

Administrative Approval Action

Case File / Name: SUB-0041-2023
DSLC - 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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.

☑ <u>LEGAL DOCUMENTS</u> - 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.

Right of Way Deed of Easement
Required

8		
	Ø	Utility Placement Deed of Easement
		Required

☑ **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.

☑ <u>BUILDING PERMITS</u> - 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 1/2 of the land area approved.

5-Year Sunset Date: January 24, 2029

I hereby certify this administrative decision.

Record entire subdivision.

Signed: David Meson Date: 01/24/2024

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin

DEVELOP	MENT TYPE + SITE DA	TE TABLE - ZON	ING INFORMATION	
Gross site acreage: .34AC				
Zoning districts (if more than on	e, provide acreage of ea	ech):		
R-6				
overlay district(s): FTA Inside City Limits? ✓ Yes No Historic District/Landmark: N/A				
Conditional Use District (CUD) Board of Adjustment BOA-		t Case #	Design Alternate Case # DA-	
	STORMWATE	RINFORMATION		
Imperious Area on Parcel(s): Existing (sf) Proposi	ed total (sf)	Impervious Area Existing (sf)	for Compliance (includes right-of-way Proposed total (sf)	
	NUMBER OF LO	TS AND DENSIT	Υ	
# of Detached House Lots: 1	# of Attached Ho	use 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	g district (UDO 1.5.2.F)	: 11.76		
Pursuant to state law (N.C. Gen. :	Stat. § 160/D-463(a)), app	ilications for develo	opment approvals may be made by the	
landowner, a lessee or person ho landowner. An easement holder r easement.	lding an option or contrac nay also apply for develo	t to purchase or le pment approval for	ase land, or an authorized agent of the such development as is authorized by t	
the persons authorized by state by	w (N.C.G.S. 160D-403/a	ii) to make this app	they are either the property owner or one elication, as specified in the application.	
undersigned also acknowledges t undersigned understands that de-	hat the information and s	tatements made in	the application are correct and the	
misrepresentations made in secu	ring the development app	roval, pursuant to	N.C. Gen. Stat. § 160D-403(f).	
	a neonaetu numerie) ie nu			
The undersigned indicates that th		are of this applical	ion and that the proposed project descri	
in this application will be maintain	ed in all respects in acco	rdance with the pla	ns and specifications submitted herewith	
in this application will be maintain and in accordance with the provis The undersigned hereby acknowl placed on hold at the request of the	ed in all respects in acco- ions and regulations of the edges that, pursuent to a se applicant for a period of	rdance with the pla se City of Raleigh L tate law (N.C.G.S. of six consecutive)	ins and specifications submitted herewith triffed Development Ordinance. 143-755(b1), if this permit application is months or more, or if the applicant fails to	
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SUBDIVISION PLANS

FOR

716 DONNELLY SUBDIVISION

716 DONNELLY ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0041-2023

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 P-1533

SITE EXEMPTION NOTES:

IE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER. THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON TS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 2.4.1.b iv.

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNFILE 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 9.2.2.4-2 AS AMENDED BY TC-2-16.

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.
- THE DRAWING IS NOT FOR DECORDATION
- 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.

HEET DESCRIPTION COVER

C-2 EXISTING CONDITIONS

C-3 SUBDIVISION & LANDSCAPING PLAN
C-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 Consulting Services, PLLC

State Read Read

Redept North Conding 27612

Redept North Conding 27612

50.23

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

716 DONNELLY SUBDIVISION

COVER

PROJECT NO.: 23022

DRAWN BY: JAC

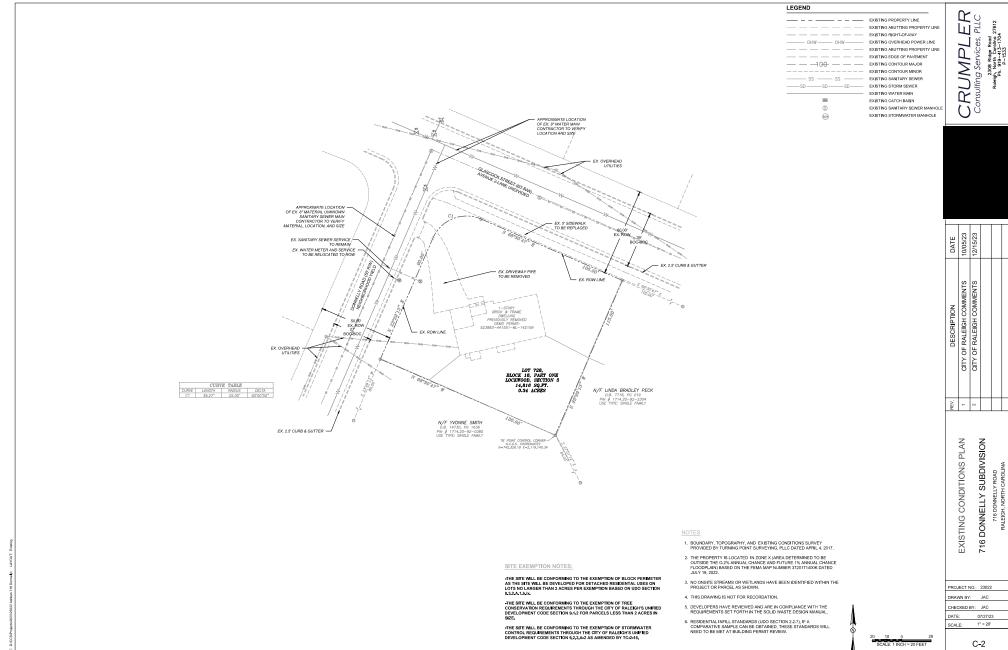
CHECKED BY: JAC

DATE: 07/27/23

SCALE: N.T.S.

C-1

of 5



SCALE:

716

C-3

MAXIMUM IMPERVIOUS SURFACE PER ZONING#51% MAXIMUM IMPERVIOUS SURFACE PER ZONING-51%
MAXIMUM IMPROVEMENTS: LESS RIGHT OF WAY IMPROVEMENTS:
LOT 1: 4,000SF (51%)=2,040SF-207.SSF-18,32.SSF MAX IMPERVIOUS SURFACE
LOT 2: 3,21SSF (51%)=1,53SSF-207.SSF-18,32.SSF MAX IMPERVIOUS SURFACE
LOT 2: 3,04SSF (51%)=1,53SSF-207.SSF-1,344.SSF MAX IMPERVIOUS SURFACE
LOT 2: 3,04SSF (51%)=1,53SSF-207.SSF-1,344.SSF MAX IMPERVIOUS SURFACE
LOT 2: 3,04SSF (51%)=1,93SSF-20.SSF-1,344.SSF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.J 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 A

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- 2. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.

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.SSF

- 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 ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL, AT NO ADDITIONAL COSTS 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 SHREDDEDICOMPOSTED 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.
- 10. 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.
- 12. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING 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.
- 15. 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 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.

BOTANICAL NAME

COMMON NAME

AT PLANTING

B&B

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

LANDSCAPING REQUIREMENTS

KEY QUA.

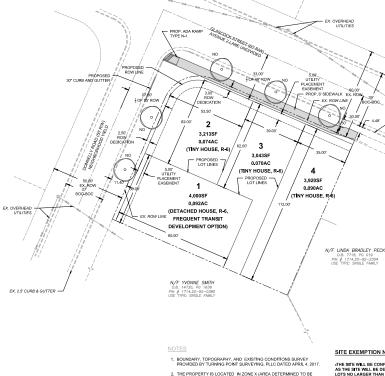
GLASCOCK STREET (AVENUE 2-LANE, UNDIVIDED STREETSCAPE) REQUIREMENT: 1 TREE PER 40LF=130LF/40LF=3 TREES

PROVIDED: 3 TREES

DONNELLY ROAD (NEIGHBORHOOD YIELD STREETSCAPE)

REQUIREMENT: 1 TREE PER 40LF=115LF/40LF=2 TREES

PROVIDED: 2 TREES



- 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.

- 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 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

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.4.2 AS AMENDED BY TC 2-16.

SUMMARY INFORMATION

— — — — — EXISTING RIGHT-OF-WAY

— — — EXISTING ABUTTING PROPERTY LINE ---- EXISTING EDGE OF PAVEMENT ---- EXISTING EASEMENT

 EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE

EXISTING OVERHEAD POWER LINE

PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE

DEVELOPMENT NAME: 716 DONNELLY SUBDIVISION

SITE ADDRESS: 716 DONNELLY ROAD RALEIGH, NORTH CAROLINA

PIN NUMBER: 1714.20-92-0399

LEGEND

JURISDICTION: CITY OF RALEIGH
EXISTING 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 (14.776 SF)
PROPOSED LOT 1 (DETACHED HOUSE, PREQUENT TRANSIT
DEVELOPMENT OPTION; 4.000SF/0.092AC

DEVELOPMEN I OF IRON J. AJOURNAL PROPOSED LOT 2 (TINY HOUSE, R-6): 3,2138F/0.074AC PROPOSED LOT 3 (TINY HOUSE, R-6): 3,0438F/0.070AC PROPOSED LOT 4 (TINY HOUSE, R-6): 3,9208F/0.090AC

PROPOSED LOT 1: R-4, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS: REQUIREMENTS: REQUIRED LOT SEEL 4,0005F (MIL), REQUIRED LOT WIDTH: 57 (MIN.) PROVIDED LOT WIDTH: 57 (MIN.) PROVIDED LOT DEPTH: 67 (MIN.) PROVIDED LOT DEPTH: 67 (MIN.) PROVIDED LOT DEPTH: 67 (MIN.)

PROPOSED LOT 2: R-6, CONVENTIONAL DEVELOPMENT, TINY

PROPOSED LOT 2: R-8, CONVENTION HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 3,000SF (MIN.)
PROWDED LOT SIZE: 3,213SF
REQUIRED LOT WIDTH: 33.5 (MIN.)
PROWDED LOT WIDTH: 33.5 (MIN.)
PROWDED LOT BEPTH: 50 (MIN.)
PROWDED LOT DEPTH: 60.2

PROPOSED LOT 31: R-8, CONVENTIONAL DEVELOPMENT, TINY HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 3,0045F (MIN.)
PROVIDED LOT SIZE: 3,0435F
REQUIRED LOT WIDTH: 35 (MIN.) PROVIDED LOT WIDTH: 35' (MIN.)
PROVIDED LOT WIDTH: 39'
REQUIRED LOT DEPTH: 50' (MIN.)
PROVIDED LOT DEPTH: 62'

PROPOSED LOT 4: Res, CONVENTIONAL DEVELOPMENT, TNY HOUSE REQUIREMENTS: REQUIRED LOT (MILL) REQUIRED LOT (MILL) REQUIRED LOT (MILL) REQUIRED LOT WIDTH: SY (MINL) PROVIDED LOT (MINL) PROVI 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 CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD





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:
- AN DESTANCE OF THE PALL SE MANTHAND SETVEDS SATIRAY—SWIFTS AN PROVIDED OF BUILD WATER SHOPN COURSES AS A SHOPN COURSE OF BUILD WATER SHOPN COURSES AS A SHOPN COURSE OF SHOPN COURSE OF SHOPN COURSE AS A SHOPN COURSE AND SHOPN COURSE OF SHOPN COURSE OF SHOPN COURSE OF SHOPN COURSE OF SHOPN COURSE AND SHOPN COURSE OF SH

B) WHEN INSTALLING WATER &OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10. F. THIS SEPARATION CANNOT E SEXISTING COMPIONS, THE VARANTION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE LECKATION OF THE WATER MAIN THAN THE SEVER A BUST ES REPORTED FOR THE SEVER A BUST ES REPORTED FOR THE PROPERTY OF THE SEVER A BUST ES REPORTED BY THE PROPERTY OF THE SEVER A BUST ES RESERVED AND THE SEVER A BUST ESTABLE OF THE SEVER ESTABLE OF THE SEVER A BUST

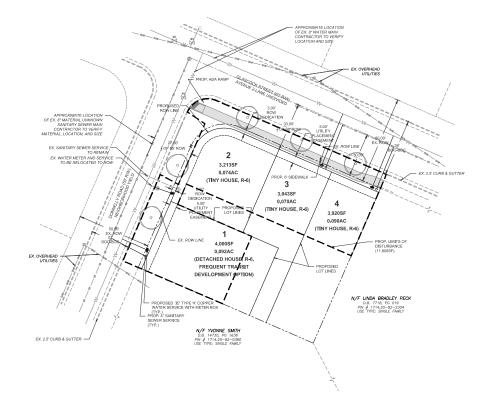
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASSEMENT EXTENDED IT ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

E) MANTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWIER & ROP STORM DRAIN GROSSINGS, WHERE A DECLAITS ESPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6"MIN. CLEARANCE (FER CORPUD DE TAILS, WAI & 3-49)

F) 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 AFOR 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
- 5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY INCEESSARY SERVICE INTERFUED TONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER A SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF ARLIERIH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL, OF SERVICE FROM ROW OR GASEMENT PER CORPUL MANDBOOK PROCEDURE.
- 8. INSTALL X' COPPER' WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2XZ WATERLINE EASEMENT INMEDIATELY ADJACENT. NOTE: IT IS T 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 NCDWG, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 12 NODOT / DAIL DOAD ENODOACHMENT AGREEMENTS ARE DEGLIDED FOR AN UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & NITALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U.O FILDE PERMIT, CONTACT (919) 998-4516 OR FOG@RALEIGHING.GOV FOR MORE INFORMATION
- 188.-4516 CN FOGGMALEINNIC.GOV FOR MODE INFORMATION.

 1. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARO INVOLVED AS LISTED IN APPRICIAL OF THE RULES OWNERING PROJECT OF THE RULES OWNERING PROJECT OF THE RULE OF THE
- 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



NOTES

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 8,3,2,4,1,5,1.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNFIED 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 9.2.2.4.2 AS AMENDED BY TC-2-16.

- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAND 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
- 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.



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%).
- 3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC
- 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.
- 2. FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING
- PERMITS.
 FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

DATE RALEIGH 16 18 흥등

ER

CRUMPLE Consulting Services, P. Sage Rege from 22 Redelpt, North Corollog 27 Ph. 1914-41704

SUBDIVISION UTILITY PLAN DONNELLY

716

PROJECT NO.: 23022 DRAWN BY: JAC CHECKED BY: JAC DATE: SCALE: C-4





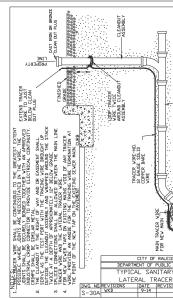


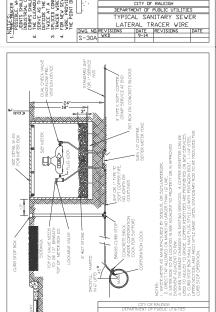


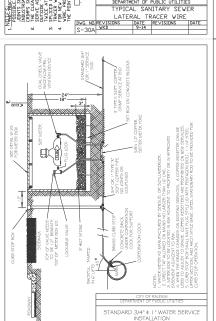
PROJECT NO.: 22021 DRAWN BY: JAC CHECKED BY: JAC

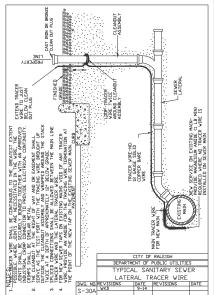
DATE: NTS SCALE:

> D-1 5 of 5









DO NOT PRUNE LEADER. PRUNE OR CUT ONLY - DEAD OR DAMAGED BRANCHES TO AMERICAN NO STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE, TREE SHALL BE SET PLUMB

- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE, ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE, HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION: CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.SOV WWW.RALEIGHNC.SOV

CITY OF RALEIGH

TREE PLANTING DETAIL

TPP-03

- SATECINAL SOURCE

TYPE N-2 (TEE INTERSECTION)

TYPE N-1A (FLARE TYPE)

USE SMALL PLANES CHE Y WHEN A CURE TYPE CHROCILLY DOWNLOTE WITH ANY CASO HIS VEHICULAR TURNING HOVERSTIE.

TYPE N-2 (RADIUS)

DONORFIE DEPTH MANY/PLANE & LANDING &

CITY OF RALEIGH STANDARD DETAIL

CURB RAWPS (NEW DEVELOPMENT)

T-20.01.2

NOTES: 1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL. IN CH. 2 OF THE CITY THE MANUAL.

2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)

IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.

TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY

3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.

4. A TREE IMPACT PERMIT IS REQUIRED. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

INCREMEN

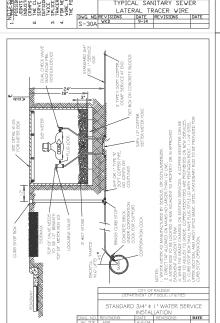
TYPE N-1 (CURB TYPE)

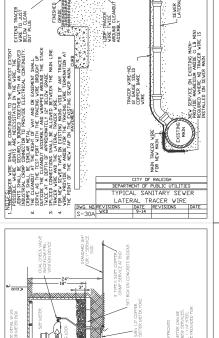
O HANDE AND POWER BHALL ST INSTALLED THE SAME WORTH AS THE BIZENSLA.

color Fors STEMSOR 44

CONTRACTOR S

PLENGTH ENGRESS P., THUNCKTED DOSES SHALL SC METALLED ALONG THE SHOP OF THE CLIMB DOMES HIS THE PULL WRITH OF THE RASH.





	SURFACE COARSE
3° M	INIMUM
EXISTING PAVEMENT	EXISTING PAVEMENT
	A Property of 1000
EXISTING SUBGRADE	LO
COMPACTED FILL IN 6" LIFTS PAPE	SOL
NOTES:	
COMPACTED TO A DENSITY OF AT LEAST SAMPLE OF THE MATERIAL IN ACCORDANGE. 3. THE FINAL I OF FILL SHALL CONSIST OF A TO 0% OF THAT OBT MANDED BY COMPACTIS WITH AASHTO T-80 AS MODIFIED BY NOT. 4. THE ENTIRE THICKNESS VERTICAL EDGE OF THE SAME DEPTH OF PAVENIENT MATERIAL NO CASE SHALL THE ASPIRALT BE LESS TH	DE BAUTH, LEE WITH SUPPORT LANTEN, AND SEPONT THAT ORBIT DE TOMPATTION A E WITH AND SHAPE OF COMPATION A E WITH AND SHAPE OF THE SHAPE OF THE SHAPE OF THAT ORBIT OF THE SHAPE OF THE SHAPE OF THAT ORBIT ORBIT ORBIT ORBIT ORBIT ORBIT OF THAT ORBIT ORBIT ORBIT ORBIT ORBIT ORBIT ORBIT AND SHAPE ORBIT OR
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-	CITY OF RALEIGH DEPARTMENT OF PUBLIC LITHIUS
-	STANDARD ASPHALT
	PAVEMENT PATCH DETAIL
DWG. NO.	REVISIONS DATE REVISIONS DATE

W-2 RRH B.W.C.

3-31-00 A.B.B. 4-16-04 11-1-99 J.P.S. -29-

NOTION THE FILL LEAGTH OF THE SERVICE DITCH SWALL

RE CORPORATION THE VARIE LEANT WITH RECOMMENDAR THOSE

MAL THES WILL BE WARE LEANT WITH CHANGING MANY THE PROPERTY OF THE P

INSTALLATIONS BY

CAST IRON OR BRO CLEAN DUT PLUG

TINE PROPERTY

WEN SCUE CLEM OUT IS IN SECTION STATE OF THE SECTION STATE OF WAVE BY ON SHARMED INSTER WAVE BY ON SHARMED WHI COVER LABELED "SEVER".

FINISH

4' DIAMETER CONCRETE COLLAR 6' THICK

BE 2'

OPTION

PAVEMENT

MATERIAL AS REQUIRED

*SERVICE LATERAL

10' EXTENSION VITH PERMANENT PLUG CAP

BARREL OF PIPE BEDDING CCLASS II, III, OR IV)

45 SEVER SADDLE

CITY OF RALEIGH

DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER

LATERAL CONNECTION

DWG. ND. REVISIONS DATE REVISIONS
S-30 Y.C.A. 6-92 A.B.B.
RRH 3-30-001 D.H.L.

FOR SADDLE INSTALLATION DETAILS, SEE STANDARD DETAIL S-31 & S-32.