



Administrative Approval Action

Case File / Name: SUB-0039-2023
DSLCL - ANNABELLE

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

LOCATION: This 1.116 acre site, located at 2310, 2314 and 2316 Doran Place, is within the Skycrest Village subdivision (Section 4, Lots 4-9) and zoned R-6. It is north of Skycrest Drive, south of Eck Drive, east of Trawick Road, and west of North New Hope Road.

REQUEST: This plan proposes demolishing existing detached houses and accessory structures for a Conventional Attached House Subdivision. The 1.116 acre parcel will be divided into 7 lots to be developed with attached houses. Each new lot will have its own attached house building with two dwelling units.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: FIL-0128-2024: 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 by Corchiani Properties 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:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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.



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

Engineering

1. A fee-in-lieu for 360 LF of 5' sidewalk is paid to the City of Raleigh (UDO 8.1.10).
2. 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)
3. 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)

Public Utilities

4. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
5. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

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.



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

Stormwater

1. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
2. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

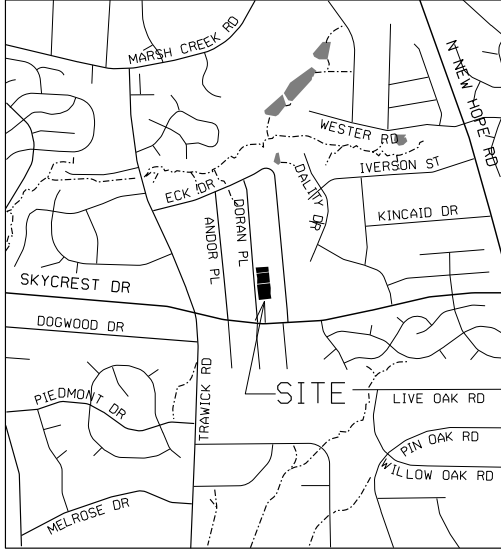
3-Year Sunset Date: September 12, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: September 12, 2029
Record entire subdivision.

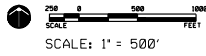
I hereby certify this administrative decision.

Signed: _____ *Keegan McDonald* _____ Date: 09/12/2024
Development Services Dir/Designee

Staff Coordinator:



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	S-1	STORMWATER PLAN
6	D-1	UTILITY DETAILS
7	D-2	STORMWATER DETAILS
8	D-3	PLANTING DETAIL

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.

STORMWATER TREATMENT HAS BEEN DESIGNED TO TREAT 44% OF THE TOTAL LOT AREA OF EACH LOT AS IMPERVIOUS SURFACE AREA.

ANNABELLE

2310, 2314, 2316 DORAN PLACE.
RALEIGH, NORTH CAROLINA

OWNER:
DORAN PLACE, LLC
PO BOX 6025
RALEIGH, NC 27628-6025
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
AREA OF RIGHT OF WAY DEDICATION: 1,799.65
TOTAL NET ACREAGE: 46,816.35 SF, 1.075 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 - RESIDENTIAL LOTS - FOR ATTACHED HOUSING

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 = 6,385 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOTS 4 - 9 = 12.97%

PROPOSED USE - SEVEN RESIDENTIAL LOTS
LOT 1 - 6,885.76 SF - 0.158 AC
LOT 2 - 6,601.07 SF - 0.151 AC
LOT 3 - 6,620.78 SF - 0.152 AC
LOT 4 - 6,555.82 SF - 0.150 AC
LOT 5 - 6,627.69 SF - 0.152 AC
LOT 6 - 6,633.98 SF - 0.152 AC
LOT 7 - 6,891.26 SF - 0.158 AC

MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED BASED ON SCM'S
LOT 1 = 2,920 SF LOT 2 = 2,920 SF
LOT 3 = 2,900 SF LOT 4 = 2,900 SF
LOT 5 = 2,900 SF LOT 6 = 2,900 SF
LOT 7 = 2,900 SF

PROJECTED WASTEWATER FLOW = 4,200 GPD
14 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
raleighnc.gov

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 checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.		
GENERAL INFORMATION		
Scoping/sketch plan case number(s):		
Development name (subject to approval): Annabelle		
Property Address(es):		
Recorded Deed PIN(s): 1725600550, 1725600644, 1725600744		
Building type(s):	<input type="checkbox"/> Detached House	<input checked="" type="checkbox"/> Attached House
<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) Name: Doran Place LLC		
Company: Doran Place LLC	Title: Stewart H. Corchiani, Manager	
Address: P.O. Box 6025, Raleigh, NC 27618-6025		
Phone #: 919 601-0713	Email: scorchiani@gmail.com	
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:		
Company:	Title:	
Address:		
Phone #:		
Email:		

DocuSign Envelope ID: 28077368-0C34-4934-8480-57551E1A7EEF

DEVELOPMENT TYPE • SITE DATE TABLE - ZONING INFORMATION			
Gross site acreage: 1.116 acres			
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	No	Historic District/Landmark: N/A
Conditional Use District (CUD):	Board of Adjustment Case #:	Design Alternate Case #:	
Case # Z-:	DA-:	DA-:	
STORMWATER INFORMATION			
Imperious Area on Parcel(s):		Imperious Area for Compliance (includes right-of-way):	
Existing (sf) 6,385 SF		Proposed total (sf)	
Proposed total (sf)		Existing (sf)	
Proposed total (sf)		Proposed total (sf)	
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(b).

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(b)), 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: Stewart H. Corchiani Date: 7/13/2023
Printed Name: Stewart H. Corchiani
Signature: _____ Date: _____
Printed Name: _____



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

NO.	DATE	BY	REVISIONS
1	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
2	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
3	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
4	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
5	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
6	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
7	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5
8	7/13/2023	SC	ISSUE COMMENTS: 0, 2, 3, 4, 5

SCALE: NTS
DATE: APRIL 5, 2023

SHEET NO.:
COVER SHEET
CO-1

ISSUANCE NO. 1 of 8

RALEIGH CASE NUMBER: SUB-0639-2023

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 - 1,305 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# 1725500738
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

2319 DORAN PL
JORDAN BROUGHTON DEV. LLC
PIN# 1725500742
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

2317 DORAN PL
JORDAN BROUGHTON DEV. LLC
PIN# 1725500646
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

2315 DORAN PL
JORDAN BROUGHTON DEV. LLC
PIN# 1725500650
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

2313 DORAN PL
JORDAN BROUGHTON DEV. LLC
PIN# 1725500654
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

2311 DORAN PL
JORDAN BROUGHTON DEV. LLC
PIN# 1725500458
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

2309 DORAN PL
JORDAN BROUGHTON DEV. LLC
PIN# 1725500462
DB: 018889, PG: 00820
USE: VACANT
ZONING - R-6

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

2318 DORAN PL
LARRY & HELEN STRICKLAND
PIN# 1725600330
DB: 004854, PG: 00922
USE: VACANT
ZONING - R-6

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

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

EXISTING HOUSE, DRIVE
AND SHEDS
TO BE DEMOLISHED
AREA OF DISTURBANCE = 5,285 SF

2313 DOREY PL
CLINTON & KRISTI MOSER
PIN# 1725601863
DB: 014796, PG: 01692
USE: SINGLE FAMILY
ZONING - R-6

EXISTING HOUSE, DRIVE
AND SHEDS
TO BE DEMOLISHED
AREA OF DISTURBANCE = 8,375 SF

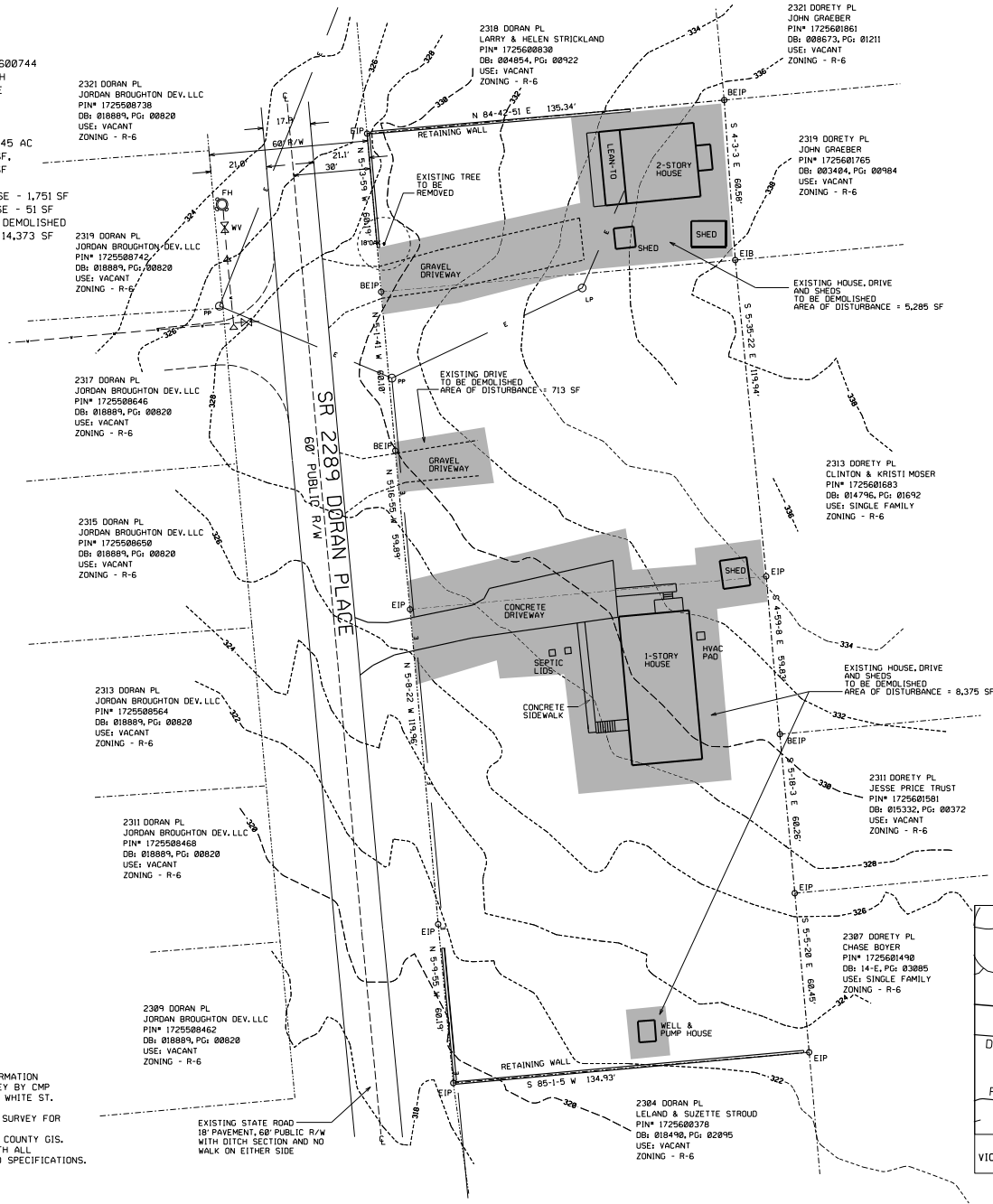
2311 DOREY PL
JESSE PRICE TRUST
PIN# 1725601851
DB: 015332, PG: 00372
USE: VACANT
ZONING - R-6

2307 DOREY PL
CHASE BOYER
PIN# 172560490
DB: 14-E, PG: 03885
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.

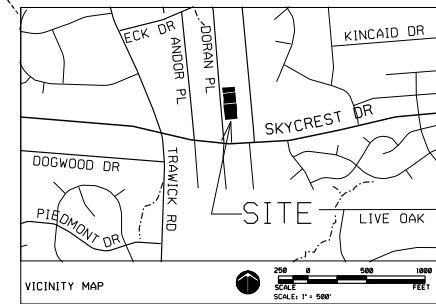


LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- 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
2318, 2314, 2316 DORAN PLACE, RALEIGH, NC
DORAN PLACE, LLC
P.O. BOX 6825
RALEIGH, NC 27628

REVISIONS

SHEET NO. 1
DATE: APRIL 5, 2023

EXISTING CONDITIONS
EC-1

SEQUENCE NO. 2 OF 8

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 - 46,816.35 SF - 1.075 AC
 AREA OF RIGHT OF WAY DEDICATION - 1,799.65 SF
 LOT 1 - 6,885.76 SF - 0.158 AC
 LOT 2 - 6,601.07 SF - 0.151 AC
 LOT 3 - 6,620.78 SF - 0.152 AC
 LOT 4 - 6,555.82 SF - 0.150 AC
 LOT 5 - 6,627.69 SF - 0.152 AC
 LOT 6 - 6,633.98 SF - 0.152 AC
 LOT 7 - 6,891.26 SF - 0.158 AC

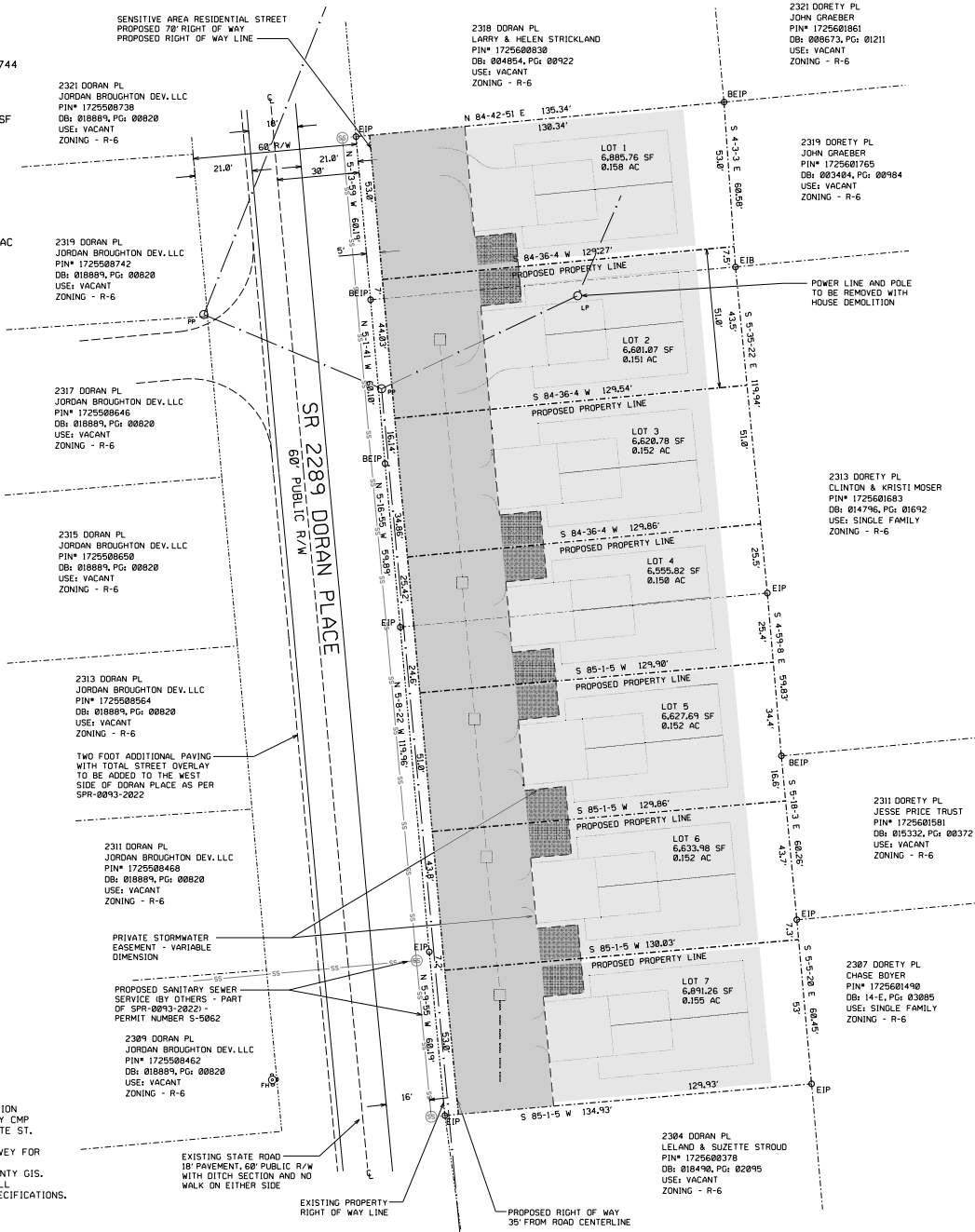
EXISTING IMPERVIOUS AREA - 6,305 SF - 0.145 AC
 2310 - HOUSE - 1751, DRIVE - 1306,
 SHEDS - 159, WALK - 171 = 3,387 SF
 2314 - DRIVE - 383 SF
 2316 - HOUSE - 1183, DRIVE - 1162,
 SHEDS - 187 = 2,532 SF
 ZONING - R-6

LEGEND:

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

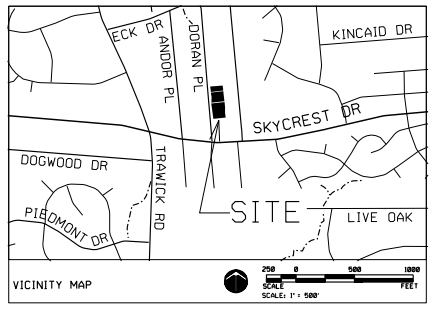
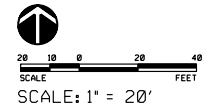
PROPERTY NOTES:

1. 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 "ANNEXTATION SURVEY FOR DORAN PLACE, LLC" AND DATED 6-8-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



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.
2. THE SITE IS 1.116 ACRES, UNDER SECTION 9.1.3 OF THE UDD NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. 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.
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. 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. STREET TREE PLANTING PROPOSED FOR THIS SITE TO HAVE BEEN LOCATED WITHIN THE RIGHT OF WAY HAVE BEEN DENIED BY NCDOT.
7. SIDEWALK IS TO EVENTUALLY BE LOCATED TWO FEET INSIDE THE RIGHT OF WAY. A FEE-IN-LIEU WILL BE REQUIRED FOR THE 361 FEET OF 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 SEVEN LOTS, EACH LOT IS PROPOSED TO BE DEVELOPED WITH A TWO-UNIT ATTACHED HOUSING STRUCTURE AS PER THE UDD 2.2.2.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDD SEC. 2.2.7.
11. ANY SEPTIC AND WELL COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER WAKE COUNTY ENVIRONMENTAL STANDARDS.
12. BUILDING FOOTPRINTS AND POTENTIAL DRIVES ARE SHOWN FOR REFERENCE ONLY.
13. SANITARY SEWER LINE IS TO BE CONSTRUCTED BY OTHERS IN THE LOCATION INDICATED ON THE PLAN. THIS IS AS PER CITY OF RALEIGH PERMIT NUMBER S-5062.
14. NO UTILITY PLACEMENT EASEMENT WILL BE REQUIRED FOR THIS PROJECT.



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 6825
 RALEIGH, NC 27628

RALEIGH CASE NUMBER: SUB-0035-2023

1	08-23-23	RALEIGH COMMENTS: B, 41, 23
2	11-28-23	RALEIGH COMMENTS: 11, 1, 2
3	11-28-23	RALEIGH COMMENTS: 11, 1, 2
4	11-28-23	RALEIGH COMMENTS: 11, 1, 2
5	11-28-23	RALEIGH COMMENTS: 11, 1, 2
6	11-28-23	RALEIGH COMMENTS: 11, 1, 2
7	11-28-23	RALEIGH COMMENTS: 11, 1, 2
8	11-28-23	RALEIGH COMMENTS: 11, 1, 2
9	11-28-23	RALEIGH COMMENTS: 11, 1, 2
10	11-28-23	RALEIGH COMMENTS: 11, 1, 2

SCALE: NTS

DATE: APRIL 5, 2023

SHEET NO. 1

PROPOSED SUBDIVISION LAYOUT

SP-1

SEQUENCE NO. 3 OF 8

SENSITIVE AREA RESIDENTIAL STREET
PROPOSED 70' RIGHT OF WAY
PROPOSED RIGHT OF WAY LINE

REGULATORY NOTES

1. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
2. Utility relocation requirements:
 - a) A distance of 100 feet shall be maintained between any proposed relocation of utility lines and any existing utility lines.
 - b) When existing utility lines are to be relocated, the contractor shall provide adequate protection for the existing utility lines.
 - c) When existing utility lines are to be relocated, the contractor shall provide adequate protection for the existing utility lines.
3. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
4. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
5. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
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15. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
16. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
17. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
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19. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.
20. All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.

Construction Coordinator for each device prior to issuance of a 30' / 60' Permit. Contact (919) 995-9300 or 919-995-9300 for more information.
All construction activities shall be in accordance with City of Raleigh standards, Acts & Ordinances, and construction methods shall be in accordance with City of Raleigh standards, Acts & Ordinances.

Signage Permitting Operations

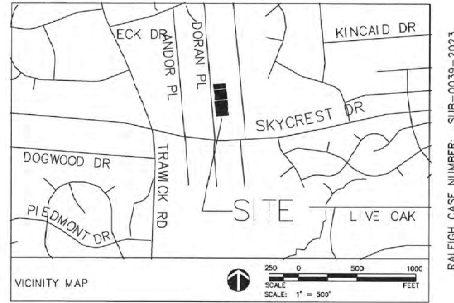
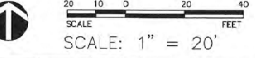
Signage permit issued by a Professional Engineer must be submitted to Public Works Department for review and approval. The permit shall be valid for a period of 12 months from the date of issuance. The permit shall be valid for a period of 12 months from the date of issuance. The permit shall be valid for a period of 12 months from the date of issuance.

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

DESIGNED: AAF
DRAWN: SMW
APPROVED: CRP

- LEGEND:**
- EXISTING CONTOUR
 - - - EXISTING CONTOUR INDEX
 - OVER-HEAD 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, PERMIT NO. W-3939)

- 1 NEW 5/8" WATER METER AND WATER BOX W/ 3/4" TYPE K COPPER WATER SERVICE PIPE (TYP.)
- 2 PROPOSED 8" SANITARY SEWER LINE (BY OTHERS, PART OF SPR-0093-2022, PERMIT NO. S-5062)
- 3 PROPOSED 8" SANITARY SEWER LINE @ 0.5% (MIN.)
- 4 PROPOSED 4" DIA. MANHOLE (BY OTHERS, PART OF SPR-0093-2022, PERMIT NO. S-5062), RIM ELEV. 323.00, INV. OUT 313.31
- 5 PROPOSED 4" DIA. MANHOLE
- 6 PROPOSED 4" PVC SANITARY SEWER SERVICE CLEANOUT W/ 4" SCH 40 PVC SANITARY SEWER SERVICE PIPE (TYP.)
- 7 PROPOSED FIRE HYDRANT (BY OTHERS, PART OF SPR-0093-2022, PERMIT NO. W-3939)



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

- RED - ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES.
- YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS INTERIERS
- ORANGE - COMMUNICATION ALARM OR SIGNAL LINES, CABLES OR CONDUIT
- BLUE - WATER, IRRIGATION OR SALINITY 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. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH P.U.B.C UTILITIES DEPARTMENT FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITH THE PROJECT SITE.

PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEVATIONS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY OMP PROFESSIONAL LAND SURVEYORS, C-1525, 33 S WHITE ST. P.O. BOX 1253, WAKE FOREST, NC 27388, PHONE NUMBER: 919 656-3148, ENTITLED "ANNEKATION SURVEY FOR DORAN PLACE, LLC" AND DATED E-B-2022. TOPOGRAPHIC INFORMATION IS BASED ON A TOPOGRAPHIC SURVEY BY: RWK, PA 101 WEST MAIN STREET, SUITE 202 GARNER, NC 27529 (919) 779-4654
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, &/OR NCDOT STANDARDS AND SPECIFICATIONS.

EXISTING PROPERTY RIGHT OF WAY LINE
PROPOSED RIGHT OF WAY 35' FROM ROAD CENTERLINE

RALEIGH CASE NUMBER: SUB-0039-2023

NO.	DATE	DESCRIPTION
1	4-13-23	ISSUE AND REVISION LOCATION
2	4-13-23	ISSUE AND REVISION LOCATION
3	4-13-23	ISSUE AND REVISION LOCATION
4	4-13-23	ISSUE AND REVISION LOCATION

ANNABELLE SUBDIVISION
2310, 2314, 2316 DORAN PL AFF, RALEIGH NC

DORAN PLACE, LLC
P.O. BOX 8023
RALEIGH, NC 27628

REVISIONS

DATE: APRIL 5, 2023
SHEET NO: _____

UTILITY PLAN
U-1

SEQUENCE NO 4 of 8

SENSITIVE AREA RESIDENTIAL STREET
 PROPOSED 70' RIGHT OF WAY
 PROPOSED RIGHT OF WAY LINE

SR 2289 DORAN PLACE
 60' PUBLIC R/W



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 AND SALINITY 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: 919 555-3145, ENTITLED ANNEXATION SURVEY FOR DORAN PLACE, L-17 AND DATED 8-8-2022. TOPOGRAPHIC INFORMATION IS BASED ON A TOPOGRAPHIC SURVEY BY: RWK, PA
 101 WEST MAIN STREET, SUITE 202
 GARNER, NC 27529
 (919)779-4854
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

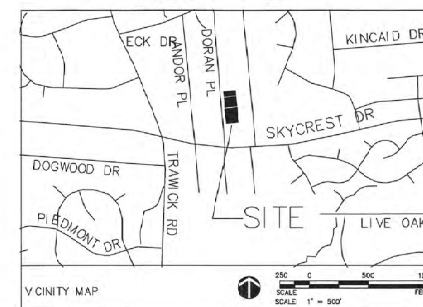
EXISTING PROPERTY RIGHT OF WAY LINE
 PROPOSED RIGHT OF WAY 36' FROM ROAD CENTERLINE

- 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
 ② SCM 2
 ③ SCM 3
 ④ SCM 4
 ⑤ SCM 5
 ⑥ NEW 12" HDPE STORM DRAINAGE PIPE
 ⑦ WEIR BOX (TYP.)
 ○ BORE LOCATIONS
 RIP-RAP ROCK APRON
 6 FEET LONG, 7 FEET WIDE, 12-INCHES THICK

NOTES:

- 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.
- BORINGS WERE LOCATED BY:

RWK, PA
 101 W. MAIN STREET, SUITE 202
 GARNER, NC 27529
 JANUARY 19, 2024



RWK PA
 engineering - Surveying
 101 West Main Street, Suite 202
 Garner, NC 27529
 Phone (919) 779-4854

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

DESIGNED: AAP
 DRAWN: SWM
 APPROVED: CRP

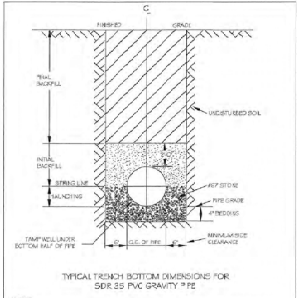
ANNABELLE SUBDIVISION
 2310, 2314, 2316 DORAN PLACE, RALEIGH NC
 DORAN PLACE, LLC
 P.O. BOX 6025
 RALEIGH, NC 27620

RALEIGH CASE NUMBER: SUB-0039-2023

NO.	DATE	DESCRIPTION
1	7-13-23	ISSUE AND REVISION LOCATION
2	2-27-24	REVISION OF BORINGS, ADDITIONAL INCHES, BORE LOCATIONS
3	4-1-23	SITE IMPROVEMENT

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

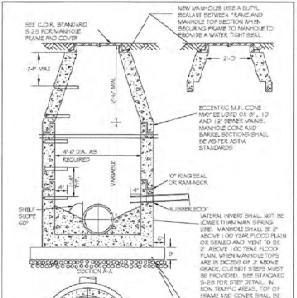
STORMWATER MANAGEMENT PLAN
 S-1
 SHEET NO. 5 OF 8



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

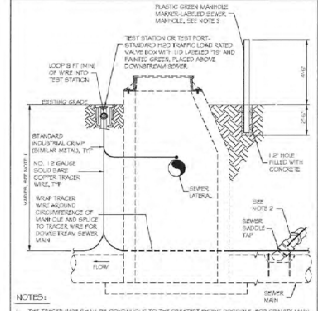
DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

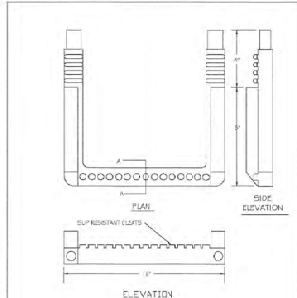
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08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

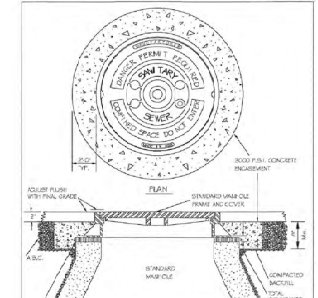
DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

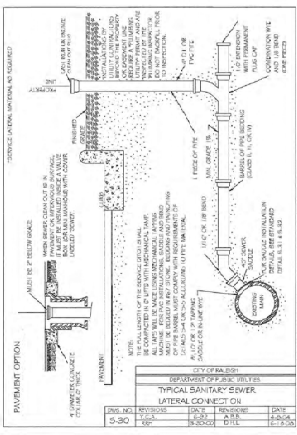
DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

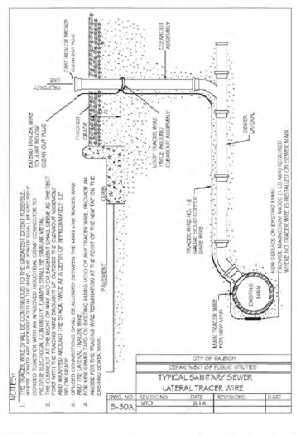
DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

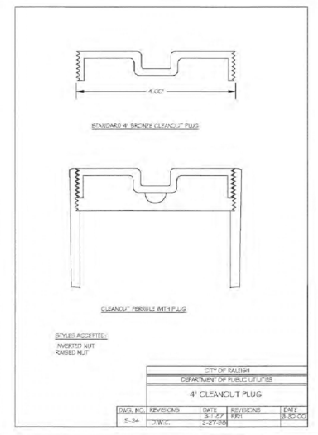
DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

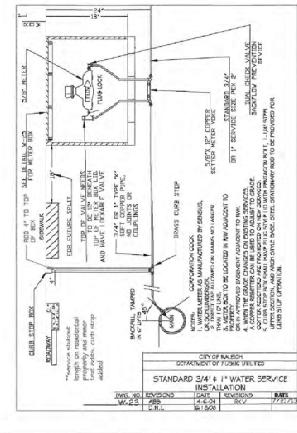
DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

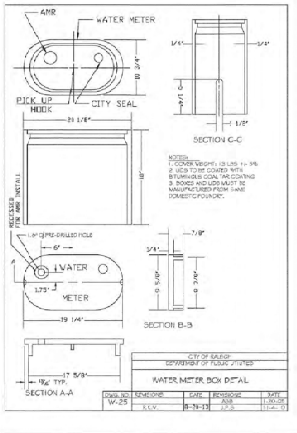
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08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

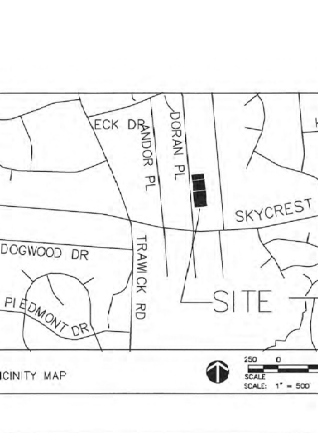
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08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018



CITY OF WALSH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 5' DIA 5' DIA 2' DIA 1' DIA

DATE	REVISION	BY	REVISION
08-20	REVISED	MM	2-2018
08-20	REVISED	MM	2-2018

ALISON A. POCKETT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4445
108 STEEPBANK DRIVE
CARY, NC 27516
Fax: (919) 779-0088

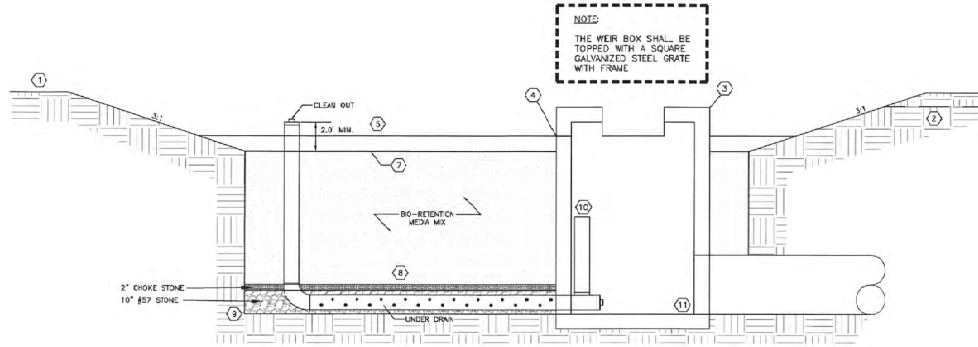
DESIGNED: SWM
DRAWN: SWM
APPROVED: CSP

ANNABELLE SUBDIVISION
2310, 2314, 2316 DORAN PLAC, RALEIGH, NC
DORAN PLACE, LLC
P.O. BOX 6028
RALEIGH, NC 27608

RALEIGH CASE NUMBER: SUB-0039-2023

NO.	DATE	DESCRIPTION
1	4-4-23	REMOVED LOCAL UTILITY NOTES

SCALE: NTS
DATE: APRIL 5, 2023
SHEET NO:
UTILITY DETAILS
D-1
SEQUENCE NO. 6 OF 7



NOTES
 THE WEIR BOX SHALL BE TOPPED WITH A SQUARE GALVANIZED STEEL GRATE WITH FRAME

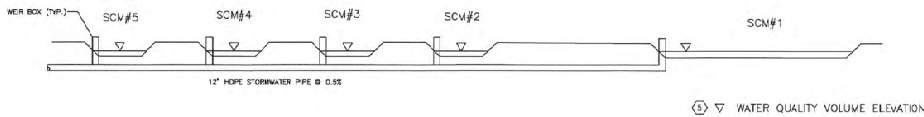
NOTES

- ALL EMERGENCY SPILLWAYS SHALL HAVE A BASE WIDTH OF 5 FEET WITH 3:1 SIDE SLOPES. ALL EMERGENCY SPILLWAYS SHALL BE STABILIZED WITH 6 INCHES OF CLASS A #87 PAV.
- ALL SIDE SLOPES ABOVE THE BIO-RETENTION MIX SHALL HAVE 3:1 SIDE SLOPES.
- THE BIO-RETENTION MIX SHALL NOT BE MECHANICALLY COMPACTED.
- ALL DISCHARGE PIPES SHALL HAVE AN OUTLET PIP.
- THE BIO-RETENTION MEDIA MIX FOR ALL BIO-RETENTION BASINS SHALL BE COMPOSED OF THE FOLLOWING:
 FOR ASBESTOS COURSE WASHED SAND
 13% SILT AND CLAY FINES
 10% S&A CERTIFIED COMPOST
- THE BODICES OF ALL BIO-RETENTION BASINS SHALL BE OVER-EXCAVATED BY A MINIMUM OF 1.0 FEET. ALL EXCAVATED SOIL FROM OVER-EXCAVATION SHALL BE REPLACED AND COMPACTED TO 95%.
- CLEAN OUTS SHALL BE INSTALLED AT UNDER DRAIN FUNCTIONS AND PIPE ENDS. ALL CLEAN OUTS, THE TOPS OF ALL CLEAN OUTS SHALL BE SET A MINIMUM OF 2 FEET ABOVE THE FINISH SURFACE OF ALL BIO-RETENTION BASINS. ALL CLEAN OUTS SHALL BE MADE OF PVC PIPE WITH GELLED FITTINGS AND A SCREW TYPE CAP. NO FLEXIBLE HOSE PIPE WILL BE ALLOWED.
- BIO-RETENTION MEDIA SHALL HAVE A P-INDEK OF 30 OR LOWER.
- THE SEASONAL HIGH WATER TABLE IS A MINIMUM OF 1.0 FEET BELOW THE EXISTING GRADE. THE ELEVATION OF ALL SOLES IS A MINIMUM OF 2.0 FEET ABOVE THE SEASONAL HIGH WATER TABLE IN THIS AREA.

PROFILE OF BIO-RETENTION AREA

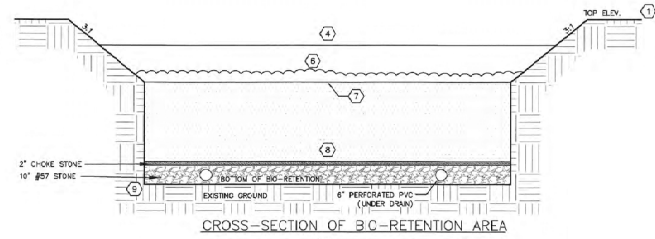
NTS

SCM (DIRECTION FLOW)	INVERT ELEVATION	EMERGENCY SPILLWAY ELEVATION	CURVE ELEVATION (UNDER DRAIN)	WATER ATTENUATION VOLUME	WATER QUALITY VOLUME ELEVATION	MUDCH ELEVATION	TOP SURFACE OF BIO-RETENTION MEDIA (PLANTING SURFACE)	TOP SURFACE OF BIO-RETENTION MEDIA	WATER IN SOIL	2-YEAR DRAIN ATTENUATION ELEVATION	5-YEAR DRAIN ATTENUATION ELEVATION	SURFACE AREA OF FLOOD FOREWAY AND TREATMENT AREA (S.F.)	SURFACE AREA OF WATER QUALITY VOLUME (S.F.)	SURFACE AREA OF FLOOD ATTENUATION (10-YEAR DRAIN, S.F.)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	TBD	326.6	329.4	326.1	328.0	327.3	327.0	324.5	323.5	325.5	323.0	328.3	328.4	589
2	TBD	327.8	333.3	327.3	328.9	326.2	325.9	333.8	322.4	333.4	322.4	322.3	327.3	395
3	TBD	322.2	327.2	326.7	328.4	325.7	325.4	327.9	324.9	324.9	322.0	326.7	326.1	396
4	TBD	326.9	327.4	326.4	326.1	325.4	325.1	327.6	324.6	324.6	321.6	326.4	326.4	395
5	TBD	326.5	327.0	326.0	325.7	325.0	324.7	327.2	324.2	323.2	321.2	326.0	326.0	395



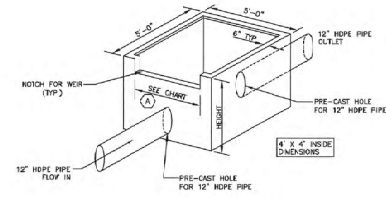
PROFILE OF BIO-RETENTION AREA IN SERIES

NTS



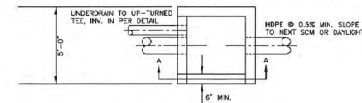
CROSS-SECTION OF BIO-RETENTION AREA

NTS



PRE-CAST WEIR BOX

GRATE NOT SHOWN FOR CLARITY
 UNDERDRAIN PIPE NOT SHOWN FOR CLARITY



PRE-CAST WEIR BOX DETAIL PLAN VIEW

PRE-CAST CONCRETE WEIR BOX
 CONNECT 12-INCH HRP PIPE
 SET WEIR TO ELEVATION PER DESIGN

PRE-CAST CONCRETE WEIR BOX
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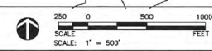
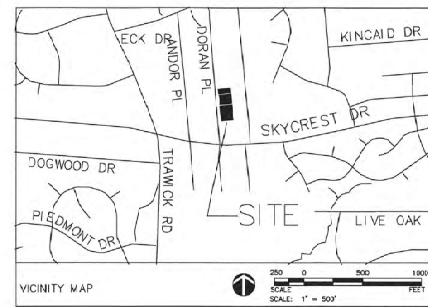
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RWK PA
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ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-1415
 108 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: **SMM**
 DRAWN: **SMM**
 APPROVED: **CRP**

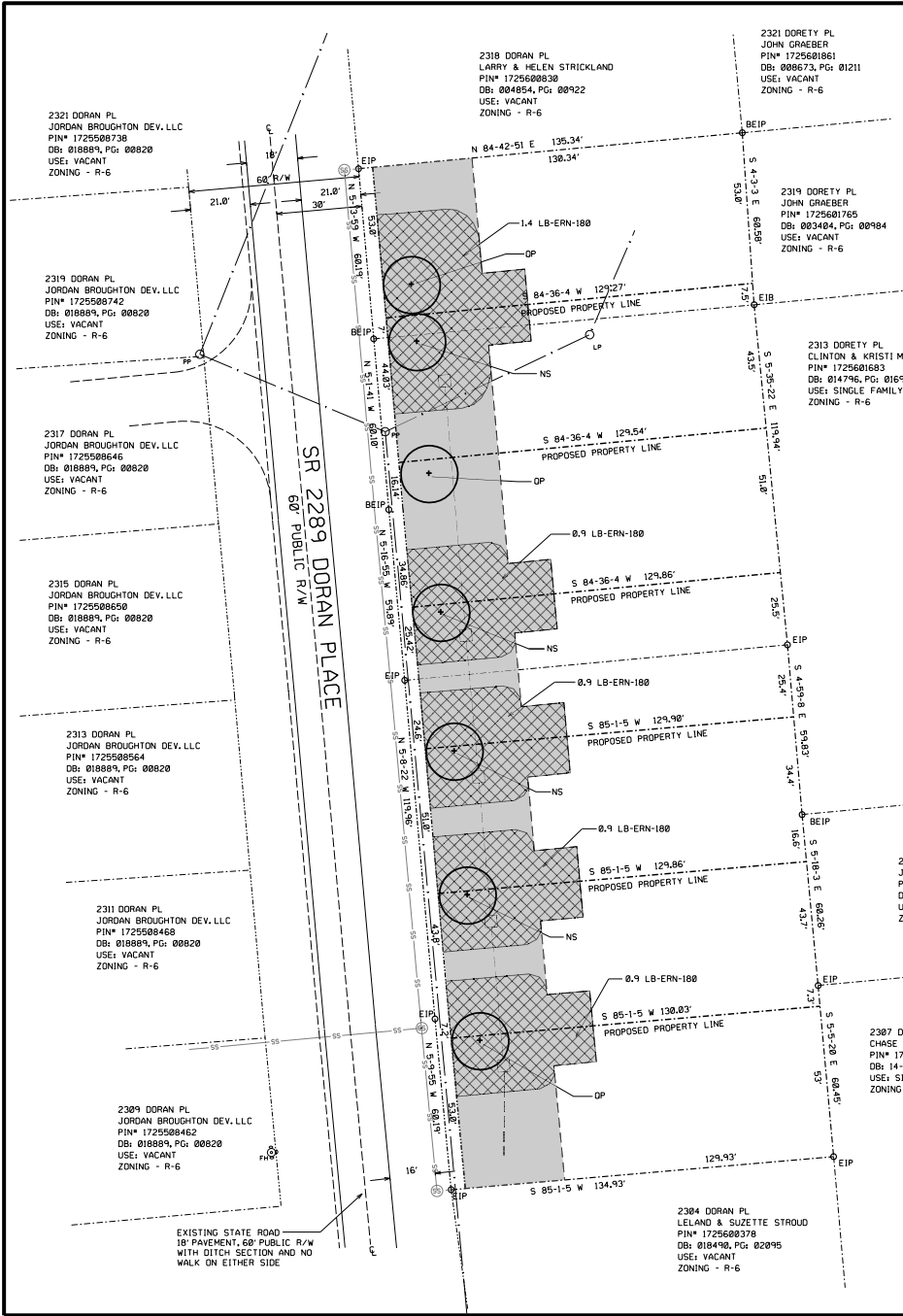
ANNABELLE SUBDIVISION
 2310, 2314, 2316 DORAN PLACE, RALEIGH, NC
 DURAN PLACE, LLC
 P.O. BOX 6025
 RALEIGH, NC 27628

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	4/15/2023
2	REVISED PER COMMENTS	4/15/2023
3	REVISED PER COMMENTS	4/15/2023

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

STORMWATER DETAILS
 D-2
 SHEET NO. 7 OF 7

RALEIGH CASE NUMBER: SUJ-0039-2023



STREET TREE PLANTING

NOTES:

STREET FRONTAGE = 360 LF. STREET TREES REQ. = 7

TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS AND PRIVATE UTILITIES WHERE POSSIBLE. TREES SHALL BE PLANTED WITHIN PLANTING AREA INDICATED ON PLAN. 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.

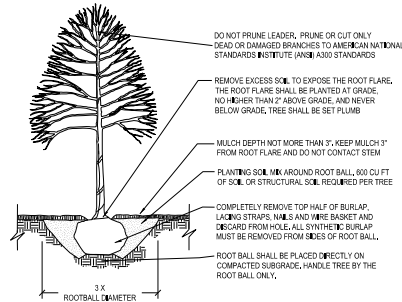
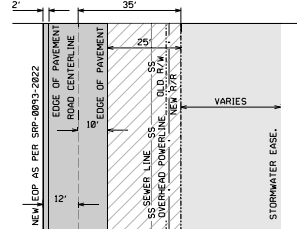
SEDED BIOTENTION AREAS - RAKE SURFACE TO SCARIFY AND SPREAD SEED EVENLY. COVER WITH CLEAN GRAIN STRAW.

AREAS LEFT BARE, EITHER THROUGH DEMOLITION OR CONSTRUCTION, SHALL BE AMENDED WITH A 2" LAYER OF LEAF OR COMPARABLE COMPOST AND TILL TO A DEPTH OF 6" INCHES. SEED WITH HULLED PRINCESS 77 HYBRID BERMUDDGRASS OR LIME HYBRID BERMUDDGRASS AT A RATE OF 2 - 4 LBS OF SEED PER 1000 SQUARE FOOT. COVER WITH CLEAN GRAIN STRAW.

LEAVE NO BARE SOIL.

CONTRACTOR IS TO PROVIDE AN 18 MONTH GUARANTEE ON ALL TREES.

NOTE: NCDOT WILL NOT ALLOW STREET TREES TO BE PLANTED IN THE RIGHT OF WAY. STREET TREES ARE BEING PLACED WITHIN 15' OF THE RIGHT OF WAY AND IN THE PROPOSED STORMWATER EASEMENT.



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

CITY OF RALEIGH STANDARD DETAIL	
REVISION	DATE

TREE PLANTING DETAIL

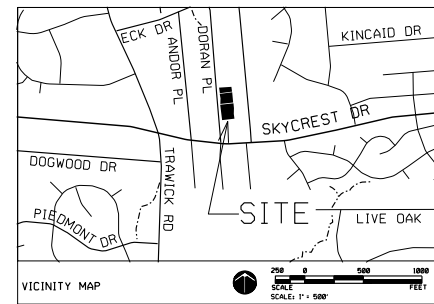
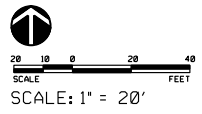
TPP-03

PLANT LIST - TREE PLANTING

KEY	COUNT	PLANT NAME	SIZE & SPR.	O/C SPACING
NS	4	NYSSA SYLVATICA, BLACK GUM	3"8&B, 10'HT	20'
DP	3	QUERCUS PHELLOS, WILLOW OAK	3"8&B, 10'HT	20'

PLANT LIST - SEEDING

KEY	COUNT	PLANT NAME	SIZE & SPR.	O/C SPACING
ERN-180	5.0	ERNST CONSERVATION SEED MIX - ERNMX-180-2	BY POUND	0.5 LB/1,000 SF
BP-77	-	BERMUDA "PRINCESS 77" - BERMUDA GRASS	BY POUND	2.0 LB/1,000 SF



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

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106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED:
DRAWN:
APPROVED:

CITY OF RALEIGH STANDARD DETAIL	
REVISION	DATE

TREE PLANTING DETAIL

TPP-03

ANNABELLE
2308, 2314, 2316 DORAN PLACE, RALEIGH, NC

DORAN PLACE, LLC
P.O. BOX 6825
RALEIGH, NC 27628

RALEIGH CASE NUMBER: SUB-0039-2023

NO.	DATE	DESCRIPTION
1	11.29.23	RALEIGH COMMENTS - 11.23.23
2	11.29.23	REMOVE SHADY EASEMENT

REVISIONS

SCALE: NTS
DATE: APRIL 5, 2023
SHEET NO. 1

PLANTING DETAIL

D-3

SEQUENCE NO. 8 OF 8