



Administrative Approval Action

Case File / Name: SUB-0064-2023
DSLCL - Montage East Townes

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

7. 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).
8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit or demolition permit, whichever comes first.
9. A tree impact permit must be obtained for the removal of 12 existing street trees in the proposed right-of-way along Sunnybrook Rd.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Waterline Deed of Easement Required |

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Sewer Easement Required Legal Documents |
|-------------------------------------|---|

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

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

General

1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
2. Label lot 22 as a Common Area Lot to be owned and maintained by the Homeowners' Association
3. Label each proposed street as "Private street to be owned and maintained by the Homeowners' Association".

Engineering

4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A fee-in-lieu for streetscape infrastructure along Sunnybrook Rd is paid to the City of Raleigh (UDO 8.1.10).



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Public Utilities

6. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
8. 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).
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
10. 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).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.31 acres of tree conservation area.
13. A public infrastructure surety for 14 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A water and/or sanitary sewer deed of easement, in addition to a plat must be recorded at the Wake County Register of Deeds office for all water and sanitary sewer easement dedications.

Stormwater



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2. 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).
3. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit. (UDO 9.3).
4. 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).
5. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 14 street trees along Sunnybrook Rd.

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 impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: October 9, 2028
Record at least ½ of the land area approved.

5-Year Sunset Date: October 9, 2030
Record entire subdivision.



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City of Raleigh
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Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.10.09 09:40:12-04'00' **Date:** 10/09/2025

Development Services Dir/Designee

Staff Coordinator: Jeff Caines

PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

OWNER
SOUTHERN PURCHASING GROUP, LLC
PO BOX 37086
RALEIGH, NC 27627

SHEET INDEX

| SHEET INDEX | | |
|---------------------------|---|----------------------------|
| SHEET NO. | SHEET NAME | MOST CURRENT REVISION DATE |
| C1.0 | EXISTING CONDITIONS AND DEMOLITION PLAN | 06/16/2025 |
| C2.0 | SUBDIVISION PLAN | 08/26/2025 |
| C2.1 | AMENITY AREA PLAN | 08/26/2025 |
| C2.2 | TREE CONSERVATION PLAN | 08/26/2025 |
| C2.3 | FIRE ACCESS COVERAGE PLAN | 08/26/2025 |
| C2.4 | IMPERVIOUS AREA PLAN | 06/16/2025 |
| C2.5 | PRELIMINARY SURVEYING PLAT | 06/16/2025 |
| C3.0 | GRADING PLAN | 08/26/2025 |
| C4.0 | UTILITY PLAN | 06/16/2025 |
| C5.0 | LANDSCAPE PLAN | 06/16/2025 |
| D6.0 | BOOK 0066-2024 APPROVAL | 06/16/2025 |
| D1.0 | SCM DETAILS | 06/16/2025 |
| PREPARED BY OTHERS | | |
| 1 of 1 | CULTEC RECHARGER 360HD DETAIL SHEET | 06/26/2025 |
| 1 of 1 | SEWERLINE STUDY SURVEY | 08/14/2022 |

BOA-0066-2024 CASE DESCRIPTION

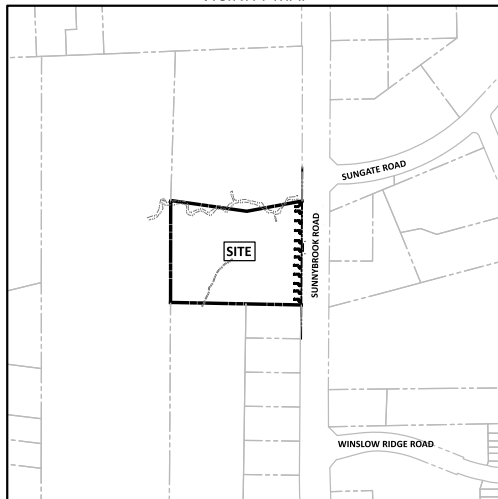
WHEREAS SOUTHERN PURCHASING GROUP, LLC, PROPERTY OWNER,
REQUESTS A VARIANCE FOR CONFORMANCE WITH THE REQUIREMENTS
OF ORDINANCE 8.3.A TO ALLOW ALL LOTS TO BE ON PUBLIC STREETS; II) A
118 FOOT VARIANCE TO THE 300-FOOT MAXIMUM DISTANCE FROM A
TOWNHOUSE UNIT (WHICH FRONTS ON A PARKING LOT, DRIVE AISLE OR
PRIVATE STREET) ENTRANCE TO A DEDICATED PUBLIC STREET, IN THE
EXCEPTION SET FORTH IN UDO SECTION 8.3.B.3.A TO THE
REQUIREMENT OF 8.3.A; AND III) A 132' VARIANCE TO THE
MAXIMUM LENGTH OF A DEADEND STREET SET FORTH IN UDO SECTION
8.3.2.A.2.B. TO PERMIT A DEAD-END PRIVATE STREET OF
43.1 FEET IN R-10 ZONING TO ACCESS A PROPOSED 21-UNIT TOWNHOUSE
DEVELOPMENT ON A 3.06 ACRE PROPERTY ZONED R-6 LOCATED AT 322
SUNNYBROOK ROAD.

(PROJECT RECEIVED A 1-YEAR EXTENSION APPROVED ON FEBRUARY 10, 2025)

FREQUENT TRANSIT AREA NOTE

THIS PROJECT WILL NOT USE THE FREQUENT TRANSIT DEVELOPMENT OPTION (FTDO) AS DESCRIBED IN UDO 2.7 FOR DEVELOPMENT OF THE PROJECT.

VICINITY MAP



Preliminary Subdivision Application

Site Review
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 90.2.5) appropriate review type and include the plan checklist document. Please email all documents and your subdivision plans to SiteReview@raleighnc.gov.

| DEVELOPMENT OPTIONS (UO Chapter 2) | |
|------------------------------------|-----|
| 1 | 2 |
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| 97 | 98 |
| 99 | 100 |

☒ Conventional Subdivision
 ☐ Compact Development
 ☐ Conservation Development
☐ Cottage Court
 ☐ Flag lot
 ☐ Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

W(x) SCOPE-0189-2021
 Copyright: Montana East Young

| | |
|--|---------------------|
| Development name (subject to approval) | Montage East Townes |
| Property Address(es) | 322 Sunnybrook Road |
| Recorded Deed PIN(s) | 8755575655 |

| | | | | | |
|---|---|---|---|---|------------------------------------|
| Building type(s): | | <input type="checkbox"/> Detached House | <input type="checkbox"/> Attached House | <input checked="" type="checkbox"/> Townhouse | <input type="checkbox"/> Apartment |
| <input type="checkbox"/> General Building | <input type="checkbox"/> Mixed Use Building | <input type="checkbox"/> Civic Building | <input type="checkbox"/> Open Lot | <input type="checkbox"/> Tiny House | |

PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

| | |
|--|--------------|
| Current Property Owner(s) Names: Nathan Becker | |
| Company: Southern Purchasing Group, LLC | Title: owner |
| Address: PO Box 37066 Raleigh, NC 27627 | |

Phone #: 919-889-0099/919-807-4403 | Email: nathan@bigrealityco.com & phil@pswheeler.net
Applicant Name (if different from owner. See "who can apply" in instructions):
Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder

Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Assessment number _____

Company: The Nau Company, PLLC Address: PO Box 810 Raleigh, NC 27671

Phone #: 919-616-4716 Email: jeakins@thenauco.com

NOTE: please attach purchase agreement or contract, lease or agreement when submitting this form.

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name: Nathan Becker

Company: Southern Purchasing Group, LLC Title: Owner

Address: PO Box 37086 Raleigh, NC 27627
Phone #: 919-889-0055/919-807-4403 Email: nathan@bigrealtyco.com & phil@pawheeler.net

Page 1 of 2

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

| | | | |
|---|----------------------------|---|--------------------------------|
| Gross site acreage: 3.05 ac | | | |
| Zoning districts (if more than one, provide acreage of each): | | | |
| R-6 | | | |
| Overlay district(s): none | Inside City Limits? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Historic District/Landmark: NA |
| Conditional Use District (CUD) | Board of Adjustment Case # | Design Alternate Case # | |

STORMWATER INFORMATION

| | | | |
|--|--|--|--|
| Impervious Area on Parcel(s) Existing (sf) <u>0</u> Proposed total (sf) <u>25,674</u> | | Impervious Area for Compliance (includes right-of-way) Existing (sf) <u>0</u> Proposed total (sf) <u>42,724</u> | |
| NUMBER OF LOTS AND DENSITY | | | |

| | |
|-----------------------------|---|
| # of Attached House Lots: 0 | # of Townhouse Lots: 21 |
| Open Lots: 1 | # of Other Lots (Apartment, General, Mixed Use, Other): |

| | | |
|--|-----------------------------|-------------------|
| Total # of Units: 22 | Total # Overlying Units: 21 | Mixed Use: Circle |
| # of bedroom units (if known): 1br | 2br | 3br 21 |
| Proposed density for each zoning district (UDO 1.5.2.P): 132694SF/21 units = 6,318 SF/unit | | |

SIGNATURE BLOCK

for development approval for such development as is authorized by the

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-433(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-433(f).

The undersigned indicates that the property owner(s) is aware of the application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 140-750.2), if the permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the CDR for a period of six consecutive months or more, then the application review is discontinued and a new application is required to be processed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

| | |
|------------------------------------|------------------|
| Signature: <i>Nathan Becker</i> | Date: 11/29/2019 |
| Printed Name: <i>Nathan Becker</i> | |
| Signature: | Date: |
| Printed Name: | |

Page 2 of 2 REVISION 03

rate of growth

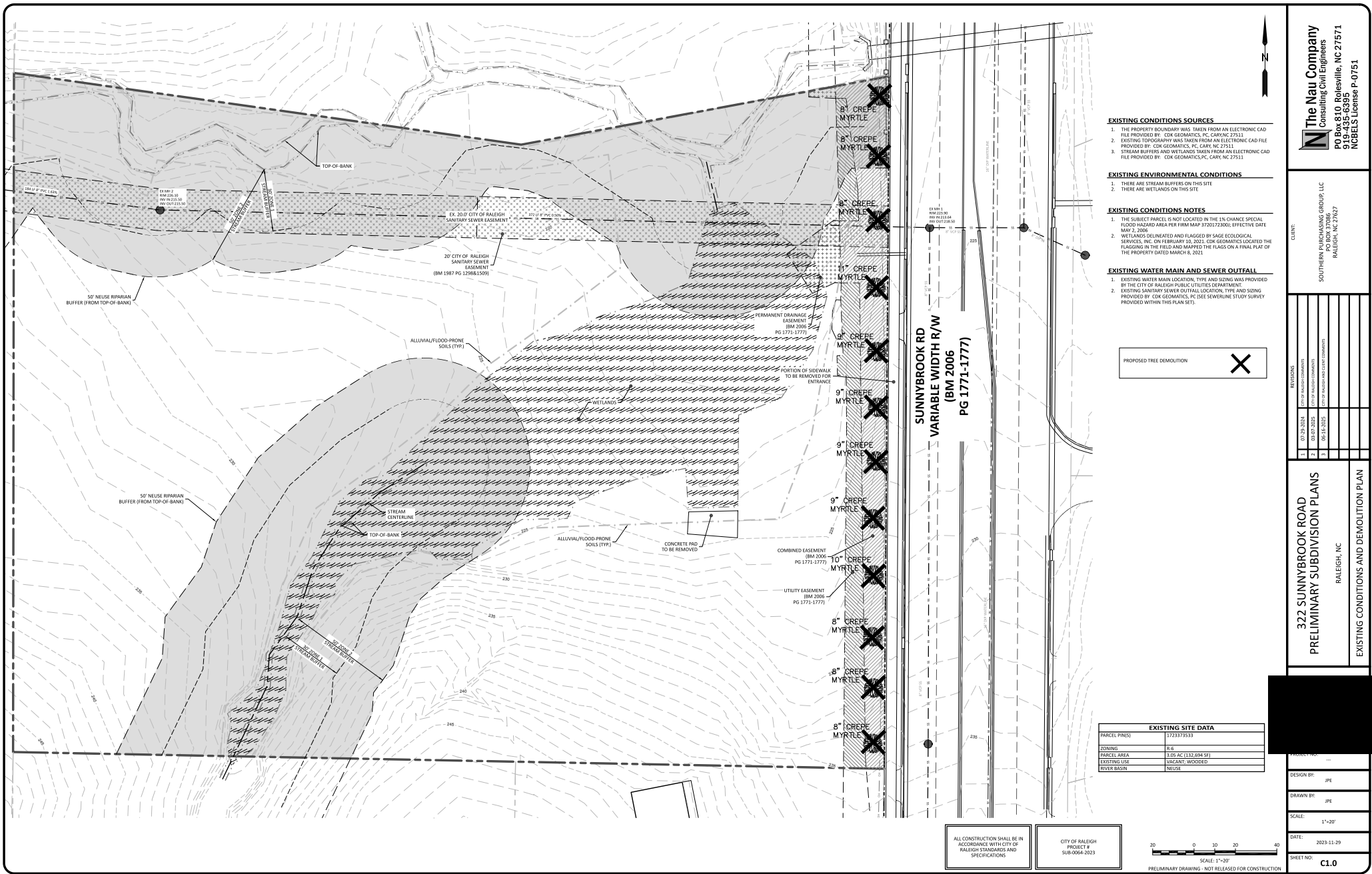
REVISIONS

| REVISONS | | | |
|----------|-------------------------------------|---|---------------|
| REV NO. | DESCRIPTION | DETAILS | REVISION DATE |
| 1 | CITY OF RALEIGH COMMENTS | TCA AREA QUANTIFICATION AND LABELING, EASEMENT LABELING/REVISIONS, UTILITY LABELING/REVISIONS, LANDSCAPING REVISIONS, STREET LABELING AND DIMENSIONING. | 07/29/2024 |
| 2 | CITY OF RALEIGH COMMENTS | TCA AREA QUANTIFICATION AND LABELING, EASEMENT LABELING/REVISIONS, UTILITY LABELING/REVISIONS, LANDSCAPING REVISIONS, STREET LABELING AND DIMENSIONING. | 03/07/2025 |
| 3 | CITY OF RALEIGH AND CLIENT COMMENTS | REVISED LIMIT LOT/LOT PER CLIENT AND COR TCA COMMENTS, TCA AREA REQUANTIFICATION AND RELABELING, UPDATED GRADING AND STORMWATER DESIGN, UPDATED RIGHT-OF-WAY DEDICATION AND DRIVEWAY ACCESS CONNECTION. | 06/16/2025 |
| 4 | CITY OF RALEIGH COMMENTS | REVISED GRADING, TREE PROTECTION FENCING AND RETAINING WALLS TO AVOID TCA ENCRoACHMENT. | 08/26/2025 |

Digitally signed by
jeff.caines@raleighnc.gov
DN:
E=jeff.caines@raleighnc.gov
CN=jeff.caines@raleighnc.gov
Reason: I am approving this
document
Date: 2025.09.30
10:29:46-0400

The Nau Company
Consulting Civil Engineers
PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The Nau Company
Consulting Civil Engineers
PO Box 910, Raleigh, NC 27671
919-435-6395
NCBELS License P-0751

SOUTHERN PURCHASING GROUP, LLC
RALEIGH, NC 27627

| REVISIONS | | DATE | BY | APP |
|-----------|------------|---------------------------|----|-----|
| 1 | 07/29/2024 | CITY OF RALEIGH/STANDARDS | | |
| 2 | 08/07/2024 | CITY OF RALEIGH/STANDARDS | | |
| 3 | 08/16/2024 | CITY OF RALEIGH/STANDARDS | | |

322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS
RALEIGH, NC
EXISTING CONDITIONS AND DEMOLITION PLAN

| | |
|-------------|------------|
| PROJECT NO. | --- |
| DESIGN BY: | JPE |
| DRAWN BY: | JPE |
| SCALE: | 1"=20' |
| DATE: | 2023-11-29 |
| SHEET NO. | C1.0 |

- EXISTING CONDITIONS SOURCES**
1. THE PROPERTY BOUNDARY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC, CARY, NC 27511.
 2. EXISTING TOPOGRAPHY WAS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC, CARY, NC 27511.
 3. STREAM BUFFERS AND WETLANDS TAKEN FROM AN ELECTRONIC CAD FILE PROVIDED BY: CDK GEOMATICS, PC, CARY, NC 27511.

- EXISTING ENVIRONMENTAL CONDITIONS**
1. THERE ARE STREAM BUFFERS ON THIS SITE
 2. THERE ARE WETLANDS ON THIS SITE

- EXISTING CONDITIONS NOTES**
1. THE SUBJECT PARCEL IS NOT LOCATED IN THE 1% CHANCE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 17202J7300J, EFFECTIVE DATE MAY 2, 2006.
 2. WETLANDS DELINEATED AND FLAGGED BY SAGE ECOLOGICAL SERVICES, INC. ON FEBRUARY 10, 2023. CDK GEOMATICS LOCATED THE FLAGGING IN THE FIELD AND MAPPED THE FLAGS ON A FINAL PLAT OF THE PROPERTY DATED MARCH 8, 2021.

- EXISTING WATER MAIN AND SEWER OUTFALL**
1. EXISTING WATER MAIN LOCATION, TYPE AND SIZE WAS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 2. EXISTING SANITARY SEWER OUTFALL LOCATION, TYPE AND SIZE PROVIDED BY CDK GEOMATICS, PC (SEE SEWERLINE STUDY SURVEY PROVIDED WITHIN THIS PLAN SET).



| EXISTING SITE DATA | |
|--------------------|----------------------|
| PARCEL PIN(S) | 1733373533 |
| ZONING | R-6 |
| PARCEL AREA | 3.09 AC (132,894 SF) |
| EXISTING USE | VACANT, WOODED |
| OWNER NAME | NEUSE |

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

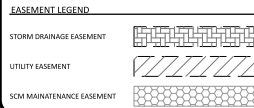
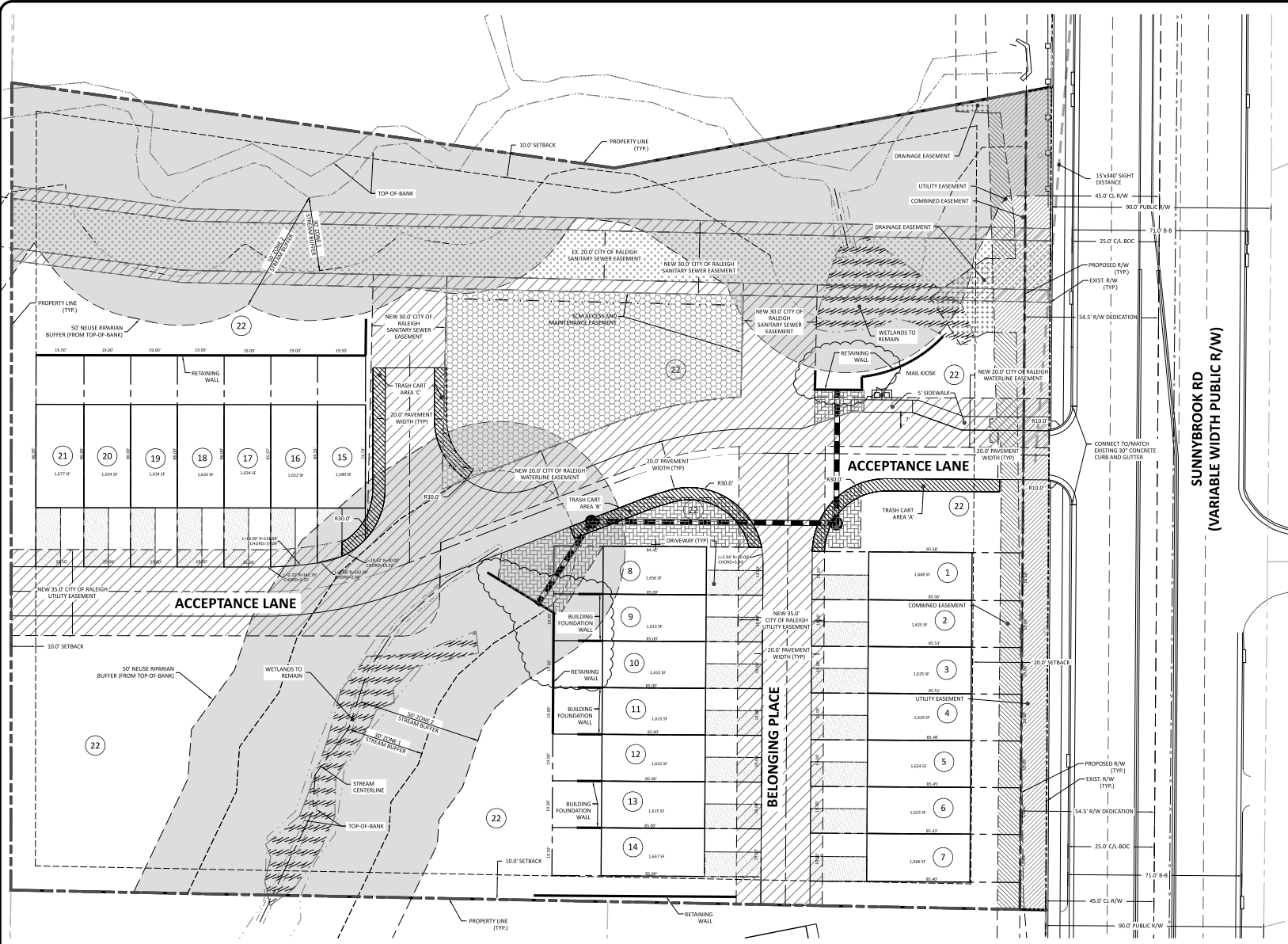
CITY OF RALEIGH
PROJECT # SUB-0004-2023

SCALE: 1"=20'

20 0 20 40
SCALE: 1"=20'

PROPOSED TREE DEMOLITION

PROPOSED TREE DEMOLITION



SOLID WASTE SERVICES NOTES

1. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. SOLID WASTE SERVICE WILL BE PROVIDED BY PRIVATE DRIVE AISLES NOT IN FRONT OF ANY UNITS BY INDIVIDUAL 96-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
 - a. LOTS 1 THROUGH 7 WILL GO TO TRASH CART AREA 'A' (EAST SIDE OF DRIVE AISLE 'B' AT THE INTERSECTION WITH DRIVE AISLE 'A').
 - b. LOTS 8 THROUGH 14 WILL GO TO TRASH CART AREA 'B' (WEST SIDE OF DRIVE AISLE 'B' AT THE INTERSECTION WITH DRIVE AISLE 'A').
 - c. LOTS 15 THROUGH 21 WILL GO TO TRASH CART AREA 'C' (EITHER SIDE OF THE ACCESS DRIVE TURNAROUND).
3. REFUSE CONTAINERS WILL BE PLACED FOR COLLECTION IN GRASS AREA 2' OFF OF PAVEMENT AND 3' APART.
4. REFUSE CONTAINERS WILL BE REMOVED AFTER COLLECTION AND WILL BE STORED IN GARAGES OR TO THE SIDE OR REAR OF THE HOUSES.
5. THE HOA PROPERTY MANAGEMENT COMPANY IS RESPONSIBLE FOR ENSURING THAT THE APPROVED SOLID WASTE MANAGEMENT PLAN IS IMPLEMENTED AND MAINTAINED.

OUTDOOR AMENITY AREA AND TREE SAVE AREA

REFER TO SHEET C1.1 FOR LOCATIONS OF OUTDOOR AMENITY AREAS AND SHEET C2.2 FOR TREE SAVE AREAS.

INTERNAL DRIVE AISLE NAMING

A CITY OF RALEIGH STREET NAME APPLICATION HAS BEEN FILED REQUESTING THE FOLLOWING STREET NAMES BE ALLOWED FOR USE ON THIS PROJECT:

DRIVE AISLE 'A' - ACCEPTANCE WAY
DRIVE AISLE 'B' - BELONGING PLACE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT # SUB-0004-2023

PROJECT NOTES

1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
3. ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
4. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL, MEASURES.

BLOCK PERIMETER

PER CITY OF RALEIGH UDO 8.3.2.2.b, THIS PROJECT IS EXEMPT FROM BLOCK PRIMER REQUIREMENTS AS THE TOTAL SITE AREA (FOA 45,999 SF) LOTS IS LESS THAN 5 ACRES. IN ADDITION, THE PROJECT IS EXEMPT BASED ON UDO 8.3.2.1.b.iv, 8.3.2.1.b.vi AND 8.3.2.1.b.iii.

OUTDOOR AMENITY AREA NOTES

THE PROPOSED UNDERGROUND STORMWATER DETENTION AREA IS CONSIDERED GREEN STORMWATER INFRASTRUCTURE (GSI) AND IS BEING COUNTED TOWARDS THE REQUIRED OUTDOOR AMENITY AREA AS ALLOWED PER UDO 1.5.3.B.7

OPEN SPACES NOTES

OPEN SPACE PER UDO 2.5 IS NOT REQUIRED BECAUSE THE PROPOSED DEVELOPMENT IS NOT A CONSERVATION SUBDIVISION OR COMPACT SUBDIVISION.

PROTECTIVE YARD NOTES

UDO 6.2.1 DOES NOT REQUIRE A TRANSITIONAL PROTECTIVE YARD OR STREET PROTECTIVE YARD IN ACCORDANCE WITH UDO 7.2.4 FOR TOWNHOME (MULTI-UNIT) LIVING.

LOT 22 NOTES

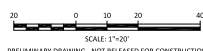
LOT 22 IS A COMMON AREA LOT AND CONSISTS OF ALL THE COMMON OUTDOOR AMENITY AREAS AS WELL AS ALL OF THE AREAS THAT ARE NOT PART OF THE TOWNHOME LOTS. LOT 22 WILL BE OWNED AND MAINTAINED BY THE HOA.

| EXISTING SITE DATA | |
|--------------------|----------------------|
| PARCEL PIN(S) | 1723373533 |
| ZONING | R-6 |
| PARCEL AREA | 5.05 AC (132,684 SQ) |
| EXISTING USE | VACANT/ WOODS |
| DRIVER BASIN | NEUSE |

| PROPOSED TOWNHOME SITE DATA | |
|-----------------------------|--------------------------------|
| ZONING | R-6 |
| CURRENT SITE AREA | 3.05 AC (132,684 SQ) |
| R/W DEDICATION | 0.08 ACRES (3,665 SQ) |
| OTHER DEDICATIONS | 0.0 ACRES (0 SQ) |
| NET GROSS SITE AREA | 2.97 AC (129,229 SQ) |
| PROPOSED UNITS | 21 TOWNHOME TOWNHOMES |
| TOTAL UNITS | 21 (EACH UNIT IS 9.5 BR UNITS) |

| TOWNHOME DEVELOPMENT REQUIREMENTS | |
|---|----------------------------------|
| SITE DIMENSIONS - UDO 2.2.3.A | |
| OUTDOOR AMENITY AREA | UDO 2.2.3.A.3 10% = 12,923 SF |
| AMENITY AREA PROVIDED | 21,373 SF |
| NET SITE AREA/UNIT (MIN) | UDO 2.2.3.A.1 4500 SF/UNIT |
| NET SITE AREA/UNIT PROVIDED | 6153.8 SF/UNIT |
| LOT DIMENSIONS - UDO 2.2.3.B | |
| MIN. LOT AREA | UDO 2.2.3.B.1 N/A |
| MIN. LOT WIDTH | UDO 2.2.3.B.2 16 FEET |
| PRINCIPAL BUILDING/STRUCTURE SETBACKS - UDO 2.2.3.C | |
| FROM PRIMARY STREET | UDO 2.2.3.C.1 10 FEET (MIN) |
| FROM SIDE SITE BOUNDARY LINE | UDO 2.2.3.C.3 10 FEET (MIN) |
| FROM REAR SITE BOUNDARY LINE | UDO 2.2.3.C.4 20 FEET (MIN) |
| BUILDING SETBACKS - UDO 2.2.3.D | |
| FROM PRIMARY STREET | UDO 2.2.3.D.1 30 FEET (MIN) |
| FROM SIDE LOT LINE | UDO 2.2.3.D.3 0' |
| FROM REAR LOT LINE | UDO 2.2.3.D.4 3' (MIN) |
| HEIGHT - UDO 2.2.3.E | |
| MAX. BUILDING HEIGHT | UDO 2.2.3.E.1 15 FEET/3 STORIES |
| PARKING - UDO 7.1.2 | |
| MIN. PARKING REQUIRED | UDO 7.1.2.C NONE |
| MAX. PARKING ALLOWED | UDO 7.1.2.C NONE |
| PARKING PROVIDED | 1 SPACE/GARAGE + 42 TOTAL SPACES |

| LOT AREA TABULATION - LOTS 1-22 | |
|---------------------------------|----------------------|
| LOT # | AREA |
| 1 | 1,648 SF (0.04 AC) |
| 2 | 1,625 SF (0.04 AC) |
| 3 | 1,625 SF (0.04 AC) |
| 4 | 1,624 SF (0.04 AC) |
| 5 | 1,624 SF (0.04 AC) |
| 6 | 1,624 SF (0.04 AC) |
| 7 | 1,666 SF (0.04 AC) |
| 8 | 1,654 SF (0.04 AC) |
| 9 | 1,653 SF (0.04 AC) |
| 10 | 1,653 SF (0.04 AC) |
| 11 | 1,653 SF (0.04 AC) |
| 12 | 1,653 SF (0.04 AC) |
| 13 | 1,653 SF (0.04 AC) |
| 14 | 1,653 SF (0.04 AC) |
| 15 | 1,580 SF (0.04 AC) |
| 16 | 1,622 SF (0.04 AC) |
| 17 | 1,624 SF (0.04 AC) |
| 18 | 1,634 SF (0.04 AC) |
| 19 | 1,624 SF (0.04 AC) |
| 20 | 1,624 SF (0.04 AC) |
| 21 | 1,677 SF (0.04 AC) |
| 22 | 14,813 SF (0.34 AC) |
| TOTAL | 129,229 SF (2.97 AC) |



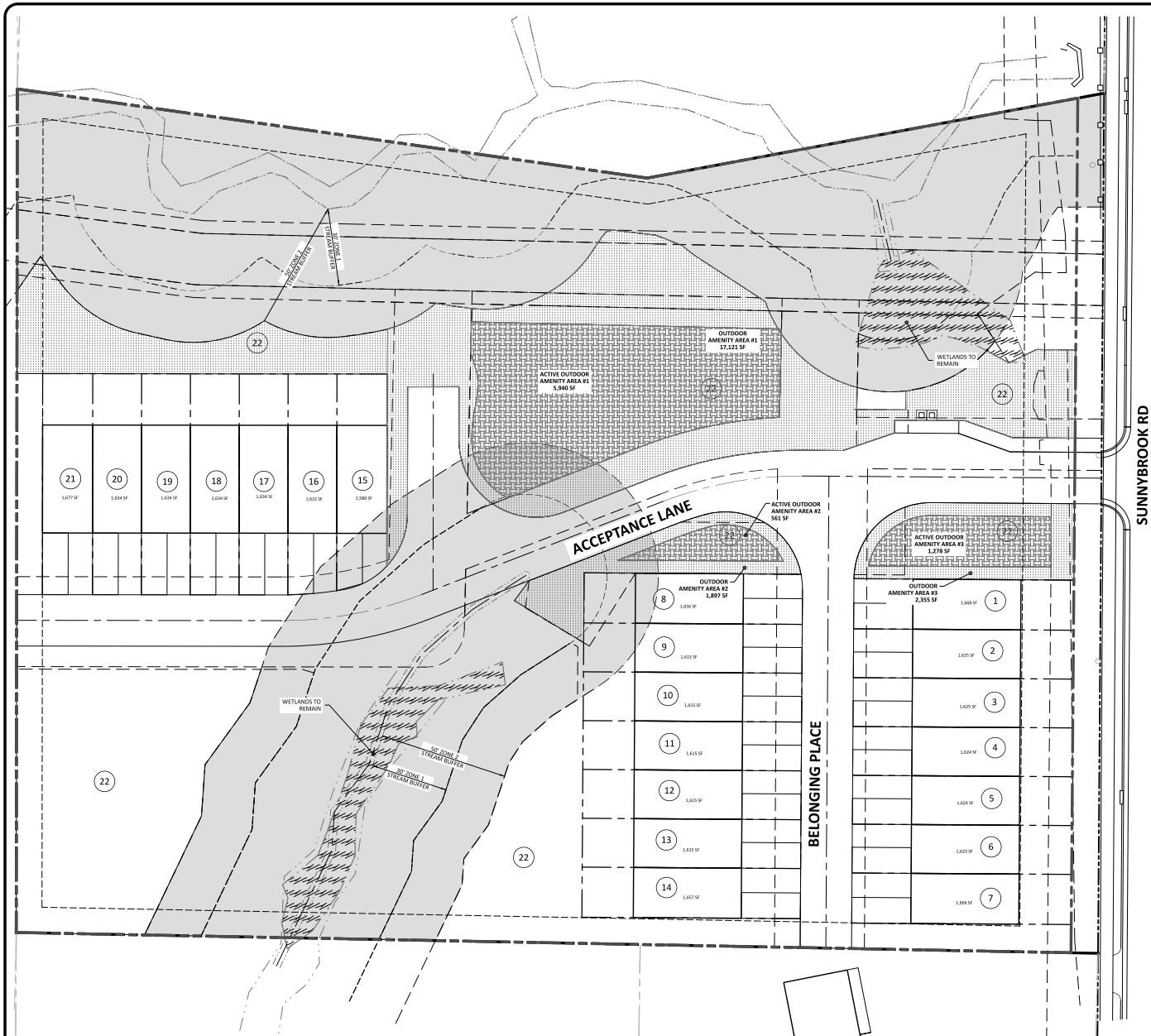
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PO Box 810, Raleigh, NC 27571
919-435-1595
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322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS
SUBDIVISION PLAN

DESIGN BY: JPE
DRAWN BY: JPE
SCALE: 1"=20'
DATE: 2023-11-29
SHEET NO: C2.0

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------------------|
| 1 | 07-29-2024 | CITY OF RALEIGH COMMENTS |
| 2 | 08-07-2024 | CITY OF RALEIGH COMMENTS |
| 3 | 08-16-2024 | CITY OF RALEIGH AND CONDOT COMMENTS |
| 4 | 08-26-2024 | CITY OF RALEIGH COMMENTS |



LOT 22 NOTES
LOT 22 IS A COMMON AREA LOT AND CONSISTS OF ALL THE COMMON OUTDOOR AMENITY AREAS AS WELL AS ALL OF THE AREAS THAT ARE NOT PART OF THE TOWNHOME LOTS. LOT 22 WILL BE OWNED AND MAINTAINED BY THE HOA.

| OUTDOOR AMENITY CALCULATIONS | |
|--------------------------------------|--------------------------|
| OUTDOOR AMENITY AREA | USO 2.3 A3 |
| OUTDOOR AMENITY AREA REQUIRED | 12,823 SF (10%) |
| ACTIVE OUTDOOR AMENITY AREA PROVIDED | 6,462 SF (50% of 12,823) |
| OUTDOOR AMENITY AREA #1 | 17,121 SF |
| OUTDOOR AMENITY AREA #2 | 1,897 SF |
| OUTDOOR AMENITY AREA #3 | 2,355 SF |
| TOTAL | 21,373 SF (16.1%) |
| ACTIVE OUTDOOR AMENITY AREA PROVIDED | 5,940 SF |
| ACTIVE OUTDOOR AMENITY AREA #1 | 5,940 SF |
| ACTIVE OUTDOOR AMENITY AREA #2 | 1,897 SF |
| ACTIVE OUTDOOR AMENITY AREA #3 | 1,278 SF |
| TOTAL | 7,778 SF (60.2%) |

| AMENITY AREA LEGEND | |
|----------------------|--|
| OUTDOOR AMENITY AREA | |
| ACTIVE AMENITY AREA | |

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT # SUB-0064-2023

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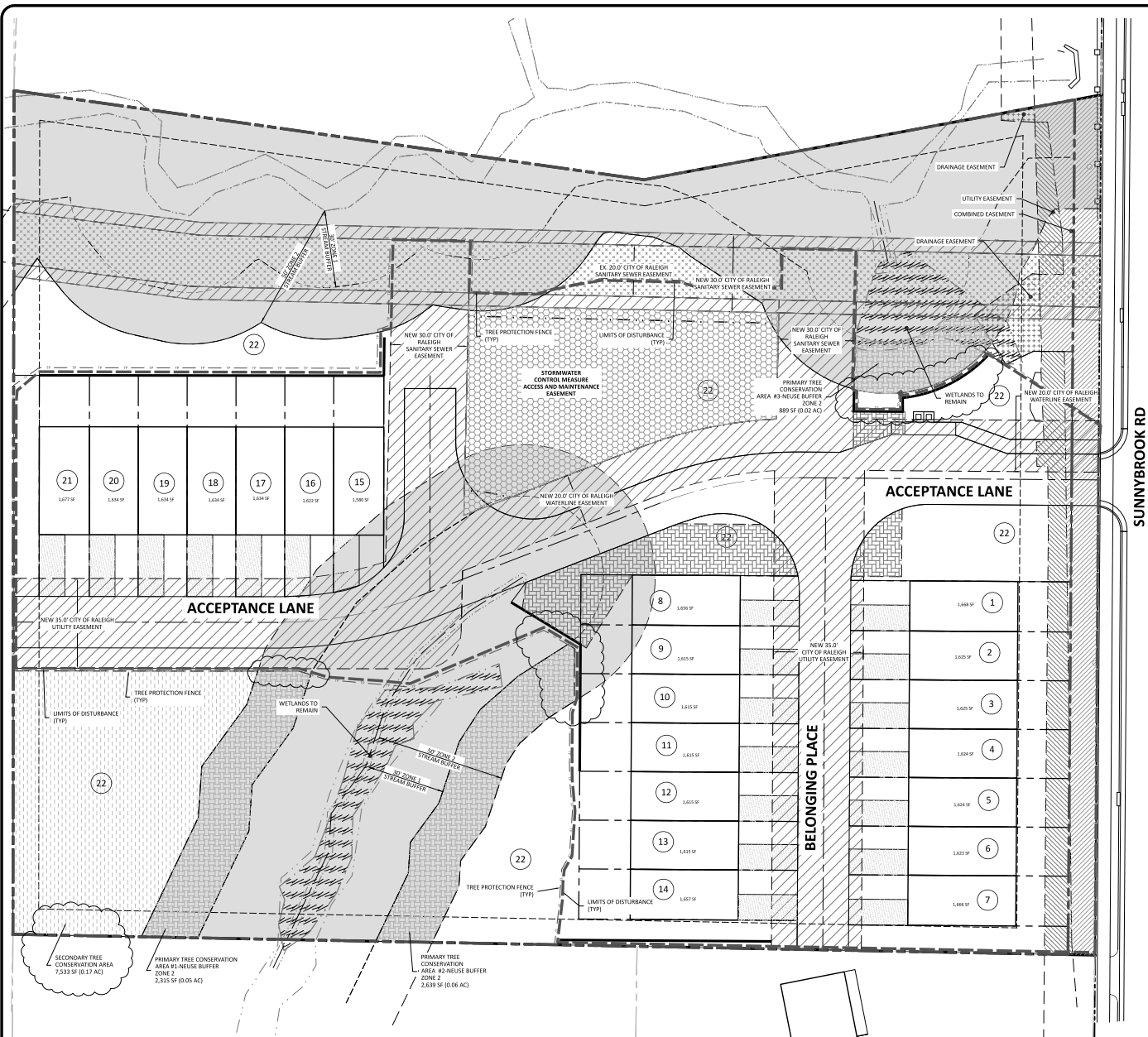
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| 1 | 07-29-2024 | CITY OF RALEIGH COMMENTS |
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322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS
RALEIGH, NC

AMENITY AREA PLAN

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- TREE CONSERVATION PLAN NOTES**
1. TREE CONSERVATION AREA REQUIREMENTS ARE SATISFIED USING PRIMARY CONSERVATION AREAS (UDO 9.1.4.A.6 - ZONE 2 OF NEUSE RIVER RIBBON BUFFER AND DESIGNATED SECONDARY AREAS.
 2. THE MINIMUM DIMENSION OF THE PRIMARY TREE CONSERVATION IS 20 FEET MEASURED IN ALL DIRECTIONS.
 3. TREE COVER REPORT IS PROVIDED UNDER SEPARATE COVER.

| PROPOSED TREE CONSERVATION DATA | |
|--|-------------------|
| TREE CONSERVATION - UDO 9.1.3 | |
| NET SITE AREA | 129,229 SF |
| TREE CONSERVATION AREA REQUIRED (100%) | 12,923 SF |
| TREE CONSERVATION AREA PROVIDED | |
| PRIMARY TREE SAVE AREA | 5,843 SF |
| SECONDARY TREE SAVE AREA | 7,533 SF |
| TOTAL | 13,376 SF (10.4%) |

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CITY OF RALEIGH
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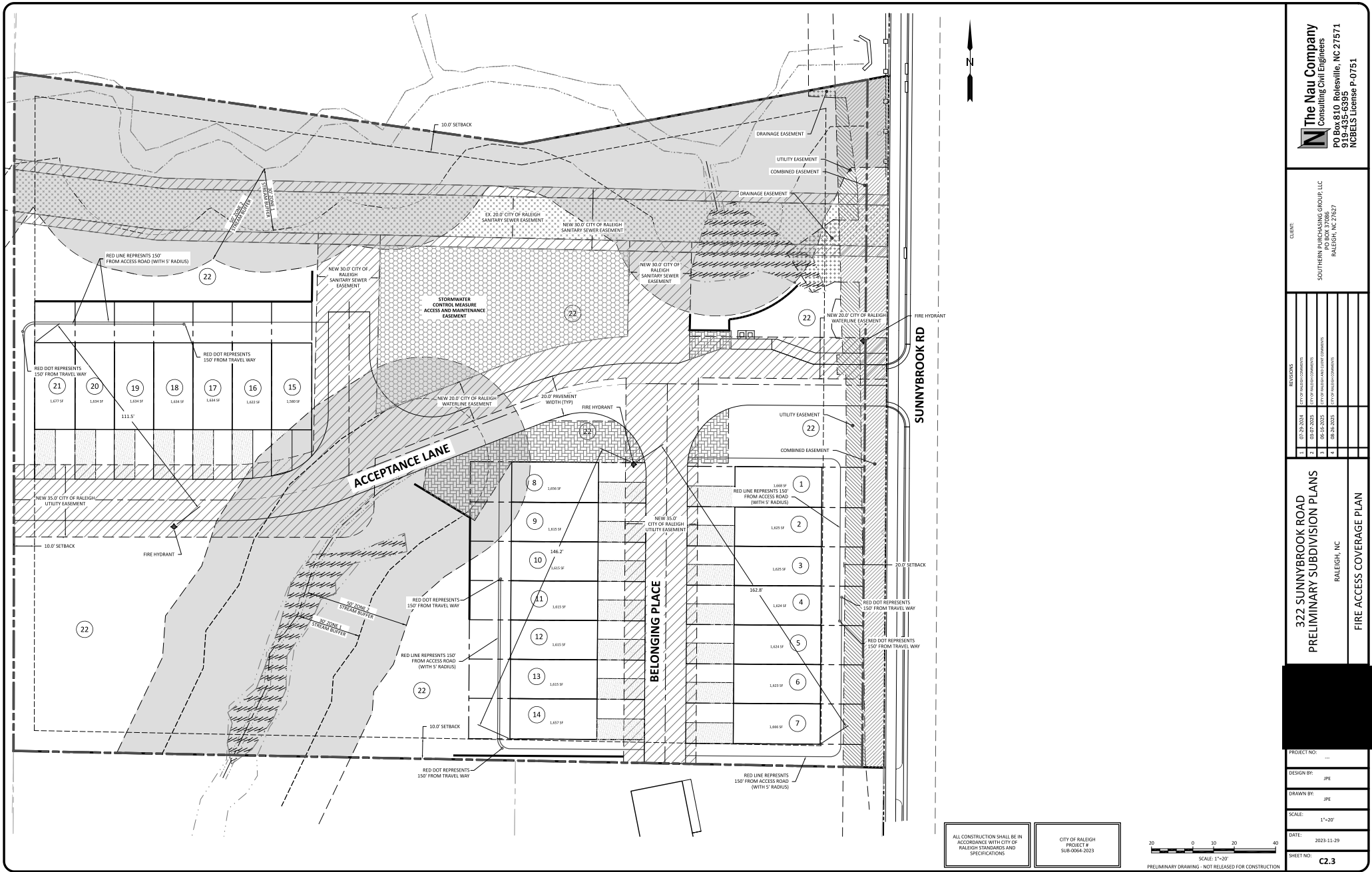
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322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS
RALEIGH, NC

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SHEET NO: **C2.2**

TREE CONSERVATION PLAN

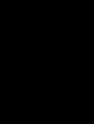


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RALEIGH, NC 27627

| REVISIONS | |
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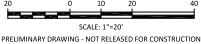
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| PROJECT NO. | --- |
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| DRAWN BY: | JPE |
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| DATE: | 2023-11-29 |
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PROJECT #
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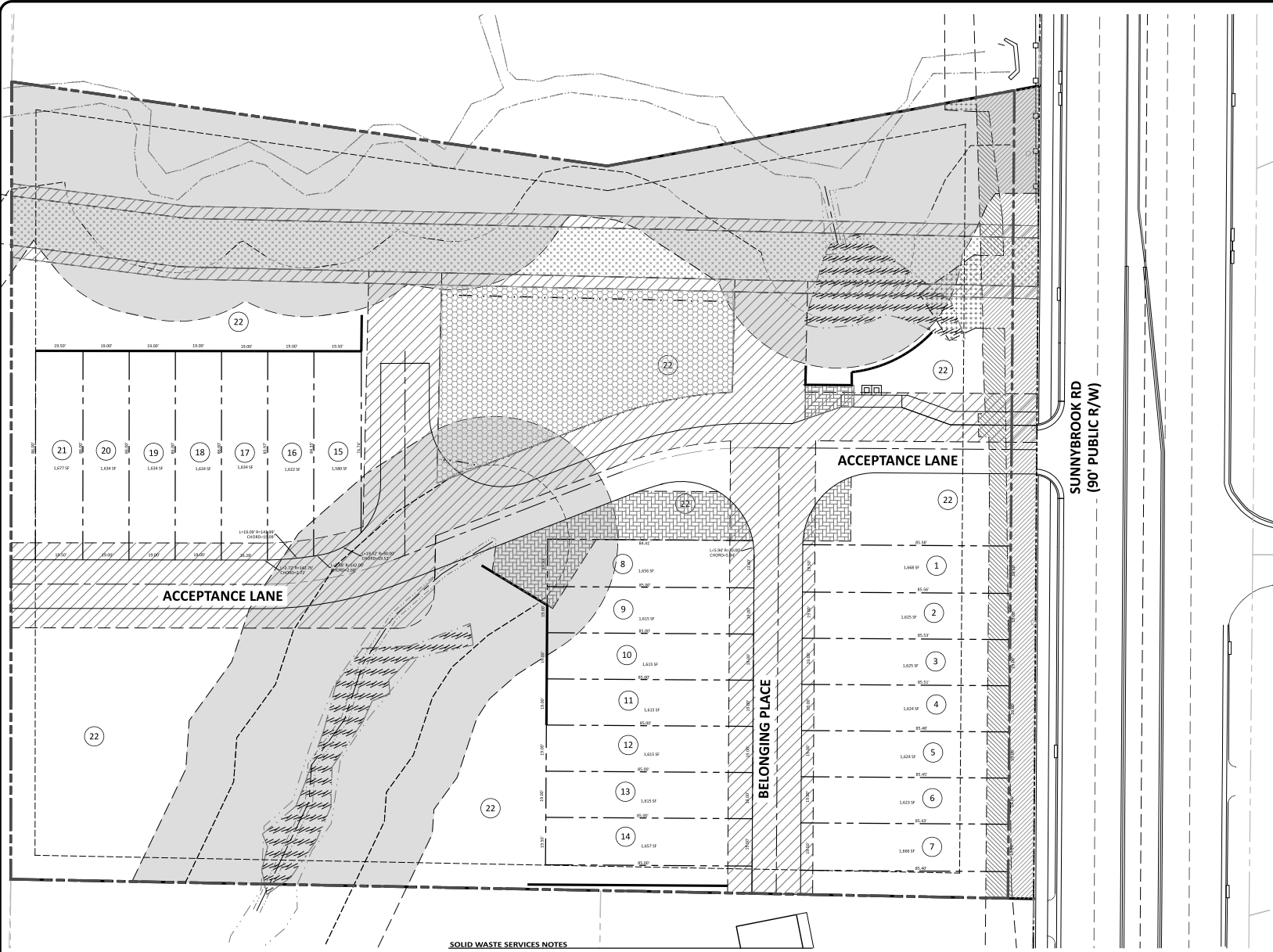


IMPERVIOUS AREA NOTES

1. HATCHED AREAS REPRESENT PROPOSED IMPERVIOUS AREAS.
2. THIS TABLE WILL REFLECT MAXIMUM IMPERVIOUS AREA PER LOT.

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF
RALEIGH STANDARDS AND
SPECIFICATIONS

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SOLID WASTE SERVICES NOTES

1. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. SOLID WASTE SERVICE WILL BE PROVIDED AT PRIVATE DRIVE AISLES (NOT IN FRONT OF ANY LOTS) BY INDIVIDUAL 96-GALLON STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
3. a. LOTS 1 THROUGH 7 WILL GO TO TRASH CART AREA 'A' (EAST SIDE OF DRIVE AISLE 'A' AT THE INTERSECTION WITH DRIVE AISLE 'A').
b. LOTS 8 THROUGH 14 WILL GO TO TRASH CART AREA 'B' (WEST SIDE OF DRIVE AISLE 'B' AT THE INTERSECTION WITH DRIVE AISLE 'A').
c. LOTS 15 THROUGH 22 WILL GO TO TRASH CART AREA 'C' (EITHER SIDE OF THE ACCESS DRIVE TURNAROUND).
4. REFUSE CONTAINERS WILL BE PLACED FOR COLLECTION IN GRASS AREA 'A' OFF OF PAVEMENT AND 7' AWAY.
5. REFUSE CONTAINERS WILL BE REMOVED AFTER COLLECTION AND WILL BE STORED IN GARAGES OR TO THE SIDE OR REAR OF THE HOUSES.
6. THE HOMEOWNER/PROPERTY MANAGEMENT COMPANY IS RESPONSIBLE FOR ENSURING THAT THE APPROVED SOLID WASTE MANAGEMENT PLAN IS IMPLEMENTED AND MAINTAINED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT #
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- PROJECT NOTES**
1. ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
 2. ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
 3. ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
 4. AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES.
- BLOCK PERIMETER**
- PER CITY OF RALEIGH UDO 8.3.2.2.b, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS AS THE TOTAL SITE AREA (FOR 45,999 SF LOTS) IS LESS THAN 5 ACRES. IN ADDITION, THE PROJECT IS EXEMPT BASED ON UDO 8.3.2.1.b.iv AND 8.3.2.1.b.iii.
- OUTDOOR AMENITY AREA NOTES**
- THE PROPOSED UNDERGROUND STORMWATER DETENTION AREA IS CONSIDERED GREEN STORMWATER INFRASTRUCTURE (GSI) AND IS BEING COUNTED TOWARDS THE REQUIRED OUTDOOR AMENITY AREA AS ALLOWED PER UDO 1.5.3.8.7.
- OPEN SPACES NOTES**
- OPEN SPACE PER UDO 2.5.9 IS NOT REQUIRED BECAUSE THE PROPOSED DEVELOPMENT IS NOT A CONSERVATION SUBDIVISION OR COMPACT SUBDIVISION.
- PROTECTIVE YARD NOTES**
- UDO 6.2.1 DOES NOT REQUIRE A TRANSITIONAL PROTECTIVE YARD OR STREET PROTECTIVE YARD IN ACCORDANCE WITH UDO 7.2.4 FOR TOWNHOME (SMALL-UNIT) LIVING.

| EXISTING SITE DATA | |
|--------------------|----------------------|
| PARCEL PIN(S) | 1723373533 |
| ZONING | R-6 |
| PARCEL AREA | 3.05 AC (132,684 SF) |
| EXISTING USE | VACANT, WOODED |
| RIVER BASIN | NEUSE |

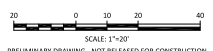
| PROPOSED TOWNHOME SITE DATA | |
|-----------------------------|-------------------------------|
| ZONING | T-6 |
| CURRENT SITE AREA | 27.05 AC (1,172,684 SF) |
| RAW DEDICATION | 0.08 ACRES (3,465 SF) |
| OTHER DEDICATIONS | 0.00 ACRES (0 SF) |
| NET GROSS SITE AREA | 27.97 AC (1,209,279 SF) |
| PROPOSED USE | TOWNHOME DEVELOPMENT |
| TOTAL UNITS | 22 (16-CP UNIT & 6-3 BR UNIT) |

| TOWNHOME DEVELOPMENT REQUIREMENTS | |
|---|----------------------------------|
| SITE DIMENSIONS - UDO 2.2.3.A | |
| OUTDOOR AMENITY AREA - UDO 2.2.3.A.3 | 1500 ± 100 SF |
| AMENITY AREA PROVIDED - UDO 2.2.3.A.1 | 21,373 SF |
| NET SITE AREA/UNIT (MIN) - UDO 2.2.3.A.1 | 4800 SF/UNIT |
| NET SITE AREA/UNIT PROPOSED - UDO 2.2.3.B | 453.8 SF/UNIT |
| MIN. LOT AREA - UDO 2.2.3.B.1 | 1500 |
| MIN. LOT WIDTH - UDO 2.2.3.B.2 | 26 FEET |
| PRINCIPAL BUILDING/STRUCTURE SETBACKS - UDO 2.2.3.C | |
| FROM PRIMARY STREET - UDO 2.2.3.C.1 | 10 FEET (MIN) |
| FROM SIDE SITE BOUNDARY LINE - UDO 2.2.3.C.3 | 20 FEET (MIN) |
| FROM REAR SITE BOUNDARY LINE - UDO 2.2.3.C.4 | 20 FEET (MIN) |
| BUILDING SEPARATION - UDO 2.2.3.C.5 | 20 FEET (MIN) |
| PARKING SETBACKS - UDO 2.2.3.D | |
| FROM PRIMARY STREET - UDO 2.2.3.D.1 | 50 FEET (MIN) |
| FROM SIDE LOT LINE - UDO 2.2.3.D.3 | 0' |
| FROM REAR LOT LINE - UDO 2.2.3.D.4 | 3' (MIN) |
| HEIGHT - UDO 2.2.3.E | |
| MAX. BUILDING HEIGHT - UDO 2.2.3.E.1 | 45 FEET/3 STORIES |
| PARKING - UDO 7.1.2 | |
| MIN. PARKING REQUIRED - UDO 7.1.2.C | NONE |
| MAX PARKING ALLOWED - UDO 7.1.2.C | NONE |
| PARKING PROVIDED | 1 SPACE/GARAGE + 42 TOTAL SPACES |

OUTDOOR AMENITY AREA AND TREE SAVE AREA
REFER TO SHEET C2.1 FOR LOCATIONS OF OUTDOOR AMENITY AREAS AND SHEET C2.2 FOR TREE SAVE AREAS.

EASEMENT LEGEND

| | |
|--------------------------|--|
| STORM DRAINAGE EASEMENT | |
| UTILITY EASEMENT | |
| SCM MAINTENANCE EASEMENT | |



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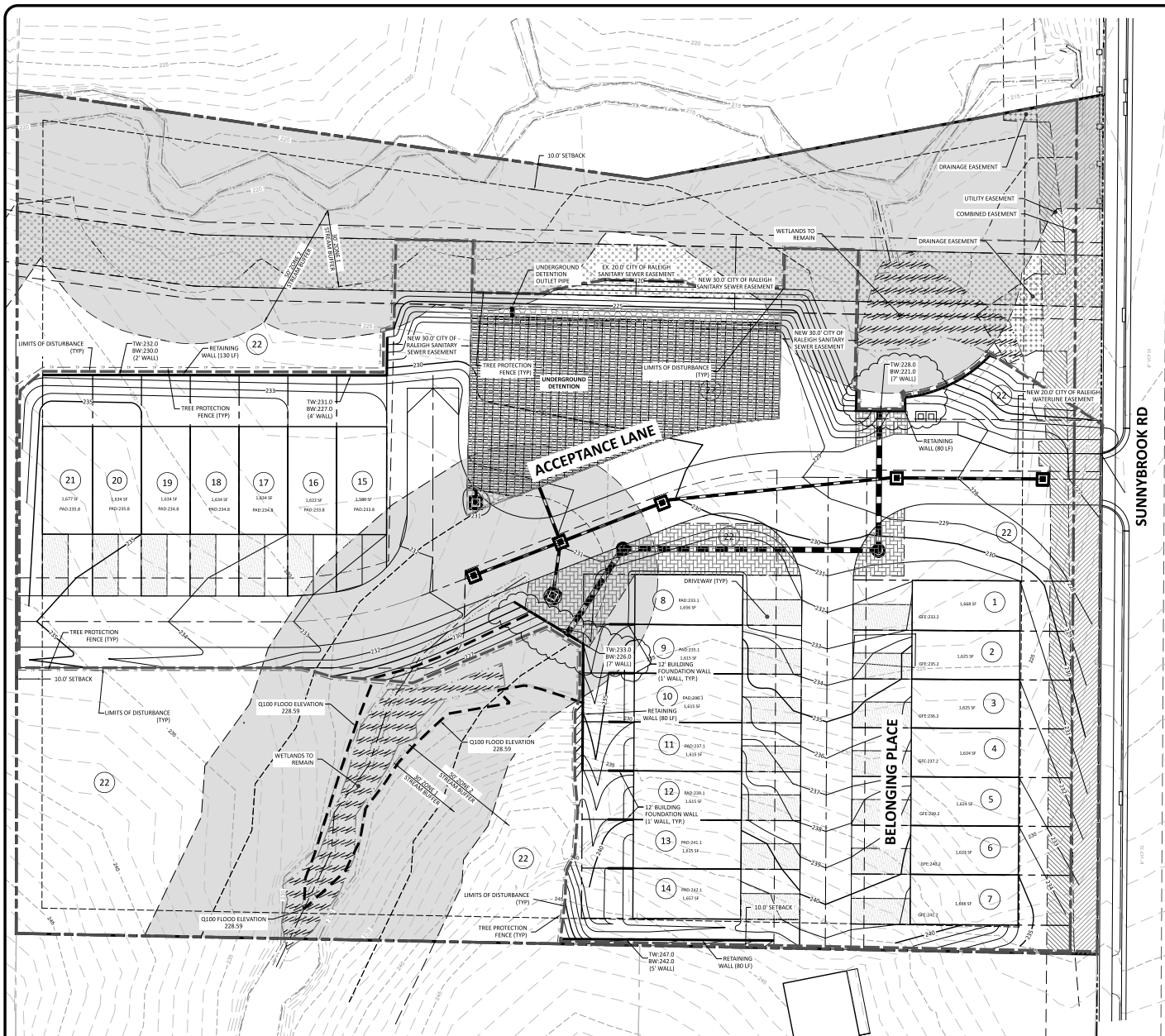
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322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS

PRELIMINARY SUBDIVISION PLAT

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- GRADING AND STORM DRAINAGE NOTES**
1. THE SURFACE OF THE SOIL SURGRADE SHALL HAVE A SLOPE OF LESS THAN OR EQUAL TO TWO PERCENT. TERRACES AND BAFFLES MAY BE INSTALLED TO ACHIEVE A LEVEL SURGRADE.
 2. CATCH BASIN SUMPS (2' DEPTH) SHALL BE ADDED TO EVERY ONGITE STORM DRAINAGE STRUCTURE AS A PRETREATMENT DEVICE.
 3. FOUR INSPECTION POINTS EQUALLY SPACED SHALL BE PROVIDED FOR THE INFILTRATION DEVICE.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
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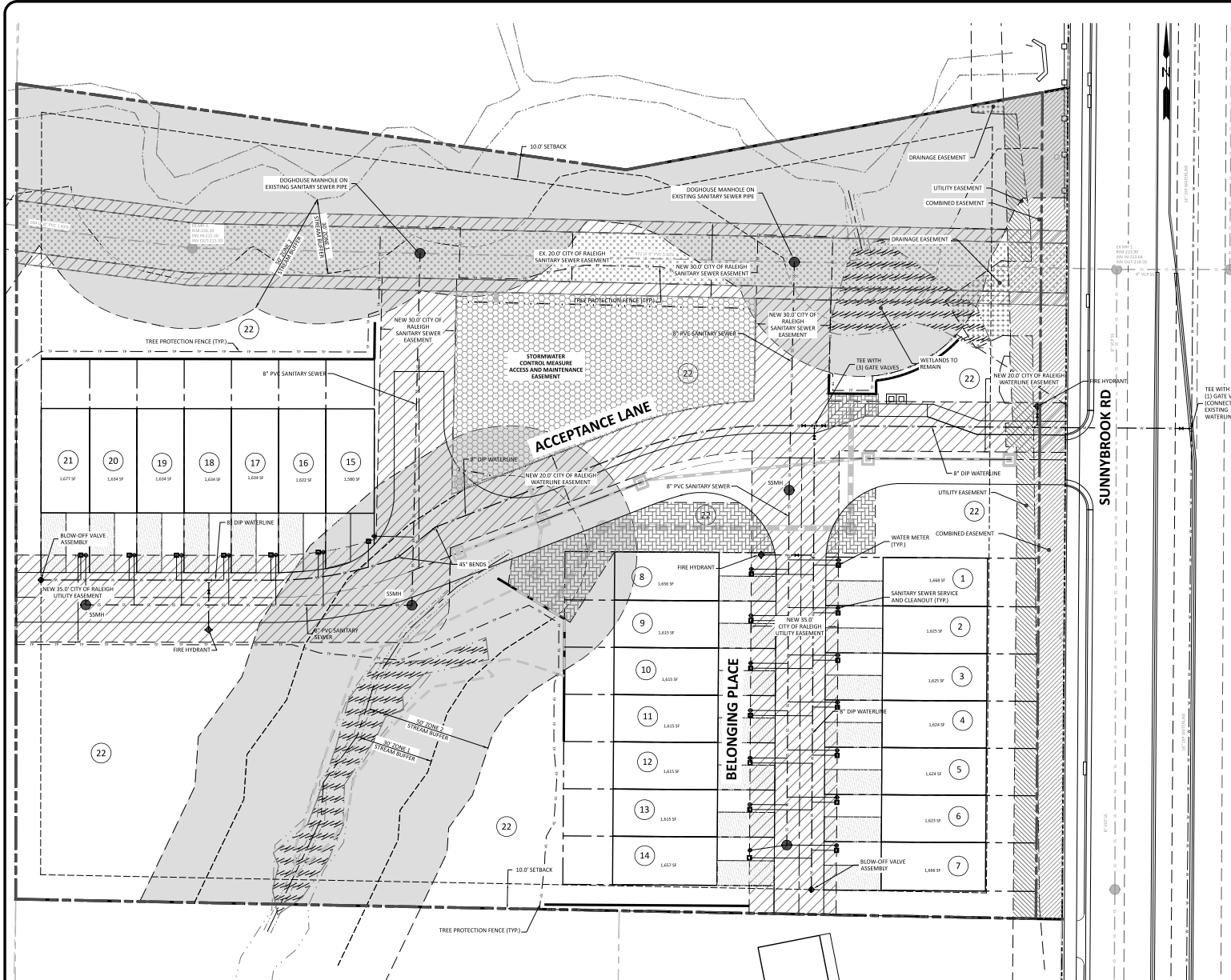
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322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS
RALEIGH, NC

GRADING PLAN

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- CITY OF RALEIGH STANDARD UTILITY NOTES**
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 IMPONDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12" 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 12" 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 & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W41 & 5-49).
 - F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 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. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
 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.
 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 7. 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.
 8. INSTALL "C" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 9. INSTALL 4" PVC* SEWER SERVICES @ 1.20% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWQS, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 12. NCDOT* FLOODING ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UIC / BLDG PERMIT. CONTACT (919) 996-4636 OR FOG@RALEIGH.GOV FOR MORE INFORMATION.
 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX D 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UIC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGH.GOV FOR MORE INFORMATION.

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CITY OF RALEIGH
PROJECT #
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PROJECT NO: _____

DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=20'

DATE: 2023-11-29

SHEET NO: **C4.0**

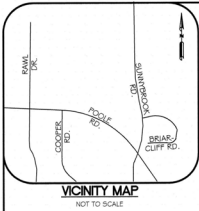
The Nau Company
Consulting Civil Engineers
PO Box 910, Raleigh, NC 27571
919-435-6595
NCBELS License P-0751

SOUTHERN PURCHASING GROUP, LLC
RALEIGH, NC 27627

322 SUNNYBROOK ROAD
PRELIMINARY SUBDIVISION PLANS

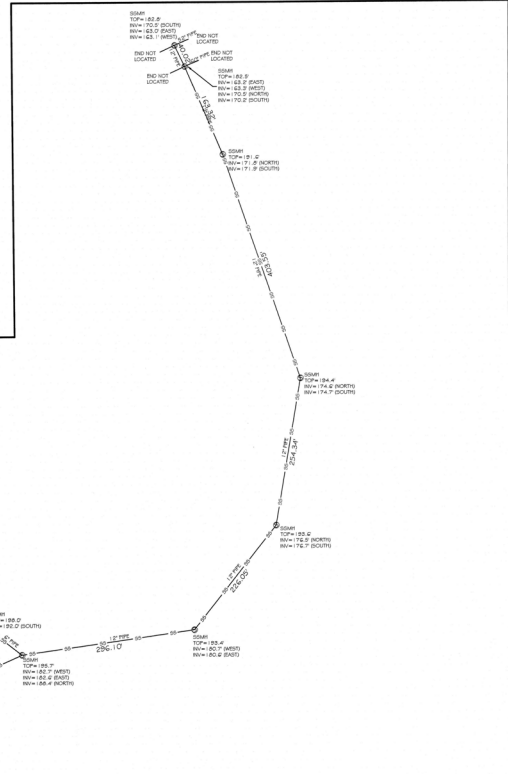
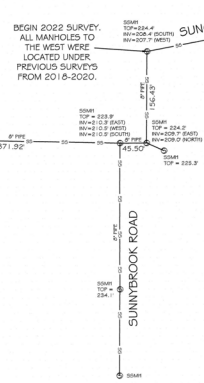
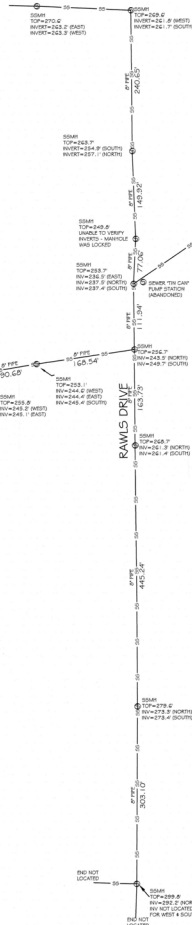
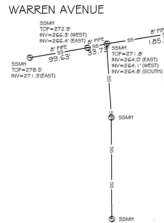
RALEIGH, NC

UTILITY PLAN

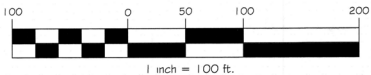


GENERAL NOTES:
1. ALL DISTANCES ARE US SURVEY FEET HORIZONTAL GROUND DISTANCES AND ARE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
2. SURVEYS ARE FROM 2018-2022.
3. THE SURVEY WAS TIED TO THE NC GEODETIC COORDINATE SYSTEM USING GBS AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.03"
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME KINEMATIC NETWORK
DATE OF SURVEY: JULY 9, 13, 9, 17, 2018
DATA PROCESSOR: HAD (2020) 1.1 EPOCH 2010.00
COORDINATE SYSTEM: NAD 83 (2011)
COMBINED GRID FACTOR: 0.999997655
UNITS: US SURVEY FEET

LEGEND:
CO = SPOTTER CLEANOUT
SM = SANITARY SEWER MANHOLE
SS = UNDERGROUND SANITARY SEWER PIPE



L. KEVIN C. PIER, PLS. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN AL FIELD SURVEY UNDER MY SUPERVISION THAT THE BOUNDARIES NOT SURVEYED AND NOTED BY DASHED LINES AS DRAWN FROM INFORMATION AS SHOWN ON THE MAP. THE POSITIONAL ACCURACY IS 0.03" AND THE SURVEY WAS TIED TO THE NC GEODETIC COORDINATE SYSTEM USING GBS AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.03"
TYPE OF GPS FIELD PROCEDURE: NC REAL TIME KINEMATIC NETWORK
DATE OF SURVEY: JULY 9, 13, 9, 17, 2018
DATA PROCESSOR: HAD (2020) 1.1 EPOCH 2010.00
COORDINATE SYSTEM: NAD 83 (2011)
COMBINED GRID FACTOR: 0.999997655
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815 CAYNARD RD
SUITE 203
ZARY, NC 27511
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WWW.CDK-GEO.COM - INFO@CDK-GEO.COM

| DATE | REVISIONS |
|------|-----------|
| | |
| | |
| | |
| | |

SEWERLINE STUDY SURVEY
SUBMIT FOR
500 RAWLS DRIVE
OWNER INFORMATION
N/A

| | |
|----------------|------------------|
| TOWNSHIP | RALEIGH TOWNSHIP |
| COUNTY | WAKE |
| TAX ID | N/A |
| ZONING | N/A |
| DATE OF SURVEY | 2020.04.18 |
| SCALE | 1" = 100' |
| PROJECT NUMBER | 2020.04.18 |
| SURVEYED BY: | EAP |
| DRAWN BY: | KCP |
| CHECKED BY: | KCP |
| SHEET NO: | 1 OF 1 |