



Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)



Conventional Subdivision



Compact Development



Conservation Development



Cottage Court



Flag lot



Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): Sanford-Brewer Subdivision

Property Address(es): 721 N Bloodworth Street, Raleigh, NC 27604

Recorded Deed PIN(s): 1704-82-8505

Building type(s):



Detached House



Attached House



Townhouse



Apartment



General Building



Mixed Use Building



Civic Building



Open Lot



Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Jo Anne Sanford & William E. Brewer

Company:

Title: Owners

Address: 721 N Bloodworth Street, Raleigh, NC 27604

Phone #: 919.210.4900

Email: sanford@sanfordlawoffice.com

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder

Company:

Address:

Phone #:

Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Jo Anne Sanford & William E. Brewer

Company:

Title: Owners

Address: 721 N Bloodworth Street, Raleigh, NC 27604

Phone #: 919.210.4900

Email: sanford@sanfordlawoffice.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.48 ac			
Zoning districts (if more than one, provide acreage of each): R-10			
Overlay district(s): HOD-G(Oak)	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 5,626 sf Proposed total (sf) 5,626 sf	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 2	# of Attached House Lots: 0 # of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 0 # of Other Lots (Apartment, General, Mixed Use, Civic): 0
Total # of Lots: 2	Total # Dwelling Units: 2
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____	
Proposed density for each zoning district (UDO 1.5.2.F): 4.2 du/ac	

SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature: <i>Jo Anne Sanford</i>	Date: 12/29/2023
Printed Name: Jo Anne Sanford	
Signature: <i>William E. Brewer, Jr.</i>	Date: 12-27-2023
Printed Name: William E. Brewer, Jr.	

SITE DATA SUMMARY	
PROJECT NAME	SANFORD-BREWER SUBDIVISION
PROPERTY ADDRESS	721 N. BLOODWORTH STREET, RALEIGH, NC 27604
COUNTY	WAKE
WAKE COUNTY PIN	1704-82-8505
REAL ESTATE ID	0002211
GROSS PARCEL SIZE	0.48 AC. (20,785 SF)
PUBLIC RIGHT-OF-WAY DEDICATION	0.001 AC. (33 SF)
PROPOSED # OF LOTS	2
PROPOSED LOT SIZES	LOT #1 - 0.32 AC. (13,985 SF) LOT #2 - 0.16 AC. (6,766 SF)
PROPOSED DENSITY	4.2 DU/AC
CURRENT ZONING	R-10
OVERLAY DISTRICTS	HOD-G (OAKWOOD)
DRAINAGE BASIN	NEUSE
CURRENT USE	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
PROPERTY OWNER / DEVELOPER	JO ANNE SANFORD & WILLIAM E. BREWER 721 N BLOODWORTH STREET RALEIGH, NC 27604-1229 CONTACT: JO ANNE SANFORD EMAIL: SANFORD@SANFORDLAWOFFICE.COM PHONE: 919.210.4900 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDED ENGINEERING, INC. 4909 LILES ROAD RALEIGH, NC 27606 CONTACT: SEAN A. DOLLE, PE EMAIL: SEAN@GROUNDED-ENGINEERING.COM PHONE: 919.438-3694 FAX: N/A
SURVEYOR	ANGLE RIGHT LAND SURVEYING, PLLC 3008 ANDERSON DRIVE, SUITE 160 RALEIGH, NC 27609 CONTACT: MICHAEL TUTT EMAIL: TUTT1011@ATT.NET PHONE: 919.810.4324 FAX: N/A

EXISTING IMPERVIOUS AREA SUMMARY	
EXISTING IMPERVIOUS AREA (EXISTING PARCEL)	5,626 SF (27.1% OF PARCEL)
EXISTING IMPERVIOUS AREA (PROPOSED LOT #1)	5,626 SF (40.2% OF LOT)
EXISTING IMPERVIOUS AREA (PROPOSED LOT #2)	0 SF (0.0% OF LOT)

REQUIRED DEVELOPMENT STANDARDS (R-10)	
MINIMUM REQUIRED LOT AREA	4,000 SF
MINIMUM REQUIRED LOT WIDTH	45 FEET
MINIMUM REQUIRED LOT DEPTH	60 FEET
MAXIMUM ALLOWED DENSITY	N/A
MINIMUM PRIMARY STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE LOT LINE BUILDING SETBACK	5 FEET
MINIMUM REAR LOT LINE BUILDING SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDG)	40 FEET / 3 STORIES

SIDEWALK FEE-IN-LIEU NOTE

1. THE OWNER SHALL BE RESPONSIBLE FOR PAYING A FEE-IN-LIEU FOR A 1' WIDTH ALONG THE ENTIRE PROPERTY FRONTAGE ON BOTH N BLOODWORTH STREET AND E FRANKLIN STREET. THE FEE MUST BE PAID PRIOR TO MAP RECORDATION.

GRADING NOTE

1. THE TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL ACTIVITIES ASSOCIATED WITH THE SUBDIVISION DEVELOPMENT, INCLUDING BUT NOT LIMITED TO DEMOLITION AND A NEW SINGLE FAMILY CONSTRUCTION, SHALL BE LESS THAN 12,000 SF. AS SUCH, A GRADING PERMIT SHALL NOT BE REQUIRED.

STORMWATER NOTE

1. PER CITY OF RALEIGH UDO SECTION 9.2.2.A.2.b.i. SUBJECT TO 4.a OF 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.

SITE LIGHTING NOTE

1. NO SITE LIGHTING IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT. EXISTING STREET LIGHTING WILL REMAIN IN PLACE.

BLOCK PERIMETER NOTE

1. PER UDO SECTION 8.3.2.A.1.b.i. COMPLIANCE WITH THE MAXIMUM BLOCK PERIMETER STANDARDS, INCLUDING MAXIMUM DEAD-END STREET LENGTH, SHALL NOT BE REQUIRED WHEN THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA ESTABLISHED IN THE TABLE FOUND IN SEC. 8.3.2.A.2.b. PER THE REFERENCED TABLE, THE MINIMUM SITE AREA FOR R-10 ZONING DISTRICTS IS XX ACRES.

SOLID WASTE INSPECTION STATEMENTS

1. THE PROPOSED SUBDIVISION WILL UTILIZE ROLL OUT TRASH CARTS FOR TRASH AND RECYCLING.

TREE CONSERVATION NOTE

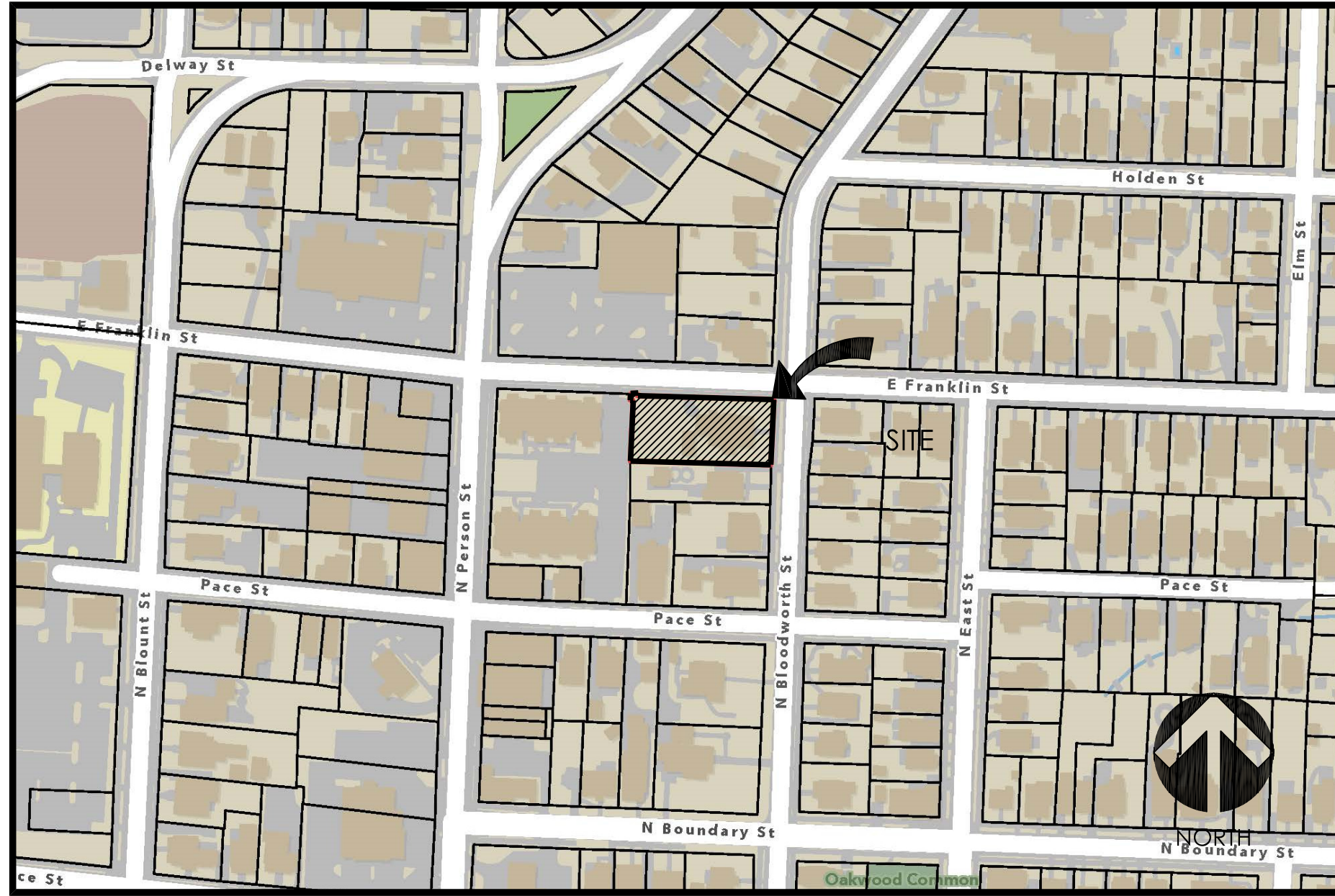
1. THE SUBJECT SITE IS LESS THAN 2.0 ACRES AND IS THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS.

SANFORD-BREWER SUBDIVISION

PRELIMINARY SUBDIVISION PLAN SUBMITTAL

GROUNDED ENGINEERING PROJECT #23034

CITY OF RALEIGH PROJECT #SUB-XXXX-2023



VICINITY MAP
N.T.S.

ATTENTION CONTRACTORS
THE **CONSTRUCTION CONTRACTOR** RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR **CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409** AND THE **PUBLIC UTILITIES DEPARTMENT AT (919) 996-5450** AT LEAST **TWENTY FOUR HOURS** PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.
FAILURE TO NOTIFY BOTH **CITY DEPARTMENTS** IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF **MONETARY FINES**, AND REQUIRE REINSTALLATION 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 **JOB SITE**, OR ANY OTHER VIOLATION OF **CITY OF RALEIGH STANDARDS** WILL RESULT IN A **FINE** AND **POSSIBLE EXCLUSION** FROM FUTURE WORK IN THE **CITY OF RALEIGH**.

Traffic Control and Pedestrian Plan (TCPED) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The City of Raleigh requires an approved Right-of-Way Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD);
 - Public Rights-of-Way Accessibility Guidelines (PROWAG);
 - American Disability Act (ADA) requirements;
 - Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

SHEET INDEX	
C-000	COVER SHEET
C-001	PROJECT NOTES
C-002	RECORDED MAP (BM 2008, PG 2292)
C-110	EXISTING CONDITIONS PLAN
C-110	EXISTING IMPERVIOUS AREA EXHIBIT
C-200	SITE DEMOLITION PLAN
C-300	PRELIMINARY LOT LAYOUT PLAN
C-500	PRELIMINARY GRADING PLAN
C-900	SITE DETAILS

PUBLIC IMPROVEMENT SUMMARY

PHASE NUMBER(S)	1
NUMBER OF LOT(S)	2
LOT NUMBER(S) BY PHASE	1-2
NUMBER OF UNITS	2
LIVABLE BUILDINGS	2
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PRIVATE WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC FORCEMAIN (LF)	0
PRIVATE SEWER (LF)	0
PUBLIC STREET (LF) - FULL	0
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF) - FULL	0
PUBLIC SIDEWALK (LF) - PARTIAL	0
MULTI-USE PATH (LF)	0
PUBLIC STORM DRAIN (LF)	0
STREET SIGNS (LF)	0
WATER SERVICE STUBS	1
SEWER SERVICE STUBS	1

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DEVELOPMENT OPTIONS (UDO Chapter 2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Frequent Transit Development Option	
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.	
GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): Sanford-Brewer Subdivision	
Property Address(es): 721 N Bloodworth Street, Raleigh, NC 27604	
Recorded Deed PIN(s): 1704-82-8505	
Building type(s): <input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Jo Anne Sanford & William E. Brewer	
Company:	Title: Owners
Address: 721 N Bloodworth Street, Raleigh, NC 27604	
Phone #: 919.210.4900	Email: sanford@sanfordlawoffice.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
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Address: 721 N Bloodworth Street, Raleigh, NC 27604	
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DEVELOPMENT TYPE • SITE DATA TABLE – ZONING INFORMATION	
Gross site acreage: 0.48 ac	
Zoning districts (If more than one, provide acreage of each): R-10	
Overlay district(s): HOD-G(Oakwood)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Historic District/Landmark: N/A
Board of Adjustment Case # BOA-	Design Alternate Case # DA-
STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 5,626 sf	Proposed total (sf) 5,626 sf
Impervious Area for Compliance (includes right-of-way): Existing (sf)	Proposed total (sf)
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# of Detached House Lots: 2	# of Attached House Lots: 0
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# of Other Lots (Apartment, General, Mixed Use, Civic): 0	
Total # of Lots: 2	Total # Dwelling Units: 2
# of bedroom units (if known): 1br	2br
3br	
4br	
Proposed density for each zoning district (UDO 1.5.2.F): 4.2 du/ac	

SIGNATURE BLOCK	
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Signature: Jo Anne Sanford	Date: 12/29/2023
Printed Name: Jo Anne Sanford	
Signature: William E. Brewer, Jr.	Date: 12-29-2023
Printed Name: William E. Brewer, Jr.	



Know what's below.
Call before you dig.

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

SANFORD-BREWER SUBDIVISION

PRELIMINARY SUBDIVISION PLANS

COVER SHEET

4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898

grounded
ENGINEERING

SUBMITTAL DESCRIPTION

0- INITIAL SUBMITTAL TO CITY OF RALEIGH

ISSUE DATE

12/27/2023

PROJECT #

23034

SHEET #

C-000

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

REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

NARRATIVE

THE SUBJECT SITE IS CURRENTLY DEVELOPED AS A RESIDENTIAL RESIDENCE. THE PROPOSED PROJECT INCLUDES THE SUBDIVISION OF THE EXISTING PARCEL INTO TWO (2) LOTS.

UTILITY NOTES

1. REFER TO GENERAL NOTES
2. ALL WATER IMPROVEMENTS SHALL COMPLY WITH CITY OF RALEIGH AND STATE STANDARDS AND SPECIFICATIONS
3. EXISTING CITY OF RALEIGH WATERLINE AND SANITARY SEWER LINE SIZES AND MATERIALS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE CITY OF RALEIGH.
4. EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE ADJUSTED, REMOVED, OR RELOCATED.
5. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID INTERFERENCE.
6. ALL CLEAN-OUTS OUTSIDE OF THE BUILDING LOCATED IN PAVEMENT AREAS (ASPHALT OR CONCRETE) SHALL BE CAPPED WITH A MINI-MANHOLE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CAMERA EVALUATION OF ALL EXISTING SANITARY SEWER SERVICES FROM THE BUILDING TO THE NEAREST PUBLIC SEWER MAIN.

CITY OF RALEIGH STANDARD UTILITY NOTES

- a) All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
 - a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impoundment, surface water or well. 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
 - b) 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 width of the main in a separate trench width of 18" for 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
 - c) 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
 - d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - e) Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete grade having 6" min. clearance (per CORPUD details W41 & S-49)
 - f) All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
3. 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
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing prior to construction
5. 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
6. 3.0' minimum cover is required on all water mains & sewer forcemains, 4.0' minimum cover is required on a reuse main
7. 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
8. Install 12" copper water services with meters located at ROW or within a 2' x 2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to provide the water service for each connection to provide adequate flow & pressure
9. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
10. Presently existing city facilities on all building water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having drain water lines lower than 1.0' above the next upstream manhole
11. All environmental permits applicable to the project must be obtained from NCDQW, USEC &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
12. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service laterals) within the NCDOT or Railroad ROW prior to construction
13. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOGC Program Coordinator prior to issuance of a U C / Bidlet Permit. Contact (919) 996-4514 or folegc@raleighnc.gov for more information
14. 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 for devices that 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. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a U C / Bidlet Permit.
15. NOTICE for projects with replaced or oversized mains: If the City's reimbursement for an oversized main or urban main replacement project is \$250,000 or greater - the project must be publicly bid

GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. EXISTING BOUNDARY AND EXISTING CONDITIONS TAKEN FROM SURVEY PROVIDED BY ANGLE RIGHT LAND SURVEYING, PLLC. EXISTING TOPOGRAPHY TAKEN FROM WAKE COUNTY GIS.
3. PER FEMA FLOODPLAIN #3272170400K, DATED JULY 19, 2022, THE SUBJECT SITE IS NOT LOCATED INSIDE OF A FEMA MAPPED FLOODPLAIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVES OF ANY DISCREPANCIES OR CONFLICTS.
5. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION, FIELD OBSERVATIONS, AND OTHER RECORD DRAWINGS WHICH MAY BE AVAILABLE. THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING UTILITIES.
6. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
8. THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS WILL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING AND AT THE CONCLUSION OF CONSTRUCTION.
9. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE FOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY INFRASTRUCTURE REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF ASSOCIATED WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PEDESTRIAN PATHWAYS REMAIN SAFE AND ACCESSIBLE TO THE PUBLIC AT ALL TIMES. A DAILY CHECK AT A MINIMUM.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
13. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

SITE DEMOLITION PLAN NOTES

1. REFER TO GENERAL NOTES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SIGNAGE AND MEASURES TO SECURE THE CONSTRUCTION SITE AND MAINTAIN SAFETY FOR ALL PARTIES.
3. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
4. THE CONTRACTOR SHALL SAW CUT ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
5. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED AND ADJUSTED TO BE READY WITHIN 10 DAYS OF DEMOLITION.
6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A LICENSED GEOTECHNICAL ENGINEER.
7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
8. ANY MATERIALS REMOVED AS PART OF DEMOLITION OF THE PROJECT SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS ASSOCIATED WITH A TEMPORARY CONSTRUCTION TRAILER IF ONE IS TO BE USED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY SHORING AND STRUCTURAL STABILIZATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE TRAFFIC CONTROL MEASURES TO CONTROL CONSTRUCTION TRAFFIC IN AND OUT OF THE PROJECT SITE INCLUDING FLAGGERS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL INACTIVE INFRASTRUCTURE WITHIN THE AREA OF DEMOLITION.
13. THE SUBJECT SITE IS AN ACTIVE SITE THAT WILL REMAIN ACTIVE DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE SITE, PROVIDING CONTINUAL ACCESS TO ALL UNITS AND SITE FACILITIES AND COORDINATING ANY TEMPORARY DISRUPTIONS WITH THE OWNER'S REPRESENTATIVE AT LEAST 72 HOURS AHEAD OF ANTICIPATED DISRUPTION.
14. IF CONSTRUCTION MEANS AND METHODS REQUIRE ANY TEMPORARY LANE OR SIDEWALK CLOSURES ALONG PUBLIC ROADWAYS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT FROM THE APPROPRIATE AGENCIES HAVING JURISDICTION.
15. THE TWO (2) EXISTING PARCELS TO BE SPLIT INTO ONE (1) PARCEL VIA THE PLAT SHALL BE RECORDED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.

SITE LAYOUT NOTES

2. REFER TO GENERAL NOTES.
3. BUILDING SIZE, DIMENSIONS, AND LOCATION ARE APPROXIMATE AND ARE PROVIDED FOR DIAGRAMMATIC PURPOSES ONLY. REFER TO ARCHITECTURAL PLANS BY OTHERS FOR DETAILED INFORMATION INCLUDING DIMENSIONS, LOCATION, AND BUILDING FOOTPRINT.
4. ALL ACCESSIBLE (WALKING AND SEATING) ARE SHOWN ON THIS PLAN FOR DIAGRAMMATIC PURPOSES ONLY. THESE PLANS DO NOT PROVIDE ANY STRUCTURAL OR OTHER DESIGN ASSOCIATED WITH THE PROPOSED WALKS. REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR DETAILS AND INFORMATION.
5. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS FOR ALL CONCRETE SIDEWALK AND CONCRETE PAVEMENT IN ACCORDANCE WITH GUIDELINES PROVIDED BY THE PORTLAND CEMENT ASSOCIATION AND THE AMERICAN CONCRETE INSTITUTE.
6. ALL ADA DESIGNATED SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION, AND PEOPLE WITH MOBILITY DISABILITIES. ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CHAPTER 10, SIDEWALKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SIDEWALKS SHOWN ALONG THE IDENTIFIED ADA PATHWAYS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY PORTIONS OF THE EXISTING PATHWAY ARE FOUND TO BE OUT OF COMPLIANCE WITH ADA REGULATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ASPHALT PAVEMENT TAPERS BETWEEN PROPOSED CONCRETE SIDEWALKS AND EXISTING ASPHALT PAVEMENT. THE TAPER SHALL BE CONFORMANT WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND SHALL NOT EXCEED 5.0%. IF THE ASPHALT PAVEMENT IS LOCATED IN AN ADA ACCESSIBLE PATHWAY, THE PAVEMENT SHALL COMPLY WITH ADA REQUIREMENTS.



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SANFORD-BREWER SUBDIVISION

PRELIMINARY SUBDIVISION PLANS

PROJECT NOTES

SUBMITTAL DESCRIPTION

ISSUE DATE	12.27.2023
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PROJECT #

23034

SHEET #

C-001

BKSM2008PG02292

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

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SANFORD-BREWER SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
RECORDED MAP (BM 2008, PG 2292)

AL PRINCE & ASSOCIATES, P.A.
SUITE 233
975 WALNUT ST.
CARY, N.C. 27511
PH. 467-3545

811
Know what's below.
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STATE OF NORTH CAROLINA
WAKE COUNTY
I, A.E. PRINCE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK PAGE 12/18/2008); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK PAGE 12/18/2008; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 28th DAY OF AUGUST, 2008. P.L.S. 1356 (N.C.)

NORTH CAROLINA
WAKE COUNTY
I, GARY LAMB PRINCE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT A.E. PRINCE, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
MY COMMISSION EXPIRES 4-29-97
WITNESS MY HAND AND SEAL THIS 19th DAY OF AUGUST, 2008. NOTARY PUBLIC

"This plat or map is not a subdivision, but a recombination of previously platted property and meets all statutory requirements for recording."
Planning Director/Wake County Review Officer

WAKE COUNTY, NC 99
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/18/2008 AT 11:51:36
BOOK:BM2008 PAGE:02292
THIS PLAT NOT TO BE RECORDED AFTER THE 21st DAY OF Dec '08.
ONE COPY TO BE RETAINED FOR THE CITY OF RALEIGH.
THIS PLAT IS 00 IN 00 OUT OF THE CITY LIMITS.

RECORDED IN MAP BOOK 2008, PAGE 2292, WAKE COUNTY.

LEGEND
○ = EXISTING IRON PIPE
● = NEW IRON PIPE
□ = ADDRESS
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
— = FENCE
P = PORCH

1. At Petitioner, Professional Land Surveyor No. L-1356, certify to one or more of the following as indicated:
A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
B. That this plat is of a survey that is located in each portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
C. That this plat is of a survey of an existing parcel or parcels of land.
D. That this plat is of a survey of another category, such as the recombination of existing parcels, a non-surveyed survey or other variation on the definition of subdivision.
E. That the information available to this surveyor is such that I am unable to make a determination as to the best of my professional ability as to whether the information is in violation of the ordinance through B above.

OWNERS:
JO ANNE SANFORD & WILLIAM E. BREWER, JR.
721 N. BLOODWORTH ST.
RALEIGH, N.C. 27604

NOTE:
RECOMBINED PROPERTIES ARE SUBJECT TO PART 10 CHAPTER 9 (STORMWATER CONTROLS AND NEUSE RIVER BUFFER REGULATIONS) OF THE RALEIGH CITY CODE.

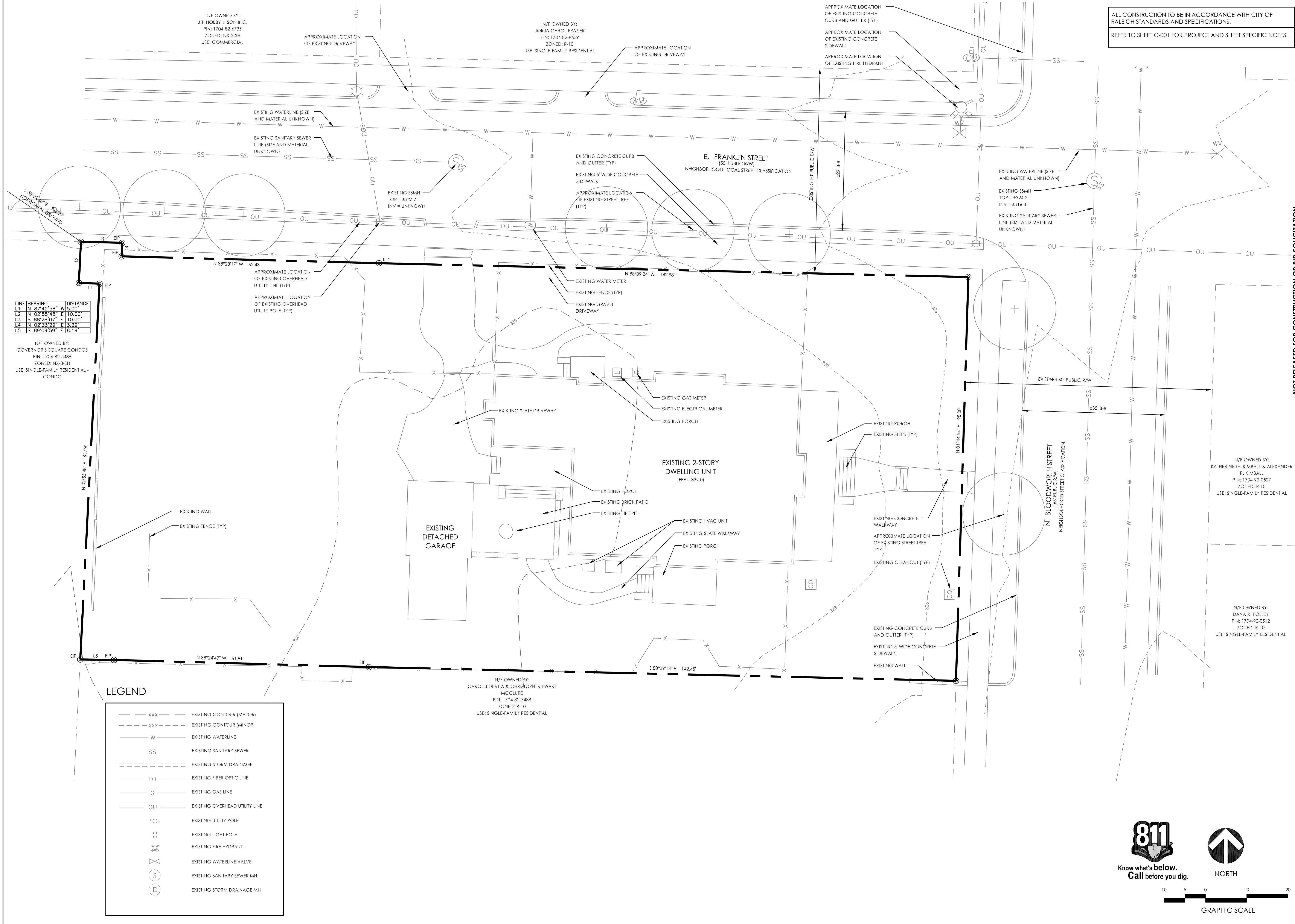
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" BASED ON FLOOD DATA SHOWN ON F.E.M.A. FIRM NUMBER 3720170400J WITH AN EFFECTIVE DATE MAY 2, 2006.
ZONE "A"—SPECIAL FLOOD HAZARD AREAS INDICATED BY 100 YEAR FLOOD
ZONE "X"—AREAS OUTSIDE OF SPECIAL FLOOD HAZARD

REFERENCES:
1. PIN No. 1704828546
2. B.M. 1992-198
3. B.M. 1997-1064
4. D.B. 10805-2137
5. D.B. 6012-18
6. D.B. 8747-1337
7. D.B. 10778-1737

AREA TABLE:
LOT A = 0.140 AC. (6081 sq.ft.)
LOT B = 0.321 AC. (13,991 sq.ft.)
LOT 3 = 0.016 AC. (713 sq.ft.)
OLD TOTAL = 0.477 AC. (20,787 sq.ft.)
NEW TOTAL = 0.477 AC. (20,787 sq.ft.)

SCALE 1" = 40'

R-145-08
R038023



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

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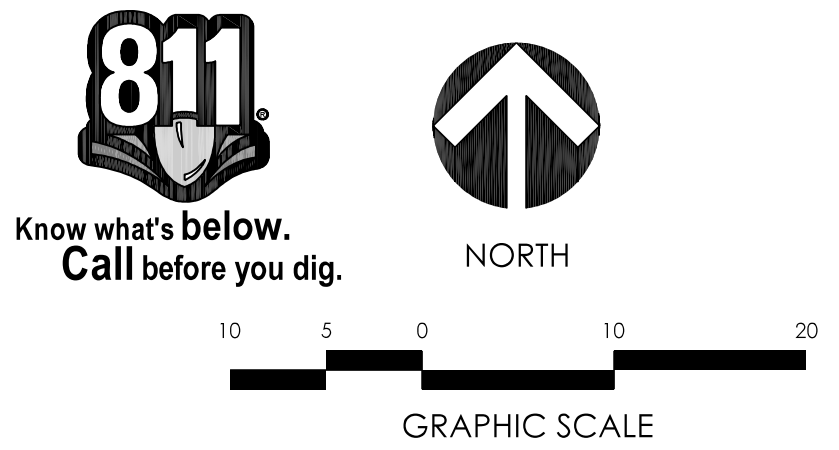
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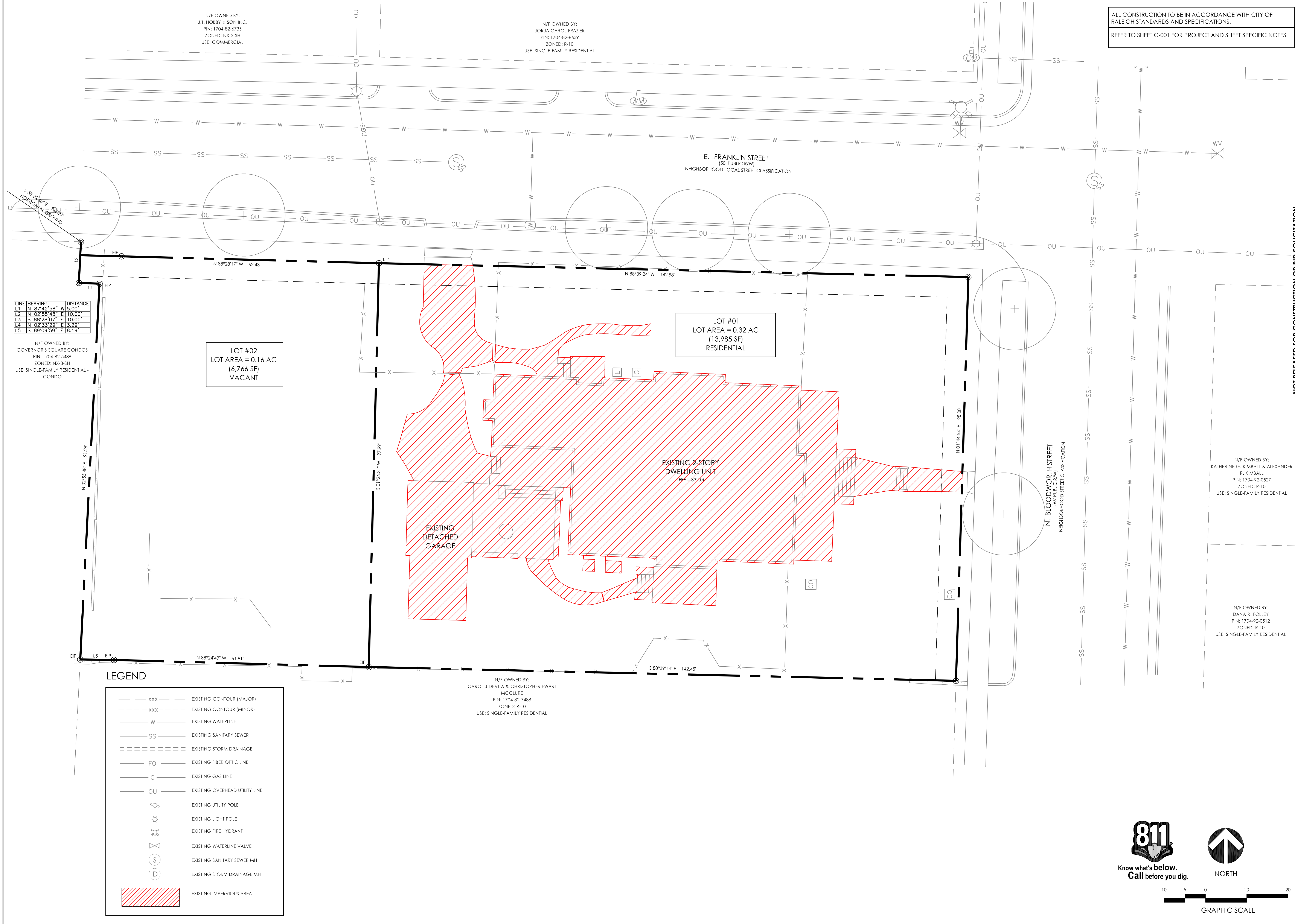
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PRELIMINARY SUBDIVISION PLANS

EXISTING CONDITIONS PLAN

SUBMITTAL DESCRIPTION	0 - INITIAL SUBMITTAL TO CITY OF RALEIGH
ISSUE DATE	12/27/2023
PROJECT #	23034
SHEET #	C-100





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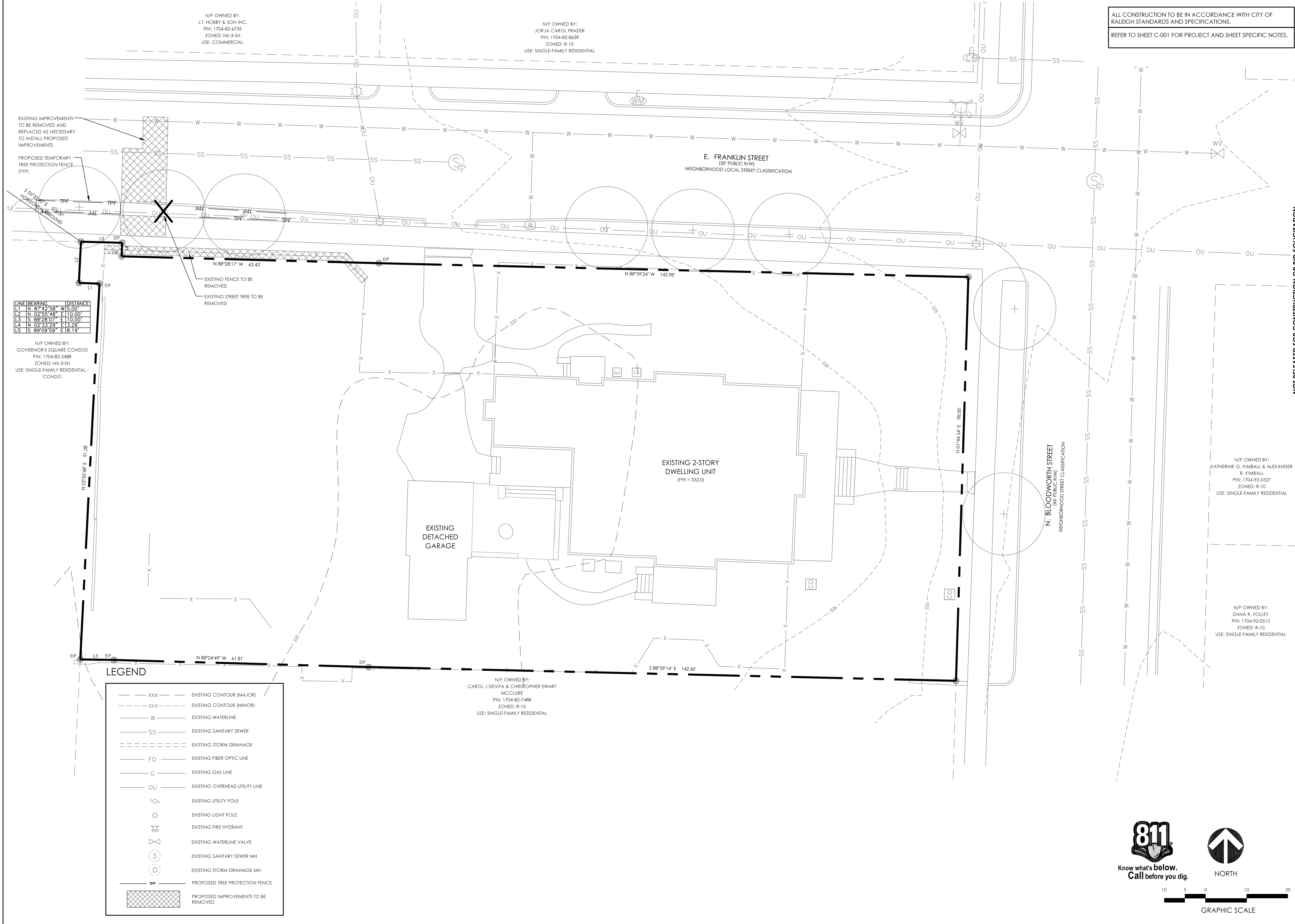
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SANFORD-BREWER SUBDIVISION

PRELIMINARY SUBDIVISION PLANS

EXISTING IMPERVIOUS AREA EXHIBIT

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	ISSUE DATE	12/27/2023		
	PROJECT #	23034		
	SHEET #	C-110		



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PRELIMINARY SUBDIVISION PLANS
SITE DEMOLITION PLAN

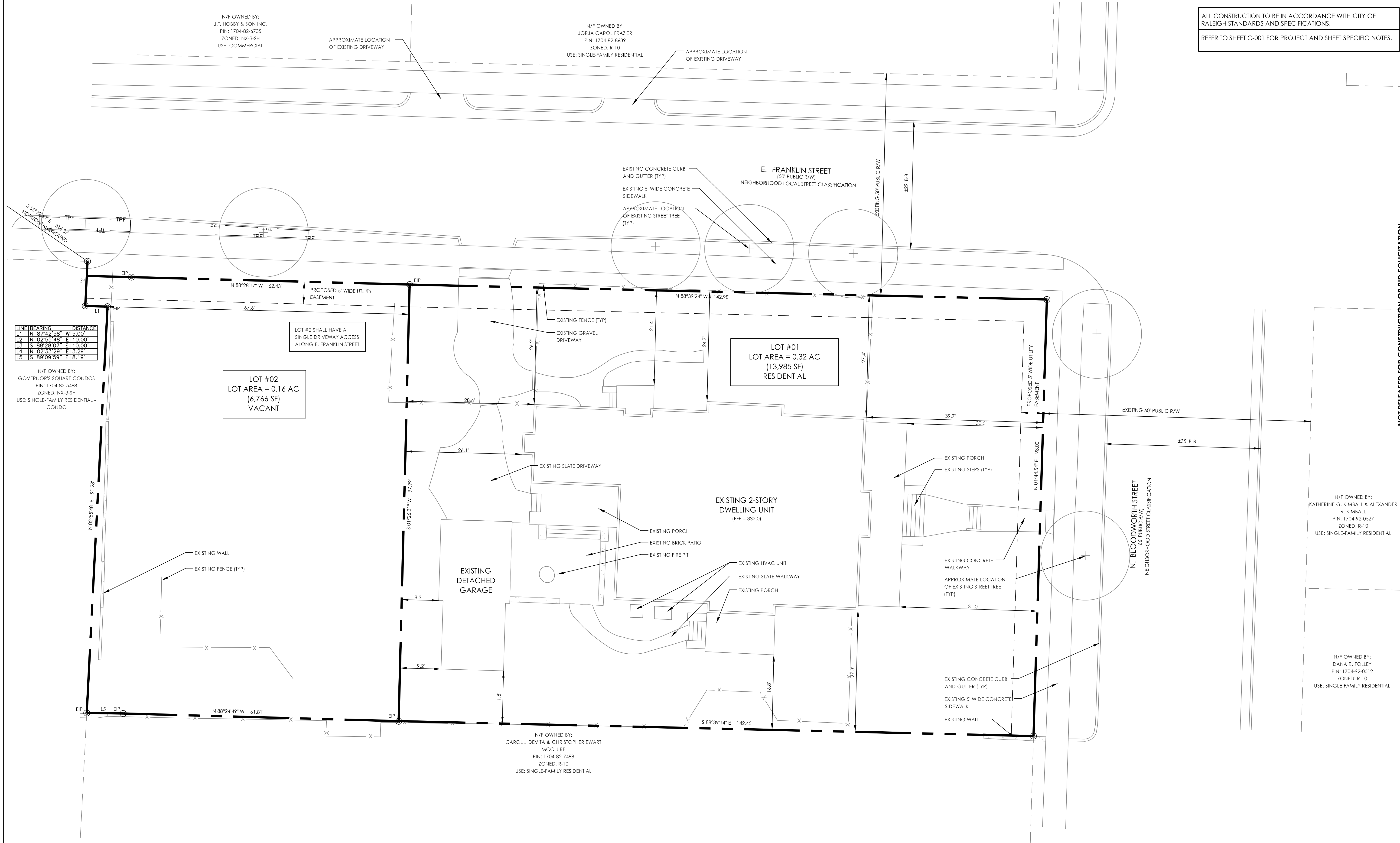
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SUBMITTAL DESCRIPTION
O- INITIAL SUBMITTAL TO CITY OF RALEIGH

ISSUE DATE
12/27/2023

PROJECT #
23034

SHEET #
C-200



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

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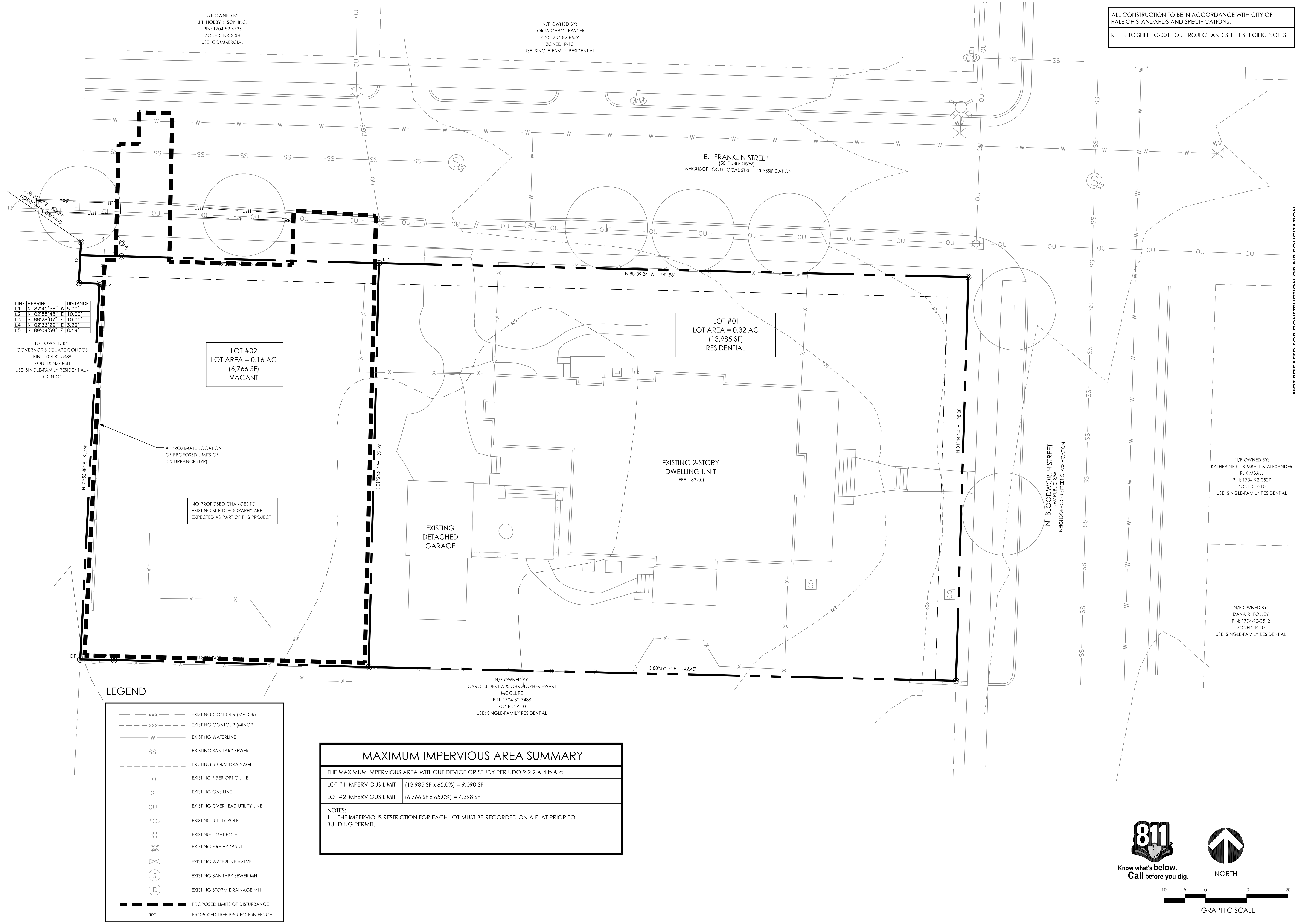
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SANFORD-BREWER SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
PRELIMINARY LOT LAYOUT PLAN

SUBMITTAL DESCRIPTION		SUBMITTAL TO CITY OF RALEIGH			
ISSUE DATE	0 - INITIAL				
PROJECT #		23034			
SHEET #		C-300			

REQUIRED DEVELOPMENT STANDARDS (R-10)	
MINIMUM REQUIRED LOT AREA	4,000 SF
MINIMUM REQUIRED LOT WIDTH	45 FEET
MINIMUM REQUIRED LOT DEPTH	60 FEET
MAXIMUM ALLOWED DENSITY	N/A
MINIMUM PRIMARY STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE STREET BUILDING SETBACK	10 FEET
MINIMUM SIDE LOT LINE BUILDING SETBACK	5 FEET
MINIMUM REAR LOT LINE BUILDING SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL BLDG)	40 FEET / 3 STORIES





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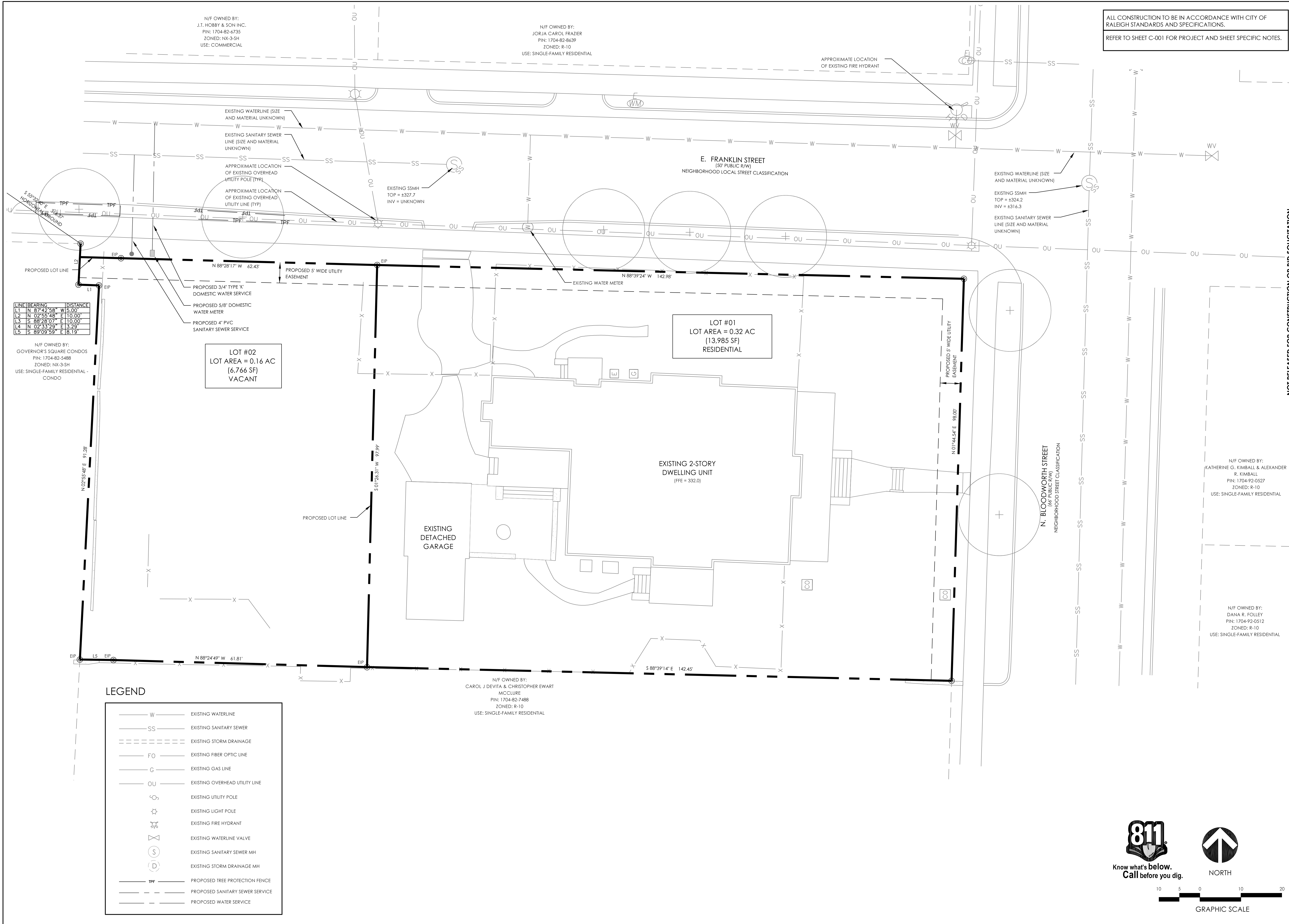
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PRELIMINARY SUBDIVISION PLANS

PRELIMINARY GRADING PLAN

SUBMITTAL DESCRIPTION	0- INITIAL SUBMITTAL TO CITY OF RALEIGH
ISSUE DATE	12/27/2023
PROJECT #	23034
SHEET #	C-500



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SUBMITTAL DESCRIPTION	
0 - INITIAL SUBMITTAL TO CITY OF RALEIGH	
ISSUE DATE	12/27/2023
PROJECT #	23034
SHEET #	C-700

REFER TO SHEET C-002 FOR PROJECT AND SHEET RELATED NOTES

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PRELIMINARY SUBDIVISION PLANS

SUB-XXXX-2023

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