



Administrative Approval Action

Case File / Name: SUB-0020-2024
DSLCL - EVANS PLACE METHOD

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

LOCATION: This 0.91 acre parcel is located north of Western Boulevard, south of Ligon Street, east of Cheney Road, and east of Method Road. It is zoned R-10-SRPOD and located in a Frequent Transit Area. The property is vacant as the detached house and associated structures were demolished in 2022. It is specifically identified as 4101 Reavis Road.

REQUEST: This plan proposes a four lot subdivision for an attached house development, utilizing the frequent transit development option (FTDO). Each new lot will have its own attached house. Any proposed houses or other structures are subject to further review prior to necessary permit issuance.

**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 31, 2025 by Capital Civil Engineering.

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"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **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

1. A cross access agreement among the lots identified as Lots 1 through Lot 4 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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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 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)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

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

Urban Forestry

6. A public infrastructure surety for 13 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry



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2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Reavis Rd and 9 street trees along Method Rd.

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

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

Stormwater

2. 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:

3-Year Sunset Date: April 25, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: April 25, 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: 2025.04.25 08:25:27-04'00'

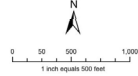
Date: 04/25/2025

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin



Vicinity Map



Disclaimer: While every effort is made to produce and publish the most current and accurate information possible, the user assumes all responsibility for the use of the information provided for the data herein, its use or its interpretation.

LOT SUMMARY

TOTAL NUMBER OF LOTS	4
NEW LOT 1	0.22 AC (8,431 SF)
NEW LOT 2	0.20 AC (8,538 SF)
NEW LOT 3	0.20 AC (8,552 SF)
NEW LOT 4	0.21 AC (9,047 SF)

R/W DEDICATION 0.05 AC (2,150 SF)

RESIDENTIAL INFILL COMPATIBILITY

- A. TOTAL SITE LESS THAN 5 ACRES
YES, SITE IS 0.46 ACRES GROSS AND 0.44 ACRES NET
- B. THE SUBJECT LOT'S PRIMARY STREET FRONTAGE IS ON A STREET SECTION THAT WAS PLATTED FOR AT LEAST 20 YEARS INCLUDING SUBSEQUENT RIGHT-OF-WAY DEDICATIONS.
YES, STREET PLATTED GREATER THAN 20 YEARS AGO.
- C. THE COMPARATIVE SAMPLE IS DERIVED BY THE FOUR CLOSEST PRINCIPAL BUILDINGS, ALONG THE SAME BLOCK FACE OF STREET WITHIN 300 FEET OF AND ORIENTED TOWARD THE STREET AS THE SUBJECT LOT.
NO, THERE ARE NOT FOUR COMPARATIVE SAMPLES NORTH AND SOUTH OF THE SUBJECT LOTS.
- ALL ITEMS A THRU C MUST BE PRESENT FOR RESIDENTIAL INFILL COMPATIBILITY TO APPLY. THEREFORE, THIS SITE IS ELIGIBLE SUBJECT TO R-FILL COMPATIBILITY REQUIREMENTS.

FREQUENT TRANSIT DEVELOPMENT OPTION

SETBACKS TO BE PER UDO 2.7.1, FREQUENT TRANSIT DEVELOPMENT OPTION.

BLOCK PERIMETER

R-10 REQUIREMENT - 2,500 FT
PER UDO 8.3.2.A.2.b, SITE LESS THAN MINIMUM SITE AREA APPLICABLE 3 ACRES

SOLID WASTE SERVICES STATEMENT

- DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND PLANS TO COMPLY WITH ITS REQUIREMENTS.
- REFUSE CONTAINERS TO BE STORED ADJACENT TO EACH UNIT.
- REFUSE TO BE ROLLED OUT TO THE ROADSIDE FOR CITY OF RALEIGH SOLID WASTE SERVICES PICK UP.

STORMWATER EXCEPTION

PER UDO SECTION 9.2.2.A.1 SITE CLAIMS STORMWATER EXCEPTION FOR DETACHED SINGLE-UNIT AND ATTACHED TWO-UNIT LIVING PART OF A SUBDIVISION 1 ACRE OR LESS IN AGGREGATE SIZE.

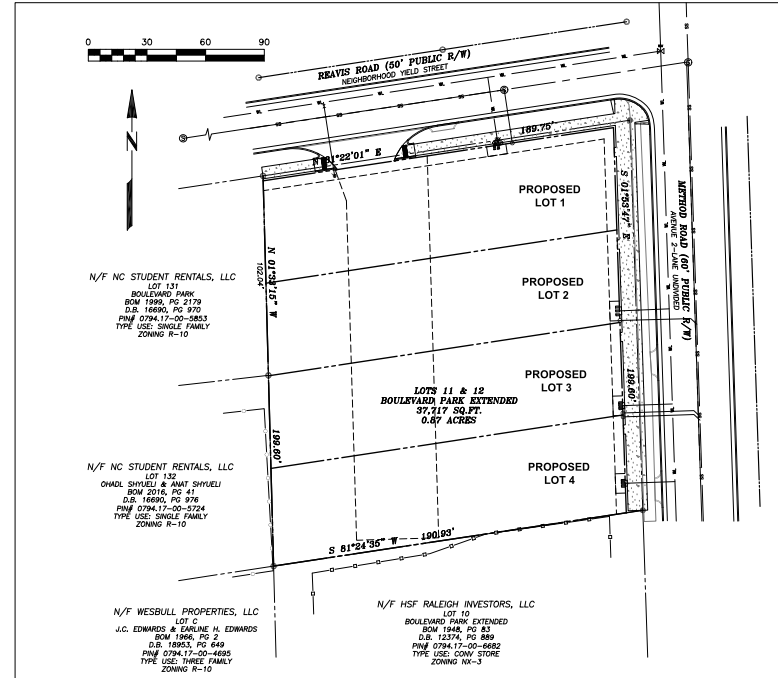
PARKING

NO MAXIMUM
NO BICYCLE SPACES REQUIRED

EVANS PLACE METHOD

4101 REAVIS RD

PRELIMINARY SUBDIVISION - SUB-0020-2024



SITE DATA	
PLAT	BM 1948 PG 83, ALL OF LOTS 11 & 12
DEED	BM 1972 PG 2720-2723
ADDRESS	4101 REAVIS ROAD
PARCEL ID NO	0794-00-6882
ZONING	R-10, FREQUENT TRANSIT DEVELOPMENT OPTION
ZONING CONDITIONS	NONE
OVERLAY	SPROD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
AREA GROSS EXISTING	0.87 AC
AREA NET AFTER R/W	0.82 AC
EXISTING USE	SINGLE FAMILY
PROPOSED USE	FOUR, TWO UNIT ATTACHED HOMES W/ THREE ADUs
LOT AREA	2,500 SF MIN REQUIRED, 8,538 SF MIN PROPOSED
NUMBER OF LOTS	4 PROPOSED
DENSITY	9.76 UNITS/AC PROPOSED (9.0/8.82)
LOT AREA PER UNIT	1,000 SF MIN REQUIRED FOR TWO-UNIT LIVING, 4,269 SF MIN PROPOSED
LOT WIDTH	45' MIN REQUIRED, 47.33' MIN PROPOSED
LOT DEPTH	60' MIN REQUIRED, 181.21' MIN PROPOSED
SETBACK PRIMARY STREET	10'
SETBACK SIDE STREET	10'
SETBACK REAR LOT LINE	15'
SETBACK REAR LOT LINE	15' FOR PRIMARY BUILDING, 5' FOR ADU
PRIMARY STREET	METHOD ROAD
EXISTING IMPERVIOUS	3,035 SF
ALLOWABLE IMPERVIOUS	65% = 23,120 SF
EXISTING BUILDING	1
PROPOSED BUILDINGS	FOUR, TWO UNIT ATTACHED HOMES W/ THREE ADUs
100YR FLOOD PLAN	NONE ON THIS LOT
HEIGHT ALLOWABLE	40/3 STORES FOR ATTACHED HOUSE

OVERVIEW

SCALE: 1" = 30'



COVER
EXISTING CONDITIONS / DEMO
PRELIMINARY SUBDIVISION PLAN
DETAILS

PS1
PS2
PS3
PS4-PS5

ENGINEER

CAPITAL CIVIL ENGINEERING, PLLC
200 N SALEM ST, STE 220
APEX, NC 27502
PH: 919 249-8587
MICHAEL J. KANE, PE
mkane@capitalcivil.com

OWNER

PREISS POWELL DEVELOPMENT VII, LLC
1700 HILLSBOROUGH STREET
RALEIGH, NC 27605
PH: 919 870-5080
etpcontracting@yahoo.com

Preliminary Subdivision Application

Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 401 • 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 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

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

GENERAL INFORMATION	
Scoping/attach plan case number(s):	
Development name (subject to approval): Evans Place Method	
Property Address(es): 4101 Reavis Rd	
Recorded Deed PIN(s): 0794-00-6882	
Building type(s):	<input type="checkbox"/> Detached House <input checked="" 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: Preiss Powell Development VII, LLC	
Company: O'Hara Powell	Title: Member & Authorized Signatory
Address: 1700 Hillsborough St, Raleigh, NC 27605	
Phone #: 919 795-0918	Email: etpcontracting@yahoo.com
Applicant Name (if different from owner. See "who can apply" in instructions): Michael J. Kane, PE	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Capital Civil Engineering	Address: 209 N Salem St, Ste 220 Apex, NC 27502
Phone #: 919 249-8587	Email: mkane@capitalcivil.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Same as owner	
Company:	Title:
Address:	
Phone #:	Email:

Revision 03.01.24
raleighnc.gov



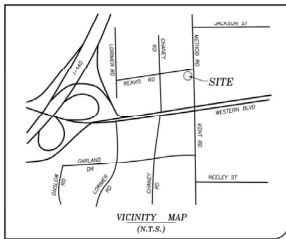
REVISION:
NO. 1 - PRELIM SUBDIVISION REVIEW 1
NO. 2 - PRELIM SUBDIVISION REVIEW 2
NO. 3 - PRELIM SUBDIVISION REVIEW 3
NO. 4 - PRELIM SUBDIVISION REVIEW 4

EVANS PLACE METHOD
SUB-0020-2024 - PRELIMINARY SUBDIVISION
R-10 ZONING, SPROD OVERLAY

CCE
CAPITAL CIVIL ENGINEERING, PLLC
200 N SALEM ST, STE 220, APEX, NC 27502
PH: 919 249-8587
MICHAEL J. KANE, PE
mkane@capitalcivil.com

DATE: MARCH 31, 2025
ISSUED FOR: APPROVAL
SHEET NO.

PS1



LEGEND

- Property Line
- Property Line (not surveyed)
- Center Line
- Right-of-Way Line
- Easement Line
- Drain Line
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Chain Link Fence
- Road Fence
- Welded Wire Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Computed Corner
- PK Nail
- Cable TV Box
- Telephone Box
- Power Box
- Light Pole
- Utility Pole
- Drop Inlet
- Storm Drainage Manhole
- Curb Inlet
- Water Valve
- Fire Hydrant
- Existing Water Meter (3/4" Service line)
- Proposed Water Meter (3/4" Service line)
- Sewer Manhole
- Proposed Sewer Manhole
- Existing Sewer Clean Out (4" service line)
- Proposed Sewer Clean Out (4" service line)
- EP - Existing Iron Pipe
- NP - Iron Pipe Set
- DB - Duct Bank
- PG - Pile
- RY - Right of Way
- TM - Tax Map
- N/F - Now or Formerly
- XXX - DEMOTES ADDRESS
- Hardwood Tree
- Pin Tree

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.S. MONUMENT.
THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.
UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION.
ALL ORDERS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM BOM - 1226 - PG. 85.
THIS MAP NOT FOR RECONSTRUCTION.
BOUNDARY INFORMATION TAKEN FROM
REFERENCED DEEDS AND PLATS.

FLOOD CERTIFICATION
THIS WILL CERTIFY THAT THE SUBJECT
PROPERTY () IS OR IS NOT
located in a SPECIAL FLOOD HAZARD AREA as
determined by the Department of Housing and
Urban Development, or as shown on the
FLOOD INSURANCE RATE MAP.

170243 0794 J
COMMUNITY # PANEL SUFFIX
JHD Rj
PROFESSIONAL LAND SURVEYOR

I, Jeffrey H. Davis, PLS, certify this map was drawn under
my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and
departures is $1/10,000$; that the boundaries not surveyed
are shown as broken lines plotted from information found in
Book _____ Page _____ that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
14th day of JANUARY, 2022.

Seal



N/F NC STUDENT RENTALS, LLC

LOT 131
BOULEVARD PARK
BOM 1995, PG 2179
D.B. 16690, PG 970
PIM# 0794-17-00-5853
TYPE USE: SINGLE FAMILY
ZONING R-10

N/F NC STUDENT RENTALS, LLC

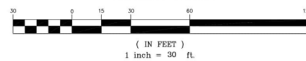
LOT 132
OHAD SHYUEI & ANAT SHYUEI
BOM 2016, PG 41
D.B. 16690, PG 976
PIM# 0794-17-00-5724
TYPE USE: SINGLE FAMILY
ZONING R-10

N/F J.C. EDWARDS

LOT C
J.C. EDWARDS & EARLINE H. EDWARDS
BOM 1966, PG 2
D.B. 16696, PG 773
BOM 0794-17-00-6695
TYPE USE: THREE FAMILY
ZONING R-10

IMPERVIOUS AREA
HOUSE 1833 SQ.FT.
PORCH 265 SQ.FT.
RI WALL 60 SQ.FT.
DECK 1115 SQ.FT.
TOTAL 3053 SQ.FT.
6.0% IMPERVIOUS

GRAPHIC SCALE



TURNING POINT SURVEYING, LLC 4113 JOHN S. CARR DR RALEIGH, NC 27602 PH (919) 781-0234 FAX (800) 946-0213 JANUARY 2022		DATE: 01-14-2022 DRAWN BY: LR CHK'D BY: JHD JOB NO. C-1080 SCALE: 1" = 30' C.N. = 29350 DWG. NO. C-1080 SHEET 1 OF 1
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** NOTE **
ALL EXISTING STRUCTURES, DRIVE AND
OVERHEAD ELECTRIC SERVICE HAVE BEEN
DEMOLISHED PER PERMIT
DEMO-021372-2022.

NONE OF THE TREES ONSITE TO REMAIN.
THERE ARE NO TREES WITHIN THE REAVIS
OR METHOD ROAD RIGHT-OF-WAYS.



REVISION:
1. PRELIM SUBDIV REVIEW 1
2. PRELIM SUBDIV REVIEW 2
3. PRELIM SUBDIV REVIEW 3
4. PRELIM SUBDIV REVIEW 4

EVANS PLACE METHOD
SUB-0020-2024 - PRELIMINARY SUBDIVISION

CCE
CAPITAL CIVIL ENGINEERING
200 N. SALEM ST., STE. 200, APTC, NC 27602
PH (919) 781-0234
FAX (800) 946-0213
COPYRIGHT 2024 CAPITAL CIVIL ENGINEERING, PLLC P-869

DATE
MARCH 31, 2025
ISSUED FOR
APPROVAL
SHEET NO.

PS2

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).

2. Utility separation requirements:
a. Minimum horizontal separation shall be maintained between sanitary sewer and any private or public water supply source such as an impounded reservoir used as a source of drinking water. If the utility cannot be installed at least 10' from the water main, it shall be installed and installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.

3. When installing underground utilities, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in the water main is separate from the elevation of the water main at the location above the crossing. The sewer must be covered by a concrete slab extending 18" vertical clearance from outside diameter to outside diameter.

4. It is required that there be adequate proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10" on each side of crossing must be specified, unless to installation specifications.

5. Sanitary sewer crossings over storm drains shall be constructed under all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.

6. At installations 18" min. vertical separation at all watermain & RCP storm drain crossings, provide adequate separation cannot be achieved, specify DIP materials & a concrete grade having 6" slope (per County Ordinance) to prevent infiltration.

7. All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.

8. All utility 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 with existing City of Raleigh Public Utilities Department infrastructure.
Contractor shall maintain continuous water & sewer service to existing residences & businesses during construction project. Construction shall be completed within 90 calendar days of start date. 24-hour advance notice to the City of Raleigh Public Utilities Department.
SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to the City of Raleigh Public Utilities Department for review and approval. Equipment shall comply with the Public Utilities Handbook.

9. All new sanitary sewer mains shall be installed with 4" manholes & sewer force mains. 40" minimum cover is required on all reuse mains.

10. It is the developer's responsibility to determine and remove existing water & sewer services not being used. Installation site includes all services otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement if applicable.

11. Install 1/2" copper water services with meters located at ROW or within a 2x2 Water Service Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service in accordance with the function in which the service will be used.

12. Install 4" PVC sewer services @ 1.0% minimum gradient with cleanouts located at ROW or easement line. Cleanouts shall extend even higher than the roofline.

13. 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.

14. All environmental permits applicable to the project must be obtained (including NCDOW, USEPA &/or other appropriate buffer, wetland, flood plain, etc.) prior to construction.

15. NCDOT / Roadway Safety Agreement - Obtain agreement with NCDOT for utility relocation, widening, extensions & service taps within state or railroad ROW prior to construction.

16. Grease Interceptor / Water Separator - Calculate calculations & installation specifications shall be approved by the FOG program. See Appendix B for more information regarding FOG or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.

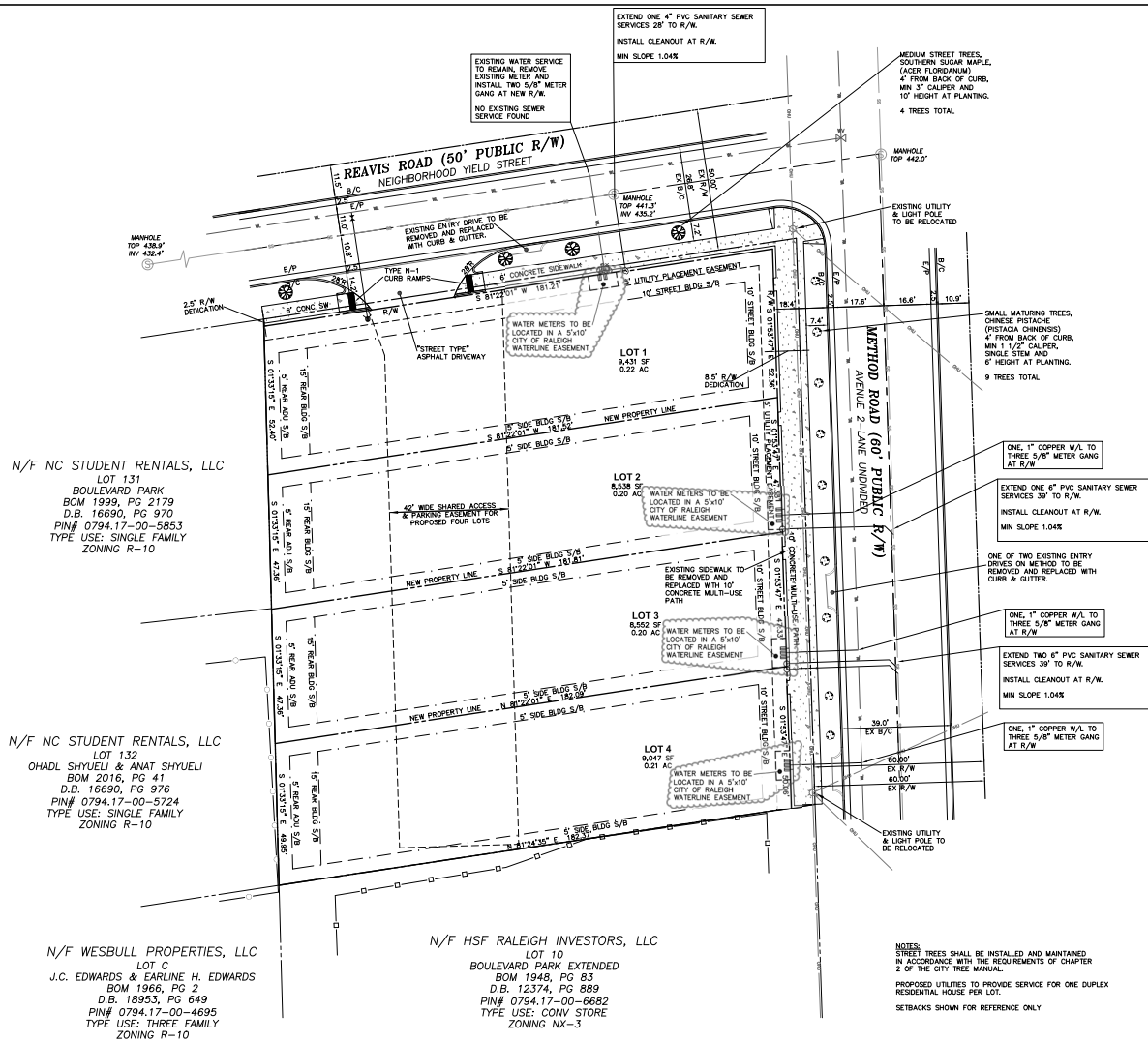
17. The local health department may require a permit for the degree of health hazard involved as discussed in Appendix B of the Rules Governing Public Water Systems in North Carolina.

18. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the list of approved devices published by ASSE.

19. The device and installation shall meet the guidelines of Appendix A – Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.

20. The device shall be installed and tested according to the manufacturer's periodic testing threshold in accordance with the manufacturer's recommendations or the local cross connection control program thresholds - more stringent. Contact Cross.connection@leighnc.gov for more information.

21. NOTICE for projects that involve an oversized main or urban main replacement. Any City of Raleigh project greater than \$250,000 shall include the following:



SCALE: 1" = 20'

FROM PRIMARY STREET	10'
FROM SIDE STREET	10'
FROM SIDE LOT LINE	0'
FROM REAR LOT LINE	3'

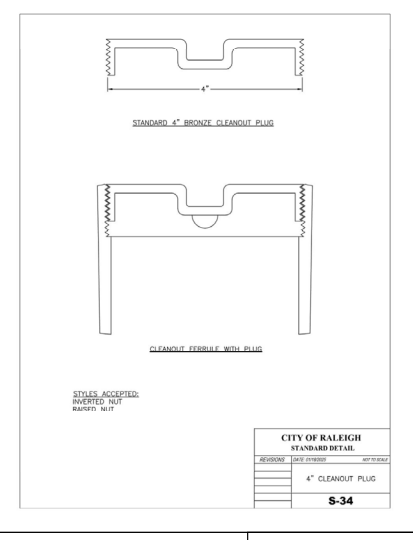
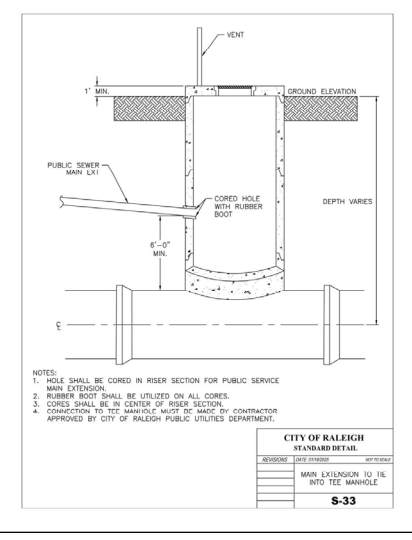
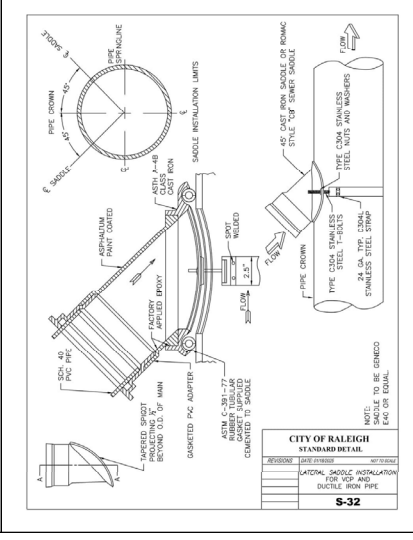
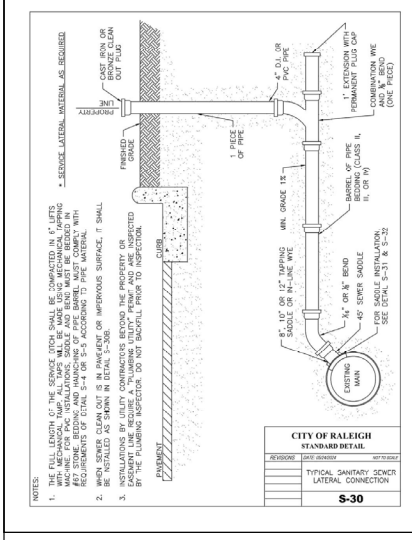
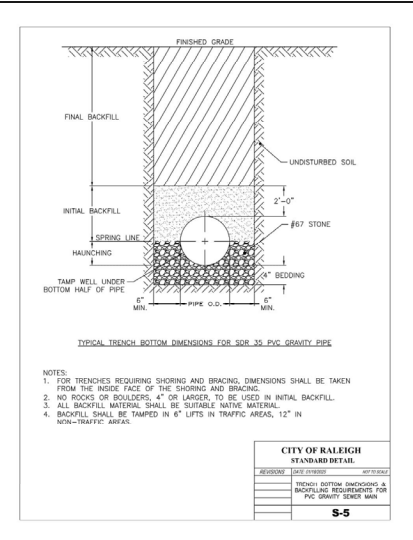
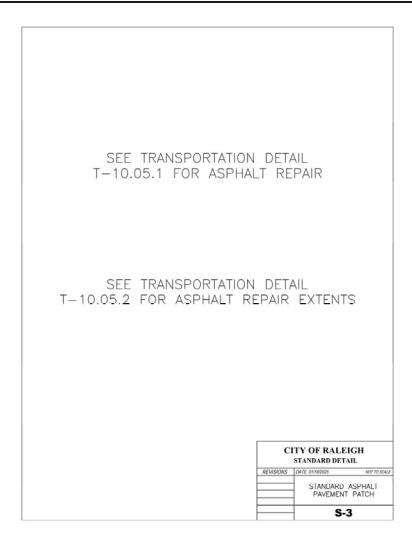
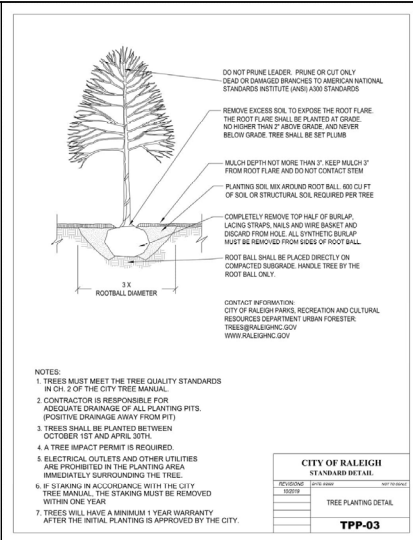
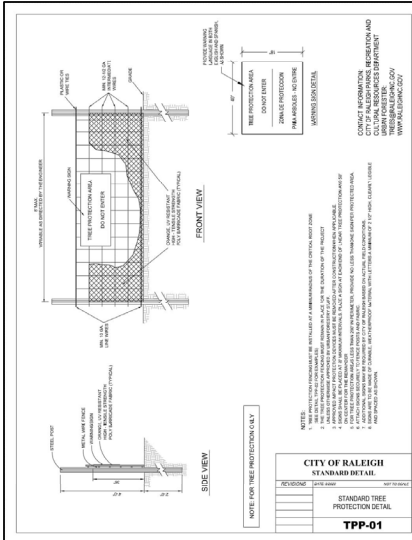
R/W DEDICATION 0.05 AC (2,150 SF)

NOTE:

- IMPERVIOUS IN R/W FOR PROPOSED SIDEWALK IMPROVEMENTS
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.

TOTAL TREES PROVIDED	9
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SEE TRANSPORTATION DETAIL
T-10.05.2 FOR ASPHALT REPAIR EXTENTS

