



Administrative Approval Action

Case File / Name: SUB-0069-2020
The Founding at Blue Ridge

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

LOCATION: This site is located west of the intersection of Glen Eden Drive and Blue Ridge Road at 3421 & 3435 Blue Ridge Road. The PIN numbers associated with this site are 0795063003 and 0795050866.

REQUEST: The applicant is requesting to subdivide a 7.86 acre tract zoned Residential- 4 (R-4) with 1.198 ac/52,184 sf of right-of-way dedication. The net site area is 6.66 ac/290,371 sf. The proposed density will be 2.67 units per acre. The conventional subdivision consists of 21 lots, 19 of which are single-family detached lots and 2 lots maintained by the Home Owners Association.

**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 by PIEDMONT LAND DESIGN, LLP (primary).

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. Walls and fences shall demonstrate compliance with UDO Section 7.2.8
2. The connection to Blue Ridge Road and sidewalk crossings will be reviewed in greater detail at time of site permitting review, per discussions with the developer and the designer. Continued coordination with the City project team will also be further clarified at time of site permit review for the Blue Ridge Road improvement project and SUB-0069-2020.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

5. 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).



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

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. 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"/>	Utility Placement Easement Required
-------------------------------------	-------------------------------------

<input checked="" type="checkbox"/>	Slope Easement Required
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☒ **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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
3. A demolition permit shall be issued and this building permit number shown on all maps for recording.
4. A recombination plat shall be recorded in conjunction with or prior to the recording of the subdivision lots & plans set (SUB-0069-2020).

Engineering

5. A fee-in-lieu for frontage improvements along Blue Ridge Road is paid to the City of Raleigh (UDO 8.1.10).
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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8. 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.
9. 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

10. 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.

Stormwater

11. 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).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
13. 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).
14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
15. The 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).

Urban Forestry

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .67 acres of secondary 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:

General



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1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
2. A demolition permit shall be obtained.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public infrastructure surety for 19 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Founding Place and 6 street trees along Makers Circle.

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

General

1. All street lights and street signs required as part of the development approval are installed.
2. 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.

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: May 5, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: May 5, 2026
Record entire subdivision.



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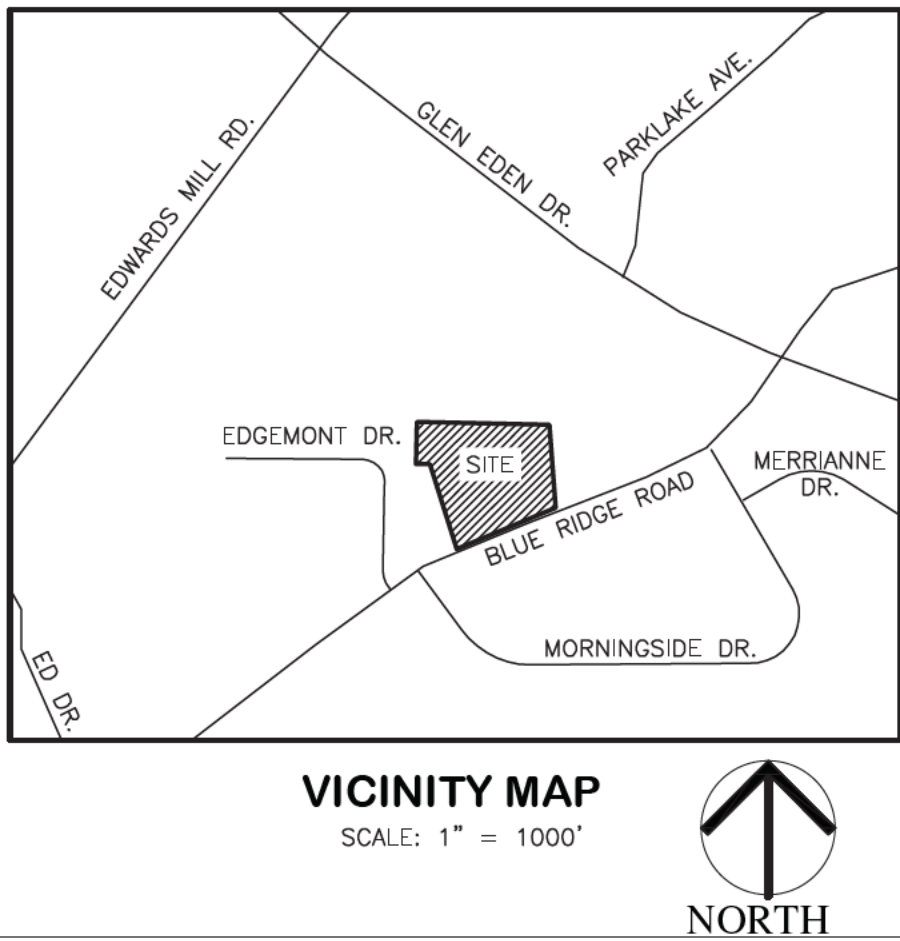
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I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 05/05/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

PRELIMINARY SUBDIVISION PLANS FOR:
THE FOUNDING AT BLUE RIDGE
SUBDIVISION

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA
COR # SUB-0069-2020



CITY OF RALEIGH SITE PLAN INFORMATION	
THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES NO X	
1. DEVELOPMENT NAME:	THE FOUNDING AT BLUE RIDGE
2. STREET ADDRESS:	3421 AND 3435 BLUE RIDGE ROAD RALEIGH, NORTH CAROLINA
3. WAKE COUNTY P.I.N.:	0795-06-3003 AND 0795-05-0866
4. TOTAL NUMBER OF LOTS:	21 (INCLUDES 2 HOA MAINTAINED OPEN AREA LOTS)
5. TOTAL AREA:	7.864 AC./342,555 SF (GROSS) - 1.198 AC./52,184 SF R/W DEDICATION= 6.666 AC./290,371 SF (NET)
6. ZONING:	R-4
7. EXISTING USE:	SINGLE FAMILY RESIDENCES
8. PROPOSED USE:	DETACHED SINGLE FAMILY RESIDENTIAL
9. DISTURBED AREA:	3.289 AC./143,269 SF
10. INSIDE CITY LIMITS:	YES
11. INSIDE FLOOD HAZARD BOUNDARY:	NO
12. INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO
13. DEDICATED STREET RIGHT OF WAY:	1,192 AC./51,923 SF.
14. MINIMUM LOT SIZE:	10,000 SF/0.230 AC.
15. MINIMUM LOT DIMENSIONS	
WIDTH	65'
CORNER WIDTH	80'
DEPTH	100'
16. LOT SETBACKS	
PRIMARY	20'
SIDE	10'
SIDE STREET	15'
SIDE AGGREGATE	20'
REAR	30'
17. BLOCK PERIMETER	11,471 LF. (PROJECT IS EXEMPT DUE TO 10,000 SF LOT SIZE AND <13 ACRES PER TC-6-19)
18. DENSITY	7.864 AC./342,555 SF 21 LOTS 2.67 DU/AC.
19. MAXIMUM IMPERVIOUS SURFACE AREA PER LOT	MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA PER LOT = 5,000 SF/0.115 AC.
20. OWNER/DEVELOPER:	HOMES BY DICKERSON c/o BRANT CHESSON 7101 CREEDMOOR RD SUITE 115 RALEIGH, NORTH CAROLINA 27613 (919) 524-0629 brant@homesbydickerson.com
21. CONTACT PERSON	PIEDMONT LAND DESIGN, LLP c/o DAVID LASLEY 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) david@piedmontlanddesign.com (E-MAIL)

SOLID WASTE SERVICES STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE CITY OF RALEIGH TO HANDLE TRASH NEEDS.

DRAWING INDEX

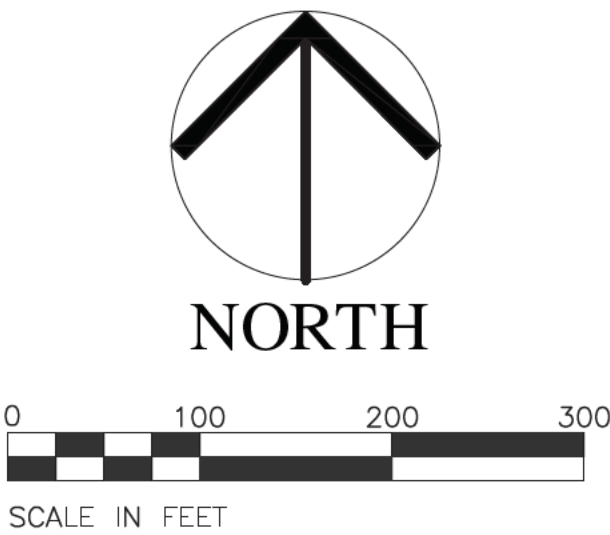
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|-------|---------------------------------|
| PS.1 | COVER SHEET |
| PS.2 | EXISTING CONDITIONS PLAN |
| PS.3 | STAKING PLAN |
| PS.4 | GRADING PLAN |
| PS.5 | UTILITY PLAN |
| PS.6 | LANDSCAPE PLAN |
| PS.7 | TREE CONSERVATION PLAN |
| PS.8 | ENLARGED TREE CONSERVATION PLAN |
| PS.9 | CROSS SECTIONS BLUE RIDGE ROAD |
| PS.10 | SITE DETAILS |
| PS.11 | DUKE ENERGY LETTER |

BLOCK PERIMETER STATEMENT

- BLOCK PERIMETER FOR THIS PROJECT SITE IS 11,519 LINEAR FEET
- PROJECT SITE AREA IS 7.864
- PROJECT SITE IS ZONED R-4
- AVERAGE LOT SIZE IS 16,312 SF
- MINIMUM SITE AREA APPLICABLE IS 13 ACRES. SITE IS EXEMPT.
- PROJECT IS BORDERED BY PUBLIC PARK AND POWER SUBSTATION TO NORTH AND OCCUPIED SINGLE FAMILY RESIDENCES TO THE EAST AND WEST, THEREFORE PREVENTING CROSS CONNECTION PER TC-6-19.

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 (1-800-632-4949) 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.
- SURVEY AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY BY ROBINSON & PLANTE LAND SURVEYORS
- THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATIONS "X" BY FEMA PANELS 3720171700J WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.



PRIMARY STREET DETERMINATIONS

- LOT 1: FOUNDING PLACE
LOT 11: MAKERS CIRCLE
LOT 19: MAKERS CIRCLE

STUB STREET STANDARDS

PROPERTY IS BOUNDED ON EAST AND WEST BY EXISTING SUBDIVIDED SINGLE-FAMILY LOTS AND TO THE NORTH BY CITY OF RALEIGH PARK LAND. NO STREET STUBS ARE REQUIRED.

Preliminary Subdivision Application
Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-995-2500



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

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): The Founding at Blue Ridge			
Property Address(es): 3421 and 3435 Blue Ridge Road			
Recorded Deed PIN(s): 0795-06-3003 0795-05-0866			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Homes by Dickerson	Owner/Developer Name and Title: Brant Chesson
Address: 7101 Creedmoor Rd, Suite 115, Raleigh, NC 27613	
Phone #: 919-524-0629	Email: brant@homesbydickerson.com
APPLICANT INFORMATION	
Company: Piedmont Land Design, LLP	Contact Name and Title: David Lasley
	Address: 8522-204 Six Forks Road, Raleigh, NC 27615
Phone #: 919-845-7600	Email: david@piedmontlanddesign.com

Continue to page 2 >>

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REVISION 07.07.20

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 7.864 ac Zoning district (if more than one, provide acreage of each): R-4	
Overlay district: None	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- None	Board of Adjustment (BOA) Case # A- None
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.88 Square Feet: 16,844	Proposed Impervious Surface: Acres: 0.866 Square Feet: 36,964
Nature River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: _____	Detached: _____ Attached: _____
Total # of single-family lots: 18	
Proposed density for each zoning district (UDO 1.5.2.7):	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 21	

SIGNATURE BLOCK	
I hereby designate David Lasley of Piedmont Land Design to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development and I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	

Signature: <i>David Lasley</i>	Date: 9-24-2020
Printed Name: David Lasley	
Signature: <i>Brant Chesson</i>	Date: 10-6-20
Printed Name: Brant Chesson	

Please email your completed application to SiteReview@raleighnc.gov.

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REVISION 07.07.20

raleighnc.gov

PLD

PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE #F-0843



PRELIMINARY
NOT FOR CONSTRUCTION

COR # SUB-0069-2020

THE FOUNDING AT BLUE RIDGE

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NC

ISSUED: 20 OCT 2020

REVISIONS:

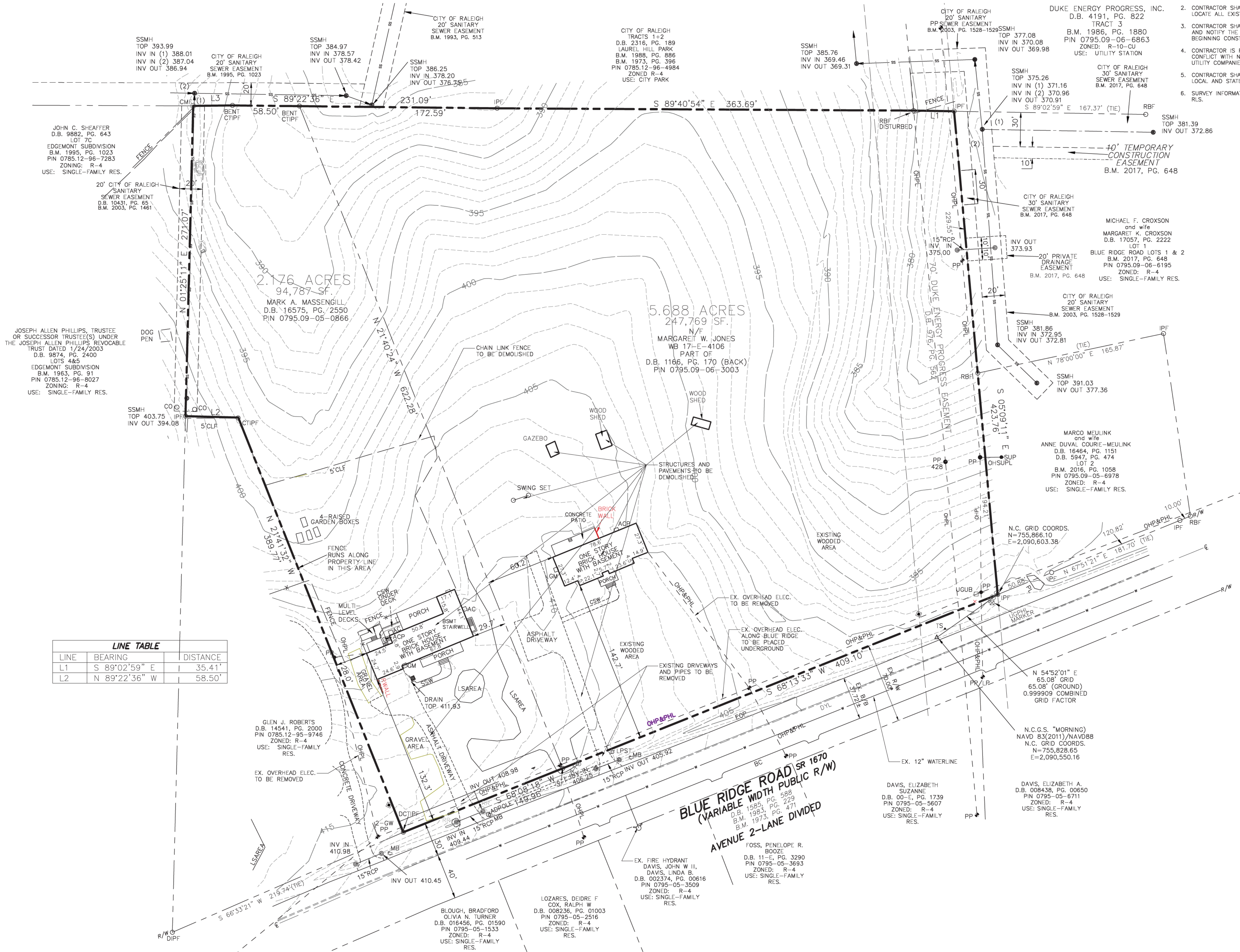
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|-------------|---------------------------|
| 05 JAN 2021 | REVISED PER CITY COMMENTS |
| 1 FEB 2021 | ADDED NOTES |
| 29 MAR 2021 | REVISED PER CITY REVIEW |

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: HDBBRS

COVER
SHEET

DWG. NO. PS.1



EXISTING CONDITIONS/DEMOLITION 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 (1-800-632-4949) 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.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
- CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.
- SURVEY INFORMATION SHOWN IS FROM A FIELD SURVEY BY ROBINSON & PLANTE, RLS.

PLD

PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
ENGR. FIRM LICENSE NO. F-0843



PRELIMINARY
NOT FOR CONSTRUCTION

COR # SUB-0069-2020

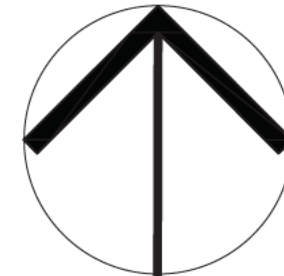
THE FOUNDING AT BLUE RIDGE

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NC

ISSUED: 20 OCT 2020

REVISIONS:

05 JAN 2021
REVISED PER CITY COMMENTS



NORTH

0 40 80 120
SCALE IN FEET: 1" = 40'

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: HDBRS

EXISTING
CONDITIONS
PLAN

DWG. NO. PS.2

LEGEND

EUE ELECTRICAL UTILITY
EASEMENT

TCE TEMPORARY CONSTRUCTION
EASEMENT

PSE PERMANENT SLOPE
EASEMENT

CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES NO ☒

- F:\Projects\HBDBRS\Drawings\Site\HBDBRS sitebase.dwg - 3 STAKING PLAN Mar 29, '21 - 10:09am

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
4. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.
5. NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN.

0795-06-3003	0795-05-0866
3435 BLUE RIDGE ROAD	3421 BLUE RIDGE ROAD
MARGARET J HARVEY EXECUTOR MARGARET JONES ESTATE	MARK A. MASSENGILL LIVING TRUST
716 LAKESTONE DR	3421 BLUE RIDGE ROAD
RALEIGH, NC 27609-6342	RALEIGH, NC 27612-8014



COR # SUB-0069-2020

THE FOUNDING AT BLUE RIDGE

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NC

ISSUED: 20 OCT 2020

REVISIONS:

① 5 JAN 2021
REVISED PER CITY REVIEW
② 29 MAR 2021
REVISED PER CITY REVIEW

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: HBDBRS

STAKING PLAN

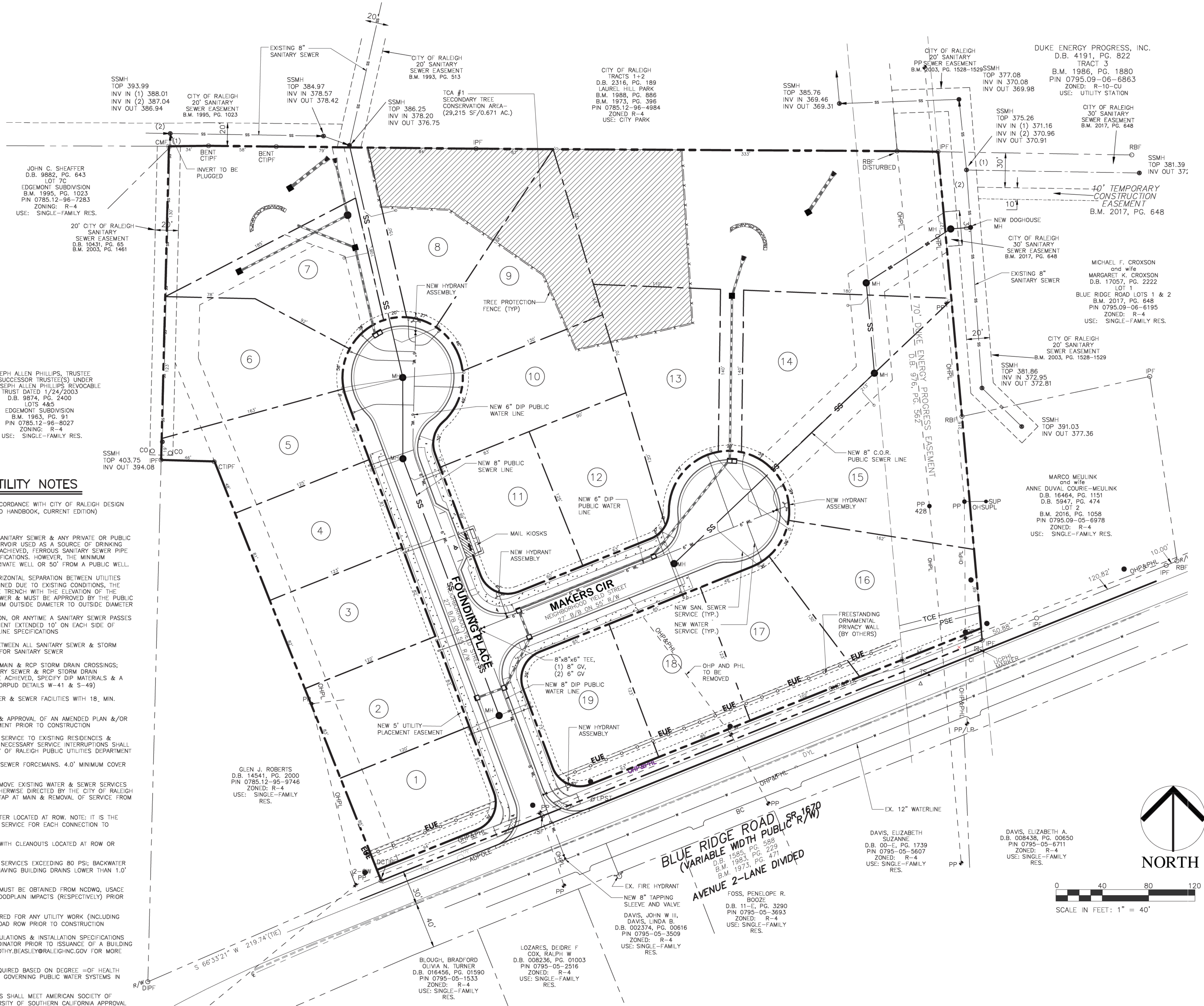
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CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - 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, 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.
 - 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
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" 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 CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- 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
- 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
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 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 CORPUD HANDBOOK PROCEDURE
- INSTALL 1.5" METER & 2" COPPER WATER SERVICE WITH METER LOCATED AT ROW. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4-PVC SEWER SERVICES @ 1.04% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MAN-HOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GRASEE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B 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 JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



PLD

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PRELIMINARY
NOT FOR CONSTRUCTION

COR # SUB-0069-2020

THE FOUNDING AT BLUE RIDGE

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NC

ISSUED: 20 OCT 2020

REVISIONS:

- | | |
|-------------|---|
| 05 JAN 2021 | REVISED PER CITY COMMENTS |
| 1 FEB 2021 | ADDED POWER POLES AND ADJUSTED SEWER LOCATION |
| 29 MAR 2021 | REVISED PER CITY REVIEW |

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: HDBRS

UTILITY
PLAN

DWG. NO. PS.5

KEY	PLANT LIST		QUAN.	CAL.	HT.	ROOT	MATURE HEIGHT/ CROWN SPREAD	REMARKS
	BOTANICAL NAME	COMMON NAME						
TREES								
QP	Quercus phellos	Willow Oak	19	3"	10'	B&B	60'/50'	
UP	Ulmus parvifolia	Chinese Elm	16	3"	10'	B&B	60'/50'	BY CITY OF RALEIGH
SHRUBS								
IBN	Ilex cornuta 'Burford nano'	Dwarf Burford Holly	102	18"			15'/15'	
MC	Myrica cerifera	Wax Myrtle	178	18"			15'/15'	

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COR # SUB-0069-2020

THE FOUNDING AT BLUE RIDGE

**3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NC**

ISSUED: JAN 05 2021

REVISIONS:

29 MAR 2021
REVISED PER CITY COMMENTS

[illegible]

DRAWN BY: **CRP**
CHECKED BY: **JDL**

PROJECT: **HBDBRS**

**TREE
CONSERVATION
PLAN**

DWG. NO. **PS.7**

