



# 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		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Annabelle				
Property Address(es): 2310, 2314, 2316 Doran Place				
Recorded Deed PIN(s): 1725600550, 1725600644, 1725600744				
<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> Doran Place LLC	
Company: Doran Place LLC	Title: Stewart H. Corchiani, Manager
Address: 1106 Harvey St., Raleigh, NC 27608	
Phone #: 919 601-0713	Email: scorchiani@gmail.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:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

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

Gross site acreage: 1.116 acre			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>	
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) <u>6,305 SF</u> Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots: 7	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 7	Total # Dwelling Units: 14	
Proposed density for each zoning district (UDO 1.5.2.F): 12.544		

**SIGNATURE BLOCK**

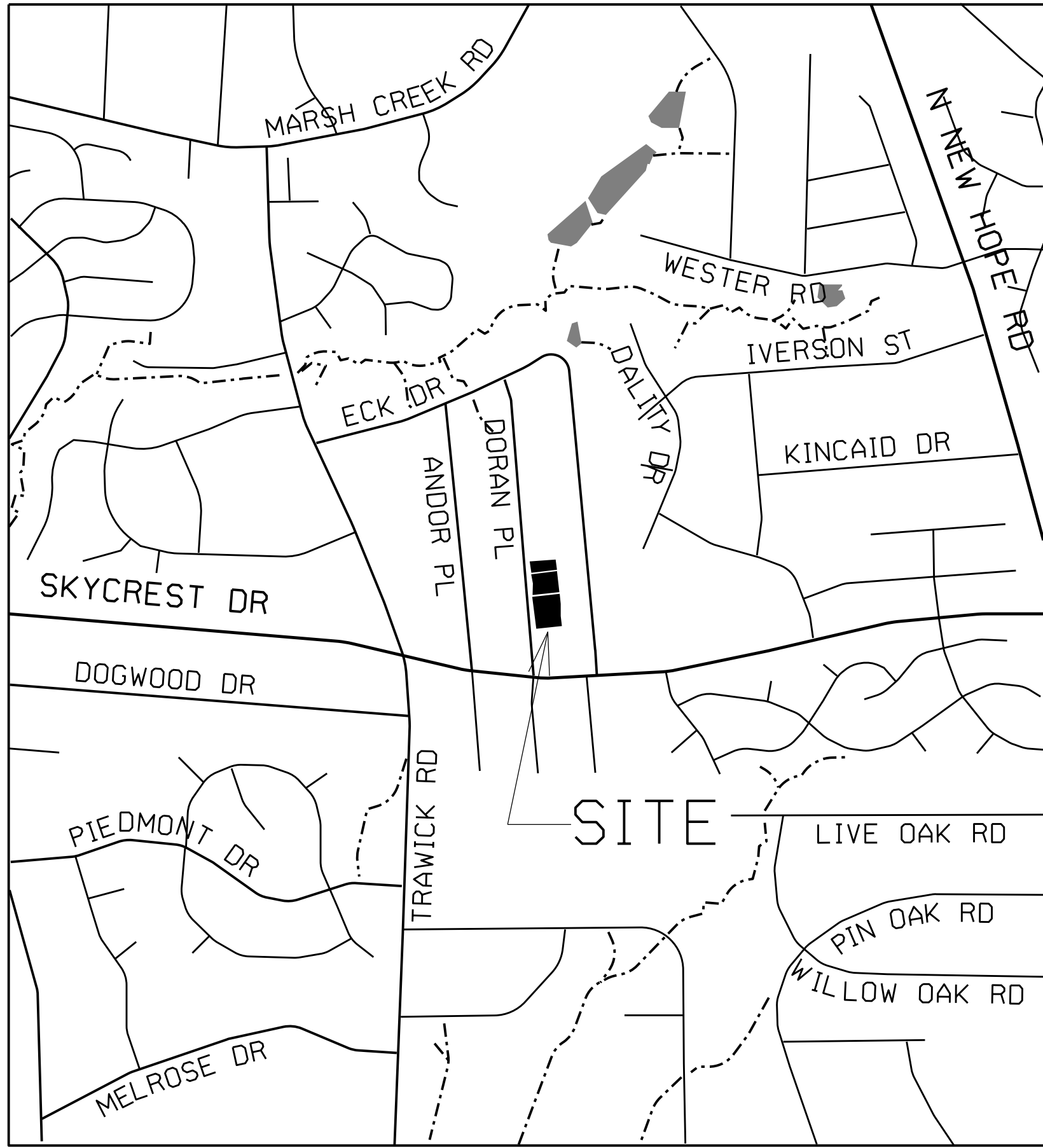
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

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).

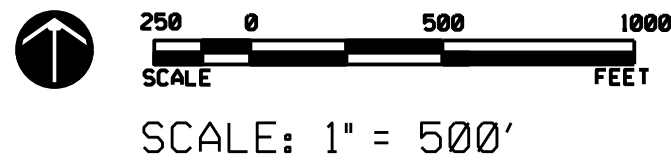
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of 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: <u>Stewart Cordiani</u>	Date: 7/13/2023
Printed Name: Stewart Cordiani	
Signature:	Date:
Printed Name:	



VICINITY MAP



SCALE: 1" = 500'

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	U-1	UTILITY PLAN
5	S-1	STORMWATER PLAN
6	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.

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.

# ANNABELLE

2310, 2014, 2316 DORAN PLACE.  
RALEIGH, NORTH CAROLINA

OWNER:  
DORAN PLACE, LLC  
1924 FAIRFIELD DR.  
RALEIGH, NC 27608  
OFFICE PHONE - 919 601-0713  
CONTACT:  
STEWART HARRIS CORCHIANI

## SITE DATA

ADDRESS: 2310, 2314, 2316 DORAN PLACE., RALEIGH  
PIN #: 1725600550, 1725600644, 1725600744  
TOTAL GROSS ACREAGE: 48,616 SF, 1.116 AC  
TOTAL NET ACREAGE: 48,616 SF, 1.116 AC  
ZONING: R-6  
BOOK OF MAPS 1953, PAGE 59  
BOOK OF MAPS 2004, PAGE 2296  
DB - 18768, PG - 558  
LAND CLASS: VACANT  
WATERSHED: CRABTREE CREEK WATERSHED  
NEUSE RIVER BASIN

PROPOSED USE - SINGLE FAMILY RESIDENTIAL LOTS

THE SITE IS A SUBDIVISION OF LOTS 4 - 9, SECTION 4,  
SKYCREST VILLAGE

TOTAL SURFACE AREA FOR LOT = 48,616 SF - 1.116 ACRES - GROSS  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 6,305 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOTS 4 - 9 = 12.97%

PROPOSED USE - SEVEN RESIDENTIAL LOTS

LOT 1 - 7,158 SF - 0.16 AC  
LOT 2 - 6,855 SF - 0.16 AC  
LOT 3 - 6,876 SF - 0.16 AC  
LOT 4 - 6,803 SF - 0.16 AC  
LOT 5 - 6,882 SF - 0.16 AC  
LOT 6 - 6,889 SF - 0.16 AC  
LOT 7 - 7,153 SF - 0.16 AC

PROJECTED WASTEWATER FLOW = 6,720 GPD  
14 DWELLINGS X 4 BEDROOMS X 120 GRP

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Page 1 of 2

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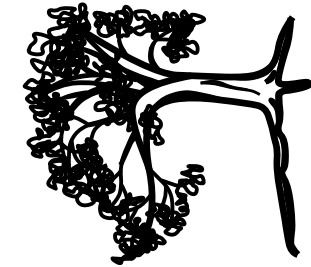
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Signature: <u>Stewart Corchiani</u>	Date: 7/13/2023
Printed Name: <u>Stewart Corchiani</u>	
Signature: _____	Date: _____
Printed Name: _____	

Page 2 of 2

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN INFORMATION, IS THE PROPERTY OF THE CITY OF RALEIGH. IT IS TO BE USED FOR THE PURPOSES FOR WHICH IT WAS SUBMITTED AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF RALEIGH. FOR MORE INFORMATION, CONTACT THE CITY OF RALEIGH, PLANNING AND DEVELOPMENT DEPARTMENT, 101 W. MAIN ST., SUITE 202, RALEIGH, NC 27601. 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:

RALEIGH CASE NUMBER:

SCALE: NTS  
DATE: APRIL 5, 2023  
SHEET NO.:  
COVER SHEET  
CO-1  
SEQUENCE NO. 1 OF 6

SITE DATA:

PIN NUMBER - 1725600550, 1725600644, 1725600744  
ADDRESS: 2310, 2314, 2316 DORAN PL., RALEIGH  
LOTS 4 - 9, SECTION 4, SKYCREST VILLAGE  
BOM 1953, PAGE 59; BOM 2004, PAGE 2296  
DB 18768, PAGE 558  
TOTAL ACREAGE - 48,616 SF - 1.117 AC  
EXISTING IMPERVIOUS AREA - 6,305 SF - 0.145 AC  
LOT 4 - HOUSE - 1,183 SF, SHED 1 - 129 SF,  
GRAVEL DRIVE - 1,162 SF, SHED 2 - 59 SF  
LOT 5 - GRAVEL DRIVE - 383 SF  
LOT 7 - CONCRETE DRIVE - 1,306 SF, HOUSE - 1,751 SF  
WALK - 171 SF, SHED - 110 SF, WELL HOUSE - 51 SF  
EXISTING HOUSES / SHEDS / DRIVES TO BE DEMOLISHED  
AREA OF DISTURBANCE FOR DEMOLITION = 14,373 SF

ZONING - R-6  
WATERSHED - CRABTREE CREEK  
RIVER BASIN - NEUSE  
JURISDICTION - RALEIGH

2321 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508738  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2319 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508742  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2317 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508646  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2315 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508650  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2313 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508564  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2311 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508468  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2309 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508462  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2318 DORAN PL  
LARRY & HELEN STRICKLAND  
PIN# 1725600830  
DB: 004854, PG: 00922  
USE: VACANT  
ZONING - R-6

2321 DORETY PL  
JOHN GRAEBER  
PIN# 1725601861  
DB: 008673, PG: 01211  
USE: VACANT  
ZONING - R-6

2319 DORETY PL  
JOHN GRAEBER  
PIN# 1725601765  
DB: 003404, PG: 00984  
USE: VACANT  
ZONING - R-6

2313 DORETY PL  
CLINTON & KRISTI MOSER  
PIN# 1725601683  
DB: 014796, PG: 01692  
USE: SINGLE FAMILY  
ZONING - R-6

2311 DORETY PL  
JESSE PRICE TRUST  
PIN# 1725601581  
DB: 015332, PG: 00372  
USE: VACANT  
ZONING - R-6

2307 DORETY PL  
CHASE BOYER  
PIN# 1725601490  
DB: 14-E, PG: 03085  
USE: SINGLE FAMILY  
ZONING - R-6

2304 DORAN PL  
LELAND & SUZETTE STROUD  
PIN# 1725600378  
DB: 018490, PG: 02095  
USE: VACANT  
ZONING - R-6

PROPERTY NOTES:

- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, C-1525, 333 S WHITE ST. P.O. BOX 1253, WAKE FOREST, NC 27588, PHONE NUMBER: 919 556-3148, ENTITLED 'ANNEXATION SURVEY FOR DORAN PLACE, LLC' AND DATED 6-8-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

EXISTING STATE ROAD  
18' PAVEMENT, 60' PUBLIC R/W  
WITH DITCH SECTION AND NO  
WALK ON EITHER SIDE

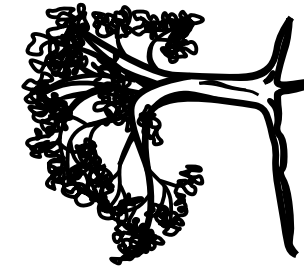
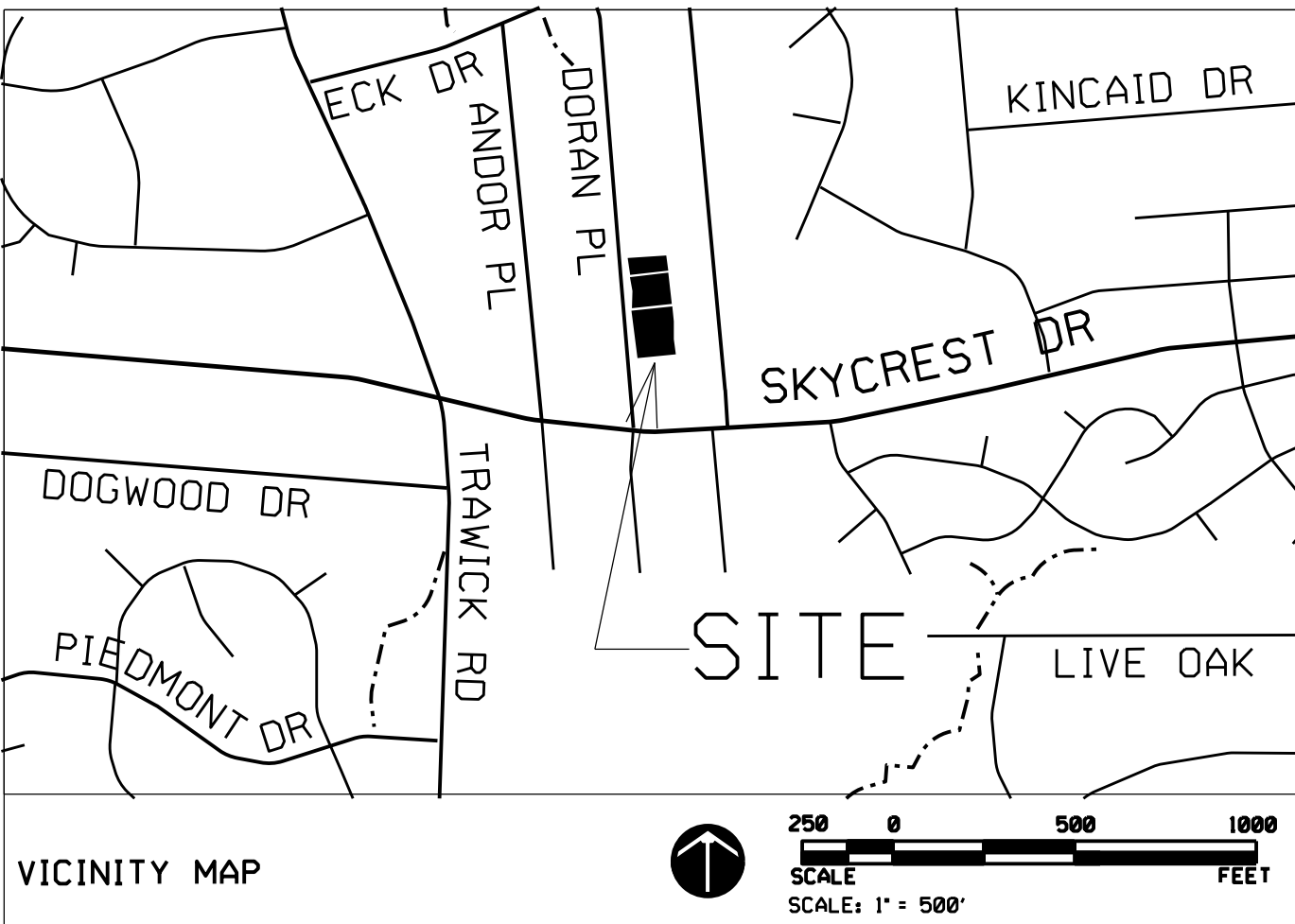


LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SS SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WM WATER METER
- WV WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- EXISTING TREES
- EXISTING OVERHEAD POWER LINE



SCALE: 1" = 20'



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN: AAP  
APPROVED:

ANNABELLE  
2310, 2314, 2316 DORAN PLACE, RALEIGH NC

DORAN PLACE, LLC  
P.O. BOX 6025  
RALEIGH, NC 27628

RALEIGH CASE NUMBER:

SCALE: NTS  
DATE: APRIL 5, 2023  
SHEET NO.:

EXISTING  
CONDITIONS  
EC-1

SEQUENCE NO. 2 OF 6

SITE DATA:

PIN NUMBER - 1725600550, 1725600644, 1725600744  
ADDRESS: 2310, 2314, 2316 DORAN PL., RALEIGH  
TOTAL GROSS ACREAGE - 48,616 SF - 1.116 AC  
TOTAL NET ACREAGE - 48,616 SF - 1.116 AC  
AREA OF RIGHT OF WAY DEDICATION - 0 SF  
LOT 1 - 7,153 SF - 0.16 AC  
LOT 2 - 6,855 SF - 0.16 AC  
LOT 3 - 6,876 SF - 0.16 AC  
LOT 4 - 6,803 SF - 0.16 AC  
LOT 5 - 6,882 SF - 0.16 AC  
LOT 6 - 6,889 SF - 0.16 AC  
LOT 7 - 7,158 SF - 0.16 AC

EXISTING IMPERVIOUS AREA - 6,305 SF - 0.145 AC  
2310 - HOUSE - 1751, DRIVE - 1306,  
SHEDS - 159, WALK - 171 = 3,387 SF  
2314 - DRIVE - 383 SF  
2316 - HOUSE - 1183, DRIVE - 1162,  
SHEDS - 187 = 2,532 SF  
ZONING - R-6

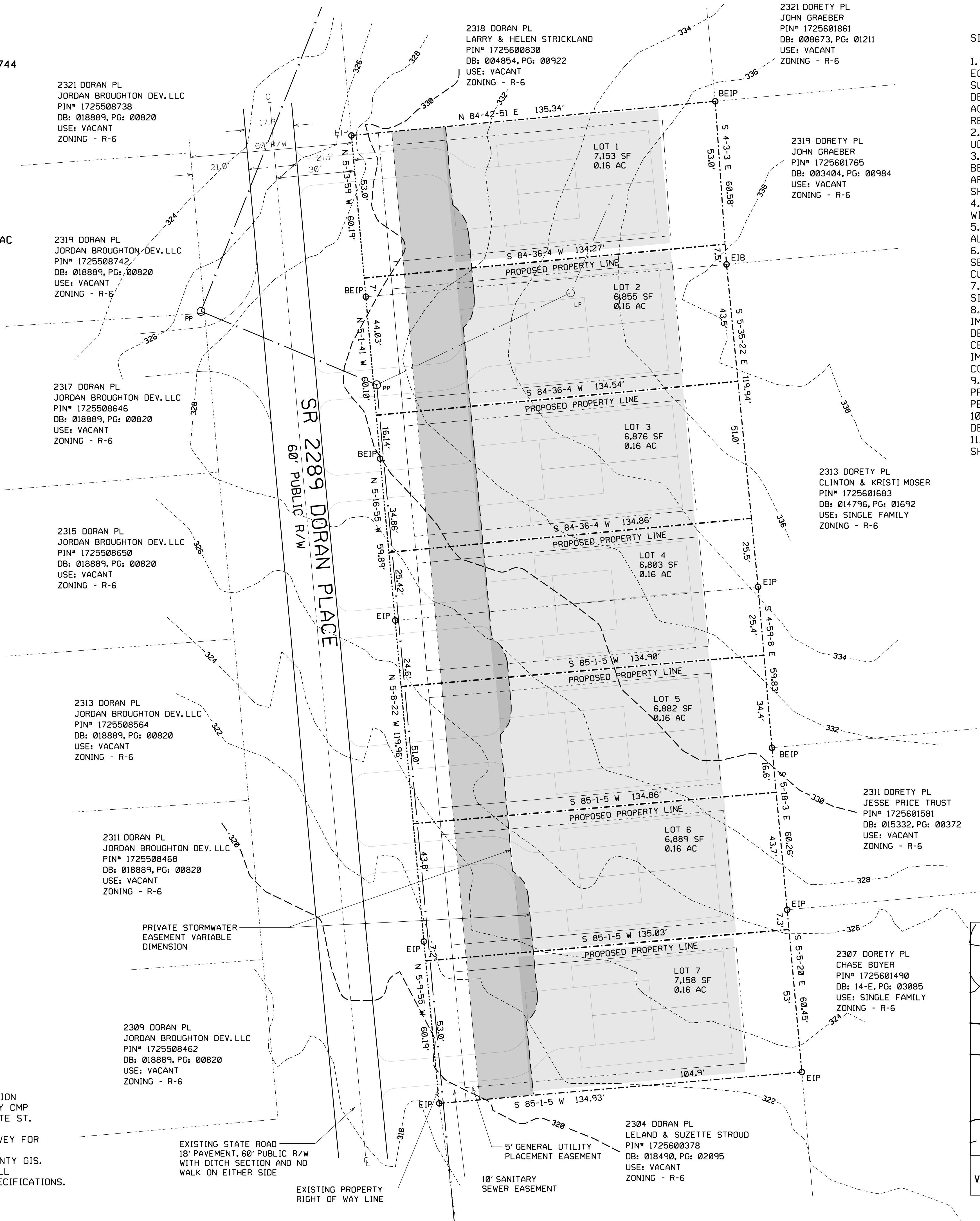
IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -  
53.2' FRONTAGE FOR FUTURE 6' WALK = 319 SF  
(7,153 X .51) - 319 = 3,278.03 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,278.03 SF  
LOT 2 -  
51' FRONTAGE FOR FUTURE 6' WALK = 306 SF  
(6,855 X .51) - 306 = 3,190.05 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,190.05 SF  
LOT 3 -  
51' FRONTAGE FOR FUTURE 6' WALK = 306 SF  
(6,876 X .51) - 306 = 3,200.76 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,200.76 SF  
LOT 4 -  
50.02' FRONTAGE FOR FUTURE 6' WALK = 300.12 SF  
(6,803 X .51) - 300.12 = 3,169.41 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,169.41 SF  
LOT 5 -  
51' FRONTAGE FOR FUTURE 6' WALK = 306 SF  
(6,882 X .51) - 306 = 3,203.82 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,203.82 SF  
LOT 6 -  
51' FRONTAGE FOR FUTURE 6' WALK = 306 SF  
(6,889 X .51) - 306 = 3,207.39 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,207.39 SF  
LOT 7 -  
53' FRONTAGE FOR FUTURE 6' WALK = 318 SF  
(7,158 X .51) - 318 = 3,332.58 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,332.58 SF

PRIMARY STREET FOR ALL LOTS - DORAN PLACE

PROPERTY NOTES:

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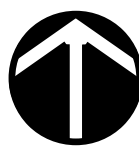


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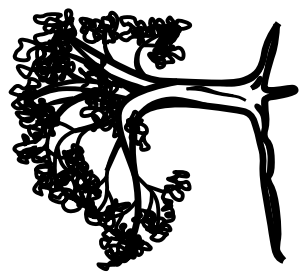
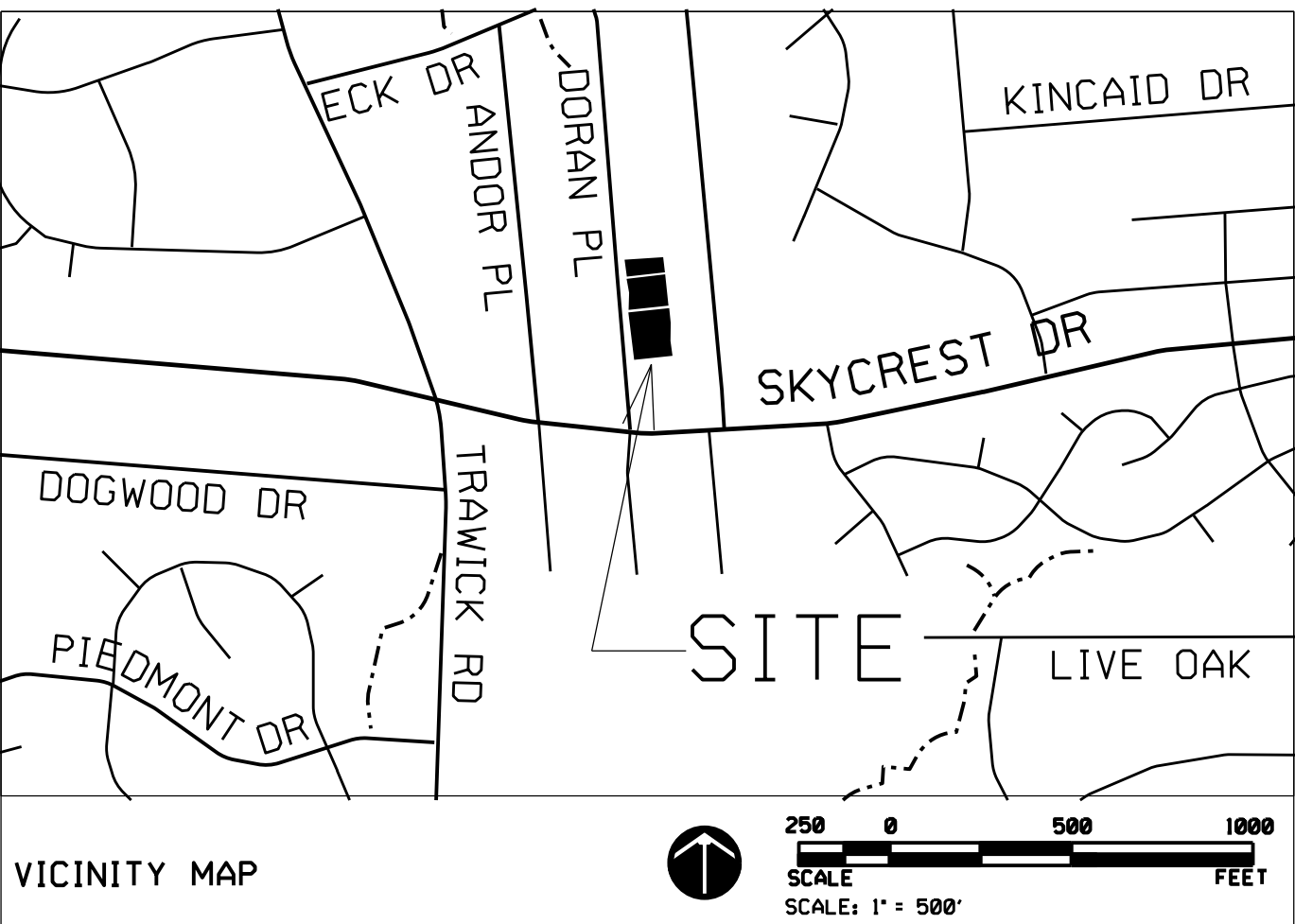
- THE TOTAL AREA FOR DEVELOPMENT OF THE SEVEN LOTS EQUALS 48,616 SF - 1.116 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE REQUIRED TO PROVIDE ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
- THE SITE IS 1.116 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSES, WALKS AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- THE SITE IS LOCATED ALONG DORAN PLACE, S.R. 2289. THIS STREET SECTION CONTAINS A DITCH ALONG THE PAVEMENT WITH NO SIDEWALK OR CURB AND GUTTER. NO STREET TREES ARE PROPOSED FOR THIS SITE.
- DORAN PLACE IS AN NCDOT ROAD. IT HAS A DITCH SECTION. NO SIDEWALK IS A PART OF THAT SECTION AND NO SIDEWALK IS PROPOSED.
- 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.
- THE SUBDIVISION PLAN CREATES SEVEN LOTS. EACH LOT IS PROPOSED TO BE DEVELOPED WITH A TWO-UNIT TOWNHOME AS PER THE UDO 2.2.2 AND 2.2.3.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
- ANY SEPTIC AND WELL COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER WAKE COUNTY ENVIRONMENTAL STANDARDS.

LEGEND:

- EXISTING TOPOGRAPHY
- OVERHEAD POWER LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- 50' X 80' MIN. LOT DIMENSIONS



SCALE: 1" = 20'



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

ANNABELLE  
2310, 2314, 2316 DORAN PLACE, RALEIGH NC

DORAN PLACE, LLC  
P.O. BOX 6025  
RALEIGH, NC 27628

RALEIGH CASE NUMBER:

SCALE: NTS  
DATE: APRIL 5, 2023  
SHEET NO.:  
PROPOSED  
SUBDIVISION  
LAYOUT  
SP-1  
SEQUENCE NO. 2 OF



THE LOCAL ONE-CALL NETWORK MUST BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE AMERICAN PUBLIC WORKS ASSOCIATION UTILITY LOCATION & COORDINATION COUNCIL UNIFORM COLOR CODE IS:

RED - ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES.  
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS  
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT  
BLUE - WATER, IRRIGATION AN SLURRY LINES  
GREEN - SEWERS AND DRAIN LINES  
PINK - TEMPORARY SURVEY MARKINGS.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITH THE PROJECT SITE.

PROPERTY NOTES:

- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY CMP PROFESSIONAL LAND SURVEYORS, C-1525, 333 S WHITE ST. P.O. BOX 1253, WAKE FOREST, NC 27588, PHONE NUMBER: 919 556-3148, ENTITLED 'ANNEXATION SURVEY FOR DORAN PLACE, LLC' AND DATED 6-8-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

EXISTING STATE ROAD  
18' PAVEMENT, 60' PUBLIC R/W  
WITH DITCH SECTION AND NO  
WALK ON EITHER SIDE

2304 DORAN PL  
LELAND & SUZETTE STROUD  
PIN# 1725600378  
DB: 018490, PG: 02095  
USE: VACANT  
ZONING - R-6

2321 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508738  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2319 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508742  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2317 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508646  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2315 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508650  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2313 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508564  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2311 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508468  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2309 DORAN PL  
JORDAN BROUGHTON DEV. LLC  
PIN# 1725508462  
DB: 018889, PG: 00820  
USE: VACANT  
ZONING - R-6

2318 DORAN PL  
LARRY & HELEN STRICKLAND  
PIN# 1725600830  
DB: 004854, PG: 00922  
USE: VACANT  
ZONING - R-6

2321 DORETY PL  
JOHN GRAEBER  
PIN# 1725601861  
DB: 008673, PG: 01211  
USE: VACANT  
ZONING - R-6

2319 DORETY PL  
JOHN GRAEBER  
PIN# 1725601765  
DB: 003404, PG: 00984  
USE: VACANT  
ZONING - R-6

2313 DORETY PL  
CLINTON & KRISTI MOSER  
PIN# 1725601683  
DB: 014796, PG: 01692  
USE: SINGLE FAMILY  
ZONING - R-6

2311 DORETY PL  
JESSE PRICE TRUST  
PIN# 1725601581  
DB: 015332, PG: 00372  
USE: VACANT  
ZONING - R-6

2307 DORETY PL  
CHASE BOYER  
PIN# 1725601490  
DB: 14-E, PG: 03085  
USE: SINGLE FAMILY  
ZONING - R-6

SITE NOTES:

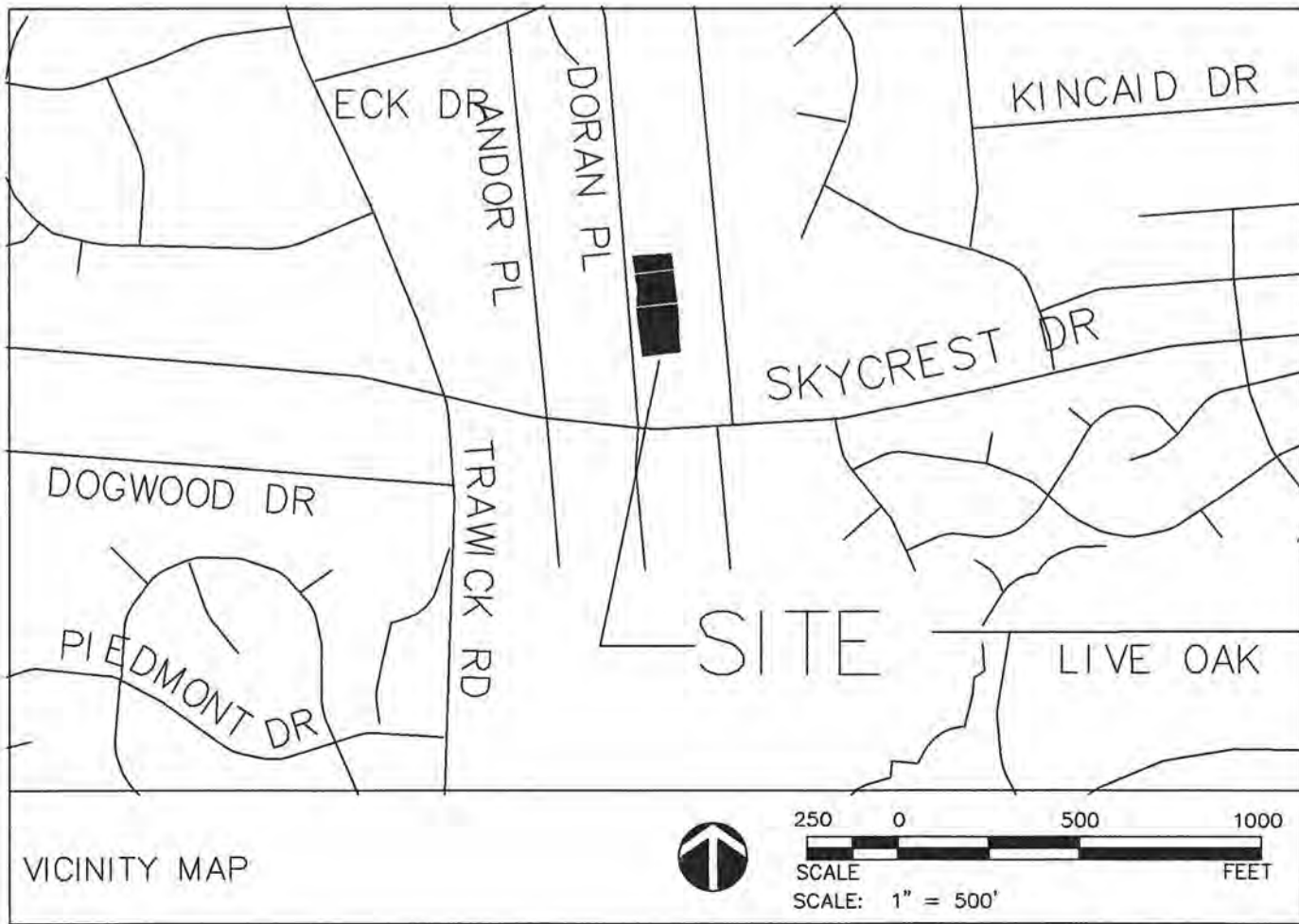
- THE TOTAL AREA FOR DEVELOPMENT OF THE SEVEN LOTS EQUALS 48,616 SF - 1.116 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE REQUIRED TO PROVIDE ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
- THE SITE IS 1.116 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSES, WALKS AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- THE SITE IS LOCATED ALONG DORAN PLACE, S.R. 2289. NO STREET TREES ARE PROPOSED FOR THIS SITE.
- A FEE IN LIEU WILL BE REQUIRED FOR THE WALK ALONG DORAN PLACE.
- 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.
- THE SUBDIVISION PLAN CREATES SEVEN LOTS.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
- ANY EXISTING WELL OR SEPTIC COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

LEGEND:

- EXISTING CONTOUR
- EXISTING CONTOUR INDEX
- OVERHEAD POWER LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED SANITARY SEWER
- PROPOSED 8" WATER LINE (BY OTHERS, PART OF SPR-0093-2022)
- NEW 5/8" WATER METER AND METER BOX W/ 3/4" TYPE K COPPER WATER SERVICE PIPE (TYP.)
- PROPOSED 8" SANITARY SEWER LINE (BY OTHERS, PART OF SPR-0093-2022)
- PROPOSED 8" SANITARY SEWER LINE @ 0.5% (MIN.)
- PROPOSED 4' DIA. MANHOLE (BY OTHERS, PART OF SPR-0093), RIM ELEV. 323.00, INV. OUT 313.31
- PROPOSED 4' DIA. MANHOLE
- PROPOSED 4" PVC SANITARY SEWER SERVICE CLEANOUT W/ 4" SCH 40 PVC SANITARY SEWER SERVICE PIPE (TYP.)



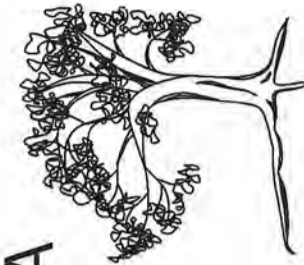
20 10 0 20 40  
SCALE FEET  
SCALE: 1" = 20'



RALEIGH CASE NUMBER:

THIS DOCUMENT, TOGETHER WITH THE CONVEYING AND RECORDING INFORMATION, IS THE PROPERTY OF THE SURVEYOR AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR'S OFFICE IS LOCATED AT 10101 N. RALEIGH AVENUE, SUITE 100, RALEIGH, NC 27615.

**RWK, PA**  
Engineering & Surveying  
10101 N. Raleigh Avenue, Suite 100  
Raleigh, NC 27615  
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: SMM  
APPROVED: CRP

ANNABELLE SUBDIVISION  
2310, 2314, 2316 DORAN PLACE, RALEIGH NC

DORAN PLACE, LLC  
P.O. BOX 6025  
RALEIGH, NC 27628

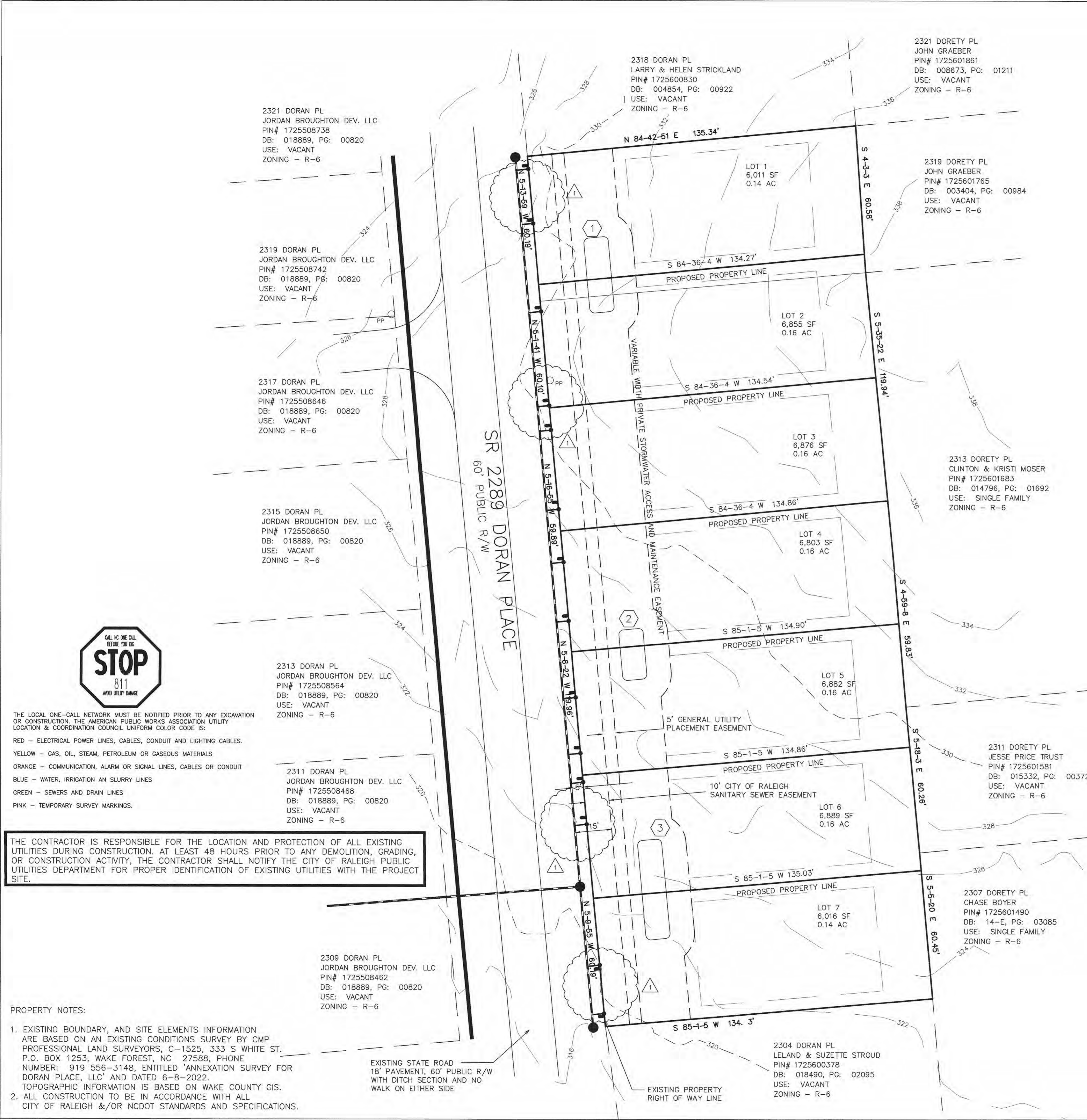
DATE	REVISIONS
7-13-23	CLEAN OUT AND METER LOCATION
1	

SCALE: NTS  
DATE: APRIL 5, 2023  
SHEET NO.:

UTILITY PLAN

U-1

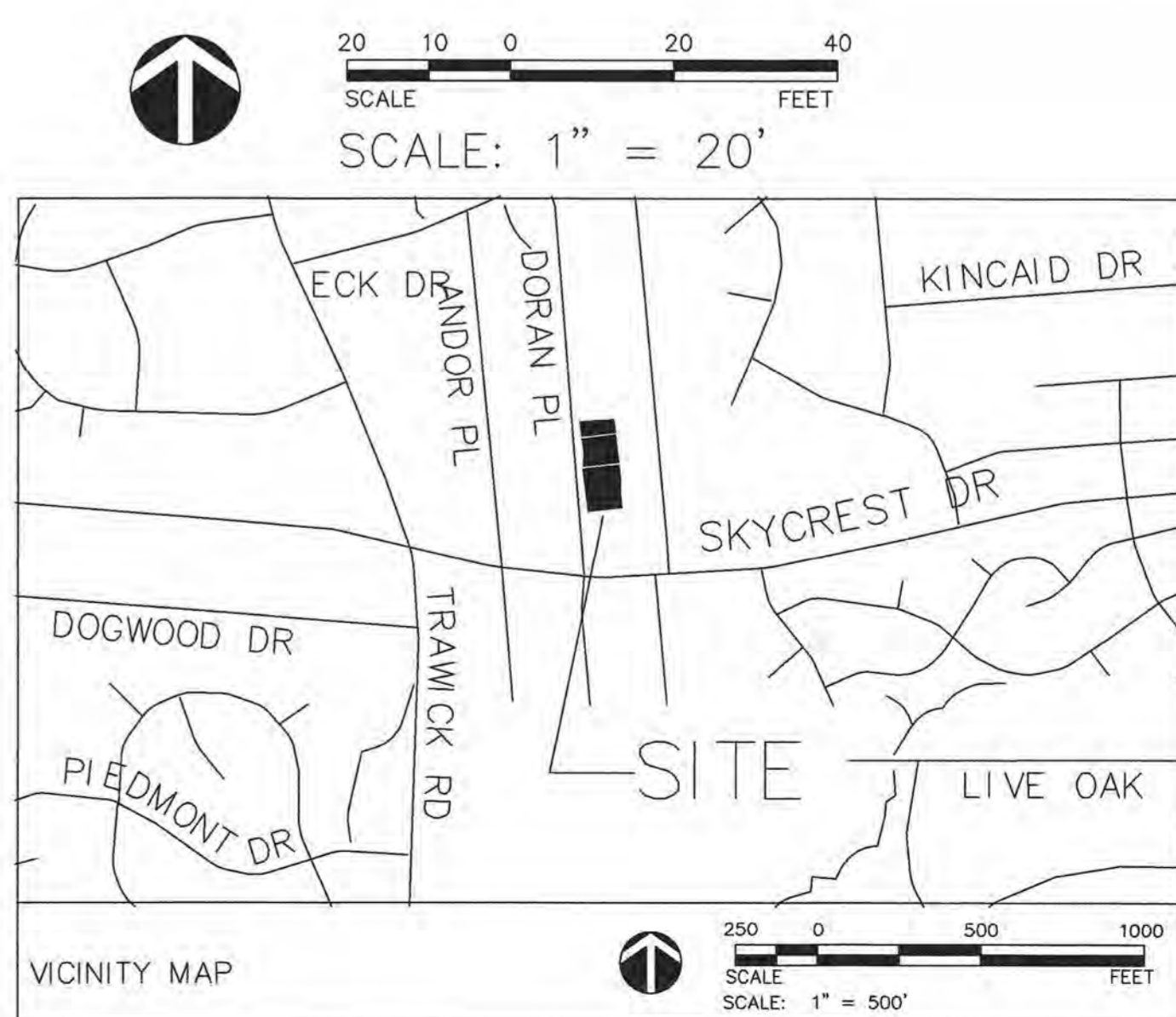
SEQUENCE NO. 4 OF 6



SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE SEVEN LOTS EQUALS 48,616 SF — 1.116 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE REQUIRED TO PROVIDE ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
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9. THE SUBDIVISION PLAN CREATES SEVEN LOTS.
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- LEGEND:
- EXISTING CONTOUR
  - EXISTING CONTOUR INDEX
  - OVERHEAD POWER LINE
  - PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER LINE (BY OTHERS, PART OF SPR-0093-2022)
- 1 SCM 1, 400 S.F. SURFACE AREA  
659 C.F. TOTAL VOLUME, BELOW OUTLET  
618 C.F. WATER QUALITY VOLUME
- 2 SCM 2, 200 S.F. SURFACE AREA  
430 C.F. TOTAL VOLUME, BELOW OUTLET  
367 C.F. WATER QUALITY VOLUME
- 3 SCM 3, 400 S.F. SURFACE AREA  
809 C.F. TOTAL VOLUME, BELOW OUTLET  
744 C.F. WATER QUALITY VOLUME
- NOTE: ALL SCMS SHALL BE EQUIPPED WITH OUTLETS TO ATTENUATE THE 2-YEAR AND 10-YEAR STORMS AND WILL BE SET A MAXIMUM OF 6 INCHES ABOVE THE WATER QUALITY VOLUME.



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

THIS DOCUMENT, INCLUDING THE CONCEPTS AND DESIGN, IS THE PROPERTY OF ALISON A. POCKAT, ASLA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ALISON A. POCKAT, ASLA.

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

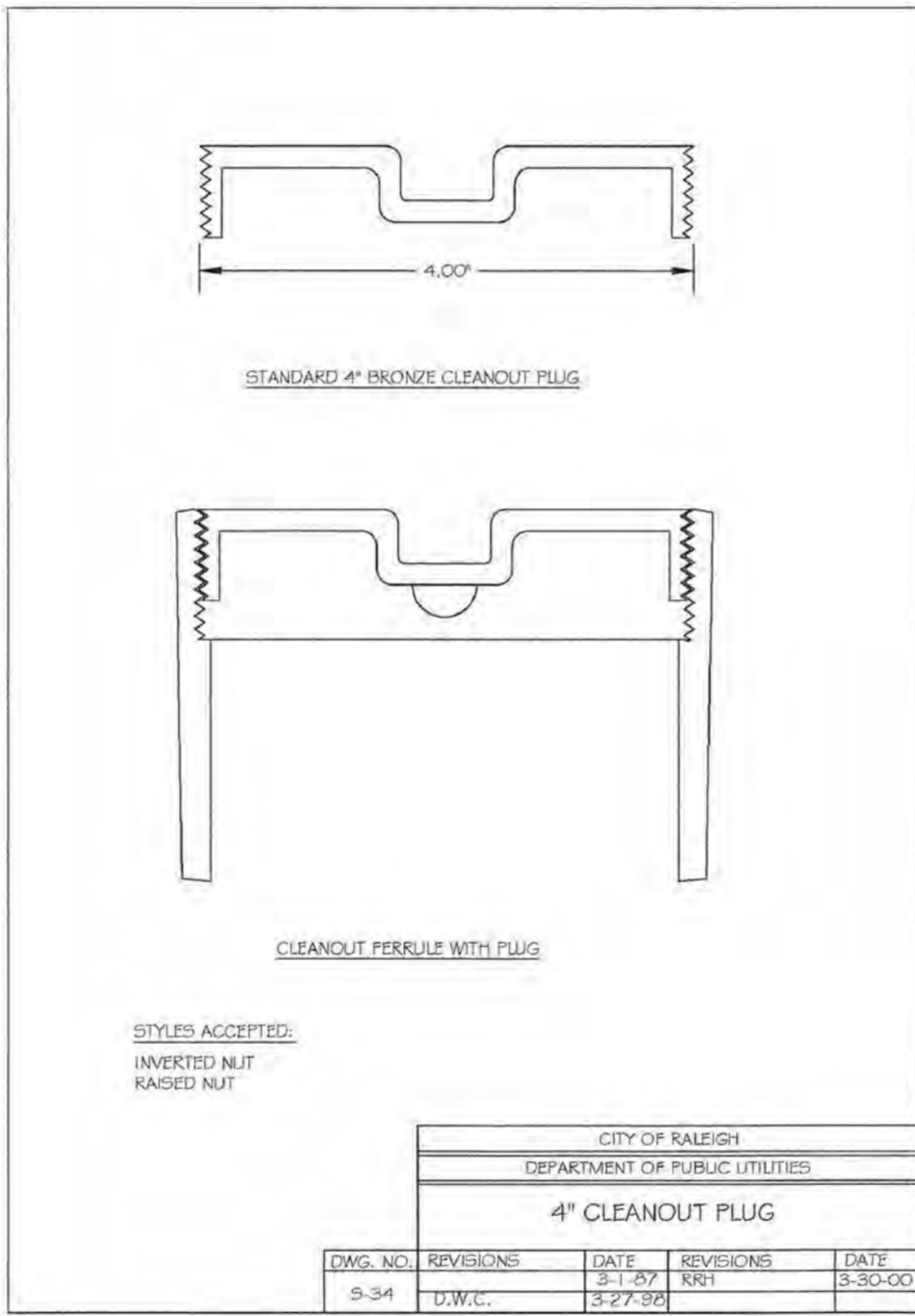
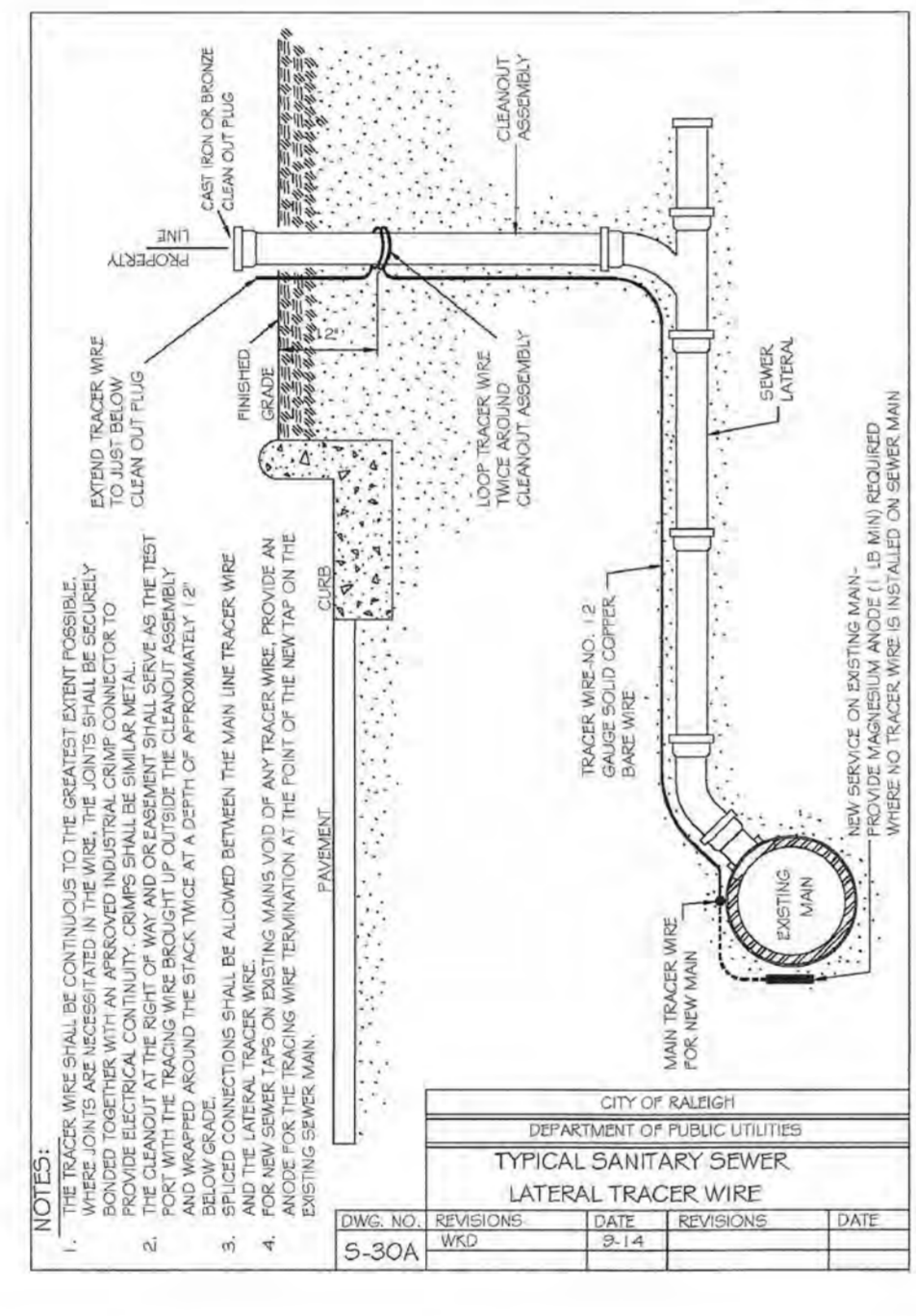
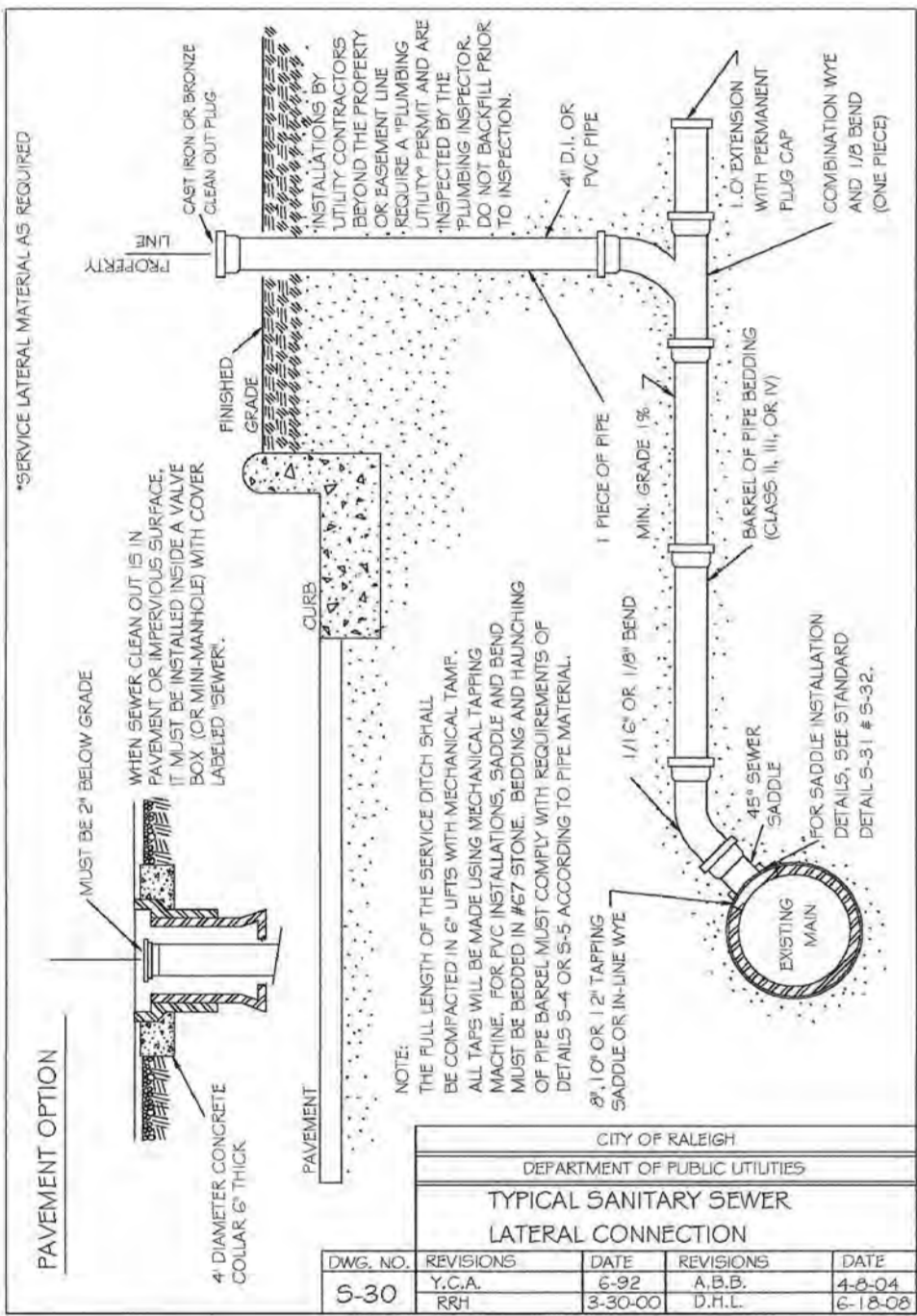
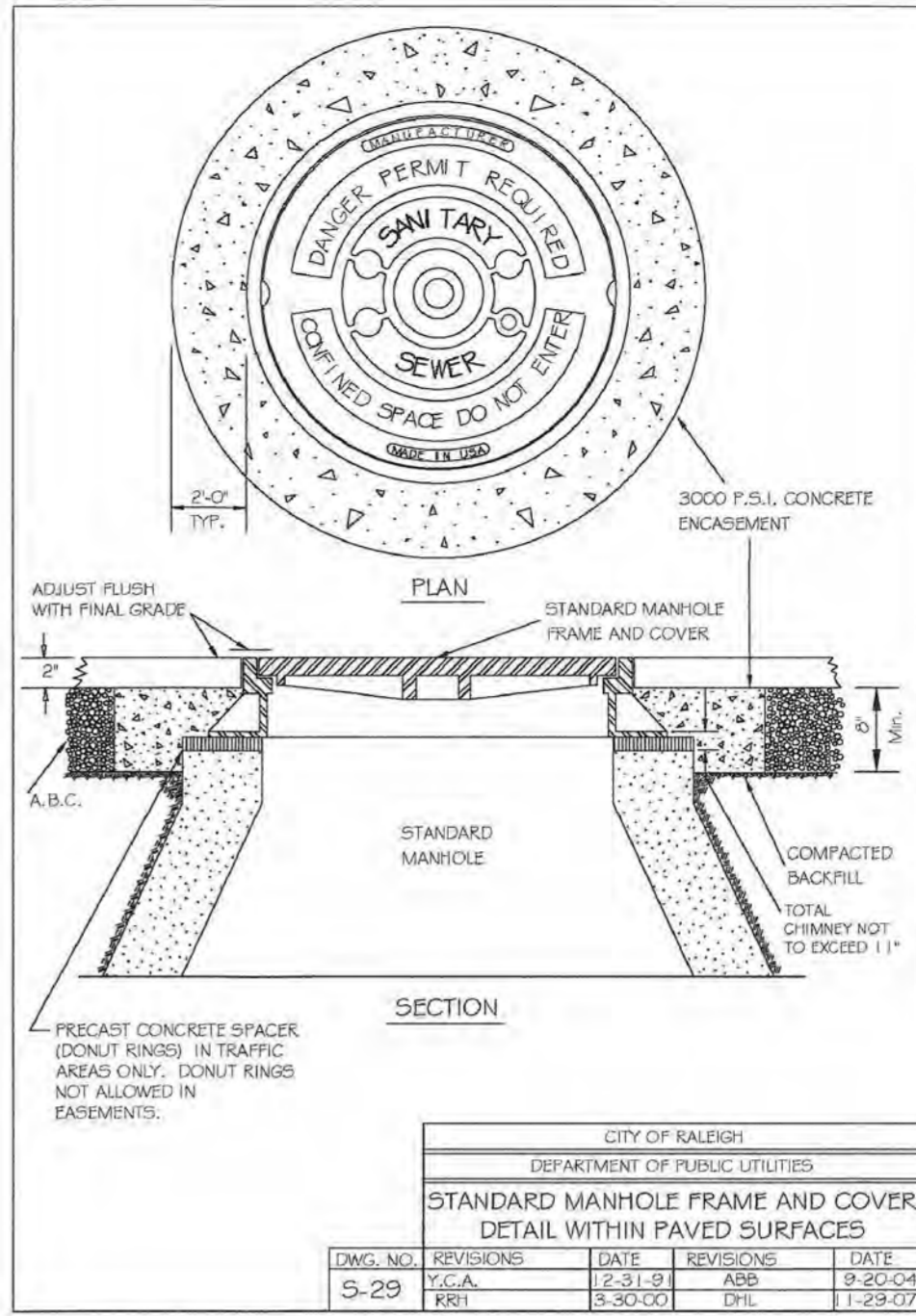
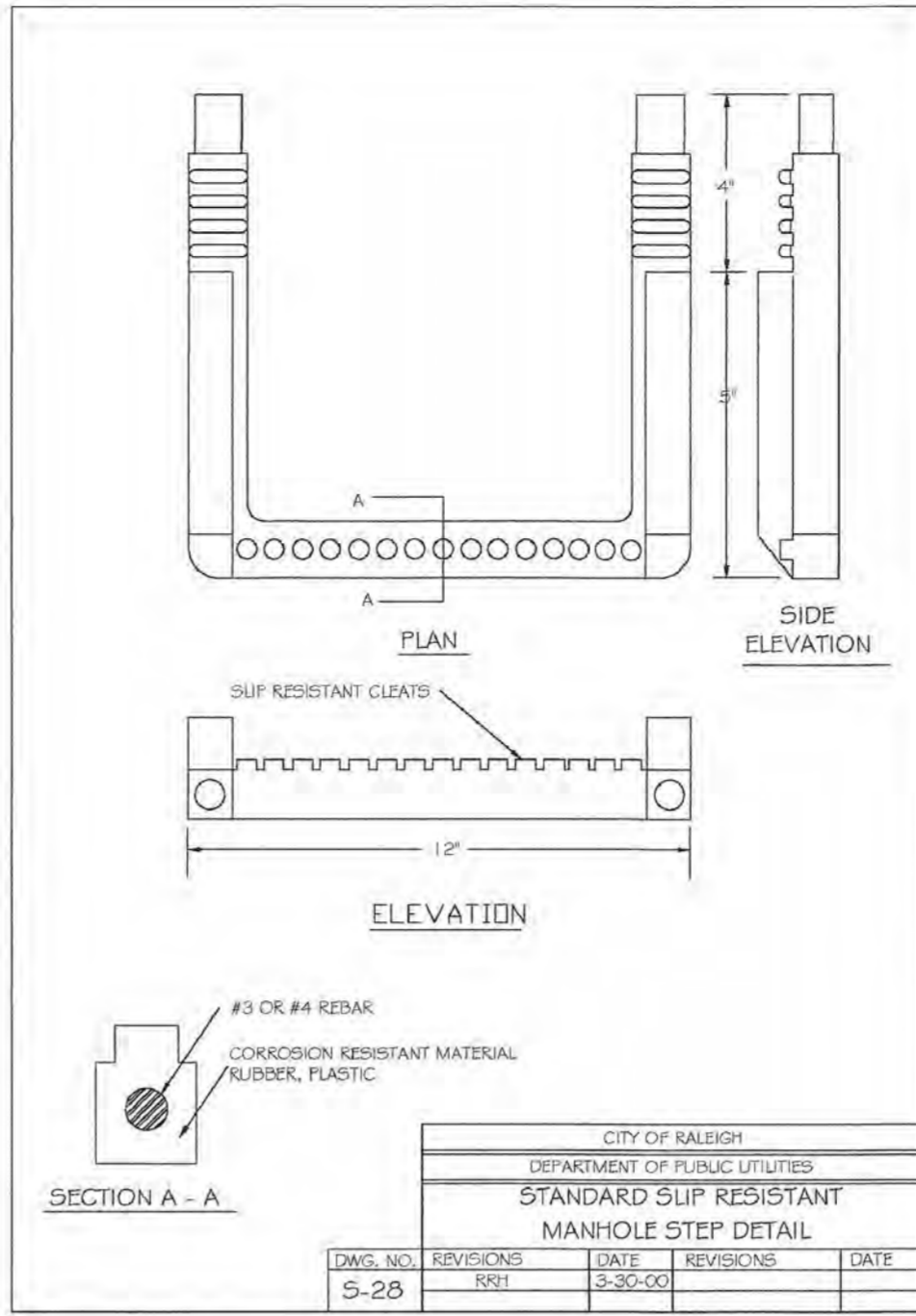
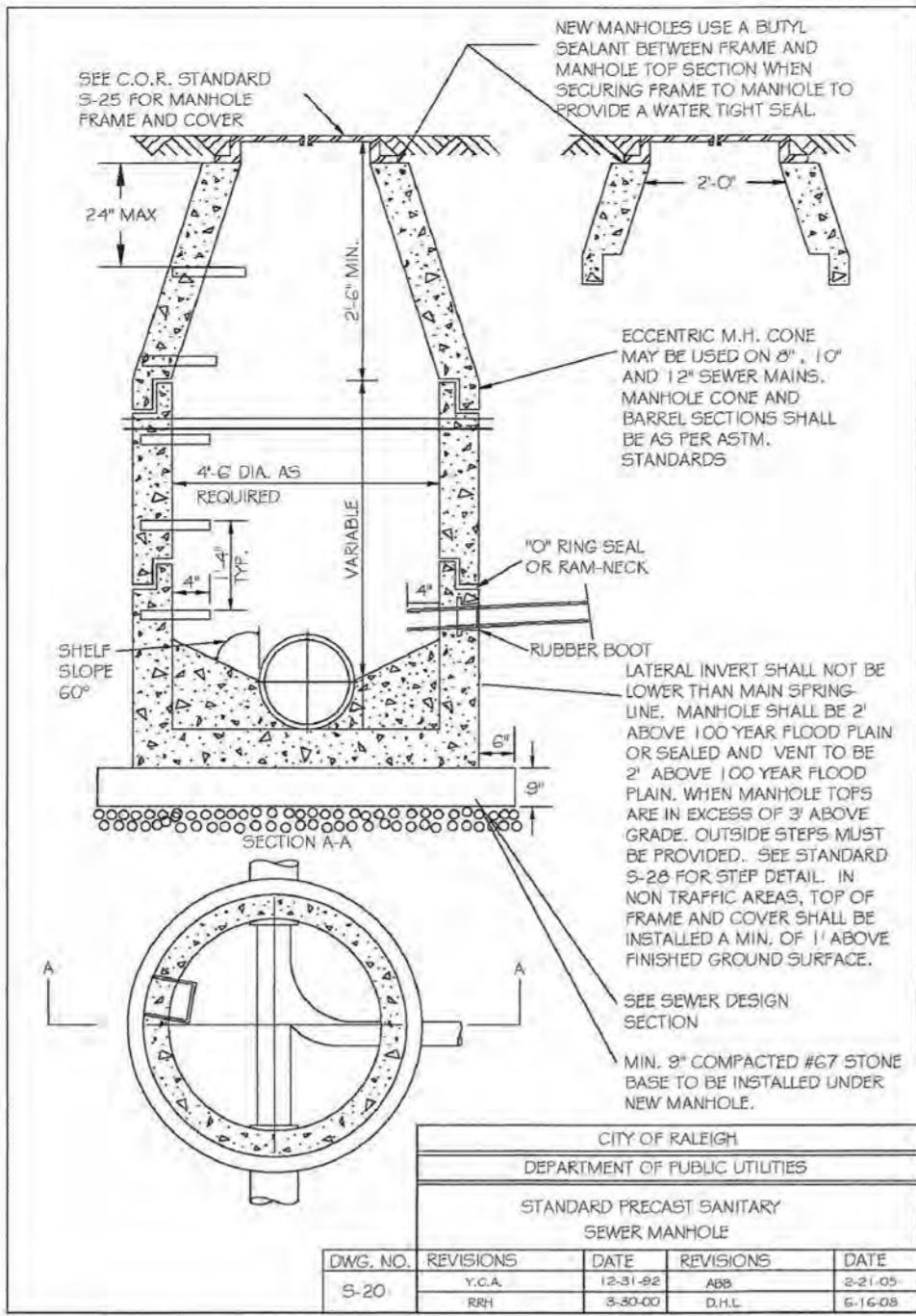
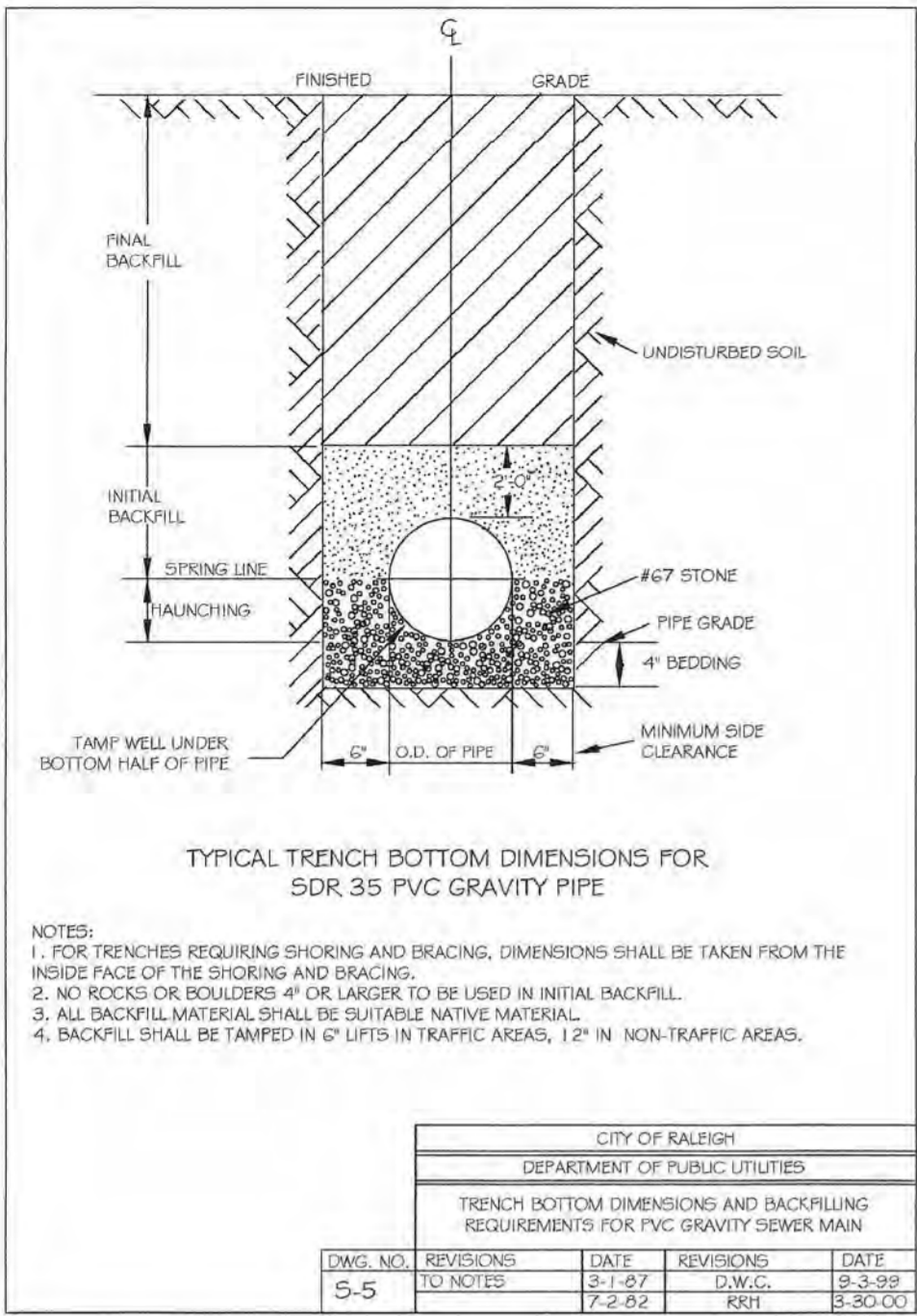
DESIGNED: AAP  
DRAWN: SMM  
APPROVED: CRP

ANNABELLE SUBDIVISION  
2310, 2314, 2316 DORAN PLACE, RALEIGH NC

DORAN PLACE, LLC  
P.O. BOX 6025  
RALEIGH, NC 27628

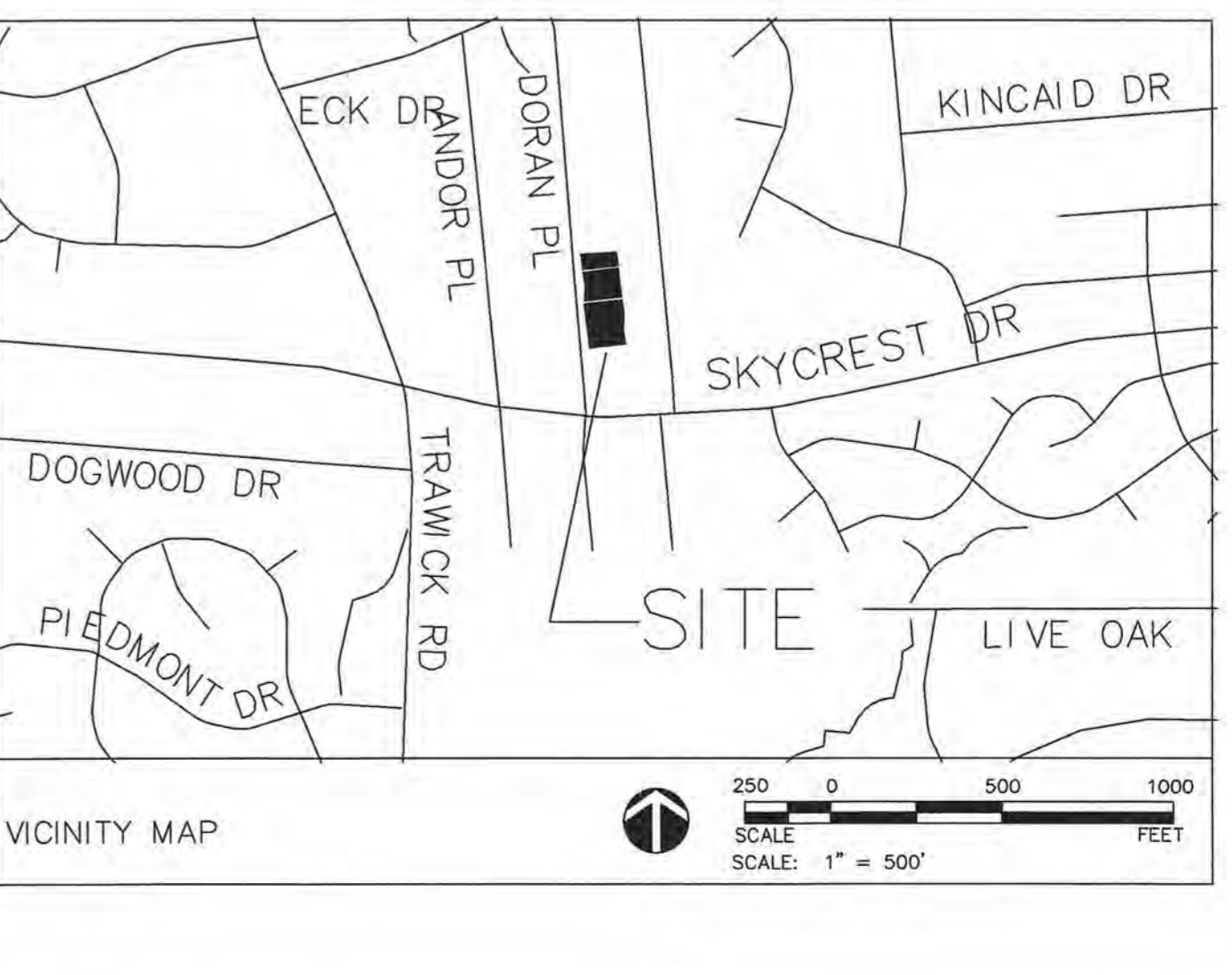
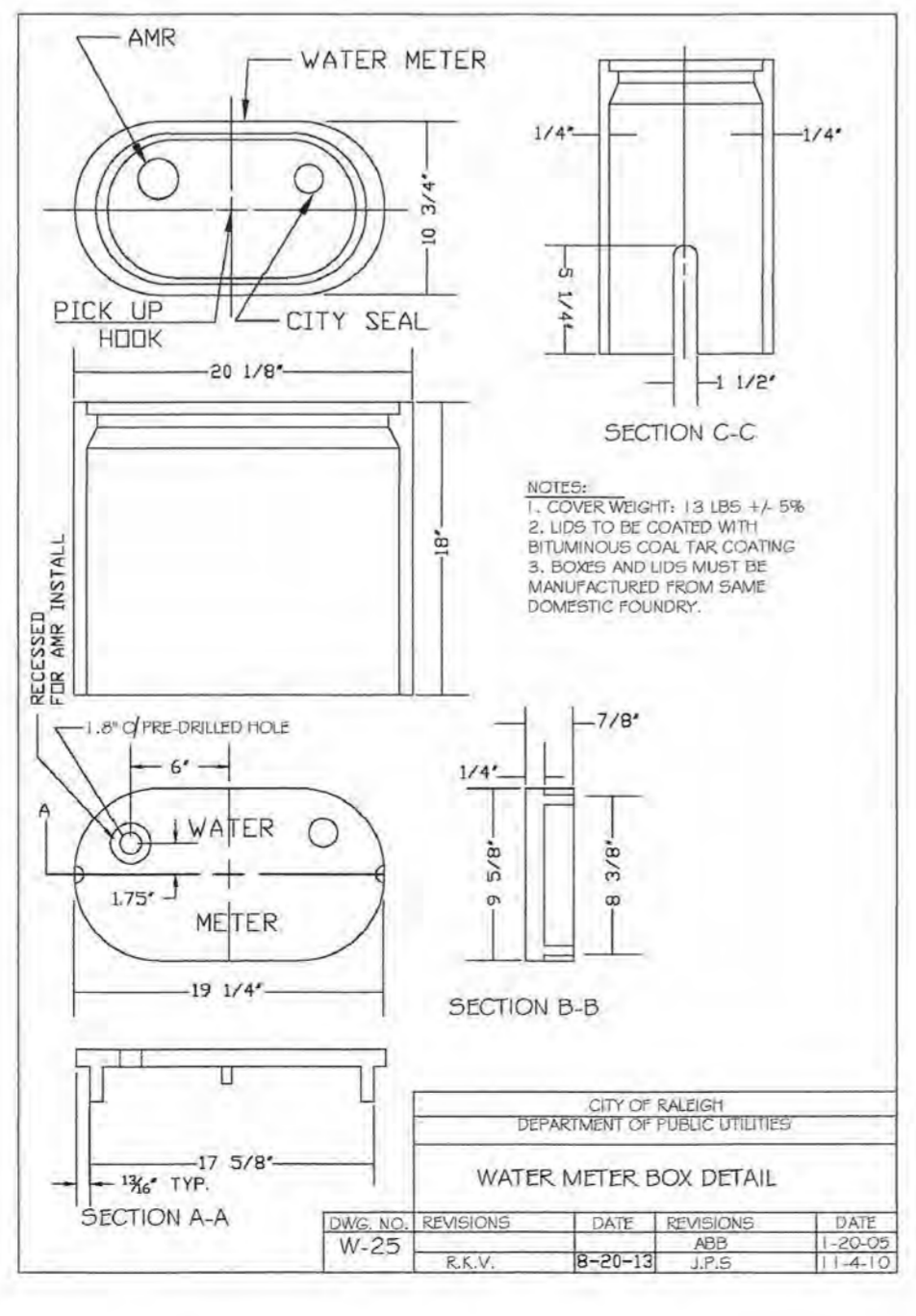
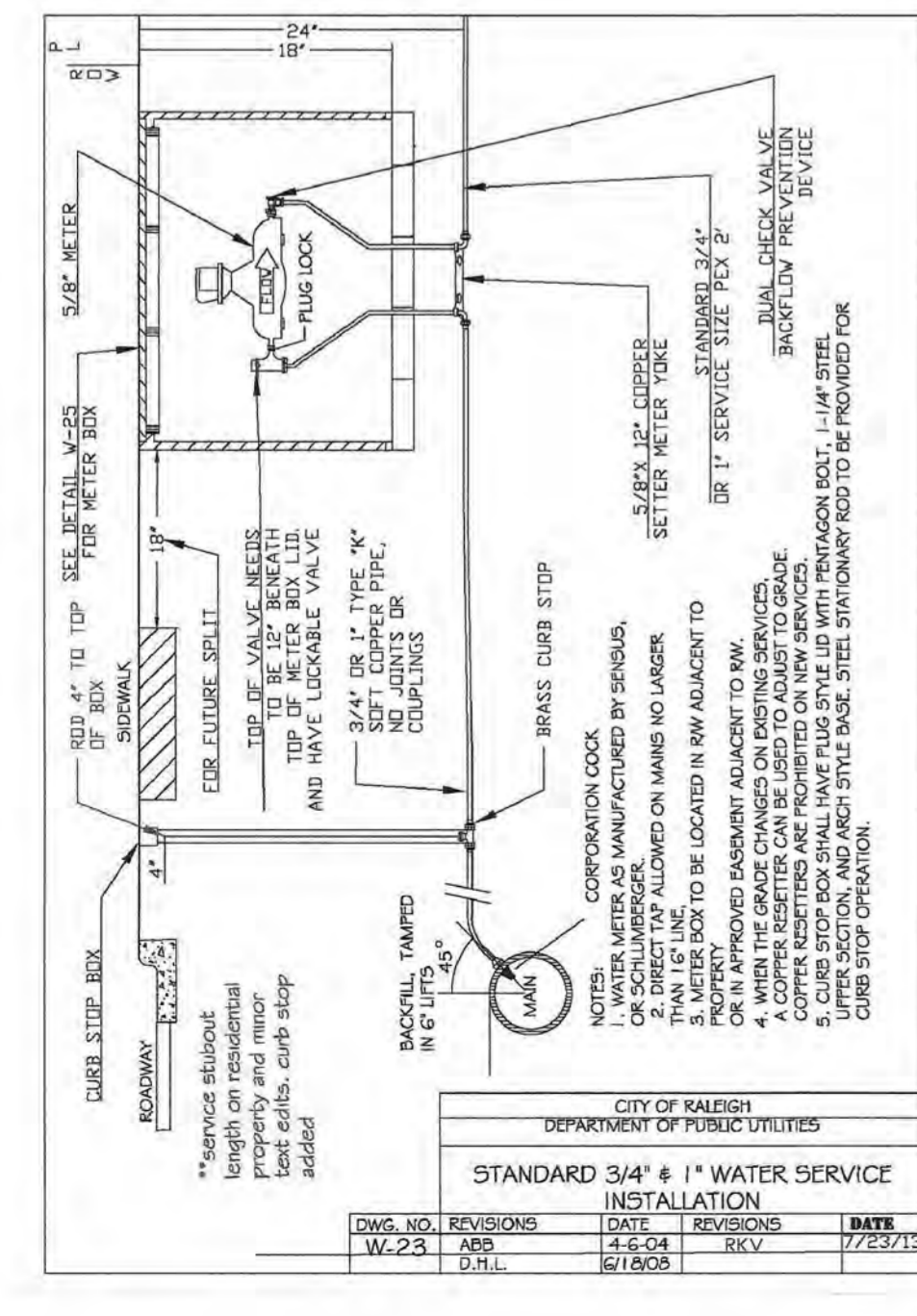
NO.	DATE	REVISIONS
1	7-13-23	CLEAN OUT AND METER LOCATION

SCALE: NTS  
DATE: APRIL 5, 2023  
SHEET NO.:  
STORMWATER MANAGEMENT PLAN  
S-1  
SEQUENCE NO. 5 OF 6



- STANDARD UTILITY NOTES:**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, detail & specification (reference: CORP D Handbook, current edition).
  - Utility separation requirements:
    - A distance of 1'00\"/>
  - 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 Easement 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.
  - 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all sewer mains.
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in order to clear a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning, top at main & removal of service from ROW or easement per CORP D Handbook procedure.
  - Install 1/2\"/>
  - Grease Interceptor/Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC / Bldg Permit. Contact (919) 996-4516 or [fo@raleighnc.gov](mailto:fo@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. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a UC / Bldg Permit. Contact (919) 996-5022 or [cc@raleighnc.gov](mailto:cc@raleighnc.gov) for more information.

- Bypass Pumping Operations**
- Sewer Bypass Pumping:
- A bypass plan sealed by a NC Professional Engineer must be submitted to Public Utilities prior to pumping operations to coordinate with administration engineering staff. Pumps should be sized to handle the peak daily flow (2.5 times the average daily flow with a minimum of 50 gpm) for the lot or area of work. The contractor shall secure pumps from a pump supplier according to the provided flow information. Pumping operations must be monitored 24 hours a day for each day of the pumping operation by qualified personnel in order to respond to problems or failures. 100% redundancy is required for pumping operations. In addition, back-up pumps are to be connected to the bypass force main to facilitate immediate use upon failure of the prim.



RALEIGH CASE NUMBER:

SCALE:	NTS
DATE:	APRIL 5, 2023
SHEET NO.:	
UTILITY DETAILS	
D-1	
SEQUENCE NO. 6 OF 6	

ANNABELLE SUBDIVISION  
2310, 2314, 2316 DORAN PLACE, RALEIGH NC

DORAN PLACE, LLC  
P.O. BOX 6025  
RALEIGH, NC 27628

DESIGNED: SMM  
DRAWN: SMM  
APPROVED: CRP

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

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN INFORMATION, IS THE PROPERTY OF RWK, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION AND SIGNATURE OF ALISON A. POCKAT, ASLA.

RWK, PA  
106 Steepbank Drive  
Cary, NC 27518  
Phone (919) 779-4894  
Fax (919) 779-4056