



# 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input checked="" type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Coastal Commons Subdivision				
Property Address(es): 813 Wilcox St., Raleigh				
Recorded Deed PIN(s): 0794 22 8624				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" 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	
<b>Current Property Owner(s) Names:</b> Freedom Temple of Deliverance, Inc.	
Company:	Title:
Address: P.O. Box 33338, Raleigh, NC 27636-3338	
Phone #: 919-835-9395	Email: freedomtc1980@gmail.com
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Children of Julie, LLC	Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606
Phone #: 919-536-2781	Email: ryan@revolutionhomes.biz
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Ryan W. Johnson	
Company: Revolution Homes	Title: President
Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606	
Phone #: 919-536-2781	Email: ryan@revolutionhomes.biz

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 21,695 SF - 0.498 Acre			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s):	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) 0 Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 5
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 6	Total # Dwelling Units: 5	
Proposed density for each zoning district (UDO 1.5.2.F): 10.04		

**SIGNATURE BLOCK**

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.

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).

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.

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 the permit processing is resumed shall apply to the new application.

Signature: 	Date: 12/29/2022
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	

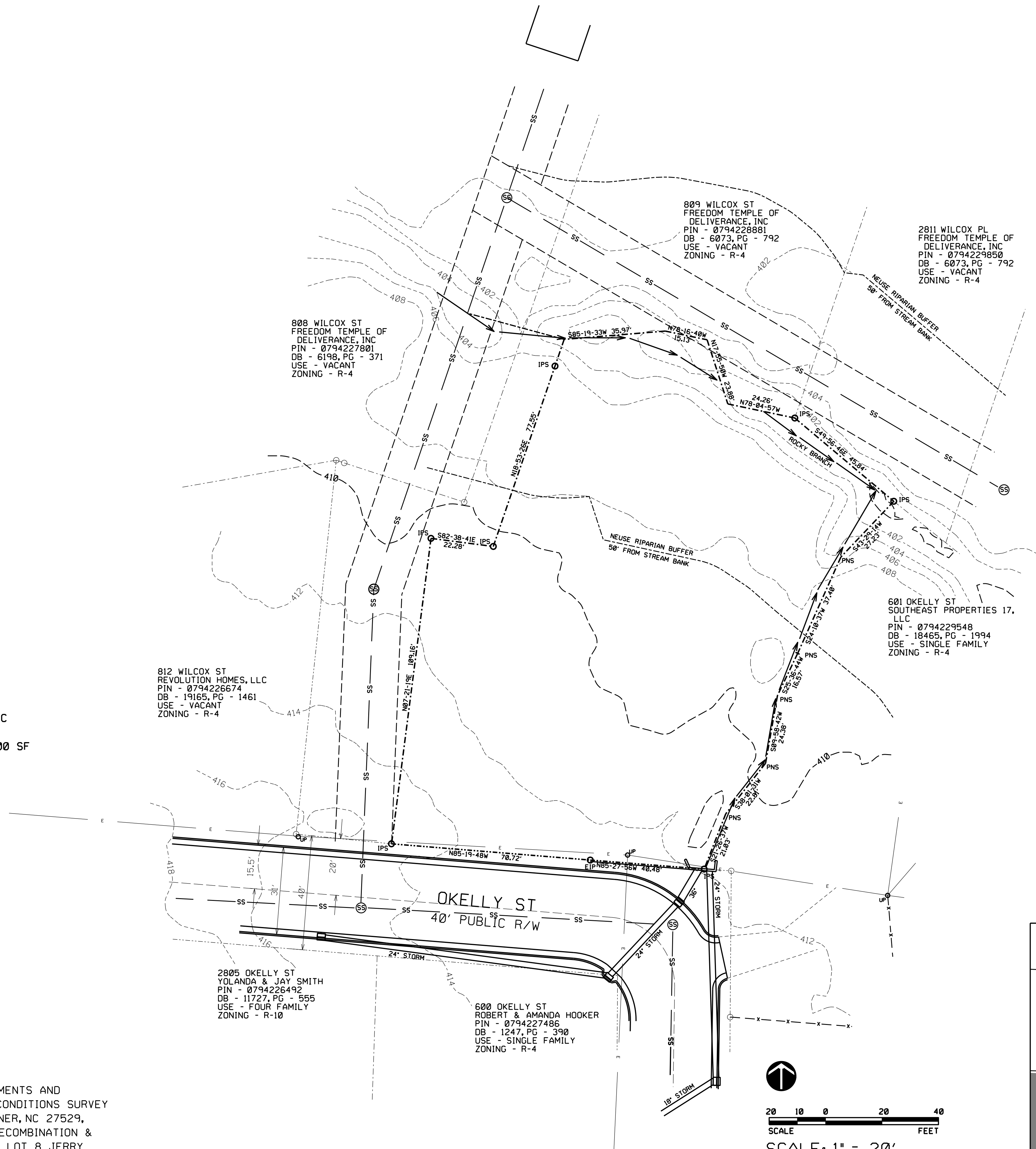


SITE DATA:

PIN NUMBER - 0794228624  
ADDRESS: 813 WILCOX ST., RALEIGH  
ZONING - R-4  
FREQUENT TRANSIT AREA DEVELOPMENT  
TOTAL GROSS ACREAGE - 21,695 SF - 0.498 AC  
UNITS PROPOSED - 5  
MIN. SITE SQUARE FOOTAGE PER UNIT = 2,000 SF  
AREA TO BE DEDICATED TO RIGHT OF WAY  
- 841 SF - 0.019 AC  
TOTAL NET ACREAGE - 20,854 SF - 0.095 AC  
EXISTING USE - VACANT

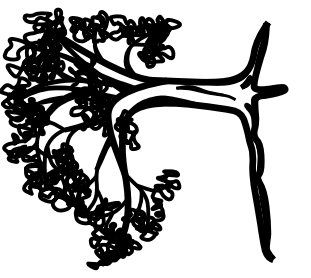
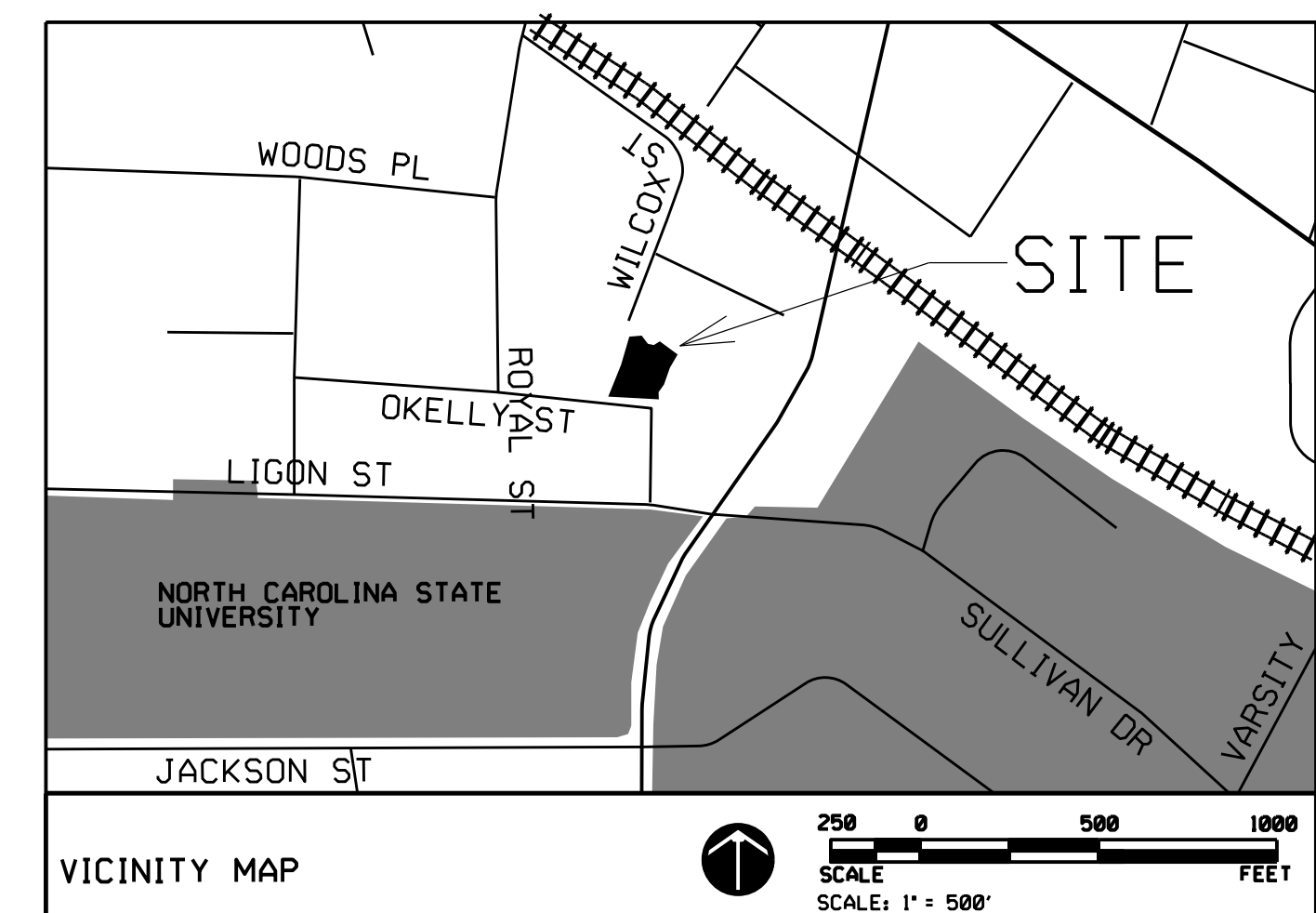
PROPERTY NOTES:

- EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'RECOMBINATION & EASEMENT DEDICATION PLAT, GREATER PART LOT 8 JERRY HOGAN LAND & PART OF 0.826 AC OF BM 1992 PG 139 809 & 813 WILCOX ST., AND DATED 12-16-2021.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



LEGEND:

- EXISTING TOPOGRAPHY
- 24' STORM STORMWATER DRAIN LINE
- SS SANITARY SEWER LINE
- PROPERTY LINE
- MAN HOLE
- EXISTING RIGHT OF WAY



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

DESIGNED: AAP

DRAWN:

APPROVED:

COASTAL COMMONS SUBDIVISION  
813 WILCOX ST., RALEIGH, NC

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

SCALE: NTS

DATE: DEC. 1, 2022

SHEET NO. 1

EXISTING CONDITIONS

EC-1

SEQUENCE NO. 2 OF 5



SITE NOTES:

1. THE SITE IS 0.498 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
2. THE SITE IS CURRENTLY VACANT. NO DEMOLITION WILL BE REQUIRED.
3. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
4. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
5. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
7. A FEE-IN-LIEU FOR 6' OF WALK ALONG OKELLY IS REQUIRED AND A SURETY BOND IS REQUIRED FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
11. SUBDIVISION PLAN CREATES SIX LOTS.
12. INFILL SUBDIVISION RULES DO NOT APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7 AND 2.7.
13. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
14. BLOCK PERIMETER REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE UNDER UDO SEC. 8.3.2.A.1 (THE SITE IS LESS THAN THREE ACRES) AND SEC. 8.3.2.A.1.vi.a (THE CREATION OF A STREET WOULD BE OBSTRUCTED BY EXISTING SINGLE FAMILY DEVELOPMENT).
15. THE MAXIMUM BUILDING HEIGHT BY UDO 2.2.3.E IS 45' / THREE STORIES.
16. GARBAGE AND RECYCLING COLLECTION IS TO BE INDIVIDUAL ROLL-OUT CARTS.
17. THE SITE IS 0.498 ACRES. ACTIVE STORMWATER CONTROL IS EXEMPT UNDER UDO 9.2.2(2)b. DUE TO THE TOTAL LOT SIZE.
18. TREE PLACEMENT IS TO BE ADJUSTED TO CONFORM TO THE NEEDS OF THE SITE IN TERMS OF DRIVEWAY AND UTILITY PLACEMENT.

SITE DATA:

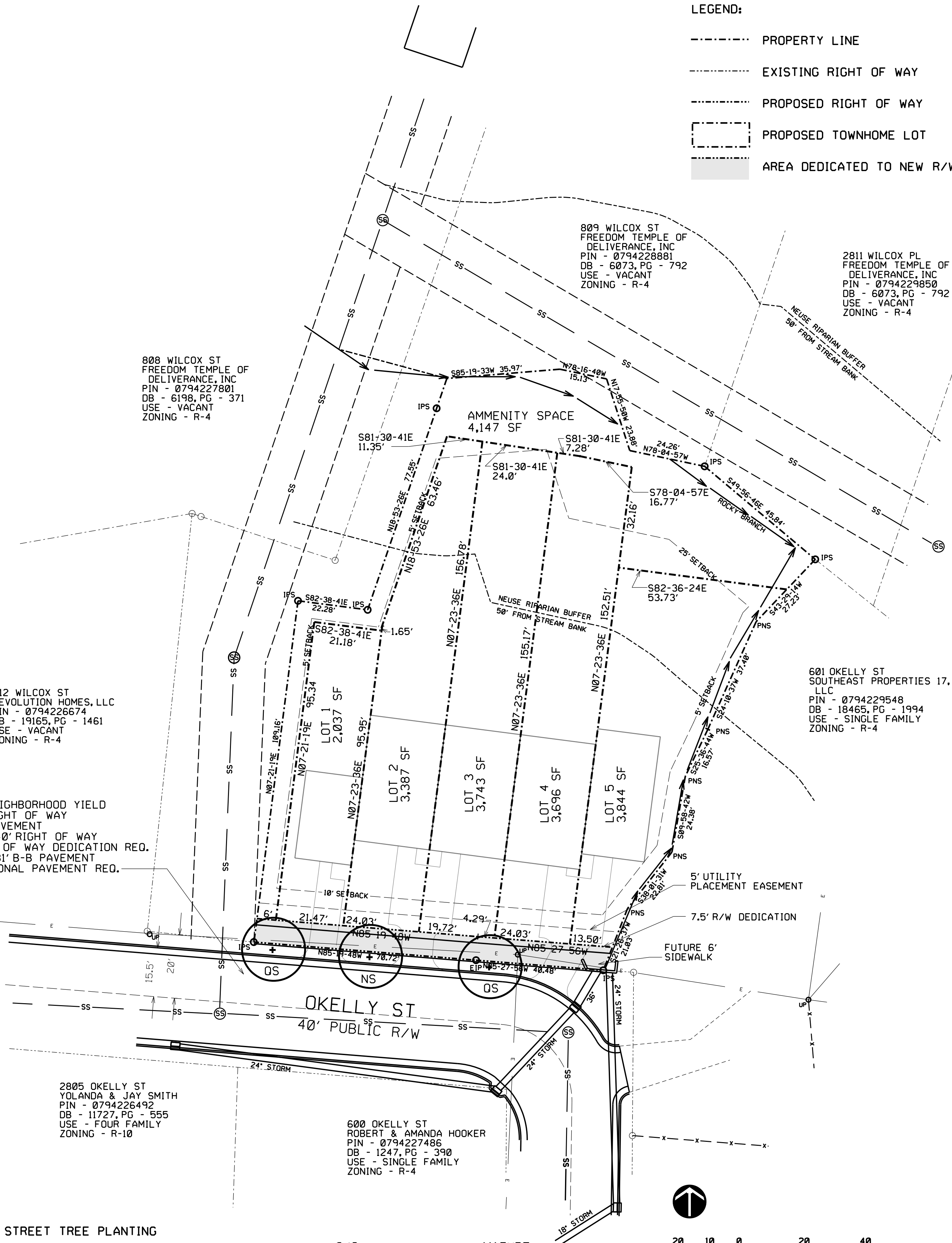
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- 841 SF - 0.019 AC  
TOTAL NET ACREAGE - 20,854 SF - 0.095 AC

LOT AREA -  
LOT 1 - 2,037 SF - 0.047 AC  
LOT 2 - 3,387 SF - 0.078 AC  
LOT 3 - 3,743 SF - 0.086 AC  
LOT 4 - 3,696 SF - 0.085 AC  
LOT 5 - 3,844 SF - 0.088 AC

AMENITY AREA - LOT 6  
AMENITY AREA - 4,147 SF - 0.095 AC  
19.88 % OF NET SITE

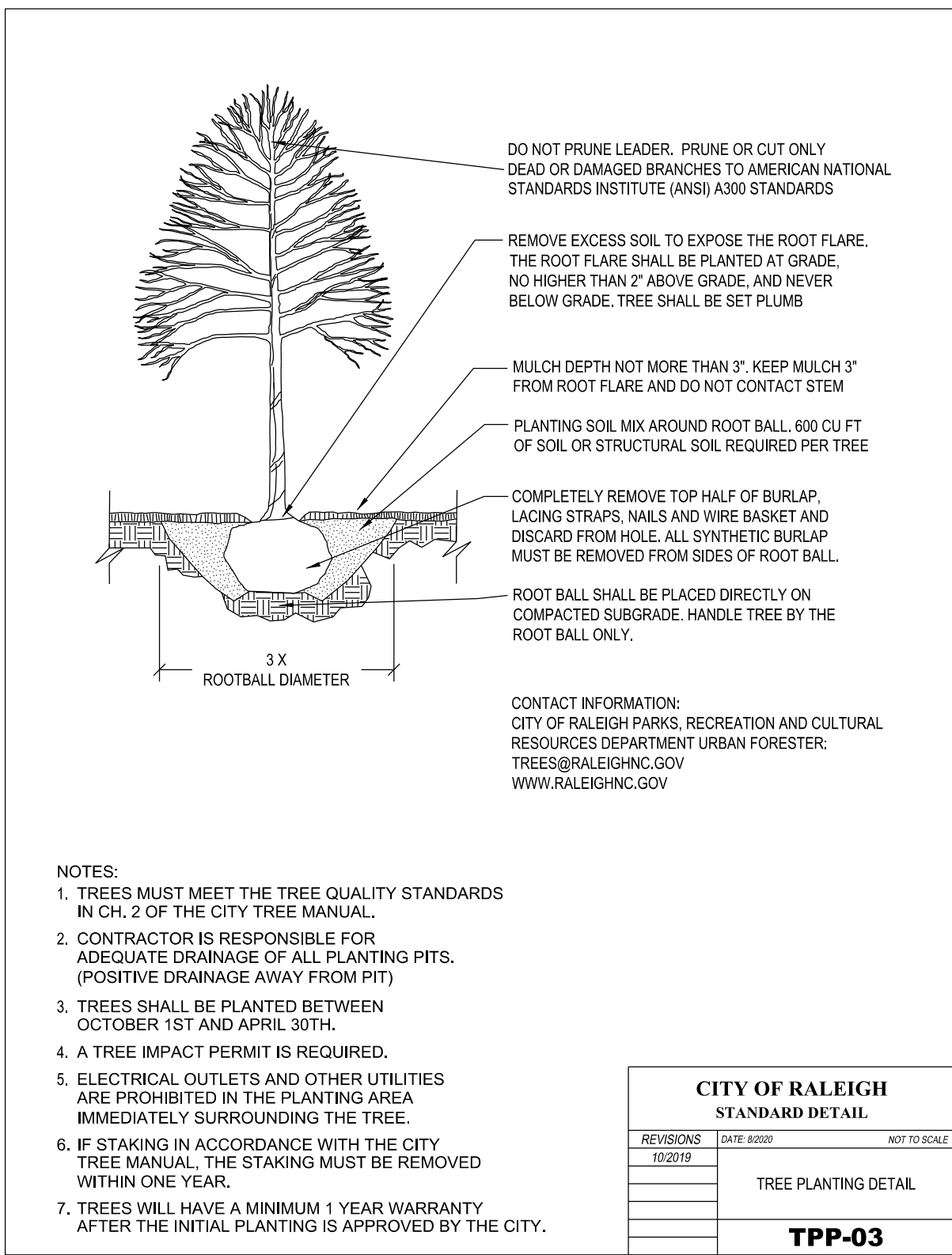
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2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



LEGEND:

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED TOWNHOME LOT
- AREA DEDICATED TO NEW R/W

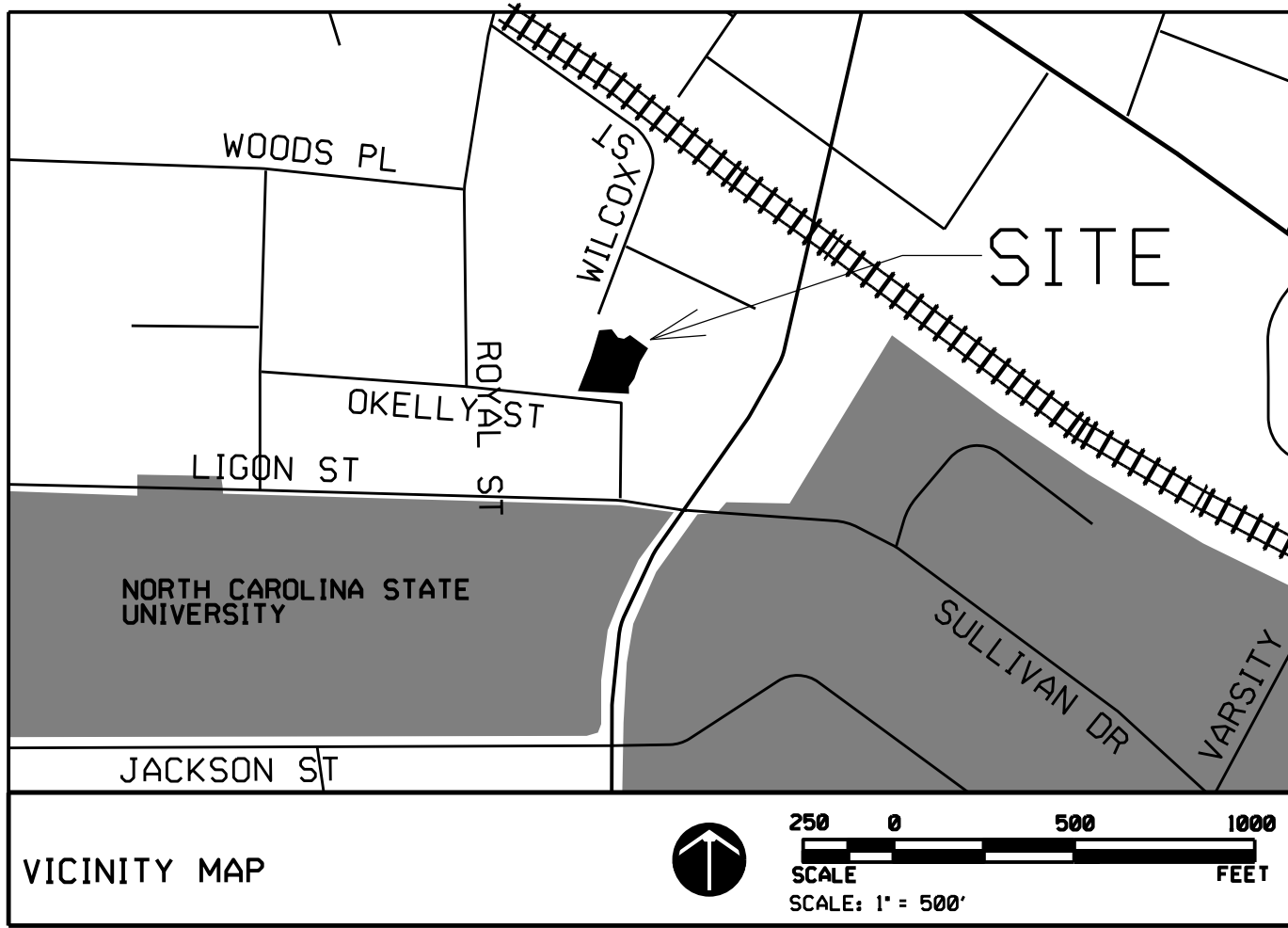


- NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
TPP-03		

IMPERVIOUS SURFACE AREA LIMITS:

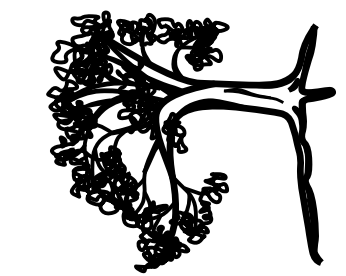
- LOT 1 -  
21.47 LF ALONG OKELLY  
6' FUTURE WALK ADDITION = 128.82 SF  
(2,037 X .38) = 128.82 = 645.24 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 1 = 645.24 SF
- LOT 2 -  
24.03 LF ALONG OKELLY  
6' FUTURE WALK ADDITION = 144.18 SF  
(3,387 X .38) = 144.18 = 1,142.88 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 2 = 1,142.88 SF
- LOT 3 -  
24.01 LF ALONG OKELLY  
6' FUTURE WALK ADDITION = 144.06 SF  
(3,743 X .38) = 144.06 = 1,278.28 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 3 = 1,278.28 SF
- LOT 4 -  
24.03 LF ALONG OKELLY  
6' FUTURE WALK ADDITION = 144.18 SF  
(3,696 X .38) = 144.18 = 1,260.3 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 4 = 1,260.3 SF
- LOT 5 -  
13.5 LF ALONG OKELLY  
6' FUTURE WALK ADDITION = 81 SF  
(3,844 X .38) = 81 = 1,379.72 SF  
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 5 = 1,379.72 SF



STREET TREE PLANTING

KEY COUNT		PLANT NAME	O/C SPACE	SIZE	MATURE SIZE
NS 1		NYSSA SYLVATICA, TUPELA	40'	3' CAL, 10' HT	45' HT, 35' SP
OS 2		QUERCUS SHUMARDII, SHUMARD OAK	40'	3' CAL, 10' HT	50' HT, 40' SP

ALL TREES PROPOSED ARE LARGE MATURING TREES.



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DESIGNED: AAP

DRAWN:

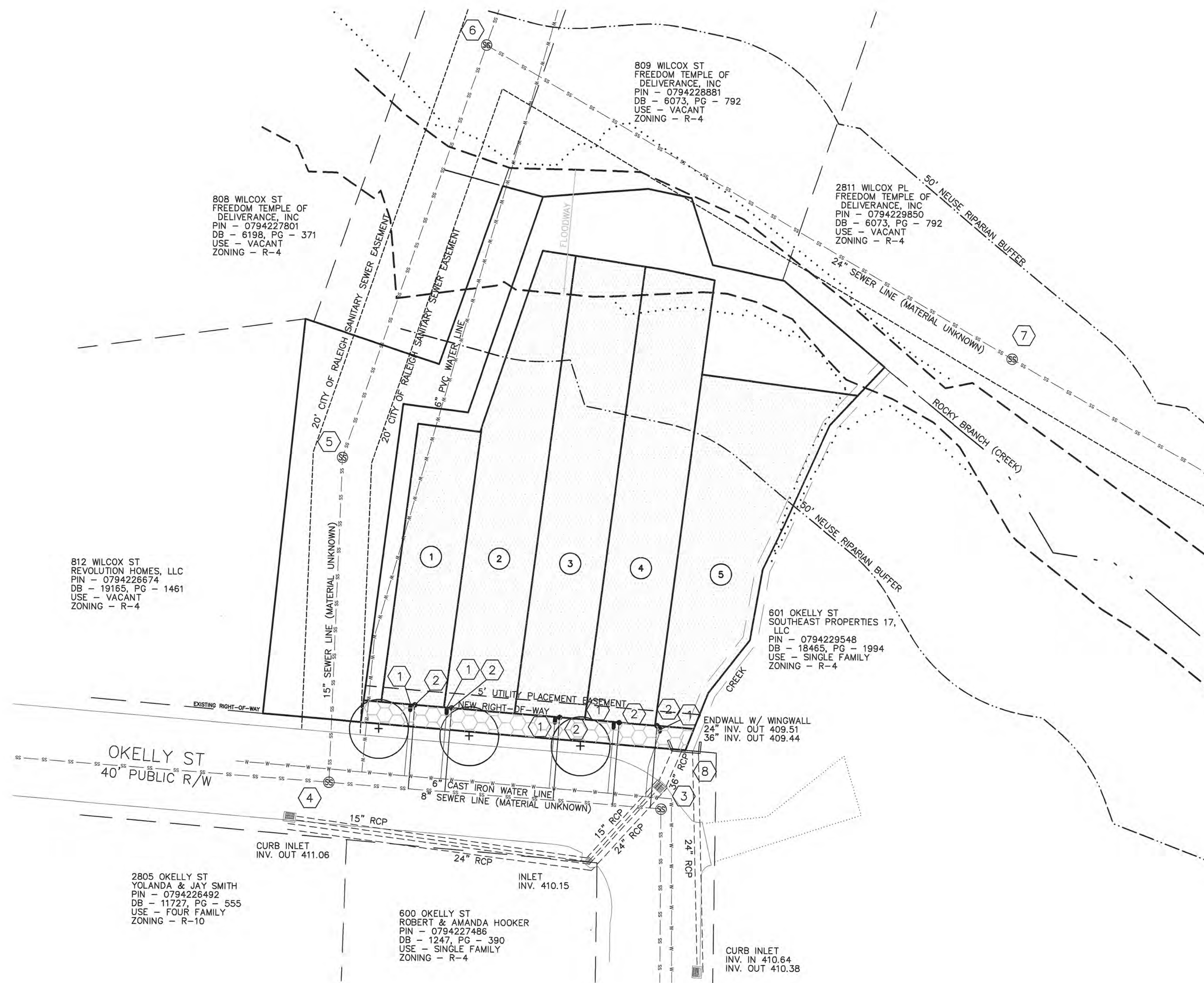
APPROVED:

COASTAL COMMONS SUBDIVISION  
813 WILCOX ST., RALEIGH, NC

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

RALEIGH CASE NUMBER:  
SCALE: NTS  
DATE: DEC. 1, 2022  
SHEET NO. 1  
PROPOSED SUBDIVISION PLAN  
SP-1  
SEQUENCE NO. 3 OF 5





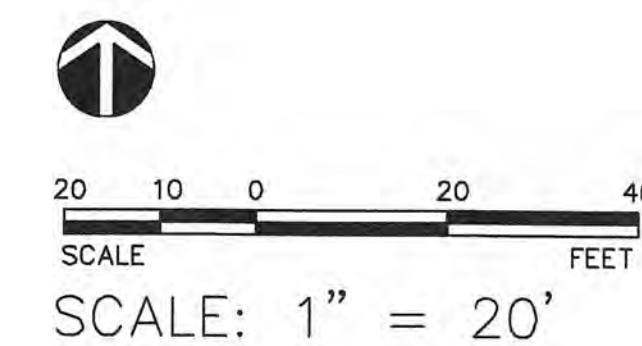
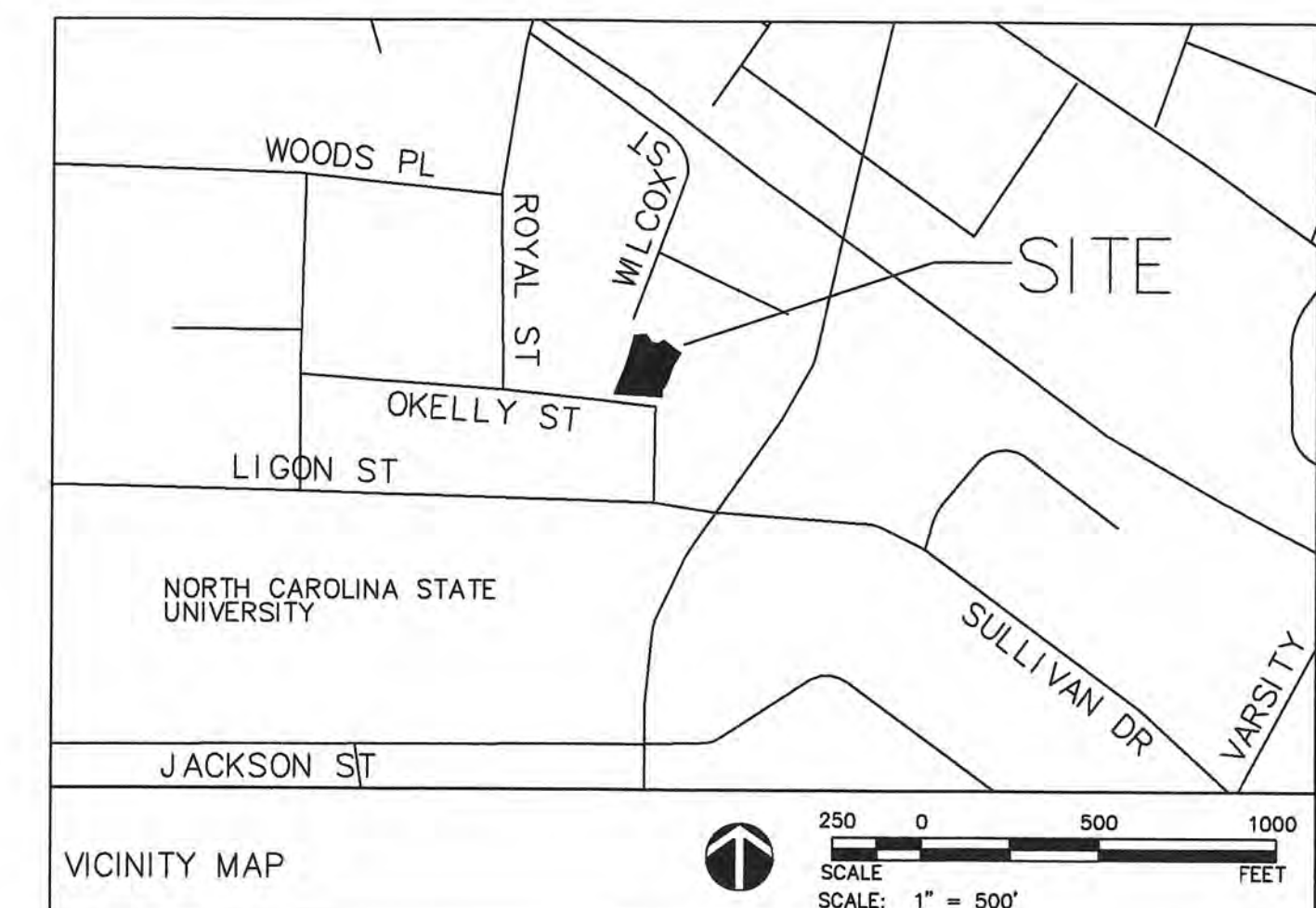
LEGEND:

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED TOWNHOME LOT
- AREA DEDICATED TO NEW R/W
- 1% ANNUAL CHANCE OF FLOOD
- FLOODWAY

- NEW 5/8" WATER METER WITH WATER METER BOX AND 3/4" TYPE K COPPER WATER SERVICE PIPE
- NEW 4" PVC SANITARY SEWER SERVICE CLEAN-OUT WITH 4" SCH 40 PVC SANITARY SEWER SERVICE PIPE
- SANITARY SEWER MANHOLE  
RIM ELEV. 412.70  
INV. IN 405.81  
INV. OUT 404.59
- SANITARY SEWER MANHOLE  
RIM ELEV. 414.64  
INV. IN 408.16 (WEST)  
INV. IN 405.10 (EAST)  
INV. OUT 404.74
- SANITARY SEWER MANHOLE  
RIM ELEV. 411.85  
INV. IN 404.52  
INV. OUT 404.42
- SANITARY SEWER MANHOLE  
RIM ELEV. 410.39  
INV. IN 403.58 (SOUTH)  
INV. IN 403.01 (NORTH)  
INV. OUT 402.16
- SANITARY SEWER MANHOLE  
RIM ELEV. 406.62  
INV. IN 398.58  
INV. OUT 398.27
- CURB INLET  
15" INV. IN 409.51  
24" INV. IN 409.56  
36" INV. OUT 409.45



- PROPOSED SANITARY SEWER CLEAN-OUT
- PROPOSED WATER METER



NOTE:  
THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND PIPE MATERIAL OF PIPES THAT ARE DESIGNATED FOR SEWER TAPS, AND SHALL MAKE CONNECTIONS PER CITY OF RALEIGH DETAIL S-31 OR S-32, DEPENDING ON THE SEWER PIPE MATERIAL

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- WATER AND SEWER LINE INFORMATION FROM THE CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT.



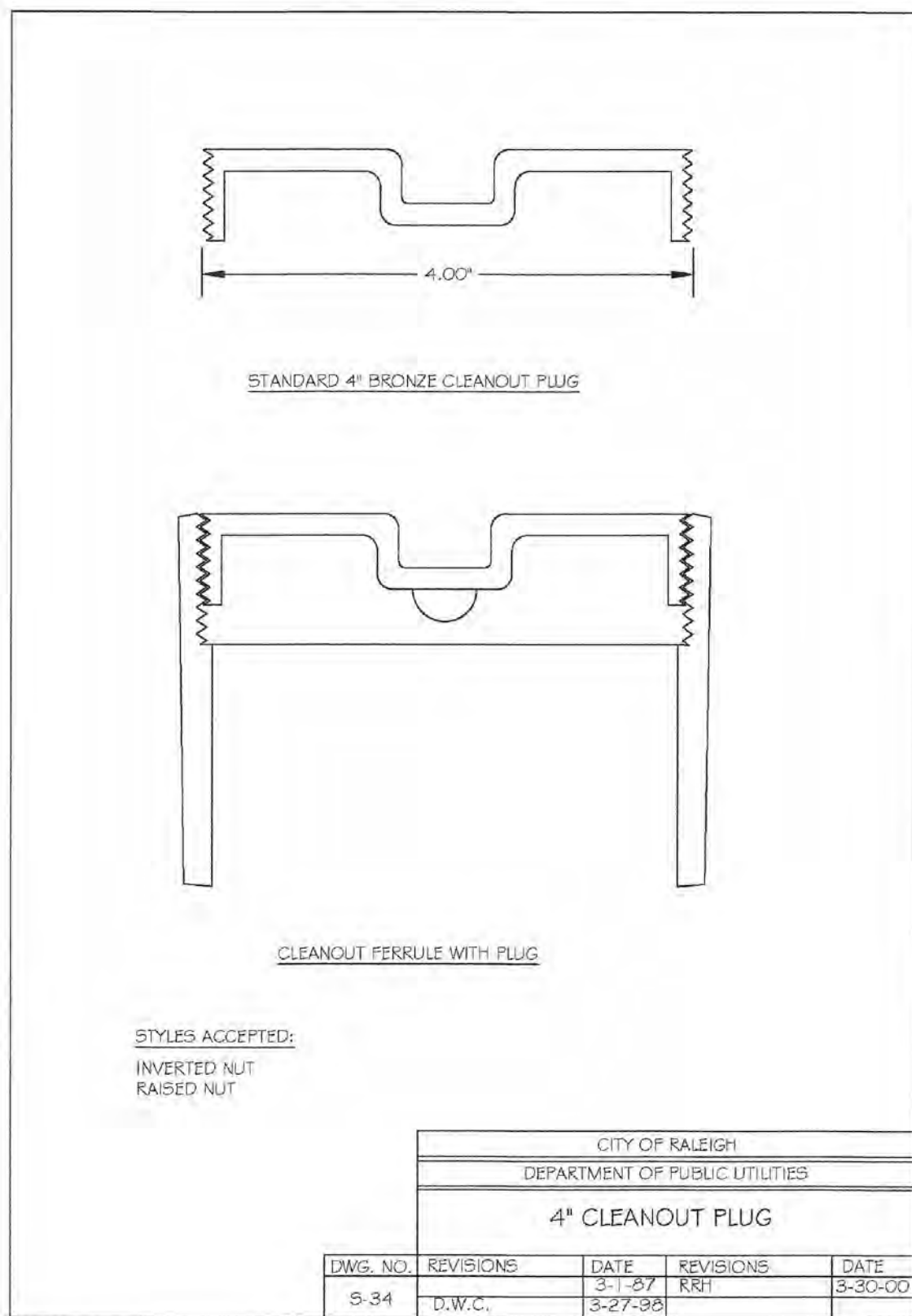
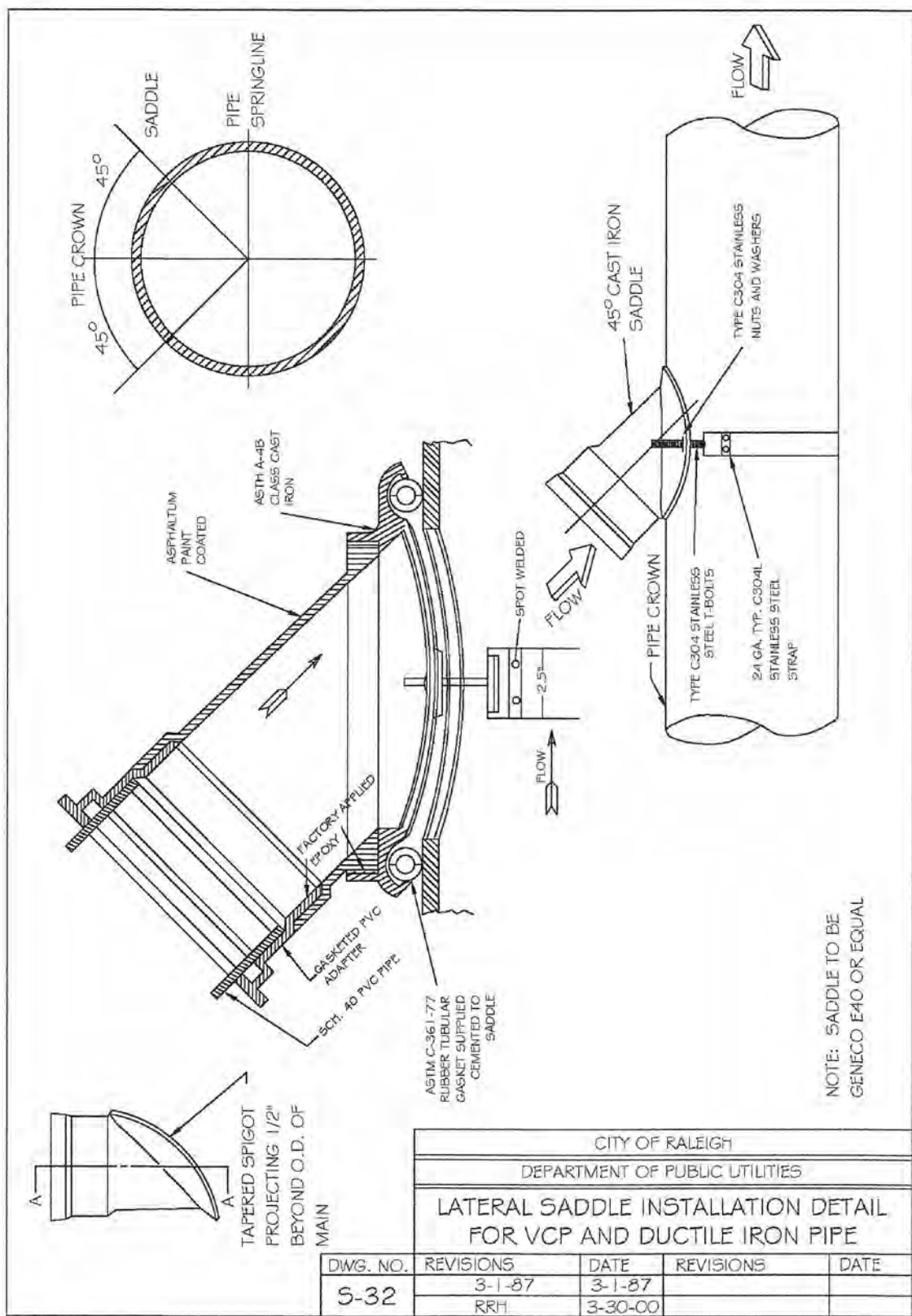
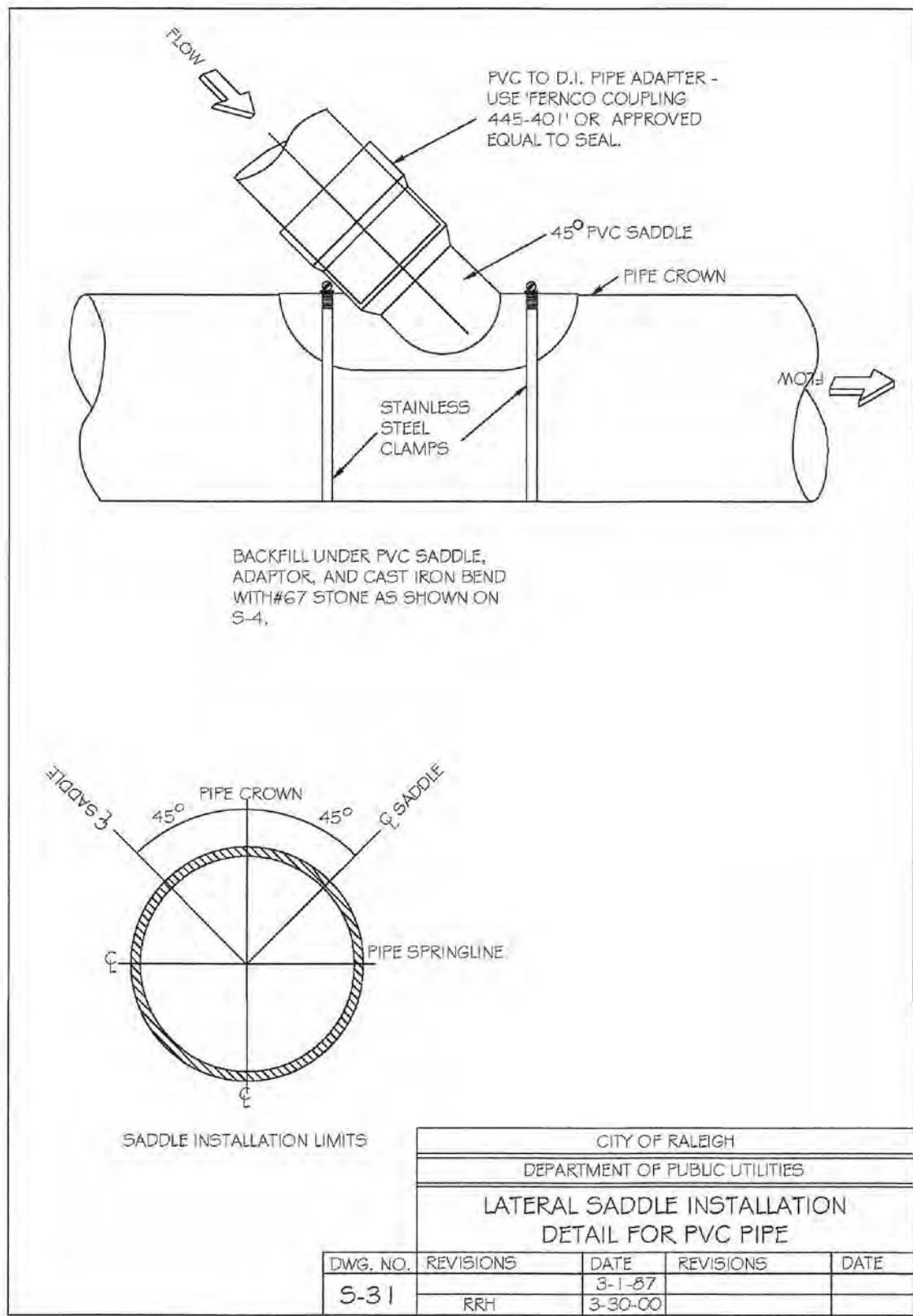
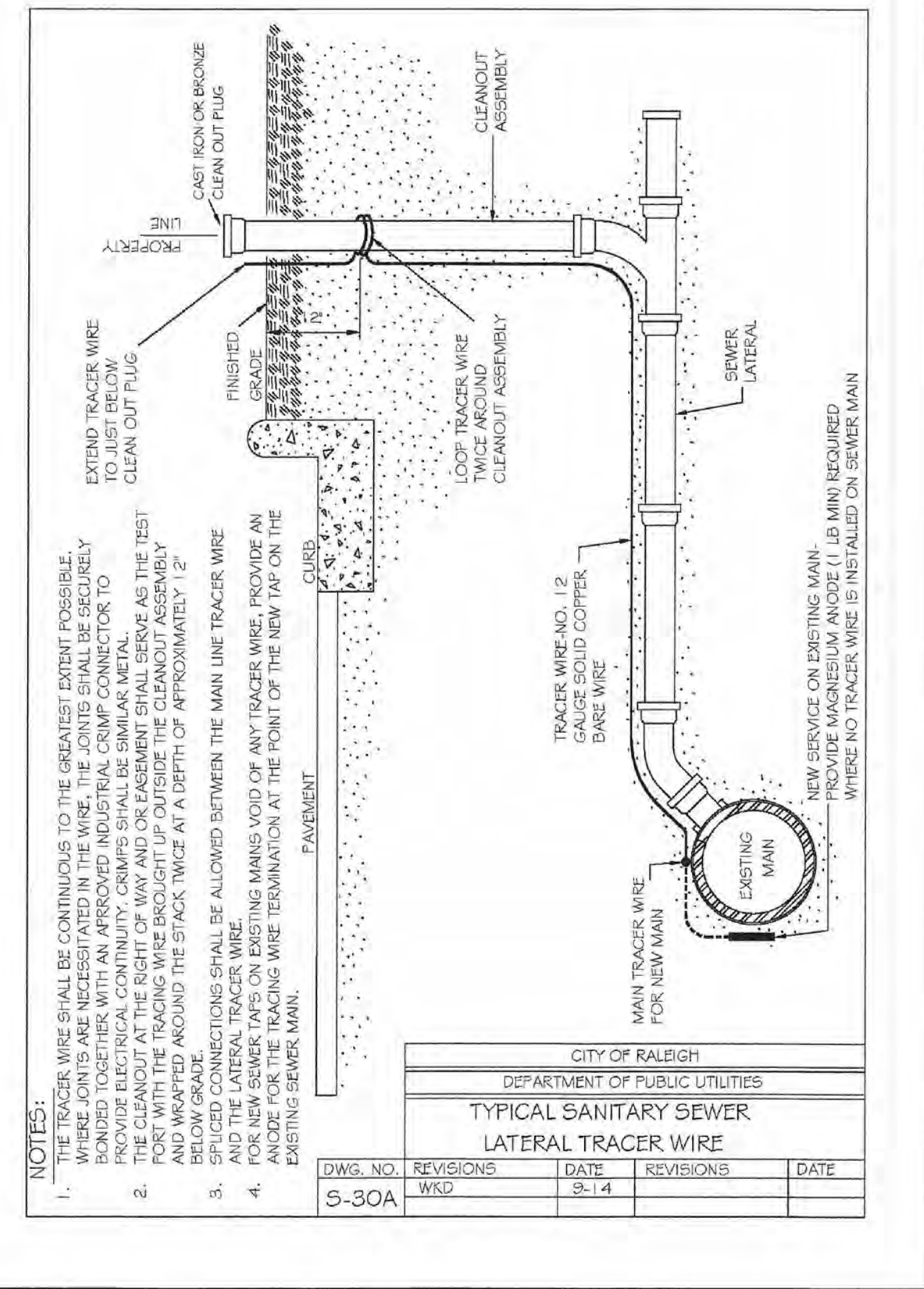
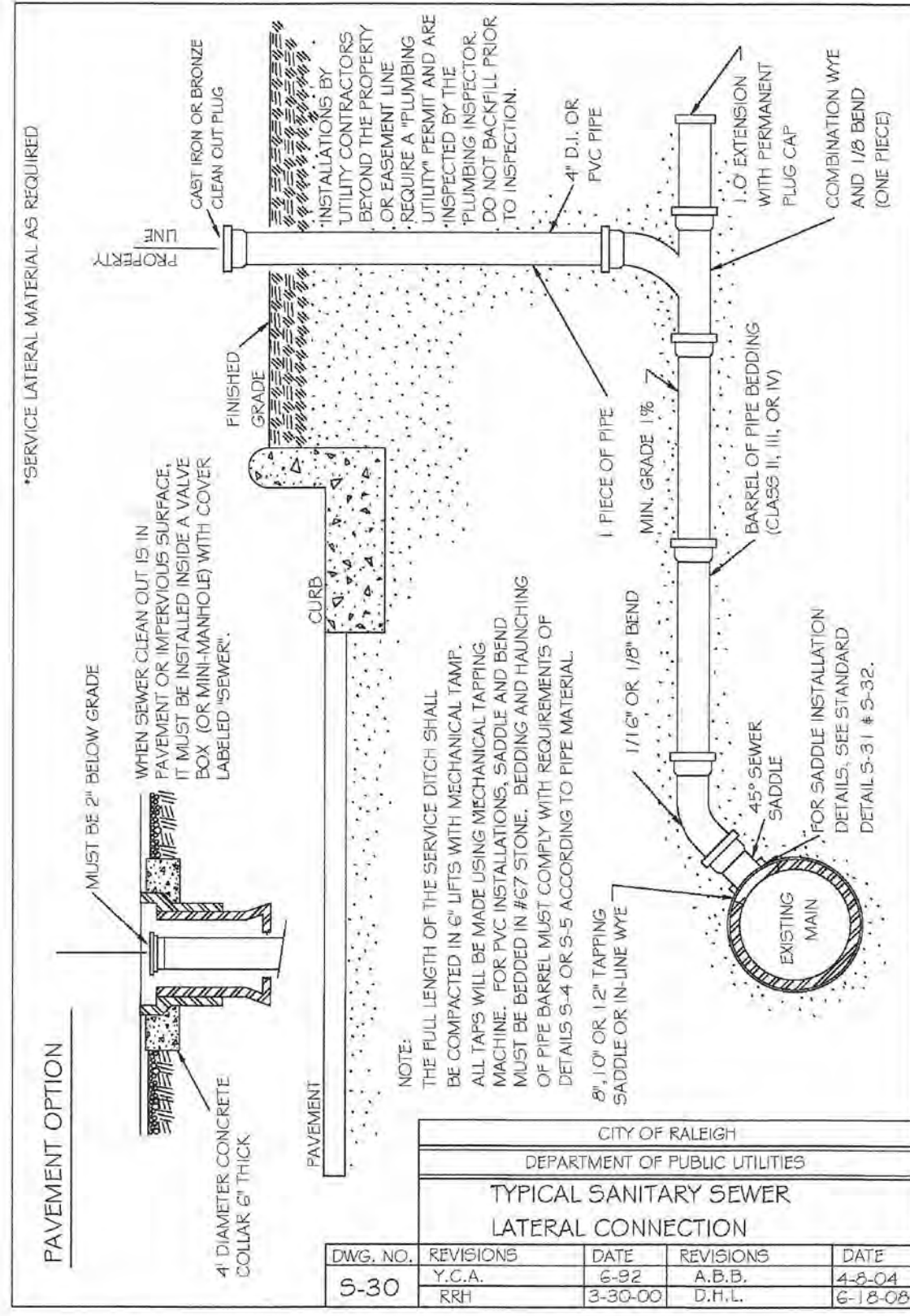
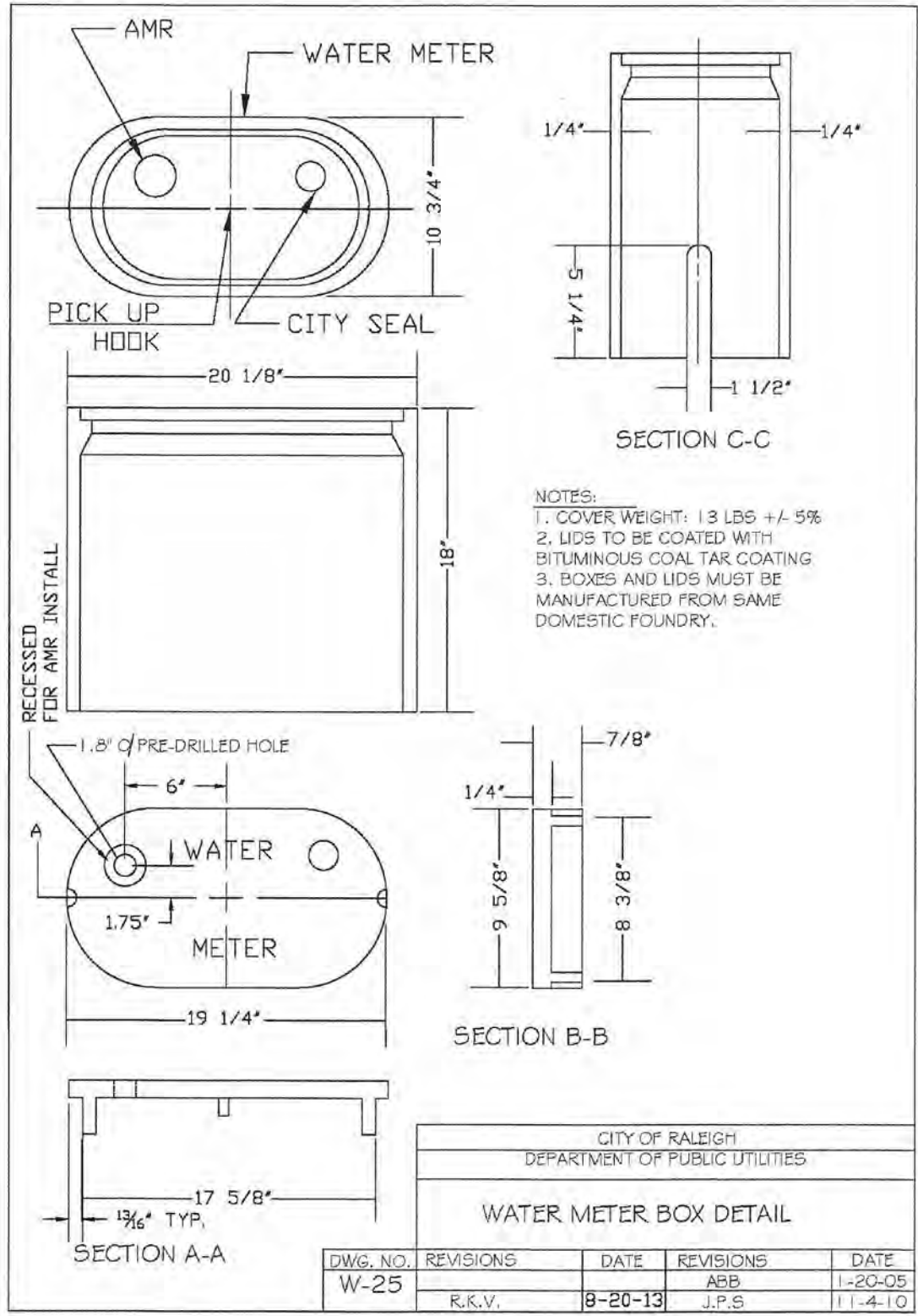
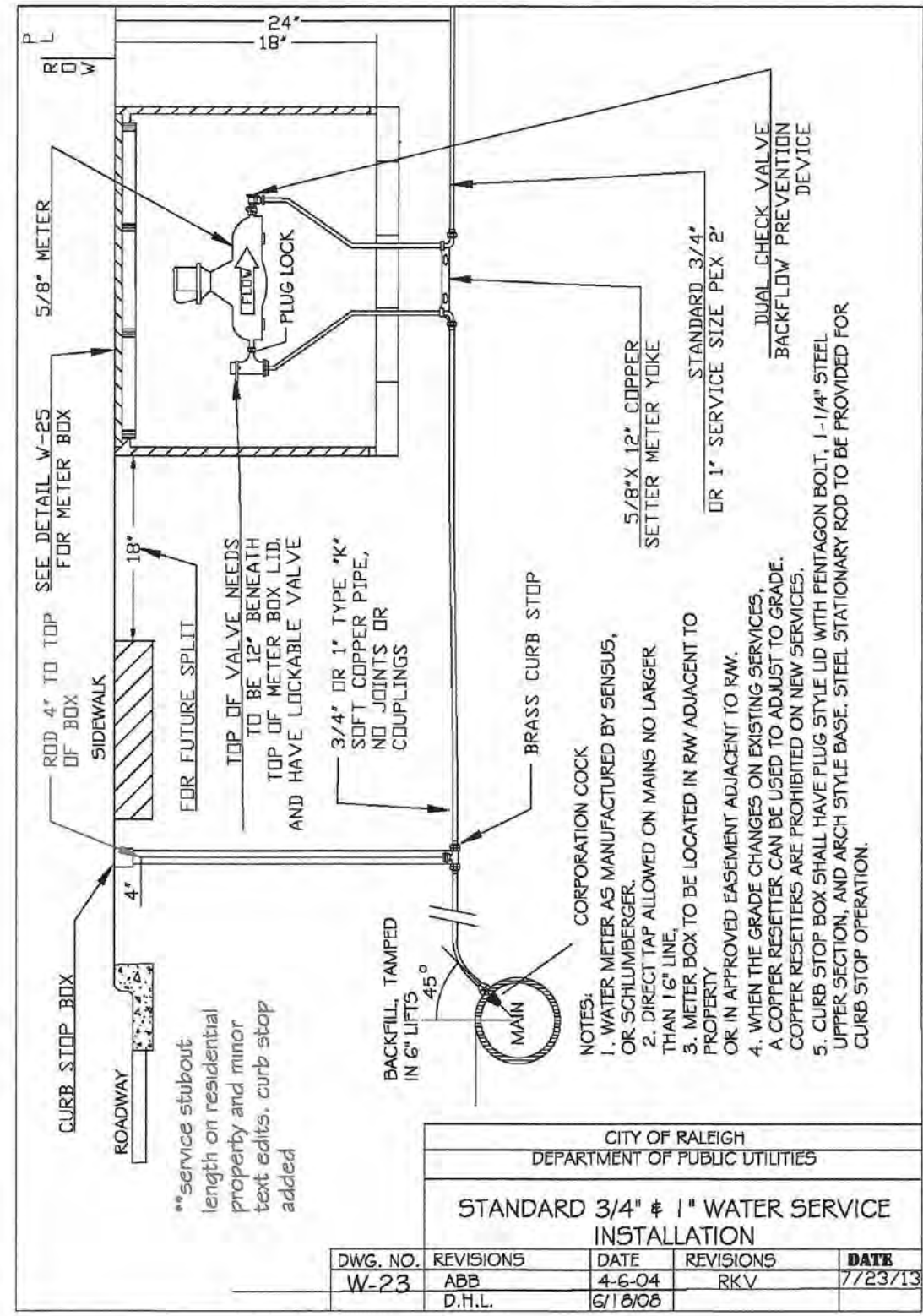
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DESIGNED: AAP  
DRAWN: SMM  
APPROVED:

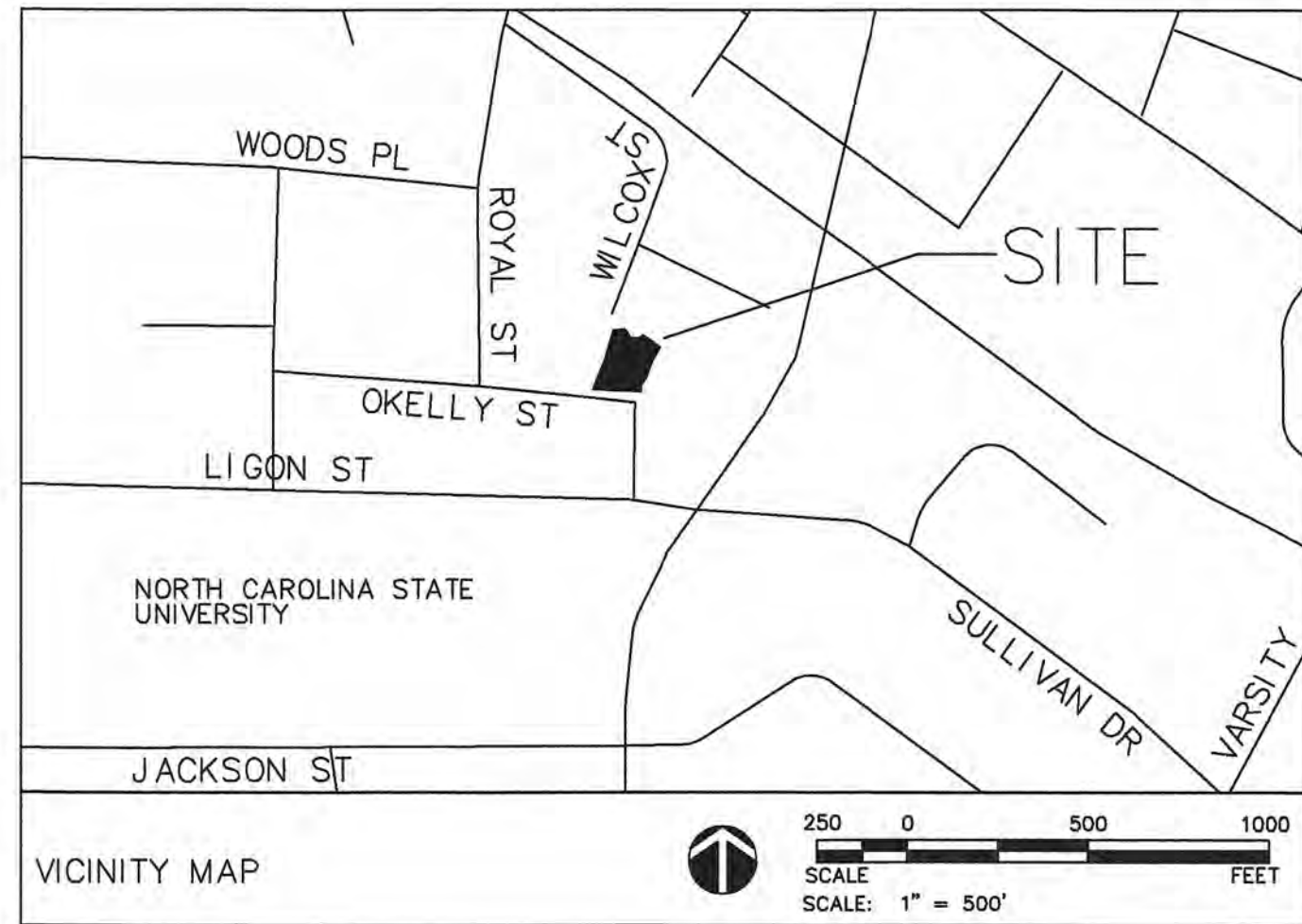
COASTAL COMMONS SUBDIVISION  
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REVOLUTION HOMES LLC  
5580 CENTERVIEW DR.,  
SUITE 115, RALEIGH, NC 27606

RALEIGH CASE NUMBER:  
SCALE: NTS  
DATE: JAN. 18, 2023  
SHEET NO.:  
PROPOSED UTILITY PLAN  
U-1  
SEQUENCE NO. 4 OF 5





- 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 of 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. 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.
  - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
  - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
  - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning top at main & removal of service from ROW or easement per CORPUD Handbook procedure.
  - Install 1/4" copper\* water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
  - Install 4" PVC\* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
  - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
  - NC DOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service tops) 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 Stephen Colverley at (919) 996-2334 or stephen.colverley@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. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.



RALEIGH CASE NUMBER:

SCALE: NTS  
DATE: JAN. 18, 2023  
SHEET NO.:  
UTILITY DETAILS  
D-1  
SEQUENCE NO. 5 OF 5

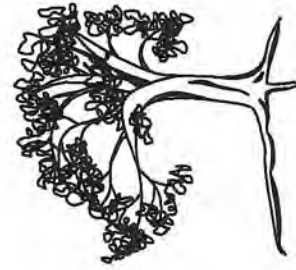
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DRAWN: SMM  
APPROVED:

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ENGINEERING - SURVEYING  
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