



# Administrative Approval Action

Breeland Subdivision: S-06-19  
Transaction# 584077 AA#3951

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the south side of Strickland Road and at the southwest corner of Strickland Road and Breeland Way. The site address is 12535 Strickland Road and the PIN number is 0788654622

**REQUEST:** Development of a 0.93 acre tract zoned Residential-4 for three single family detached lots. The proposed density is 3.52 units per acre. The applicant is proposing to subdivide the site and adhere to UDO Section 2.2.1 for R-4 lot standards.

**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 3/15/2019 by Jason Meadows of Wake Land Design.

## **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:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

### **Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City. Mass grading permit required prior to commencing land disturbing activity. (UDO 9.4.4).

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

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

**General**

1. The demolition permit number for the permit issued for the buildings on site shall be shown on all maps for recording.

**Engineering**

2. The required right of way and slope easements for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A fee-in-lieu for 20 linear feet of 6' sidewalk along Breeland Way is paid to the City of Raleigh (UDO 8.1.10).
5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. A note shall be shown on all plats for recording stating “No driveway shall be permitted off Strickland Road.”

**Public Utilities**

7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for the public sewer extensions.

**Stormwater**

8. Impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.
9. Drainage easements must be recorded on a plat prior to building permits.



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**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: 4-10-2022**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 4-10-2024**  
Record entire subdivision.

I hereby certify this administrative decision.

**Signed:**(Development Services Dir./Designee)

Date: 4/10/19

**Staff Coordinator:** Daniel Stegall

# BREELAND SUBDIVISION

## PRELIMINARY SUBDIVISION PLANS

S-6-19

TRANS. #584077

RALEIGH, NORTH CAROLINA

JANUARY 22, 2019  
REVISED MARCH 15, 2019

**DRIVEWAY ACCESS**

PER CITY OF RALEIGH DIRECTION, NO DRIVEWAYS WILL BE ALLOWED FROM STRICKLAND ROAD. ALL EXISTING DRIVEWAYS SHALL BE REMOVED AND LOT 1 SHALL BE ACCESSED VIA BREELAND WAY.

**OWNER/DEVELOPER:**  
**JCK INVESTMENTS, LLC**  
400 W. NORTH ST. APT 732  
RALEIGH, NC 27603

**CIVIL ENGINEER:**



**WAKE LAND DESIGN, PLLC**

NC LICENSE P-1839  
PHONE: 919-889-2614  
EMAIL: JASON@WAKELANDDESIGN.COM  
P.O. BOX 418  
CLAYTON, NC 27528

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

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

### Preliminary Subdivision Plan Application

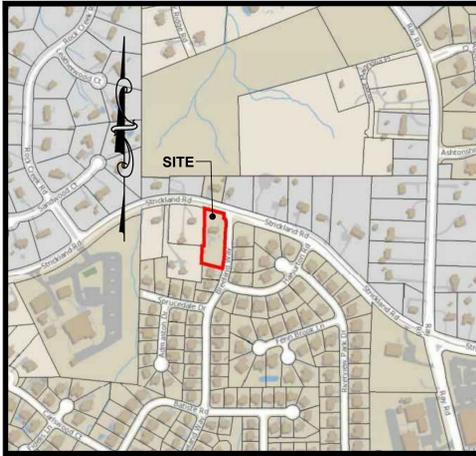


Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision *	<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
<b>GENERAL INFORMATION</b>		
Development Name: Breeland Subdivision		
Proposed Use: Single Family		
Property Address(es): 12535 Strickland Rd.		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: JCK Investments, LLC		Owner/Developer Name: Candace Lenderman
Address: 400 W North Street #732		
Phone: 252-646-2440	Email: clenderman30@cloud.com	Fax:
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: Wake Land Design, PLLC		Contact Name: Jason Meadows P.E.
Address: P.O. Box 418		
Phone: 919-889-2614	Email: jason@wakelanddesign.com	Fax:

<b>DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</b>		
<b>ZONING INFORMATION</b>		
Zoning District(s): R-4		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
<b>STORMWATER INFORMATION</b>		
Existing Impervious Surface	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	N/A	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
<b>NUMBER OF LOTS AND DENSITY</b>		
Total # of Townhouse Lots:	Detached	Attached
Total # of Single Family Lots:	3	Total # of All Lots: 3
Overall Unit(s)/Acre Densities Per Zoning Districts: 3.54 Units / AC		
Total # of Open Space and/or Common Area Lots		
<b>SIGNATURE BLOCK (Applicable to all developments)</b>		
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.		
I hereby designate Jason Meadows, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me 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.		
Signature: Candace Lenderman, Manager	Date: 1/23/19	
Signature:	Date:	



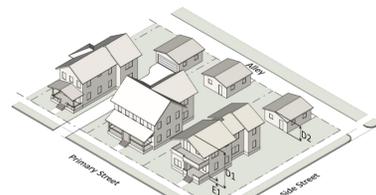
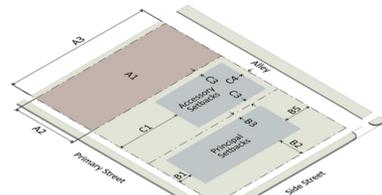
VICINITY MAP  
SCALE: 1" = 500'

SITE DATA	
ZONING DISTRICT:	R-4
TOTAL ACREAGE:	EXISTING: 0.93 AC. AFTER DEDICATION: 0.85 AC.
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	3 UNITS / 0.85 AC = 3.52 UNITS/AC
EXISTING BLOCK PERIMETER:	4,970'
REQUIRED BLOCK PERIMETER:	BLOCK AREA: 31.64 AC. NO. OF LOTS: 49 LOTS AVG. LOT SIZE: 28,127 SF BLOCK PERIMETER: 6,000'
EXISTING IMPERVIOUS AREA:	0.10 AC.
PROPOSED IMPERVIOUS AREA:	*38% MAXIMUM
*PER SECTION 9.2.2.a.2.b.i OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS	

CHAPTER 2. RESIDENTIAL DISTRICTS | Article 2.2. Conventional Development Option  
Sec. 2.2.1. Detached House

#### Article 2.2. Conventional Development Option

##### Sec. 2.2.1. Detached House



	R-1	R-2	R-4	R-6	R-10
<b>A. Lot Dimensions</b>					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width - interior lot (min)	100'	80'	65'	50'	45'
A2 Width - corner lot (min)	100'	80'	80'	65'	60'
A3 Depth (min)	100'	100'	100'	80'	60'
A4 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
<b>B. Principal Building Setbacks</b>					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	15'	15'	15'	10'	10'
B3 From side lot line (min)	10'	10'	10'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	20'	15'	10'
B5 From rear lot line (min)	30'	30'	30'	20'	20'
B6 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
<b>C. Accessory Structure Setbacks</b>					
C1 From primary street (min)	50'	50'	50'	50'	50'
C2 From side street (min)	20'	20'	20'	20'	20'
C3 From side lot line (min)	10'	5'	5'	5'	5'
C4 From rear lot line (min)	10'	5'	5'	5'	5'
C4 From alley, garage only (min)	n/a	n/a	4' or 20' min	4' or 20' min	4' or 20' min

	R-1	R-2	R-4	R-6	R-10
<b>D. Height</b>					
D1 Principal building (max)	40'/3 stories				
D2 Accessory structure (max)	25'	25'	25'	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
<b>E. Ground Floor Elevation</b>					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
<b>F. Allowed Building Elements</b>					
Porch, stoop					
Balcony					

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Supp. No. 5 2-4  
Effective Date: March 6, 2018

Part 10A: Unified Development Ordinance  
City of Raleigh, North Carolina

### INDEX

- C-1.0 RECORDED MAP
- C-1.1 EXISTING CONDITIONS
- C-2 SUBDIVISION PLAN
- C-3 LANDSCAPE PLAN
- C-4 UTILITY AND GRADING PLAN



WAKE LAND DESIGN, PLLC  
 CIVIL ENGINEERING  
 PROJECT MANAGEMENT  
 LAND PLANNING  
 RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839  
 PHONE: 919-889-2614  
 EMAIL: JASON@WAKELANDDESIGN.COM  
 P.O. BOX 418  
 CLAYTON, NC 27528

Seal

Subconsultants

Client  
**JCK INVESTMENTS, LLC**  
 400 W. NORTH ST. APT 732  
 RALEIGH, NC 27603

Project  
**BREELAND WAY SUBDIVISION**

Process  
**PRELIMINARY SUBDIVISION REVIEW**

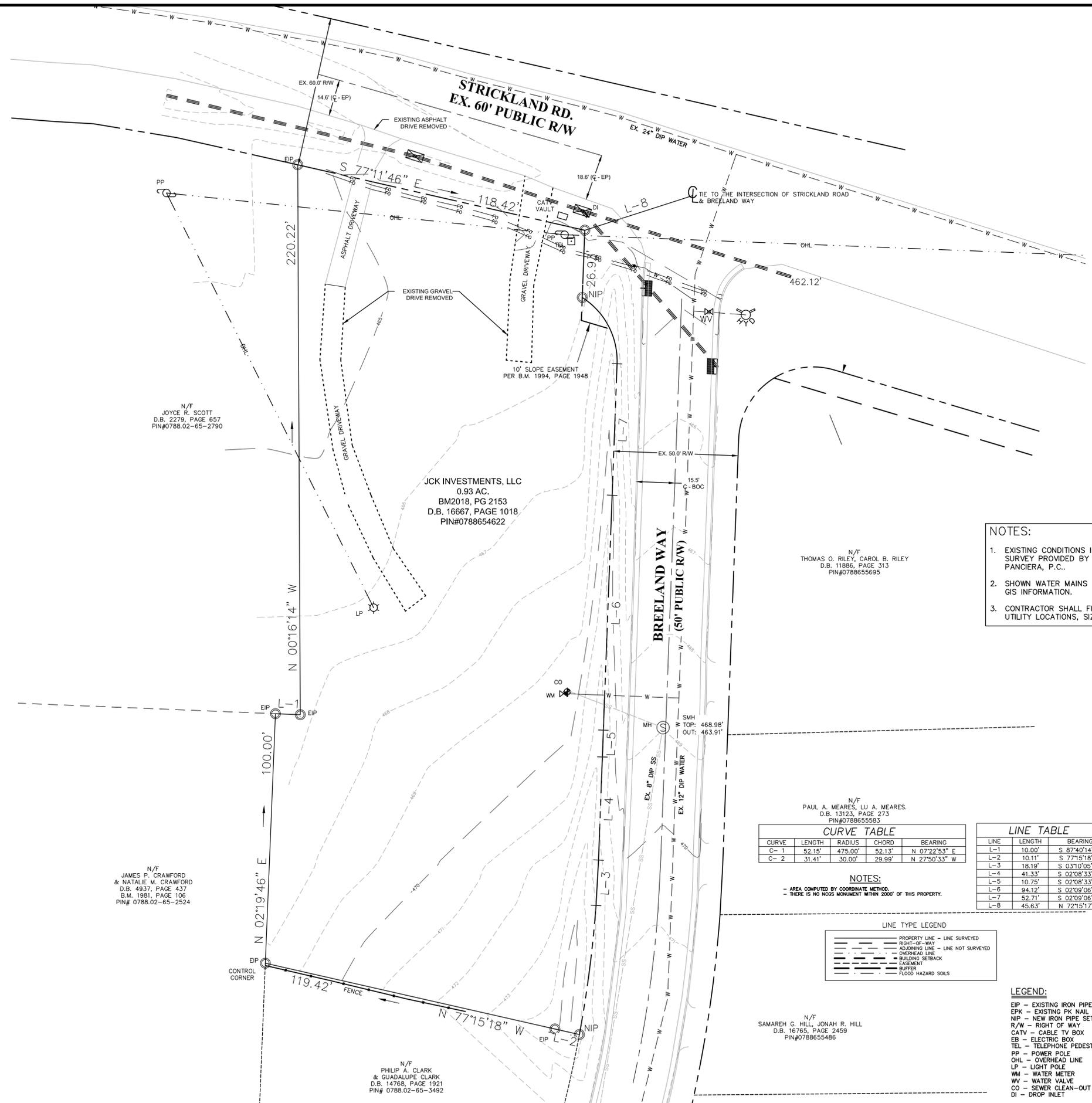
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/15/19

Approvals

Drawing Title  
**EXISTING CONDITIONS PLAN**

Sheet Number  
**C-1.1**

Date Issued 01/22/19



N/F  
 JOYCE R. SCOTT  
 D.B. 2279, PAGE 657  
 PIN#0788.02-65-2790

JCK INVESTMENTS, LLC  
 0.93 AC.  
 BM2018, PG 2153  
 D.B. 16667, PAGE 1018  
 PIN#0788654622

N/F  
 THOMAS O. RILEY, CAROL B. RILEY  
 D.B. 11886, PAGE 313  
 PIN#0788655695

**NOTES:**

- EXISTING CONDITIONS INFORMATION BASED ON SURVEY PROVIDED BY CAWTHORNE, MOSS & PANCIERA, P.C..
- SHOWN WATER MAINS ARE PER CITY OF RALEIGH GIS INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES AND MATERIALS.

N/F  
 PAUL A. MEARES, LU A. MEARES.  
 D.B. 13123, PAGE 273  
 PIN#0788655583

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	52.15'	475.00'	52.13'	N 07°22'53" E
C-2	31.41'	30.00'	29.99'	N 27°50'33" W

LINE TABLE		
LINE	LENGTH	BEARING
L-1	10.00'	S 87°40'14" E
L-2	10.11'	S 77°15'18" E
L-3	18.19'	S 03°10'05" W
L-4	41.33'	S 02°08'33" W
L-5	10.75'	S 02°08'33" W
L-6	94.12'	S 02°09'06" W
L-7	52.71'	S 02°09'06" W
L-8	45.63'	N 72°15'17" E

**NOTES:**  
 - AREA COMPUTED BY COORDINATE METHOD.  
 - THERE IS NO CROSS MONUMENT WITHIN 2000' OF THIS PROPERTY.

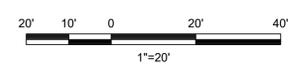
LINE TYPE LEGEND	
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

**LEGEND:**  
 EIP - EXISTING IRON PIPE  
 EPK - EXISTING PK NAIL  
 NIP - NEW IRON PIPE SET  
 R/W - RIGHT OF WAY  
 CATV - CABLE TV BOX  
 EB - ELECTRIC BOX  
 TEL - TELEPHONE PEDESTAL  
 PP - POWER POLE  
 OHL - OVERHEAD LINE  
 LP - LIGHT POLE  
 WM - WATER METER  
 WV - WATER VALVE  
 CO - SEWER CLEAN-OUT  
 DI - DROP INLET

N/F  
 SAMAREH G. HILL, JONAH R. HILL  
 D.B. 16765, PAGE 2459  
 PIN#0788655486

N/F  
 JAMES P. CRAWFORD  
 & NATALIE M. CRAWFORD  
 D.B. 4937, PAGE 437  
 B.M. 1981, PAGE 106  
 PIN# 0788.02-65-2524

N/F  
 PHILIP A. CLARK  
 & GUADALUPE CLARK  
 D.B. 14768, PAGE 1921  
 PIN# 0788.02-65-3492



ADOPTED FROM D.B. 10575, PAGE 2058

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/15/19

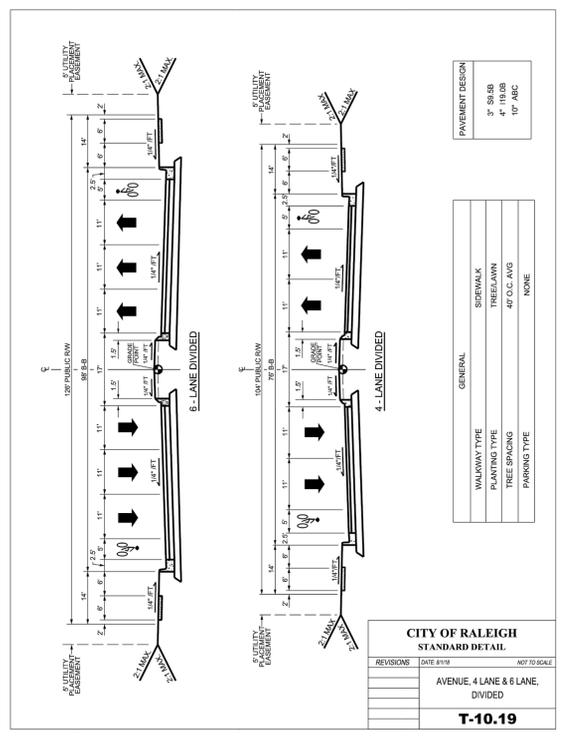
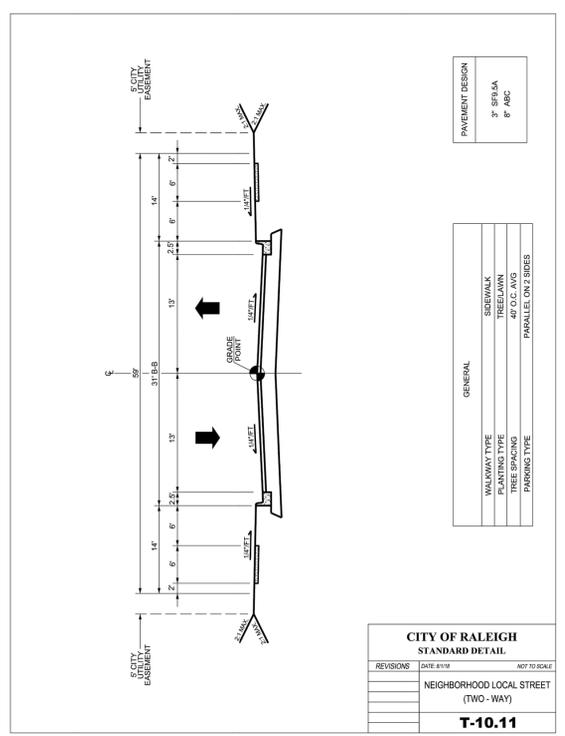
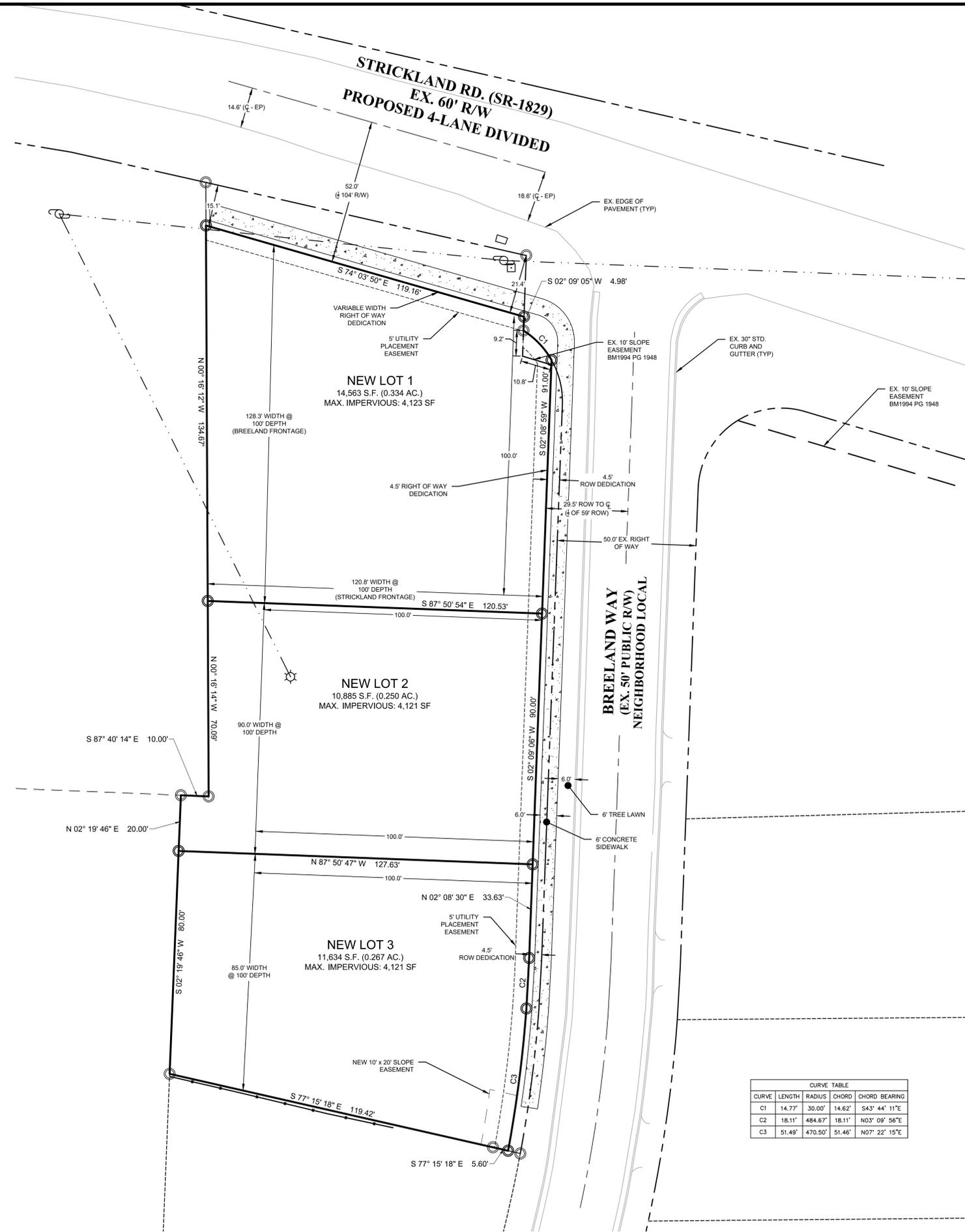
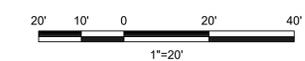
IMPERVIOUS ALLOCATION SUMMARY	
PER UDO SEC. 9.2.2.A.4 THE MAXIMUM ALLOWABLE IMPERVIOUS FOR THE SUBDIVISION IS 38% WHICH MUST INCLUDE DEDUCTION FOR IMPERVIOUS ASSOCIATED WITH RIGHT-OF-WAY IMPROVEMENTS.	
TOTAL LOT AREA:	37,082 SF (AFTER ROW DEDICATION)
38% ALLOWABLE:	14,091 SF
NEW PUBLIC SIDEWALK:	-2,495 SF
EX. IMPERVIOUS IN ROW:	+769 SF
<b>NET IMPERVIOUS FOR LOTS:</b>	<b>12,365 SF</b>

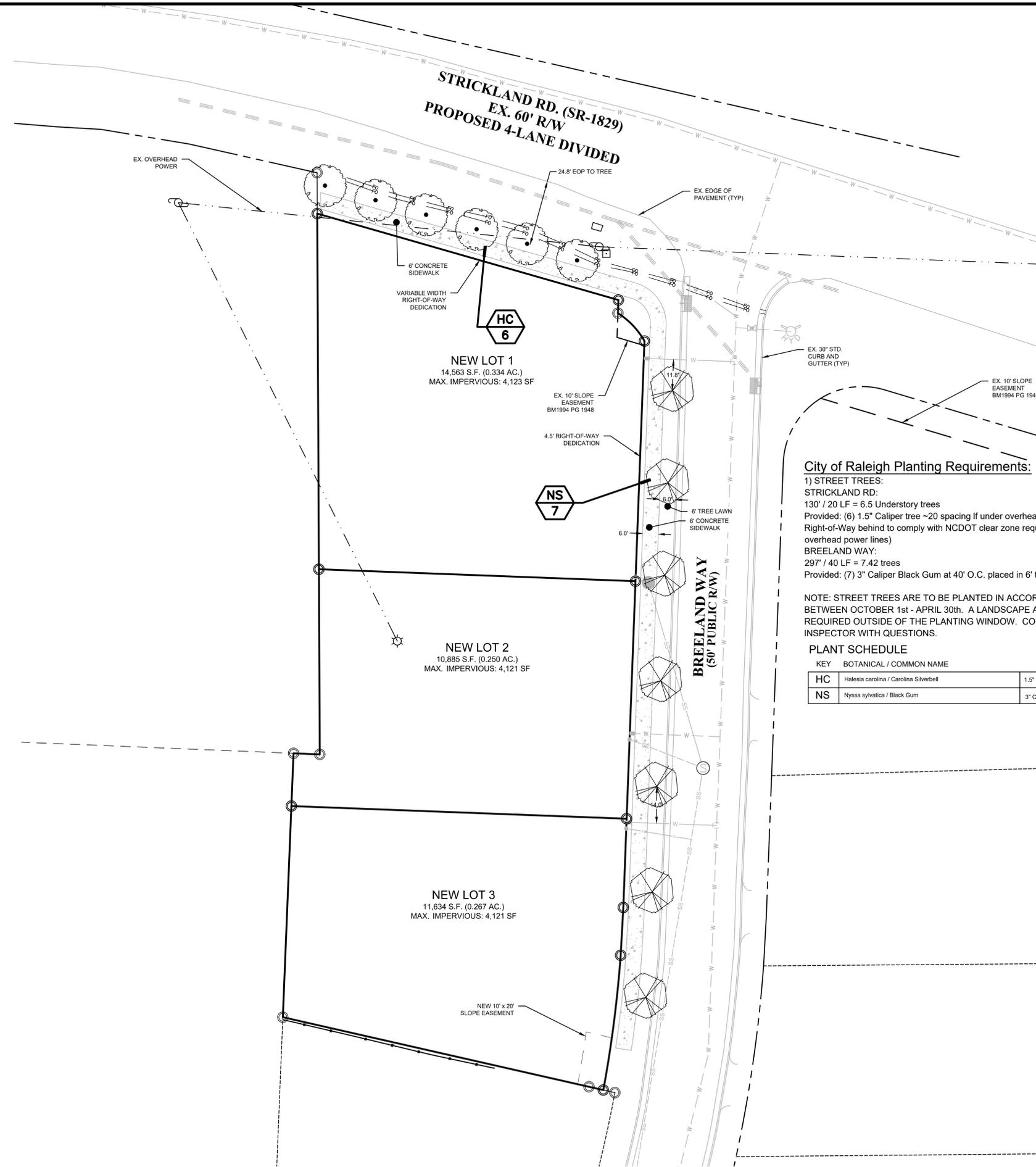
SITE DATA	
ZONING DISTRICT:	R-4
TOTAL ACREAGE:	EXISTING: 0.93 AC. AFTER DEDICATION: 0.85 AC.
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	3 UNITS / 0.85 AC = 3.52 UNITS/AC
EXISTING BLOCK PERIMETER:	4,970'
REQUIRED BLOCK PERIMETER:	BLOCK AREA: 31.64 AC. NO. OF LOTS: 49 LOTS AVG. LOT SIZE: 28,127 SF BLOCK PERIMETER: 6,000'
EXISTING IMPERVIOUS AREA:	0.10 AC.
PROPOSED IMPERVIOUS AREA:	*38% MAXIMUM
*PER SECTION 9.2.2.a.2.b.i OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS	

LEGEND			
BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
RW	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
NF	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MNL	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK SPACES
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
F.FE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RPC	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE	TSP	TRAFFIC SIGNAL POLE
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PP	POWER POLE
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

XXX	DENOTES PROPERTY ADDRESS
⊕	EX. WATER VALVE
⊕	EX. FIRE HYDRANT
⊕	EX. WATER MANHOLE
⊕	EX. WATER METER
⊕	EX. SANITARY SEWER MANHOLE
⊕	EX. SANITARY SEWER CLEANOUT
⊕	EX. STORM CATCH BASIN
⊕	EX. STORM DROP INLET
⊕	EX. STORM FLARED END SECTION
⊕	EX. LIGHT POLE
⊕	EX. POWER POLE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	ZONING LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD POWER LINE
---	EXISTING STORM DRAINAGE

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	14.77'	30.00'	S43° 44' 11"E
C2	18.11'	484.62'	N03° 09' 56"E
C3	51.49'	470.50'	N07° 22' 15"E





SITE DATA	
ZONING DISTRICT:	R-4
TOTAL ACREAGE:	EXISTING: 0.93 AC. AFTER DEDICATION: 0.85 AC.
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY:	3 UNITS / 0.85 AC = 3.52 UNITS/AC
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**City of Raleigh Planting Requirements:**

- 1) STREET TREES:  
**STRICKLAND RD:**  
 130' / 20 LF = 6.5 Understory trees  
 Provided: (6) 1.5" Caliper tree ~20 spacing If under overhead power lines. Trees placed in Right-of-Way behind to comply with NCDOT clear zone requirements. Carolina Silverbell (under overhead power lines)  
**BREELAND WAY:**  
 297' / 40 LF = 7.42 trees  
 Provided: (7) 3" Caliper Black Gum at 40' O.C. placed in 6' tree lawn

NOTE: STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCTOBER 1st - APRIL 30th. A LANDSCAPE AGREEMENT IS NEEDED IF C/O IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.

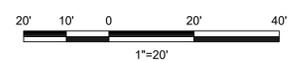
**PLANT SCHEDULE**

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
HC	Halesia carolina / Carolina Silverbell	1.5" Cal. / 8' HT.	CONT / B & B	as indicated /	SINGLE STEM
NS	Nyssa sylvatica / Black Gum	3" Cal. / 10' HT.	CONT / B & B	as indicated /	

**LEGEND**

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PC	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC	ACREAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	PH	FIRE HYDRANT
EIP	EXISTING IRON PIPE	FL	FIRE LINE
IPS	IRON PIPE SET	BO	BLOWOFF
NF	NOW OR FORMERLY	HC	HANDICAP
ELEV.	ELEVATION	TC	TOP OF CURB
EX	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MIN.	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV.	INVERT
HW	HEADWALL	SW	SIDEWALK
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
F.FE	FINISHED FLOOR ELEVATION	YI	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT.	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC.	CONCRETE
RCF	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE	TSP	TRAFFIC SIGNAL POLE
DCVA	DOUBLE CHECK VALVE ASSEMBLY	PP	POWER POLE
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY		

Ⓝ	DENOTES PROPERTY ADDRESS
⊛	EX. WATER VALVE
⊙	EX. FIRE HYDRANT
⊚	EX. WATER MANHOLE
⊘	EX. WATER METER
⊙	EX. SANITARY SEWER MANHOLE
○	EX. SANITARY SEWER CLEANOUT
⊚	EX. STORM CATCH BASIN
⊚	EX. STORM DROP INLET
⊚	EX. STORM FLARED END SECTION
⊚	EX. LIGHT POLE
⊚	EX. POWER POLE
—	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
- - -	LOT LINE
- - -	EASEMENT LINE
- - -	ZONING LINE
- - -	EXISTING WATER LINE
- - -	EXISTING SANITARY SEWER
- - -	EXISTING OVERHEAD POWER LINE
- - -	EXISTING STORM DRAINAGE
- - -	EXISTING FIBER OPTIC LINE



**WLD**  
 WAKE LAND DESIGN, PLLC  
 CIVIL ENGINEERING  
 PROJECT MANAGEMENT  
 LAND PLANNING  
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**JCK INVESTMENTS, LLC**  
 400 W. NORTH ST. APT 732  
 RALEIGH, NC 27603

Project  
**BREELAND WAY SUBDIVISION**

Process  
**PRELIMINARY SUBDIVISION REVIEW**

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	3/15/19

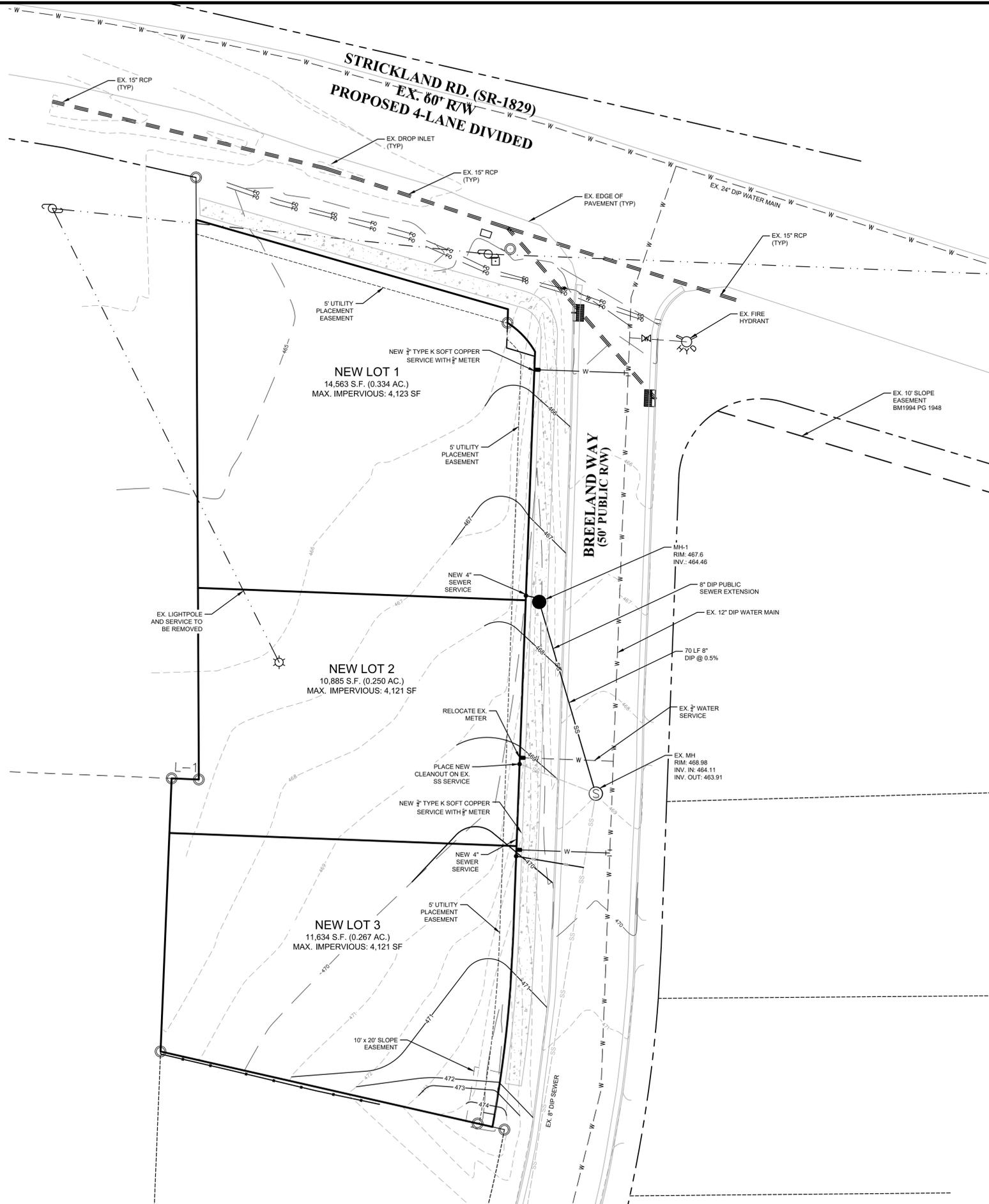
Drawing Title  
**LANDSCAPE PLAN**

Sheet Number  
**C-3**

Date Issued 01/22/19

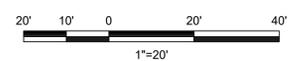
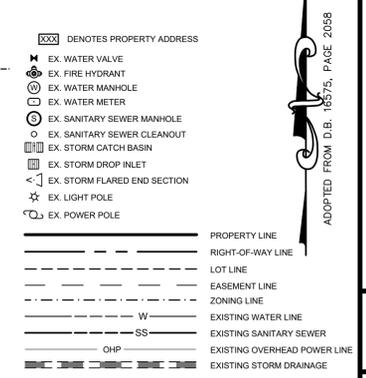
**STANDARD UTILITY NOTES (as applicable):**

- 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 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 &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in 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 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 force mains. 4.0' minimum cover is required on all reuse mains.
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
  - Install 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) 996-2334 or 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 Hartley at (919)996-5923 or joanie.hartley@raleighnc.gov for more information.



**LEGEND**

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Approvals

Drawing Title  
**UTILITY AND GRADING PLAN**

Sheet Number  
**C-4**

Date Issued 01/22/19