



Administrative Approval Action

Case File / Name: SUB-0037-2024
DSL - JADE COMMONS

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

LOCATION: This 0.191 acre parcel is located north of Glascock Street, south of Dennis Avenue, east of Rankin Street, and west of Lions Park. It is identified as Lot 185 in the Belvedere Park, Addition No. 3 subdivision, is zoned R-10 and located in a Frequent Transit Area. The site's address is 1809 Bennett Street.

REQUEST: This subdivision plan proposes demolishing an existing detached house, accessory structure, deck, and driveway for a two lot subdivision. New Lot 1 is 3,919 square feet or 0.09 acre. New Lot 2 is 3,719 square feet or 0.085 acre. Each lot will be developed with a detached house. The plan is utilizing the Frequent Transit Development Option (FTDO) of UDO Section 2.7.1.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-0430-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 15, 2024 by Children Of Julie LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

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

Engineering

2. A fee-in-lieu for sidewalk and road widening on Bennett Street is paid to the City of Raleigh (UDO 8.1.10).



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3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

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

Urban Forestry

6. A public infrastructure surety for (2) street trees along Bennett St. shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

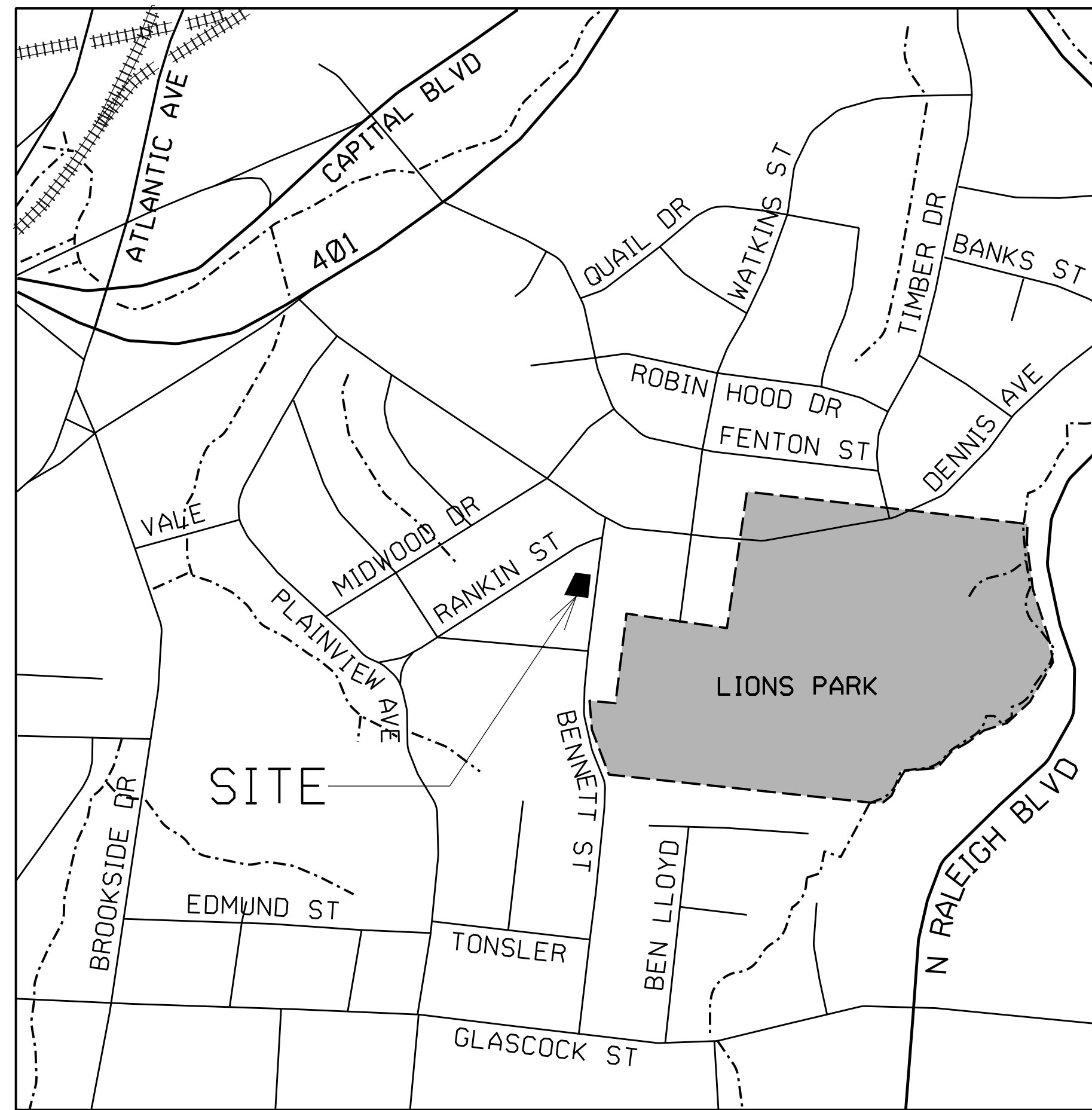
The following items must be approved prior to the issuance of building permits:

General

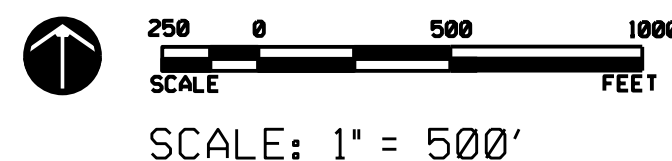
1. Demonstrate compliance with additional runoff controls required per UDO 9.2.2.E.3. Use the existing curb inlet on the south side of Rankin St, in front of 1802 Rankin St, as the point of analysis.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (2) street trees along Bennett St.



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	U-1	UTILITY PLAN
5	D-1	UTILITY 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 FROM EACH OF THE TWO SINGLE FAMILY LOTS. THE POINT OF COLLECTION WILL BE BENNETT ST.

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 FOR FREQUENT TRANSIT DEVELOPMENT IS APPLICABLE AT BUILDING PERMIT REVIEW - AS PER UDO SEC. 2.7.1. WITH R-10 THESE LOTS SHALL MEET BUILDING SETBACKS BUT NOT HEIGHT OR PARKING INFILL STANDARDS.

RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT THE TIME OF SITE PERMITTING REVIEW. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN THE RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO THE ABUTTING PROPERTIES BEING OCCUPIED BY DETACHED RESIDENTIAL BUILDINGS AS PER UDO SEC 8.3.2.A.2.b. THIS SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS AS PER UDO SEC. 8.3.2.A.2.b.

JADE COMMONS SUBDIVISION

1809 BENNETT STREET
RALEIGH, NORTH CAROLINA

CASE NUMBER: SUB-0037-2024

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: 1809 BENNETT ST., RALEIGH
PIN #: 1714 35 2587
GROSS ACREAGE: 8,338 SF - 0.191 AC
NET ACREAGE: 7,638 SF - 0.175 AC
(RIGHT OF WAY DEDICATION - 700 SF - 0.016 AC)

ZONING: R-10
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: CRABTREE CREEK
NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT NO. 185, BELVIDERE PARK
ADDITION 3

EXISTING IMPERVIOUS SURFACE AREA FOR ALL LOTS = 1,830 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR ALL LOTS COMBINED = 21.95%

PROPOSED USE -
TWO RESIDENTIAL SINGLE FAMILY LOTS
LOT 1 - 3,919 SF - 0.09 AC
LOT 2 - 3,719 SF - 0.085 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.7.1 -
FREQUENT TRANSIT DEVELOPMENT - DETACHED HOUSE
B1 - MIN. LOT AREA = 2,500 SF / UNIT
B2 - MIN. LOT WIDTH = 45', B3 - MIN. LOT DEPTH = 60'
B4 - DENSITY - N/A
D1 - MIN. SETBACKS = FROM PRIMARY STREET - 10'.
D2 - FROM SIDE STREET - 10'.
D3 - FROM SIDE LOT LINE - 5'.
D4 - FROM REAR LOT LINE - 15'.
E1 - MAX. HEIGHT = PRINCIPAL BLDG - 40'/3 STORIES

PROJECTED WASTEWATER FLOW = 600 GPD
2 DWELLINGS X 4 BEDROOMS X 75 GRP

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 type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input checked="" type="checkbox"/> Frequent Transit Development Option

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

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval):	Jade Commons
Property Address(es):	1809 Bennett St.
Recorded Deed PIN(s):	1714 35 2587
Building type(s):	<input checked="" 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	
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

Revision 05.07.24
raleighnc.gov

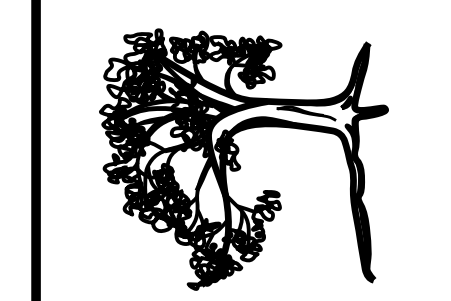
DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION			
Gross site acreage: 8,338 SF - 0.191 AC			
Zoning districts (if more than one, provide acreage of each):			
R-10 - Frequent Transit Area			
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark:	N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION			
Imperious Area on Parcel(s):		Imperious Area for Compliance (includes right-of-way):	
Existing (sf) 1,830 SF	Proposed total (sf) 4,364.9 SF	Existing (sf)	Proposed total (sf)
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 2	# 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: 2	Total # Dwelling Units:		
# of bedroom units (if known): 1br	2br	3br	4br ²
Proposed density for each zoning district (UDO 1.5.2.F):			

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.	
DocuSigned by: Signature: <i>Ryan Wade Johnson</i>	Date: 7/8/2024 1 9:04 PM EDT
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	

THE OCCUPANT, TOGETHER WITH THE CONTRACTOR AND DESIGNER, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH, NORTH CAROLINA. THE CITY OF RALEIGH, NORTH CAROLINA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

RWK PA
Raleigh, NC
101 W. Main St., Suite 202
Raleigh, NC 27601
Phone (919) 779-4884
Fax (919) 779-4086



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

DESIGNED: AAP
DRAWN:
APPROVED:

JADE COMMONS SUBDIVISION PLAN
1809 BENNETT ST., RALEIGH, NC
RALEIGH CASE NUMBER: SUB-0037-2024
REVOLUTION HOMES, LLC
211 E SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

NO.	DATE	REVISIONS
1	6.15.24	RALEIGH COMMENTS - 8.9.24

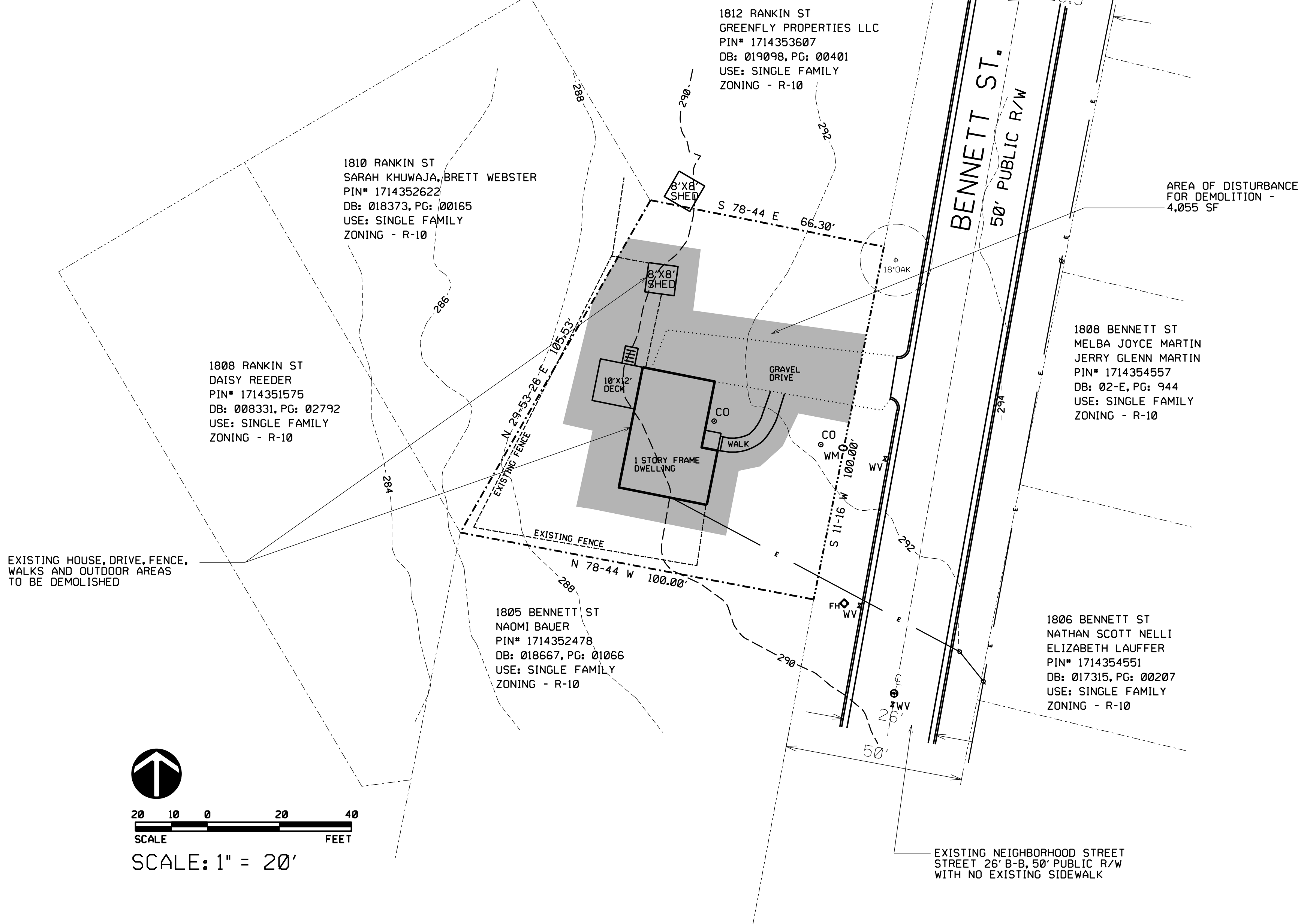
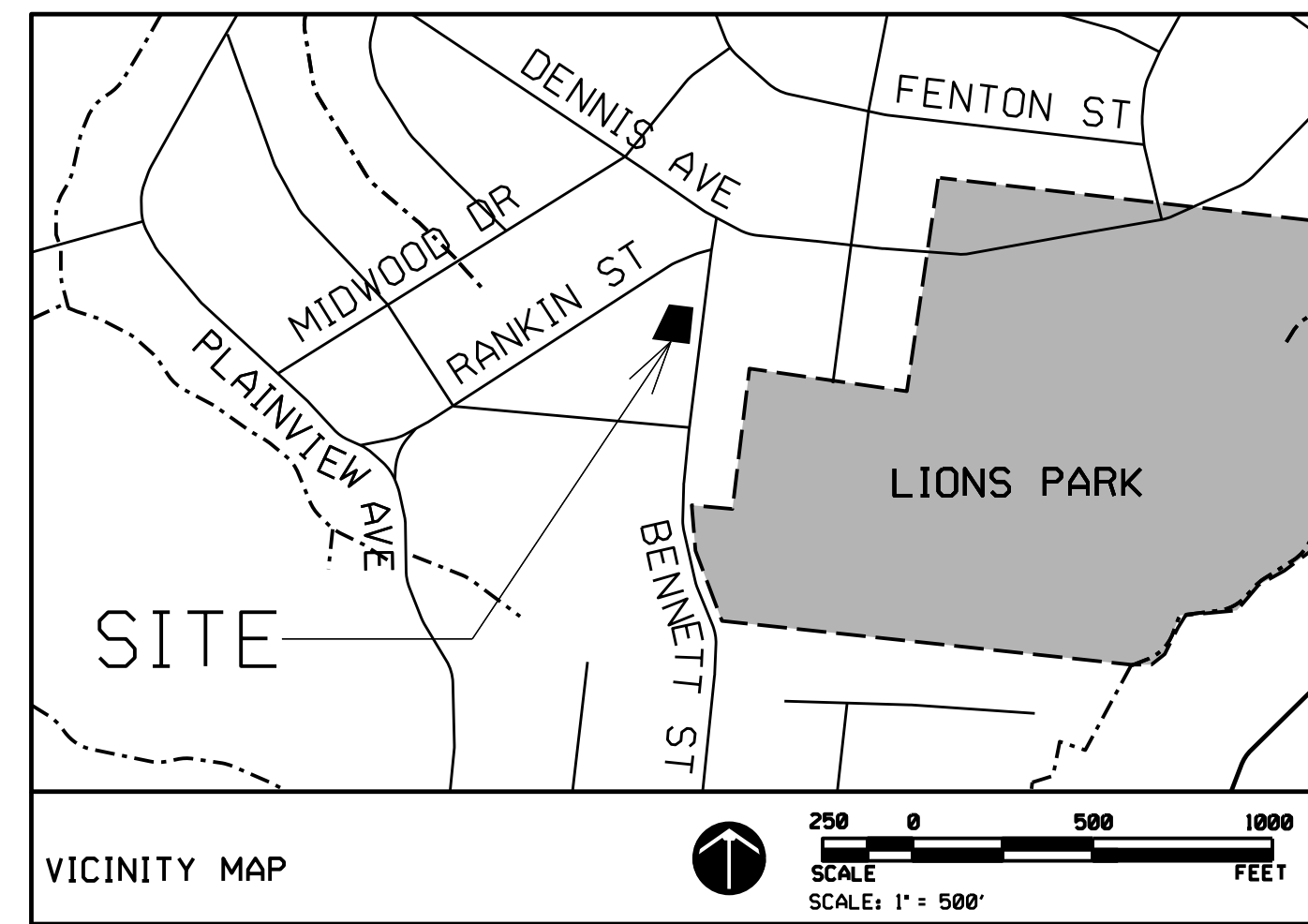
SCALE: NTS
DATE: JUNE 17, 2024

SHEET NO.:
COVER SHEET
CO-1

SITE DATA:

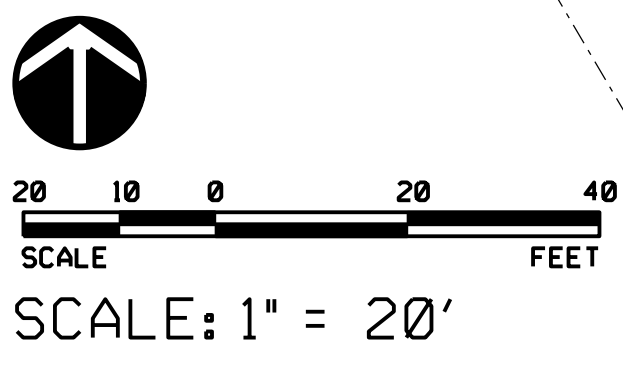
PIN NUMBER - 1714352587
 ADDRESS: 1809 BENNETT ST., RALEIGH
 LOT 185, BELVIDERE PARK
 ADDITION 3
 BOM 1949, PAGE 61
 DB 016611, PAGE 01528 - 1531
 TOTAL GROSS ACREAGE - 8,338 SF - 0.191 AC
 EXISTING IMPERVIOUS AREA - 1,830 SF - 0.042 AC
 HOUSE - 800 SF, SHED - 80 SF,
 DECK - 90 SF, DRIVE / WALK - 860 SF
 EXISTING HOUSE / PATIO / DRIVE AND FENCING
 TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION = 4,055 SF

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



LEGEND:

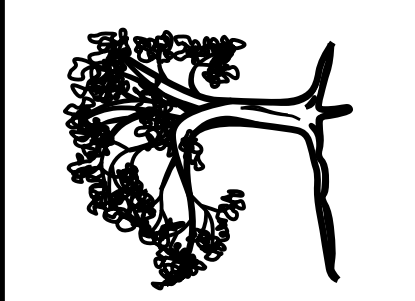
- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING TREE IN RIGHT OF WAY



PROPERTY NOTES:

1. EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 1809 BENNETT ST., LOT 185, BELVIDERE PARK, ADDITION 3' AND DATED 4-30-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

RWK, PA
 Registered Professional Engineer
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4056



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

DESIGNED: AAP
 DRAWN: AAP

APPROVED:

JADE COMMONS SUBDIVISION PLAN
 1809 BENNETT ST., RALEIGH, NC
 RALEIGH CASE NUMBER: SUB-0037-2024
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

NO.	DATE	REVISIONS
1	8.15.24	RALEIGH COMMENTS - 8.9.24

SCALE: NTS
 DATE: JUNE 17, 2024

SHEET NO.:

EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 5

SITE DATA:

PIN NUMBER - 1714352587
 ADDRESS: 1809 BENNETT ST., RALEIGH
 TOTAL ACREAGE - 8,338 SF - 0.191 AC GROSS
 AREA OF RIGHT OF WAY DEDICATION - 700 SF
 TOTAL ACREAGE - 7,638 SF - 0.175 AC NET
 LOT 1 - 3,919 SF - 0.09 AC
 LOT 2 - 3,719 SF - 0.085 AC
 EXISTING IMPERVIOUS AREA - 1,830 SF - 0.042 AC
 HOUSE - 800 SF, SHED - 80 SF,
 DECK - 90 SF, DRIVE / WALK - 860 SF
 ZONING - R-10 - CONVENTIONAL SUBDIVISION
 FREQUENT TRANSIT AREA

LEGEND:

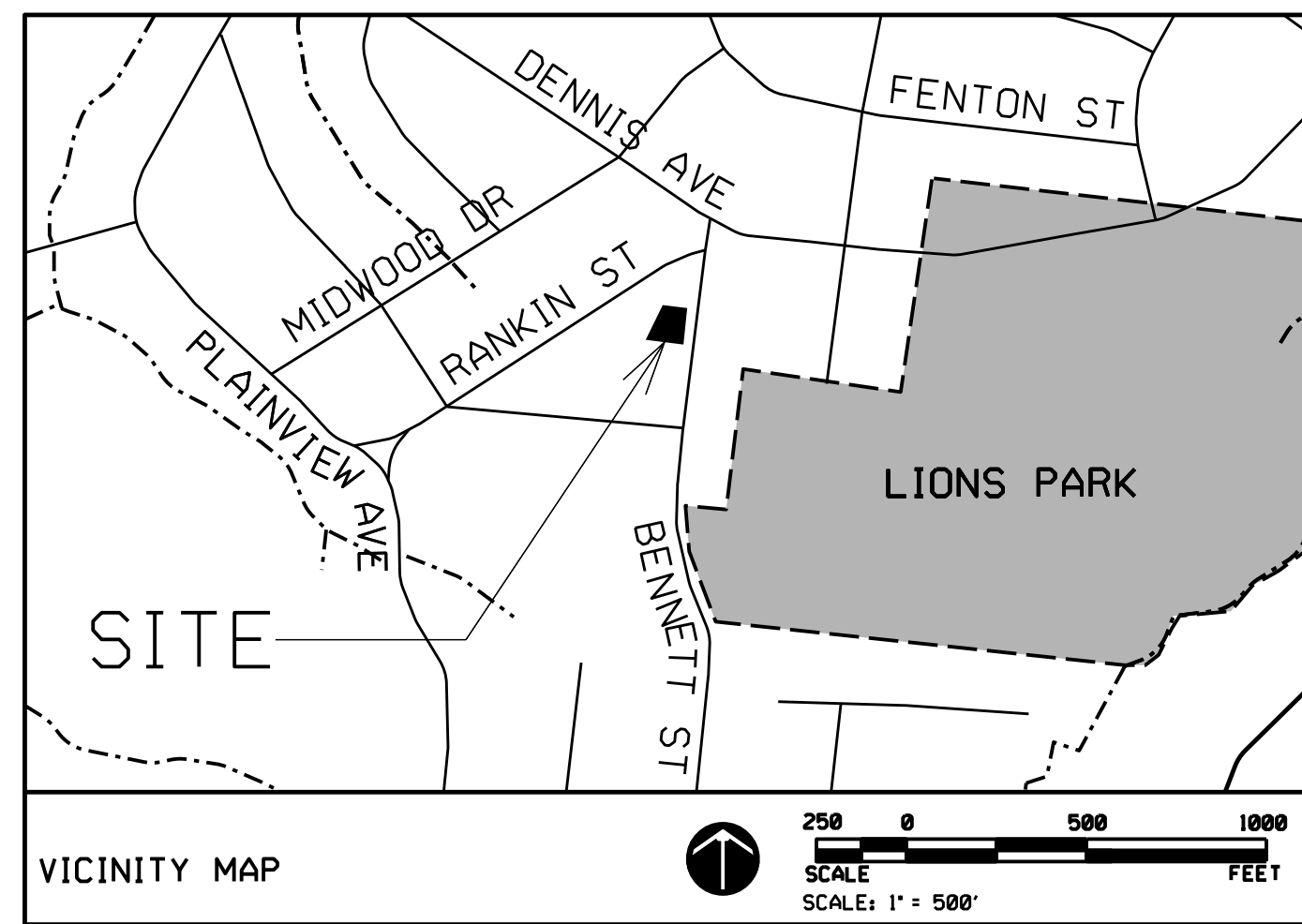
- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- EXISTING TREE IN RIGHT OF WAY
- 45' X 60' MIN. LOT AREA
- PROPOSED 6" CONCRETE SIDEWALK

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 7,638 SF - 0.175 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.8 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.175 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK, SHED AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING. REMOVE EXISTING DRIVE CUTS AND REPLACE GAPS IN CURB TO MATCH EXISTING CURB AND GUTTER.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR TWO STREET TREES.
7. A FEE IN LIEU WILL BE REQUIRED FOR A NEW 6" CONCRETE WALK TO BE PROVIDED FOR THE STREET FRONTAGE.
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.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. 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.
12. THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO THE ABUTTING PROPERTIES BEING OCCUPIED BY DETACHED RESIDENTIAL BUILDINGS AS INDICATED IN UDO SEC. 8.3.5.D.5.a

PROPERTY NOTES:

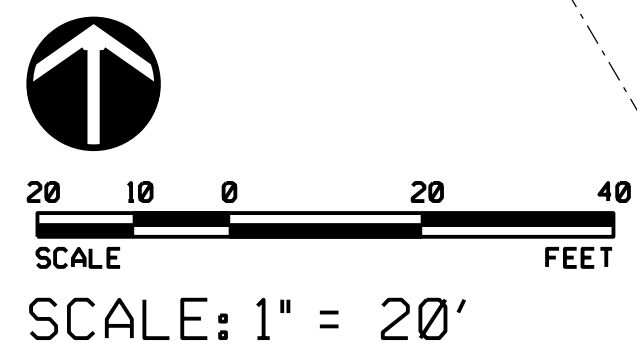
1. EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 1809 BENNETT ST., LOT 185, BELVIDERE PARK, ADDITION 3' AND DATED 4-30-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



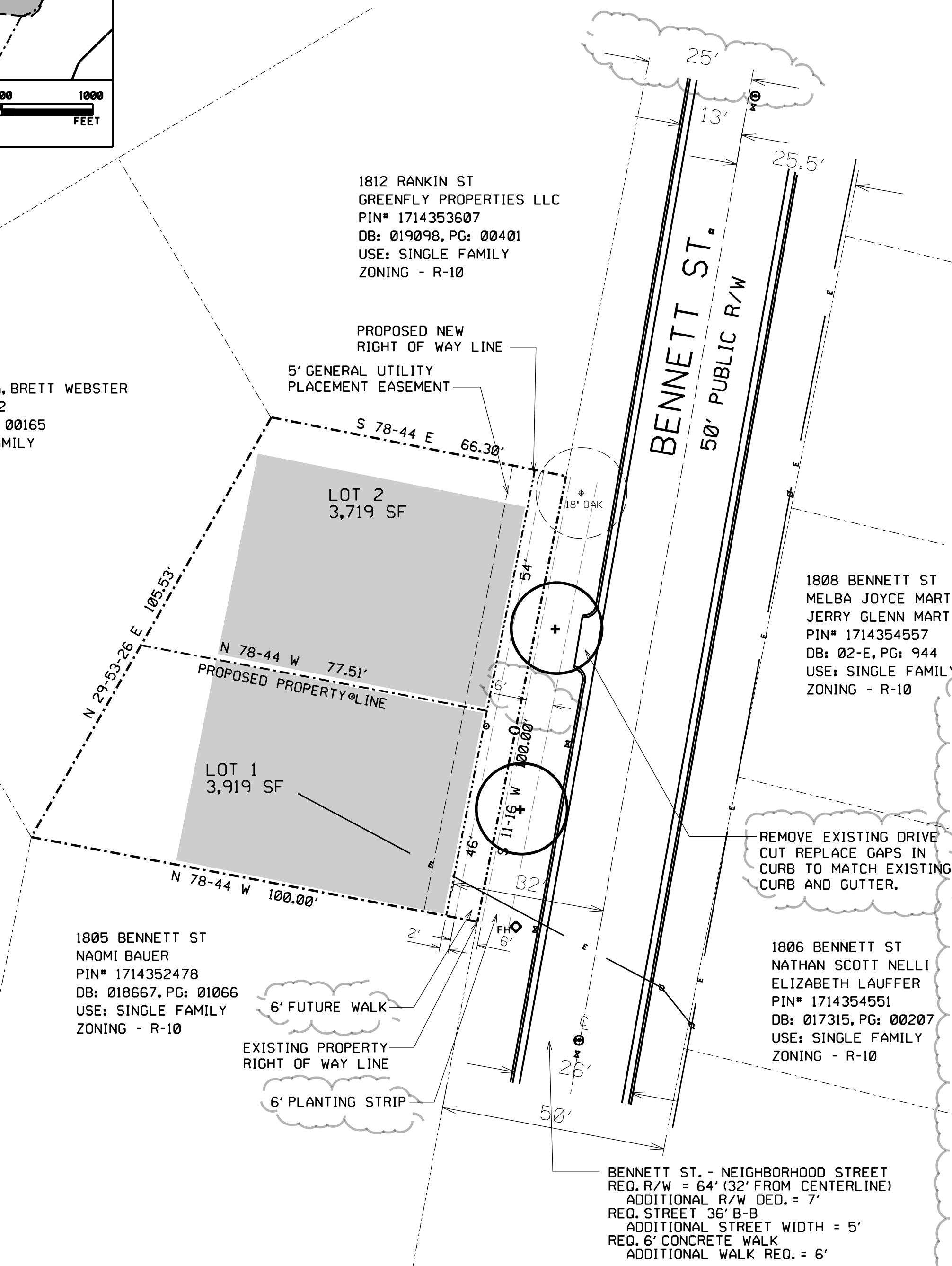
IMPERVIOUS SURFACE AREA LIMITS:

- LOT 1 -
 46 LF ALONG BENNETT ST
 6' FUTURE WALK = 276 SF
 (3,919 X .65) - 276 = 2,271.5 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 2,271.5 SF
- LOT 2 -
 54 LF ALONG BENNETT ST.
 6' FUTURE WALK = 324 SF
 (3,719 X .65) - 324 = 2,093.4 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 2,093.4 SF

PRIMARY STREET FOR ALL LOTS - BENNETT ST.



SCALE: 1" = 20'



STREET TREE PLANTING

KEY COUNT PLANT NAME

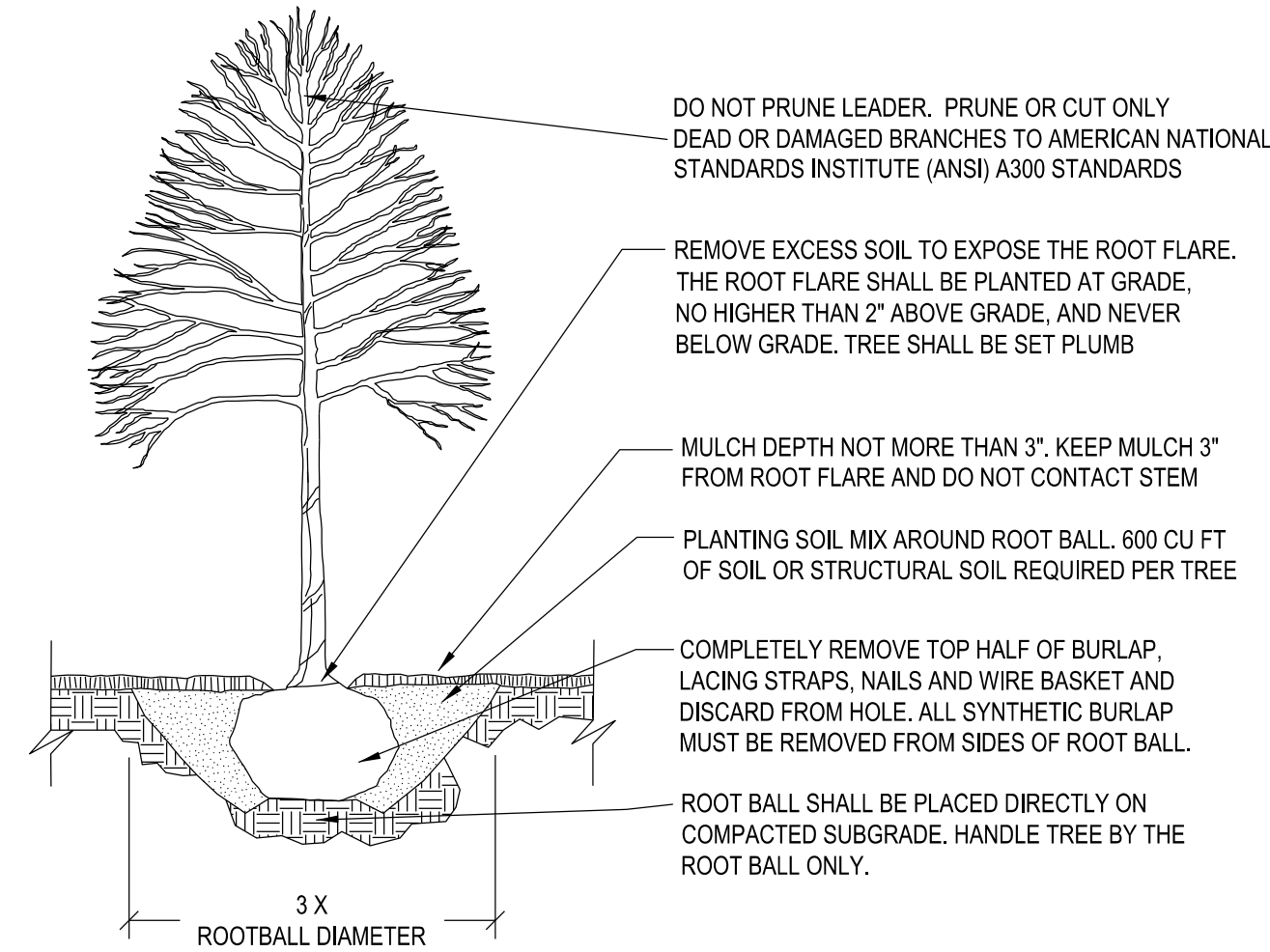
ON 2 QUERCUS NUTTALLI, NUTTALL OAK 40' 3" CAL, 10' HT

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. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM. STREET TREES SHALL BE INSTALLED TO CITY OF RALEIGH STANDARD DETAIL TPP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.

STREET TREE PLANTING CALCS:

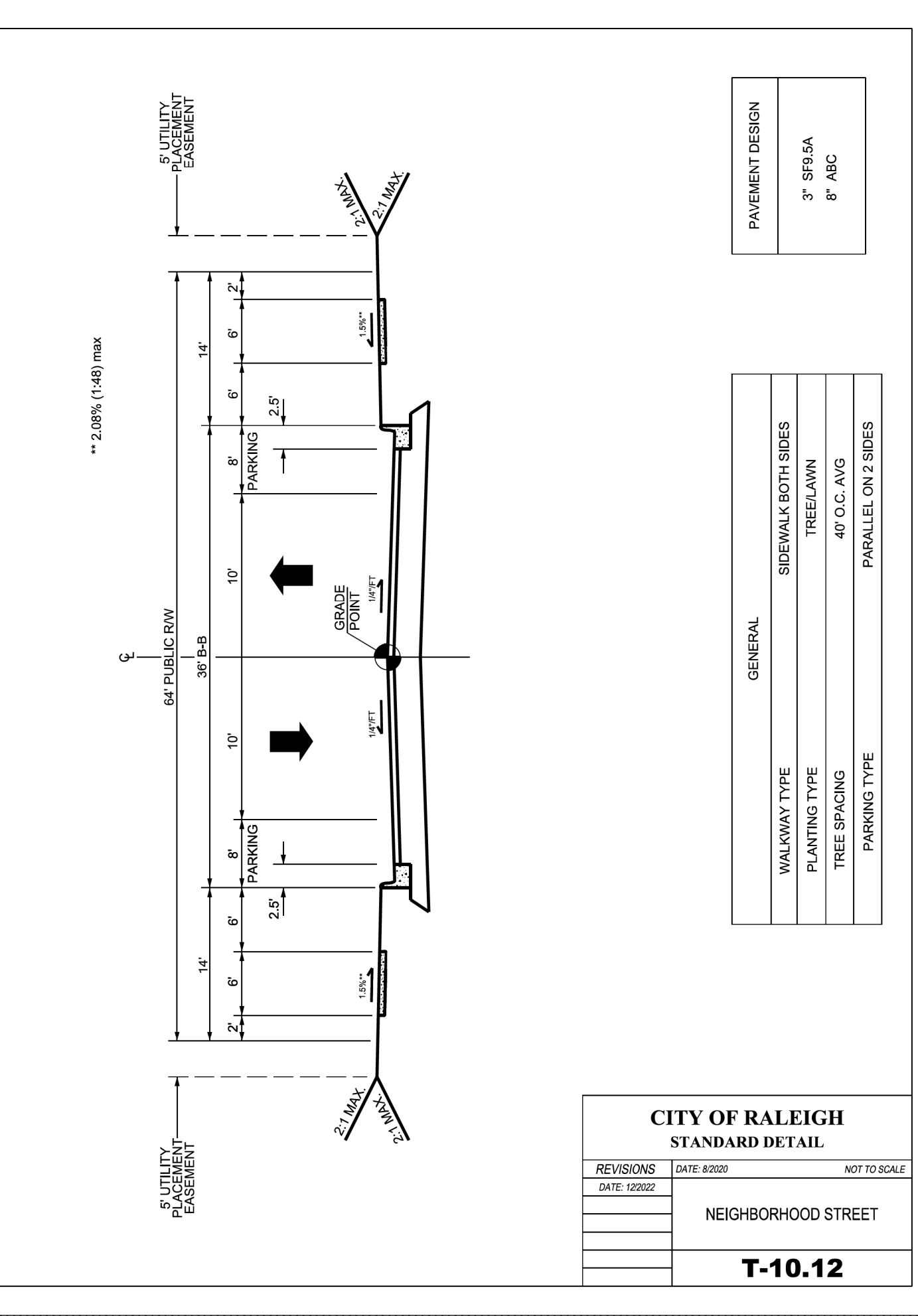
100 LF FRONTAGE ALONG BENNETT ST
 2 TREES @ 40' O/C
 CANOPY SHADE TREES



CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
 RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

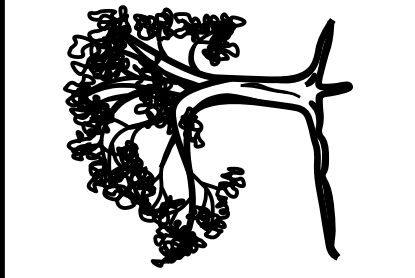
- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
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

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
TPP-03		



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
12/2022	6/30/23	
NEIGHBORHOOD STREET		
T-10.12		

RWK, PA
 Registered Professional Architect
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4086



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

DESIGNED: AAP
 DRAWN: AAP

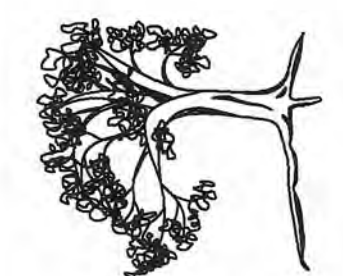
APPROVED:

JADE COMMONS SUBDIVISION PLAN
 1809 BENNETT ST., RALEIGH, NC
 RALEIGH CASE NUMBER: SUB-0037-2024
REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

NO.	DATE	REVISIONS
1	8.15.24	RALEIGH COMMENTS - B, 9, 24

SCALE: NTS
 DATE: JUNE 17, 2024

SHEET NO. 1
 PROPOSED SUBDIVISION & PLANTING PLAN
 SP-1



ALISON A. POKKAT, ASLA
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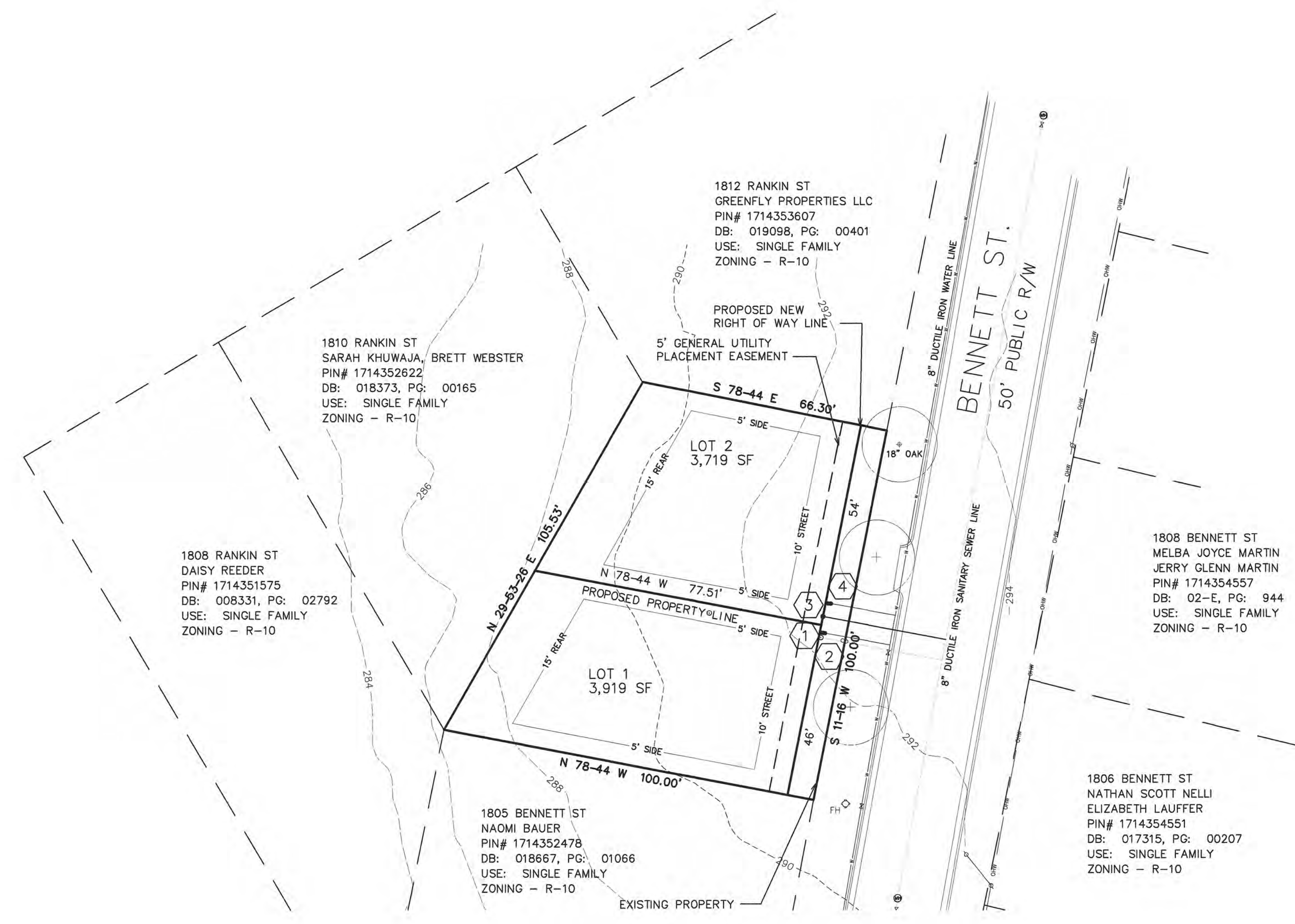
APPROVED:

JADE COMMONS SUBDIVISION
 SUBDIVISION & PLANTING PLAN
 1809 BENNETT ST., RALEIGH, NC
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

NO.	DATE	REVISIONS
1		

SCALE: NTS
 DATE: JUNE 17, 2024
 SHEET NO.:

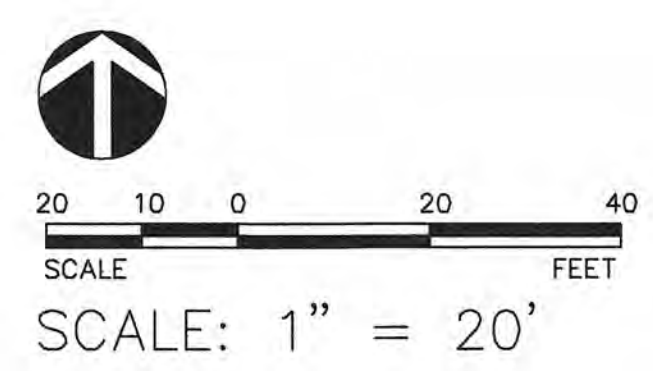
UTILITY PLAN
 U-1
 SEQUENCE NO. 4 OF 5



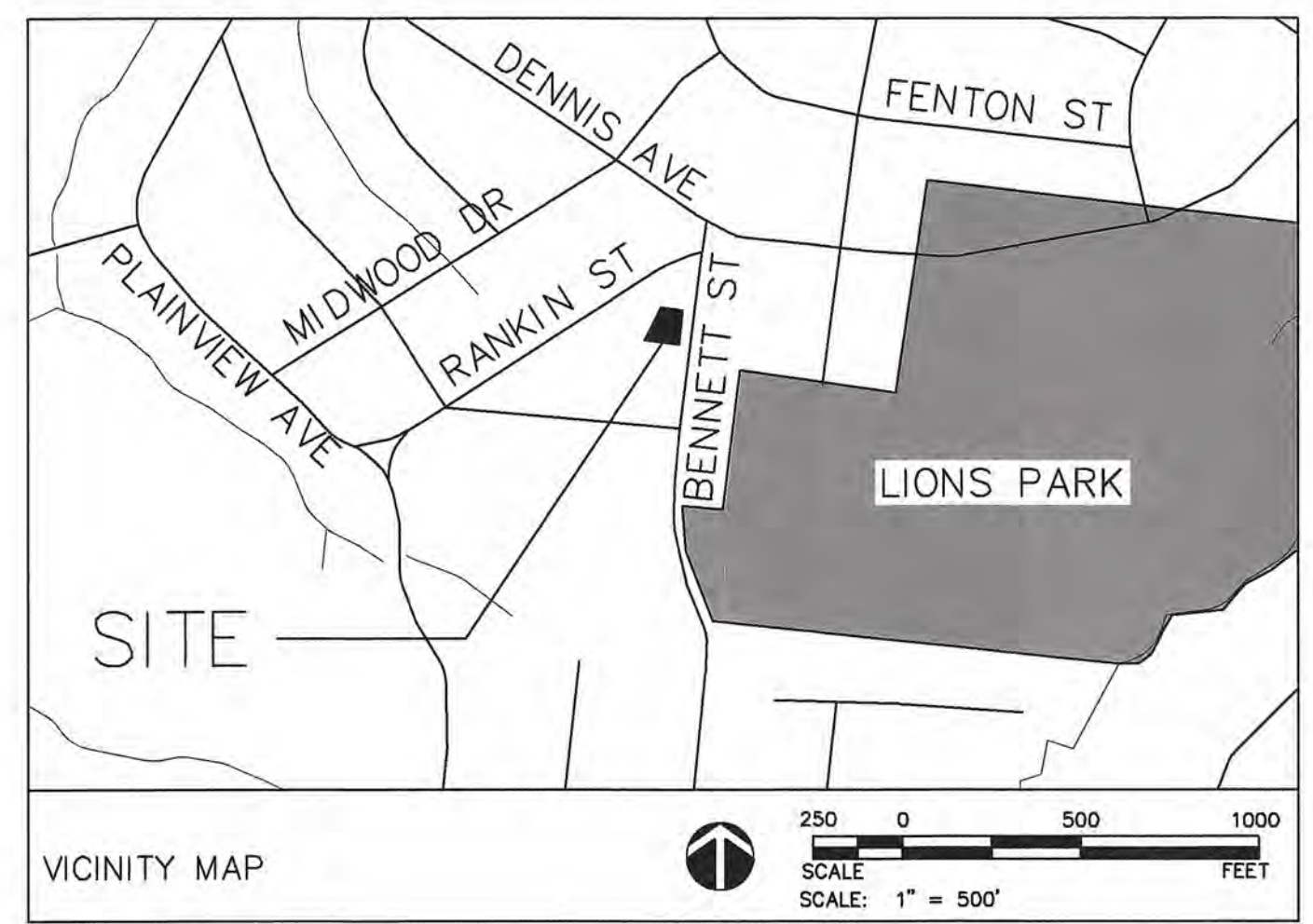
LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- 18" OAK EXISTING TREE IN RIGHT OF WAY
- 45' X 60' MIN. LOT AREA
- PROPOSED 6" CONCRETE SIDEWALK

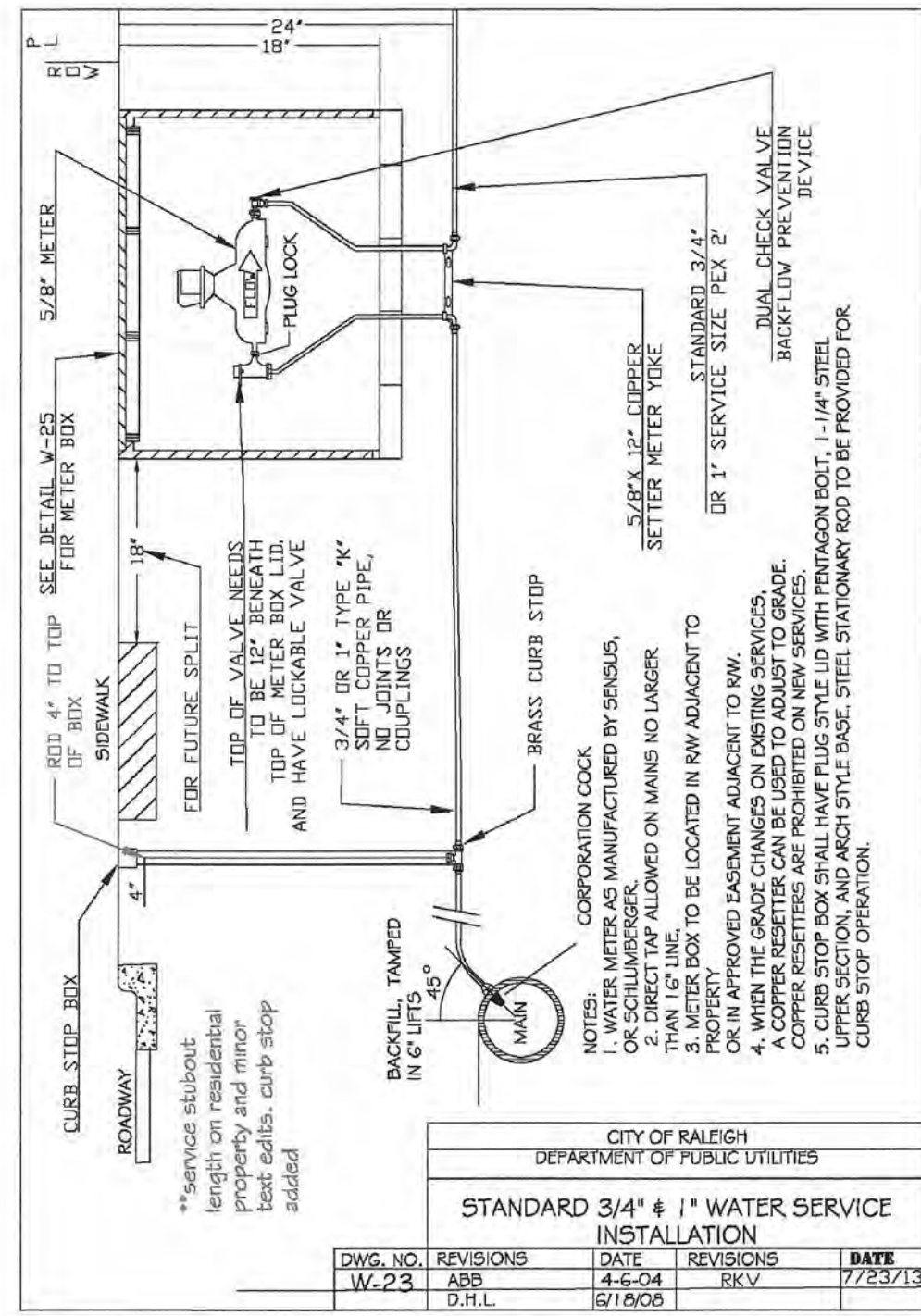
- 1 REMOVE EXISTING WATER METER AND CONNECT THE NEW 3/4" TYPE K WATER SERVICE LINE TO THE EXISTING SERVICE PIPE WITH A CORPORATION STOP AND BOX PER CITY OF RALEIGH DETAIL W-23. INSTALL NEW 5/8" WATER METER AND BOX AT THE PROPERTY LINE AND CONNECT THE NEW 3/4" TYPE K COPPER WATER SERVICE LINE TO THE NEW METER.
- 2 EXISTING CLEAN OUT TO REMAIN.
- 3 NEW 4" SANITARY SEWER SERVICE CLEAN OUT WITH NEW 4" SCH 40 SANITARY SEWER SERVICE PIPE
- 4 INSTALL NEW 5/8" WATER METER AND BOX WITH 3/4" TYPE K COPPER WATER SERVICE PIPE.



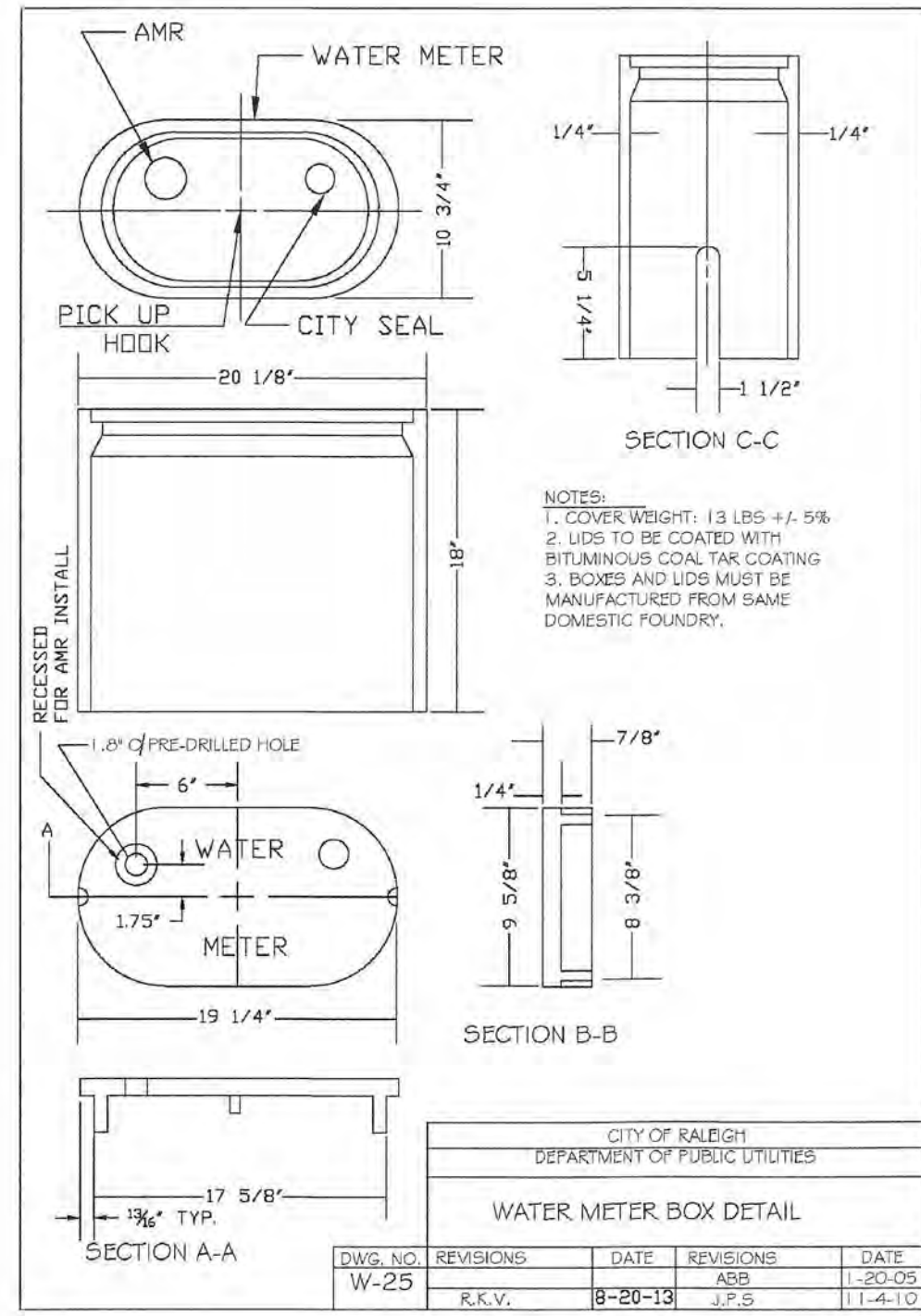
- PROPERTY NOTES:
1. EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES, 1809 BENNETT ST., LOT 185, BELVIDERE PARK, ADDITION 3' AND DATED 4-30-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
 2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS
 3. WATER UTILITY INFORMATION WAS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.



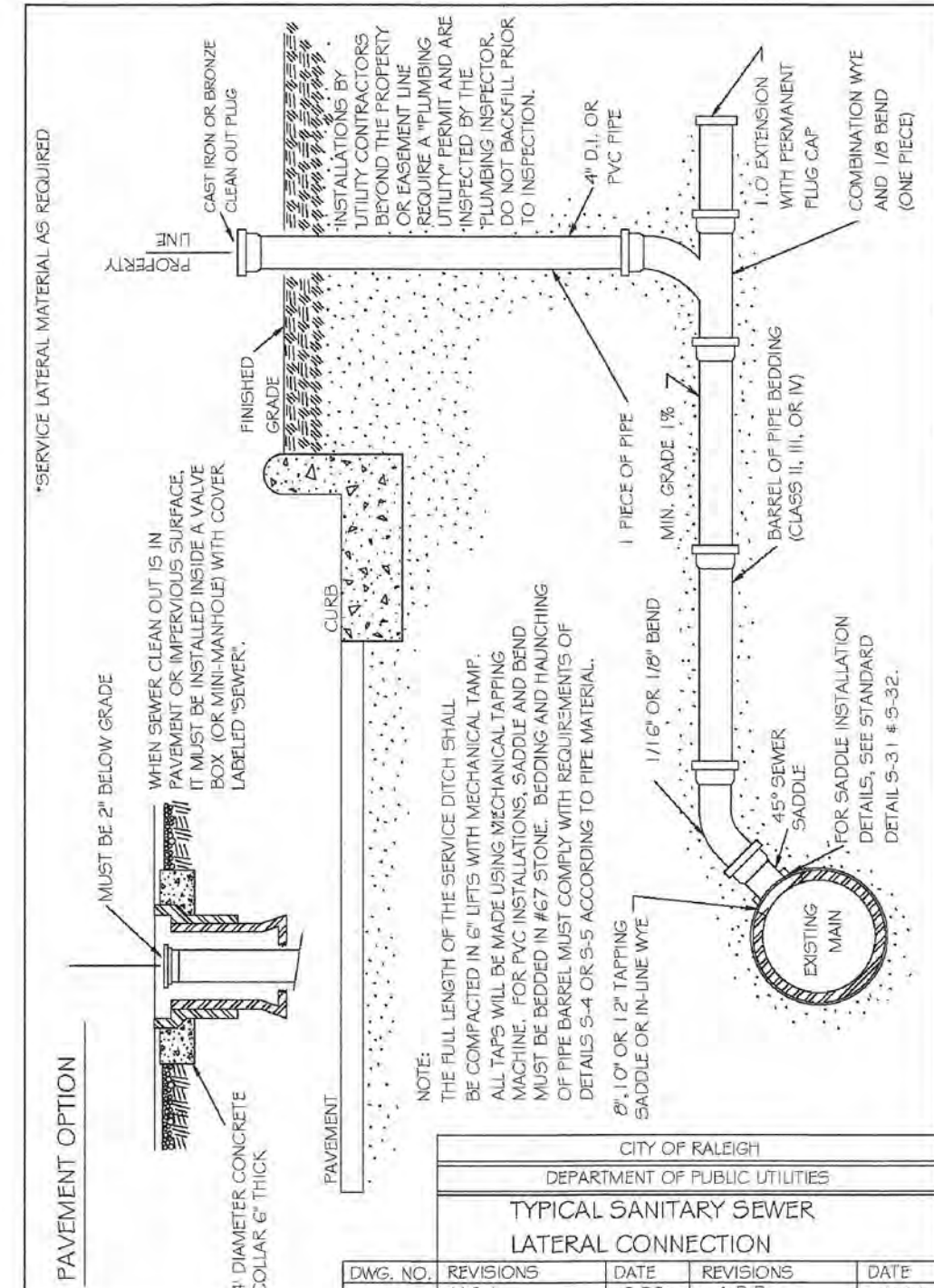
RALEIGH CASE NUMBER: SUB-0037-2024



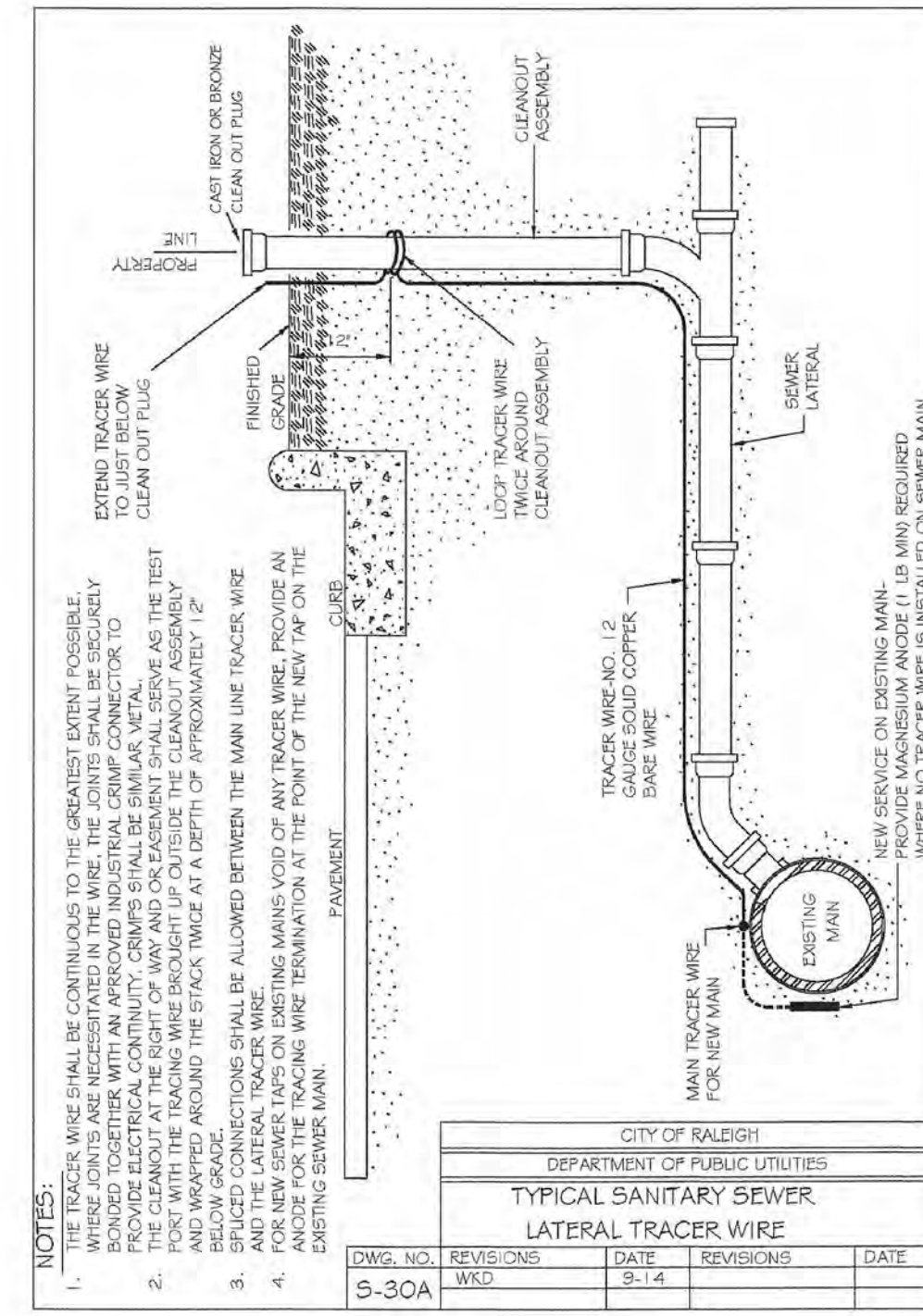
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	AKB	4-5-04	RKV	6/1/06



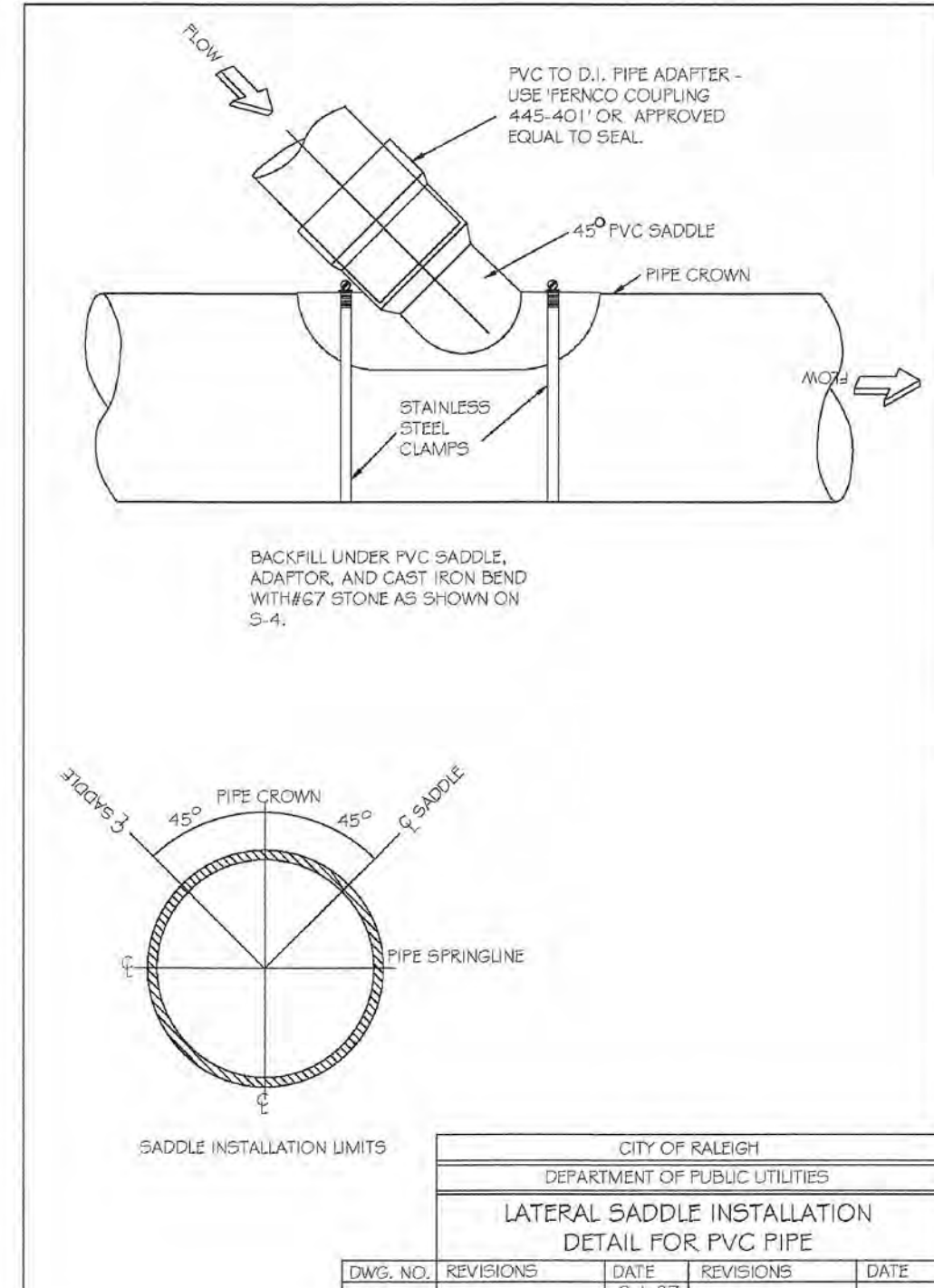
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25	R.K.V.	8-20-19	J.P.S.	11-4-05



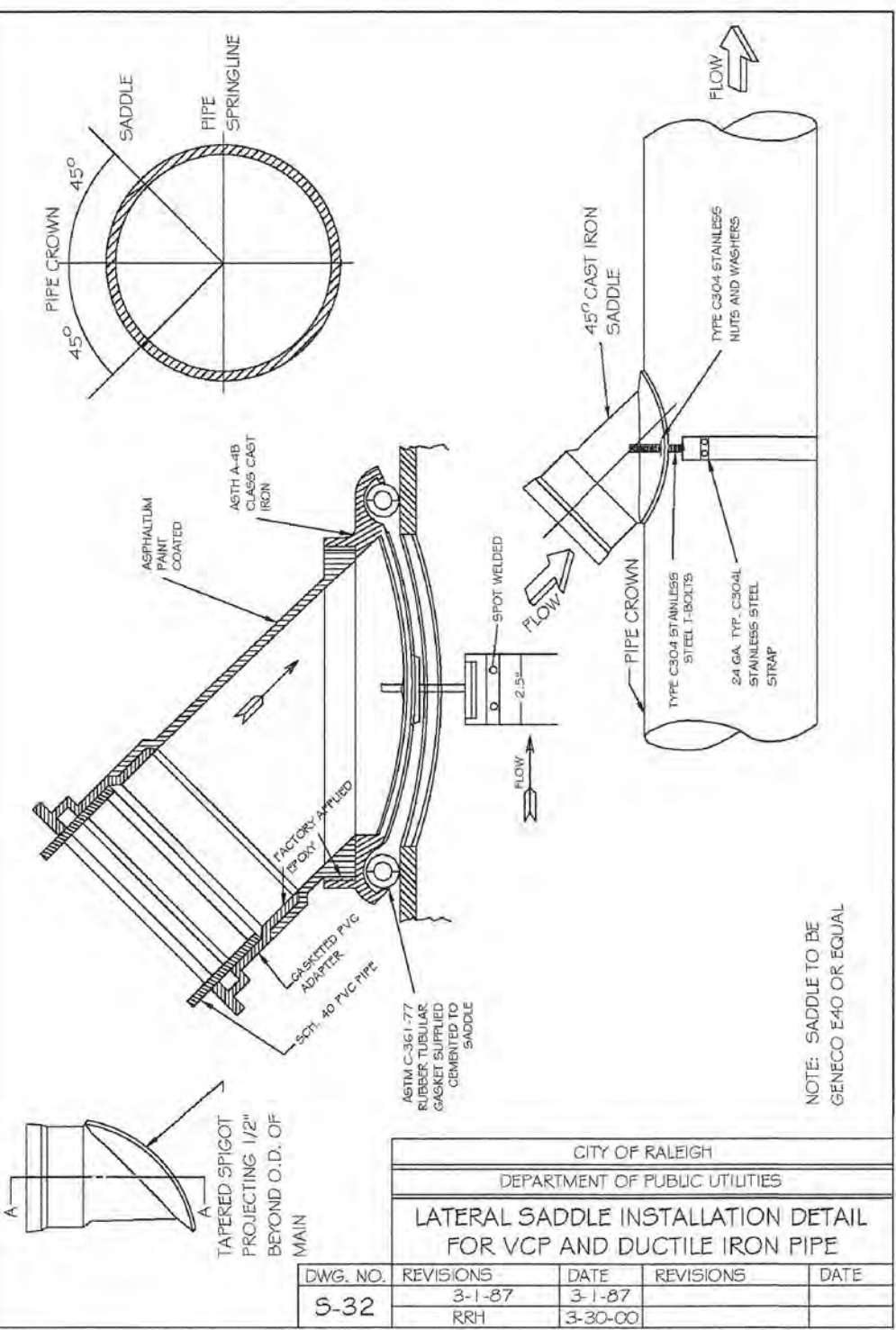
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	AKB	1-20-00	RKV	11-4-05



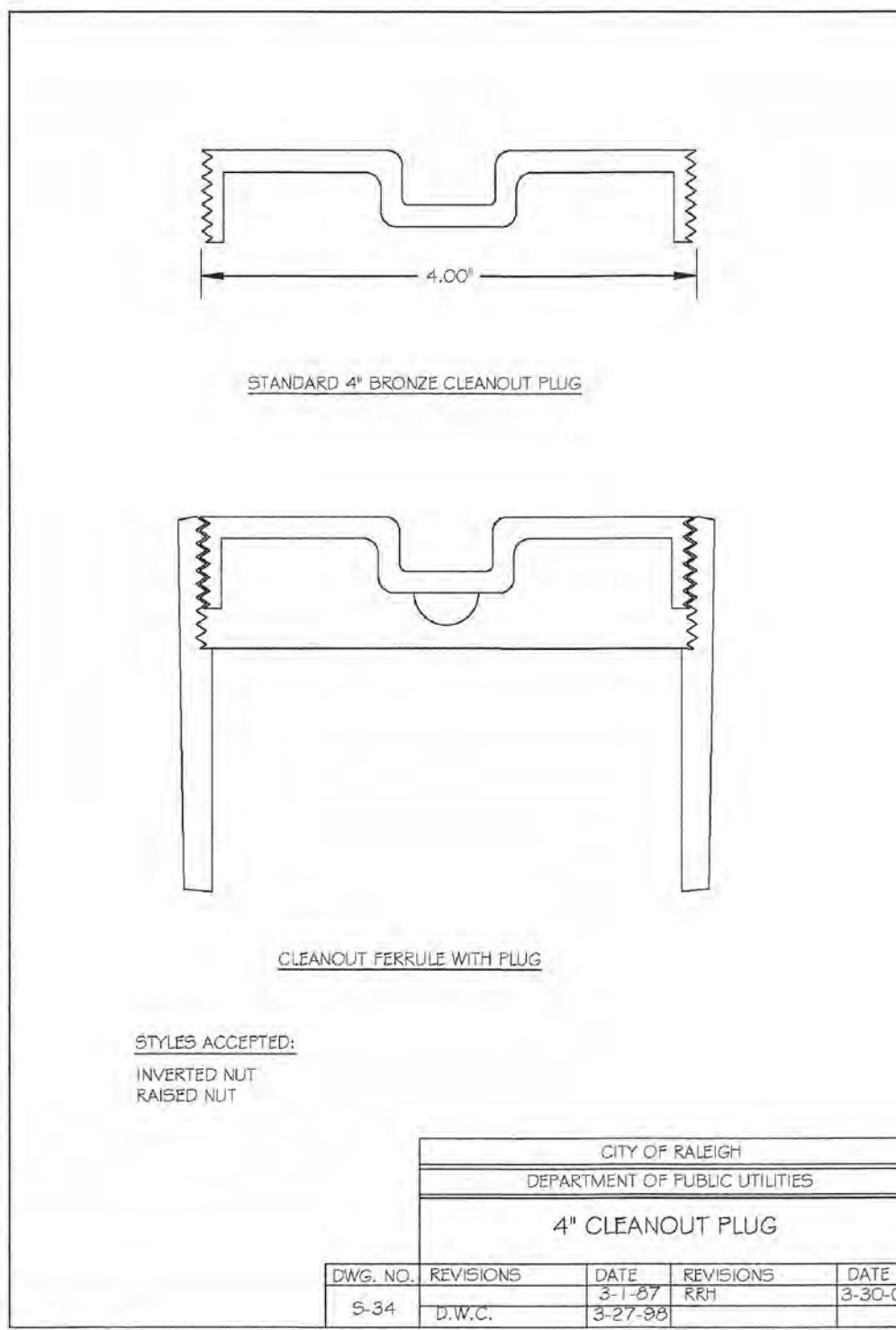
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	AKB	8-14	RKV	4-4-04



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-31	RRP	3-1-07	RKV	3-30-00



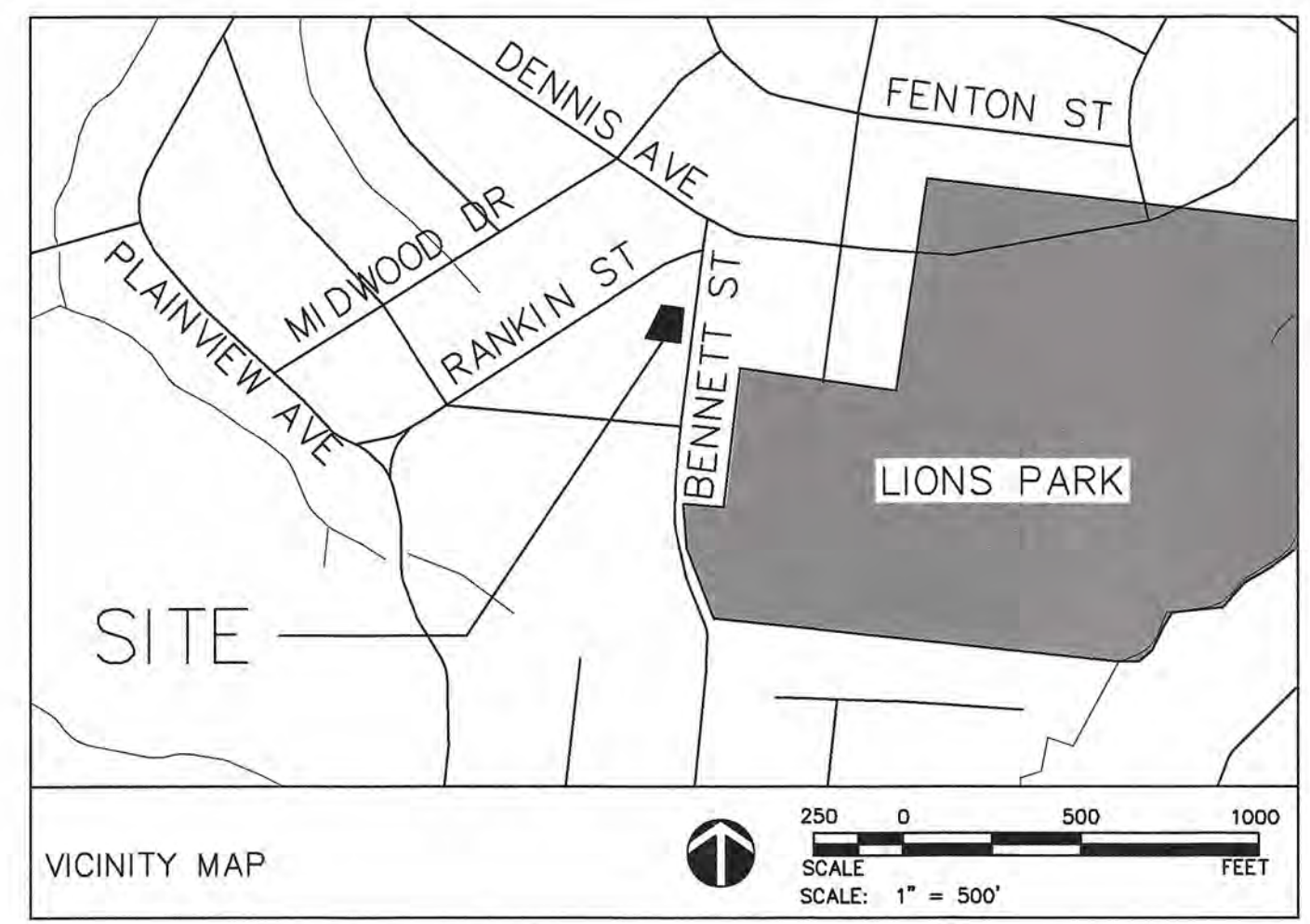
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-32	RRP	3-1-07	RKV	3-30-00



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-34	D.W.C.	3-27-88	RKV	3-30-00

- STANDARD UTILITIES NOTES:**
- All materials and 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 10' 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 3' from a private well or 5' from a public well.
 - When installing water & sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in the water main 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 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).
 - 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.
 - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Basement traversing private property.
 - 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.
 - 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.
 - 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 1/2" 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 NCDWR, 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.
 - 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.
 - 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.
 - The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.

- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
 - 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.
 - 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.
- * 80% typical service size & material as:



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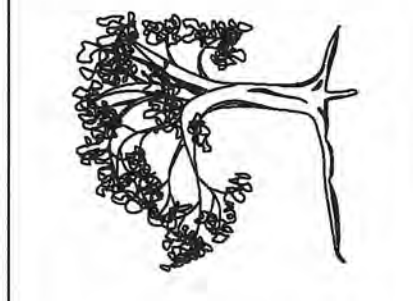
SCALE: NTS
DATE: JUNE 17, 2024
SHEET NO.:

UTILITY DETAILS
D-1
SEQUENCE NO. 5 OF 5

JADE COMMONS SUBDIVISION
SUBDIVISION & PLANTING PLAN
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211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

DESIGNED: AAP
DRAWN: AAP
APPROVED:

ALISON A. POCKAT, ASLA
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