



# Administrative Approval Action

Case File / Name: SUB-0026-2023  
DSLCL - ADDISON PLACE - WEST 5 LOT

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

**LOCATION:** This site is located on the west side of N. Raleigh Blvd., north of Glascock Street at 1001 Addison Place.

**REQUEST:** This is a revision to an approved subdivision plan. The original approved development was for 5 lots for detached homes. The revision is for 5 lots for attached homes. The proposed lot sizes are unchanged. This is development of a 0.618 acres/26,922 sf tract, with .04 acres/1,721 sf of right-of-way dedication, leaving a net site area of .578 acres/25,201sf. The site is zoned R-10. Proposed New Lot 1 being .11ac/4,701sf; New Lot 2 being .11ac/4,598 sf; New Lot 3 being .11ac/4,592 sf; New Lot 4 being .13ac/5,788 sf, and New Lot 5 being .13ac/5,521 sf. Existing duplexes on the site will be demolished. The sunset date for the development plan is unchanged.

**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 April 17, 2024 by Crumpler Consulting Services.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Applicant provides a detailed narrative of how SWS storage and placement will be handled for all lots, including a description of the roll-out service, storage, compartments, and or holding area.
2. The applicant adds the Solid Waste Services (SWS): "Solid Waste Compliance Statement: "Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual."

☒ **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.



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

## General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

## Engineering

2. A public infrastructure surety (SUR-0428-2023) 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.
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 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)

## Stormwater

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

## Urban Forestry



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6. A public infrastructure surety for the 10 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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.
2. 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.
3. 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**

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Addison Pl and 5 street trees along Glascock St.

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

## **Stormwater**

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

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

**3-Year Sunset Date: September 20, 2026**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: September 20, 2028**

**Record entire subdivision.**



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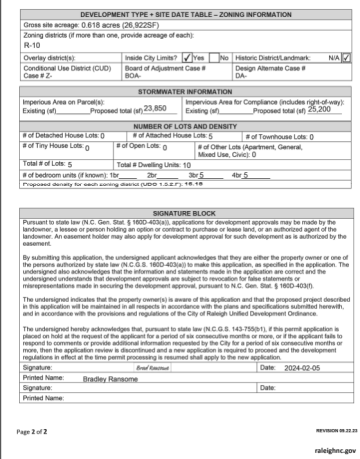
I hereby certify this administrative decision.

Signed: \_\_\_\_\_

*Jermont Purifoy*  
Development Services Dir/Designee

Date: 06/07/2024

Staff Coordinator: **Jermont Purifoy**



Preliminary Subdivision Review Revision Table		
Version (transaction number)	Revised Sheet Number(s)	Approval Date
Original Approval (SUB-0026-2023)		9/20/23
Revision 1 (SUB-0026-2023)	C-1, C-3	

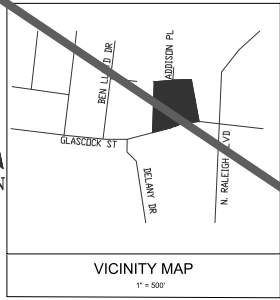
**PLAN REVISION NOTES:**

**REVISION 1 - REVISION TO CHANGE USE OF LOTS FROM DETACHED USE TO ATTACHED USE**

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

NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

1 of 6



# SUBDIVISION PLANS FOR ADDISON PLACE-WEST 5 LOT 1001 ADDISON PLACE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0026-2023

PREPARED FOR:  
HATTERAS HOLDINGS, LLC  
500 WESTOVER DRIVE, #10991  
SANFORD, NORTH CAROLINA 27330

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

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

#### SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.5.1b.  
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

#### SHEET

C-1  
C-2  
C-3  
C-4  
C-5  
D-1

#### DESCRIPTION

COVER  
EXISTING CONDITIONS  
SUBDIVISION & LANDSCAPING PLAN  
UTILITY AND GRADING PLAN  
FIRE PROTECTION PLAN  
DETAILS

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

CALL 48 HOURS  
BEFORE YOU DIG



NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph. 919-413-1704  
P-1533

ISSUED FOR  
PERMITTING

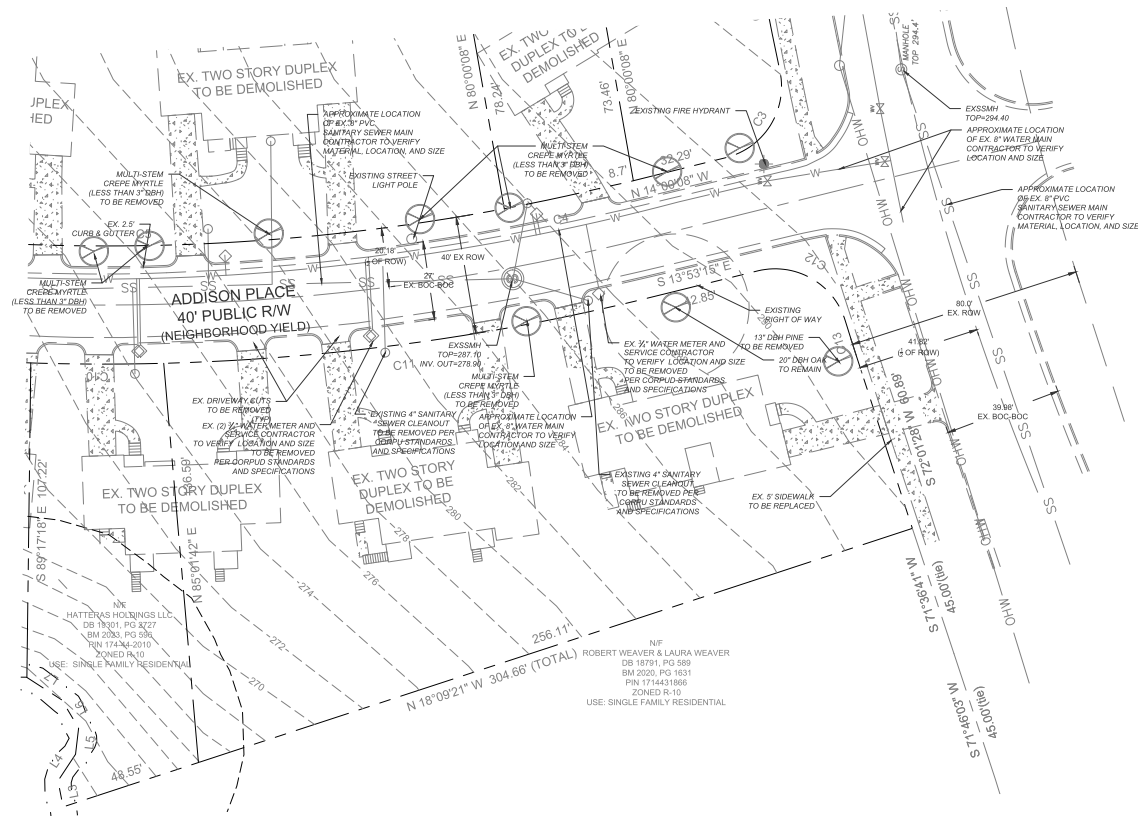
DATE	DESCRIPTION
08/29/23	CITY OF RALEIGH COMMENTS
08/17/23	CITY OF RALEIGH COMMENTS

COVER  
ADDISON PLACE-WEST 5 LOT  
1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

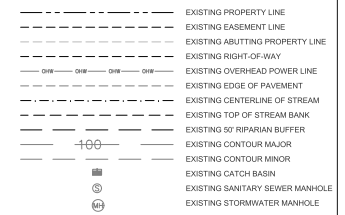
PROJECT NO.: 22038  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 03/17/23  
SCALE: N.T.S.

C-1

1 of 6



### LEGEND



**CRUMPLER**  
Consulting Services, PLLC

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

EXISTING CONDITIONS PLAN		REV	DESCRIPTION	DATE	ISSUED FOR PERMITTING
ADDISON PLACE-WEST 5 LOT		1	CITY OF RALEIGH COMMENTS	06/29/23	
		2	CITY OF RALEIGH COMMENTS	09/17/23	
1001 ADDISON PLACE RALEIGH, NORTH CAROLINA					
PROJECT NO.: 220338 DRAWN BY: JAC CHECKED BY: JAC DATE: 03/17/23 SCALE: 1" = 20' <div style="text-align: center;">C-2</div> <div style="text-align: center;">2 of 6</div>					

LANDSCAPING NOTES

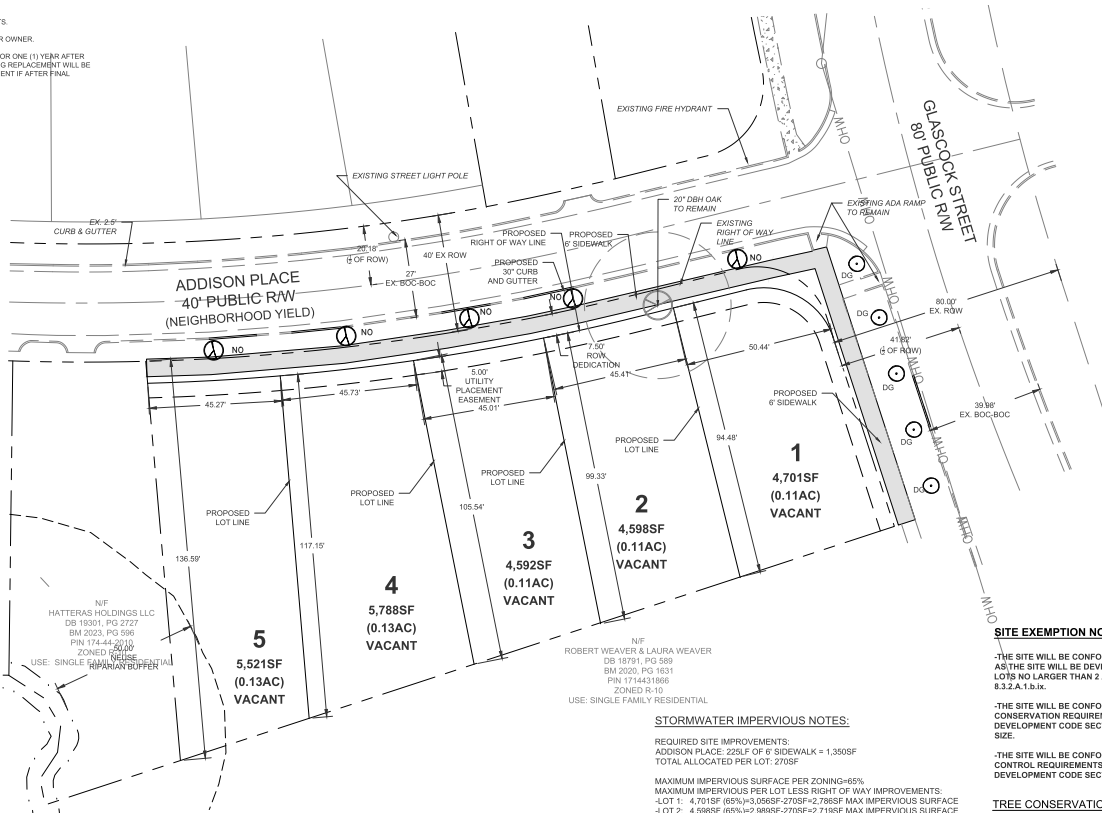
- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT AFTER FINAL ACCEPTANCE.

LANDSCAPING REQUIREMENTS

ADDISON PLACE (NEIGHBORHOOD YIELD STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF-224LF/40LF-8 TREES PROVIDED: 5 TREES (ONE EXISTING)

GLASCOCK STREET (AVENUE 2-LANE, UNDIVIDED)  
REQUIREMENT: 1 TREE PER 95LF-95LF/20LF-6 TREES PROVIDED: 5 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING	
SHADE TREES					
NO	5	QUERCUS NUTTALLI	NUTTALL OAK	10'	3"
UNDERSTORY TREES					
DG	5	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"



SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.i.x.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A.2 AS AMENDED BY TC-3-16.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2 TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF STREAM
- EXISTING TOP OF STREAM BANK
- EXISTING 50' RIPARIAN BUFFER
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: REVISED ADDISON PLACE-WEST 5 LOT  
SITE ADDRESS: 1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA  
PIN NUMBER: 1714-43-2546

JURISDICTION: CITY OF RALEIGH  
EXISTING USE: VACANT  
PROPOSED USE: ATTACHED HOUSE  
CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 0.618 ACRES (26,922 SF)  
DEDICATED RIGHT OF WAY: 0.04 ACRES (1,721 SF)  
TOTAL NET ACREAGE: 0.578 ACRES (25,201 SF)  
REQUIRED LOT AREA: 4,000SF  
PROPOSED LOT 1: 4,701SF/0.11AC  
PROPOSED LOT 2: 4,598SF/0.11AC  
PROPOSED LOT 3: 4,592SF/0.11AC  
PROPOSED LOT 4: 5,788SF/0.13AC  
PROPOSED LOT 5: 5,521SF/0.13AC

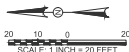
PROPOSED R-10 ATTACHED HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 4,000SF (MIN.)  
PROVIDED LOT SIZE: 4,592SF  
REQUIRED LOT WIDTH: 40' (MIN.)  
PROVIDED LOT WIDTH: 45.01'  
REQUIRED LOT DEPTH: 60' (MIN.)  
PROVIDED LOT DEPTH: 94.48'  
BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 1,400LF  
\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.i.x FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:  
HATTERAS HOLDINGS, LLC  
500 WESTOVER DRIVE, #10091  
SANFORD, NORTH CAROLINA 27330

ENGINEER:  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSH CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

NOTES

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 09/15/22.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE THE CITY OF RALEIGH ROLL-OUT CARTS STORED IN THE REAR OF THE DWELLING.



CRUMPLER  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph: 919-413-1704  
F: 919-413-1533

ISSUED FOR PERMITTING

DATE	DESCRIPTION
06/29/23	CITY OF RALEIGH COMMENTS
08/17/23	CITY OF RALEIGH COMMENTS
04/17/24	REVISION FOR DETACHED UNITS

REV	
1	
2	
3	

SUBDIVISION & LANDSCAPING PLAN

REVISED ADDISON PLACE-WEST 5 LOT

1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

SUBDIVISION & LANDSCAPING PLAN

REVISED ADDISON PLACE-WEST 5 LOT

1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 03/17/23

SCALE: 1" = 20'

C-3



LANDSCAPING NOTES

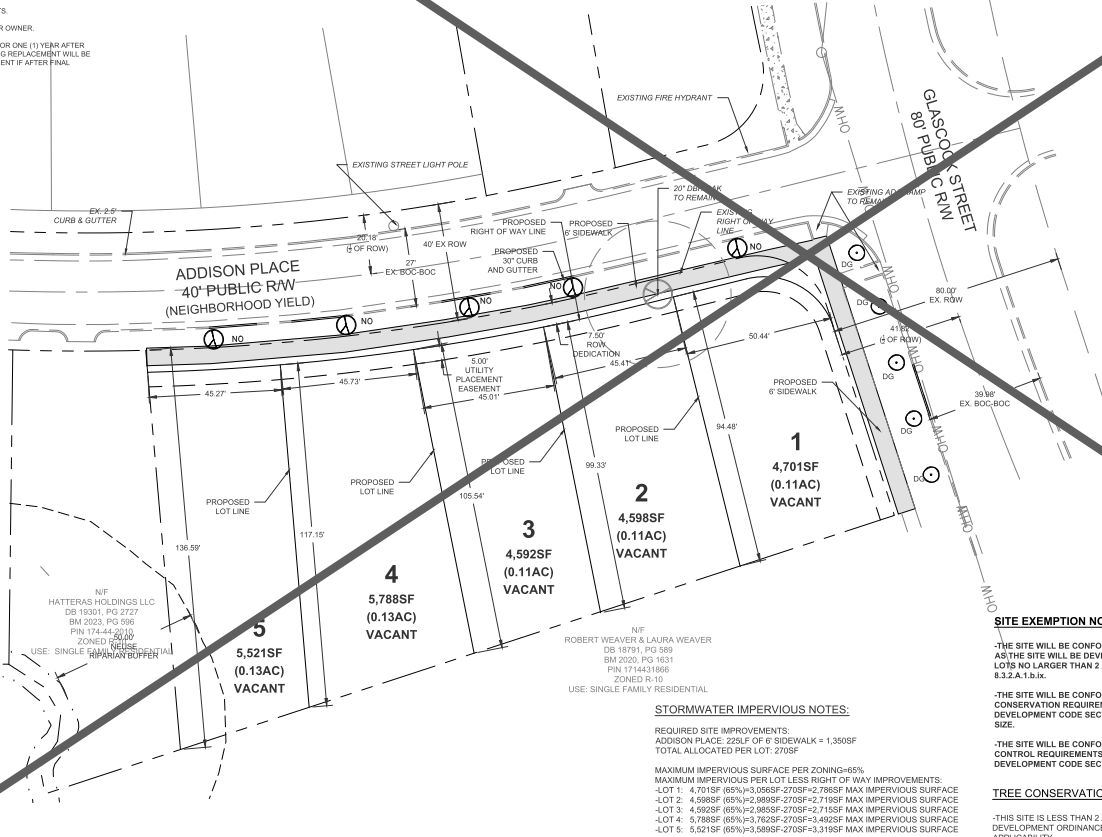
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 5 OF THE CITY OF RALEIGH TREE MANUAL.
2. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE RESEED AND WATERED.
3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
4. ALL TREE PLANTINGS SHALL BE MAINTAINED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT TRUNK.
5. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
6. MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 6" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
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8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
12. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
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GLASCOCK STREET (AVENUE 2-LANE, UNDIVIDED)  
REQUIREMENT: 1 TREE PER 95LF+55LF/20LF+5 TREES PROVIDED: 5 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING	
		SHADE TREES		HEIGHT	CALIPER
NO	5	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"
		UNDERSTORY TREES			
DG	5	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"



SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.i.x.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A.2 AS AMENDED BY TC-2-16.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2 TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF STREAM
- EXISTING TOP OF STREAM BANK
- EXISTING OBSTRUCTION BUFFER
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: ADDISON PLACE-WEST 5 LOT  
SITE ADDRESS: 1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA  
PIN NUMBER: 1714-43-2846

JURISDICTION: CITY OF RALEIGH  
EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY  
CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 0.618 ACRES (26,922 SF)  
DEDICATED RIGHT OF WAY: 0.04 ACRES (1,721 SF)  
TOTAL NET ACREAGE: 0.578 ACRES (25,201 SF)  
REQUIRED LOT AREA: 4,000SF  
PROPOSED LOT 1: 4,701SF (0.11AC)  
PROPOSED LOT 2: 4,598SF (0.11AC)  
PROPOSED LOT 3: 4,592SF (0.11AC)  
PROPOSED LOT 4: 5,788SF (0.13AC)  
PROPOSED LOT 5: 5,521SF (0.13AC)

PROPOSED R-10 DETACHED HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 4,000SF (MIN.)  
PROVIDED LOT SIZE: 4,592SF  
REQUIRED LOT WIDTH: 45' (MIN.)  
PROVIDED LOT WIDTH: 45.01'  
REQUIRED LOT DEPTH: 60' (MIN.)  
PROVIDED LOT DEPTH: 94.48'

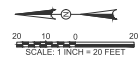
BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 11,400.7'  
"EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.i.x FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:  
HATTERAS HOLDINGS, LLC  
500 WESTOVER DRIVE, #10991  
SANFORD, NORTH CAROLINA 27330

ENGINEER:  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSE CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

NOTES

1. PHOTOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 09/15/22.
2. PROPERTY LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 37201714006 DATED JULY 19, 2022.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE ONE (1) OF RALEIGH ROLL-OUT CARTS STORED IN THE REAR OF THE PROPERTY.



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2308 Ridge Road  
Raleigh, NC 27612  
Ph: 919-413-1704  
F: 919-413-1533

ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/29/23
2	CITY OF RALEIGH COMMENTS	08/17/23

SUBDIVISION & LANDSCAPING PLAN  
ADDISON PLACE-WEST 5 LOT  
1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 03/17/23
SCALE: 1" = 20'

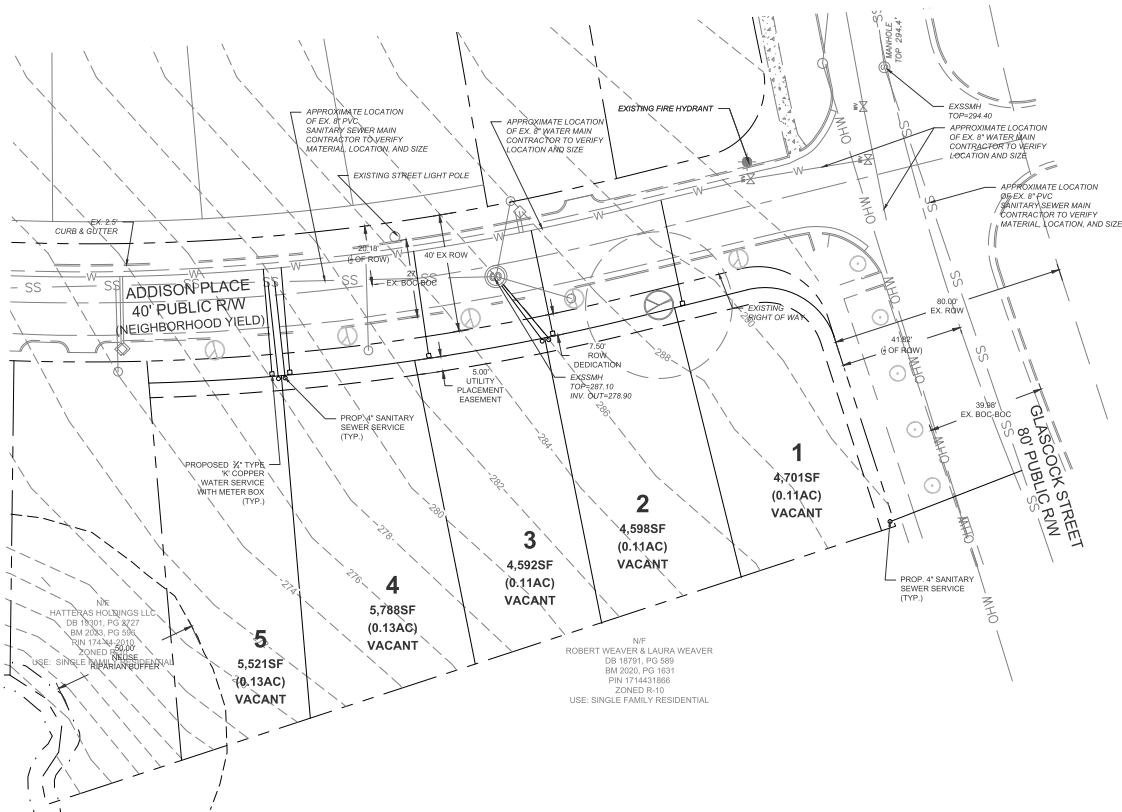
COMPILE: E:\CADD\Projects\2023\230319 Addison Place\Utility Layout.dwg LAYOUT: Drawing

#### ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSC SECTION 1012.

#### FIRE PROTECTION NOTES:

1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
2. FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.



#### NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 08/19/22.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 372017400K DATED JULY 19, 2022.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL, AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

#### LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF STREAM
- EXISTING TOP OF STREAM BANK
- EXISTING 50' RIPARIAN BUFFER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT ASSEMBLY

#### CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 18" 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.
  - b. WHEN INSTALLING WATER & RCP 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.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN 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 & INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-4 & S-49).
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & RCP PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'x2' 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.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 60 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT CITY OF RALEIGH INSPECTIONS DEPARTMENT FOR MORE INFORMATION AT 919-996-2495.
13. 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 PROTECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CITY OF RALEIGH INSPECTIONS DEPARTMENT FOR MORE INFORMATION AT 919-996-2495.
14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

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1	CITY OF RALEIGH COMMENTS	06/29/23
2	CITY OF RALEIGH COMMENTS	08/17/23

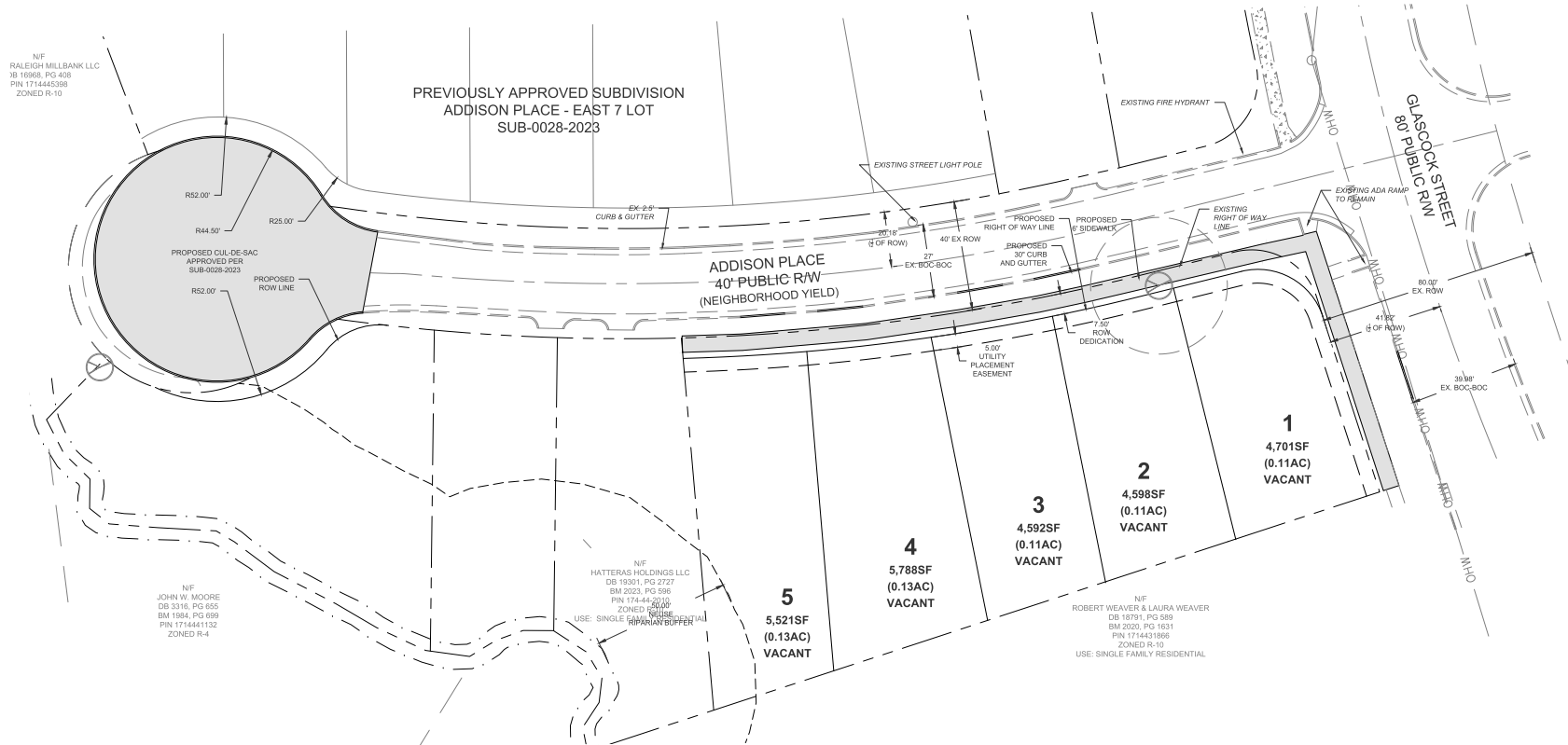
#### UTILITY AND GRADING PLAN

#### ADDISON PLACE-WEST 5 LOT

1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

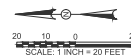
PROJECT NO.:	22038
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	03/17/23
SCALE:	1" = 20'

C-4



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CENTERLINE OF STREAM
	EXISTING TOP OF STREAM BANK
	EXISTING 50' RIPARIAN BUFFER
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE

- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 09/15/22.
  2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
  3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  4. THIS DRAWING IS NOT FOR RECORDATION.
  5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS STORED IN THE REAR OF THE DWELLING.

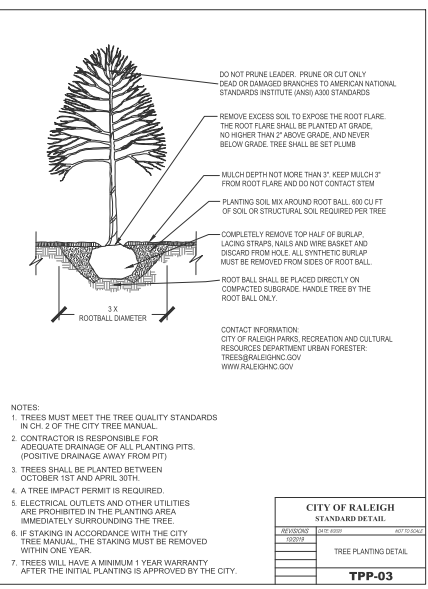
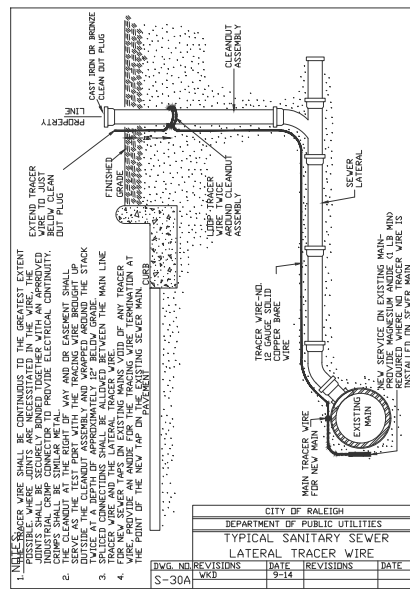
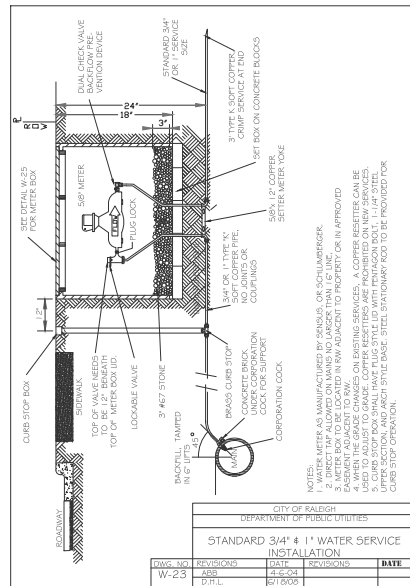
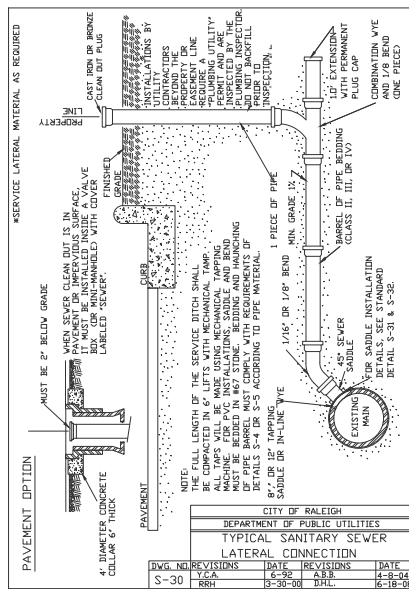
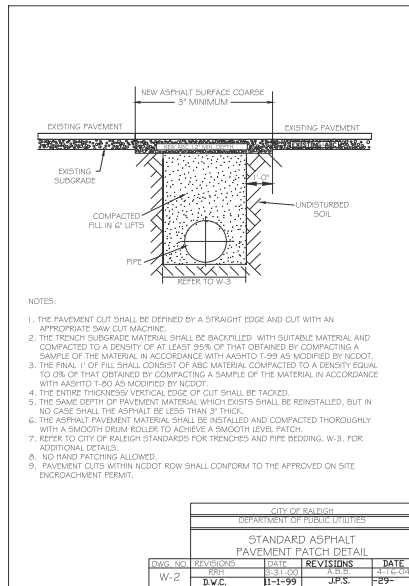


ISSUED FOR PERMITTING

REV	DATE	DESCRIPTION
1	06/29/23	CITY OF RALEIGH COMMENTS
2	08/17/23	CITY OF RALEIGH COMMENTS

FIRE PROTECTION PLAN  
ADDISON PLACE-WEST 5 LOT  
1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22038
DRAWN BY:	JAC
CHECKED BY:	JAC
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SCALE:	1" = 20'



PROJECT NO.:	22038
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	03/17/23
SCALE:	N.T.S.

D-1

1001 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

## DETAILS

		ISSUED FOR PERMITTING	
REV	DESCRIPTION	DATE	
1	CITY OF RALEIGH COMMENTS	06/29/23	
2	CITY OF RALEIGH COMMENTS	08/17/23	

ISSUED FOR  
PERMITTING

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