



# Administrative Approval Action

S-65-17 / 3701 Gresham Lake Road Subdivision  
AA #3947, Transaction# 531156

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the northwest corner of the intersection of Cheviot Hills Drive and Gresham Lake Road, at 3701 Gresham Lake Road.

**REQUEST:** Subdivision of a 3.95 acre tract with an existing Self Service Storage use into two (2) lots zoned IX- 5 and within a SHOD-2 overlay.

**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 April 30, 2019 submitted by Withers Ravenel.

## 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:*

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

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

### **PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:**

#### **ENGINEERING**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **STORMWATER**

3. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.



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## URBAN FORESTRY

4. Tree conservation and street trees were previously approved under SP-17-16, TCA was also approved and recorded under SP-17-16 concurrent reviews. No additional street trees or TCA required.

## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

1. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

### ENGINEERING

2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along Gresham Lake Road shall be paid to the City of Raleigh.
4. A cross access agreement between the proposed lot 1 and 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

### STORMWATER

5. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office. (This subdivision is unique in that the stormwater management facility is already built and functioning. Thus the subdivision is created with shared stormwater legal documents and an impervious surface allocation for the existing impervious (at the time of the subdivision). That allocation is zero acre impervious on lot 2 and 1.58 ac impervious (all existing) on lot 1. That allocation will have to be included on the recorded map. It is worth noting that lot 2 is not of sufficient size to ever stand alone. It is forever tied into a shared solution with lot 1 (even if a new SWMF is added to lot 2 to treat lot 2 impervious)).



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## URBAN FORESTRY

(Tree conservation and street trees were previously approved under SP-17-16, TCA was also approved and recorded under SP-17-16 concurrent reviews. No additional street trees or TCA are required.)

**EXPIRATION 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:** 5-29-2022  
Record entire subdivision.

Signed: (Development Services Dir./Designee)

Date: 5/29/19

Staff Coordinator: Michael Walters

# 3701 GRESHAM LAKE ROAD SUBDIVISION

## 3701 Gresham Lake Road, Raleigh, North Carolina 27616

1ST Submittal: September 29, 2017

2ND Submittal: February 28, 2019

3RD Submittal: April 9, 2019

4TH Submittal: April 30, 2019

PRELIMINARY SUBDIVISION REVIEW  
FOR: SIG GRESHAM LAKE, LLC  
WR PROJECT NO: 2159351  
COR CASE #: S-65-17  
TRANSACTION: 531156

### APPLICATION

**Preliminary Subdivision Plan Application**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-2455 (ext. 919) 996-1831  
1 Elizabeth Street, Suite 100 | 100 Elizabeth Street | 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 \_\_\_\_\_

**PRELIMINARY APPROVALS**

Subdivision \*  Conventional Subdivision  Compact Development  Conservative Subdivision

\*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 #: \_\_\_\_\_

**GENERAL INFORMATION**

Development Name: **3701 Gresham Lake Road Subdivision**

Proposed Use: **Commercial**

Property Address(es): **3701 Gresham Lake Road**

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

FIN Recorded Deed: **1727-65-3974** PIN Recorded Deed: \_\_\_\_\_ PIN Recorded Deed: \_\_\_\_\_ PIN Recorded Deed: \_\_\_\_\_

What is your project type?

Single family  Townhouse  Subdivision in a non-residential zoning district

Other (describe): \_\_\_\_\_

**OWNER/DEVELOPER INFORMATION**

Company Name: **SIG GRESHAM LAKE, LLC** Owner/Developer Name: **Steve Henry**

Address: **5607 GLENRIDGE DRIVE, NE, SUITE 200, ATLANTA, GEORGIA 30342**

Phone: **770.580.2480** Email: **steve@steininvest.com** Fax: **404.921.0072**

**CONSULTANT/CONTACT PERSON FOR PLANS**

Company Name: **WithersRavenel** Contact Name: **Rob Caudle**

Address: **137 S. Wilmington St., Suite 200, Raleigh, NC 27601**

Phone: **919-469-3340** Email: **rcaudle@withersravenel.com** Fax: \_\_\_\_\_

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**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s): **IX-5**

If more than one district, provide the acreage of each:

Overlay District?  Yes  No **SHOD-2**

Inside City Limits?  Yes  No

CUO (Conditional Use District) Case #: \_\_\_\_\_

COA (Certificate of Appropriateness) Case #: \_\_\_\_\_

BOA (Board of Adjustment) Case #: \_\_\_\_\_

**STORMWATER INFORMATION**

Existing Impervious Surface: **1.58/88,765** acres/sf Flood Hazard Area  Yes  No

Proposed Impervious Surface: **0** acres/sf Neuse River Buffer  Yes  No

Total Impervious Surface: **1.58** ac Wetlands  Yes  No

If in a Flood Hazard Area, provide the following:

Alluvial Soils: **N/A** Flood Study: **N/A** FEMA Map Panel #: **N/A**

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached \_\_\_\_\_ Attached \_\_\_\_\_

Total # of Single Family Lots \_\_\_\_\_ Total # of All Lots: **2**

Overall Units/Acre Densities Per Zoning Districts \_\_\_\_\_

Total # of Open Space and/or Common Area Lots \_\_\_\_\_

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

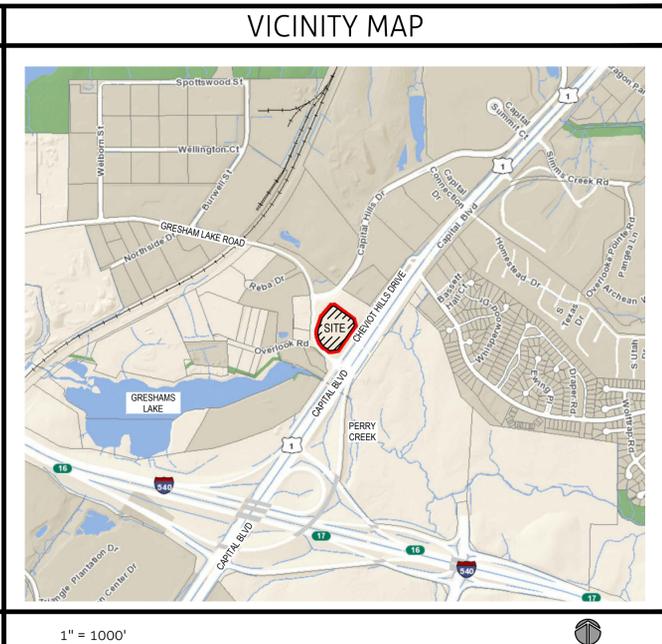
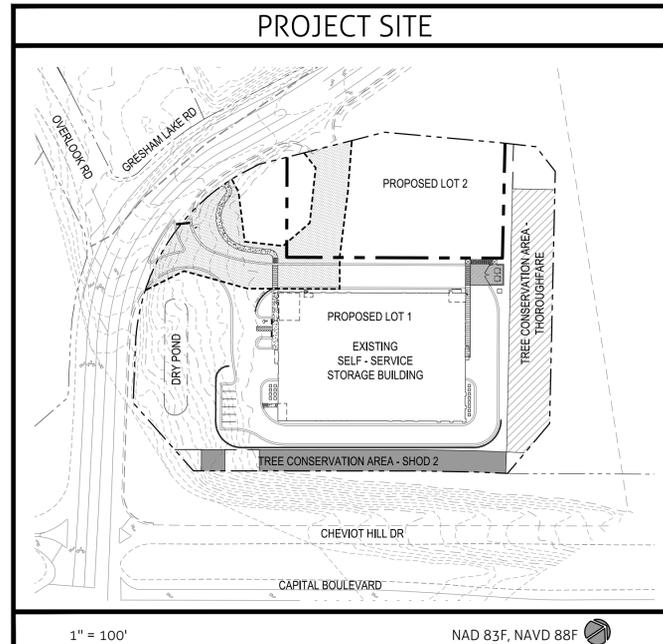
I hereby designate: **Rob Caudle** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

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

Signature: **[Signature]** Date: **9-21-2017**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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### GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY TAYLOR LAND CONSULTANTS, PLLC IN APEX, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH, 2016.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOUSING, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2499 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

### SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

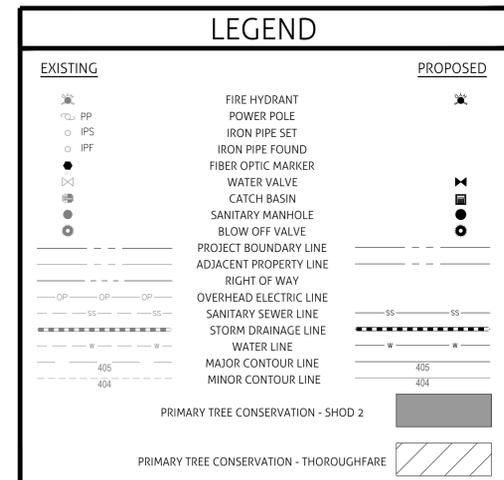
### FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA 13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NFCF 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCF 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NFCF, SECTION 507.3.

DEVELOPER	OWNER
<b>STEIN INVESTMENT GROUP</b> 5607 GLENRIDGE DRIVE, NE, SUITE 200 ATLANTA, GA 30342 PHONE: 404-510-0105 FAX: 404-921-0072 EMAIL: jason@steininvest.com	<b>SIG GRESHAM LAKE, LLC</b> 5607 GLENRIDGE DRIVE, NE, SUITE 200 ATLANTA, GA 30342 PHONE: 404-510-0105 FAX: 404-921-0072 EMAIL: jason@steininvest.com
CONSULTANTS	
<b>SURVEYOR</b> <b>TAYLOR LAND CONSULTANTS, PLLC</b> 5448 APEX, NORTH CAROLINA 27502 PHONE: 919-801-1104 FAX: 919-585-5107 EMAIL: jeremy@taylorlc.com	<b>ARCHITECT</b> <b>PLACE MAKER DESIGN</b> 4300 PACES FERRY ROAD SE SUITE 357 ATLANTA, GEORGIA 30339 PHONE: 404-549-4499 FAX: 404-549-4498 EMAIL: tvaccaro@placemakerdesign.com
<b>PREPARED BY</b> <b>WithersRavenel</b> Engineers   Planners 137 S. Wilmington Street   Suite 200   Raleigh, NC 27601   t: 919.469.3340   license #: C-0832 <a href="http://www.withersravenel.com">www.withersravenel.com</a>	
<b>LANDSCAPE ARCHITECT: DAVID BROWN, PLA</b> DBROWN@WITHERSRAVENEL.COM	<b>CIVIL ENGINEER: ROB CAUDLE, PE</b> RCAUDLE@WITHERSRAVENEL.COM

### SHEET INDEX

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN



### IMPERVIOUS ALLOCATION

LOT #	EXISTING IMPERVIOUS	MAX IMPERVIOUS ALLOWED*
LOT 1	1.58 AC	1.58 AC
LOT 2	0.00 AC	0.00 AC

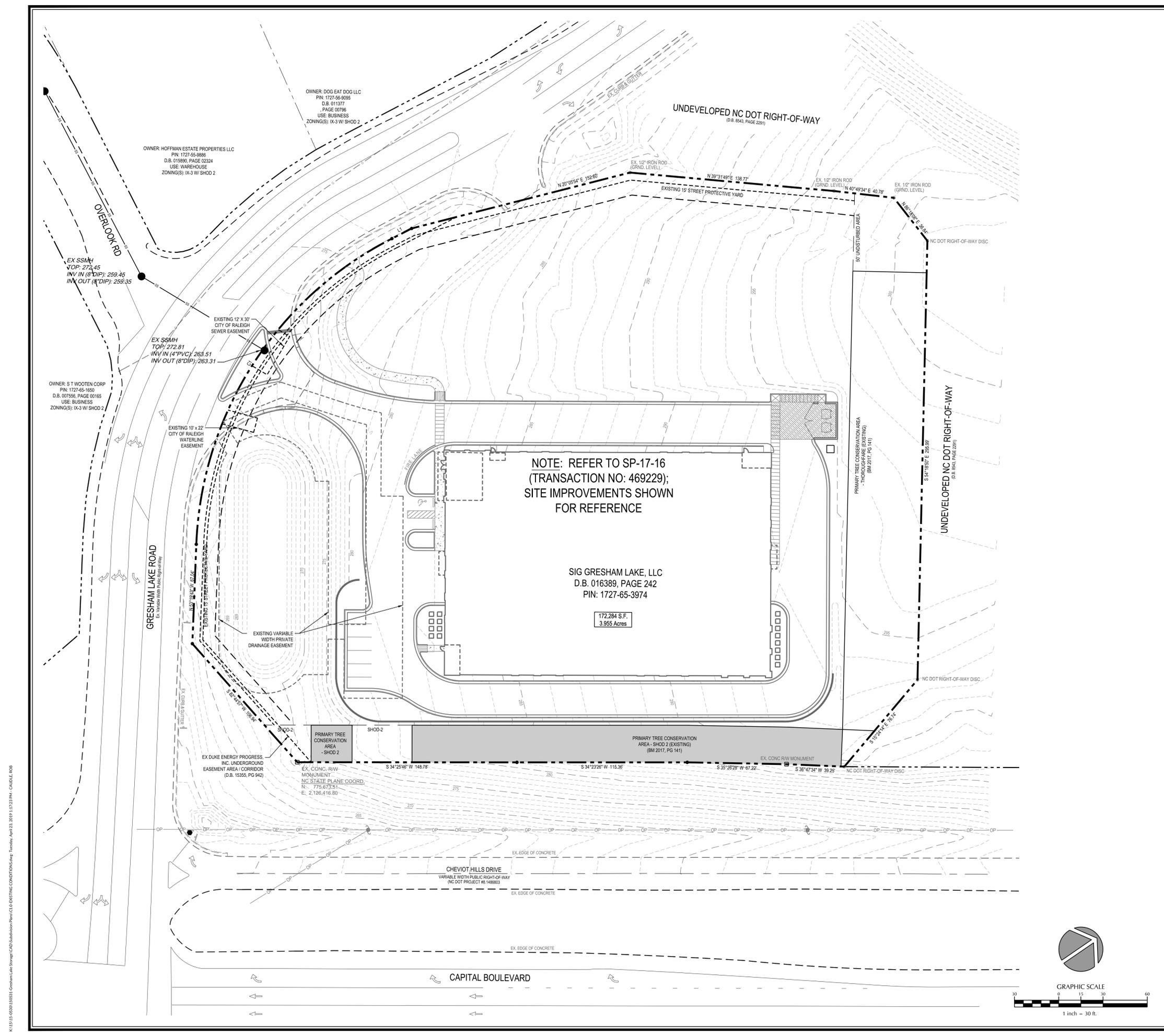
\*ANY FUTURE DEVELOPMENT MAY REQUIRE ADDITIONAL STORMWATER MEASURES TO COMPLY WITH CITY OF RALEIGH STORMWATER ORDINANCES.

### TREE CONSERVATION

- TREE CONSERVATION PREVIOUSLY RECORDED AT BM 2017, PG 141

### STORMWATER

- PROPOSED SUBDIVIDED LOTS WILL USE A SHARED STORMWATER DEVICE (EXISTING BMP). ANY FUTURE DEVELOPMENT MAY REQUIRE ADDITIONAL STORMWATER MEASURES TO COMPLY WITH CITY OF RALEIGH STORMWATER ORDINANCES.



**EXISTING SITE DATA:**

SITE ADDRESS:	3701 GRESHAM LAKE ROAD, RALEIGH, NC 27616
PIN NUMBER:	1727-65-3974
OWNER:	SIG GRESHAM LAKE, LLC
DEED BOOK:	DB 016389, PG 00242
ZONING(S):	IX-5
OVERLAY DISTRICT:	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT 2)
GROSS ACREAGE:	3.955 AC/172,284 SF
EXISTING USE:	SELF STORAGE
EXISTING IMPERVIOUS AREA:	1.58 AC
FLOOD HAZARD AREA:	NO

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
  3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
  4. NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
  5. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
  6. SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
  7. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
  8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  10. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  11. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.986.2409 TO SET UP THE MEETING.
  12. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  14. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE 'RIGHT-OF-WAY CLOSURES' ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  15. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
  16. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
  17. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  18. ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY TAYLOR LAND CONSULTANTS, PLLC IN APEX, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH, 2016.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	241.50'	256.95'	245.00'	N 22°53'02" W	60°57'39"

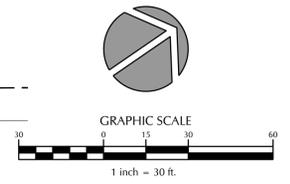
LINE	BEARING	DISTANCE
L1	N 07°17'39" E	15.05'

Job No.	02150531.00	Drawn By	RC
Date	09/29/2017	Designer	RC

**PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION**

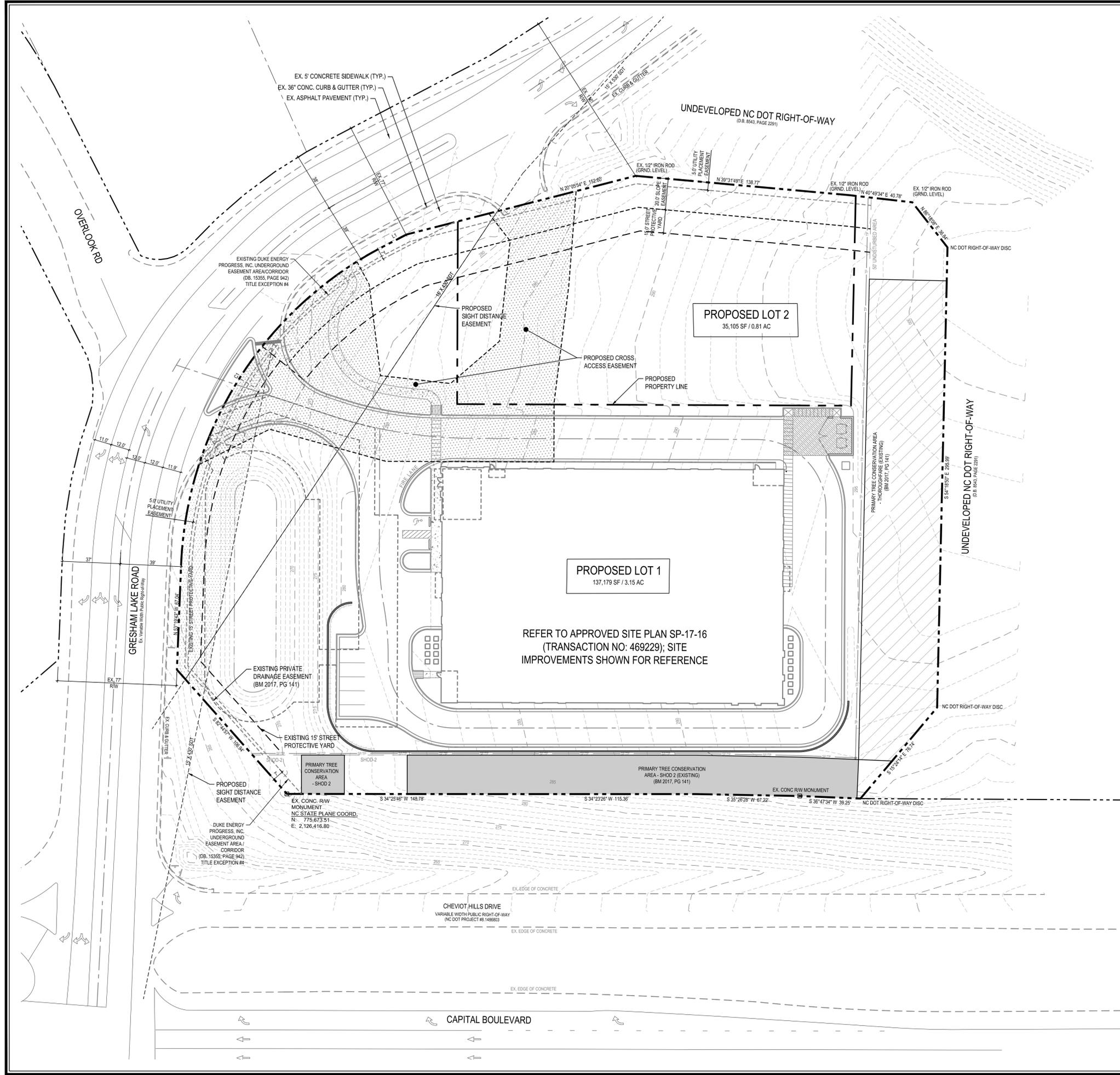
PERMIT REVIEW

Revisions		
1	COR Comments	02/27/19
2	COR Comments	04/09/19
3	STORMWATER REVISIONS	04/10/19
4	STORMWATER REVISIONS	04/30/19



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

K:\15-46261-0001\3701 Gresham Lake Street\CAD\Subdivision\Plan\C1.0-EXISTING CONDITIONS.dwg: Thursday, April 23, 2015 11:23 AM - CAD.L.E. R08



- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY TAYLOR LAND CONSULTANTS, PLLC IN APEX, NORTH CAROLINA IN DIGITAL FORMAT IN MARCH, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH, 2016.
  - ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
  - ALL DIMENSIONS SHOWN ARE TO BACK TO CURB, UNLESS OTHERWISE STATED ON PLANS.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO 'CITY OF RALEIGH STREET DESIGN MANUAL' AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
  - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  - ANY TEMPORARY STREET CLOSURES MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE 'RIGHT-OF-WAY CLOSURES' ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
  - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

**EXISTING SITE DATA:**

SITE ADDRESS:	3701 GRESHAM LAKE ROAD, RALEIGH, NC 27616
PIN NUMBER:	1727-65-3974
OWNER:	SIG GRESHAM LAKE, LLC
DEED BOOK:	DB 016389, PG 00242
ZONING(S):	IX-5
OVERLAY DISTRICT:	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT 2)
GROSS ACREAGE:	3.955 AC/172,284 SF
EXISTING USE:	SELF STORAGE
EXISTING IMPERVIOUS AREA:	1.58 AC
FLOOD HAZARD AREA:	NO

**CURRENT ZONING: IX-5, SHOD-2**

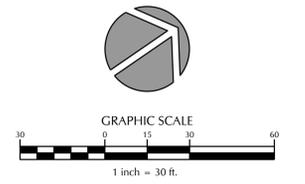
**STORMWATER**

- PROPOSED SUBDIVIDED LOTS WILL USE A SHARED STORMWATER DEVICE (EXISTING BMP). ANY FUTURE DEVELOPMENT MAY REQUIRE ADDITIONAL STORMWATER MEASURES TO COMPLY WITH CITY OF RALEIGH STORMWATER ORDINANCES.

**IMPERVIOUS ALLOCATION**

LOT #	EXISTING IMPERVIOUS	MAX IMPERVIOUS ALLOWED*
LOT 1	1.58 AC	1.58 AC
LOT 2	0.00 AC	0.00 AC

\*ANY FUTURE DEVELOPMENT MAY REQUIRE ADDITIONAL STORMWATER MEASURES TO COMPLY WITH CITY OF RALEIGH STORMWATER ORDINANCES.

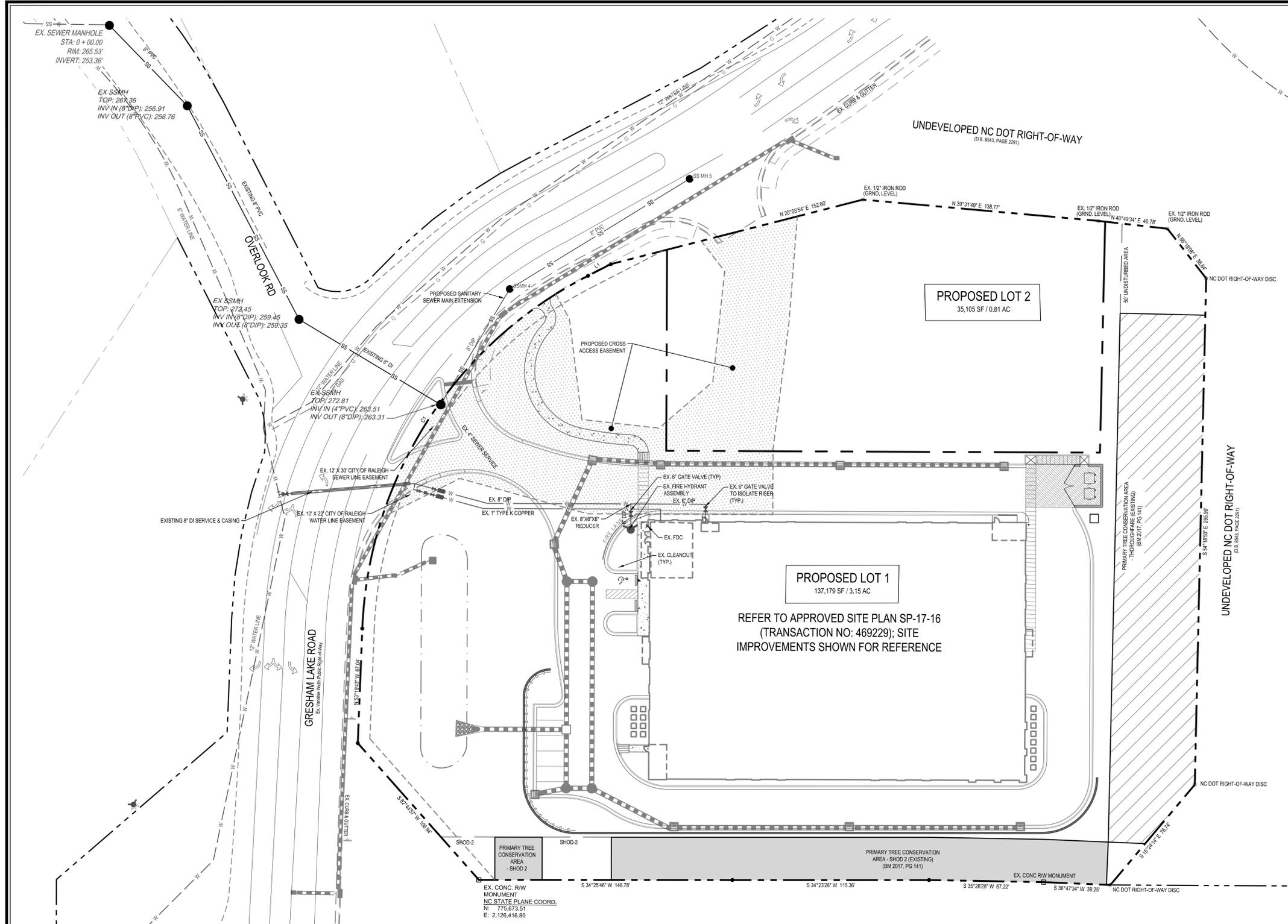


ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

PERMIT REVIEW

Revisions		
1	COR Comments	02/27/19
2	COR Comments	04/09/19
3	STORMWATER REVISIONS	04/10/19
4	STORMWATER REVISIONS	04/30/19

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REFER TO APPROVED SITE PLAN SP-17-16  
(TRANSACTION NO: 469229); SITE  
IMPROVEMENTS SHOWN FOR REFERENCE

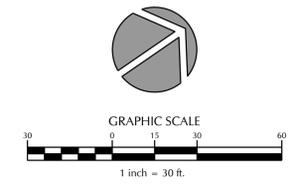
- UTILITY NOTES:**
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH UTILITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
  - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP FOR SEWER MAINS  
8" DIP PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP FOR SEWER MAINS  
6" PVC SCHEDULE 40 FOR SEWER SERVICES ONLY  
DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151 FOR MAINS, LAYING CONDITION TYPE 2
  - WATER LINES SHALL BE AS FOLLOWS:  
4" AND LARGER - DUCTILE IRON PIPE PER AWWA C150 AND AWWA C151  
SMALLER THAN 4" - COPPER TUBE
  - MINIMUM TRENCH WIDTH AT THE TOP OF PIPE SHALL BE AT LEAST 18 INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE.
  - PVC SANITARY SEWER SERVICES WHICH ARE 3' TO 14' DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH S-30 FOR PVC PIPE. ANY SERVICES OVER 12' AND LESS THAN 3' DEEP REQUIRE DIP.
  - ALL WATER DISTRIBUTION MAINS IN THE CITY OF RALEIGH WATER SYSTEM SHALL BE RESTRAINED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS.
  - ALL UTILITIES SHOULD BE KEPT 10' APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
  - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES.
  - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10' ON BOTH SIDES OF CROSSING. THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50). THE MINIMUM VERTICAL SEPARATION DISTANCE BETWEEN STORM SEWERS AND SANITARY SEWERS SHALL BE A MINIMUM OF 24".
  - LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  - ALL CONCRETE FOR ENCASUREMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI.
  - THE CITY OF RALEIGH HAS THE RIGHT TO INSPECT ALL PRIVATE WATER SYSTEMS.
  - DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
  - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE CITY OF RALEIGH UTILITY DEPARTMENT WITH REGARDS TO MATERIALS, INSTALLATION, AND TESTING OF THE WATER AND SEWER LINES
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES CHARTED OR UNCHARTED WHICH MIGHT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS AND/OR TESTING REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
  - A MINIMUM HORIZONTAL SEPARATION OF 10' AND A MINIMUM VERTICAL SEPARATION OF 2' BETWEEN STORM DRAINAGE AND SEWER AND 1.5' BETWEEN STORM DRAINAGE AND WATER UTILITIES MUST BE PROVIDED.
  - NO STRUCTURAL COMPONENT OF ANY RETAINING WALL CAN BE LOCATED WITHIN A RIGHT-OF-WAY OR PUBLIC EASEMENT.
  - ALL FDC'S SHALL HAVE SIGNAGE AROUND THE NECK TO INDICATE WHICH BUILDING IT SERVES.
  - FIRE LANES SHALL BE MARKED THROUGHOUT THE SITE INCLUDING THE FRONT AND REAR OF BUILDINGS AND IN FRONT OF FIRE HYDRANTS AND FDC'S.
  - ALL BUILDINGS SHALL HAVE BUILDING ADDRESSES POSTED ON THE BUILDING, IN A CLEARLY VISIBLE LOCATION.
  - ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE PROTECTED BY BOLLARDS.
  - NO PLANTS OR TREES WITHIN 3 FEET OF ALL FIRE DEPARTMENT EQUIPMENT.
  - SEWER LINE EASEMENTS SHALL BE GRADED SMOOTH, FREE FROM ROCKS, BOLLIDERS, ROOTS, STUMPS, AND OTHER DEBRIS, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
  - EASEMENTS ACROSS SLOPED AREAS SHALL BE GRADED UNIFORMLY ACROSS THE SLOPE TO NO STEEPER THAN 5 TO 1 RATIO.
  - ALL VALVES SHALL BE RESTRAINED IN BOTH DIRECTIONS IN A MANNER CONSISTENT WITH OPERATION AS A DEAD END USING STAINLESS STEEL RODDING AND BLOCKING ACCORDING TO STANDARD SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
  - CONTRACTOR SHALL APPLY FOR WATER SERVICE TAP FROM THE CITY'S INSPECTION AND PERMIT DEPARTMENT AND TO INDICATE THAT CITY OF RALEIGH PUBLIC WORKS CREW WILL INSTALL THE TAPS TO THE RIGHT-OF-WAY.
  - THIS DESIGN MEETS ALL CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND DETAILS.

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK CURRENT EDITION).
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 10' 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.
    - 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.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - IF MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

- 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.
- 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.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS AT THE STREET RW. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE AT THE STREET RW.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
- CREASE INTERCEPTOR OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY @ (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.

- 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. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

Job No.	02150531.00	Drawn By	RC
Date	09/29/2017	Designer	RC

PRELIMINARY  
NOT APPROVED FOR  
CONSTRUCTION

Revisions		
1	COR Comments	02/27/19
2	COR Comments	04/09/19
3	STORMWATER REVISIONS	04/10/19
4	STORMWATER REVISIONS	04/30/19

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PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
CANOPY TREES	23	QPH	Quercus phellos	Willow Oak	B&B	2 1/2"	12'-14'	MATCHED
	62	ICB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.	3 Gal.	24" MIN	MATCHED; 5' O.C.
SHRUBS	28	LCB	Loropetalum chinense 'Blush'	Blush Chinese Witchhazel	CONT.	3 Gal.	24" MIN	MATCHED; 5' O.C.

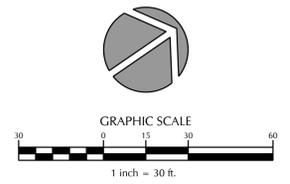
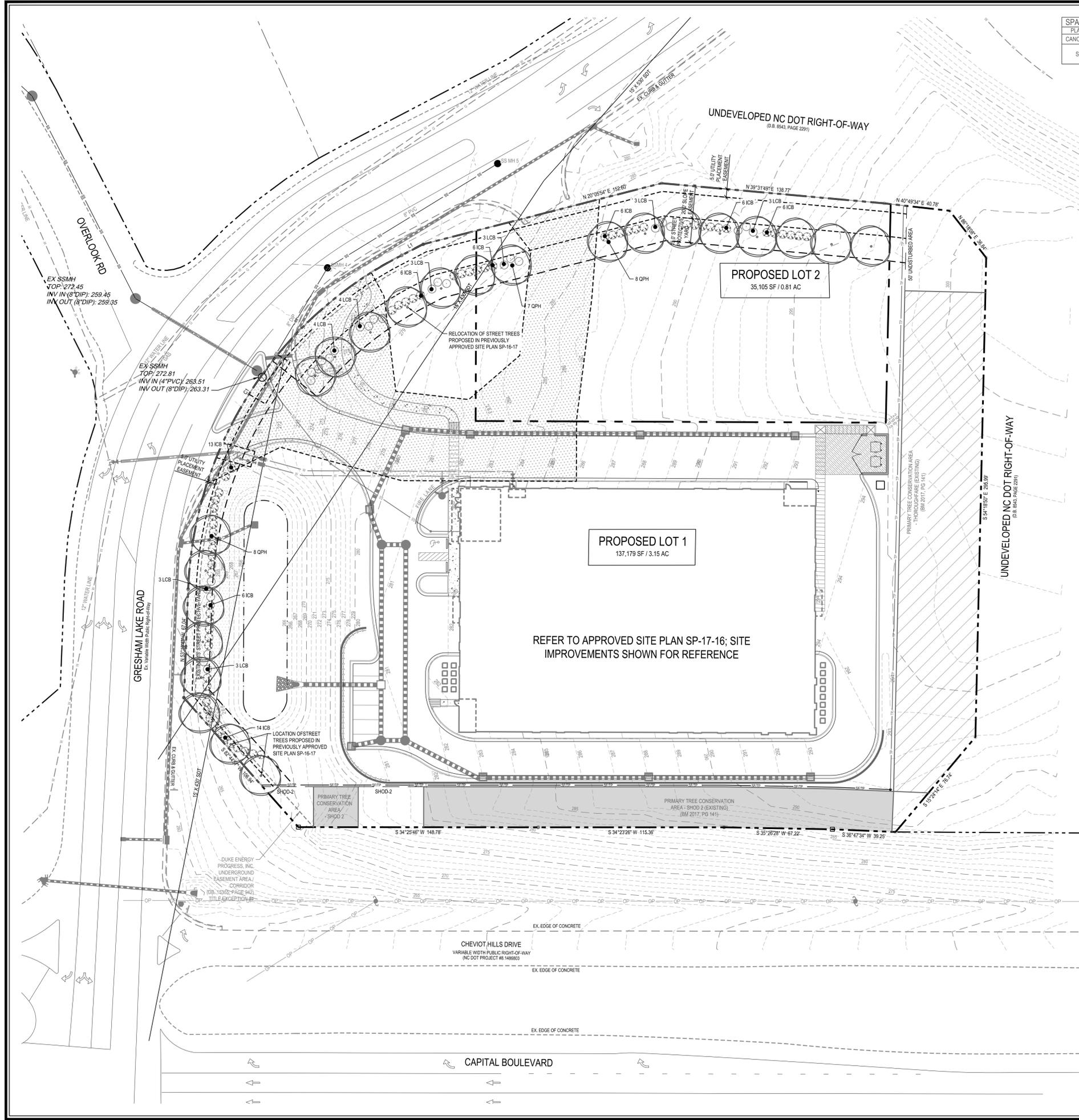
**LANDSCAPE CALCULATIONS:**

STREET PROTECTIVE YARD: TYPE C1 OR TYPE C2 IS REQUIRED  
 TYPE C2 (15' WIDTH AVG. MIN.) PROPOSED  
 NOT REQUIRED  
 718 LF  
 LF OF RIGHT OF WAY: 718 LF  
 SHADE TREES REQUIRED: 4 SHADE TREES / 100 LF REQUIRED  
 573 LF / 100 LF X 4 TREES = 23 TREES  
 23 TREES REQUIRED  
 SHRUBS PROVIDED: 23 TREES  
 15 SHRUBS / 100 LF REQUIRED  
 573 LF / 100 LF X 15 SHRUBS = 86 SHRUBS  
 86 SHRUBS REQUIRED

STREET TREES AND SHRUBS FROM APPROVED PLANS (SP-17-16) MEET CITY OF RALEIGH REQUIREMENTS. LOCATION OF TREES ARE TO BE REVISED AS SHOWN.

- GENERAL LANDSCAPE NOTES:**
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALL, ETC., REFER TO THE SITE AND GRADING PLANS.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
  - NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
  - THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
  - ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
  - ALL TREES AND SHRUB SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
  - ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 3" DOUBLE SHREDDED HARDWOOD MULCH (DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.
  - APPLY PER-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
  - TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
  - FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED OWNER OR LANDSCAPE ARCHITECT.
  - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

**THIS PROJECT SUBMITTED AND REVIEWED UNDER I-1 ZONING**



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.

Job No.	02150531.00	Drawn By	RC
Date	09/29/2017	Designer	RC

**PRELIMINARY  
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PERMIT REVIEW

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K:\15-05061-0505-3701 Gresham Lake Storage\CAD\Subdivision\Drawings\15-05061-0505-3701 LANDSCAPE PLAN.dwg - Tuesday, April 23, 2019 11:57 AM - CADLUC1610