

Administrative Approval Action

Case File / Name: SUB-0006-2023
DSLC - NOTTINGHAM TWO LOT SUBDIVISION

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

LOCATION: This 0.285 acre parcel zoned Residential-10 is located on the southwest corner of

the intersection of Lewis Farm and Nottingham Roads at 1433 Nottingham Rd.

REQUEST: This is a two lot conventional subdivision with an existing single family dwelling to

remain on one of the proposed lots.

Decision - Approved BOA-0015-2023 (6/12/23)

A 5' variance from the minimum lot width requirement (2.2.1 A2) in order to

subdivide the subject property.

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 October 5, 2023 by Crumpler

Consulting Services.

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:

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

V	Right of Way Deed of Easement Required
Ø	Utility Placement Deed of Easement Required

Ø	Slope Easement Deed of Easement Required

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

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

Engineering



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- 1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 3. A fee-in-lieu for sidewalk along Lewis Farm Road and sidewalk and curb and gutter along Nottingham Road is paid to the City of Raleigh (UDO 8.1.10).
- 4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

- 5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

7. A public infrastructure surety for the 3 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.



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

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

Stormwater

- 1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
- 2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
- 3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Lewis Farm Rd and 1 street tree along Nottingham Rd.

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

Stormwater

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

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:

	November 8, 2026 f the land area approved.		
5-Year Sunset Date: Record entire subdi	November 8, 2028 vision.		
I hereby certify this a	dministrative decision.		
Signed:	Daniel Stegall Development Services Dir/Designee	Date: _	11/08/2023

Staff Coordinator: Michael Walters



PRELIMINARY SUBDIVISION PLANS FOR

NOTTINGHAM TWO LOT SUBDIVISION

1433 NOTTINGHAM ROAD RALEIGH, NORTH CAROLINA

Preliminary	Subdivisio	n Appl	licatio	n			
	Customer Service Center • O	ne Exchange Pla	ca, Suite 400 R	ilkigh, NC	27901 919-996-25	00	Raleigh
appropriate review type	form is used when subs and include the plan of effeview@rateighnc.go	hacklist doou	minary Subo ment. Please	livision (t email al	JDO Section 1 I documents a	0.2.5). I nd your	Please check the preliminary
	DEVELO	PMENT OPT	IONS (UDO	Chapter	2)		
✓ Convention	al Subdivision	Compact D	evelopment		Conserva	ation De	rvelopment
Cottage			g lot				elopment Option
NOTE: Subdivisions r	ney require City Counci				y or Historic C	verley i	District
Face in a laboratory of the co		GENERAL II	FORMATIO	N			
Scoping/sketch plan of	sase number(s): subject to approval): NC	TTUINOU	NA TIMO I	OT 0110	DIVIDION		
	1433 NOTTHINGH		-MINOL	01 306	DIVISION		
Recorded Deed PIN(s	0794-69-5134						
Building type(s):	✓ Detached House	Attach	ed House	Tow	nhouse	MA:	partment
General Building	Mixed Use Building	Civic B	ulding	Oper	1 Lot	□ ne	ny House
	URRENT PROPERTY	NAME OF THE OWNER OWNER OF THE OWNER OWNE	. IO ANY IDE	er oor	D INCODMAN		
					RINFORMAT	ION	
,,	ner(s) Names: SCOTT	& AIMEE		_			
Company:			Title: Own	er			
	TINGHAM RD, RALE						
Phone #: 919-999-63	132	mail: scotts	uddreth酸a	tt.net			
Applicant Name (If di	fferent from owner. Se	e "who can	apply" in in	struction	16):		
Relationship to owner:	Lessee or contract	purchaser	Owner's a	uthorize	d agent Ea	ветеп	t holder
Company:		Address:					
Phone #:	t	(mail:					
NOTE: please attach	purchase agreement o	r contract, I	ease or eas	ement w	hen submittir	g this t	form.
Developer Contact N	ames: Josh Crumpler	, PE					
Company: Crumpler	Consulting Services,	PLLC	Title: Own	ar			
Address: 2308 Ridge	Road, Raleigh, NC	27612					
Phone #: 919-413-17	04 E	mail: josh@	crumplero	onsulting	g.com		
Page 1 of 2							raleighnc.gov

Zoning districts (if more than or r-10	ne, provide scienge of	ozch):		
Overlay district(s):	Inside City Limits?	VYes No	Historic District Landmark	NAIZ
Conditional Use District (CUD) Case # Z-	Board of Adjustme BOA		Design Alternate Case # DA-	and le
	STORMWAT	ER INFORMATIO	M	
Imperious Area on Parcel(s): Existing (sf) Propos		Impervious Are	n for Compliance (includes right Proposed total (st)	об-мау):
		OTS AND DENS	ПУ	
# of Detached House Lots: 2		ouse Lots: N/A	# of Townhouse Lots: N/A	
For Tiny House Lats: N/A	# of Open Loss: N/A	# of Other Mixed Use	Lots (Apartment, General,	
Total # of Lots: 2	Total if Dwelling Units			-
Proposed density for each zonic	ng district (UD3 1.5.2.)	¥ 7.01	***************************************	
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ogulations in effect et alse time for	and proceeding in tests	ned shall apply to t	he new application.	
Printed Name: < 9f <	1111		Date: 1= 26-23	
Signature:	delett	-	Date	
			I Messi	
Initited Name:				
Printed Name:				and the latest and

CITY OF RALEIGH FILE: SUB-0006-2023

PREPARED FOR: **OWNER**:

SCOTT & AIMEE SUDDRETH 1433 NOTTINGHAM RD RALEIGH NC 27607-3737

DEVELOPER:

STEVE SYPHER DESIGNS INC 1615 BROOKS AVE RALEIGH, NC 27607

PREPARED BY: CRUMPLER

Consulting Services, PLLC

2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704 P-1533

BOARD OF ADJUSTMENT NOTES:

BOA-0015-2023 - 6/12/2023

DECISION: APPROVED AS REQUESTED.

WHEREAS SCOTT AND AIMEE SUDDRETH, PROPERTY OWNERS, REQUEST A 6 FEET VARIANCE FROM THE MINIMUM LOT WIDTH REQUIREMENT PURSUANT TO UDO SECTION 2.21, A2 IN ORDER TO SUBDIVIDE THE SUBJECT PROPERTY (PIN 0794995134) INTO TWO LOTS ON A 0.29-ACRE PROPERTY ZONED RESIDENTIAL-10 AND LOCATED AT 1433 NOTTINGHAM ROAD

SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.4-2 AS AMENDED BY TC 2-16.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING
	AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN
D 1	DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 CRUMPLER Consulting Services, PLLC 2008 Reduce Read Regies, Note Cardina 27812 Page 1541-3774

> ISSUED FOR PERMITTING

COVER SHEET
NOTTINGHAM TWO LOT SUBDIVISION
1433 NOTTINGHAM ROAD

PROJECT NO.: 21008

DRAWN BY: JAC

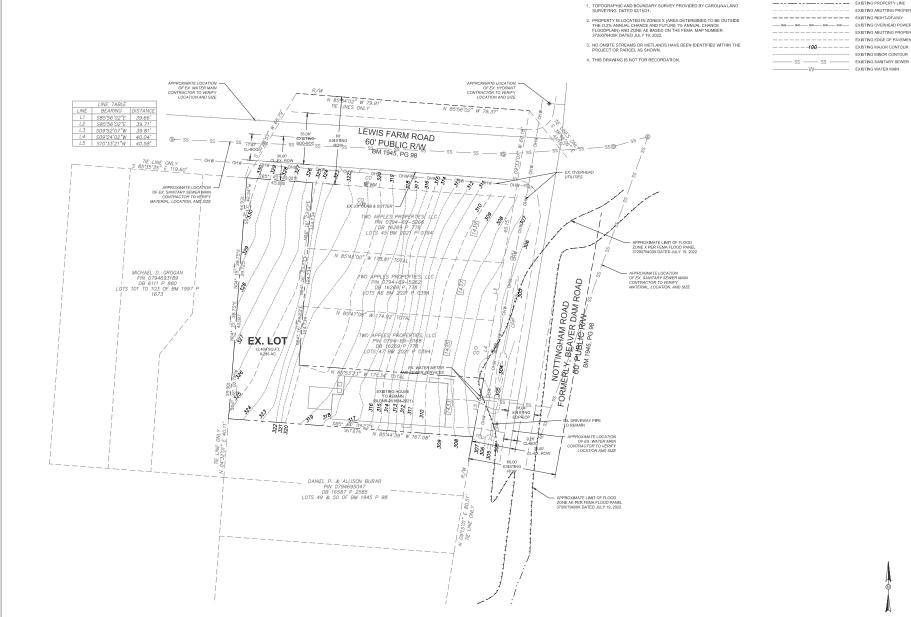
CHECKED BY: JAC

DATE: 01/24/23

SCALE: N.T.S.



of 7



LEGEND

NOTES

 EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE ---- EXISTING RIGHT-OF-WAY — 0HF — 0HF — DHF — EXISTING OVERHEAD POWER LINE ---- EXISTING ABUTTING PROPERTY LINE ---- EXISTING EDGE OF PAVEMENT ---- EXISTING MAJOR CONTOUR ---- EXISTING MINOR CONTOUR

EXISTING WATER MAIN

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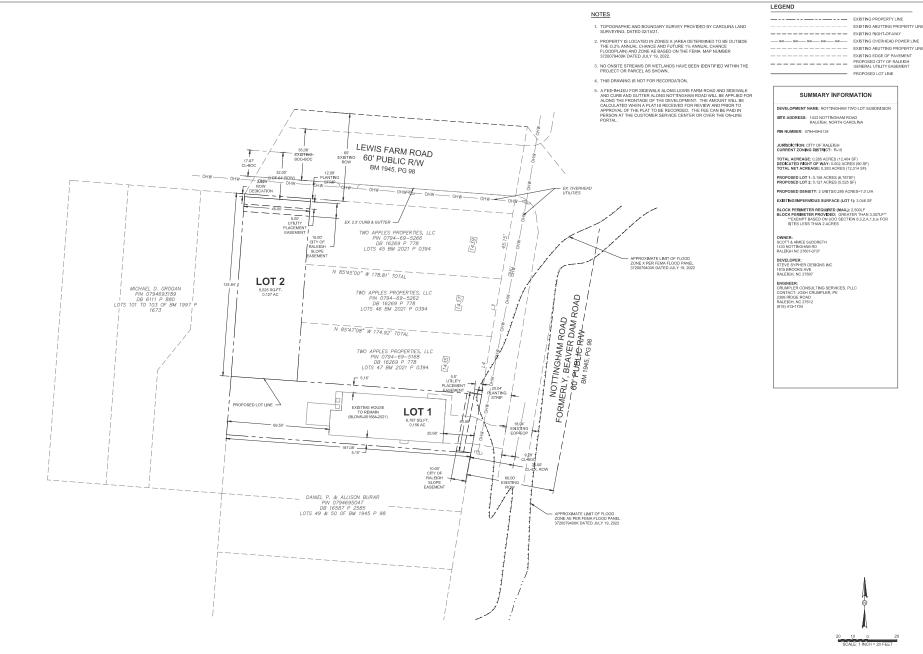
ISSUED FOR PERMITTING

1	REV.	DESCRIPTION	DATE
	-	CITY OF RALEIGH COMMENTS	08/17/23
	2	CITY OF RALEIGH COMMENTS	10/05/23

NOTTINGHAM TWO LOT SUBDIVISION **EXISTING CONDITIONS**

PROJECT NO.: 21006
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 01/24/23
SCALE: 1" = 20"
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C-2



EXISTING ABUTTING PROPERTY LINE

ER

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ISSUED FOR PERMITTING

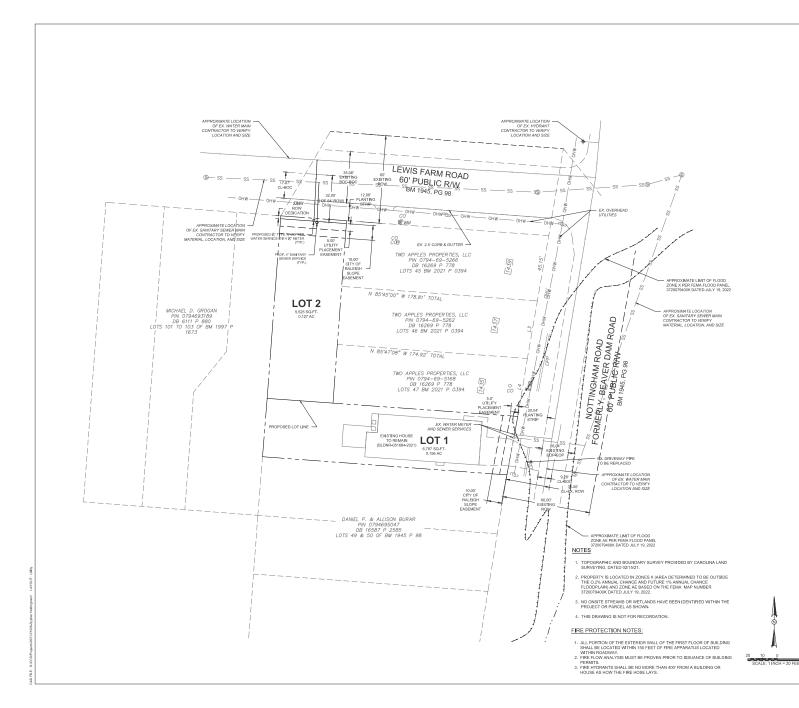
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-	CITY OF RALEIGH COMMENTS	/80
2	CITY OF RALEIGH COMMENTS	10/

NOTTINGHAM TWO LOT SUBDIVISION SUBDIVISION PLAN

PROJECT NO.: 21006

DRAWN BY: JAC CHECKED BY: JAC 1" = 20" SCALE:

C-3



LEGEND

	EXISTING PROPERTY LINE	
	EXISTING ABUTTING PROPERTY LINE	
	EXISTING RIGHT-OF-WAY	
	EXISTING OVERHEAD POWER LINE	
	EXISTING ABUTTING PROPERTY LINE	
	EXISTING EDGE OF PAVEMENT	
$ \circ - \circ - \circ - \circ - \circ - \circ$	EXISTING SANITARY SEWER	
	EXISTING WATER LINE	
	PROPOSED SANITARY SEWER	
	PROPOSED WATER LINE	
	PROPOSED LOT LINE PROPOSED UTILITY	

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- EDITION)

 2. UTILITY SEPHALTON RECURRENETS

 3. A RETANCE OF 195 SHALL BE MANTANDE DE PIVES

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 BY THE PUBLIC UTILITIES DIRECTOR, ALL DETAINED AND AT

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 4. ON IMMANDAM OPERCOMAL SERVER TO THE MATER MAND THE

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- SPECIFICATIONS.

 G. 50 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANTARY SEWER & STORM SEWER FACILITIES, UNLESS DP MATERIAL IS SPECIFIED FOR SANTARY SEWER.

 6. MAINTAIN 18' MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM PORAN CROSSINGS, MAINTAIN 24' MIN. VERTICAL SEPARATION AT ALL SANTARY SEWER & RCP STORM DRAIN CROSSINGS, WAINTAIN 24' MIN. VERTICAL SEPARATION AT ALL SANTARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUITE SEPARATIONS CANNOT BE LHUSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MERIALS & A CONCRETE CRADLE BAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-90, 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.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES
 NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE
 CITY OF RALECH PUBLIC UTLITIES DEPARTMENT. THIS INCLUDES
 ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR
 EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- 7. 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 30 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANTARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0" ABOVE THE NEXT UPSTREAM MANHOLE.
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE GOTANIED FROM NCDWO, USACE A/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRICK 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
- 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE PROPERTY OF THE STALL BE SHALL BE
- 18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS ISITED IN APPRIADAD GOT THE GREEKE GOVERNING PUBLIC WATER MANIMAL PROPRIADA GOT THE RULES GOVERNING PUBLIC WATER MANIMAL PROPRIADAD GOT THE CONTROL OF THE

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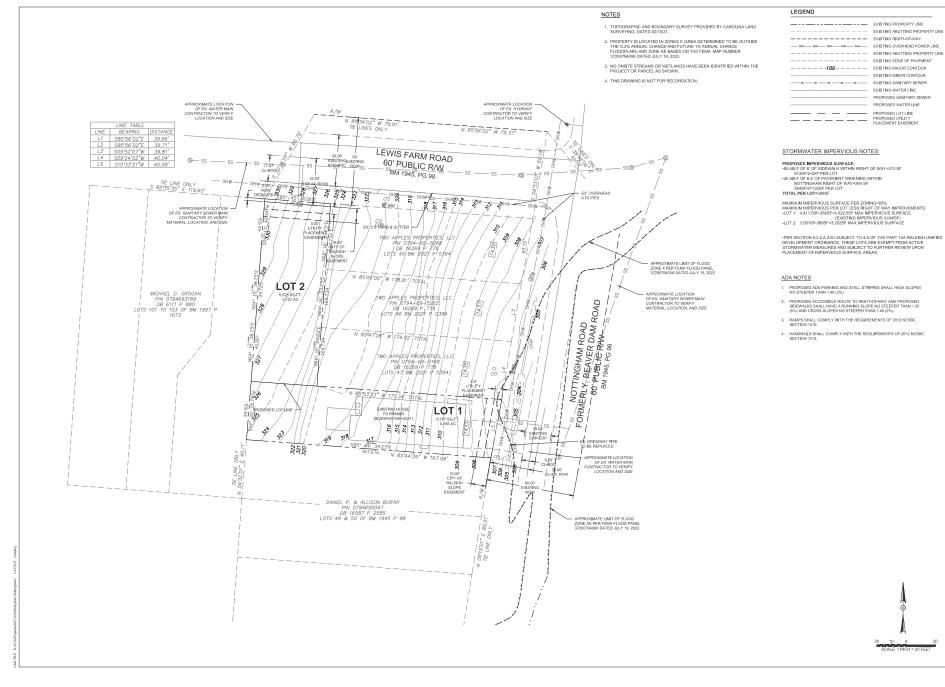
> ISSUED FOR PERMITTING

REV.	DESCRIPTION	DAT
-	CITY OF RALEIGH COMMENTS	08/17
2	CITY OF RALEIGH COMMENTS	10/05

NOTTINGHAM TWO LOT SUBDIVISION UTILITY PLAN

PROJECT NO.: 21006
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 01/24/23
SCALE: 1" = 20"

C-4



CRUMPLER Consulting Services, PLLC 2008 Regis Real Relegio, North Carlotter 2012 Parts 1770 Parts 1770

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
-	CITY OF RALEIGH COMMENTS	08/17/2:
2	CITY OF RALEIGH COMMENTS	10/05/2:

GRADING AND
STORMDRAINAGE PLAN
NOTTINGHAM TWO LOT SUBDIVISION

PROJECT NO.: 21006

DRAWN BY: JAC

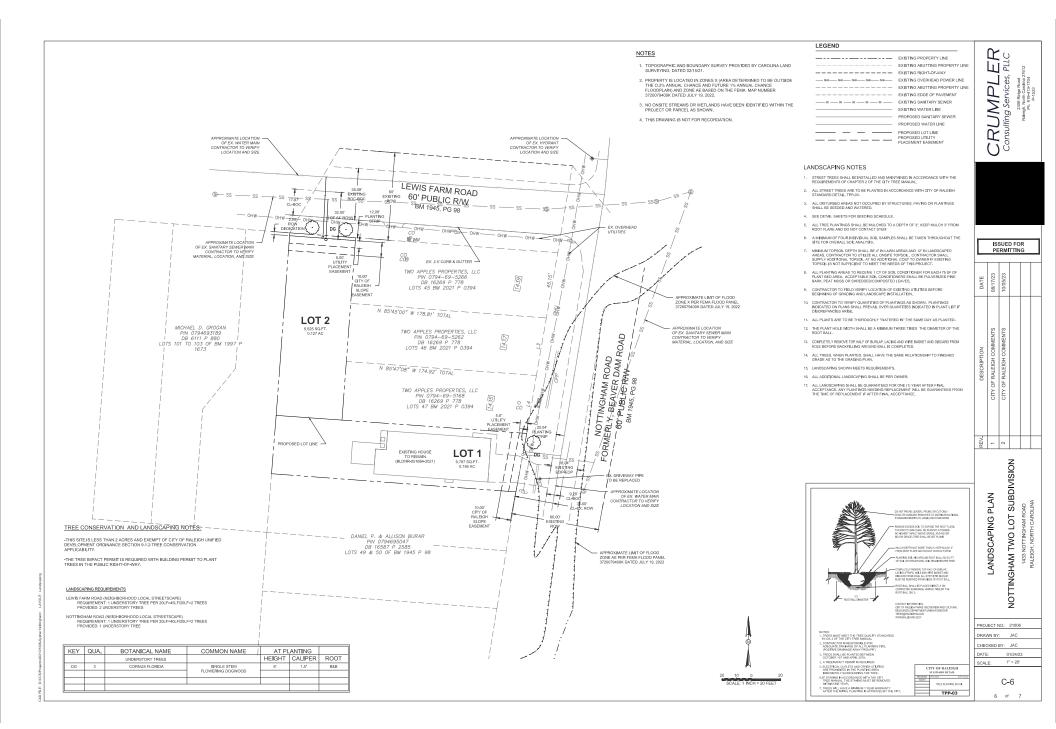
CHECKED BY: JAC

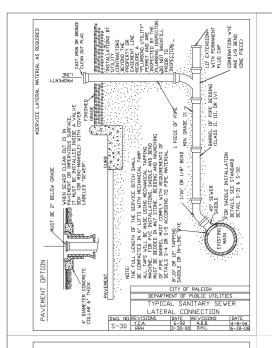
DATE: 01/24/23

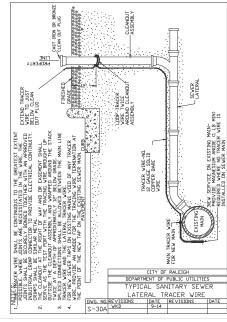
SCALE: 1" = 20'

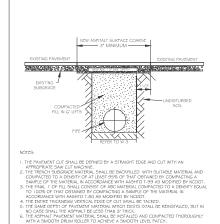
C-5

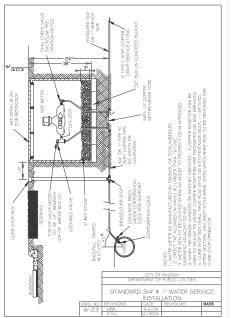
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ENCROACHMENT PERMIT.		DEPAR		RALEIGH PUBLIC UTILITIES	
	DWG. NO. W-2			O ASPHALT ATCH DETAIL REVISIONS A.B.B. J.P.S.	DATE 4-16-04 10-29-10

DETAILS	OTTINGHAM TWO LOT SUBDIVISION	1433 NOTTINGHAM BOAD
DETAILS	OTTINGHAM TWO LOT SU	1433 NOTTINGUAM BOAD

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ISSUED FOR PERMITTING

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PROJECT	NO.: 19006
DRAWN E	BY: JAC
CHECKE	BY: JAC
DATE:	01/24/23
SCALE:	N.T.S.

D-1 7 of 7