



# Administrative Approval Action

Case File / Name: SUB-0043-2020  
NORTH RIDGE POINTE

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

**LOCATION:** This 15.53 acre site zoned R-10-CU and R-4 can be found on the southwest corner of the intersection of Gresham Lake Road and Nichols Road. The main parcel of the multi-parcel project is at 2400 Gresham Lake Road. Three of the existing lots within the proposed development are outside the city limits.

**REQUEST:** A 15.53 acre townhome subdivision consisting of 80 townhome lots and 4 Home Owner Association lots along with associated infrastructure.

**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 July 22, 2021 by M/I Homes of Raleigh LLC.

## **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. See sheet P.S. 3.5 - Townhomes building type in R-10 zoning no longer require a minimum build to % (see Text Change TC-19-19). Should you wish to utilize this text change please note on both the cover sheet and P.S. 3.5 that due to TC-19-19, Build To standards are no longer required. You may also remove the Build To sheet should you wish to take advantage of this text change. (TC-19-19)
2. One short term bike parking space/every 20 units is required. (UDO Section 7.1.2). Please demonstrate compliance with short term bicycle requirements by showing and labeling all bike parking spaces on the subdivision plan. (UDO Section 7.1.2. and UDO Section 7.1.7). To ensure that spacing is being met provide a bike rack detail in the plan. - Please review the following link for the standard bike parking detail dimensions: <https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf>
3. Street trees are required within the right of way if allowable by NC DOT along with and in addition to the required bufferyards and vegetation standards of Z-44-19 for this site. Coordinate with the City Urban Forestry Division. Should the NC DOT refuse to allow street trees in these right of ways, the standards of Z-44-19 may suffice for meeting the street protective yard standard (UDO Section 8.4.1 C and D), and documentation will need to be provided from the NC DOT indicating street trees are not allowed within the right of way along Gresham Lake, Nichols, and Litchford Roads.



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4. Number and label all HOA maintained and owned lots on the subdivision plan. Also, note the total number of HOA maintained/owned lots on the cover sheet of the plan.
5. Demonstrate that a private solid waste collection service has been secured or comply with the City of Raleigh Solid Waste Design Manual requirements for Solid Waste Collection. (UDO Section 1.1.12.F and UDO Section 7.2.5.C.) (Solid Waste Design Manual: <https://raleighnc.gov/services/permits-and-inspections/development-resources>)

## Engineering

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

## Public Utilities

7. 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.
8. The water and sanitary sewer design shall be shifted to provide adequate separations with other utilities, street trees, tree save areas, and any other conflicts.

## Stormwater

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
11. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
13. 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).

☒ **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



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1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

## **Engineering**

2. A public infrastructure surety for 113 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. A sight distance easement along Litchford Road shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

## **Public Utilities**

7. 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.
8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## **Stormwater**

9. 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).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. 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).
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).



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13. 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).
14. 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

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.21 acres of tree conservation area.

☒ **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.

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along Primary Street C, 16 street trees along Primary Street D, 66 street trees along Big Sky Lane, 16 street trees along Goudy Drive.

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

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

## 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:



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**3-Year Sunset Date: August 25, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: August 25, 2026**  
**Record entire subdivision.**

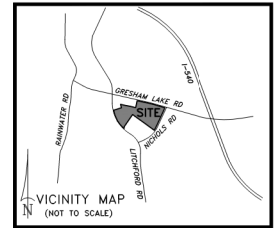
I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 08/25/2021  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



# NORTH RIDGE POINTE

## 2400 Gresham Lake Road Raleigh, North Carolina PRELIMINARY TOWNHOUSE SUBDIVISION SUB-0043-2020



### DEVELOPMENT SERVICES Preliminary Subdivision Plan Application

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 in a Metro Park Overlay or Historic Overlay District.

Scoping/Plan Case Number(s): \_\_\_\_\_

Development name (subject to approval): North Ridge Pointe

Property Address(es): 2400 Gresham Lake Road

Recorded Deed Plan(s): 1717-97-2039, 1717-87-4186, 1717-87-5041, 1717-86-5896

What is your project type? ☐ Single family ☒ Townhouse ☐ Other: \_\_\_\_\_ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  
NOTE: Please attach purchase agreement when submitting this form.

Company: M1 HOMES of Raleigh, LLC - Owner/Developer Name and Title: Erica Leatham

Address: 1511 Sunday Drive, Raleigh NC 27607

Phone #: 919-233-0725 Email: [erica.leatham@m1homes.com](mailto:erica.leatham@m1homes.com)

Company: The Site Group, PLLC

Contact Name and Title: Brandon Moore, P.L.A.

Address: 1111 Oberlin Rd

Phone #: 919-835-4787 Email: [bmo@thesitegroup.net](mailto:bmo@thesitegroup.net)

Continue to the next page>

Page 1 of 2

### DEVELOPMENT TYPE & SITE DATA TABLE

(Applicable to all developments)

#### ZONING INFORMATION

Closest site acreage: 15.33 AC.

Zoning district (if more than one, provide acreage of each): R-10 DU

Overlay district: \_\_\_\_\_

Conditional Use District (CUD) Case # 2, 44-19

Board of Adjustment (BOA) Case # A

#### STORMWATER INFORMATION

Existing Impervious Surface: \_\_\_\_\_

Proposed Impervious Surface: \_\_\_\_\_

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following: \_\_\_\_\_

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

FEMA Map Panel #: \_\_\_\_\_

NUMBER OF LOTS AND DENSITY

Total # of lots: 80

Total # of single-family lots: \_\_\_\_\_

Proposed density for each zoning district (UDO 10.2.5): 5.15 du/acre

Total # of open space and/or common area lots: 5

Total # of requested lots: 85

#### SIGNATURE BLOCK

I, the undersigned, being duly sworn, do hereby certify that the information provided herein is true and correct to the best of my knowledge and belief, and I am not aware of any information that would cause me to believe that the information is false or misleading.

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### 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

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

### SOLID WASTE COLLECTION NOTE:

EACH TOWNHOUSE 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)

1. NO MORE THAN 80 DWELLING UNITS SHALL BE PERMITTED.
2. 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 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 1889, PAGE 736); 2417 CARRUTHERS COURT (ESTATE FILE 14-4-3784); 2413 CARRUTHERS COURT (DEED BOOK 13718, PAGE 135); 2409 CARRUTHERS COURT (DEED BOOK 11499, PAGE 1402); 2405 CARRUTHERS COURT (DEED BOOK 17235, PAGE 949); 7600 LITCHFORD ROAD (ESTATE FILE 16-0-2094); 7604 LITCHFORD ROAD (DEED BOOK 10976, PAGE 2778); AND 7608 LITCHFORD ROAD (DEED BOOK 14129, PAGE 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.
4. 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% (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 SPACE 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 14-4-3784); 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.
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 1331, PAGE 1530); 7534 NICHOLS ROAD (DEED BOOK 7574, PAGE 2020) 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.
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 ROAD.
- WE HAVE PROPOSED A SIDEWALK ALONG NICHOLS ROAD THAT EXTENDS TO THE INTERSECTION WITH CARRUTHERS COURT. AN ADA ACCESSIBLE CURB HAS BEEN PROVIDED.

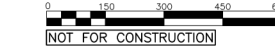
### SITE DATA SUMMARY

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:	563,454 SF / 12.93 AC.
MAIN PARCEL:	32,690 SF / 0.75 AC.
TRACT 1:	45,061 SF / 1.03 AC.
TRACT 2:	35,578 SF / 0.81 AC.
TOTAL LOT AREA:	676,783 SF / 15.53 AC.
PROPOSED ON-SITE-ROW AREA:	185,500 SF / 4.26 AC.
NET SITE AREA:	52,283 SF / 11.97 AC.
TREE CONSERVATION AREA REQUIRED:	52,128 SF / 1.19 AC.
SECONDARY TCA PROVIDED:	1.21 AC. (10.10)
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
BAISIS OF DETERMINATION:	3 SPACES/3 BEDROOM UNITS(8) + 1 VISITOR SPACE PER 10 UNITS
PARKING PROVIDED:	233 SPACES
PARKING BREAKDOWN:	4 SPACES PROVIDED PER UNIT (2 SURFACE, 2 GARAGE) + 3 SPACES AT THE COMMON AREA



### COVER SHEET

SCALE: 1" = 150'



CONTACT:  
BRANDON MOORE, P.L.A.  
THE SITE GROUP, PLLC  
1511 OBERLIN ROAD, SUITE 100  
RALEIGH, NC 27605  
PHONE: (919) 835-4787  
FAX: (919) 835-2252  
EMAIL: [bmo@thesitegroup.net](mailto:bmo@thesitegroup.net)

DEVELOPER:  
M1 HOMES OF RALEIGH, LLC  
ERICA LEATHAM  
1511 OBERLIN ROAD, SUITE 100  
RALEIGH, NC 27607  
PHONE: (919) 233-5725  
FAX: (919) 233-5725  
EMAIL: [erica@m1homes.com](mailto:erica@m1homes.com)

THE SITE GROUP  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS  
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1111 Oberlin Road  
Raleigh, NC 27605  
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E-mail: [info@thesitegroup.net](mailto:info@thesitegroup.net)

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

Drawn By: JHM  
Checked By: BDM  
DATE: 01 JUN 2020  
REVISED:  
25 AUG 2020  
14 DEC 2020  
19 FEB 2021

PRELIMINARY SUBDIVISION

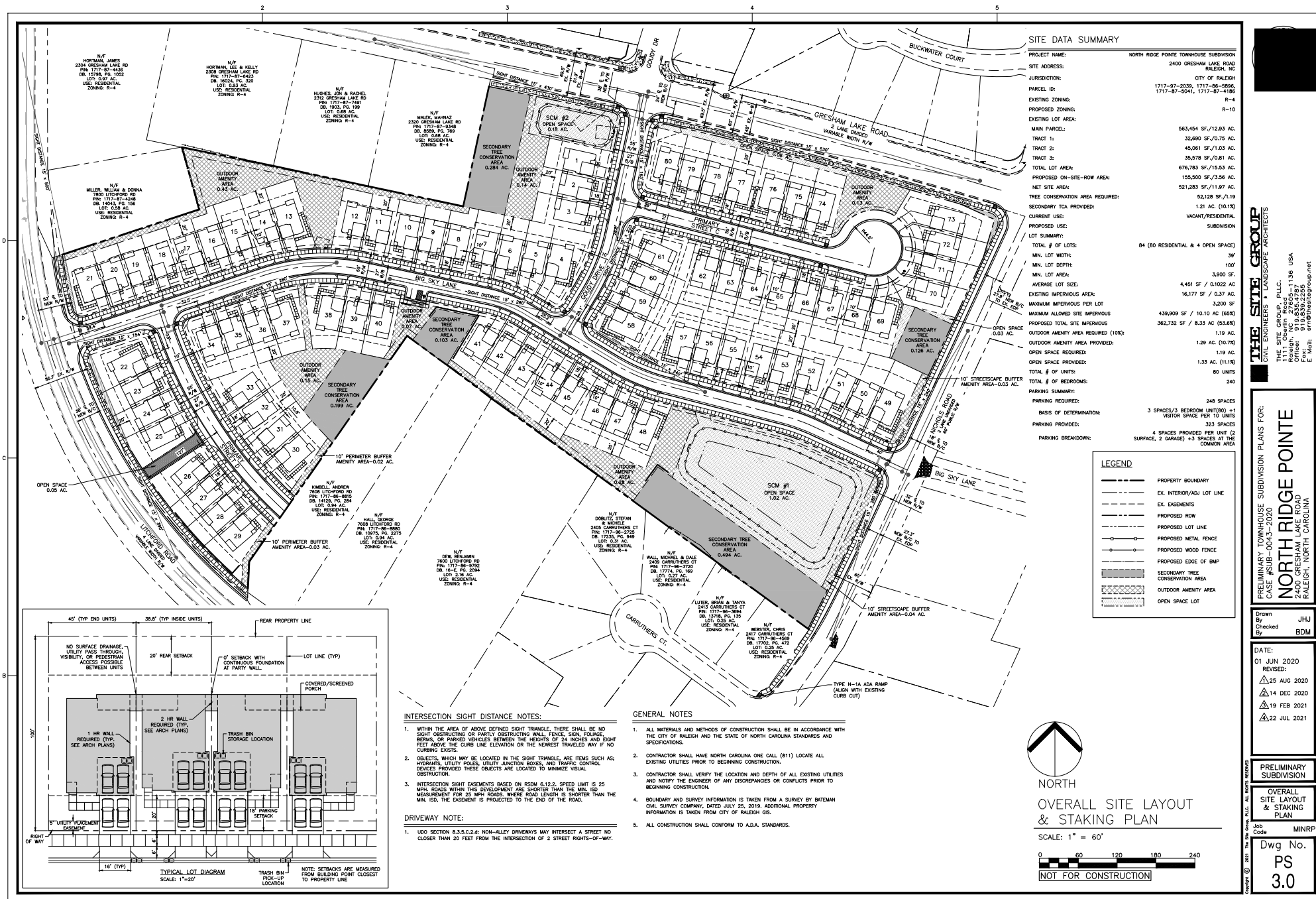
COVER SHEET

Job Code: MINRP

Dwg No. PS 1.0



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JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1717-07-2030, 1717-04-0806, 1717-07-2041, 1717-07-4180
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-10
EXISTING LOT AREA:	563,454 SF / 12.93 AC.
TRACT 1:	32,890 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. (10.15)
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 ALLOWED SITE IMPERVIOUS:	3,200 SF.
PROPOSED TOTAL SITE IMPERVIOUS:	439,909 SF / 10.10 AC. (65%)
OUTDOOR AMENITY AREA REQUIRED (10%):	362,732 SF / 8.33 AC. (53.6%)
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 PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, 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. RSD MEASUREMENT FOR 25 MPH ROADS, WHERE ROAD LENGTH IS SHORTER THAN THE MIN. RSD, THE EASEMENT IS PROJECTED TO THE END OF THE ROAD.
- #### DRIVEWAY NOTE:
- UDO SECTION 8.3.5.C.2.4: 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, 2018. 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

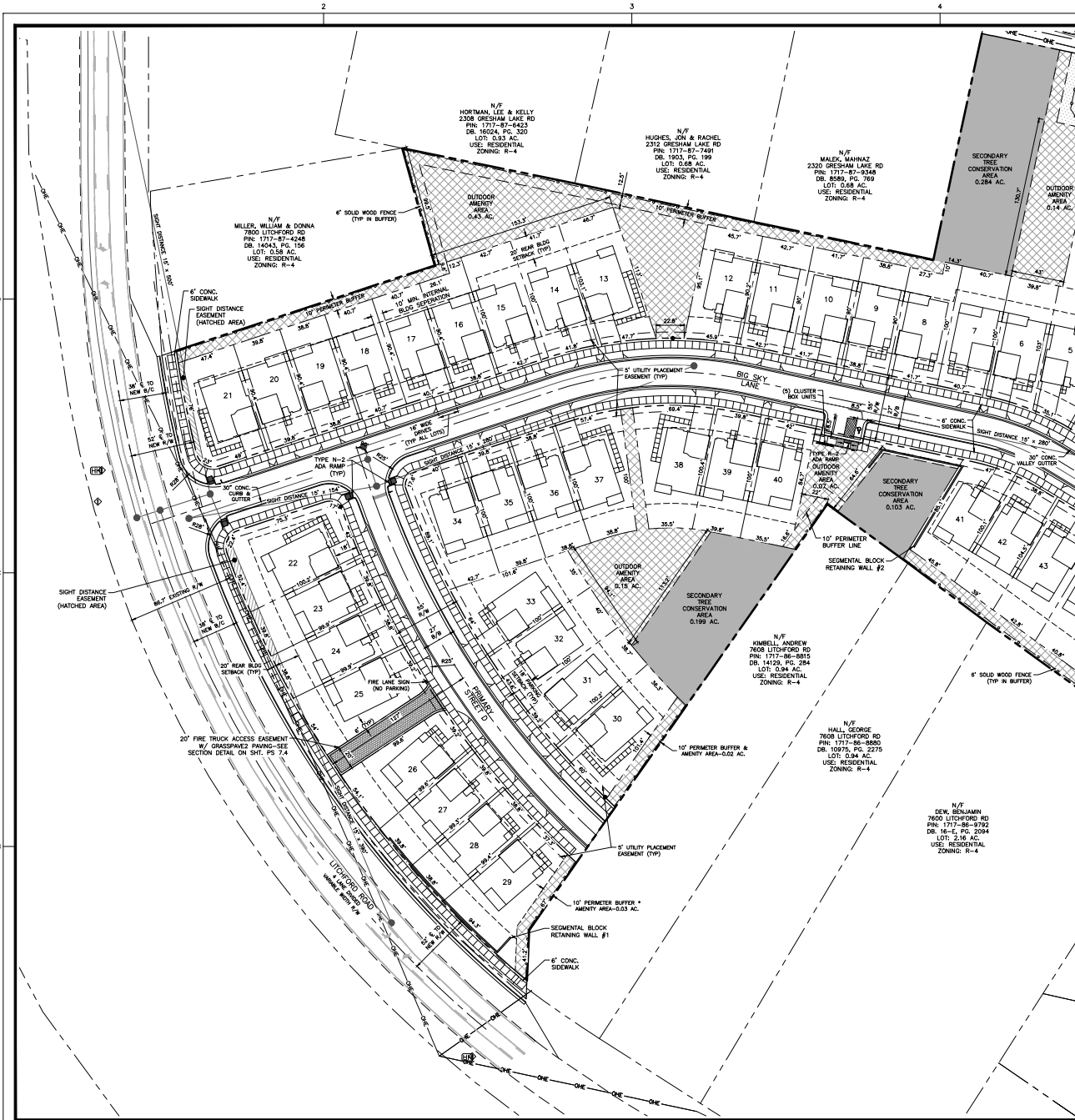
**THE SITE GROUP**  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS  
THE SITE GROUP, PLLC  
1111 Ocean Road  
Raleigh, NC 27605  
Office: 919.855.4787  
E-Mail: info@thesitegroup.net

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #2020-0045-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHJ  
Checked By: BOM  
DATE: 01 JUN 2020  
REVISED:  
15 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





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

#### SITE DATA SUMMARY

PROJECT NAME:	NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION
SITE ADDRESS:	2400 GRESHAM LAKE ROAD, RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1717-87-2030, 1717-84-5886, 1717-87-2041, 1717-87-4186
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-10
EXISTING LOT AREA:	563,454 SF/12.93 AC.
TRACT 1:	32,880 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:	84 (80 RESIDENTIAL & 4 OPEN SPACE)
TOTAL # OF LOTS:	84
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 ALLOWED SITE IMPERVIOUS:	320 SF
PROPOSED TOTAL SITE IMPERVIOUS:	439,909 SF / 10.10 AC (65.0%)
OUTDOOR AMENITY AREA REQUIRED (10%):	362,732 SF / 8.33 AC (53.8%)
OUTDOOR AMENITY AREA PROVIDED:	1.19 AC.
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:	248 SPACES
PARKING REQUIRED:	3 SPACES/3 BEDROOM UNIT(80) +1 VISITOR SPACE PER 10 UNITS
BASES OF DETERMINATION:	323 SPACES
PARKING PROVIDED:	4 SPACES PROVIDED PER UNIT (2 SURFACE, 2 GARAGE) +3 SPACES AT THE COMMON AREA
PARKING BREAKDOWN:	

#### GENERAL NOTES

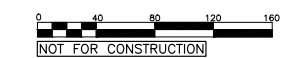
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- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS 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 WEST

SCALE: 1" = 40'



NOT FOR CONSTRUCTION

**THE SITE GROUP**  
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Office: 919.855.4287  
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PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #2020-0043-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHJ  
Checked By: BOM

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

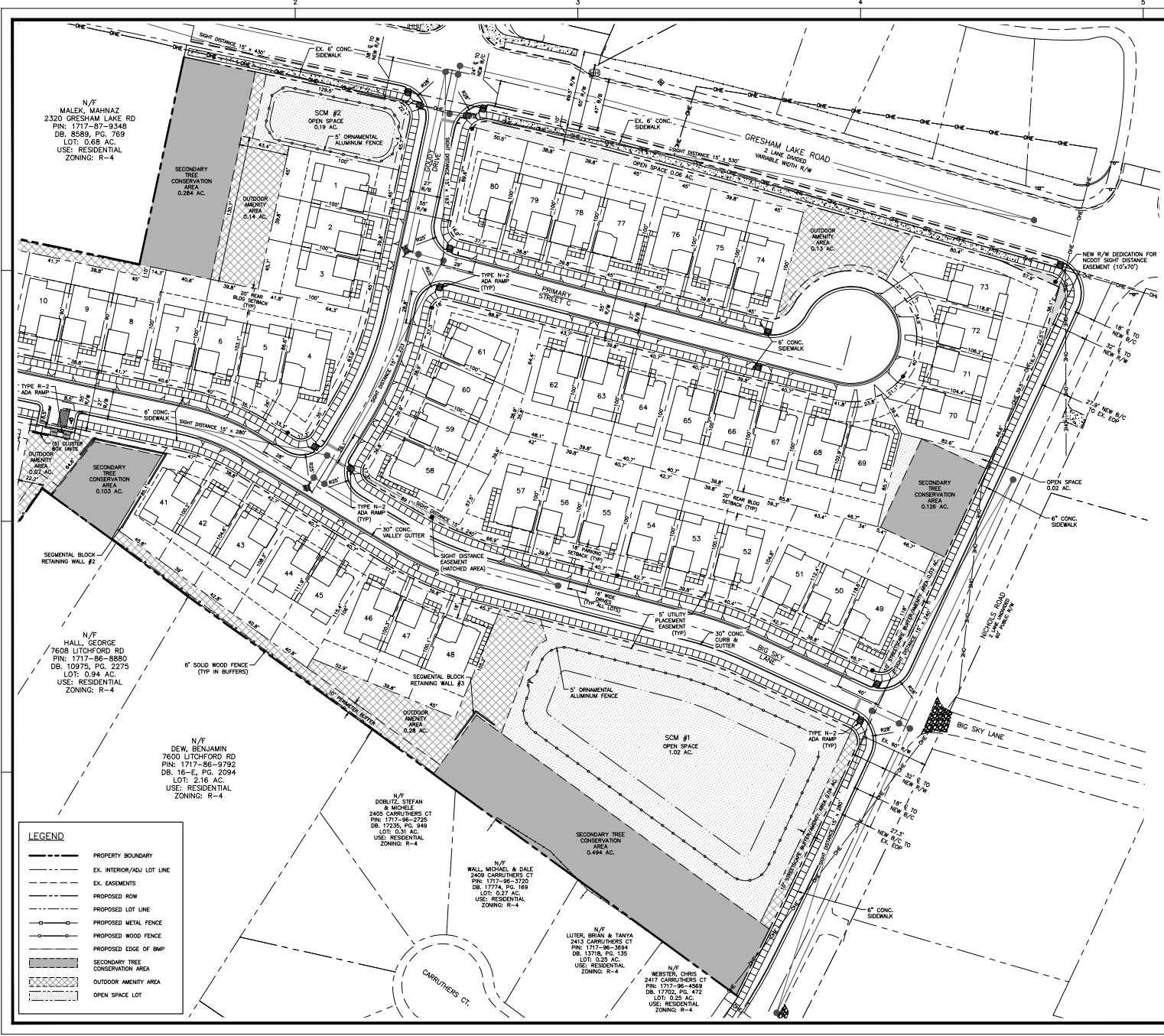
PRELIMINARY SUBDIVISION

SITE LAYOUT & STAKING PLAN WEST

Job Code: MINRP

Dwg No. PS 3.1

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**SITE DATA SUMMARY**

PROJECT NAME:	NORTH RIDGE POINTE TOWNHOUSE SUBDIVISION
SITE ADDRESS:	2400 GRESHAM LAKE ROAD, RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1717-07-2030, 1717-04-0886, 1717-07-2041, 1717-07-4186
EXISTING ZONING:	R-4
PROPOSED ZONING:	R-10
EXISTING LOT AREA:	
MAIN PARCEL:	563,454 SF/12.93 AC.
TRACT 1:	32,840 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. (10.15)
CURRENT USE:	VACANT/RESIDENTIAL
PROPOSED USE:	SUBDIVISION
LOT SUMMARY:	
TOTAL # OF LOTS:	84 (80 RESIDENTIAL & 4 OPEN SPACE)
MIN. LOT WIDTH:	33'
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 ALLOWED SITE IMPERVIOUS:	3,200 SF.
PROPOSED TOTAL SITE IMPERVIOUS:	439,909 SF / 10.10 AC. (65%)
OUTDOOR AMENITY AREA REQUIRED (10%):	1.19 AC.
OUTDOOR AMENITY AREA PROVIDED:	1.29 AC. (10.7%)
OPEN SPACE PROVIDED:	1.19 AC. (11.1%)
TOTAL # OF UNITS:	80 UNITS
TOTAL # OF BEDROOMS:	240
PARKING SUMMARY:	
PARKING REQUIRED:	248 SPACES
BASES 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

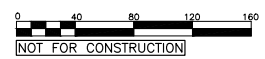
**GENERAL NOTES**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. 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.



**SITE LAYOUT & STAKING PLAN EAST**

SCALE: 1" = 40'



NOT FOR CONSTRUCTION

**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

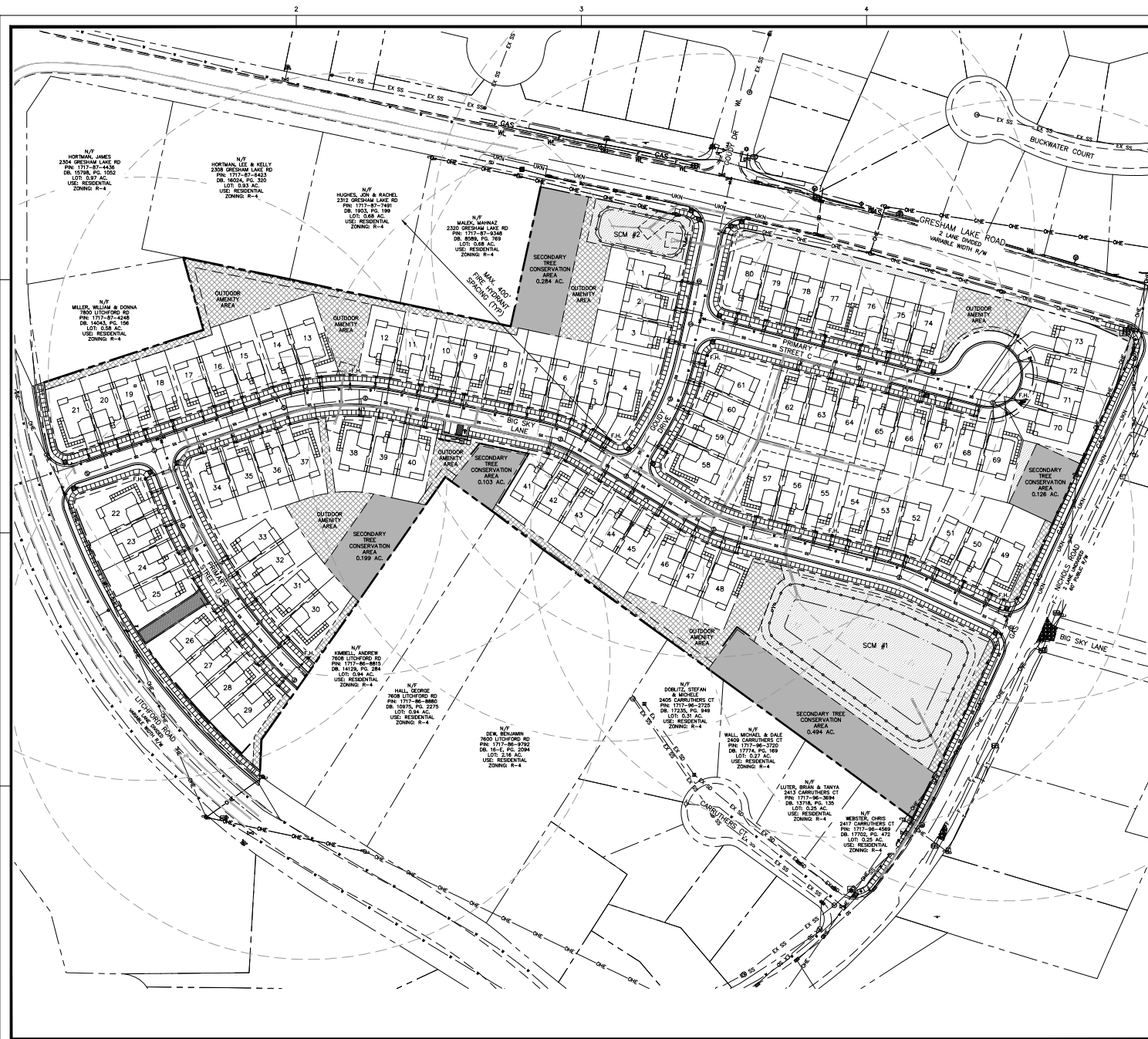
**THE SITE GROUP**  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS  
1111 Glenview Road  
Raleigh, NC 27605  
Office: 919.855.4287  
E-Mail: info@thesitegroup.net

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #SDB-2024-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHJ  
Checked By: BOM  
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

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#### STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - A) A DISTANCE OF 100 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, PERIODIC SANITARY SEWER PUMP 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.
  - B) 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 IN 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.
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - D) 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORRIDOR DETAILS W-41 & S-49).
3. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
4. 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.
5. 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. THIS INCLUDES:
  - 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL RISES MAINS.
  - IF IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROGRAM.
6. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'22" WATERLINE EASEMENT IMMEDIATELY ADJACENT.
7. ALL 4" & 6" SEWER SERVICES & 1.0' MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
8. PRESSURE REGULATING 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.
9. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
10. NCEM / RALEIGH ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
11. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE PROVIDED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 986-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
12. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-H 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 JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

#### UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATESMAN CIVIL SURVEY COMPANY, DATED JULY 25, 2019. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
8. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
9. ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OF EASEMENT.
10. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE.
11. WATER SERVICES SHALL BE TYPE "M" SOFT COPPER AND IN ACCORDANCE WITH CITY OF RALEIGH STANDARD WATER DETAILS W-23 & W-25. WATER METERS SHALL BE PLACED INSIDE PUBLIC RIGHT-OF-WAY AS SHOWN IN DETAIL W-25.



NORTH  
OVERALL  
UTILITY PLAN

SCALE: 1" = 60'



NOT FOR CONSTRUCTION

THE SITE GROUP  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC  
1111 Ocean Road  
Raleigh, NC 27605-1136 USA  
Office: 919.850.4281  
E-Mail: info@thesitegroup.net

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #2024-0045-2020

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

Drawn By: JHU

Checked By: BDM

DATE:

01 JUN 2020

REVISED:

△ 25 AUG 2020

△ 14 DEC 2020

△ 19 FEB 2021

△ 22 JUL 2021

PRELIMINARY

SUBDIVISION

OVERALL

UTILITY

PLAN

Job Code

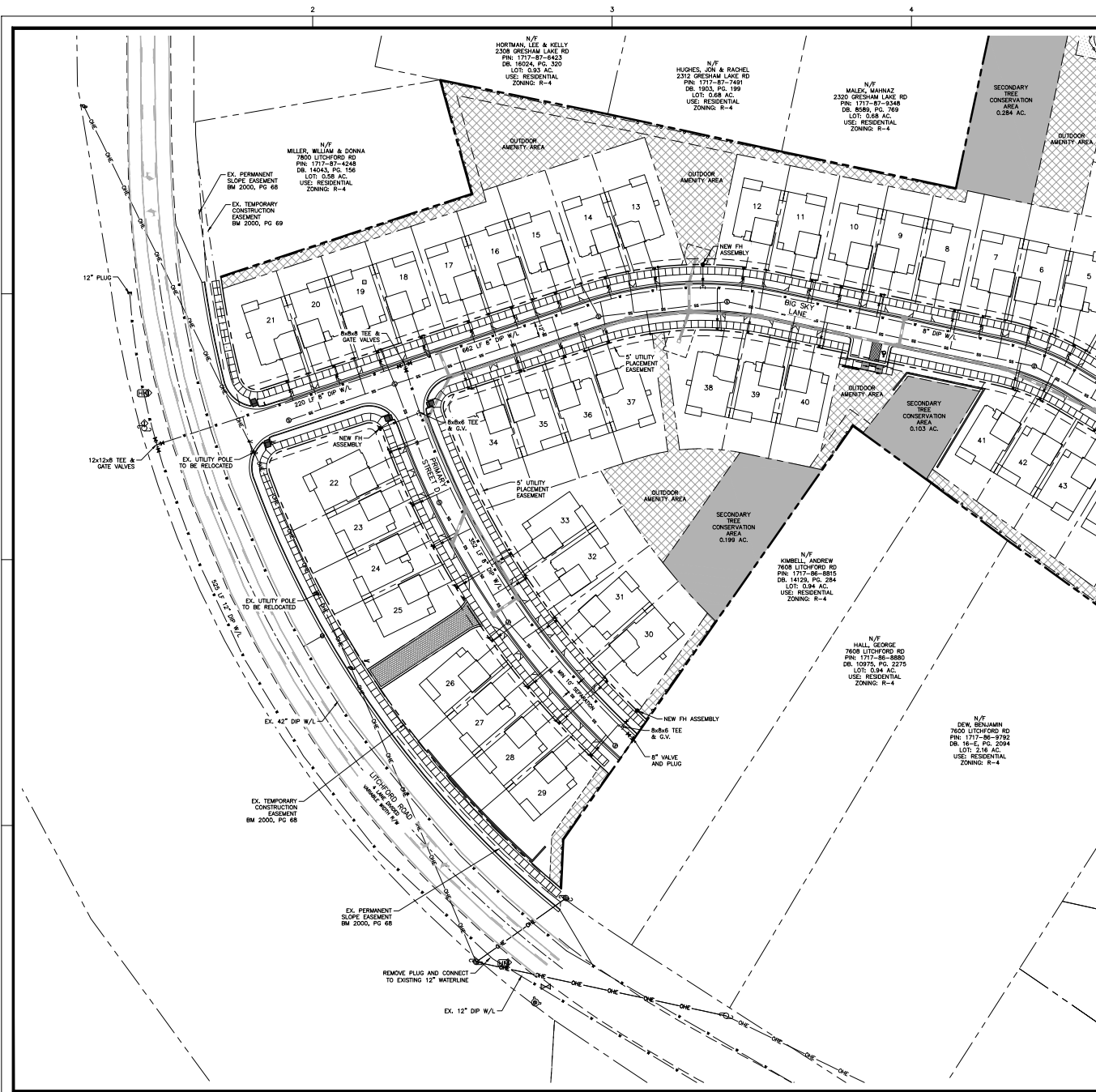
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Dwg No.

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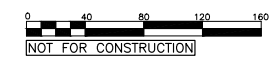


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1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
  2. UTILITY SEPARATION REQUIREMENTS:
    - A) A DISTANCE OF 10' SHALL BE 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, FERRISS 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.
    - B) 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 IN 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.
    - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
  3. 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.
  4. 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.
  5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  6. IF IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDE.
  7. INSTALL 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'2" WATERLINE EASEMENT IMMEDIATELY ADJACENT.
  8. INSTALL 4" PVC SEWER SERVICES & 1.0' MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
  9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM, USEC &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  11. NCEM / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 966-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
  13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-H 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 JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- UTILITY NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
  2. ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
  3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATISMAN CIVIL SURVEY COMPANY, DATED JULY 25, 2019. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
  6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
  7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
  8. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
  9. ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAIN) & REMOVED FROM ROW OF EASEMENT.
  10. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE.
  11. WATER SERVICES SHALL BE TYPE "M" SOFT COPPER AND IN ACCORDANCE WITH CITY OF RALEIGH STANDARD WATER DETAILS W-23 & W-25. WATER METERS SHALL BE PLACED INSIDE PUBLIC RIGHT-OF-WAY AS SHOWN IN DETAIL W-25.



NORTH  
UTILITY PLAN WEST

SCALE: 1" = 40'



NOT FOR CONSTRUCTION

**THE SITE GROUP**  
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E-Mail: info@thesitegroup.net

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #2019-0045-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHU  
Checked By: JHM  
By: BDM

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

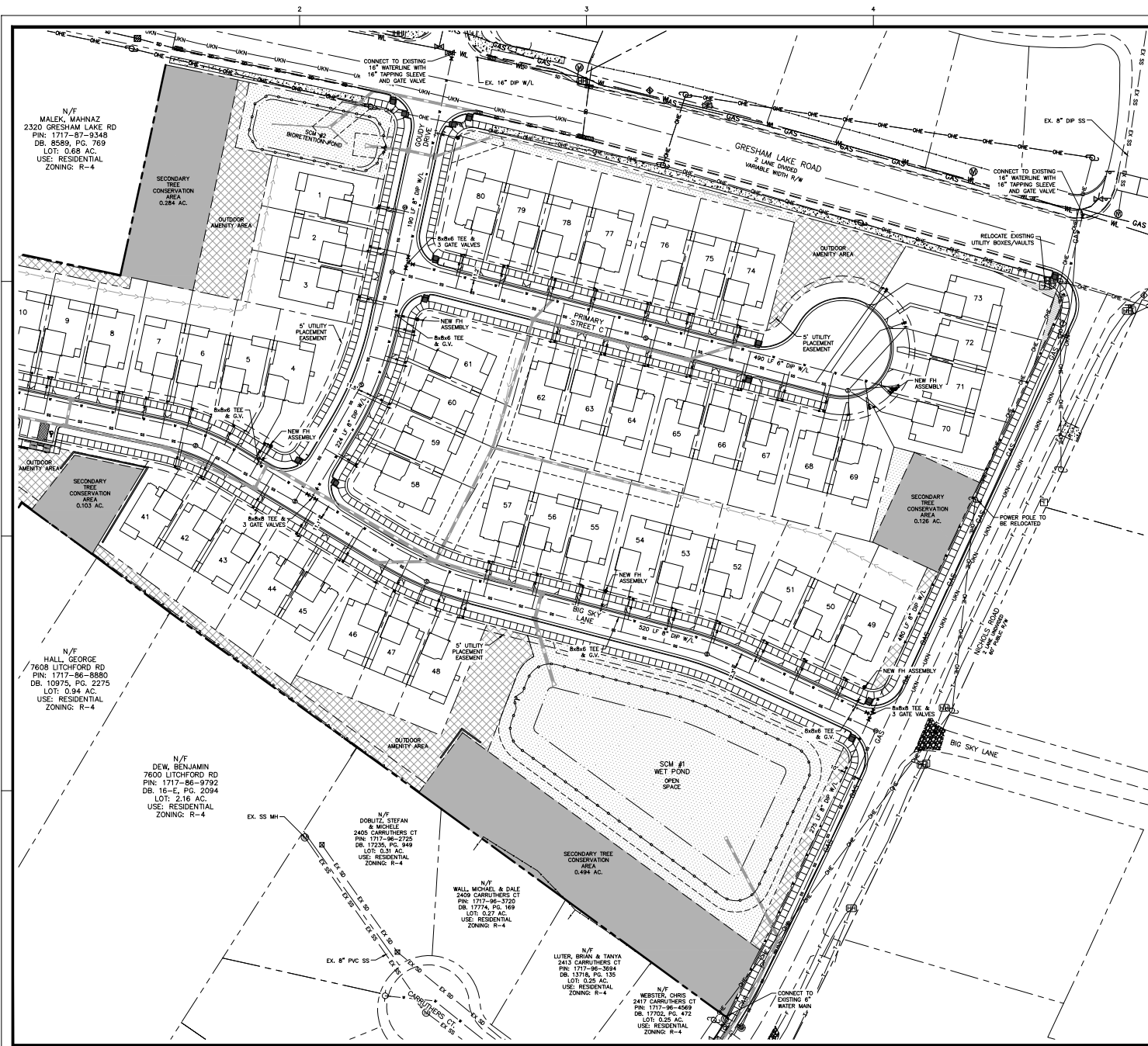
PRELIMINARY SUBDIVISION

UTILITY PLAN WEST

Job Code: MINRP

Dwg No.: PS 5.1

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STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRUGINOUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PUBLIC WELL OR 50' FROM A PUBLIC WELL.
  - B) 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.
  - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
3. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
4. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN APPROVED PLAN &/OR PERMITTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
5. 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. THIS INCLUDES:
  - 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 OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
6. INSTALL 4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'22" WATERLINE EASEMENT IMMEDIATELY ADJACENT.
7. INSTALL 4" PVC SEWER SERVICES & 1.0' OR MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
8. PRESSURE 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.
9. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOH, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
10. NCDOH / RALEIGH ENFORCEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
11. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 986-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
12. CROSS-CONNECTION PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-H 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 JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

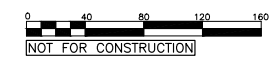
UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY BATESMAN CIVIL SURVEY COMPANY, DATED JULY 25, 2019. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
8. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
9. ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAN) & REMOVED FROM ROW OF EASEMENT.
10. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
11. WATER SERVICES SHALL BE TYPE "M" SOFT COPPER AND IN ACCORDANCE WITH CITY OF RALEIGH STANDARD WATER DETAILS W-23 & W-25. WATER METERS SHALL BE PLACED INSIDE PUBLIC RIGHT-OF-WAY AS SHOWN IN DETAIL W-25.



NORTH  
UTILITY PLAN EAST

SCALE: 1" = 40'



NOT FOR CONSTRUCTION

N/F  
MALEK, MAHNAZ  
2320 GRESHAM LAKE RD  
PIN: 1717-87-0346  
DB: 8589, PG. 769  
LOT: 0.68 AC.  
USE: RESIDENTIAL  
ZONING: R-4

N/F  
HALL, GEORGE  
7608 LITCHFORD RD  
PIN: 1717-86-8880  
DB: 10975, PG. 2275  
LOT: 0.84 AC.  
USE: RESIDENTIAL  
ZONING: R-4

N/F  
DEW, BENJAMIN  
7600 LITCHFORD RD  
PIN: 1717-86-9792  
DB: 16-6, PG. 2094  
LOT: 2.16 AC.  
USE: RESIDENTIAL  
ZONING: R-4

N/F  
DOBUTZ, STEFAN  
2400 CARRUTHERS CT  
PIN: 1717-96-2725  
DB: 17225, PG. 499  
LOT: 0.31 AC.  
USE: RESIDENTIAL  
ZONING: R-4

N/F  
WALL, MICHAEL & DALE  
2409 CARRUTHERS CT  
PIN: 1717-96-3720  
DB: 17774, PG. 169  
LOT: 0.57 AC.  
USE: RESIDENTIAL  
ZONING: R-4

N/F  
LUTER, BRIAN & TANYA  
2413 CARRUTHERS CT  
PIN: 1717-96-3604  
DB: 13716, PG. 135  
LOT: 0.25 AC.  
USE: RESIDENTIAL  
ZONING: R-4

N/F  
WEBSTER, CHRIS  
2417 CARRUTHERS CT  
PIN: 1717-96-4069  
DB: 17202, PG. 472  
LOT: 0.25 AC.  
USE: RESIDENTIAL  
ZONING: R-4

THE SITE GROUP  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS  
THE SITE GROUP, PLLC  
1111 Glenview Road  
Raleigh, NC 27605-1136 USA  
Office: 919.435.4787  
E-Mail: info@thesitegroup.net

PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #SB-0045-2020  
NORTH RIDGE POINTE  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHU  
Checked By: BDM

DATE: 01 JUN 2020  
REVISED:  
25 AUG 2020  
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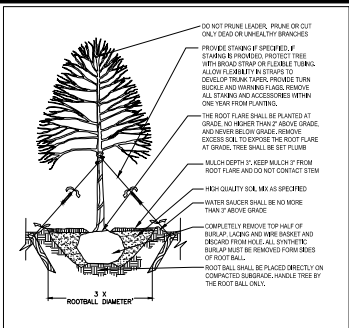
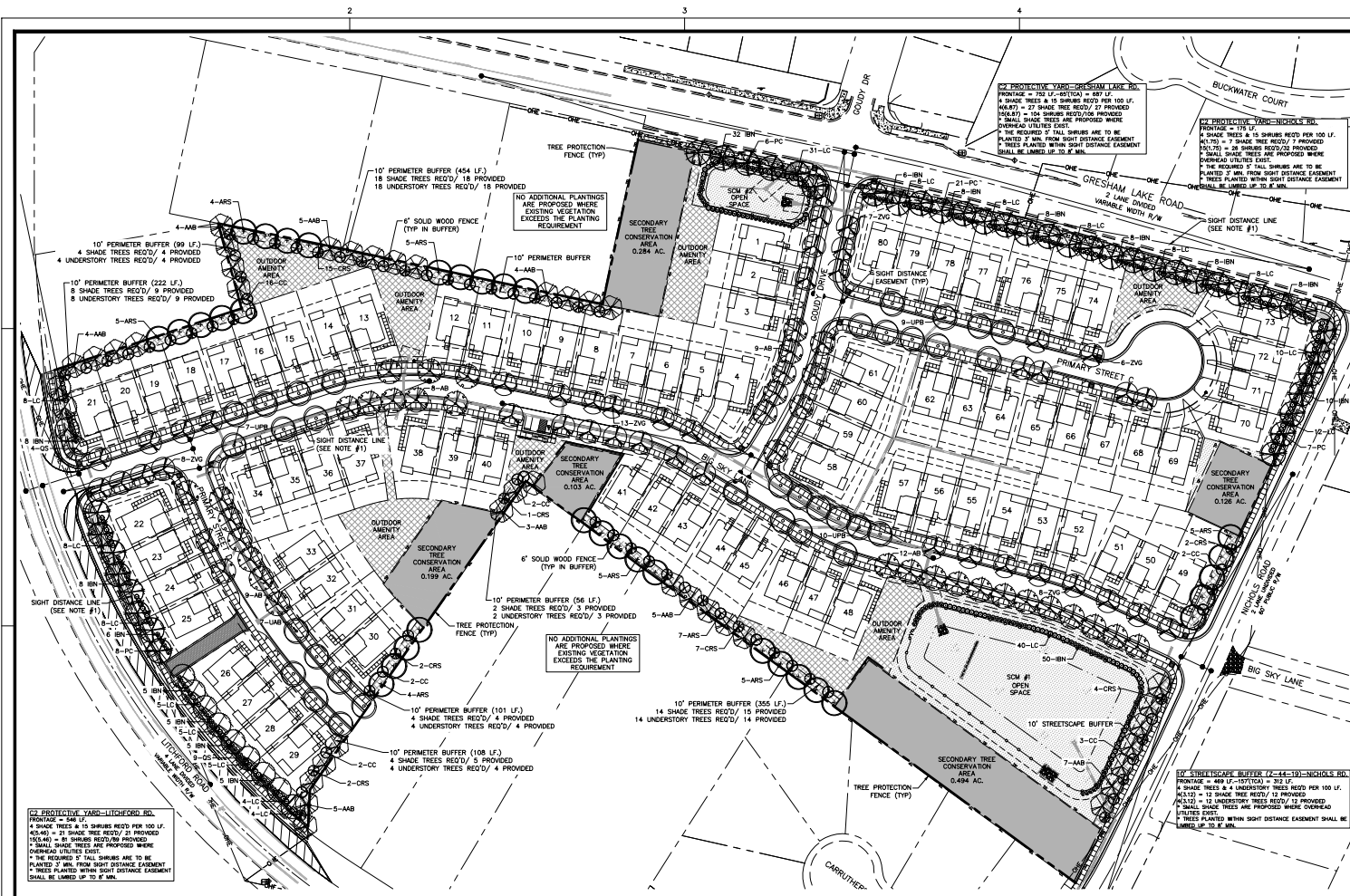
PRELIMINARY  
SUBDIVISION

UTILITY  
PLAN  
EAST

Job Code: MINRP

Dwg No.  
PS  
5.2





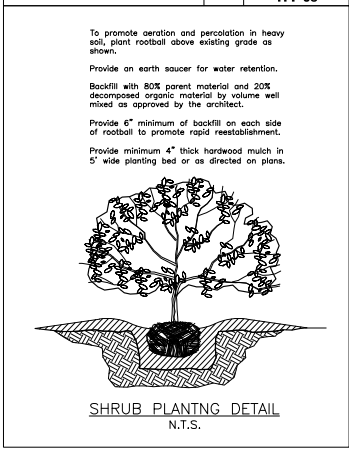
**NOTES:**

1. CONTRACTOR RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING MATERIALS, POSITIVE DRAINAGE AWAY FROM SITE.
2. ADHERE TO STANDARDS IN THE CITY TREE SPECIFICATIONS.
3. STREET TREES MUST BE 7' CALIPER AT PLANTING WITH A MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING BRASS OCTAGON-PIPE, A TREE IMPACT PRINT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

**CITY OF RALEIGH**  
FARMING ROAD, NORTH CAROLINA 27601  
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Raleigh, NC 27601  
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**TPP-03**



**OVERALL PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
<b>CANOPY TREES</b>							
AMB	37	ACER * FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	10'	3" CAL.	B&B	MATCHING
ARS	33	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY MAPLE	10'	3" CAL.	B&B	MATCHING
AB	48	ACER BUERGERIANUM	TRIDENT MAPLE	10'	3" CAL.	B&B	MATCHING
UPB	31	ULMUS PARVIFOLIA 'BOSSQUE'	BOSSQUE CHINESE ELM	10'	3" CAL.	B&B	MATCHING
QS	13	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	B&B	MATCHING
ZVC	42	ZELKOVIA SEROTINA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	10'	3" CAL.	B&B	MATCHING
<b>UNDERSTORY TREES</b>							
CC	34	CERCIS CANADENSIS	EASTERN REDBUD	8' MIN.	2" CAL.	B&B	MATCHING
CRS	33	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	8' MIN.	2" CAL.	B&B	MATCHING
PC	42	PISTACHIA CHINENSIS	CHINESE PISTACHE	8' MIN.	2" CAL.	B&B	MATCHING
<b>SHRUBS</b>							
BN	180	ILEX CORNUTA 'BURFORD NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	5 GAL.	CONT.	MATCHING
LC	180	LOROPETALUM CHINENSIS 'EVER RED'	EVER RED LOROPETALUM	24" HT. MIN.	5 GAL.	CONT.	MATCHING

**PLANTING NOTES:**

1. LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE L.A.S.A. FOR NURSERY STOCK. STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

2. SYMBOLD: B&B = Balled & Burlapped; B.S. = Bare Root Stock; CONT. = Container; G.G. = Grown in Ground; (G) = to remain.

3. MULCH: MULCH ALL BED AREAS WITH HARDWOOD MULCH TO A DEPTH OF 3".

**NOTE:**

1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.

2. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 30" WITHIN THREE YEARS OF INSTALLATION.

**STREET TREE REQUIREMENT NOTE:**

1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.

2. STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID PROBLEMS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.

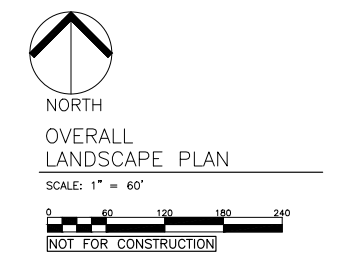
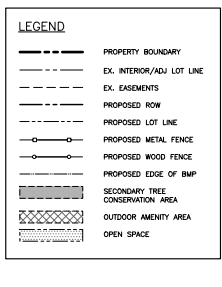
3. STRUCTURAL SOIL WILL BE REQUIRED FOR STREET TREES, PER COR STANDARDS. SEE DETAIL TPP-02 & STRUCTURAL SOIL PLANTING DETAIL ON SHEET PS 7.4.

**LANDSCAPE NOTES:**

1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.

2. STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID PROBLEMS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.

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**PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:**  
CASE #1819-0043-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

Drawn By: JHU  
Checked By: JHM  
BOM

DATE: 01 JUN 2020  
REVISED:  
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22 JUL 2021

**PRELIMINARY SUBDIVISION**

**OVERALL SITE LAYOUT & STAKING PLAN**

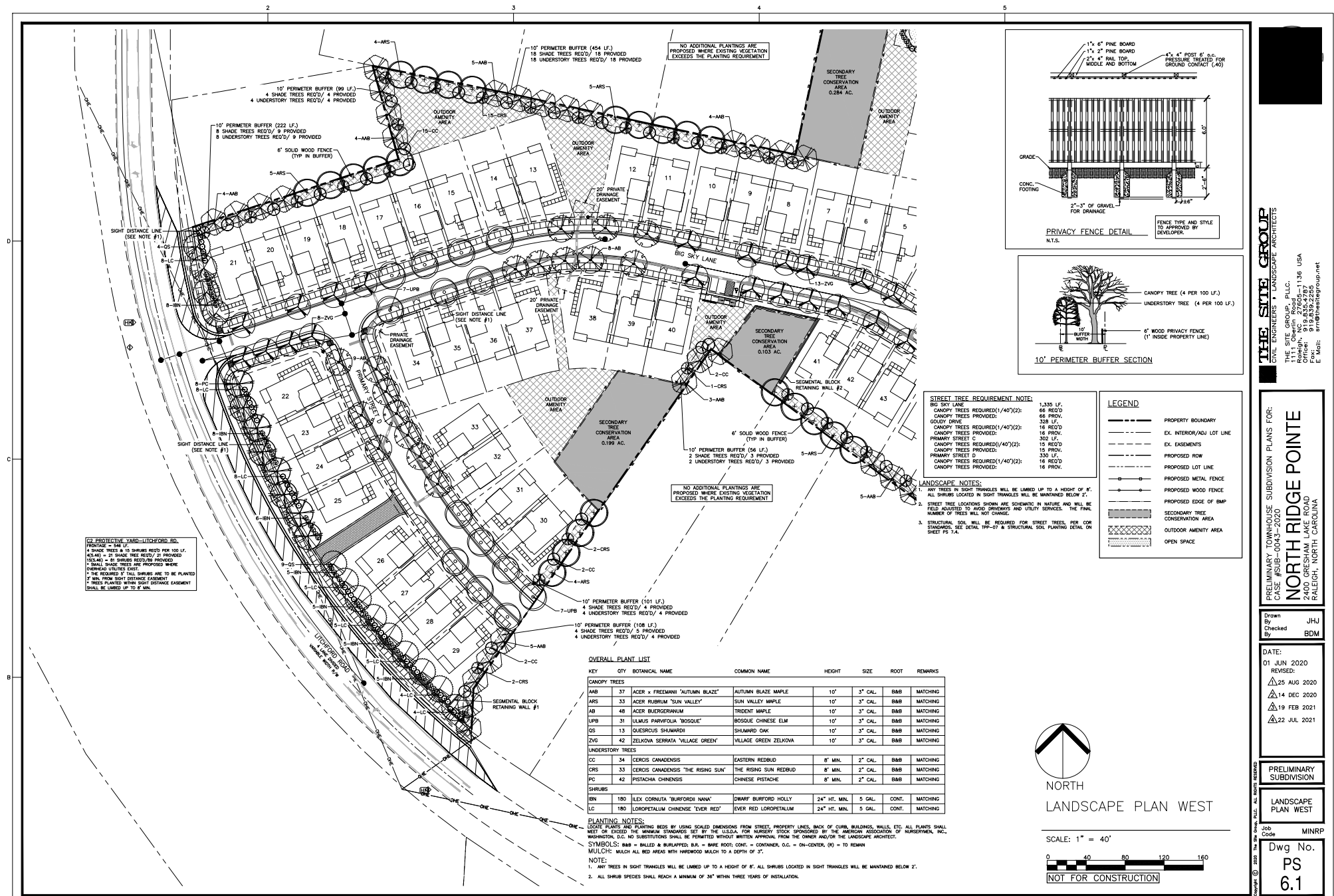
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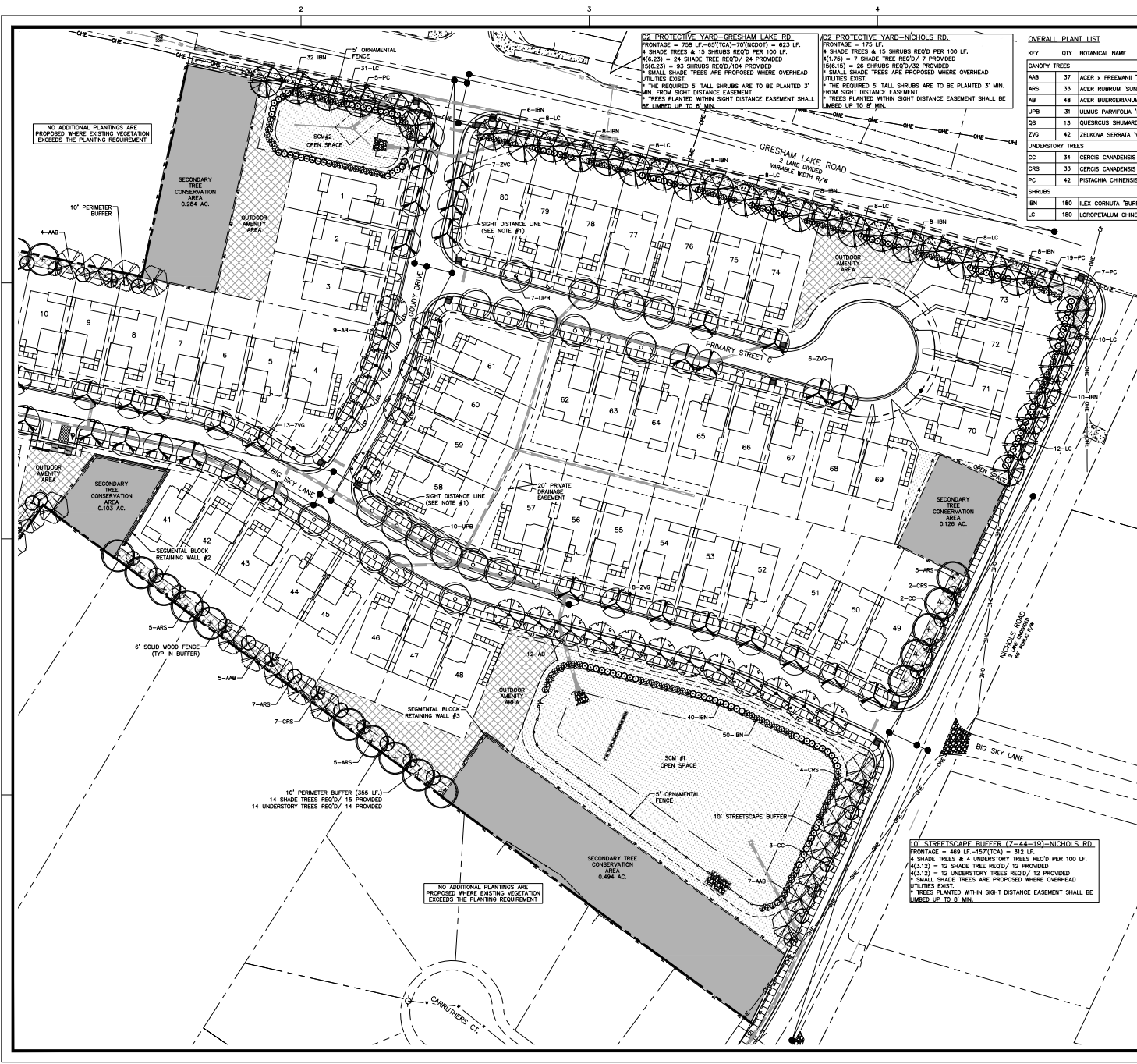
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OVERALL PLANT LIST

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PC	42	PISTACHIA CHINENSIS	CHINESE PISTACHE	8' MIN.	2" CAL.	B&B	MATCHING
SHRUBS							
BN	180	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	5 GAL.	CONT.	MATCHING
LC	180	LOROPETALUM CHINENSE 'EVER RED'	EVER RED LOROPETALUM	24" HT. MIN.	5 GAL.	CONT.	MATCHING

PLANTING NOTES:  
1. LOCATE PLANTS AND PLANTING DEPTH BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK. PLANTS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.  
2. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.  
3. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

STREET TREE REQUIREMENT NOTE:  
BIG SKY LANE: 1,338 LF.  
CANOPY TREES REQUIRED(1/40')(2): 68 REDD  
CANOPY TREES PROVIDED: 68 PROV.  
GOLDY DRIVE: 928 LF.  
CANOPY TREES REQUIRED(1/40')(2): 16 REDD  
CANOPY TREES PROVIDED: 16 PROV.  
PRIMARY STREET C: 302 LF.  
CANOPY TREES REQUIRED(1/40')(2): 15 REDD  
CANOPY TREES PROVIDED: 15 PROV.  
PRIMARY STREET D: 330 LF.  
CANOPY TREES REQUIRED(1/40')(2): 16 REDD  
CANOPY TREES PROVIDED: 16 PROV.

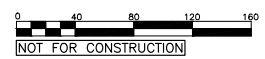
LANDSCAPE NOTES:  
1. ANY TREES IN SIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.  
2. STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO ROAD DIMENSIONS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.  
3. STRUCTURAL SOIL WILL BE REQUIRED FOR STREET TREES, PER CON STANDARDS. SEE DETAIL TP-22 & STRUCTURAL SOIL PLANTING DETAIL ON SHEET PS 7-4.

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



NORTH  
LANDSCAPE PLAN EAST

SCALE: 1" = 40'



NOT FOR CONSTRUCTION

**THE SITE GROUP**  
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PRELIMINARY TOWNHOUSE SUBDIVISION PLANS FOR:  
CASE #2019-0045-2020  
**NORTH RIDGE POINTE**  
2400 GRESHAM LAKE ROAD  
RALEIGH, NORTH CAROLINA

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

PRELIMINARY SUBDIVISION  
LANDSCAPE PLAN EAST  
Job Code: MINRP  
Dwg No.: PS  
6.2