

# 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. as amended by text change case [TC-14-19](#) 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.)

Site Plan Tier: Tier Two Site Plan		Tier Three Site Plan	
Building Type		Site Transaction History	
Detached	General	Subdivision case #: _____	
Attached	Mixed use	Scoping/sketch plan case #: _____	
Apartment	Open lot	Certificate of Appropriateness #: _____	
Townhouse	Civic	Board of Adjustment #: _____	
		Zoning Case #: _____	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: _____			
Inside City limits?    Yes    No			
Property address(es): _____			
Site P.I.N.(s): _____			
Please describe the scope of work. Include any additions, expansions, and change of use.     			
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>			
Company: _____		Title: _____	
Address: _____			
Phone #: _____		Email: _____	
Applicant Name: _____			
Company: _____		Address: _____	
Phone #: _____		Email: _____	

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-10	Existing gross floor area (not to be demolished):  Existing gross floor area to be demolished: 1,684 sf
Gross site acreage: 0.45 ac	New gross floor area: 7,632 sf
# of parking spaces required: 12	Total sf gross (to remain and new): 7,632 sf
# of parking spaces proposed: 18	Proposed # of buildings: 3
Overlay District (if applicable): n/a	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): single family residential	
Proposed use (UDO 6.1.4): multi family residential	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.63 ac Square Feet: 2,742 sf	Proposed Impervious Surface: Acres: 0.28 ac Square Feet: 12,333 sf
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 6	Total # of hotel units:
# of bedroom units: 1br 2br 3br 6 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

**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, Patricia D. Hildreth will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Patricia D. Hildreth Date: April 11, 2022

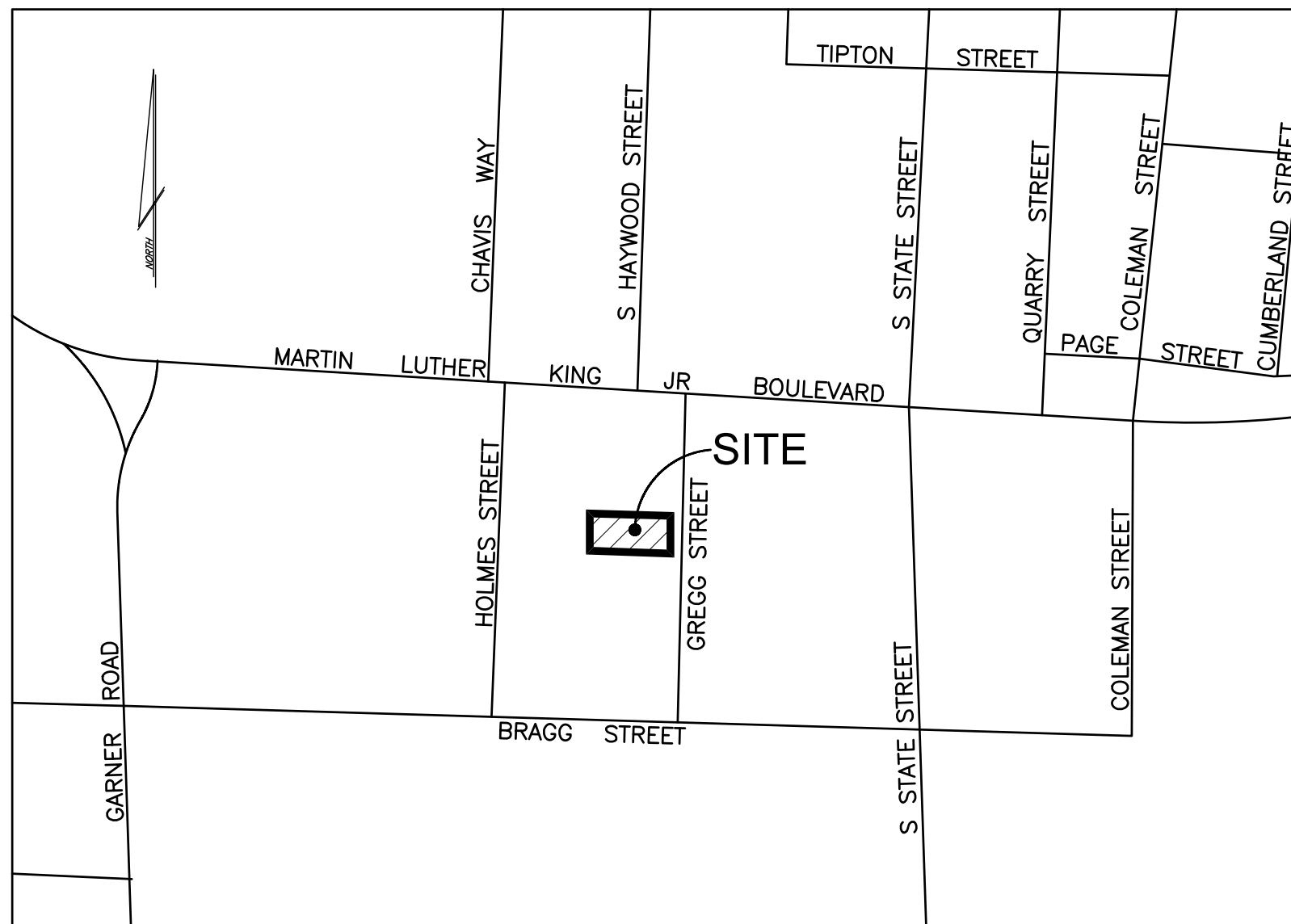
Printed Name: Patricia D. Hildreth



# Gregg Street Townes

## Administrative Site Review

### ASR-0030-2022



VICINITY MAP  
SCALE: 1"=400'

#### INDEX

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#### PLAN SUMMARY - TIER 2 SITE PLAN

ADDRESS	1022 Gregg Street
WAKE CO. PINs	1713-04-6206
REFERENCE :	BM 1885 PG 29; DB 18392 PG 0175
ZONING	R-10
LOT AREA	0.452 ac/19,683 sf
OWNER	Ken Harvey Homes LLC 508 Lansbury Street Wake Forest, NC 27587 Attn: James Moss (910)
No. of Units	6
No. of Bedrooms per unit	3
Total No. of Bedrooms	18

PER TC-11-21  
TOWNHOUSE MAX. PARKING REQUIRED - No maximum  
BICYCLE PARKING REQUIRED - None  
PARKING PROVIDED 18 spaces

#### SETBACK INFORMATION

REQUIRED FOR R-10 ZONING:  
STANDARD MIN. FRONT - 10'  
FRONT INFILL to  $\perp$  - 44.4' to 73.9'  
Distance from  $\perp$  to R/W = 25'  
FRONT INFILL to R/W - 19.4' to 48.9'  
SIDE - 6', REAR - 20'

PROVIDED (From R/W):  
FRONT - 23.7', SIDE - 11.6', REAR - 24.6'  
BUILDING HEIGHT MAX. - 40' (3 Stories)  
OUTDOOR AMENITY AREA REQUIRED (10%) = 1,968 sf  
OUTDOOR AMENITY AREA PROVIDED = 2,180 sf  
MIN. SITE AREA PER UNIT =  $\frac{1}{2}$  (4,000sf) = 2,000 sf  
PROVIDED SITE AREA PER UNIT = 3,280 sf

**Administrative Site Review Application**  
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-2900

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.6, as amended by text change case TC-14-15 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 [Form and Download Center](#). (Note: There is a fee for this verification service.)

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

**Building Type**

<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Subdivision case #
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Scoping/sketch plan case #
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	<input type="checkbox"/> Certificate of Appropriateness #
<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	<input type="checkbox"/> Board of Adjustment #
		<input type="checkbox"/> Zoning Case #
		<input type="checkbox"/> Administrative Alternate #

**GENERAL INFORMATION**

Development name: 1022 Gregg Street  
Inside City limits? Yes ☒ No ☐  
Property address(es): 1022 Gregg Street  
Site P.I.N.(s): 1713-04-6206  
Please describe the scope of work. Include any additions, expansions, and change of use.  
Construction of 6 townhome style condominiums and driveway, private sewer collection and private water distribution.

Current Property Owner/Developer Contact Name: Ken Harvey Homes LLC/Andy Beal  
NOTE: please attach purchase agreement when submitting this form.  
Company: Ken Harvey Homes LLC Title: Kenneth Beal/Managing Member  
Address: 508 Lansbury Street, Wake Forest, NC 27587  
Phone #: (919) 999-4150 Email: andy.beal@kenharveyhomes.com  
Applicant Name: James Moss  
Company/Moss Construction & Design LLC Address: 291 1/2 S. Wilmington Street, Raleigh, NC 27601  
Phone #: (910) 622-3431 Email: jmosse@mcdrainage.com

Page 1 of 2

**DEVELOPMENT TYPE - SITE DATA TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-10	Existing gross floor area (not to be demolished): 1,584 sf
Gross site acreage: 0.45 ac	New gross floor area: 7,632 sf
# of parking spaces required: 12	Total of gross (to remain and new): 7,632 sf
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Overlay District (if applicable): n/a	Proposed # of stories for each: 3
Existing use (UDO 5.1.4): single family residential	
Proposed use (UDO 5.1.4): multi family residential	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.88 ac Square Feet: 3,762 sf	Proposed Impervious Surface: Acres: 0.88 ac Square Feet: 15,380 sf
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
Nouse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 6	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4	# of 4br or more:
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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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 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, Patricia D. Hildreth, will serve as the agent regarding this application, and will receive and respond to administrative comments, resolve plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

(We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit policy, which states applications will expire after 180 days of receipt.)

Signature: Patricia D. Hildreth Date: April 11, 2022  
Printed Name: Patricia D. Hildreth

Page 2 of 2

INFILL SETBACK	1022 Gregg Street			
Lot Widths > 80', setback within 25% of Samples				
ADDRESS	SETBACK TO R/W LINE			
	to CL	Median	+25%	-25%
1100	55.6	59.2	73.9	44.4
1110	56.0			
1020	62.3			
1016	63.2			
Setback range (to R/W)=		44.4	to	73.9

Phase Number(s)	1
Number of Lot(s)	1
Lot Number(s) by Phase	1
Number of Units	2
Liveable Buildings	1
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	0
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	1

#### STORMWATER EXEMPTION:

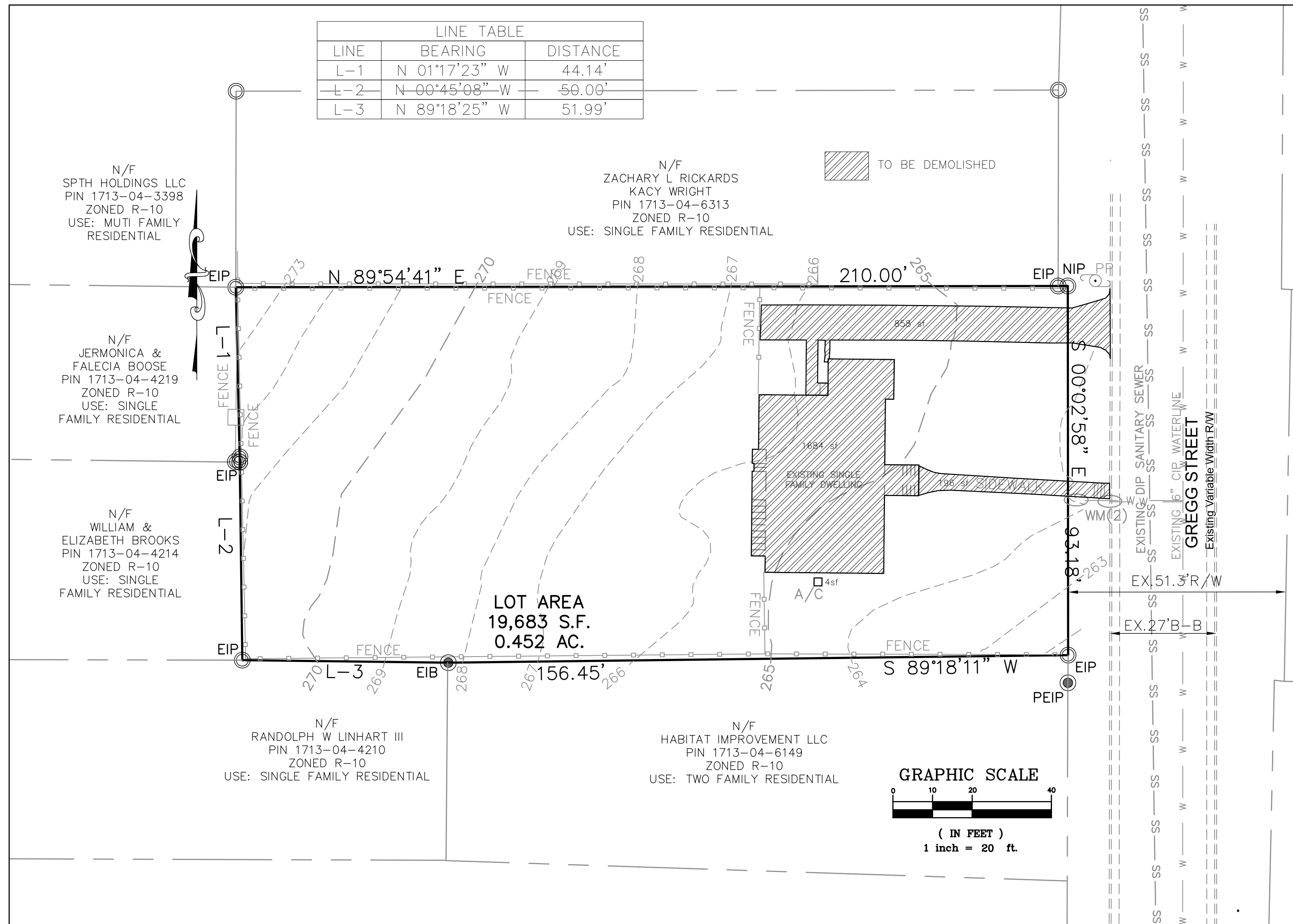
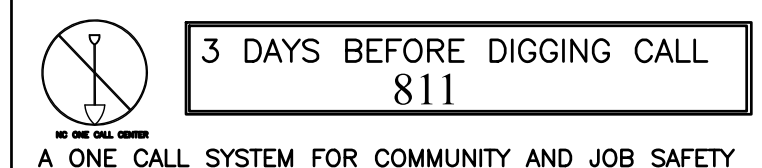
Per section 9.2.2.A.2.b.ii subject to 4.a. of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater control measures and subject to further review upon placement of impervious surface.

#### LEGEND

- Existing Iron Pipe
- Fire Hydrant
- Utility Pole
- Sanitary Sewer Manhole
- Water Valve
- Proposed Water Meter
- Proposed Sewer Clean Out
- Existing Water Meter
- Existing Sewer Clean Out

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

N.C. UNDERGROUND UTILITIES



- NOTES:
- TIER 2 SITE PLAN REVIEW.
  - ONSITE TOPOGRAPHY FROM FIELD TOPO BY CAWTHORNE MOSS & PANCIERA PC.
  - OFF-SITE TOPOGRAPHY FROM WAKE COUNTY GIS.
  - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  - SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
  - A SURETY OF 125% OF ESTIMATED CONSTRUCTION COST IS REQUIRED FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
  - PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
  - RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC

P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
EMAIL: info@cmsengineering.net

GREGG STREET TOWNES  
1022 Gregg Street, Raleigh, NC  
ADMINISTRATIVE SITE REVIEW  
ASR-0030-2022

REVISIONS  
05/19/22 PER COR  
COMMENTS

TITLE, EX.  
CONDITIONS &  
DEMOLITION

DWG. NAME:  
1022GREGG ASR.R1  
DRAWN:  
PDH  
CHECKED:  
PDH  
PLAN DATE:  
04/11/22  
DATE ISSUED:  
06/29/2022  
SCALE: AS SHOWN

ASR-1



N/F  
SPTH HOLDINGS LLC  
PIN 1713-04-3398  
ZONED R-10  
USE: MUTI FAMILY  
RESIDENTIAL

N/F  
ZACHARY L RICKARDS  
KACY WRIGHT  
PIN 1713-04-6313  
ZONED R-10  
USE: SINGLE FAMILY RESIDENTIAL

RESIDENTIAL RAMP  
TYPE ENTRANCE SEE  
DETAIL T-10.01.1  
BELOW

N/F  
JERMONICA &  
FALECIA BOOSE  
PIN 1713-04-4219  
ZONED R-10  
USE: SINGLE  
FAMILY RESIDENTIAL

N/F  
WILLIAM &  
ELIZABETH BROOKS  
PIN 1713-04-4214  
ZONED R-10  
USE: SINGLE  
FAMILY RESIDENTIAL

N/F  
RANDOLPH W LINHART III  
PIN 1713-04-4210  
ZONED R-10  
USE: SINGLE FAMILY RESIDENTIAL

N/F  
HABITAT IMPROVEMENT LLC  
PIN 1713-04-6149  
ZONED R-10  
USE: TWO FAMILY RESIDENTIAL

TRASH CARTS WILL BE KEPT AT  
UNITS & ROLLED TO THIS  
LOCATION ON PICKUP DAY.

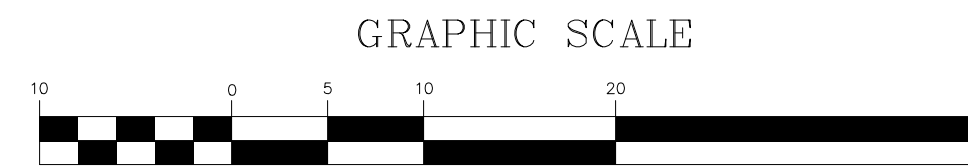
FUTURE 10' R/W  
OF 55' R/W

EXISTING 12" CIP WATERLINE  
EXISTING 6" CIP WATERLINE

GREGG STREET  
Existing Variable Width RW  
Neighborhood Yield  
(55'RW, 27'B-B, 5' UPE, 6'x6' SW/PS)

EX. 51.3' R/W

EX. 27' B-B



- LEGEND**
- Computed Point
  - Existing Iron Pipe
  - Fire Hydrant
  - Utility Pole
  - Sanitary Sewer Manhole
  - Water Valve
  - Proposed Water Meter
  - Proposed Sewer Clean Out

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL  
811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

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

### STORMWATER EXEMPTION:

Per section 9.2.2.A.2.b.ii subject to 4.a. of the Part 10A  
Raleigh Unified Development Ordinance, these lots are  
exempt from active stormwater control measures and  
subject to further review upon placement of impervious  
surface.

### 1022 Gregg Street

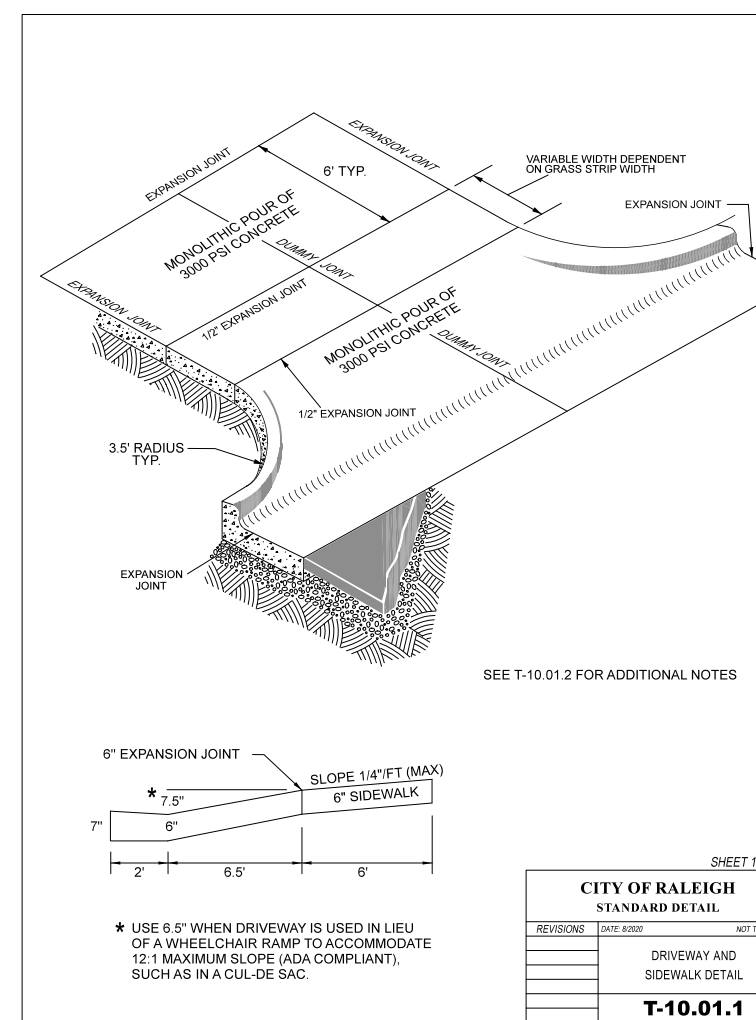
#### Areas

Lot Area	19,683 sf
Max. Impervious Area (65%)	12,794 sf

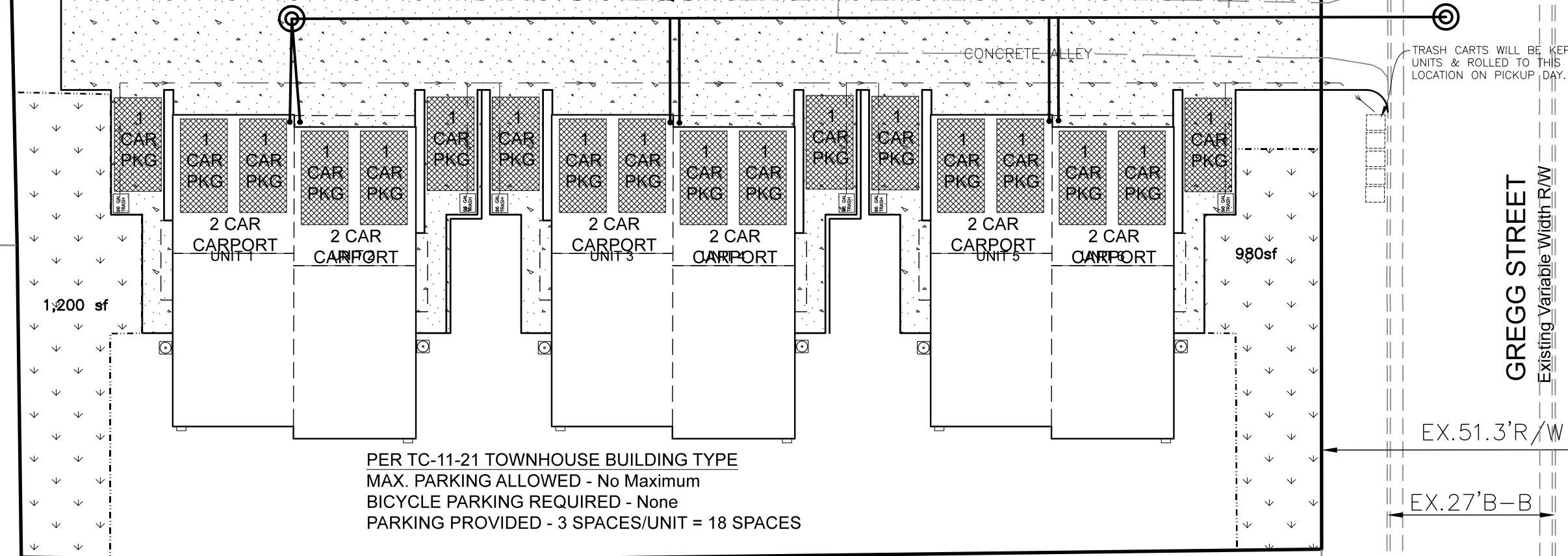
#### Proposed

Buildings	5,846 sf
Parking, driveway & sidewalk	6,239 sf
Sidewalk & Pavement in R/W	218 sf
Misc Conc	30 sf
<b>Total Proposed Impervious Area</b>	<b>12,333 sf</b>

<b>Proposed Impervious Area %</b>	<b>62.66%</b>
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### PARKING REQUIREMENT EXHIBIT



PER TC-11-21 TOWNHOUSE BUILDING TYPE  
MAX. PARKING ALLOWED - No Maximum  
BICYCLE PARKING REQUIRED - None  
PARKING PROVIDED - 3 SPACES/UNIT = 18 SPACES

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC

P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
EMAIL: info@cmsengineering.net

P-1867

GREGG STREET TOWNES  
1022 Gregg Street, Raleigh, NC

ADMINISTRATIVE SITE REVIEW

ASR-0030-2022

#### REVISIONS

05/19/22 PER COR  
COMMENTS

#### PROPOSED SITE PLAN

DWG. NAME:

1022GREGG ASR.R1

DRAWN:

PDH

CHECKED:

PDH

PLAN DATE:

04/11/22

DATE ISSUED:

06/29/22

SCALE: 1"=10'

ASR-3



N/F  
SPTH HOLDINGS LLC  
PIN 1713-04-3398  
ZONED R-10  
USE: MUTI FAMILY  
RESIDENTIAL

N/F  
JERMONICA &  
FALECIA BOOSE  
PIN 1713-04-4219  
ZONED R-10  
USE: SINGLE  
FAMILY RESIDENTIAL

N/F  
ZACHARY L RICKARDS  
KACY WRIGHT  
PIN 1713-04-6313  
ZONED R-10  
USE: SINGLE FAMILY RESIDENTIAL

RESIDENTIAL RAMP  
TYPE ENTRANCE SEE  
DETAIL T-10.01.1  
BELOW

4"PERMANENT  
BLOW  
OFF  
ASSEMBLY

PROP.  
MH

6" PRIVATE SANITARY SEWER

4" PRIVATE WATERLINE

FEBCC 825YA (OR  
EQUAL) RPZ IN ABOVE  
GROUND HEATED VAULT

PROP.  
DOGHOUSE  
MH

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6


EXISTING METERS  
TO BE  
ABANDONED AT  
MAIN

2" MASTER METER  
IN 5'x6' COR  
WATERLINE ESMT  
FUTURE 1/2  
OF 55' R/W

GREGG STREET  
Existing Variable Width R/W

EX. 51' 3" R/W

EX. 27' B-B

		City of Raleigh Public Utilities	
Cross Connection Program		Certificate of Compliance Application	
New Construction		Office Use Only	
Date: June 10, 2022		Date Application Received: 6/7/22 PM 5:22	
PIN#: 1713-04-6206 *PUC Property Identification Number can be found on Water Site, Plot Sheet		Certificate Granted: Yes (X) No ( )	
Address: 1022 Gregg Street		Raleigh NC 27601	
Street Address (Site of new construction)		City State Zip Code	
Daytime Phone Number: (919) 833-0830		Email: patli.cmseng@gmail.com	
Containment Assembly: A backflow assembly, installed at the point of separation between the public water supply and a private service or private distribution system or at the point of receiving.			
Minimum requirements: Containment assemblies must be installed within 50' linear feet of piping from the most downstream edge of the meter box or ROW and be on the ASSE and USC approval list. Please see Appendix A: Guidelines and Requirements for the Cross Connection Program for further installation guidelines.			
Water Service (Domestic, Irrigation, Fire, or Water Distribution System)	Type of Backflow Reduced Pressure Zone (RPZ), Reduced Pressure Detector Assembly (RPDA), Double Check Valve Assembly (DCVA), or Air Gap (AG)	Model of Containment Backflow	Size of Service
Private Water System	RP	PERC-807A	2"
Office Use Only	Approval of Location, Type, and Model	Signature of Professional Engineer	
Patricia D. Hildreth	919.833.0830	These	
P.O. Box 780	Knightdale NC 27545	Signature of Professional Engineer	
City	State Zip Code	Signature of Professional Engineer	
6/16/22	Date	Signature of Professional Engineer	
Office: 919-833-2147 Fax: 919-833-2888			
Email: patli.cmseng@gmail.com			
Go to www.raleighnc.gov and search "Cross Connection"			

N/F  
RANDOLPH W LINHART III  
PIN 1713-04-4210  
ZONED R-10  
USE: SINGLE FAMILY RESIDENTIAL

N/F  
HABITAT IMPROVEMENT LLC  
PIN 1713-04-6149  
ZONED R-10  
USE: TWO FAMILY RESIDENTIAL

**STANDARD UTILITY NOTES (as applicable):**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover

- is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 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 CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or [timothy.beasley@raleighnc.gov](mailto:timothy.beasley@raleighnc.gov) for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Helvey at (919) 212-5923 or [joanie.helvey@raleighnc.gov](mailto:joanie.helvey@raleighnc.gov) for more information

**STORMWATER EXEMPTION:**

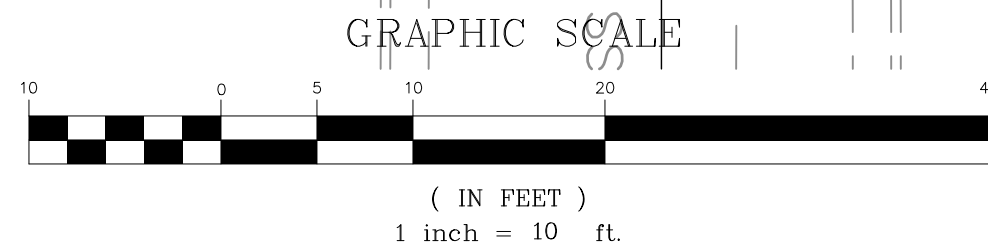
Per section 9.2.2.A.2.b.ii subject to 4.a. of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater control measures and subject to further review upon placement of impervious surface.

**LEGEND**  
Computed Point  
Existing Iron Pipe  
Fire Hydrant  
Utility Pole  
Sanitary Sewer Manhole  
Water Valve  
Proposed Water Meter  
Proposed Sewer Clean Out

**NOTE:** ALL WATER SERVICES TO BE 3/4" COPPER WITH 5/8" METER. ALL SEWER SERVICES TO BE 4" PVC @ 1.0% MINIMUM SLOPE WITH CLEANOUT.

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

N.C. UNDERGROUND UTILITIES  
3 DAYS BEFORE DIGGING CALL 811  
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY



NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC

P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
EMAIL: [info@cmsengineering.net](mailto:info@cmsengineering.net)

P-1867

GREGG STREET TOWNES

1022 Gregg Street, Raleigh, NC

ADMINISTRATIVE SITE REVIEW

ASR-0030-2022

**REVISIONS**  
05/19/22 PER COR  
COMMENTS

**PROPOSED  
UTILITY  
PLAN**

DWG. NAME:  
1022GREGG ASR.R1  
DRAWN:  
PDH  
CHECKED:  
PDH  
PLAN DATE:  
04/11/22  
DATE ISSUED:  
06/29/22  
SCALE: 1"=10'

ASR-4



P-1867

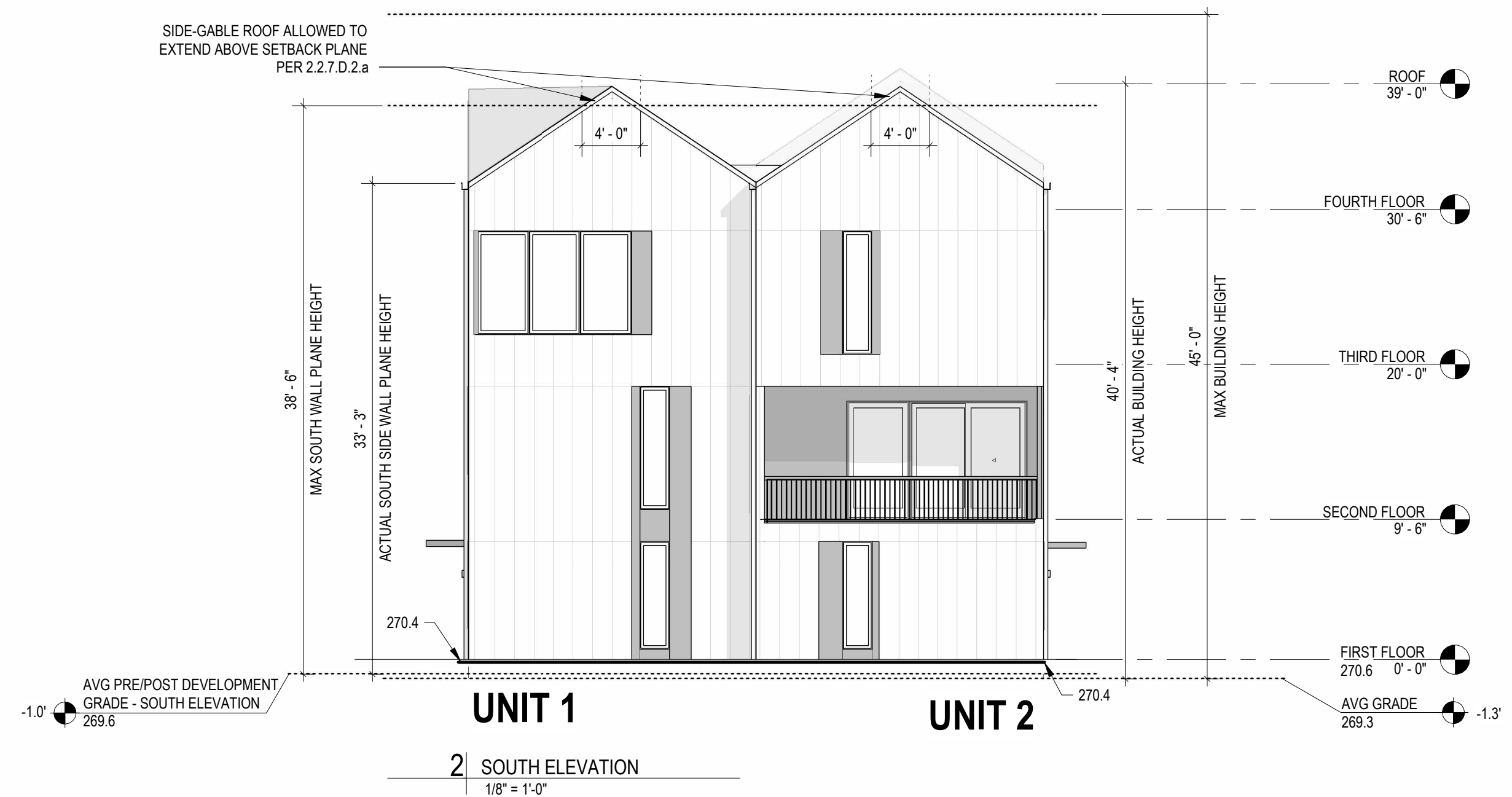
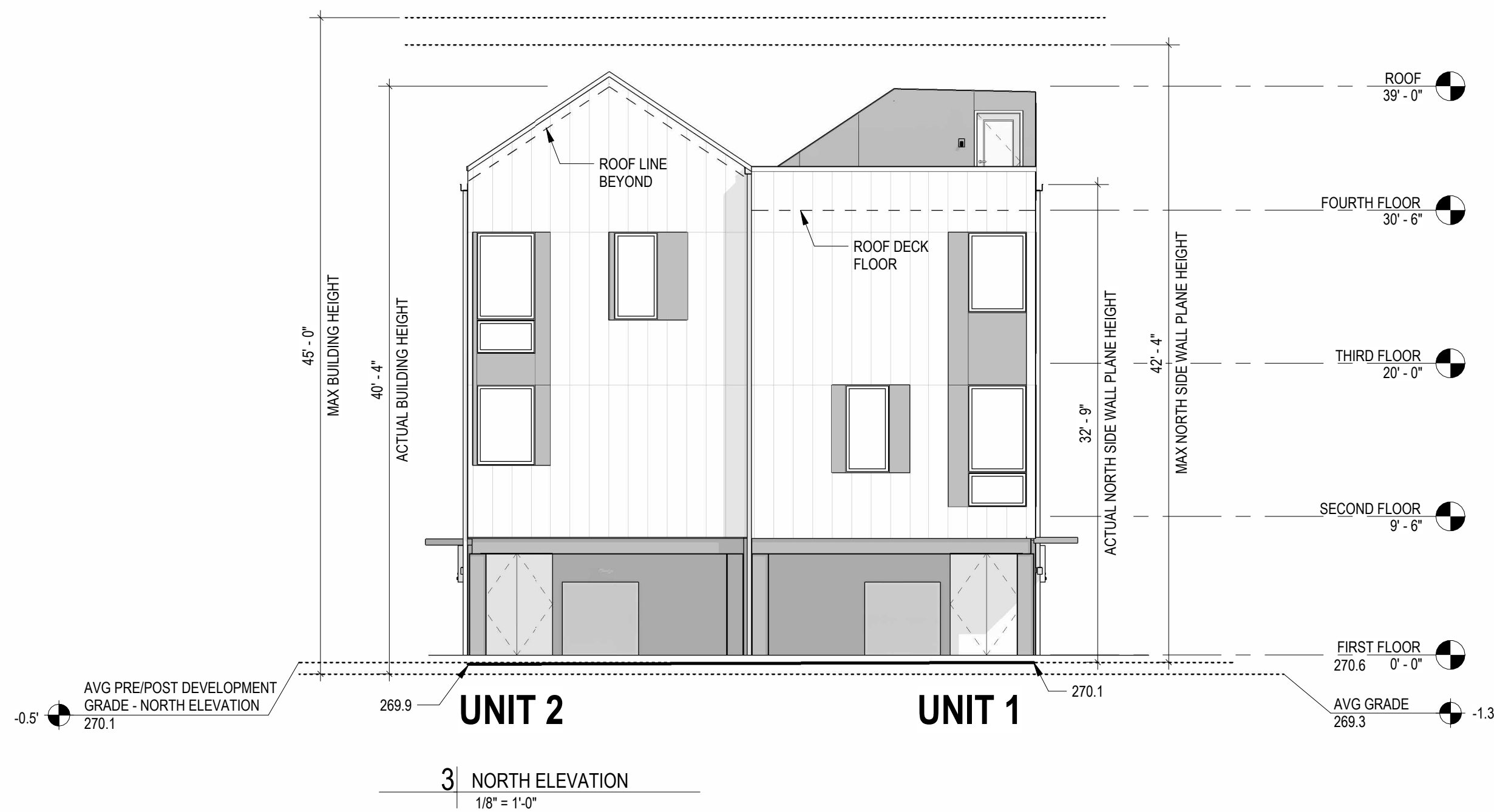
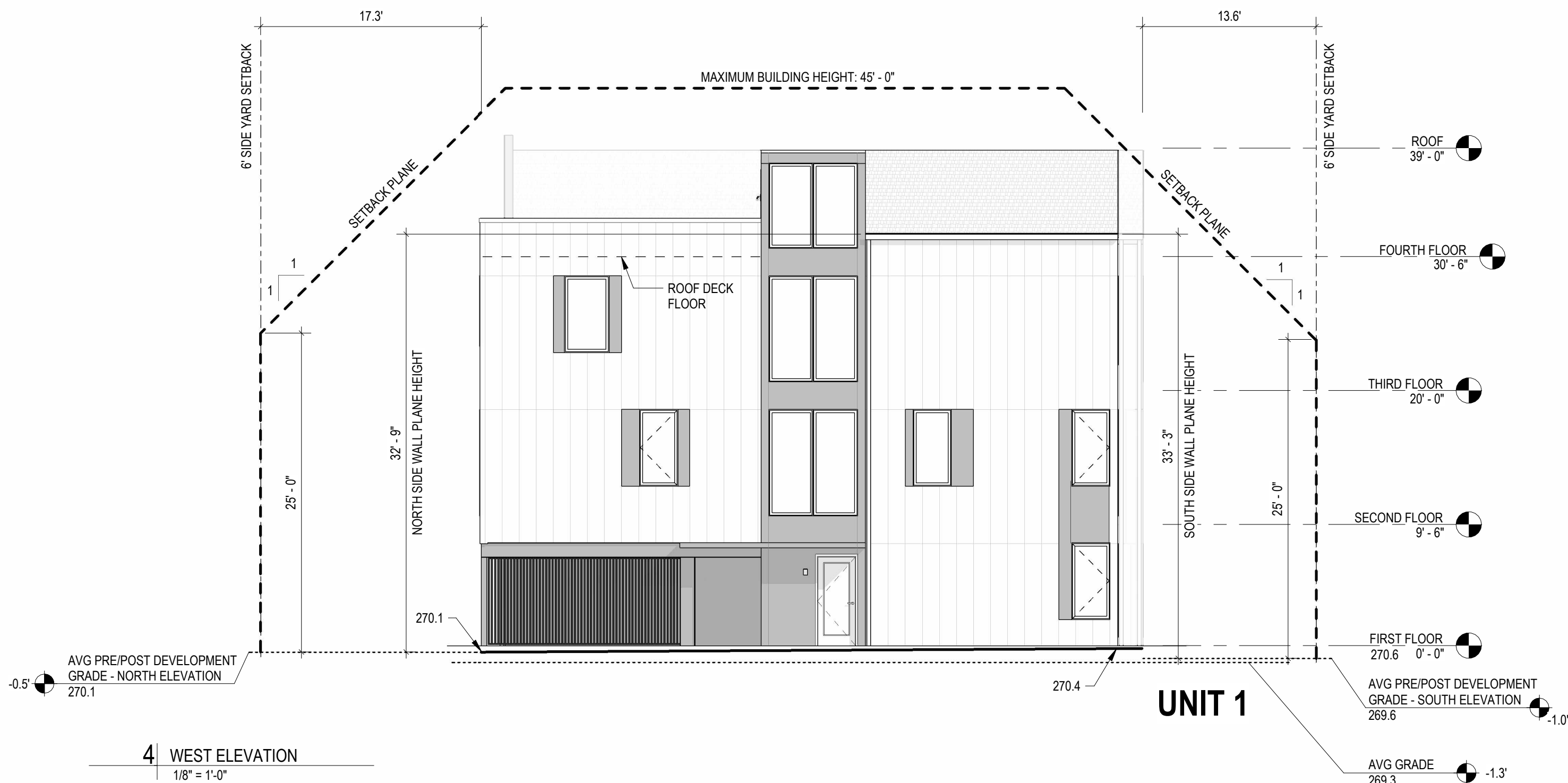


REVISIONS		
No.	Description	Date



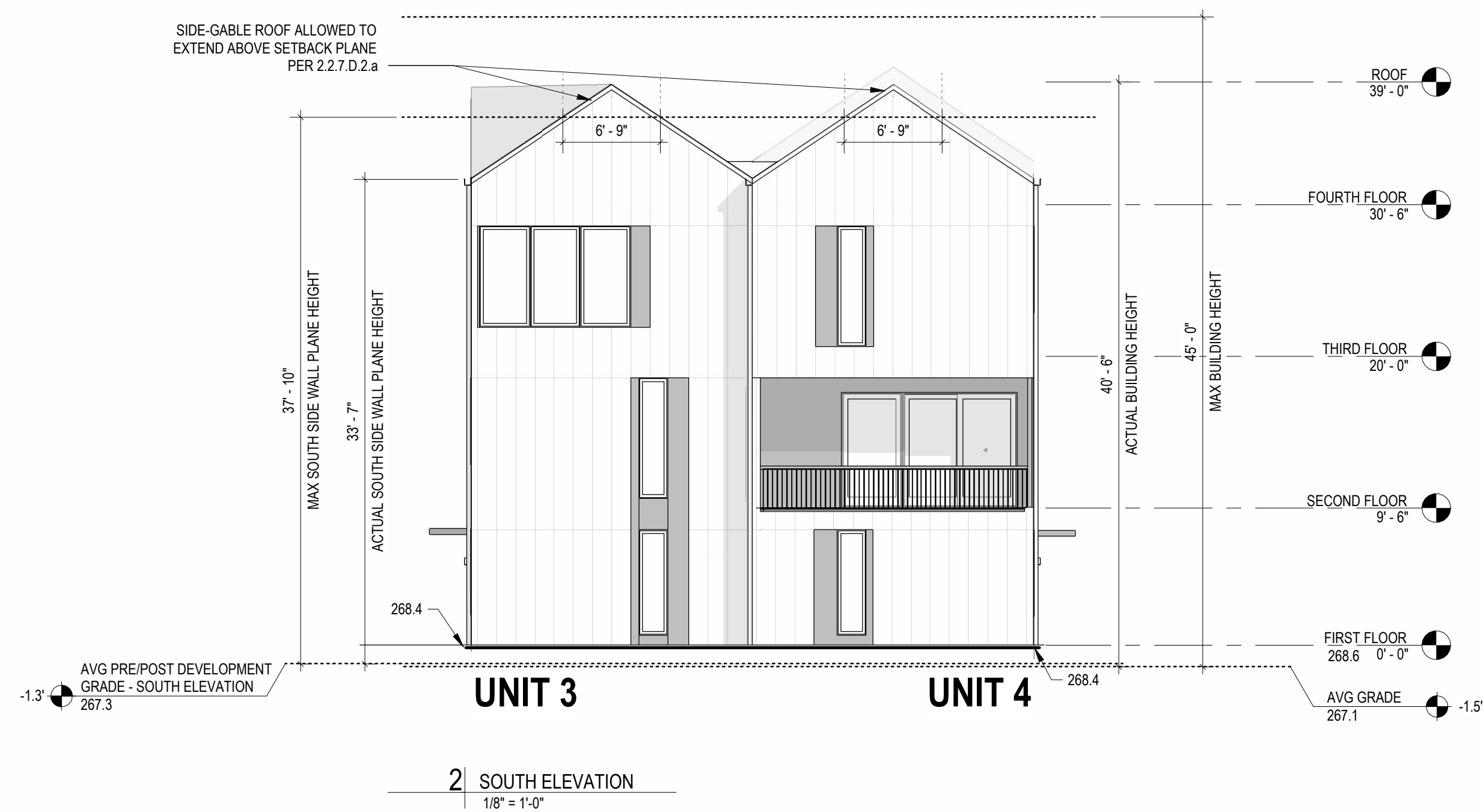
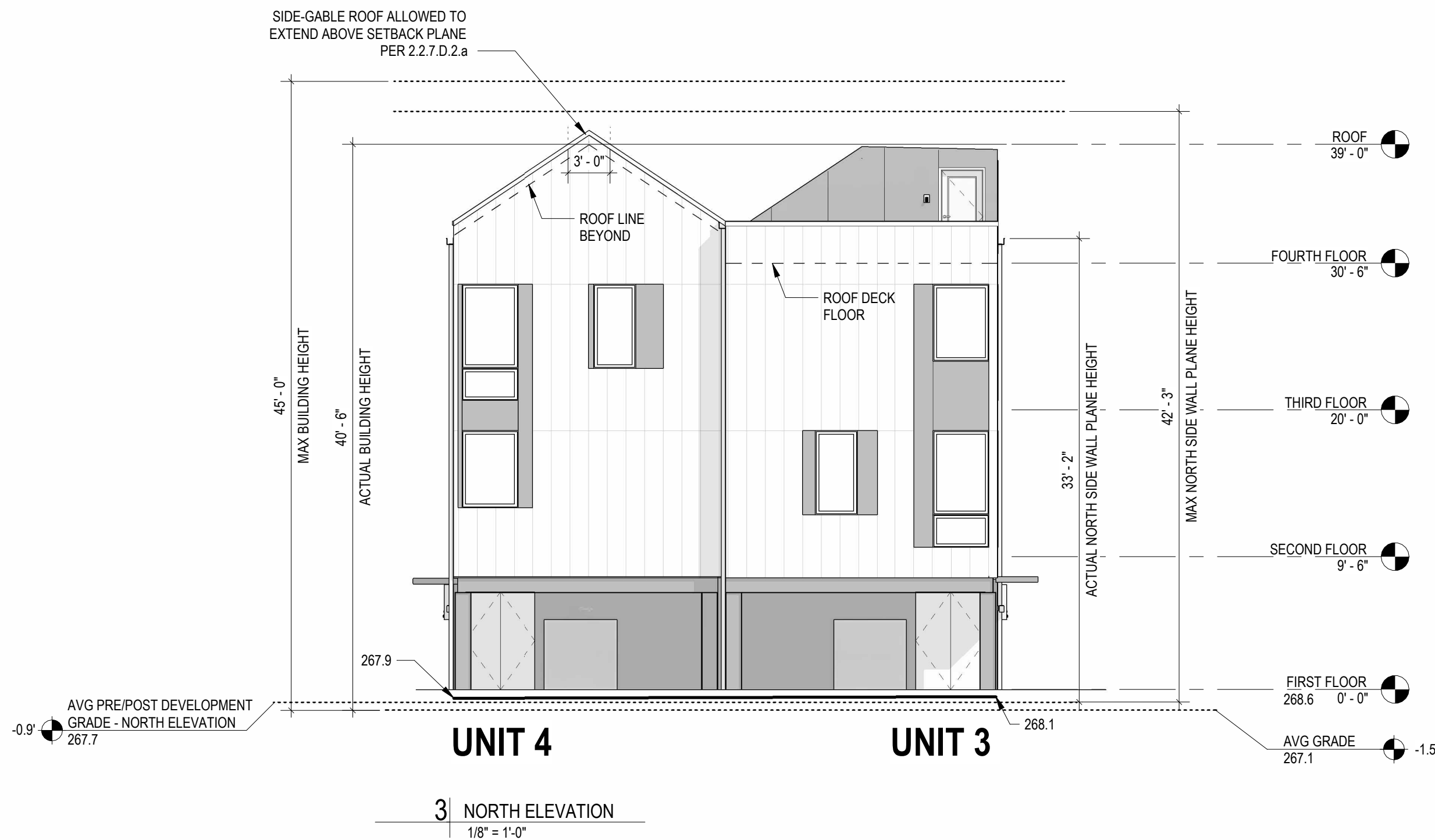
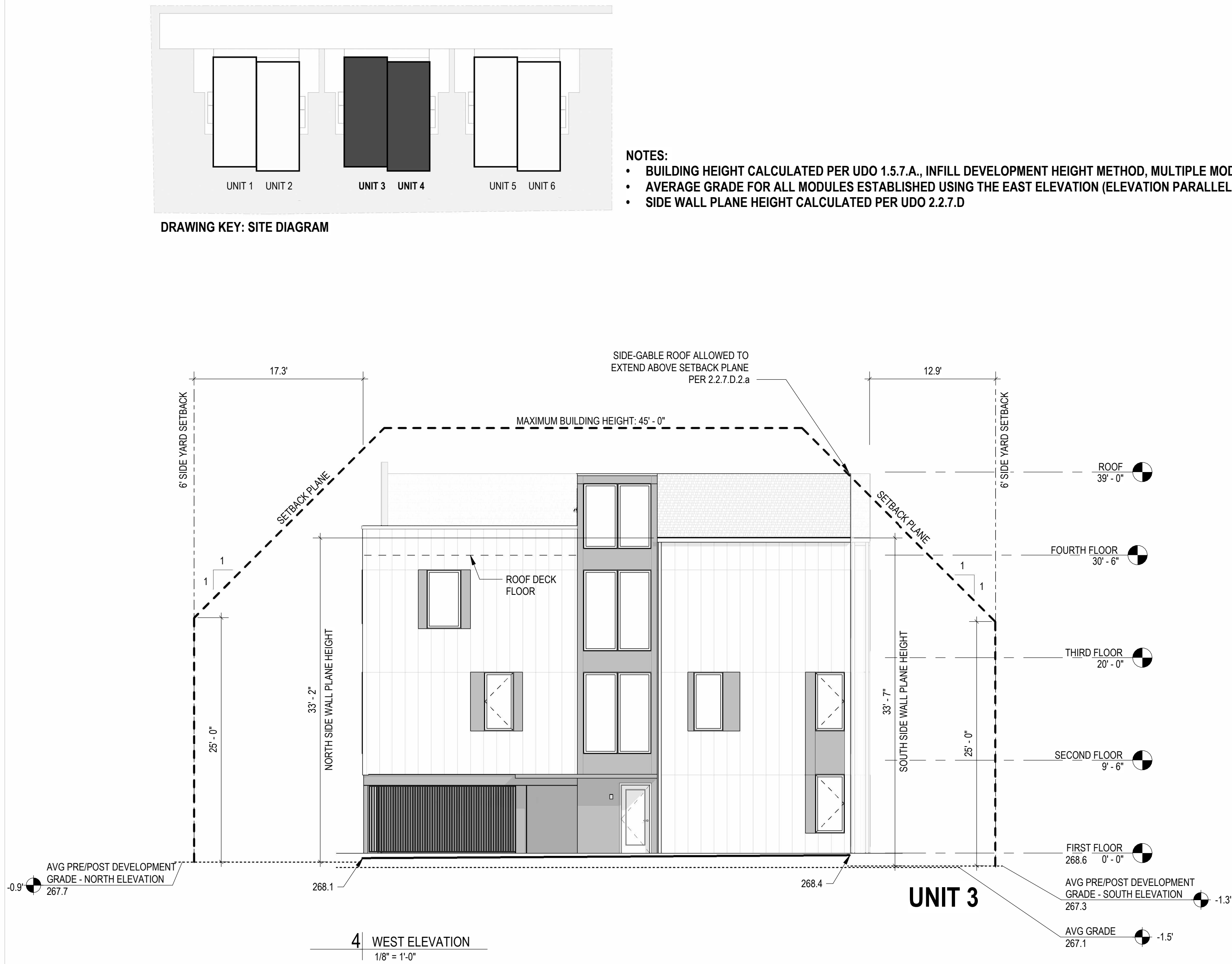
DRAWING KEY: SITE DIAGRAM

- NOTES:
- BUILDING HEIGHT CALCULATED PER UDO 1.5.7.A., INFILL DEVELOPMENT HEIGHT METHOD, MULTIPLE MODULES
  - AVERAGE GRADE FOR ALL MODULES ESTABLISHED USING THE EAST ELEVATION (ELEVATION PARALLEL AND CLOSEST TO PRIMARY ST)
  - SIDE WALL PLANE HEIGHT CALCULATED PER UDO 2.2.7.D



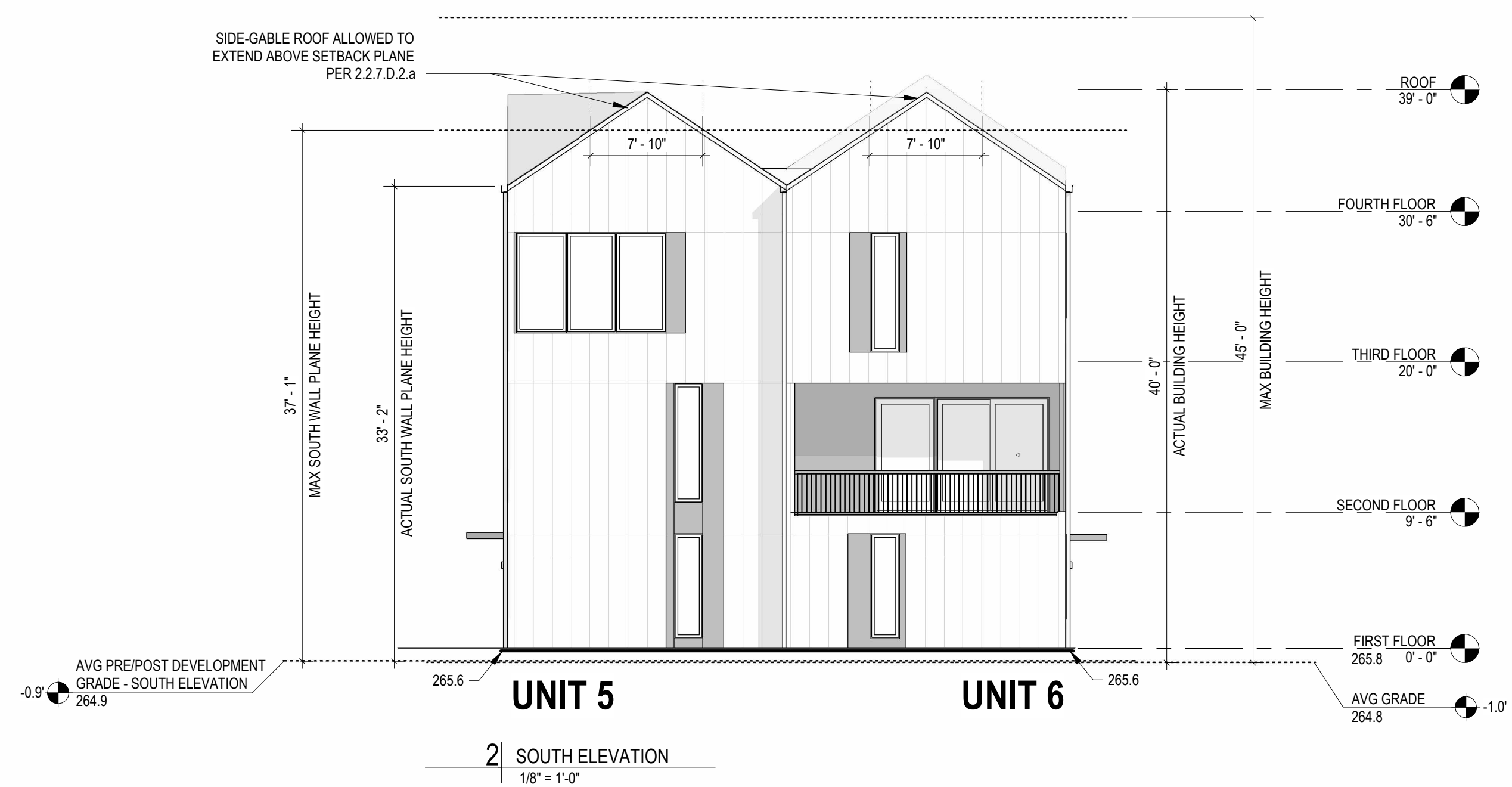
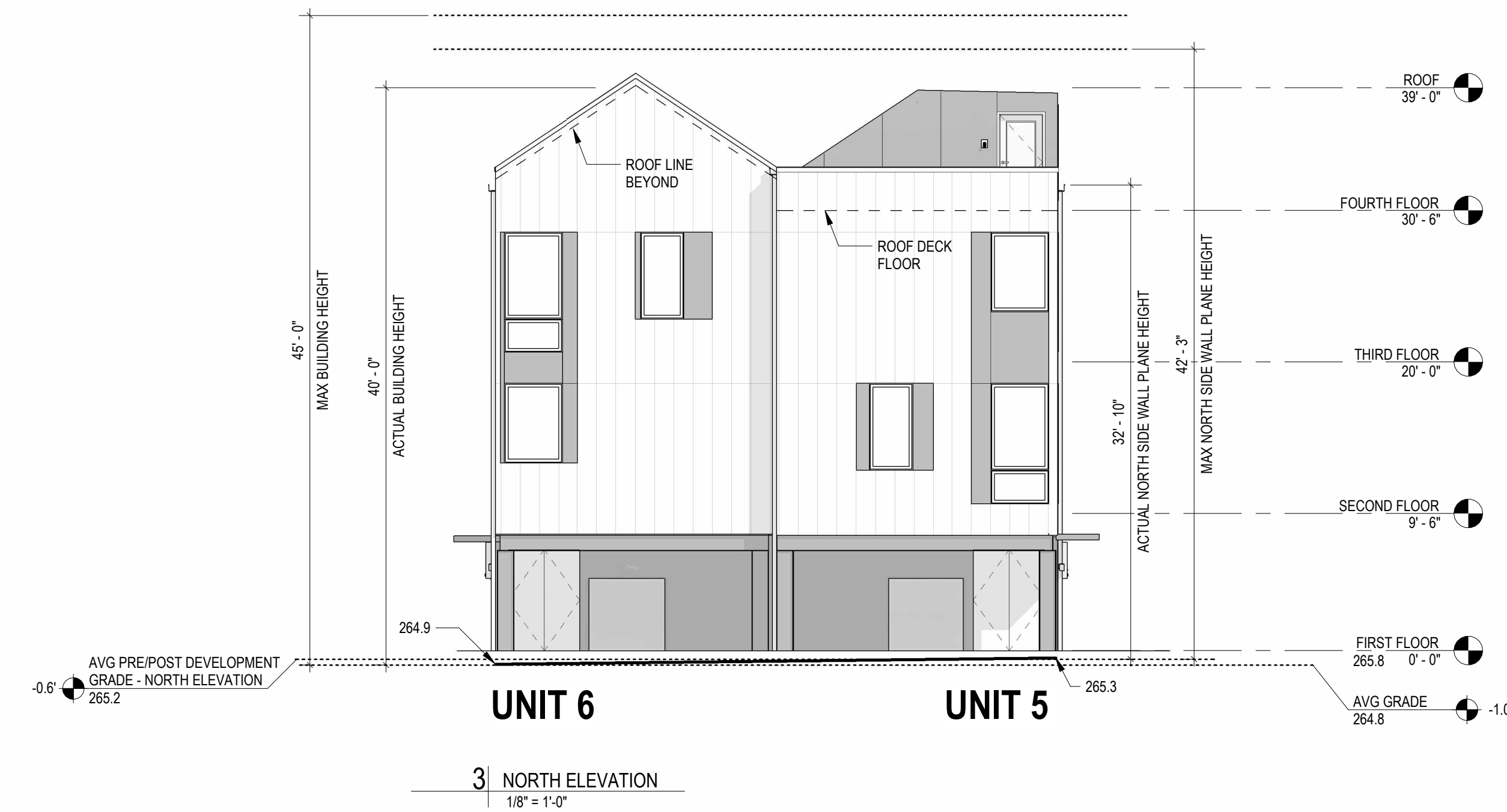


No.	Description	Date





No.	Description	Date





CONSULTANTS

Landscape

Company Name  
website  
Street Address  
City, State  
Phone  
email

Structural

Company Name  
website  
Street Address  
City, State  
Phone  
email

MEP Engineer

Company Name  
website  
Street Address  
City, State  
Phone  
email

Civil Engineer

Company Name  
website  
Street Address  
City, State  
Phone  
email

SEALS

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT  
02.16.2021

PROJECT

GREGG STREET  
1022 GREGG STREET  
RALEIGH, NC 27601

REVISIONS

No.	Description	Date

PROJECT DATA

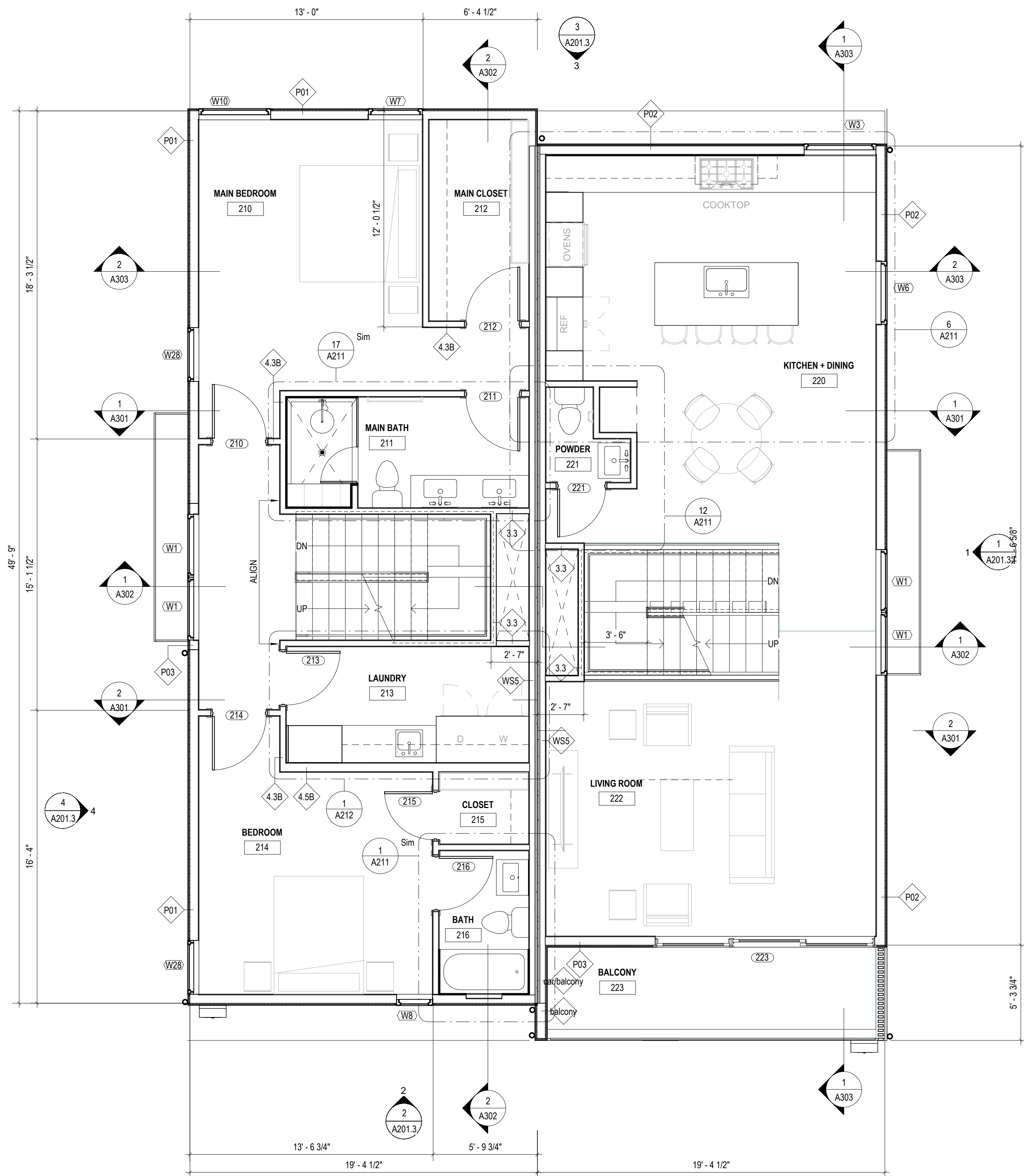
DATE: 02.16.2021  
DRAWN: Author  
CHECKED: Checker  
PROJECT NO: 2021\_0310  
PRINTING: DESIGN DEVELOPMENT

SHEET DATA

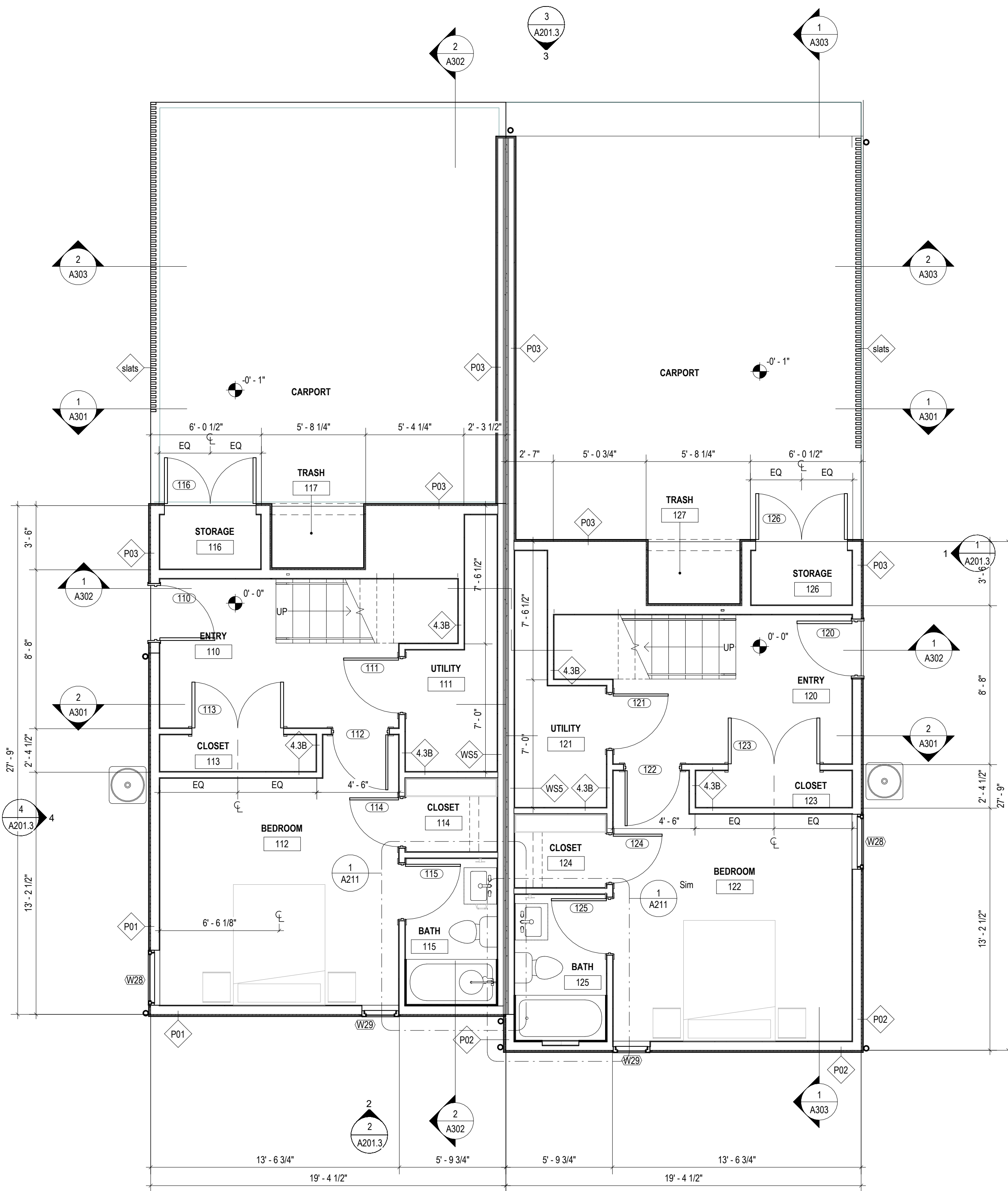
FLOOR PLANS

SHEET NO.

A101



2 SECOND FLOOR PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"