



Administrative Approval Action

Case File / Name: SUB-0041-2023
DSLCL - 716 DONNELLY SUBDIVISION

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

- LOCATION:** This 0.34 acre parcel, specifically identified as 716 Donnelly Road, is located at the southeast corner of Donnelly Road and Glascock Street, north of Milburnie Road and west of Chatham Lane. The property is zoned R-6 and located within a Frequent Transit Area.
- REQUEST:** The parcel is vacant and the plan proposes subdividing the property into 4 lots to be developed for one detached house and three tiny houses. Lot 1 is 4,000 square feet (0.092 acre) and will utilize the frequent transit development option to construct a detached house. New Lot 2 is 3,213 SF (0.074 acre). New Lot 3 is 3,043 SF (0.070 acre) and New Lot 4 is 3,920 SF (0.090 acre). New lots 2, 3, and 4 each will be developed for a tiny house utilizing the conventional development option.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0014-2024: 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 December 15, 2023 by Crumpler Consulting Services.

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. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☒ **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. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A fee-in-lieu for 115 LF of 6' sidewalk is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

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

Urban Forestry

7. A public infrastructure surety for (5) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

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

Stormwater

1. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)



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Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (3) street trees along Glascock St. and (2) trees along Donnelly Rd for a total of (5) street trees.

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

General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.

Stormwater

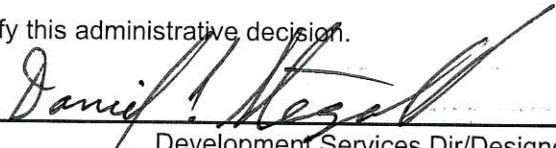
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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:

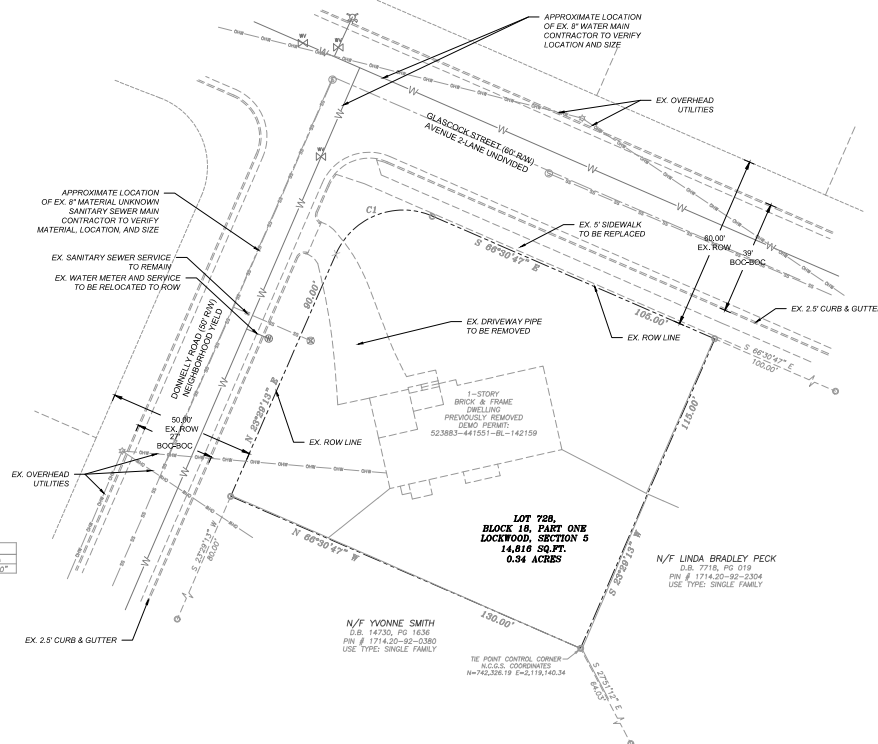
3-Year Sunset Date: January 24, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: January 24, 2029
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 01/24/2024
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
CT	39.27'	25.00'	90°00'00"



LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORMWATER MANHOLE

CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, NC 27612
919-413-1704
P-1533

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/05/23
2	CITY OF RALEIGH COMMENTS	12/15/23

EXISTING CONDITIONS PLAN
716 DONNELLY SUBDIVISION
716 DONNELLY ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 230322
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 07/27/23
SCALE: 1" = 20'

C-2
2 of 5

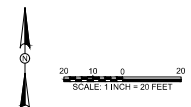
- NOTES**
1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED APRIL 4, 2017.
 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171400K DATED JULY 19, 2022.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDED.
 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.

SITE EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 5.2.2.A.1.A.1.A.

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.1.2 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 5.2.2.A.2 AS AMENDED BY TC-5-16.



STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS:
GLASCOCK STREET: 140.0' OF 6" SIDEWALK = 140SF
E. LENOIR STREET: 115.0' OF 6" SIDEWALK = 690SF
TOTAL IMPERVIOUS SURFACE REQUIRED: 830SF
TOTAL ALLOCATED PER LOT: 207.55SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=51%
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
-LOT 1: 4,000SF (51%)=2,040SF=207.55SF=1,832.5SF MAX IMPERVIOUS SURFACE
-LOT 2: 3,213SF (51%)=1,638SF=207.55SF=1,430.5SF MAX IMPERVIOUS SURFACE
-LOT 3: 3,043SF (51%)=1,552SF=207.55SF=1,344.5SF MAX IMPERVIOUS SURFACE
-LOT 2: 3,920SF (51%)=1,999SF=207.55SF=1,791.5SF MAX IMPERVIOUS SURFACE

*PER SECTION 2.2.2.A.2.B.1 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

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULES.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3"; KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHEEPDROPPED COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT & AFTER FINAL ACCEPTANCE.

TREE CONSERVATION AND LANDSCAPING NOTES:

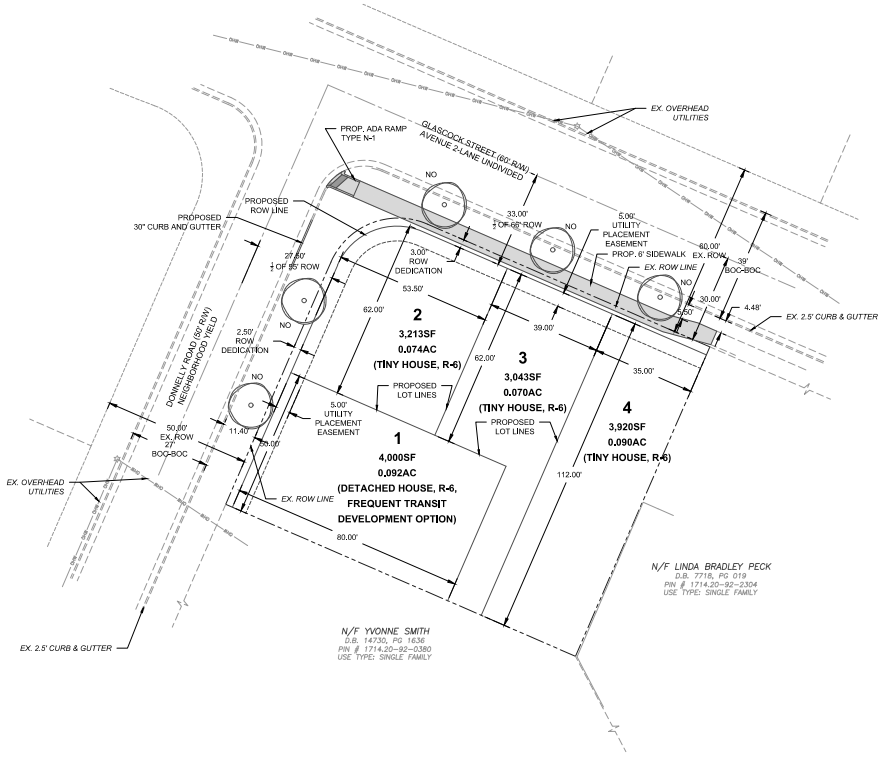
-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2 TREE CONSERVATION APPLICABILITY.

-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"



NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED APRIL 4, 2017.
- 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 320171400K DATED JULY 19, 2022.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 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.

SITE EXEMPTION NOTES:

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

-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-2015.

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: 716 DONNELLY SUBDIVISION
SITE ADDRESS: 716 DONNELLY ROAD
RALEIGH, NORTH CAROLINA
PIN NUMBER: 1714.2042-0399
JURISDICTION: CITY OF RALEIGH
EXISTING USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY AND TINY HOUSES
CURRENT ZONING DISTRICT: R-4
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-4): 3,213SF/0.074AC
PROPOSED LOT 3 (TINY HOUSE, R-4): 3,043SF/0.070AC
PROPOSED LOT 4 (TINY HOUSE, R-4): 3,920SF/0.090AC

PROPOSED LOT 1: R-4, 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 WIDTH: 50'
REQUIRED LOT DEPTH: 80' (MIN.)
PROVIDED LOT DEPTH: 80'

PROPOSED LOT 2: R-4, CONVENTIONAL DEVELOPMENT, TINY HOUSE REQUIREMENTS
REQUIRED LOT SIZE: 3,000SF (MIN.)
PROVIDED LOT SIZE: 3,213SF
REQUIRED LOT WIDTH: 35' (MIN.)
PROVIDED LOT WIDTH: 35'
REQUIRED LOT DEPTH: 50' (MIN.)
PROVIDED LOT DEPTH: 50'

PROPOSED LOT 3: R-4, CONVENTIONAL DEVELOPMENT, TINY HOUSE REQUIREMENTS
REQUIRED LOT SIZE: 3,000SF (MIN.)
PROVIDED LOT SIZE: 3,043SF
REQUIRED LOT WIDTH: 35' (MIN.)
PROVIDED LOT WIDTH: 35'
REQUIRED LOT DEPTH: 50' (MIN.)
PROVIDED LOT DEPTH: 50'

PROPOSED LOT 4: R-4, CONVENTIONAL DEVELOPMENT, 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: 50'

BLOCK PERIMETER REQUIRED (MAX): 2,500LF
BLOCK PERIMETER PROVIDED: 1,873LF
*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.vi FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
33POL, LLC
3889 RALEIGH, CT
FAYETTEVILLE, NORTH CAROLINA 28314

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 415-1704

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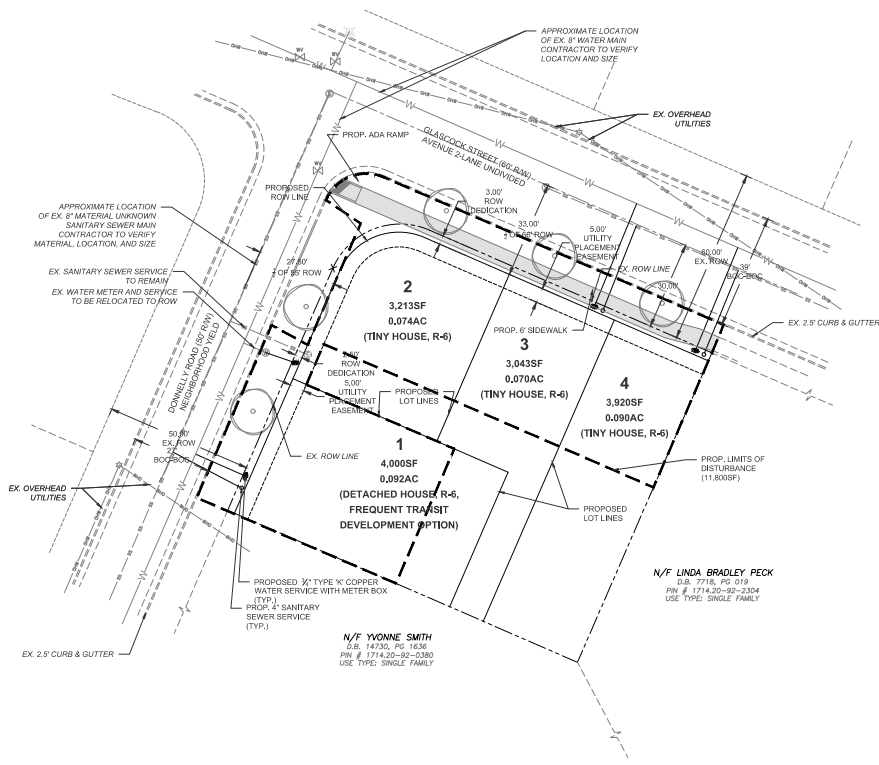
SUBDIVISION & LANDSCAPING PLAN
716 DONNELLY SUBDIVISION
716 DONNELLY ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 07/27/23
SCALE: 1" = 20'

C-3
3 of 5

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERFORATED SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/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.
 - 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.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W41 & S44).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY 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 FORCE MAINS.
4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 'Y' COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDC, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE ROW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U.C. BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@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 ROW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A U.C. BLDG PERMIT. CONTACT (919) 996-4516 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- 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.



NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED APRIL 4, 2017.
- 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.
- THIS DRAWING IS NOT FOR RECORDATION.
- 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 NEED TO BE MET AT BUILDING PERMIT REVIEW.

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON 0.2 ACRES OR LESS.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.1.2 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 8.2.2A-2 AS AMENDED BY TC-2-16.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED SANITARY MANHOLE
- 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%).
- RAWS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCBC 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 PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

CRUMPLER
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REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/05/23
2	CITY OF RALEIGH COMMENTS	12/15/23

UTILITY PLAN
716 DONNELLY SUBDIVISION
716 DONNELLY ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23022
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 07/27/23
SCALE: 1" = 20'

C-4
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