



Administrative Approval Action

Case File / Name: ASR-0093-2024
DSLCL - 1335 & 1341 Chester Road

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

LOCATION: This 0.63 acre site is located north of Wade Avenue, south of Grant Avenue, east of Pecora Lane, and west of Oberlin Road. It is addressed as 1325 Chester Road. The site is located in a Frequent Transit Area and is zoned R-6-CU (Z-62-21).

REQUEST: This plan proposes demolishing an existing 3,110 square foot quadplex for a multi-family development, utilizing the Frequent Transit Development Option. Two three-story townhouse type buildings, each with four units for a total of eight units are proposed.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 6, 2025 by Wilson Blount Development.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Add the proposed building area, in square feet, for both buildings and total area to the Site Data Table on the plan set.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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☒	Right of Way Deed of Easement Required
☒	Waterline Deed of Easement Required

☒	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

2. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General



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1. Comply with all conditions of Z-62-21
2. A demolition permit shall be obtained.
3. Provide a signed and recorded copy of the proposed shared access easement granting this site use of the adjacent private driveway, Pettiford Road.
4. A recombination map to recombine the two parcels into one (New lot 48) as shown on the preliminary plan shall be recorded in the Wake County Registry.

Engineering

5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

6. A water and/or sanitary sewer deed of easement, in addition to a plat must be recorded at the Wake County Register of Deeds office for all water and sanitary sewer easement dedications.

Stormwater

7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Chester Rd.
9. A public infrastructure surety for (6) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: October 14, 2028

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.10.14 10:54:14-04'00'

Date: 10/14/2025

Development Services Dir/Designee

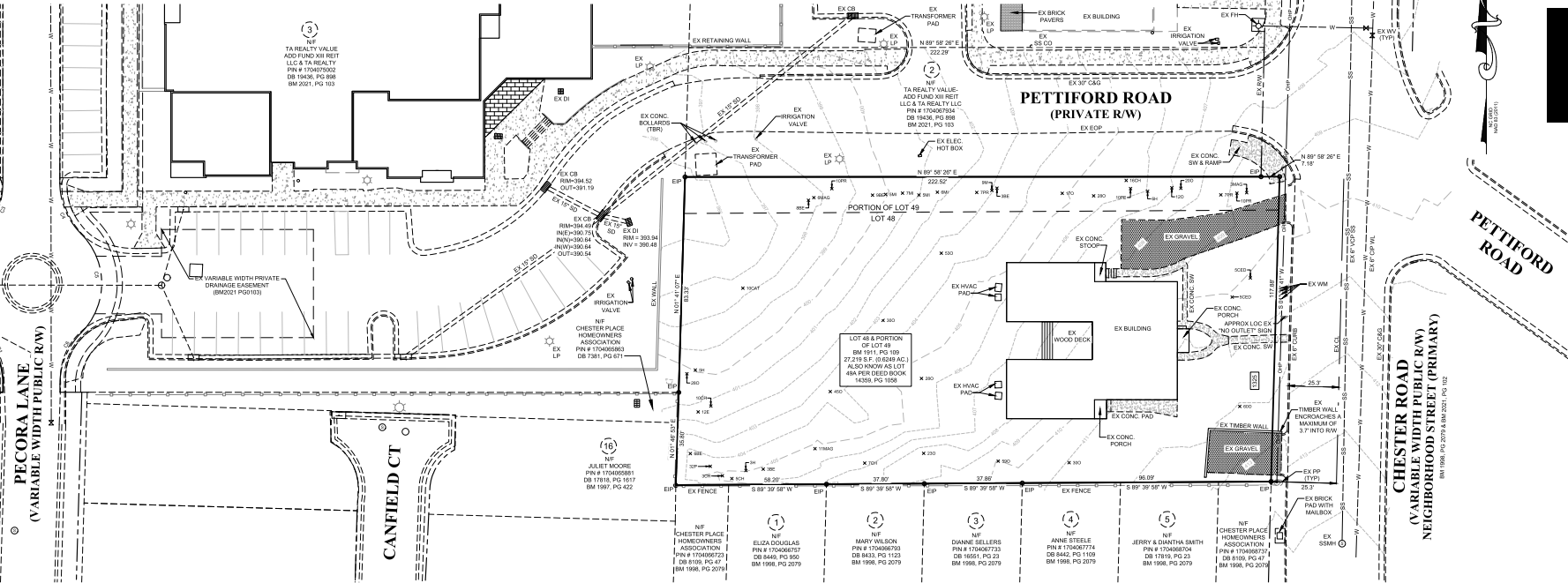
Staff Coordinator: Jessica Gladwin

SITE DATA

OWNER	CHESTER ROAD INVESTORS, LLC	TREE TABLE	
ADDRESS	1326 CHESTER ROAD	H	HOLLY
PIN	1704867846	O	OAK
REFERENCES	DB 1986, PG 326 BM 1911, PG 109	PR	PRIVET
ZONING	R-6-CU	MAC	MACGOLIA
BUILT UPON AREA (ON SITE)	5,231 S.F. (19.2% OF LOT)	PE	PECAN
		CH	CHERRY
		BE	BOX ELDER
		CAT	CATALPA
		HOP	HOPKORNBREAM
		Z	ZELKOVA
		A	ASH
		MM	MINOSA

SURVEYOR'S NOTES:

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



RESPEC

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555 Fayetteville Street, Suite 300

RALEIGH, NC 27608

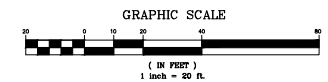
WILSON|BLOUNT
2626 GLENWOOD AVE
STE 510
RALEIGH, NC 27608

EXISTING CONDITIONS PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	09/06/25

Drawing Scale: 1" = 30'
Drawn By: ZCS / BP
Checked By: CLP
Date Issued: 11/23/2024

CE-1



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(IN FEET)
1 inch = 20 ft.

Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	08/05/25

CE-2

CONSTRUCTION NOTES:

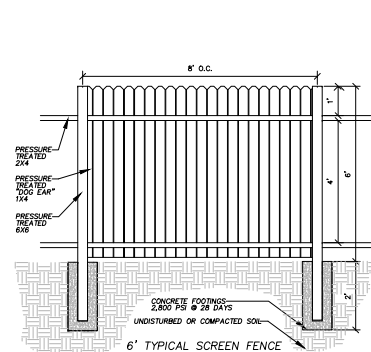
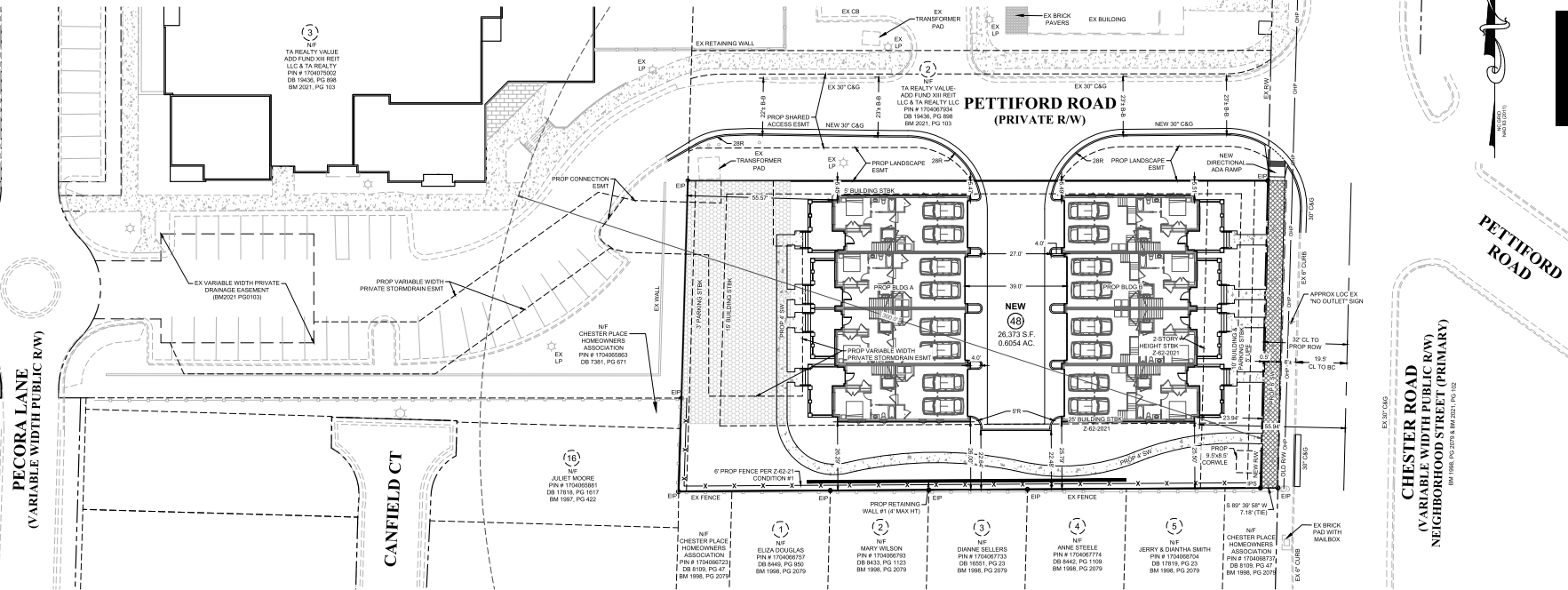
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. 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) 996-2406 TO SET UP THE MEETING.
5. 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.RALEIGH-NC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHT-OF-WAY@WWW.RALEIGH-NC.GOV.
6. PRIOR TO CONSTRUCTION BEGINNINGS, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. 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 (PROG40), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

TRANSPORTATION NOTES:

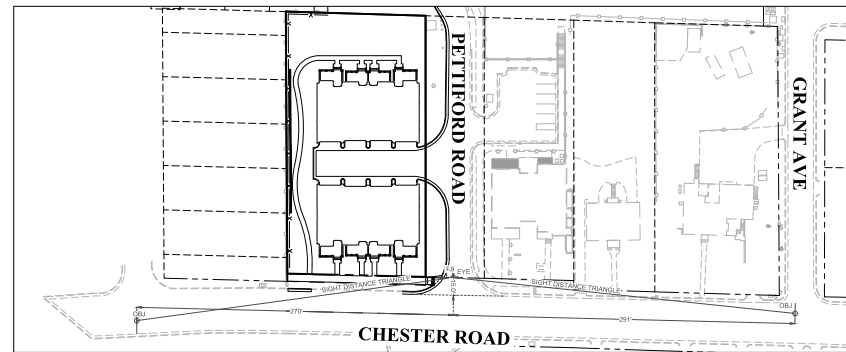
1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL 7-30.2(1,2).
3. 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 TRIANGLE. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR VISIONALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 3 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELLED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARD DETAIL 7-10.10, 7-10.12, AND 7-10.14 AS NOTED.
6. 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.
7. UNLESS OTHERWISE SHOWN, TURNOUT RADI TO BE MINIMUM OF 30' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 20'.

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (NEGS UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND (OR) NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
4. EXISTING WATER AND SEWER SIZES AND MATERIALS PER SC09E-0129-2024.



- NOTES:**
- 1.) USE HOT DIPPED GALVANIZED RING SHANK NAILS TO FASTEN 1X4 VERTICALS TO HORIZONTAL RAILS.
 - 2.) PROVIDE 1/2" MAX. GAP BETWEEN VERTICALS.
 - 3.) PROVIDE 1/2" GAP BETWEEN BOTTOM OF 1X4 AND FINISH GRADE.
 - 4.) ALL MATERIALS TO BE PRESSURE-TREATED TO GROUND CONTACT QUALITY.



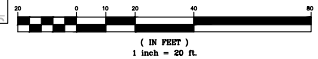
TOTAL LOT AREA

OLD LOT 48 & PORTION OF LOT 49 (AKA LOT 48A) - 27,219 S.F. (0.6249 AC.)
TOTAL - 27,219 S.F. (0.6249 AC.)

NEW AREA: 26,373 S.F. (0.6054 AC.)
NEW LOT 48
R/W DEDICATION
CHESTER ROAD
TOTAL - 27,219 S.F. (0.6249 AC.)

- PROPOSED R/W DEDICATION
PROPOSED AMENITY AREA
UDO 8.3.3 A.2 COMPLIANCE

GRAPHIC SCALE



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SITE PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	09/06/25

Drawing Scale: 1" = 20'
Drawn By: BR
Checked By: JRC
Date Issued: 11/23/2024

CE-3

PLANT LIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT	REMARKS
TREES									
Cs	6	Cornus Kousa	Kousa Dogwood	1.5"	6'	15-35'	15-20'	BB	SINGLE STEM

STREETSCAPE (UDO 8.5.5.8, UDO 8.5.9.9)

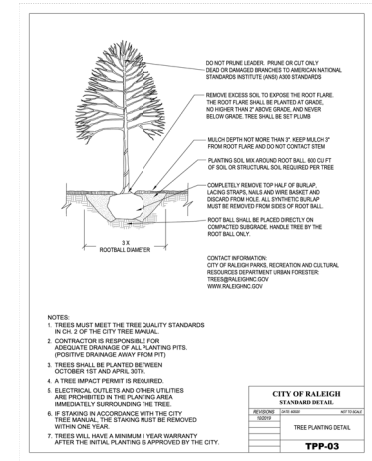
CHESTER AVENUE (NEIGHBORHOOD STREET) - 117.91 LF
TREES PROVIDED: 6 UNDERSTORY TREES (20' OC - EX OVERHEAD POWER LINES)
TREES REQUIRED: 6 UNDERSTORY TREES

CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT 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) 996-2400 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 3 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH-NC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAY@CITYOFRALEIGH-NC.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 SHALL 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.
- HANDPAVED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.91.2.
- SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLES ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS RIGHT 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 CURBLINE 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-10.10.1, T-10.10.2, AND T-10.10.4 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 25'.

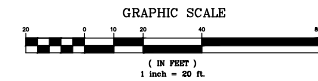
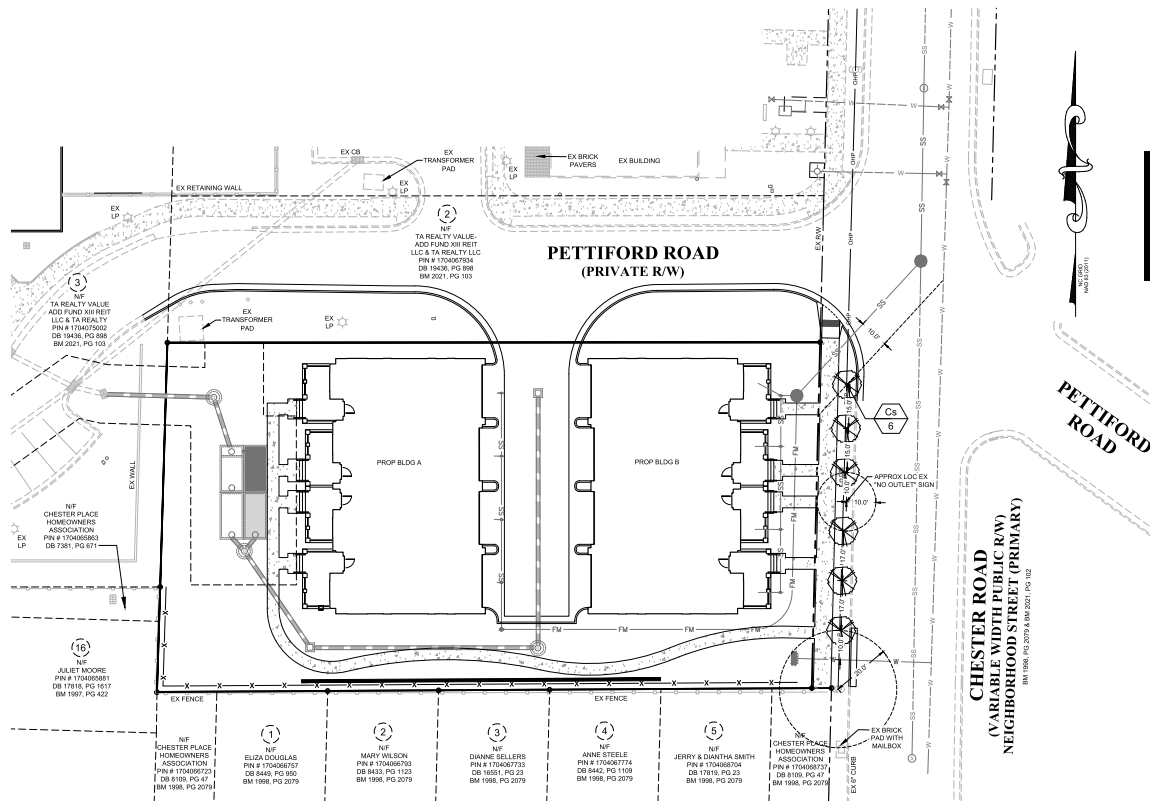


NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

ALL TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03

GENERAL NOTES

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- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND (OR) NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE 0129-2024



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STREET TREE PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	09/06/25

Drawing Scale: 1" = 20'
Drawn By: BF
Checked By: JRC
Date Issued: 11/23/2024

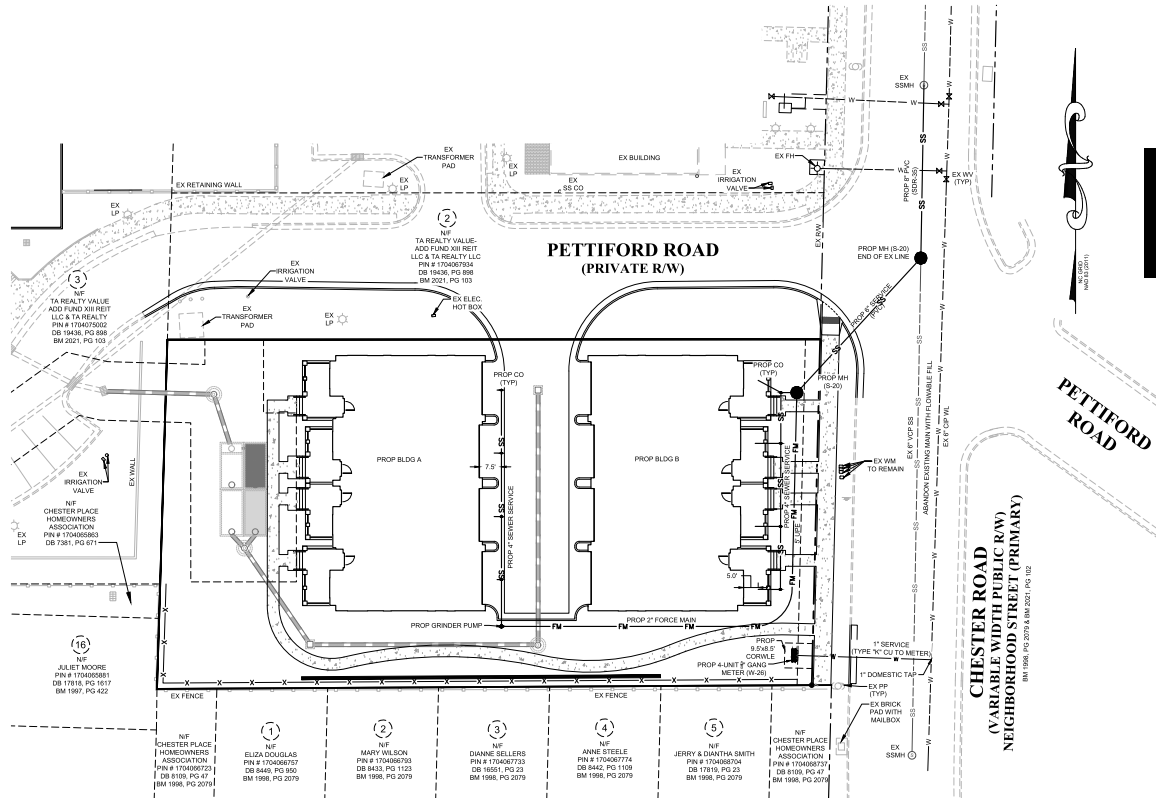
CE-4

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 easement 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, fence 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 separation allowed in the water main in a separate trench with the elevation of the water main at least 10' 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 15' 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 10' min. vertical separation at all watermain & RCP storm drain crossings; maintain 10' min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cross-boring 18" diameter per CORPUD Details, Vol. 4, & 340.
 - All other underground utilities shall cross water & sewer facilities with 10' min. vertical separation required.
 - If necessary, full relocations 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 sewer for any work required within an existing City of Raleigh Utility Easement (sewering 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 issued 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 watermain & sewer lines; 4.0' minimum cover is required on all storm 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 procedures.
- Install water services with meters located at ROW or within a 2'-6" Waterline Easement (including adjacent property). 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 service on private property that will be installed under Construction Overlap 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 backing drains lower than 1.0' above the street gutterline.
- 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.
- General Inspector / DI Water Regulator sizing calculations & installation specifications shall be approved by the RWI FGD Program Coordinator prior to issuance of a LC under Building Permit. Contact (919) 996-4510 or buildingreg@raleighnc.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 that meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved 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 Crossconnection@raleighnc.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement: Any City reinvestment greater than \$250,000.00 must undergo the public bidding process.
- Private sub-metering: No reads 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".

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (NEIGH UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND (OR) NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE 012B-2024.



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 to schedule a Pre-construction meeting on the Development Portal prior to beginning any construction.

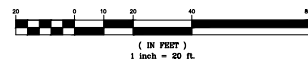
Raleigh Water must be contacted at (919) 996-4540 at least twenty-four hours prior to beginning any work activity around critical water and sewer infrastructure.

Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require re-installation 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 Raleigh Water Standards will result in a fine and possible exclusion from future work in the City of Raleigh.

NOTE
ALL WATER METERS, CLEAN-OUTS & FIRE HYDRANTS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY TO BE LOCATED IN A 5' x 5' UTILITY EASEMENT.

GRAPHIC SCALE



RESPEC

NC License No. P-2896
555 Fayetteville Street, Suite 300

RALEIGH, NC 27608

WILSON|BLOUNT
2626 GLENWOOD AVE
STE 510
RALEIGH, NC 27608

UTILITY PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	09/06/25

Drawing Scale: 1" = 20'
Drawn By: BF
Checked By: JRC
Date Issued: 11/23/2024
CE-5



RESPEC
NC License No. P-2896
555 Fayetteville Street, Suite 300

RALEIGH, NC 27608

WILSON|BLOUNT
2626 GLENWOOD AVE
STE 510
RALEIGH, NC 27608

- PROP SAND CHAMBER
- PROP SEDIMENT CHAMBER
- PROP DETENTION CHAMBER

GRADING / STORMWATER PLAN

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	08/06/25

Drawing Scale: 1" = 20'
Drawn By: BF
Checked By: JRC
Date Issued: 11/23/2024

CE-6

UNDERDRAIN NOTES:

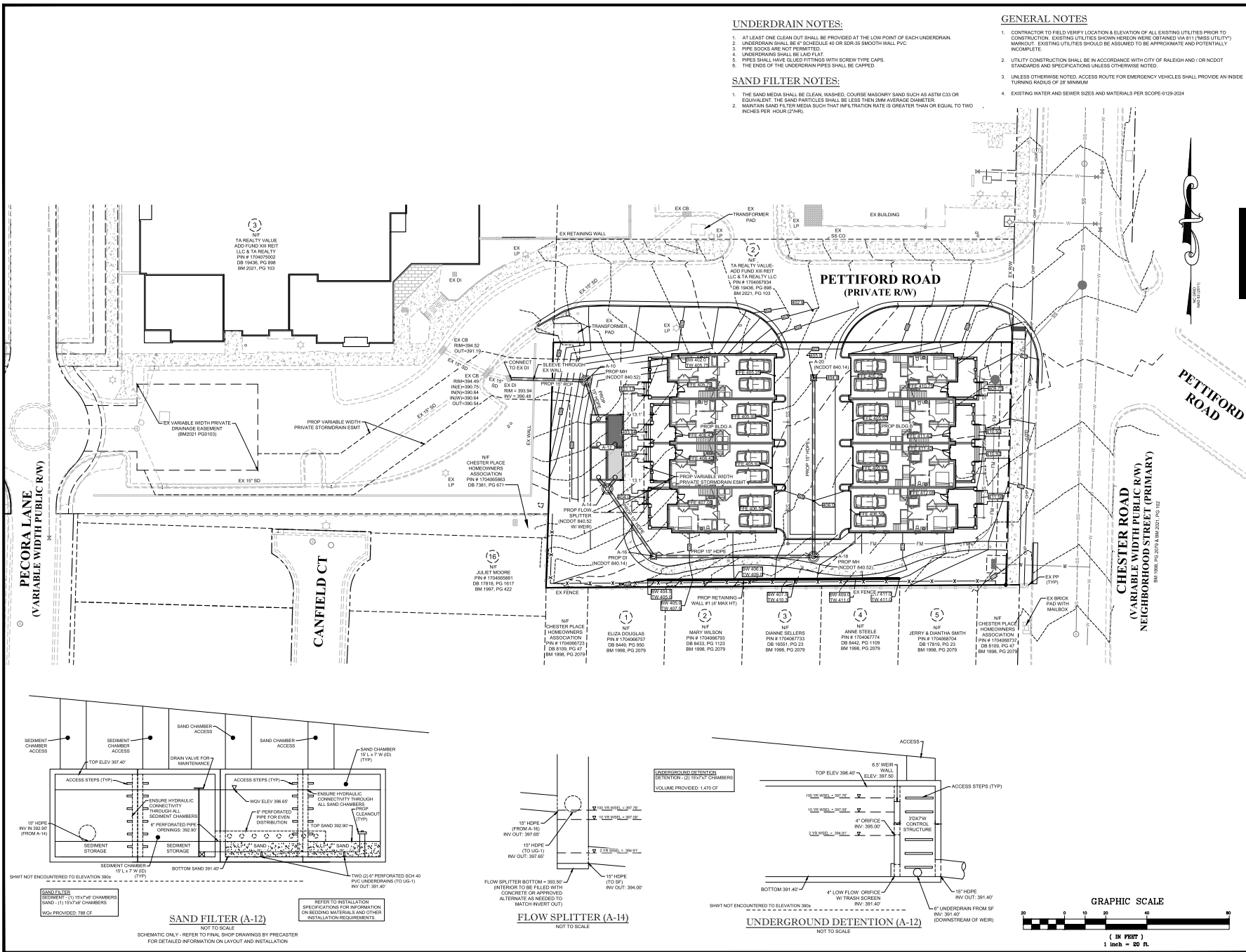
- AT LEAST ONE CLEAN OUT SHALL BE PROVIDED AT THE LOW POINT OF EACH UNDERDRAIN.
- UNDERDRAIN SHALL BE 8" SCHEDULE 40 OR SDR-35 SMOOTH WALL PVC.
- PIPE SLOPES ARE NOT PERMITTED.
- UNDERDRAINS SHALL BE LAID FLAT.
- PIPES SHALL HAVE GLEED FITTINGS WITH SCREW TYPE CAPS.
- THE ENDS OF THE UNDERDRAIN PIPES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

SAND FILTER NOTES:

- THE SAND MEDIA SHALL BE CLEAN, WASHED, COARSE MASONRY SAND SUCH AS ASTM C33 OR EQUIVALENT. THE SAND PARTICLES SHALL BE LESS THAN 3MM AVERAGE DIAMETER.
- MAINTAIN SAND FILTER MEDIA SUCH THAT INFILTRATION RATE IS GREATER THAN OR EQUAL TO TWO INCHES PER HOUR (2"PH).

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (NEGS UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
- UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
- EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCDS-0129-2024.



SAND FILTER (A-12)

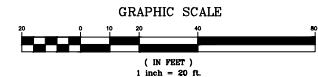
NOT TO SCALE
SCHEMATIC ONLY - REFER TO FINAL SHOP DRAWINGS BY PRECASTER FOR DETAILED INFORMATION ON LAYOUT AND INSTALLATION

FLOW SPLITTER (A-14)

NOT TO SCALE

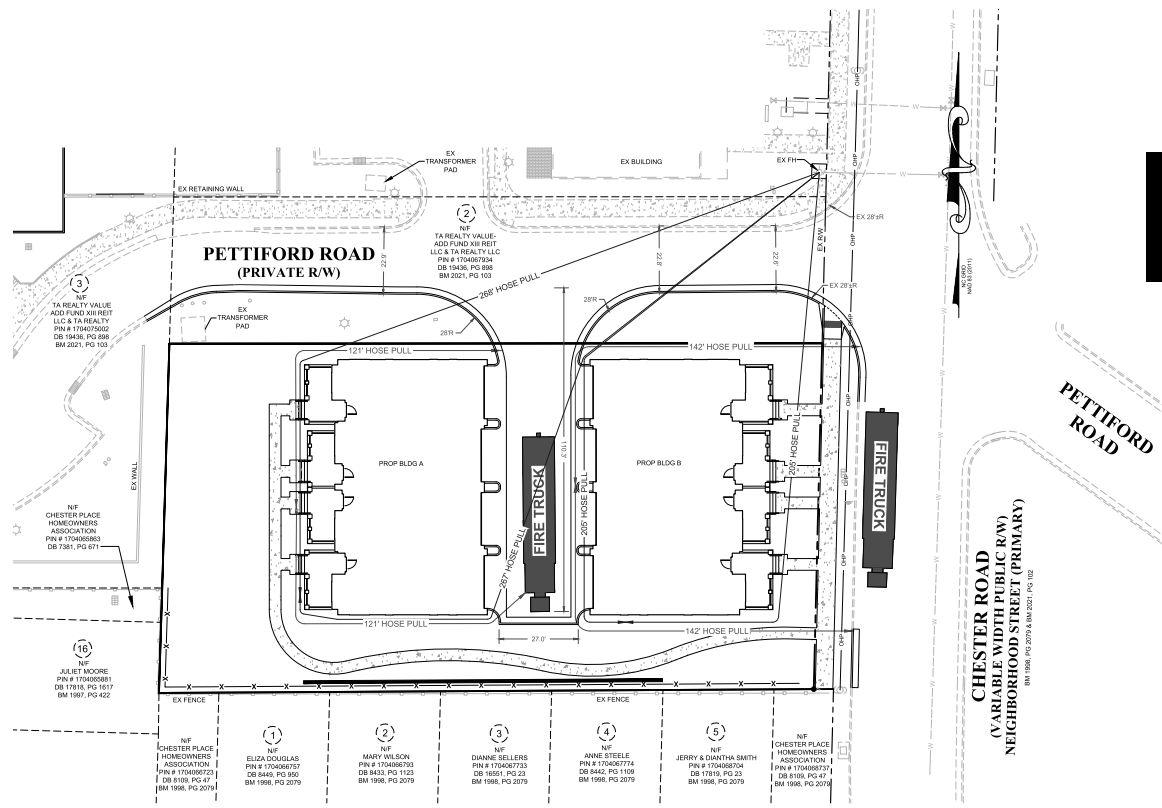
UNDERGROUND DETENTION (A-12)

NOT TO SCALE



GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA 811 (NEGS UTILITY) MARKOUT. EXISTING UTILITIES SHOULD BE ASSUMED TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
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3. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
4. EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE 0129-2024



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RALEIGH, NC 27608

WILSON|BLOUNT
2626 GLENWOOD AVE
STE 510
RALEIGH, NC 27608

PROP FIRE COVERAGE
PROP HYDRANT COVERAGE

FIRE DEPARTMENT PLAN

Number	Description	Date
1	PER CITY COMMENTS	02/10/25
2	PER CITY COMMENTS	05/29/25
3	PER CITY COMMENTS	09/06/25

Drawing Scale: 1" = 20'
Drawn By: BF
Checked By: JRC
Date Issued: 11/23/2024

CE-7

Building B - Grade Calculations:

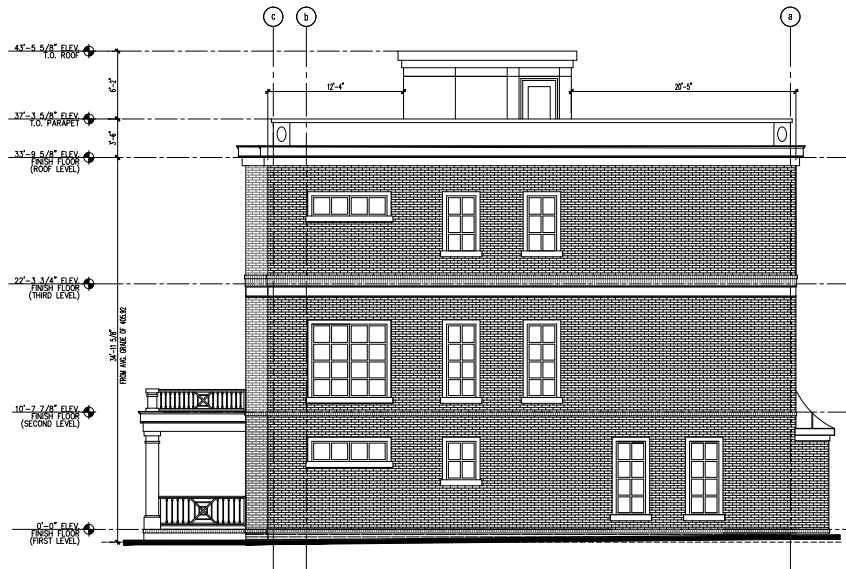
HIGHEST PROPOSED GRADE	406.58'
LOWEST PROPOSED GRADE	405.25'
AVERAGE GRADE	405.92'



2 Exterior Elevation - North
A201a SCALE: 3/16"=1'-0"



1 Exterior Elevation - West
A201a SCALE: 3/16"=1'-0"



2 Exterior Elevation - South
SCALE: 3/16"=1'-0"

Building B - Grade Calculations:

HIGHEST PROPOSED GRADE	406.58'
LOWEST PROPOSED GRADE	405.25'
AVERAGE GRADE	405.92'

new
city

1304 HILLSBOROUGH ST.
RALEIGH, NC 27603
919.881.1303
FAX 919.881.9737

10 FEBRUARY 2025

NOT FOR
CONSTRUCTION

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT

2/10/25 FOR CITY COMMENTS

▲

▲

▲

▲

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THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THE PROJECT ARE HEREBY SUBMITTED TO THE ARCHITECT FOR HIS REVIEW AND APPROVAL. THE ARCHITECT SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF THESE DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE ARCHITECT'S REVIEW OF THE PROJECT'S COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS SHALL NOT BE USED BY THE OWNER OR OTHERS IN ANY MANNER, FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Chester Towns Development
Site 2

1325 Chester Road

ASR SUBMITTAL

DESIGNER : --
DRAWN : --
CHECKED : --
SCALE : AS SHOWN
JOB NUMBER : 8367
SHEET TITLE

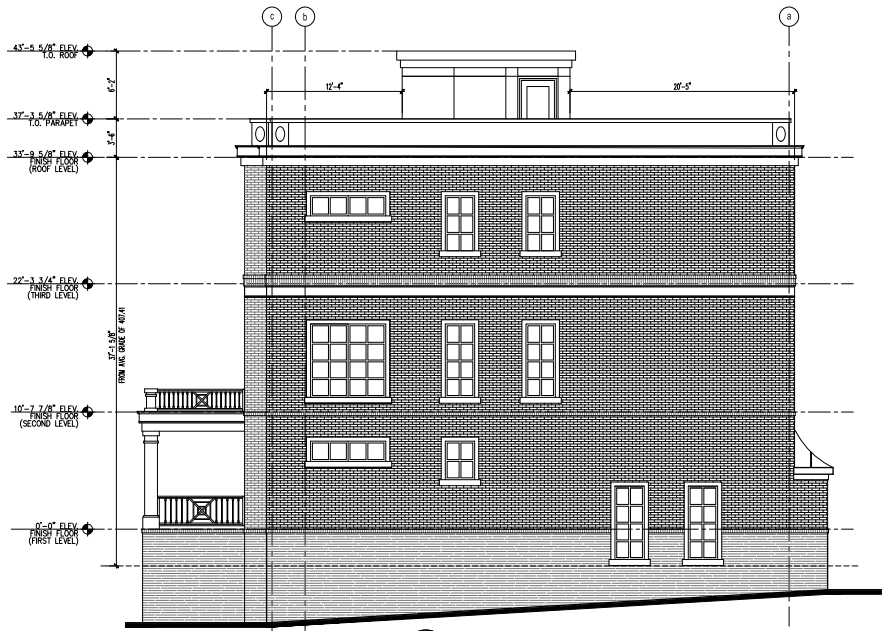
Exterior Elevations

SHEET NUMBER

A202a



1 Exterior Elevation - East
SCALE: 3/16"=1'-0"



2 Exterior Elevation - North
SCALE: 3/16"=1'-0"



1 Exterior Elevation - West
SCALE: 3/16"=1'-0"

Building B - Grade Calculations:

HIGHEST PROPOSED GRADE	412.58'
LOWEST PROPOSED GRADE	402.25'
AVERAGE GRADE	407.41'

new
city

1304 HILSBOROUGH ST.
RALEIGH, NC 27603
919.881.1300
FAX 919.881.9787

10 FEBRUARY 2025

NOT FOR
CONSTRUCTION

- ☒ PROGRESS PRINT
- ☐ HEALTH DEPT. PLAN CHECK
- ☐ BUILDING DEPT. PLAN CHECK
- ☐ BID SET
- ☐ CONSTRUCTION SET
- ☐ SUBMITTAL DOCUMENT

- 2/10/25 FOR CITY COMMENTS
- ▲
- ▲
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- ▲
- ▲

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Chester Towns Development
Site 2

1325 Chester Road
ASR SUBMITTAL

DESIGNER : --
DRAWN : --
CHECKED : --
SCALE : AS SHOWN
JOB NUMBER : 8367
SHEET TITLE

Exterior Elevations
Building B
SHEET NUMBER
A202b