



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

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

GENERAL INFORMATION

Scoping/sketch plan case number(s):	
Development name (subject to approval):	Rhys Gardens Subdivision
Property Address(es):	902 Chaney Rd.
Recorded Deed PIN(s):	0794011487
Building type(s):	<input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment
	<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Ryan Johnson	
Company: Children of Julie, LLC	Title: Manager
Address: 211 E Six Forks Rd., Ste 101, Raleigh, NC 27609	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Ryan Johnson	
Company: Revolution Homes	Title: President
Address: 211 E Six Forks Rd., Ste 101, Raleigh, NC 27609	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.496 ac			
Zoning districts (if more than one, provide acreage of each): R-10			
Overlay district(s): SRPOD	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>2120 SF</u> Proposed total (sf) <u>12,585 SF</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
---	--

NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 6
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 7	Total # Dwelling Units: 6	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br <u>6</u>		
Proposed density for each zoning district (UDO 1.5.2.F): 12.097		

APPLICANT SIGNATURE BLOCK

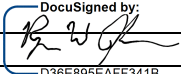
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this 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. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 5/13/2024
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	

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		<input type="checkbox"/> Apartment
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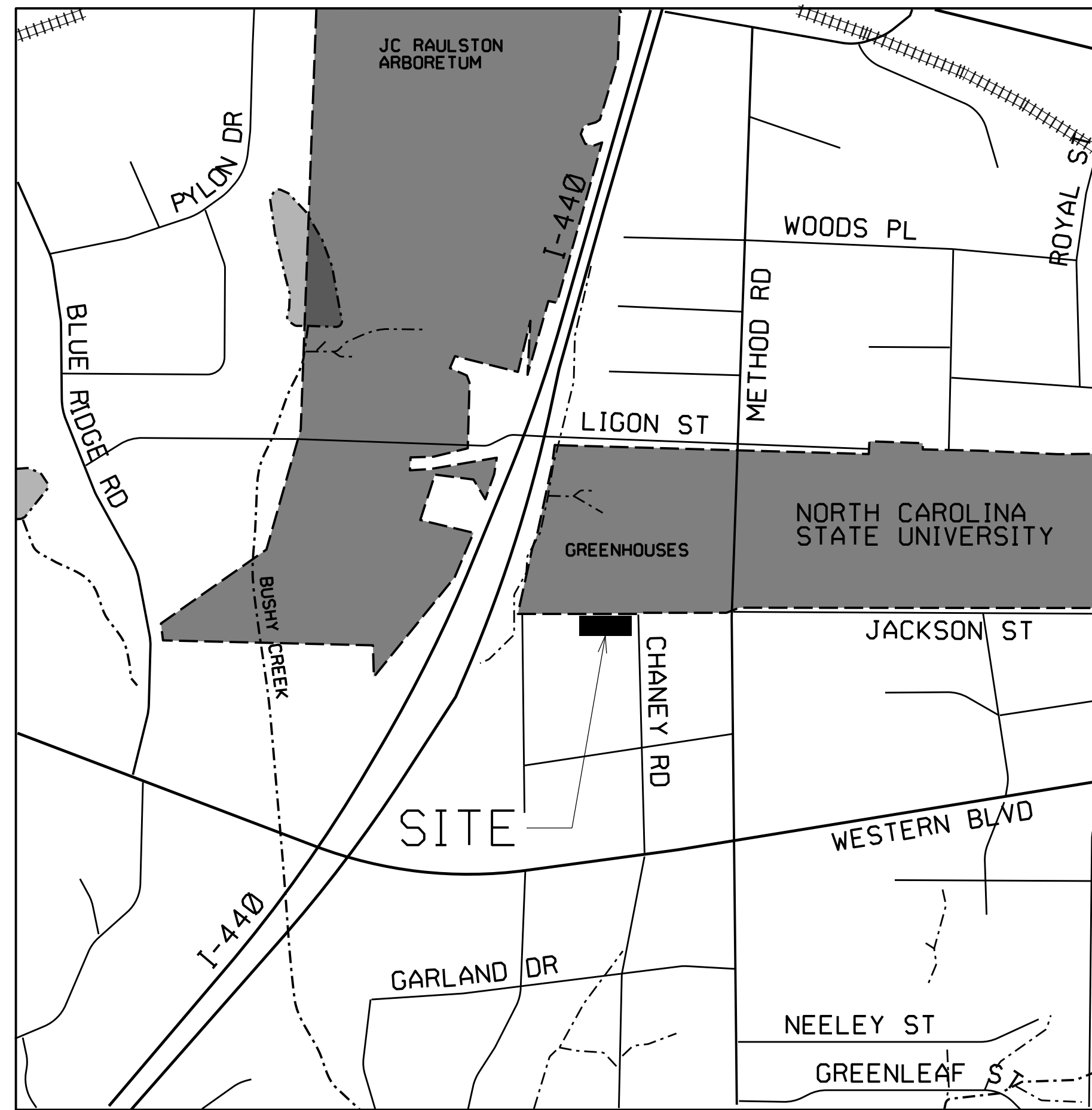
4 Revision 05.07.24 raleighnc.gov

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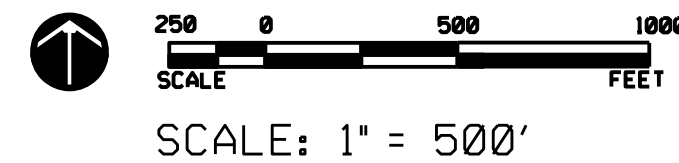
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Signature:	Date: 5/13/2024
Printed Name: Ryan Wade Johnson	Date:



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	SITE LAYOUT
4	SP-2	SUBDIVISION PLAN
5	SP-3	GRADING PLAN
6	U-1	UTILITY PLAN
7	D-1	WATER UTILITY DETAILS
8	D-2	SEWER UTILITY DETAILS
9	D-3	SITE DETAILS

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

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
SOLID WASTE WILL BE INDIVIDUAL LOT BASED ROLL-OUT CARTS.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW - AS PER SEC. 2.2.3.E.E3 AND SEC. 2.2.21.B.B5.

RHYS GARDENS SUBDIVISION

902 CHANEY RD. RALEIGH, NORTH CAROLINA

OWNER:
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD.,
SUITE 101
RALEIGH, NC 27609

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 902 CHANEY RD., RALEIGH
PIN #: 0794011487 GROSS ACREAGE: 21,599.0 SF - 0.496 AC
NET ACREAGE: 21,380.2 SF - 0.491 AC
(RIGHT OF WAY DEDICATION - 218.8 SF)

ZONING: R-10 - FREQUENT TRANSIT AREA / BUS RAPID TRANSIT
LAND CLASS: RESIDENTIAL - LESS THAN 10 ACRES

WATERSHED: WALNUT CREEK
NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT 3, JAMES L. PENNY PROPERTY
AS PER FEB. 3, 1960 MAP

EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 2,120 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 9.8%

PROPOSED USE -
SIX RESIDENTIAL TOWNHOME LOTS
LOT 1 - 1,559.5 SF - 0.036 AC
LOT 2 - 1,837.3 SF - 0.042 AC
LOT 3 - 1,846.4 SF - 0.042 AC
LOT 4 - 1,846.4 SF - 0.042 AC
LOT 5 - 1,846.4 SF - 0.042 AC
LOT 6 - 1,608.2 SF - 0.037 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.3 - TOWNHOUSE
B1 - MIN. LOT AREA = N/A SF / UNIT
B2 - MIN. LOT WIDTH = 16'
C - MIN. SETBACKS = FROM PRIMARY STREET - 10', FROM SIDE STREET - 10', FROM SIDE LOT LINE - 6', FROM REAR LOT LINE - 20'
E - MAX. HEIGHT = PRINCIPAL BLDG - 45'/3 STORIES

PROJECTED WASTEWATER FLOW = 1,800 GPD
6 DWELLINGS X 4 BEDROOMS X 75 GRP

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

DESIGNED: AAP
DRAWN:
APPROVED:

RHYS GARDENS
SUBDIVISION PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

SCALE: NTS
DATE: MARCH 16, 2024
SHEET NO.:
REVISIONS

COVER SHEET
CO-1

RALEIGH CASE NUMBER: SUB-

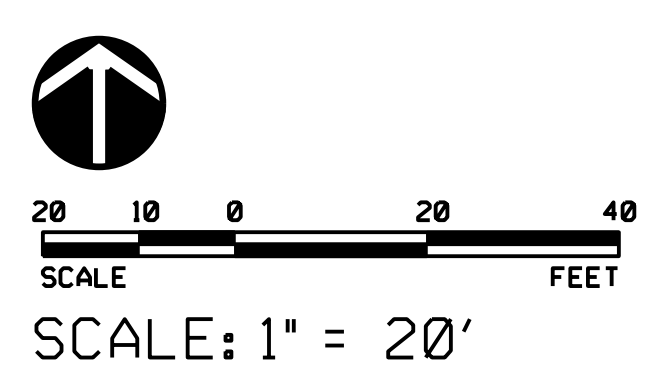
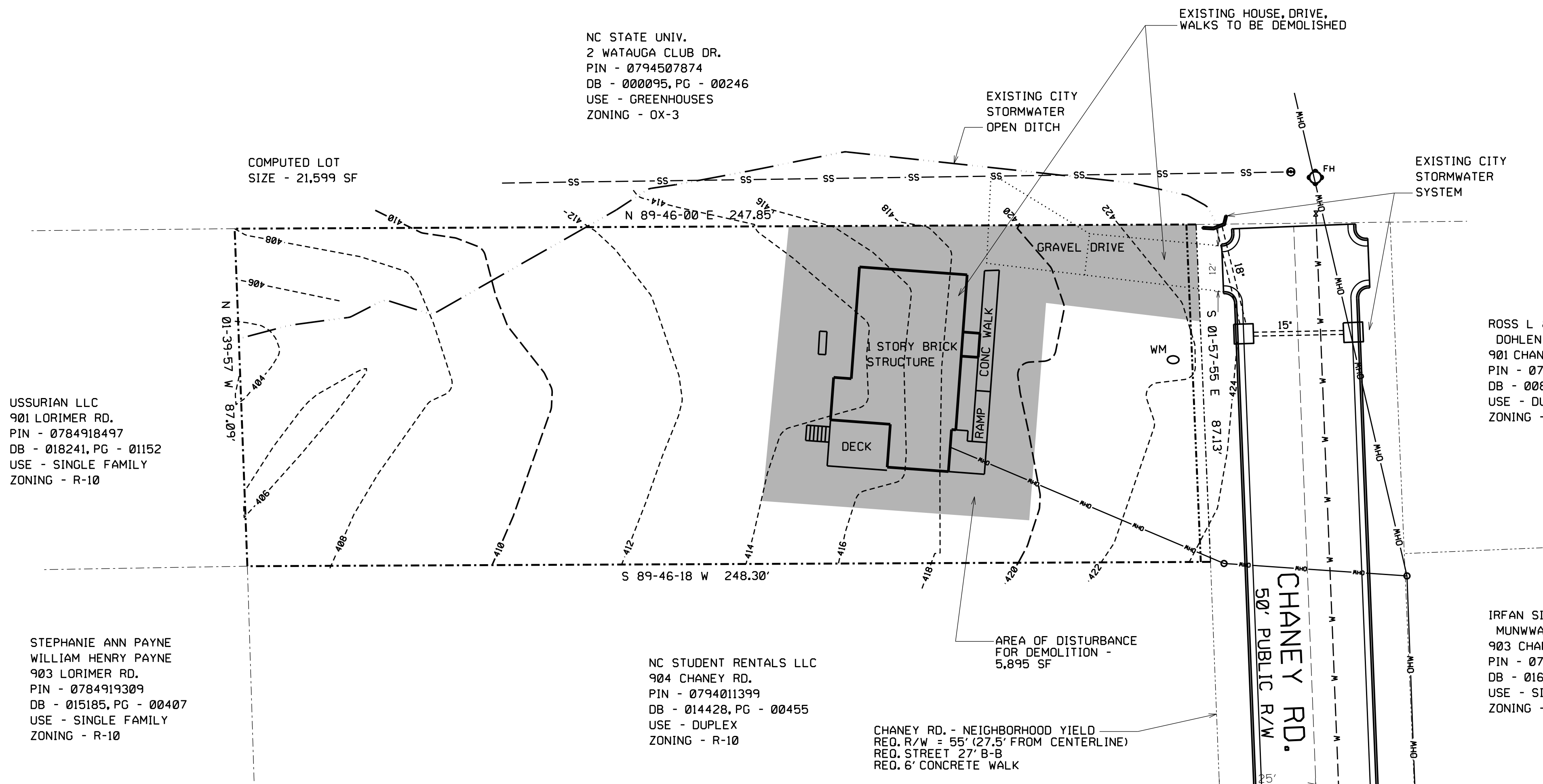
SITE DATA:

PIN NUMBER - 0794011487
 ADDRESS: 902 CHANEY RD., RALEIGH
 LOT 3 OF JAMES L. PENNY PROPERTY
 REID: 0064926
 DB 018887, PAGE 01169
 TOTAL ACREAGE - 21,599 SF - 0.496 AC
 EXISTING IMPERVIOUS AREA - 2,120 SF - 0.049 AC
 HOUSE - 1,370 SF, WALK - 130 SF,
 DRIVE - 600 SF, AC PAD - 20 SF
 EXISTING HOUSE / WALK / DRIVE
 TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION = 5,895 SF

ZONING - R-10
 WATERSHED - WALNUT CREEK
 NEUSE RIVER BASIN

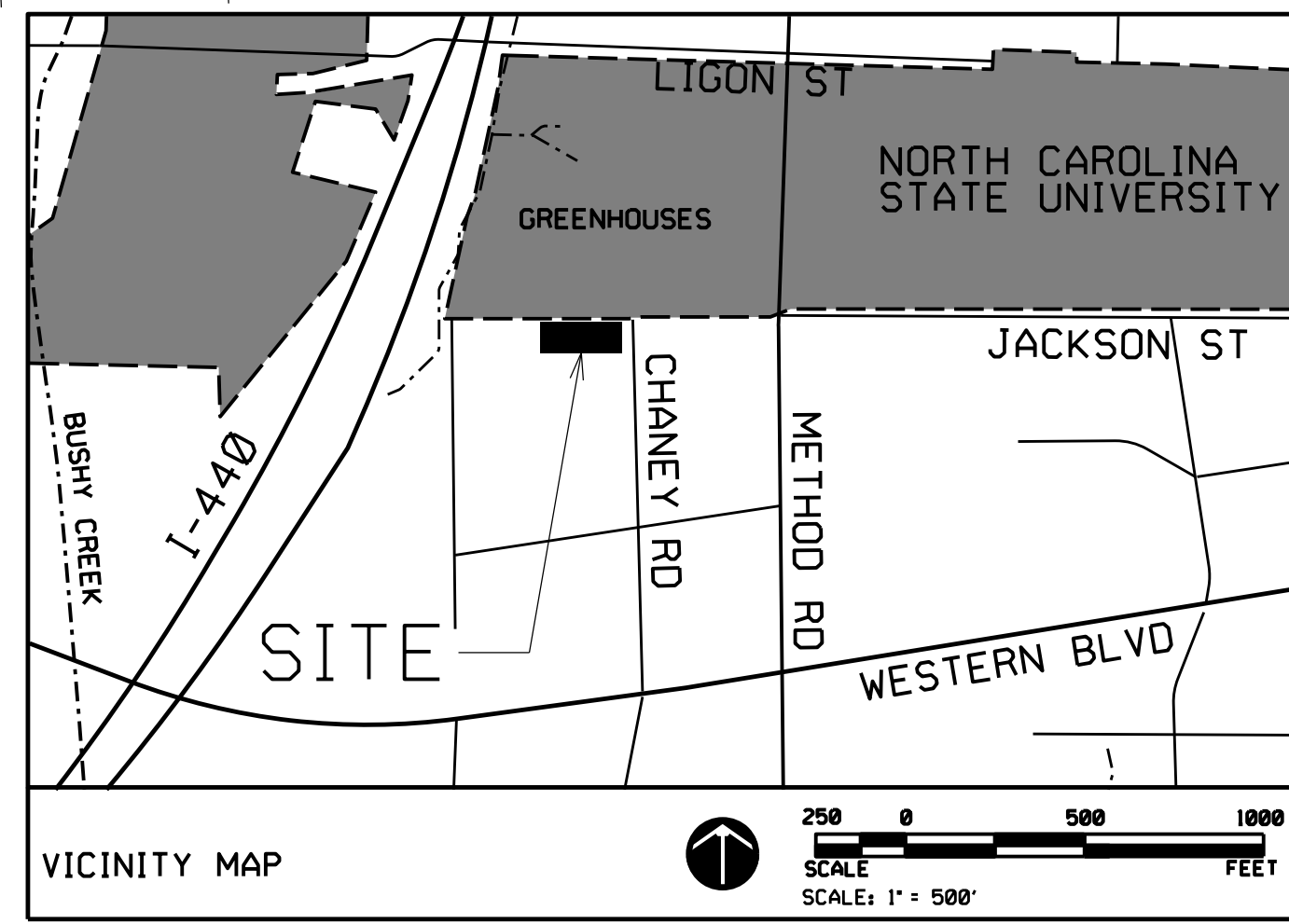
LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY



PROPERTY NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEYS BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND 'TOPOGRAPHIC SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND DATED 2-14-2022.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



THE DOCUMENT, INCLUDING THE COVER SHEET AND OTHER ATTACHMENTS, IS THE PROPERTY OF RWK, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RWK, PA.

RWK, PA
 Registered Professional Engineer
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4856

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

DESIGNED: AAP
 DRAWN: AAP
 APPROVED:

RHYS GARDENS SUBDIVISION
 LAYOUT PLAN
 902 CHANEY RD., RALEIGH, NC

REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

RALEIGH CASE NUMBER:

NO.	REVISIONS
1	

SCALE: NTS
 DATE: MARCH 16, 2024
 SHEET NO.:

EXISTING CONDITIONS

EC-1

SEQUENCE NO. 2 OF 9

SITE DATA:

PIN NUMBER - 0794011487
 ADDRESS: 902 CHANEY RD., RALEIGH
 TOTAL ACREAGE - 21,599 SF GROSS - 0.496 AC
 AREA OF RIGHT OF WAY DEDICATION - 218.8 SF - 0.005 AC
 TOTAL ACREAGE - 21,380.2 SF NET - 0.491 AC
 UNITS - TOWNHOME
 6 - 22' X 44' - 4 BEDROOM UNITS
 PARKING PROVIDED - 24
 12 SPACES IN GARAGES
 12 SPACES IN GARAGE ENTRANCES
 PROPOSED SITE DENSITY - 12.22 UNITS / ACRE
 ZONING - R-10

AREA OF PROPOSED IMPERVIOUS SURFACE -
 TOTAL IMPERVIOUS FROM STRUCTURES AND PAVING ON SITE - 12,184 SF
 PROPOSED WALK IN RIGHT OF WAY - 401 SF
 TOTAL PROPOSED IMPERVIOUS - 12,585 SF
 PERCENT OF GROSS SITE AREA - 58.9 %
 MAXIMUM IMPERVIOUS ALLOWED BY UDO - 65 %

STAKING NOTES:

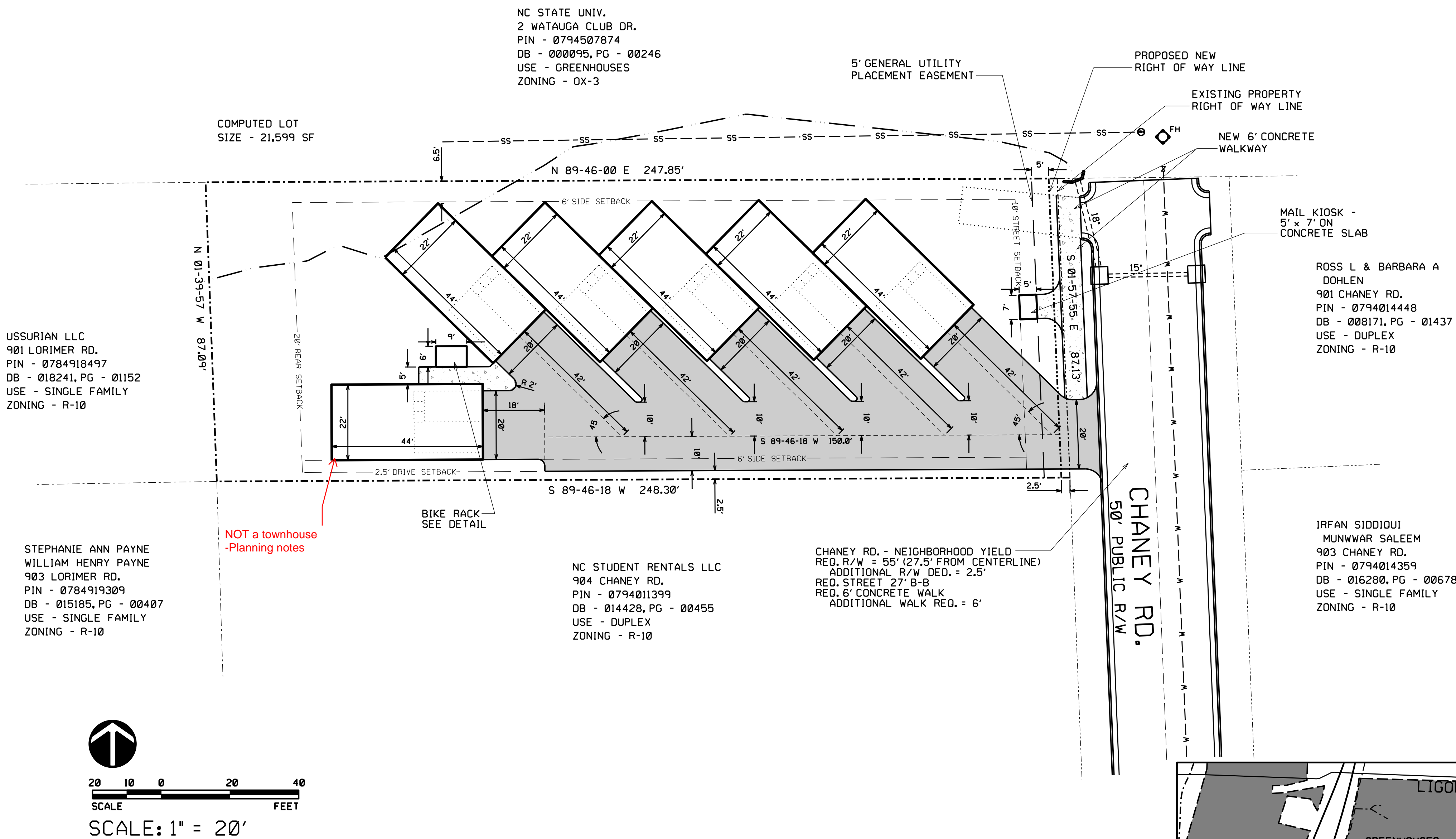
1. WRITTEN DIMENSIONS PREVAIL OVER GRAPHIC. DO NOT SCALE DRAWING UNLESS OTHERWISE NOTED.
2. DIMENSIONS ARE MEASURED TO THE FACE OF STRUCTURES AND TO THE EDGE OF PAVEMENT.
3. THE SURVEYOR SHALL CHECK THE BUILDING LAYOUT FOR THE PROPER SETBACK FROM THE PROPERTY LINES, RIGHT-OF-WAY, AND EASEMENTS. UPON THE DISCOVERY OF ANY DISCREPANCY, THE CONTRACTOR MUST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
4. SEE THE ARCHITECTURAL PLAN FOR THE EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND CLEAR OF ALL WASTE CONSTRUCTION DEBRIS.
6. CHANEY RD. DEADENDS INTO NCSU GREENHOUSE PROPERTY.

SOLID WASTE SERVICES INSPECTION STATEMENT:

- I. SOLID WASTE, RECYCLING AND YARD WASTE SERVICES WILL BE PROVIDED BY THE CITY OF RALEIGH UTILIZING ROLL OUT CONTAINERS.
- II. THE POINT OF COLLECTION WILL BE CHANEY RD.
- III. CONTAINERS WILL BE STORED ON THE SIDE, REAR OR IN GARAGES.

NC STATE UNIV.
 2 WATAUGA CLUB DR.
 PIN - 0794507874
 DB - 000095, PG - 00246
 USE - GREENHOUSES
 ZONING - OX-3

COMPUTED LOT SIZE - 21,599 SF



USSURIAN LLC
 901 LORIMER RD.
 PIN - 0784918497
 DB - 018241, PG - 01152
 USE - SINGLE FAMILY
 ZONING - R-10

STEPHANIE ANN PAYNE
 WILLIAM HENRY PAYNE
 903 LORIMER RD.
 PIN - 0784919309
 DB - 015185, PG - 00407
 USE - SINGLE FAMILY
 ZONING - R-10

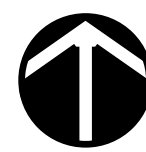
NC STUDENT RENTALS LLC
 904 CHANEY RD.
 PIN - 0794011399
 DB - 014428, PG - 00455
 USE - DUPLEX
 ZONING - R-10

ROSS L & BARBARA A
 DOHLEN
 901 CHANEY RD.
 PIN - 0794014448
 DB - 008171, PG - 01437
 USE - DUPLEX
 ZONING - R-10

IRFAN SIDDIQUI
 MUNHWAR SALEEM
 903 CHANEY RD.
 PIN - 0794014359
 DB - 016280, PG - 00678
 USE - SINGLE FAMILY
 ZONING - R-10

LEGEND:

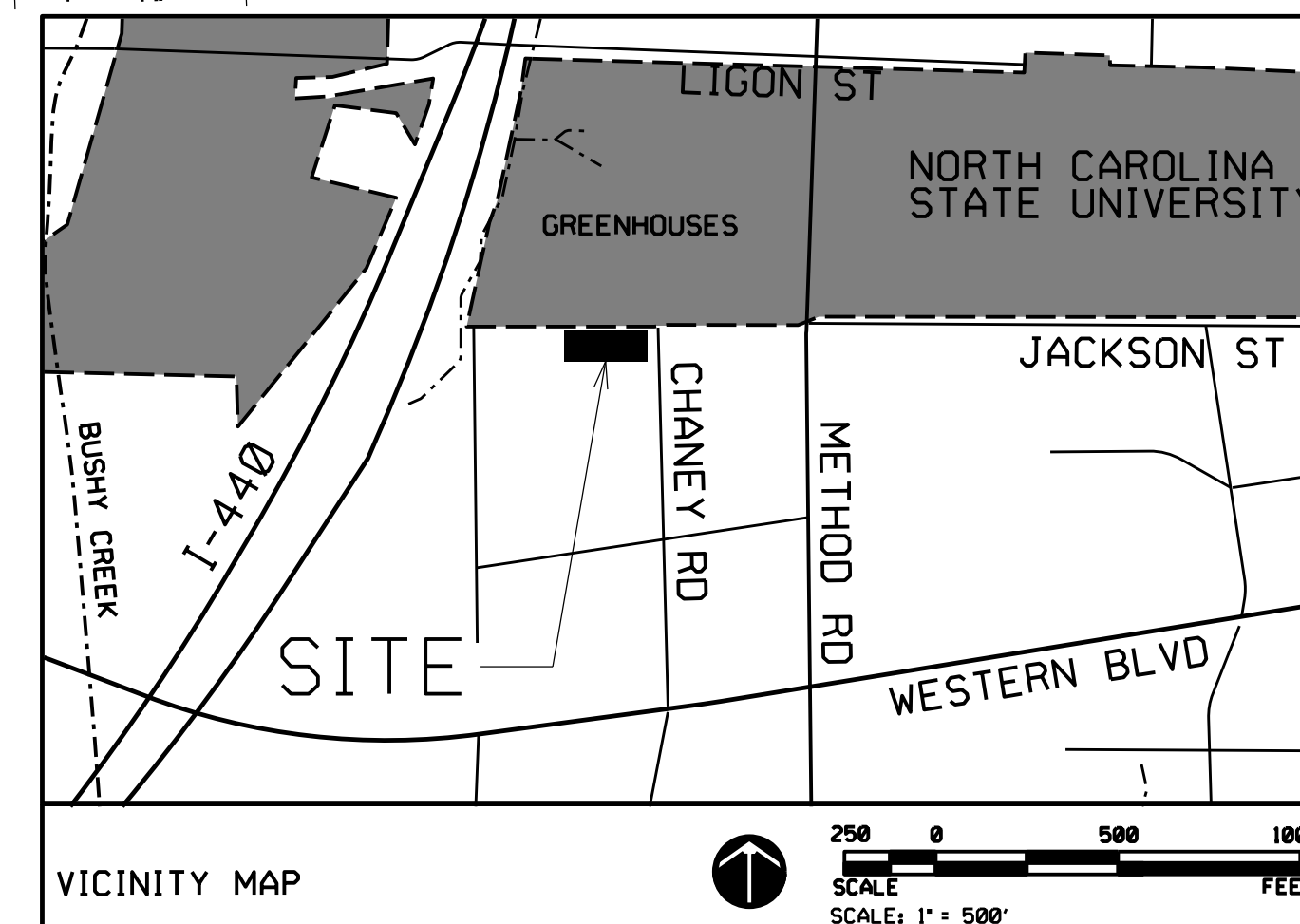
- ASPHALT PAVING - SEE DETAIL
- CONCRETE WALK - SEE DETAIL
- PROPOSED TOWNHOME
- SOLID WASTE ROLL-OUT CART AREA
- GARAGE PARKING SPACE



SCALE: 1" = 20'

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 Fax (919) 779-4086

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DESIGNED: AAP
DRAWN: AAP
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 SEQUENCE NO. 3 OF 9

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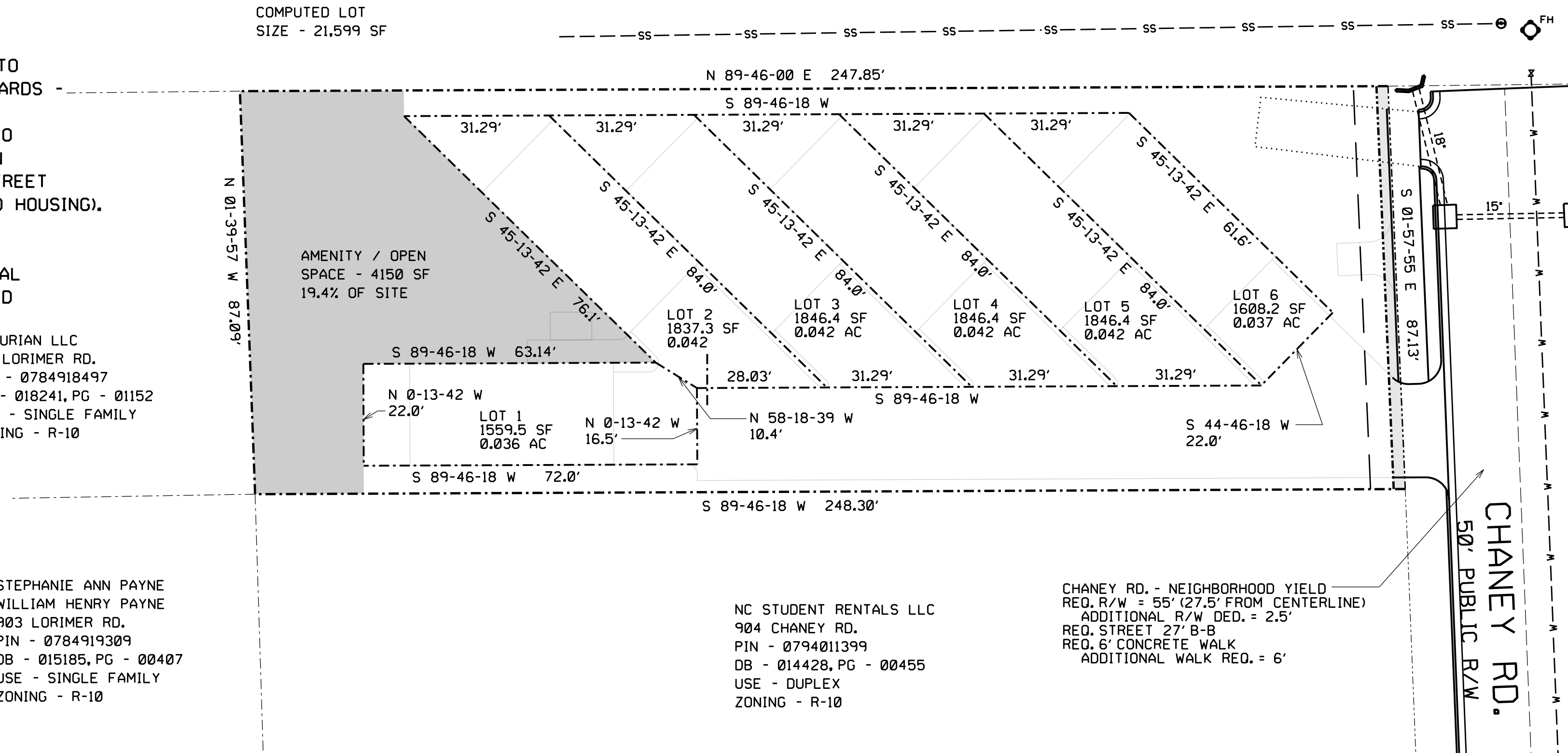
1. THE SITE IS 0.496 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
2. EXISTING HOUSE, WALK, DRIVEWAY AND OTHER STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
3. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
4. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
5. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
7. A SURETY BOND IS REQUIRED FOR 6' OF WALK ALONG CHANEY AND FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN - SHEET SP-3.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
11. SUBDIVISION PLAN CREATES SIX TOWNHOME LOTS AND ONE HOMEOWNERS ASSOCIATION LOT.
12. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
13. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
14. BLOCK PERIMETER REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE UNDER UDO SEC. 8.3.2.A.1 (THE SITE IS LESS THAN THREE ACRES) AND SEC. 8.3.2.A.1.vi.a (THE CREATION OF A STREET WOULD BE OBSTRUCTED BY EXISTING NCSU GREENHOUSES AND HOUSING).
15. THE MAXIMUM BUILDING HEIGHT BY UDO 2.2.3.E IS 45' / THREE STORIES.
16. GARBAGE AND RECYCLING COLLECTION IS TO BE INDIVIDUAL ROLL-OUT CARTS TO BE STORED WITHIN GARAGES AND PLACED AT THE STREET ON COLLECTION DAY.

USSURIAN LLC
901 LORIMER RD.
PIN - 0784918497
DB - 018241, PG - 01152
USE - SINGLE FAMILY
ZONING - R-10

STEPHANIE ANN PAYNE
WILLIAM HENRY PAYNE
903 LORIMER RD.
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2 WATAUGA CLUB DR.
PIN - 0794507874
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USE - GREENHOUSES
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COMPUTED LOT
SIZE - 21,599 SF



SITE DATA:

- PIN NUMBER - 0794011487
- ADDRESS: 902 CHANEY RD.
- TOTAL NET ACREAGE - 21,380.2 SF - 0.491 AC
- UNITS PROPOSED - 6
- SITE SQUARE FOOTAGE PER UNIT = 968 SF
- LOT AREA -
 - LOT 1 - 1559.5 SF - 0.036 AC
 - LOT 2 - 1837.3 SF - 0.042 AC
 - LOT 3 - 1,846.4 SF - 0.042 AC
 - LOT 4 - 1,846.4 SF - 0.042 AC
 - LOT 5 - 1,846.4 SF - 0.042 AC
 - LOT 6 - 1,608.2 SF - 0.037 AC
- AMENITY AREA / OPEN SPACE AREA - 4,150 SF - 0.095 AC
- REQ. = 10% OF NET SITE AREA
- PROPOSED AREA = 19.4 % OF NET SITE AREA
- HOME OWNERS ASSOCIATION LOT AREA - 10,836 SF - 0.249 AC

ROSS L & BARBARA A
DOHLEN
901 CHANEY RD.
PIN - 0794014448
DB - 008171, PG - 01437
USE - DUPLEX
ZONING - R-10

IRFAN SIDDIQUI
MUNWWAR SALEEM
903 CHANEY RD.
PIN - 0794014359
DB - 016280, PG - 00678
USE - SINGLE FAMILY
ZONING - R-10

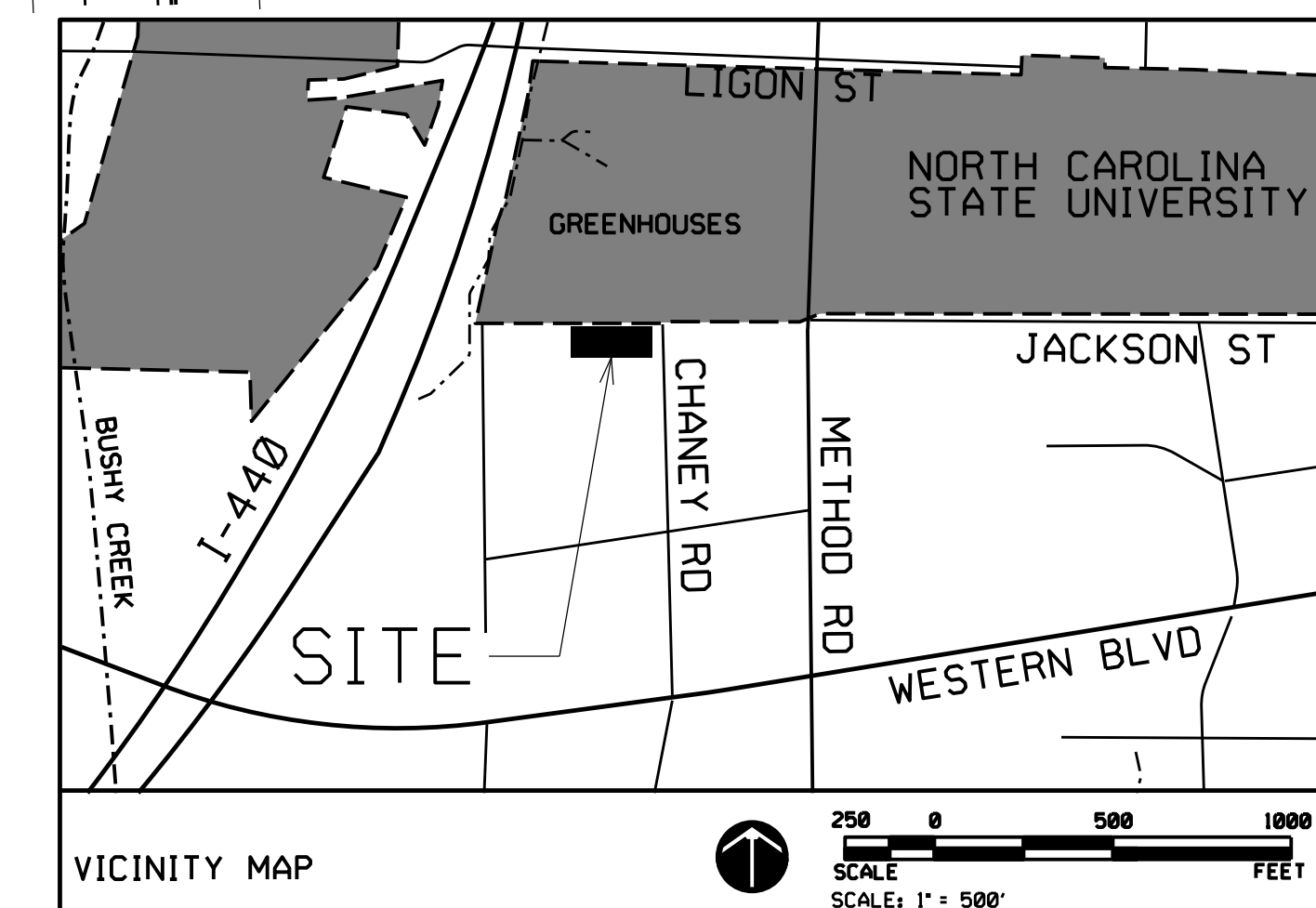
CHANEY RD. - NEIGHBORHOOD YIELD
REQ. R/W = 55' (27.5' FROM CENTERLINE)
ADDITIONAL R/W DED. = 2.5'
REQ. STREET 27'-8" B
REQ. 6" CONCRETE WALK
ADDITIONAL WALK REQ. = 6'

LEGEND:

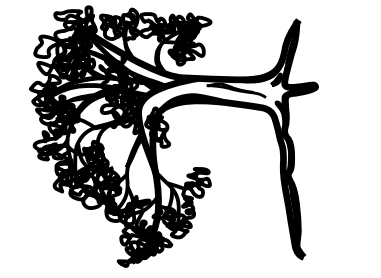
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED TOWNHOME LOT
- AREA DEDICATED TO NEW R/W

PROPERTY NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEYS BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND 'TOPOGRAPHIC SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND DATED 2-14-2022.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



RWK PA
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
Phone (919) 779-4854
Fax (919) 779-4884



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

DESIGNED: AAP
DRAWN: AAP
APPROVED:

RHY'S GARDENS SUBDIVISION
SUBDIVISION PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

RALEIGH CASE NUMBER:
SCALE: NTS
DATE: MARCH 16, 2024
SHEET NO.:
PROPOSED SUBDIVISION PLAN
SP-2
SEQUENCE NO. 4 OF 9

GRADING NOTES:

1. INITIATE EROSION CONTROL SEQUENCE.
2. PLACE TREE PROTECTION FENCING / SILT FENCE ALONG THE 'LIMIT OF GRADING LINE'.
3. CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT EXISTING VEGETATION BEYOND THE LIMIT OF GRADING LINE. DO NOT DISTURB AREAS BEYOND SAID LINE.
4. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILED. REDISTRIBUTE EVENLY OVER NEW LAWN AREAS UPON COMPLETION OF CONSTRUCTION.
5. COMPACT ALL FILL AREAS TO MAXIMUM DENSITY AND MOISTURE CONTENT - WITHIN STRUCTURES AND PARKING AREAS, 95% OF MAXIMUM DENSITY; WITHIN PLANTING AREAS, 85% OF MAXIMUM DENSITY.
6. ALL GRADING MUST HAVE ADEQUATE SURFACE DRAINAGE SO THAT WATER IS DIRECTED TO THE INFILTRATION SWALES; NO PUDDLES OR WET LAWN AREAS. THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF CONFLICTS WITH GRADING AND EXISTING UNDERGROUND UTILITIES.
7. SPOT ELEVATIONS ARE TO THE FINISHED GRADE.

CONSTRUCTION SEQUENCE:

1. OBTAIN GRADING PERMIT.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCES, TEMPORARY DIVERSIONS, AND SILT FENCING AS SHOWN ON THE PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. PROTECT EXISTING VEGETATION TO REMAIN IN PLACE.
3. CALL FOR ON-SITE INSPECTION BY CITY CONSERVATION INSPECTOR. IF APPROVED, BEGIN CLEARING AND GRUBBING.
4. MAINTAIN DEVICES AS NEEDED. ROUGH GRADE THE SITE.
5. INSTALL NEW DITCH LOCATION WITH SILT FENCING, AS INDICATED ON THE PLAN. BEGIN CONSTRUCTION OF THE STRUCTURES.
6. STABILIZE THE SITE AS AREAS ARE BROUGHT UP TO THE FINISHED GRADE WITH VEGETATION, PAVING, MULCH OR STRUCTURES.
7. WHEN CONSTRUCTION IS COMPLETE AND ALL AREAS ARE STABILIZED COMPLETELY, CALL FOR AN INSPECTION.
8. IF THE SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC., AND SEED, OR PAVE ANY RESULTING BARE AREAS.
9. WHEN VEGETATION HAS BECOME ESTABLISHED, CALL FOR A FINAL SITE INSPECTION.

USSURIAN LLC
901 LORIMER RD.
PIN - 0784918497
DB - 018241, PG - 01152
USE - SINGLE FAMILY
ZONING - R-10

STEPHANIE ANN PAYNE
WILLIAM HENRY PAYNE
903 LORIMER RD.
PIN - 0784919309
DB - 015185, PG - 00407
USE - SINGLE FAMILY
ZONING - R-10

NC STATE UNIV.
2 WATAUGA CLUB DR.
PIN - 0794507874
DB - 000095, PG - 00246
USE - GREENHOUSES
ZONING - OX-3

NC STUDENT RENTALS LLC
904 CHANEY RD.
PIN - 0794011399
DB - 014428, PG - 00455
USE - DUPLEX
ZONING - R-10

ROSS L & BARBARA A
DOHLEN
901 CHANEY RD.
PIN - 0794014448
DB - 008171, PG - 00437
USE - DUPLEX
ZONING - R-10

IRFAN SIDDIQUI
MUNWWAR SALEEM
903 CHANEY RD.
PIN - 0794014359
DB - 016280, PG - 00678
USE - SINGLE FAMILY
ZONING - R-10

STREET TREE PLANTING

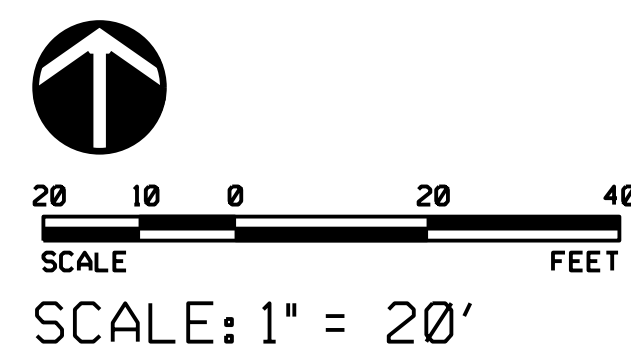
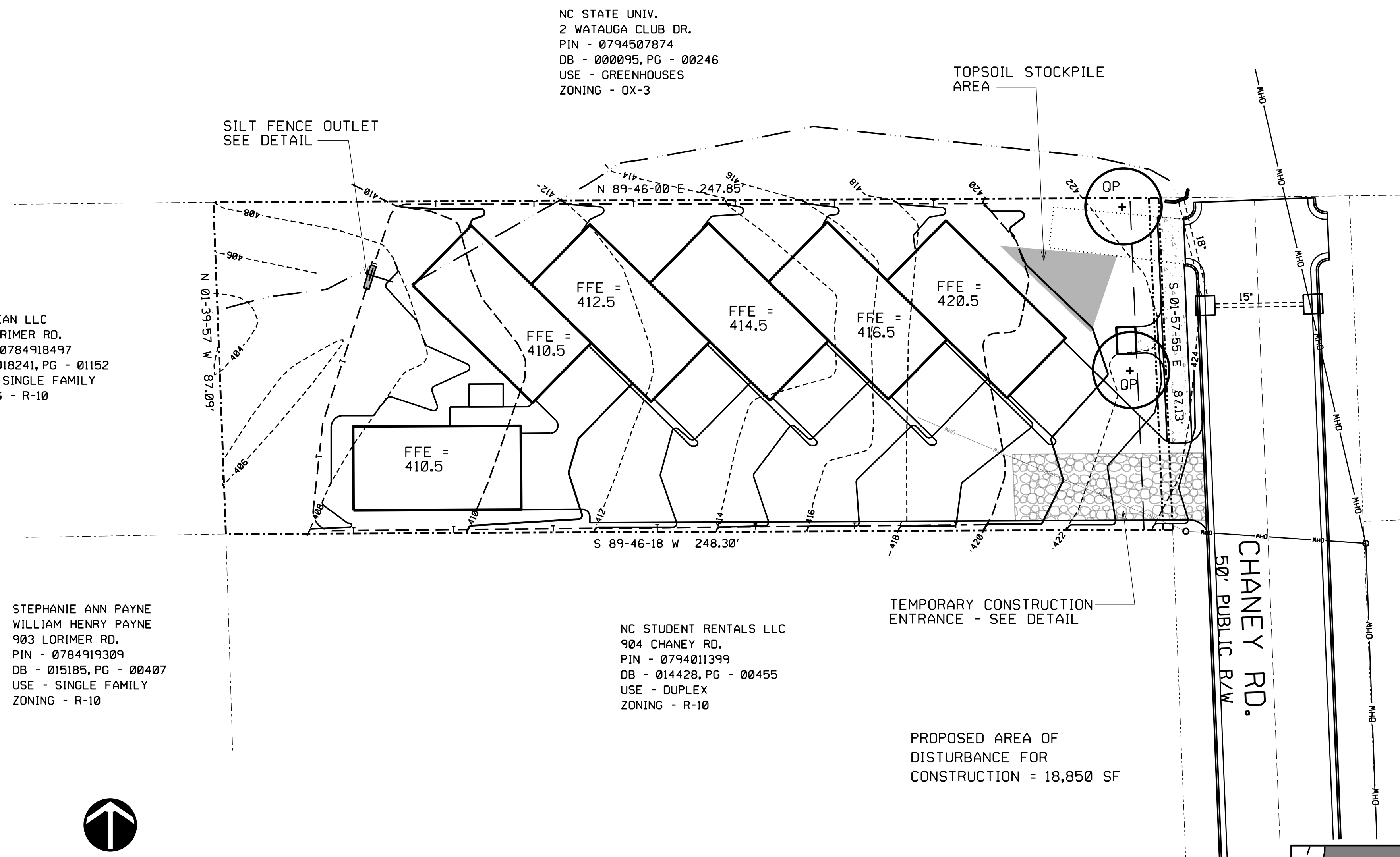
KEY COUNT PLANT NAME

O/C
SPACE PLANTING SIZE

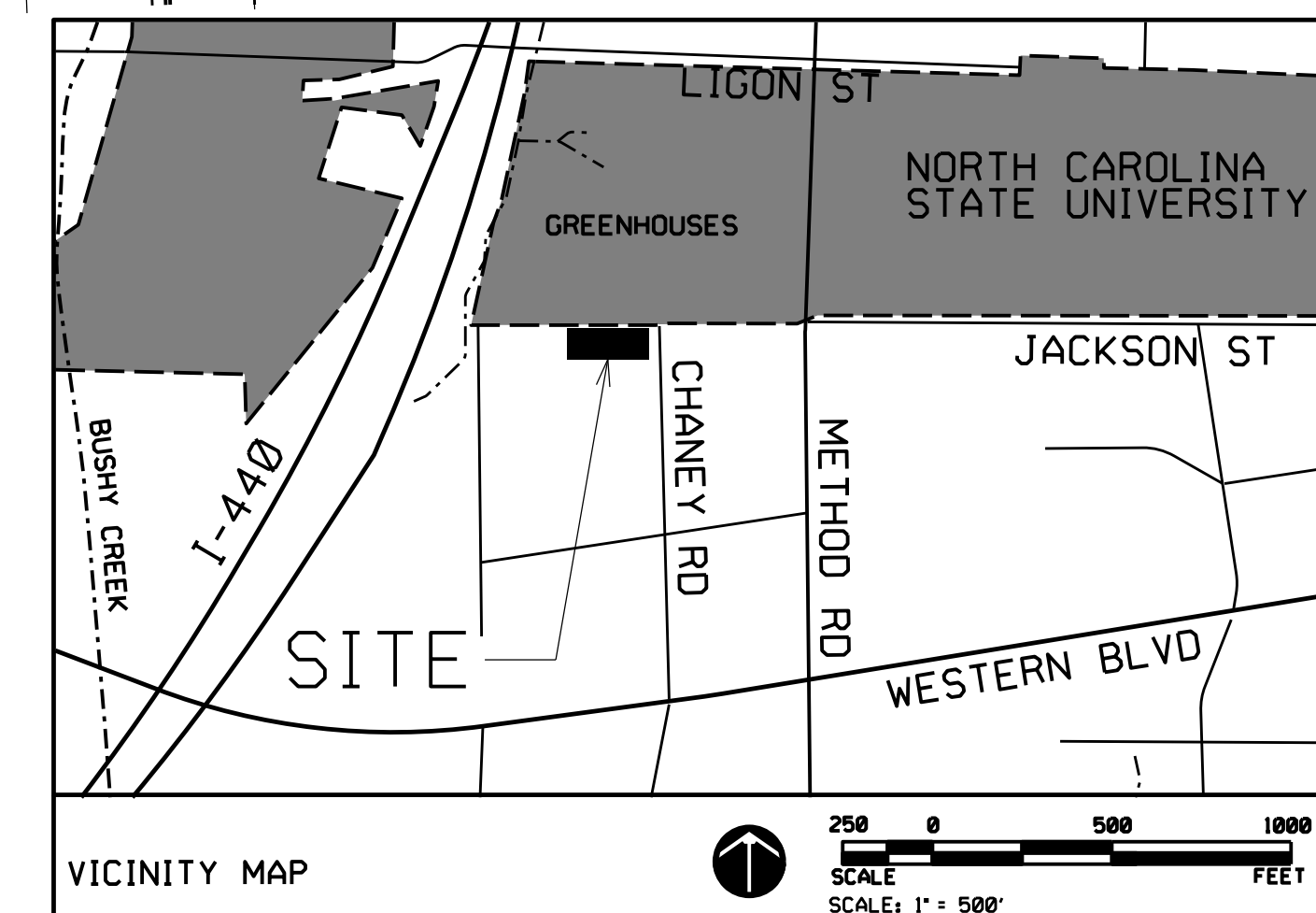
OP 2 QUERCUS PHELLOS, WILLOW OAK 40' 3'CAL, 10'HT

NOTES:

TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



- LEGEND:**
- EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - PROPOSED STREET TREE
 - TREE PROTECTION / SILT FENCE LIMIT OF GRADING
 - FFE = 412.5 PROPOSED FINISHED FLOOR ELEVATION



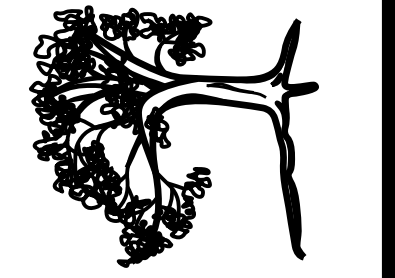
PROPERTY NOTES:

1. EXISTING BOUNDARY, TOPOGRAPHY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEYS BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND 'TOPOGRAPHIC SURVEY FOR REVOLUTION HOMES, 902 CHANEY ROAD' AND DATED 2-14-2022.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOTES:

1. UNDER UDO 9.2.2a.2.b.11, STORMWATER IS NOT REQUIRED FOR A LOT UNDER 0.5 ACRES IN SIZE. THIS LOT IS 0.491 ACRES. IT IS THEREFORE EXEMPT FROM STORMWATER REQUIREMENTS.
2. UDO 9.2.2.A.4.a LIMITS IMPERVIOUS SURFACE AREA WITHIN A DEVELOPMENT IN R-10 TO 65%. THIS SITE PROVIDES FOR 12,585 SF - 58.9 % OF THE TOTAL IF THE ENTIRE BUILDING BLOCK INDICATED IS UTILIZED AS THE BUILDING ENVELOP.
3. STREET TREE PLANTING IS REQUIRED TO BE PROVIDED IN THE RIGHT OF WAY UNLESS THE AREA WITHIN THIS SPACE IS TOO NARROW FOR PLANTING. UDO 8.4.D.5.d ALLOWS FOR PLANTING WITHIN 15' OF THE RIGHT OF WAY. TREES LOCATED ON THIS PLAN ARE 6' FROM THE RIGHT OF WAY.

RWK, PA
Raleigh, NC
101 W. Main St., Suite 202
Garner, NC 27529
Phone (919) 779-4854
Fax (919) 779-4856



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

DESIGNED: AAP
DRAWN: AAP

APPROVED:

RHY'S GARDENS SUBDIVISION
SUBDIVISION & PLANTING PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

NO.	DATE	REVISIONS

SCALE: NTS
DATE: MARCH 16, 2024
SHEET NO.:
PROPOSED DEVELOPMENT PLANTING & GRADING
SP-3
SEQUENCE NO. 5 OF 9

RALEIGH CASE NUMBER:

NC STATE UNIV.
2 WATAUGA CLUB DR.
PIN - 0794507874
DB - 000095, PG - 00246
USE - GREENHOUSES
ZONING - OX-3

SSMH
RIM 411.87
INV. IN 405.11
INV. OUT 404.78

SSMH
RIM 424.81
INV. IN 417.47
INV. OUT 417.27

USSURIAN LLC
901 LORIMER RD.
PIN - 0784918497
DB - 018241, PG - 01152
USE - SINGLE FAMILY
ZONING - R-10

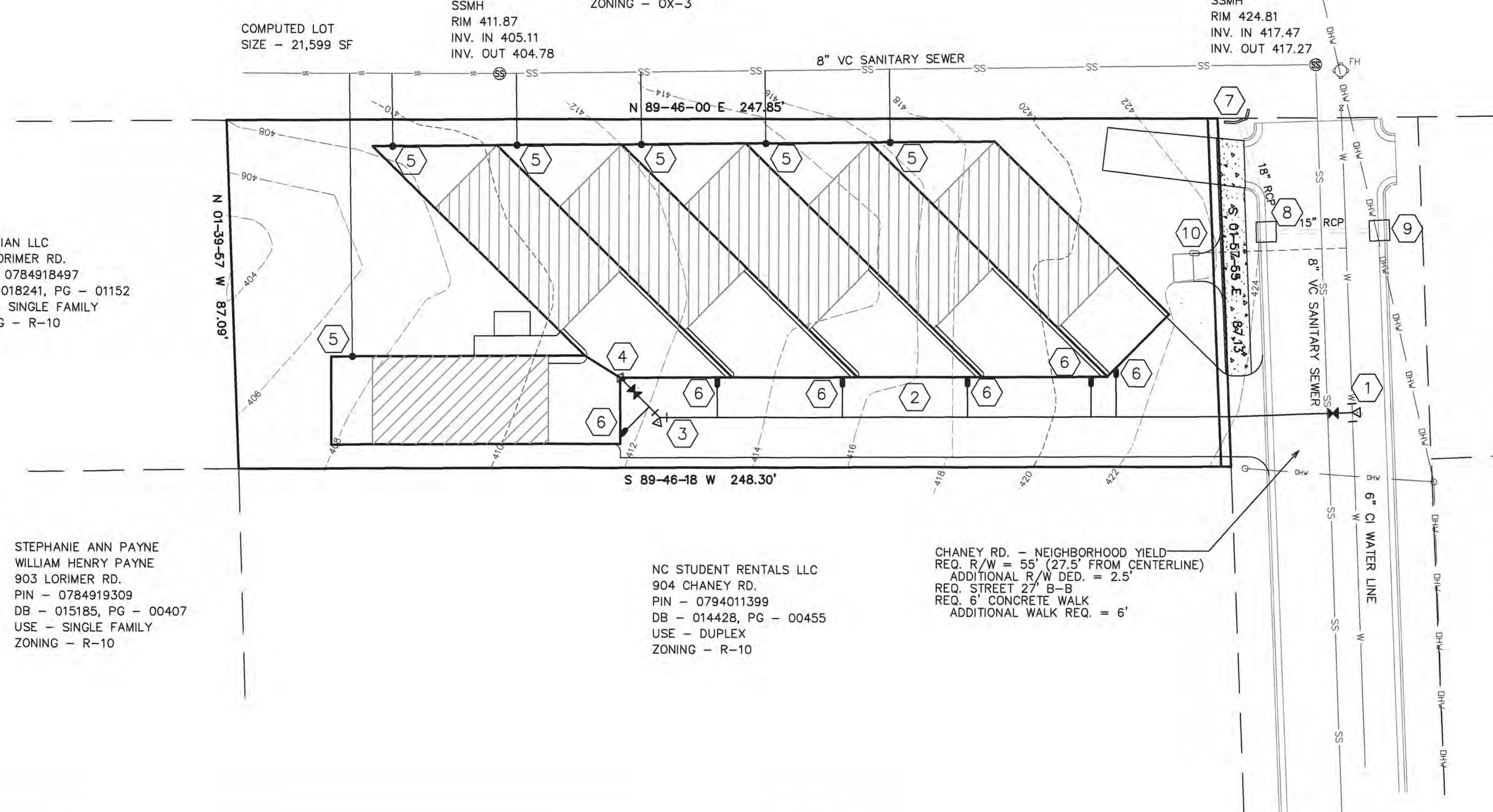
STEPHANIE ANN PAYNE
WILLIAM HENRY PAYNE
903 LORIMER RD.
PIN - 0784919309
DB - 015185, PG - 00407
USE - SINGLE FAMILY
ZONING - R-10

NC STUDENT RENTALS LLC
904 CHANEY RD.
PIN - 0794011399
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USE - DUPLEX
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CHANEY RD. - NEIGHBORHOOD YIELD
REQ. R/W = 55' (27.5' FROM CENTERLINE)
ADDITIONAL R/W DED. = 2.5'
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ROSS L & BARBARA A
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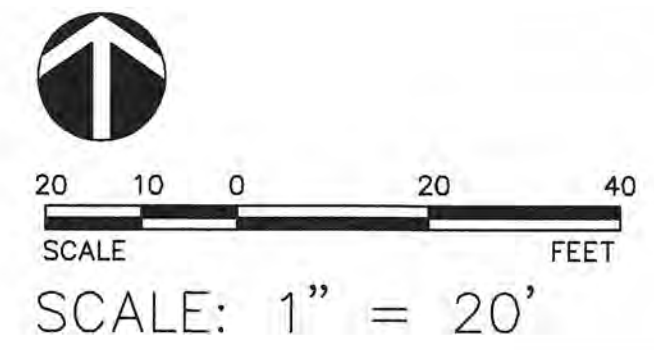
IRFAN SIDDIQUI
MUNWAR SALEEM
903 CHANEY RD.
PIN - 0794014359
DB - 016280, PG - 00678
USE - SINGLE FAMILY
ZONING - R-10



LEGEND

- ⊠ AIR CONDITIONER
- ▭ BACK OF CURB
- ⊠ BFP
- ⊠ CLEANOUT
- ⊠ CURB INLET
- ⊠ DRILL HOLE SET
- ⊠ EXISTING CONCRETE MONUMENT
- ⊠ EXISTING DRILL HOLE
- ⊠ EXISTING IRON STAKE
- ⊠ EXISTING IRON PIPE
- ⊠ ELECTRIC METER
- ⊠ EXISTING PK NAIL
- ⊠ ELECTRIC STUB
- ⊠ FLARED END SECTION
- ⊠ FIRE HYDRANT
- ⊠ FIBER OPTIC PEDESTAL
- ⊠ GAS METER
- ⊠ GUY
- ⊠ INVERT
- ⊠ IRON PIPE SET
- ⊠ IRON ROD SET
- ⊠ LIGHT POLE
- ⊠ MAGNETIC NAIL SET
- ⊠ MANHOLE SANITARY SEWER
- ⊠ MANHOLE STORM SEWER
- ⊠ OVERHEAD WIRES
- ⊠ PK NAIL SET
- ⊠ POINT NOT SET
- ⊠ RAIL ROAD SPIKE
- ⊠ TELEPHONE PEDESTAL
- ⊠ TRANSFORMER
- ⊠ UTILITY POLE
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ YARD INLET
- ⊠ FIELD MEASUREMENT

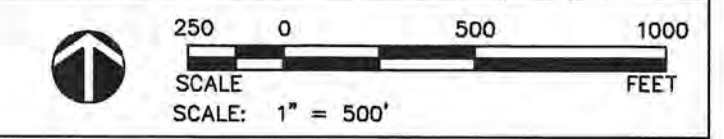
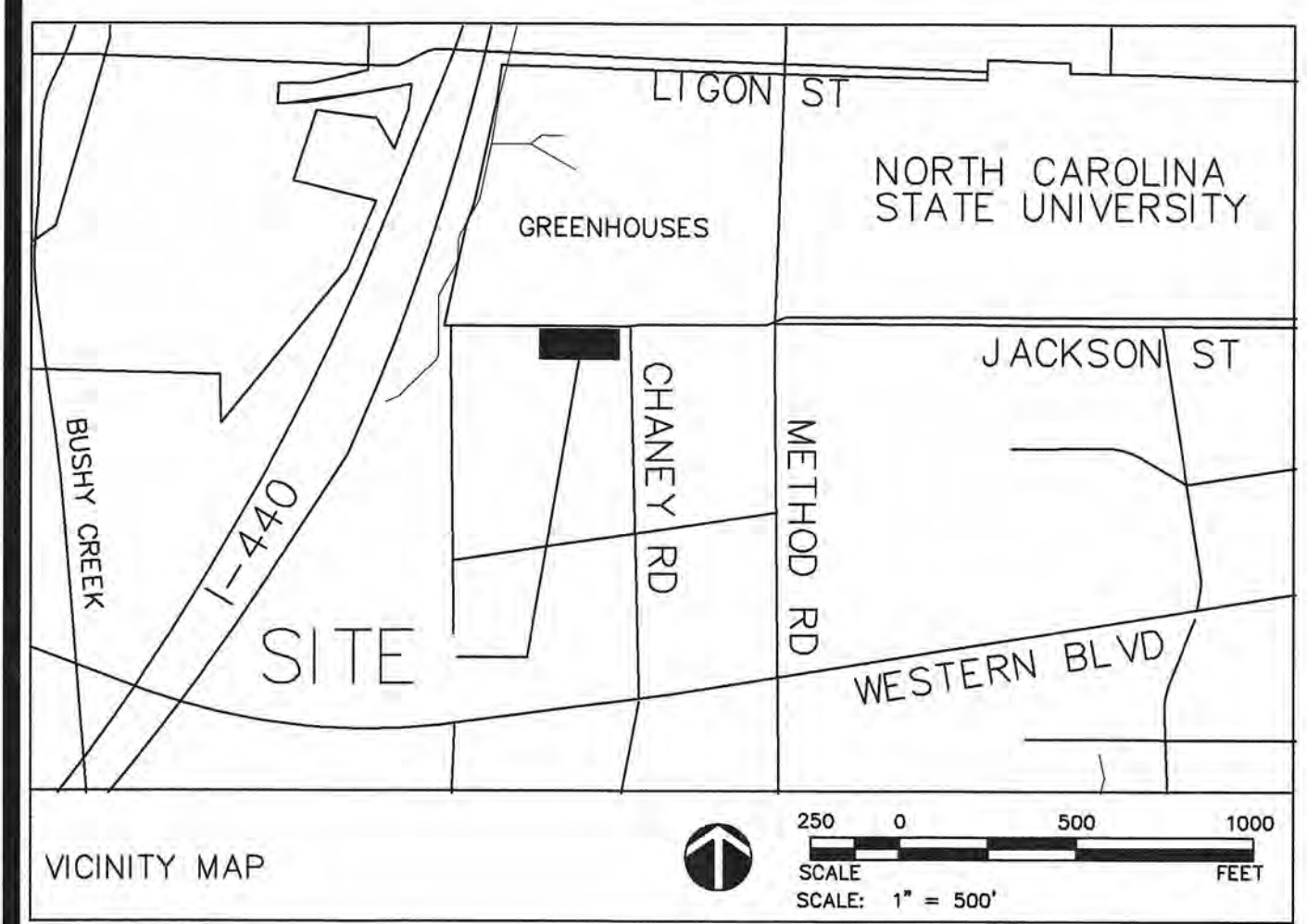
- EXISTING CONTOUR
 - EXISTING CONTOUR INDEX
 - ▨ PROPOSED BUILDING
- 1 NEW 6"x6" TAPPING SLEEVE AND VALVE WITH BOX AND BLOCKING. CONTRACTOR SHALL FIELD VERIFY THE SIZE AND LOCATION OF THE EXISTING WATER LINE.
 - 2 NEW 6" DI WATER LINE
 - 3 NEW 6"x45" DI ELL WITH BLOCKING
 - 4 NEW FIRE HYDRANT ASSEMBLY PER CITY OF RALEIGH DETAIL, W-4 AND W-5 6" GATE VALVE W/ BOX 10 L.F. 6" DI PIPE, MORE OR LESS HYDRANT
 - 5 NEW 4" SANITARY SEWER SERVICE CLEAN OUT WITH NEW 4" SCH 40 SANITARY SEWER SERVICE PIPE
 - 6 INSTALL NEW 5/8" WATER METER AND BOX WITH 3/4" TYPE K COPPER WATER SERVICE PIPE.
 - 7 18" RCP W/ ENDWALL AND WINGWALLS INV. OUT 419.89
 - 8 EX. CURB INLET INLET ELEV. 423.88
 - 9 EX. CURB INLET INLET ELEV. 423.97
 - 10 EX. WATER METER AND BOX TO BE REMOVED EXISTING WATER SERVICE LINE TO BE ABANDONED PER CITY OF RALEIGH STANDARD (SEE NOTE 6)



CHANEY RD.
50' PUBLIC R/W

SSMH
RIM 431.30
INV. IN 422.94
INV. OUT 422.58

- NOTES:**
1. SIZES AND APPROXIMATE LOCATIONS SHOWN ON THE PLANS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES AND FIELD VERIFY THE WATER UTILITY PIPE MATERIALS, DIAMETER (SIZE) AND LOCATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 4. TOPOGRAPHY BY:
RWK, PA
101 W. MAIN STREET, SUITE 202
GARNER, NC 27529
 5. VERTICAL DATUM NAVD '88.
 6. CONTRACTORS ABANDONING WATER SERVICES SHALL REMOVE THE ENTIRE SERVICE STUB. WHEN AVAILABLE, A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK. IF EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 2" PVC PIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE CAPPED CORPORATION STOP AND WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY AN ABANDONED TAP. ALL REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN TO THE RIGHT-OF-WAY LINE AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 919-996-2409.



STANDARD UTILITY NOTES:

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) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight 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 &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - 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 watertight 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 18" 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 CORPUD details W-41 & 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 &/or profile by the City of Raleigh Public Utilities Department prior to construction.
4. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
5. 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.
6. SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
9. 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.
10. Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
11. 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.
12. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
13. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
14. Grassy Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
15. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
16. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.

17. The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
 18. The devices shall be installed and tested (both, initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact Crossconnection@raleighnc.gov for more information.
 19. NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.
- * Edit typical service size & material as

RWK, PA
engineering & surveying
101 W. Main St., Suite 202
GARNER, NC 27529
Phone (919) 779-4854
Fax (919) 779-4056

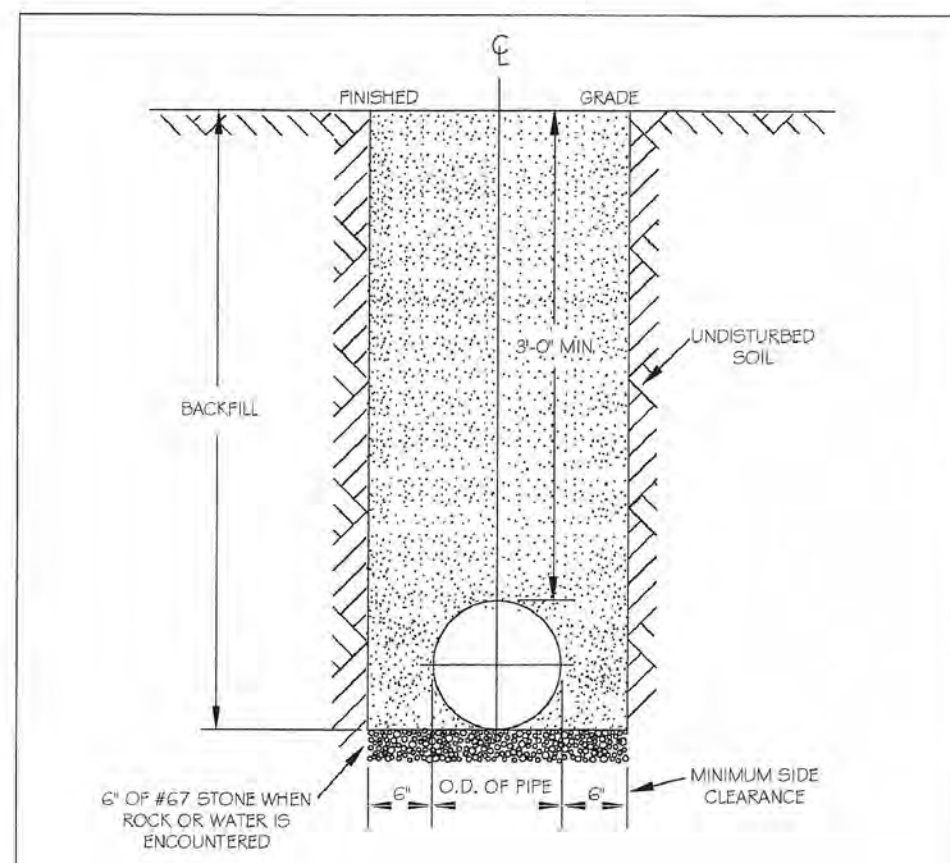


ALISON A. POCKAT, ASLA
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LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN: AAP

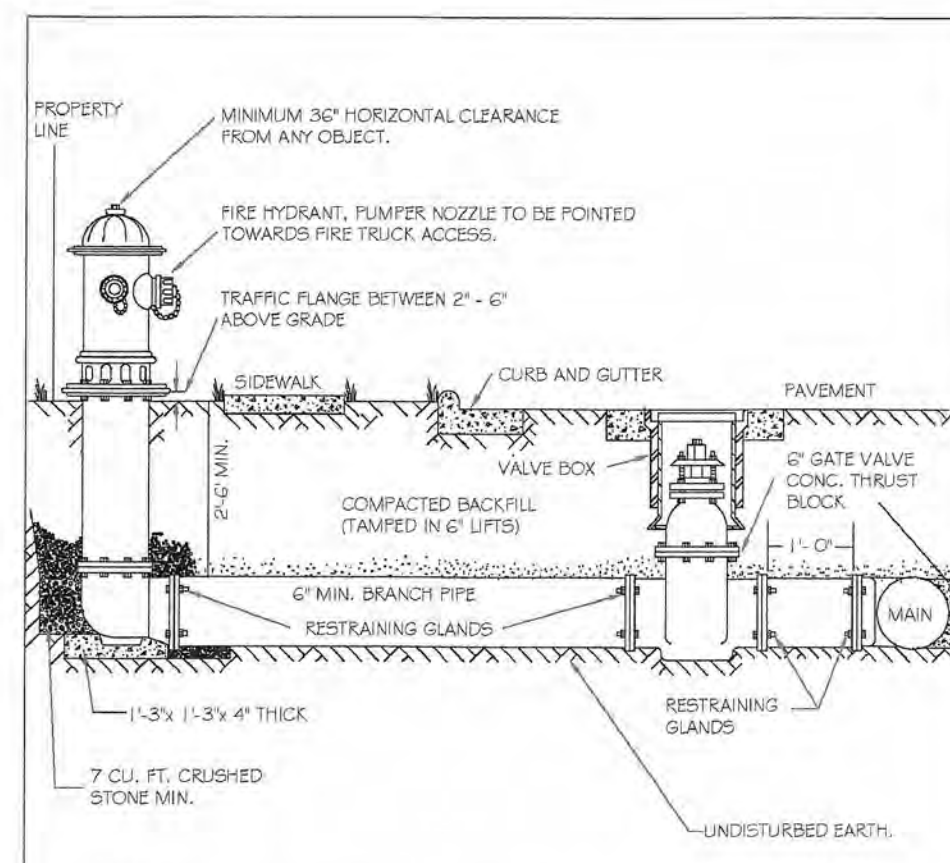
RHYS GARDENS SUBDIVISION
SUBDIVISION PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

RALEIGH CASE NUMBER:
SCALE:
DATE: APRIL 12, 2024
SHEET NO.:
PROPOSED SUBDIVISION UTILITY PLAN
U-1
SEQUENCE NO. 6 OF 9



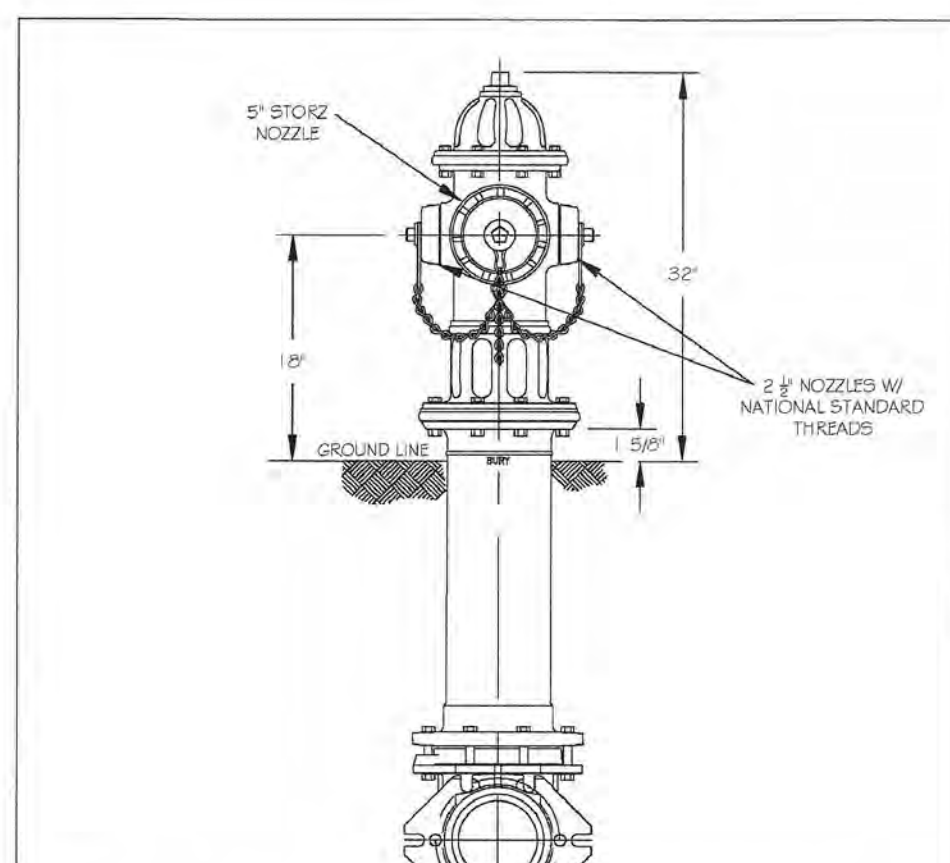
- NOTES:
- TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 - NO ROCKS OR BOLLERS 4" OR LARGER TO BE USED IN BACKFILL.
 - ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 - BACKFILL SHALL BE TAMPED IN 6" LIFTS.
 - ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-3					
D.W.C.	3-3-98	ABS	2-15-05		
KRM	3-31-00	J.P.S.	10-29-10		



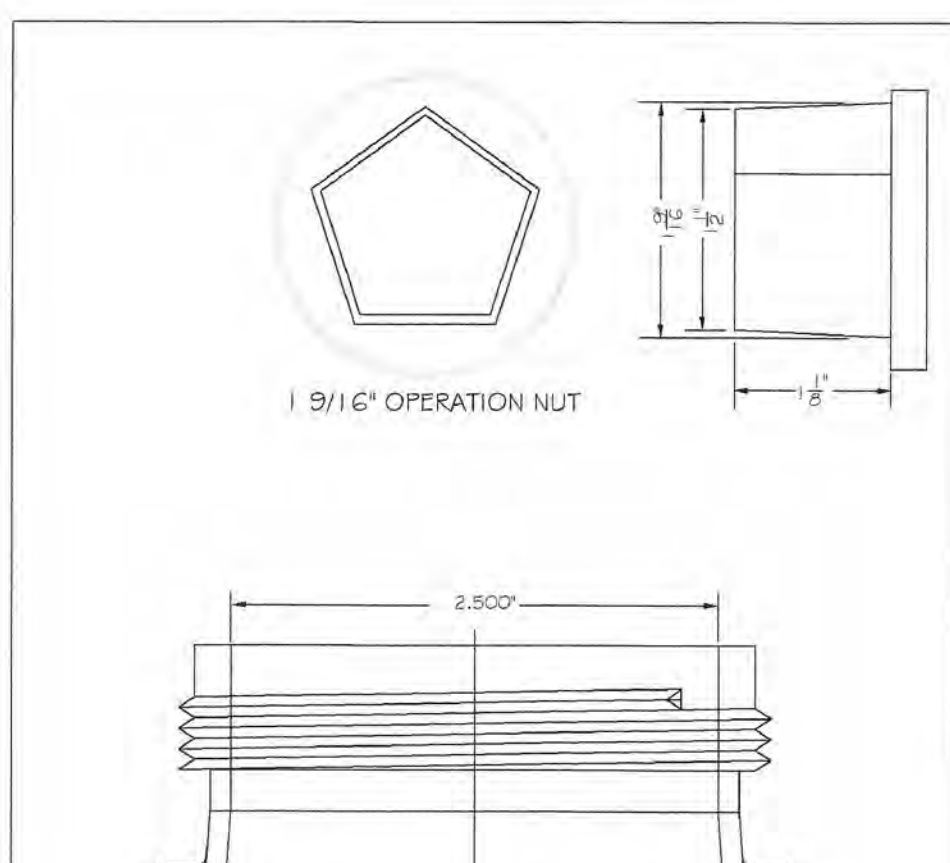
- NOTES:
- FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELER, AMERICAN DARING, KENNEDY, MP1, WATKINS, GLOW, EAST, JORDAN, BOW, MOORE, OR US PIPE.
 - BRANCH PIPE SHALL BE DUCTILE IRON ANMAA C150-9C.
 - 6" GATE VALVE SHALL BE ANMAA C150-9C OPEN LEFT.
 - STEEL RODS AND BOLTS SHALL BE #1 HOT DIPPED GALVANIZED.
 - FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION. RODS SHALL NOT BE COVERED MORE THAN 1/2" FROM THE VALVE TO THE HYDRANT EXCESS 20 THEN A MECHANICAL RESTRAINING GLAND WITH A RESAR CAGE SHALL BE INSTALLED NO MORE THAN 1/2" FROM HYDRANT AND NUTTED IN CONCRETE. FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT INSTALLATION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-4					
D.W.C.	4-2-04	TRP	2-21-05		
CHL	2-1-05				

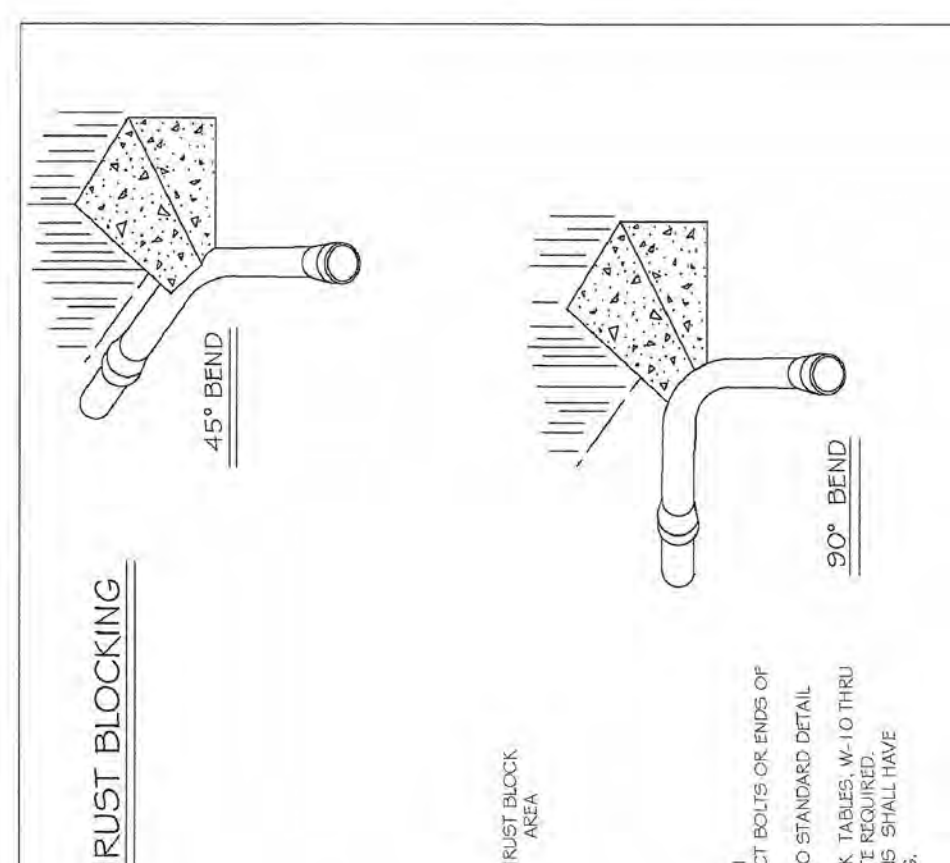


- NOTES:
- RALEIGH FIRE HYDRANTS SHALL BE PAINTED SOLID RED.
 - KNIGHTDALE & ROCKEVILLE PUBLIC HYDRANTS SHALL BE PAINTED RED W/SILVER OPERATING NUTS.
 - ZEBULON PUBLIC HYDRANTS SHALL BE PAINTED RED W/ SILVER BONNETS AND OPERATING NUTS.
 - WAKE FOREST AND GARNER, AND WENDELL PUBLIC AND PRIVATE HYDRANTS TO BE PAINTED SAFETY YELLOW W/SILVER CAPS AND OPERATING NUTS.
 - OPERATING NUTS ON HYDRANTS CONNECTED TO PUBLIC MAINS LARGER THAN 12" SHALL BE PAINTED BLACK.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT WITH 5\"/>					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-5					
KRM	3-31-00	CHL	12-1-05		



CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
HYDRANT OPERATING NUT AND 2 1/2\"/>					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-6					
A.B.B.	4-13-04	J.P.S.	11-11-10		

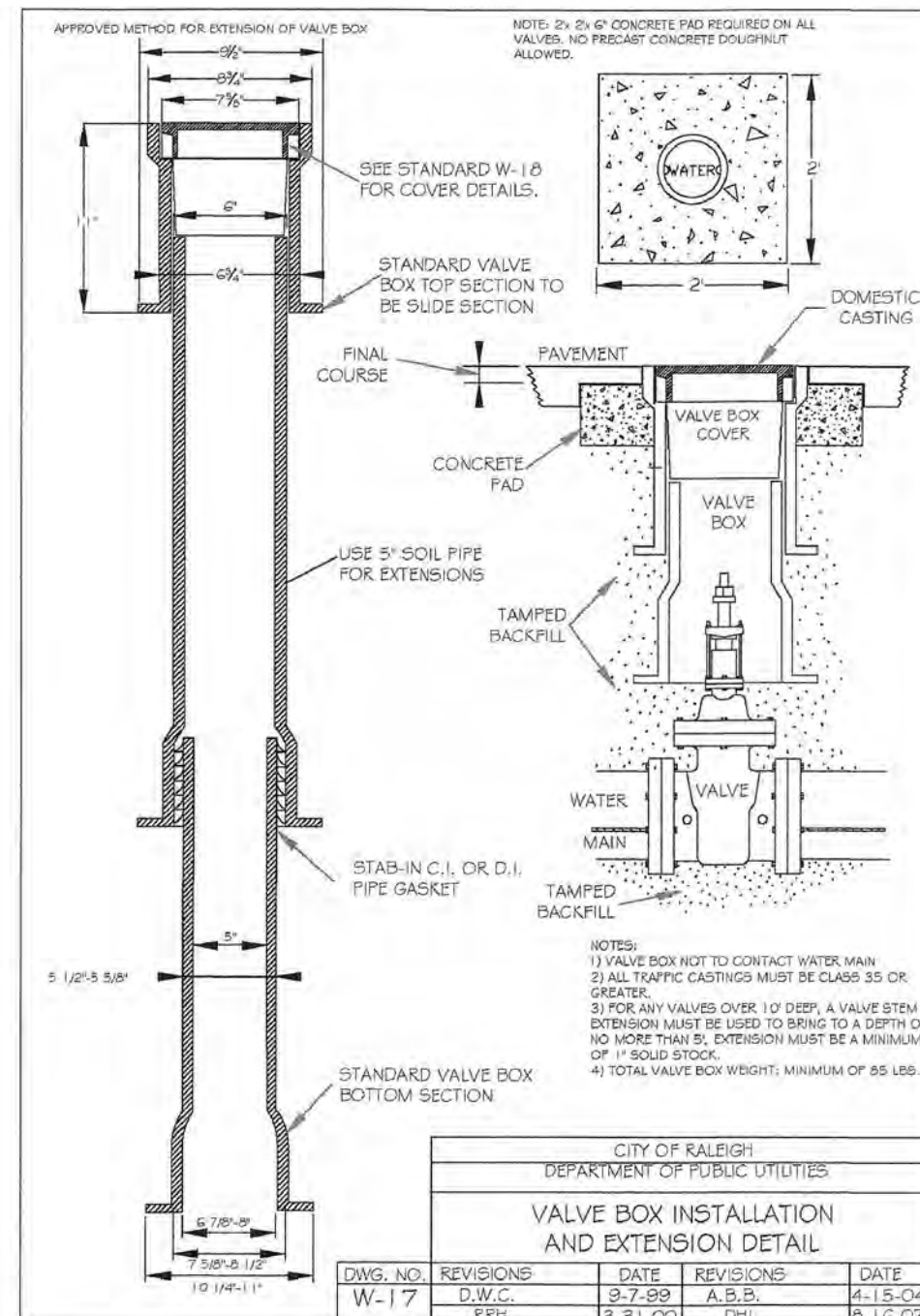


- NOTES:
- CONCRETE SHALL BE 3000 PSI.
 - CONCRETE SHALL NOT CONTACT BOLLER ON ENDS OF PIPES.
 - TRENCHES SHALL CONFORM TO STANDARD DETAIL.
 - SEE STANDARD THRUST BLOCK TABLES, W-10 THRU W-11 FOR AREA OF CONCRETE REQUIRED.
 - CONCRETE THRUST BLOCKING SHALL HAVE

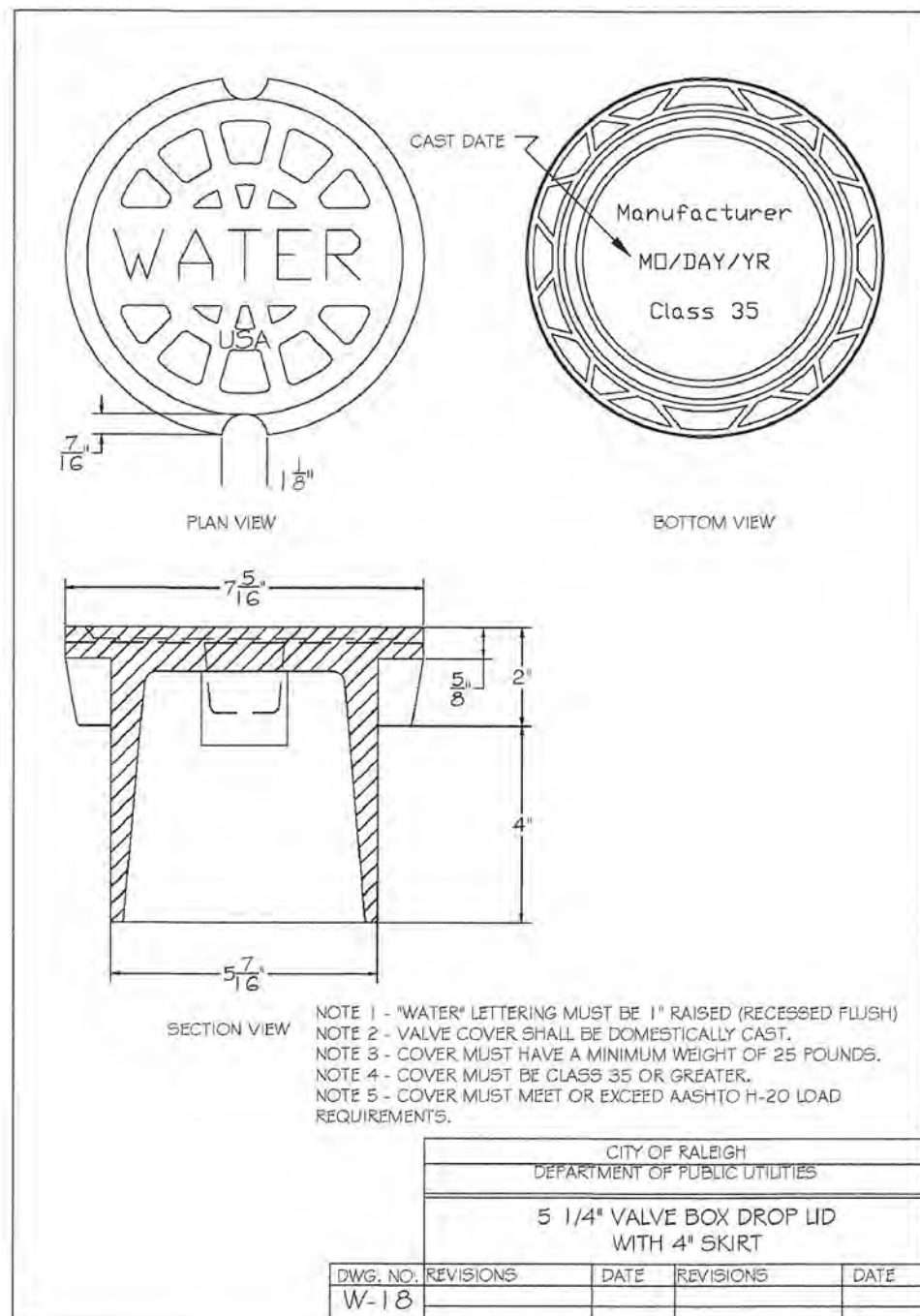
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD THRUST BLOCKING VIEWS					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-9					
D.W.C.	8-1-99	KRM	2-15-05		
D.H.L.	9-7-99	D.H.L.	6-18-05		

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS												
BASED ON TEST PRESSURE OF 200 P.S.I.												
ALL MEASUREMENTS IN SQUARE FEET												
BEND AND DEGREE OF BEND	STATIC PRESSURE IN PIPES	REACTOR TO TOP OF CURVE	REACTOR TO BOTTOM OF CURVE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE	REACTOR TO CENTERLINE
6"												
11 1/4"	1,108	1	1	1	1	1	1	1	1	1	1	1
22 1/2"	2,207	1	2	2	1	1	1	1	1	1	1	1
45"	4,399	2	3	3	1	1	2	5	1			
90"	7,996	2	4	5	1	1	2	6	1			
FLUG	5,655	2	3	4	1	1	2	6	1			
6"												
11 1/4"	1,970	1	1	2	1	1	1	2	1			
22 1/2"	3,922	1	2	3	1	1	1	4	1			
45"	7,694	2	4	5	1	1	2	6	1			
90"	14,215	4	6	9	2	2	4	15	2			
FLUG	10,053	3	5	6	2	2	3	10	1			
12"												
11 1/4"	4,433	2	3	3	1	1	1	2	5	1		
22 1/2"	6,826	3	5	6	2	2	3	9	1			
45"	17,312	5	9	11	3	3	5	18	2			
90"	31,393	9	16	19	4	4	6	32	4			
FLUG	22,619	6	12	14	3	3	6	23	3			
16"												
11 1/4"	7,861	2	4	5	1	1	2	6	1			
22 1/2"	15,691	4	6	10	2	2	4	16	2			
45"	30,779	9	16	19	4	4	6	31	4			
90"	56,061	15	29	35	6	6	15	57	6			
FLUG	40,213	10	21	25	5	5	10	41	5			

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
THRUST BLOCKING DESIGN QUANTITY TABLE					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-10					
D.W.C.	8-23-99				

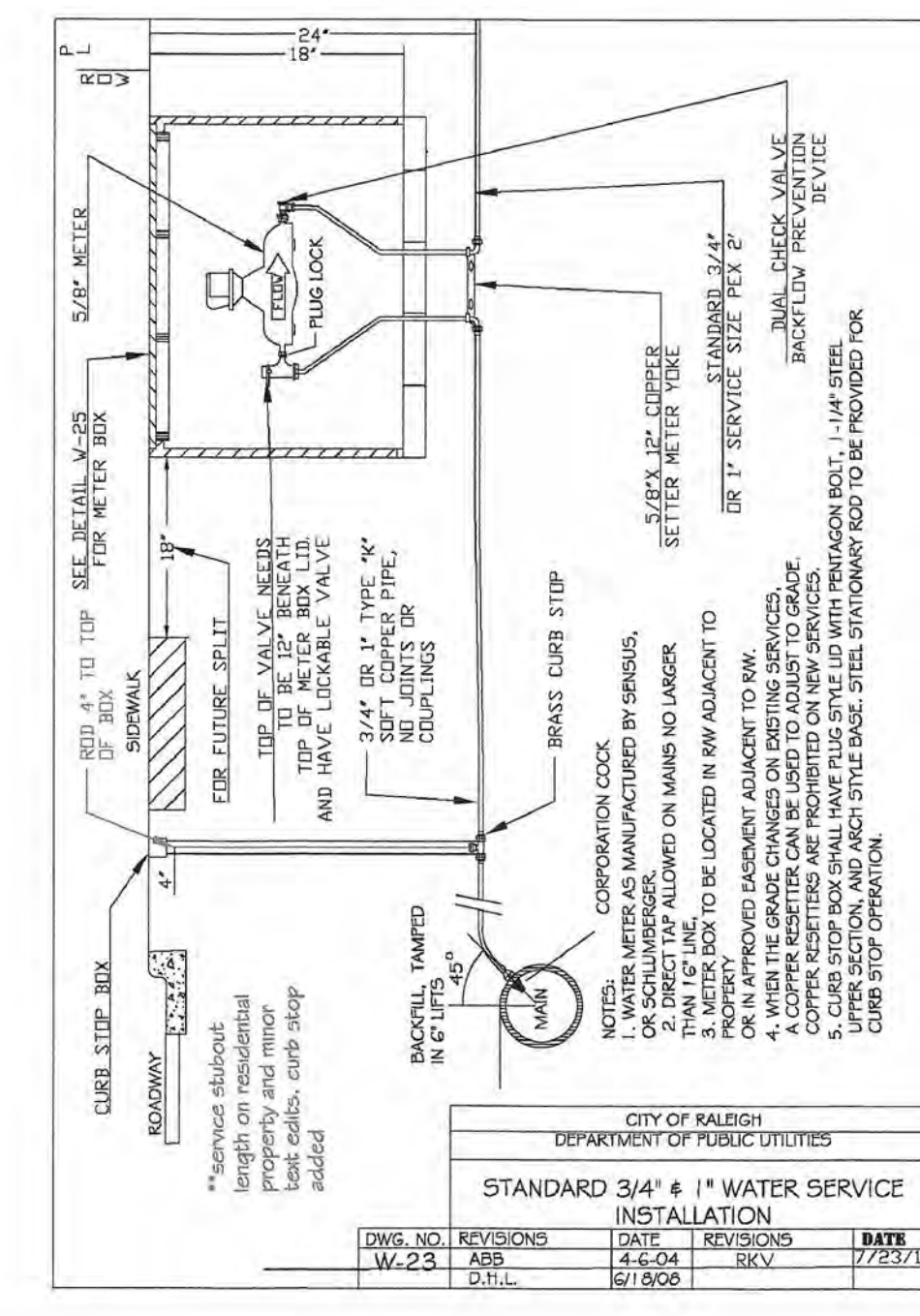


CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
VALVE BOX INSTALLATION AND EXTENSION DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-17					
D.W.C.	8-7-99	A.B.B.	4-15-04		
KRM	8-31-00	CHL	8-16-07		

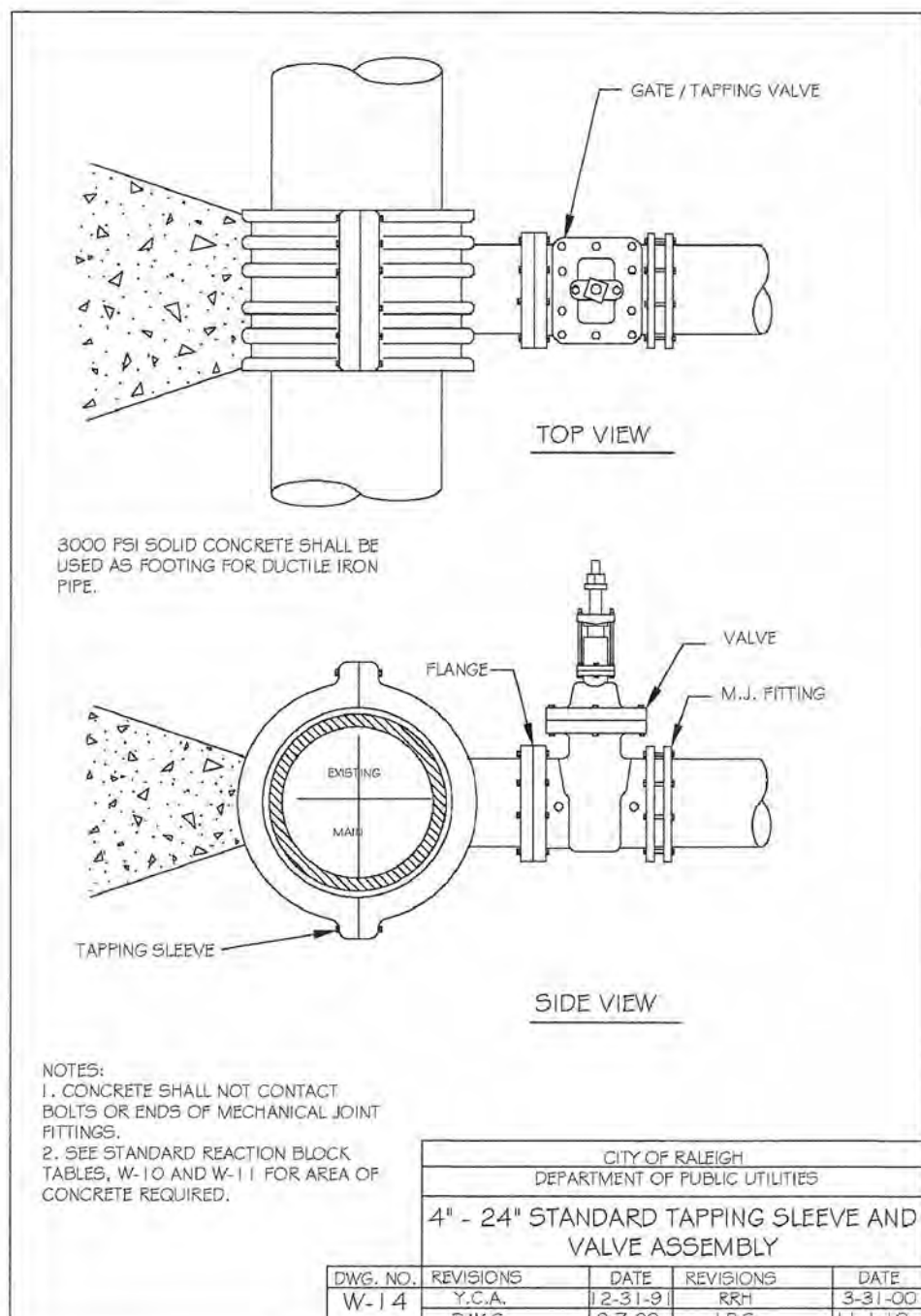


- NOTE 1 - 'WATER' LETTERING MUST BE 1" RAISED (RECESSED FLUSH)
- NOTE 2 - VALVE COVER SHALL BE DOMESTICALLY CAST
- NOTE 3 - COVER MUST HAVE A MINIMUM WEIGHT OF 25 POUNDS.
- NOTE 4 - COVER MUST BE CLASS 35 OR GREATER.
- NOTE 5 - COVER MUST MEET OR EXCEED ASHTO H-20 LOAD REQUIREMENTS.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
WATER METER BOX DETAIL					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-25					
A.C.V.	8-25-14	J.P.S.	11-14-10		

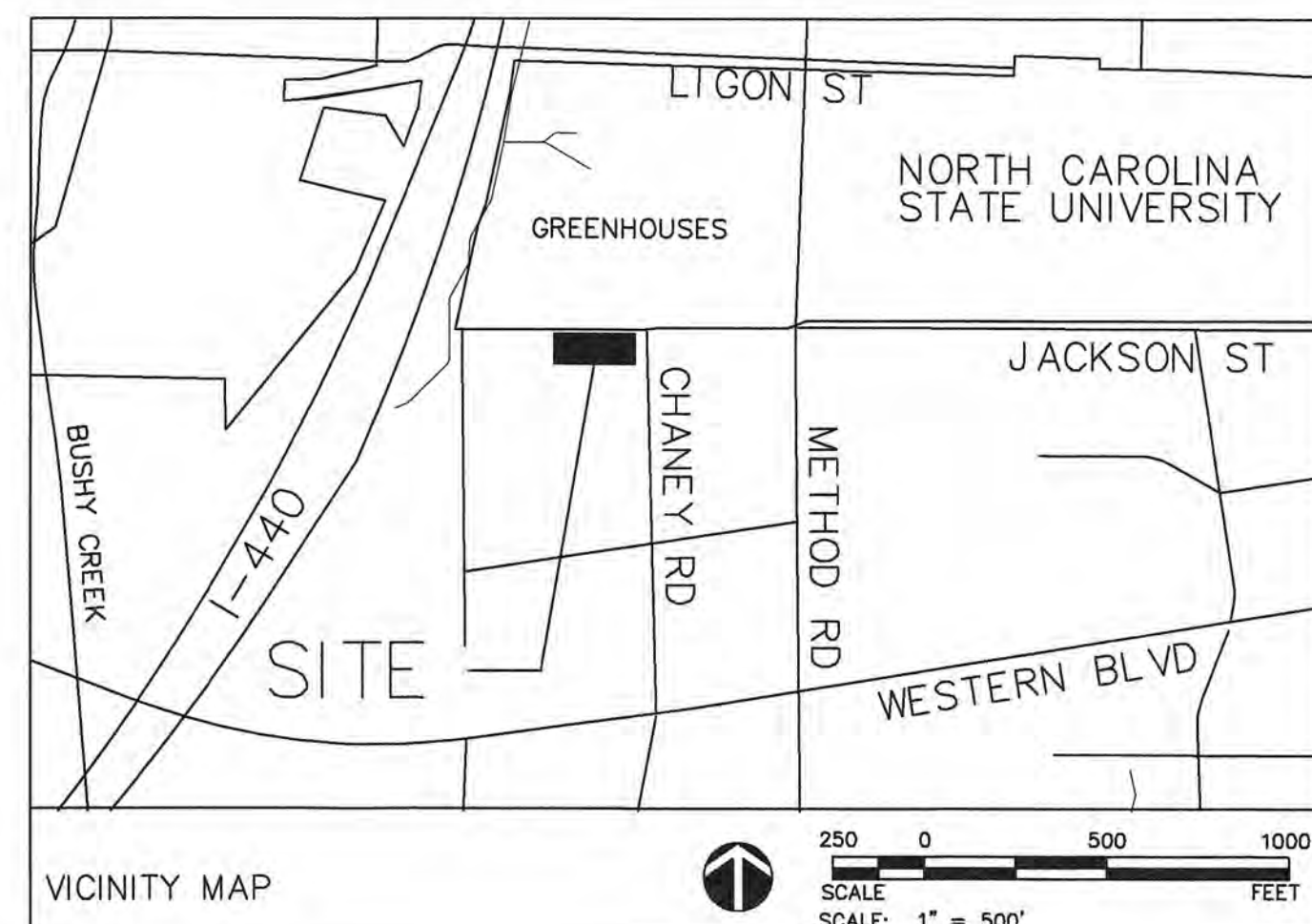


CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-23					
A.B.B.	4-4-04	RKV	7-22-13		
D.H.L.	8-1-00				



- NOTES:
- CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
 - SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY					
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE	
W-14					
D.W.C.	2-21-09	KRM	3-3-00		
D.W.C.	1-7-99	J.P.S.	11-11-10		



VICINITY MAP

250 0 500 1000 FEET

SCALE: 1" = 500'

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

DESIGNED: AAP
DRAWN: AAP
APPROVED:

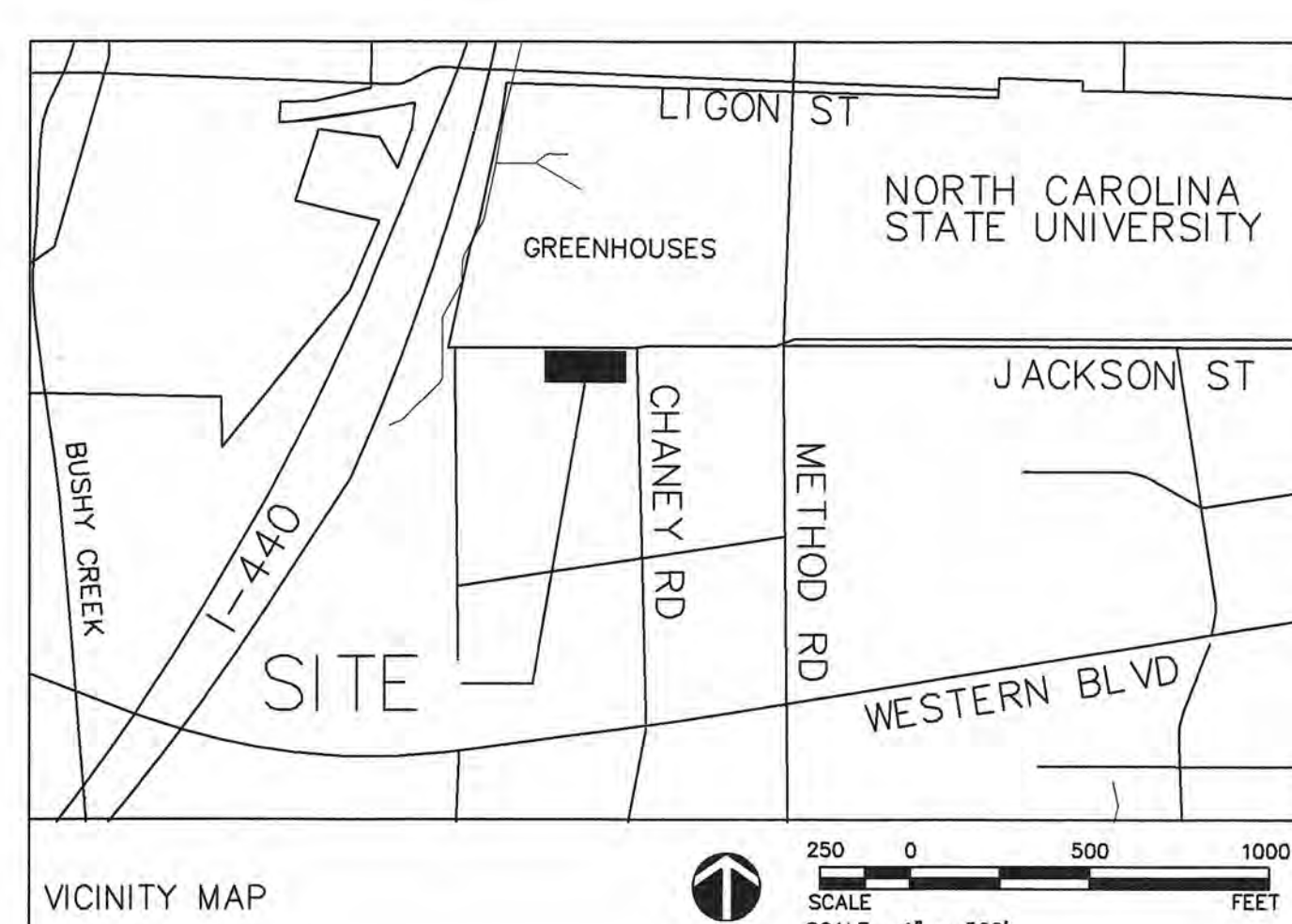
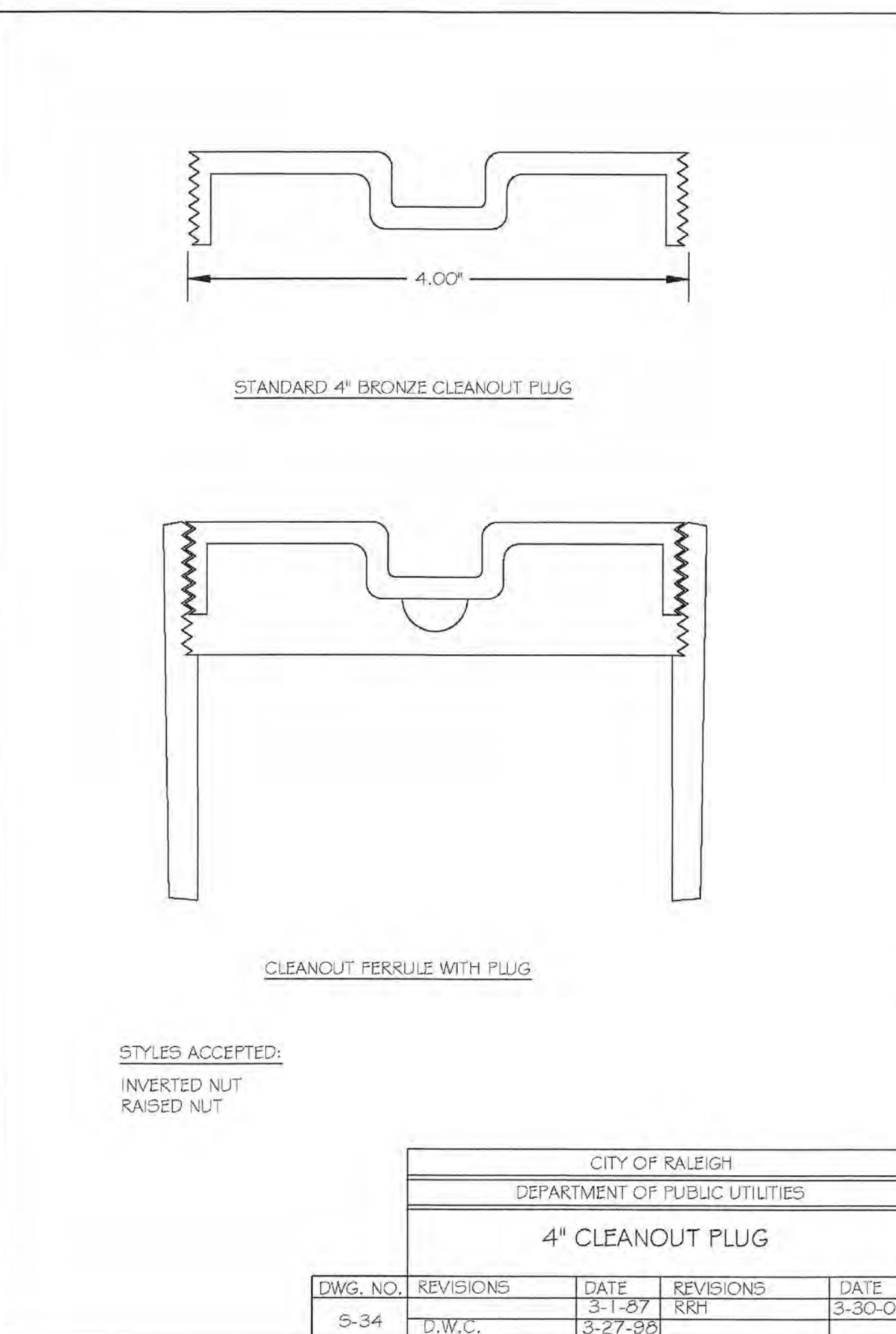
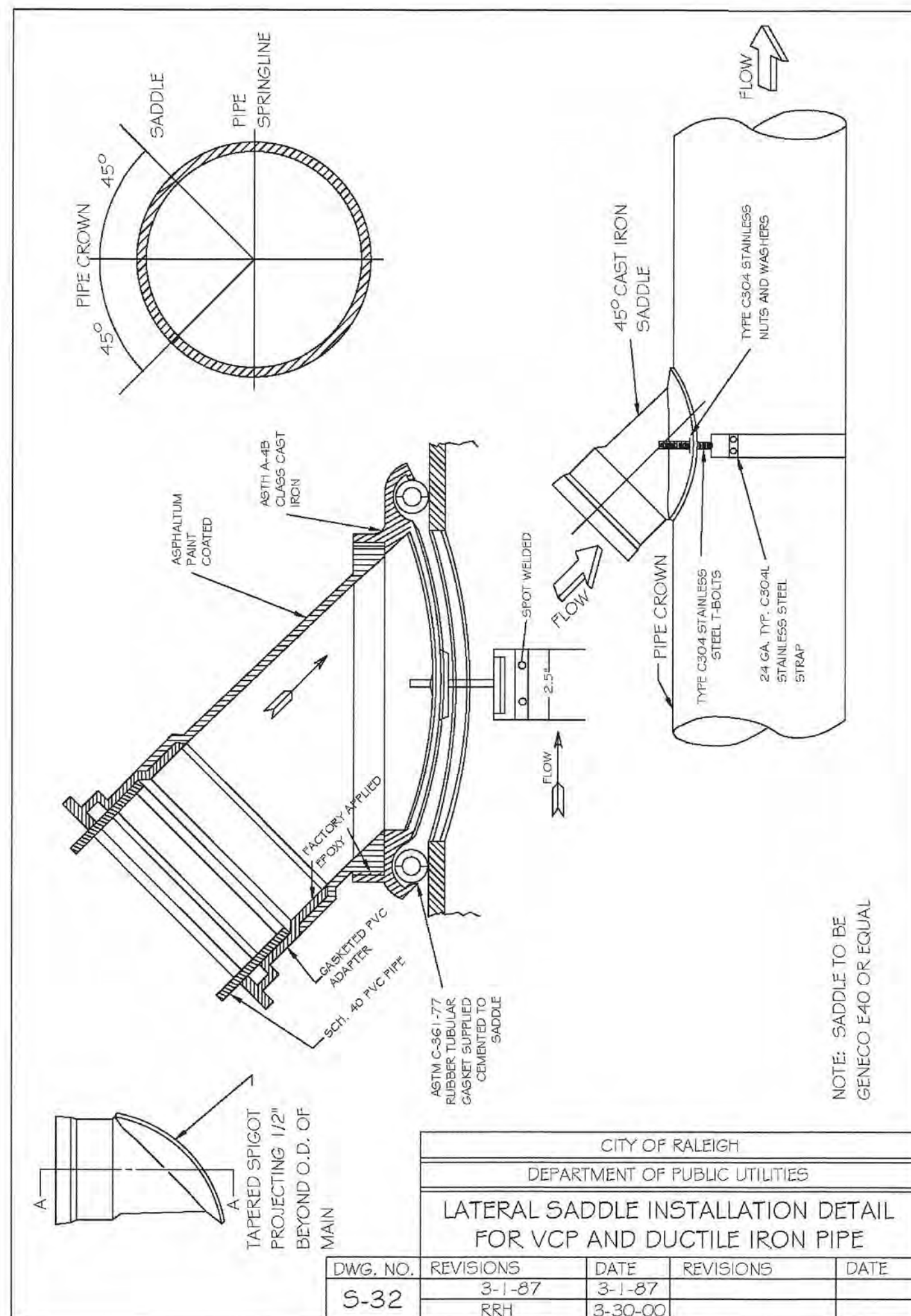
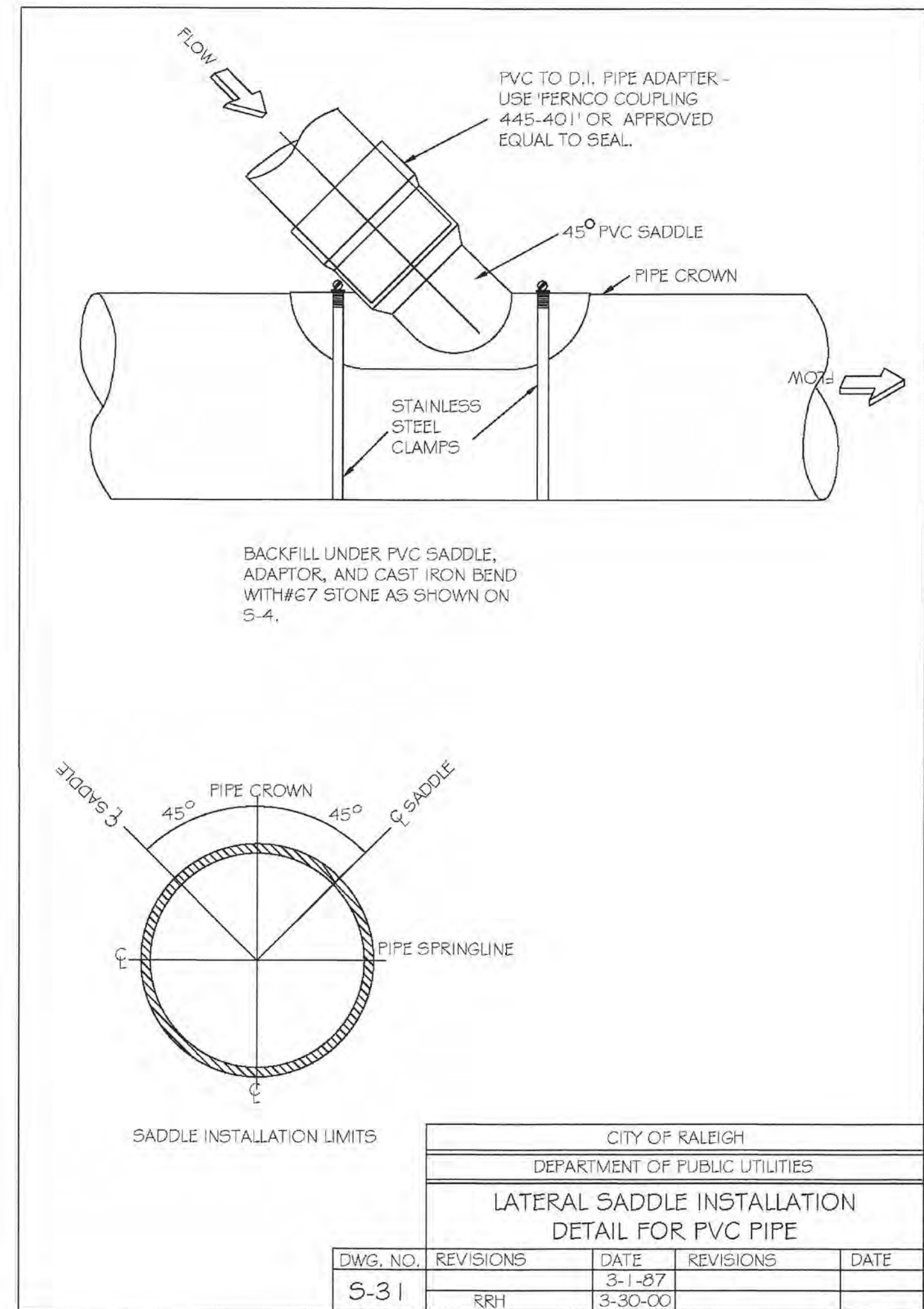
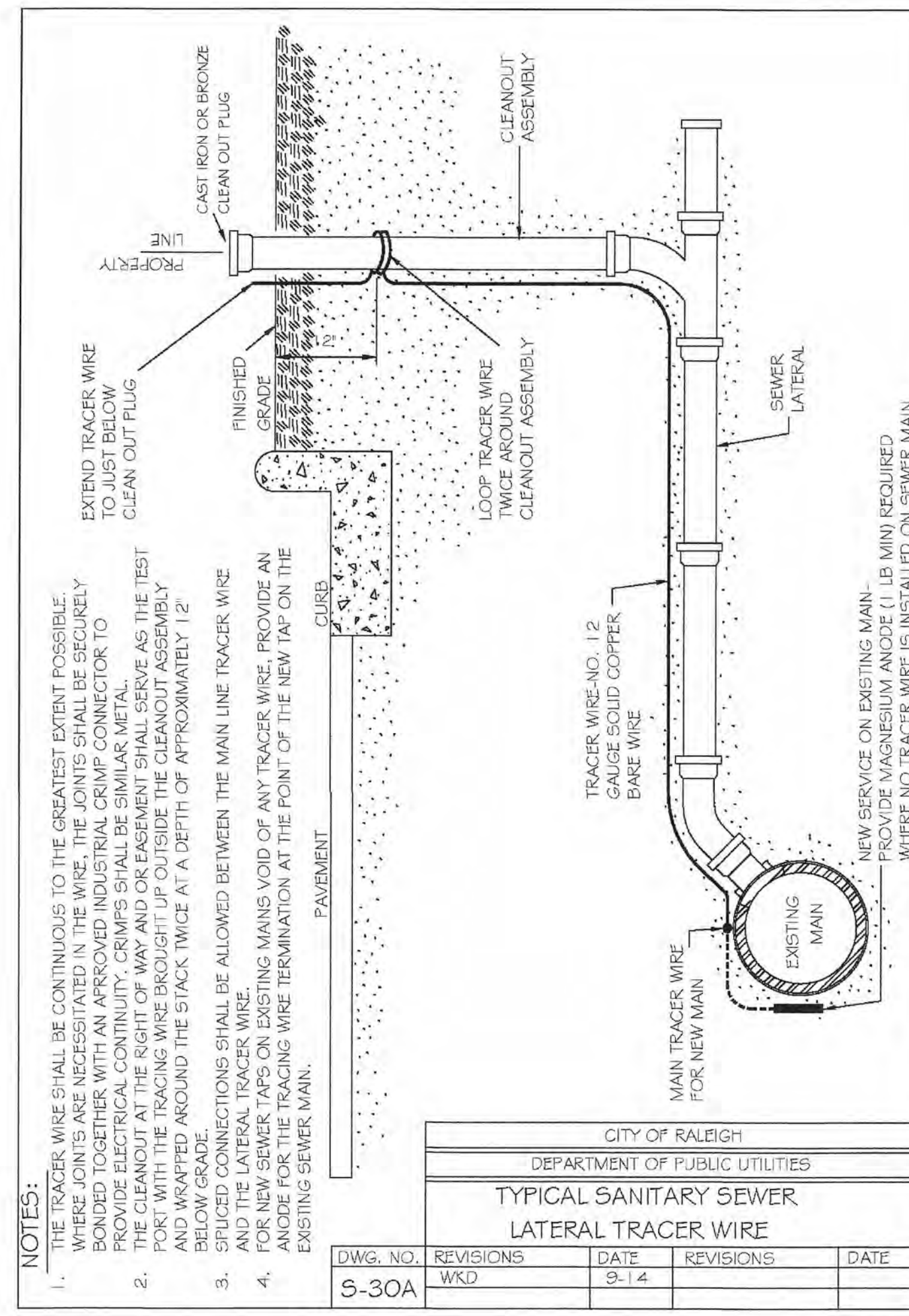
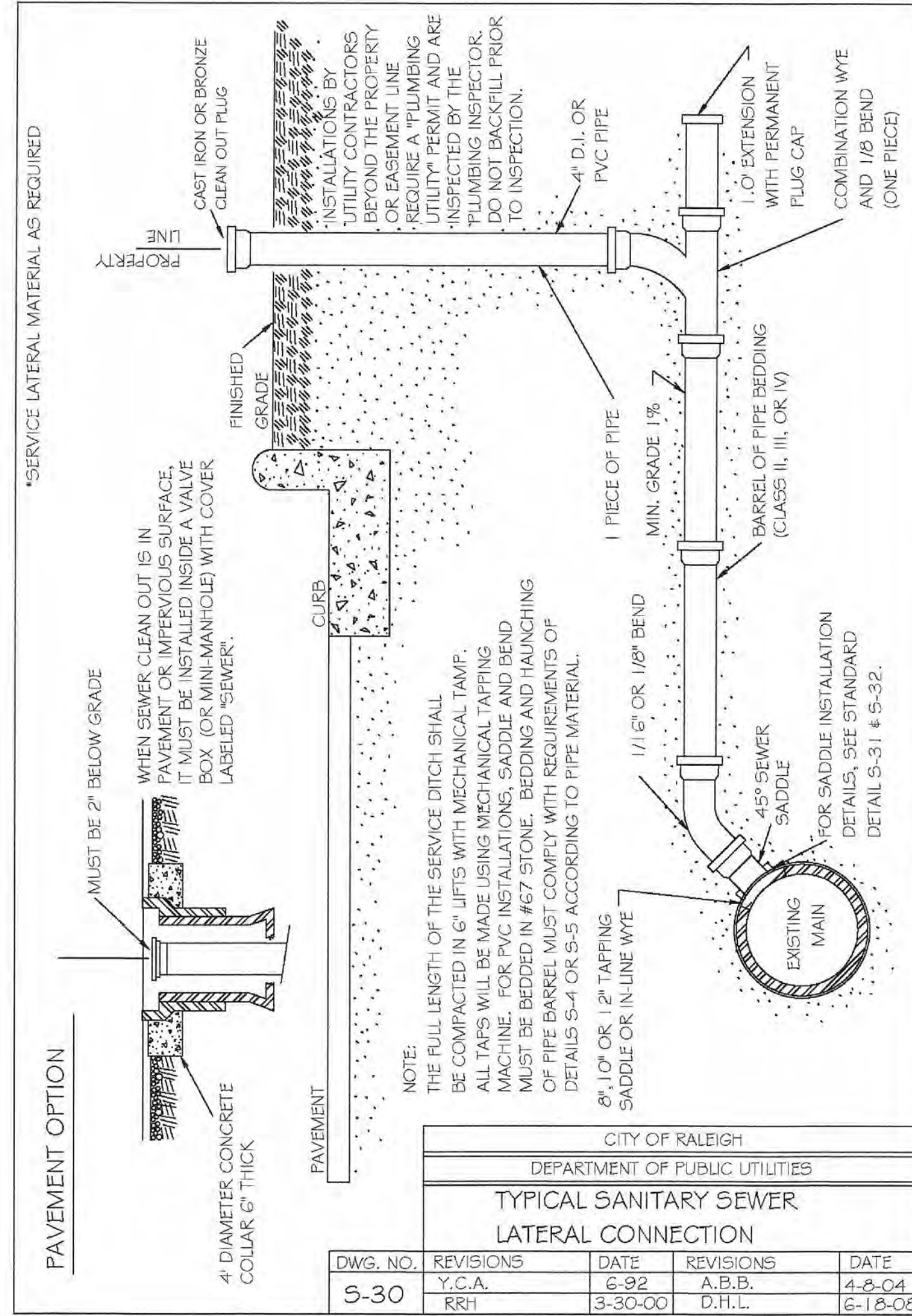
RHYS GARDENS SUBDIVISION
SUBDIVISION PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

RALEIGH CASE NUMBER:

SCALE: NTS
DATE: MARCH 16, 2024
SHEET NO.: PROPOSED SUBDIVISION WATER UTILITY DETAILS
D-1
SEQUENCE NO. 7 OF 9

RWK, PA
engineering & surveying
101 S. Main St. Suite 202
Cary, NC 27513
Phone (919) 779-4854
Fax (919) 779-4056





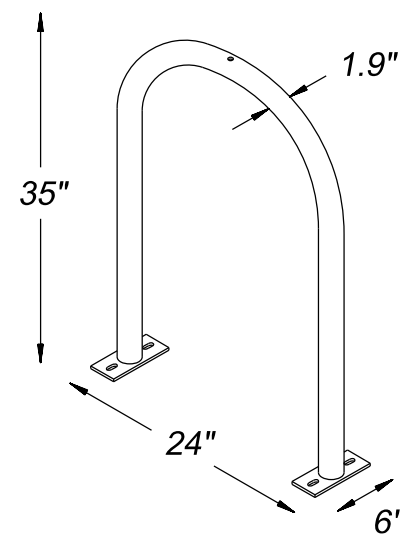
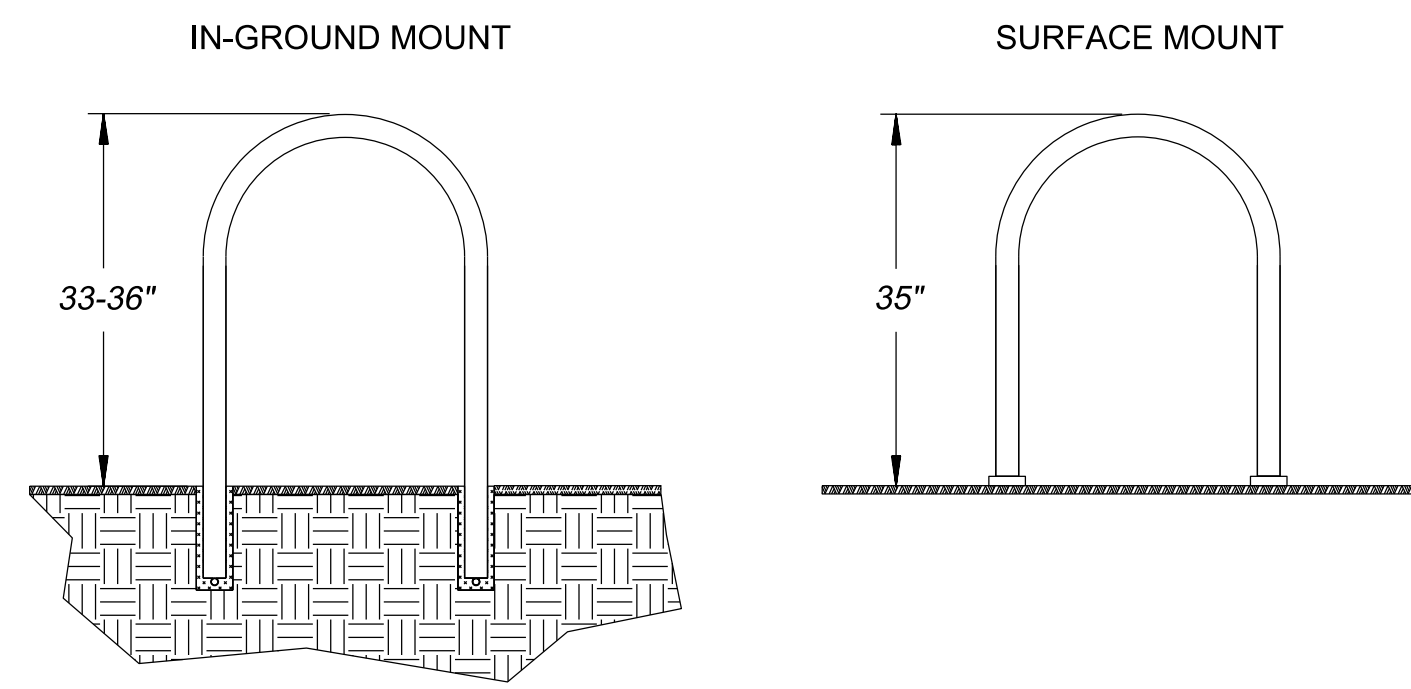
RWK, PA
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101 Main St., 2nd Floor, 202
Phone (919) 779-4854
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LAND PLANNER
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106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN: AAP
APPROVED:

RHYS GARDENS SUBDIVISION
SUBDIVISION PLAN
902 CHANEY RD., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

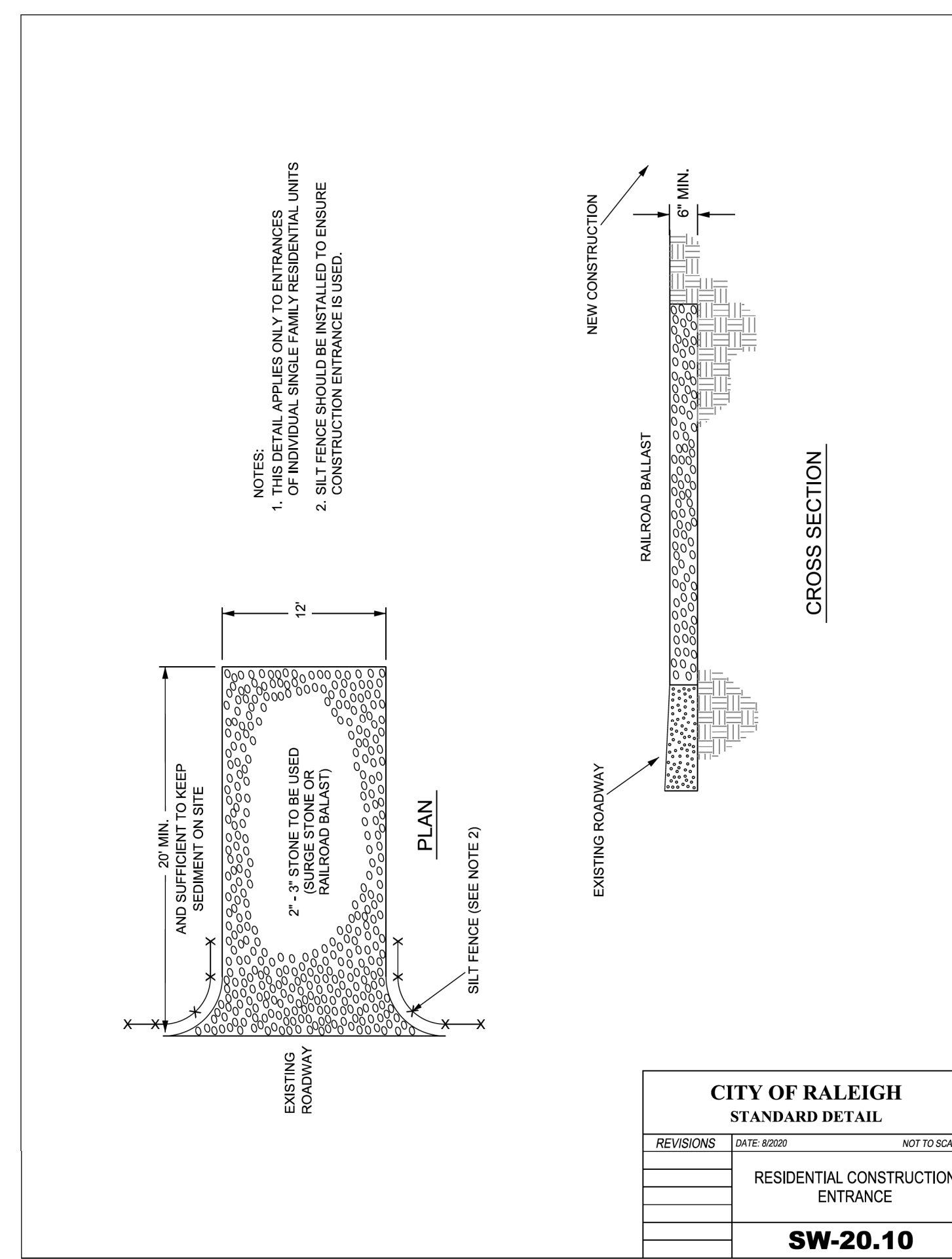
RALEIGH CASE NUMBER:
1
SCALE: NTS
DATE: MARCH 16, 2024
SHEET NO.:
PROPOSED SUBDIVISION SEWER UTILITY DETAILS
D-2
SEQUENCE NO. 8 OF 9



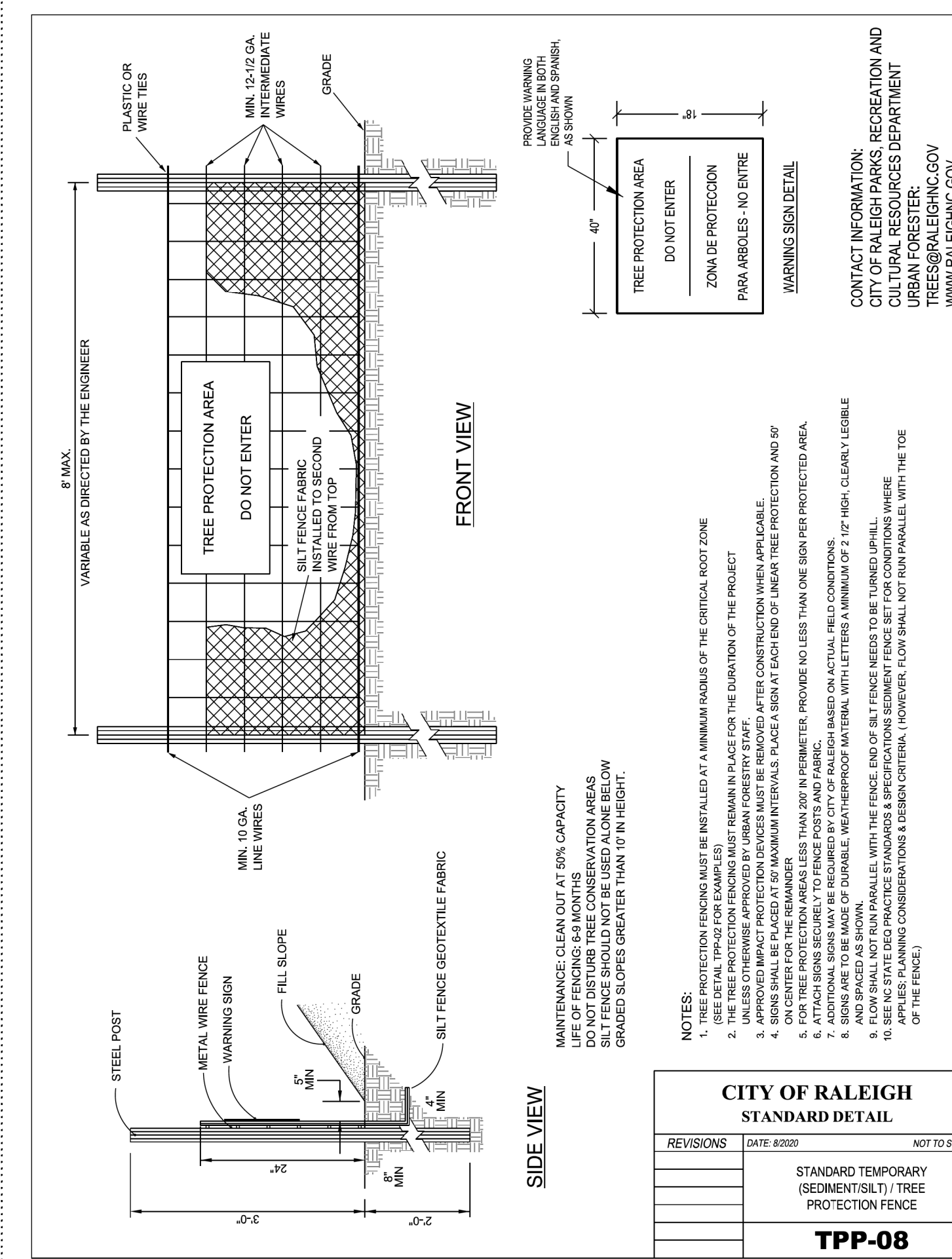
BIKE RACK INSTALLATION:
 SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE. USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.

IN-GROUND MOUNT - WHEN INSTALLED ON PAVERS OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

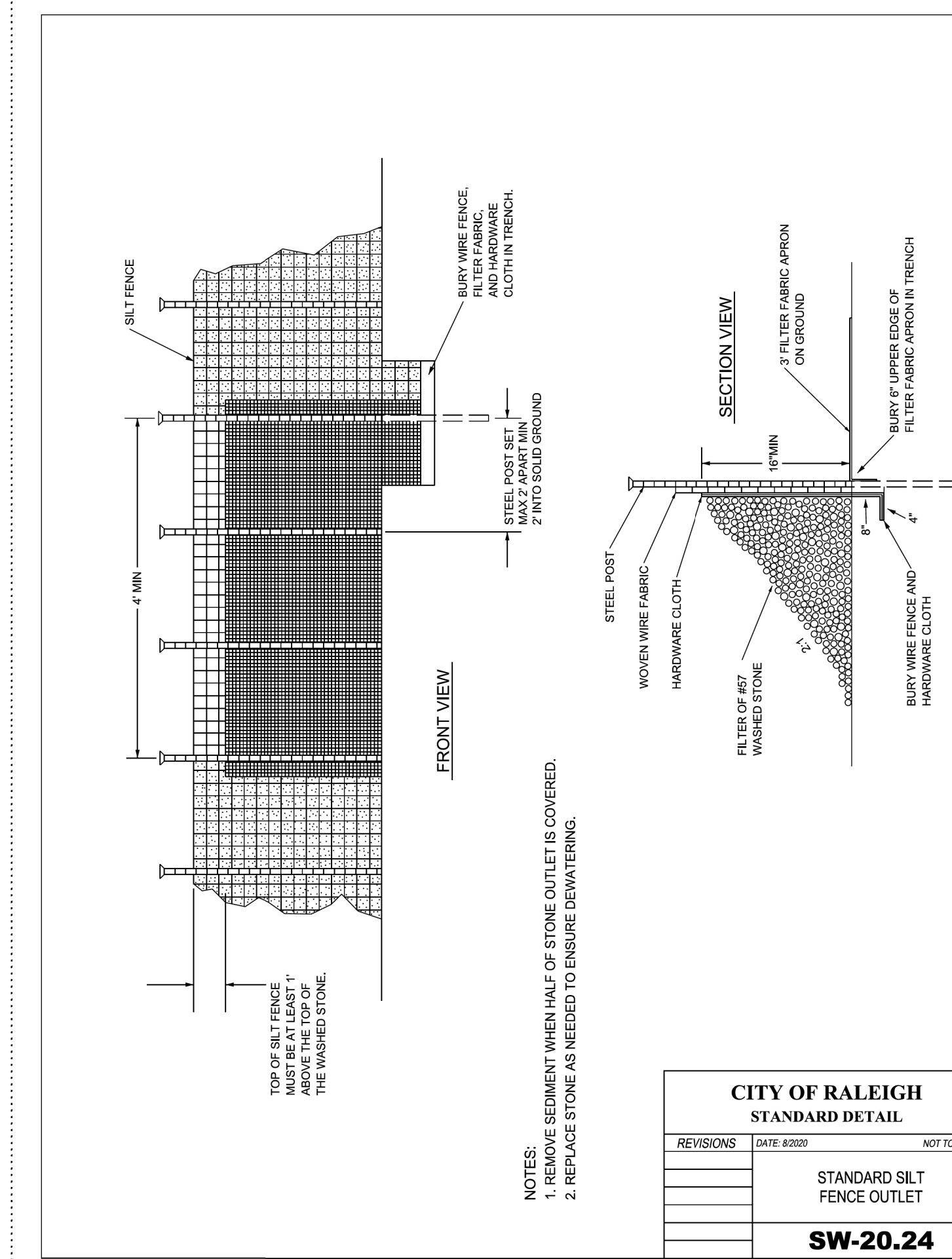
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
BIKE RACK DETAILS		
B-20.03		



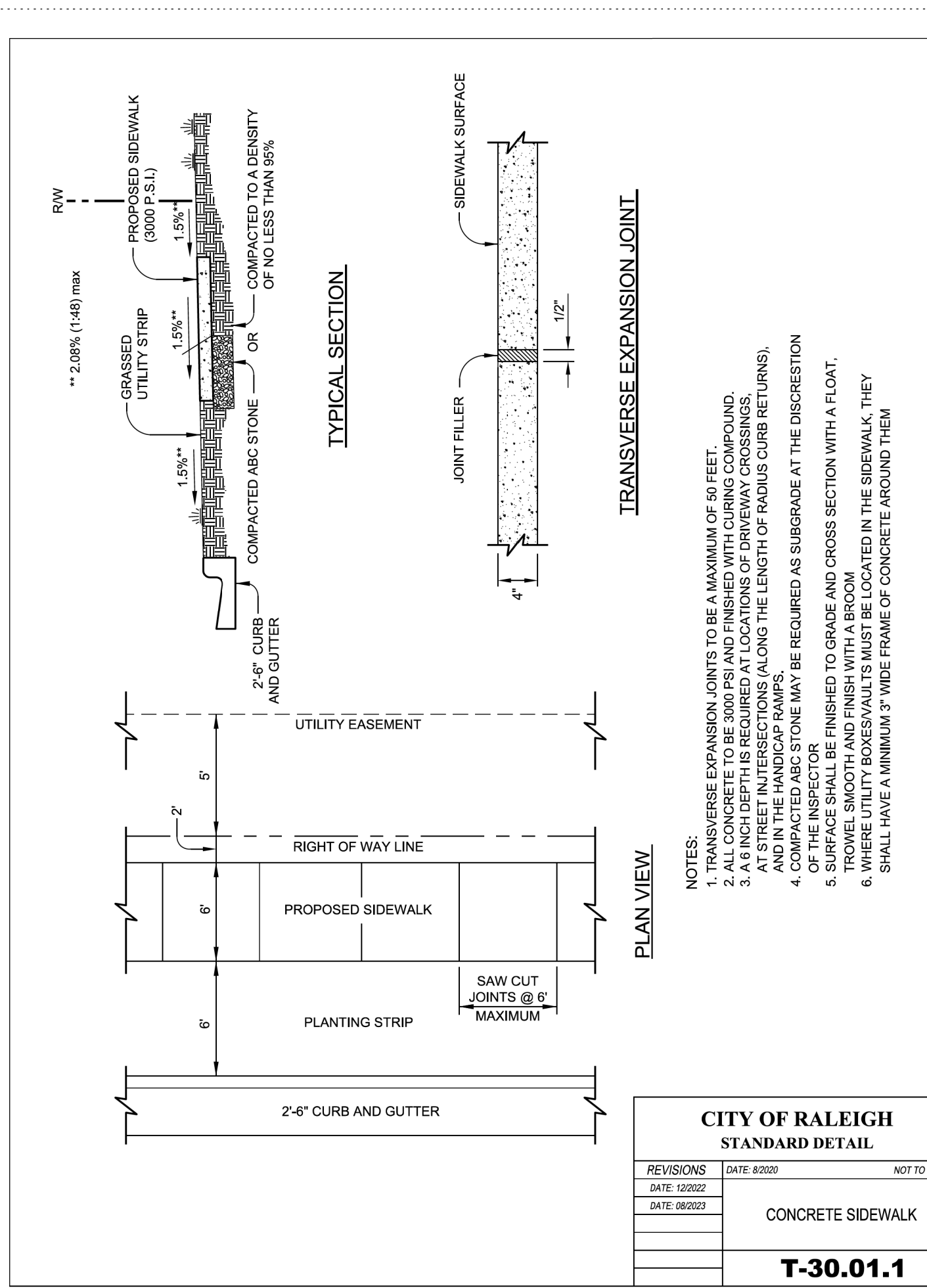
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
RESIDENTIAL CONSTRUCTION ENTRANCE		
SW-20.10		



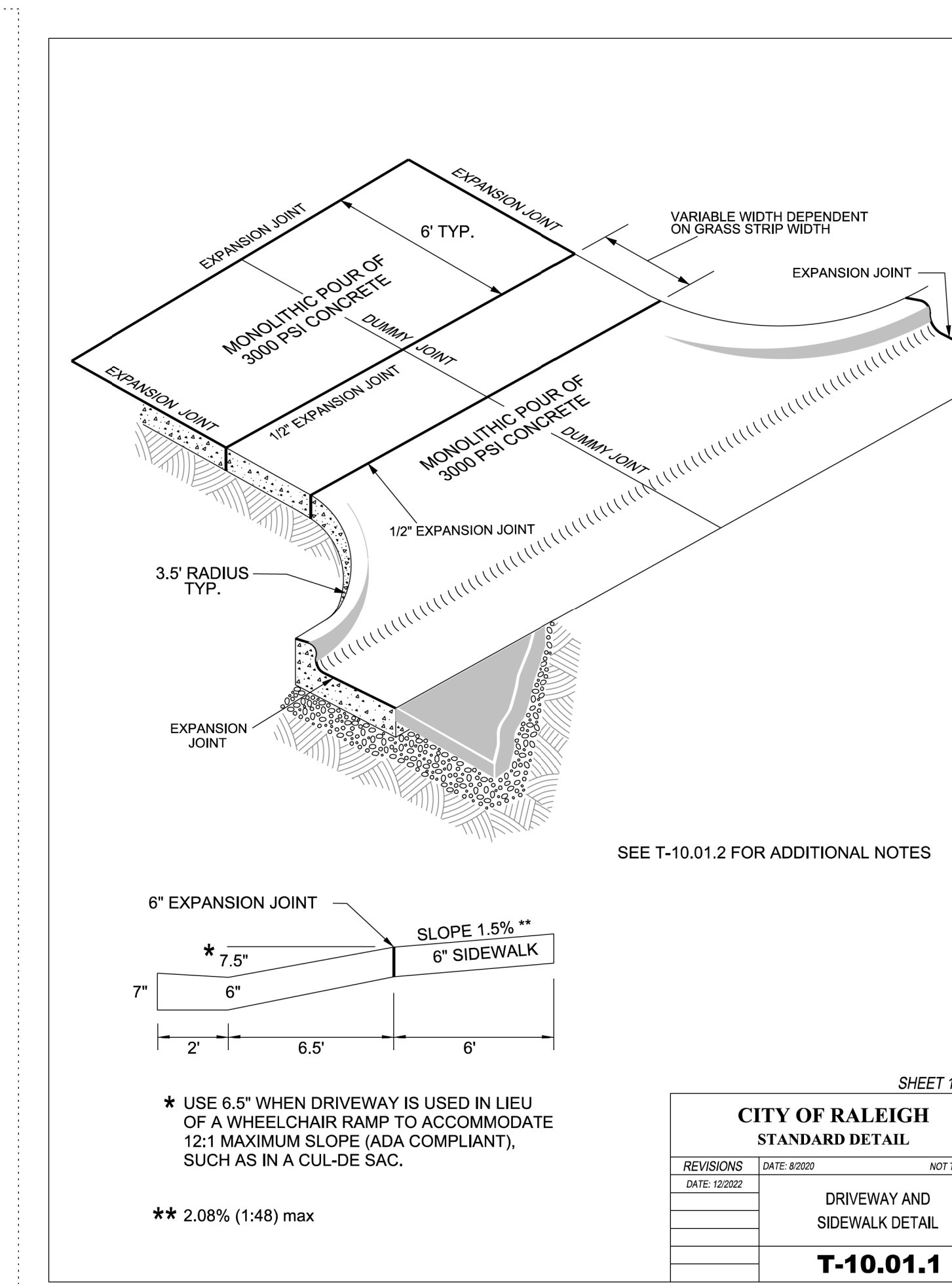
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
STANDARD TEMPORARY (SEDIMENT/SILT) / TREE PROTECTION FENCE		
TPP-08		



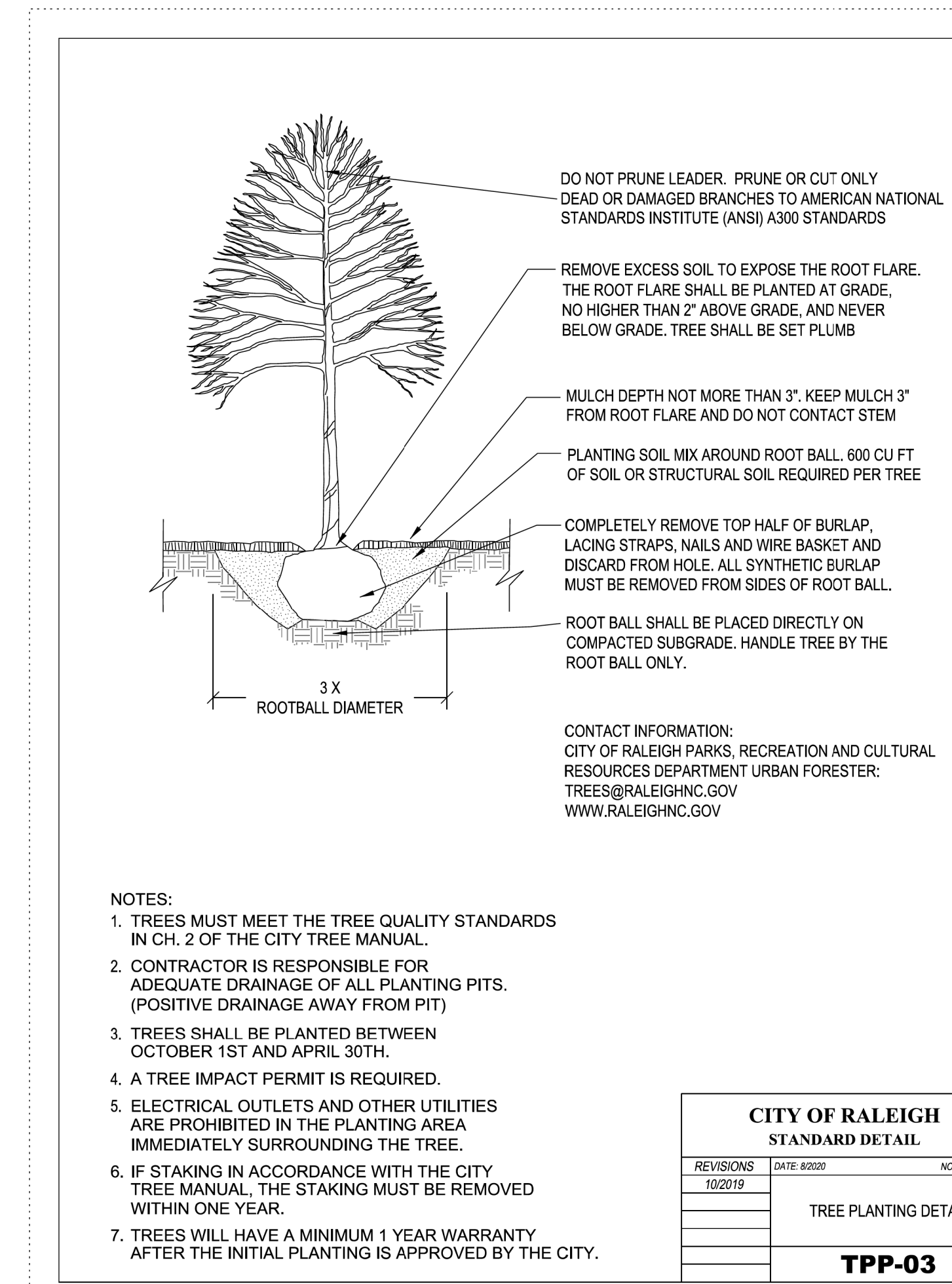
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
STANDARD SILT FENCE OUTLET		
SW-20.24		



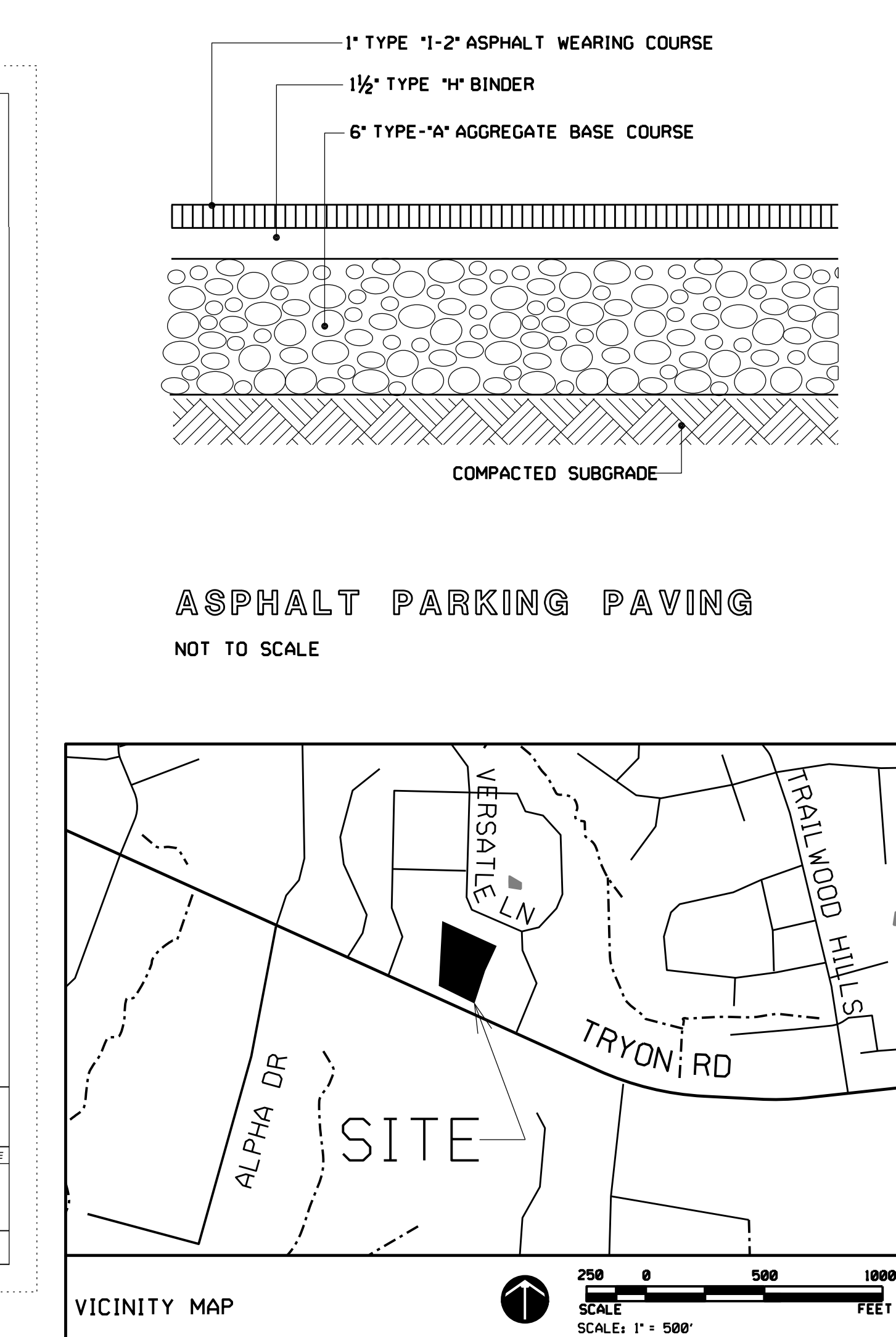
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
CONCRETE SIDEWALK		
T-30.01.1		



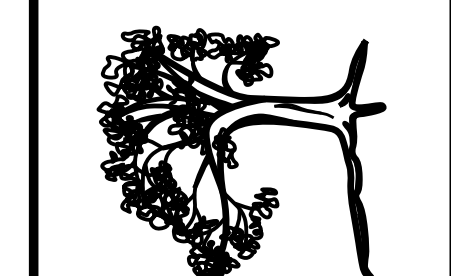
CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
DRIVEWAY AND SIDEWALK DETAIL		
T-10.01.1		



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



RWK PA
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 LAND PLANNER
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 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN: AAP
 APPROVED:

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
STANDARD SILT FENCE OUTLET		
SW-20.24		

RHY'S GARDENS SUBDIVISION
 SITE DETAILS
 902 CHANEY RD., RALEIGH, NC
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
DRIVEWAY AND SIDEWALK DETAIL		
T-10.01.1		