Preliminary Subdivision Application



Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

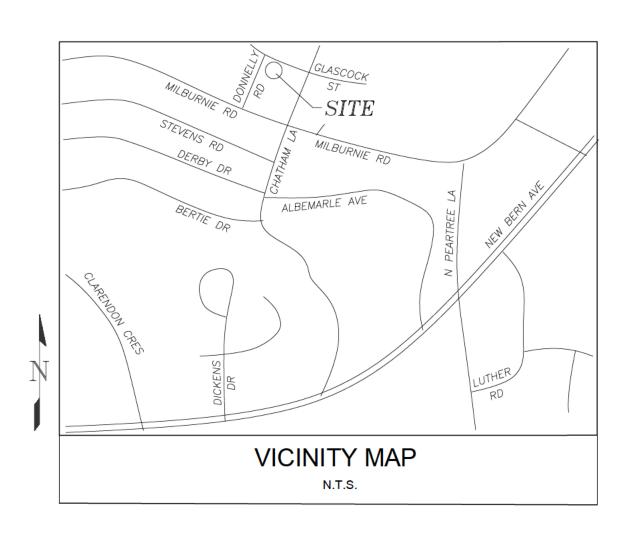
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)							
☐ Conventional Subdivision			Compact Development		☐ Conservation Development		
☐ Cottage Court			☐ Flag lot	g lot		sit Development Option	
NOTE: Subdivisions n	nay require City Cou	ncil a	approval if located in a	Histo	ric Overlay District.		
		G	ENERAL INFORMAT	ON			
Scoping/sketch plan c	ase number(s):						
Development name (s	subject to approval):						
Property Address(es):							
Recorded Deed PIN(s):							
Building type(s):	☐ Detached Hous	е	☐ Attached House		Townhouse	☐ Apartment	
☐ General Building	☐ Mixed Use Buil	ding	☐ Civic Building		Open Lot	☐ Tiny House	
CI	JRRENT PROPERT	Y O	WNER/APPLICANT/D	EVEL	OPER INFORMATION	ON	
Current Property Owr	ner(s) Names:						
Company:			Title:				
Address:							
Phone #: Email:							
Applicant Name (If different from owner. See "who can apply" in instructions):							
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder							
Company: Address:			ddress:				
Phone #: Email:							
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.							
Developer Contact Names:							
Company:			Title:				
Address:							
Phone #: Email:							

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION							
Gross site acreage:							
Zoning districts (if more than one	e, pr	ovide acreage of ea	ch):				
Overlay district(s):	I	nside City Limits?	,	Yes No	Historic	District/Landmark:	N/A
Conditional Use District (CUD)	Е	Board of Adjustment	Cas	se#	Design Alternate Case #		
Case # Z-	E	BOA-			DA-		
		STORMWATER	RINI	FORMATION			
Imperious Area on Parcel(s):		Impervious Area		for Compliance (includes right-of-way):			
Existing (sf) Propose	ed to	otal (sf) Existing (sf)		sting (sf)	F	Proposed total (sf)	
		NUMBER OF LO	TS A	AND DENSIT	Y		
# of Detached House Lots:		# of Attached Hou	ıse l	Lots:	# of Townhouse Lots:		
# of Tiny House Lots:	# of	Open Lots:		# of Other Lo	ots (Apai	rtment, General,	
				Mixed Use, 0	Civic):		
Total # of Lots:	Tota	al # Dwelling Units:					
Proposed density for each zoning	ıg dis	strict (UDO 1.5.2.F):					
		SIGNATUI	RE E	BLOCK			
Pursuant to state law (N.C. Gen. S landowner, a lessee or person hol landowner. An easement holder measement.	lding	§ 160D-403(a)), app an option or contrac	licati t to p	ons for develo ourchase or lea	se land,	or an authorized agent of	f the
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: Garnik Ohanian						Date:	
Printed Name							
Signature:						Date:	<u></u>

Page 2 of 2 REVISION 04.17.23

Printed Name:



rage 1 of 2		vice Center • One Exchange I			
Conventional Subdivision Compact Development Conservation Development	ppropriate review type and includ	le the plan checklist do			
Cottage Court Flag International City Council approval if located in a Historic Overlay District.		DEVELOPMENT OF	PTIONS (UDO Ch	apter 2)	
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District. GENERAL INFORMATION Scopingisketich plan case number(s): Development name (subject to approval): 716 DONNELLY SUBDIVISION Property Address(es): 716 DONNELLY ROAD Recorded Deed PIN(s): 1714 20-92-0399 Building type(s):			· · · · · · · · · · · · · · · · · · ·		<u> </u>
GENERAL INFORMATION GENERAL INFORMATION Development name (subject to approval): 716 DONNELLY SUBDIVISION Property Address(es): 716 DONNELLY ROAD Recorded Deed PIN(s): 1714 20-92-0399 Building type(s): Detached House Alsched House Open Lot Townhouse Apartment General Building Moved Use Building Oct Building Open Lot Townhouse Apartment CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION Current Property Owner(s) Names: Garnik Ohanian Company: 3590, LLC Title: Owner Maddress: 3988 RAEBURN CT FAYETTE/YLLE NC 28314-2823 Phone #: 910-977-8953 Email: garnik@gypono corm Applicant Name (if different from owner. See "who can apply" in instructions): Relationship to owner: Lessee or contract purchases powners authorized agent Essement holder Company: Address: Email: Email: Email: Owner's authorized agent Essement holder Company: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Modress: 2308 Ridge Road, Raleigh, NC 27612 Tompany: Crumpler Consulting Services, PLLC Title: Principal Mod					
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Building type(s):			ELLY SUBDIVIS	ION	
Building type(s):					
Building type(s):	Recorded Deed PIN(s): 1714.20)-92-0399			
Company: 33 POL, LLC Title: Owner Company: 33 POL, LLC Title: Owner Company: 33 POL, LLC Title: Owner Company: 35 POL, LLC Title: Owner Company: 35 POL, LLC Title: Owner Company: Signature Company: Evaluationship to owner: Lessee or contract purchaser Company: Address: Company: Cumpler Consulting Services, PLLC Conditional Use District (CUD) Consulting Services	Building type(s): Detac	hed House Atta			<u> </u>
Company: 33 POL, LLC Title: Owner Company: 33 POL, LLC Title: Owner Company: 33 POL, LLC Title: Owner Company: 35 POL, LLC Title: Owner Company: 35 POL, LLC Title: Owner Company: Signature Company: Evaluationship to owner: Lessee or contract purchaser Company: Address: Company: Cumpler Consulting Services, PLLC Conditional Use District (CUD) Consulting Services	CURRENT P	ROPERTY OWNER/AI	PPI ICANT/DEVE	LOPER INFORMA	ATION
Company: 33 POL, LLC Title: Owner Address: 3698 RAEBURN CT FAYETTEVILLE NC 28314-2623 Email: garniko@yahoo.com Applicant Name (if different from owner. See "who can apply" in instructions): Relationship to owner:lessee or contract purchaserOwner's authorized agentEasement holder Company:Address:			LIVANIDEVE	_ C. ER IN ORW	
Address: 3696 RAEBURN CT FAYETTEVILLE NC 28314-2623 Phone #: 910-977-8953 Email: garniko@yahoo.com Applicant Name (if different from owner. See "who can apply" in instructions): Relationship to owner:		and the state of t	Title: Owner		
Address: Company: Com	·	FAYETTEVILLE NO	28314-2623		
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder Company: Address: Phone #: Email: ## Address: ## Add	Phone #: 910-977-8953	Email: garr	niko@yahoo.cor	n	
Address: Prone #: Email: ### Address: #### Address: ### Address: #### Address: ### Address: #### Address: ###	Applicant Name (If different from				
Email: Company: Crumpler Consulting Services, PLLC Title: Principal	Relationship to owner: Lessee	e or contract purchaser	Owner's auth	norized agent	Easement holder
Accessing a proposed total (s) STORMWATER INFORMATION Imperious Area on Parcel(s): Existing (sf) Proposed total (sf) Proposed density for each zoning district (UDO 1.5.2.F): 11.76 SIGNATURE BLOCK NUMBER OF LOTS AND DENSITY # of Townhouse Lots: 3 # of Gene Lots: # of Townhouse Lots: # of Signature Block SIGNATURE BLOCK Pursuant to state law (N.C. Gen. Stat. § 1800.403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lase seament holder may also apply for development approvals may be made by the landowner. An easement holder may also apply for development approvals may be made by the landowner. An easement holder may also apply for development approvals may be made by the landowner. An easement holder may also apply for development approvals may be made by the landowner. An easement holder may also apply for development approval for such development as is authorized agent of the undersigned understands that development approvals may be made by the landowner. An easement holder may also apply for development approval for such development as is authorized described in this application made in securing the development approvals may be made by the landowner and provals are subject to revocation for false statements or misrepresentations made in securing the development approvals may be made by the landowner and easement. By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by attack law (N.C. Gs. 1600–403(a)) to make this application and that the representation and extrements and in the application. The undersigned indicates that	Company:	Address:	-		
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DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: .34AC Zoning districts (if more than one, provide acreage of each): R-6 Overlay districts (if more than one, provide acreage of each): R-6 Overlay districts (if more than one, provide acreage of each): R-6 Overlay districts (if more than one, provide acreage of each): R-6 Overlay districts (if more than one, provide acreage of each): R-6 Overlay district (s): FTA Inside City Limits? Yes No Historic District/Landmark: N/A Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case # Da- STORMWATER INFORMATION Imperious Area on Parcel(s): Imperious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf) Proposed density for each zoning district (UDD 1.5.2.F): 11.76 Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by 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. Gen. Stat. § 160D-403(a)), applications for development approval for such development as is authorized by the easement. By submitting this application, the undersigned applicant acknowledges that the property owner or one of the persons authorized by the development approval for such development as is authorized by the easement. By submitting this application, the undersigned application and statements made in the application. The undersigned also acknowledges that the information and statements made in the application. The undersigned also acknowledges that the property owner(s) is aware of this application are correct and the undersigned alto acknowledges that the property owne	IOTE: please attach purchase a	agreement or contract	, lease or easem	ent when submit	ting this form.
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Thone #: 919-413-1704 Email: josh@crumplerconsulting.com Revision e.t. raleighnc.g Revision e.t. ra	Company: Crumpler Consulting	Services, PLLC	Title: Principa	al	
DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION Gross site acreage: .34AC Zoning districts (if more than one, provide acreage of each): R-6 Overlay district(s): FTA	Address: 2308 Ridge Road, Ra	aleigh, NC 27612			
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# of Detached House Lots: 1 # of Attached House Lots: # of Townhouse Lots: # of Tiny House Lots: 3 # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic): Total # of Lots: 3 Total # Dwelling Units: 4 Proposed density for each zoning district (UDO 1.5.2.F): 11.76 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 describe 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 regu	DEVELOPN Gross site acreage: .34AC Zoning districts (if more than on R-6 Overlay district(s): FTA Conditional Use District (CUD)	e, provide acreage of e Inside City Limits? Board of Adjustmen BOA-	ach): ✓ Yes No nt Case #	Historic District/ Design Alternate DA-	raleighnc.g
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SUBDIVISION PLANS

FOR

716 DONNELLY SUBDIVISION

716 DONNELLY ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2023

PREPARED FOR: 33POL, LLC 3698 RAEBURN CT FAYETTEVILLE, NORTH CAROLINA 28314

PREPARED BY: CRUMPLER

Consulting Services, PLLC

2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-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.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED APRIL 4, 2017.
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- 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7), IF A
 COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL
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SHEET DESCRIPTION COVER

C-2 EXISTING CONDITIONS

C-3 SUBDIVISION & LANDSCAPING PLAN

4 UTILITY, GRADING
AND STORMWATER PLAN

D-1 DETAILS

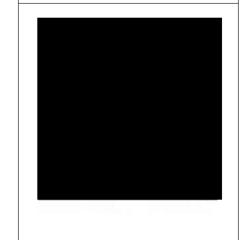
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

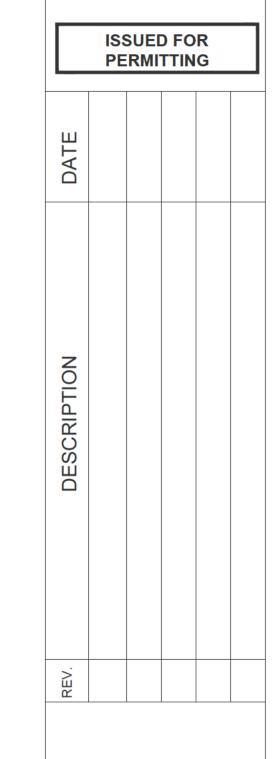
CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 Consulfing Services, PLLC

Z308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704





DONNELLY SUBDIVISION

PROJECT NO.: 23022

DRAWN BY: JAC

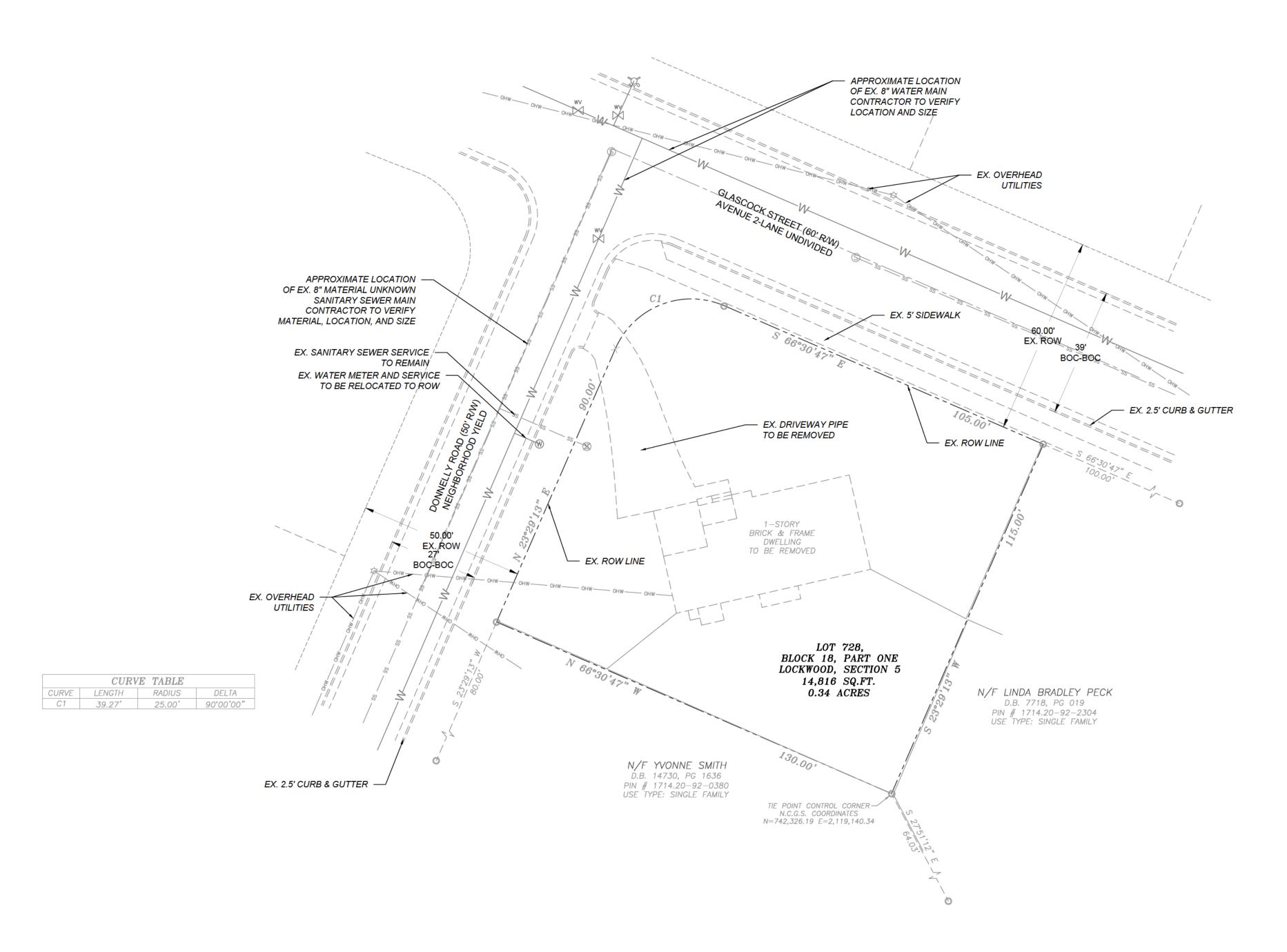
CHECKED BY: JAC

DATE: 07/27/23

SCALE: N.T.S.

C-1

1 of 5



SITE EXEMPTION NOTES:

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EXISTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING OVERHEAD POWER LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING EDGE OF PAVEMENT

EXISTING CONTOUR MAJOR

EXISTING CONTOUR MINOR

EXISTING SANITARY SEWER

EXISTING STORM SEWER

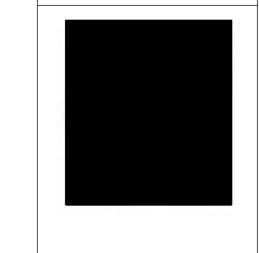
EXISTING WATER MAIN

EXISTING CATCH BASIN

EXISTING SANITARY SEWER MANHOLE

EXISTING STORMWATER MANHOLE





	RMI		
DATE			
DESCRIPTION			
REV.			

EXISTING CONDITIONS PLAN 716 DONNELLY SUBDIVISION

PROJECT NO.: 23022

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 07/27/23

SCALE:

20 10 0 20 SCALE: 1 INCH = 20 FEET

C-2

2 of 5

1" = 20'

STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS:
GLASCOCK STREET: 140LF OF 1' SIDEWALK = 140SF
E. LENOIR STREET: 115LF OF 6' SIDEWALK = 690SF
TOTAL IMPERVIOUS SURFACE REQUIRED: 830SF
TOTAL ALLOCATED PER LOT: 207.5SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=51%

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
-LOT 1: 4,000SF (51%)=2,040SF-207.5SF=1,832.5SF MAX IMPERVIOUS SURFACE
-LOT 2: 3,213SF (51%)=1,638SF-207.5SF=1,430.5SF MAX IMPERVIOUS SURFACE
-LOT 2: 3,043SF (51%)=1,552SF-207.5SF=1,344.5SF MAX IMPERVIOUS SURFACE
-LOT 2: 3,920SF (51%)=1,999SF-207.5SF=1,791.5SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.i SUBJECT TO 4.A.OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

LANDSCAPING NOTES

- 1. STREET TREE SHALL BE INSTALLED AND MA NTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- 2. ALL DISTURBED AREAS NOT OCCUP ED BY STRUCTURES, PAV NG OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- 4. ALL TREE PLANT NGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- 5. A MINIMUM OF FOUR INDIV DUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- 6. MIN MUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER F EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- 7. ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SO L CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- 8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINN NG OF GRAD NG AND LANDSCAPE INSTALLATION.
- 9. CONTRACTOR TO VER FY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS NDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- 10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- 11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- 12. COMPLETELY REMOVE TOP HALF OF BURLAP, LAC NG AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- 13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- 14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
- 15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- 16. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

TREE CONSERVATION AND LANDSCAPING NOTES:

-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.

-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

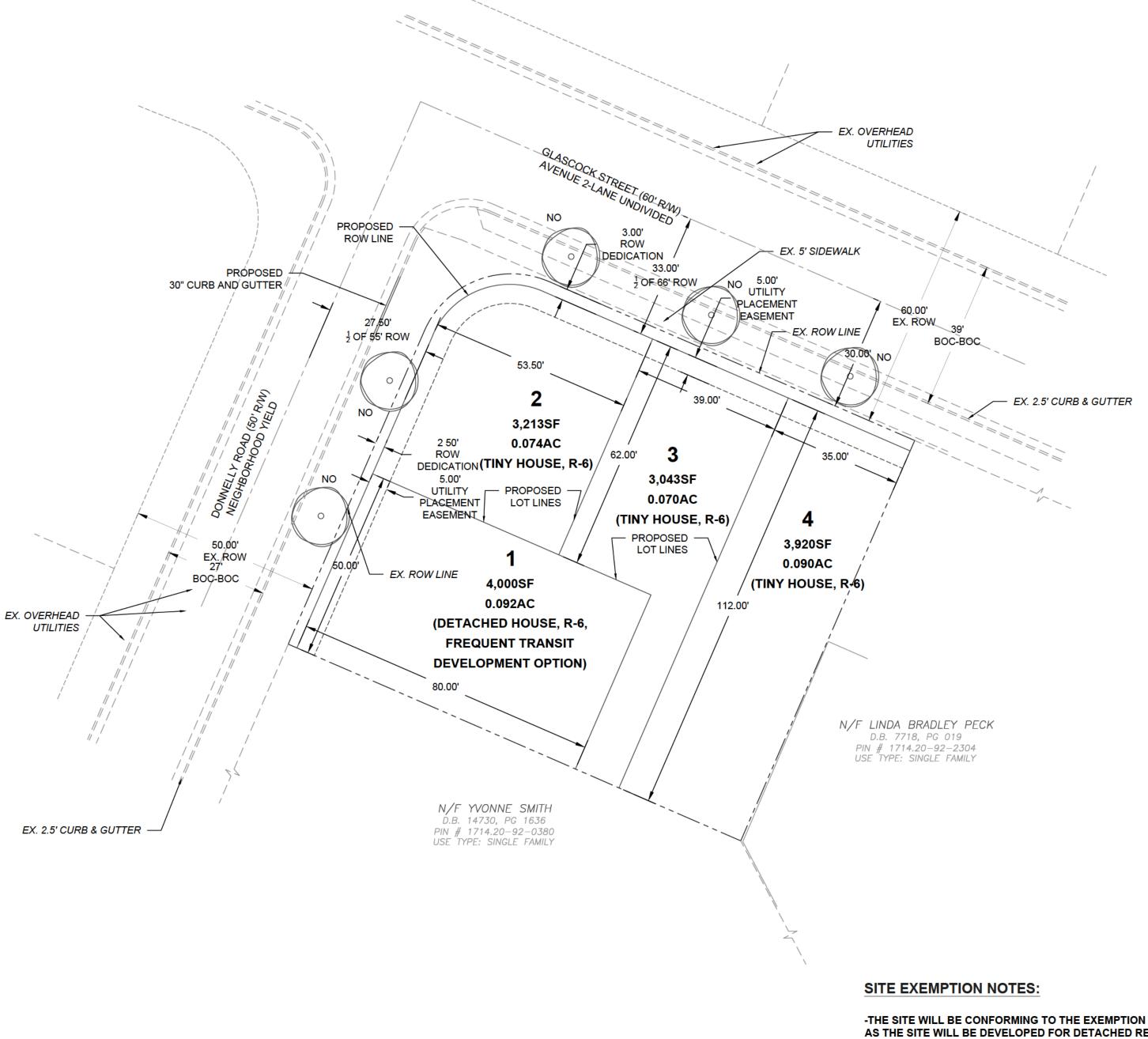
LANDSCAPING REQUIREMENTS

GLASCOCK STREET (AVENUE 2-LANE, UNDIVIDED STREETSCAPE)
REQUIREMENT: 1 TREE PER 40LF=130LF/40LF=3 TREES
PROVIDED: 3 TREES

DONNELLY ROAD (NEIGHBORHOOD YIELD STREETSCAPE)
REQUIREMENT: 1 TREE PER 40LF=115LF/40LF=2 TREES
PROVIDED: 2 TREES

 KEY
 QUA.
 BOTANICAL NAME
 COMMON NAME
 AT PLANTING

 SHADE TREES
 NO
 5
 QUERCUS NUTTALLII
 NUTTALL OAK
 10'
 3"
 B&B



-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

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SUMMARY INFORMATION

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING EASEMENT

PROPOSED LOT LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE

EXISTING EDGE OF PAVEMENT

PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT

DEVELOPMENT NAME: 901 E. LENOIR - 2 LOT SUBDIVISION

SITE ADDRESS: 901 E. LENOIR
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1714.20-92-0399

JURISDICTION: CITY OF RALEIGH

LEGEND

PROPOSED USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY AND TINY HOUSES
CURRENT ZONING DISTRICT: R-6
CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA

TOTAL ACREAGE: 0.34 ACRES (14,816 SF)
DEDICATED RIGHT OF WAY: 0.015 ACRES (640 SF)
TOTAL NET ACREAGE: 0.325 ACRES (14,176 SF)
PROPOSED LOT 1 (DETACHED HOUSE, FREQUENT TRANSIT
DEVELOPMENT OPTION): 4,000SF/0.092AC
PROPOSED LOT 2 (TINY HOUSE, R-6): 3,213SF/0.074AC

PROPOSED LOT 3 (TINY HOUSE, R-6): 3,043SF/0.070AC

PROPOSED LOT 4 (TINY HOUSE, R-6): 3,920SF/0.090AC

PROPOSED LOT 1: R-6, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 4,000SF (MIN.)
PROVIDED LOT SIZE: 4,000SF
REQUIRED LOT WIDTH: 50' (MIN.)

PROVIDED LOT DEPTH: 80'

PROPOSED LOT 2: R-6, TINY HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 3,000SF (MIN.)
PROVIDED LOT SIZE:3,213SF

PROVIDED LOT WIDTH: 53.5'
REQUIRED LOT DEPTH: 50' (MIN.)
PROVIDED LOT DEPTH: 62'

PROPOSED LOT 31: R-6, TINY HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 3,000SF (MIN.)
PROVIDED LOT SIZE: 3,043SF
REQUIRED LOT WIDTH: 35' (MIN.)
PROVIDED LOT WIDTH: 39'
REQUIRED LOT DEPTH: 50' (MIN.)
PROVIDED LOT DEPTH: 62'

PROVIDED LOT WIDTH: 50'

REQUIRED LOT DEPTH: 80' (MIN.)

REQUIRED LOT WIDTH: 35' (MIN.)

PROPOSED LOT 4: R-6, TINY HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 3,000SF (MIN.)
PROVIDED LOT SIZE: 3,920SF
REQUIRED LOT WIDTH: 35' (MIN.)

PROVIDED LOT WIDTH: 35'
REQUIRED LOT DEPTH: 50' (MIN.)
PROVIDED LOT DEPTH: 112'

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 1,875LF**

**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR

SITES LESS THAN 2 ACRES

OWNER/DEVELOPER: 33POL, LLC 3698 RAEBURN CT

FAYETTEVILLE, NORTH CAROLINA 28314

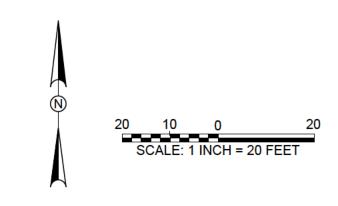
ENGINEER:

CRUMPLER CONSULTING SERVICES, PLLC

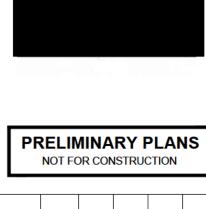
NOT 2308 RIDGE ROAD RALEIGH, NC 27612

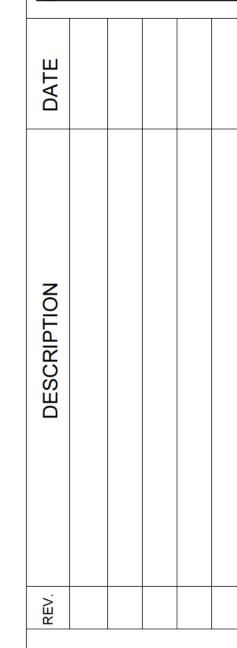
CONTACT: JOSH CRUMPLER, PE

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BDIVISION & LANDSCAPING PLA
716 DONNELLY SUBDIVISION
716 DONNELLY ROAD

PROJECT NO.: 23022

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 07/27/23

SCALE: 1" = 20'

C-33 of 5

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).
- 2. UTILITY SEPARATION REQUIREMENTS:

A) 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

B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER

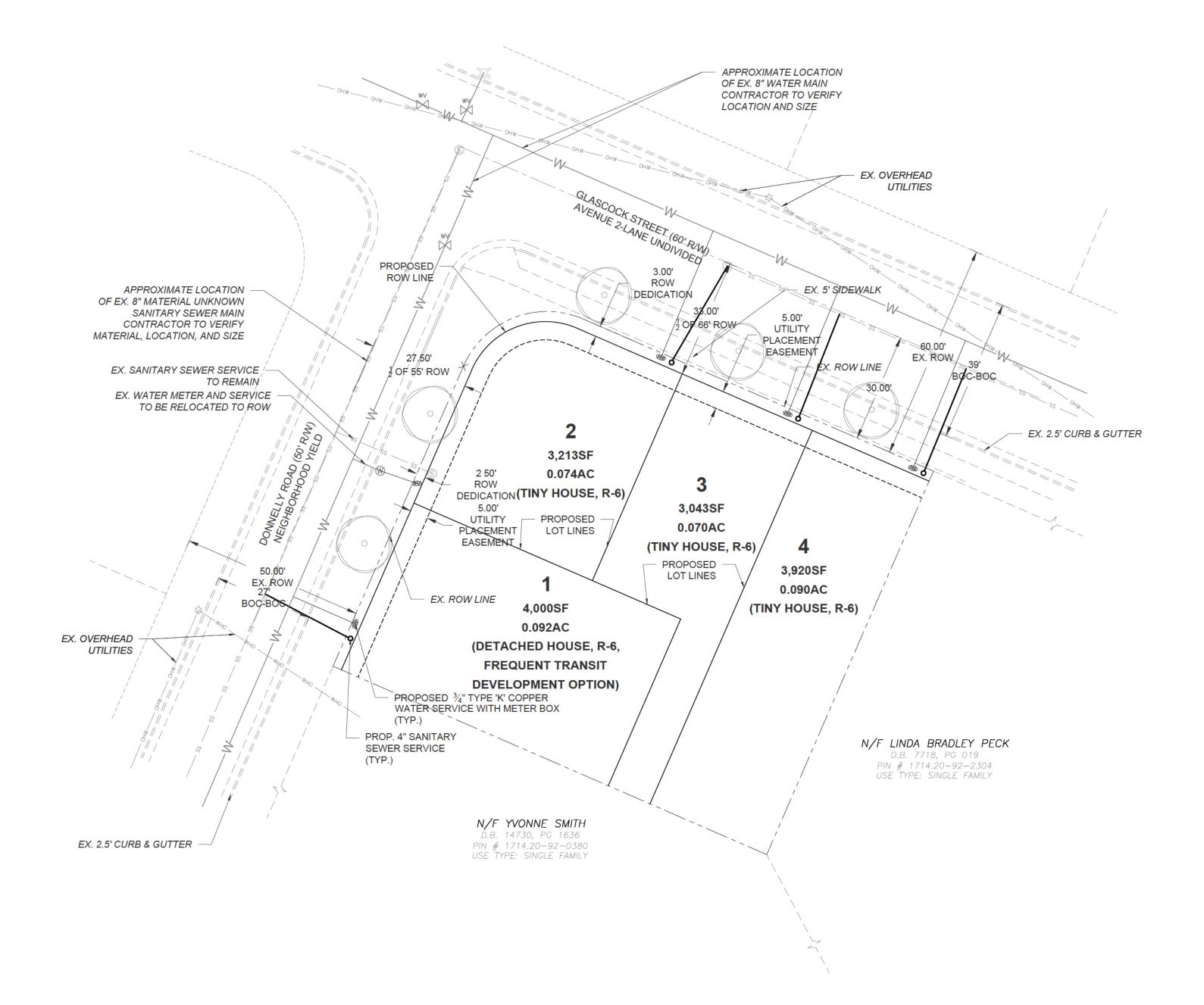
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER

E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49)

F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

- 3. 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
- 4. 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
- 5. 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
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- 7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- 8. INSTALL ¾" 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
- 9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 10. 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
- 11. 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
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. 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 FOG@RALEIGHNC.GOV FOR MORE INFORMATION
- 14. 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) 996-5923 OR
- CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
- 15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER THE PROJECT MUST BE PUBLICLY BID



SITE EXEMPTION NOTES:

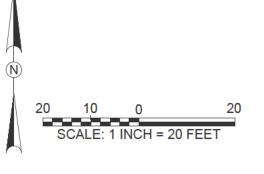
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-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.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED APRIL 4, 2017.
- 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
- 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.
- 6. RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7), IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.



LEGEND

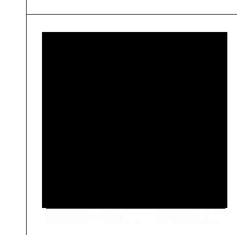
	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LI
	EXISTING RIGHT-OF-WAY
CHW OFFE CHW CHW CHW CHW CHW CHW CHW CHW	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LI
	EXISTING BUILDING SETBACK LINE
	EXISTING PARKING SETBACK LINE
	EXISTING EDGE OF PAVEMENT
ss ss ss ss ss	EXISTING SANITARY SEWER
	EXISTING WATER LINE
<u>S</u>	EXISTING SANITARY SEWER MANH
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED LOT LINE PROPOSED UTILITY PLACEMENT EASEMENT EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
S	PROPOSED SANITARY MANHOLE
4	PROPOSED HYDRANT ASSEMBLY

ADA NOTES

- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (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%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

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.
- 3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.



ISSUED FOR

PERMITTING

REV. DESCRIPTION DATE

UTILITY PLAN
DONNELLY SUBDIVISION

PROJECT NO.: 23022 DRAWN BY: JAC

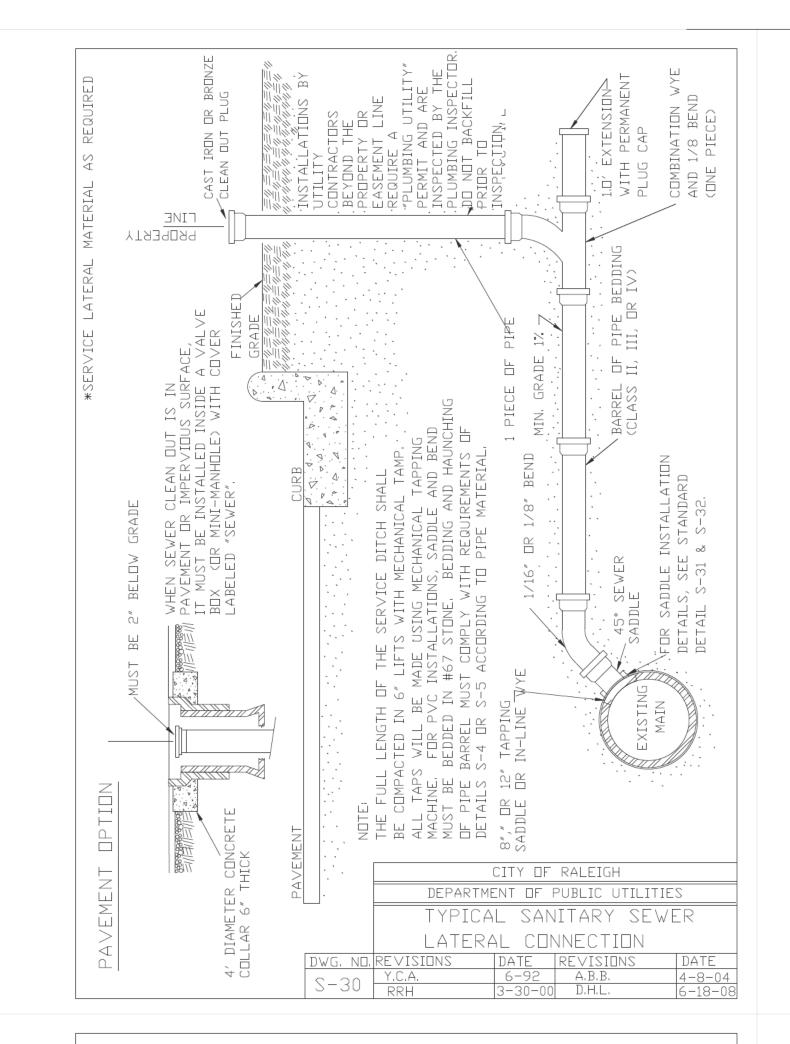
CHECKED BY: JAC

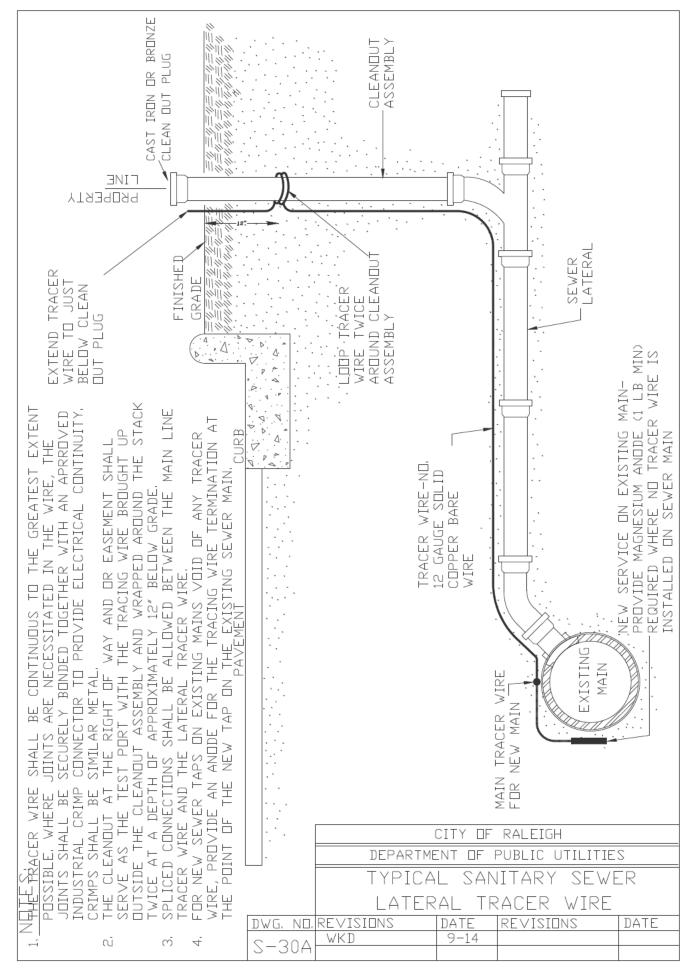
DATE: 07/27/23

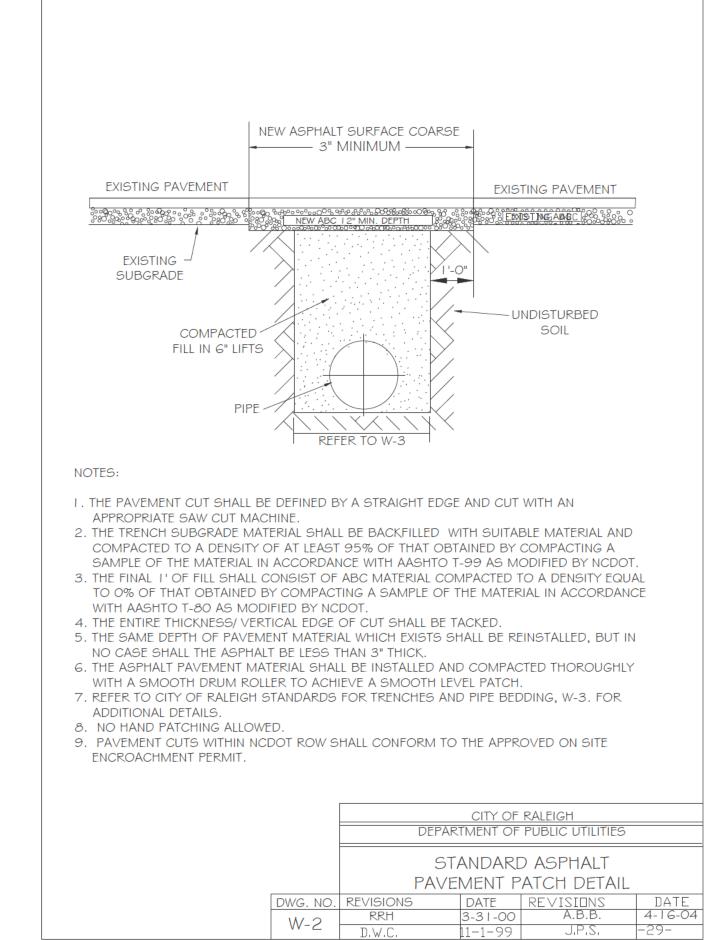
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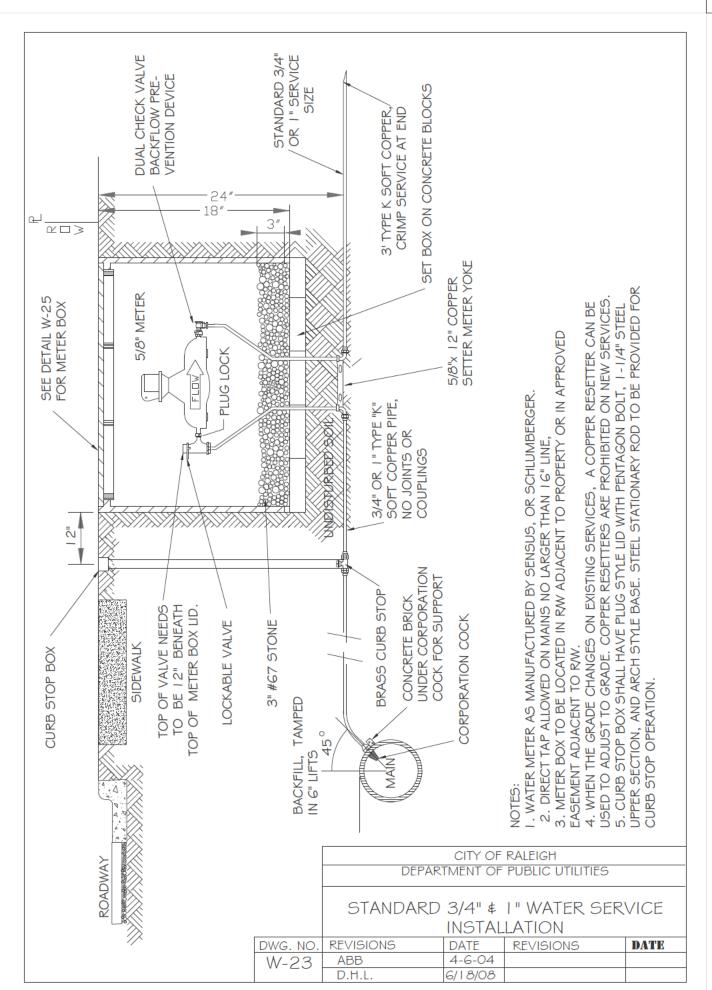
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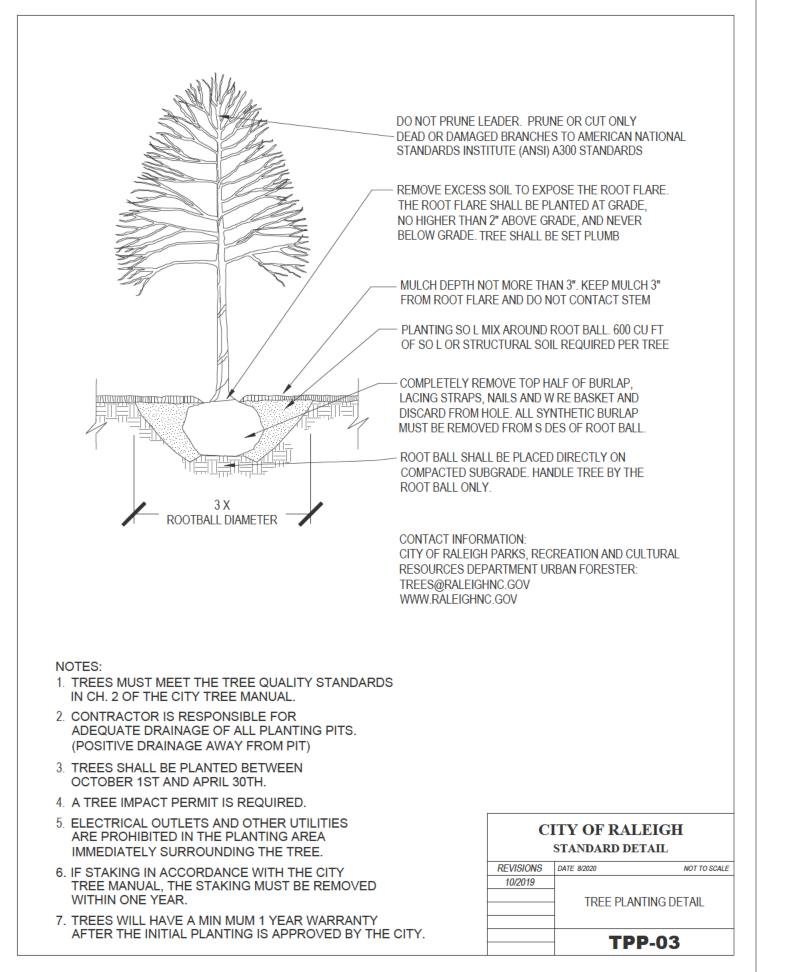
4 of 5



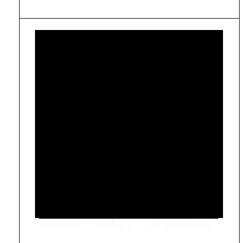


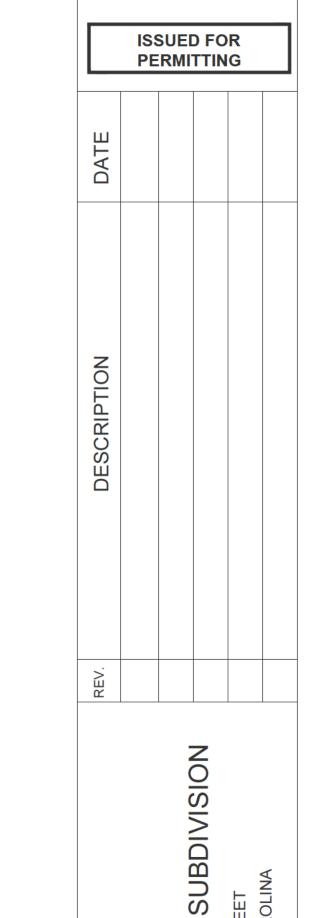






CRUMPLER Consulting Services, PLLC





DETAILS

PROJECT NO.: 22021
DRAWN BY: JAC

CHECKED BY: JAC

DATE: 11/10/22

SCALE: NTS

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