



# 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)		
<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): Montage West Townes II	
Property Address(es): 627 Rawls Drive	
Recorded Deed PIN(s): 1723-26-5788	
<b>Building type(s):</b>	<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	
<b>Current Property Owner(s) Names:</b> Nathan Becker	
Company: Southern Purchasing Group, LLC	Title: Manager
Address: P.O. Box 37086, Raleigh, NC 27627	
Phone #: (978) 807-4403	Email: nathan@bigrealty.com
<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: Southern Purchasing Group	Address: P.O. Box 37086, Raleigh, NC 27627
Phone #: (978) 807-4403	Email: nathan@bigrealty.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Patricia Hildreth	
Company: CMS Engineering PLLC	Title: Manager
Address: 9320 St. Johns Church Road, Zebulon, NC 27597	
Phone #: (919) 210-5899	Email: patti.cmseng@gmail.com

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 1.034 ac			
Zoning districts (if more than one, provide acreage of each): R-10-CU			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-58-2023	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) 7,867 sf Proposed total (sf) 14,272 sf	Impervious Area for Compliance (includes right-of-way): Existing (sf) 8,256 sf Proposed total (sf) 16,533 sf
--	---

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 14
# of Tiny House Lots:	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 15	Total # Dwelling Units: 14	
# of bedroom units (if known): 1br _____ 2br _____ 3br 14 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 14 units		

**APPLICANT SIGNATURE BLOCK**

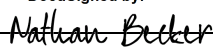
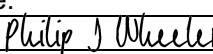
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

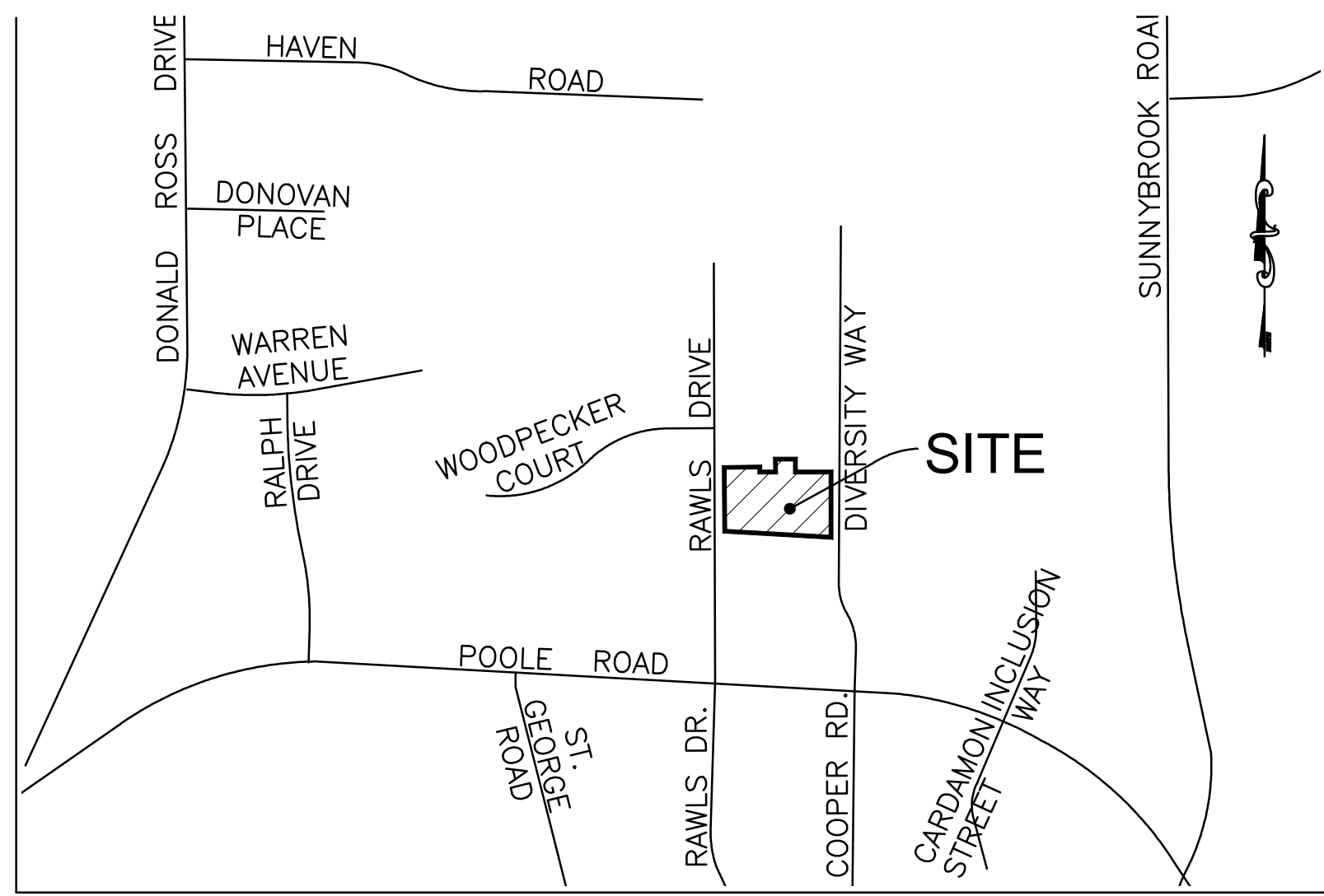
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements 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: 6/19/2024
Printed Name: Nathan Becker	
Signature: 	Date: 6/19/2024
Printed Name: Philip J Wheeler	

# Montage West Townes II Preliminary Subdivision SUB-xxxx-2024



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LANDSCAPE PLAN ..... PS-7

**PLAN SUMMARY**

Address 627 Rawls Drive  
Wake Co. PIN 1723-26-5788  
Reference DB 19476 PG 0069  
BM 2023 PG 1580

OWNER/DEVELOPER SOUTHERN PURCHASING GROUP, LLC  
PHELLCO CORPORATION  
P.O. BOX 37086  
RALEIGH, NC 27627  
nathan@bigrealtyco.com  
(978) 807-4403

**PROPOSED TOWNHOME SITE DATA**

Zoning R-10-CU, Z-58-2023  
R/W Dedication 0.0 ac  
Site Area 1.034 ac/45,039 sf  
Proposed Use - Multi Unit Townhomes UDO 2.2.3  
R-10 Net Site Area/Unit (min.-3,000 sf) UDO 2.2.3.A1  
45,039 sf/3,000 sf = 15.01 Units  
Maximum Site Density Per UDO 15 Units  
Total Units Proposed 14 Units

**TOWNHOME DEVELOPMENT REQUIREMENTS**

**SITE DIMENSIONS - UDO 2.2.3.A**

Outdoor Amenity Area Required UDO 2.2.3.A3 10% of 45,039 sf = 4,504 sf  
Outdoor Amenity Area Provided UDO 2.2.3.A3 6,290 sf = 14.0%  
Min. Lot Area UDO 2.2.3.B1 N/A  
Min. Lot Width UDO 2.2.3.B2 16 feet

**PRINCIPLE BUILDING/STRUCTURE SETBACK - UDO 2.2.3.C**

From Primary Street UDO 2.2.3.C1 10 feet  
From Side Site Boundary Line UDO 2.2.3.C3 6 feet  
From Rear Site Boundary Line UDO 2.2.3.C4 20 feet  
Building Separation UDO 2.2.3.C6 10 feet

**HEIGHT - UDO 2.2.3.E**

Maximum Building Height UDO 2.2.3.E1 45 feet/3 stories

**PARKING - UDO 7.1.2**

Minimum Parking Required UDO 7.1.2.C No minimum  
Maximum Parking Allowed UDO 7.1.2.C No maximum  
Parking Provided - 14 driveway spaces, 14 garage spaces = 28 spaces

**NOTES:**

- BOUNDARY FROM BM 2023 PG 1580. TOPOGRAPHIC SURVEY BY PENNONI.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.
- RAWLS DRIVE IS CATEGORIZED AS NEIGHBORHOOD YIELD. THIS STREET TYPOLOGY HAS A REQUIRED ROW WIDTH OF 55' WITH 27' BOC-BOC STREET, 6' IDEWALK, 6' PLANTING STRIP, 5' UTILITY PLACEMENT EASEMENT AND 2' MAINTENANCE STRIP. THE EXISTING ROW AND STREET MEET THESE REQUIREMENTS. A 6' SIDEWALK WILL BE ADDED AND A 5' UTILITY PLACEMENT EASEMENT WILL BE RECORDED.
- DIVERSITY WAY IS CATEGORIZED AS NEIGHBORHOOD LOCAL AND HAS A REQUIRED ROW WIDTH OF 59' WITH 31' BOC-BOC STREET, 6' SIDEWALK, 6' PLANTING STRIP, 5' UTILITY PLACEMENT EASEMENT AND 2' MAINTENANCE STRIP. THE EXISTING CONDITIONS MEET THESE REQUIREMENTS.

**SOLID WASTE SERVICES**

- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.

**BLOCK PERIMETER EXEMPTION**

UDO 8.3.2.A.2.b  
MINIMUM SITE AREA APPLICABLE IS 5 ACRES, THIS SITE IS EXEMPT

**FREQUENT TRANSIT DEVELOPMENT OPTION**

NOT USED FOR THIS PROJECT

**TREE CONSERVATION**

THIS SITE IS LESS THAN 2 ACRES AND THEREFORE IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS.

**LIGHTING PLAN**

A LIGHTING PLAN IS NOT REQUIRED FOR THIS PROJECT.

**PUBLIC IMPROVEMENT QUANTITIES**

Phase Number(s)	1
Number of Lot(s)	15
Lot Number(s) by Phase	1-15
Number of Units	14
Livable Buildings	14
Common Area?	Yes
Number of Common Area Lots	1
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	0
Street Signs (LF)	0
Water Service Stubs	14
Sewer Service Stubs	14

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**Preliminary Subdivision Application**  
Site Review  
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-999-2500

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Conventional Subdivision  Compact Development  Conservation Development  
 Cottage Court  Flag lot  Frequent Transit Development Option

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

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 General Building  Mixed Use Building  Civic Building  Open Lot  Tiny House

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Company: CMS Engineering PLLC Title: Manager  
Address: 9320 St. Johns Church Road, Zebulon, NC 27597  
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Revision 03.01.24  
raleighnc.gov

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**DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION**

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Zoning districts (if more than one, provide acreage of each):  
R-10-CU

Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark:	N/A
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**NUMBER OF LOTS AND DENSITY**

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1	1	14
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
	1	
Total # of Lots:	Total # Dwelling Units:	
15	14	
# of bedroom units (if known): 1br 2br 3br 4br		
		14 units

Proposed density for each zoning district (UDO 1.5.2.F): 14 units

**APPLICANT SIGNATURE BLOCK**

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Signature: Nathan Becker Date: 6/19/2024  
Printed Name: Nathan Becker  
Signature: Philip J. Wheeler Date: 6/19/2024  
Printed Name: Philip J. Wheeler

NOT RECOMMENDED FOR CONSTRUCTION

Montage West Townes II  
Southern Purchasing Group, LLC  
PRELIMINARY SUBDIVISION  
627 Rawls Drive, Raleigh, NC

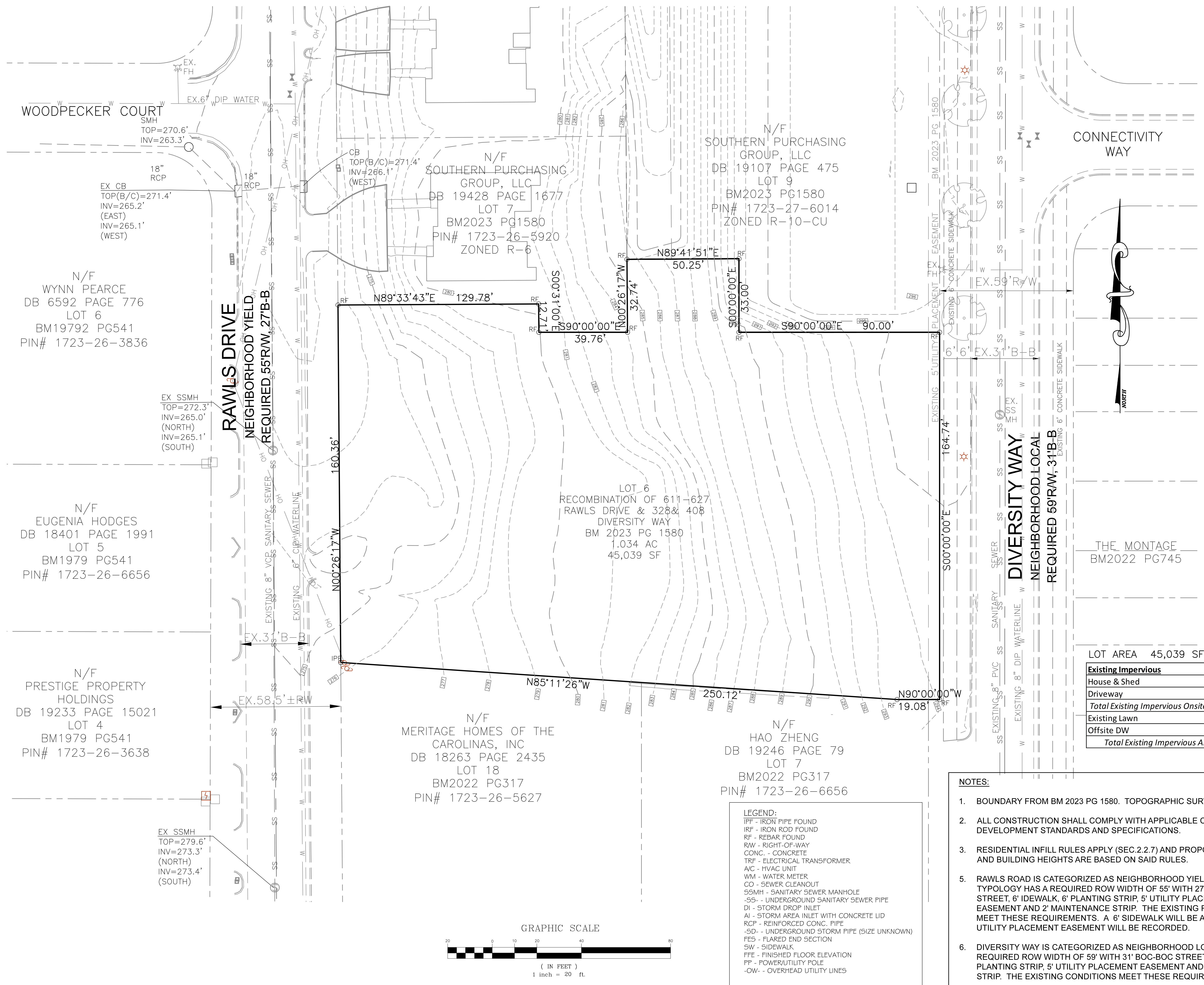
REVISIONS

TITLE SHEET

DWG NAME:  
627RawlsPSD  
PLAN DATE:  
06/19/2024  
DATE ISSUED:  
06/19/2024  
SCALE: NTS

PS-1

CMS Engineering, PLLC  
9320 St. Johns Church Road  
Zebulon, NC 27597  
PHONE: (919) 210-5899  
EMAIL: patti.cmseng@gmail.com



WOODPECKER COURT  
SMH  
TOP=270.6'  
INV=263.3'

N/F  
WYNN PEARCE  
DB 6592 PAGE 776  
LOT 6  
BM19792 PG541  
PIN# 1723-26-3836

N/F  
EUGENIA HODGES  
DB 18401 PAGE 1991  
LOT 5  
BM1979 PG541  
PIN# 1723-26-6656

N/F  
PRESTIGE PROPERTY  
HOLDINGS  
DB 19233 PAGE 15021  
LOT 4  
BM1979 PG541  
PIN# 1723-26-3638

N/F  
SOUTHERN PURCHASING  
GROUP, LLC  
DB 19428 PAGE 1677  
LOT 7  
BM2023 PG1580  
PIN# 1723-26-5920  
ZONED R-6

N/F  
SOUTHERN PURCHASING  
GROUP, LLC  
DB 19107 PAGE 475  
LOT 9  
BM2023 PG1580  
PIN# 1723-27-6014  
ZONED R-10-CU

LOT 6  
RECOMBINATION OF 611-627  
RAWLS DRIVE & 328 & 408  
DIVERSITY WAY  
BM 2023 PG 1580  
1.034 AC  
45,039 SF

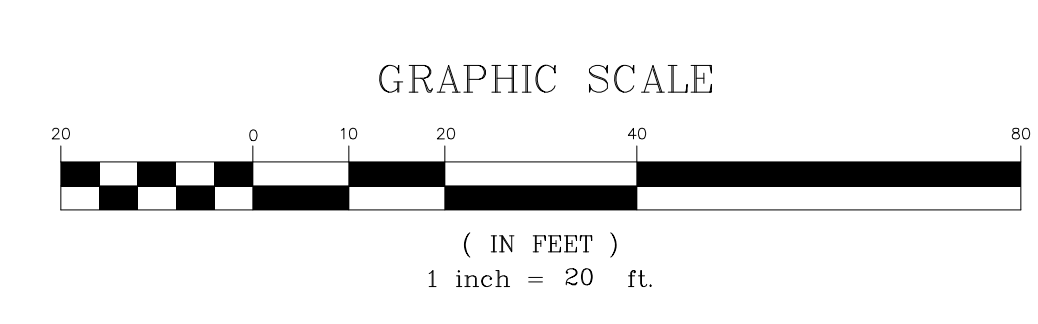
N/F  
MERITAGE HOMES OF THE  
CAROLINAS, INC  
DB 18263 PAGE 2435  
LOT 18  
BM2022 PG317  
PIN# 1723-26-5627

N/F  
HAO ZHENG  
DB 19246 PAGE 79  
LOT 7  
BM2022 PG317  
PIN# 1723-26-6656

CONNECTIVITY  
WAY

DIVERSITY WAY  
NEIGHBORHOOD LOCAL  
REQUIRED 59'R/W, 3'1'B-B

LOT AREA 45,039 SF	
<b>Existing Impervious</b>	
House & Shed	3,416
Driveway	4,451
<b>Total Existing Impervious Onsite</b>	<b>7,867</b>
Existing Lawn	37,172
Offsite DW	389
<b>Total Existing Impervious All</b>	<b>8,256</b>



**LEGEND:**  
 IFF - IRON PIPE FOUND  
 IRF - IRON ROD FOUND  
 RF - REBAR FOUND  
 RW - RIGHT-OF-WAY  
 CONC - CONCRETE  
 TRF - ELECTRICAL TRANSFORMER  
 A/C - HVAC UNIT  
 WM - WATER METER  
 CO - SEWER CLEANOUT  
 SSMH - SANITARY SEWER MANHOLE  
 -SS- - UNDERGROUND SANITARY SEWER PIPE  
 DI - STORM DROP INLET  
 AI - STORM AREA INLET WITH CONCRETE LID  
 RCP - REINFORCED CONC. PIPE  
 -SD- - UNDERGROUND STORM PIPE (SIZE UNKNOWN)  
 FES - FLARED END SECTION  
 SW - SIDEWALK  
 PFE - FINISHED FLOOR ELEVATION  
 PP - POWER/UTILITY POLE  
 -OW- - OVERHEAD UTILITY LINES

- NOTES:**
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  - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
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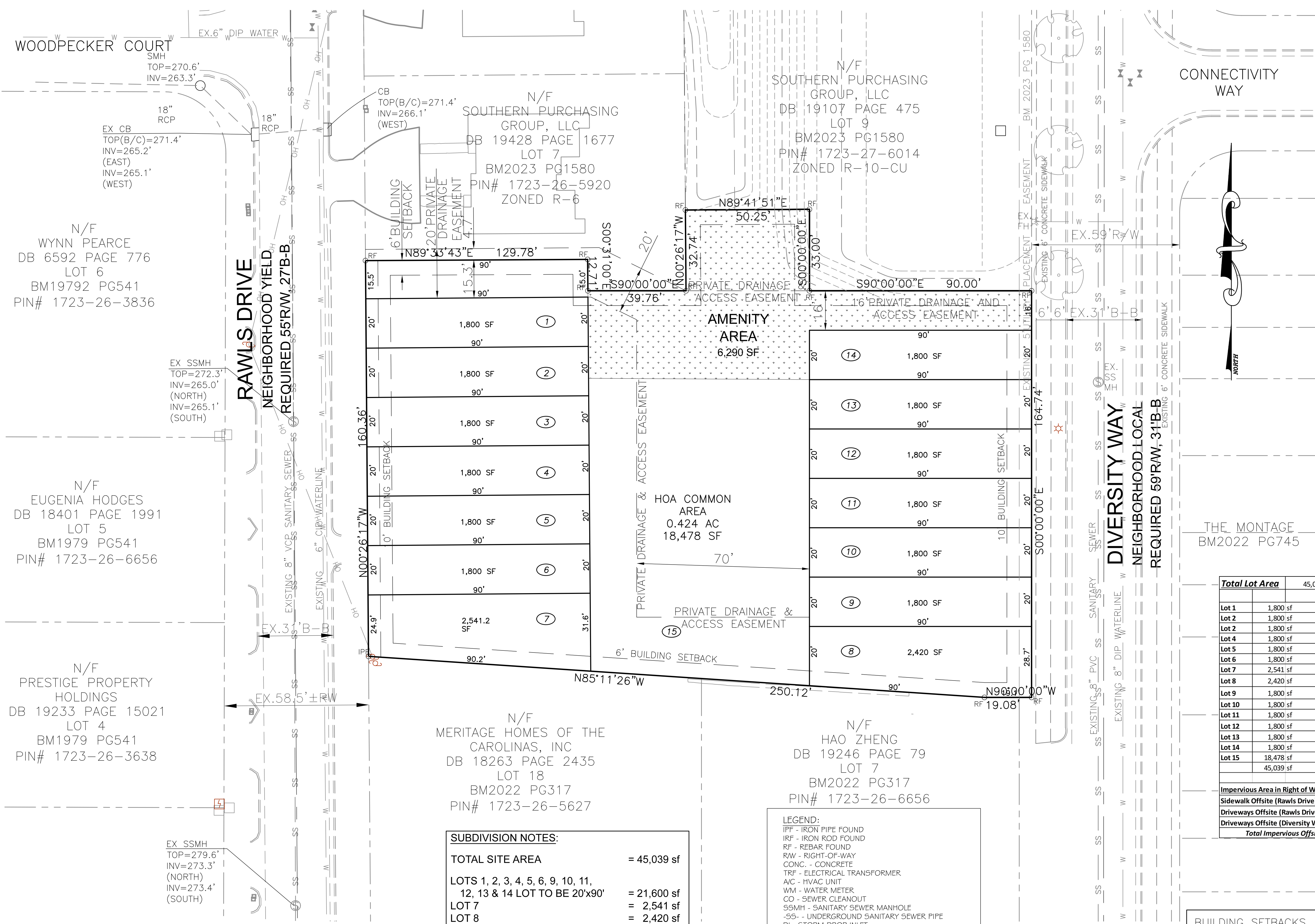
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**Montage West Townes II**  
 Southern Purchasing Group, LLC  
 PRELIMINARY SUBDIVISION  
 627 Rawls Drive, Raleigh, NC

REVISIONS

EXISTING CONDITIONS

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 PLAN DATE:  
06/19/2024  
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06/19/2024  
 SCALE: 1"=20'



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SOUTHERN PURCHASING  
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HOA COMMON  
AREA  
0.424 AC  
18,478 SF

AMENITY  
AREA  
6,290 SF

N/F  
MERITAGE HOMES OF THE  
CAROLINAS, INC  
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LOT 18  
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N/F  
HAO ZHENG  
DB 19246 PAGE 79  
LOT 7  
BM2022 PG317  
PIN# 1723-26-6656

**SUBDIVISION NOTES:**

TOTAL SITE AREA	= 45,039 sf
LOTS 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13 & 14 LOT TO BE 20'x90'	= 21,600 sf
LOT 7	= 2,541 sf
LOT 8	= 2,420 sf
TOTAL AREA IN TH LOTS	= 26,561 sf
TOTAL AREA IN COMMON AREA (Includes Amenity Area)	= 18,478 sf
TOTAL OUTDOOR AMENITY AREA (Included in Common Area)	= 6,290 sf 14.0%

**LEGEND:**

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- IRF - IRON ROD FOUND
- RF - REBAR FOUND
- RW - RIGHT-OF-WAY
- CONC. - CONCRETE
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- FES - FLARED END SECTION
- SW - SIDEWALK
- FFE - FINISHED FLOOR ELEVATION
- PP - POWER/UTILITY POLE
- OW- - OVERHEAD UTILITY LINES

Lot	Total Lot Area	Impervious Area/Lot
Lot 1	1,800 sf	1,027 sf
Lot 2	1,800 sf	1,027 sf
Lot 3	1,800 sf	1,027 sf
Lot 4	1,800 sf	1,027 sf
Lot 5	1,800 sf	1,027 sf
Lot 6	1,800 sf	1,027 sf
Lot 7	2,541 sf	1,027 sf
Lot 8	2,420 sf	1,012 sf
Lot 9	1,800 sf	1,012 sf
Lot 10	1,800 sf	1,012 sf
Lot 11	1,800 sf	1,012 sf
Lot 12	1,800 sf	1,012 sf
Lot 13	1,800 sf	1,012 sf
Lot 14	1,800 sf	1,012 sf
Lot 15	18,478 sf	0 sf
<b>Total</b>	<b>45,039 sf</b>	

Impervious Area in Right of Way	
Sidewalk Offsite (Rawls Drive)	626 sf
Driveways Offsite (Rawls Drive)	825 sf
Driveways Offsite (Diversity Way)	810 sf
<b>Total Impervious Offsite</b>	<b>2,261 sf</b>

**BUILDING SETBACKS**  
UDO 2.2.3.C, R-10

FRONT PRIMARY STREET	10'
SIDE SITE BOUNDARY	6'
REAR SITE BOUNDARY	20'
INTERNAL BUILDING SEPARATION	10'

NOT RELEASED FOR CONSTRUCTION

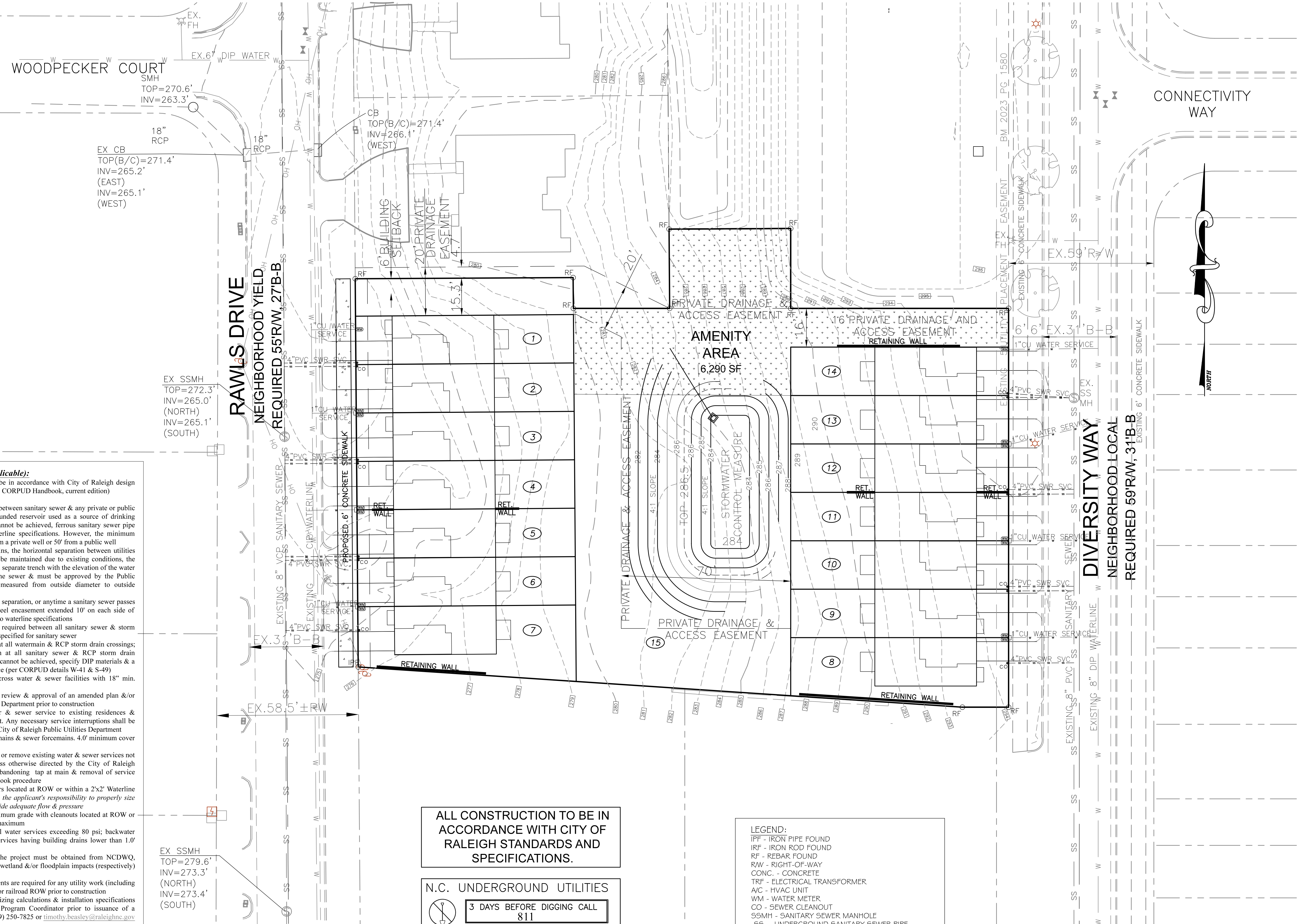
**CMS Engineering, PLLC**  
9320 St. John's Church Road  
Zebulon, NC 27597  
PHONE: (919) 210-5899  
EMAIL: patti.cmseng@gmail.com

**Montage West Townes II**  
Southern Purchasing Group, LLC  
PRELIMINARY SUBDIVISION  
627 Rawls Drive, Raleigh, NC

REVISIONS

SUBDIVISION  
LOTS &  
EASEMENTS

DWG NAME:  
627RawlsP50  
PLAN DATE:  
06/19/2024  
DATE ISSUED:  
06/19/2024  
SCALE: 1"=20'



- STANDARD UTILITY NOTES (as applicable):**
- 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 watertight 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 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
    - 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 force mains. 4.0' minimum cover is required on all reuse mains
  - 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
  - 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
  - Grass 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) 250-7825 or [timothy.beasley@raleighnc.gov](mailto: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 Helvey at (919) 212-5923 or [joanie.hartley@raleighnc.gov](mailto:joanie.hartley@raleighnc.gov) for more information

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

N.C. UNDERGROUND UTILITIES  
 3 DAYS BEFORE DIGGING CALL 811  
 A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

NOTE: IF EXISTING WATER AND SEWER SERVICES ARE NOT USED THEY WILL BE ABANDONED PER CITY OF RALEIGH STANDARDS.

- LEGEND:**
- IPF - IRON PIPE FOUND
  - IRF - IRON ROD FOUND
  - RF - REBAR FOUND
  - RAW - RIGHT-OF-WAY
  - CONC. - CONCRETE
  - TRF - ELECTRICAL TRANSFORMER
  - AC - HVAC UNIT
  - WM - WATER METER
  - CO - SEWER CLEANOUT
  - SSMH - SANITARY SEWER MANHOLE
  - SS - UNDERGROUND SANITARY SEWER PIPE
  - DI - STORM DROP INLET
  - AI - STORM AREA INLET WITH CONCRETE LID
  - RCP - REINFORCED CONC. PIPE
  - SD - UNDERGROUND STORM PIPE (SIZE UNKNOWN)
  - FES - FLARED END SECTION
  - SW - SIDEWALK
  - FFE - FINISHED FLOOR ELEVATION
  - PP - POWER/UTILITY POLE
  - OW - OVERHEAD UTILITY LINES

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 627 Rawls Drive, Raleigh, NC

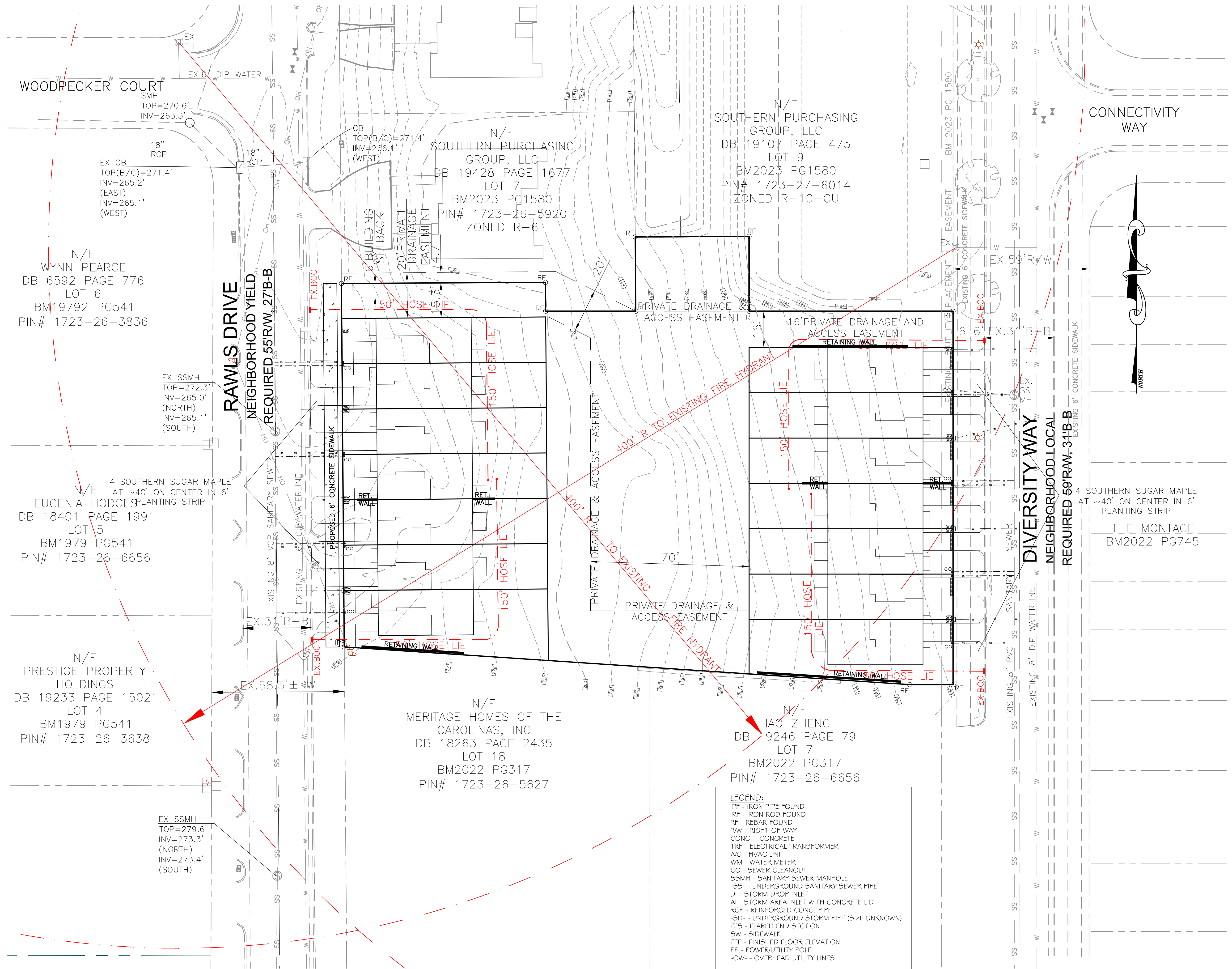
REVISIONS

SITE & UTILITY PLAN

DWG NAME:  
 627RawlsPSD  
 PLAN DATE:  
 06/19/2024  
 DATE ISSUED:  
 06/19/2024  
 SCALE: 1"=20'

PS-4

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 EMAIL: [patti.cmseng@gmail.com](mailto:patti.cmseng@gmail.com)



WOODPECKER COURT  
SMH  
TOP=270.6'  
INV=263.3'

EX\_CB  
TOP(B/C)=271.4'  
INV=265.2'  
(EAST)  
INV=265.1'  
(WEST)

N/F  
WYNN PEARCE  
DB 6592 PAGE 776  
LOT 6  
BM19792 PG541  
PIN# 1723-26-3836

EX\_SSMH  
TOP=272.3'  
INV=265.0'  
(NORTH)  
INV=265.1'  
(SOUTH)

4 SOUTHERN SUGAR MAPLE  
AT ~40' ON CENTER IN 6'  
EUGENIA HODGES PLANTING STRIP  
DB 18401 PAGE 1991  
LOT 5  
BM1979 PG541  
PIN# 1723-26-6656

N/F  
PRESTIGE PROPERTY HOLDINGS  
DB 19233 PAGE 15021  
LOT 4  
BM1979 PG541  
PIN# 1723-26-3638

EX\_SSMH  
TOP=279.6'  
INV=273.3'  
(NORTH)  
INV=273.4'  
(SOUTH)

N/F  
SOUTHERN PURCHASING GROUP, LLC  
DB 19428 PAGE 1677  
LOT 7  
BM2023 PG1580  
PIN# 1723-26-5920  
ZONED R-6

N/F  
SOUTHERN PURCHASING GROUP, LLC  
DB 19107 PAGE 475  
LOT 9  
BM2023 PG1580  
PIN# 1723-27-6014  
ZONED R-10-CU

N/F  
MERITAGE HOMES OF THE CAROLINAS, INC  
DB 18263 PAGE 2435  
LOT 18  
BM2022 PG317  
PIN# 1723-26-5627

N/F  
HAO ZHENG  
DB 19246 PAGE 79  
LOT 7  
BM2022 PG317  
PIN# 1723-26-6656

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CONNECTIVITY WAY

DIVERSITY WAY  
NEIGHBORHOOD LOCAL  
REQUIRED 59'RW, 3'1'B-B

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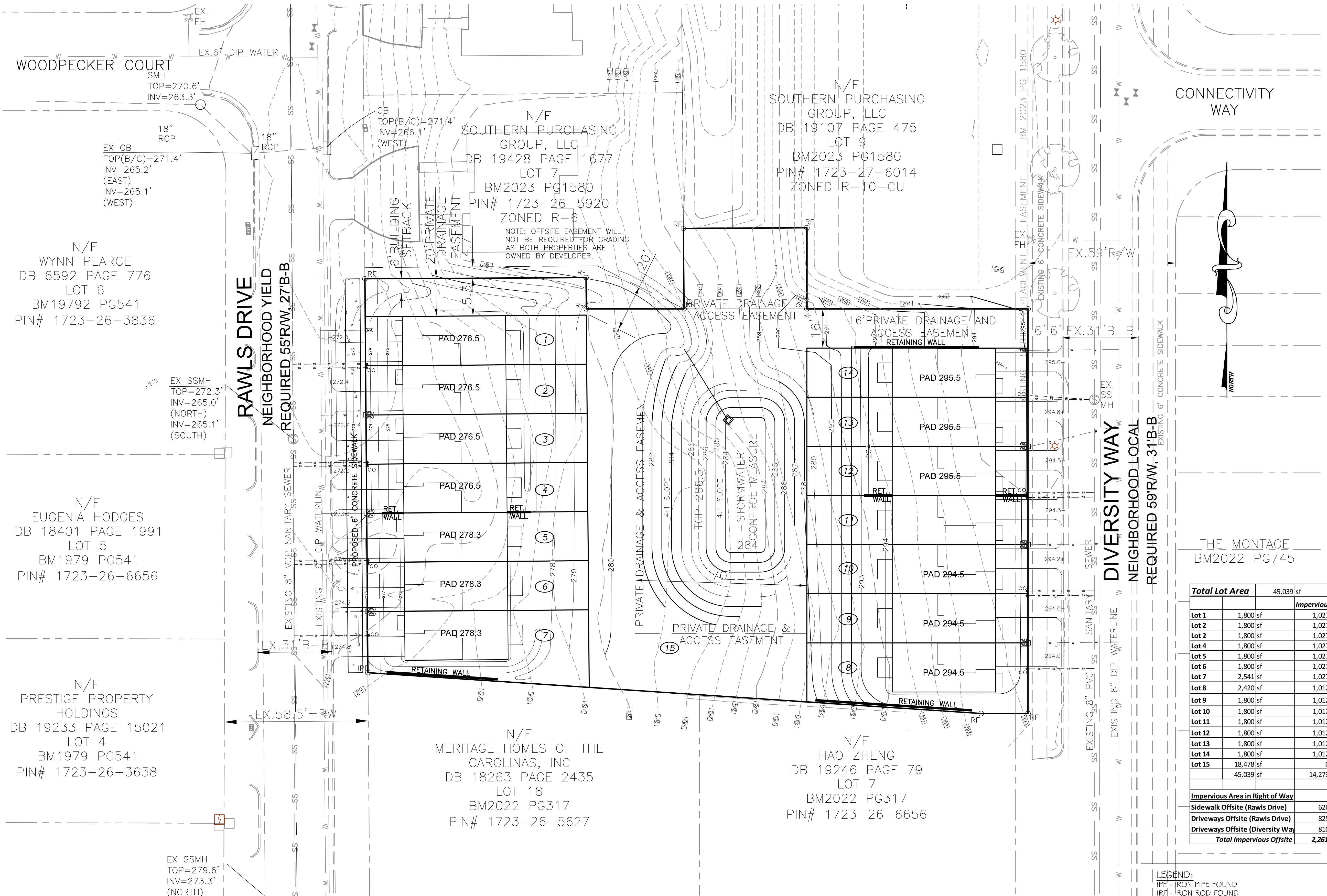
REVISIONS

FIRE APPARATUS ACCESS PLAN

DWG NAME:  
627RawlsPSD  
PLAN DATE:  
06/19/2024  
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06/19/2024  
SCALE: 1"=20'

PS-5

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Zebulon, NC 27597  
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EMAIL: patti.cmseng@gmail.com



**Project Information**

Complete this sheet if required by your reviewing authority. Contact them for any questions. Grey boxes/text are optional.

SNAP v4.2.0

LOCATION	
Project Name (optional):	627 Rawls Drive
Submission Date (optional):	
Local Jurisdiction / Reviewing Agency:	Raleigh
Project Latitude Coordinates (optional):	35.773750
Project Longitude Coordinates (optional):	-78.586760

PROJECT DETAILS	
Development Land Use Type:	Multi-Family Residential
Part of Common Development Plan?	no
Designated Downtown Area?	no
Public Linear Road/Sidewalk Project?	no
Project Owner Type:	Private

STORMWATER DETAILS	
(Falls ONLY) Onsite Reduction % Req.:	
Existing BUA/Development Onsite?	yes
Local Gov't cutoff date for Existing BUA:	
Nitrogen Export Rate Target:	3.60
Phosphorus Export Rate Target:	

**Project Area and Offsite Land Cover Characteristics**

SNAP v4.2.0

Copy & Paste VALUES ONLY for Best Results

PROJECT AREA LAND COVERS	TN EMC (mg/L)	TP EMC (mg/L)	Pre-Project Area (ft <sup>2</sup> )	Post-Project Area (ft <sup>2</sup> )	Change pre-to-post (ft <sup>2</sup> )
Roof	1.18	0.11	3,416	14,273	10,857
Roadway	1.64	0.34	0	0	0
Parking/Driveway/Sidewalk	1.42	0.18	4,451	4,451	0
Protected Forest	0.97	0.03	0	0	0
Managed Pervious/Landscaping	2.48	1.07	37,172	22,766	-14,406
Offsite or Existing Roof	1.18	0.11	0	0	0
Offsite or Existing Roadway	1.64	0.34	0	0	0
Offsite or Existing Parking/Driveway/Sidewalk	1.42	0.18	389	2,261	1,872
Offsite Protected Forest	0.97	0.03	0	0	0
Offsite Managed Pervious	2.48	1.07	1,872	0	-1,872
CUSTOM LAND COVER 1			0	0	0
CUSTOM LAND COVER 2			0	0	0
CUSTOM LAND COVER 3			0	0	0
LAND TAKEN UP BY SCM	1.18	0.11	8,000	8,000	0
<b>total (Regulated + UnReg) Area</b>			<b>47,300.00</b>	<b>47,300.00</b>	
<b>Project (Regulated) Area</b>			<b>45,039.00</b>	<b>45,039.00</b>	

**Nutrient Export Summary**

SNAP v4.2.0

Landcover & SCM Data Review	Errors / Advisories
Avg Annual precip (in)	46.22
Total (Regulated + Unregulated) Area (ft <sup>2</sup> )	47,300
Project (Regulated) Area (ft <sup>2</sup> )	45,039
Net BUA (Project Area BUA only) (ft <sup>2</sup> )	6,406
Custom Landcovers are present:	no
Total Nitrogen Export Target Scaled to Project Area (lb/yr):	1.71
Total Phosphorus Export Target Scaled to Project Area (lb/yr):	0.05

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- AVC - HVAC UNIT
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Total Lot Area	45,039 sf	Impervious Area/Lot
Lot 1	1,800 sf	1,027 sf
Lot 2	1,800 sf	1,027 sf
Lot 3	1,800 sf	1,027 sf
Lot 4	1,800 sf	1,027 sf
Lot 5	1,800 sf	1,027 sf
Lot 6	1,800 sf	1,027 sf
Lot 7	2,541 sf	1,027 sf
Lot 8	2,420 sf	1,012 sf
Lot 9	1,800 sf	1,012 sf
Lot 10	1,800 sf	1,012 sf
Lot 11	1,800 sf	1,012 sf
Lot 12	1,800 sf	1,012 sf
Lot 13	1,800 sf	1,012 sf
Lot 14	1,800 sf	1,012 sf
Lot 15	18,478 sf	0 sf
<b>Total</b>	<b>45,039 sf</b>	<b>14,273 sf</b>

Impervious Area in Right of Way	
Sidewalk Offsite (Rawls Drive)	626 sf
Driveways Offsite (Rawls Drive)	825 sf
Driveways Offsite (Diversity Way)	810 sf
<b>Total Impervious Offsite</b>	<b>2,261 sf</b>

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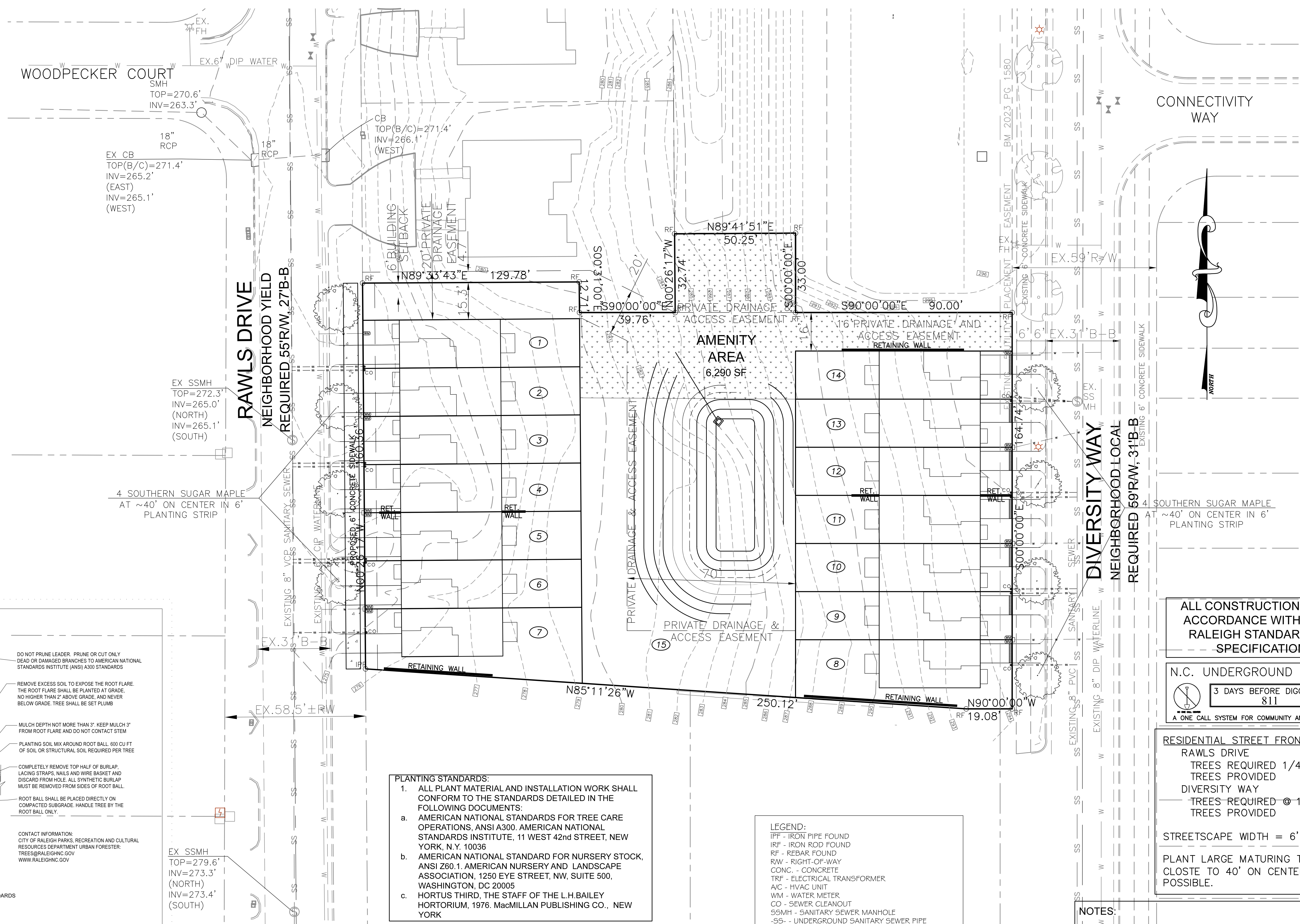
REVISIONS

GRADING & STORMWATER PLAN

DWG NAME: 627RawlsPSD  
 PLAN DATE: 06/19/2024  
 DATE ISSUED: 06/19/2024  
 SCALE: 1"=20'

PS-6





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

N.C. UNDERGROUND UTILITIES  
 3 DAYS BEFORE DIGGING CALL 811  
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**RESIDENTIAL STREET FRONTAGE**

RAWLS DRIVE	160.36'
TREES REQUIRED @ 1/40'	= 4.00
TREES PROVIDED	= 4
DIVERSITY WAY	164.74'
TREES REQUIRED @ 1/40'	= 4.11
TREES PROVIDED	= 4

STREETSCAPE WIDTH = 6' STREETSCAPE

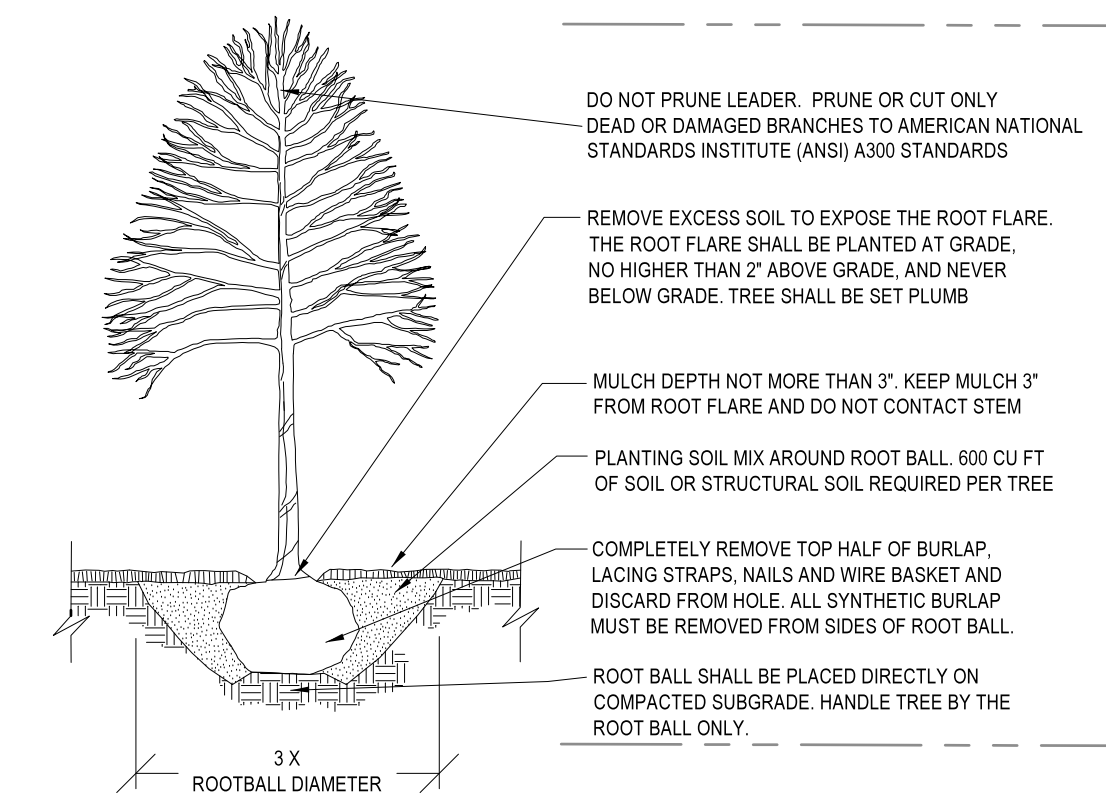
PLANT LARGE MATURING TREES AS CLOSE TO 40' ON CENTER AS POSSIBLE.

- PLANTING STANDARDS:**
- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
    - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
    - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60.1, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
    - HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM, 1976, MacMILLAN PUBLISHING CO., NEW YORK

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  - DI - STORM DRAIN INLET
  - AI - STORM AREA INLET WITH CONCRETE LID
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**LANDSCAPE PLANTING SCHEDULE**

QTY	COMMON	SCIENTIFIC	SIZE @ PLANTING	MATURE HT/CROWN SPREAD
8	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	3" CAL, 10' HT	50-75' / 30-40'



- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

**CITY OF RALEIGH STANDARD DETAIL**

REVISIONS: 15/2019 DATE: 8/2020 NOT TO SCALE

TREE PLANTING DETAIL

**TPP-03**

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