



# Administrative Site Review Application

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

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0130-2022</u>
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: _____
<input type="checkbox"/> Open lot		Design Alternate #: _____
GENERAL INFORMATION		
Development name: Chailyn's Cottages		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 2501 Poole Road Raleigh NC 27610		
Site P.I.N.(s): 1713769914		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
16 unit (8 attached buildings) "Cottage Court" style development with supporting infrastructure		
<b>Current Property Owner(s):</b> Mark A. Thompson		
Company: self		Title: owner/ developer
Address: 7201 Vermilion Ct. Wake Forest NC 27587-7336		
Phone #: (919)274-1597		Email: thompsonfinancia@bellsouth.net
<b>Applicant Name (if different from owner. See "who can apply" in instructions):</b>		
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: JAECO		Address: 333 Wade Avenue; Raleigh, NC 27605

Phone #: (919) 828-4428	Email: info@jaeco.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact:</b> Mark A. Thompson	
Company: self	Title: owner/ developer
Address: 7201 Vermilion Ct. Wake Forest NC 27587-7336	
Phone #: (919)274-1597	Email: thompsonfinancia@bellsouth.net
Applicant Name: same	
Company: same	Address: same
Phone #: (919)274-1597	Email: same

**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-4-NCOD	Existing gross floor area (not to be demolished): 0 sq ft
Gross site acreage: 2.15 acres	Existing gross floor area to be demolished: 2,241 sq ft
# of parking spaces proposed: 36	New gross floor area: 27,364 sq ft
Max # parking permitted (7.1.2.C): N/A	Total sf gross (to remain and new): 27,364 sq ft
Overlay District (if applicable): NCOD King Charles	Proposed # of buildings: 8
Existing use (UDO 6.1.4): Single Family Home	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): Cottage Court	Proposed # of basement levels (UDO 1.5.7.A.6) 0

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) <u>9,891</u> Proposed total (sf) <u>39,429</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>12,820</u> Proposed total (sf) <u>42,731</u>
--	--

**RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS**

Total # of dwelling units: 16	Total # of hotel bedrooms: N/A
# of bedroom units: 1br _____ 2br _____ 3br <input checked="" type="checkbox"/> 4br or more _____	
# of lots: 1	Is your project a cottage court? <input checked="" type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

**APPLICANT SIGNATURE BLOCK**

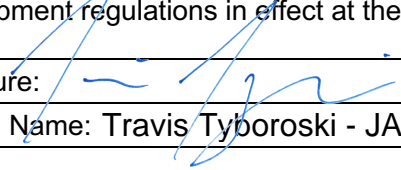
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

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 developments 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:



Date: 12/04/2023

Printed Name: Travis Tyboroski - JAECO, authorized agent

# CHAILYN'S COTTAGES

2501 POOLE ROAD  
RALEIGH, NC 27587

ASR-0014-2023  
JANUARY 12, 2023  
MAY 01, 2023  
JUNE 19, 2023

LAST REVISED: DECEMBER 04, 2023



VICINITY MAP  
NOT TO SCALE

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Site Plan Tier: Tier Two Site Plan  Tier Three Site Plan

Building and Development Type (Check all that apply):

Detached  Attached  Townhouse  Apartment  Tiny house  Open lot  Subdivision case # \_\_\_\_\_ Scoping/sketch plan case # SCOPE-0130-2022 Board of Adjustment # \_\_\_\_\_ Zoning Case # \_\_\_\_\_ Design Alternate # \_\_\_\_\_

#### GENERAL INFORMATION

Development name: Chailyn's Cottages Inside City limits? Yes  No  Property address(es): 2501 Poole Road Raleigh NC 27610

Site P.I.N.(s): 1713769914

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

16 unit (8 attached buildings) Cottage Court style development with supporting infrastructure

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Page 1 of 3 revision 1.2.2023 raleighnc.gov

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Phone #: (919)274-1597 Email: thompsonfinancial@bellsouth.net

Applicant Name: same Company: same Address: same Phone #: (919)274-1597 Email: same

#### DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

Table with 2 columns: SITE DATA and BUILDING DATA. Includes zoning districts, gross site acreage, # of parking spaces, etc.

#### STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 5,891 Proposed total (sf) 39,429

Imperious Area for Compliance (includes ROW): Existing (sf) 12,820 Proposed total (sf) 42,731

#### RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 16 # of bedroom units: 1br 2br 3br 4br or more

Is your project a cottage court? Yes  No  A frequent transit development? Yes  No

Continue to Applicant Signature Block on Page Three.

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Signature: \_\_\_\_\_ Date: 12/04/2023 Printed Name: Travis Tyboriski - JAECO, authorized agent

### ABBREVIATIONS

APPLICABLE TO ENTIRE PLAN SET

Table listing abbreviations for various materials and components, such as AC (ACRE), APPROX (APPROXIMATE), B-B (BACK-TO-BACK), etc.

### KING CHARLES NEIGHBORHOOD NCOD (UDO SEC. 5.4.3.F.6):

Table with 3 columns: REQUIRED, PROVIDED, and a middle column. Rows include MINIMUM LOT SIZE, MINIMUM LOT WIDTH, FRONT YARD SETBACK, and MAXIMUM BUILDING HEIGHT.

SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.b.

FEE-IN-LIEU TO BE PROVIDED FOR 2 STREET TREES ON KING CHARLES RD.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

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

### ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 998-2409 and the PUBLIC UTILITIES DEPARTMENT at (919) 998-4541 at least twenty-four hours prior to beginning any of their construction.

### SHEET INDEX

Table listing sheet numbers and descriptions: C0-00 - COVERSHEET, C-1.00 EXISTING CONDITIONS PLAN, C-2.00 TREE CONSERVATION PLAN, etc.

### SITE DATA

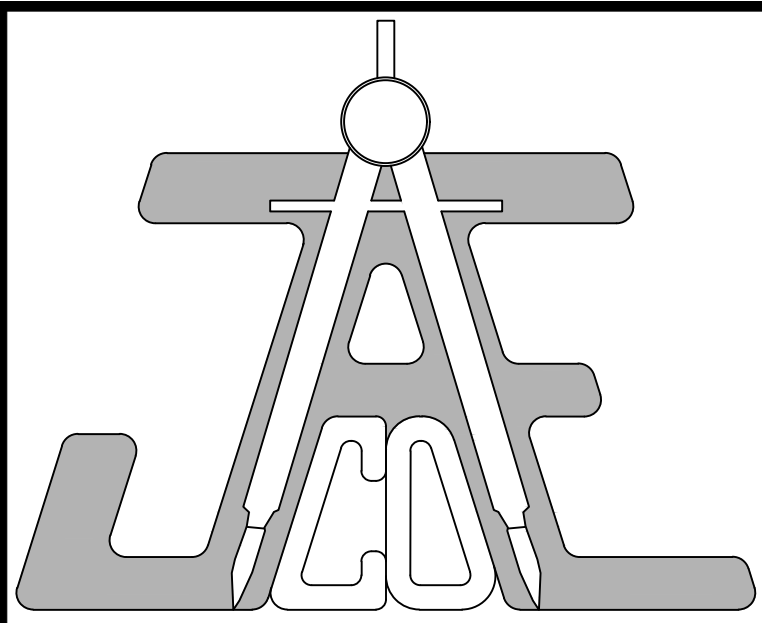
Table with 2 columns: FIELD and VALUE. Includes SITE ADDRESS, WAKE COUNTY PIN#, ZONING, OVERLAY DISTRICT, EXISTING AREA, etc.

### PRIMARY STREET DETERMINATION (UDO SEC 1.5.4.C.3.)

Table with 2 columns: FIELD and VALUE. Includes Building type, Corner lot?, Primary street defined as being opposite the rear yard of any adjoining lot, etc.

### COTTAGE COURT (UDO SEC. 2.6.1.D):

Table with 3 columns: A. Description, REQUIRED/ALLOWED, and PROVIDED/PROPOSED. Rows include D1 Net site area, D2 Site Width, D3 Site Depth, etc.



JAECO Consulting Engineers and Land Surveyors

NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com

www.jaeco.com

Chailyn's Cottages 2501 Poole Road Raleigh NC 27610

Mark Thompson 7201 Vermilion Ct Wake Forest, NC 27587 (919) 274-1597 thompsonfinancial@bellsouth.net

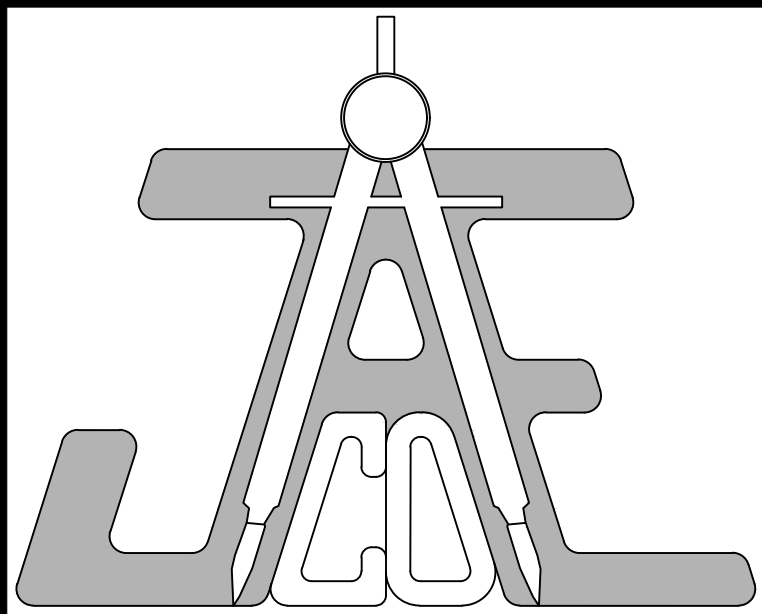
Call before you dig.

### LEGEND

Table with 3 columns: NUMBER, DESCRIPTION, and DATE. Lists revision items such as PER CITY COMMENTS.

### COVERSHEET

Table with 2 columns: FIELD and VALUE. Includes JAECO #, DRAWING SCALE, DRAWN BY, CHECKED BY, and DATE ISSUED.



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**Call 811 before you dig.**

**LEGEND**

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
HB	HOT BOX
ST	STORM
EBOX	ELECTRIC BOX
CB	STORM CATCH BASIN
WV	WATER VALVE
DI	DROP INLET
CONC	CONCRETE
SSMH	SANITARY SEWER WATER METER
WM	WATER METER
LP	LIGHT POLE
FM	FIBER MARKER
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
PP	POWER POLE
EMH	ELECTRIC MANHOLE
HB	HOT BOX
	DENOTES CONCRETE
	DENOTES ADDRESS
	DENOTES GREENWAY
	PROPERTY LINE
	RIGHT OF WAY LINE
	PROP. LINE NOT SURVEYED
	EASEMENT LINE
	OVERHEAD POWERLINE
	CB
	FH
	WV
	SSMH
	GW
	MW
	PP
	TP
	GM

**EXISTING CONDITIONS PLAN**

Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01

DRAWING SCALE: 1" = 30'

DRAWN BY: CC

CHECKED BY: TT

DATE ISSUED: 01/12/23

**C-1.00**

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	322.43'	596.00'	318.51'	S18° 19' 01" E

**GENERAL NOTES:**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE GUY WIRE RELOCATION/REMOVAL WITH LOCAL UTILITY.
- CITY OF RALEIGH RECORDS INDICATE EXISTING WATER & SEWER SERVICE TO EXISTING HOUSE. EX SERVICE CONNECTIONS SHALL BE REMOVED IN ACCORDANCE WITH RALEIGH PUBLIC UTILITIES HANDBOOK SEWER CONSTRUCTION STANDARD #31 AND WATER CONSTRUCTION STANDARD #31. FIELD LOCATED SERVICES TO BE PROVIDED DURING SPR REVIEW.
- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0130-2022

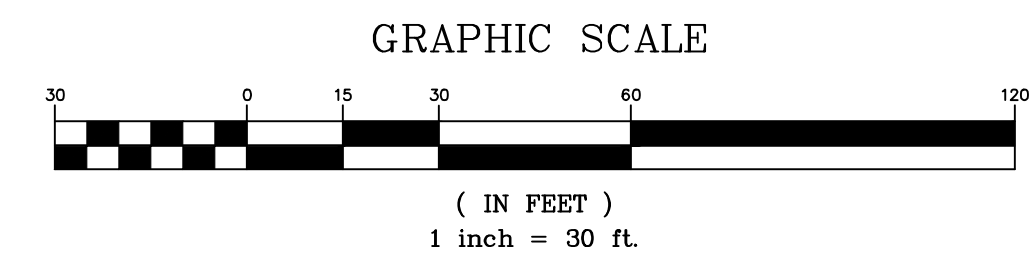
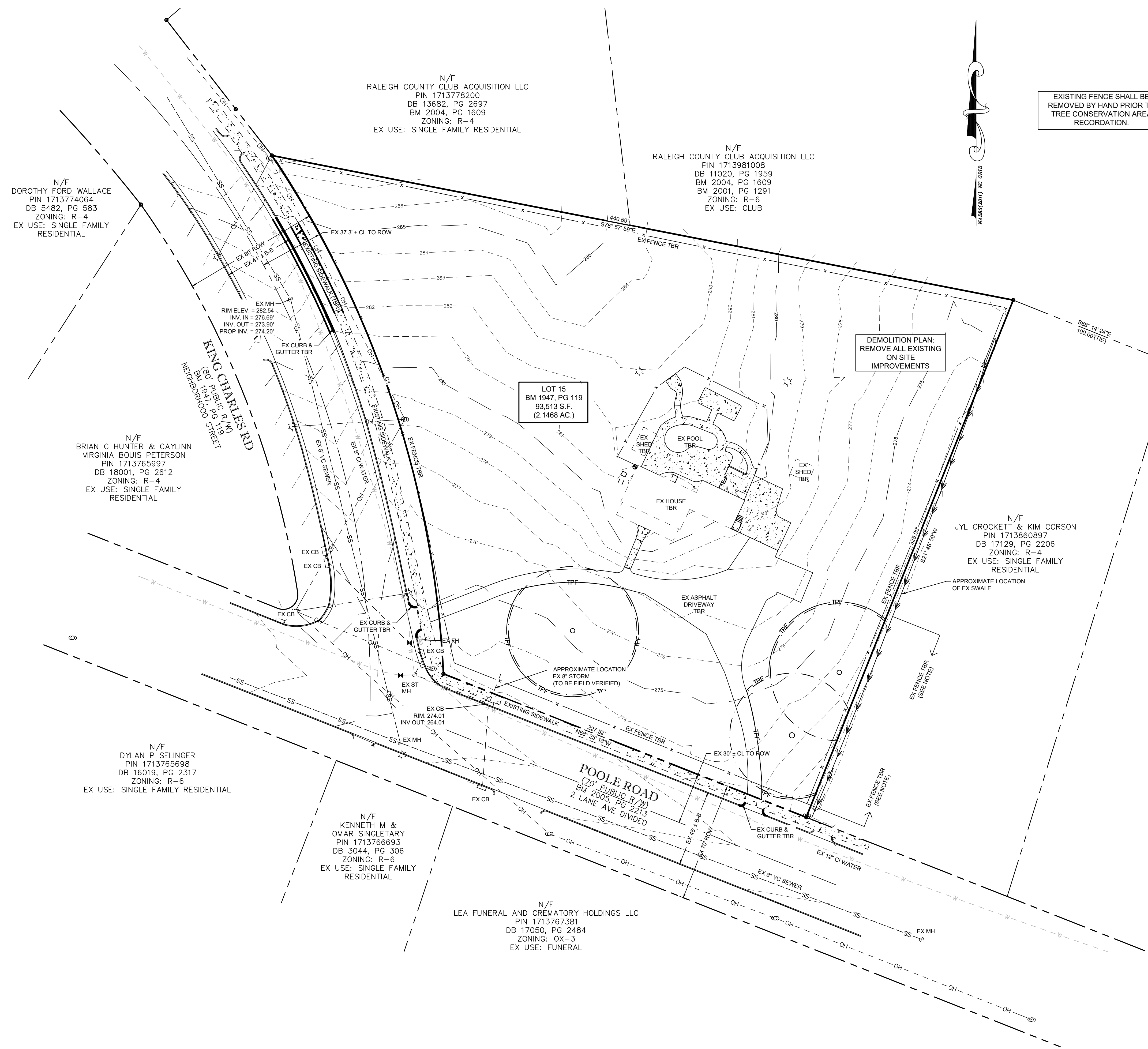
**SURVEY NOTES:**

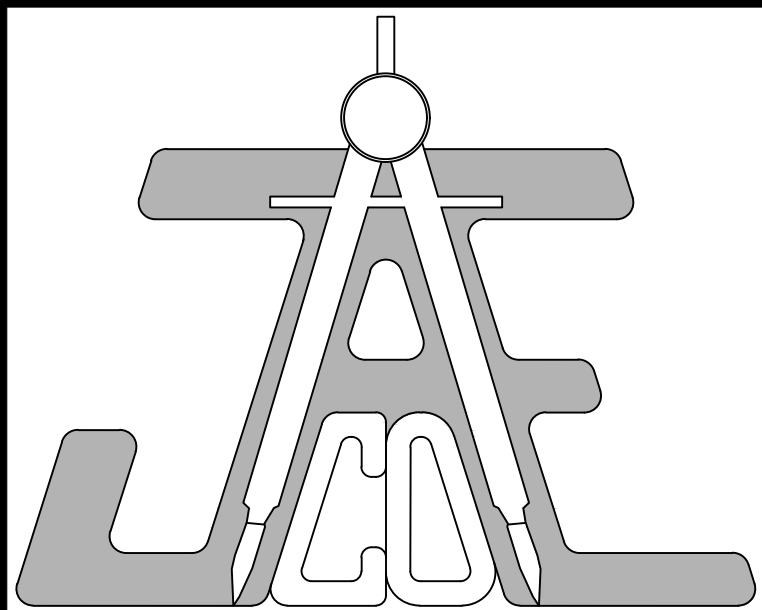
- ALL DISTANCES ARE HORIZONTAL GROUND.
- ALL DIMENSIONS ARE IN FEET.
- AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
- BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, 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

EXISTING FENCE SHALL BE REMOVED BY HAND PRIOR TO TREE CONSERVATION AREA RECORDATION.

DEMOLITION PLAN:  
REMOVE ALL EXISTING  
ON SITE  
IMPROVEMENTS

LOT 15  
BM 1947, PG 119  
93,513 S.F.  
(2.1468 AC.)





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**LEGEND**

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
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- ST STORM
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- CB STORM CATCH BASIN
- WV WATER VALVE
- DI DROP INLET
- CONC CONCRETE
- SSMH SANITARY SEWER
- WM WATER METER
- LP LIGHT POLE
- FM FIBER MARKER
- TP TELEPHONE PEDESTAL
- FH FIRE HYDRANT
- PP POWER POLE
- EMH ELECTRIC MANHOLE
- HB HOT BOX
- XXXX DENOTES CONCRETE
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- PROPERTY LINE
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- PROP. LINE NOT SURVEYED
- EASEMENT LINE
- OVERHEAD POWERLINE
- CB CB
- FH FH
- LP LP
- WV WV
- SSMH SSMH
- GW GW
- MW MW
- PP PP
- TP TP
- GM GM

**TREE CONSERVATION PLAN**

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01

DRAWING SCALE: 1" = 30'

DRAWN BY: CC

CHECKED BY: TT

DATE ISSUED: 01/12/23

**C-2.00**

**Tree Conservation Plan Data Sheet**  
UDO Article 9.1 Tree Conservation  
(Include applicable information on the plan sheet)

Project Name: 2501 POOLE ROAD COTTAGE COURT  
Gross Site Acres: 2.15 ac  
Right-of-way to be dedicated with this project: 0.06 ac  
Net Site Acres: 2.09 ac

	Number of Acres	Percent of Tract
--	-----------------	------------------

**UDO 9.1.4.A. Primary Tree Conservation Areas**

1. Primary Tree Conservation Area - SHOD 1	ac	%
1. Primary Tree Conservation Area - SHOD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CMP	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree "XX" dbh species	ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	ac	%
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area - Thoroughfare	ac	%
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>ac</b>	<b>%</b>

**UDO 9.1.4.D.2 Tree Conservation Area - Greenway** ac %

**UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas** ac %  
(Include perimeter buffers and their alternate compliance areas)

**UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas** ac %  
(Include individual trees and their alternate compliance areas)

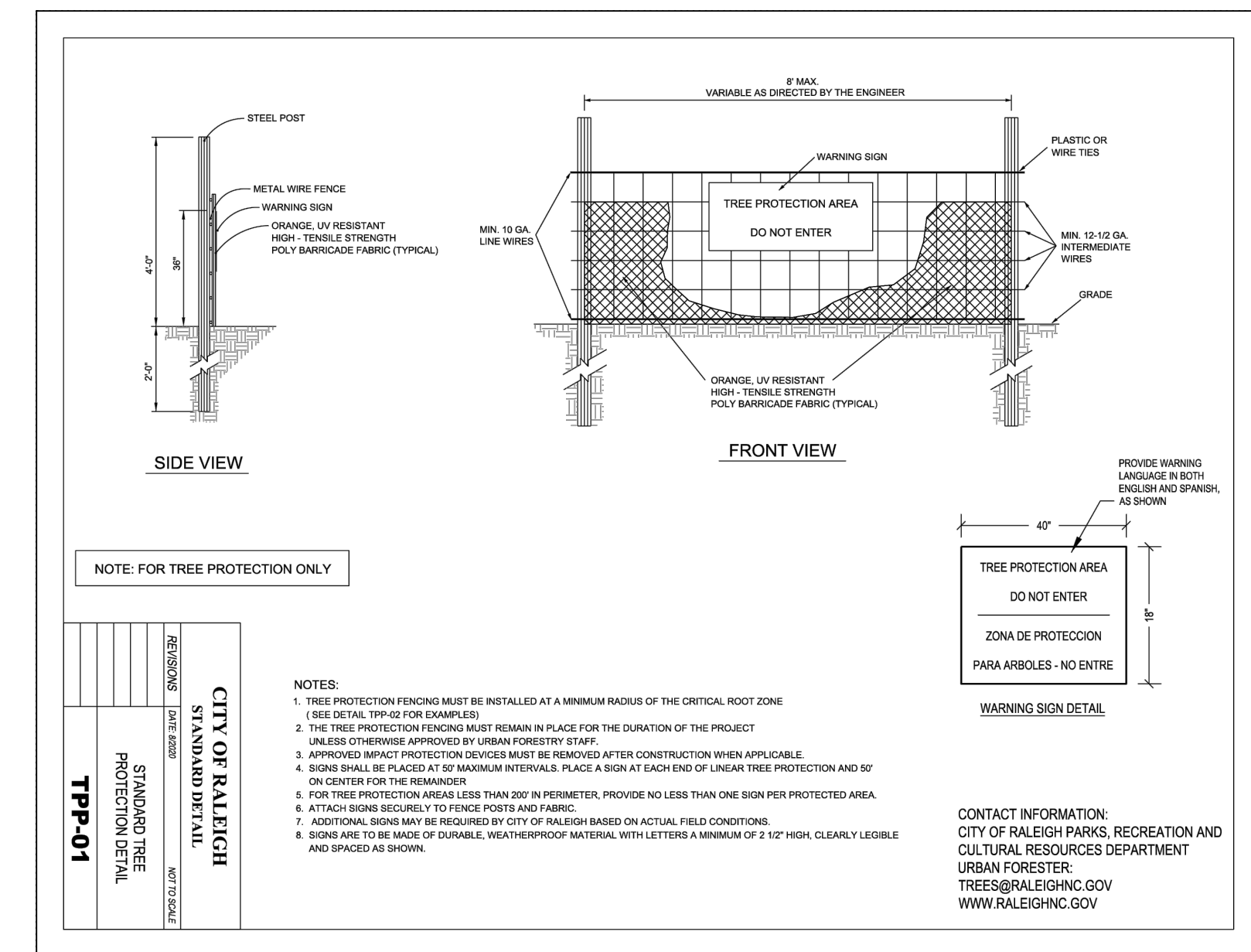
**Subtotal of Secondary Tree Conservation Areas:** 0.2173 ac 10.39 %

**TOTAL ALL TREE CONSERVATION AREA PROVIDED:** 0.2173 ac 10.39 %

**UDO 9.1.9. Watershed Protection Overlay Districts**

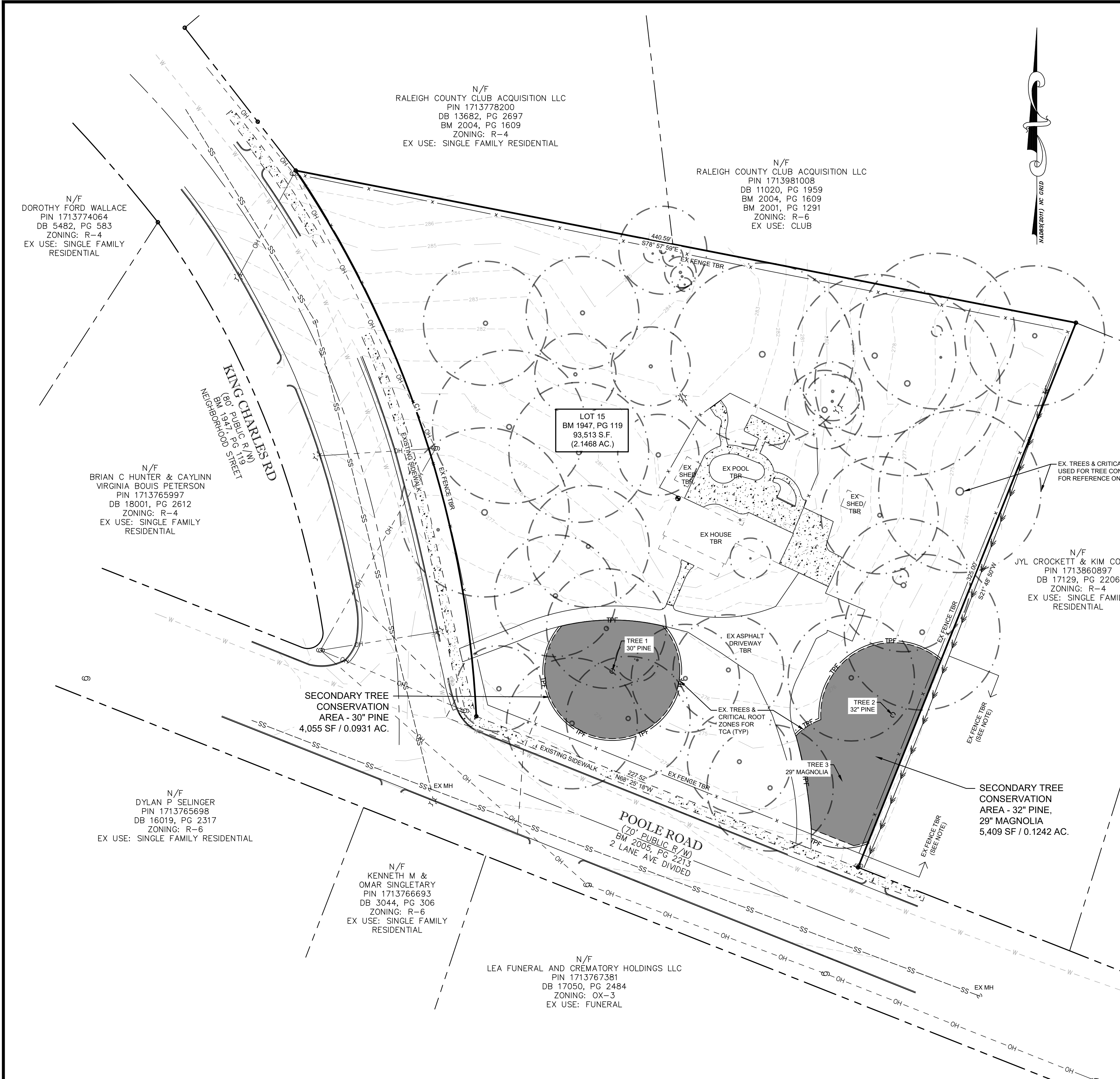
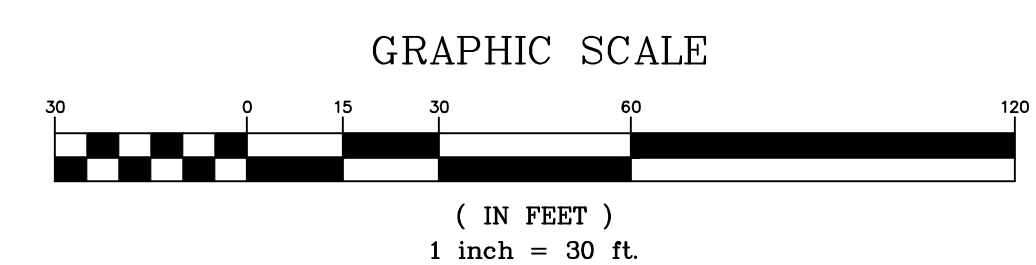
UWPOD - Wooded Area (reserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (reserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (reserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%

**SECONDARY TREE CONSERVATION AREA - INDIVIDUAL TREES**  
9,464 SF / 0.2173 AC.



**EXISTING FENCE SHALL BE REMOVED BY HAND PRIOR TO TREE CONSERVATION AREA RECORDATION.**

TREE	TOTAL CRZ	QUALIFYING CRZ	PERCENT
1	4,418 SF	4,055 SF	91.8%
2	5,026 SF	3,579 SF	71.2%
3	4,128 SF	3,018 SF	73.1%
<b>2 &amp; 3</b>	<b>---</b>	<b>-1,188 (OVERLAP)</b>	<b>---</b>



N/F  
RALEIGH COUNTY CLUB ACQUISITION LLC  
PIN 1713778200  
DB 13882, PG 2697  
BM 2004, PG 1609  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
RALEIGH COUNTY CLUB ACQUISITION LLC  
PIN 1713981008  
DB 11020, PG 1959  
BM 2004, PG 1609  
BM 2001, PG 1291  
ZONING: R-6  
EX USE: CLUB

N/F  
DOROTHY FORD WALLACE  
PIN 1713774064  
DB 5482, PG 583  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL

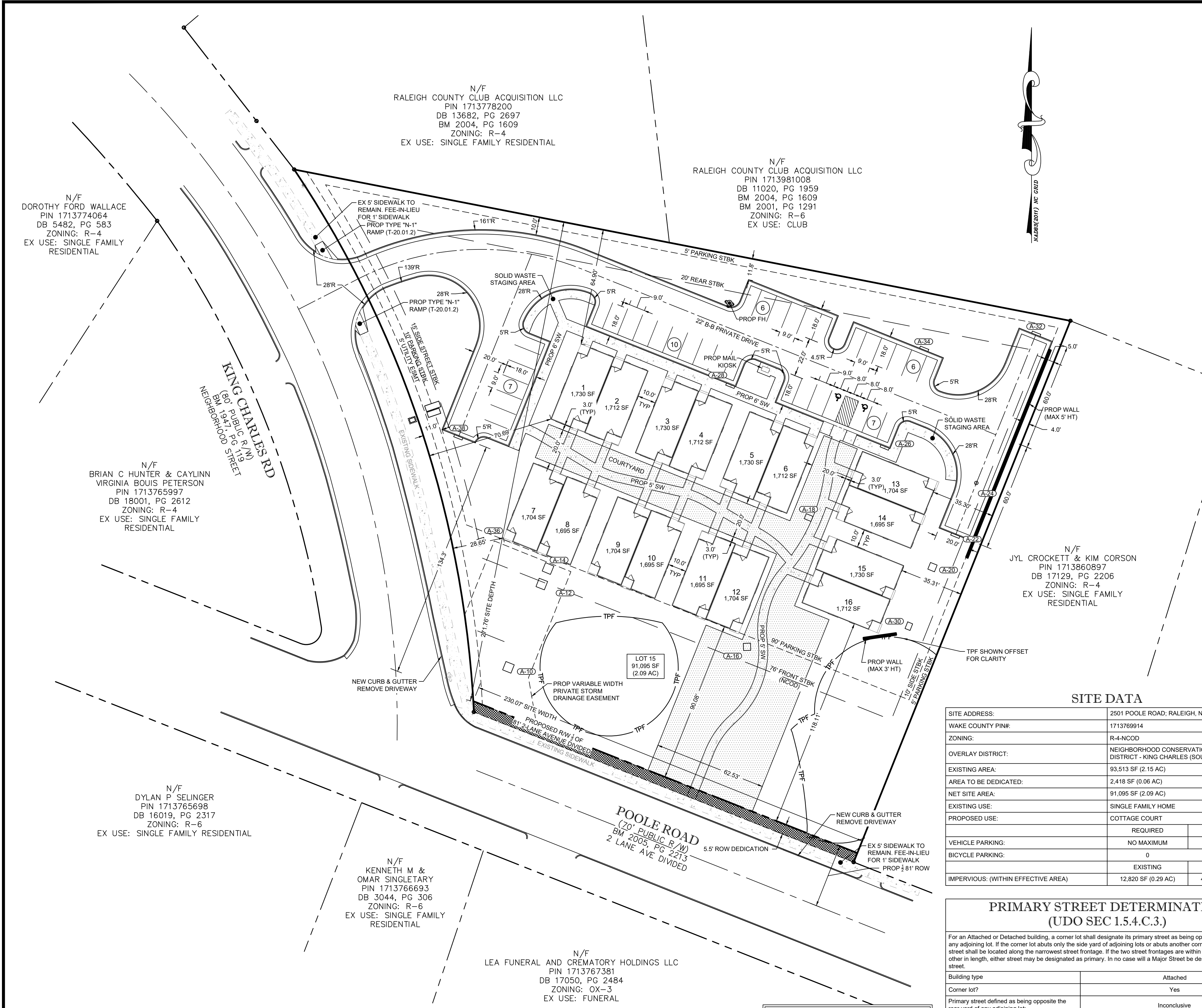
N/F  
BRIAN C HUNTER & CAYLINN VIRGINIA BOUIS PETERSON  
PIN 1713765997  
DB 18001, PG 2612  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
DYLAN P SELINGER  
PIN 1713765698  
DB 16019, PG 2317  
ZONING: R-6  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
KENNETH M & OMAR SINGLETARY  
PIN 1713766693  
DB 3044, PG 306  
ZONING: R-6  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
LEA FUNERAL AND CREMATORY HOLDINGS LLC  
PIN 1713767381  
DB 17050, PG 2484  
ZONING: OX-3  
EX USE: FUNERAL





**CONSTRUCTION NOTES:**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

**TRANSPORTATION NOTES:**

- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
- ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
- UNLESS OTHERWISE SHOWN, TURNOUT RADI TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

**SITE DATA**

SITE ADDRESS:	2501 POOLE ROAD, RALEIGH, NC 27610	
WAKE COUNTY PIN#:	1713769914	
ZONING:	R-4-NCOD	
OVERLAY DISTRICT:	NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - KING CHARLES (SOUTH)	
EXISTING AREA:	93,513 SF (2.15 AC)	
AREA TO BE DEDICATED:	2,418 SF (0.06 AC)	
NET SITE AREA:	91,095 SF (2.09 AC)	
EXISTING USE:	SINGLE FAMILY HOME	
PROPOSED USE:	COTTAGE COURT	
VEHICLE PARKING:	REQUIRED	PROVIDED
	NO MAXIMUM	36 SPACES
BICYCLE PARKING:	EXISTING	PROPOSED
	0	0
IMPERVIOUS: (WITHIN EFFECTIVE AREA)	12,820 SF (0.29 AC)	42,731 SF (0.98 AC)

**PRIMARY STREET DETERMINATION (UDO SEC 1.5.4.C.3.)**

For an Attached or Detached building, a corner lot shall designate its primary street as being opposite the rear yard of any adjoining lot. If the corner lot abuts only the side yard of adjoining lots or abuts another corner lot, then the primary street shall be located along the narrowest street frontage. If the two street frontages are within 10 percent of each other in length, either street may be designated as primary. In no case will a Major Street be designated as the primary street.

Building type	Attached
Corner lot?	Yes
Primary street defined as being opposite the rear yard of any adjoining lot:	Inconclusive
If the corner lot abuts only the side yard of adjoining lots or abuts another corner lot, then the primary street shall be located along the narrowest street frontage	True: Poole Rd (75.5' ROW) frontage = 232.5 LF S King Charles Rd (80' ROW) frontage = 310.6 LF
<b>USE POOLE ROAD &amp; CONFIRM AGAINST REMAINDER OF REQUIREMENTS</b>	
If the two street frontages are within 10 percent of each other in length, either street may be designated as primary.	N/A; exceeds 10%
In no case will a Major Street be designated as the primary street.	"Major Street" defined by UDO Sec 8.5.2.D. Poole Road (Avenue 2-Lane, Divided) = Mixed Use Street (8.5.2.C)
<b>POOLE ROAD IS PRIMARY STREET FRONTAGE</b>	

**KING CHARLES NEIGHBORHOOD NCOD (UDO SEC. 5.4.3.F.6):**

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	33,541 SF (0.77 AC)	91,095 SF (2.09 AC)
MINIMUM LOT WIDTH	144 FT	230.07 FT
FRONT YARD SETBACK	76 FT	90.08 FT
MAXIMUM BUILDING HEIGHT	2 STORIES	2 STORIES

**COTTAGE COURT (UDO SEC. 2.6.1.D):**

A cottage court is a group of small detached houses, attached houses, townhouses (two-unit maximum per building), or Tiny houses sharing a common courtyard. The courtyard enhances the character of the area through the provision of consolidated open space. A cottage court may be developed on individual lots or with a common form of ownership.

A. Description	REQUIRED/ALLOWED	PROVIDED/PROPOSED
B. Districts Allowed In	R2, R4, R-6, R-10	R-4
C. Building Types Allowed	DETACHED HOUSE, ATTACHED HOUSE, TOWNHOUSE (TWO-UNIT MAXIMUM PER BUILDING), TINY HOUSE	ATTACHED HOUSE
D. Site and Lot Dimensions	R-4	
D1 Net site area (min)	26,600 SF	91,095 SF
D2 Site Width (min)	140'	230.07'
D3 Site Depth (min)	120'	271.76'
D4 Site area per non-Tiny house dwelling unit over four (min)	6,650 SF	91,095 SF / 12 = 7,591 SF / UNIT OVER 4
D5 Site area per Tiny house dwelling unit over four (min)	5,000 SF	N/A
D6 Dwelling units per site (max)	30	16
D7 Dwelling unit gross floor area (max) <sup>1</sup>	1,800 SF	1,730 SF
D8 Detached accessory structure footprint (max) <sup>2</sup>	450 SF	-
D9 Individual lot area (min)	No min.	-
<sup>1</sup> A Tiny House may be no larger than 800 sf in building footprint and no more than 1200 sf in gross floor area. <sup>2</sup> A detached accessory structure must be less than the gross floor area of the principal dwelling.		
E. Internal Courtyard	R-4	
E1 Area (min)	3,250 SF	11,260 SF
E2 Width as measured parallel to primary street for first 15' of site depth (min) <sup>1</sup>	50'	62.53'
E3 Courtyard area per non-Tiny house unit over four (min)	850 SF	11,247 SF / 12 = 945 SF / UNIT OVER 4
E4 Courtyard area per Tiny house unit over four (min)	425 SF	N/A
E5 Setback from primary street (max)	0'	0'
<sup>1</sup> No portion of the minimum internal courtyard area (E1) may be less than 20 feet in width and length		
F. Principal Building/ Structure Setbacks (Site)	R-4	
F1 From primary street (min)	20'	90.08' (SEE NCOD REQUIREMENTS)
F2 From side street (min)	15'	28.65'
F3 From side site line (min)	10'	35.30'
F4 From rear site line (min)	20'	64.90'
F5 From alley (min)	5'	N/A
F6 Building separation (min)	6'	10'
F7 From internal cottage court line (min)	3'	3'
F8 From shared internal townhouse lot (min)	0'	N/A
Residential infill rules (Sec. 2.7.7) do not apply		
G. Surface Parking Setbacks	R-4	
G1 From primary street if not screened from primary street by C3 yard or principal structure (min)	90'	134.3'
G2 From primary street if screened from primary street by C3 yard or principal structure (min)	50'	N/A
G3 From side street (min)	10'	11.0'
G4 From side lot line (min)	5'	5.0'
G5 From rear lot line (min)	5'	10.0'
G6 From alley (min)	0'	N/A
Parking setbacks shall not apply to driveways serving individual dwelling units or shared between two dwelling units.		
H. Height	R-4	
H1 Non-Tiny House building height (max)	30'	29'-7"
H2 Tiny House building height (max)	26'	-
Residential Infill rules (Sec. 2.7.7) do not apply.		

**GENERAL NOTES**

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- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM
- CITY OF RALEIGH RECORDS INDICATE EXISTING WATER & SEWER SERVICE TO EXISTING HOUSE. EX SERVICE CONNECTIONS SHALL BE REMOVED IN ACCORDANCE WITH RALEIGH PUBLIC UTILITIES HANDBOOK SEWER CONSTRUCTION STANDARD #31 AND WATER CONSTRUCTION STANDARD #31. FIELD LOCATED SERVICES TO BE PROVIDED DURING SPR REVIEW.
- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0130-2022

**SOLID WASTE INSPECTIONS STATEMENT**

PROPOSED RECYCLING & SOLID WASTE CONTAINERS TO BE STORED AT THE DWELLINGS AND COLLECTED AT EITHER OF THE TWO STAGING AREAS BY CITY OF RALEIGH IN PARKING LOT. OWNERS WILL BE RESPONSIBLE FOR LABELING THEIR ASSIGNED CONTAINERS. THERE WILL BE ONE BACKING MOTION AT THE HAMMERHEAD DURING COLLECTION.

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**Call before you dig.**

**LEGEND**

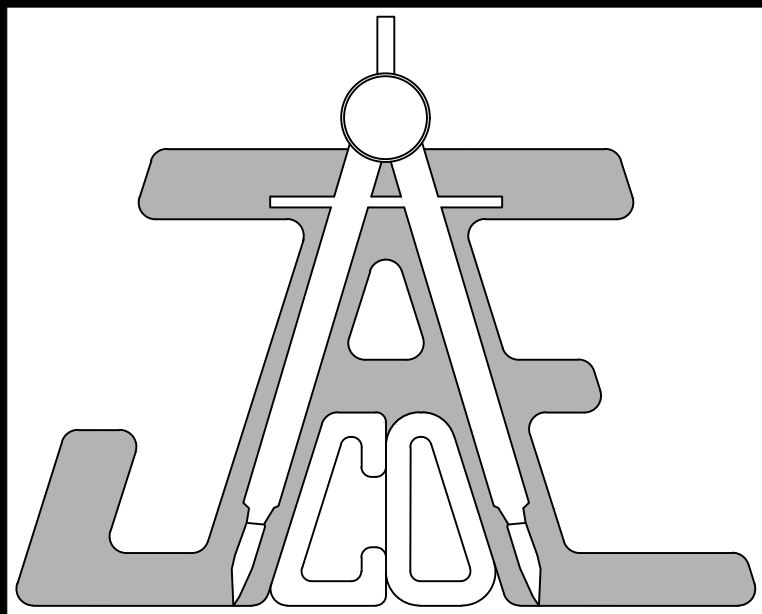
PROP PROPERTY LINE	---
PARKING SETBACK	---
BUILDING SETBACK	---
UTILITY EASEMENT	---
CENTERLINE	---
STORM EASEMENT	---
ADA PATH	---
PROP CURB	---
PROP CONC. SIDEWALK	---
PROP COURTYARD AREA (11,260 SF)	---
PROP ROW DEDICATION (2,418 SF)	---

**SITE PLAN**

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01  
DRAWING SCALE: 1" = 30'  
DRAWN BY: CC  
CHECKED BY: TT  
DATE ISSUED: 01/12/23

**C-3.00**



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**LEGEND**

EX SEWER LINE	---
EX WATER LINE	- - - - -
PROP WATER LINE	W
PROP SEWER LINE	SS
PROP SS MANHOLE	●

**UTILITY PLAN**

Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01

DRAWING SCALE: 1" = 30'

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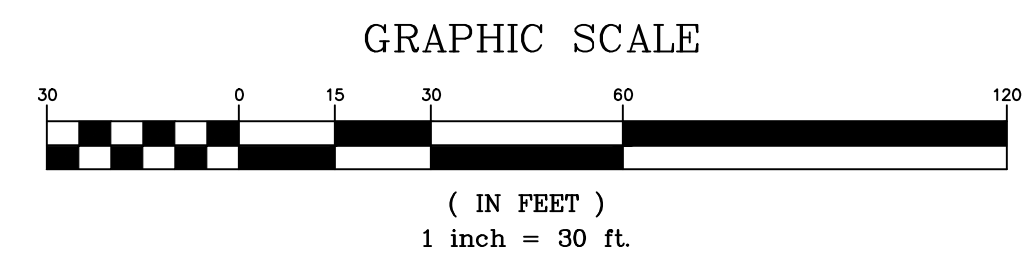
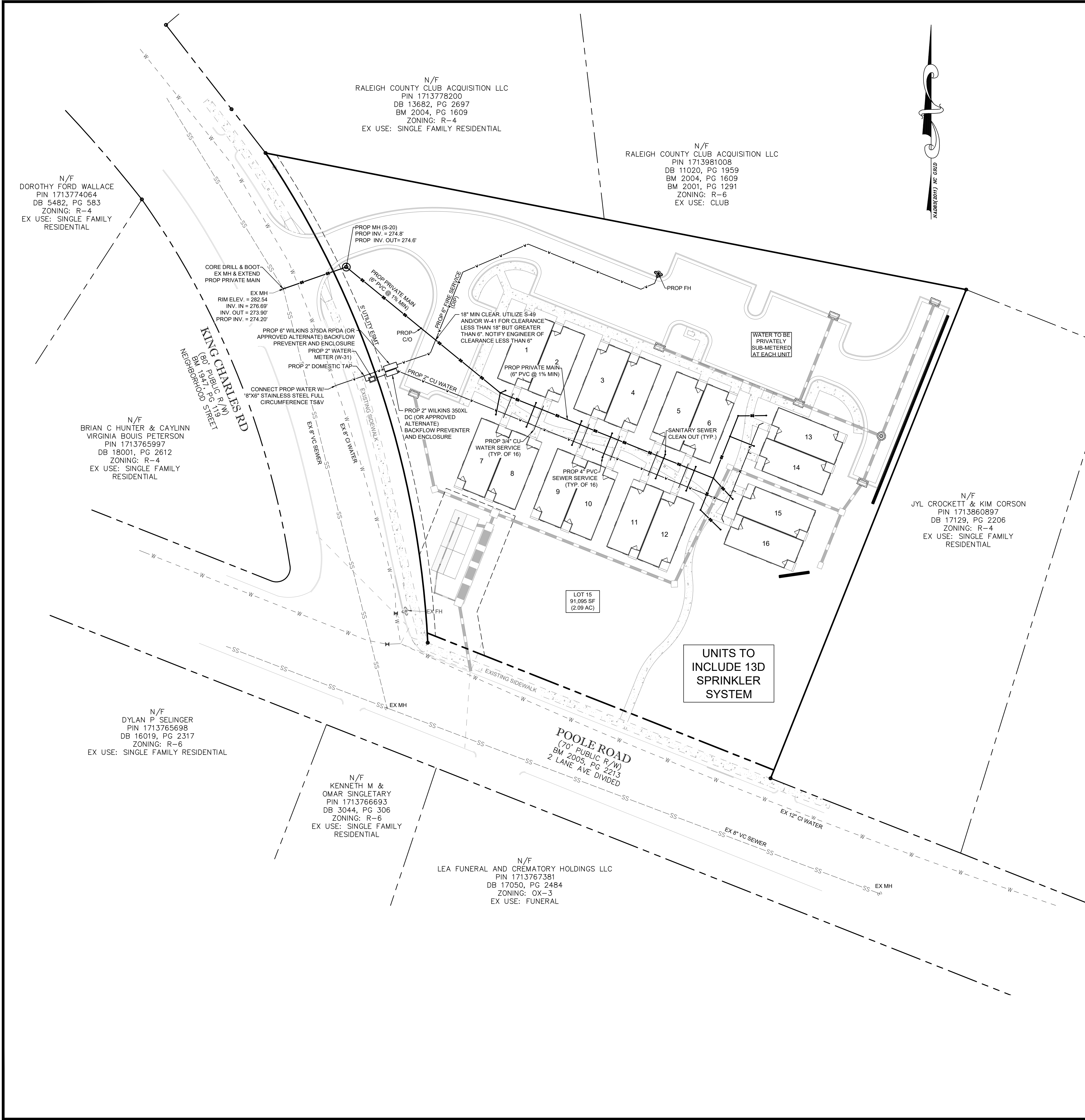
**C-4.00**

**GENERAL NOTES**

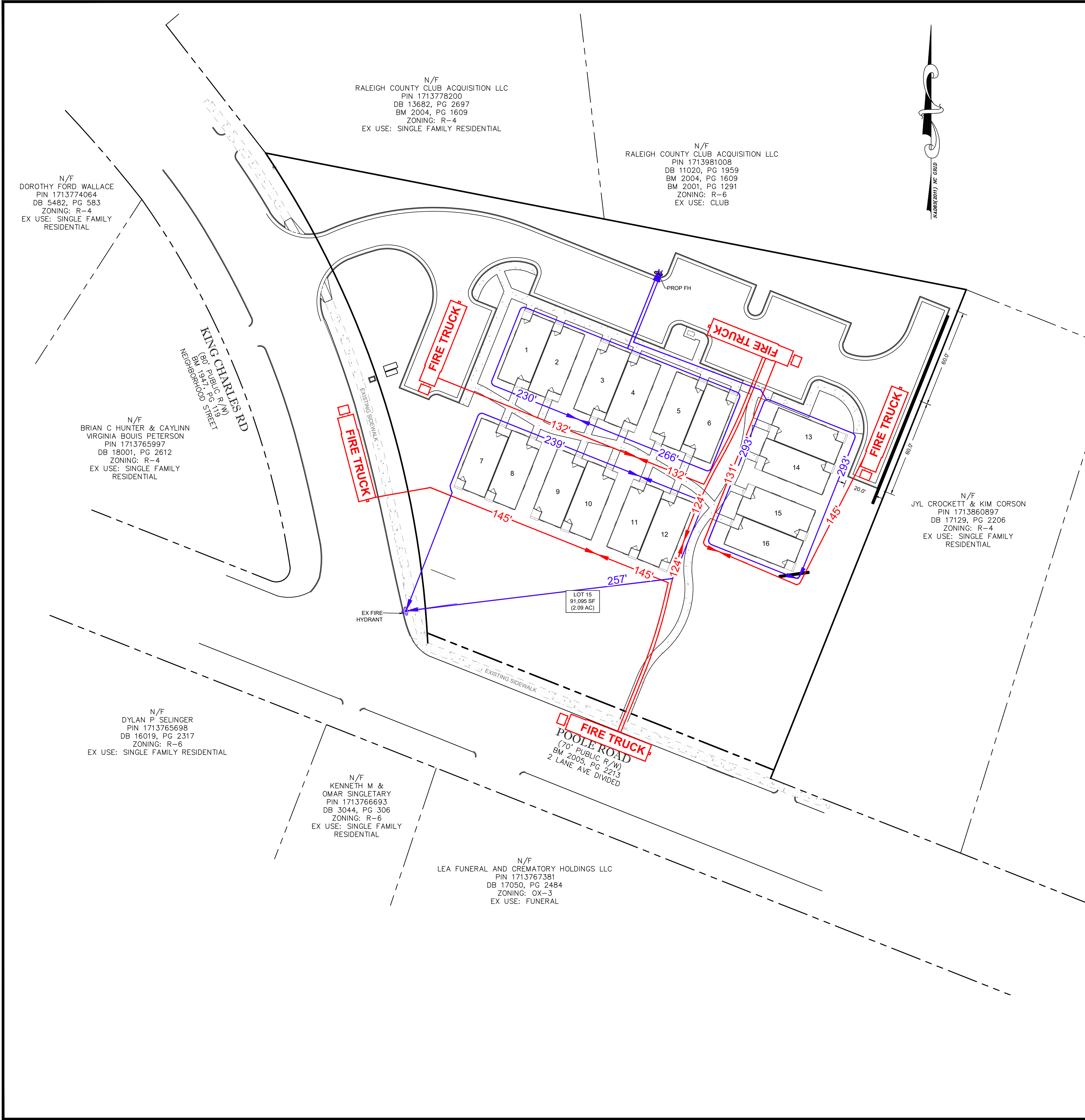
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- CITY OF RALEIGH RECORDS INDICATE EXISTING WATER & SEWER SERVICE TO EXISTING HOUSE. EX. SERVICE CONNECTIONS SHALL BE REMOVED IN ACCORDANCE WITH RALEIGH PUBLIC UTILITIES HANDBOOK SEWER CONSTRUCTION STANDARD #51 AND WATER CONSTRUCTION STANDARD #51. FIELD LOCATED SERVICES TO BE PROVIDED DURING SPR REVIEW.
- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0130-2022

**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 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, 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 & 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-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.
- 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.
- 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 3/4" copper water services with meters located at ROW or within a 2x2' 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.**
- Install 4" PVC sewer services @ 1.0% 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 manhole.
- 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.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC / Bldg Permit. Contact (919) 996-4516 or fog@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. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a UC / Bldg Permit. Contact (919) 996-5923 or crossconnection@raleighnc.gov for more information.
- NOTICE** for projects with replaced or oversized mains: If the City's reimbursement for an oversized main or urban main replacement project is \$250,000 or greater - the project must be publicly bid.

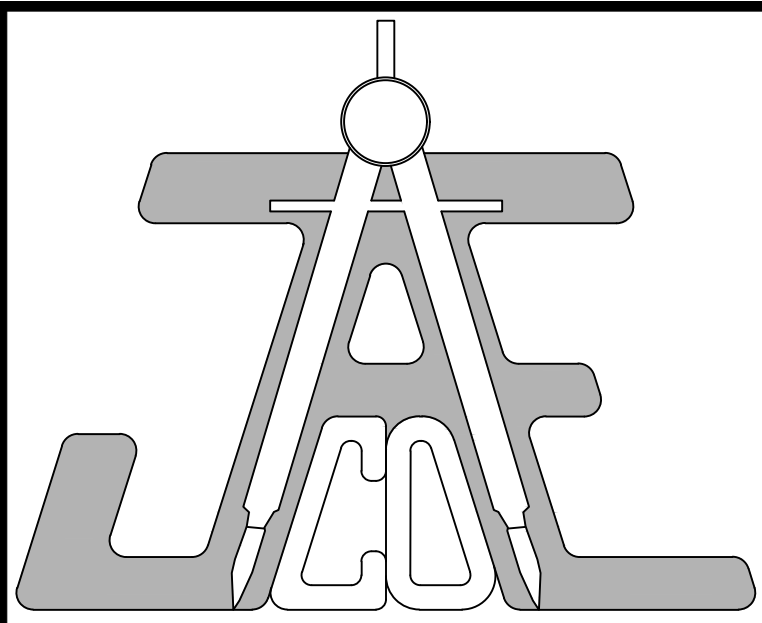




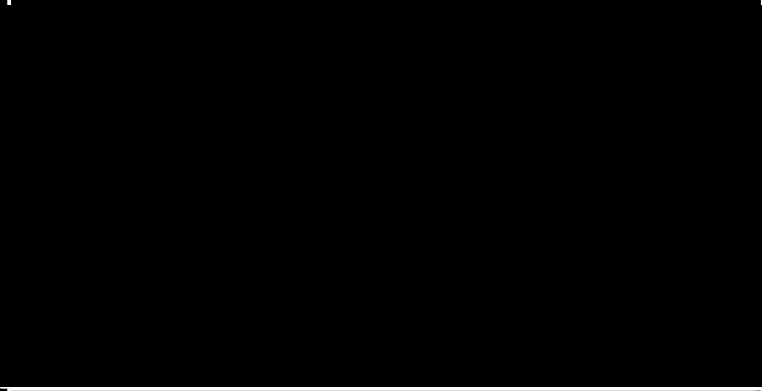


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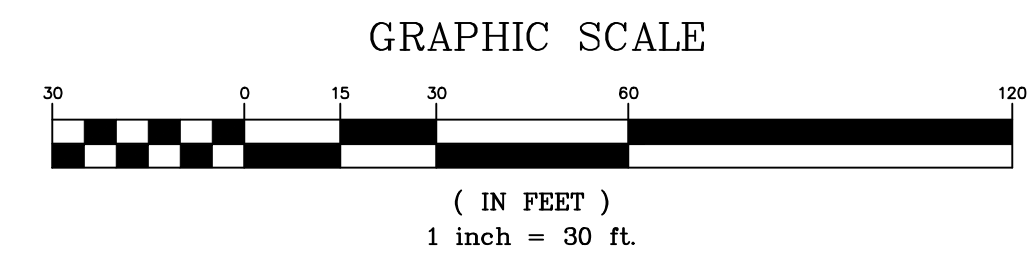
**Call 811 before you dig.**

**LEGEND**

- PROP FIRE TRUCK COVERAGE ———XXX———
- PROP FIRE HYDRANT COVERAGE ———XXX———

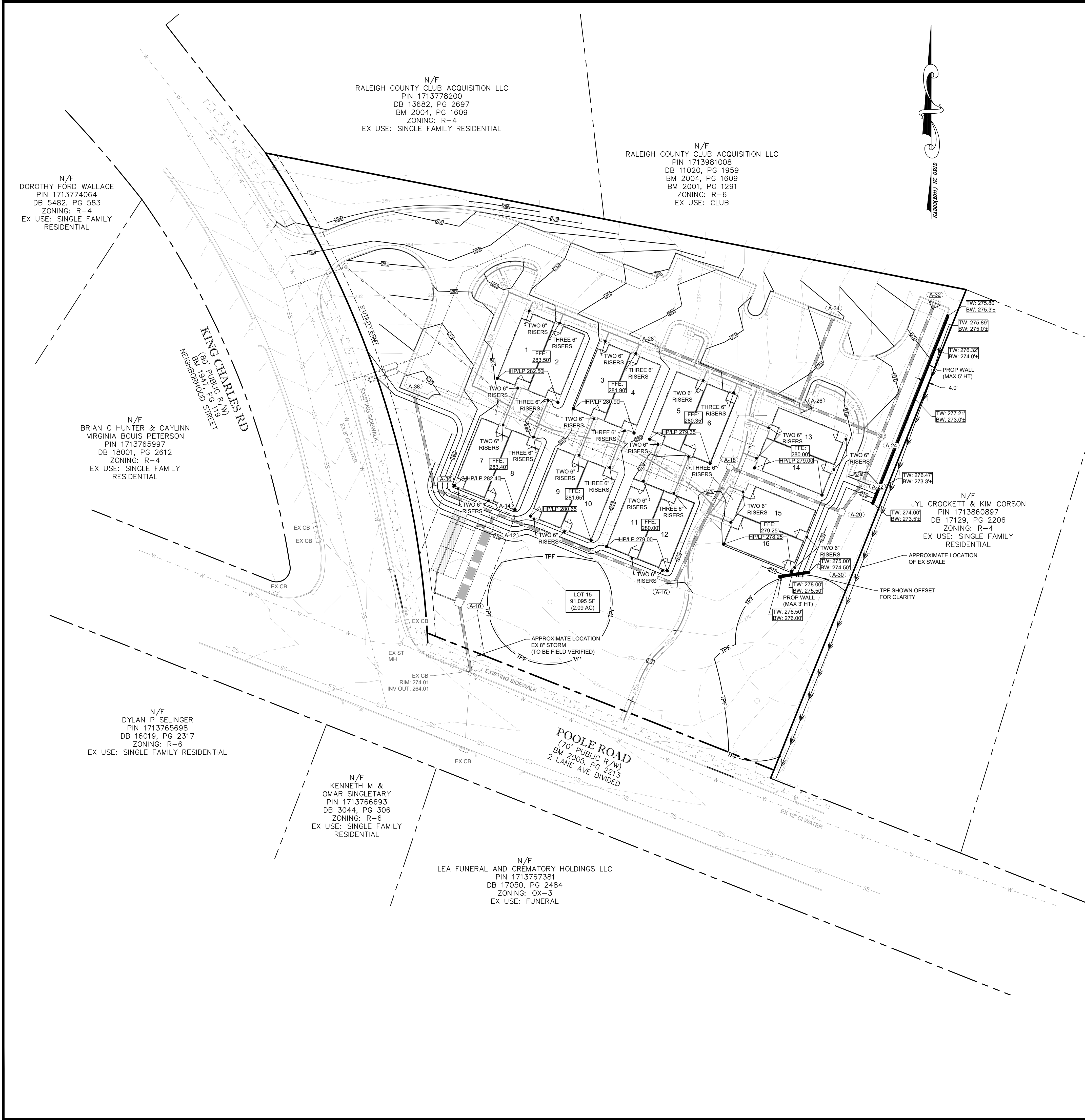
**FIRE COVERAGE PLAN**

Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23



JAECO #: 153-01  
 DRAWING SCALE: 1" = 30'  
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**C-4.01**



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**ATTENTION CONTRACTORS:**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2422 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

FAILURE to notify both 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.

**SPOT KEY**

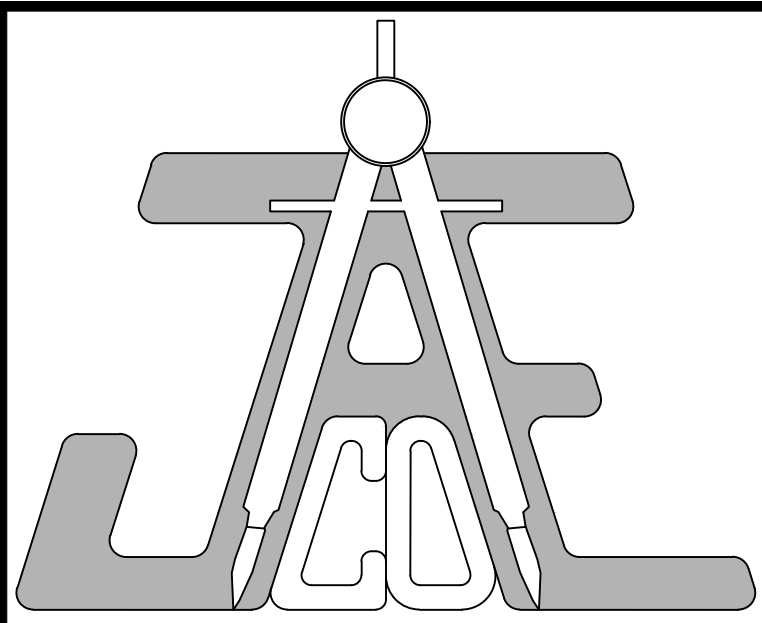
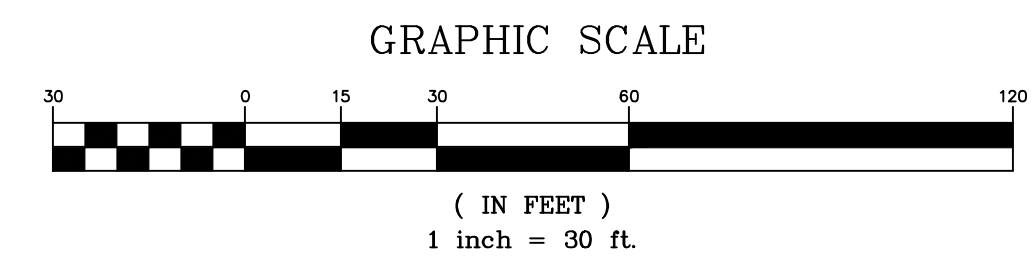
BC	BOTTOM OF CURB
BR	BOTTOM OF RISER
BW	BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
G	GRADE
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TR	TOP OF RISER
TW	TOP OF WALL

**BUILDING ELEVATIONS**

	PRIMARY STREET FRONTAGE	South		AVG
		LOW	HIGH	
Building #1 (units 1 & 2)	POOLE ROAD	282.50	282.50	282.50
Building #2 (units 3 & 4)	POOLE ROAD	280.90	280.90	280.90
Building #3 (units 5 & 6)	POOLE ROAD	279.35	279.35	279.35
Building #4 (units 7 & 8)	POOLE ROAD	282.40	282.40	282.40
Building #5 (units 9 & 10)	POOLE ROAD	280.65	280.65	280.65
Building #6 (units 11 & 12)	POOLE ROAD	279.00	279.00	279.00
Building #7 (units 13 & 14)	POOLE ROAD	279.00	279.00	279.00
Building #8 (units 15 & 16)	POOLE ROAD	278.25	278.25	278.25

Where property slope increases to the rear, building height is measured from the average post - Per section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved grade to the top of the highest point of a pitched or flat roof excluding the parapet.

- Average grade is considered to be the average post-development grade along the building elevation most parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each elevation most



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www.jaeco.com

Chailyn's Cottages  
 2501 Poole Road  
 Raleigh NC 27610

Mark Thompson  
 7201 Vermilion Ct  
 Wake Forest, NC 27587  
 (919) 274-1597  
 thompsonfinancial@bellsouth.net

**Call 811 before you dig.**

**LEGEND**

EX MAJOR CONTOUR	---	XXX---
W/ ELEV LABEL		
EX MINOR CONTOUR	---	XXX---
W/ ELEV LABEL		
PROP. CONTOUR	---	XXX---
W/ ELEV LABEL		
PROP ADA PATH	---	ADA---

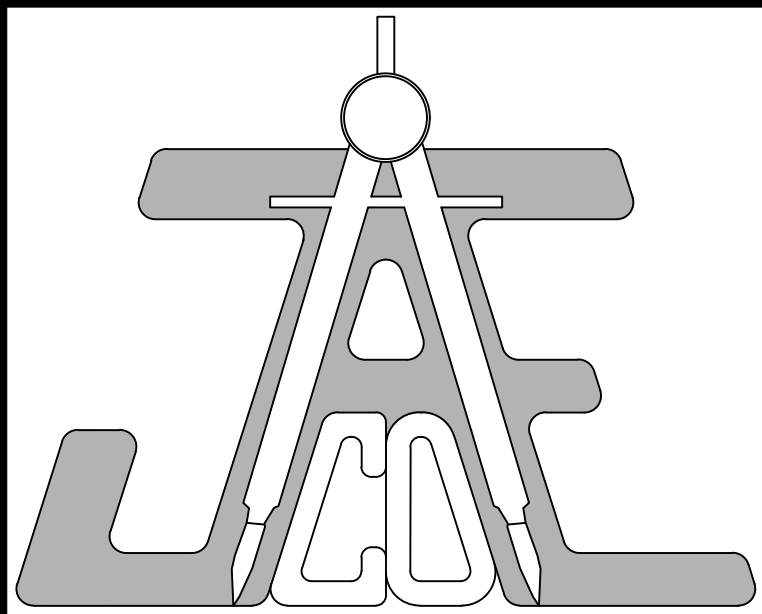
**GRADING PLAN**

Revisions

Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01  
 DRAWING SCALE: 1" = 30'  
 DRAWN BY: CC  
 CHECKED BY: TT  
 DATE ISSUED: 01/12/23

**C-5.00**



**JAECO**  
Consulting Engineers and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
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**Call before you dig.**

**LEGEND**

- PROP SAND FILTER CHAMBER
- PROP SEDIMENT CHAMBER

**GENERAL NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 ("MISS UTILITY") MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
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- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE 0130-2022.

**UNDERDRAIN NOTES:**

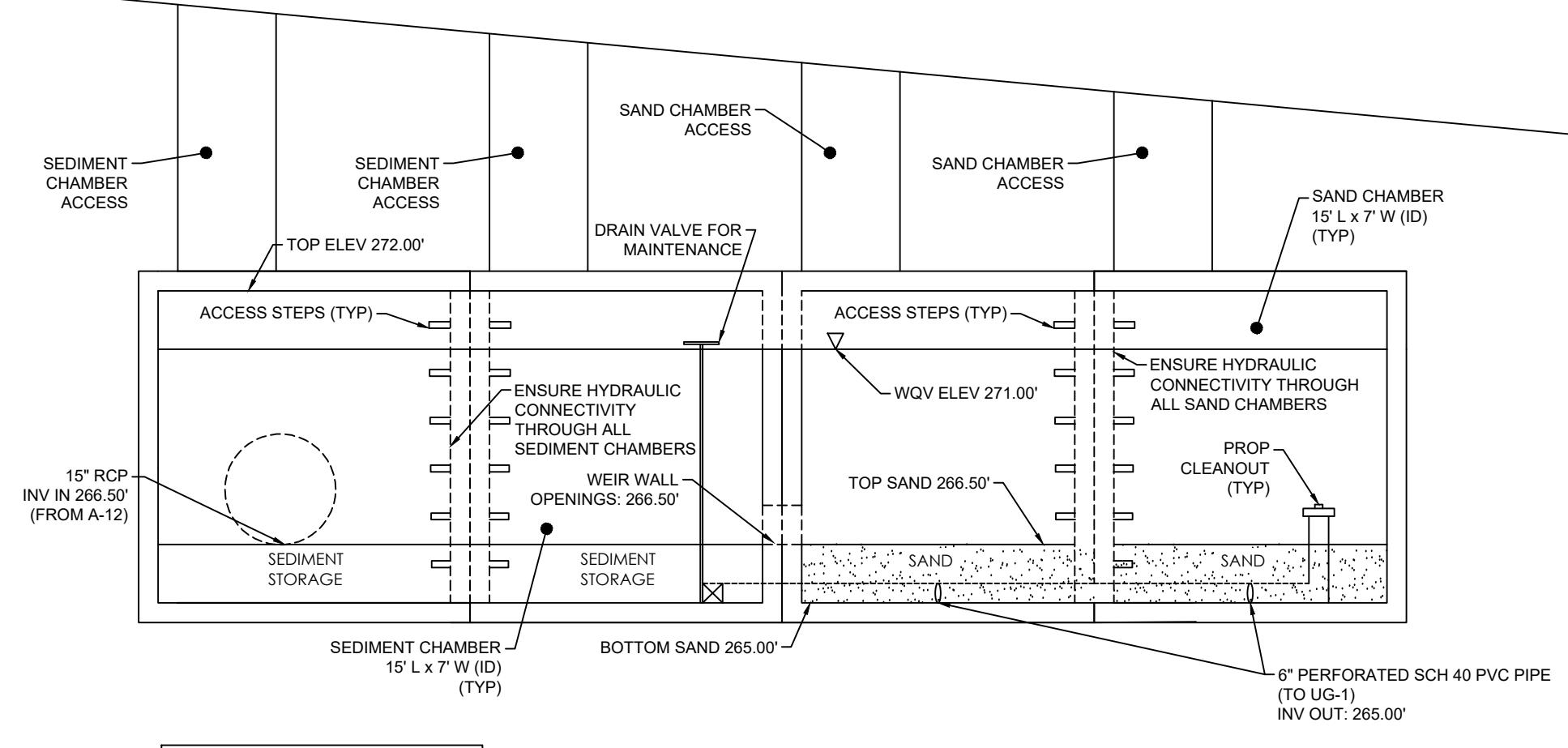
- AT LEAST ONE CLEAN OUT SHALL BE PROVIDED AT THE LOW POINT OF EACH UNDERDRAIN.
- UNDERDRAIN SHALL BE 8" SCHEDULE 40 OR SDR-35 SMOOTH WALL PVC.
- PIPE SOCKS ARE NOT PERMITTED.
- UNDERDRAINS SHALL BE LAID FLAT.
- PIPES SHALL HAVE GULFED FITTINGS WITH SCREW TYPE GAPS.
- THE ENDS OF THE UNDERDRAIN PIPES SHALL BE CAPPED.

**SAND FILTER NOTES:**

- SEASONAL HIGH WATER TABLE (SHWT) TO BE DETERMINED. IN THE EVENT SEPARATION BETWEEN SHWT & FACILITY BOTTOM IS LESS THAN 12" AN IMPERMEABLE LAYER SHALL BE PROVIDED.
- THE SAND MEDIA SHALL BE CLEAN, WASHED, COURSE MASONRY SAND SUCH AS ASTM C33 OR EQUIVALENT. THE SAND PARTICLES SHALL BE LESS THAN 2MM AVERAGE DIAMETER.
- MAINTAIN SAND FILTER MEDIA SUCH THAT INFILTRATION RATE IS GREATER THAN OR EQUAL TO TWO INCHES PER HOUR (2"HR).

STRUCTURE ID	TYPE	STD. DETAIL	RIM	INVERT IN (U/S STR.)	INVERT OUT (D/S STR.)	PIPE OUT
A-10	CONTROL STRUCTURE	SEE SHOPS	274.67	265.00 (SF (OUT)) 265.00 (A-12)	264.90 (EX CB)	43.06LF 15" RCP @ 1.51%
A-12	FLOWSPLITTER	SEE SHOPS	276.00	266.75 (A-14)	265.00 (A-10) 266.65 (SF (IN))	50.00LF 60" RCP @ 0.00% 7.86LF 15" RCP @ 1.96%
A-14	JB	SW-10.04/ SW-10.05	281.80	271.65 (A-36) 266.30 (A-16)	266.85 (A-12)	9.30LF 15" RCP @ 1.07%
A-16	JB	SW-10.04/ SW-10.05	278.03	267.70 (A-18)	267.50 (A-14)	119.16LF 15" RCP @ 1.01%
A-18	YI	SW-10.03	278.73	268.70 (A-20)	268.50 (A-16)	79.82LF 15" RCP @ 1.00%
A-20	JB	SW-10.04/ SW-10.05	274.72	269.85 (A-22) 269.45 (A-30)	269.45 (A-18)	74.35LF 15" RCP @ 1.01%
A-24	MH	SW-10.05	276.83	271.95 (A-26) 270.65 (A-32)	270.45 (A-22)	31.00LF 15" RCP @ 1.13%
A-26	CB	SW-10.01	278.02	273.55 (A-28) 273.25 (A-34)	273.05 (A-24)	54.82LF 15" RCP @ 2.01%
A-28	CB	SW-10.01	279.99	275.70 (A-26)	275.70 (A-26)	92.64LF 15" RCP @ 2.32%
A-30	YI	SW-10.03	274.49	270.15 (A-20)	270.15 (A-20)	35.45LF 15" RCP @ 1.97%
A-32	CB	SW-10.01	275.43	271.10 (A-24)	271.10 (A-24)	89.00LF 15" RCP @ 0.51%
A-34	CB	SW-10.01	278.13	273.85 (A-26)	273.85 (A-26)	58.00LF 15" RCP @ 1.03%
A-36	JB	SW-10.04/ SW-10.05	278.50	272.25 (A-38)	272.05 (A-14)	40.02LF 15" RCP @ 1.00%
A-38	CB	SW-10.01	280.04	274.00 (A-36)	274.00 (A-36)	60.19LF 15" RCP @ 2.91%

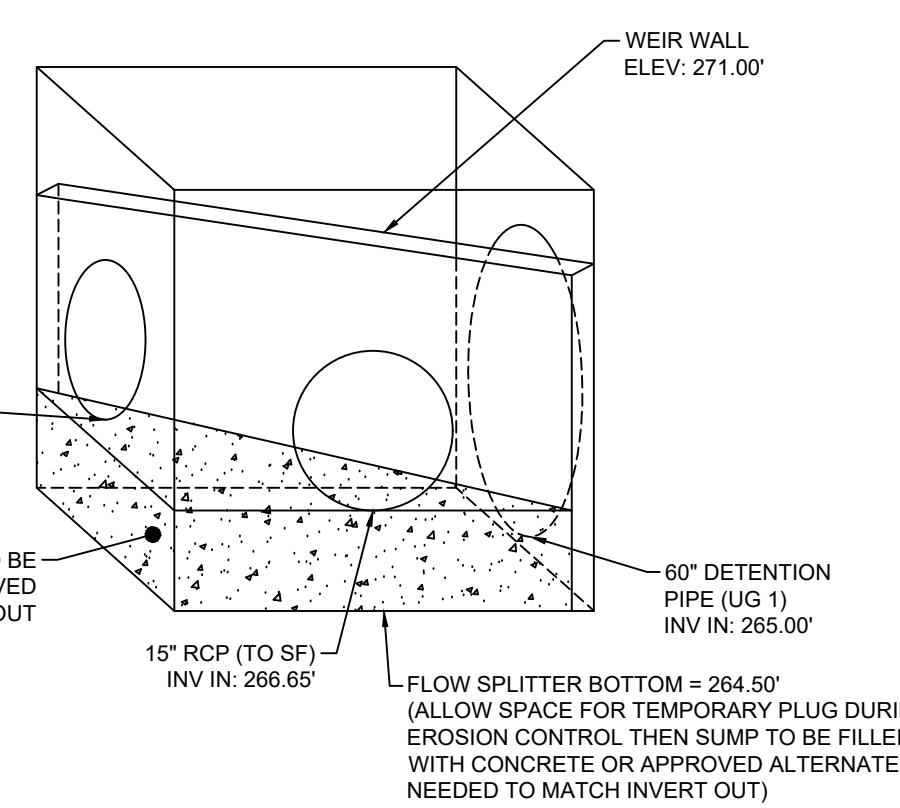
**STRUCTURE TABLE**



**SAND FILTER**

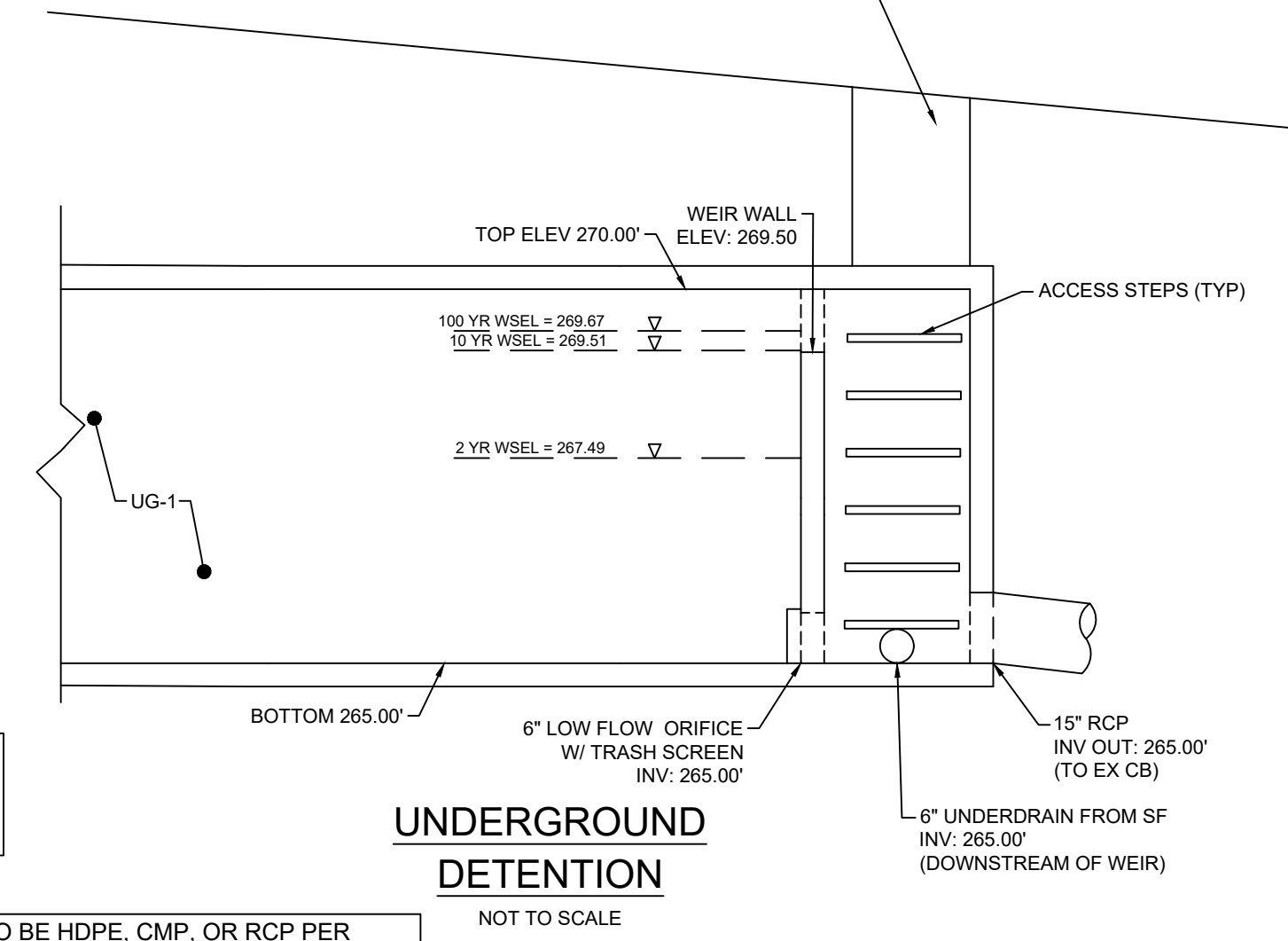
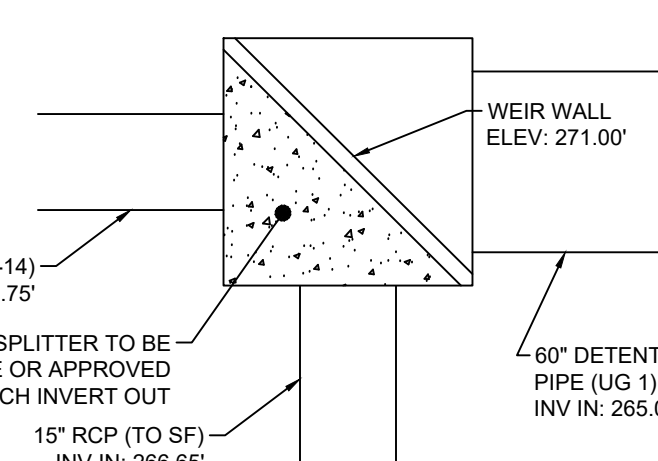
NOT TO SCALE  
REFER TO INSTALLATION SPECIFICATIONS FOR INFORMATION ON BEDDING MATERIALS AND OTHER INSTALLATION REQUIREMENTS.

**FLOW SPLITTER (A-12)**  
6x6 CUSTOM BOX  
ISOMETRIC VIEW - NOT TO SCALE



**FLOW SPLITTER (A-12)**  
6x6 CUSTOM BOX  
PLAN VIEW - NOT TO SCALE

ACCESS TO BE ON BOTH SIDES OF WEIR WALL - EITHER WITH WATERPROOF 24" X 24" ACCESS DOOR SET IN WEIR WALL OR WITH ACCESS MANHOLES ON BOTH SIDES OF WEIR WALL AND MULTIPLE SETS OF STEPS



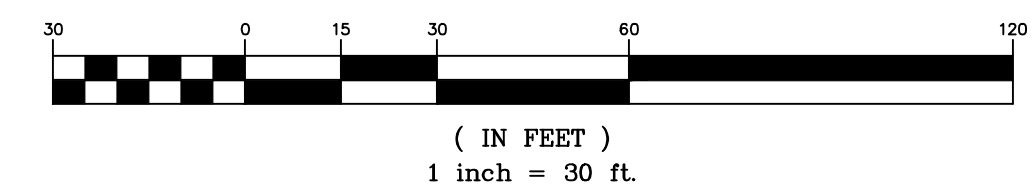
UNDERGROUND DETENTION  
50 LF 60" PIPE  
DETENTION VOL. = 982 CF

DETENTION PIPE TO BE HDPE, CMP, OR RCP PER CONTRACTOR DISCRETION. REFER TO CHOSEN PIPE INSTALLATION SPECIFICATIONS FOR INFORMATION ON BEDDING MATERIALS AND OTHER INSTALLATION REQUIREMENTS.

**ATTENTION CONTRACTORS:**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 996-2409, and the PUBLIC UTILITIES DEPARTMENT at (919) 996-5543 at least twenty-four hours prior to beginning any of their construction. FAILURE to notify both 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.

**GRAPHIC SCALE**

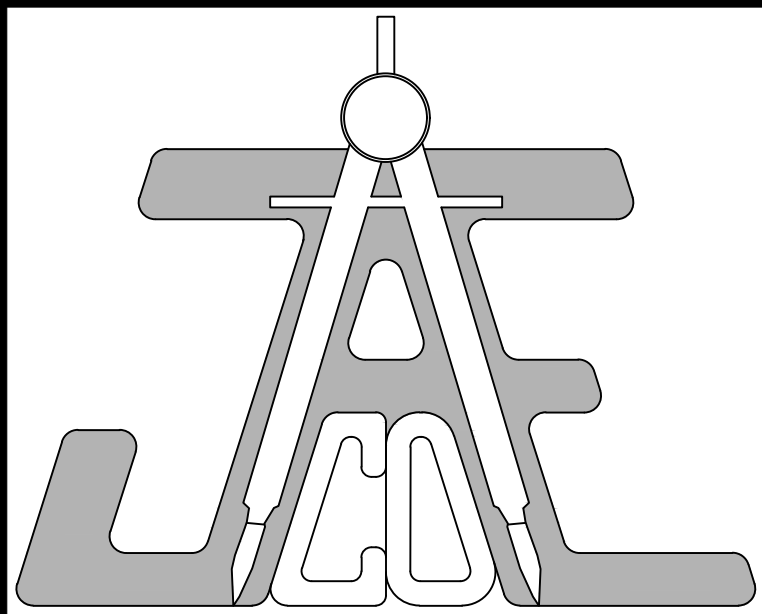


**STORMWATER PLAN**

Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01  
DRAWING SCALE: 1" = 30'  
DRAWN BY: CC  
CHECKED BY: TT  
DATE ISSUED: 01/12/23

**C-6.00**



**JAECO**  
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NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
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www.jaeco.com

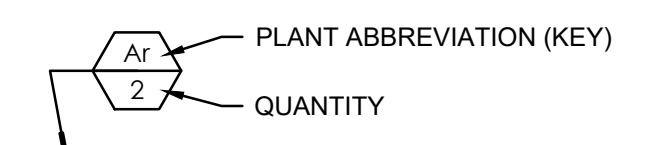
Chailyn's Cottages  
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7201 Vermilion Ct  
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thompsonfinancial@bellsouth.net

**Call 811 before you dig.**

**LEGEND**

PLANT TAG (SEE PLANT LIST)



**LANDSCAPE PLAN**

Number	Description	Date
1	PER CITY COMMENTS	05/01/23
2	PER CITY COMMENTS	06/19/23
3	PER CITY COMMENTS	12/04/23

JAECO #: 153-01

DRAWING SCALE: 1" = 30'

DRAWN BY: CC

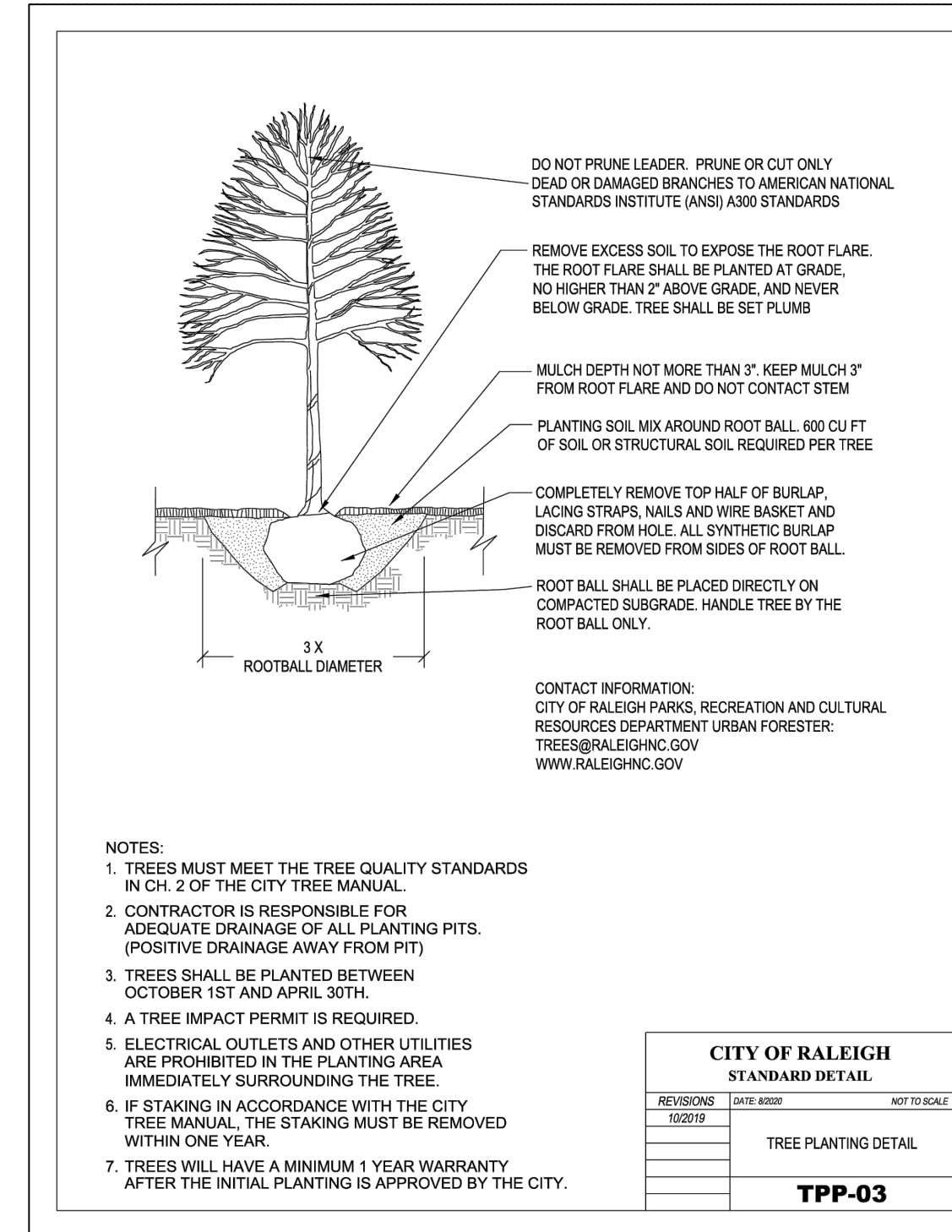
CHECKED BY: TT

DATE ISSUED: 01/12/23

**C-7.00**

**PLANT LIST**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT	REMARKS
<b>TREES</b>									
Ar	10	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	3"	10'	40-50'	35-40'	BB	
Cl	4	Callitropsis x leylandii	Leyland Cypress	3"	10'	40-50'	35-40'	BB	
Hc	13	Halesia carolina 'Jersey Belle'	Carolina Silverbell	1.5"	6'	20-25'	15-20'	BB	Single Stem
Ql	5	Quercus Lyrata	Overcup Oak	3"	10'	60+	25-30'	BB	
<b>SHRUBS</b>									
Pl	17	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel			18"		CONT	3' oc



**LANDSCAPE CALCULATIONS**

**PARKING AREA (UDO 7.1.7.F, UDO 7.1.7.C)**

TOTAL PARKING AREA:	19,600 SF
TREES REQUIRED:	9 (1 / 2000 SF)
TREES PROVIDED:	10
SHRUBS PROVIDED:	17 (30/100 LF)

**STREETSCAPE (UDO 8.5.5.B, UDO 8.5.9.G)**

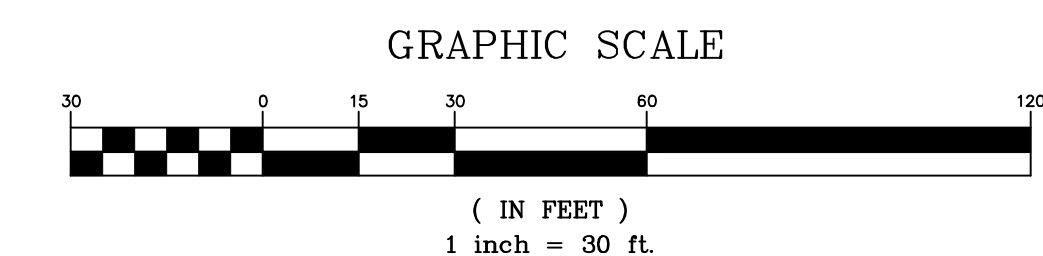
POOLE ROAD (2 LANE DIVIDED AVENUE) - 232.5 LF	
TREES REQUIRED:	5 SHADE TREES (40' OC)
TREES PROVIDED:	5 SHADE TREES
KING CHARLES ROAD - 310.6 LF	
TREES REQUIRED:	15 UNDERSTORY TREES DUE TO OVERHEAD LINES (20' OC)
TREES PROVIDED:	13 UNDERSTORY TREES

FEE-IN-LIEU TO BE PROVIDED FOR 2 STREET TREES ON KING CHARLES RD

**LANDSCAPE NOTES**

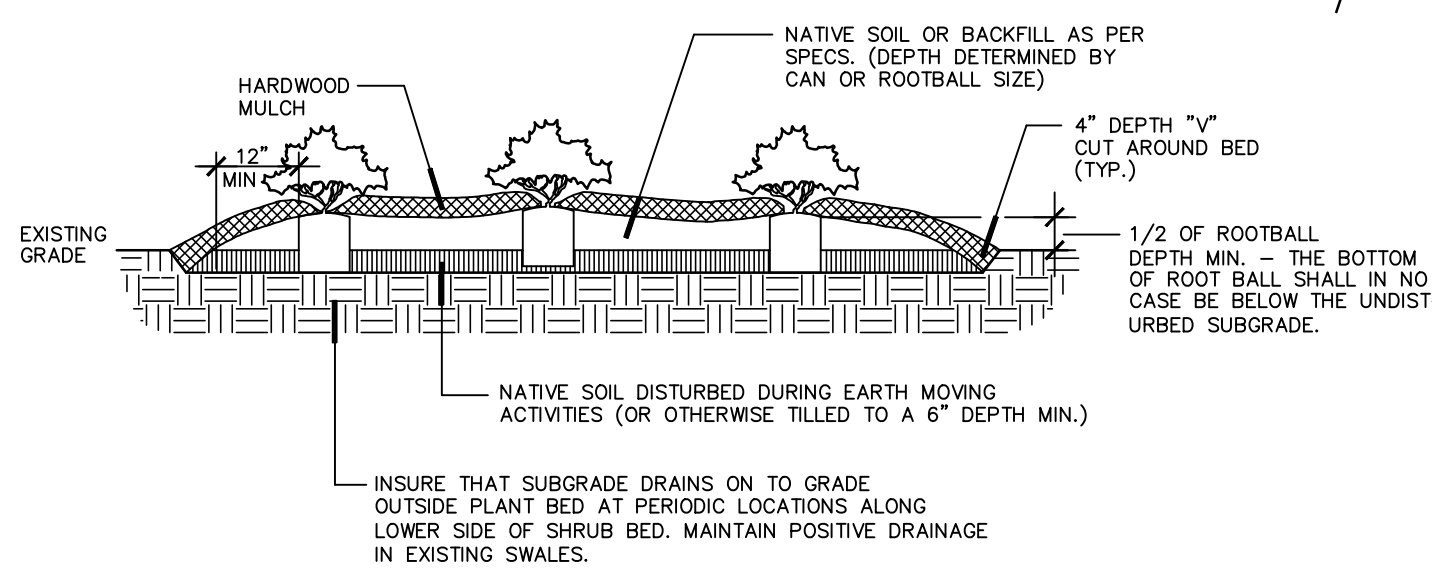
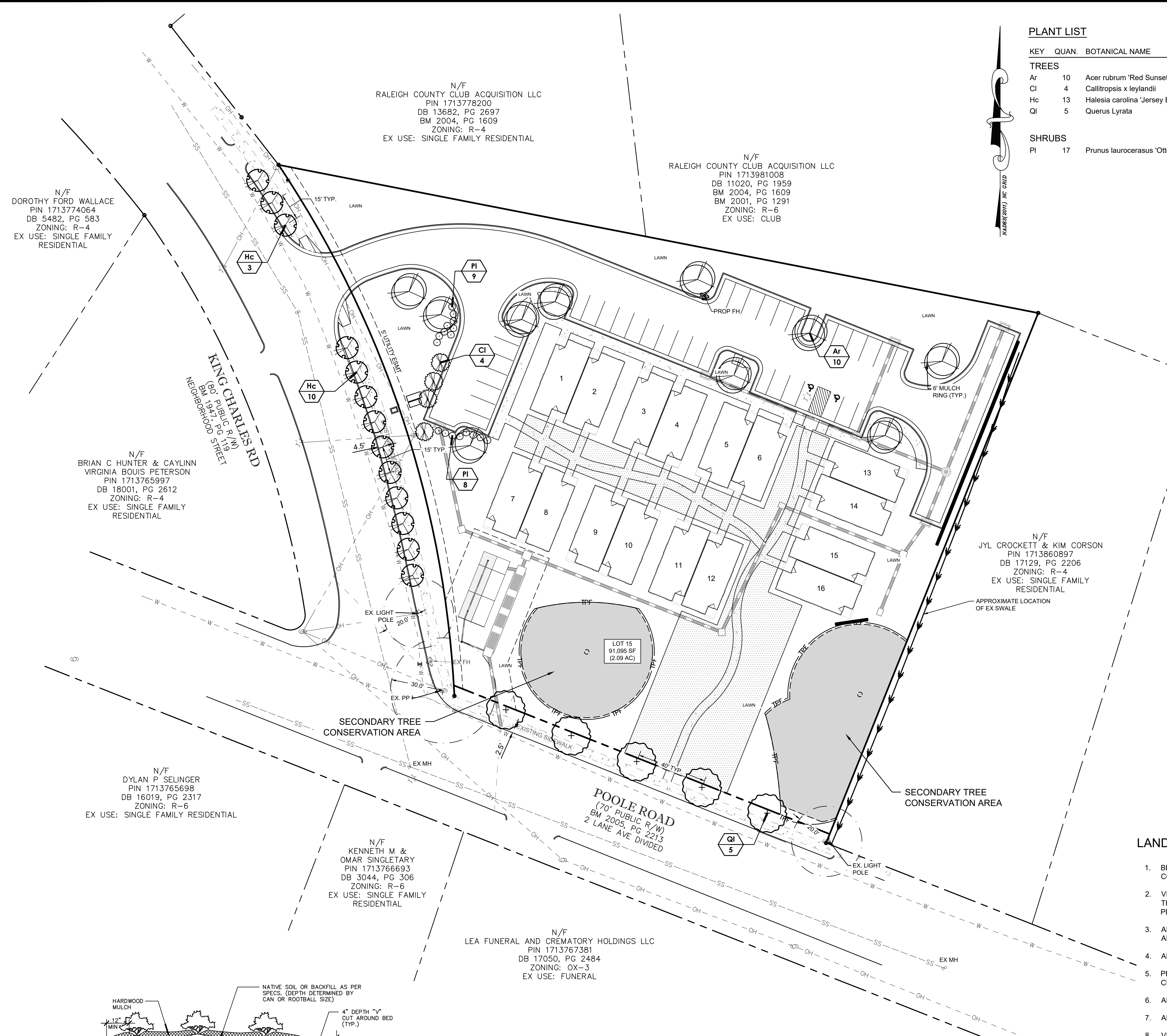
- BB AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED. CONT. INDICATES CONTAINER GROWN PLANT.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR AND THE TOTAL QUANTITIES SHALL BE AS REQUIRED ON THE PLANTING PLAN.
- ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- PRUNING - THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) RETAINING NORMAL PLANT SHAPE. NEVER CUT EVERGREEN LEADER
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO GRADE IN NURSERY.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- VERIFICATION OF LOCATIONS OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO PLANTING.
- MULCH TO BE 4" DEEP HARDWOOD BARK MULCH.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TTP-03
- STREET TREES SHALL BE INSTALLED & MAINTAINED IN ACCORDANCE WITH THE REQUIREMENT OF CHAPTER 2 OF THE CITY TREE MANUAL.

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



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- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE-0130-2022



N/F  
DOROTHY FORD WALLACE  
PIN 1713774064  
DB 5482, PG 583  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
BRIAN C HUNTER & CAYLINN VIRGINIA BOUIS PETERSON  
PIN 1713765997  
DB 18001, PG 2612  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
DYLAN P SELINGER  
PIN 1713765698  
DB 16019, PG 2317  
ZONING: R-6  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
KENNETH M & OMAR SINGLETARY  
PIN 1713766693  
DB 3044, PG 306  
ZONING: R-6  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
LEA FUNERAL AND CREMATORY HOLDINGS LLC  
PIN 1713767381  
DB 17050, PG 2484  
ZONING: OX-3  
EX USE: FUNERAL

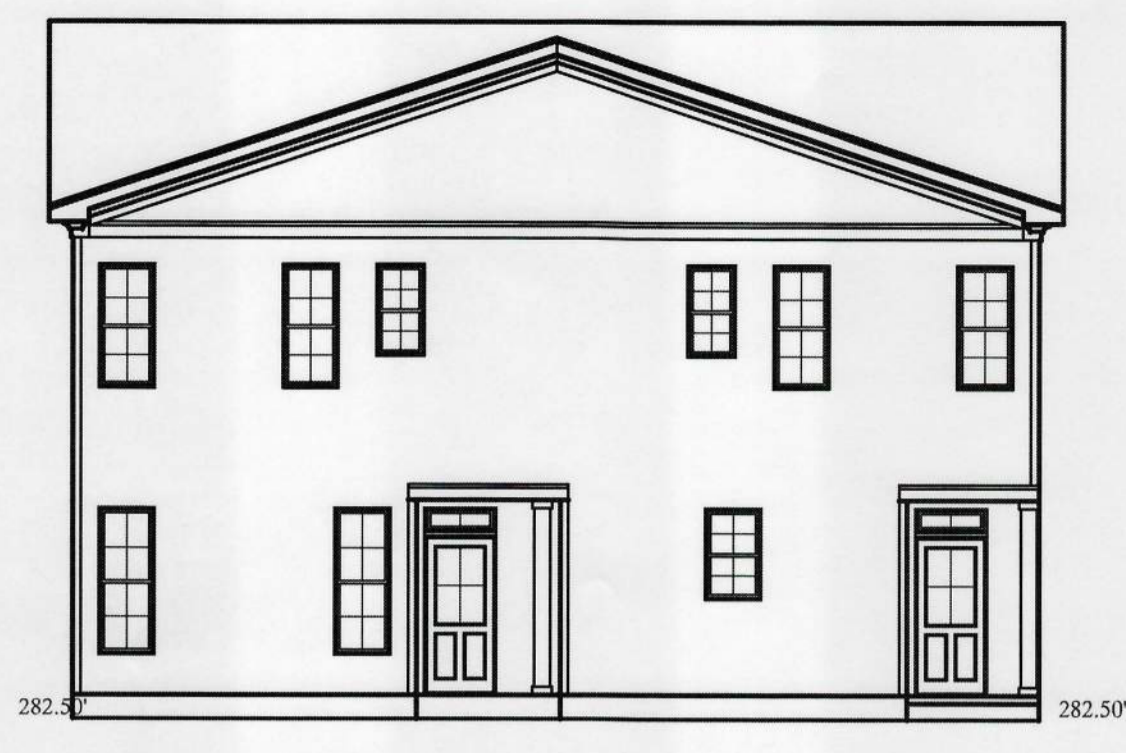
N/F  
RALEIGH COUNTY CLUB ACQUISITION LLC  
PIN 1713778200  
DB 13682, PG 2697  
BM 2004, PG 1609  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL

N/F  
RALEIGH COUNTY CLUB ACQUISITION LLC  
PIN 1713981008  
DB 11020, PG 1959  
BM 2004, PG 1609  
BM 2001, PG 1291  
ZONING: R-6  
EX USE: CLUB

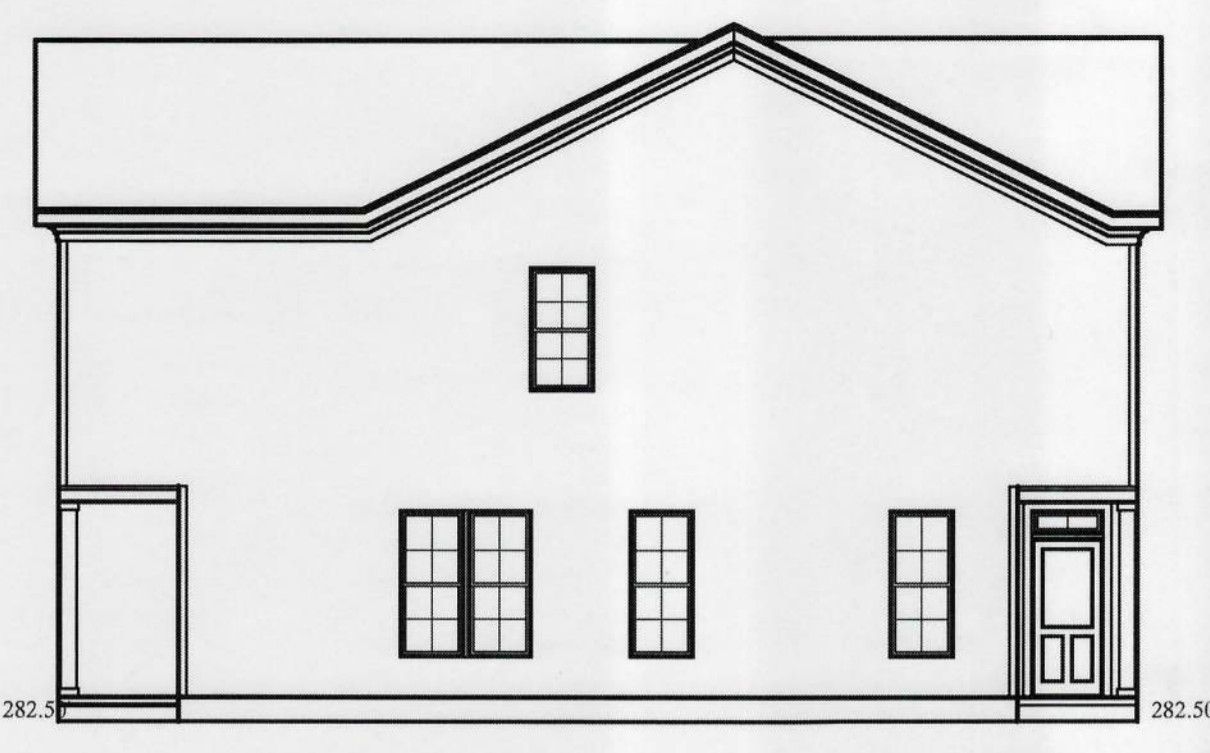
N/F  
JYL CROCKETT & KIM CORSON  
PIN 1713860897  
DB 17129, PG 2206  
ZONING: R-4  
EX USE: SINGLE FAMILY RESIDENTIAL



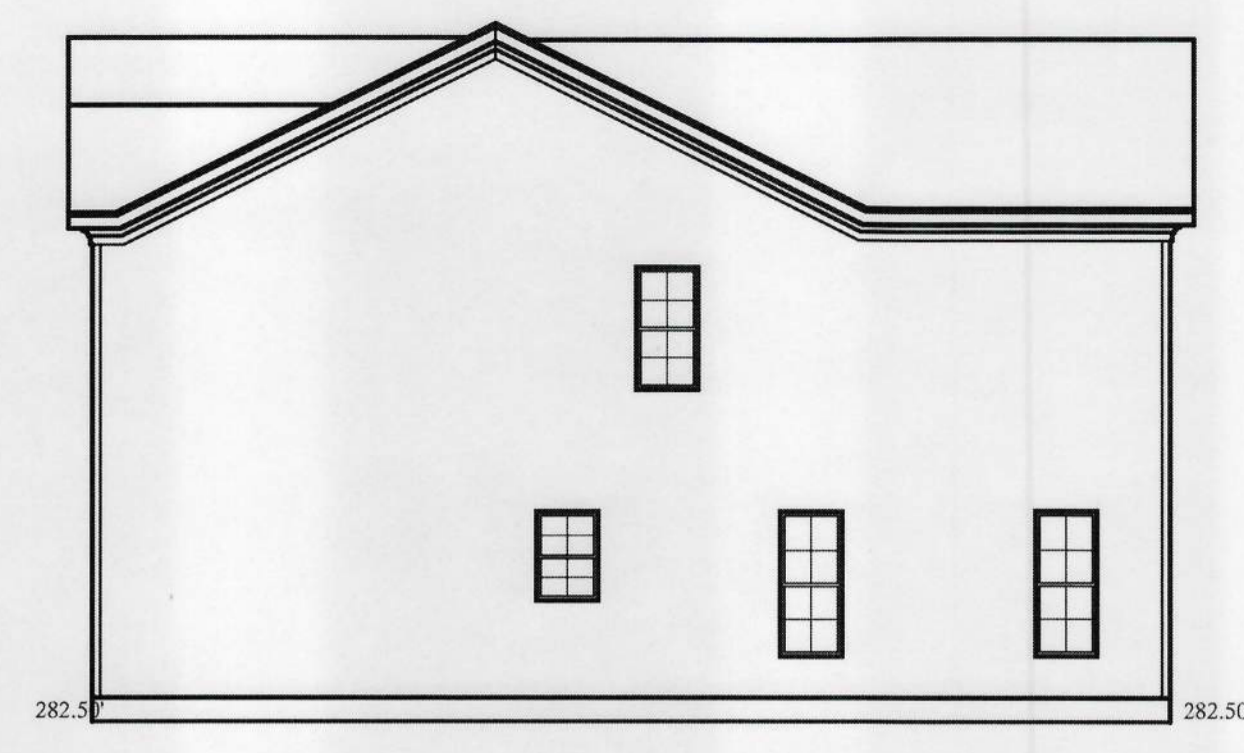
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SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 2 UNIT 1  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



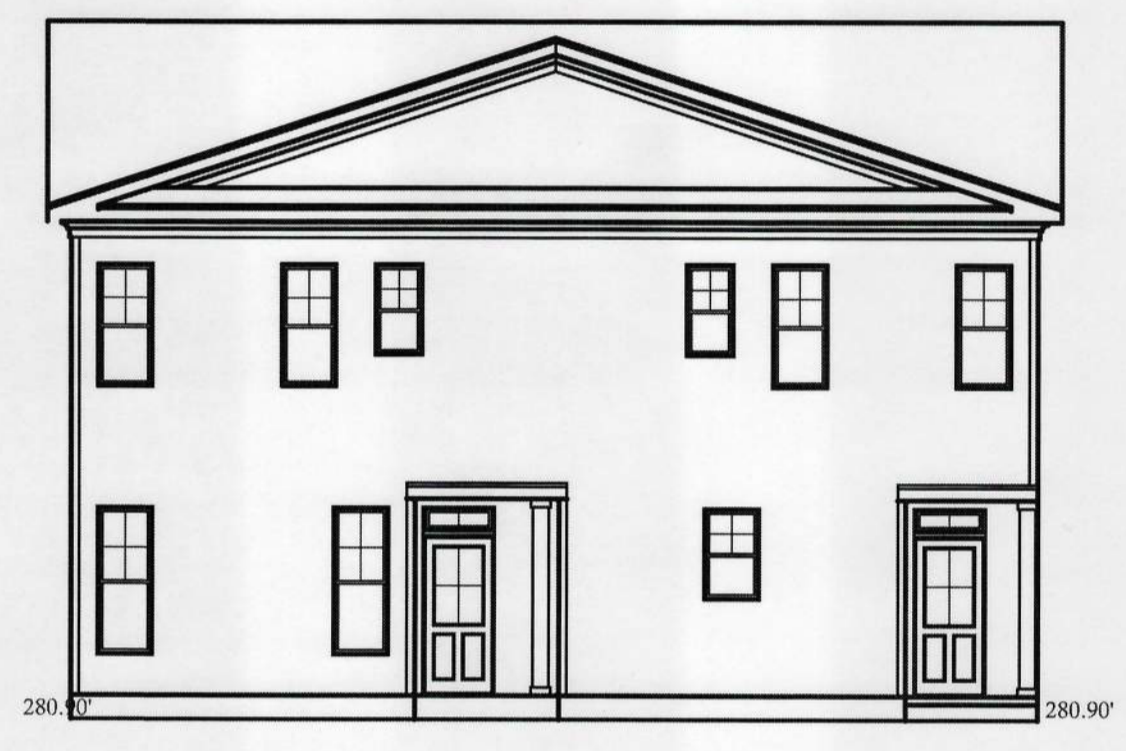
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WEST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 2  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



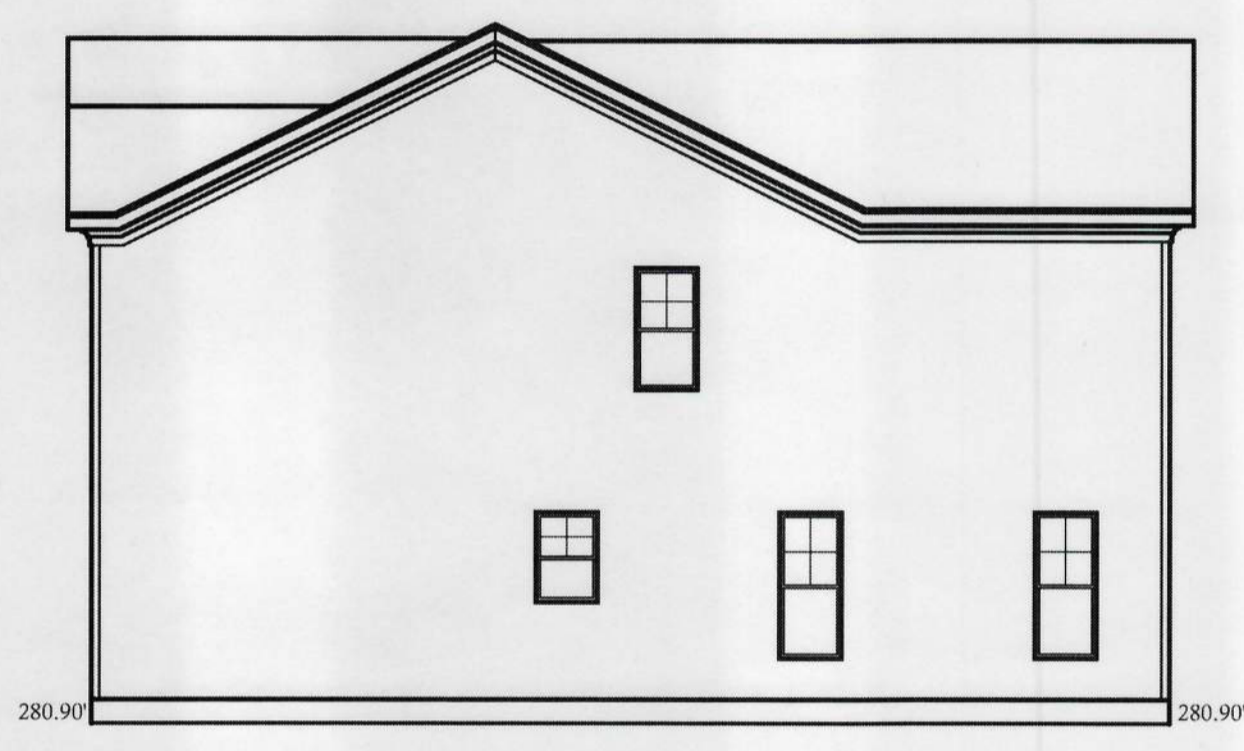
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SOUTH ELEVATION  
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UNIT 4 UNIT 3  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



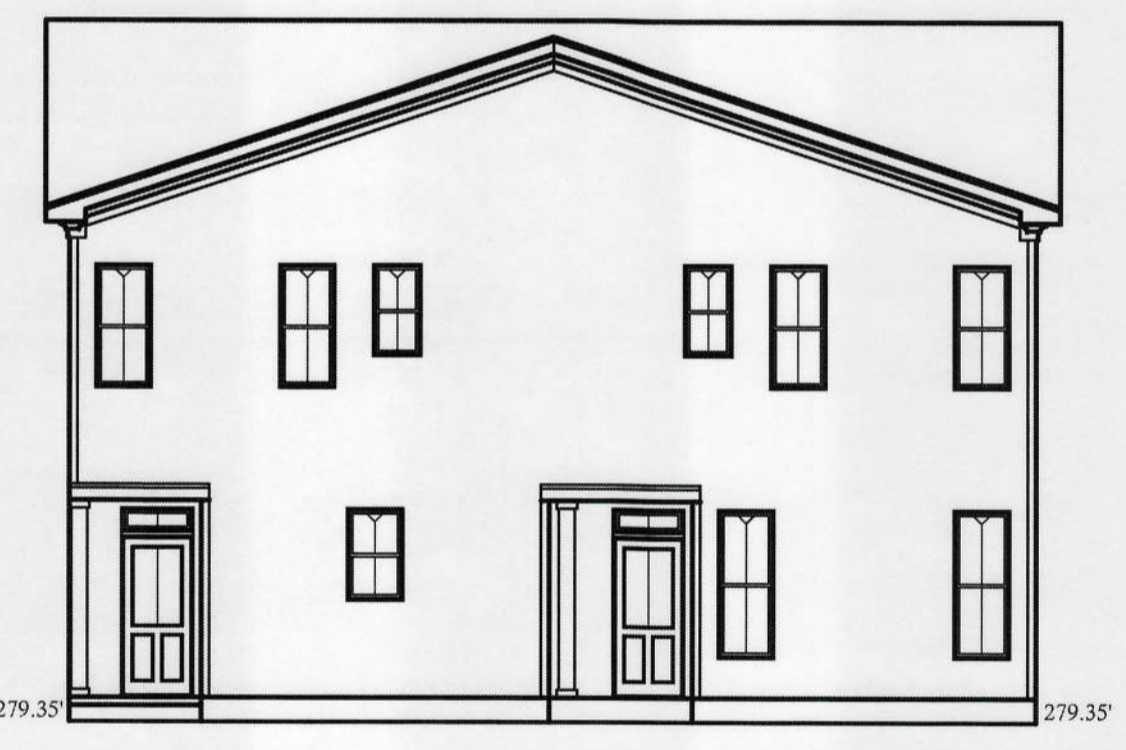
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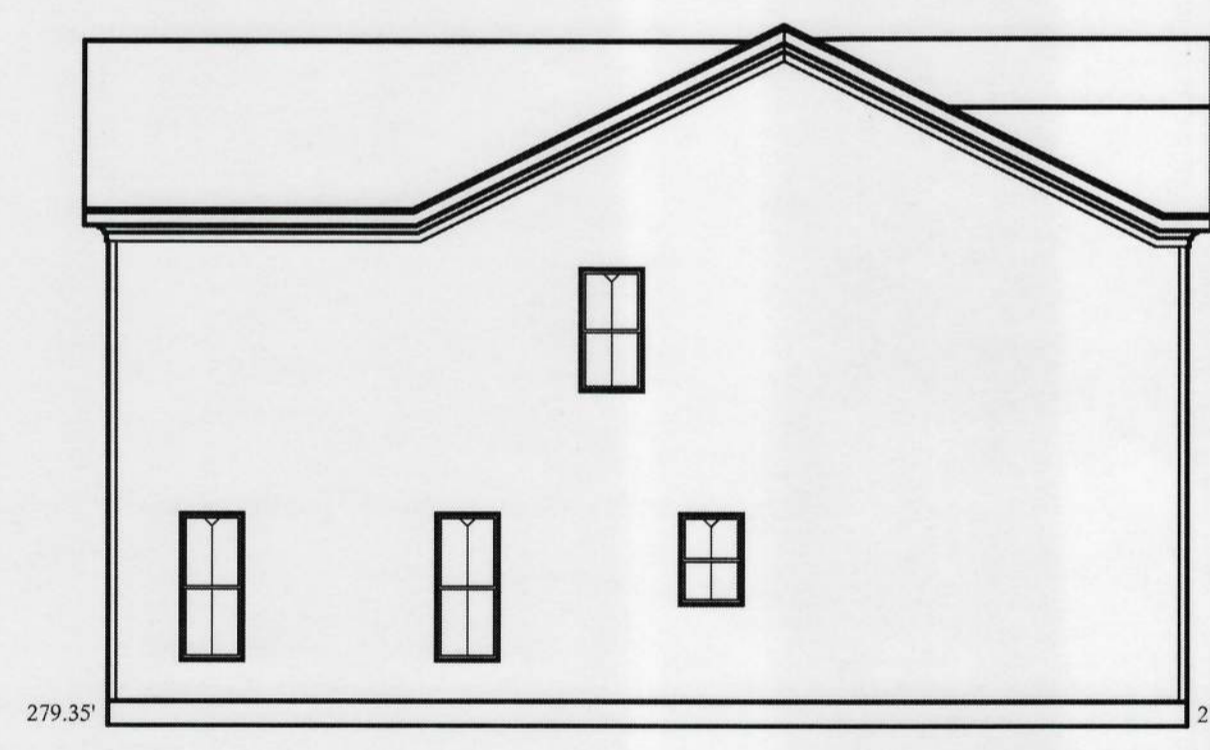
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EAST ELEVATION  
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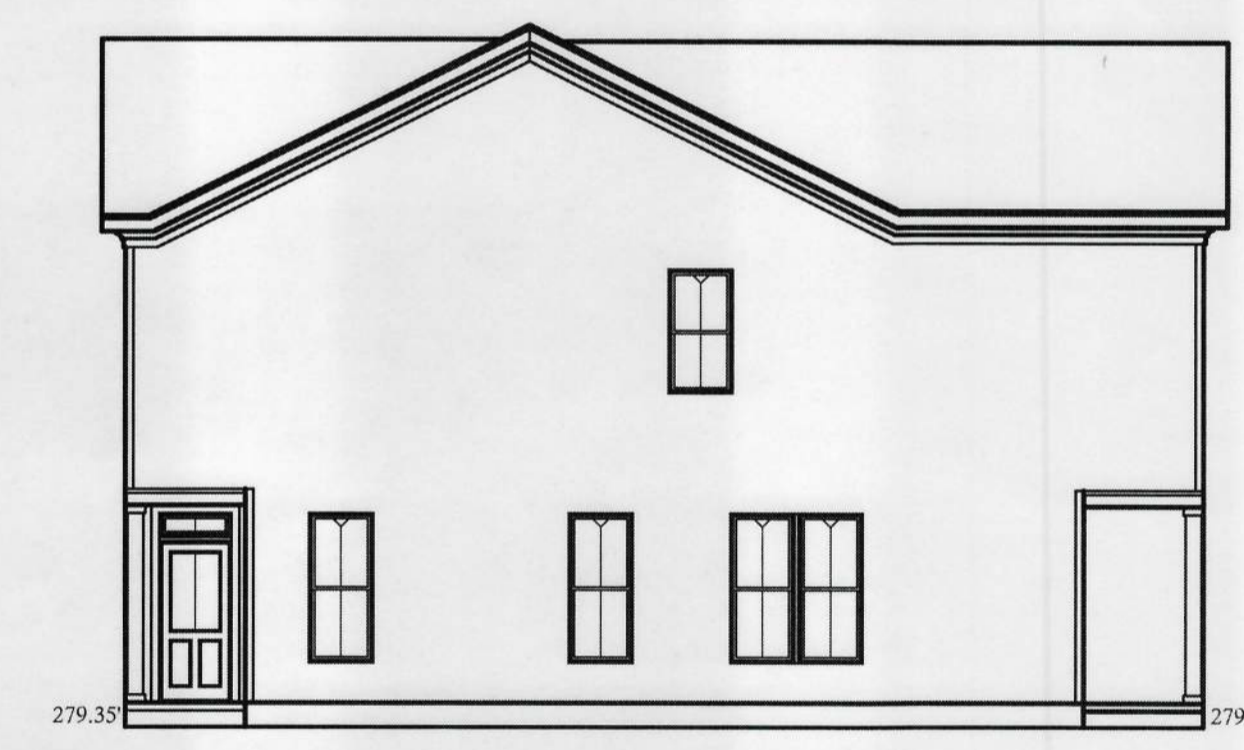
UNIT 5 UNIT 6  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 6 UNIT 5  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



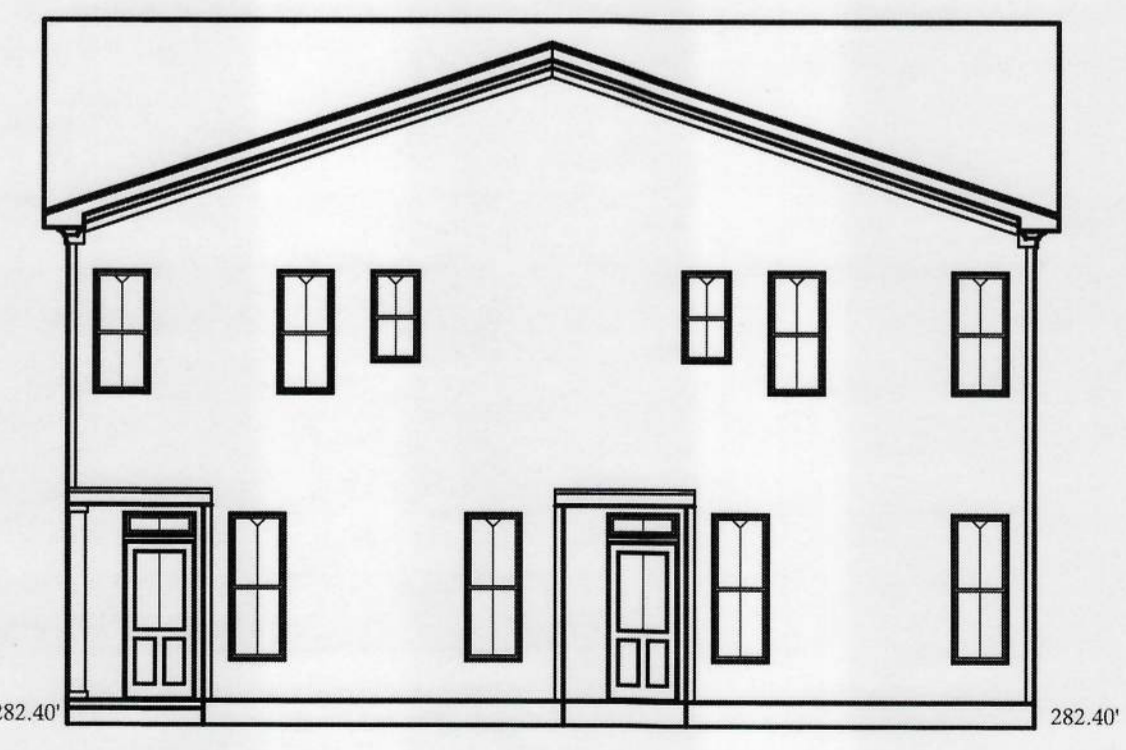
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WEST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 6  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



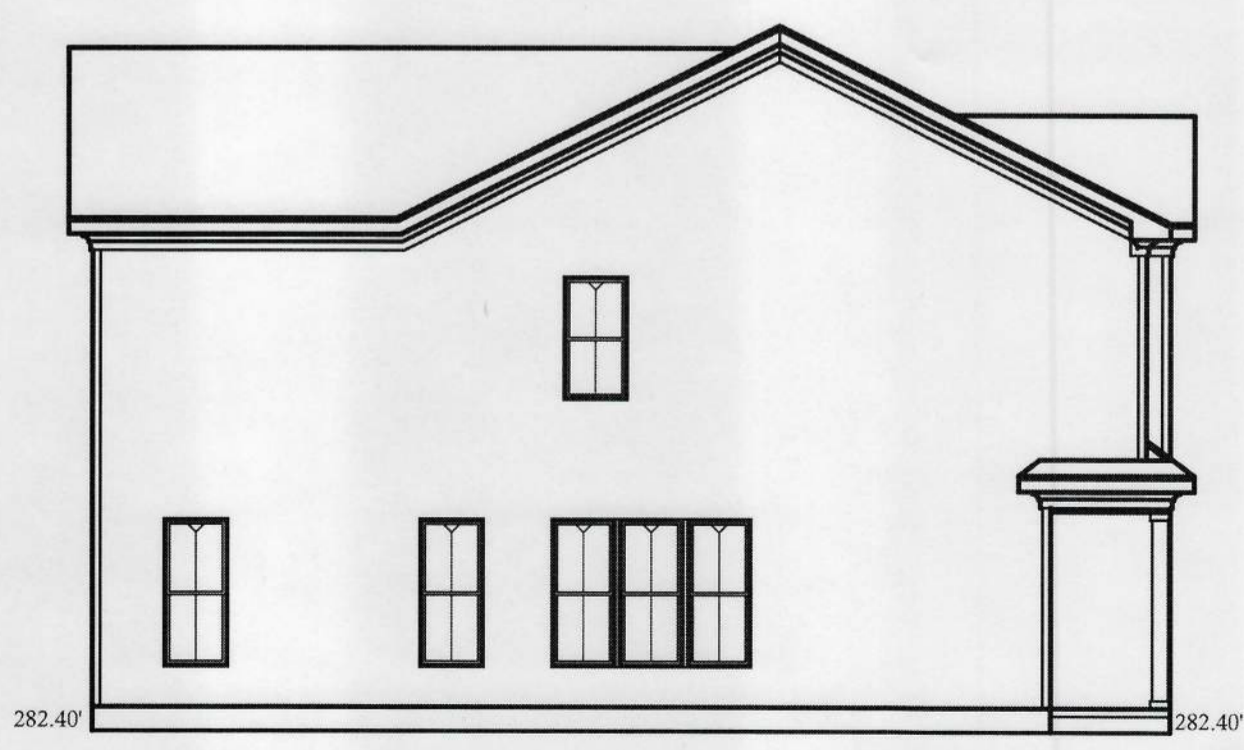
UNIT 8 UNIT 7  
NORTH ELEVATION  
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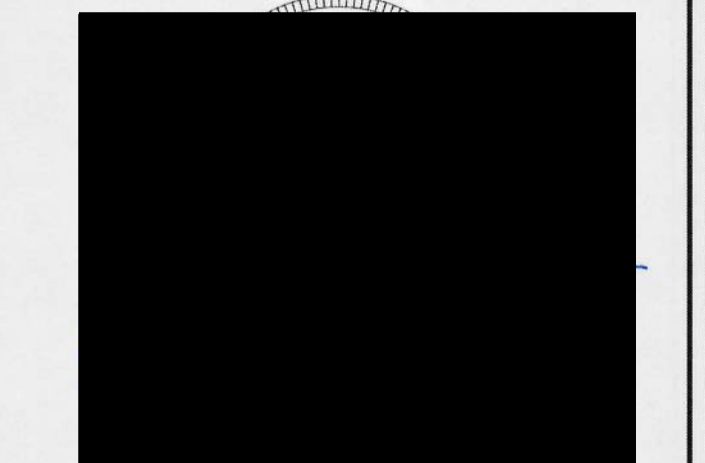
UNIT 7 UNIT 8  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 8  
WEST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 7  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



No.	Description	Date

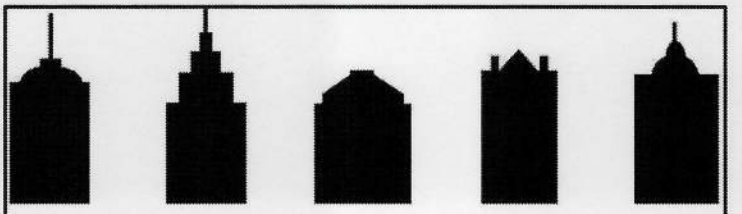
Chailyn's Cottages  
Poole Rd.  
Raleigh NC



Project number	
Date	11-30-23
Drawn by	RKR
Checked by	EJS

**A1**

Scale As indicated



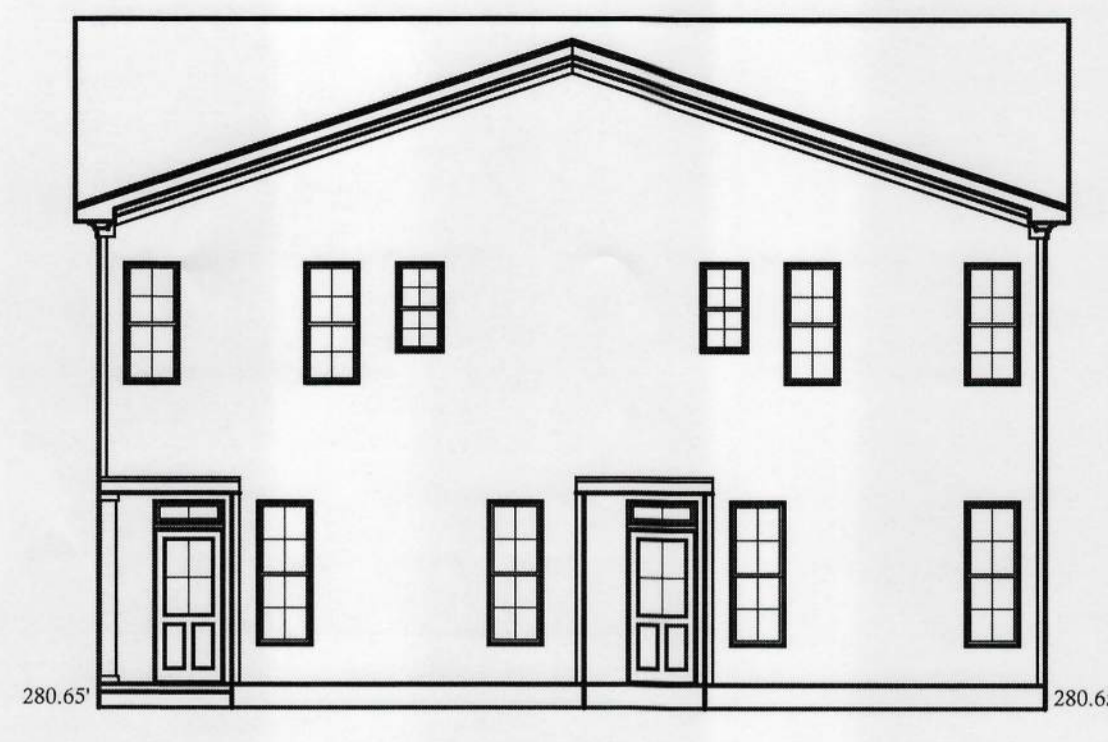
**SULTARCHITECTURE**  
ARCHITECTURE PLANNING INTERIORS

3820 Merton Drive, Ste 218.  
Raleigh, NC 27609  
(p) 984-200-4486

bsult@sultarchitecture.com



UNIT 10 UNIT 9  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 9 UNIT 10  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



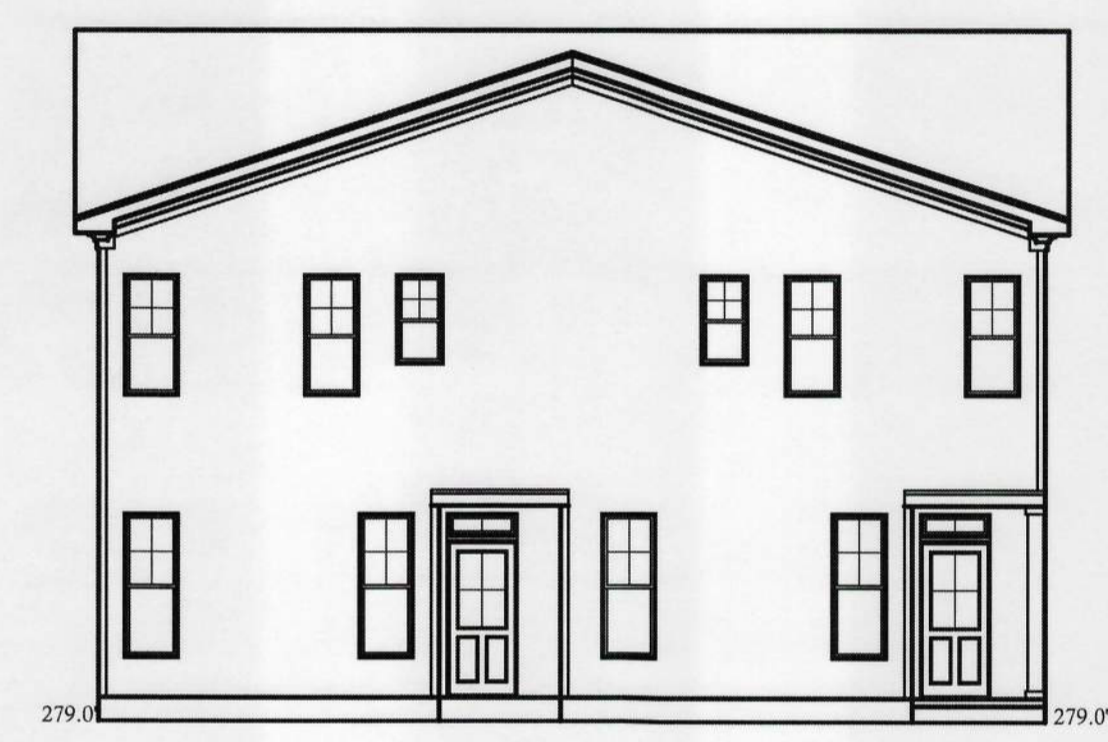
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WEST ELEVATION  
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UNIT 9  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 12 UNIT 11  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 9 UNIT 10  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



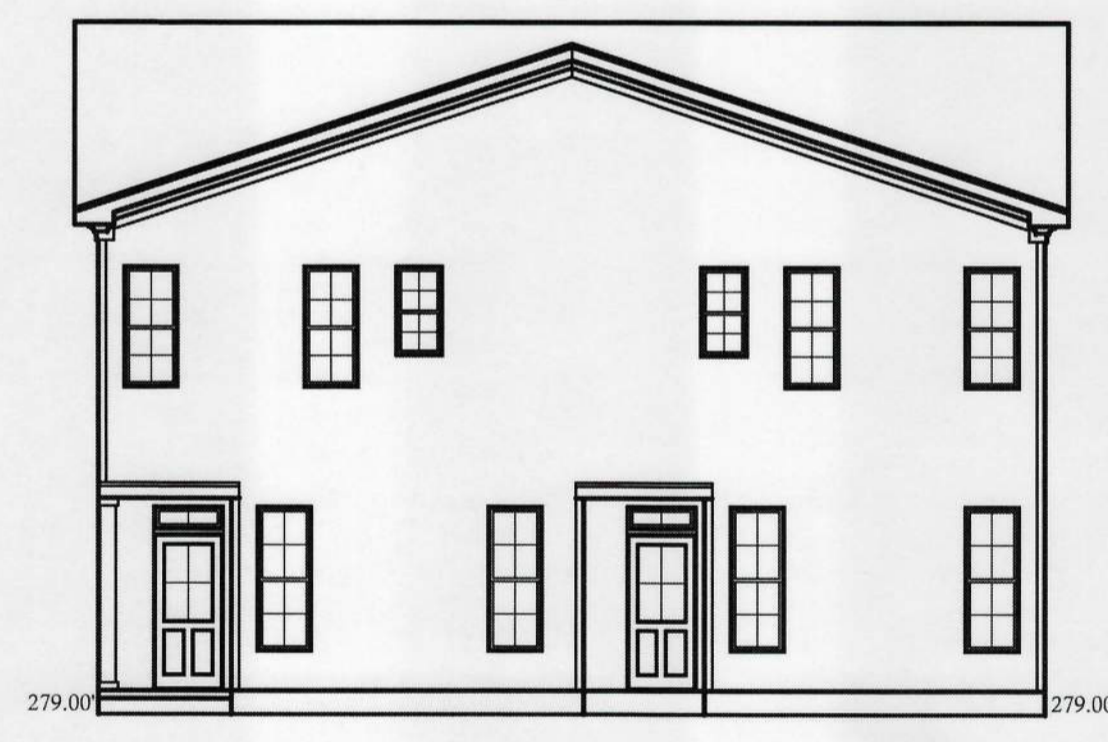
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UNIT 9  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 13 UNIT 14  
WEST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 14 UNIT 13  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 14  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 13  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"



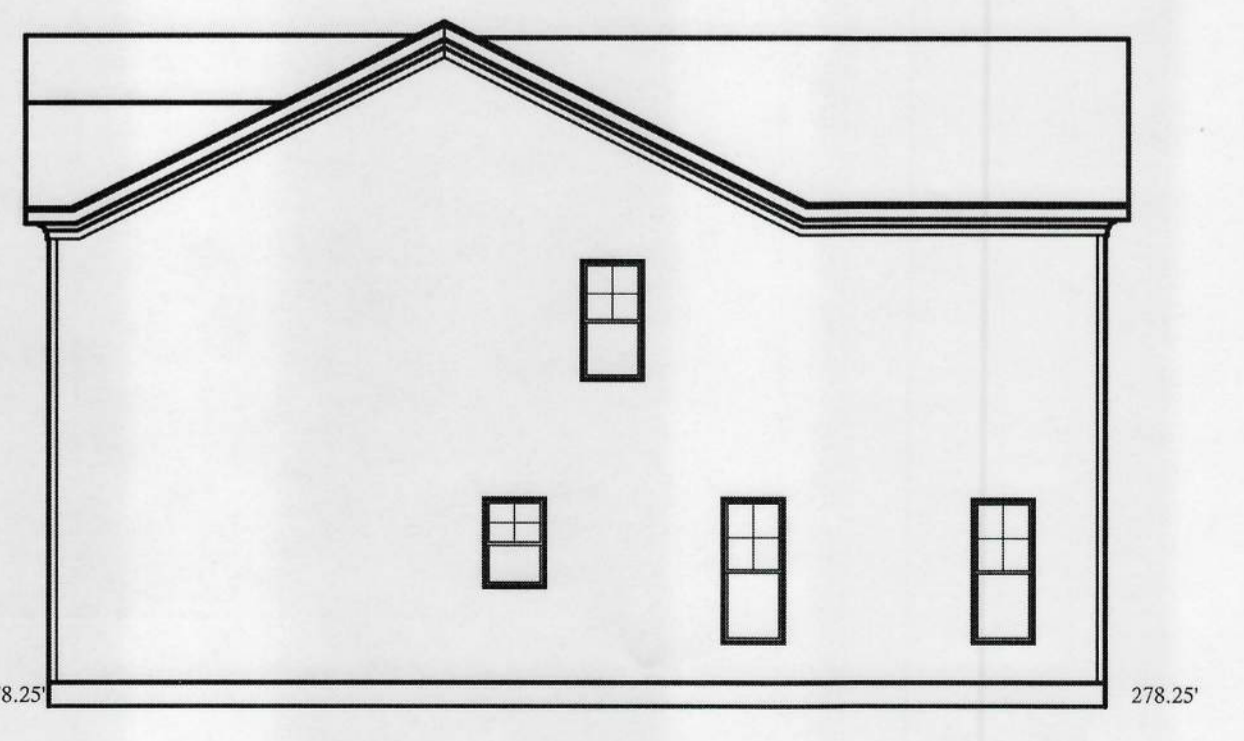
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UNIT 16 UNIT 15  
EAST ELEVATION  
SCALE: 1/8"=1'-0"



UNIT 15  
NORTH ELEVATION  
SCALE: 1/8"=1'-0"




UNIT 16  
SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



No.	Description	Date

**Chailyn's Cottages**

Poole Rd.  
Raleigh NC



Project number  
Date 11-30-23  
Drawn by RKR  
Checked by EJS

**A2**

Scale As indicated