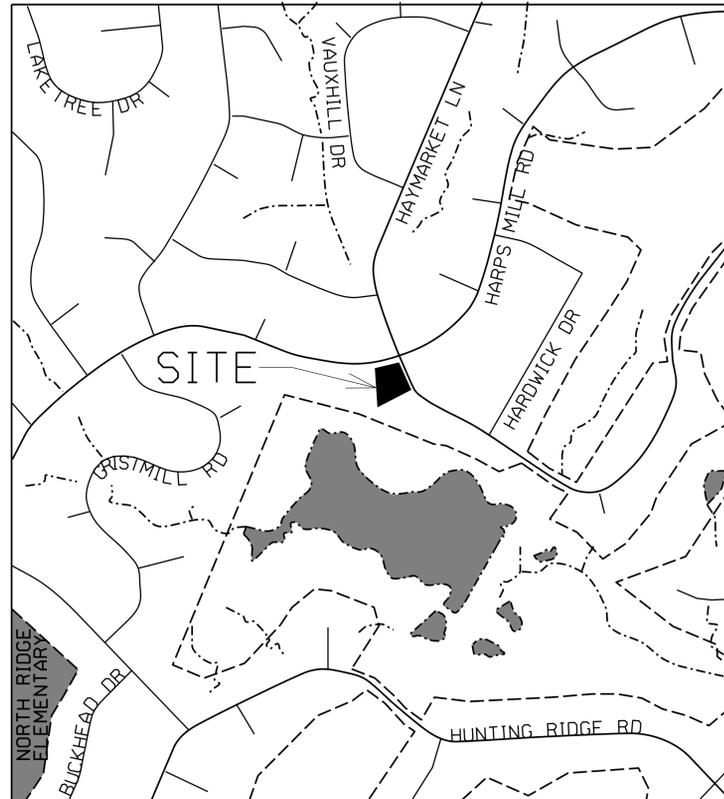
Record entire subdivision.

**WHAT NEXT?:**

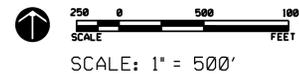
- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT :**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.



VICINITY MAP



RALEIGH CASE NUMBER: S-27-2017  
TRANSACTION NUMBER: 514577

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

THIS DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOLID WASTE COLLECTION THROUGH THE USE OF 96 GALLON ROLL-OUT CARTS BROUGHT TO THE CURB. SOLID WASTE COLLECTION WILL BE IN COMPLIANCE WITH PART 7, CHAPTER 2 'SOLID WASTE SERVICES' OF THE RALEIGH CITY CODE AND THE CITY OF RALEIGH 'SOLID WASTE COLLECTION DESIGN MANUAL.'

# GRESHAMS LAKE VIEW SUBDIVISION

7521 HAYMARKET LANE  
RALEIGH, NORTH CAROLINA

OWNER:  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615  
OFFICE PHONE - 919 395-1529  
CONTACT: TIM THOMPSON

## SITE DATA

ADDRESS: 7521 HAYMARKET LN., RALEIGH  
PIN #: 1717471719 ACREAGE: 0.65 ACRES  
ZONING: R-4  
BOOK OF MAPS 1971, PAGE 155  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
CITIZENS ADVISORY COUNCIL - NORTH CAC  
WATERSHED: LOWER NEUSE  
UPPER NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 5,  
NORTH RIDGE HAYMARKET POINT C SE4

TOTAL SURFACE AREA FOR LOT = 28,216 SF, 0.65 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 8,907 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 5 = 31.57%

PROPOSED USE - TWO RESIDENTIAL LOTS  
LOT 1 - 13,122.8 SF - 0.301 AC  
LOT 2 - 13,709.2 SF - 0.315 AC  
AREA TO BE DEDICATED TO RIGHT OF WAY - 1,384 SF = 0.03 AC  
TOTAL POTENTIAL IMPERVIOUS SURFACE AREA FOR LOT = 10,700 SF  
PERCENT IMPERVIOUS (PROPOSED COND.) FOR LOT 5 = 38%

PROJECTED WASTEWATER FLOW = 960 GPD  
2 DWELLINGS X 4 BEDROOMS X 120 GRP

## Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2405 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
<b>GENERAL INFORMATION</b>		
Development Name: Greshams Lake View Subdivision		
Proposed Use: Two single family lots		
Property Address(es): 7521 Haymarket Lane Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717471719	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: Raleigh Custom Homes Inc.		Owner/Developer Name: Tim Thompson
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615		
Phone: 919 395-1529	Email: tim@raleighcustomhomes.net	Fax: 919 847-2665
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat
Address: 106 Steep Bank Dr., Cary, NC 27518		
Phone: 919 363-4415	Email: aapockat@earthlink.net	Fax:

PAGE 1 OF 3

[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
<b>ZONING INFORMATION</b>		
Zoning District(s): <b>R-4</b>		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
<b>STORMWATER INFORMATION</b>		
Existing Impervious Surface: <b>8,907 SF</b>	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: <b>10,700 SF</b>	acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
<b>NUMBER OF LOTS AND DENSITY</b>		
Total # of Townhouse Lots:	Detached	Attached
Total # of Single Family Lots:	<b>2</b>	Total # of All Lots: <b>2</b>
Overall Unit(s)/Acre Densities Per Zoning Districts: <b>4 Units / acre</b>		
Total # of Open Space and/or Common Area Lots: None		
<b>SIGNATURE BLOCK (Applicable to all developments)</b>		
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 Alison A Pockat 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.		
Signature	<i>Alison A Pockat</i>	Date: April 26, 2017
Signature		Date:

PAGE 2 OF 3

[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

THE DOCUMENT CONTAINED HEREIN IS THE PROPERTY OF RALEIGH DEVELOPMENT SERVICES DEPARTMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

**RWA PA**  
Engineering - Surveying  
101 N. Main St., Suite 202  
Cary, NC 27509  
Phone (919) 363-4415  
Fax (919) 778-4686



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

GRESHAMS LAKE VIEW SUBDIVISION  
7521 HAYMARKET LN., RALEIGH, NC  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

NO.	DATE	REVISIONS

SCALE: NTS  
DATE: APRIL 26, 2017

SHEET NO.:  
COVER SHEET  
CO-1

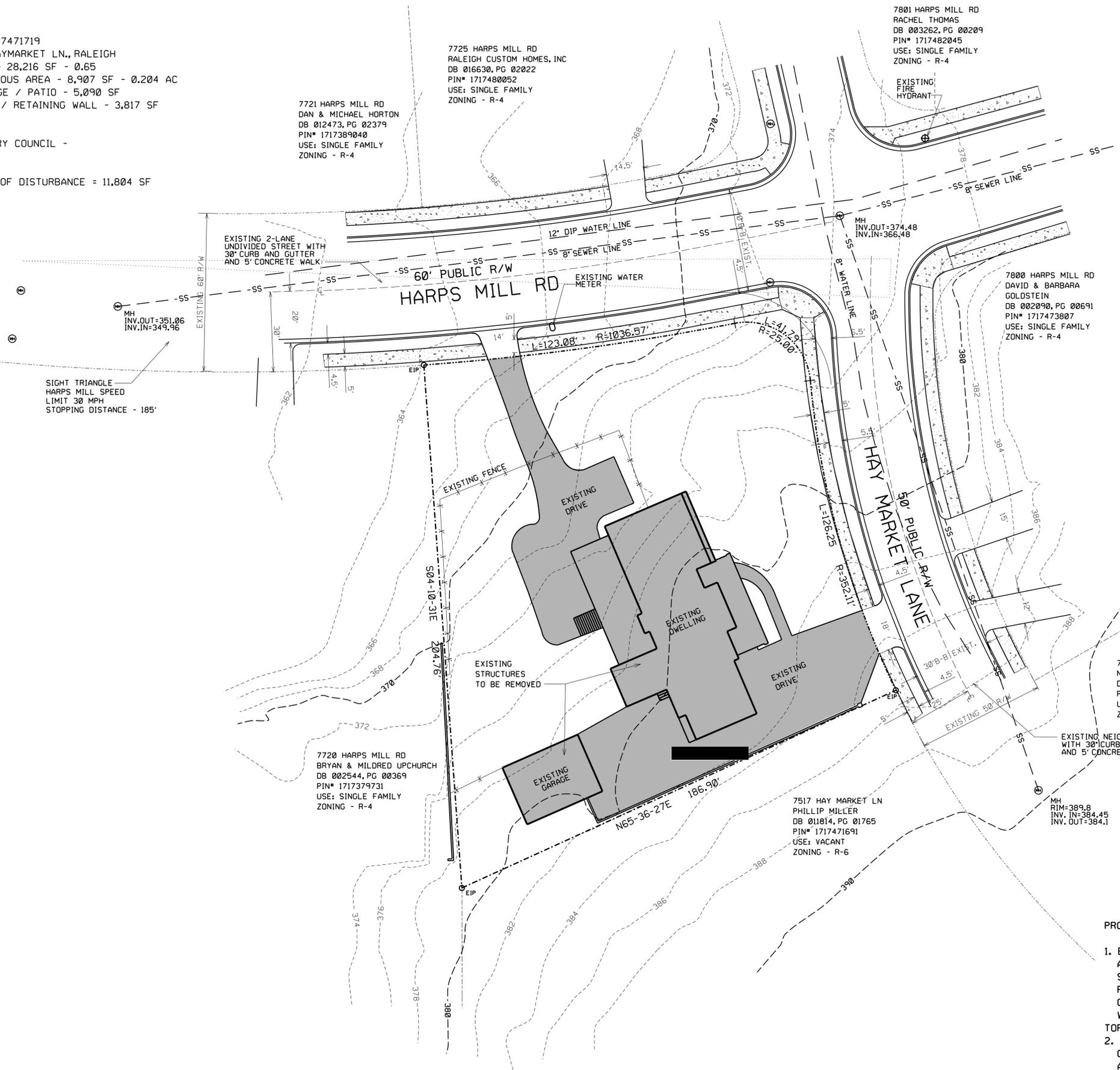
SEQUENCE NO. 1 OF 4

SITE DATA:

PIN NUMBER - 1717471719  
 ADDRESS: 7521 HAYMARKET LN., RALEIGH  
 TOTAL ACREAGE - 28,216 SF - 0.65  
 EXISTING IMPERVIOUS AREA - 8,907 SF - 0.204 AC  
 HOUSE / GARAGE / PATIO - 5,090 SF  
 DRIVE / WALK / RETAINING WALL - 3,817 SF

ZONING - R-4  
 CITIZENS ADVISORY COUNCIL -  
 NORTH CAC

POTENTIAL AREA OF DISTURBANCE = 11,804 SF



SIGHT TRIANGLE  
 HARPS MILL SPEED  
 LIMIT 30 MPH  
 STOPPING DISTANCE - 185'

EXISTING 2-LANE  
 UNDIVIDED STREET WITH  
 30" CURB AND GUTTER  
 AND 5' CONCRETE WALK

60' PUBLIC R/W  
 HARPS MILL RD

7801 HARPS MILL RD  
 RACHEL THOMAS  
 DB 003262, PG 00209  
 PIN# 1717482045  
 USE: SINGLE FAMILY  
 ZONING - R-4

7725 HARPS MILL RD  
 RALEIGH CUSTOM HOMES, INC  
 DB 016630, PG 02022  
 PIN# 1717480052  
 USE: SINGLE FAMILY  
 ZONING - R-4

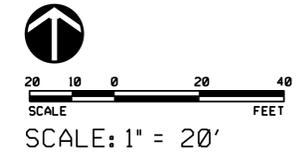
7721 HARPS MILL RD  
 DAN & MICHAEL HORTON  
 DB 012473, PG 02379  
 PIN# 1717389040  
 USE: SINGLE FAMILY  
 ZONING - R-4

7800 HARPS MILL RD  
 DAVID & BARBARA  
 GOLDSTEIN  
 DB 002090, PG 00691  
 PIN# 1717473807  
 USE: SINGLE FAMILY  
 ZONING - R-4

7720 HARPS MILL RD  
 BRYAN & MILDRED UPCHURCH  
 DB 002544, PG 00369  
 PIN# 1717379731  
 USE: SINGLE FAMILY  
 ZONING - R-4

7517 HAY MARKET LN  
 PHILLIP MILLER  
 DB 011814, PG 01765  
 PIN# 1717471691  
 USE: VACANT  
 ZONING - R-6

7512 HAY MARKET LN  
 NORMAN HERMAN  
 DB 002372, PG 00277  
 PIN# 1717473786  
 USE: SINGLE FAMILY  
 ZONING - R-6



- LEGEND:
- EXISTING TOPOGRAPHY
  - 18" STORMWATER DRAIN LINE
  - SS SANITARY SEWER LINE
  - - - - - PROPERTY LINE
  - CO CLEANOUT
  - WM○ WATER METER
  - WV WATER VALVE
  - MH MAN HOLE

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES SURVEYORS, 324 DIMOCK WAY, WAKE FOREST, NC, 27587 PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF MIDTOWN CUSTOM HOMES, 7521 HAYMARKET, NORTH RIDGE NEWMARKET WAY SECTION' AND DATED 5-13-15. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 5/9/17.



ALISON A. POCKAT, ASLA  
 LANDSCAPE ARCHITECT  
 LAND PLANNER  
 (919) 363-4415  
 106 STEEPBANK DRIVE  
 CARY, NC 27518

DESIGNED: AAP  
 DRAWN:  
 APPROVED:

GRESHAMS LAKE VIEW SUBDIVISION  
 7521 HAYMARKET LANE, RALEIGH, NC  
 RALEIGH CUSTOM HOMES  
 6736 FALLS OF NEUSE RD., SUITE 300  
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	7.11.17	RALEIGH REVIEW COMMENTS

SCALE: NTS  
 DATE: APRIL 25, 2017  
 SHEET NO.:  
**EXISTING CONDITIONS**  
 EC-1  
 SEQUENCE NO. 2 OF 4

