



Administrative Approval Action

Case File / Name: SUB-0018-2024
DSLCL - BROOKS MINOR SUBDIVISION

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

- LOCATION:** The project site is located on the northeast corner of Glen Eden Drive and Lubbock Drive, specifically at 704 Glen Eden Drive, PIN # 0795744741. The site is zoned Residential-4 (R-4).
- REQUEST:** The application is requesting a two parcel subdivision, designed as a Conventional Subdivision, each lot developed with a Detached House building type. As part of the development the application was granted two variances from the Board of Adjustment. BOA-0048-2023 granted a minimum lot size of 9,800 sf for a detached home and BOA-0033-2024 granted a variance for relief from right-of-way dedication requirements. The lot identified as lot 190 will contain an existing house and is 11,730 sf in size. The new vacant lot identified as lot 191 is 9,801 sf in size.
- 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 March 12, 2025 by Bob Brooks.

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:

☒ **LEGAL DOCUMENTS** - 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.

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Utility Placement Deed of Easement Required |
|-------------------------------------|--|

| | |
|--|--|
| | |
|--|--|

☒ **RECORDED MAP(S)** - 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 fee-in-lieu for 7' on Glen Eden Dr and 6' on Lubbock Dr for sidewalk on the entirety of the frontages is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

4. A public infrastructure surety for (6) 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.

☒ **BUILDING PERMITS** - 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. The swale along the eastern lot line of Lot 191 to convey runoff to the Glen Eden Drive right-of-way must shown on all future site plans for Lot 191.
4. 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.)

Urban Forestry



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5. 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 Lubbock Dr. and (4) trees along Glen Eden Dr. for a total of (6) street trees.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all right-of-way street trees by Urban Forestry Staff.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. The swale on the eastern lot line of Lot 191 must be constructed per plans prior to building occupancy permit.

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

3-Year Sunset Date: May 15, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: May 15, 2030

Record entire subdivision.

I hereby certify this administrative decision.

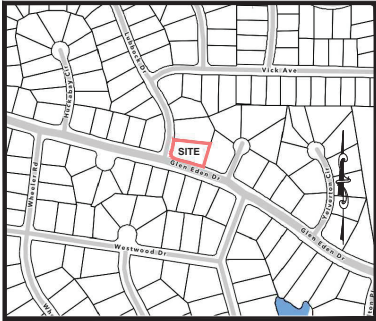
Signed: Keegan McDonald

Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.05.15 13:57:55-04'00'

Development Services Dir/Designee

Date: 05/15/2025

Staff Coordinator: Jeff Caines



VICINITY MAP
(NOT TO SCALE)

SITE DATA

SITE GROSS ACERAGE: 21,531 S.F. - 0.4943 AC.

TOTAL PROPOSED LOTS: 2

PROPOSED LOTS 190 & 191 NET ACREAGE: 21,531 S.F. - 0.4943 AC.

PROPOSED USE: SINGLE FAMILY - DETACHED HOUSES

OWNER DATA

OWNER: ROBERT & LAURA BROOKS
2600 GLENWOOD AVENUE
APT 419
RALEIGH, NC 27608-1071

ADDRESS: 704 GLEN EDEN DRIVE
RALEIGH, NC 27612

PIN: 0795-74-471

ZONING: R-4

AREA: 21,531 S.F. (0.4943 AC.)

CURRENT LAND USE: SINGLE FAMILY

REFERENCE: DB 8277, PG 2600
BM 1970, PG 171
WAKE COUNTY REGISTRY

BOA-0048-2023 - MIN R-4 LOT AREA 9,800 S.F.
MUST BE USED FOR DETACHED SINGLE FAMILY HOUSE

BOA-0033-2024 - RELIEF FROM R/W DEDICATION REQUIREMENTS

BOARD OF ADJUSTMENT

CASE FILE:
BOA-0033-2024
&
BOA-0048-2023

BLOCK PERIMETER EXEMPTION

UDO 9.2.2.A.2.b
MINIMUM SITE AREA APPLICABLE = 19 AC.
EXISTING SITE AREA = 0.49 AC.

FREQUENT TRANSIT DEVELOPMENT OPTION

NOT USED FOR THIS PROJECT

STORMWATER EXEMPTION

UDO 9.2.2.A.2.b.i
SUBDIVISION OF 1 ACRE OR LESS OF
GRANDFATHERED LOT USED FOR SINGLE
FAMILY DETACHED HOUSE.
MAXIMUM IMPERVIOUS FOR R-4 IS 38%
PER UDO 9.2.2.A.4.a

SOLID WASTE SERVICES

DEVELOPERS HAVE REVIEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET
FORTH IN THE SOLID WASTE DESIGN MANUAL.
PUBLIC SERVICE TO BE PROVIDED WITH
96 GALLON ROLL-OUT CARTS.

704 GLEN EDEN DRIVE SUBDIVISION

PRELIMINARY SUBDIVISION

SUB-0018-2024

RALEIGH, NORTH CAROLINA

JANUARY, 2025

MARCH, 2025

OWNER/DEVELOPER:

ROBERT W BROOKS
2600 GLENWOOD AVENUE, APT 419
Raleigh, N.C. 27608
Phone: (919) 816-6227
Email: bobb Brooks100@gmail.com

CIVIL ENGINEER:

JAECO
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com



Digitally signed by
jeff.caines@raleighnc.gov
DN:
E=jeff.caines@raleighnc.gov,
CN=Jeff Caines, OU=Raleigh, NC
Reason: I am approving this document
Date: 2025.05.14
13:45:13-0400'

ATTENTION CONTRACTORS

The Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for scheduling a Pre-construction meeting with the Development Permit and Planning Department prior to beginning any work activity. Raleigh Water must be contacted at (919) 998-4540 at least two business days prior to beginning any work activity around critical water and sewer infrastructure. Failure to notify City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require remediation 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 jobsite, 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.

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 999-2000



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 subdivisions@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 |

NOTE: Subdivisions may require City Council approval pursuant to a Historic Overlay District.

GENERAL INFORMATION

Scoping/attach plan case number(s):

Development name (subject to approval): 704 Glen Eden Drive Subdivision

Property Address(es): 704 Glen Eden Drive, Raleigh, NC 27612

Recorded Deed PIN(s): 0795-74-4741

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 Robert W. Brooks & Laura C. Brooks

Company: Title Owner / Owner

Address: 2600 Glenwood Avenue, Apt 419, Raleigh, NC 27608

Phone #: (919) 816-6227 Email: bobb Brooks100@gmail.com

Appl/perm Name (if different from owner. See "who can apply" in instructions):

Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Estateholder

Company: John A. Edwards & Company Address: 333 Wade Ave., Raleigh, NC 27605

Phone #: (919) 828-4428 Email: jon_caldwell@jaeco.com

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

Developer Contact Name: Robert Brooks

Company: Title Owner

Address: 2600 Glenwood Avenue, Apt 419, Raleigh, NC 27608

Phone #: (919) 816-6227 Email: bobb Brooks100@gmail.com

Revised 05/18/24
raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.49

Zoning district (if more than one, provide acreage of each): R-4

Overlay district(s):

Conditional Use District (CUD):

Board of Adjustment Case #

Design Alternate Case #

Case # 2:

STORMWATER INFORMATION

Impervious Area (on Parcel(s)): 7,033

Impervious Area for Compliance (includes right-of-way):

Existing (sf): 4,531 Proposed (sf): 7,033

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 Other Lots (Apartment, General, Mixed Use, Civic): 0

Total # of Lots: 2

Total # of Dwelling Units: 2

of bedroom units (if known): 1br 2br 3br 4br

Proposed density for each zoning district (UDO 10.5.2F): 4 units/lot

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160C-402(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 assessment holder may also apply for development approval for such development as is authorized by the assessment.

Acting as an authorized agent requires written permission from the property owner for the purposes of making the development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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. 160C-402(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this 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. § 160C-402(d).

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 163-755(1)), if this permit application is assessed on hold at the request of the applicant or a parcel or its consecutive months or more, or if of its 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: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25

Signature: [Signature] Date: 11/11/25



NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com
www.jaeco.com

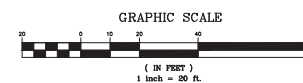
Client

ROBERT BROOKS
2600 GLENWOOD AVE., APT 419
RALEIGH, NC 27608

[illegible]

| BOUNDARY CURVE TABLE | | | | | |
|----------------------|--------|----------|------------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C3 | 90.10' | 1472.69' | 003°30'19" | 90.08' | N69° 35' 50"W |
| C4 | 39.27' | 25.00' | 090°00'00" | 35.36' | N26° 21' 00"W |
| C5 | 44.74' | 316.42' | 008°08'02" | 44.70' | N14° 21' 46"E |

EXISTING IMPERVIOUS AREA
EXISTING ON-SITE 4.331 S.F. - 0.10 AC



EXISTING CONDITIONS SURVEY BY:

BARRY L. SCOTT
LAND SURVEYING

PROFESSIONAL LAND SURVEYORS
P. O. BOX 12493 - RALEIGH, NORTH CAROLINA 27605
TEL: 919/859-0464 FAX: 919/859-1660

DATED 09-11-2023

EXISTING CONDITIONS
PLAN

Revisions

[illegible]

| | |
|---------------|----------|
| Drawing Scale | 1" = 20' |
| Drawn By | BF |
| Checked By | JAE, JR. |
| Date Issued | 1/15/25 |

CE-1

JAECO
Consulting Engineers
and Land Surveyors.

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com
www.jaeco.com

704 GLEN EDEN DRIVE
SUBDIVISION

Client

ROBERT BROOKS
2600 GLENWOOD AVE., APT 419
RALEIGH, NC 27608

LEGEND

[illegible]Drawing
Title

DEMOLITION PLAN

| Revisions | | |
|-----------|-----------------------------------|----------|
| Number | Description | Date |
| 1 | CITY OF RALEIGH - REVIEW COMMENTS | 02/19/21 |
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing Scale 1" = 20'
 Drawn By BF
 Checked By JAE, JR.
 Date Issued 1/15/25

CE-2
 of

NOTE:
DEMOLITION OF ALL ITEMS SHOWN IN (RED)
TBR - TO BE REMOVED

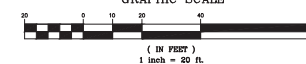
ATTENTION CONTRACTORS:

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) 566-2400 and the PUBLIC UTILITIES DEPARTMENT at (919) 595-4540 at least

FAILURE to notify both City Departments in advance of beginning reconstruction, will result in the issuance of monetary fines, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

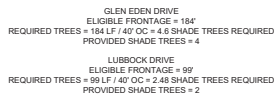
FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.

GRAPHIC SCALE



1. CONTRACTOR TO FIELD VERIFY LOCATION, ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON WERE OBTAINED VIA R11 (NASS COUNTY) MARKOUT. UTILITY LOCATIONS SHOULD BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORGE CONNECTION.
4. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28 MMIMUM.
5. CITY OF RALEIGH RECORDS INDICATE EXISTING WATER & SEWER SERVICE TO EXISTING HOUSE. E. SERVICE CONNECTIONS SHALL REMOVED IN ACCORDANCE WITH RALEIGH CITY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARD #2 AND WATER CONSTRUCTION STANDARD #31. FIELD LOCATED SERVICES TO BE PROVIDED DURING SPR REVIEW.
6. EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOP# 01-130-0022

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
3. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
5. PRIOR TO START OF WORK, A FEE-OF-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT NUMBER: 919.998.4040 OR 919.998.4041.
6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, OR SIDEWALK. THE PERMITTING AGENCY IS THE CITY OF RALEIGH. THE CITY OF RALEIGH WILL SEND THE CONTRACTOR A PERMIT APPLICATION PACKET. PLEASE SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.ORG AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO PERMITS@CITYOFRALEIGH.ORG.
7. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OR TO PEDESTRIAN OR BETTER CONDITION.
10. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG).



| KEY | QUAN. | BOTANICAL NAME | COMMON NAME | MATURE | | MATURE | | ROOT |
|-------|-------|----------------|----------------------|--------|-----|--------|--------|------|
| | | | | CAL. | HT. | HT. | SP. | |
| TREES | | | | | | | | |
| QI | 6 | Quercus lyrata | Highbeam Overcup Oak | 3" | 10' | 40-50' | 35-40' | BB |

NOTE:
ALL STREET TREES SHALL BE INSTALLED AND
MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS
OF CHAPTER 2 OF THE CITY TREE MANUAL.

RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL COLLECTOR AND MAJOR ARTERIAL INTERSECTIONS.

2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-0.01-2

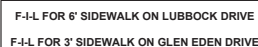
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-0.01-3. SIGHT TRIANGLES SHALL BE PLACED OUTSIDE THE RIGHT-OF-WAY AND SHALL BE RECORDED AS SURVEY FEATURES. FINAL LOCATION OF SIGHT TRIANGLES TO BE APPROVED WITH RALEIGH ENGINEERING.

4. NO SIGN OBSTRUCTION OR PARTIALLY OBSTRUCTING WALL, FENCE, ETC., BARRIER, BARRIER PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 7 FEET AND 8 FEET ABOVE THE ROADWAY SURFACE, OR NEAREST TRAVELWAY SIDEWALK IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-1.01-1, T-1.01-2, T-1.01-3, AND T-1.01-4 AS NOTED.

6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE LATEST COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATION, RIGHT-OF-WAY REQUIREMENTS.

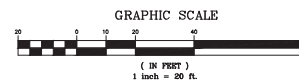
7. UNLESS OTHERWISE DETAILED, TURNOUT RAMP TO BE MINIMUM OF 30' FOR ALL PUBLIC STREET



| BOUNDARY CURVE TABLE | | | | | |
|----------------------|--------|----------|------------|--------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C6 | 75.11 | 1472.69' | 002°55'19" | 75.10' | N69° 18' 21"W |
| C7 | 14.99' | 1472.69' | 000°35'00" | 14.99' | N71° 03' 30"W |
| C8 | 39.27' | 25.07' | 090°00'00" | 35.38' | N26° 21' 00"W |
| C9 | 44.74' | 316.42' | 008°08'02" | 44.70' | N14° 21' 46"E |

| | |
|--------------|---------------------------------|
| OLD AREA: | |
| OLD LOT 19 | 21,531 S.F. (0.4943 AC.) |
| TOTAL | 21,531 S.F. (0.4943 AC.) |

| | |
|--------------|---------------------------------|
| NEW AREA: | |
| NEW LOT 190 | 11,730 S.F. (0.2693 AC.) |
| NEW LOT 191 | 9,801 S.F. (0.2250 AC.) |
| <u>TOTAL</u> | <u>21,531 S.F. (0.4943 AC.)</u> |

[illegible]

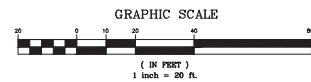
1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE IDENTIFIED BY FIELD SURVEY AND/OR RECORDS. EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE APPROXIMATE AND POTENTIALLY INCOMPLETE.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE EQUIPPED WITH NUT THREADS AND WITH A 4" INCH STORAGE CONNECTION.
4. UNLESS OTHERWISE NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
5. CITY OF RALEIGH RECORDS INDICATE EXISTING WATER & SEWER SERVICE TO EXISTING HOUSE. SEW. SERVICE CONNECTIONS SHALL BE REMOVED IN ACCORDANCE WITH RALEIGH PUBLIC UTILITIES HANDBOOK SEWER CONSTRUCTION STANDARD #11 AND CONSTRUCTION STANDARD #10. CITY FIELD LOGGED SERVICES TO BE PROVIDED DURING SEWER REPAIR.
6. EXISTING WATER AND SEWER SIZES AND MATERIALS PER SCOPE 01-30-022

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (referenced: CPHUD Handbook, current edition).
- Utility separation requirements:
 - A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source within the ROW.
 - Adequate lateral separation cannot be achieved, then sanitary sewer pipe shall be specified as installed with a separate water conditions. However, the minimum lateral separation shall be less than 20' from a private well & 50' from a public well.
- When installing water &/or sewer mains, the horizontal separation shall be 10'. If this separation cannot be achieved due to the need for fuel line crossings, the separation allowed shall be 12' with the water & sewer separated by a 12" concrete wall. The water & sewer shall be installed with the elevation of the water main at least 1' above the top of the sewer & must be approved by the Public Utilities Department. The water & sewer shall be installed in separate trenches.
- If it is impossible to obtain proper separation, or any time a sewer service passes over a watermain, the watermain shall be encased in concrete extended 10' on each side of crossing must be specified & installed in waterline specifications.
- 0.50 minimum horizontal separation is required between sanitary sewer & storm sewer facilities, unless it is proven otherwise.
- Maintain 18" vertical separation at all water & RCP storm drain crossings, maintain 18" vertical separation at all water & concrete crossings, maintain 18" vertical separation at all water & concrete crossings, specify DIP materials & a concrete grade having 6" min. clearance (per CPHUD 18" detail, 18" & 18-49).
- 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 for profile by the City of Raleigh Public Utilities Department.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing Right of Way (ROW) for any project.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout the project. Repair plans & construction methods shall be pre-approved by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
- SEWER BYPASS PUMPING – A bypass plan submitted by an NC Professional Engineer shall be provided to Raleigh Public Utilities Department for review & approval. The City of Raleigh Public Utilities Handbook.
- Minimum separation at all water mains & sewer force mains, 4' minimum clearance is required on all main runs.
- If 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 lines at a main of service directed from ROW or easement per CPHUD Handbook procedure for abandonment.
- If the developer is unable to obtain the necessary permits for the proposed project, USACE or FEMA for any riparian buffer, wetland or floodplain impacts (respectively) prior to construction.
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- Install 4" PVC sewer service @ 1.0% minimum grade with cleanouts located at ROW or easement line & 10' from the building.
- 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' over the existing upstream manhole.
- The City of Raleigh Public Utilities Department requires the following:
 - A permit from the City of Raleigh Public Utilities Department, USACE or FEMA for any riparian buffer, wetland or floodplain impacts (respectively) prior to construction.
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- Obtain the City of Raleigh Public Utilities Department's construction specifications shall be approved by the ROW FOG Policy for more information.
- The City of Raleigh Public Utilities Department requires the following:
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The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the PUBLIC WORKS DEPARTMENT at (919) 998-2040 and the PUBLIC UTILITIES DEPARTMENT at (919)998-2040 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 jobsite, 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.

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| Revisions | | |
|-----------|-----------------------------------|----------|
| Number | Description | Date |
| 1 | CITY OF RALEIGH - REVIEW COMMENTS | 02/19/25 |
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| | | |

Drawing Scale 1" = 20'

Drawn By BR

Checked By JAE, JR.

Date Issued 1/15/25

CE-4 of



www.iaeco.com



**MAXIMUM IMPERVIOUS TO REMAIN GRANDFATHERED
AND EXEMPT FROM STORMWATER REGULATIONS:**

TOTAL EX LOT AREA = 21,531 SF
GRANDFATHERED MAX 38% IMPERVIOUS = 8,182 SF
FEE-IN-LIEU SIDEWALK MUST NET FROM MAX
3' ALONG GLEN EDEN - 183' = 549 SF
6' ALONG LUBBOCK - 100' = 600 SF
MAXIMUM NET IMPERVIOUS = 8182-549-600= 7,033 SF

TOTAL EXISTING ON NEW LOT 190 = 4,331 SF
DRIVEWAY= 953 SF
HOUSE & PORCH= 2,430 SF
HOUSE STEPS= 29 SF
BRICK PATIO= 641 SF
BRICK WALK AND STEPS= 217 SF
STONE WALLS= 34 SF
HVAC= 13 SF
BRICK FENCE COLUMNS= 14 SF

REMOVE NET 122 SF DRIVEWAY
REMOVE NET 641 SF BRICK PATIO
REMOVE NET 14 SF BRICK FENCE COLUMNS

NET TOTAL ON NEW LOT 190 = 3.554 SF

REMAINING AREA FOR LOT 191 = 3.479 SF

FINAL TOTAL ON LOTS 190 AND 191 = 7,033 SF

MISA - MAXIMUM IMPERVIOUS SURFACE AREA



(IN FEET)
1 inch = 20 f

[illegible]

Review

| Number | Description | Date |
|--------|-----------------------------------|----------|
| 1 | CITY OF RALEIGH - REVIEW COMMENTS | 02/19/25 |
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Drawing Scale 1" = 20'

Drawn By RF

Checked By JAE, JR

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|-------------|---------|
| Date Issued | 1/15/25 |
|-------------|---------|

CE-5