



Administrative Approval Action

Case File / Name: SUB-0084-2022
DSLCL - GROVE POINTE

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

LOCATION: This 2.13 acre site located at 5829 and 5901 Jeffreys Grove School Road is located west of Creedmoor Road, south of Ponderosa Road, east of Saint Agnes Way, and north of West Millbrook Road. The properties are zoned R-10-CU (Z-20-16). The site is outside the city limits.

REQUEST: The application proposes recombining the two lots and dividing them into 17 residential lots for a conventional townhouse development. Two common area lots are also being created for a total of 19 lots in the development. The existing lots are each currently developed with detached houses and accessory structures which will be demolished prior to development of this site.

**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 May 19, 2023 by WILLIAM DANIEL.

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. The sidewalk alignment will be further evaluated at SPR to ascertain if there is an ability to better align with existing sidewalk on Jeffrey's Grove School Road.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
3. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

4. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.



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Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. Provide written authorization for the drainage easement to overlap the portion of the Southern Bell easement as shown on Preliminary plans.
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

9. Tree protection fence protecting recorded tree conservation areas adjacent to the limits of disturbance 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.

☒	Right of Way Deed of Easement Required
☒	Utility Placement Deed of Easement Required
☒	Stormwater Maintenance Covenant Required

☒	Slope Easement Deed of Easement Required
☒	Public Access Deed of Easement Required

☒ **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. A demolition permit shall be issued for the existing houses and this building permit number shown on all maps for recording.
2. Prior to or in conjunction with recording lots for this development, the existing two lots shall be recombined.

Engineering



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3. A 5' utility placement easement 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)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A slope easement 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)
6. A public access 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)
7. 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)

Public Utilities

8. 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.



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9. 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

10. 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).
11. 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).
12. 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).
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. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

15. A public infrastructure surety for 6 street trees (1 tree for every 40 linear feet of right of way) along Creedmoor Road shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 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 plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

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

Urban Forestry



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3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Creedmoor Road.

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

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.
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.
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. 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: June 28, 2026

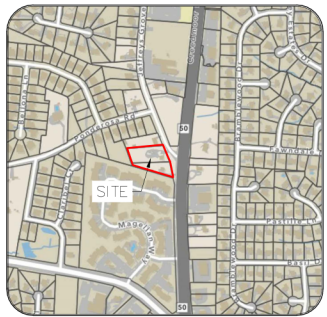
Record at least ½ of the land area approved.

5-Year Sunset Date: June 28, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 06/28/2023
Development Services Director/Designee
Staff Coordinator: Jessica Gladwin



VICINITY MAP
1" = 500'

STANDARD UTILITY NOTES ON DRAWINGS

- All utilities and construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference CDDP Handbook, current edition)
- Utility separation requirements:
 - A distance of 10' shall be maintained between sanitary sewer & any private or public water supply service within an approved easement used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to whatever specifications. However, the minimum separation shall not be less than 30" from private well or 50" from a public well.
 - When installing water &/or sewer main, the horizontal separation between utilities shall be 10' if this separation cannot be maintained due to existing conditions, the separation allowed is the water main in a separate trench with the diameter of the water main at least 10" above the top of the sewer & must be approved by the City (Utility Director). All distances are measured from outside diameter to outside diameter.
 - Where it is necessary to align private sewerage, or anyone's sanitary sewer passes over a watermain, DP materials or steel encasement extended 10' on each side of crossing must be specified & installed to whatever specifications.
 - 10' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DP material is specified for sanitary sewer.
 - Sanitary DP is not vertical separation of all watermain & R/W storm drain crossings, unless 10' min. vertical separation of all sanitary sewer & R/W storm drain crossings, where adequate separation cannot be achieved, sanitary DP material & a concrete grade having a 1% slope (per CDDP details W-413 & W-414)
 - All other underground utilities shall cross water & sewer facilities with 10' min. vertical separation required.
 - Any necessary field reviews are subject to review & approval of an amended plan &/or profile by the City of Raleigh Department prior to construction.
 - Developer shall provide 30 days advance written notice to sewer for any work required within an existing City of Raleigh Utility Easement (overseeing private property).
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be provided to a 24-hour advance notice to the City of Raleigh Department.
 - 10' minimum cover is required on all water mains & sewer force mains. 4' minimum cover is required on all storm mains.
 - If the developer's responsibility is to relocate or remove existing water & sewer services not being used in redevelopment of a site or spaces otherwise controlled by the City of Raleigh Department. This includes elevations, top of main & removal of service from DWS or easement per CDDP Handbook provisions.
 - Installed 6" copper water service with meters located at R/W or within a 5' of 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.
 - Installed 4" PVC sewer service @ 10' minimum grade with manhole located at R/W or easement line & spaced every 75' over 20' feet minimum.
 - Pressure reducing valves are required on all water services exceeding 40 psi. Backwater valves are required on all sanitary sewer service having building drains lower than 12" above the next upstream manhole.
 - All easements permits applicable to the project must be obtained from NCEM, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (immediately prior to construction).
 - NCEM / National Emergency Management Agreement are required for any utility work (including main extensions & service taps) within state or federal flood prone to construction.
 - Drains Interceptor / 10" Water Separator using calculations & installation specifications shall be approved by the CDDP/FDS Program Coordinator prior to issuance of a Building Permit. Contact: Stephen Calverley at 919-986-2526 or stephen.calverley@raleigh.gov for more information.
 - Cross-construction control protection devices are required based on degree of health hazard involved as listed in Appendix-B at the Wake County Public Water System in North Carolina. These guidelines are the minimum requirements. The design shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The design shall be installed and tested both final and periodic testing thereafter in accordance with the manufacturer's recommendations or the latest cross-construction control program, whichever is more stringent. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact: Jamie Herley at 919-986-5823 or jamie.herley@raleigh.gov for more information.

SURVEY NOTES:

- ALL DISTANCES ARE HORIZONTAL. ORIGIN.
- ALL DIMENSIONS ARE IN FEET.
- AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
- BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS) SURVEYS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NORD, RALEIGH, NC.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
- HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

Traffic Control and Pedestrian Plan (TTP/PD) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofway@raleigh.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCEM streets within Raleigh's jurisdiction.
- A permit request with a TTP/PD Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspection Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TTP/PD Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD)
 - A Public Rights-of-Way Accessibility Guidelines (PROWAG)
 - A American Disability Act (ADA) requirements
 - A Raleigh Street Design Manual (RSDM)
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights-of-Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

Public Improvement Quantity Table			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)	2	0	0
Lot Number (s) by Phase			
Number of Units	17	0	0
Livable Buildings	17	0	0
Open Space ?	0	0	0
Number of Open Space Lots	0	0	0
Street Signs	0	0	0

Infrastructure Inspection Table - City of Raleigh			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Public Water 6" (LF)	322	0	0
Public Water 8" (LF)	262	0	0
Public Sewer (LF)	347	0	0
Water Meters Domestic	17	0	0
Water Meters Irrigation	0	0	0
Water Service Slubs	17	0	0
Sewer Service Slubs - 6"	17	0	0

Infrastructure Inspection Table - City of Raleigh Private Utilities			
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Private Sewer (LF)	401	0	0

Z-2046 - Jeffrey's Grove School Road, west side, west of Creedmoor Road, being Wake County PWS 079642486, 079642377, approximately 2.13 acres zoned to Residential-31 Condores. Use (R-31-CO-3).

Conditions dated: September 16, 2016

- The maximum building type shall be prohibited on the property.
- The apartment building height shall be two (2) stories and thirty-five (35) feet, measured in accordance with UDO section 1.5.2.
- A minimum building setback of thirty (30) feet shall be provided from that property to the west described as Lot 1 on plat recorded in Book of Map 2014, Page 1700, Wake County Registry.
- For so long as the property to the north (described in deed recorded in Book 16189, Page 386, Wake County Registry) is zoned Residential-4, a minimum building setback of twenty (20) feet shall be provided.

- Zoning Condition Responses:
- No apartment buildings proposed on these plans.
 - Units are two story over unheated garage space and under 35' max height.
 - 30' western lotly setback shown above these plans per zoning condition.
 - 40' northern lotly setback shown above these plans per zoning condition.

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk obstructions or detours. Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Service.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofway@raleigh.gov.
- Prior to the start of work, the Client shall schedule a Construction meeting with the Engineering Inspection Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCEM within Raleigh's jurisdiction.
- All Traffic Control signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCEM "Standard Specifications for Roadway Structures", NCEM "Roadway Standard Drawing Manual", and the NCEM Supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights-of-Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

SITE DATA

OWNER: Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612

TOWNSHIP: HOUSE CREEK

TOTAL ACRES: 1.639 Ac.
Lot 1: 0.635 Ac. (5829 Creedmoor Rd)
Lot 2: 1.004 Ac. (5901 Jeffrey's Grove School Rd.)

ZONING: R-10-CU

R/W TO BE DEDICATED: 0.007 AC (305 SF)

NET SITE AREA: 1.632 Ac.
(Total Area - R/W TO BE DEDICATED)

SITE WIDTH: 45' MIN

LOT WIDTH: 16' Min.
REQUIRED: 25' min.

LOT AREA (MIN): N/A

BUILDING SETBACKS: 20' North, 30' West, 6' South, 10' East

PARKING SETBACKS: 20' (min)
PRIMARY STREET: 10' (Min)
SIDE STREET: 10' (Min)
SIDE LOT LINE: 3' (Min)
REAR LOT LINE: 4' (Min)
ALLEY (GARAGE ONLY): 4' (Min)

TOTAL DENUDE AREA: 2.02 ac.

IMPERVIOUS AREA TOTAL: 1.03 ac

WATERSHED: Crabtree Creek

RIVER BASIN: NEUSE

WAKE COUNTY PIN #: 0796493377
Lot 1:
Lot 2: 0796492488

PROJECTED SEWER FLOW (360 GPD / UNIT)
FLOOR AREA RATIO (F.A.R.): PROPOSED (0.77 ac / 1,639 ac) = 0.47

BUILDING LOT COVERAGE: PROPOSED (0.41 ac / 1,639 ac) = 0.250

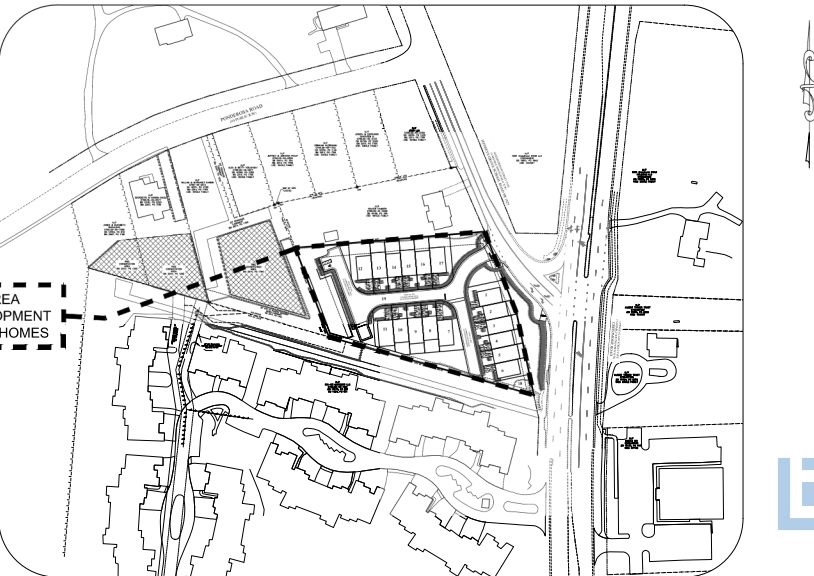
OF TOWNHOMES/EXISTING: 0
OF TOWNHOMES/PROPOSED: 17

AMENITY AREA PROVIDED: 7,200 SF (10%) 50% USEABLE
AMENITY AREA REQUIRED: 8,508 SF (4,876 SF USEABLE 52.3%)

PARKING REQUIREMENT: 0 SPACES/UNIT
SPACES PROVIDED: 36

HANDICAP ACCESSIBLE REQ'D: N/A
HANDICAP ACCESSIBLE PROVIDED: N/A

BICYCLE PARKING REQUIREMENTS
SHORT TERM: NONE
LONG TERM: NONE

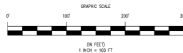


Preliminary Subdivision Application Planning and Development

Instructions: This form is to be submitted with a Preliminary Subdivision Application (UDO Section 1.5.2). Please check the appropriate review type and include the plan checked in document. Please email all documents and your preliminary subdivision plans to: subdiv@raleigh.gov

DEVELOPMENT TYPE (UDO Section 1.5.2)	Conservation Development	Conservation Development	College Camp
NOTE: Subdivisions may require City Council approval if it is a Multi-Phase Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/plan sheets (case number(s)) SCOPE-0094-2021			
Development name (subject to approval) Grove Pointe			
Property Address(es) 5901 Jeffrey's Grove School Road & 5829 Creedmoor Road			
Recorded Deed File(s) 0796492488 & 0796493377			
What is your project type?			
☐ Single family	☐ Townhomes	☐ Other	☐ Attached houses
☐ Apartment	☐ Non-subsurface		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Jeffrey's Grove Townhomes, LLC			
Address: 2721 Townedge Court, Raleigh, NC 27612			
Phone: 919-422-8868			
Email: slieve@salafinigroup.com			
APPLICANT INFORMATION			
Company: William G. Daniel & Associates, P.A.			
Address: 1150 SE Maynard Road Ste 260 Cary NC 27511			
Phone: 919-467-9708			
Email: brdaniel@wgdga.com			

DEVELOPMENT TYPE & SITE DATE TABLE (Applicable to all developments)	
EXISTING INFORMATION	
Gross site acreage: 1.639	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlying district info: Inside City limits? ☐ Yes ☐ No	
Conditional Use District (CUD) Case #: 020-16-ORD; Board of Adjustment (BOA) Case #: A-	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 5.14	
Proposed Impervious Surface: Acres: 1.03	
Square Feet: 589,000	
Square Feet: 141,561	
Is this a flood hazard area? ☐ Yes ☒ No	
If yes, please provide the following:	
Flood study:	
FEMA Map Panel #: 0796 - map # 1720070004	
NUMBER OF LOTS AND DENSITY	
Total of lots: 17	
Total of lots: 17	
Prepared density for each zoning district (UDO 1.5.2): 10.37 du/acre	
Total # of open space and/or common area lots:	
Total # of requested lots: 17	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this 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.	
I, William Daniel, will serve as the agent regarding this application, and will receive and respond to administrative comments, request plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the City of Raleigh Unified Development Ordinance, and I understand that City Council approval and subsequent approval, which states applications will expire after 180 days of readiness.	
Signature: <i>William Daniel</i> Date: 12/1/2022	
Printed Name: William Daniel Date:	
Printed Name: Date:	



TREE CONSERVATION NOTE:
THIS SITE IS LESS THAN 2 ACRES IN SIZE AND THEREFORE, TREE CONSERVATION IS NOT APPLICABLE TO THE PROJECT.

Recombination/Subdivision Note:
Lot's 1 & 2 to be recombined and sub-divided at the same time.

Block Perimeter Exemption:
The property to be developed is 1.639 acres which is less than the minimum site area listed in Table 8.3.2.A.2.A.3 (3 acres), therefore, this project is exempt from UDO Article 8.3 Block Perimeter Requirements.

SHEET NO.	DESCRIPTION
CS-1	COVER
CS-2	EXISTING CONDITIONS PLAN
CS-3	SUBDIVISION PLAN
CS-4	LOT & EASEMENT PLAN
CS-5	UTILITY PLAN
CS-6	GRADING / DRAINAGE PLAN
CS-7	BIO-RETENTION DETAIL
1-1	LANDSCAPE PLAN
1-1	LIGHTING PLAN

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
wgdga.com

Revisions

- 02/15/2023 Revisions per City of Raleigh 1st Preliminary Subdivision review.
- 03/21/2023 Revisions per City of Raleigh 2nd Preliminary Subdivision review.
- 05/19/2023 Revisions per City of Raleigh 3rd Preliminary Subdivision review.

SUB-0084-2022

OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Project

Grove Pointe
Jeffreys Grove School Road

Cover

Date

December 13, 2022

Scale

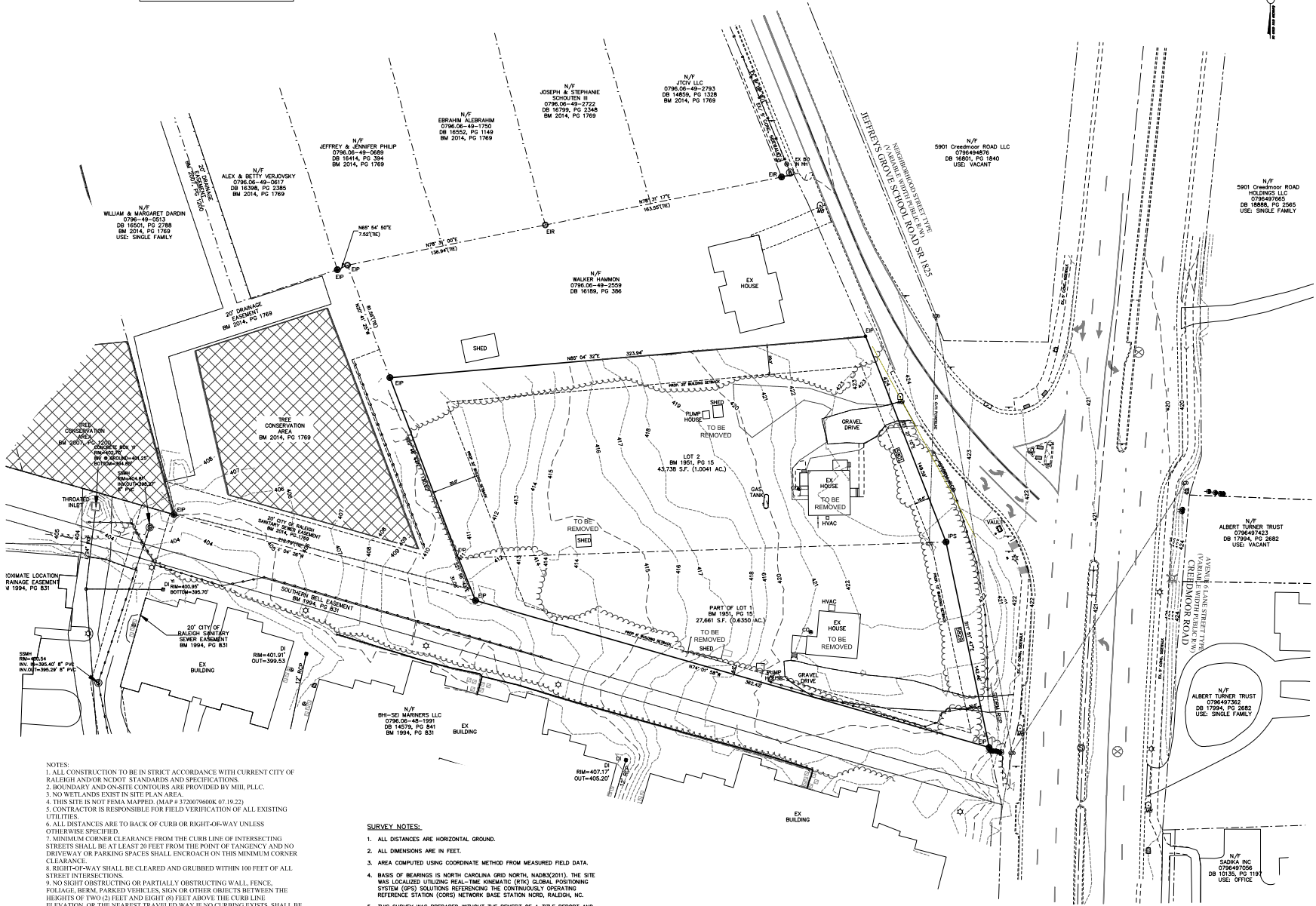
1" = 100'

Sheet

CS - 1

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDDOT STANDARDS AND SPECIFICATIONS.

Recombination/Subdivision Note:
Lots 1 & 2 to be recombined and sub-divided at the same time.



- NOTES:
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDDOT STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY AND EASEMENT CONTIGUOUS ARE PROVIDED BY MLL, PLLC.
 3. NO WETLANDS EXIST IN SITE PLAN AREA.
 4. THIS SITE IS NOT FEMA MAPPED (MAP # 1320070600K 07.19.22).
 5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
 6. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
 7. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 8. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
 9. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 10. NO ACCESS RAMP WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

SURVEY NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCE THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC03, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-01039

Revisions

02/15/2023 Revisions per City of Raleigh
1st Preliminary Subdivision review.

03/21/2023 Revisions per City of Raleigh
2nd Preliminary Subdivision review.

05/19/2023 Revisions per City of Raleigh
3rd Preliminary Subdivision review.

SUB-0084-2022

OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Project
Grove Pointe
Jeffrey's Grove School Road

Existing Conditions Plan

Date
December 13, 2022

Scale
1" = 30'

Sheet

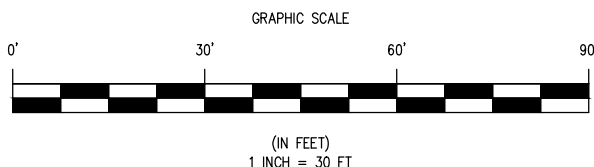
CS - 2

PAVEMENT DESIGN NOTES:
1. All pavement proposed on this plan is to be 8" abc and 3" s9.5b unless otherwise specified.
2. Pavement design is considered minimum and a final pavement design will be per Geo-Technical report, per NCFC 503.2.3, and will handle fire apparatus weighing at least 90,000 lbs.

STRIPING & SIGNAGE NOTES
1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED.
2. STOP BAR AT JEFFREY'S GROVE SCHOOL ROAD TO BE 24" WHITE THERMOPLASTIC.
3. STOP BARS INTERNAL TO SITE TO BE 24" WHITE PAINT.
4. STOP SIGN AT JEFFREY'S GROVE SCHOOL ROAD TO BE MUTCD R1-1 36"x36".
5. INTERNAL STOP SIGNS ARE TO BE MUTCD R1-1 30"x30".

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Recombination/Subdivision Note:
Lots 1 & 2 to be recombined and sub-divided at the same time.



Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329



Revisions

02/15/2023 Revisions per City of Raleigh 1st Preliminary Subdivision review.
03/21/2023 Revisions per City of Raleigh 2nd Preliminary Subdivision review.
05/19/2023 Revisions per City of Raleigh 3rd Preliminary Subdivision review.

SUB-0084-2022

OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Project

Grove Pointe
Jeffreys Grove School Road

Subdivision Plan

Date

December 13, 2022

Scale

1" = 30'

Sheet

CS - 3

NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND ON-SITE CONTOURS ARE PROVIDED BY MHI, PLLC.
3. NO WETLANDS EXIST IN SITE PLAN AREA.
4. THIS SITE IS NOT FEMA MAPPED. (MAP # 3720079600K 07.19.22)
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
6. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
7. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.
8. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
9. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
10. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

SURVEY NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NORD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

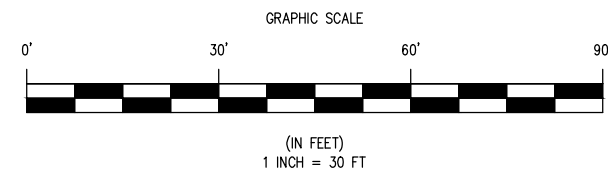


STRIPING & SIGNAGE NOTES
1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED.
STOP BARS TO BE 2" WIDE THERMOPLASTIC.
2. ALL STOP SIGNS ARE TO BE MUTCD R1-1 30"x30".

PAVEMENT DESIGN NOTE:
ALL PAVEMENT PROPOSED ON THIS PLAN IS TO BE 8" ABC AND 3" S9.5B UNLESS OTHERWISE SPECIFIED.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Recombination/Subdivision Note:
Lot's 1 & 2 to be recombined and sub-divided at the same time.



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5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329



Revisions

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- 03/21/2023 Revisions per City of Raleigh 2nd Preliminary Subdivision review.
- 05/19/2023 Revisions per City of Raleigh 3rd Preliminary Subdivision review.

SUB-0084-2022

OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Project

Grove Pointe
Jeffreys Grove School Road

Lots & Easements Plan

Date

December 13, 2022

Scale

1" = 30'

Sheet

CS - 4

Revisions
02/15/2023 Revisions per City of Raleigh
1st Preliminary Subdivision review.
03/21/2023 Revisions per City of Raleigh
2nd Preliminary Subdivision review.
05/19/2023 Revisions per City of Raleigh
3rd Preliminary Subdivision review.

SUB-0084-2022

OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Project
Grove Pointe
Jeffreys Grove School Road

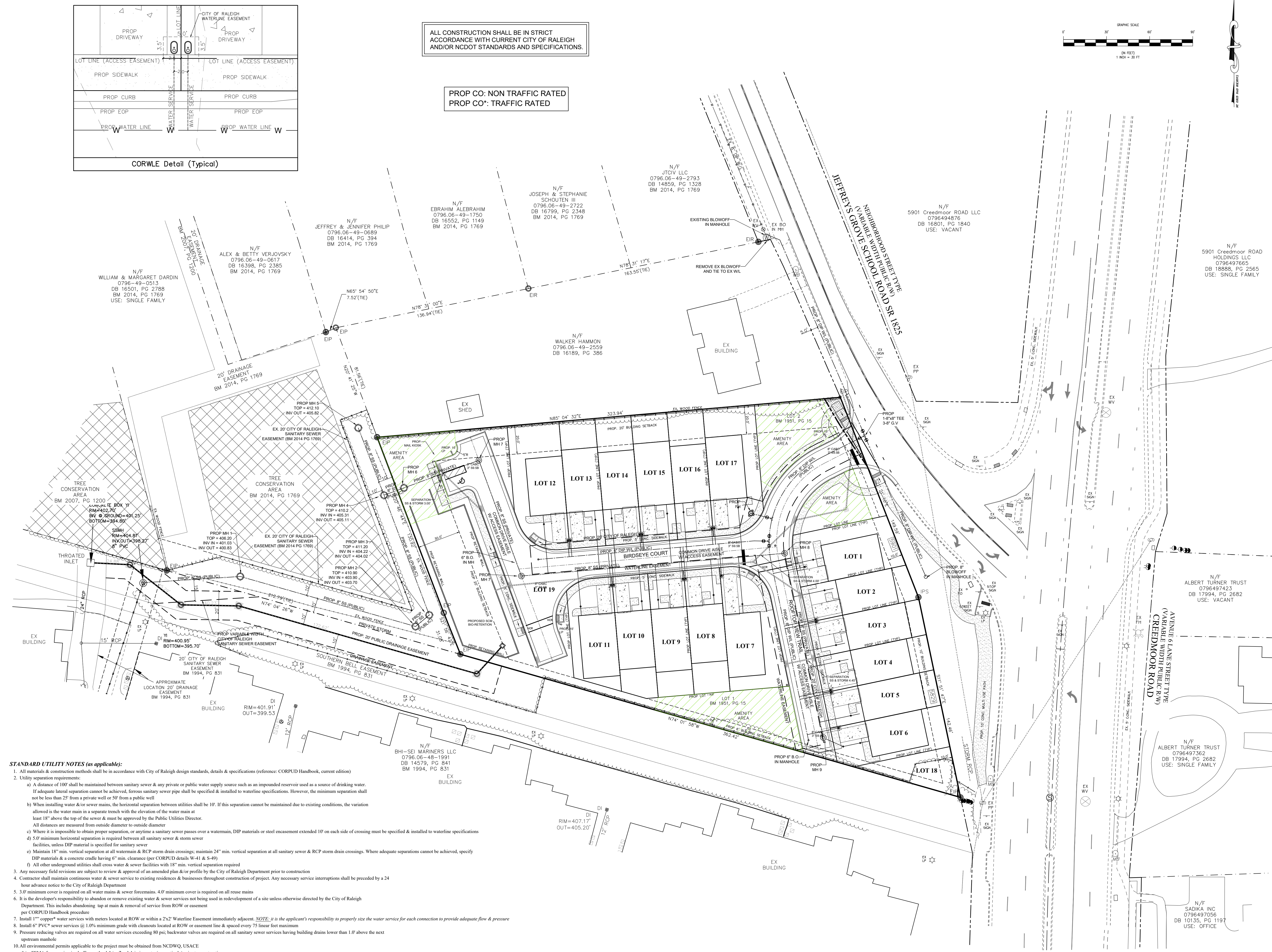
Utility Plan

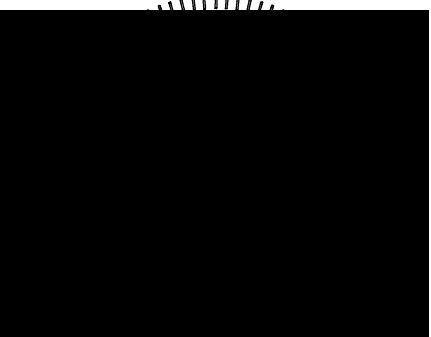
Date
December 13, 2022

Scale
1" = 30'

Sheet

CS - 5





02/15/2023 Revisions per City of Raleigh
1st Preliminary Subdivision review.

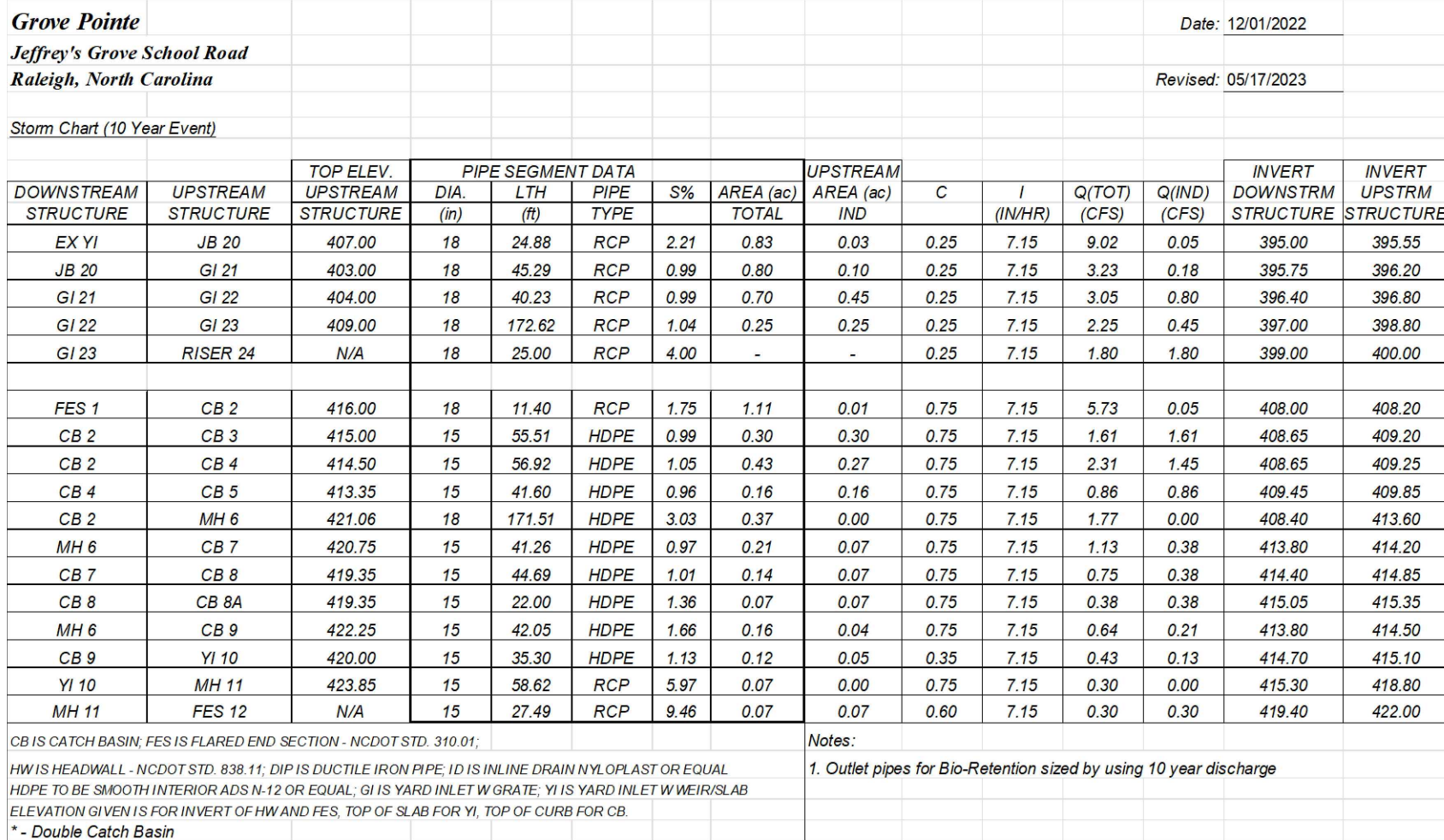
05/19/2023 Revisions per City of Raleigh
3rd Preliminary Subdivision review.

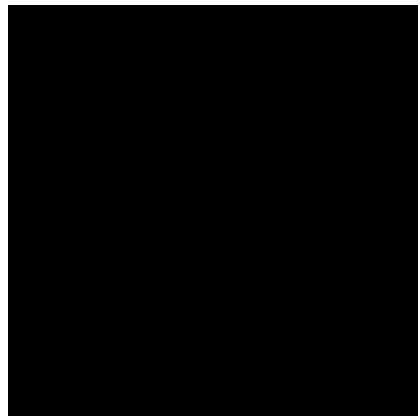
OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Grove Pointe
Jeffreys Grove School Road

Sheet

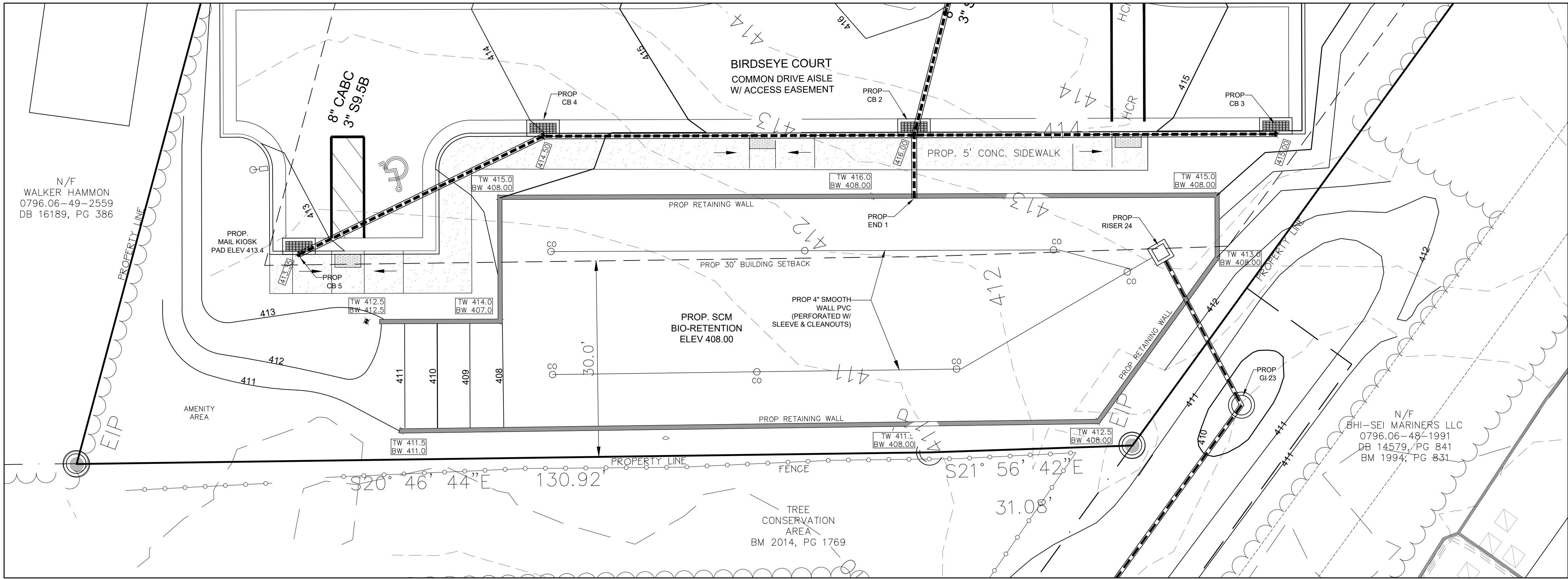
CS - 6





Revisions

- 02/15/2023 Revisions per City of Raleigh 1st Preliminary Subdivision review.
- 03/21/2023 Revisions per City of Raleigh 2nd Preliminary Subdivision review.
- 05/19/2023 Revisions per City of Raleigh 3rd Preliminary Subdivision review.



SCM Note:
The proposed Bio-Retention SCM shown on these plans was designed using NCDEQ current MDC's.

Grove Pointe

Raleigh, North Carolina

Dated: 02/07/2023

Revised:

BMP (Bio-Retention) Design Calculations

Volume of Water to treat First Flush

Drainage Area #	Area (Ac.)	Description
1	1.25	Bio-Retention west side, end of drive

BMP	IMP.	Contrib Area Data
#	%	Permeous
1	76.04	Impervious
		Total Area
		1.25

Bio-Retention

Volume to be controlled from the 1" storm

0.7343 = R_v (Runoff coefficient)

3,321 = Volume to be treated (cf)

3,534 = Volume provided (cf)

Bio-Retention

Surface Area required.

12.0 = Depth (in)

3,321 = Surface Area required (sf)

3,534 = Surface Area provided (sf)

Pre-Development Conditions					
Point #	1 Year	2 Year	5 year	10 year	100 year
1	(cfs) 0.93	(cfs) 1.09	(cfs) 1.25	(cfs) 1.39	(cfs) 1.73
2	(cfs) 1.49	(cfs) 1.74	(cfs) 2.01	(cfs) 2.23	(cfs) 2.78
3	(cfs) 0.47	(cfs) 0.54	(cfs) 0.63	(cfs) 0.70	(cfs) 0.87
Total	2.89	3.37	3.89	4.32	5.38

Post-Development Conditions					
Point #	1 Year	2 Year	5 year	10 year	100 year
1	(cfs) 0.37	(cfs) 0.43	(cfs) 0.50	(cfs) 0.55	(cfs) 0.69
2	(cfs) 0.29	(cfs) 0.34	(cfs) 0.39	(cfs) 0.44	(cfs) 0.54
Bio-Ret Pt 2	(cfs) 0.01	(cfs) 0.10	(cfs) 0.52	(cfs) 1.64	(cfs) 7.33
Pt 2 Total	(cfs) 0.30	(cfs) 0.44	(cfs) 0.91	(cfs) 2.08	(cfs) 7.87
3	(cfs) 0.20	(cfs) 0.23	(cfs) 0.27	(cfs) 0.30	(cfs) 0.37
Site Total	0.87	1.10	1.68	2.93	8.93

PLAN VIEW
SCALE 1" = 10'

Draw down Time:
Bio-Retention is designed for 2 in/hr when installed. This will result in a draw down time into the media of 6 hrs.

MEDIA MIX
THE MEDIA SHOULD BE COMPOSED OF A HOMOGENOUS MIX OF THE FOLLOWING:
a. 75 - 85% MEDIUM TO COARSE WASHED SAND
b. 8 - 10% FINES (SILT AND CLAY); AND
c. 5 - 10% ORGANIC MATTER (SUCH AS PINE BARK FINES)

Grove Pointe Townhomes
1302 Dowling Road - Raleigh, NC

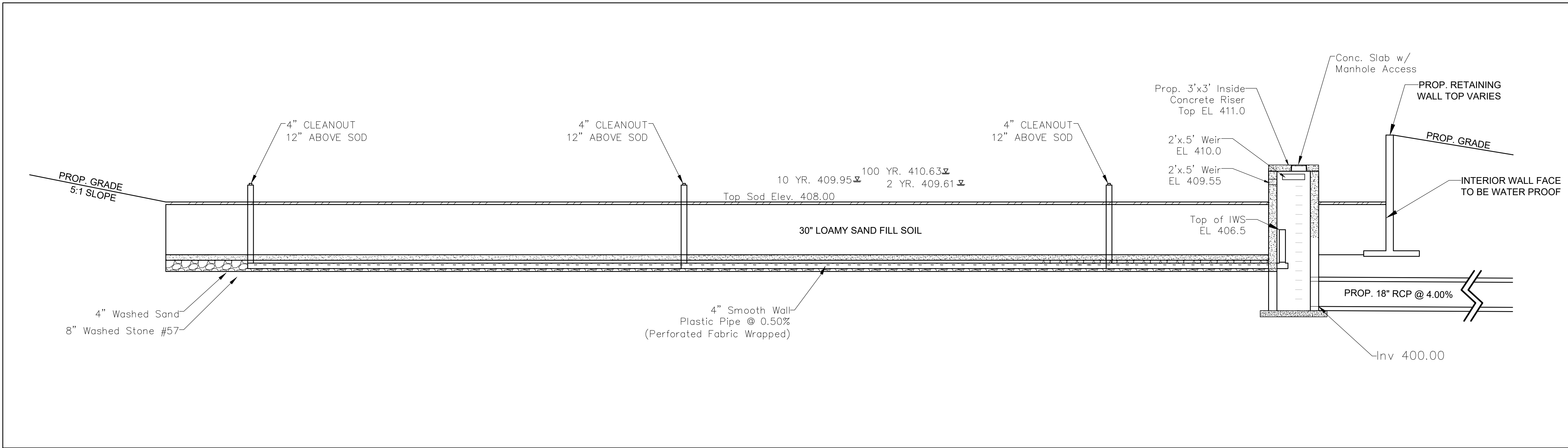
Stormwater Management Statement

The proposed project known as Grove Pointe is located on 2 lots inside the City Limits consisting of 1.64 acres and located on the western side of Jeffrey's Grove School Road and northern side of Creedmoor Road and located within the Upper Neuse River Basin. The site is currently vacant with a residential dwelling and largely grassed. This development plan proposes construction of 17 townhome units, associated infrastructure, and a single stormwater control measure.

Implementation of the proposed project will increase the impervious area in the analysis areas from 0.14 acres (currently existing) to 1.03 acres (proposed conditions). The total net increase in impervious area is 0.89 acres.

To ensure compliance with applicable regulations governing control of the first 1.0" of rainfall, peak rates of stormwater discharge, and control of TSS, these plans propose a bio retention as a Stormwater Control Measure. For purposes of calculations and analysis, pre development conditions are divided into three areas and post development conditions are divided into three areas. Of the three post development condition areas, two are not contributory to the scm and offer decreases in peak flow due to reductions in contributory area and small increases in impervious areas. The remaining post development analysis area (#2) has a small area not contributory to the SCM and the main portion contributory to the stormwater control measure and is responsible for reducing the net peak rate of stormwater discharge for the project.

The proposed SCM will achieve 85% TSS removal. The peak rate of stormwater discharge from the analysis areas (1.64 ac.) is controlled to less than the pre-development levels for the 1, 2, & 10 year return-interval stormwater events (see table below). The SCM has been designed to safely pass the 100-yr return interval stormwater event. Supporting calculations and exhibits for peak rate of runoff, impervious calculations, and design of the SCM are included in this report. Routing calculations were prepared utilizing HydroFlow Hydrographs and HydroCad.



ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

SECTION THRU BIO-RETENTION
SCALE: 1" = 5'

SUB-0084-2022

OWNER/DEVELOPER:
Jeffrey's Grove Townhomes, LLC
2721 Townedge Court
Raleigh, NC 27612
919-422-8868

Project

Grove Pointe
Jeffreys Grove School Road

Bio Retention Detail

Date

December 13, 2022

Scale

As Shown

Sheet

CS - 7

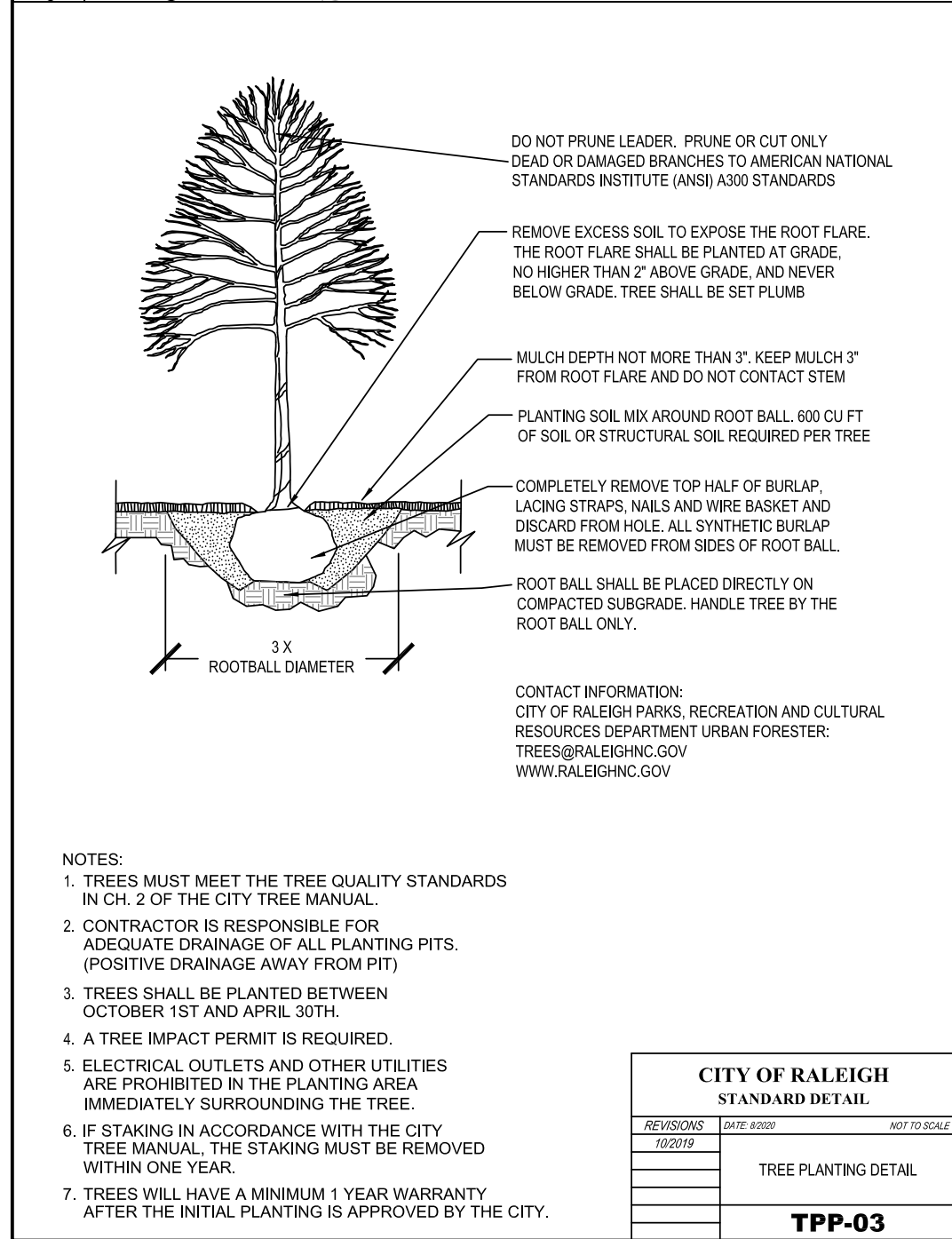
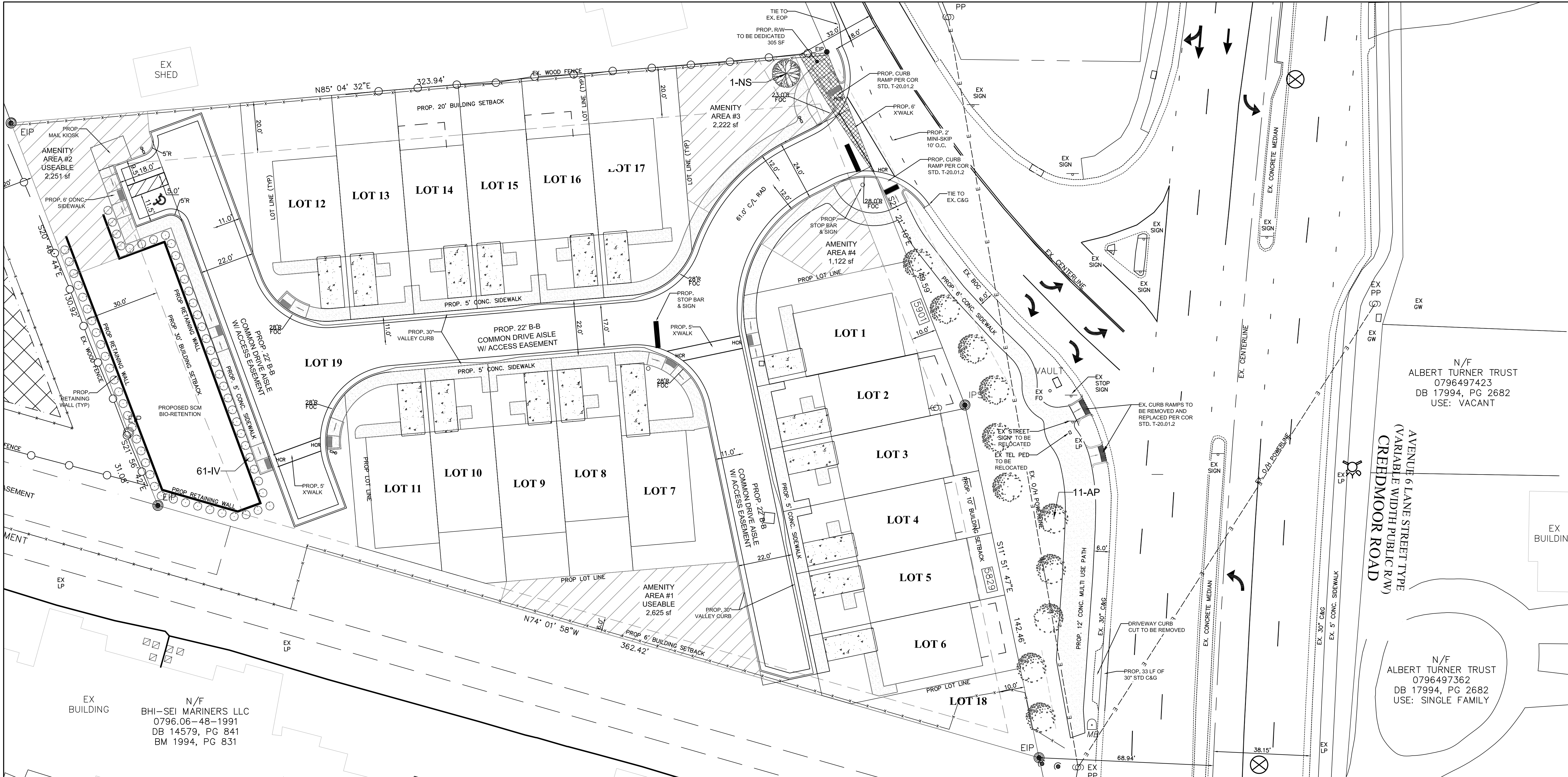


Table 1. Guidelines for Proximity from Center of Tree to Infrastructure

Recommended Minimum Distance from Walks, Curbs and Utilities	
Sidewalk	2'
Back of curb	2'
Driveways	10'
Structures	10'
Manholes and catch basins	10'
Fire hydrants	10'
Water meters and other utility boxes	5'
Traffic signs	10'
Stop signs	30'
Light poles	20'
Other trees	15' or 25' variable depending on species
Water & sewer lines that cross the planting strip	10'
Sewer easements	Planting prohibited
All other services that cross the planting strip	10'

AS PER RALEIGH CITY TREE MANUAL

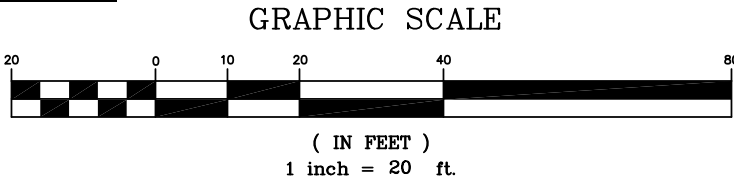
LANDSCAPE NOTES

- All landscaping shall be installed and maintained in accordance with the City of Raleigh development code and the latest edition of nursery standards by the American Nursery and Landscape Association (ANLA).
- Call utility locator service prior to any disturbance on this site. Contractor shall be responsible for confirmation of marked utilities within the area of work.
- Do not change the design without approval from the Owner and/or code compliance authority.
- All exposed soils or areas of disturbance shall be mulched, seeded, covered with sod or stabilized per sediment and erosion control requirements.
- Landscape contractor shall verify plant quantities. If discrepancy exists, use higher quantity.
- Sod or seeding areas shall be established per sediment and erosion control requirements for vegetative coverage.
- All newly installed trees and shrubs shall be guaranteed for one year and replaced at the owners request if plant is stressed, damaged, diseased or dead.

PLANT KEY

- Black Gum (*Nyssa sylvatica*)
- Japanese Maple (*Acer palmatum*)
- Dwarf Yaupon Holly (*Ilex vomitoria 'Nana'*)

PLANT LIST - GROVE POINTE TOWNHOMES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
Upperstory Trees					
NS	1	<i>Nyssa sylvatica</i>	Black Gum	3" CAL.	10' during planting
Understory Trees					
AP	11	<i>Acer palmatum</i>	Japanese Maple	1.5" CAL.	6' during planting
Evergreen Shrub					
IV	61	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly		24" during planting



REVISIONS:
REVISION 1: 02/10/2023
REVISION 2: 03/22/2023

LANDSCAPE PLAN
GROVE POINTE
JEFFREY'S GROVE SCHOOL RD.
RALEIGH, NC 27612

SCALE:
1"=20'-0"
DRAWN BY:
AP
PROJECT #
22211
DATE:
12/12/2022



Outdoor Lighting

Roadway LED

The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6472.

LED (Light Emitting Diode)

50 | 75 | 105 | 150 | 215 | 280 watts

Mounting heights 25', 30', 35'

Color Gray, Black

Poles Fiberglass
Metal (special conditions)
Wood

Outdoor Lighting

Roadway LED

Light source: LED (white)
Lumens: 4,807 – 25,050 (fixture dependent)

Wattage	Light Pattern	IESNA Backlight-Uplight – glare (BUG) Rating
LED 50	IESNA Type III (medium oval)	B1-U0-G1
LED 75	IESNA Type II (long oval)	B1-U0-G2
LED 105	IESNA Type II (long oval)	B2-U0-G3
LED 150	IESNA Type III (medium oval)	B2-U0-G2
LED 215	IESNA Type III (medium oval)	B3-U0-G3
LED 280	IESNA Type III (medium oval)	B3-U0-G4

Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)

Poles available:

Name	Mounting height	Color
Fiberglass	25', 30', 35'	Gray
Fiberglass	25', 30', 35'	Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (special conditions)*	25', 30', 35'	Gray

Features

Features	Benefits
Little or no installation cost	Free up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

*2' natural foundation available when required

©2013 Duke Energy Corporation 151307 105

FIXTURE: LED SOW ROADWAY
MOUNTING HEIGHT: 15 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS ~ 5342
PATTERN: TYPE III, B1-U0-G1(zero light at or above 90 degrees)
ASSY# LFIX--RW--LED--50--BLK--III--3000K----P
POLE ASSY # LPOLE--A--DB--AL--18FT--BLK--3T----P
BRKT ASSY# # LBKT--TOP--10IN--BLK--3T--SGL----P

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Road	✕	0.5 fc	2.7 fc	0.0 fc	N/A	N/A
Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
✕ ●	A	3	LED 50w Roadway - Type III - 3000K	1	5312	0.85

NO.	DATE	REVISION	BY	

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

GROVE POINTE		
Raleigh, NC		
SITE LIGHTING ARRANGEMENT		
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS	
Reviewed by	N. Johnson	Scale 1" = 20'
Date	12/08/2022	Size Drawing size "D"
Description	LED Roadway	
Drawing No.	22-0467A	Sht. 1 OF 1