Preliminary Subdivision Plan Application



Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision (<u>UDO Section 10.2.5.</u>) Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #:	Planner (print):			
Pre-application Conference Date:	Planner (signature):			
DEVELOP	MENT TYPE (UDO Section 2.1.2)			
✓ Conventional Subdivision				
NOTE: Subdivisions may require City Council a	approval if in a Metro Park Overlay or Historic Overlay District			
G	ENERAL INFORMATION			
Scoping/sketch plan case number(s):				
Development name (subject to approval): North	Ridge Pointe			
Property Address(es): 2400 Gresham Lake Road				
Recorded Deed PIN(s): 1717-97-2039, 1717-87-4186, 1717-87-5041, 1717-86-5896				
What is your project type? Single family Apartment	☐ Townhouse ✓ Attached houses ☐ Non-residential ☐ Other:			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION				
NOTE: Please attach purchase agreement when submitting this form				
Company: MI Homes of Raleigh, LLC Owner/Developer Name and Title: Erica Leatham				
Address: 1511 Sunday Drive, Raleigh NC. 27607				
Phone #: 919-233-5725 Email: eleatham@mihomes.com				
APPLICANT INFORMATION				
Company: MI Homes of Raleigh, LLC Contact Name and Title: Brandon Moore, RLA				
A	ddress: 1111 Oberlin Rd			
Phone #: 919-835-4787 Email: bdm@thesitegroup.net				

Continue to the next page>

Page 1 of 2 REVISION 08.01.19

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 15.53 AC.			
Zoning districts (if more than one, provide acreage of eac	ch):		
R-10 CU			
Overlay district:	Inside City limits? Yes No		
Conditional Use District (CUD) Case # Z- 44-19	Board of Adjustment (BOA) Case # A-		
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The State of the S	RINFORMATION		
Existing Impervious Surface: Acres: 0.37 Square Feet: 16,177 Square Feet: 16,177	Proposed Impervious Surface: Acres: 656 Square Feet: 285,981		
Neuse River Buffer Yes No	Wetlands Tyes No		
Is this a flood hazard area? Yes No	Wettarids Tes INO		
If yes, please provide the following:			
Alluvial soils:			
Flood study:			
FEMA Map Panel #: 3720171700J 05/02/2006			
NUMBER OF LO	TS AND DENSITY		
Total # of townhouse lots: Detached 80	Attached		
Total # of single-family lots:			
Proposed density for each zoning district (UDO 1.5.2.F): 5.15 du/acre			
Total # of open space and/or common area lots: 5			
Total # of requested lots: 85			
SIGNATURE BLOCK			
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 development plan as approved by the City of Raleigh.			
I hereby designate Erica Leatham to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.			
Signature: T. Ryan Spright	Date: 6/2/2020		
Printed Name: Thomas Ryan Speight	_		
Signature:	Date:		
Printed Name:			

Please email your completed application to $\underline{\hbox{DS.intake@raleighnc.gov}}.$

T. Ryan Speight

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Gross site acreage: 15.53 AC.			
Zoning districts (if more than one, pr	ovide acreage of e	each):	
Overlay district:		Inside City limits? Yes	s No
Conditional Use District (CUD) Case	# Z- 44-19	Board of Adjustment (BOA	A) Case # A-
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Neuse River Buffer Yes	No	Wetlands Yes	
Is this a flood hazard area? Y If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #: 3720171700J 05/02/20			
		OTS AND DENSITY	
Total # of townhouse lots:	Detached 80	Attached	
Total # of single-family lots:			
Proposed density for each zoning dis	strict (UDO 1.5.2.F)	^{):} 5.15 du/acre	
Total # of open space and/or commo	on area lots: 5		
Total # of requested lots: 85			
	SICNATI	JRE BLOCK	
In filing this plan as the property own executors, administrators, successor all dedications as shown on this prop	er(s), I/we do here s, and assigns join posed developmen	by agree and firmly bind ourse tly and severally to construct a t plan as approved by the City	all improvements and make of Raleigh.
this application, to receive and respondence of the second respondence of the second respondence of the second represent me in any public meeting representation.	egarding this appli ffirm that this proje I acknowledge tha	cation. ct is conforming to all applicati t this application is subject to t	on requirements applicable
submittal policy, which states applica			
Signature: Jennfon a Bind Printed Name: Jennifer A	Burdatte	Fawlty Towers, LLC D	ate: 6/1/20
Signature:	Surveye	1	ate:
Printed Name:			
		ation to <u>DS.intake@raleighnc.</u>	
Signature: Printed Name:		Date:	24(1)(4)(1)(3)(3)(3)(3)(3)(3)(3)(4)(4)(3)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)(4)
ge 2 of 2 Signature:		Date:	REVISION 08.0
Urinted Name:			

raleighnc.gov

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R-10 CU			
Overlay dist	trict:	Inside City limits?	Yes No
Conditional	Use District (CUD) Case # Z- 44-19	Board of Adjustment (B	SOA) Case # A-
	STORMWAT	ER INFORMATION	
Existing Imp	pervious Surface:	Proposed Impervious	Surface:
Acres: 0.37	Square Feet: 16,177	Acres: 6.56	Square Feet: 285,981
Neuse River			Yes No
Is this a floo	od hazard area? Yes No		
	se provide the following:		
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Flood study:	•		
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Total # of op	pen space and/or common area lots: 5		
Total # of re	equested lots: 85		
	SIGNAT	URE BLOCK	
In filing this	plan as the property owner(s), I/we do here	eby agree and firmly bind o	urselves, my/our heirs,
	administrators, successors, and assigns joi ons as shown on this proposed developmen		
I hereby des	signate Erica Leatham		to serve as my agent regarding
this applicat	tion, to receive and response to administra	tive comments, to resubmit	plans on my behalf, and to
represent m	ne in any public meeting regarding this app	lication.	
I/we have re	ead, acknowledge, and affirm that this proje	ect is conforming to all appl	ication requirements applicable
with the pro	posed development use. I acknowledge th	at this application is subjec	
	blicy which states applications will expire a	ifter 180 days of inactivity.	12. (2 2 2 2 2 2
-	William Ho Wynn		Date: 6-2-2020
V	ne: William K. Wynn-P	not. Upsylwind	Investments, Inc.
Signature:			Date:
Printed Nan	ne.		
	Please email your completed appli	cation to DS.intake@raleig	hnc.gov.
	Signature:	do 50-86-9-000-005-00	
	Printed Name:		
age 2 of 2	Signature:	Date:	REVISION 08.01.19
- 1809 - 1809	Printed Name:		
			raleighnc.go

NORTH RIDGE POINTE

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 your completed application to DS.intake@raleighnc.gov. Planner (print): Planner (pri		ENT SERVICES	on Plan App	lication
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DEVELOPMENT TYPE (UDO Section 2.1.2)	re-application Cor	oference Date:		
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poerly Address(es): 2400 Gresham Lake Road corded Deed PIN(s): 1717-97-2039, 1717-87-4186, 1717-87-5041, 1717-86-5896 hat is your	coping/sketon plai	Todae Humber(a).		
Current PROPERTY OWNER/DEVELOPER INFORMATION Altached hou Apartment Ap				
Townhouse Apartment	Toperty Address(e	³⁾ 2400 Gresh	am Lake Road	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form mpany: MI HOMES of Raiejn, LC Owner/Developer Name and Title: Erica Leatham (dress: 1511 Sunday Drive, Raiejn NC. 27667 Interest of 1919-233-5725 Email: eleatham@mhomes.com APPLICANT INFORMATION May any: The Site Group, PLIC Contact Name and Title: Brendon Moore, RLA Address: 1111 Oberlin Rd Email: bdm@thesitogroup.net Email: bdm@thesitogroup.net DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) ZONING INFORMATION Gross site sureage: 13:33-3C. Zoning districts (I'more than one, provide acreage of each): R-10 CU Overlay-district: Conditional Use District (CUD) Case # Z - 44-19 Board of Adjustment (BOA) Case # A. STORMWATER INFORMATION Existing impendous Surface STORMWATER INFORMATION Existing impendous Surface STORMWATER INFORMATION Existing impendous Surface Acress (39) Surface No In this of froot based is area No Repeated of the Surface No In this of froot based is area No Total # of townhouse trots 80 Total # of townhouse tools: 80 Total # of foen space and/or-common area lots: 5 Total # of requested lots: 85 SIGNATURE BLOCK In fiting this plan as the property owner(s), live do hereby agree and firmly line durselves, myour heirs, executors, administrators, successes, and assaying landly and surselves, myour heirs, ownered to the filing calendar and subminist plants on my behalf, and to represent me in any public meeting regarding this application; subject to the filing calendar and subminist plants, which is the application, to receive and response to administrative comments, to results the plants on my behalf, and to represent me in any public meeting regarding this application; subject to the filing calendar and subminist plants. Which is subminist plants on my behalf, and to represent me in any public meeting regarding this application is subject to the fili	lecorded Deed PIN	N(s): 1717-97-2039, 17	717-87-4186, 1717-87	7-5041, 1717-86-5896
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Email: eleathan@mihomes.com APPLICANT INFORMATION Contact Name and Title: Brandon Moore, RLA Address: 1111 Oberlin Rd Email: bdm@thesitegroup.net Intinue to the next page> et of 2 Revision et : 919-835-4787 DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) ZONING INFORMATION Gross site acreage: 1535 AC. Zoning districts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning districts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage: 1535 AC. Zoning instricts (f.more than one, provide acreage of each): R-10 Gul Gross site acreage	company: MI HOMI			
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Email: bdm@thesitegroup.net Development type + Site Date Table	company: The Site	Group, PLLC	Contact Name and Title	e: Brandon Moore, RLA
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) ZONING INFORMATION Gross site acreage: 15:53 AC. Zoning districts (if more than one, provide acreage of each). R-10 CU Overlay district: Inside City limits? Yes No STORMWATER INFORMATION Existing Impervious Surface: Acres: 15:92 Square Feet: 18:07 Acres: 15:92 Square Feet: 18:07 Acres: 15:92 Square Feet: 261,139 Neuse River Buffer Yes No If yes, please provide the following: Altivaria soils: Flood study: FEEMA Map Panel #1.8:07 free Solowing district (UDD 1:5.2/F) Total # of lownhouse lots: 80 Total # of open space and/or common area lots: 5 Total # of requested lots: 85 In fling this plan as the property owner(s), liws do hereby agree and firmly bind ourselves, mylour heirs; executors, administrators, successors, and assings jointy and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raileght. Inverse yel designate. Erica Letham (as application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. In receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. Inverse yellows and success of the successor of the succes				
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R-10 CU Overlay district: Inside City limits? Yes No. Conditional Use District (CUD) Case # Z- 44-19 Board of Adjustment (BOA) Case # A- STORMWATER INFORMATION Existing Impervious Surface: Acres			applicable to all develop	raleighnc. _i ATE TABLE ments)
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Existing Impervious Surface: Acres: 5.99 Square Feet: 261,139 Neuse River Buffer: Yes No Wetlands Yes No If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #: 37201737000, 0500220008 NUMBER OF LOTS AND DENSITY Total # of townhouse lots: 80 Total # of open space and/or common area lots: 5 Total # of requested lots: 85 SIGNATURE BLOCK In filing this plan as the property owner(s), live 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 development plan as approved by the City of Raleigh. Ihereby designate: Erica Leatham to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. Ilive 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 submittal policy, which states applications will expire after 180 days of inactivity. Signature: ### Date: 6-2-2-20-0 Printed Name: ### Date: 6-2-2-20-0 Printed Name: Signature: To Ryan Speight* Date: 6-2-20-00	Zoning districts R-10 CU	(A	Applicable to all develope ZONING INFORMATION acreage of each)	raleighnc.
Neuse River Buffer Yes No Wetlands Yes No Is this a flood hazard area? Yes No Is this a flood hazard area? Yes No If yes, please provide the following. Alluvial soils: Flood study: FEMA Map Panel #. 3720177000 05002005 NUMBER OF LOTS AND DENSITY Total # of townhouse lots: 80 Total # of open space and/or common area lots: 5 Total # of open space and/or common area lots: 5 Total # of requested lots: 85 SIGNATURE BLOCK 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 development plan as approved by the City of Raleigh. I hereby designate: Erica Leatham to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. Itwe 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 filling calendar and submittal policy, which states applications will expire after 180 days of inactivity. Signature: T. Ryan Spright Date: 672/2020	Zoning districts R-10 CU Overlay district:	ge: 15.53 AC	ZONING INFORMATIO acreage of each) Inside Cit	raleighnc.
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: Flood study FEMA Map Panel #: 3720171000 050022006 NUMBER OF LOTS AND DENSITY Total # of townhouse lots: 80 Total # of single-family lots: Proposed density for each zoning district (UDO 1:5:2/F): 5.15 du/acre Total # of open space and/or common area lots: 5 Total # of requested lots: 85 SIGNATURE BLOCK In filling 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 development plan as approved by the City of Raleigh. I hereby designate Fina Leatham to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filling calendar and submittal policy, which states applications will expire after 180 days of inactivity. Signature: Date: 6-2-a-0.20 Printed Name: William A. Wynn - Prof. Cossional Travest meets, Trac. Signature: Plate: 6-2-a-0.20 Printed Name: Signature: T. Ryan Spright Date: 6/2/2020	Zoning districts R-10 CU Overlay district: Conditional Use	ge: 15.53 AC (if more than one, provide District (CUD) Case # Z-	Applicable to all develope ZONING INFORMATIO acreage of each): Inside Cit 44-19 Board of A	raleighnc.
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Signature: Jennfor a Buildth, member Fawl ty Towers, UC Date: 6/1/20

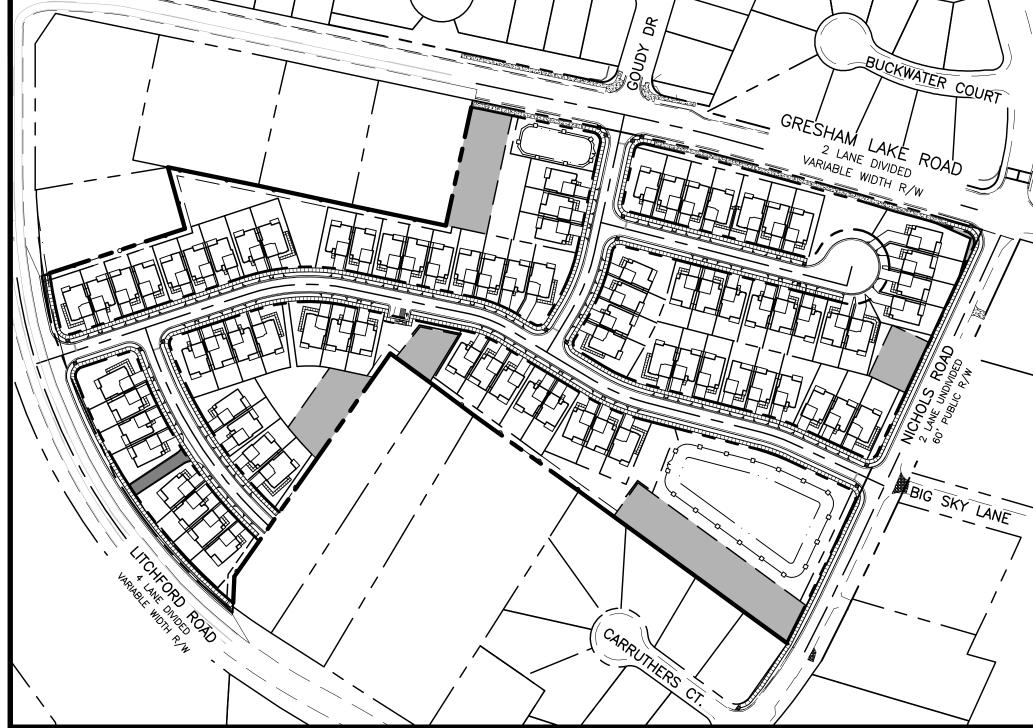
Printed Name: Jennifer A Burdette

Signature:

Printed Name:

2400 Gresham Lake Road Raleigh, North Carolina

PRELIMINARY TOWNHOUSE SUBDIVISION SUB-0043-2020



ZONING COMPLIANCE DESCRIPTION

ZONING CONDITIONS Z-44-19 (RESPONSES IN BOLD TYPE)

- 1. NO MORE THAN 80 DWELLING UNITS SHALL BE PERMITTED. 80 TOWNHOMES HAVE BEEN PROPOSED WITH SUB-0043-2020.
- 2. THE APARTMENT BUILDING TYPE SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY. NO APARTMENT BUILDINGS ARE PROPOSED WITH SUB-0043-2020.
- 3. A SOLID WOODEN FENCE AT LEAST SIX FEET (6') IN HEIGHT AND A MINIMUM OF TEN FOOT (10') WIDE LANDSCAPE BUFFER OR TREE CONSERVATION AREA SHALL BE PROVIDED ON THE SUBJECT PROPERTY ADJACENT TO THE FOLLOWING PARCELS: 7800 LITCHFORD ROAD (DEED BOOK14043, PAGE 156); 2308 GRESHAM LAKE ROAD (DEED BOOK 16024, PAGE 320); 2312 GRESHAM LAKE ROAD (DEED BOOK 1903, PAGE 199); 2320 GRESHAM LAKE ROAD (DEED BOOK 8589, PAGE 736); 2417 CARRUTHERS COURT (ESTATE FILE 14-E-3784); 2413 CARRUTHERS COURT (DEED BOOK 13718, PAGE 135); 2409 CARRUTHERS COURT (DEEDBOOK 11499, PAGE 1402); 2405 CARRUTHERS COURT (DEED BOOK 17235, PAGE 949); 7600 LITCHFORD ROAD (ESTATE FILE 16-D-2094); 7604 LITCHFORD ROAD (DEED BOOK10975, PAGE 2275); AND 7608 LITCHFORD ROAD(DEED BOOK 14129, 284). IN THE EVENT THIS BUFFER IS USED AS A PART OF A TREE CONSERVATION AREA FOR THE SITE, THIS BUFFER SHALL REMAIN IN ITS NATURAL VEGETATED STATE SO TO COUNT TOWARD THE REQUIRED TREE CONSERVATION AREA. IN THE EVENT A BUFFER IS INSTALLED, THE PLANTINGS SHALL CONSIST OF FOUR (4) SHADE TREES PER 100 LINEAR FEET AND FOUR (4) UNDER-STORY TREES PER 100 LINEAR FEET.
- A 10' WIDE LANDSCAPE BUFFER AND SOLID WOODEN FENCE HAVE BEEN PROPOSED ADJACENT TO THE LISTED PARCELS.
- 4. IN ADDITION TO THE UDO REQUIREMENTS FOR TREE CONSERVATION AREA (10% OF A SITE) AND AMENITY AREA (10% OF A SITE) AS APPLICABLE, 10 PERCENT (10%) OF THE SUBJECT PROPERTY SHALL BE COMPRISED OF AT LEAST ONE OF THE FOLLOWING AREAS: TREE CONSERVATION AREA, AMENITY AREA, OR OPEN SPACE, AS ALL CAPITALIZED TERMS ARE DEFINED OR DESCRIBED IN THE UDO. THE ADDITIONAL 10% OF LAND AREA MAY BE COMPRISED OF A SINGLE USE OR A COMBINATION OF USES. IF OPEN SPACE IS UTILIZED TO MEET THE LAND AREA ABOVE UDO REQUIREMENTS, THE ADDITIONAL OPEN SPACE NEED NOT COMPLY WITH THE DIMENSIONAL STANDARDS REQUIRED FOR OPEN SPACE IN THE UDO AND SHALL NOT BE CONSIDERED REQUIRED COMMON SPACE UNDER THE UDO. IF AMENITY AREA IS UTILIZED TO MEET THE LAND AREA ABOVE UDO REQUIREMENTS, THE DIMENSIONAL REQUIREMENTS FOR AMENITY AREA FOUND IN UDO SECTION 1.5.3.C.3 SHALL BE MET. ONLY THE "ALLOWED USES" DESCRIBED IN UDO SECTION 2.5.4. WILL BE PROVIDED IN THE ADDITIONAL OPEN AREA PROVIDED.

10% OPEN SPACE AREA HAS BEEN PROVIDED IN ADDITION TO 10% AMENITY AREA, AND 10% TREE CONSERVATION AREA.

- 5. NO DWELLING UNIT SHALL BE LOCATED WITHIN FIFTY FEET (50') OF THE FOLLOWING PROPERTIES: 2417 CARRUTHERS COURT (ESTATE FILE 14-E-3784); 2413 CARRUTHERS COURT (DEED BOOK13718, PAGE 135); 2409 CARRUTHERS COURT (DEED BOOK 11499, PAGE 1402); 2405 CARRUTHERS COURT (DEED BOOK 17235, PAGE 949); NO DWELLING UNITS ARE LOCATED WITHIN FIFTY FEET (50') OF THE LISTED PROPERTIES.
- 6. A MINIMUM TEN FOOT (10') WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ON THE SUBJECT PROPERTY DIRECTLY ACROSS NICHOLS ROAD FROM THE FOLLOWING PROPERTIES: 7612 NICHOLS ROAD (DEED BOOK 13311, PAGE 1530); 7534 NICHOLS ROAD (DEED BOOK 7576, PAGE20) AND 7530 NICHOLS ROAD (DEED BOOK 9477, PAGE 1220). PLANTINGS WITHIN THE BUFFER SHALL CONSIST OF AT LEAST FOUR (4) SHADE TREES PER 100 LINEAR FEET AND FOUR (4)UNDER-STORY TREES PER 100 LINEAR FEET.

A MINIMUM TEN FOOT (10') WIDE LANDSCAPE BUFFER HAS BEEN PROVIDED ACROSS NICHOLS ROAD FROM THE LISTED PROPERTIES AND PLANTED ACCORDINGLY. A PORTION OF THIS FRONTAGE WILL BE PRESERVED AS TREE CONSERVATION AREA, WHICH EXCEEDS THE MINIMUM STANDARD.

7. IN ADDITION TO THE SIDEWALK THE PROPERTY OWNER WILL BE REQUIRED TO INSTALL ON THE SUBJECT PROPERTY ALONG NICHOLS ROAD, THE PROPERTY OWNER SHALL INSTALL SIDEWALK OFF-SITE WITHIN THE EXISTING RIGHT-OF-WAY OF NICHOLS ROAD SOUTH TO ITS INTERSECTION WITH CARRUTHERS COURT AND SHALL PROVIDE AN ADA ACCESSIBLE CURB, ALL SUBJECT TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CITY OF RALEIGH APPROVAL. NOTHING HEREIN SHALL REQUIRE THE PROPERTY OWNER TO OBTAIN ADDITIONAL OFF-SITE RIGHT-OF-WAY ALONG NICHOLS

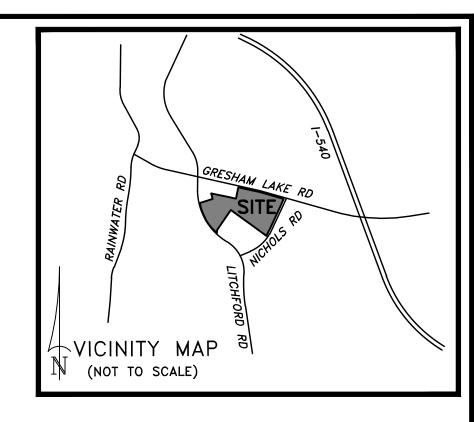
WE HAVE PROPOSED A SIDEWALK ALONG NICHOLS ROAD THAT EXTENDS TO THE INTERSECTION WITH CARRUTHERS COURT. AN ADA ACCESSIBLE CURB HAS BEEN PROVIDED.

PS 1.0 COVER SHEET PS 2.0 EXISTING CONDITIONS & DEMO PLAN PS 3.0 OVERALL SITE LAYOUT PLAN PS 3.1 SITE LAYOUT & STAKING PLAN WEST		
PS 2.0 EXISTING CONDITIONS & DEMO PLAN PS 3.0 OVERALL SITE LAYOUT PLAN	DRAWINGS	INDEX:
PS 3.2 SITE LAYOUT & STAKING PLAN EAST	PS 2.0 PS 3.0 PS 3.1 PS 3.2 PS 3.4 PS 3.5 PS 3.6 PS 4.0 PS 4.1 PS 5.0 PS 5.1 PS 5.1 PS 6.0 PS 6.1 PS 6.3 PS 7.0 PS 7.1 PS 7.2 PS 7.3	EXISTING CONDITIONS & DEMO PLAN OVERALL SITE LAYOUT PLAN SITE LAYOUT & STAKING PLAN WEST SITE LAYOUT & STAKING PLAN EAST FIRE ACCESS, EASEMENT & LOT LAYOUT PLAN TRANSPORTATION PLAN BUILD—TO CALCULATION PLAN BLOCK PERIMETER EXHIBIT OVERALL GRADING PLAN GRADING PLAN WEST GRADING PLAN WEST OVERALL UTILITY PLAN UTILITY PLAN WEST UTILITY PLAN WEST OVERALL LANDSCAPE PLAN LANDSCAPE PLAN WEST TREE CONSERVATION AREA PLAN DETAILS DETAILS DETAILS DETAILS

- SPECIFICATIONS.
- 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATEMAN CIVIL SURVEY COMPANY, DATED JULY 25, 2019. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

SOLID WASTE COLLECTION NOTE:

EACH TOWNHOME UNIT WILL STORE THE ROLL OUT TRASH & RECYCLE RECEPTACLES IN THE GARAGE. ON COLLECTION DAY, THE ROLL OUT BINS WILL BE PLACED CURBSIDE IN FRONT OF EACH UNIT. (SEE TYPICAL LOT DIAGRAM SHEET PS-3.0)



PROJECT NAME:	NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION
SITE ADDRESS:	2400 GRESHAM LAKE ROAI RALEIGH, NO
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1717-97-2039, 1717-86-5896 1717-87-5041, 1717-87-4186
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-10-CI
EXISTING LOT AREA:	
MAIN PARCEL:	563,454 SF./12.93 AC
TRACT 1:	32,690 SF./0.75 AC
TRACT 2:	45,061 SF./1.03 AC
TRACT 3:	35,578 SF./0.81 AC
TOTAL LOT AREA:	676,783 SF./15.53 AC
PROPOSED ON-SITE-ROW AREA:	155,500 SF./3.56 AC
NET SITE AREA:	521,283 SF./11.97 AC
TREE CONSERVATION AREA REQUIRED:	52,128 SF./1.19
SECONDARY TCA PROVIDED:	1.21 AC. (10.1%
CURRENT USE:	VACANT/RESIDENTIA
PROPOSED USE:	SUBDIVISIO
LOT SUMMARY:	
TOTAL # OF LOTS:	84 (80 RESIDENTIAL & 4 OPEN SPACE
MIN. LOT WIDTH:	39
MIN. LOT DEPTH:	100
MIN. LOT AREA:	3,900 SF
AVERAGE LOT SIZE:	4,451 SF / 0.1022 AG
EXISTING IMPERVIOUS AREA:	16,177 SF / 0.37 AC
MAXIMUM IMPERVIOUS PER LOT	3,200 SI
MAXIMUM ALLOWED SITE IMPERVIOUS	439,909 SF / 10.10 AC (65%
PROPOSED TOTAL SITE IMPERVIOUS	362,732 SF / 8.33 AC (53.6%
OUTDOOR AMENITY AREA REQUIRED (10%):	1.19 AC
OUTDOOR AMENITY AREA PROVIDED:	1.29 AC. (10.7%
OPEN SPACE REQUIRED:	1.19 AC
OPEN SPACE PROVIDED:	1.33 AC. (11.1%
TOTAL # OF UNITS:	80 UNITS
TOTAL # OF BEDROOMS:	240
PARKING SUMMARY:	
PARKING REQUIRED:	248 SPACES
BASIS OF DETERMINATION:	3 SPACES/3 BEDROOM UNIT(80) + VISITOR SPACE PER 10 UNITS
PARKING PROVIDED:	323 SPACES
PARKING BREAKDOWN:	4 SPACES PROVIDED PER UNIT (2 SURFACE, 2 GARAGE) +3 SPACES AT THE COMMON AREA

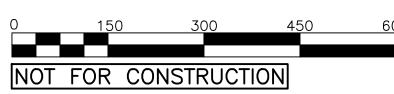
BRANDON MOORE, RLA THE SITE GROUP, PLLC 1111 OBERLIN ROAD RALEIGH, NC 27605 PHONE: (919) 835-4787 FAX: (919) 839-2255 EMAIL: bdm@thesitegroup.net

MI HOMES OF RALEIGH, LLC. ERICA LEATHAM 1511 SUNDAY DRIVE, SUITE 100 RALEIGH, NC. 27607 PHONE: (919)233-5725 EMAIL: eleatham@mihomes.com



COVER SHEET

SCALE: 1" = 150'



PRELIMINARY SUBDIVSION

> COVER SHEET

240 RAL

Drawn

Checked

01 JUN 2020

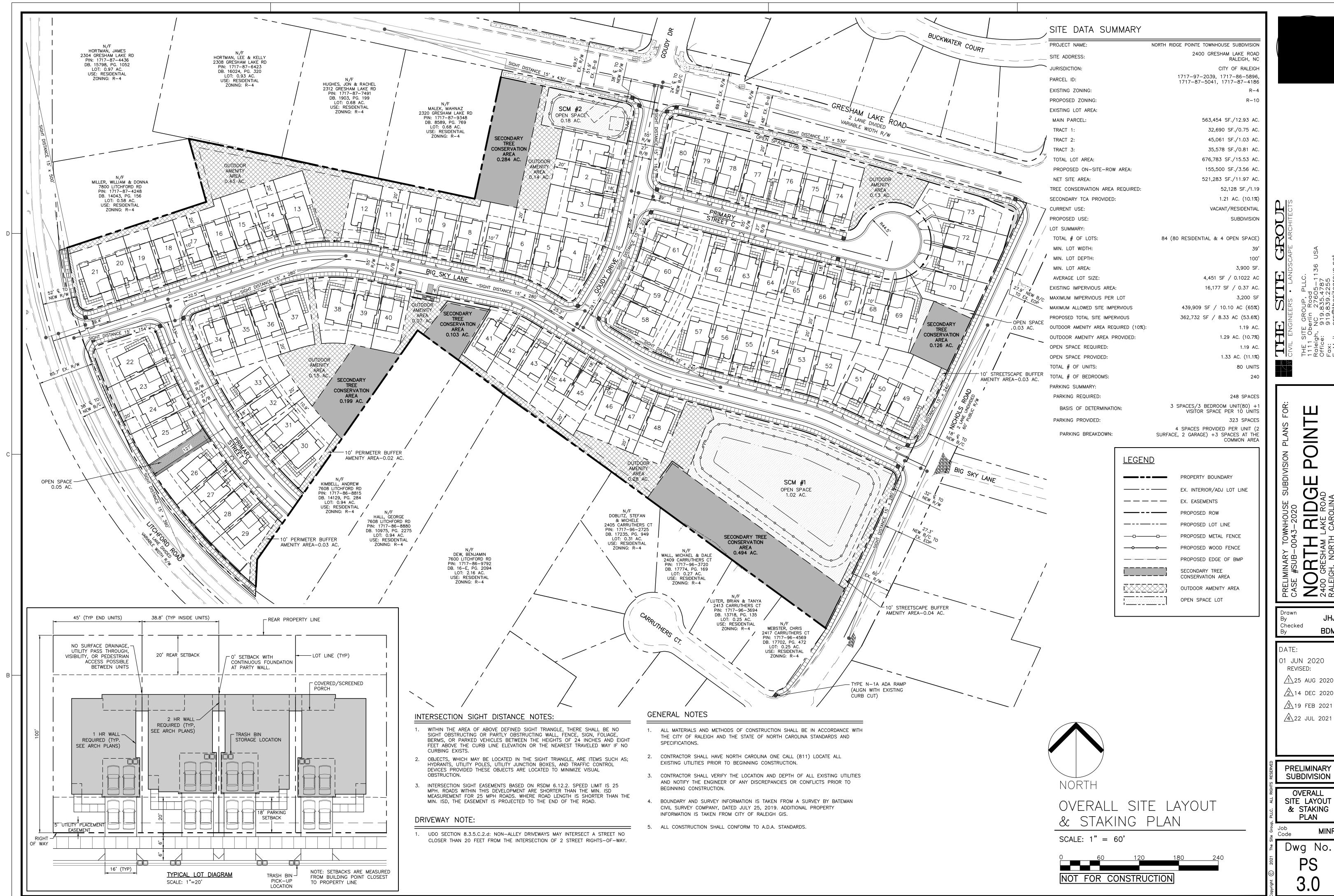
 $/1\25$ AUG 2020

<u>/2</u>\14 DEC 2020

<u>/3</u>\19 FEB 2021

4\ 22 JUL 2021

REVISED:



REVISED: <u>∕1</u>\25 AUG 2020 2\14 DEC 2020

<u>/3</u>\19 FEB 2021 <u>/4</u>\22 JUL 2021

PRELIMINARY SUBDIVISION

OVERALL SITE LAYOUT & STAKING PLAN



SITE DATA SUMMARY NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION 2400 GRESHAM LAKE ROAD RALEIGH, NO CITY OF RALEIGH 1717-97-2039, 1717-86-5896 1717-87-5041, 1717-87-4186 R-10 563,454 SF./12.93 AC 32,690 SF./0.75 AC 45,061 SF./1.03 AC 35,578 SF./0.81 AC 676,783 SF./15.53 AC PROPOSED ON-SITE-ROW AREA: 155,500 SF./3.56 AC 521,283 SF./11.97 AC TREE CONSERVATION AREA REQUIRED: 52,128 SF./1.19 SECONDARY TCA PROVIDED: 1.21 AC. (10.1%) VACANT/RESIDENTIAL SUBDIVISION 84 (80 RESIDENTIAL & 4 OPEN SPACE) 3,900 SF 4,451 SF / 0.1022 AC EXISTING IMPERVIOUS AREA: 16,177 SF / 0.37 AC MAXIMUM IMPERVIOUS PER LOT 3,200 S 439,909 SF / 10.10 AC (65%) MAXIMUM ALLOWED SITE IMPERVIOUS PROPOSED TOTAL SITE IMPERVIOUS 362,732 SF / 8.33 AC (53.6%) OUTDOOR AMENITY AREA REQUIRED (10%): 1.19 AC OUTDOOR AMENITY AREA PROVIDED: 1.29 AC. (10.7%) OPEN SPACE REQUIRED: 1.19 AC 1.33 AC. (11.1%) OPEN SPACE PROVIDED: 80 UNITS TOTAL # OF BEDROOMS: 248 SPACES 3 SPACES/3 BEDROOM UNIT(80) +1 BASIS OF DETERMINATION: VISITOR SPACE PER 10 UNITS 323 SPACES 4 SPACES PROVIDED PER UNIT (PARKING BREAKDOWN: SURFACE, 2 GARAGE) +3 SPACES AT THE COMMON AREA

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01 JUN 2020 REVISED:

Checked

<u>∕1</u>\25 AUG 2020 2\14 DEC 2020

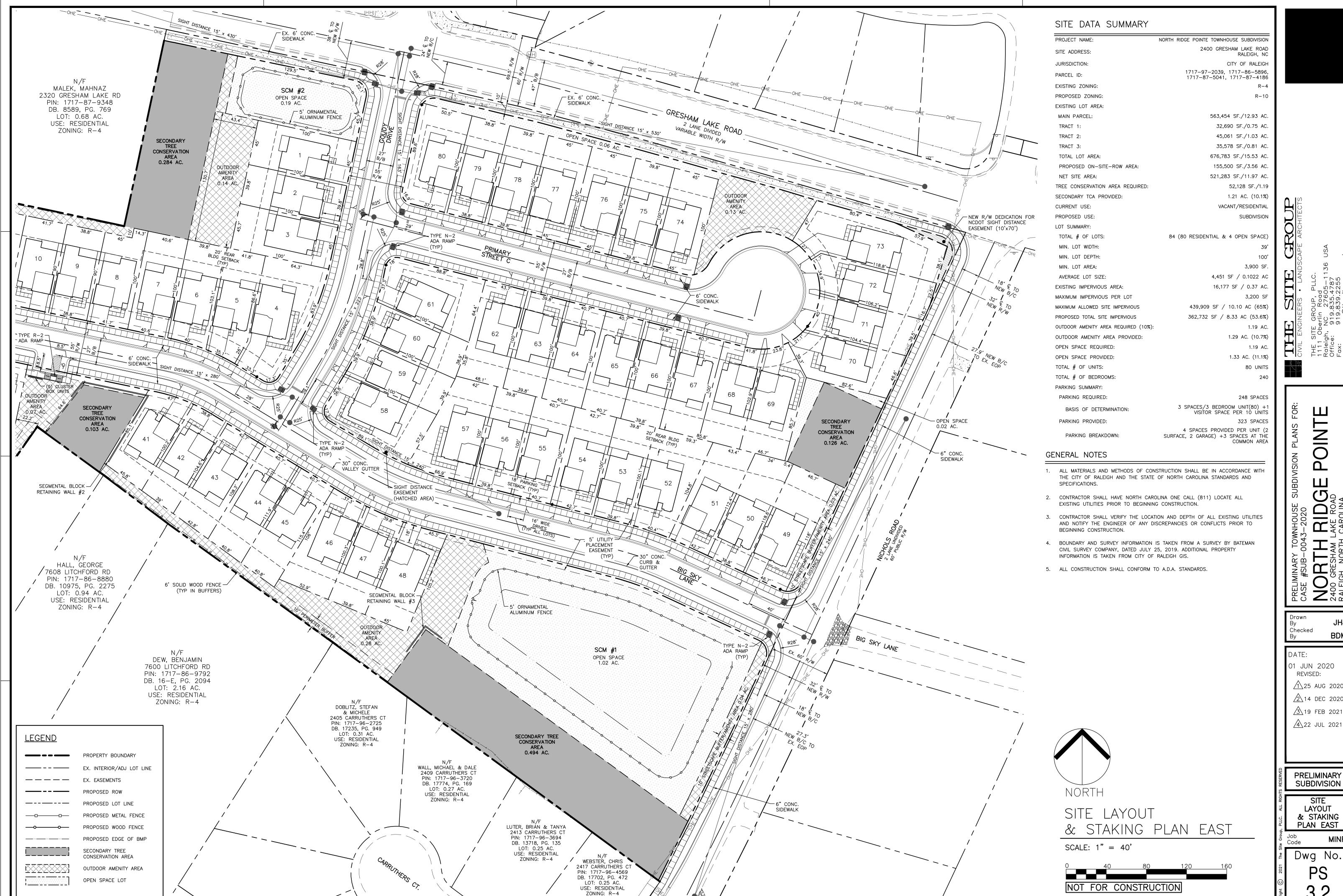
3 19 FEB 2021 4\22 JUL 2021

PRELIMINARY SUBDIVSION

SITE LAYOUT & STAKING PLAN WEST

Dwg No.

Drawn



Checked

01 JUN 2020 REVISED:

<u>∕1</u>\25 AUG 2020 2\14 DEC 2020

PRELIMINARY SUBDIVISION

SITE LAYOUT & STAKING PLAN EAST

Dwg No.