



# Administrative Approval Action

Case File / Name: SUB-0025-2022  
Annex of Raleigh

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

**LOCATION:** This 13.68 acre site is comprised of two parcels zoned R-10 and is located at the end of Lee Road along French Lake Drive at 3600 Lee Road.

**REQUEST:** This is a five lot subdivision with dedication of right of way for new public streets.

**DESIGN**

**ADJUSTMENT(S)/**

**ALTERNATES, ETC:** ASR-0090-2022: DSLC - Administrative Site Review [ASR]/Administrative Site Review

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 1, 2022 by Mcadams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

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

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

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

### **General**

1. A street lighting plan shall be coordinated with Transportation Services prior to approval.

### **Engineering**

2. Prior to ASR approval or construction of infrastructure improvements a traffic generation analysis shall be provided to Transportation Planning for evaluation of potential traffic impact analysis need

### **Public Utilities**

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

### **Stormwater**

4. 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).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3). [required in order to show that you are not backing water up on upstream property due to culvert size/location]



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7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
9. 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](mailto: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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

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

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

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

## General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## Engineering

3. A fee-in-lieu for those portions of sidewalk and pavement stopping short of the property line is paid to the City of Raleigh (UDO 8.1.10).
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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

## Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
9. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

## Stormwater

10. 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).
11. 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).



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12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
13. 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 (UDO 9.2.2.G).
14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

## Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.25 acres of tree conservation area.
18. A public infrastructure surety for (81) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (26) street trees along Batts Rd.; (8) street trees along Falmouth Dr.; (29) street trees along Lee Rd.; (9) street trees along French Lake Rd.; and (9) street trees along Hopson Dr.



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4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
5. A public infrastructure surety for (81) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

## **General**

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## **Stormwater**

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

**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: November 30, 2025**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: November 30, 2027**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** *Daniel L. Stegall* **Date:** 11/30/2022  
Development Services Dir/Designee  
**Staff Coordinator: Michael Walters**

Preliminary Subdivision Application

Planning and Development  
Planning and Development Customer Service Center • One Exchange Place, Suite 401 | Raleigh, NC 27601 | (919) 996-0800



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s): SCOPE-0110-2021	
Development name (subject to approval): Annex of Raleigh	
Property Address(es): 3600 Lee Road	
Recorded Deed PIN(s): 1725594424	
What is your project type?	
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other: _____ Subdivision to create lots	

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Union Development Holdings, LLC   Owner/Developer Name and Title: Kyle Bach	
Address: 409 Massachusetts Ave, Suite 300, Indianapolis, IN 46204	
Phone #: 765-993-8404 Email: Kyle@theannexgrp.com	
APPLICANT INFORMATION	
Company: McAdams	
Contact Name and Title: Jonathan Balderson	
Address: One Glenwood Ave, Suite 201, Raleigh, NC 27603	
Phone #: 919-287-0815 Email: balderson@mcadamsco.com	

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REVISED 05.18.21

[SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov)

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 13.68	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: None	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Conditional Use District (CUD) Case #: Board of Adjustment (BOA) Case #: A-	

STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acre: 0.80 Square Feet: 26,136	Acre: 7.07 Square Feet: 307,778
Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Aluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots: _____	
Proposed density for each zoning district (UDO 1.5.2.F): _____	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 5	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
Jonathan Balderson will serve as the agent regarding this application, and will receive and respond to administrative comments, resident plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.	
Signature: <i>Kyle Bach</i>	Date: 03/30/2022
Printed Name: _____	Signature: _____
Signature: _____	Date: _____
Printed Name: _____	

Page 2 of 2

REVISED 05.18.21

[SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov)



VICINITY MAP  
N.T.S.



# ANNEX OF RALEIGH

3600 LEE ROAD  
RALEIGH, NORTH CAROLINA 27604  
**PRELIMINARY SUBDIVISION PLAN**  
CITY OF RALEIGH CASE #: SUB-0025-2022  
PROJECT NUMBER: 2021110604  
DATE: MARCH 28, 2022

SITE DATA	
SITE ADDRESS:	3600 LEE RD, RALEIGH, NC 27604
PARCEL PIN NUMBER:	1725594424
SITE AREA:	OVERALL GROSS SITE AREA: 33.68 AC (106,027 SF) OVERALL NET SITE AREA: 11.90 AC (405,443 SF) NET SITE AREA PER LOT: LOT 1: 6.53 AC (281,418 SF) LOT 2: 7.38 AC (321,774 SF) LOT 3: 0.58 AC (25,243 SF) LOT 4: 1.82 AC (79,268 SF) LOT 5: 0.53 AC (23,039 SF)
EXISTING ZONING:	R-10
OVERLAY DISTRICT:	NONE APPLICABLE
WATERSHED:	CRABTREE CREEK
FLOOD BASIN:	NOISE
FLOODPLAIN/FIRM PANEL:	ZONE A: PANEL 3720372000
EXISTING USE:	CLUB
PROPOSED USE:	SUBDIVISION
IMPERVIOUS AREA:	EXISTING IMPERVIOUS: 0.60 AC PROPOSED IMPERVIOUS: 7.07 AC
BLOCK PERIMETER:	PER UDO SEC. 8.3.2 A.1.b, THIS DEVELOPMENT IS EXEMPT FROM BLOCK PERIMETER SINCE THE RIGHT-OF-WAY DEDICATION FROM BLOCK PERIMETER EXCEEDS 50% OF THE PROPERTY TO BE DEVELOPED. EXHIBIT PROVIDED WITH SUBMITTAL PACKAGE.
TREE CONSERVATION AREA:	OVERALL REQUIRED: 1.15 AC (50%) OVERALL PROVIDED: 1.25 AC (11%) PRIMARY TREE CONSERVATION AREA: NEUSE BUFFER ZONE 2 0.53 AC (5.58%) TREE CONSERVATION AREA BY LOT: LOT 1: 0.41 AC (5.57%) LOT 2: 0.4 AC (5%) LOT 3: 0.2 AC (2.70%) LOT 4: 0.53 AC (5.49%) LOT 5: 0 AC (0%)

## SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	SUBDIVISION PLAN
C2.02	SIGHT DISTANCE PLAN
C2.03	PAVEMENT MARKING PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	SEWER DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES & DETAILS
L8.00	TREE CONSERVATION PLAN
L8.01	TREE CONSERVATION PLAN ENLARGEMENTS

## NOTES

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CLUB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENDOSE ON THIS MINIMUM CORNER CLEARANCE FROM SECTION 6.5.2.D.
- WITHIN THE AREA OF A DEFINITE SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, HOUSING, BURNING OR PARKED VEHICLES BETWEEN THE HEADS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURB EXISTS.



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

## 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) 996-2400, and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

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

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the table, 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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**McADAMS**

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919. 823. 4300  
fax 919. 361. 2269  
license number: C-0293, C-187  
[www.mcadamsco.com](http://www.mcadamsco.com)

## CONTACT

JONATHAN BALDERSON  
[balderson@mcadamsco.com](mailto:balderson@mcadamsco.com)  
PHONE: 919. 187. 0817

## CLIENT

THE ANNEX GROUP  
409 MASSACHUSETTS AVE, SUITE 300  
INDIANAPOLIS, IN 46204  
PHONE: 317. 584. 8442

## PROJECT DIRECTORY

DEVELOPER  
THE ANNEX GROUP  
409 MASSACHUSETTS AVE  
SUITE 300  
INDIANAPOLIS, IN 46204

## REVISIONS

NO.	DATE	DESCRIPTION
1	06.20.2022	RESPONSE TO 357 C.O.A. COMMENTS
2	07.21.2022	RESPONSE TO 360 C.O.A. COMMENTS
3	08.25.2022	RESPONSE TO 360 C.O.A. COMMENTS
4	11.03.2022	RESPONSE TO 401 C.O.A. COMMENTS

## PRELIMINARY SUBDIVISION PLAN FOR:

UNION AT CAPITAL  
RALEIGH, NC 27604  
PROJECT NUMBER: 2021110604







**McADAMS**

The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919.823.4300  
fax 919.361.2269  
license number: C-0293, C-187  
www.mcadamsco.com

#### CLIENT

THE ANNEX GROUP  
409 MASSACHUSETTS AVE, SUITE 300  
INDIANAPOLIS, IN 46204  
PHONE: 317.584.8442



## ANNEX OF RALEIGH PRELIMINARY SUBDIVISION PLAN 3600 LEE ROAD RALEIGH, NC 27604



NO.	DATE
1	06.20.2022
2	07.26.2022
3	08.26.2022
4	11.01.2022

#### PLAN INFORMATION

PROJECT NO.	2021110604
FILENAME	2021110604-SUB-RC1
CHECKED BY	LIV
DRAWN BY	ILP
SCALE	1"=50'
DATE	03.28.2021

#### EXISTING CONDITIONS

# C1.00

#### LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORG HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- D GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE

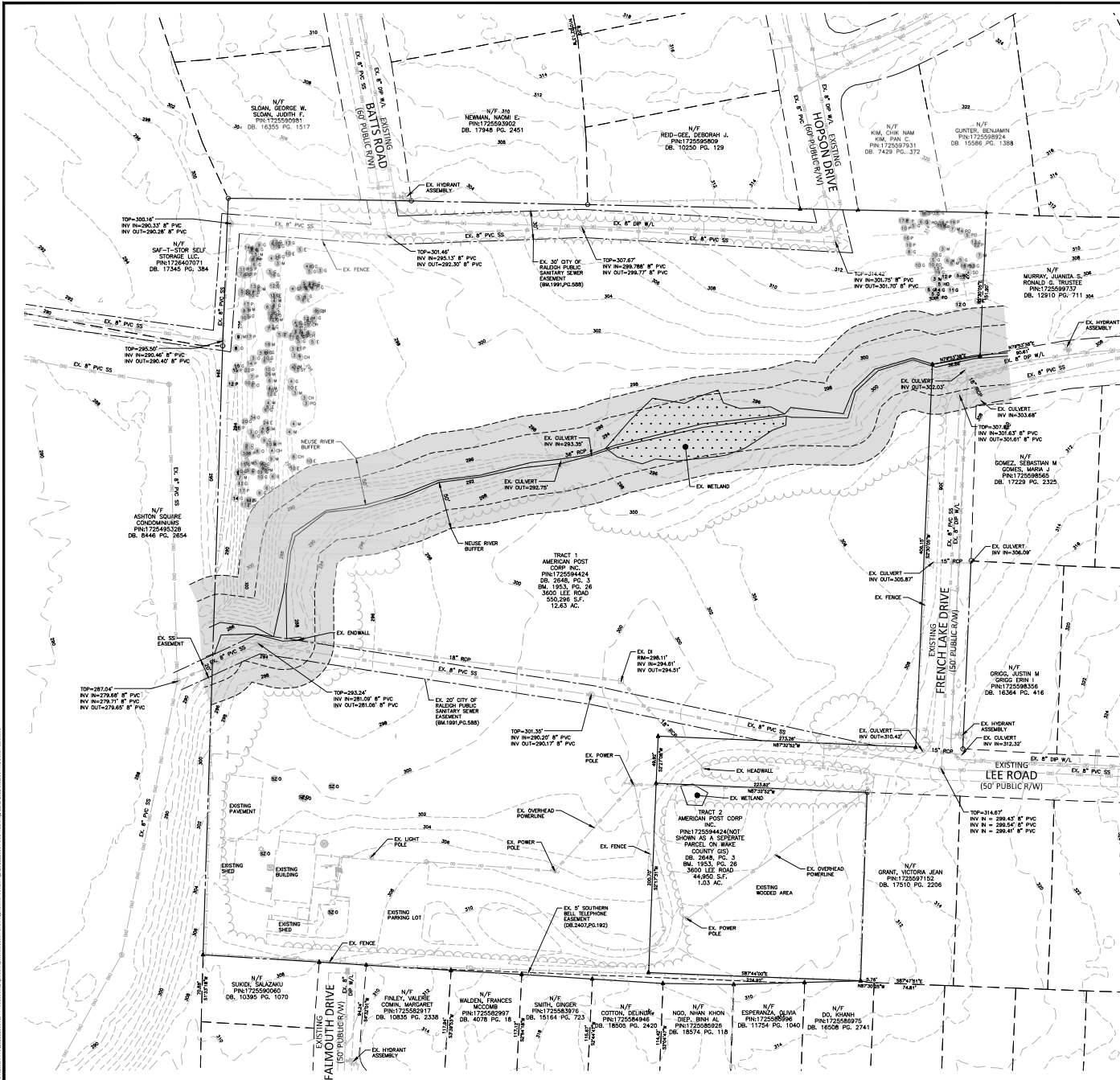
#### TREE LEGEND

- 8" CH. CRANE MYRTLE
- 8" CH. OAK
- 8" CH. ELM
- 8" CH. GUM
- 8" CH. DOGWOOD
- DOUBLE AND TRIPLE TRUNKS
- 8" CH. DOUBLE OAK
- 8" CH. TRIPLE OAK
- 8" CH. CALIPER INCH SIZE OF TREE
- 8" CH. TYPE OF TREE
- 8" CH. FOR DOUBLE, T FOR TRIPLE



GRAPHIC SCALE  
0 25 50  
1" = 50'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**ANNEX OF RALEIGH**  
PRELIMINARY SUBDIVISION PLAN  
3600 LEE ROAD  
RALEIGH, NC 27604

**SITE LEGEND**

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	NEW FULL DEPTH ASPHALT
	MILL AND OVERLAY
	TREE CONSERVATION AREA

**HOPSON DRIVE, FRENCH LAKE ROAD, BATTS, FALMOUTH, & LEE ROAD**

**B. Neighborhood Local**



<b>Width</b>	
A. Right of way width	59'
B. Back of curb to back of curb	31'
<b>Streetscape</b>	
C. Utility placement, easement (min)	5'
D. Maintenance strip (min)	2'
E. Sidewalk (min)	6'
F. Planting area (min)	6'
<b>Travelway</b>	
G. Parallel parking/travel lane	15.5'
<b>General</b>	
Walking type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg.
Parking type	Parallel

**REV**

NO.	DATE	DESCRIPTION
1	06.20.2022	RESPONSE TO 1ST C.O.B. COMMENTS
2	07.20.2022	RESPONSE TO 2ND C.O.B. COMMENTS
3	08.26.2022	RESPONSE TO 3RD C.O.B. COMMENTS
4	11.01.2022	RESPONSE TO 4TH C.O.B. COMMENTS

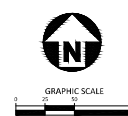
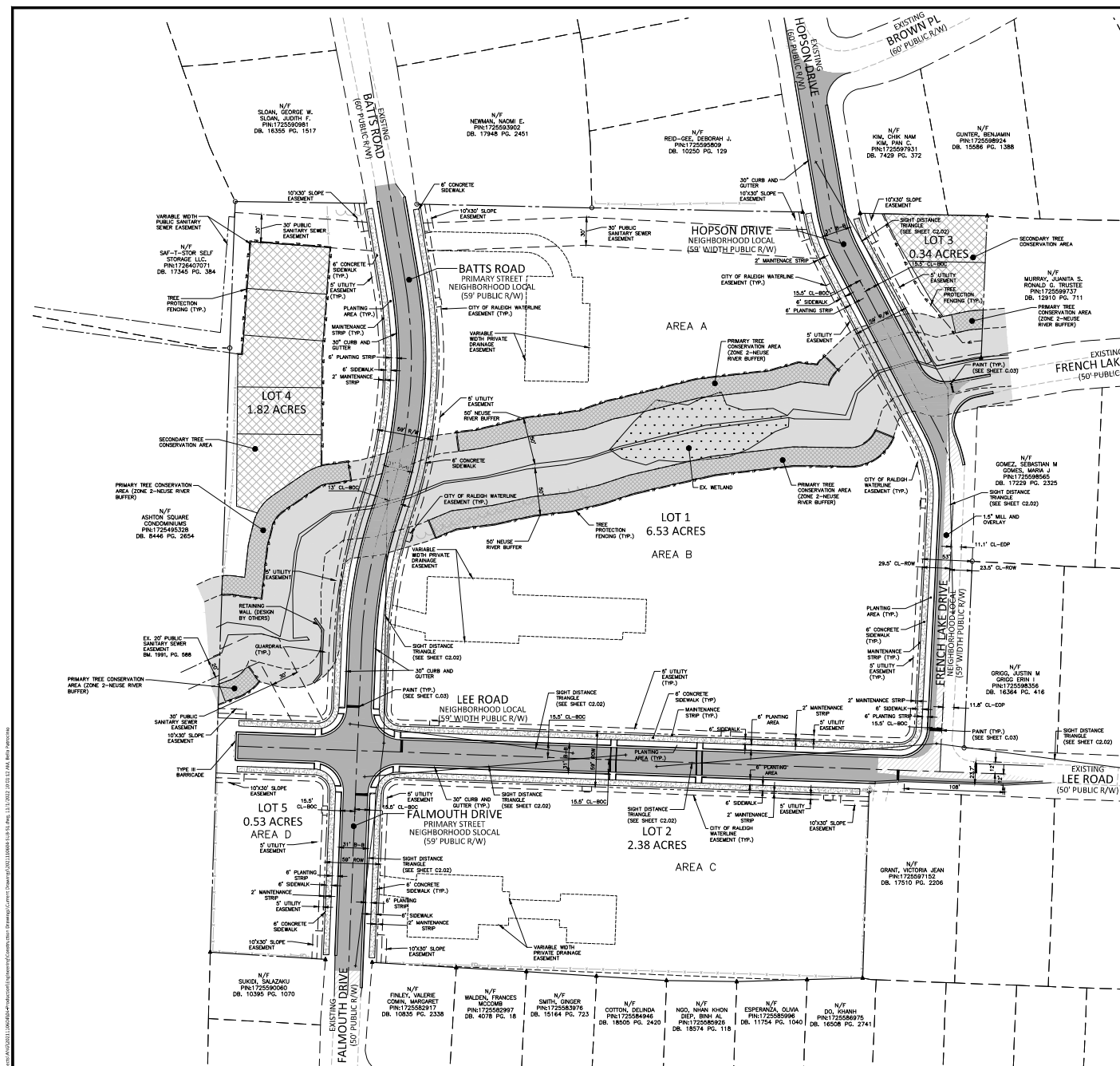
**PLAN INFORMATION**

PROJECT NO.	2021110604
FILENAME	2021110604-SUB-51
CHECKED BY	LIV
DRAWN BY	ILP
SCALE	1"=50'
DATE	03.28.2021
<b>SHEET</b>	

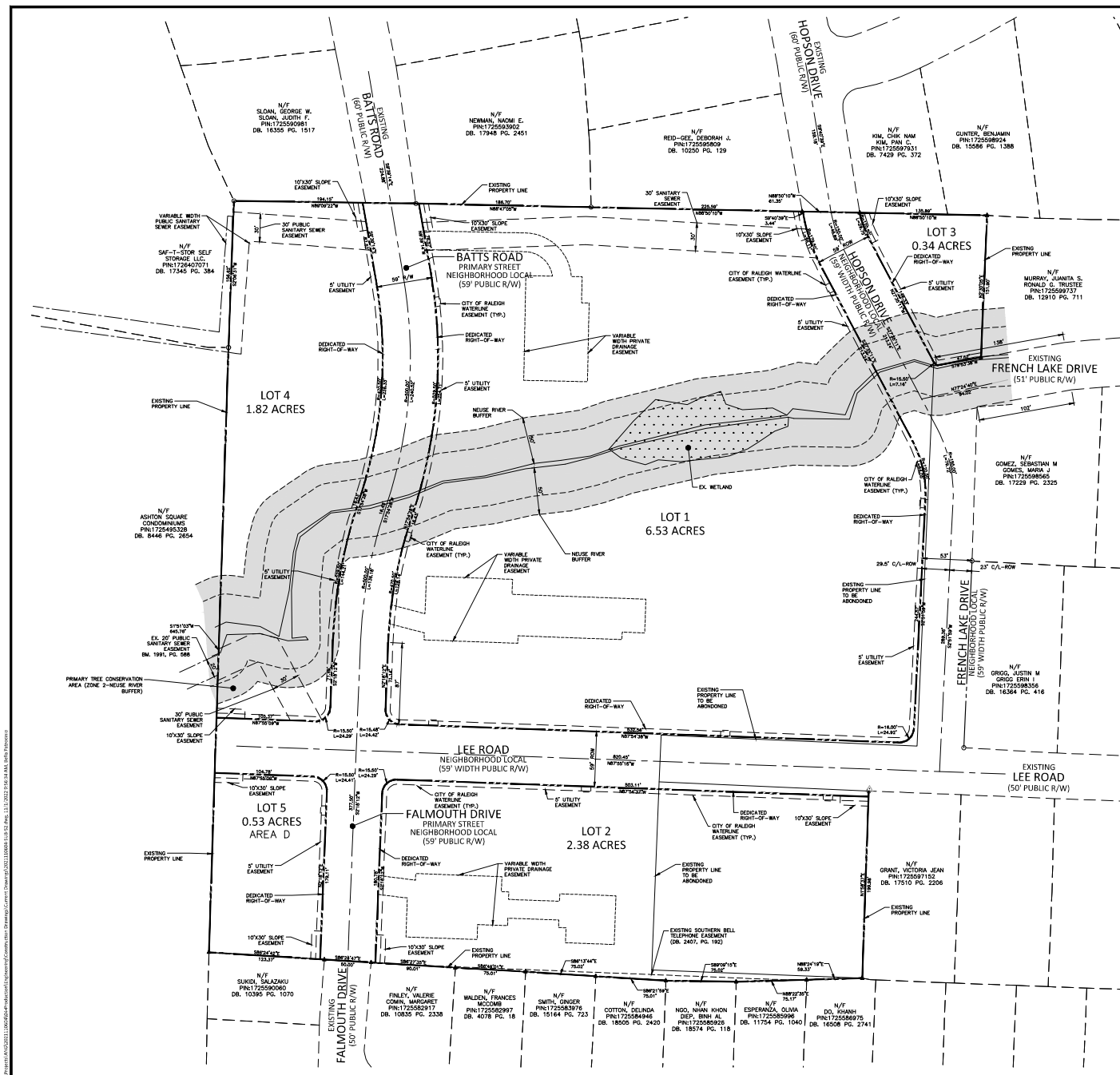
**SITE PLAN**

**C2.00**

















PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







### SITE LEGEND

	SHOWAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE



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RALEIGH, NC 27604

REV

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2	07.26.2022	RESPONSE TO 2ND C.O.B. COMMENTS
3	08.26.2022	RESPONSE TO 3RD C.O.B. COMMENTS
4	11.01.2022	RESPONSE TO 4TH C.O.B. COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021110604  
FILENAME 2021110604-IJ1  
CHECKED BY LJV  
SCALE 1"=50'  
DATE 03.28.2021  
**SHEET**

**UTILITY PLAN**

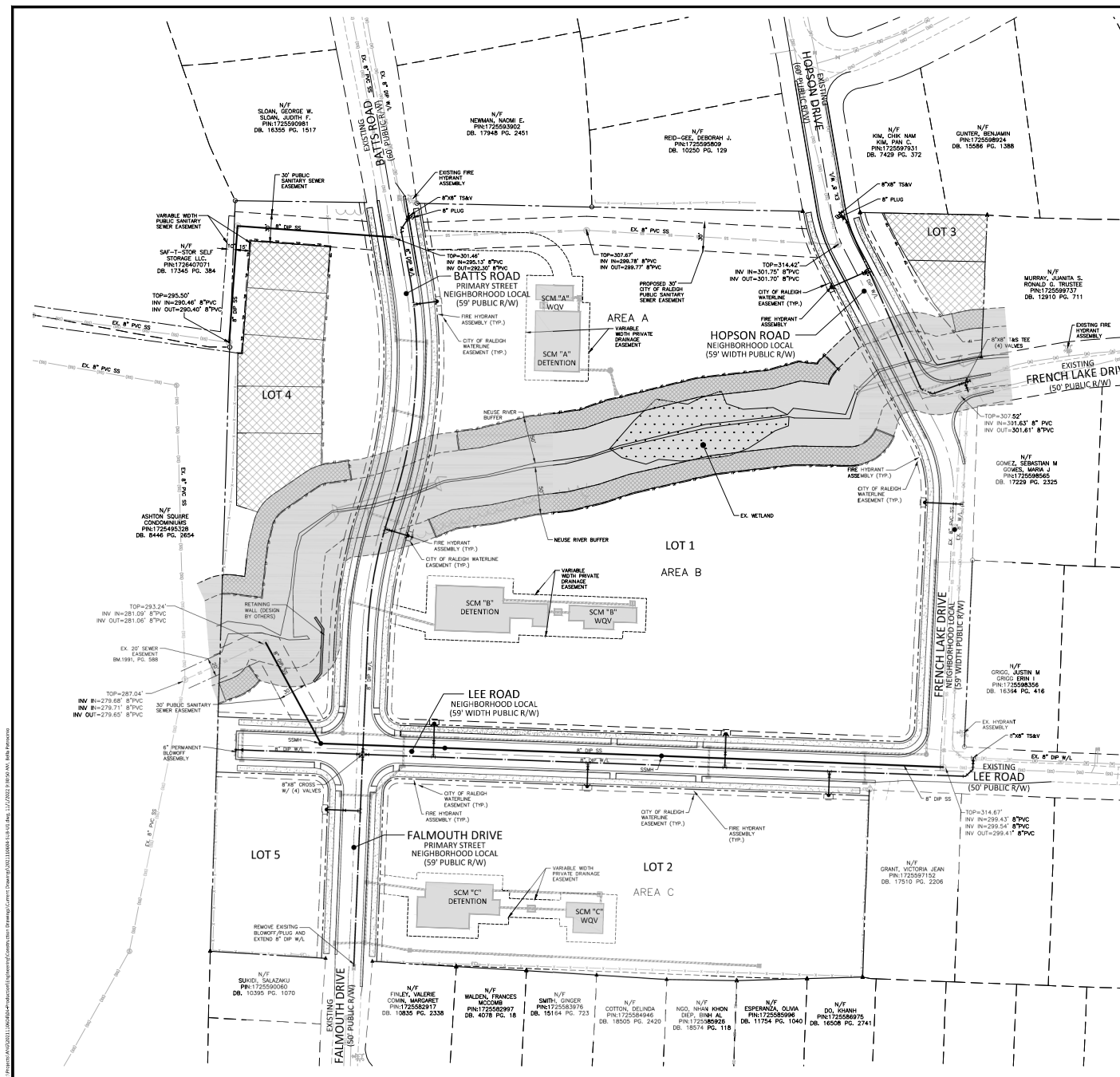
**C4.00**

**UTILITY LEGEND**

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**REVISIONS**

NO.	DATE	REVISION
1	06.20.2022	RESPONSE TO 1ST C.O.B. COMMENTS
2	07.26.2022	RESPONSE TO 2ND C.O.B. COMMENTS
3	08.24.2022	RESPONSE TO 3RD C.O.B. COMMENTS
4	11.01.2022	RESPONSE TO 4TH C.O.B. COMMENTS

**PLAN INFORMATION**

PROJECT NO. 2021118604  
FILENAME 2021110604-SUB-LS1  
CHECKED BY JAR  
DRAWN BY ALM  
SCALE 1"=50'  
DATE 03.28.2021  
**SHEET**

**OVERALL  
LANDSCAPE PLAN  
L5.00**

**SITE LEGEND**

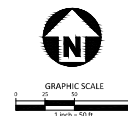
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE 1
	TYPE 2
	TYPE 3
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	PRIMARY TREE CONSERVATION AREA SEE SHEET L4.00
	SECONDARY TREE CONSERVATION AREA SEE SHEET L4.00

**LANDSCAPE CALCULATIONS:**

<b>STREET TREES</b>	
<b>BATTS ROAD</b>	3098 LF (BOTH SIDES)
WESTERN FRONTAGE:	544 LF TOTAL 544 LF BATTS/40 = 13
STREET TREES REQUIRED:	13 TREES (1/40 LF)
STREET TREES PROVIDED:	13 TREES
EASTERN FRONTAGE:	554 LF TOTAL 554 LF BATTS/40 = 13
STREET TREES REQUIRED:	13 TREES (1/40 LF)
STREET TREES PROVIDED:	13 TREES
<b>FALMOUTH DRIVE</b>	357 LF (BOTH SIDES)
WESTERN FRONTAGE:	178 LF TOTAL 178 LF FALMOUTH/40 = 4
STREET TREES REQUIRED:	4 TREES (1/40 LF)
STREET TREES PROVIDED:	4 TREES
EASTERN FRONTAGE:	179 LF TOTAL 179 LF FALMOUTH/40 = 4
STREET TREES REQUIRED:	4 TREES (1/40 LF)
STREET TREES PROVIDED:	4 TREES
<b>LEE ROAD</b>	1232 LF (BOTH SIDES)
NORTH FRONTAGE:	616 LF TOTAL 552 LF/40 = 13 64 LF/40 = 2
STREET TREES REQUIRED:	15 TREES (1/40 LF)
STREET TREES PROVIDED:	15 TREES
SOUTH FRONTAGE:	616 LF TOTAL 558 LF/40 = 13 58 LF/40 = 2
STREET TREES REQUIRED:	14 TREES (1/40 LF)
STREET TREES PROVIDED:	14 TREES
<b>FRENCH LAKE DRIVE</b>	416 LF TOTAL (BOTH SIDES)
WESTERN FRONTAGE:	383 LF/40 = 9
EASTERN FRONTAGE:	33 LF/40 = 0
STREET TREES REQUIRED:	9 TREES (1/40 LF)
STREET TREES PROVIDED:	9 TREES (ONE SIDE ONLY)
<b>HOPSON DRIVE</b>	536 LF (BOTH SIDES)
WESTERN FRONTAGE:	340 LF/40 = 8
EASTERN FRONTAGE:	296 LF/40 = 7
STREET TREES REQUIRED:	15 TREES (1/40 LF)
STREET TREES PROVIDED:	15 TREES

**PLANT SCHEDULE**

CANOPY TREES	ACF	QTY	COMMON NAME	BOTANICAL NAME	DAL	HEIGHT	REMARKS
	ACF	28	Southern Sugar Maple	Acer floridanum	3" min	10' min	
	OLO	29	Overcup Oak	Quercus lyrata	3" min	10' min	
	OPW	41	Willow Oak	Quercus phellos	3" min	10' min	



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION