

Preliminary Subdivision Application

Site Review

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



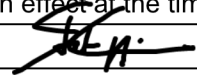
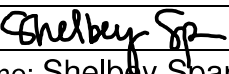
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input checked="" 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 type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s): N/A				
Development name (subject to approval): 804 Cumberland Street				
Property Address(es): 804 Cumberland St, Raleigh, NC 27610				
Recorded Deed PIN(s): 1713242902				
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: Stuart Cullinan	
Company: Copernica Properties LLC	Title: Official
Address: 319 Seawell Ave, Raleigh NC 27601	
Phone #: 919-398-3927	Email: stuart@localpostnc.com
Applicant Name (If different from owner. See "who can apply" in instructions): Stuart Cullinan	
Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company: Bateman Civil Survey	Address: 2524 Reliance Ave Apex NC 27539
Phone #: 919-577-1080	Email: engineering@batemancivilsurvey.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Stuart Cullinan	
Company: Copernica Properties LLC	Title: Official
Address: 319 Seawell Ave, Raleigh NC 27601	
Phone #: 919-398-3927	Email: stuart@localpostnc.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.33			
Zoning districts (if more than one, provide acreage of each): R-10			
Overlay district(s): N/A	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment Case # BOA- N/A	Design Alternate Case # DA- N/A	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>1,869</u> Proposed total (sf) <u>8,211</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>1,869</u> Proposed total (sf) <u>8,751</u>
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): 6 units/acre	

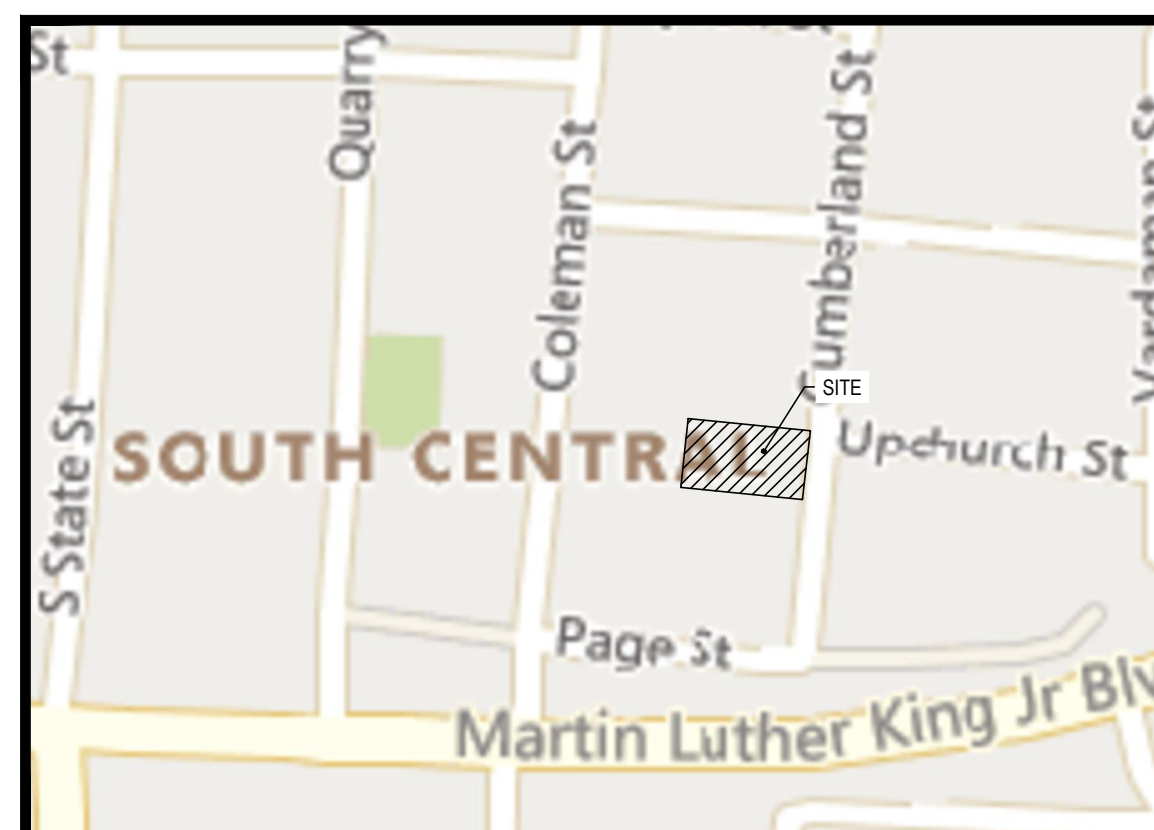
SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development 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: 	Date: 03/26/2024
Printed Name: Stuart Cullinan	
Signature: 	Date: 03/27/2024
Printed Name: Shelbey Sparrow	

804 CUMBERLAND STREET

PRELIMINARY SUBDIVISION

SUBMITTAL 1: 03.28.24

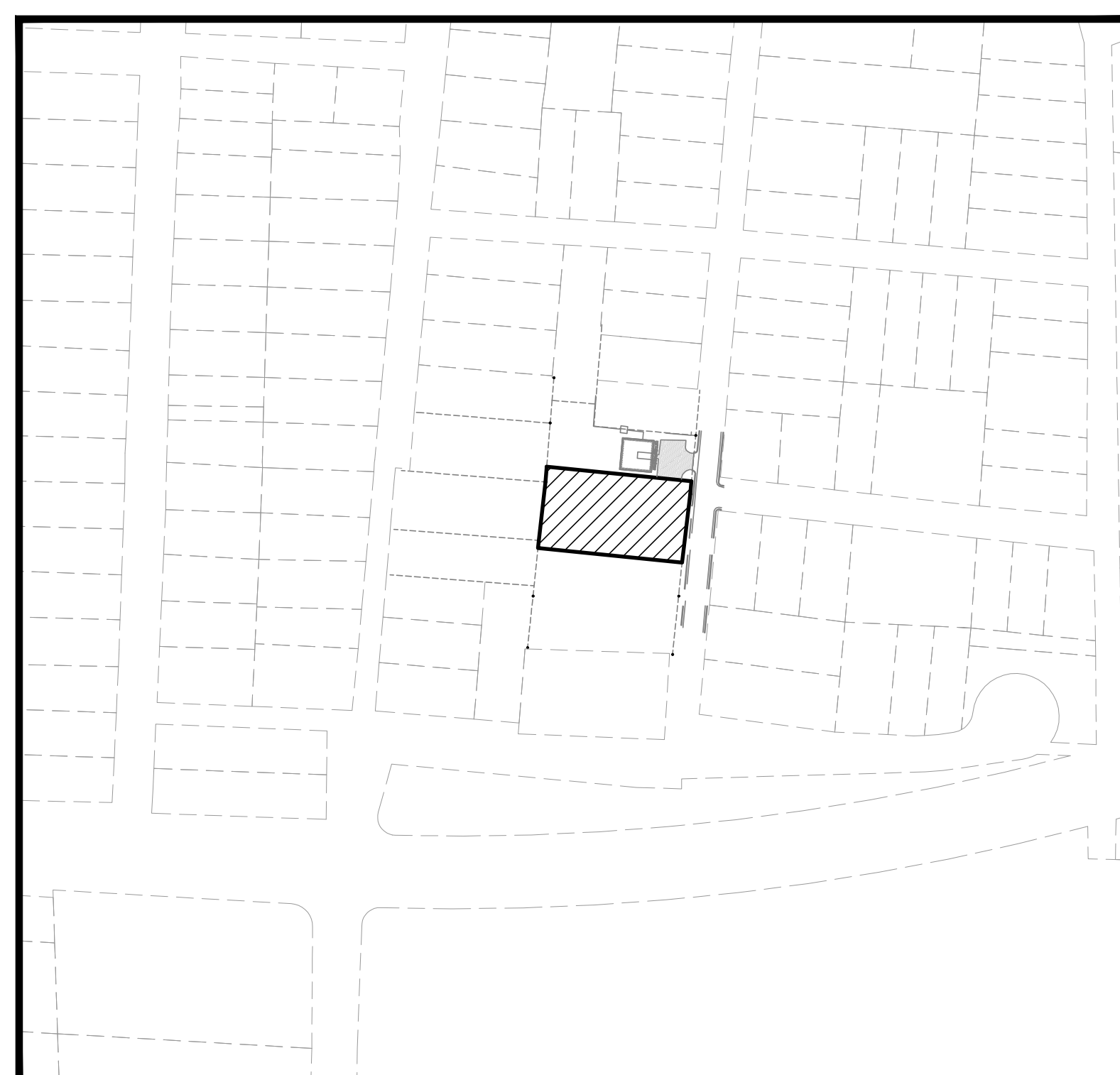
804 CUMBERLAND STREET
RALEIGH, NC 27610
WAKE COUNTY



VICINITY MAP

SCALE: NTS

SITE DATA	
OWNER	COPERNICA PROPERTIES LLC
SITE ADDRESS	804 CUMBERLAND STREET RALEIGH, NC 27610
PIN	1713-24-2902
OVERLAY	N/A
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
ZONING	R-10
WATERSHED	WALNUT CREEK
RIVER BASIN	NEUSE
FEMA MAP	MAP#3720171300K DATE 7/19/2022
GROSS TRACT AREA	0.33 AC. (14,355 SF)
ROW DEDICATION	0.020 AC. (892 SF)
NET TRACT AREA	0.31 AC. (13,463 SF)
DEVELOPMENT TYPE - PRELIMINARY SUBDIVISION (CONVENTIONAL)	
PROPOSED USE	DETACHED SINGLE FAMILY DWELLING
DENSITY	6 UNITS / AC.
UNITS PROVIDED	1 UNIT/LOT
LOT 1 - 0.16 AC (7194 SF)	
MIN. LOT AREA	4,000 SF
PROPOSED LOT AREA	6,715 SF
MIN. LOT WIDTH	45'
PROPOSED LOT WIDTH	45'
LOT DEPTH	150'
LOT 2 - 0.16 AC (7168 SF)	
MIN. LOT AREA	4,000 SF
PROPOSED LOT AREA	6,748 SF
MIN. LOT WIDTH	45'
PROPOSED LOT WIDTH	45'
LOT DEPTH	150'
BUILDING SETBACKS - SINGLE UNIT LIVING	
PRIMARY STREET	10'
SIDE STREET	10'
SIDE LOT LINE	5'
REAR LOT LINE	20'
LOT 1 - 0.16 AC (7194 SF) IMPERVIOUS	
IMPERVIOUS MAX. ALLOWED	4,365 SF (65%)
SIDEWALK (FIL)	(270 SF)
ROADWAY B-B	(0 SF)
IMPERVIOUS ALLOWED	4,095 SF (61%)
LOT 2 - 0.16 AC (7168 SF) IMPERVIOUS	
IMPERVIOUS MAX. ALLOWED	4,386 SF (65%)
SIDEWALK (FIL)	(270 SF)
ROADWAY B-B	(0 SF)
IMPERVIOUS ALLOWED	4,116 SF (61%)



PROJECT PLAN

SCALE: 1" = 150'

OWNER:

COPERNICA PROPERTIES LLC
319 SEAWELL AVE
RALEIGH, NC 27601
P: 919.398.3927

DEVELOPER:

COPERNICA PROPERTIES LLC
STUART CULLINAN
319 SEAWELL AVE
RALEIGH, NC 27601
P: 919.398.3927

ENGINEER:

BATEMAN CIVIL SURVEY COMPANY
DOUGLAS COOPER, P.E.
2524 RELIANCE AVE.
APEX, NC 27539
P: 919.538.1080

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS PLAN
C200	SITE AND UTILITY PLAN
C201	UTILITY DETAILS
L100	LANDSCAPE PLAN

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-635-4949 BEFORE DIGGING.
- SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

TRAFFIC CONTROL & PEDESTRIAN (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 THE 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 NCODD ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH 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 DISABILITIES 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 RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

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

PROJECT DETAILS:

- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- ALL DRIVEWAY ACCESS SHALL BE FROM CUMBERLAND STREET.
- ALL SIDEWALKS SHALL BE A FEE-IN-LIEU (FIL) WITH AREAS NOTED IN THE SITE DATA TABLE.
- DEVELOPMENT MAY BE SUBJECT TO RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7). IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.
- PER SECTION 9.2.2.2.b SUBJECT TO 4.a. OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

Preliminary Subdivision Application

Site Review
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DEVELOPMENT OPTIONS (UDO Chapter 2)

Conventional Subdivision Compact Development Conservation Development
 Cottage Court Flag lot Frequent Transit Development Option

GENERAL INFORMATION

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 Recorded Deed PIN(s): 1713242902

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) Name(s): Stuart Cullinan
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 Phone #: 919-398-3927 Email: stuart@localpostnc.com

Applicant Name (if different from owner. See "who can apply" in instructions): Stuart Cullinan
 Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
 Company: Bateman Civil Survey Address: 2524 Reliance Ave Apex NC 27539
 Phone #: 919-577-1080 Email: engineering@batemancivilsurvey.com

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

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raleighnc.gov

DEVELOPMENT TYPE - SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.33
 Zoning districts (if more than one, provide acreage of each):
 R-10

Overlay district(s): N/A Inside City Limits? Yes No Historic District/Landmark: N/A
 Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #
 Case # Z: N/A BOA: N/A BOA: N/A

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 1,869 Proposed total (sf) 8,211 Impervious Area for Compliance (includes right-of-way): Existing (sf) 1,869 Proposed total (sf) 8,751

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 2 # of Attached House Lots: 0 # of Tiny House 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): 6 units/acre

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The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(1)), 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.

Signature: *Stuart Cullinan* Date: 03/26/2024
 Printed Name: Stuart Cullinan
 Signature: *Shelby Sparrow* Date: 03/27/2024
 Printed Name: Shelby Sparrow

Page 2 of 2 REVISION 09.22.23
raleighnc.gov



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2378



KNOW WHAT IS BELOW
CALL BEFORE YOU DIG

Date:	03.28.24
Project #:	P230101
SHEET	
C000	

- GENERAL NOTES:**
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 - ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS.
 - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
 - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL EMPLOY A QUALIFIED UTILITY LOCATOR SERVICE TO LOCATE ALL UNDERGROUND UTILITIES (INCLUDING, BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, GAS, CABLE AND FIBER OPTIC) WITHIN THE LIMITS OF CONSTRUCTION.
 - VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND OSHA REGULATIONS.
 - EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES, ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER INDICATED OR NOT TO BE MODIFIED).
 - GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LOCATIONS, LIGHTING, ETC. WITH OWNER.
 - CONTRACTOR SHALL INSPECT ALL EXISTING SIDEWALK AND SHALL REPLACE OR REPAIR ANY BROKEN OR DAMAGED SECTIONS.
 - CONTRACTOR SHALL COMPLY WITH CITY OF RALEIGH CONSTRUCTION STANDARDS AND SPECS.
 - ALL DEMOLITION TO BE PERFORMED UNDER PERMIT NUMBER: DEM-040223-2023.
 - THIS SURVEY WAS COMPLETED BY BATEMAN CIVIL SURVEY COMPANY UNDER THE SUPERVISION OF F. REX COOPER, PLS ON FEBRUARY 2024. THIS SHALL NOT BE CONSIDERED A CERTIFIED SURVEY.

LEGEND:

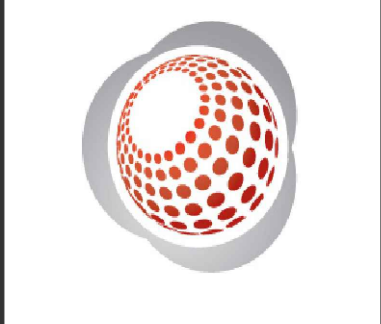
	DEMOLITION
	DEMOLITION TREES
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING FENCE
	EXISTING FIBER OPTIC LINE
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING POND
	EXISTING PROPERTY CORNER
	EXISTING RIPARIAN BUFFER
	EXISTING RIGHT-OF-WAY
	EXISTING STREAM
	EXISTING STRUCTURES
	EXISTING TREE LINE
	EXISTING TREES
	EXISTING WETLAND
	IRON PIPE SET



REV#	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FRM No. C-2376

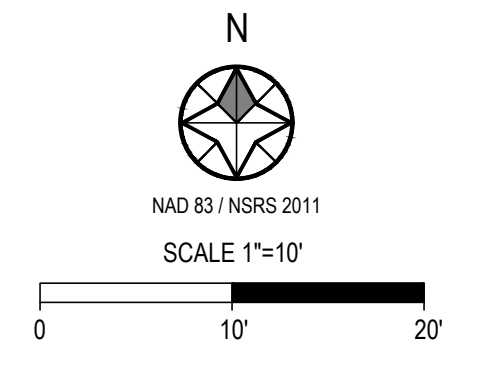


804 CUMBERLAND STREET
PRELIMINARY SUBDIVISION
804 CUMBERLAND STREET
RALEIGH, NC 27610
WAKE COUNTY

EXISTING CONDITIONS PLAN

Design By: PAS
Date: 03.28.24
Project #: P230181

SHEET
C100



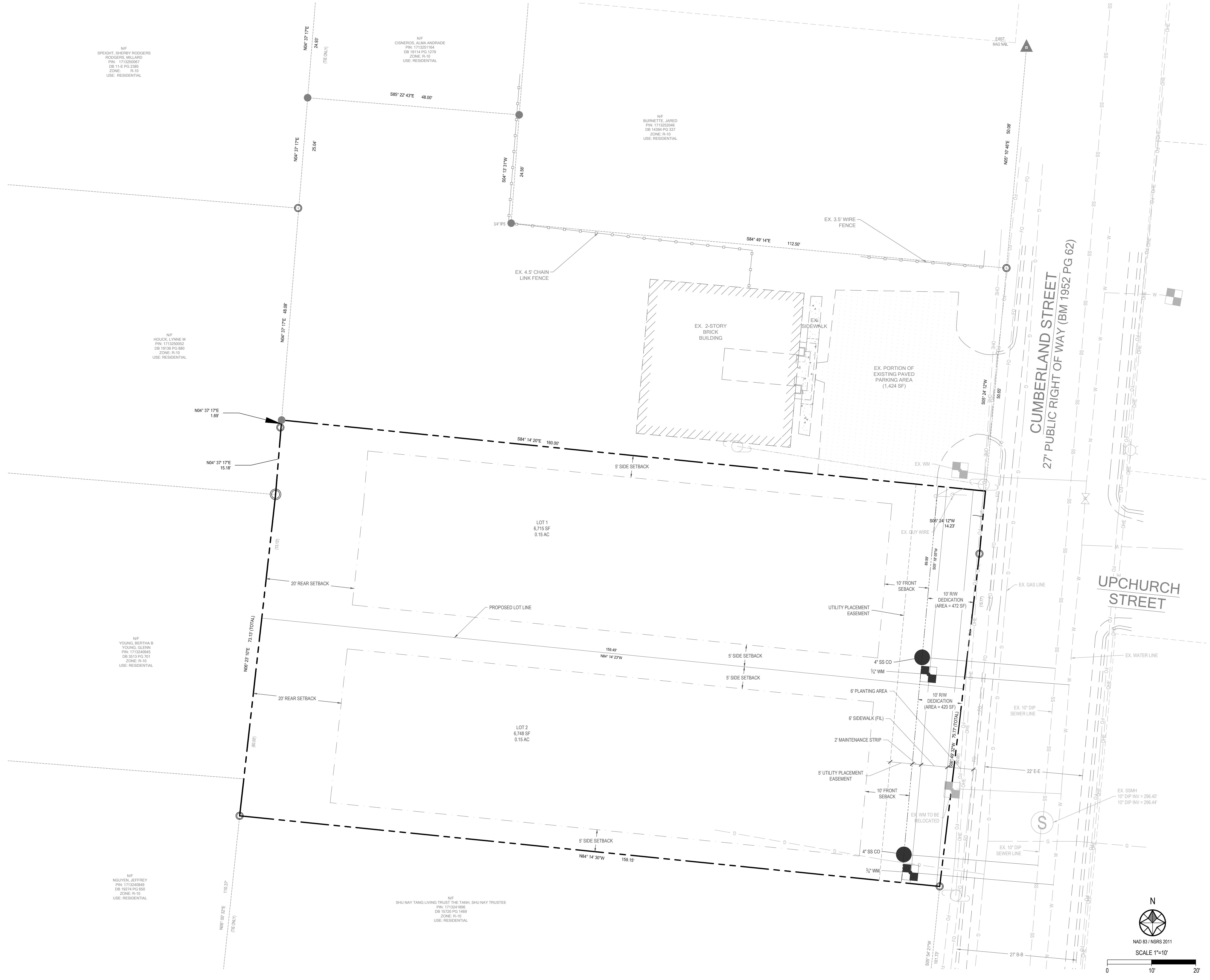
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LOT 1 - 0.16 AC (7194 SF) IMPERVIOUS	
IMPERVIOUS MAX. ALLOWED	4,365 SF (65%)
SIDEWALK (FIL)	(270 SF)
ROADWAY B-B	(0 SF)
IMPERVIOUS ALLOWED	4,095 SF (61%)

LOT 2 - 0.16 AC (7168 SF) IMPERVIOUS	
IMPERVIOUS MAX. ALLOWED	4,368 SF (65%)
SIDEWALK (FIL)	(270 SF)
ROADWAY B-B	(0 SF)
IMPERVIOUS ALLOWED	4,116 SF (61%)

GENERAL NOTES:

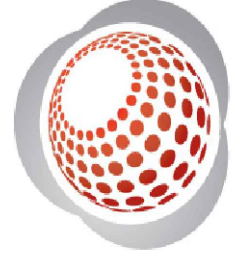
- PER SECTION 922A.2.b. SUBJECT TO 4.a OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS AREAS.
- CUMBERLAND STREET IS A NEIGHBORHOOD YIELD WITH THE FOLLOWING REQUIREMENTS. ALL DIMENSIONS ARE BASED OFF THE EXISTING CENTERLINE.
 - 5' ROW
 - 2' B-B
 - 6' SIDEWALK (FEE-IN-LIEU)
 - 6' PLANTING AREA
 - 2.5' UPE
 - 2' MS
- CUMBERLAND STREET IS THE PRIMARY STREET FOR LOT 1 AND LOT 2.



REV#	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FRM No. C-2376

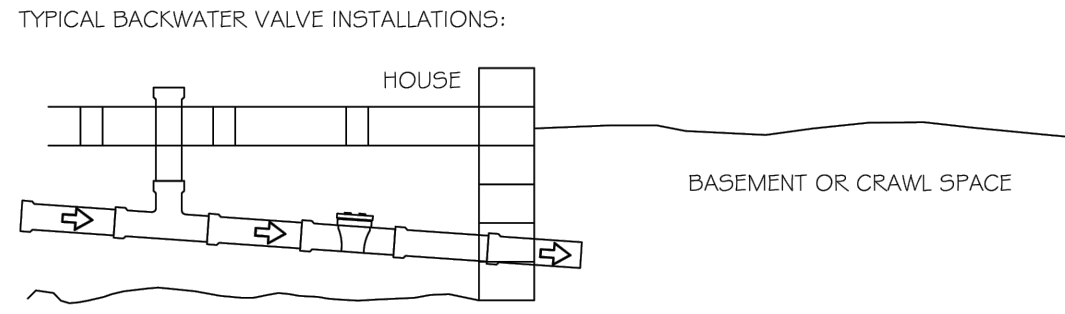
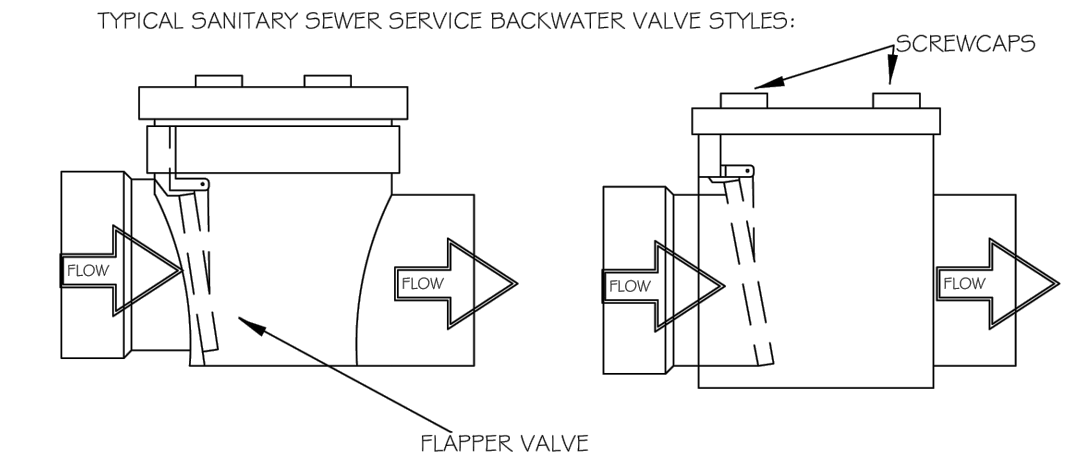


804 CUMBERLAND STREET
PRELIMINARY SUBDIVISION
804 CUMBERLAND STREET
RALEIGH, NC 27610
WAKE COUNTY

SITE AND UTILITY PLAN

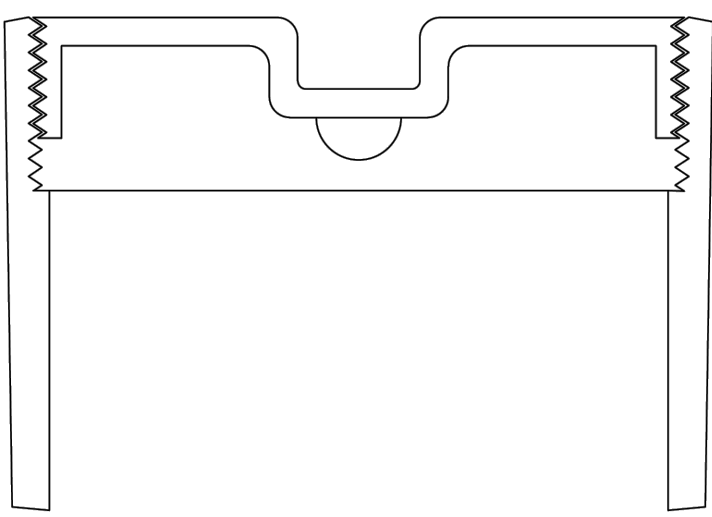
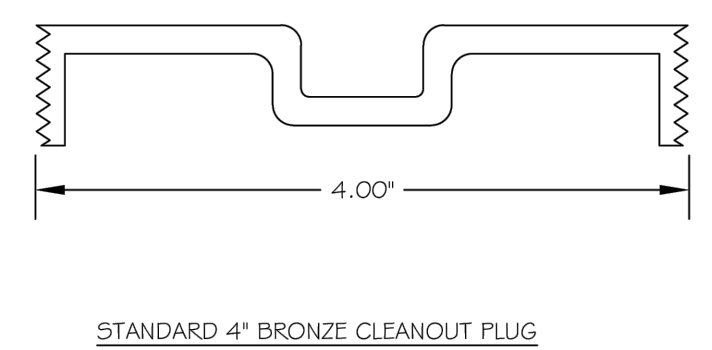
Design By: PAS
Date: 03.28.24
Project #: P230181
SHEET
C200

p:\2023\proj\230181 - 116\cumberland\REV\DWG\Site\Site.dwg



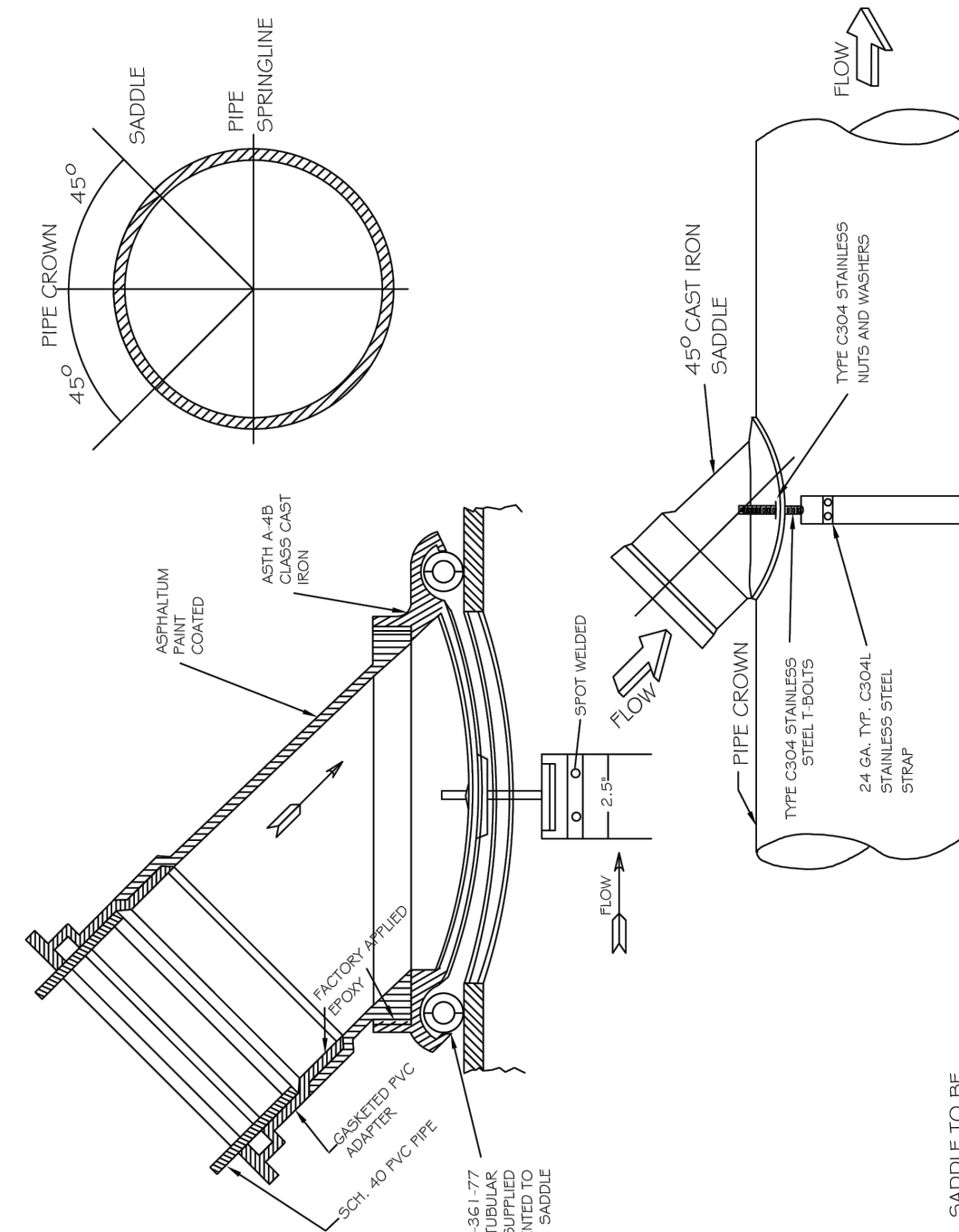
- NOTES:
- INSTALLATIONS OF GREATER THAN 4' IN DEPTH MAY REQUIRE MANHOLE.
 - VALVES MUST BE INSTALLED IN A LOCATION AT WHICH THEY CAN BE CLEANED AND SERVICED REGULARLY.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL SANITARY SEWER SERVICE BACKWATER VALVE INSTALLATION					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-30	RRH	3-31-00			



- STYLES ACCEPTED:
- INVERTED NUT
 - RAISED NUT

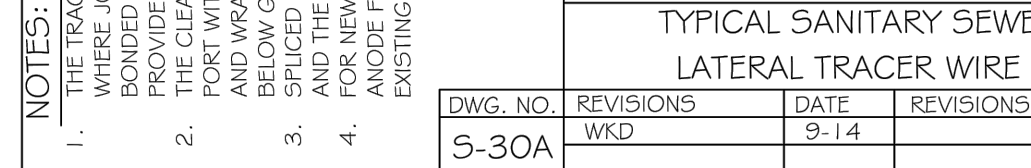
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
4\"/>					
S-34	D.W.C.	3-1-87	RRH	3-30-00	



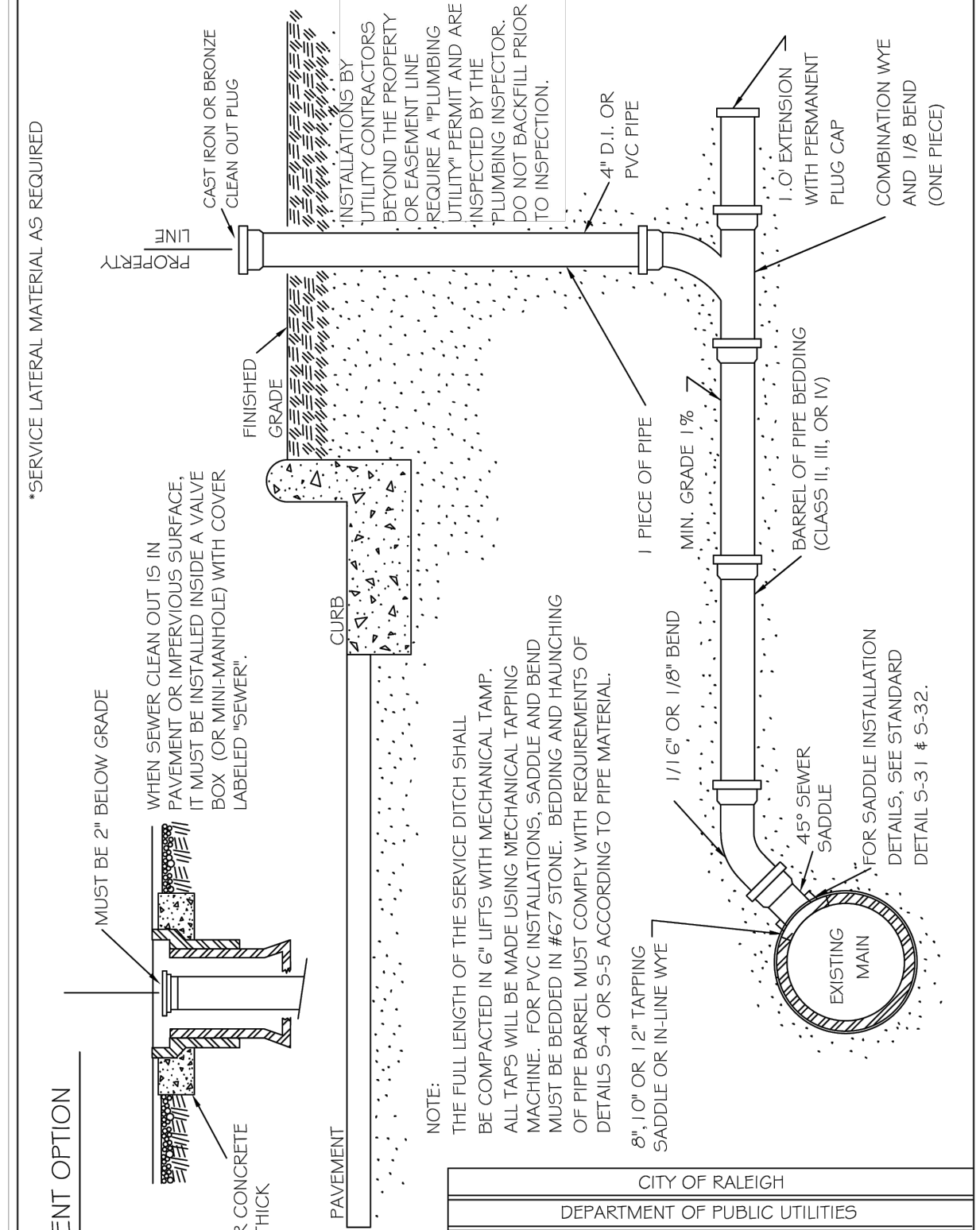
NOTE: SADDLE TO BE GENECO E40 OR EQUAL.

CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
LATERAL SADDLE INSTALLATION DETAIL FOR VCP AND DUCTILE IRON PIPE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-32		3-1-87	3-1-87		
	RRH	3-30-00			

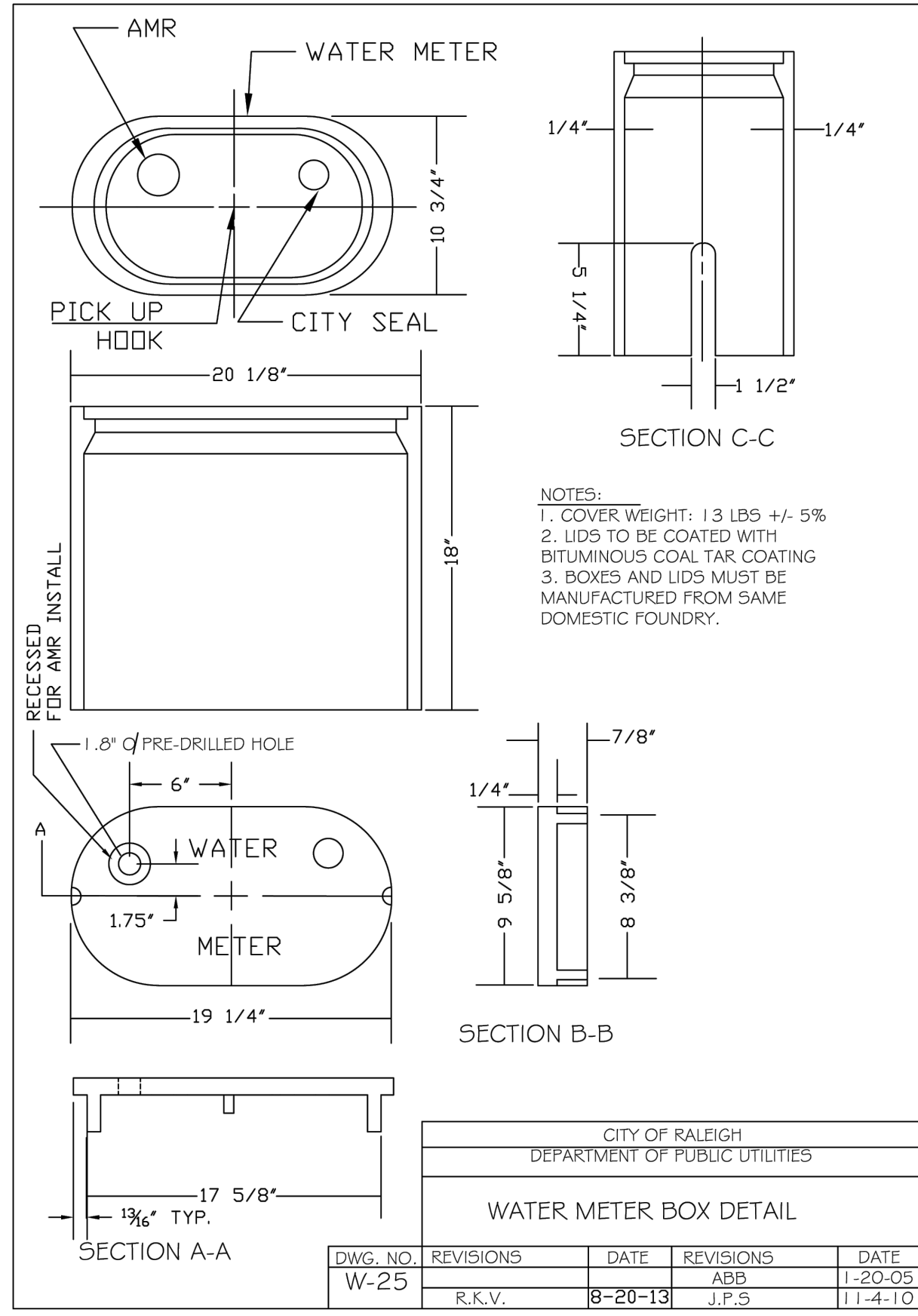
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL SANITARY SEWER LATERAL TRACER WIRE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-30A	W.K.D.	9-14			



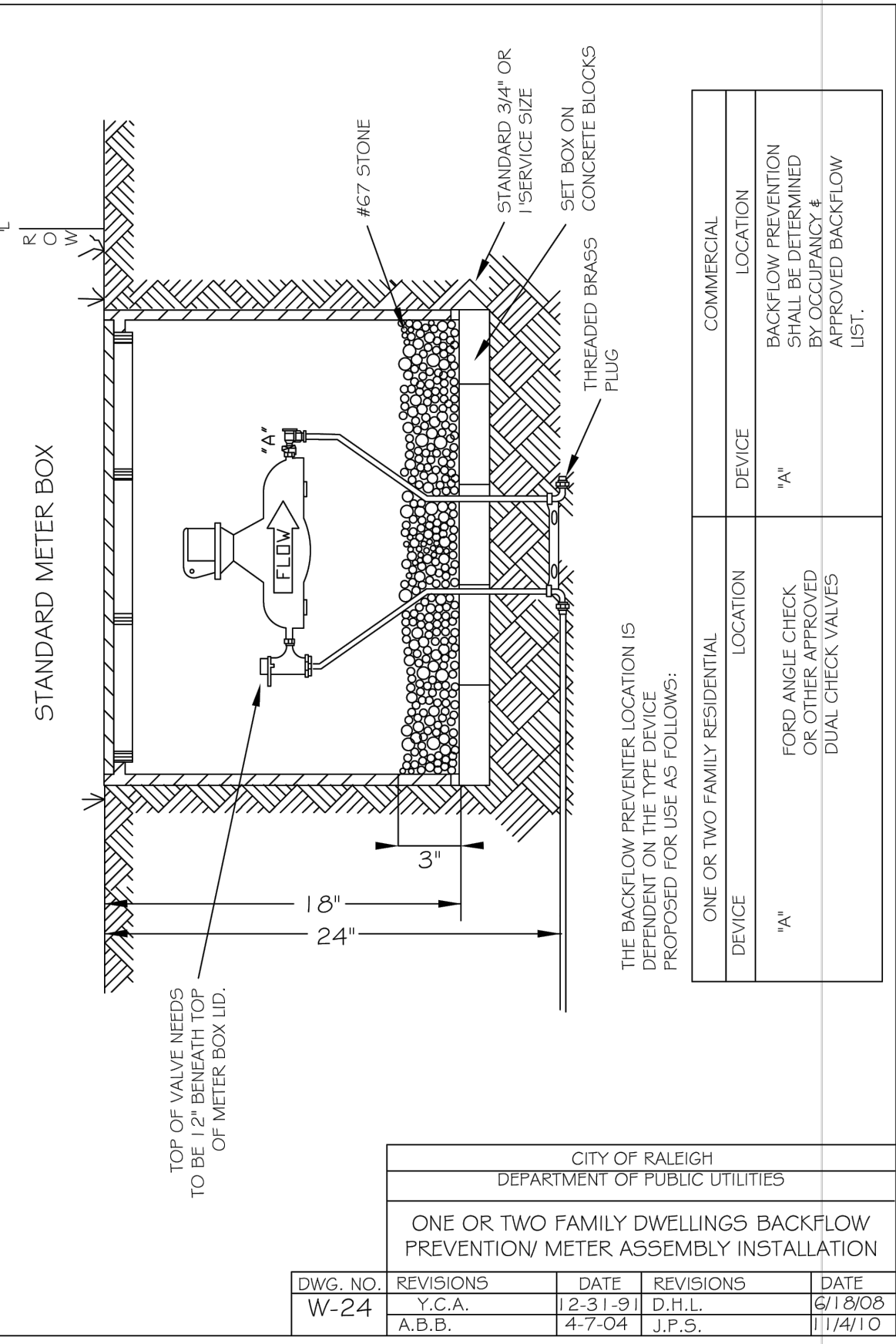
- NOTES:
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. IT SHALL BE INSTALLED CLOSELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL GRMP CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR METAL. THE CLEANOUT AT THE RIGHT OF WAY AND OR EASEMENT SHALL SERVE AS THE TEST POINT FOR THE TRACER WIRE. THE TRACER WIRE SHALL BE INSTALLED AND WAPPED AROUND THE TRACK TWICE AT A DEPTH OF APPROXIMATELY 1/2\"/>



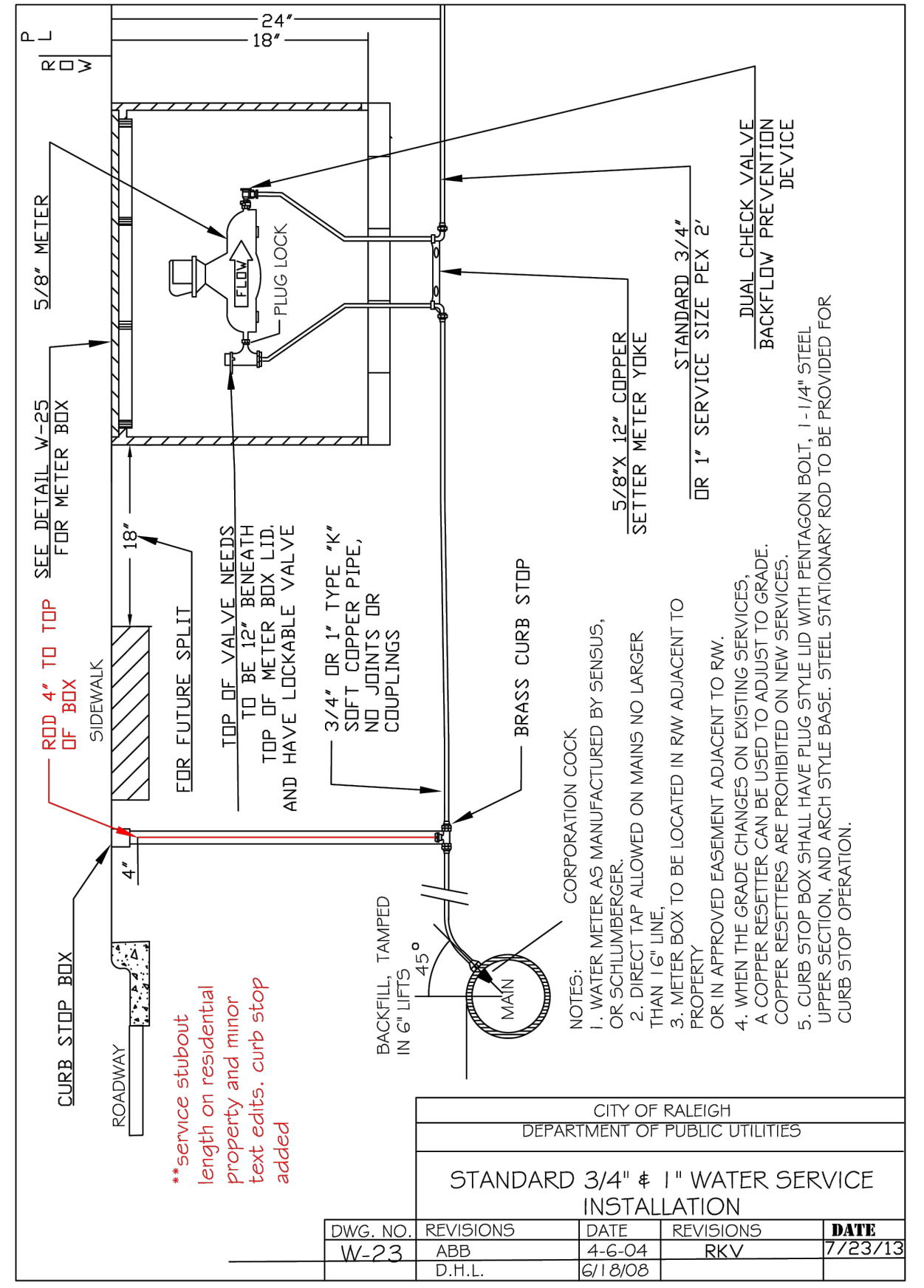
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL SANITARY SEWER LATERAL CONNECTION					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-30	Y.C.A.	6-92	A.B.D.	4-8-04	
	RRH	3-30-00	D.H.L.	6-18-08	



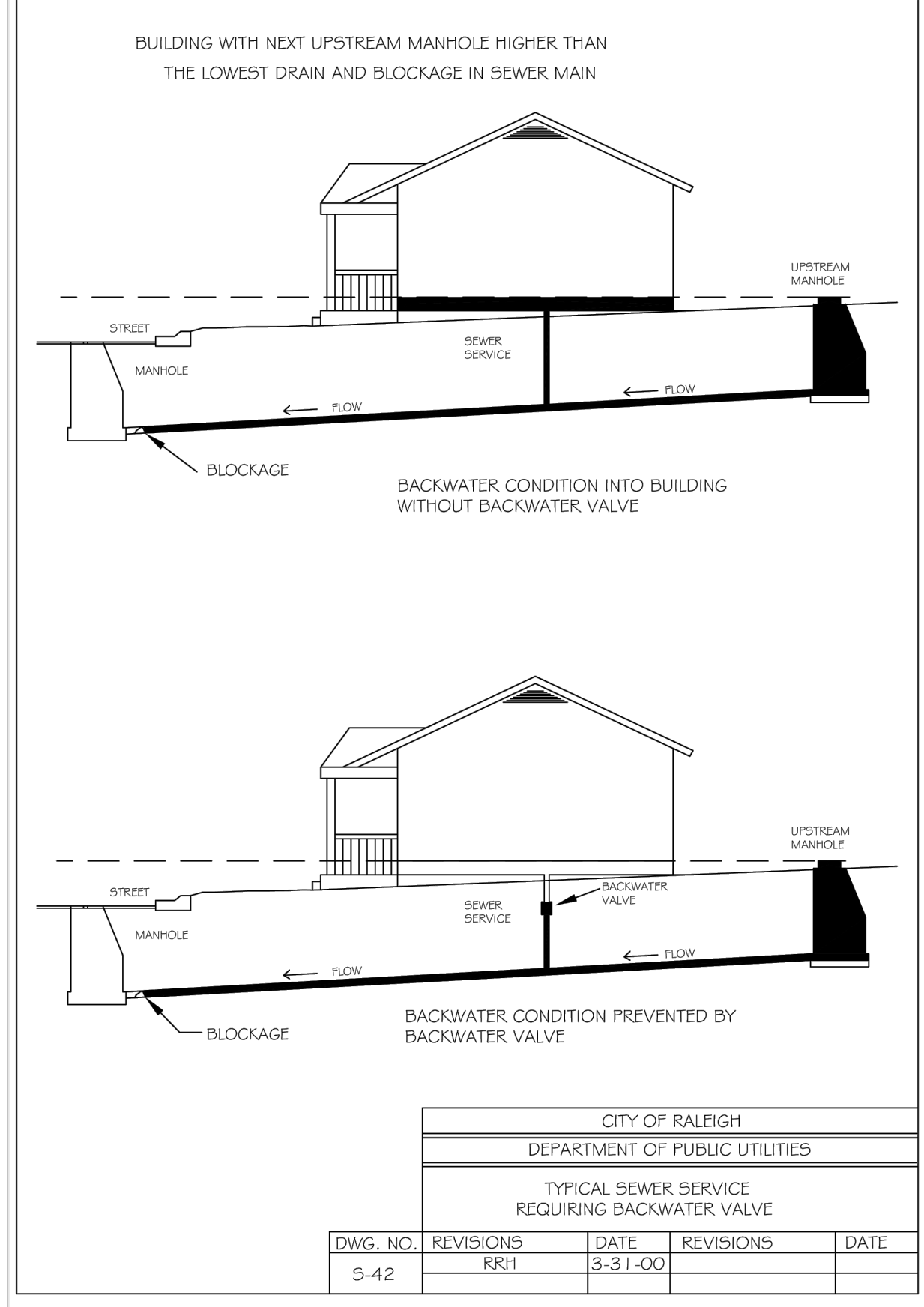
CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
WATER METER BOX DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-25	R.K.V.	8-20-13	ABB	1-20-05	
	J.P.S.		J.P.S.	11-4-10	



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
ONE OR TWO FAMILY DWELLINGS BACKFLOW PREVENTION METER ASSEMBLY INSTALLATION					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-24	Y.C.A.	12-31-91	D.H.L.	6/18/08	
	A.B.B.	4-7-04	J.P.S.	11/14/10	



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
STANDARD 3/4\"/>					
W-23	REVISIONS	DATE	REVISIONS	DATE	
	ABB	4-6-04	R.V.	7/23/13	
	D.H.L.	6/18/08			



CITY OF RALEIGH DEPARTMENT OF PUBLIC UTILITIES					
TYPICAL SEWER SERVICE REQUIRING BACKWATER VALVE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
S-42	RRH	3-31-00			

PRELIMINARY
NOT FOR CONSTRUCTION

Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Raliance Avenue, Apex, North Carolina 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378

804 CUMBERLAND STREET
 PRELIMINARY SUBDIVISION
 804 CUMBERLAND STREET
 RALEIGH, NC 27610
 WAKE COUNTY

UTILITY DETAILS

Design By: PAS
 Date: 03.28.24
 Project #: P230181

SHEET
 C201

REV#	DATE	DESCRIPTION

p:\2023\proj\230181-176\cumberland\REV\DWG\Sewer\230181_C201_DTL.dwg

