

# 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 ([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](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

## DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision
 ☐ Compact Development
 ☐ Conservation Development
 ☐ 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): \_\_\_\_\_

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?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Attached houses <input type="checkbox"/> 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: <a href="mailto:eleatham@mihomes.com">eleatham@mihomes.com</a>
-----------------------	---

## APPLICANT INFORMATION

Company: MI Homes of Raleigh, LLC	Contact Name and Title: Brandon Moore, RLA
-----------------------------------	--

Address: 1111 Oberlin Rd
--------------------------

Phone #: 919-835-4787	Email: <a href="mailto:bdm@thesitegroup.net">bdm@thesitegroup.net</a>
-----------------------	---

Continue to the next page>

**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

Conditional Use District (CUD) Case # Z- 44-19

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.37

Square Feet: 16,177

Proposed Impervious Surface:

Acres: 6.56

Square Feet: 285,981

Neuse River Buffer

☐ Yes☐ No

Wetlands

☐ Yes☐ No

Is this a flood hazard area?

☐ Yes☐ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #: 3720171700J 05/02/2006

**NUMBER OF LOTS 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 Speight*

Date: 6/2/2020

Printed Name:

Thomas Ryan Speight

Signature:

Date:

Printed Name:

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

*T. Ryan Speight*



**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? <input type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 44-19	Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>0.37</u> Square Feet: <u>16,177</u>	Proposed Impervious Surface: Acres: <u>6.56</u> Square Feet: <u>285,981</u>
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720171700J 05/02/2006	

**NUMBER OF LOTS 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): <b>5.15 du/acre</b>		
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: <u>Jennifer A. Burdette, member Fawcett Towers, LLC</u>	Date: <u>6/1/20</u>
Printed Name: <u>Jennifer A. Burdette</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**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

Conditional Use District (CUD) Case # Z- 44-19

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.37 Square Feet: 16,177

Proposed Impervious Surface:

Acres: 6.56 Square Feet: 285,981

Neuse River Buffer ☐ Yes ☐ NoWetlands ☐ Yes ☐ NoIs this a flood hazard area? ☐ Yes ☐ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #: 3720171700J 05/02/2006

**NUMBER OF LOTS 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: William H. WynnDate: 6-2-2020Printed Name: William H. Wynn - Pres. Crosswind Investments, Inc.

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

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

Printed Name: \_\_\_\_\_

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

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

Printed Name: \_\_\_\_\_

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

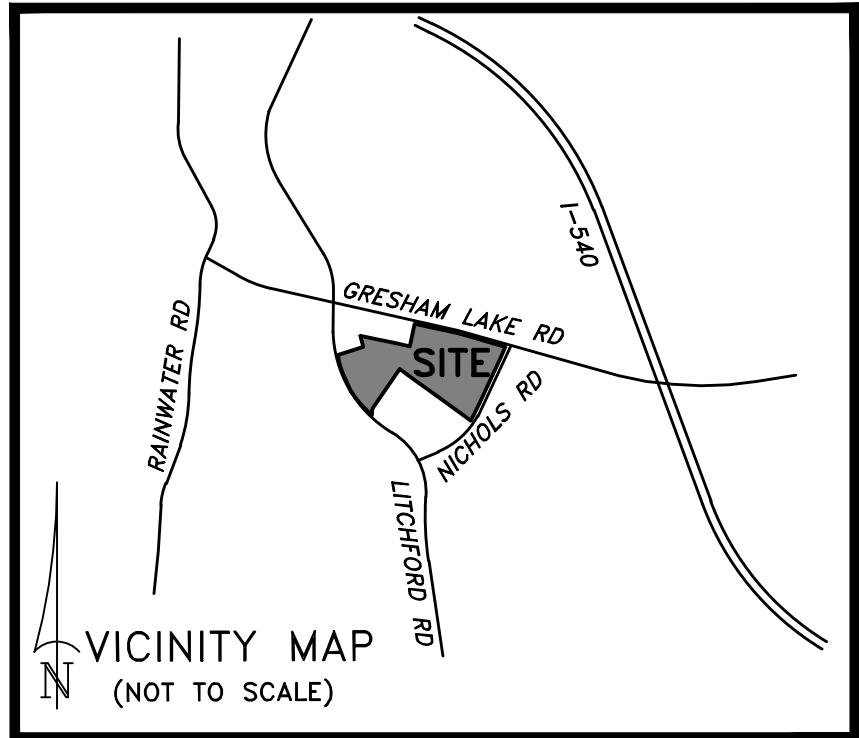
Printed Name: \_\_\_\_\_



# NORTH RIDGE POINTE

## 2400 Gresham Lake Road Raleigh, North Carolina

### PRELIMINARY TOWNHOUSE SUBDIVISION SUB-0043-2020



#### SITE DATA SUMMARY

PROJECT NAME:	NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION
SITE ADDRESS:	2400 GRESHAM LAKE ROAD RALEIGH, NC
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-CU
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 AC.
SECONDARY TCA PROVIDED:	1.21 AC. (10.1%)
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	SUBDIVISION
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 AC
EXISTING IMPERVIOUS AREA:	16,177 SF / 0.37 AC.
MAXIMUM IMPERVIOUS PER LOT	3,200 SF
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) +1 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

#### DRAWINGS INDEX:

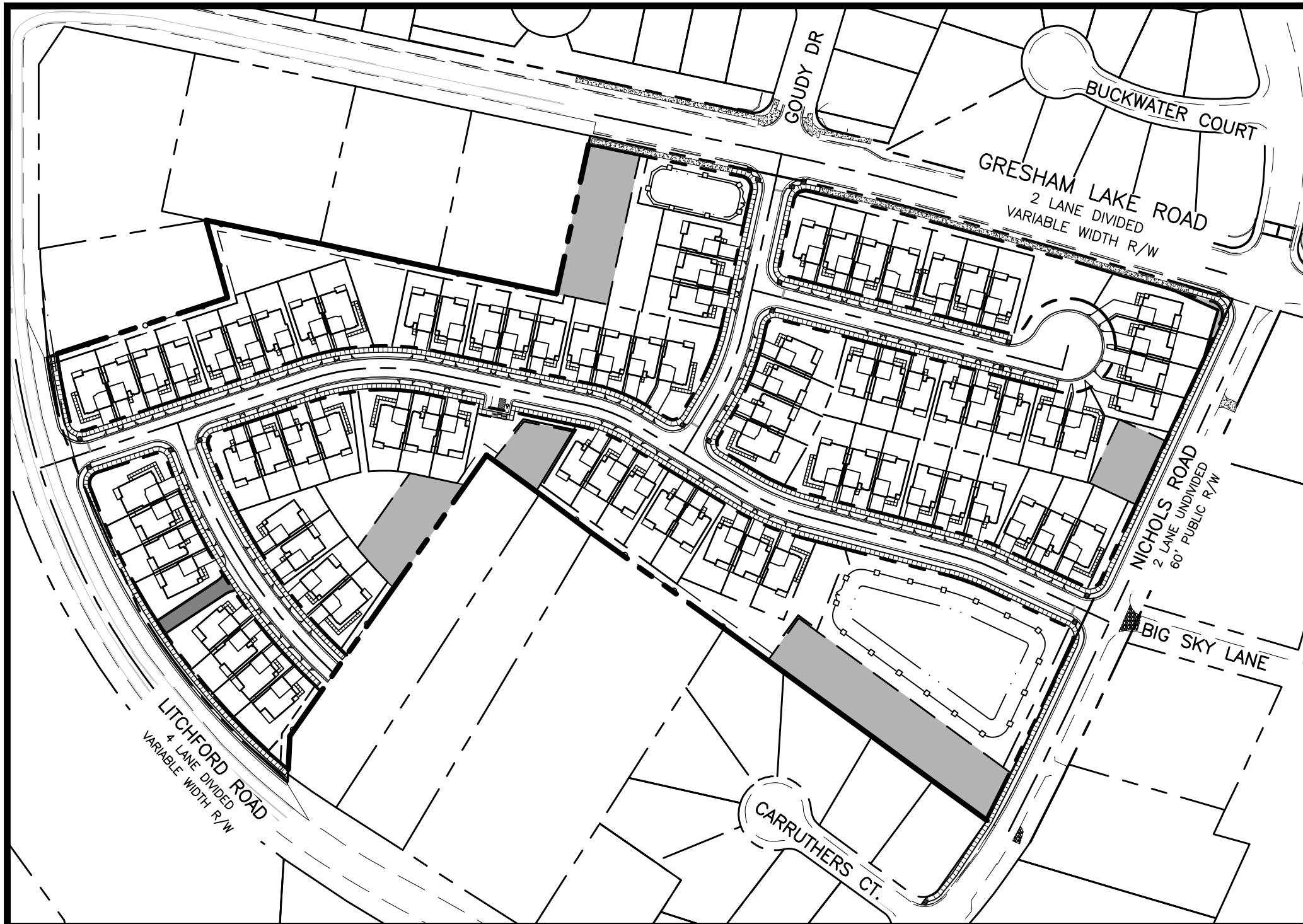
PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN
PS 3.0	OVERALL SITE LAYOUT PLAN
PS 3.1	SITE LAYOUT & STAKING PLAN WEST
PS 3.2	SITE LAYOUT & STAKING PLAN EAST
PS 3.3	FIRE ACCESS, EASEMENT & LOT LAYOUT PLAN
PS 3.4	TRANSPORTATION PLAN
PS 3.5	BUILD-TO CALCULATION PLAN
PS 3.6	BLOCK PERIMETER EXHIBIT
PS 4.0	OVERALL GRADING PLAN
PS 4.1	GRADING PLAN WEST
PS 4.2	GRADING PLAN EAST
PS 5.0	OVERALL UTILITY PLAN
PS 5.1	UTILITY PLAN WEST
PS 5.2	UTILITY PLAN EAST
PS 6.0	OVERALL LANDSCAPE PLAN
PS 6.1	LANDSCAPE PLAN WEST
PS 6.2	LANDSCAPE PLAN EAST
PS 6.3	TREE CONSERVATION AREA PLAN
PS 7.0	DETAILS
PS 7.1	DETAILS
PS 7.2	DETAILS
PS 7.3	DETAILS
PS 7.4	DETAILS

#### GENERAL NOTES

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



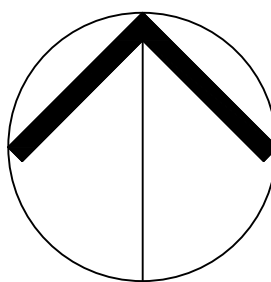
#### ZONING COMPLIANCE DESCRIPTION

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

- NO MORE THAN 80 DWELLING UNITS SHALL BE PERMITTED.  
**80 TOWNHOMES HAVE BEEN PROPOSED WITH SUB-0043-2020.**
- THE APARTMENT BUILDING TYPE SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY.  
**NO APARTMENT BUILDINGS ARE PROPOSED WITH SUB-0043-2020.**
- 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 BOOK 14043, 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 BOOK 10975, 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.**
- 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.**
- 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 BOOK 13718, 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.**
- 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, PAGE 20) 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.**
- 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 ROAD.  
**WE HAVE PROPOSED A SIDEWALK ALONG NICHOLS ROAD THAT EXTENDS TO THE INTERSECTION WITH CARRUTHERS COURT. AN ADA ACCESSIBLE CURB HAS BEEN PROVIDED.**

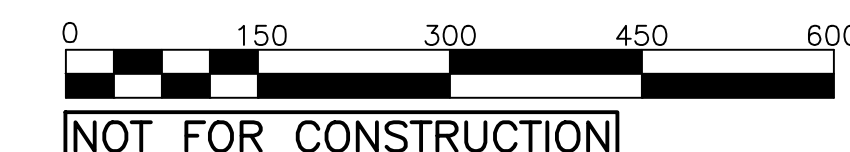
CONTACT:  
BRANDON MOORE, RLA  
THE SITE GROUP, PLLC  
1111 OBERLIN ROAD  
RALEIGH, NC 27605  
PHONE: (919) 835-4787  
FAX: (919) 839-2255  
EMAIL: bdm@thesitegroup.net

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



NORTH  
COVER SHEET

SCALE: 1" = 150'



DEVELOPMENT SERVICES

**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 (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](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_  
Pre-application Conference Date: \_\_\_\_\_ Planner (signature): \_\_\_\_\_

**DEVELOPMENT TYPE** (UDO Section 2.1.2)  
☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ 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): \_\_\_\_\_  
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 ☒ Townhouse ☐ Attached houses  
☐ Apartment ☐ 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: The Site Group, PLLC Contact Name and Title: Brandon Moore, RLA  
Address: 1111 Oberlin Rd  
Phone #: 919-835-4787 Email: bdm@thesitegroup.net

Continue to the next page>

Page 1 of 2

REVISION 08.01.19  
raleighnc.gov

**DEVELOPMENT TYPE + SITE DATA 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  
Conditional Use District (CUD) Case # Z- 44-19 Board of Adjustment (BOA) Case # A--

**STORMWATER INFORMATION**  
Existing Impervious Surface: \_\_\_\_\_ Square Feet: 16,177  
Acres: 0.37  
Proposed Impervious Surface: \_\_\_\_\_ Square Feet: 261,139  
Acres: 5.99  
Neuse River Buffer: ☐ Yes ☒ No Wetlands: ☐ Yes ☒ No  
Is this a flood hazard area? ☐ Yes ☒ No  
If yes, please provide the following:  
Alluvial soils: \_\_\_\_\_  
Flood study: \_\_\_\_\_  
FEMA Map Panel #: 3760171950 15022006

**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 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 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 plan. 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: William H. Wynn Date: 6-2-2020  
Printed Name: William H. Wynn - Pres. Casswood Investments, Inc.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Signature: T. Ryan Speight Date: 6/2/2020  
Printed Name: Thomas Ryan Speight  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Signature: Brandon A. Buddle, member, Family Townhomes, LLC Date: 6/1/20  
Printed Name: Brandon A. Buddle  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

THE SITE GROUP  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC  
1111 OBERLIN ROAD  
RALEIGH, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E Mail: [srm@thesitegroup.net](mailto:srm@thesitegroup.net)

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #SUB-0043-2020

**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn  
By: JHJ  
Checked  
By: BDM

DATE:  
01 JUN 2020  
REVISED:  
△ 25 AUG 2020  
△ 14 DEC 2020  
△ 19 FEB 2021  
△ 22 JUL 2021

PRELIMINARY  
SUBDIVISION

COVER  
SHEET

Job  
Code: MINRP

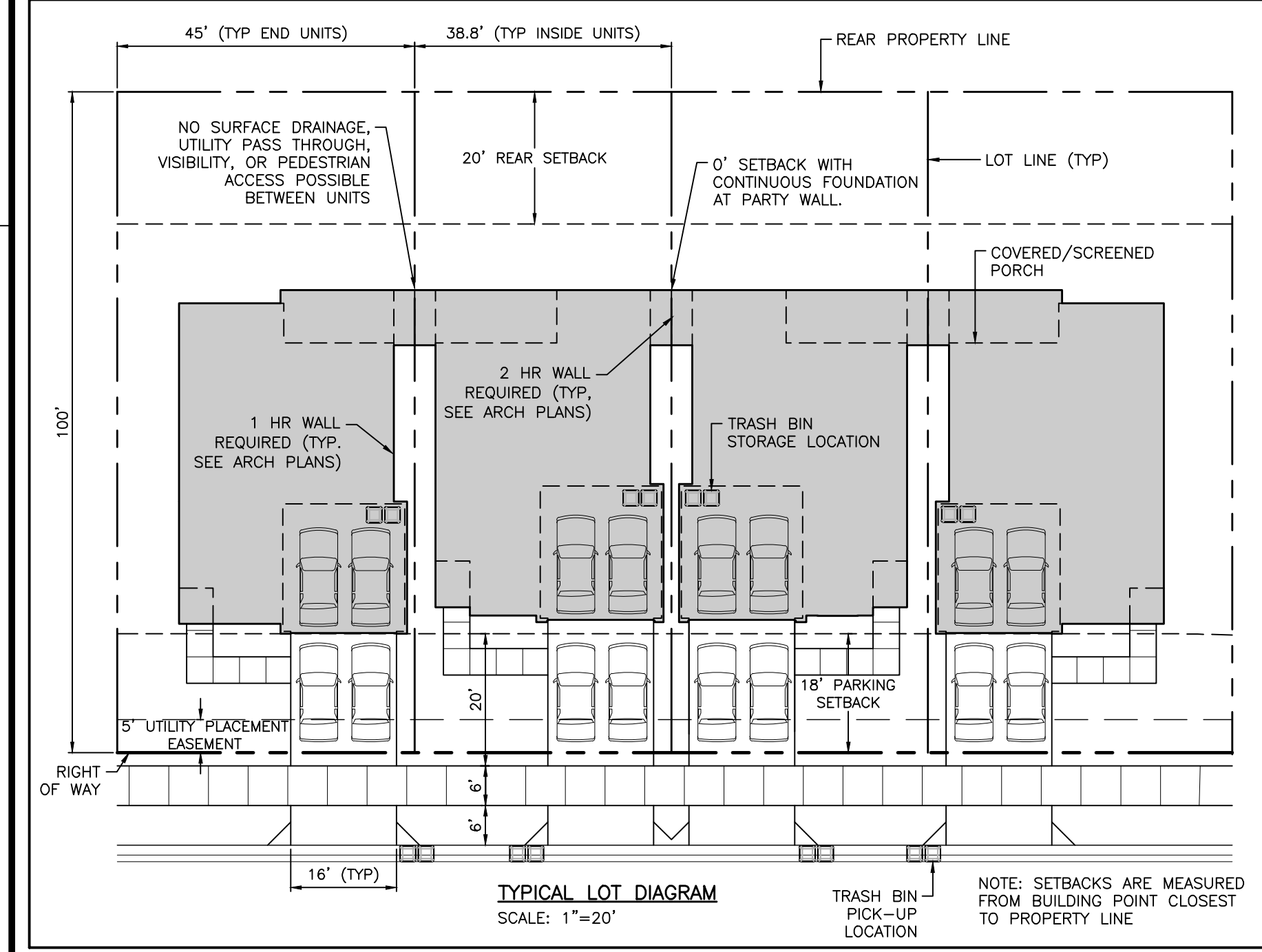
Dwg No.  
PS  
1.0





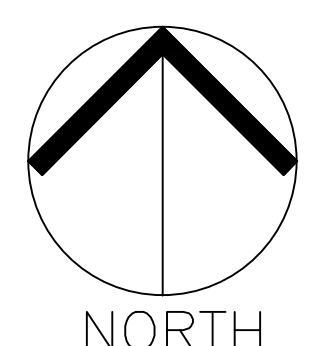
SITE DATA SUMMARY	
PROJECT NAME:	NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION
SITE ADDRESS:	2400 GRESHAM LAKE ROAD RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1717-97-2039, 1717-86-5896, 1717-87-5041, 1717-87-4186
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-10
EXISTING LOT AREA:	
MAIN PARCEL:	563,454 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/RESIDENTIAL
PROPOSED USE:	SUBDIVISION
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 AC
EXISTING IMPERVIOUS AREA:	16,177 SF / 0.37 AC.
MAXIMUM IMPERVIOUS PER LOT	3,200 SF
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) +1 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

LEGEND	
	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EASEMENTS
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED METAL FENCE
	PROPOSED WOOD FENCE
	PROPOSED EDGE OF BMP
	SECONDARY TREE CONSERVATION AREA
	OUTDOOR AMENITY AREA
	OPEN SPACE LOT



- INTERSECTION SIGHT DISTANCE NOTES:**
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
  - OBJECTS, WHICH MAY BE LOCATED IN THE SIGHT TRIANGLE, ARE ITEMS SUCH AS; HYDRANTS, UTILITY POLES, UTILITY JUNCTION BOXES, AND TRAFFIC CONTROL DEVICES PROVIDED THESE OBJECTS ARE LOCATED TO MINIMIZE VISUAL OBSTRUCTION.
  - INTERSECTION SIGHT EASEMENTS BASED ON RSDM 6.12.2. SPEED LIMIT IS 25 MPH. ROADS WITHIN THIS DEVELOPMENT ARE SHORTER THAN THE MIN. ISD MEASUREMENT FOR 25 MPH ROADS. WHERE ROAD LENGTH IS SHORTER THAN THE MIN. ISD, THE EASEMENT IS PROJECTED TO THE END OF THE ROAD.
- DRIVEWAY NOTE:**
- UDO SECTION 8.3.5.C.2.d: NON-ALLEY DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF 2 STREET RIGHTS-OF-WAY.

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



**OVERALL SITE LAYOUT  
& STAKING PLAN**

SCALE: 1" = 60'

0 60 120 180 240

**NOT FOR CONSTRUCTION**

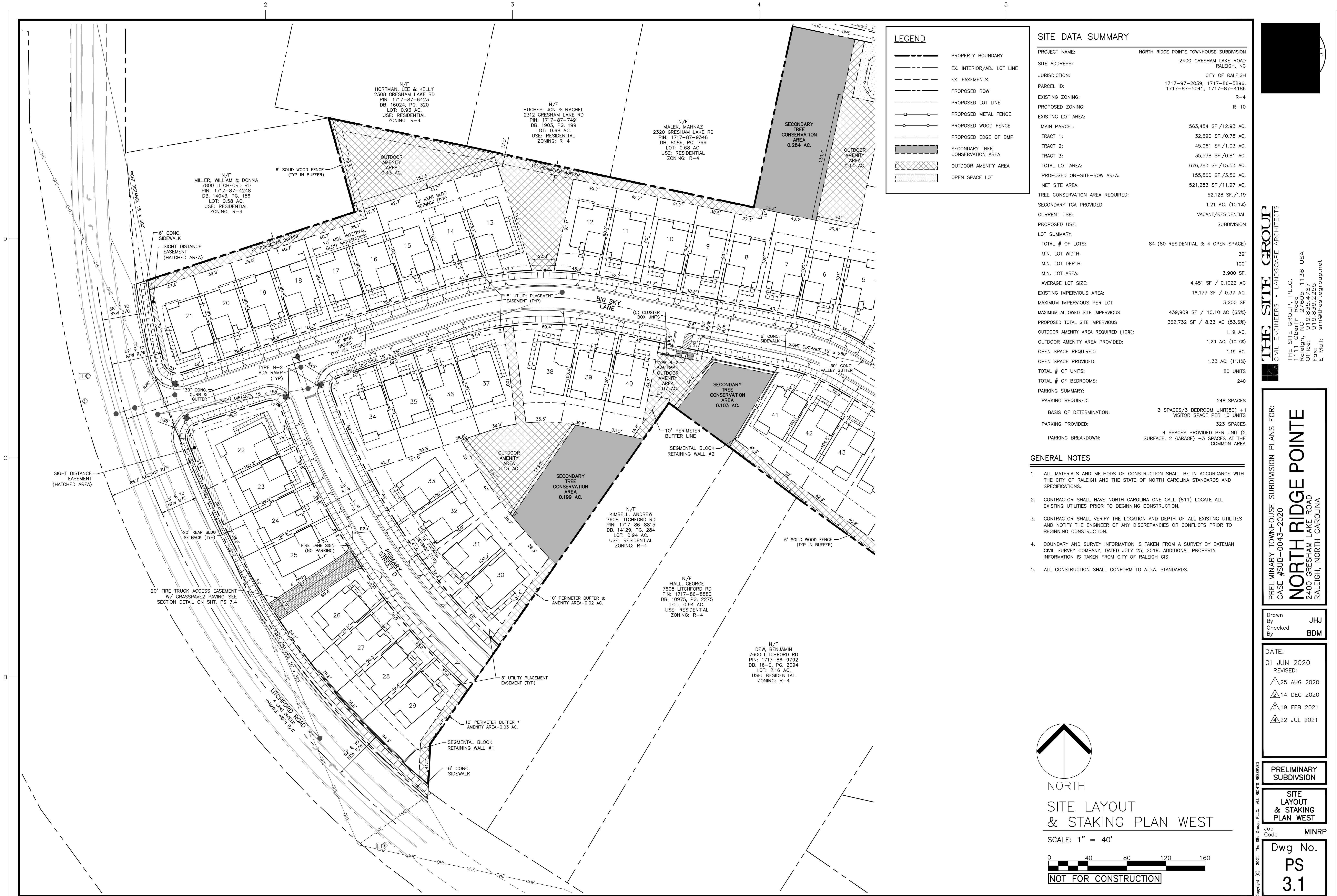
**THE SITE GROUP**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
THE SITE GROUP, PLLC  
1111 Johnson Street  
Raleigh, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E Mail: [srm@thesitegroup.net](mailto:srm@thesitegroup.net)

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #SUB-0043-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

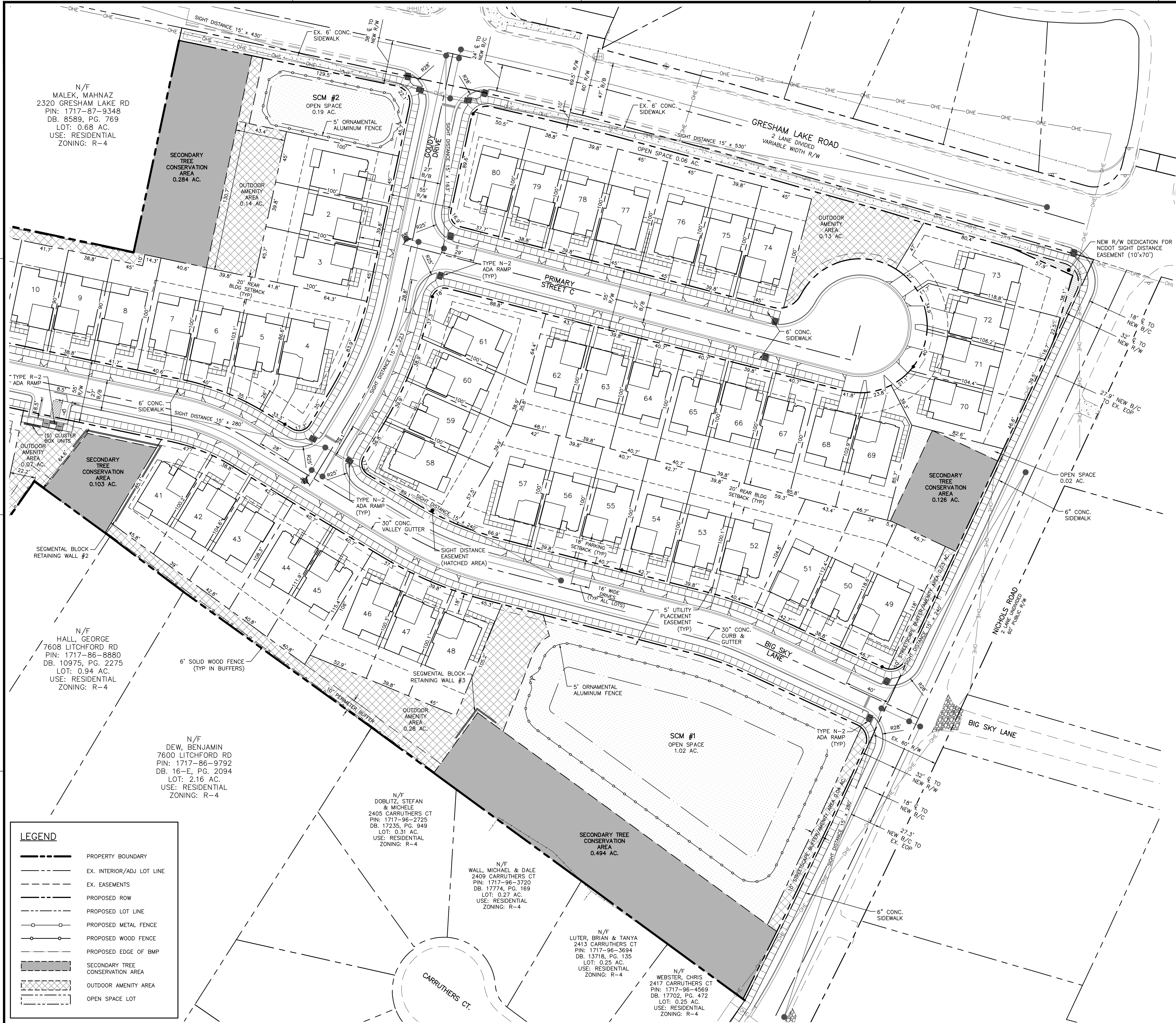
Drawn By **JHJ**  
Checked By **BDM**  
DATE: 01 JUN 2020  
REVISED:  
25 AUG 2020  
14 DEC 2020  
19 FEB 2021  
22 JUL 2021

PRELIMINARY SUBDIVISION  
OVERALL SITE LAYOUT & STAKING PLAN  
Job Code **MINRP**  
Dwg No. **PS 3.0**







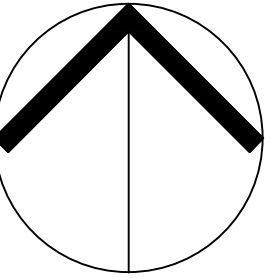


# SITE DATA SUMMARY

PROJECT NAME:	NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION
SITE ADDRESS:	2400 GRESHAM LAKE ROAD RALEIGH, NC
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
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/RESIDENTIAL
PROPOSED USE:	SUBDIVISION
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 AC
EXISTING IMPERVIOUS AREA:	16,177 SF / 0.37 AC
MAXIMUM IMPERVIOUS PER LOT	3,200 SF
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) +1 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

## GENERAL NOTES

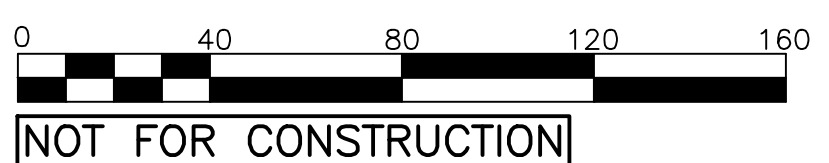
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE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



NORTH

## SITE LAYOUT & STAKING PLAN EAST

SCALE: 1" = 40'



LEGEND	
	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EASEMENTS
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED METAL FENCE
	PROPOSED WOOD FENCE
	PROPOSED EDGE OF BMP
	SECONDARY TREE CONSERVATION AREA
	OUTDOOR AMENITY AREA
	OPEN SPACE LOT

**THE SITE GROUP**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
11100 Oldham  
Raleigh, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E Mail: [srm@thesitegroup.net](mailto:srm@thesitegroup.net)

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #SUB-0043-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By **JHJ**  
Checked By **BDM**

DATE:  
01 JUN 2020  
REVISED:  
25 AUG 2020  
14 DEC 2020  
19 FEB 2021  
22 JUL 2021

PRELIMINARY SUBDIVISION

SITE LAYOUT & STAKING PLAN EAST

Job Code MINRP

Dwg No.  
**PS**  
**3.2**