

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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.

Office Use Only: Transaction #: <u>SUB-0039-19</u> Planning Coordinator: <u>PURIFOY</u>			
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Development name (subject to approval): Lynn Road-3 Lot Subdivision			
Property Address(es): 1801 Lynn Road			
Recorded Deed PIN(s): 0797-72-2547			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: please attach purchase agreement when submitting this form.			
Company: Wehab Homes, LLC		Owner/Developer Name and Title: Keith Fiskum, Owner/Manager	
Address: 211 Sherbrooke Ct. Raleigh, NC 27612			
Phone #: 919-395-6418		Email: tony@pattersonbuilt.com	
APPLICANT INFORMATION			
Company: Crumpler Consulting Services		Contact Name and Title: Josh Crumpler, PE	
Address: 2308 Ridge Road, Raleigh NC 27612			
Phone #: 919-413-1704		Email: josh@crumplerconsulting.com	
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 1.03			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district:		Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Conditional Use District (CUD) Case # Z-		Board of Adjustment (BOA) Case # A-	

Please continue to page two...

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.14

Square Feet: _____

Proposed Impervious Surface:

Acres: 0.28

Square Feet: _____

Neuse River Buffer

☐

Yes

☐

No

Wetlands

☐

Yes

☐

No

Is this a flood hazard area?

☐

Yes

☐

No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots:

Detached

Attached

Total # of single-family lots: 3

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

2.9

Total # of open space and/or common area lots: 0

Total # of requested lots: 3

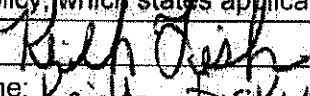
SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Joshua Crumpler, PE to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:



Date:

7/16/19

Printed Name:

Keith Tiskum

Signature:

Date:

Printed Name:

Preliminary Subdivision Plan Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

NOTE: [Click here to download the letter template](#) and other helpful information.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i> , number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Demolition plan: Clearly indicate items to be removed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (UDO Section 7.1.2); amenity area (UDO Section 1.5.3.); open space and/or greenways (UDO Section 2.5); transition protective yard (UDO Section 7.2.4); Site Data (Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s); Parking data; open space calculations; Building Type (UDO Section 1.4); Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two...

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (If applicable).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
3. List date of previously approved subdivision plan.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
5. Provide updated site data table including number of proposed lots, open space calculations, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company Information	
Company Name	Patterson Custom Builders
Company Phone Number	919-842-8191
Developer Representative Name	Tony Patterson
Developer Representative Phone Number	919-842-8191
Developer Representative Email	tony@pattersonbuilt.com

New Residential Subdivision Information	
Date of Application for Subdivision	07/07/19
City, Town or Wake County Jurisdiction	Raleigh, NC
Name of Subdivision	Lynn Rd-3 Lot Subdivision
Address of Subdivision (if unknown enter nearest cross streets)	1801 Lynn Road
REID(s)	
PIN(s)	0797-72-2547

Projected Dates Information	
Subdivision Completion Date	10/1/19
Subdivision Projected First Occupancy Date	2/1/20

Lot by Lot Development Information															
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates			
								Min	Max	Low	High	Year	# Units	Year	# Units
Single Family	3						2	3,200	3,500	650k	7000k	2020	3		
Townhomes															
Condos															
Apartments															
Other															

Please complete each section and return by email or fax to all:

WCPS

Debra Adams
dbadams@wcps.net

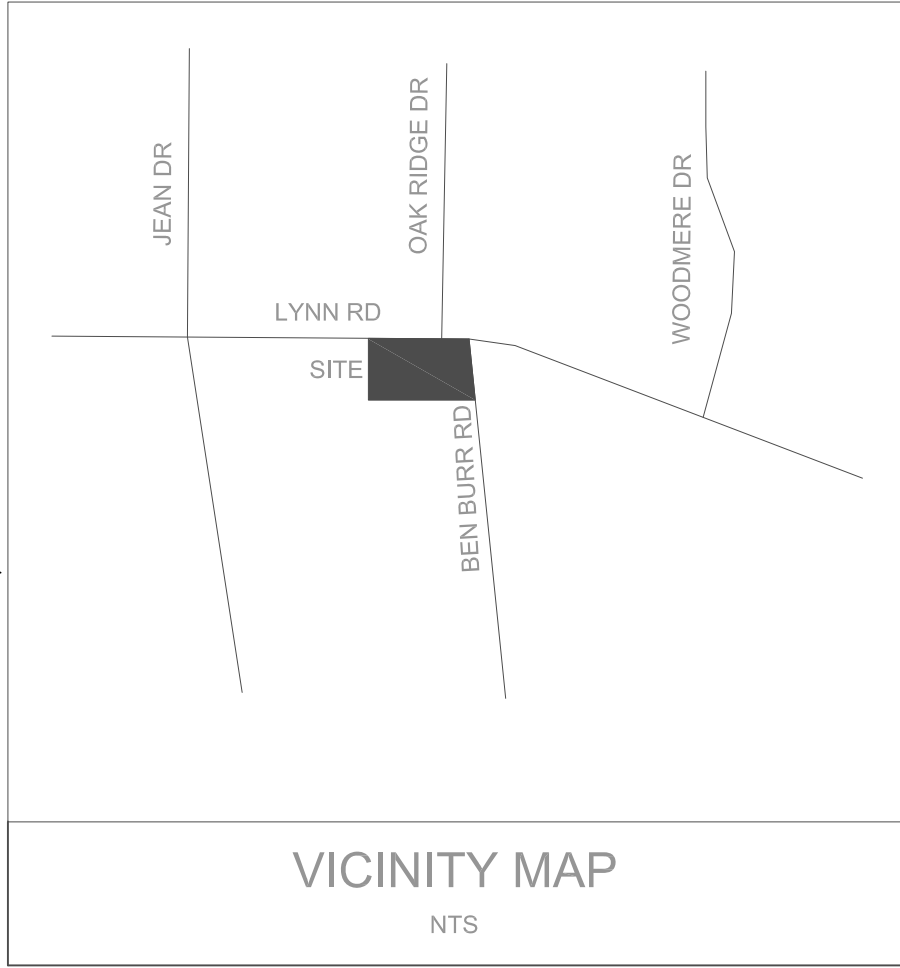
Judy Stafford
jstafford1@wcps.net

Fax: 919-431-7302

WAKE

Mike Ping
Mike.ping@wakegov.com

Fax: 919-856-6389



SUBDIVISION PLANS FOR LYNN ROAD-3 LOT SUBDIVISION 1801 LYNN ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: XX-XX-XX
CITY OF RALEIGH TRANSACTION #: XXXXXX

SITE EXEMPTION NOTES:

-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.

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD 'TODD' SMITH LAND SURVEYING DATED 01-09-19.
- 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 3720170600J DATED MAY 2, 2006.
- 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.

SHEET

C-1
C-2
C-3
C-4

C-5
C-6
D-1

DESCRIPTION

COVER
EXISTING CONDITIONS
PROPOSED SUBDIVISION PLAN
PROPOSED GRADING
AND STORMWATER PLAN
PROPOSED UTILITY PLAN
PROPOSED LANDSCAPING PLAN
DETAILS

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

CALL 48 HOURS
BEFORE YOU DIG



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

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
P-1533

ISSUED FOR
PERMITTING

DATE				
DESCRIPTION				
REV.				

COVER
LYNN ROAD-3 LOT SUBDIVISION
1801 LYNN ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19013
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 06/14/19
SCALE: N.T.S.

C-1

1 of 7

DEVELOPMENT SERVICES Preliminary Subdivision Plan Application

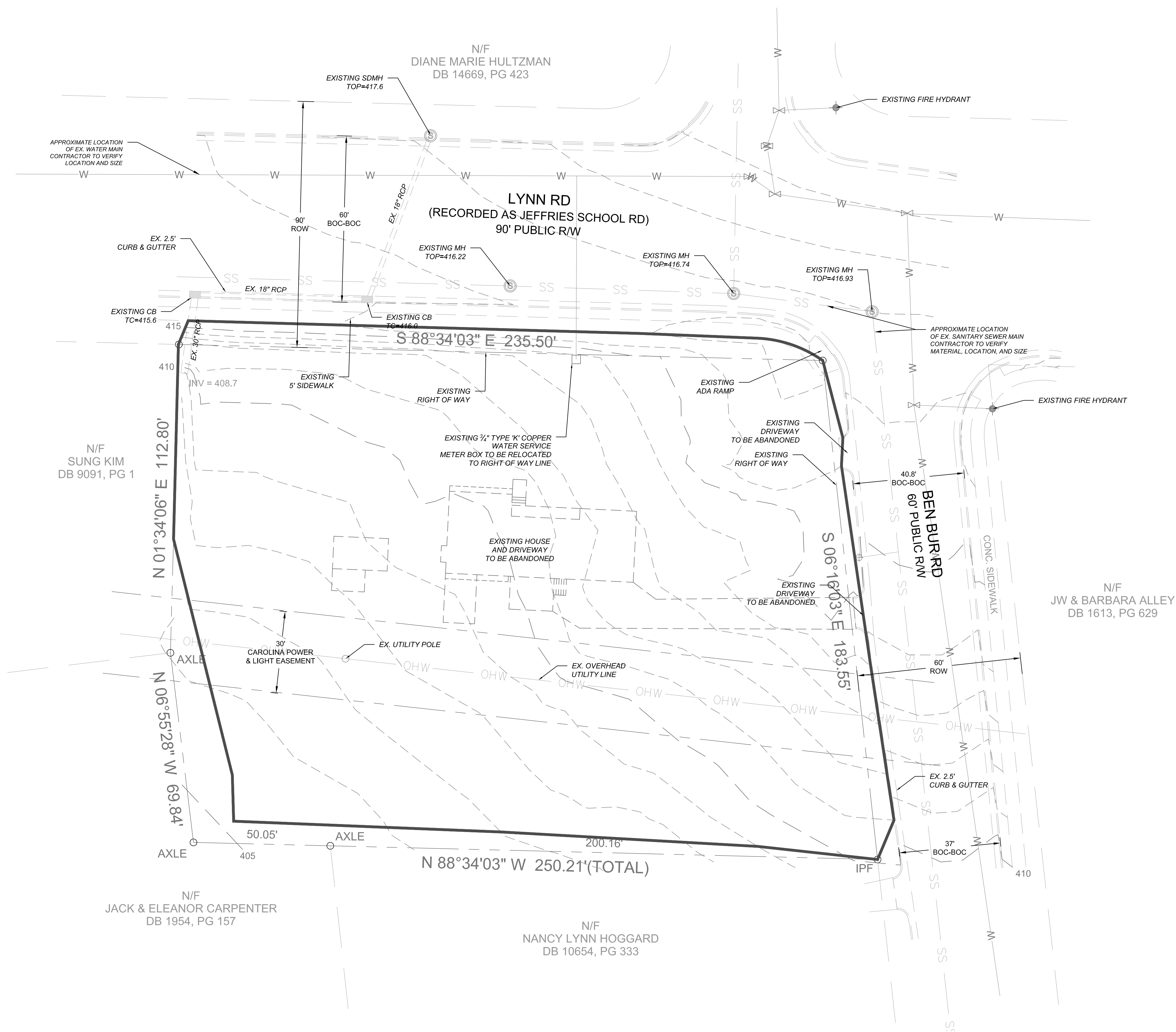
This form is used when submitting a Preliminary Subdivision (UDO Section 18.2.4). Please check the appropriate review type and include the plan checklist document.

Office Use Only: Transaction #:		Planning Coordinator:	
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court			
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.			
GENERAL INFORMATION			
Development name (subject to approval): Lynn Road-3 Lot Subdivision			
Property Address(es): 1801 Lynn Road			
Recorded Deed PIN(s): 0787-72-2547			
What is your project type? <input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Attached houses <input type="checkbox"/> Apartment <input type="checkbox"/> Non-residential <input type="checkbox"/> Other:			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: please attach purchase agreement when submitting this form.			
Company: Wahab Homes, LLC		Owner/Developer Name and Title: Keith Fiskum, Owner/Manager	
Address: 211 Sherbrooke Ct. Raleigh, NC 27612			
Phone #: 919-395-6418		Email: tony@pattersonbuilt.com	
APPLICANT INFORMATION			
Company: Crumpler Consulting Services		Contact Name and Title: Josh Crumpler, PE	
Address: 2308 Ridge Road, Raleigh NC 27612			
Phone #: 919-413-1704		Email: josh@crumplerconsulting.com	
DEVELOPMENT TYPE + SITE DATE TABLE			
(Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 1.03			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district: Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Conditional Use District (CUD) Case # Z: Board of Adjustment (BOA) Case # A:			

Page 1 of 2

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.14 Square Feet:	Proposed Impervious Surface: Acres: 0.28 Square Feet:
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	3
Proposed density for each zoning district (UDO 18.2.2.F): 2.9	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Joshua Crumpler, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy which states applications will expire after 180 days of inactivity.	
Signature: Keith Fiskum	Date: 7/14/19
Printed Name: Keith Fiskum	Date:
Signature:	Date:
Printed Name:	

Page 2 of 2



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road

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

ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE

SITE EXEMPTION NOTES:

-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.

NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 04-24-19.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720079700J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

EXISTING CONDITIONS

LYNN ROAD-3 LOT SUBDIVISION

1801 LYNN ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19013

DRAWN BY: JAC

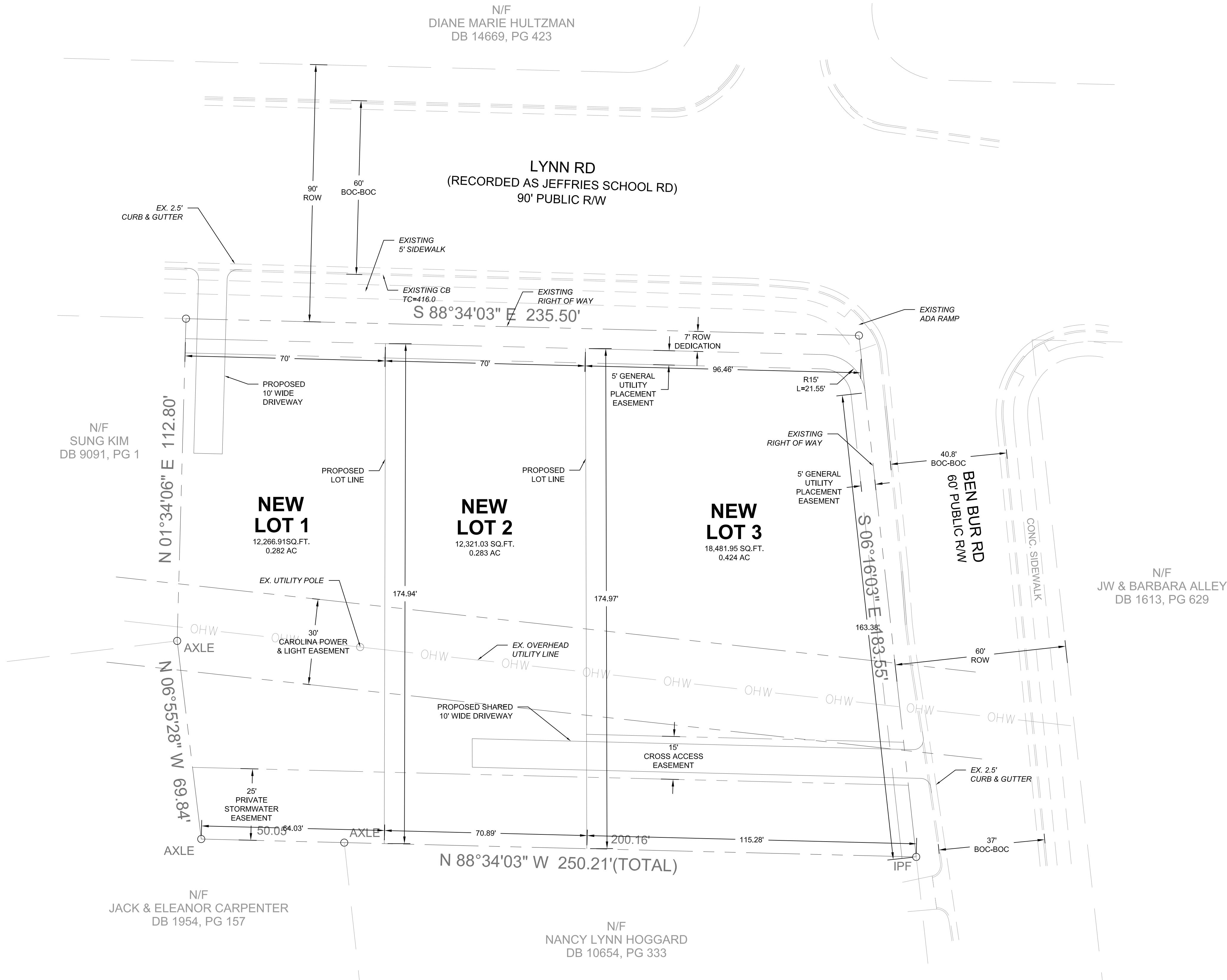
CHECKED BY: JAC

DATE: 06/14/19

SCALE: 1" = 20'

C-2

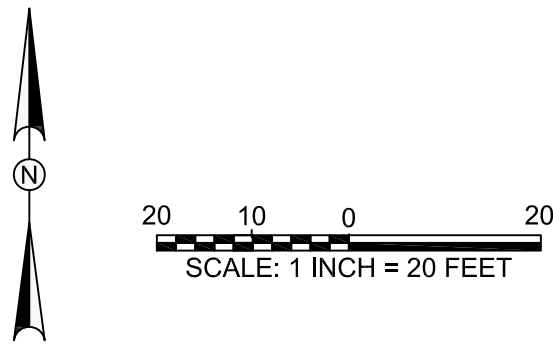
CAD FILE: D:\C3\Projects\2019\19013-Patterson Lynn Road\Basel LAYOUT: Site



LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE

SUMMARY INFORMATION
DEVELOPMENT NAME: LYNN ROAD-3 LOT SUBDIVISION
SITE ADDRESS: 1801 LYNN ROAD RALEIGH, NORTH CAROLINA
PIN NUMBER: 0797-72-2547
JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: R-4
TOTAL ACREAGE: 1.027 ACRES (44,756.79 SF) PROPOSED LOT 1: 0.282 ACRES (12,266.91 SF) PROPOSED LOT 2: 0.283 ACRES (12,321.03 SF) PROPOSED LOT 3: 0.424 ACRES (18,481.95 SF) DEDICATED RIGHT OF WAY: 0.039 ACRES (1,86.90 SF)
PROPOSED DENSITY: 3 UNITS/1.027 ACRES=2.92 U/A
BLOCK PERIMETER REQUIRED (MAX.): 6,000LF BLOCK PERIMETER PROVIDED: 7,814LF** **A VARIANCE HAS BEEN REQUESTED
RALEIGH CITIZENS ADVISORY COUNCIL (CAC): NORTH CAC
OWNER/DEVELOPER: PATTERSON CUSTOM BUILDERS 817 NEW BERN AVENUE, SUITE 4 RALEIGH, NORTH CAROLINA 27601
ENGINEER: CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

- SITE EXEMPTION NOTES:**
- 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.
- NOTES**
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 04-24-19.
 - 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 3720079700J DATED MAY 2, 2006.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
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CRUMPLER
Consulting Services, PLLC

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

ISSUED FOR PERMITTING

DATE					
DESCRIPTION					
REV.					

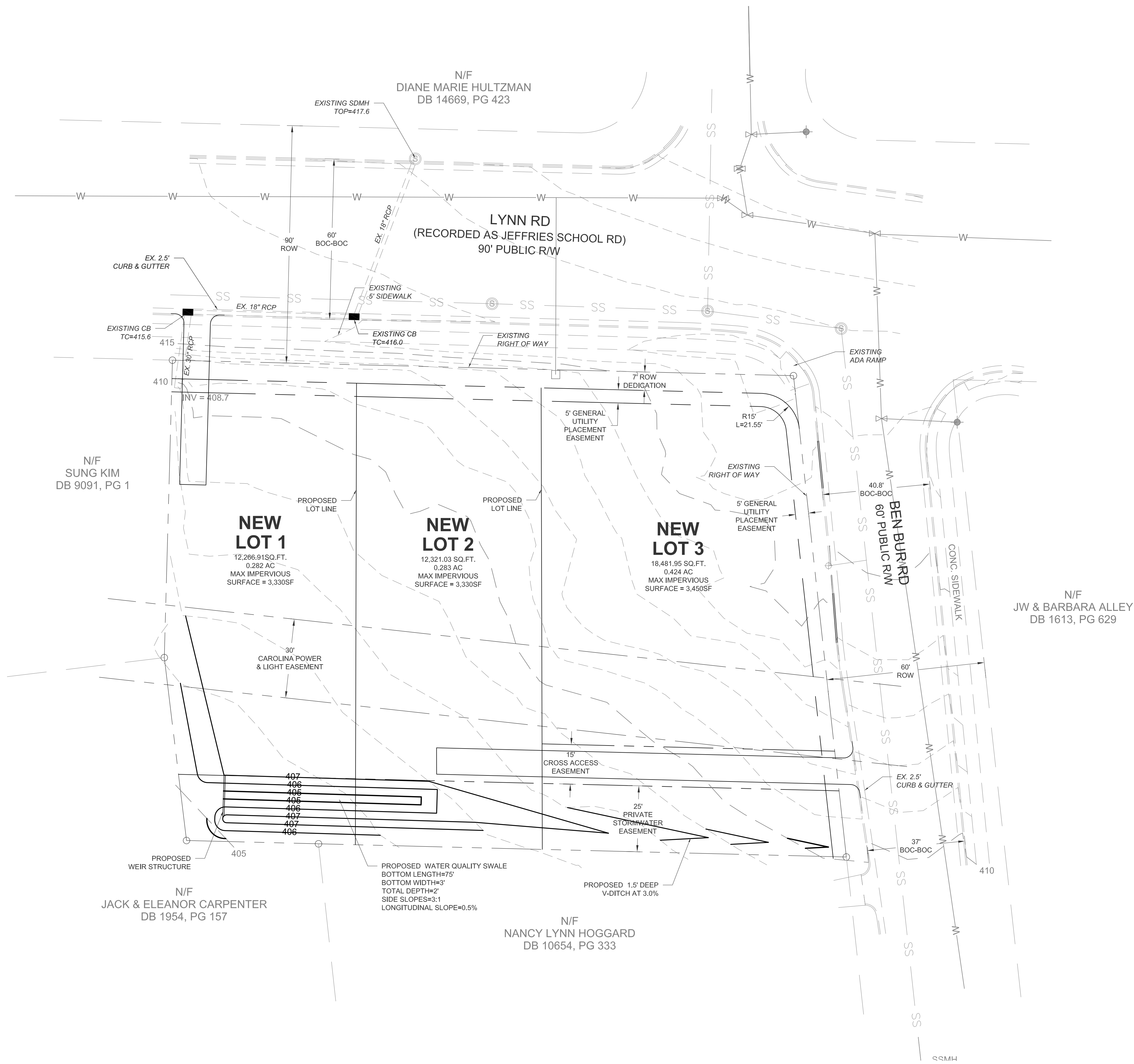
PROPOSED SUBDIVISION PLAN
LYNN ROAD-3 LOT SUBDIVISION
1801 LYNN ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19013
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	06/14/19
SCALE:	1" = 20'

C-3

3 of 7

CAD FILE: D:\C33\Projects\2019\19013-Patterson Lynn Road\Base\ LAYOUT: Grading Plan



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR

NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

TO SIMPLIFY DOCUMENTATION OF SELF-INSPECTION REPORTS AND NPDES SELF-MONITORING REPORTS, DWQ AND DEMLR DEVELOPED A COMBINED FORM. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSED AT: [HTTP://PORTAL.NCDENR.ORG/WEB/LR/EROSION](http://portal.ncdenr.org/web/lr/erosion)

IF YOU HAVE QUESTIONS OR CANNOT ACCESS THE FORM, PLEASE CONTACT THE WASHINGTON REGIONAL OFFICE AT (252)946-6481.

ADA NOTES

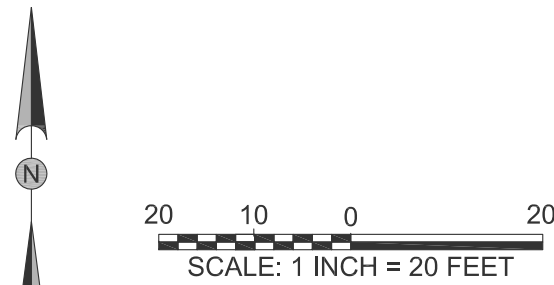
1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012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

SITE EXEMPTION NOTES:

-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.

NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 04-24-19.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720079700J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



ISSUED FOR PERMITTING

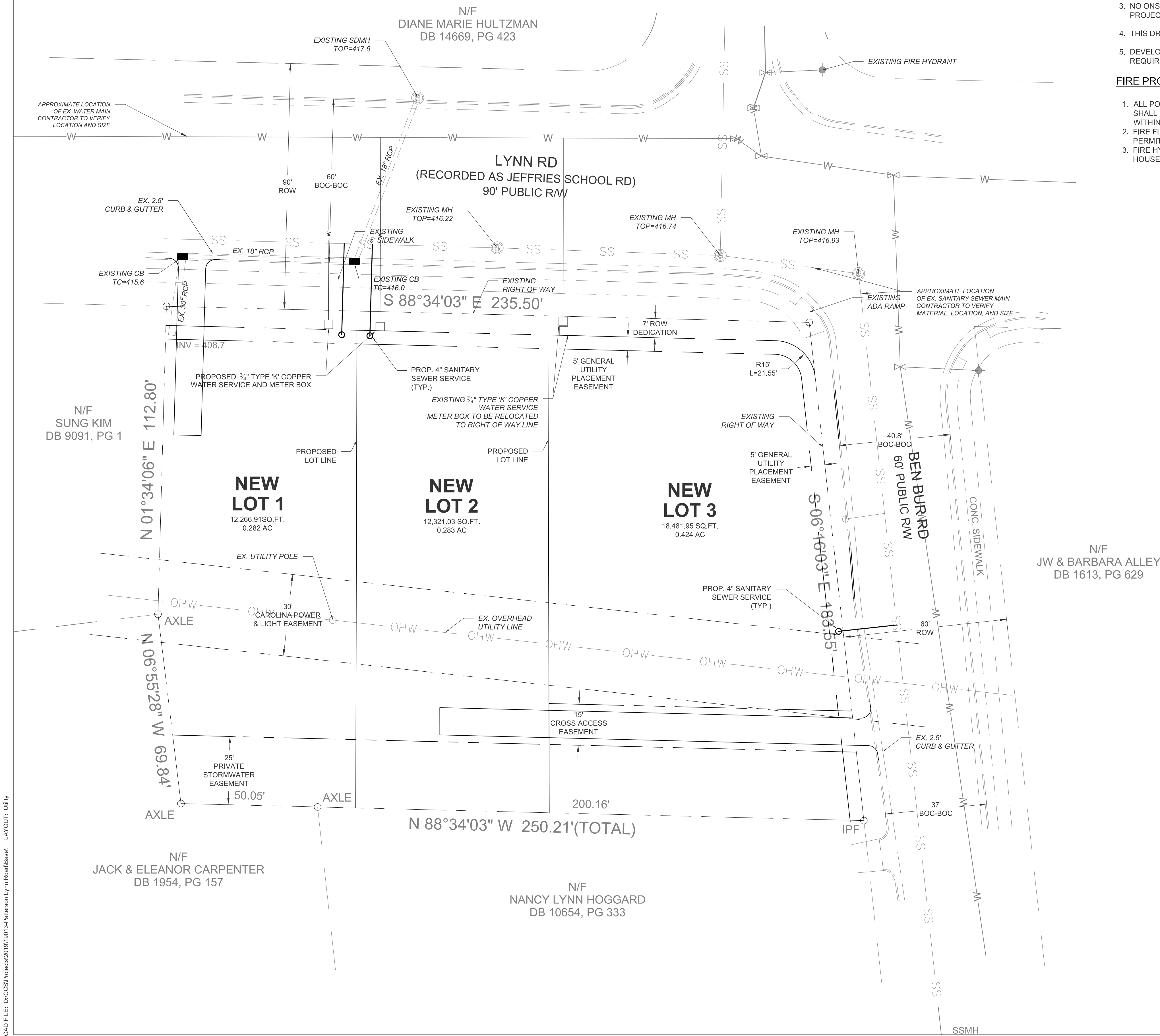
DATE					
DESCRIPTION					
REV.					

GRADING PLAN

LYNN ROAD-3 LOT SUBDIVISION
1801 LYNN ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19013
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	06/14/19
SCALE:	1" = 20'

CAD FILE: D:\C05\Projects\2019\19013-Patterson Lynn Road\Basel LAYOUT: Utility



SITE EXEMPTION NOTES:

-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.

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY CHANCE SURVEYING CO., PA DATED 04-24-19.
- 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 3720079700J DATED MAY 2, 2006.
- 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.

FIRE PROTECTION NOTES:

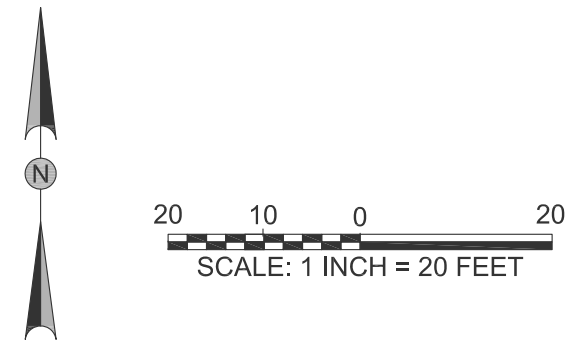
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE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

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
--- OHW --- OHW --- OHW ---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
--- SS --- SS --- SS ---	EXISTING SANITARY SEWER
--- W --- W ---	EXISTING WATER LINE

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 & 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.



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-333-1704
P-1533

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DATE	DESCRIPTION	REV.

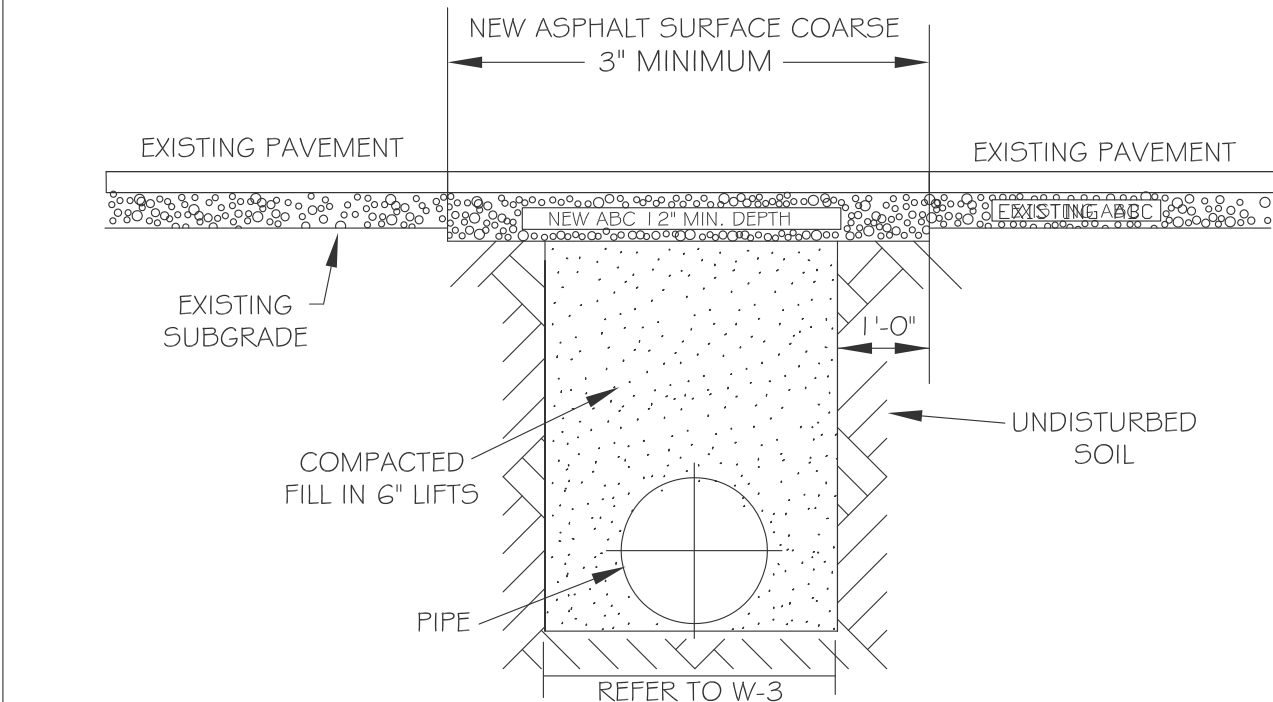
UTILITY PLAN

LYNN ROAD-3 LOT SUBDIVISION

1801 LYNN ROAD
RALEIGH, NORTH CAROLINA

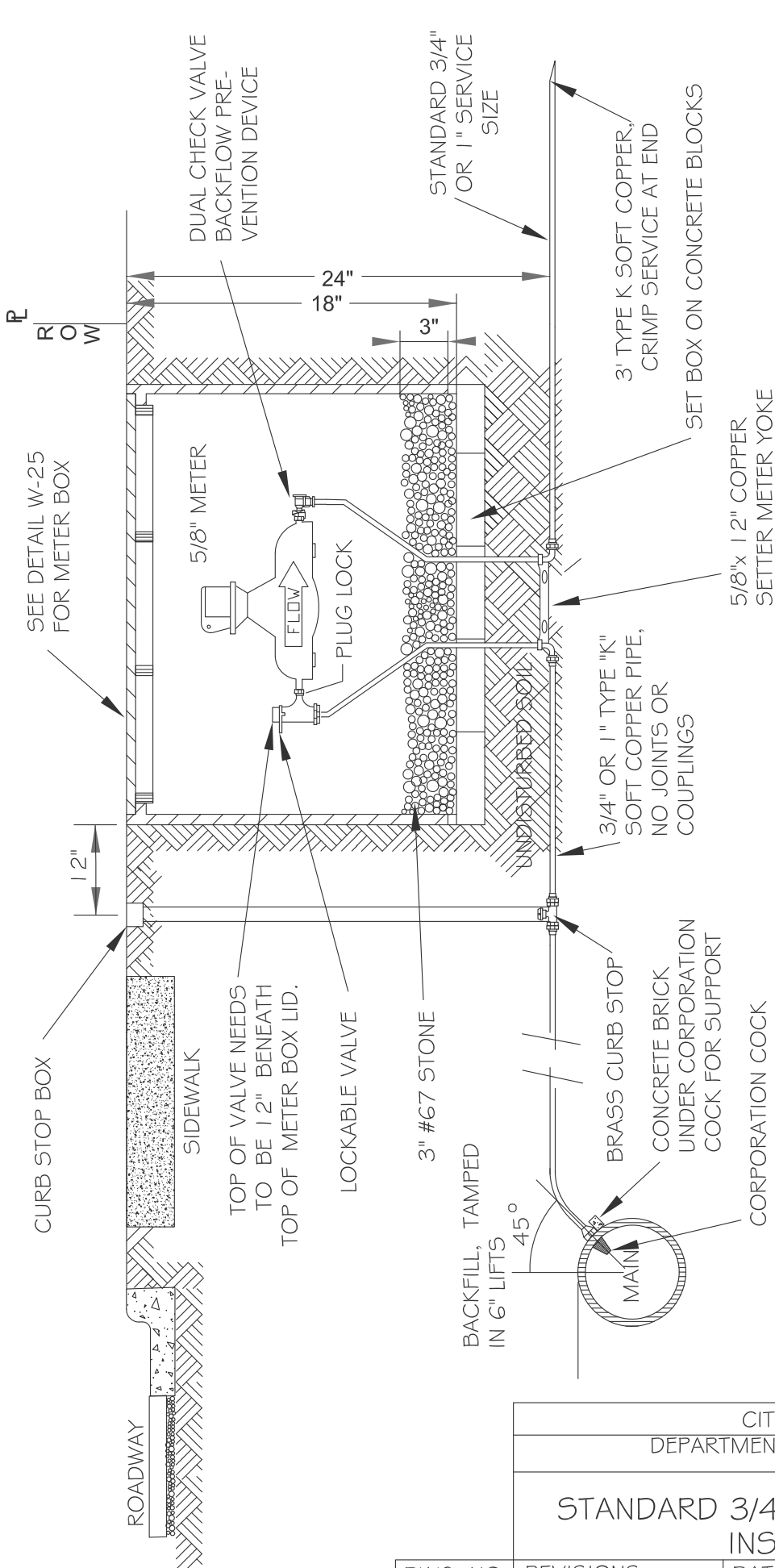
PROJECT NO.:	19013
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	06/14/19
SCALE:	1" = 20'

C-5



- NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
 2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
 3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
 4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
 5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
 6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
 7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
 8. NO HAND PATCHING ALLOWED.
 9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

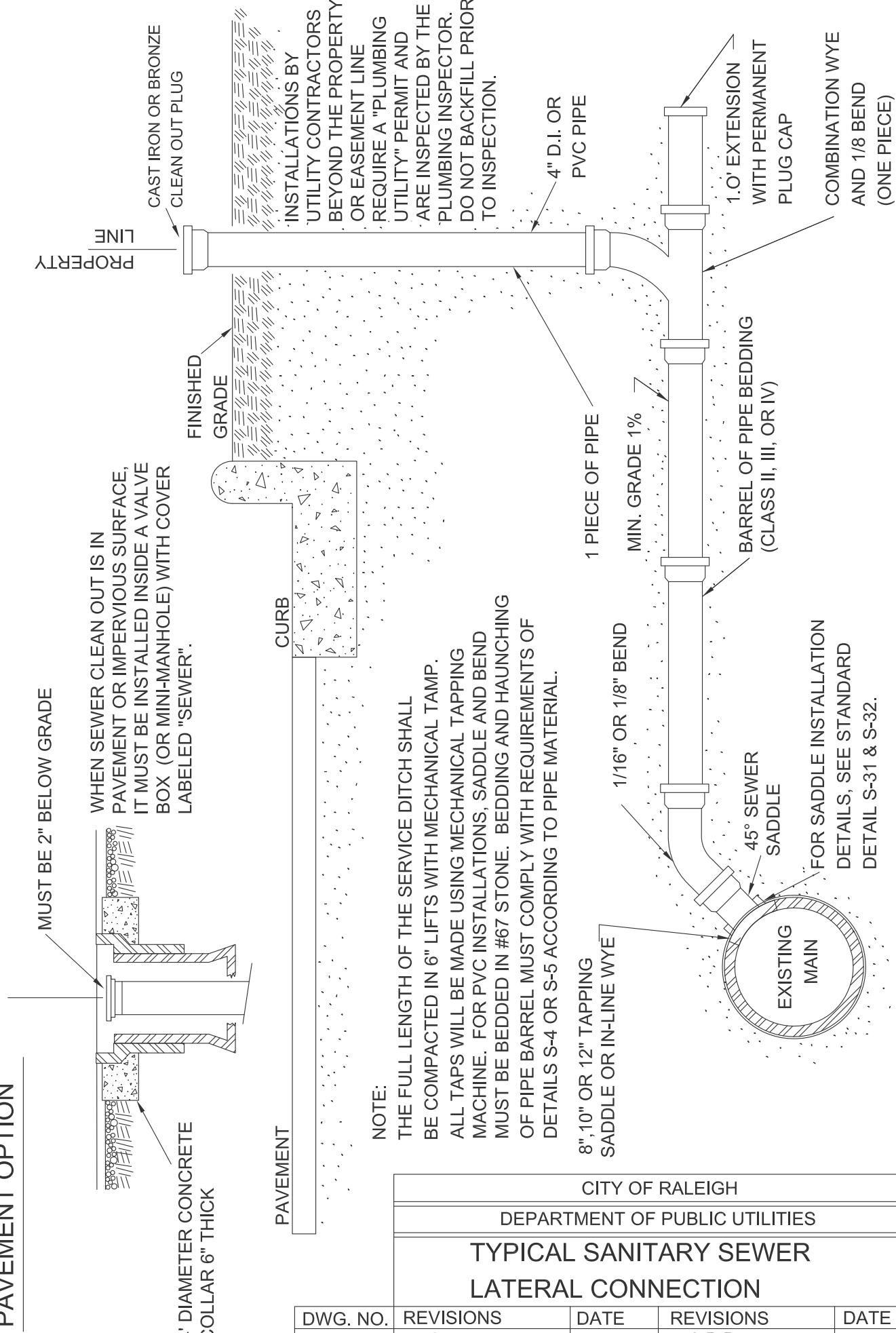
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	181	9-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10



- NOTES:
1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHILMBERGER.
 2. DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 16" LINE.
 3. ALL TAPS SHALL BE MADE WITH AN APPROVED INDUSTRIAL CRIMP CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR METAL.
 4. WHEN THE GRADE CHANGES ON EXISTING SERVICES - A COPPER RESETTER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
 5. CURB STOP BOX SHALL HAVE PLUG STYLE LID WITH PENTAGON BOLT. 1 - 1/4" STEEL UPPER SECTION, AND ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD 3/4" x 1" WATER SERVICE INSTALLATION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-6-04		
	D.H.L.	6/18/05		

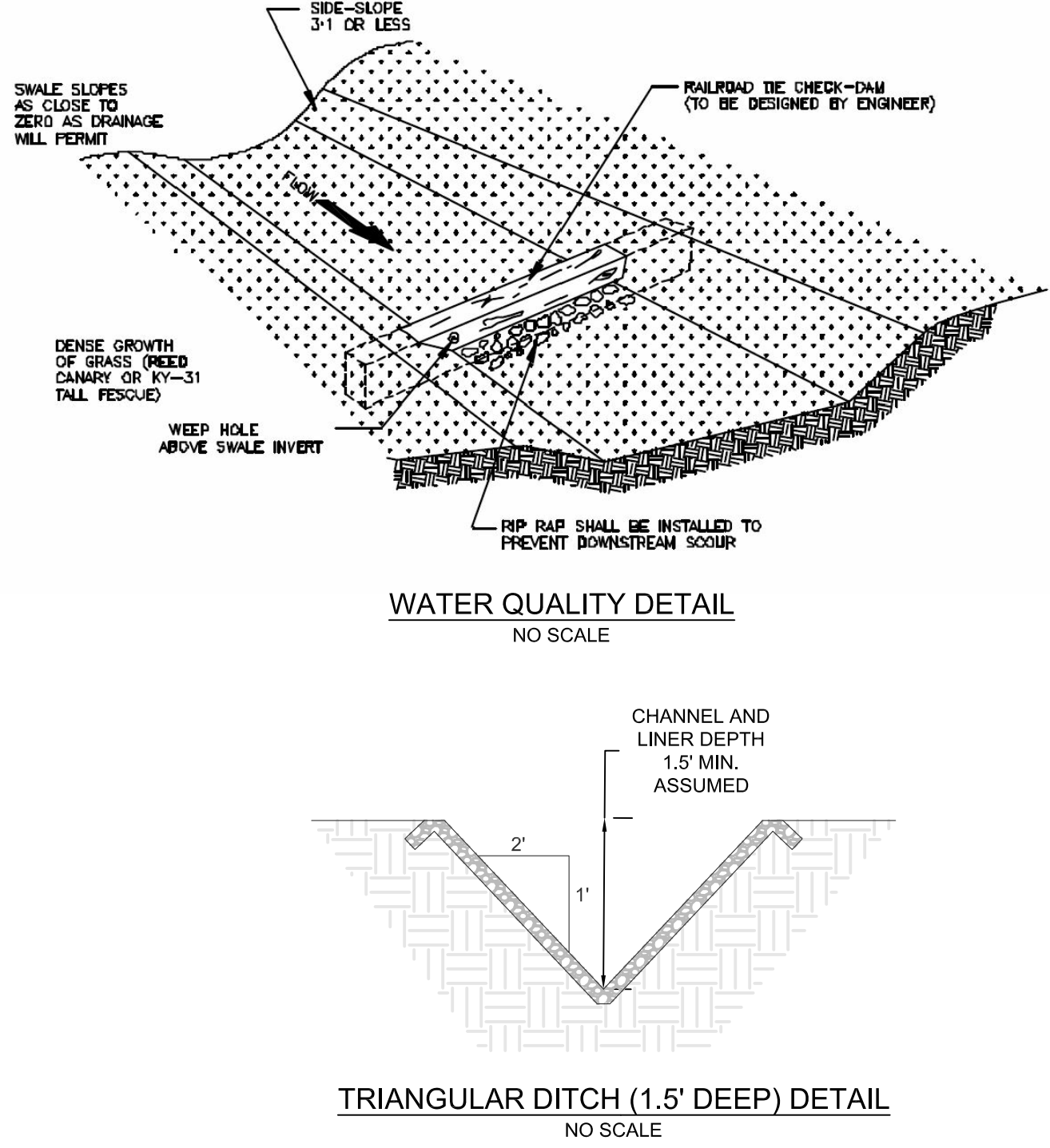
PAVEMENT OPTION



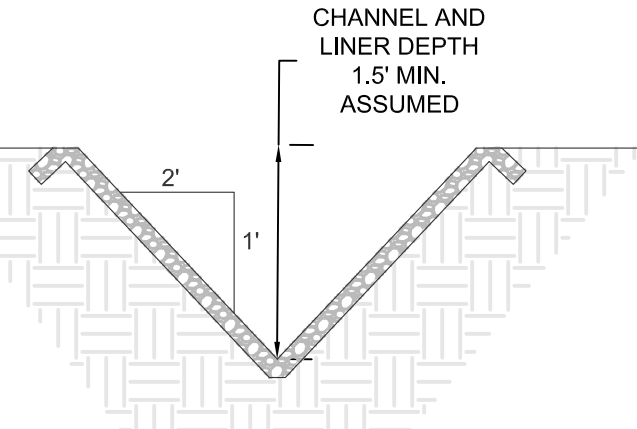
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER LATERAL CONNECTION				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08

- NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHEN THE TRACER WIRE IS DISCONTINUOUS, IT SHALL BE SECURELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL CRIMP CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR METAL.
 2. THE CLEANOUT AT THE RIGHT OF WAY AND OR EASEMENT SHALL SERVE AS THE TEST PORT WITH THE TRACING WIRE BROUGHT UP OUTSIDE THE CLEANOUT ASSEMBLY AND WRAPPED AROUND THE STACK TWICE AT A DEPTH OF APPROXIMATELY 12" BELOW GRADE.
 3. SPLICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND THE LATERAL TRACER WIRE. THE MAIN LINE TRACER WIRE SHALL REMAIN VISIBLE AND REMAINS VOID OF ANY TRACER WIRE PROVIDE AN ANGLE FOR THE TRACING WIRE TERMINATION AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN.

CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
TYPICAL SANITARY SEWER LATERAL TRACER WIRE				
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	WKD	9-14		



TRIANGULAR DITCH (1.5' DEEP) DETAIL
NO SCALE



WATER QUALITY DETAIL
NO SCALE

DETAILS

LYNN ROAD-3 LOT SUBDIVISION

1801 LYNN ROAD

RALEIGH, NORTH CAROLINA

PROJECT NO.:	19013
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SCALE:	N.T.S.

D-1

ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE