

# 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

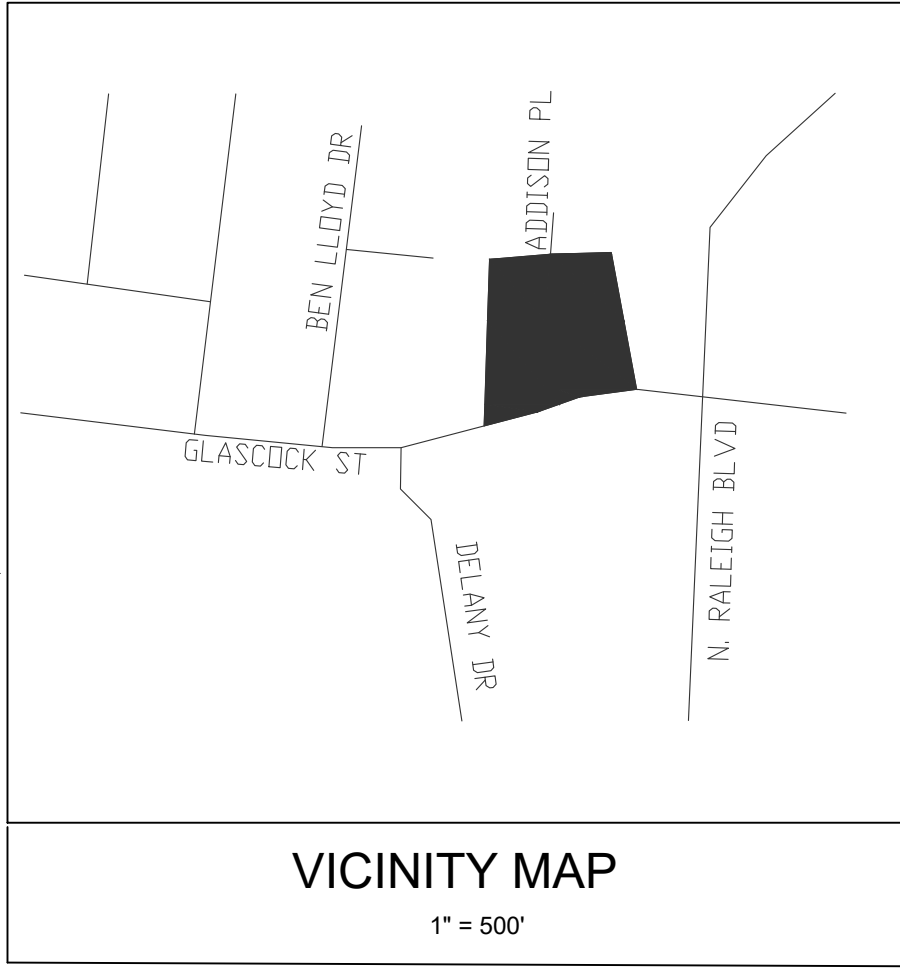
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

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

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____		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:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots:	Total # Dwelling Units:		
Proposed density for each zoning district (UDO 1.5.2.F):			

SIGNATURE BLOCK	
<p>Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.</p> <p>By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).</p> <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.</p>	
Signature: <i>Bradley Ransome</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

CAD FILE: D:\GIS\Projects\2022\2208 Hatteras Addition\ LAYOUT: Cover



Preliminary Subdivision Application  
Site Review

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



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<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 in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): ADDISON PLACE-EAST 7 LOT			
Property Address(es): 1008 ADDISON PLACE			
Recorded Deed PIN(s): 1714-44-4003			
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: HATTERAS HOLDINGS, LLC	
Company: HATTERAS HOLDINGS, LLC	Title: Brad Ransome-Manger
Address: 500 WESTOVER DRIVE, #10991, SANFORD, NORTH CAROLINA 27330	
Phone #: 919-770-0519	Email: brad@hholdings.us
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: Josh Crumpler, PE	
Company: Crumpler Consulting Services, PLLC	Title: Owner
Address: 2308 Ridge Road, Raleigh, NC 27612	
Phone #: 919-413-1704	Email: josh@crumplerconsulting.com

DEVELOPMENT TYPE • SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.927 ACRES (40,372 SF)			
Zoning districts (if more than one, provide acreage of each):			
R-10			
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark:	N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD)	Board of Adjustment Case #	Design Alternate Case #	
Case # Z-	BOA-	DA-	
STORMWATER INFORMATION			
Imperious Area on Parcel(s):		Impervious Area for Compliance (includes right-of-way):	
Existing (sf) _____ Proposed total (sf) 35,647		Existing (sf) _____ Proposed total (sf) 37,579	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: N/A	# of Attached House Lots: 5	# of Townhouse Lots: N/A	
# of Tiny House Lots: N/A	# of Open Lots: N/A	# of Other Lots (Apartment, General, Mixed Use, Civic): N/A	
Total # of Lots: 7	Total # Dwelling Units: 14		
Proposed density for each zoning district (UDO 1.5.2.F): 15.10			

SIGNATURE BLOCK	
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Signature: <u>Bradley Ransome</u>	Date: 4/27/2023
Printed Name: Bradley Ransome	
Signature:	Date:
Printed Name:	

# SUBDIVISION PLANS FOR ADDISON PLACE-EAST 7 LOT 1008 ADDISON PLACE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-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.b.ix.

-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  
D-1

**DESCRIPTION**

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

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



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

**CRUMPLER**  
Consulting Services, PLLC

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

ISSUED FOR  
PERMITTING

REV.	DESCRIPTION	DATE

COVER  
ADDISON PLACE-EAST 7 LOT  
1008 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038

DRAWN BY: JAC

CHECKED BY: JAC

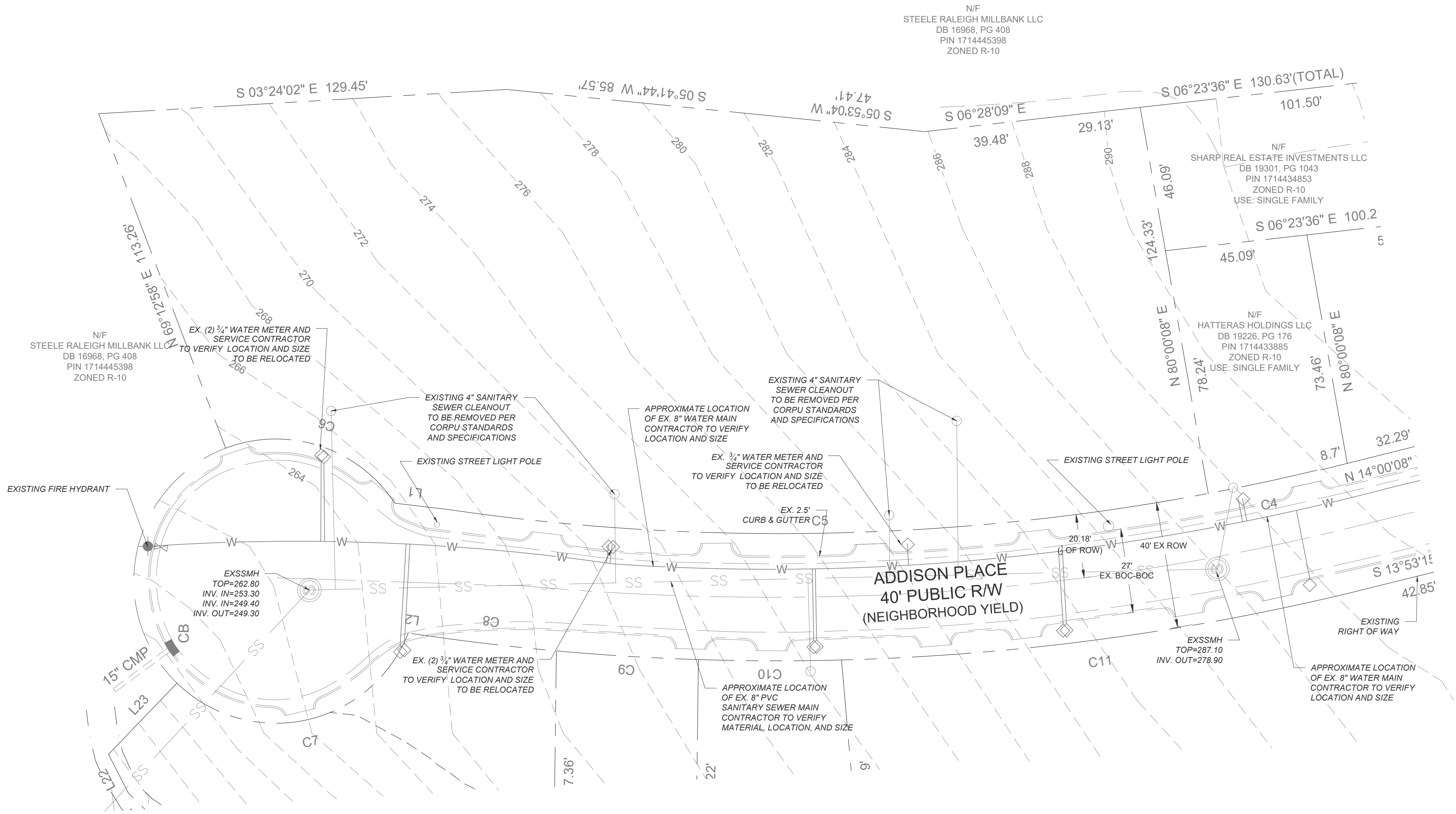
DATE: 03/17/23

SCALE: N.T.S.

C-1

1 of 5





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
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

CRUMPLER

Consulting Services, PLLC

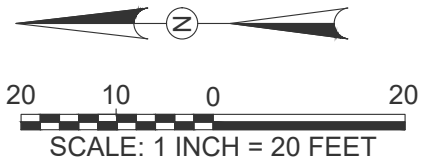
2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph: 919-433-1704  
F: 1533

CONCEPTUAL PLANS  
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

EXISTING CONDITIONS PLAN  
ADDISON PLACE-EAST 7 LOT  
1008 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

- 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 ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  - THIS DRAWING IS NOT FOR RECORDATION.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



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

C-2



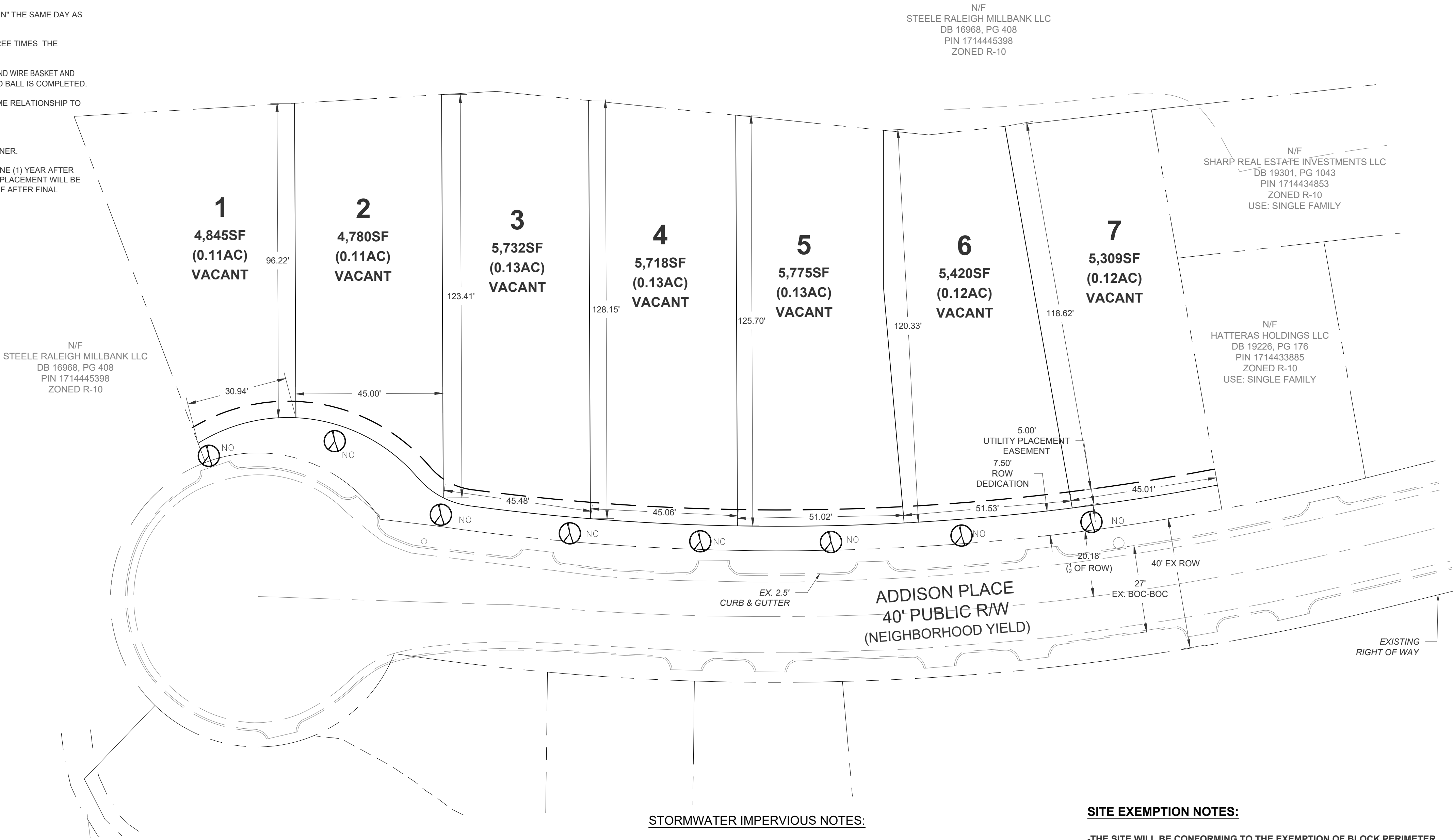
LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 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 ONSITE 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 CONDITIONERS 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 IF AFTER FINAL ACCEPTANCE.

LANDSCAPING REQUIREMENTS

ADDISON PLACE (NEIGHBORHOOD YIELD STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF=322LF/40LF=8 TREES  
PROVIDED: 8 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
		SHADE TREES				
NO	8	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B



STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS:  
ADDISON PLACE: 322LF OF 6' SIDEWALK = 1,932SF  
TOTAL ALLOCATED PER LOT: 276SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%  
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
-LOT 1: 4,845SF (65%)=3,149SF-276SF=2,873SF MAX IMPERVIOUS SURFACE  
-LOT 2: 4,780SF (65%)=3,108SF-276SF=2,831SF MAX IMPERVIOUS SURFACE  
-LOT 3: 5,732SF (65%)=3,725SF-276SF=3,450SF MAX IMPERVIOUS SURFACE  
-LOT 4: 5,718SF (65%)=3,717SF-276SF=3,441SF MAX IMPERVIOUS SURFACE  
-LOT 5: 5,775SF (65%)=3,754SF-276SF=3,478SF MAX IMPERVIOUS SURFACE  
-LOT 6: 5,420SF (65%)=3,523SF-276SF=3,247SF MAX IMPERVIOUS SURFACE  
-LOT 7: 5,309SF (65%)=3,451SF-276SF=3,175SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

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.ix.

-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 50' RIPARIAN BUFFER
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: ADDISON PLACE-EAST 7 LOT  
SITE ADDRESS: 1008 ADDISON PLACE  
RALEIGH, NORTH CAROLINA  
PIN NUMBER: 1714-44-4003  
JURISDICTION: CITY OF RALEIGH  
EXISTING USE: VACANT  
PROPOSED USE: SINGLE FAMILY/ATTACHED  
CURRENT ZONING DISTRICT: R-10  
CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA

TOTAL ACREAGE: 0.927 ACRES (40,372 SF)  
DEDICATED RIGHT OF WAY: 0.064 ACRES (2,797 SF)  
TOTAL NET ACREAGE: 0.86 ACRES (37,575 SF)  
REQUIRED LOT AREA: 2,500SF  
PROPOSED LOT 1 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 4,845SF/0.11AC  
PROPOSED LOT 2 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 4,780SF/0.11AC  
PROPOSED LOT 3 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 5,732SF/0.13AC  
PROPOSED LOT 4 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 5,718SF/0.13AC  
PROPOSED LOT 5 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 5,775SF/0.13AC  
PROPOSED LOT 6 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 5,420SF/0.12AC  
PROPOSED LOT 7 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 5,309SF/0.12AC

PROPOSED R-10 FREQUENT TRANSIT DEVELOPMENT OPTION, ATTACHED/DETACHED HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 2,500SF (MIN.)  
PROVIDED LOT SIZE: 3,876SF  
REQUIRED LOT WIDTH: 45' (MIN.)  
PROVIDED LOT WIDTH: 57'  
REQUIRED LOT DEPTH: 60' (MIN.)  
PROVIDED LOT DEPTH: 96'

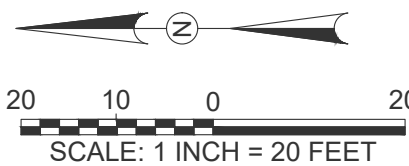
BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 11,500LF\*\*  
\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

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

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

NOTES

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CONCEPTUAL PLANS  
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

SUBDIVISION & LANDSCAPING PLAN

ADDISON PLACE-EAST 7 LOT

1008 ADDISON PLACE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22038

DRAWN BY: JAC

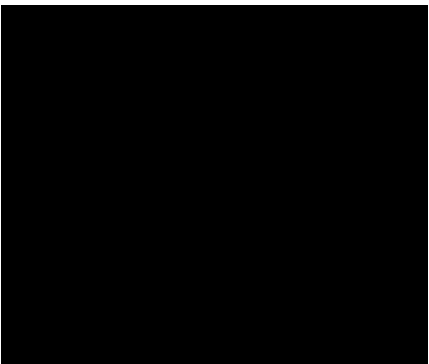
CHECKED BY: JAC

DATE: 03/17/23

SCALE: 1" = 20'

C-3





CONCEPTUAL PLANS  
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

UTILITY AND GRADING PLAN

ADDISON PLACE-EAST 7 LOT

1008 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
SS	PROPOSED SANITARY SEWER
V	PROPOSED WATER LINE
⊙	PROPOSED SANITARY MANHOLE
⊙	PROPOSED HYDRANT ASSEMBLY

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - 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.
  - WHERE IT IS POSSIBLE 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.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - 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 CORPUD DETAILS W-41 & S-49)
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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 CORPUD HANDBOOK PROCEDURE.
- 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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.
- 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.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- 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 CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

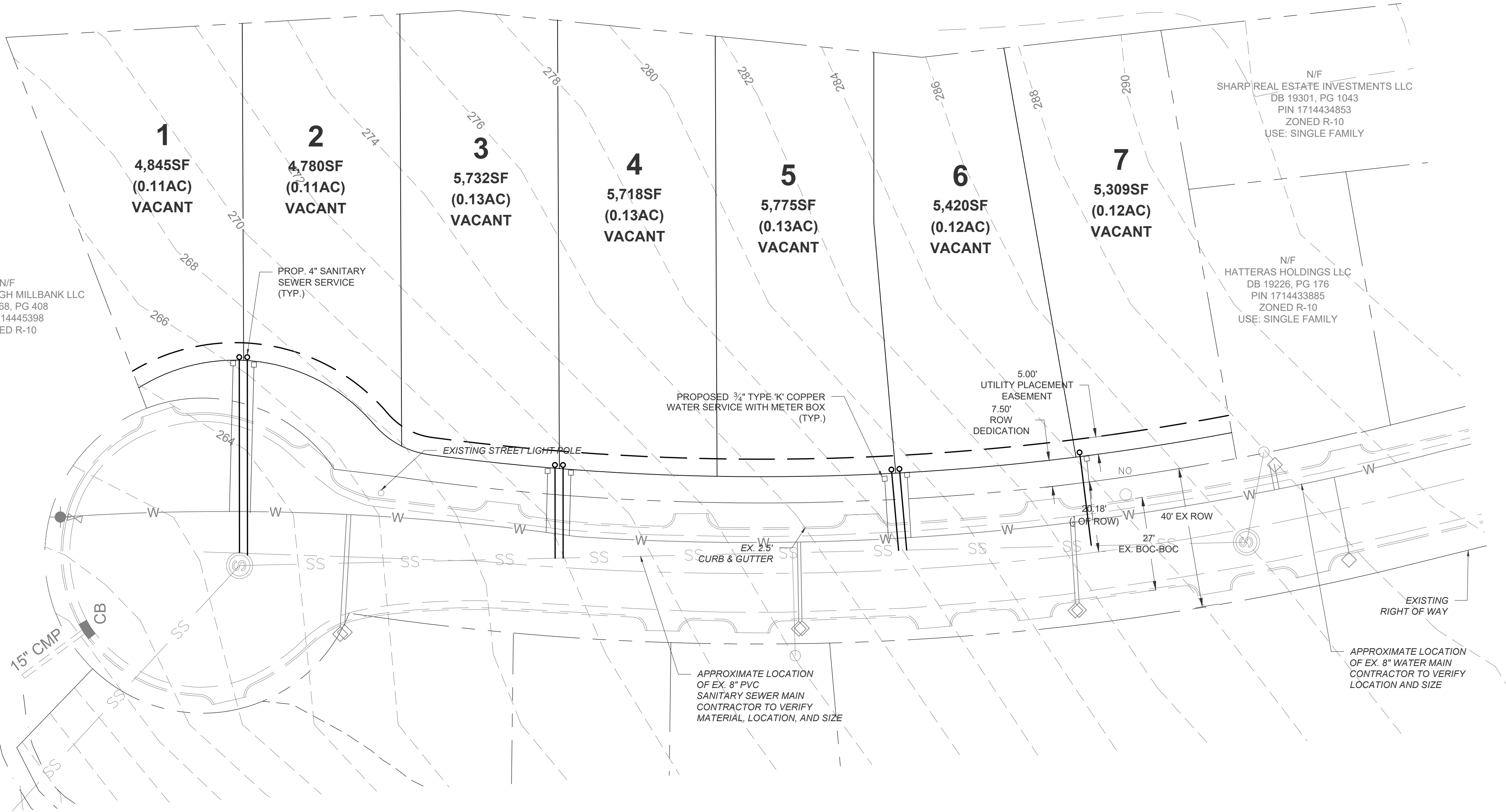
NOTES

- 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 ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

N/F  
STEELE RALEIGH MILLBANK LLC  
DB 16968, PG 408  
PIN 1714445398  
ZONED R-10

N/F  
SHARP REAL ESTATE INVESTMENTS LLC  
DB 19301, PG 1043  
PIN 1714434853  
ZONED R-10  
USE: SINGLE FAMILY

N/F  
HATTERAS HOLDINGS LLC  
DB 19226, PG 176  
PIN 1714433885  
ZONED R-10  
USE: SINGLE FAMILY



ADA NOTES

- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (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%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

FIRE PROTECTION NOTES:

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

