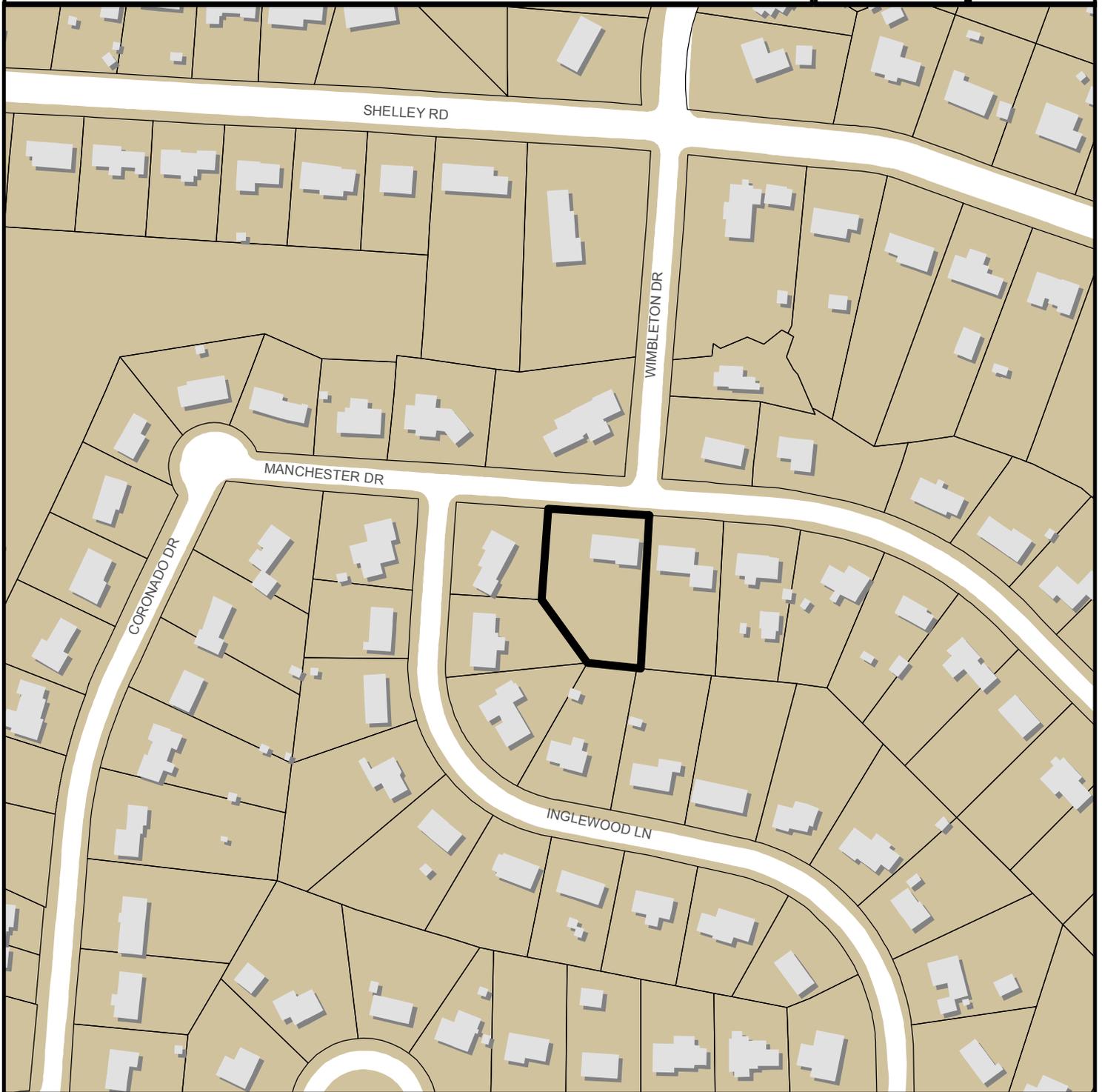


RHYS PARK SUBDIVISION S-55-2017



Zoning: **R-4**
CAC: **Midtown**

Drainage Basin: **Mine**
Acreage: **0.58**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**

Applicant: **Ryan Johnson**
Phone: **(919) 536-2781**





Administrative Approval Action

Case File / Name: S-55-17, Rhys Park Subdivision
Transaction # 526138, AA # 3672

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 Manchester Drive, at 1201 Manchester Drive (inside City limits).

REQUEST: Subdivision of a 0.57 acre tract zoned R-4 into 2 interior lots. Proposed lots are 0.26 and 0.31 acres in size. The density of the site will be 3.39 units/acre.

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 submitted by Alison A. Pockat, dated 10/12/17.

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.

STORMWATER

2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal the cost of clearing, grubbing and reseeding a site, shall be paid to the City if land disturbance exceeds 12,000 sf.

URBAN FORESTRY

3. Obtain required stub permits from the City of Raleigh. *(used with new streets and infrastructure)*

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 and 20' slope easement for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



Administrative Approval Action

Case File / Name: S-55-17, Rhys Park Subdivision
Transaction # 526138, AA # 3672

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

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 (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. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 137' of 6' sidewalk is paid to the City of Raleigh.

URBAN FORESTRY

5. A fee in lieu for three street trees for the Manchester Dr frontage is required prior to recordation of the final subdivision map.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

Prior to issuance of building occupancy permit:

1. 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.
2. 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.

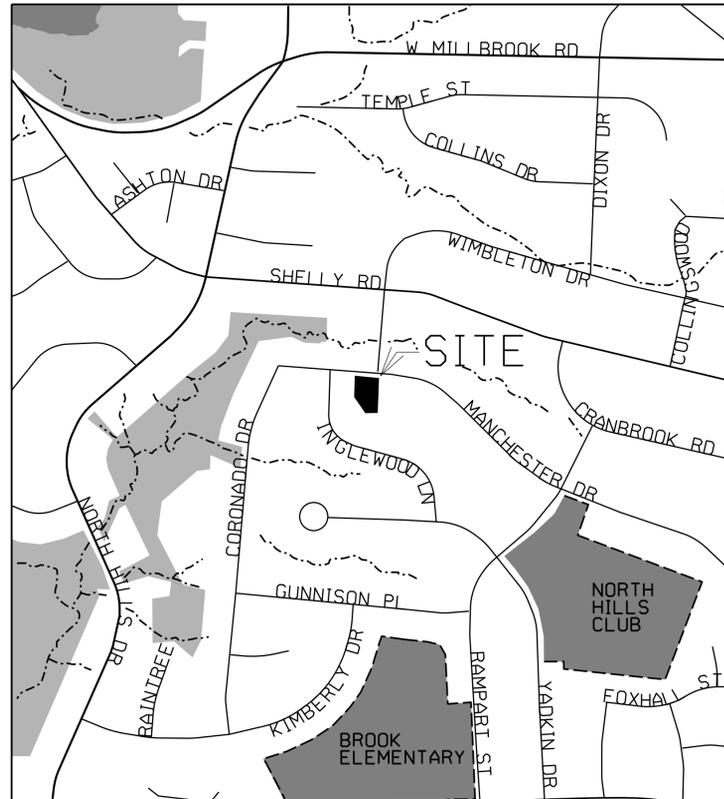
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: 11-9-2020
Record the entire subdivision.

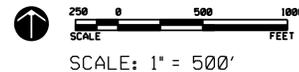
I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) Angie Riley Tyler Date: 11/9/2017

Staff Coordinator: Ryan Boivin



VICINITY MAP



RALEIGH CASE NUMBER: S-55-17
 RALEIGH TRANSACTION NUMBER: 526138

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

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

REFUSE CONTAINERS ARE TO 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 A 6' X 6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

RHYS PARK SUBDIVISION

1201 MANCHESTER DR
 RALEIGH, NORTH CAROLINA

DEVELOPER:
 REVOLUTION HOMES LLC
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606
 OFFICE PHONE - 919 536-2781
 CONTACT: RYAN W. JOHNSON

SITE DATA

ADDRESS: 1201 MANCHESTER DR., RALEIGH
 PIN #: 1706242814 ACREAGE: 0.59
 ZONING: R-4
 LAND CLASS: LOW DENSITY RESIDENTIAL -
 LESS THAN 10 UNITS PER AC - HOMESITE
 CITIZENS ADVISORY COUNCIL - MIDTOWN
 WATERSHED: CRABTREE CREEK
 UPPER NEUSE BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF NORTH HILLS ESTATES
 BLOCK K, LOT 19

TOTAL SURFACE AREA FOR LOT = 24,688.7 SF, 0.57 ACRES
 EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,173 SF
 PERCENT IMPERVIOUS (EXISTING COND.) = 12.85%

PROPOSED USE - TWO RESIDENTIAL LOTS
 LOT 1 - 11,349.5 SF - 0.26 AC
 LOT 2 - 13,339.2 SF - 0.31 AC

OVERALL UNITS/ACRE DENSITIES PER ZONING DISTRICTS - 3.39
 DENSITY (MAX) FOR R-4 (UDO SEC 2.2.1.A.A4) - 4 UNITS / ACRE

MAXIMUM TOTAL IMPERVIOUS SURFACE AREA FOR LOTS = 9,381.7 SF
 MAXIMUM PERCENT IMPERVIOUS (PROPOSED COND.) FOR LOTS 1 & 2 = 38%

PROJECTED WASTEWATER FLOW = 960 GPD
 2 DWELLINGS X 4 BEDROOMS X 120 GRP

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2405 | 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
PRELIMINARY APPROVALS		
<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 #:		
GENERAL INFORMATION		
Development Name Rhys Park Subdivision		
Proposed Use two single family lots		
Property Address(es) 1201 Manchester Dr., Raleigh		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1706242814	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 Revolution Homes, LLC		Owner/Developer Name Ryan W. Johnson
Address 5580 Centerview Dr., Suite 115, Raleigh, NC 27606		
Phone 919-536-2781	Email ryan@revolutionhomes.biz	Fax 919-323-8680
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Alison A. Pockat, ASLA		Contact Name Alison A. Pockat
Address 106 Steep Bank Dr., Cary, NC 27518		
Phone 919 363-4415	Email aapockat@earthlink.net	Fax 919 363-4415

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
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-	
STORMWATER INFORMATION		
Existing Impervious Surface 3,173 sf acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 10,800 sf acres/sf	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 #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached -	Attached -	
Total # of Single Family Lots 2	Total # of All Lots 2	
Overall Unit(s)/Acre Densities Per Zoning Districts	3.39	
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 Alison Pockat 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.		
<i>Ryan W. Johnson</i> Signature	July 31, 2017 Date	
Signature	Date	

PAGE 2 OF 3

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REVISION 03.11.16

RWK PA
 Engineering & Surveying
 101 W. Main St., Suite 202
 Corner, NC 27539
 Phone (919) 779-4854
 Fax (919) 779-4856



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYS PARK SUBDIVISION
 1201 MANCHESTER DR., RALEIGH, NC
 REVOLUTION HOMES LLC
 5580 CENTERVIEW DR.,
 SUITE 115, RALEIGH, NC 27606

REV	DATE	DESCRIPTION
1	7/21/17	RALEIGH COMMENTS
2	10/12/17	STREET TREES

SCALE: NTS
 DATE: JULY 15, 2017
 SHEET NO.:
COVER SHEET
 CO-1
 SEQUENCE NO. 1 OF 4

SITE DATA:

PIN NUMBER - 1706242814
 ADDRESS: 1201 MANCHESTER DR., RALEIGH
 TOTAL ACREAGE - 25,650 SF - 0.59
 EXISTING IMPERVIOUS AREA - 3,173 SF - 0.07 AC
 HOUSE / GARAGE / PORCH - 2,622 SF
 DRIVE / WALK - 476 SF
 SHED - 75 SF

ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN

POTENTIAL AREA OF DISTURBANCE = 7,227 SF

1200 MANCHESTER DR
 DANIEL & JENNIFER O'KORN
 DB 015934, PG 00876
 PIN# 1706251076
 USE: SINGLE FAMILY
 ZONING - R-4

1120 MANCHESTER DR
 SHERWIN DEUTCHMAN
 DB 015871, PG 02254
 PIN# 1706253064
 USE: SINGLE FAMILY
 ZONING - R-4

5324 INGLEWOOD LN
 BRYAN & NANCY JONES
 DB 007535, PG 00653
 PIN# 1706240888
 USE: SINGLE FAMILY
 ZONING - R-4

EXISTING PRIVATE
 NEIGHBORHOOD DRAINAGE
 EASEMENT TO BE ABANDONED

EXISTING PRIVATE
 NEIGHBORHOOD DRAINAGE
 EASEMENT TO BE ABANDONED

1121 MANCHESTER DR
 EMILY SIMPSON &
 DERRICK SABOL
 DB 014041, PG 01675
 PIN# 1706243831
 USE: SINGLE FAMILY
 ZONING - R-4

5320 INGLEWOOD LN
 PENN & KIM HOLDERNESS
 DB 016196, PG 00055
 PIN# 1706240786
 USE: SINGLE FAMILY
 ZONING - R-4

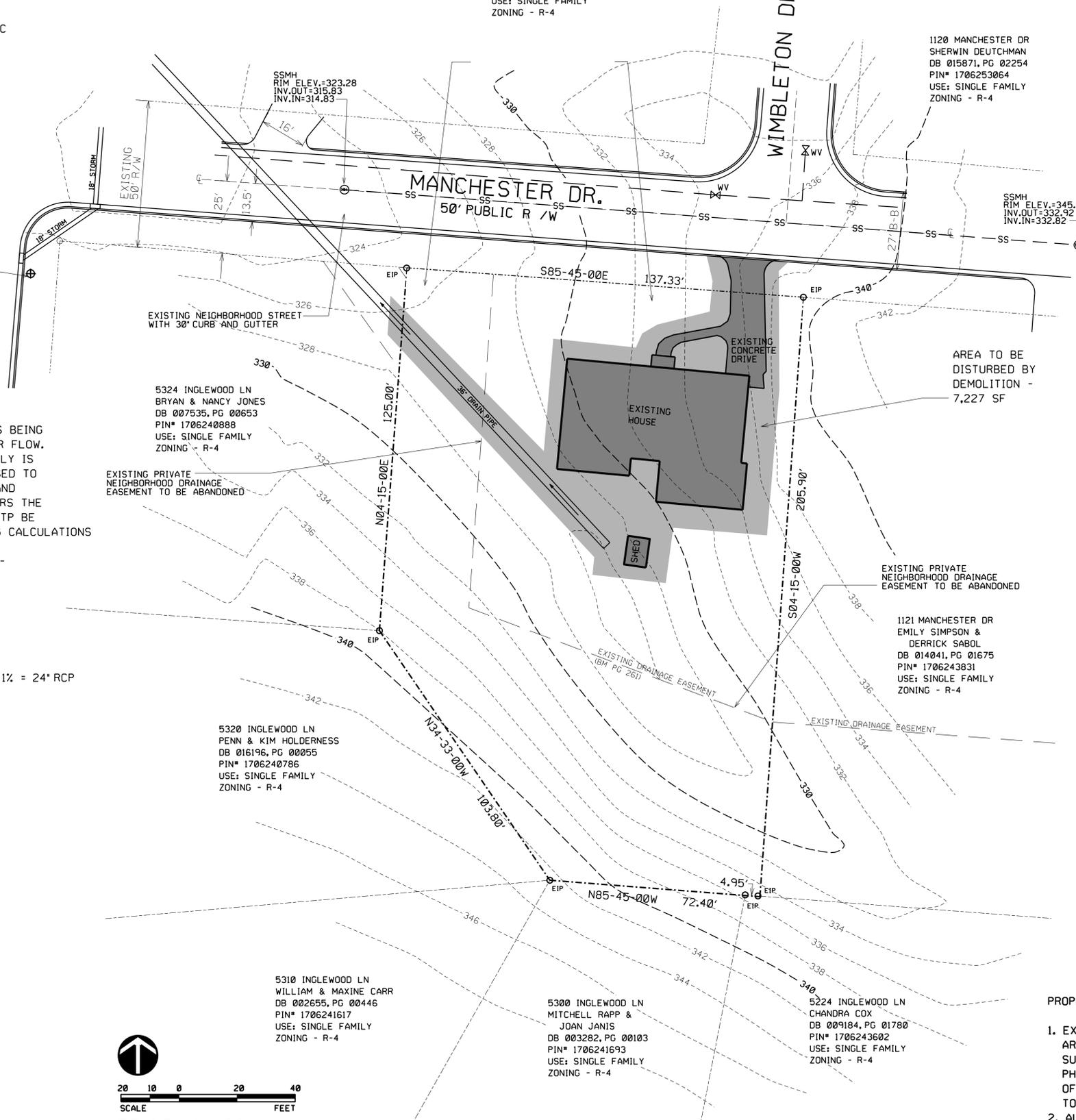
5310 INGLEWOOD LN
 WILLIAM & MAXINE CARR
 DB 002655, PG 00446
 PIN# 1706241617
 USE: SINGLE FAMILY
 ZONING - R-4

5300 INGLEWOOD LN
 MITCHELL RAPP &
 JOAN JANIS
 DB 003282, PG 00103
 PIN# 1706241693
 USE: SINGLE FAMILY
 ZONING - R-4

5224 INGLEWOOD LN
 CHANDRA COX
 DB 009184, PG 01780
 PIN# 1706243602
 USE: SINGLE FAMILY
 ZONING - R-4



SCALE: 1" = 20'



NOTE:

AN EXISTING PRIVATE STORMWATER EASEMENT IS BEING RELOCATED TO ADDRESS THE ACTUAL STORWATER FLOW. IN ADDITION THE EXISTING PIPE WHICH CURRENTLY IS LOCATED ABOVE THE LOW SPOT IS ALSO PROPOSED TO BE TURNED, PLACED IN THE ACTUAL EASEMENT AND TIED INTO THE STORMWATER SYSTEM AS IT NEARS THE STREET. THAT PIPE IS CURRENTLY 36" RCP AND TP BE REPLACED WITH A NEW 36" PIPE. THE FOLLOWING CALCULATIONS SUPPORT THE SIZING OF THE PIPE:
 TOTAL WATERSHED AREA FLOWING TO THE PIPE - 459,025 SF, 10.54 AC
 SLOPE LENGTH - 1,316 LF
 LOWEST SPOT ELEVATION - 326
 HIGHEST SPOT ELEVATION - 386
 SLOPE - 4.6%
 $T_c = 40, i10 = 3.3, i100 = 4.8, C = 3$
 $Q10 = 10.43 \text{ CFS}, Q100 = 15.18 \text{ CFS}$
 PIPE SIZE REQUIRED FOR THE 100 YR STORM @ 1% = 24" RCP

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY RWK, PA ENGINEERING AND SURVEYING, 101 W. MAIN ST., SUITE 202 GARNER, NC, 27529 PHONE NUMBER: 919 779-4854, ENTITLED 'SUBDIVISION OF NORTH HILLS ESTATES, BLOCK K, LOT 19 AND DATED 5-31-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 8/14/17.

RWK PA
 Engineering & Surveying
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4856



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 LAND PLANNER
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 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYS PARK SUBDIVISION
 1201 MANCHESTER DR., RALEIGH, NC
 REVOLUTION HOMES
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

NO.	DATE	REVISIONS
1	9/21/17	RALEIGH COMMENTS

SCALE: NTS
 DATE: JULY 19, 2017

SHEET NO.:
EXISTING CONDITIONS
 EC-1

SITE DATA:

PIN NUMBER - 1706242814
 ADDRESS: 1201 MANCHESTER DR., RALEIGH
 TOTAL ACREAGE - 25,650 SF - 0.59 AC
 AREA OF RIGHT OF WAY DEDICATION - 961.3 SF (0.02 AC)
 INDIVIDUAL LOT AREA
 LOT 1 - 11,349.5 SF - 0.26 AC
 LOT 2 - 13,339.2 SF - 0.31 AC
 EXISTING IMPERVIOUS AREA - 3,173 SF - 0.07 AC
 HOUSE, GARAGE, PORCH - 2,622 SF
 DRIVE, WALK - 476 SF
 SHED - 75 SF
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 MIDTOWN CAC

UTILITY NOTE:

EXISTING UTILITY SERVICES (UNUSED) SHALL BE
 ABANDONED AT TAP (MAIN) AND REMOVED FROM
 RIGHT OF WAY OR EASEMENT - SEE PU
 HANDBOOK PG 67 & PG 125.

NOTE:

AN EXISTING PRIVATE STORMWATER EASEMENT IS BEING
 RELOCATED TO ADDRESS THE ACTUAL STORWATER FLOW.
 IN ADDITION THE EXISTING PIPE WHICH CURRENTLY IS
 LOCATED ABOVE THE LOW SPOT IS ALSO PROPOSED TO
 BE TURNED, PLACED IN THE ACTUAL EASEMENT AND
 TIED INTO THE STORMWATER SYSTEM AS IT NEARS THE
 STREET. THAT PIPE IS CURRENTLY 36" RCP AND TP BE
 REPLACED WITH A NEW 36" PIPE. THE FOLLOWING CALCULATIONS
 SUPPORT THE SIZING OF THE PIPE:
 TOTAL WATERSHED AREA FLOWING TO THE PIPE -
 459,025 SF, 10.54 AC
 SLOPE LENGTH - 1,316 LF
 LOWEST SPOT ELEVATION - 326
 HIGHEST SPOT ELEVATION - 386
 SLOPE - 4.6%
 $T_c=40, i10=3.3, i100=4.8, C=3$
 $Q10 = 10.43 \text{ CFS}, Q100 = 15.18 \text{ CFS}$
 PIPE SIZE REQUIRED FOR THE 100 YR STORM @ 1% = 24" RCP

1200 MANCHESTER DR
 DANIEL & JENNIFER O'KORN
 DB 015934, PG 00876
 PIN# 1706251076
 USE: SINGLE FAMILY
 ZONING - R-4

1120 MANCHESTER DR
 SHERWIN DEUTCHMAN
 DB 015871, PG 02254
 PIN# 1706253064
 USE: SINGLE FAMILY
 ZONING - R-4

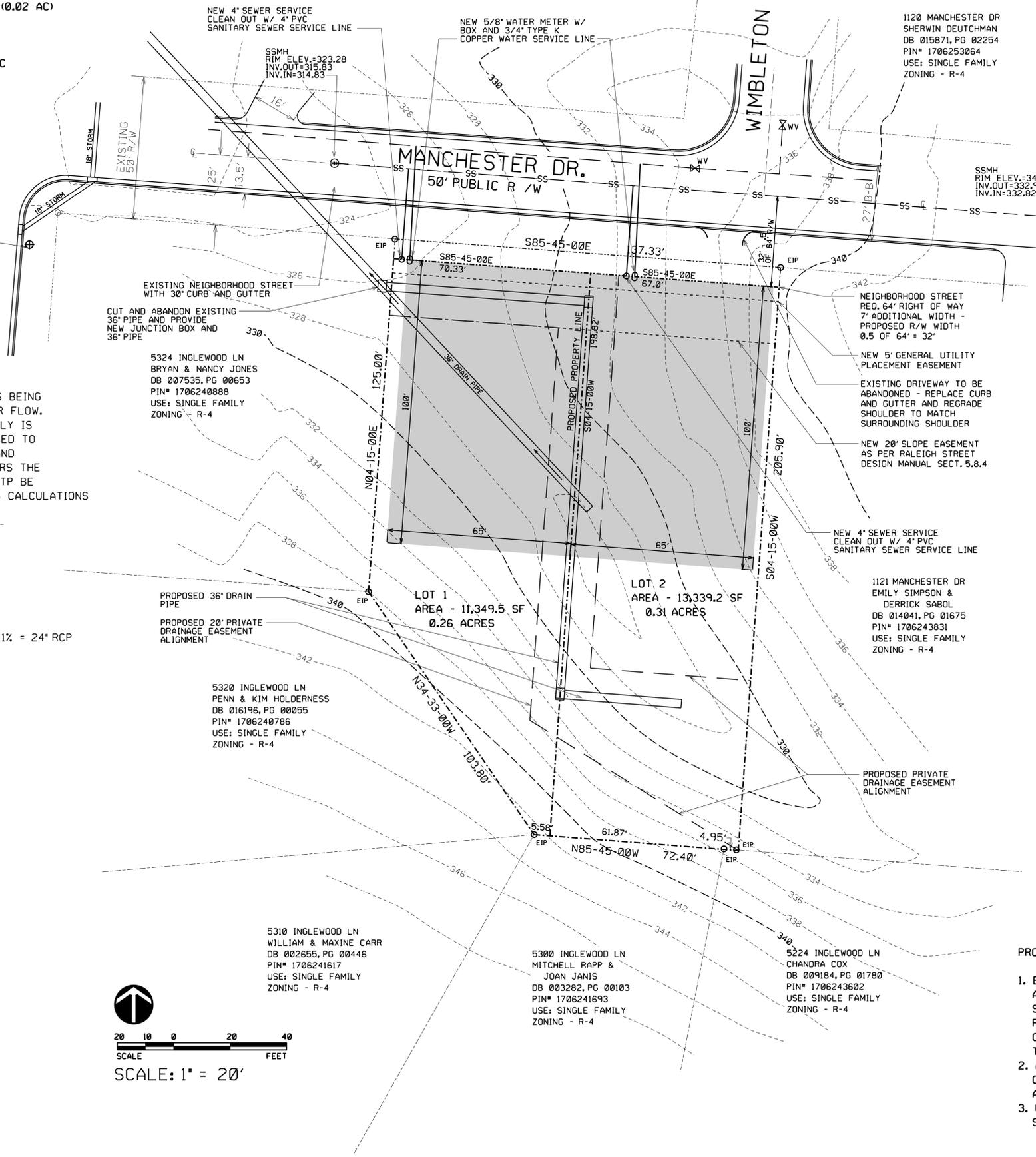
5324 INGLEWOOD LN
 BRYAN & NANCY JONES
 DB 007535, PG 00653
 PIN# 1706240888
 USE: SINGLE FAMILY
 ZONING - R-4

5320 INGLEWOOD LN
 PENN & KIM HOLDERNESS
 DB 016196, PG 00055
 PIN# 1706240786
 USE: SINGLE FAMILY
 ZONING - R-4

5310 INGLEWOOD LN
 WILLIAM & MAXINE CARR
 DB 002655, PG 00446
 PIN# 1706241617
 USE: SINGLE FAMILY
 ZONING - R-4

5300 INGLEWOOD LN
 MITCHELL RAPP &
 JOAN JANIS
 DB 003282, PG 00103
 PIN# 1706241693
 USE: SINGLE FAMILY
 ZONING - R-4

5224 INGLEWOOD LN
 CHANDRA COX
 DB 009184, PG 01780
 PIN# 1706243602
 USE: SINGLE FAMILY
 ZONING - R-4



SITE NOTES:

1. THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 24,688.7 SQFT (0.57 ACRE). THIS DEVELOPMENT FALLS UNDER THE SUBDIVIDED LOTS USE STANDARD DEFINED UNDER TC-2-16 SECTION 9.2.2 A 1 b. (i). DEVELOPMENT OF THESE TWO LOTS SHALL MEET THE IMPERVIOUS SURFACE LIMITATIONS OF TC-2-16 9.2.2 A 4. UNDER SECTION 9.4.6 OF THE UDO, A LAND DISTURBANCE PERMIT WILL NOT BE REQUIRED IF LAND DISTURBANCE OF BOTH LOTS COMBINED IS LIMITED TO 12,000 SF OR LESS.
2. THE SITE IS 0.57 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. THE DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE R-4 IMPERVIOUS SURFACE RESTRICTIONS OF 38%. THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
7. DEVELOPMENT OF THESE LOTS ARE SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY REGULATIONS OF UDO SEC 2.2.7 .
8. A FEE-IN-LIEU FOR FOUR STREET TREES TO BE PLANTED ALONG MANCHESTER DR. WILL BE PROVIDED PRIOR TO SUBDIVISION PLAT RECORDATION.
9. A FEE-IN-LIEU FOR SIDEWALK CONSTRUCTION WILL BE REQUIRED TO BE PAID PRIOR TO AUTHORIZATION TO RECORD LOTS (UDO 8.1.10).

DRIVEWAY NOTE:

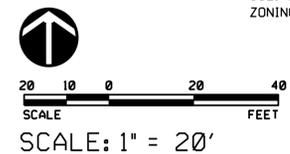
- DRIVEWAY LOCATIONS WILL BE DETERMINED AT SITE PLAN FOR EACH LOT. THE RESTRICTIONS FOR DRIVEWAYS ARE:
- MUST BE A RAMP DRIVEWAY
 - DRIVEWAY MUST HAVE A WIDTH OF 10' MIN. - 18' MAX
 - DRIVEWAYS ARE TO BE 40' APART ON THE SAME LOT
 - DRIVEWAY MAY NOT BE WITHIN THE 20' MINIMUM CORNER CLEARANCE FROM THE POINT OF TANGENCY OF THE INTERSECTION RADIUS
 - DRIVEWAY MUST BE LOCATED A MINIMUM OF 3.5' FROM AN ADJACENT PROPERTY LINE UNLESS IT IS SHARED

LEGEND:

- - - - - EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- - - - - SANITARY SEWER LINE
- - - - - PROPERTY LINE
- CO CLEANOUT
- WMO WATER METER
- WV WATER VALVE
- MHI MAN HOLE
- - - - - PROPOSED RIGHT-OF-WAY

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY RWK, PA ENGINEERING AND SURVEYING, 101 W. MAIN ST., SUITE 202 GARNER, NC, 27529 PHONE NUMBER: 919 779-4854, ENTITLED 'SUBDIVISION OF NORTH HILLS ESTATES, BLOCK K, LOT 19 AND DATED 5-31-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 8/14/17.



THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF RWK, PA ENGINEERING AND SURVEYING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RWK, PA ENGINEERING AND SURVEYING.

RWK, PA
 Engineering & Surveying
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4854

ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYS PARK SUBDIVISION
 1201 MANCHESTER DR., RALEIGH, NC

REVOLUTION HOMES
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

1 9.21.17 RALEIGH COMMENTS
 2 10.12.17 STREET TREES

SCALE: NTS
 DATE: JULY 19, 2017
 SHEET NO. 1
PROPOSED SUBDIVISION
 SP-1
 SEQUENCE NO. 3 OF 4