

DOME PROPERTIES SUBDIVISION S-49-2017



Zoning: **R-10 w/NCOD**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.33**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **David Menaker**
Phone: **(919) 550-5263**





Administrative Approval Action

Case File / Name: S-49-17, Dome Properties Subdivision
Transaction # 524362, AA # 3680

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 Cape Ave, near the intersection of Cape Ave and S East St. The address of the property is 518 Cape Ave, which is inside City limits.

REQUEST: Subdivision of a 0.315 acre tract zoned R-10 with NCOD Southpark into two detached home lots. Proposed lot 1 is 6,382 SF/0.15 acres and lot 2 is 7,142 SF/0.16 acres.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One design adjustment request was approved to address block perimeter requirements.

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 submitted by The Site Group, dated 11/2/2017.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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.
2. As per TC-2-16 this property is exempt from active stormwater measures as per 9.2.2.A.2.b.ii subject to 9.2.2.4.a, impervious surface limitations upon further development.

URBAN FORESTRY

3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING

2. The required right of way 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



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easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

4. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Next Step: Final inspection of all right of way trees by Urban Forestry Staff.

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: 12-1-2020
Record the subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie B. Taylor* Date: 12/1/2017

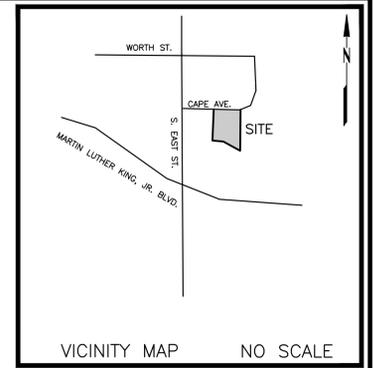
Staff Coordinator: Ryan Boivin

DOME PROPERTIES SUBDIVISION

518 CAPE AVENUE

Raleigh, North Carolina

Preliminary Subdivision Plan



Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2499 | fax 919-996-1833
 Litchford Satellite Office | 1301 Litchford Road | Raleigh, NC 27601 | 919-996-4300

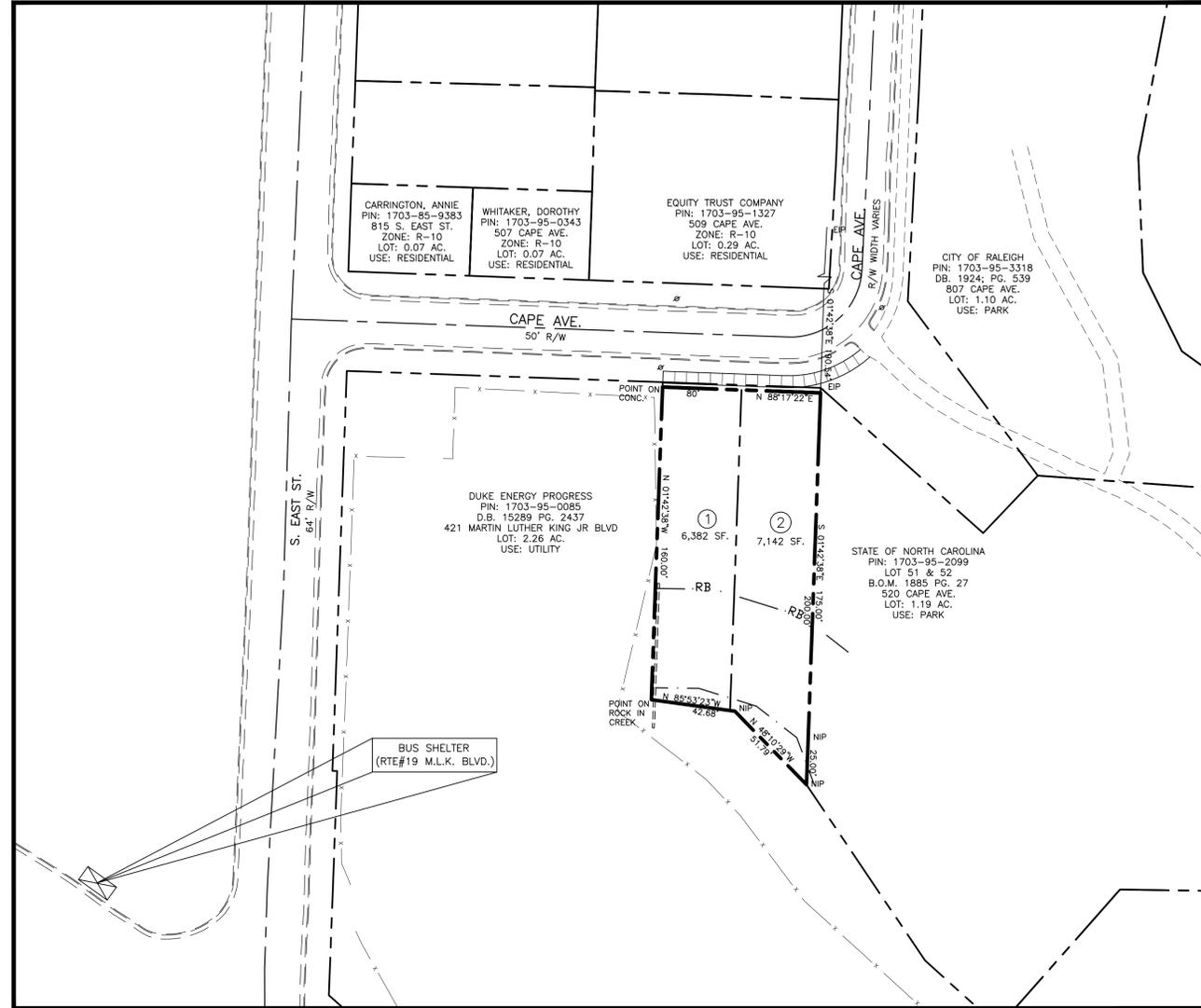
When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision * <input 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 #:		
GENERAL INFORMATION		
Development Name: DOME PROPERTIES SUBDIVISION		
Proposed Use: SINGLE FAMILY RESIDENTIAL		
Property Address(es): 518 CAPE AVENUE		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1703-95-1147	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):		
OWNER/DEVELOPER INFORMATION		
Company Name: DOME PROPERTIES, LLC		Owner/Developer Name: DAVID MENAKER
Address: 604 E. SOUTH ST., RALEIGH, NC 27601		
Phone: 919-291-4717	Email:	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: THE SITE GROUP PLLC		Contact Name: ED SCONFIENZA, P.E.
Address: 1111 OBERLIN ROAD, RALEIGH, NC 27605		
Phone: 919-835-4787	Email: ed@thesitegroup.net	Fax: 919-839-2255

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) R-10 with South Park NCOD		
If more than one district, provide the acreage of each:		
Overlay District?	<input checked="" type="checkbox"/> Yes <input 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-		
STORMWATER INFORMATION		
Existing Impervious Surface	2,411 SF. acres/ft	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	<8,790 SF. acres/ft	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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 # 3720170300J
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots:	Detached 0 Attached 0	
Total # of Single Family Lots:	2	Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning Districts:	6.5 DUA	
Total # of Open Space and/or Common Area Lots:	0	
SIGNATURE BLOCK (Applicable to all developments)		
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 The Site Group, PLLC 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, understood, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature:	Date: 7/26/17	
Signature: _____	Date: _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4849) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY GIL CLARK SURVEYING, DATED JUNE 12, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS WITH LIMITED FIELD VERIFICATION.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2 AND TABLE 6.5.A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION 6.5.7.

NCOD-SOUTH PARK NEIGHBORHOOD DEVELOPMENT STANDARDS

- MINIMUM LOT SIZE: 3,000 SF.
- MAXIMUM LOT SIZE: 8,000 SF.
- MINIMUM LOT WIDTH: 40 FEET.
- MAXIMUM LOT WIDTH: 80 FEET.
- FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OF GREATER THAN 30 FEET.
- BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL FACE THE STREET FROM WHICH THE BUILDING IS ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE VISIBLE FROM AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.
- MAXIMUM BUILDING HEIGHT: 25 FEET.
- OFF STREET PARKING: PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING. WITH THE EXCEPTION OF SINGLE-UNIT LIVING, NO PARKING AREAS SHALL BE LOCATED IN FRONT OF ANY PRINCIPLE BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED ACCORDING TO ARTICLE 7.1.

FLOODPLAIN NOTE:
 THIS PROPERTY IS NOT LOCATED IN A 100 YR. FLOOD ZONE ACCORDING TO FEMA MAP PANEL # 3720170300J EFFECTIVE DATE 05-02-2006

CONTENTS:	
PS 1.0	COVER SHEET
PS 2.0	EXISTING CONDITIONS & DEMO PLAN
PS 3.0	SITE LAYOUT & LANDSCAPE PLAN
PS 4.0	GRADING & UTILITY PLAN
PS 5.0	SITE DETAILS

CITY OF RALEIGH SITE DATA SUMMARY

PROJECT NAME:	DOME PROPERTIES SUBDIVISION
SITE ADDRESS:	518 CAPE AVENUE RALEIGH, NC. 27601
PIN #:	1703-95-1147
REAL ID:	76048
EXISTING ZONING:	R-10 W/ SOUTHPARK NCOD
WATERSHED:	N/A
TOTAL ACREAGE:	0.315 AC.
PROPOSED ROW DEDICATION:	0.005 AC.
TOTAL ACREAGE AFTER ROW DEDICATION:	0.310 AC.(13,524 SF.)
MIN. LOT SIZE:	3,000 SF.
MAX. LOT SIZE:	8,000 SF.
PROPOSED LOT SIZE #1:	6,382 SF.
PROPOSED LOT SIZE #2:	7,142 SF.
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL BUILDING LOT COVERAGE:	3,072 SF./0.07 AC. (22.7%)
MAX. ALLOWED IMPERVIOUS AREA(65%):	8,790 SF/0.202 AC.
PROPOSED FLOOR AREA RATIO:	N/A
MAX. DENSITY ALLOWED:	10 D.U./AC.
PROPOSED DENSITY:	6.5 D.U./AC.
MAX. BUILDING HEIGHT:	25'
BUILDING/STRUCTURE SETBACKS:	

SOLID WASTE SERVICES STATEMENT:

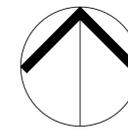
REFUSE CONTAINERS WILL BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON 8'x6' CONCRETE PADS TO THE SIDE OR REAR OF THE HOUSE.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SUBDIVISIONS LESS THAN 2.0 ACRES IN SIZE. (REFERENCE: UDO SECTION 9.1.2)

ACTIVE STORMWATER CONTROL EXEMPTION:

AS ADOPTED BY TC-2-16, THIS PROPERTY IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES PER SECTION 9.2.2.A.2.B.II SUBJECT TO SECTION 9.2.2.4.A. IMPERVIOUS SURFACE LIMITATIONS. THESE LOTS ARE SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



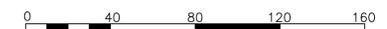
NORTH

FILE# S-49-17

COVER SHEET

SCALE: 1" = 40'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

CONTACT:
 ED SCONFIENZA, P.E.
 THE SITE GROUP, PLLC.
 1111 OBERLIN ROAD
 RALEIGH, NC. 27605
 PHONE: (919) 835-4787
 EMAIL: ed@thesitegroup.net

DEVELOPER:
 DOME PROPERTIES, LLC.
 ATTN: DAVID MENAKER
 604 E. SOUTH ST.
 RALEIGH, NC. 27601
 PHONE: (919) 291-4717

OWNER:
 LEGACY LAKES 253, LLC.
 430 MAIN ST.
 WILLIAMSTON, NC. 01267

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC.
 1111 OBERLIN ROAD
 RALEIGH, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.839.2255
 E Mail: srm@thesitegroup.net

PRELIMINARY SUBDIVISION PLANS FOR:
DOME PROPERTIES SUBDIVISION
 518 CAPE AVENUE
 RALEIGH, NC 27601

Drawn By: **JHJ**
 Checked By: **EFS**

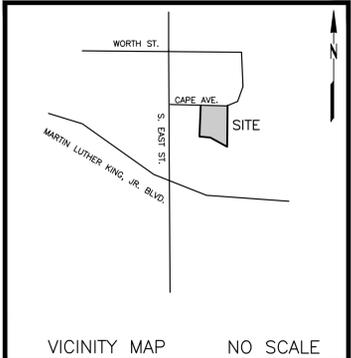
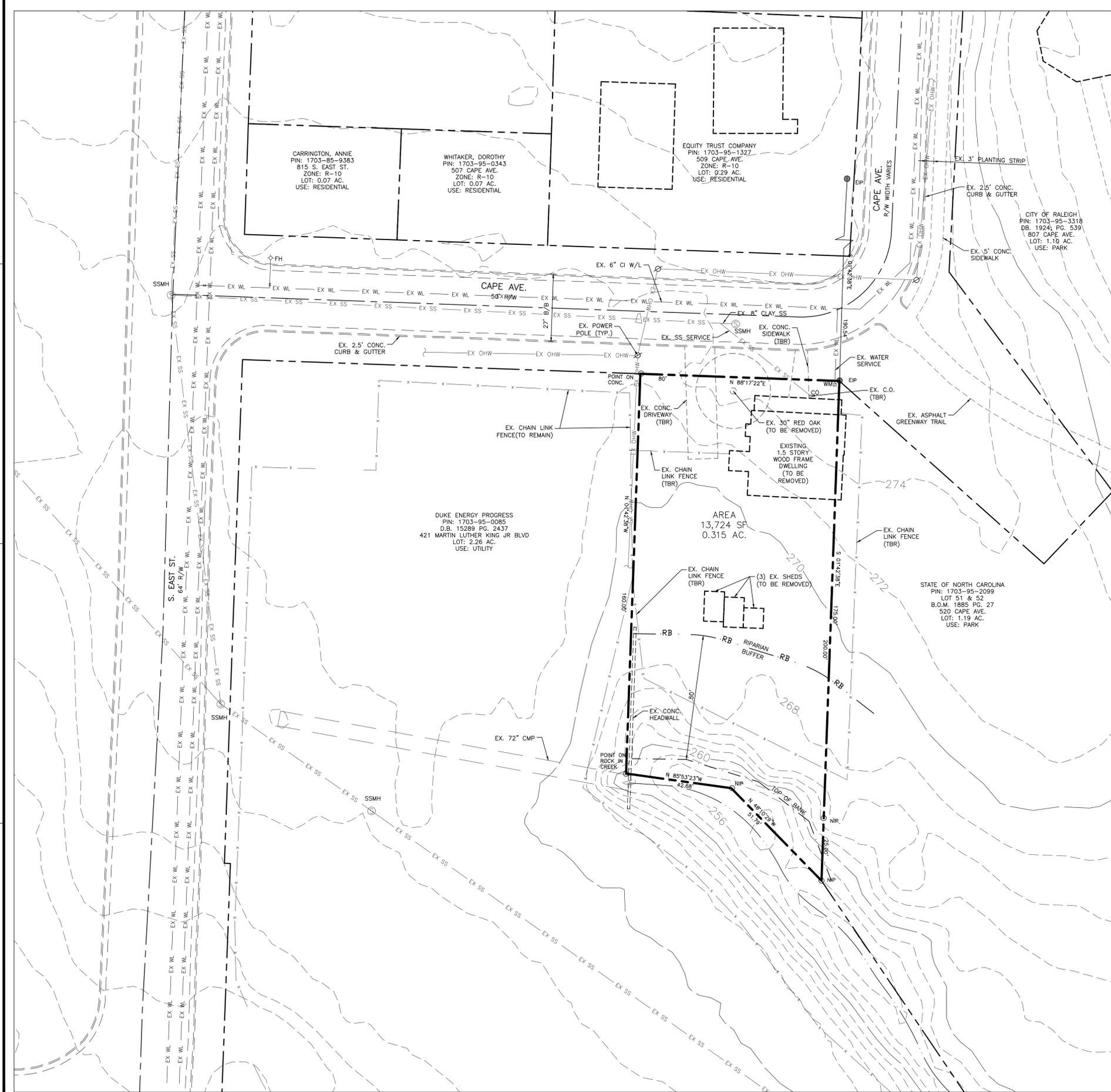
DATE:
 2 AUG. 2017
 REVISED:
 04 OCT 2017
 02 NOV 2017

PRELIMINARY SUBDIVISION

COVER SHEET

Job Code **M13CA**

Dwg No.
PS 1.0



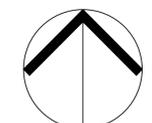
DEMOLITION NOTES

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3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. OBTAIN DEMOLITION PERMIT PRIOR TO RECORDING SUBDIVISION PLAT AND REFERENCE DEMOLITION PERMIT NUMBER ON PLAT TO BE RECORDED. COORDINATE LIMITS AND TIMING OF REMOVALS WITH NEW CONSTRUCTION. REMOVE ALL EXISTING ON-SITE IMPROVEMENTS.

GENERAL NOTES

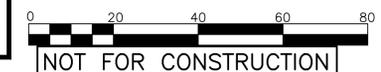
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5. RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2 AND TABLE 6.5A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION 6.5.7.

DEMOLITION PERMIT APPROVED
(140044 Demolish) 6/7/2017



NORTH
EXISTING CONDITIONS
& DEMO PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 30x42 INCH PLOTS)



FLOODPLAIN NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. FLOOD ZONE ACCORDING TO FEMA MAP PANEL # 3720170300J EFFECTIVE DATE 05-02-2006

NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Courten Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E Mail: srm@thesitegroup.net

PRELIMINARY SUBDIVISION PLANS FOR:
HOME PROPERTIES SUBDIVISION
518 CAPE AVENUE
RALEIGH, NC 27601

Drawn By: **JHU**
Checked By: **EFS**

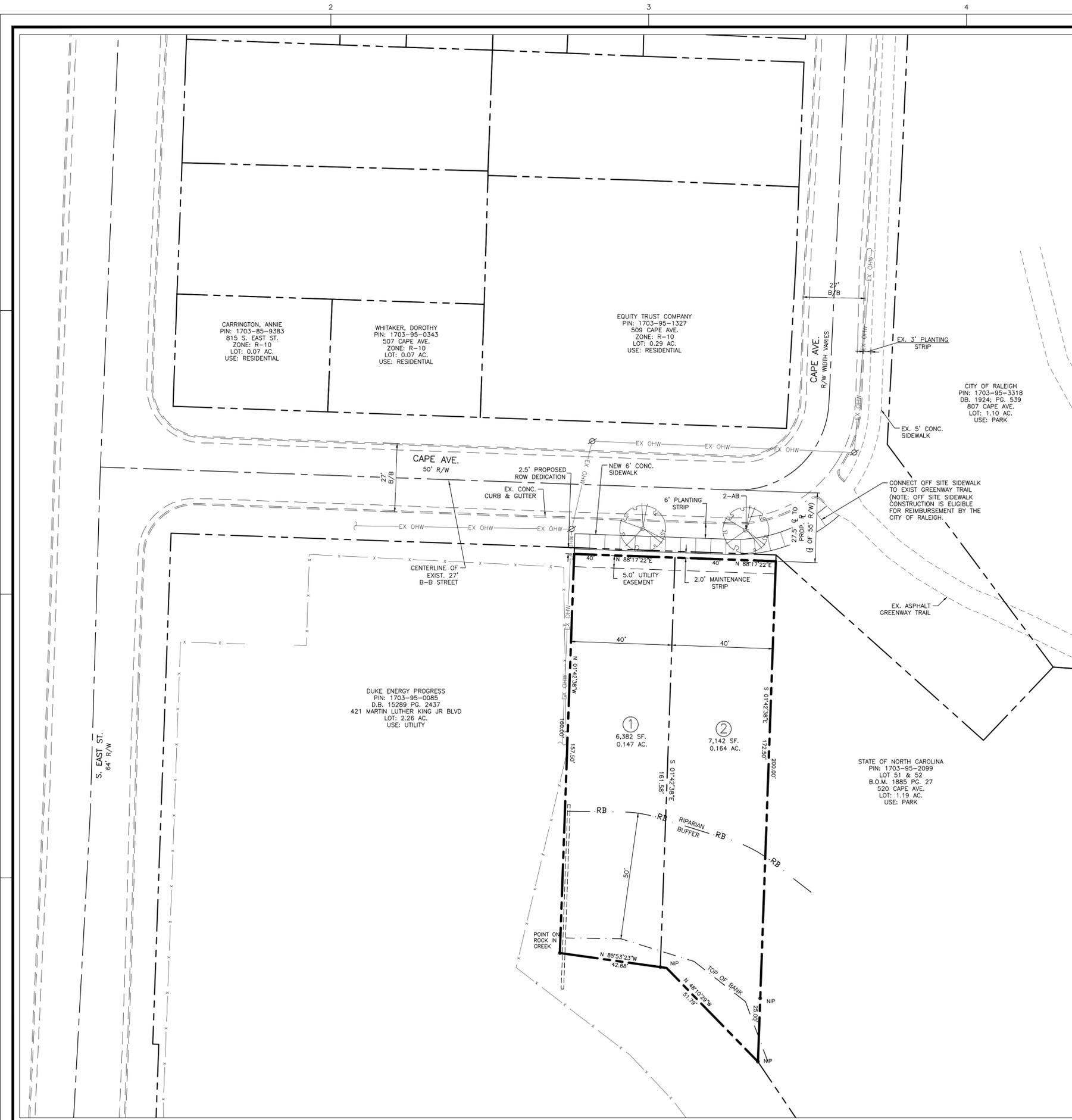
DATE:
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REVISED:
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PRELIMINARY SUBDIVISION

EXISTING CONDITIONS & DEMO PLAN

Job Code: **M13CA**

Dwg No.
PS 2.0



CITY OF RALEIGH SITE DATA SUMMARY

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SITE ADDRESS:	518 CAPE AVENUE RALEIGH, NC. 27601
PIN #:	1703-95-1147
REAL ID:	76048
EXISTING ZONING:	R-10 W/ SOUTHPARK NCOO
WATERSHED:	N/A
TOTAL ACREAGE:	0.315 AC.
PROPOSED ROW DEDICATION:	0.005 AC.
TOTAL ACREAGE AFTER ROW DEDICATION:	0.310 AC.(13,524 SF.)
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MAX. ALLOWED IMPERVIOUS AREA(65%):	8,790 SF/0.202 AC.
PROPOSED FLOOR AREA RATIO:	N/A
MAX. DENSITY ALLOWED:	10 D.U./AC.
PROPOSED DENSITY:	6.5 D.U./AC.
MAX. BUILDING HEIGHT:	25'
BUILDING/STRUCTURE SETBACKS:	

PLANT LIST (STREET TREES)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
TREES							
AB	2	ACER BUERGERIANUM	TRIDENT MAPLE	10 HT. MIN.	2" CAL.	B&B	MATCHING

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SUBDIVISIONS LESS THAN 2.0 ACRES IN SIZE. (REFERENCE: UDO SECTION 9.1.2)

STREET TREE REQUIREMENT:

80 LF OF FRONTAGE / 1 TREE PER 40 LF = 2 REQUIRED; 2 PROVIDED

FUTURE DRIVEWAY REQUIREMENT:

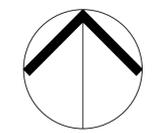
RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RALEIGH STREET DESIGN MANUAL(RSDM) SECTION 6.5.2 AND TABLE 6.5A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION 6.5.7.

TRAFFIC CONTROL REQUIREMENT:

WORK IN THE RIGHT-OF-WAY AND LANE CLOSURES WILL NEED TO OBTAIN AN OBSTRUCTION PERMIT THROUGH THE RIGHT-OF-WAY SERVICES DIVISION OF DEVELOPMENT SERVICES.

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**NORTH
SITE LAYOUT &
LANDSCAPE PLAN**

SCALE: 1" = 20' (DRAWING SCALED FOR 30x42 INCH PLOTS)



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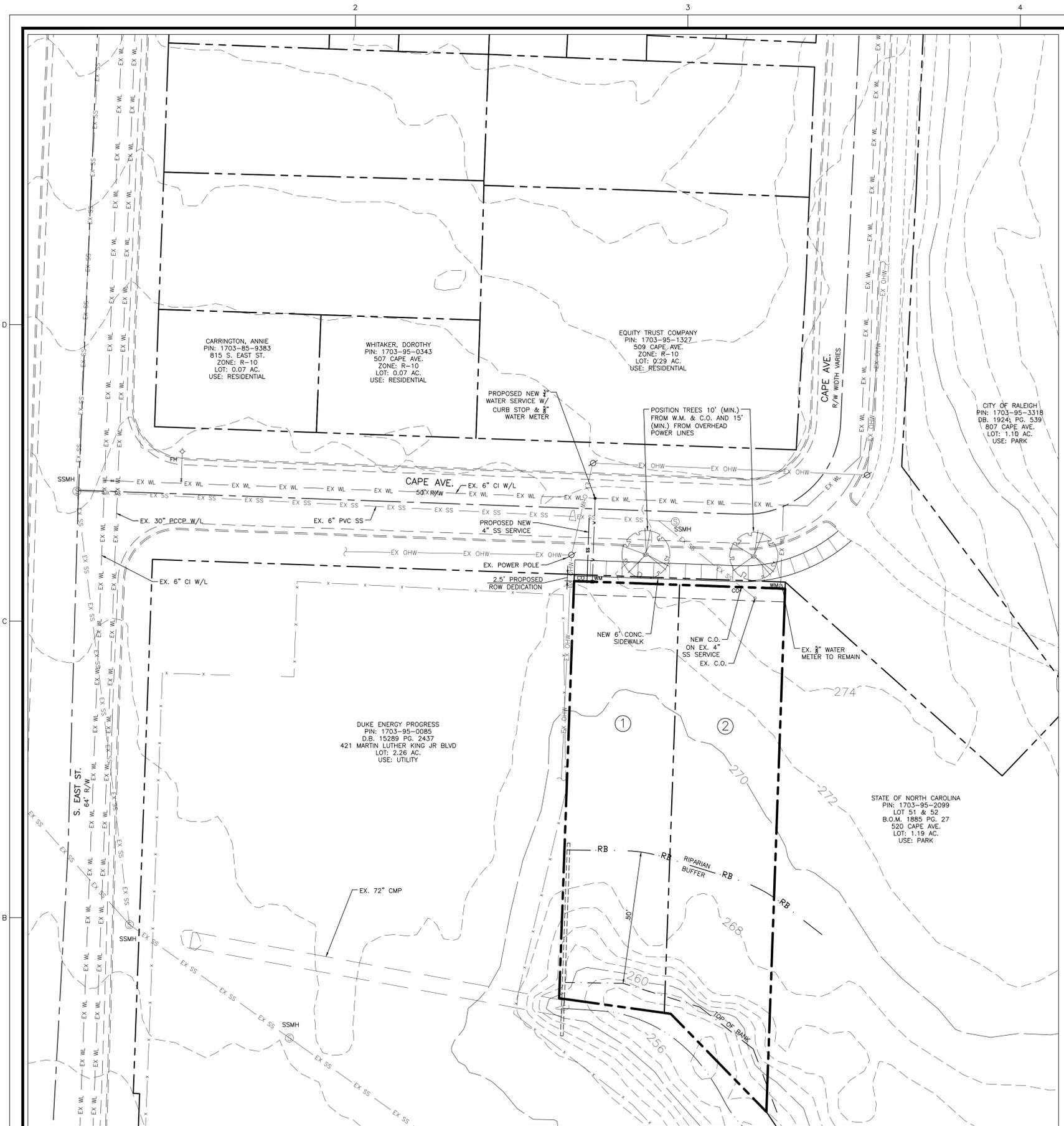
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Checked By: **EFS**

DATE:
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REVISED:
04 OCT 2017
02 NOV 2017

PRELIMINARY SUBDIVISION
SITE LAYOUT & LANDSCAPE PLAN

Job Code: **M13CA**

Dwg No.
**PS
3.0**



STANDARD UTILITY NOTES (as Applicable):

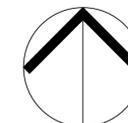
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER 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 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- 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.
- NC DOT/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.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY, TOPOGRAPHY AND UTILITY INFORMATION IS TAKEN FROM A SURVEY BY GIL CLARK SURVEYING, DATED JUNE 12, 2017. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM WAKE COUNTY GIS WITH LIMITED FIELD VERIFICATION.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2 AND TABLE 6.5A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION 6.5.7.

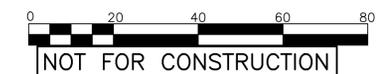
ACTIVE STORMWATER CONTROL EXEMPTION:

AS ADOPTED BY TC-2-16; THIS PROPERTY IS EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES PER SECTION 9.2.2.A.2.B.II SUBJECT TO SECTION 9.2.2.4.A. IMPERVIOUS SURFACE LIMITATIONS. THESE LOTS ARE SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



NORTH
GRADING &
UTILITY PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 30x42 INCH PLOTS)



NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
THIS PROPERTY IS NOT LOCATED IN A 100 YR. FLOOD ZONE ACCORDING TO FEMA MAP PANEL # 3720170300J EFFECTIVE DATE 05-02-2006

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, PLLC
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Fax: 919.839.2255
E Mail: srn@thesitegroup.net

PRELIMINARY SUBDIVISION PLANS FOR:
HOME PROPERTIES SUBDIVISION

518 CAPE AVENUE
RALEIGH, NC 27601

Drawn By: **JHJ**
Checked By: **EFS**

DATE:
2 AUG. 2017
REVISED:
04 OCT 2017
02 NOV 2017

PRELIMINARY
SUBDIVISION

GRADING
&
UTILITY
PLAN

Job Code: **M13CA**

Dwg No.
**PS
4.0**