



VICINITY MAP  
1" = 400'

# FAIRBANKS RESERVE CONVENTIONAL TOWNHOUSE SUBDIVISION SUB-0003-2026

## RALEIGH, NORTH CAROLINA

JANUARY 26, 2026  
REVISED APRIL 9, 2026

### Z-51-24 CONDITIONS OF APPROVAL

Z-51-24 – 9308 Fairbanks Drive, located just west of the intersection of Fairbanks Drive and Leesville Road, being Wake County PIN 0788026472. Approximately 2.67 acres rezoned to Neighborhood Mixed-Use – 3 stories – Conditional Use (NX-3-CU)

Conditions dated: August 1, 2025

- The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special uses in the NX-District shall be prohibited: (1) school, public or private (K-12); (2) telecommunication tower (<250ft); (3) telecommunication tower ("250ft); (4) outdoor sports or entertainment facility (1250 seats); (5) outdoor sports or entertainment facility (>250 seats); (6) vehicle fuel sales (including gasoline, diesel, and EV charging); (7) vehicle sales/rental; (8) detention center, jail, prison; and (9) vehicle repair (minor). COMPLIANCE: THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL.
- There shall be no more than 60 primary dwelling units on the Property. COMPLIANCE: (24) DWELLING UNITS ARE BEING PROPOSED.
- Office uses and Retail uses on the Property shall be limited to 65,000 square feet for each category. COMPLIANCE: THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL.

### DEVELOPER:

**CONCEPT 8 HOLDINGS, LLC**  
910 Tryon Hill Drive, Suite 200  
Raleigh, NC 27603  
919-601-5078  
shawn@concepteight.com

### CIVIL ENGINEER:

**RDU**  
CONSULTING, PLLC

NC LICENSE P-2425

PHONE: 919-889-2614

EMAIL: JASON@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27520

SITE DATA	
PROPERTY OWNER / DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 910 TRYON HILL DRIVE, SUITE 100 RALEIGH, NC 27603
SITE ADDRESS:	9308 & 0 FAIRBANKS DRIVE
GROSS SITE AREA:	2.948 AC/126,404 SF
RIGHT-OF-WAY DEDICATION:	0.051 AC/2,236 SF
NET SITE AREA:	2.896 AC/126,168 SF
WAKE COUNTY PIN #:	0788026437, 0788028419
ZONING DISTRICT:	NX-3-CU
EXISTING USE:	COMMERCIAL
PROPOSED USE:	MULTI-UNIT LIVING - TOWNHOUSE BUILDING TYPE
STREET CLASSIFICATION:	FAIRBANKS DRIVE - AVENUE 2-LANE DIVIDED
SITE/LOT DIMENSIONS:	MIN. SITE AREA REQUIRED: 3,300 SF SITE AREA PROVIDED: 126,168 SF  MIN. SITE WIDTH REQUIRED: 45' SITE WIDTH PROVIDED: 526'  MIN. LOT WIDTH REQUIRED: 16' LOT WIDTH PROVIDED: 24'
AMENITY AREA REQUIRED:	TOTAL: 12,617 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 3,309 SF (5%)
PROVIDED:	TOTAL: 16,720 SF (13.3%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 16,720 SF (13.3%)
TREE CONSERVATION AREA REQUIRED:	TOTAL: 0.287 AC (10%)
PROVIDED:	TOTAL: 0.29 AC (10.1%)

### SOLID WASTE INSPECTIONS STATEMENT

- COLLECTION OF GARBAGE AND RECYCLING WILL BE HANDLED BY PRIVATE HAULER.
- POINT OF COLLECTION WILL BE ON THE PRIVATE ALLEY/STREET IN FRONT OF HOMES.
- OWNERS OR TENANTS ARE RESPONSIBLE FOR BRINGING ALL WASTE CONTAINERS TO THE POINT OF COLLECTION.
- OWNERS, HOA, AND PROPERTY MANAGEMENT COMPANY ARE RESPONSIBLE FOR ENSURE CONTAINERS ARE REMOVED FROM THE POINT OF COLLECTION AFTER BEING COLLECTED.
- THE OWNER, HOA, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR CONTAINERS BEING STORED IN A LOCATION OFF THE PUBLIC RIGHT OF WAY ON THE SIDE OR REAR OF THE HOUSE.
- IN ATTACHED COMMUNITIES, THE OWNER, HOA, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR ENSURING CONTAINERS ARE ASSIGNED TO DWELLINGS AND LABELED TO IDENTIFY WHICH CONTAINERS BELONG TO SPECIFIC DWELLINGS.
- STORAGE IN THE GARAGE REPRESENTS AN ALTERNATE CONTAINER STORAGE LOCATION AND OWNER, HOA, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR ENSURING CONTAINERS ARE STORED IN THE GARAGE. BASED ON SIZE OF THE GARAGE OWNER, HOA, AND/OR PROPERTY MANAGEMENT COMPANY MUST BE CONTACTED PRIOR TO ANY REQUEST FOR ADDITIONAL CONTAINERS OR YARD WASTE CONTAINERS TO ENSURE ADEQUATE STORAGE IS AVAILABLE FOR ADDITIONAL CONTAINERS.
- THE HOA, OWNER, AND/OR PROPERTY MANAGER ARE RESPONSIBLE FOR LAWN MAINTENANCE OF COMMON AREAS.
- THE HOA, OWNER, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR ENSURING THE APPROVED SOLID WASTE MANAGEMENT PLAN IS MAINTAINED POST CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN DISCONTINUATION OF SERVICE AND A PRIVATE HAULER MUST BE USED.
- HOA, OWNER, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR OBTAINING APPROVAL FROM CITY OF RALEIGH SOLID WASTE BEFORE ANY CHANGES ARE MADE TO THE APPROVED SOLID WASTE MANAGEMENT PLAN. FAILURE TO DO SO WILL RESULT IN DISCONTINUATION OF SERVICE AND A PRIVATE HAULER MUST BE USED.
- HOA, OWNER, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR INFORMING ALL RESIDENTS OF THE SOLID WASTE MANAGEMENT PLAN FOR THE COMMUNITY AND ANY OTHER RULES AND REGULATIONS REGARDING GARBAGE, RECYCLING, AND YARD WASTE COLLECTION.

**UDO SEC. 8.3.5.D.5.B.i CROSS ACCESS**  
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT DUE TO THE USE BEING A PLACE OF WORSHIP FOR PIN 0788121209 AND IMPROVEMENTS WHICH EXCEED THE LAND VALUE OF THE PARCEL FOR PIN 0788120505 AND PIN 0788033044.

**UDO SEC. 8.3.2.A BLOCK PERIMETER**  
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-4 WITH THE PROPERTY BEING 1.22 ACRES. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b. BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING ~2.95 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-4 ZONING OF 34 ACRES.

**COMMON LOT MAINTENANCE**  
THE PROPOSED COMMON LOT, LOT 24, WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



04/09/2026

### INDEX

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CE-4.0	UTILITY PLAN
CE-5.0	GRADING AND DRAINAGE PLAN
CE-5.1	STORMWATER MANAGEMENT PLAN
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### Preliminary Subdivision Application Site Review

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



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.

DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Frequent Transit Development Option	<input type="checkbox"/> Conservation Development

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

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval):	Fairbanks Reserve
Property Address(es):	0 & 9308 Fairbanks
Recorded Deed PIN(s):	0788026437, 0788028419
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

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	Joaquin Canals
Company:	FAIRBANKS ENTERPRISES INC
Address:	9308 Fairbanks Dr
Phone #:	919-247-8833
Email:	jcanals@triprop.com
Relationship to owner:	<input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company:	Concept 8 Holdings, LLC
Address:	910 Tryon Hill Drive, Suite 100 Raleigh NC 27603
Phone #:	919-601-5078
Email:	shawn@concepteight.com
Developer Contact Names:	Jason G. Meadows, P.E.
Company:	RDU Consulting, PLLC
Address:	P.O. Box 418 Clayton, NC 27528
Phone #:	919-889-2614
Email:	jason@rduconsulting.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 2.948			
Zoning districts (if more than one, provide acreage of each):			
NX-3-CU			
Overlay district(s):	Inside City Limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z:	Board of Adjustment Case # BOA:	Design Alternate Case # DA:	

STORMWATER INFORMATION			
Imperious Area on Parcel(s):	Imperious Area for Compliance (includes right-of-way):		
Existing (sf) 22,522	Proposed total (sf) 24,283	Existing (sf) 22,843	Proposed total (sf) 68,281

NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 24	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
1			
Total # of Lots: 25	Total # Dwelling Units: 24		
# of bedroom units (if known): 1br	2br	3br 24	4br
Proposed density for each zoning district (UDO 1.5.2.F): 1 unit / 5,213.5 SF			

**APPLICANT SIGNATURE BLOCK**  
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.  
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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. 160D-403(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. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this 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 City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: *Shawn Meadows* Date: 10/09/2025  
Printed Name: Shawn Meadows  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

### Traffic Control and Pedestrian Plan (TCPED) 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@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's Jurisdiction.
- A permit request with a TCPED 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 Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
  - Manual on Uniform Traffic Control (MUTCD);
  - Public Rights-of-Way Accessibility Guidelines (PROWAG);
  - American Disability Act (ADA) requirements;
  - 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.

### ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Infrastructure Inspections Division and schedule a Pre-construction meeting on the Development Portal prior to beginning any construction. Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

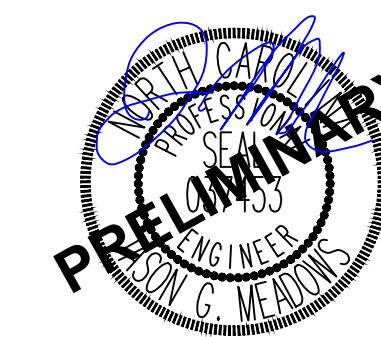
Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a downstream plug, have permitted plans on the jobsite, or any other violation of City of Raleigh Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE MANUAL. RESIDENTS SHALL UTILIZE THE GARBAGE AND RECYCLING DUMPSTERS LOCATED ON SITE, BE COLLECTED BY CITY OF RALEIGH SOLID WASTE.



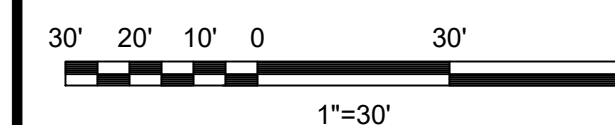
Client  
**CONCEPT 8 HOLDINGS, LLC**  
 910 TRYON HILL DR #100  
 RALEIGH, NC 27603

Project  
**FAIRBANKS RESERVE (SUB-0003-2026)**

Process  
**SUBDIVISION**

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
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ROP	REINFORCED CONCRETE PIPE
PP	POWER POLE
GUY	GUY ANCHORS
	PROPOSED INSERTION VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING WATER REDUCER
	PROPOSED WATER REDUCER
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING HOT BOX
	PROPOSED HOT BOX
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	PROPOSED WATER LINE
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	PROPOSED SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED STORM DRAINAGE LINE



**Revisions**

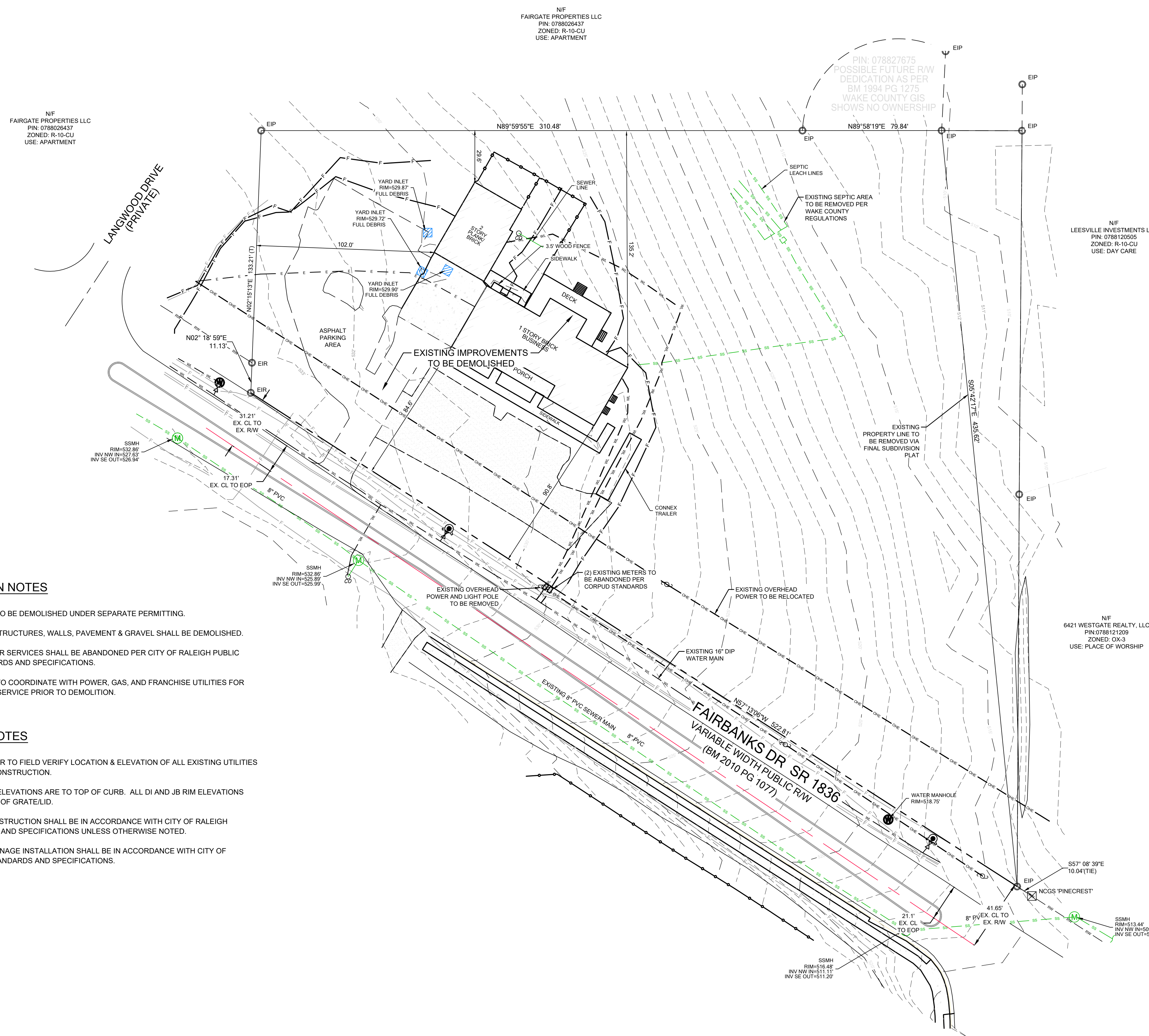
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

Drawing Title  
**EXISTING CONDITIONS AND DEMOLIION PLAN**

Sheet Number

**CE-1**

Date Issued 01/26/2025



**DEMOLITION NOTES**

- STRUCTURES TO BE DEMOLISHED UNDER SEPARATE PERMITTING.
- ALL EXISTING STRUCTURES, WALLS, PAVEMENT & GRAVEL SHALL BE DEMOLISHED.
- EXISTING WATER SERVICES SHALL BE ABANDONED PER CITY OF RALEIGH PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO COORDINATE WITH POWER, GAS, AND FRANCHISE UTILITIES FOR TERMINATION OF SERVICE PRIOR TO DEMOLITION.

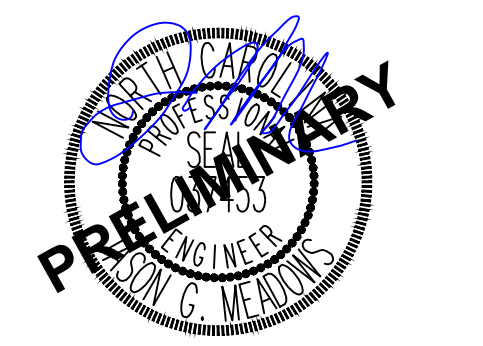
**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL CB RIM ELEVATIONS ARE TO TOP OF CURB. ALL DI AND JB RIM ELEVATIONS ARE TO TOP OF GRATE/LID.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- STORM DRAINAGE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**BUILDING SETBACK NOTE**  
 SHOWN TOWNHOUSE BUILDING FOOTPRINT  
 SETBACKS ARE FOR REFERENCE ONLY AND WILL  
 BE REVIEWED DURING BUILDING PERMITTING

**RDU**  
 CONSULTING, PLLC

NC LICENSE P-2425  
 PHONE: 919-889-2614  
 EMAIL: JASON@RDUCONSULTING.COM  
 P.O. BOX 418  
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Client  
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 910 TRYON HILL DR #100  
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**FAIRBANKS RESERVE (SUB-0003-2026)**

Process  
**SUBDIVISION**

**LEGEND**

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EP EXISTING IRON PIPE
- EPK EXISTING PK NAIL
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- GUY GUY ANCHORS
- ⊕ PROPOSED INSERTION VALVE
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- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE
- ⊕ PRIVATE DRAINAGE EASEMENT
- ⊕ AMENITY AREA

30' 20' 10' 0 30' 60'  
 1"=30'

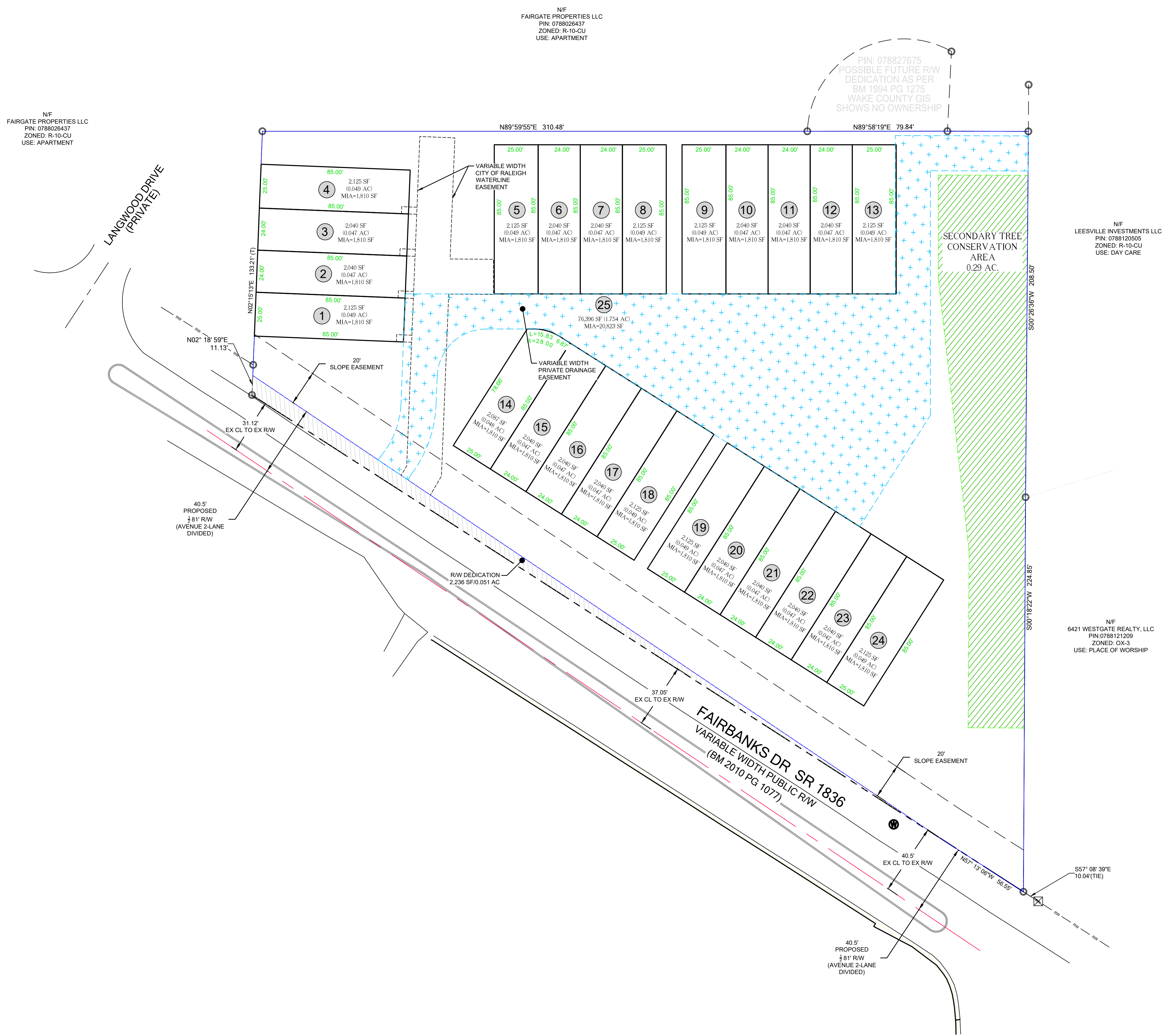
**Revisions**

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

Drawing Title  
**SUBDIVISION PLAN**

Sheet Number  
**CE-2**

Date Issued 01/26/2025



NC GRID NAD 83(2011)



Client  
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Project  
**FAIRBANKS RESERVE**  
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  - AMENITY AREA
- 30' 20' 10' 0 30' 60'  
 1"=30'

**Revisions**

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

Drawing Title

**SITE LAYOUT PLAN**

Sheet Number

**CE-3.0**

Date Issued 01/26/2025

**BUILDING FOOTPRINT NOTE**  
 SHOWN TOWNHOUSE FOOTPRINTS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE

**BUILDING SETBACK NOTE**  
 SHOWN TOWNHOUSE BUILDING FOOTPRINT SETBACKS ARE FOR REFERENCE ONLY AND WILL BE REVIEWED DURING BUILDING PERMITTING

**FIRE APPARATUS ACCESS NOTE**  
 FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCF 503.2.3).

N/F  
 FAIRGATE PROPERTIES LLC  
 PIN: 0788026437  
 ZONED: R-10-CU  
 USE: APARTMENT

N/F  
 FAIRGATE PROPERTIES LLC  
 PIN: 0788026437  
 ZONED: R-10-CU  
 USE: APARTMENT

PIN: 078827675  
 POSSIBLE FUTURE R/W DEDICATION AS PER BM 1984 PG 1275 WAKE COUNTY GIS SHOWS NO OWNERSHIP

N/F  
 LEESVILLE INVESTMENTS LLC  
 PIN: 0788120505  
 ZONED: R-10-CU  
 USE: DAY CARE

N/F  
 6421 WESTGATE REALTY, LLC  
 PIN: 0788121209  
 ZONED: OX-3  
 USE: PLACE OF WORSHIP



**Re: Fairbanks Reserve – Will Serve Letter**

01/28/2026

Dear Jason Meadows and RDU Consulting, PLLC,

This letter serves as confirmation that Reliable Sanitation & Recycling will provide trash and recycling services for the new Fairbanks Reserve townhouse development at 9308 Fairbanks Rd. Based on the plans for the property, we will provide 24 96-gallon trash containers and 24 96-gallon recycling containers that will each be picked up on the same day once per week. The containers will be stored in the units' garages and then, on the night before collection, staged along the internal alley, where we will dump the containers. In the event use dictates a more frequent pickup schedule, we will accommodate an increased frequency of servicing.

Reliable Sanitation has been providing waste and recycling collection services to residents and commercial properties since 1971 and currently services over 9,000 homes / properties in Wake County. Should you have any additional questions about our service offerings, please contact me at 919-858-0452. Thanks so much!

Best,  
  
 Ryan Brettell  
 Reliable Sanitation  
 919-858-0452  
 ryan.brettell@gmail.com

**BUILDING SEPARATION**  
 ALL BUILDINGS SHALL HAVE A MINIMUM 10' SEPARATION IN ACCORDANCE WITH SEC. 2.2.3.C6.



**BUILDING FOOTPRINT NOTE**  
 SHOWN TOWNHOUSE FOOTPRINTS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE

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NC GRID NAD 83(2011)

**RDU**  
 CONSULTING, PLLC

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 EMAIL: JASON@RDUCONSULTING.COM  
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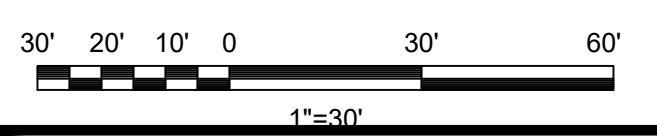


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Project  
**FAIRBANKS RESERVE**  
 (SUB-0003-2026)

Process  
**SUBDIVISION**

- LEGEND**
- BM BOOK OF MAPS
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  - PROPOSED INSERTION VALVE
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - EXISTING WATER VALVE
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  - PROPOSED WATER REDUCER
  - EXISTING WATER METER
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  - LINES NOT SURVEYED
  - EASEMENT LINES
  - OVERHEAD ELECTRICAL LINES
  - E EXISTING WATER LINE
  - W PROPOSED WATER LINE
  - SS EXISTING SANITARY SEWER LINE
  - SS PROPOSED SANITARY SEWER LINE
  - SS EXISTING STORM DRAINAGE LINE
  - SS PROPOSED STORM DRAINAGE LINE



Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

Drawing Title  
**SIGHT DISTANCE PLAN**

Sheet Number  
**CE-3.1**

Date issued 01/26/2025

**BUILDING FOOTPRINT NOTE**  
 SHOWN TOWNHOUSE FOOTPRINTS ARE  
 FOR REFERENCE ONLY AND SUBJECT TO  
 CHANGE

**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL CB RIM ELEVATIONS ARE TO TOP OF CURB. ALL DI AND JB RIM ELEVATIONS ARE TO TOP OF GRATE/LID.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- STORM DRAINAGE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

**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 watertight 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 encasement extended 10' on each side of crossing must be specified & installed to watertight 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 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 CORPUD details W-41 & S-10).
  - 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 Director prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- 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.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 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.
- Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
- Private sewer mains as part of a collection system are permitted and inspected under the private Infrastructure permit for sewer.
- Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
- Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing code.
- 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 manhole.
- All environmental permits applicable to the project must be obtained from NCDM/Q, 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.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleigh.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- 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 Crossconnections@raleigh.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.
- Private sub-metering - No resale of water shall occur without approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".

**RDU**  
 CONSULTING, PLLC

NC LICENSE P-2425  
 PHONE: 919-889-2614  
 EMAIL: JASON@RDUCONSULTING.COM  
 P.O. BOX 418  
 CLAYTON, NC 27528



**CONCEPT 8**  
**HOLDINGS, LLC**  
 910 TRYON HILL DR #100  
 RALEIGH, NC 27603

**FAIRBANKS**  
**RESERVE**  
 (SUB-0003-2026)

**SUBDIVISION**

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EP	EXISTING IRON PIPE
IP	EXISTING PK NAIL
EKM	EXISTING CONCRETE MONUMENT
IPM	IRON PIPE SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
GUY	GUY ANCHORS
+	PROPOSED INSERTION VALVE
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---	EXISTING STORM DRAINAGE LINE
---	PROPOSED STORM DRAINAGE LINE
---	PRIVATE DRAINAGE EASEMENT
---	AMENITY AREA

30' 20' 10' 0 30' 60'  
 1"=30'

**Revisions**

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

**UTILITY PLAN**

Sheet Number  
**CE-4**  
 Date Issued 01/26/2025

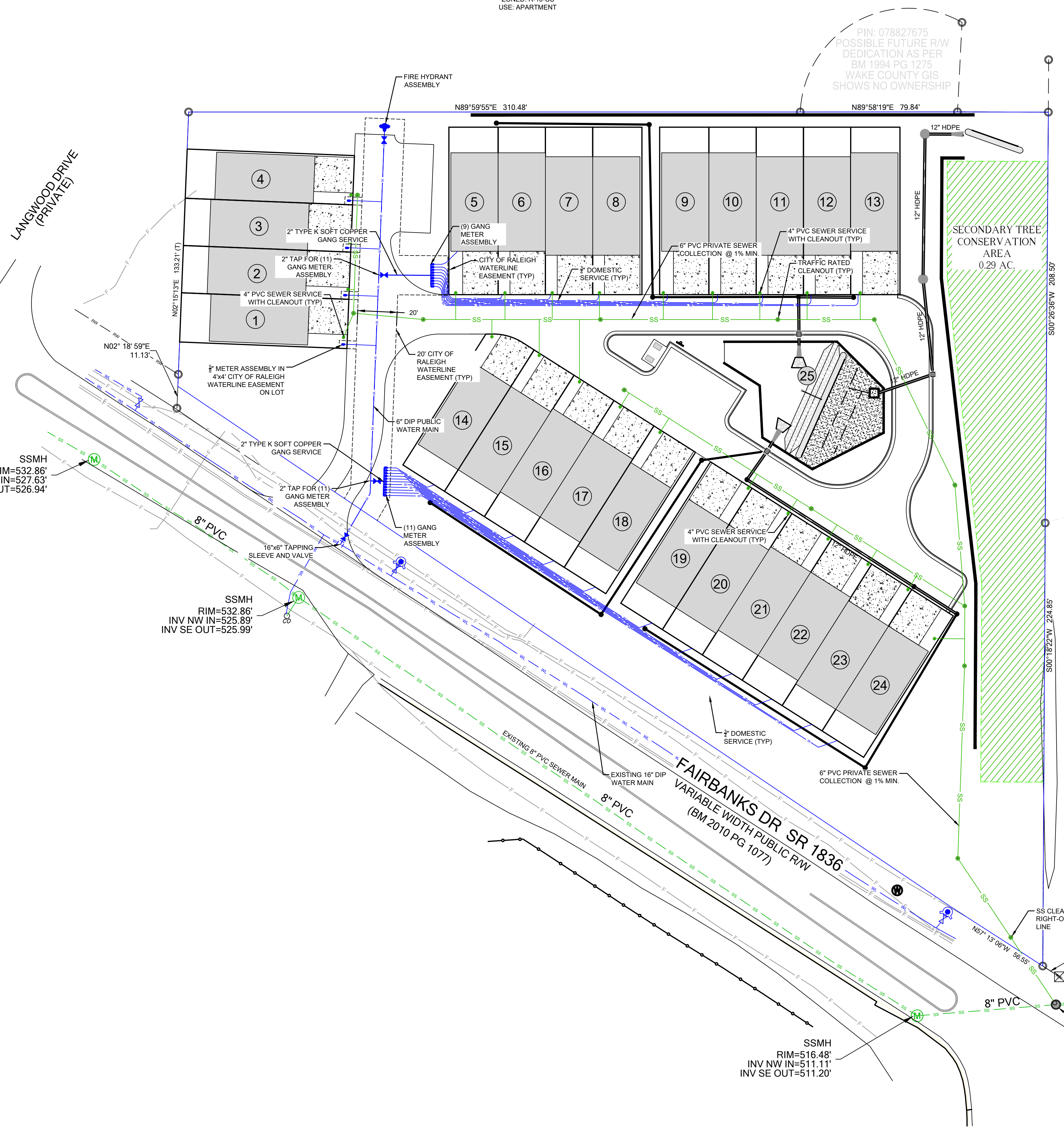
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 USE: APARTMENT

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 ZONED: R-10-CU  
 USE: APARTMENT

PIN: 078827675  
 POSSIBLE FUTURE RW  
 DEDICATION AS PER  
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 WAKE COUNTY GIS  
 SHOWS NO OWNERSHIP

N/F  
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 PIN: 0788120505  
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N/F  
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 USE: PLACE OF WORSHIP



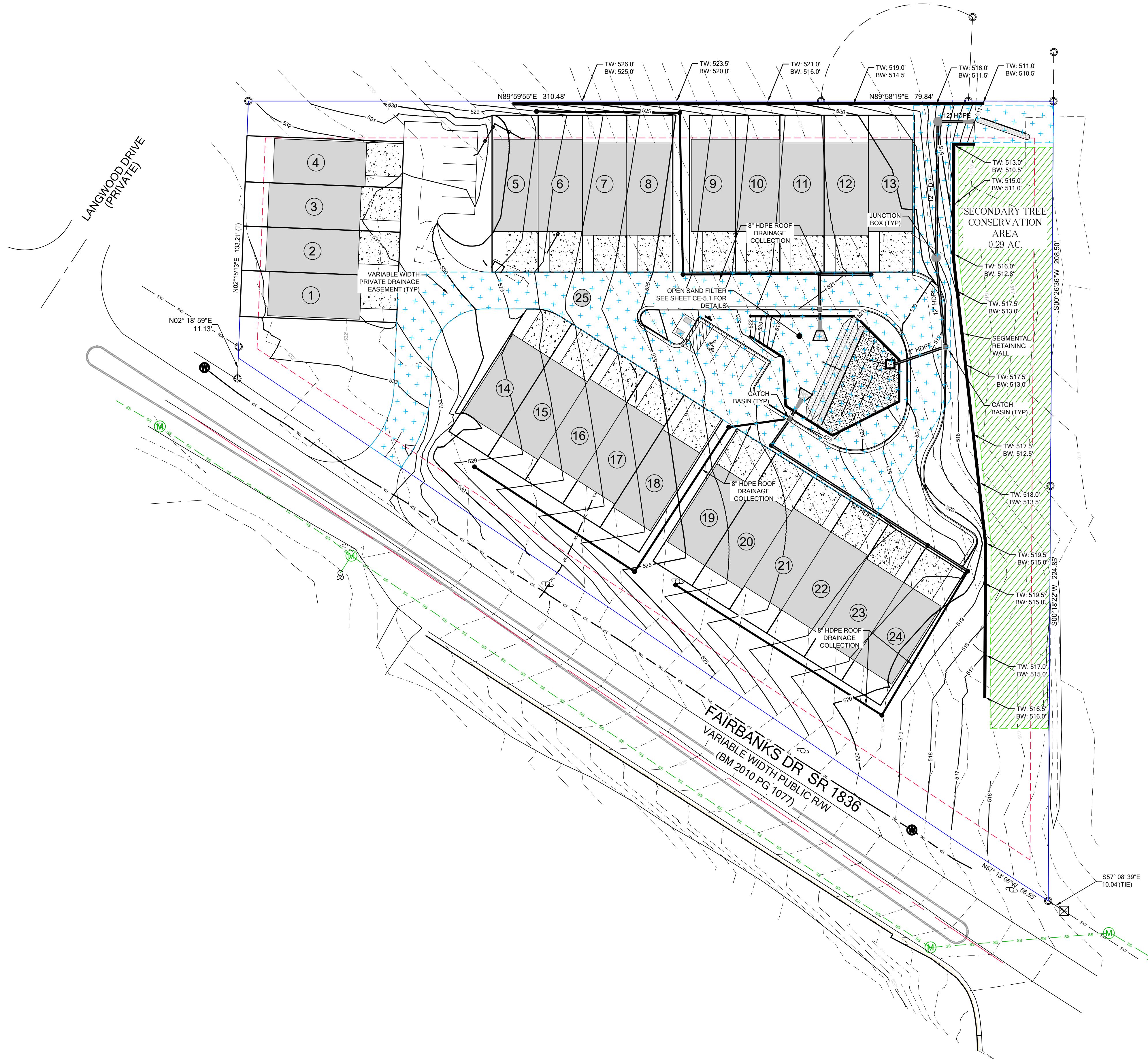
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 VERTICAL DATUM: NAVD88

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

**GENERAL NOTES**

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**BUILDING FOOTPRINT NOTE**  
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Client  
**CONCEPT 8 HOLDINGS, LLC**  
910 TRYON HILL DR #100  
RALEIGH, NC 27603

Project  
**FAIRBANKS RESERVE (SUB-0003-2026)**

Process  
**SUBDIVISION**

**LEGEND**

- BM BOOK OF MAPS
  - DB DEED BOOK
  - PG PAGE
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  - PRIVATE DRAINAGE EASEMENT
  - AMENITY AREA
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- 1"=30'

**Revisions**

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

Drawing Title  
**GRADING AND DRAINAGE PLAN**

Sheet Number  
**CE-5.0**

Date Issued 01/26/2025





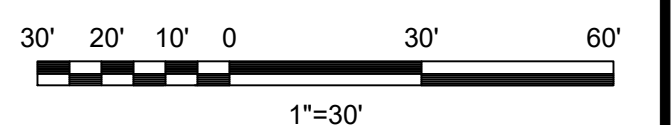
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**CONCEPT 8 HOLDINGS, LLC**  
 910 TRYON HILL DR #100  
 RALEIGH, NC 27603

Project  
**FAIRBANKS RESERVE (SUB-0003-2026)**

Process  
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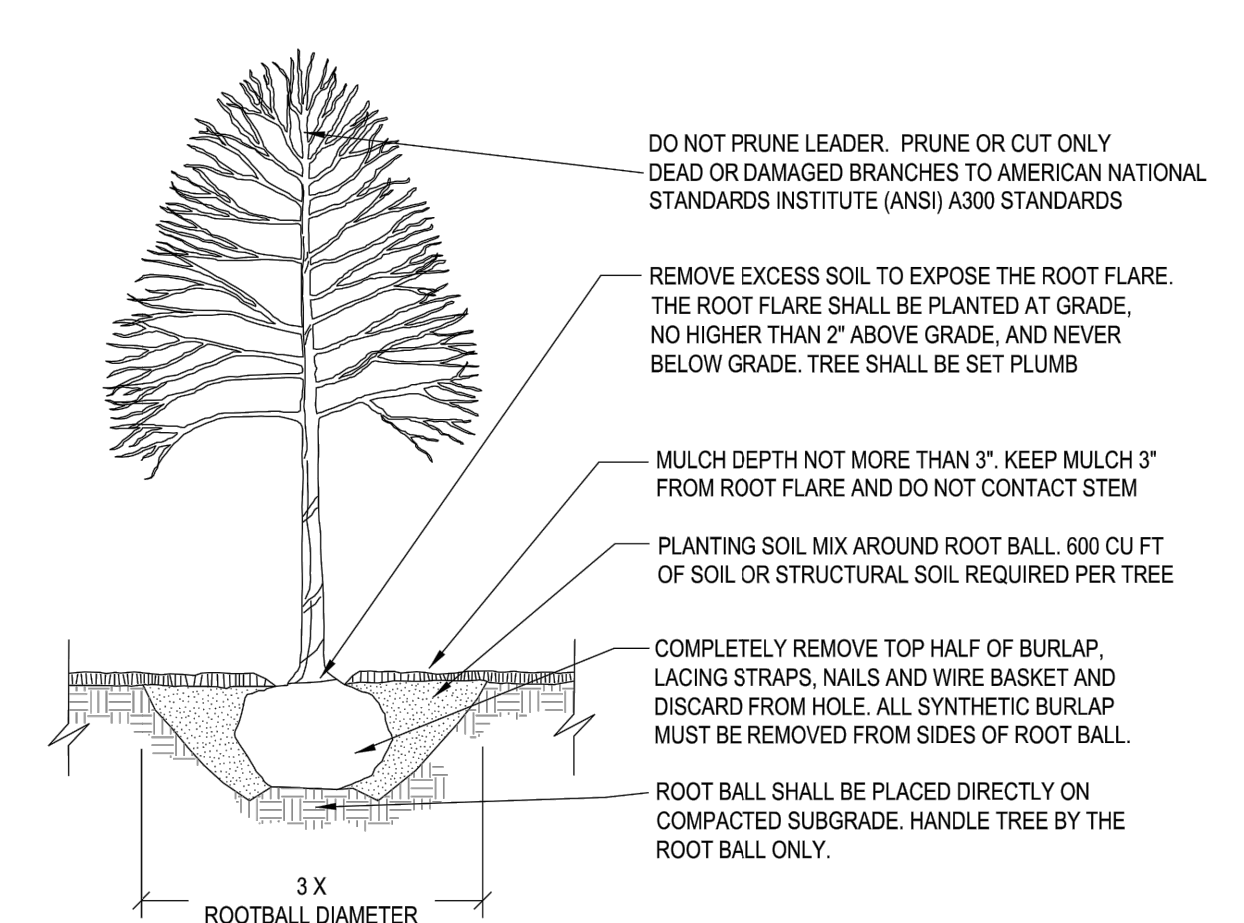
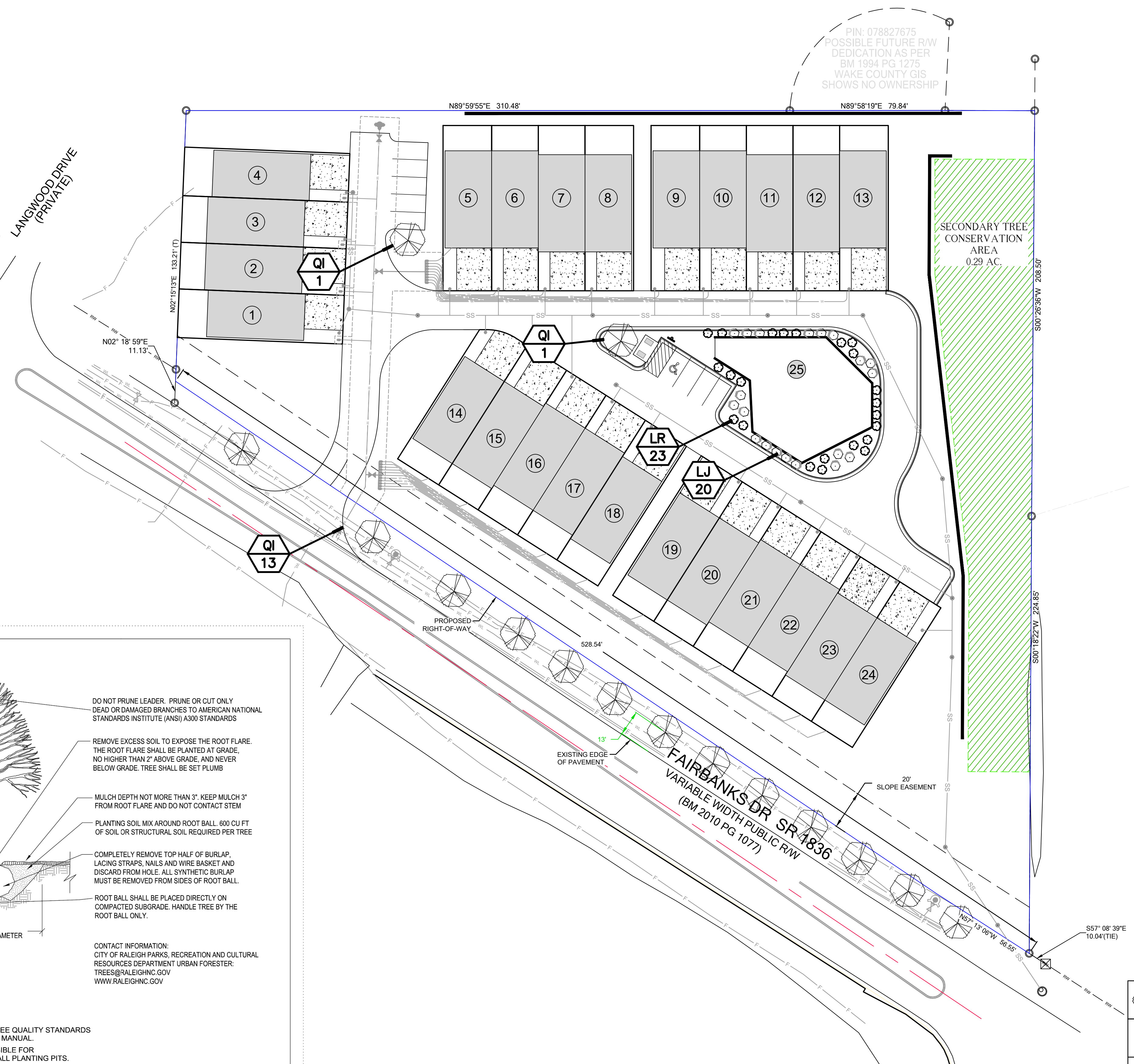


Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/09/26

Drawing Title  
**LANDSCAPE PLAN**

Sheet Number  
**LA-1**

Date Issued 01/26/2025



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:  
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	BY
10/2019		

TREE PLANTING DETAIL

**TPP-03**

**City of Raleigh Planting Requirements:**

1) STREET TREES:  
 FAIRBANKS STREET:  
 528' / 40 LF = 13 Canopy trees  
 Provided: (13) 3" Caliper tree ~40 spacing

PLANT SCHEDULE					
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	MATURE HT/SPREAD	REMARKS
	Quercus Lyrata / Overcup Oak	3" Cal. /10' HT.	CONT./ B & B	45-70' HT 35-50' SPREAD	SINGLE STEM
	Loropetalum Chinense / Crimson Fire	36" HT.	7 Gal	6' MIN.	
	Ligustrum japonicum / Wax Leaf Ligustrum	36" HT.	7 Gal	6' MIN.	

- NOTES:**
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03.
  - STREET TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.