



Administrative Approval Action

Case File / Name: SUB-0042-2024

DSLCL - 1308 KIMBERLY DRIVE & 5001 CORONADO SUBDIVISION

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

LOCATION: This 0.726 acre site is composed of two parcels located north of Northbrook Drive, south of Millbrook Road, east of North Hills Drive, and west of Rampart Street. They are addressed as 1308 Kimberly Drive and 5001 Coronado Drive, zoned R-4 and located in a Frequent Transit Area.

REQUEST: The plan proposes a three lot subdivision from the two existing detached house lots identified as 1308 Kimberly Drive and 5001 Coronado Drive. All existing structures, driveways, sidewalks, and accessory structures will be demolished and removed from each parcel. New Lot 1 is 10,500 square feet or 0.23 acre in size. New Lot 2 is 10,008 square feet or 0.23 acre. New Lot 3 is 10,212 square feet or 0.23 acre. Each new lot will be developed with a detached house and will utilize the Frequent Transit Development Option.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 November 6, 2024 by Bass, Nixon & Kennedy Inc.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

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

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

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. 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.



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<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<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.

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public 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.
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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5. A slope 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)

Stormwater

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 (8) 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. 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.
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. 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.)

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (6) street trees along Kimberly Dr. and (2) trees along Coronado Dr. for a total of (8) street trees.

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

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL - TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
CMP	CORRUGATED METAL PIPE		EXISTING CLEAN OUT
CO	CLEAN OUT		EXISTING POWER POLE
COM	COMMUNICATION		EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE		EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DCV2	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DI	DROP INLET		NEW GRATE INLET/YARD INLET
DIP	DUCTILE IRON PIPE		NEW FLARED END SECTION
EASE	EASEMENT		NEW FIRE HYDRANT
ELEC	ELECTRIC		NEW BLOW-OFF ASSEMBLY
EX	EXISTING		NEW GATE VALVE
ES	FLARED END SECTION		NEW REDUCER
FH	FIRE HYDRANT		NEW WATER METER
FM	FORCE MAIN		NEW TEE
FT	FEET		NEW PLUG
FT/SEC	FEET PER SEC		NEW MANHOLE
GALV	GALVANIZED		NEW CLEAN OUT
GV	GATE VALVE		NEW SIGN
HDPE	HIGH DENSITY POLYETHYLENE		IRON PIPE
L	LENGTH		BENCHMARK
LF	LINEAR FEET		TEMP SILT FENCE
MH	MANHOLE		TEMP TREE PROTECTION FENCE
PAVE	PAVEMENT		TEMP COMBINATION SILT/TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION		TEMP DIVERSION DITCH
PP	POWER POLE		DISTURBED LIMITS
PVC	POLYVINYL CHLORIDE		STREAM
R	RADIUS		EXISTING GAS LINE
R/W	RIGHT-OF-WAY		EXISTING COMMUNICATIONS LINE
RED	REDUCER		EXISTING UNDERGROUND TELEPHONE
RCP	REINFORCED CONCRETE PIPE		EXISTING UNDERGROUND ELECTRIC
RZ	REDUCED PRESSURE ZONE		EXISTING OVERHEAD ELECTRIC
SS	SANITARY SEWER		EXISTING WATER LINE
STA	STATION		EXISTING SANITARY SEWER FORCE MAIN
TDD	TEMPORARY DIVERSION DITCH		EXISTING SANITARY SEWER
TELE	TELEPHONE		EXISTING STORM DRAINAGE
TSB	TEMPORARY SEDIMENT BASIN		NEW STORM DRAINAGE
UG	UNDERGROUND		NEW WATER LINE
WCR	WHEELCHAIR RAMP		NEW SANITARY SEWER
W/L	WATER LINE		NEW SANITARY SEWER FORCE MAIN
WM	WATER METER		NEW GAS MAIN
YI	YARD INLET		HANDICAPPED ACCESSIBLE ROUTE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

PER EMAIL FROM MARION STALEY WITH THE CITY OF RALEIGH SOLID WASTE SERVICES DATED 11/05/24, RALEIGH SOLID WASTE SERVICES WILL BE PROVIDING CURBSIDE TRASH, RECYCLING, AND YARD WASTE SERVICES FOR THESE DETACHED HOMES.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. WORK IN THIS PROJECT SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL REGULATIONS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
- THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DETAILED, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (1-800-632-4949 FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SITUATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DRAINAGE FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL, PRIOR TO ANY OPERATIONS INVOLVING FILLING OR BACKFILLING, SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED AT A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
- ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT CURB POINTS IS 1.5 FEET. JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.
- OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
- PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
- ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF +/- OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA WILL BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
- RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1808 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.

NO.	DATE	DESCRIPTION	BY
2	11-06-24	COR 2ND SPR REVIEW COMMENTS	MM
1	10-08-24	COR 1ST SPR REVIEW COMMENTS	MM
REVISIONS			

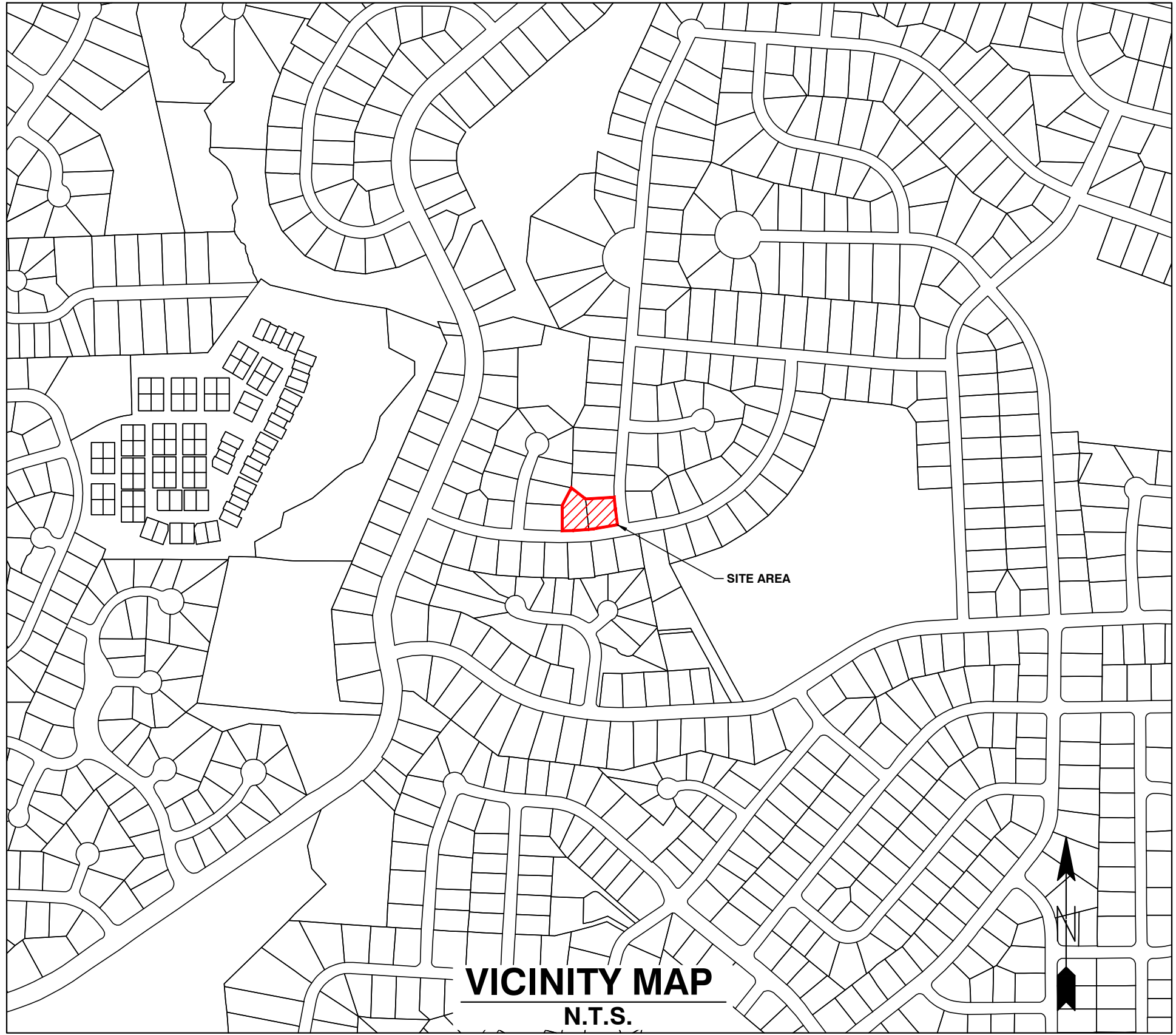
1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE

1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SITE PLANS

CITY OF RALEIGH PROJECT NO. SUB-0042-2023



OWNER:

JAMES E ALLEN LLC
5000 FALLS OF NEUSE RD STE 100
RALEIGH NC 27609-5480

PHONE: (919) 274-7997
EMAIL: Philip@JimAllen.com

DEVELOPER:

JAMES E ALLEN LLC
5000 FALLS OF NEUSE RD STE 100
RALEIGH NC 27609-5480

PHONE: (919) 274-7997
EMAIL: Philip@JimAllen.com

FREQUENT TRANSIT DEVELOPMENT OPTION STANDARDS - R-4 ZONING - DETACHED HOUSE

Lot Dimensions		
Area (min)	6,500 sf	
Width (min)	65'	
Depth (min)	100'	
Principal Building Setbacks		
From primary street (min)	10'	
From side street (min)	10'	
From side lot line (min)	5'	
From rear lot line (min)	25'	
Height		
Detached/attached principal building (max)	40'/3 stories	
Accessory structure (max)	26'	
Parking Setbacks		
From primary street (min)	10'	
From side street (min)	10'	
From side lot line (min)	0'	
From rear lot line	3'	

Additional Requirements apply for Accessory Dwelling Units (ADU) if applicable

ENGINEER:

BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: DAVID BLEVINS, PE
EMAIL: David.Blevins@BNKinc.com

SHEET INDEX

COVER	
C0.1	EXISTING CONDITIONS PLAN
C0.2	DEMOLITION PLAN
C1.1	PRELIMINARY SUBDIVISION PLAN
C2.1	PRELIMINARY UTILITY PLAN
C3.1	PRELIMINARY GRADING PLAN
L1.1	PRELIMINARY LANDSCAPE PLAN

Preliminary Subdivision Application

Site Review
Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 | 919.996.2900

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 Frequent Transit Development Option

GENERAL INFORMATION:

Development name (subject to approval): 1308 Kimberly Dr. & 5001 Coronado Dr. Subdivision
 Property Address(es): 1308 Kimberly Dr. & 5001 Coronado Dr.
 Recorded Deed P#(s): 1717337989 & 1706129914

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name(s): JAMES E ALLEN LLC
 Company: JAMES E ALLEN LLC Title: PROPERTY OWNER
 Address: 5000 FALLS OF NEUSE RD STE 100 RALEIGH NC 27609-5480
 Phone #: (919) 845-9909 Email: C/O philip@jmallen.com

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: Phone #: Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name(s): Philip Bowman
 Company: Jim Allen Group Coldwell Banker HPW Title: Market Manager, Broker, Realtor
 Address: 5000 FALLS OF NEUSE RD STE 100 RALEIGH NC 27609-5480
 Phone #: (919) 274-7997 Email: philip@jmallen.com

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.726 acres
 Zoning districts (if more than one, provide acreage of each): R-4

Overlay district(s): Inside City Limits? No Yes Historic District Landmark: N/A
 Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #
 Case # Z-: BOA-: DA-:

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) Proposed total (sf) Existing (sf) Proposed total (sf) Existing (sf) Proposed total (sf) Existing (sf) Proposed total (sf) Existing (sf) Proposed total (sf)

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: g	# of Attached House Lots: g	# of Townhouse Lots: g
# of Tiny House Lots: g	# of Open Lots: g	# of Other Lots (Apartment, General, Mixed Use, Civic): g
Total # of Lots: g	Total # Dwelling Units: 3	
# of bedroom units (if known): 0r	0r	40r
Proposed density for each zoning district (UDO 16.2.F): 4, 13		

APPLICANT 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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 hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(1)), 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: *James E. Allen, Jr.* Date: 11/10/2024
 Printed Name: JAMES E. ALLEN, JR. Date:
 Title: Date:

NOTES:

- BOUNDARY SURVEY INFORMATION FROM BARRY L. SCOTT LAND SURVEYING, RALEIGH N.C.
- TOPOGRAPHIC INFORMATION FROM CITY OF RALEIGH GIS.



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 851-4422 FAX: (919) 851-8888
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

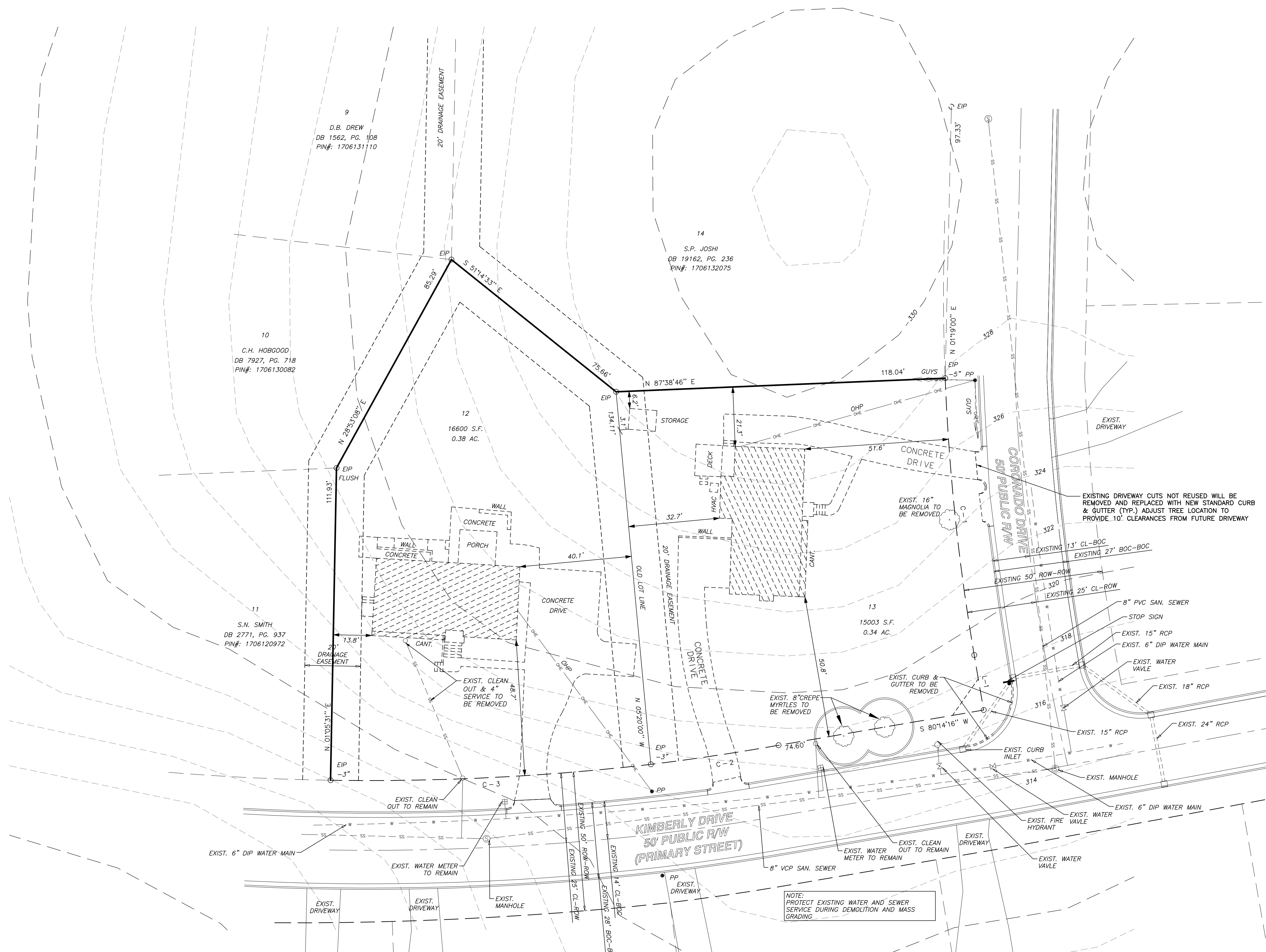
NO.	DATE	DESCRIPTION	BY
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1	10-08-24	COR 1ST SPR REVIEW COMMENTS	MM

JOB NO.	DATE	DRAWN BY	CHK BY
03-24085	10/08/24	MM	DHB

1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE

SHEET
C0.1

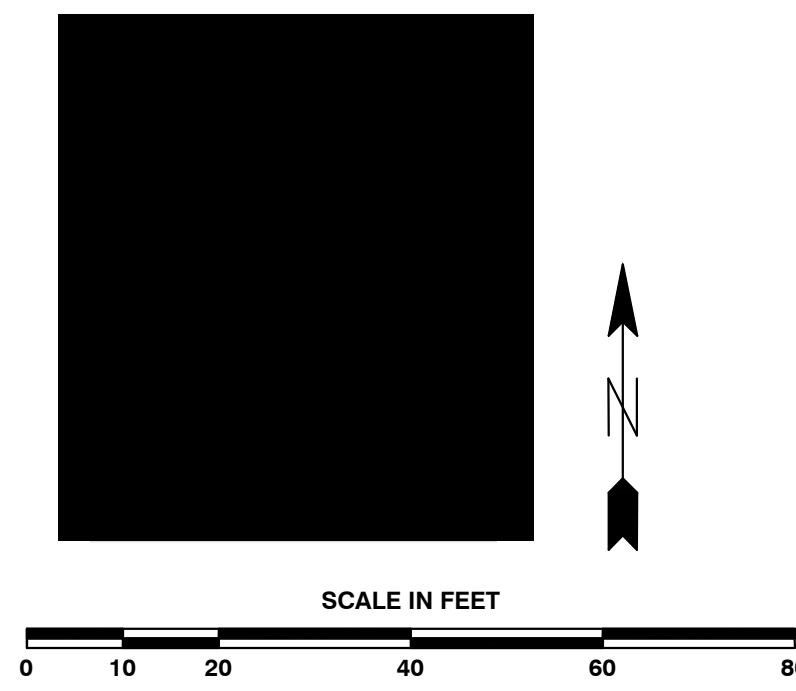
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



- LEGEND**
- LINES SURVEYED
 - - - LINES NOT SURVEYED
 - E.I.P. --- EXISTING IRON PIPE
 - I.P.S. --- IRON PIPE SET
 - C.M.S. --- CONCRETE MONUMENT SET
 - E.C.M. --- EXISTING CONCRETE MONUMENT
 - P.K.S. --- P.K. NAIL SET
 - E.P.K. --- EXISTING P.K. NAIL
 - R/W --- RIGHT OF WAY
 - D.B. --- DEED BOOK
 - P.P. --- POWER POLE
 - O.H.W. --- OVER HEAD WIRE
 - R.R.S. --- RAILROAD SPIKE
 - (1234) --- ADDRESSES

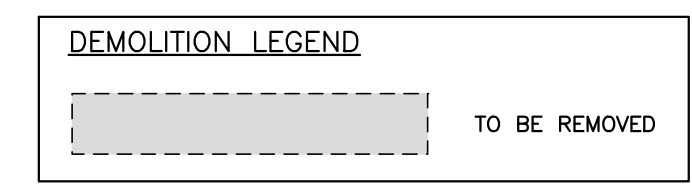
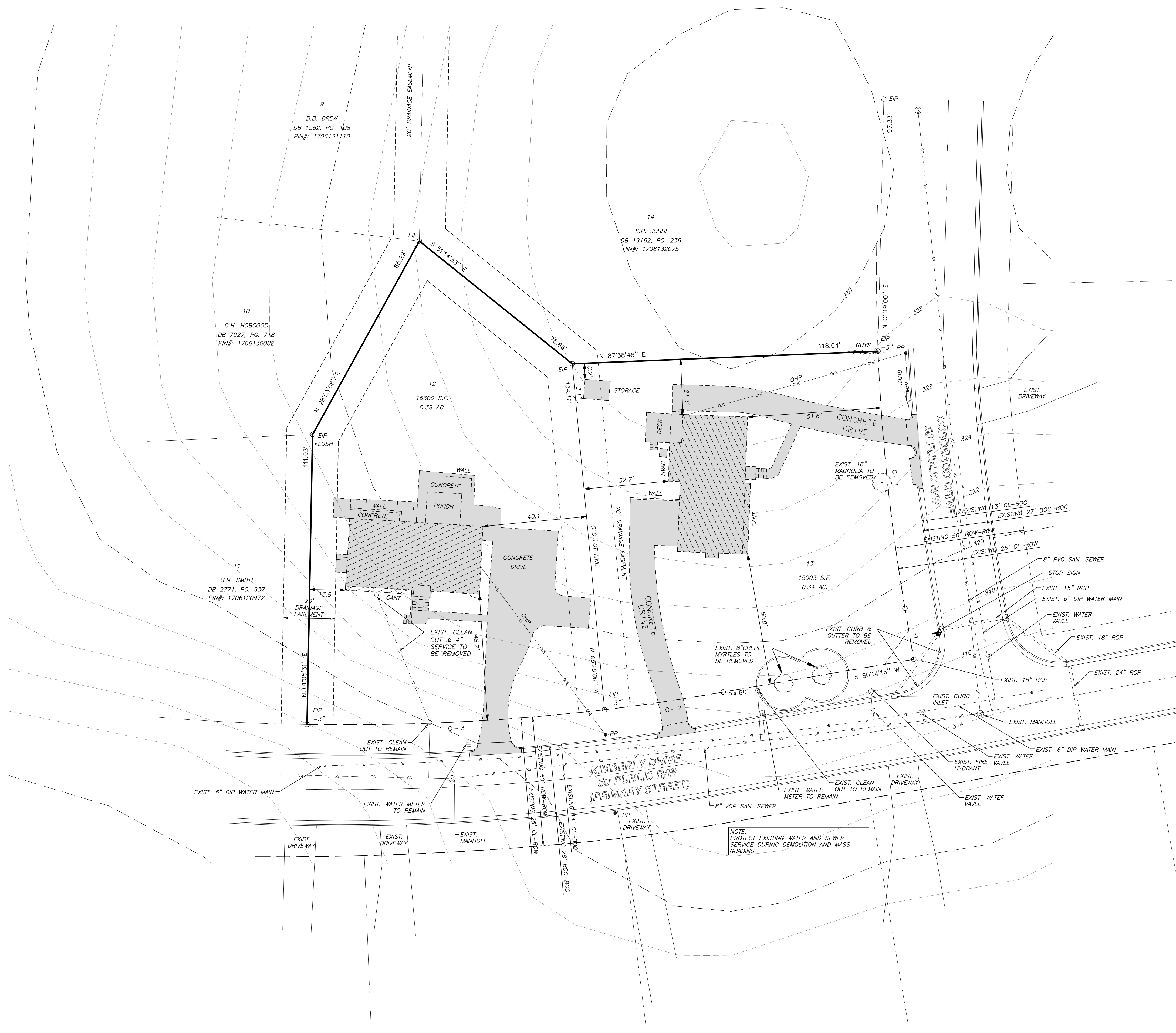
NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



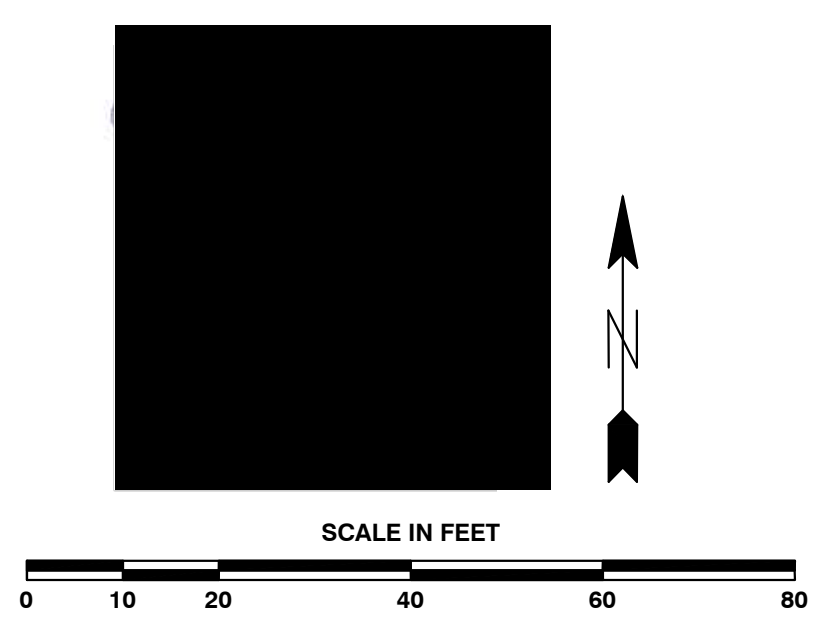
NOTES:

- BOUNDARY SURVEY INFORMATION FROM BARRY L. SCOTT LAND SURVEYING, RALEIGH N.C.
- TOPOGRAPHIC INFORMATION FROM CITY OF RALEIGH GIS.
- ALL EXISTING UTILITY INFRASTRUCTURE SHALL BE PROTECTED DURING DEMOLITION.



NO FLOODPLAINS EXIST ON-SITE

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BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 851-4422 FAX: (919) 851-8986
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

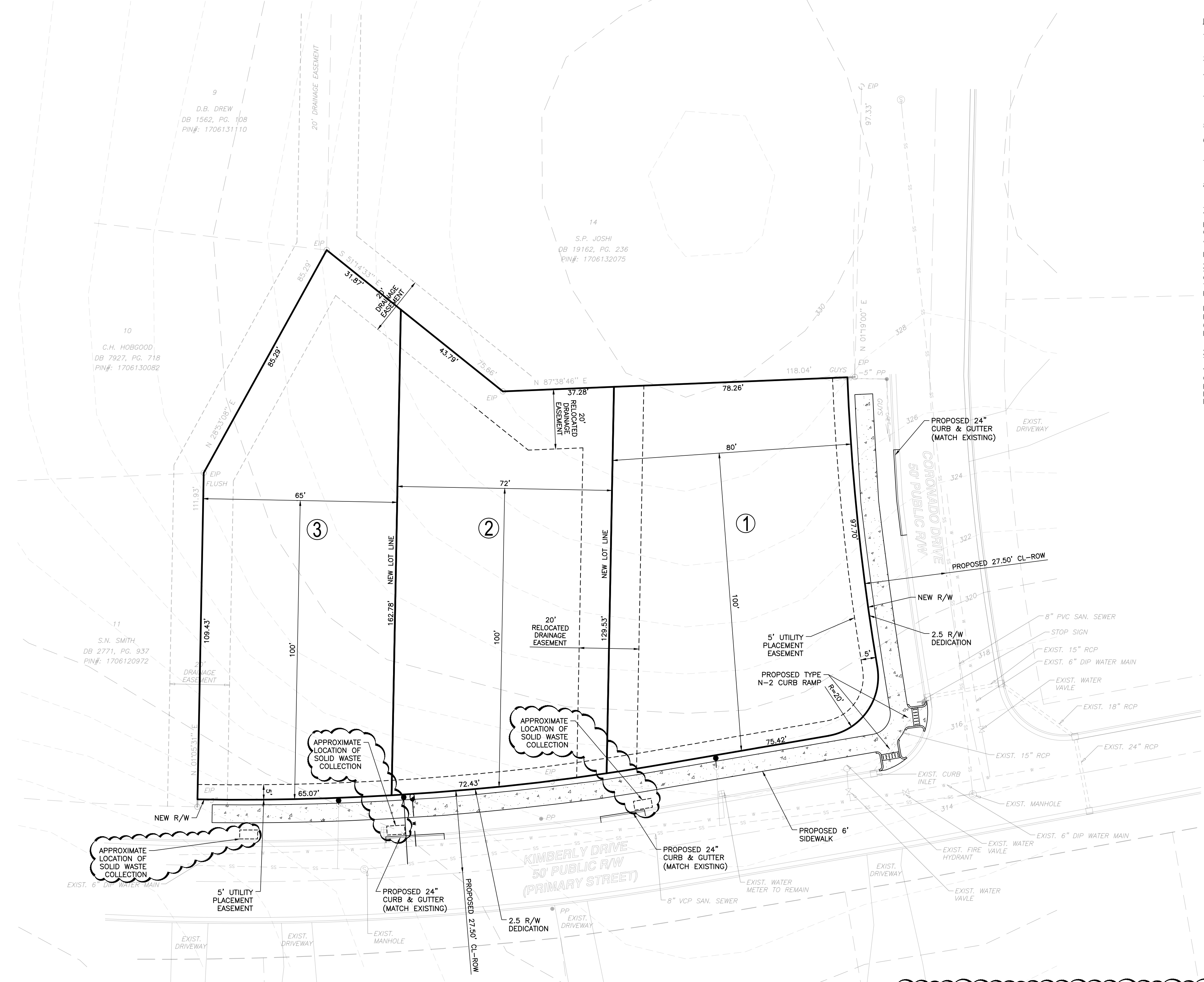
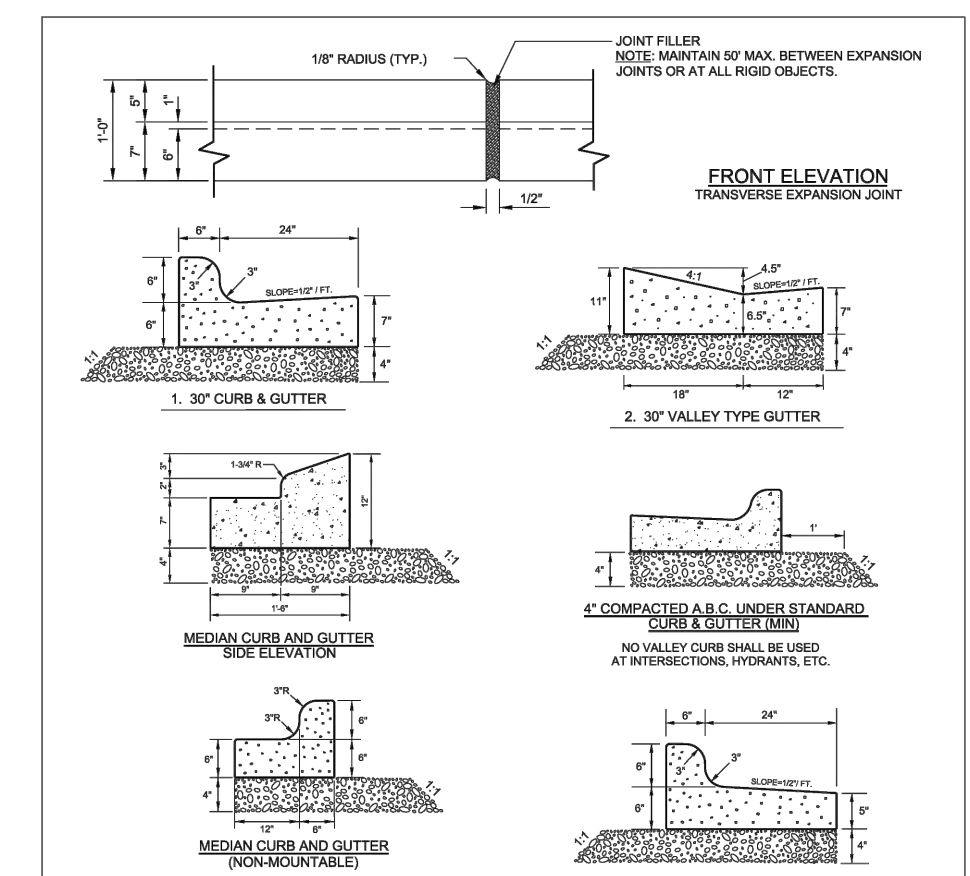
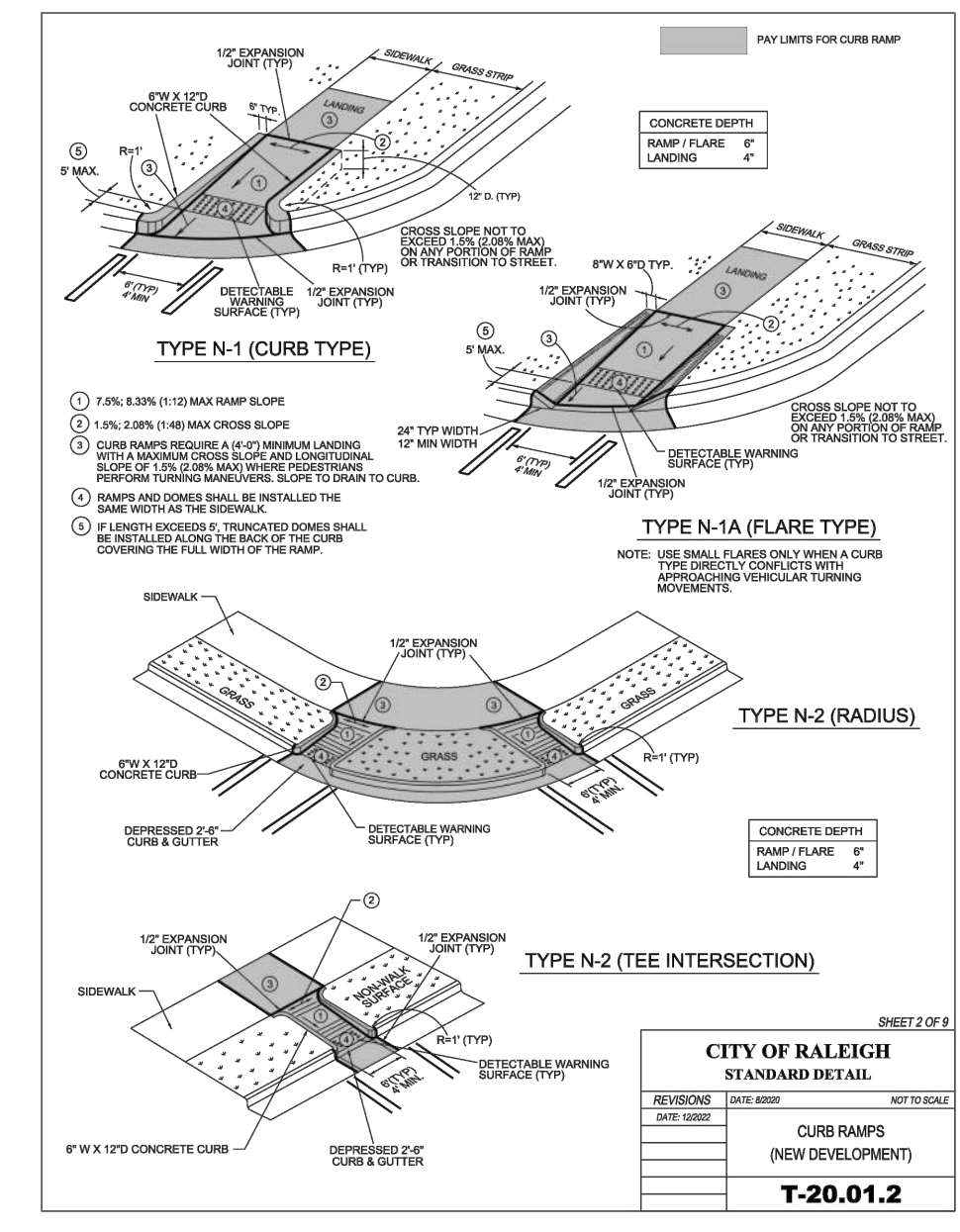
NO.	DATE	DESCRIPTION	BY
2	11-06-24	COR 2ND SPR REVIEW COMMENTS	MM
1	10-06-24	COR 1ST SPR REVIEW COMMENTS	MM

JOB NO.	DATE	MRM DRAWN BY
03-24085	10/08/24	MM

1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE

SHEET C0.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



- NOTES:**
- BOUNDARY SURVEY INFORMATION FROM BARRY L. SCOTT LAND SURVEYING, RALEIGH, NC. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF RALEIGH GIS.
 - EXISTING RESIDENCES WILL BE REMOVED.
 - THIS LOT MAY BE SUBJECT TO UDO SECTION 2.2.7 INFILL RULES. INFILL WILL BE DETERMINED AND REVIEWED AT PERMITTING.
 - PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.o. OF PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACES.
 - PER UDO SECTION 9.1.2 SUBDIVISION IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS.
 - SEE-IN-LIEU PAYMENT REQUIRED FOR 6-FOOT SIDEWALK FOR KIMBERLY DRIVE AND CORONADO DRIVE FRONTAGE.
 - ALL CONSTRUCTION AND MATERIALS IN STREET RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CITY OF RALEIGH STANDARDS.
 - IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.

TRANSPORTATION NOTES:

RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.

MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.

NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.

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

WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

Impervious Surface Summary

Allowable Impervious Surface Coverage R-4 Zoning = 38%

Gross Site Area = 31,603 Sq. Ft.
 R/W Dedication = 382.75 Sq. Ft.
 Net Site Area = 30,720.25 Sq. Ft.

Required Right of Way Improvement Impervious
 Fee in Lieu Sidewalk Kimberly Drive (6 foot) = 1,392 Sq. Ft.
 Fee in Lieu Sidewalk Coronado Drive (6 foot) = 708 Sq. Ft.
 Total Right of Way Improvements Impervious = 2,100 Sq. Ft.

Max. Impervious for Subdivision (no R/W Improvements) = 30,720 Sq. Ft. x 0.38 = 11,673 Sq. Ft.

Allowable Lot Impervious = 11,673 Sq. Ft. - 2,100 Sq. Ft. = 9,573 Sq. Ft.

Proposed Impervious Surface

Area (Sq. Ft.)	Allowable Impervious @38% (Sq. Ft.)	Right of Way Improvement Impervious (Sq. Ft.)	Maximum Impervious (Sq. Ft.)
Lot 1	3,990	1,278	2,712
Lot 2	3,803	432	3,371
Lot 3	3,880	390	3,490

Total Proposed Lot Impervious: 11,673 sq. ft.

Site Data

Owner / Developer: JAMES E ALLEN LLC
 5000 FALLS OF NEUSE RD STE 100
 RALEIGH NC 27609-5480
 PHONE: (919) 274-7997
 EMAIL: Philip@JimAllen.com

Street Address 1308 Kimberly Drive
 5001 Coronado Drive
 (Inside City Limits)
 PIN 1706 12 3914
 1706 12 1993

Gross Area 31,603 sq. ft. 0.72 acre
 Right of Way Dedication Kimberly Drive 581 sq. ft. 0.0133 acre
 Coronado Drive 302 sq. ft. 0.0069 acre
 Total 883 sq. ft. 0.0203 acre
 Net Area 30,720 sq. ft. 0.70 acre

Zoning R-4 / Frequent Transit Development Option Overlay

Existing Land Use Single Family Residential
 Proposed Use 3 Single Family Detached Residential Dwellings (One Phase)
 Proposed Number of Livable Units 3

Open Space

Lot	Min. Area Required	Area Provided
1	6,500 sq. ft.	10,500 sq. ft.
2	6,500 sq. ft.	10,008 sq. ft.
3	6,500 sq. ft.	10,212 sq. ft.

Lot Summary

Lot	Min. Area Required	Area Provided
1	6,500 sq. ft.	10,500 sq. ft.
2	6,500 sq. ft.	10,008 sq. ft.
3	6,500 sq. ft.	10,212 sq. ft.

Min. Lot Width Required 65 ft.
 Lot Width Provided 80 ft.
 Min. Lot Depth Required 100 ft.
 Lot Depth Provided 100 ft.
 Min. Frontage Required 65 ft.
 Frontage Provided 65.07 ft.

FREQUENT TRANSIT DEVELOPMENT OPTION STANDARDS - R-4 ZONING - DETACHED HOUSE

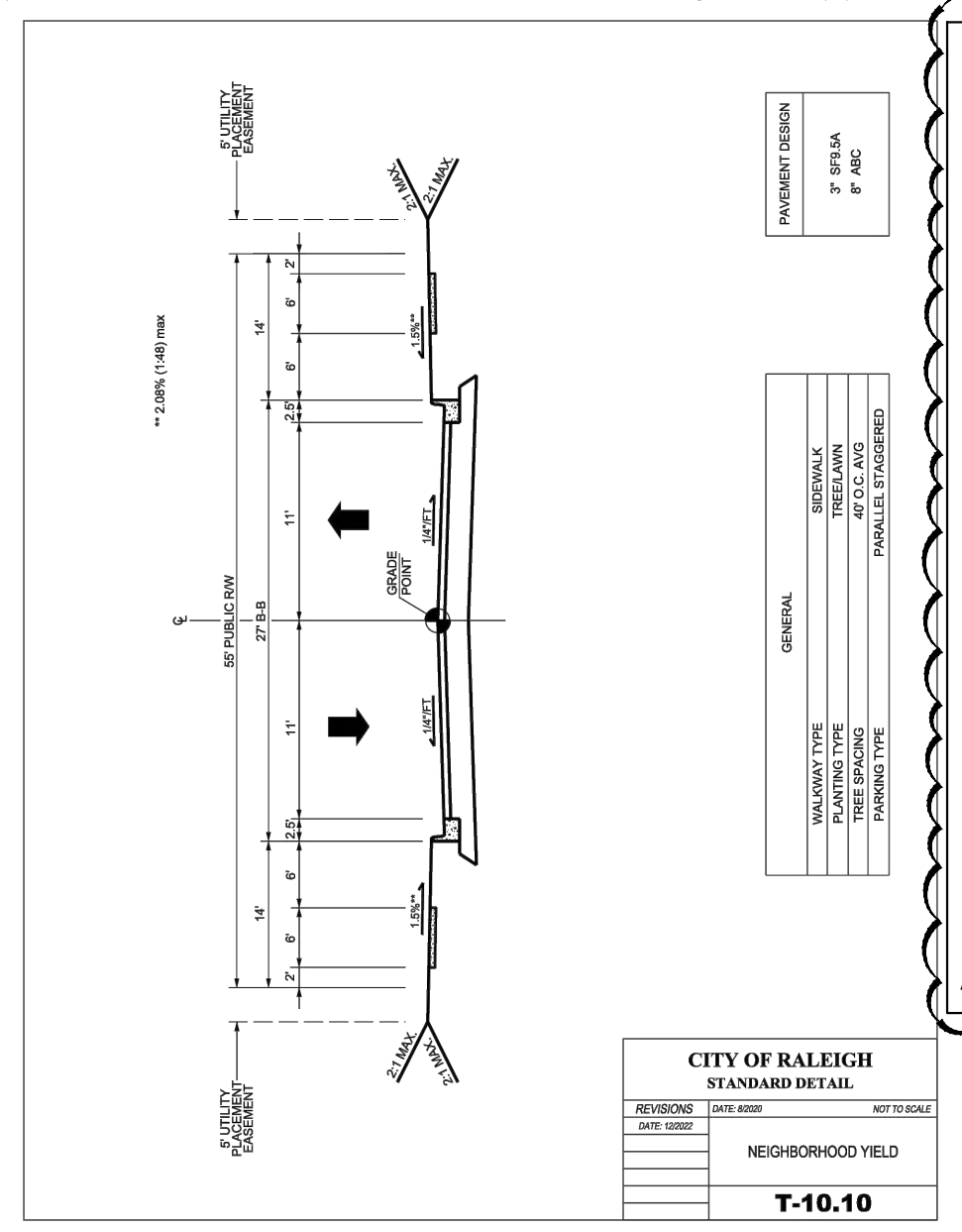
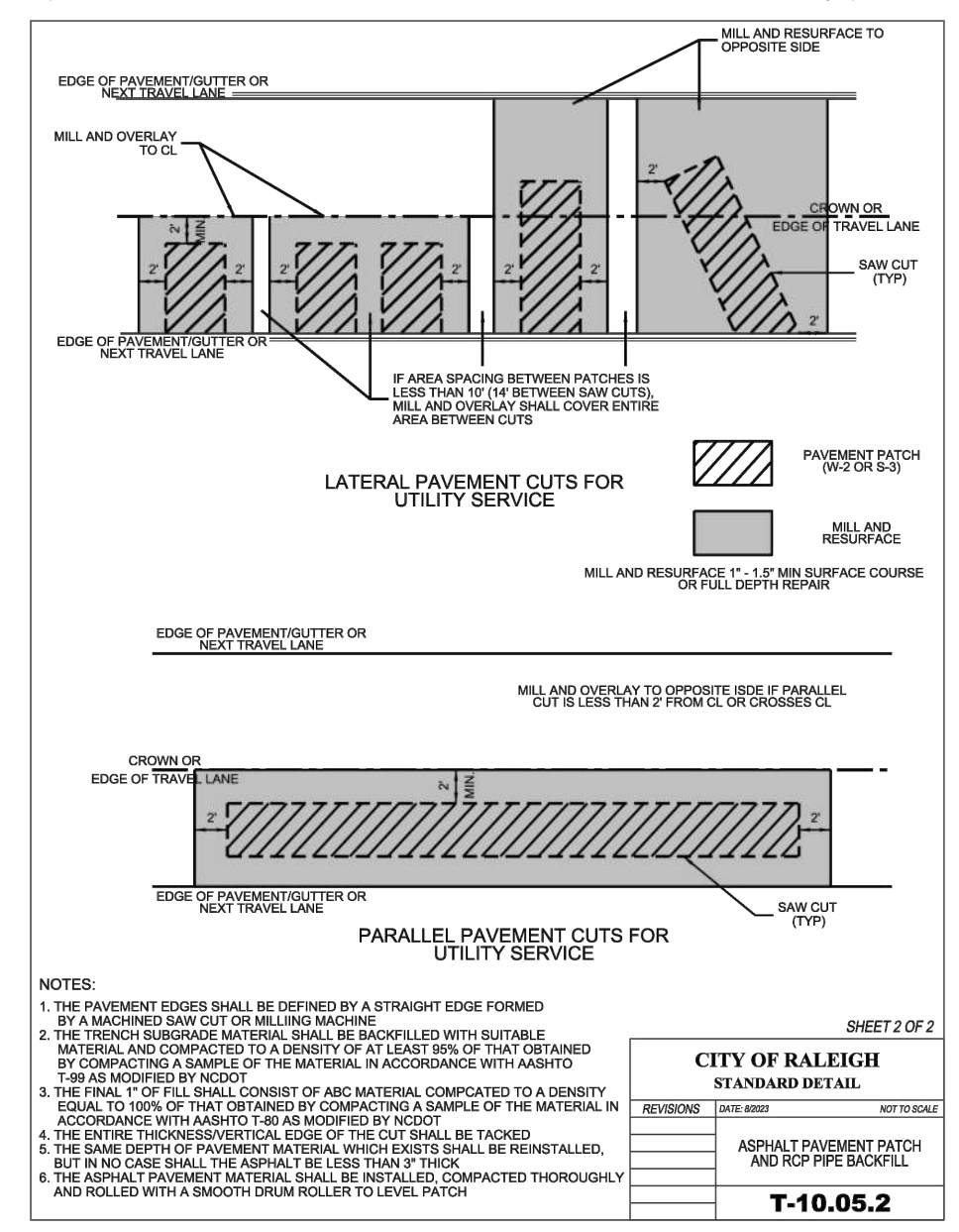
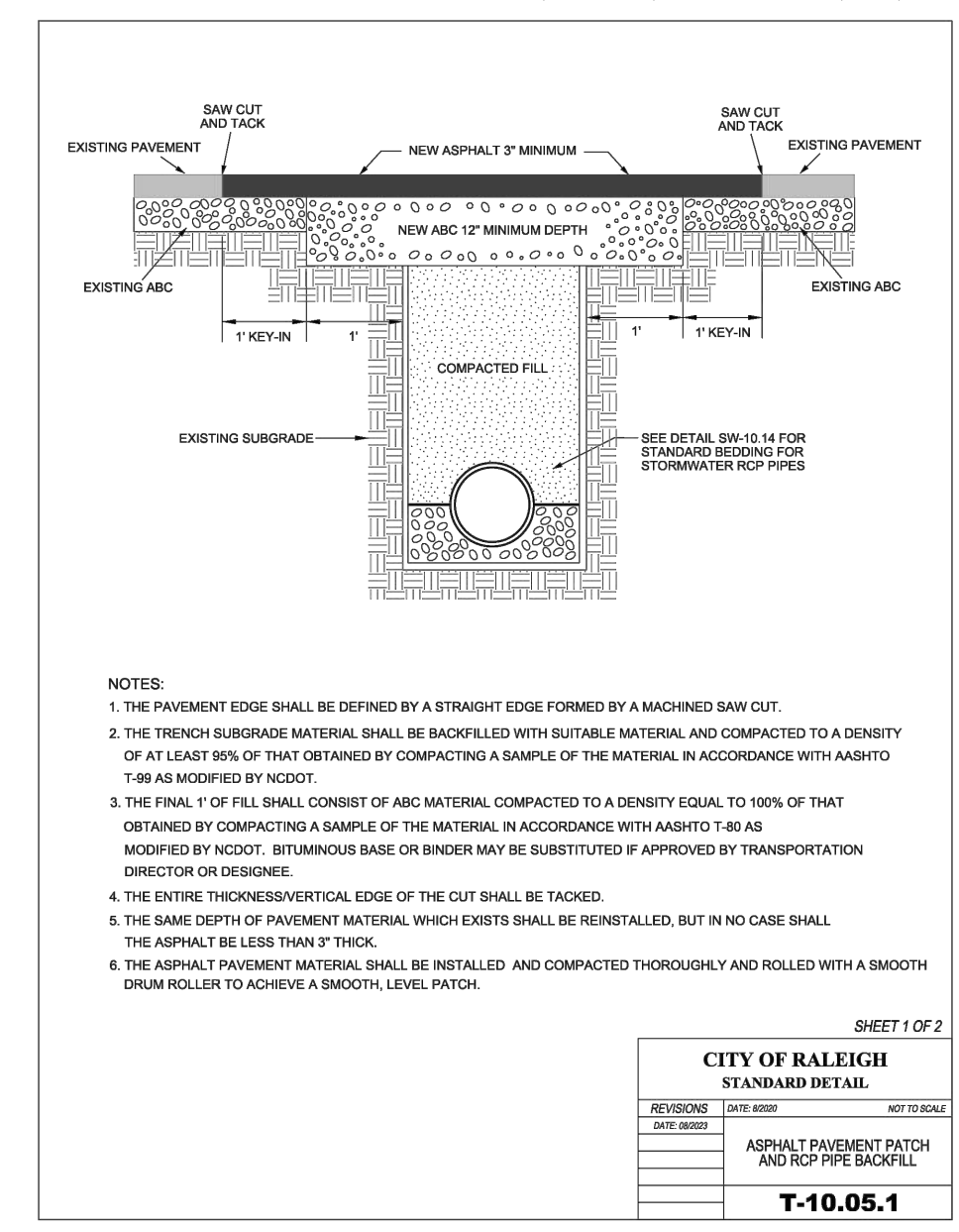
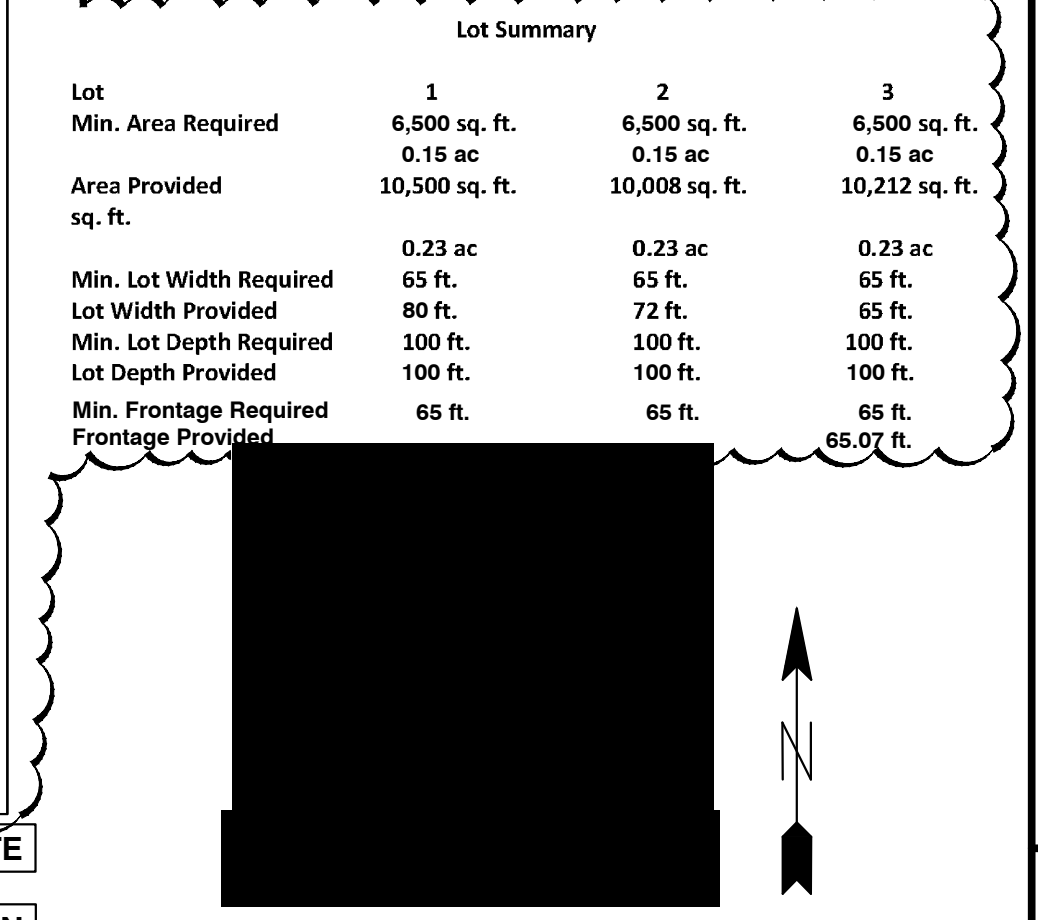
Lot Dimensions
 Area (min) 6,500 sf
 Width (min) 65'
 Depth (min) 100'

Principal Building Setbacks
 From primary street (min) 10'
 From side street (min) 10'
 From side lot line (min) 5'
 From rear lot line (min) 25'

Height
 Detached/attached principal building (max) 40'/3 stories
 Accessory structure (max) 26'

Parking Setbacks
 From primary street (min) 10'
 From side street (min) 10'
 From side lot line (min) 0'
 From rear lot line 3'

Additional Requirements apply for Accessory Dwelling Units (ADU) if applicable



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 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY	REVISIONS
1	10-08-24	COR 1ST SPR REVIEW COMMENTS	MM	
2	11-06-24	COR 2ND SPR REVIEW COMMENTS	MM	

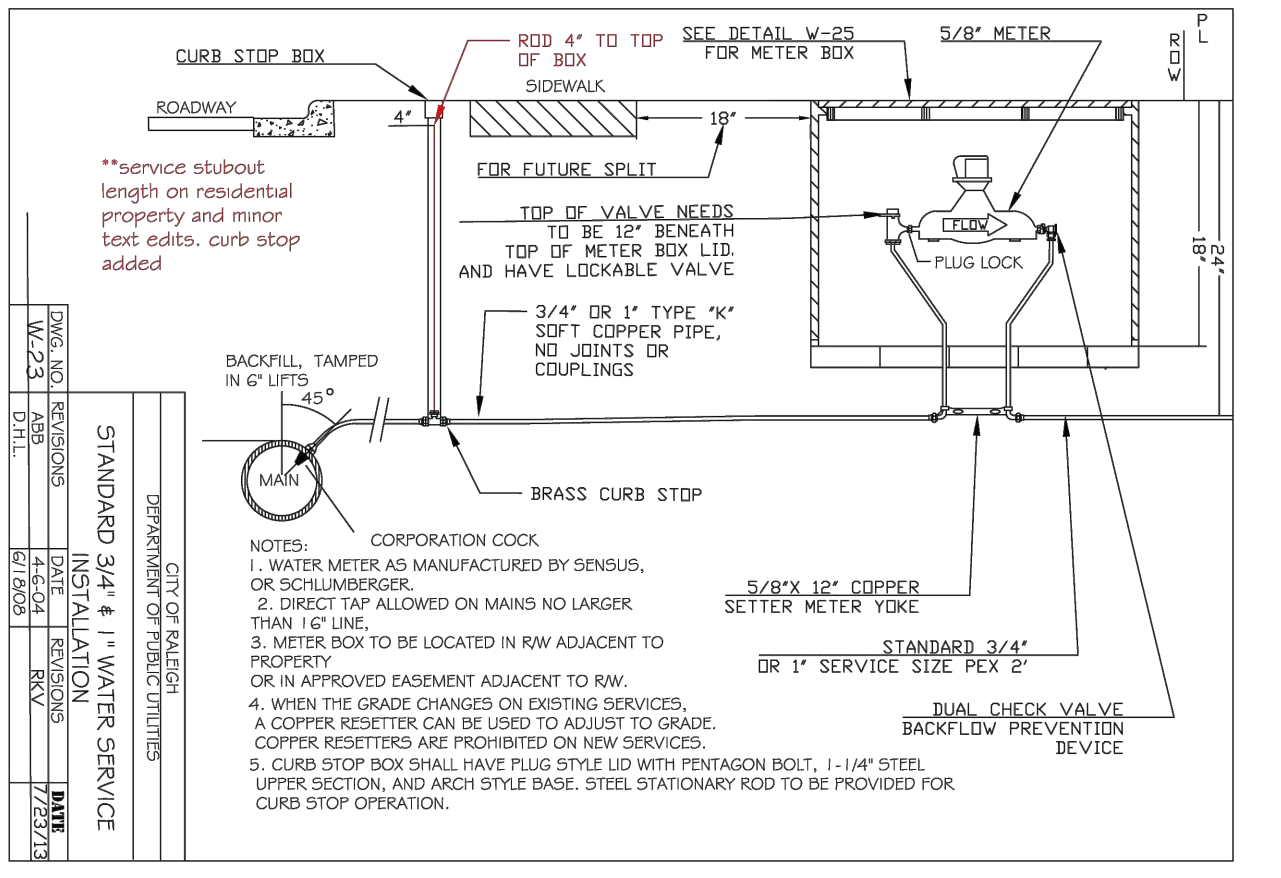
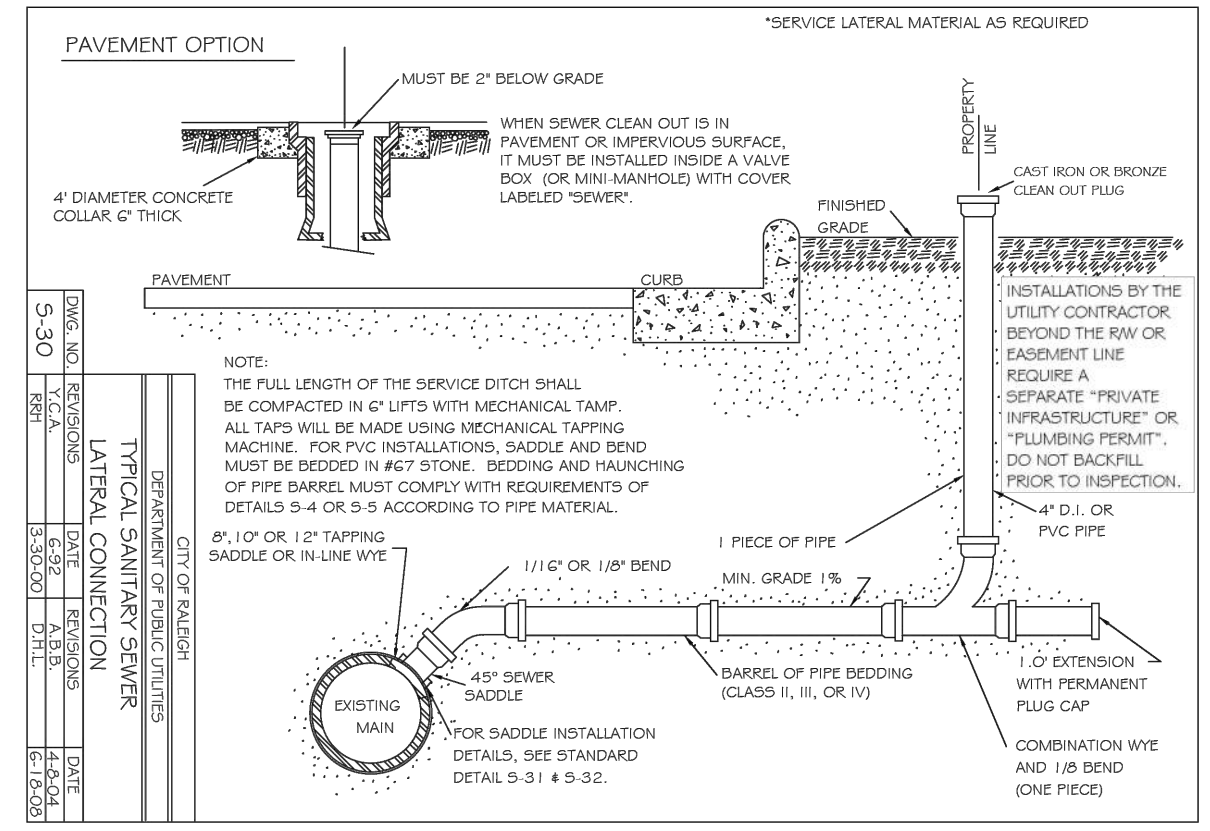
PRELIMINARY SUBDIVISION PLAN
 SCALE: 1" = 20'
 CHK BY: DHB

1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

Notes:

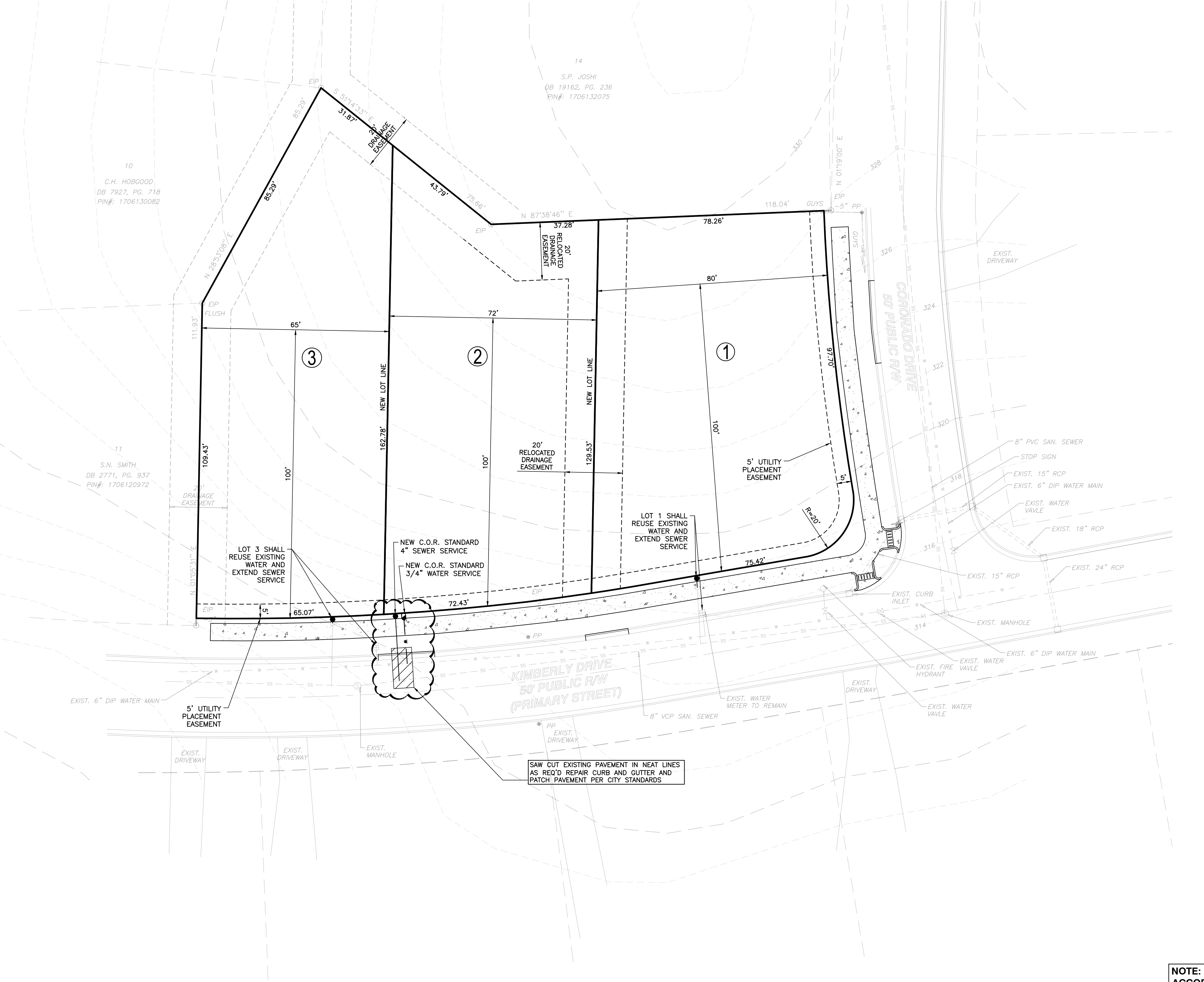
- 1. Boundary survey information from Barry I. Scott Land Surveying, Raleigh, NC.
- 2. Topographic information taken from City of Raleigh GIS.
- 3. Existing water and sewer services will be reused or abandoned as required by City of Raleigh Public Utility Manual.
- 4. Contractor shall locate all existing utilities prior to construction.
- 5. All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.



STANDARD UTILITY NOTES:

1. 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 pipes shall be specified & installed to watertight 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 watertight 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 W-41 & 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. SEWER BYPASS PUMPING - A bypass plan scaled by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
7. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
8. 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.
9. Install 1/2" copper water services with meters located at ROW or within a 2'x2' Watertight Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
10. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
11. 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.
12. All environmental permits applicable to the project must be obtained from NCDWR, USEPA &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
13. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
14. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a LC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
15. Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
16. The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approval list.
17. The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program at Raleigh's Service Area.
18. 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. Contact Crossconnection@raleighnc.gov for more information.
19. NOTICE: for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.

UTILITY NOTES:
EXACT LOCATIONS OF WATER AND SEWER SERVICES MAY CHANGE DURING THE BUILDING PERMIT PROCESS. FOR PURPOSES OF THIS PLAN, WE ARE SHOWING REMOVAL OF ALL DRIVEWAY CURB CUTS AS THEY WILL BE DETERMINED DURING THE BUILDING PERMIT PROCESS TOO.



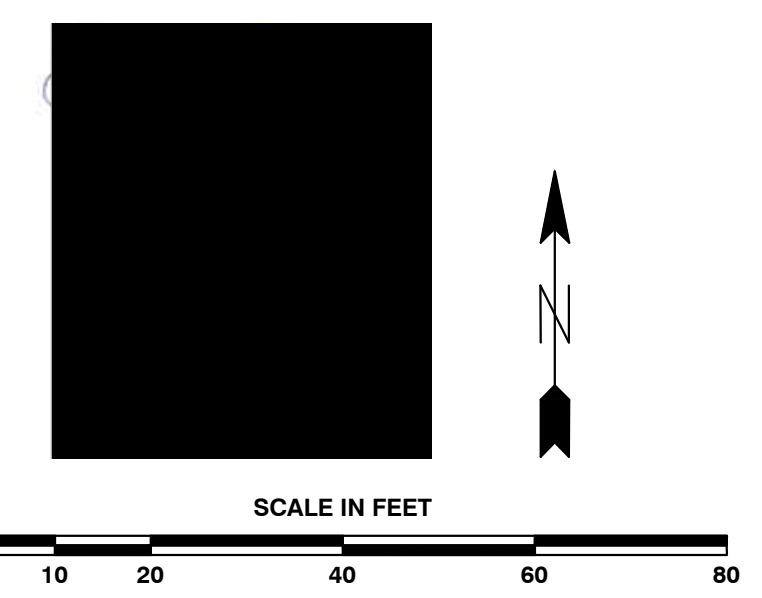
10
C.H. HOBGOOD
DB 7927, PG. 718
PIN#: 1706130082

11
S.N. SMITH
DB 2771, PG. 937
PIN#: 1706120972

14
S.P. JOSHI
DB 19162, PG. 236
PIN#: 1706132075

NO FLOODPLAINS EXIST ON-SITE

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CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	10-08-24	COR 1ST SPR REVIEW COMMENTS	MM
2	11-06-24	COR 2ND SPR REVIEW COMMENTS	MM

PRELIMINARY UTILITY PLAN
DATE: 10/08/24
DRAWN BY: MRN
CHK BY: DHB

1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE

SHEET C2.1

NOTES:

1. BOUNDARY SURVEY INFORMATION FROM BARRY L. SCOTT LAND SURVEYING, RALEIGH N.C.
2. TOPOGRAPHIC INFORMATION FROM CITY OF RALEIGH GIS.
3. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AND EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH CITY OF RALEIGH CODE OF ORDINANCES AND CITY STANDARDS.

THERE ARE NO FLOOD HAZARD SOILS ON THE SUBJECT PROPERTY
THERE ARE NO NEUSE RIPARIAN BUFFERS ON THE SUBJECT PROPERTY
THERE ARE NO FEMA MAPPED AREAS ON THE SUBJECT PROPERTY



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 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
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 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

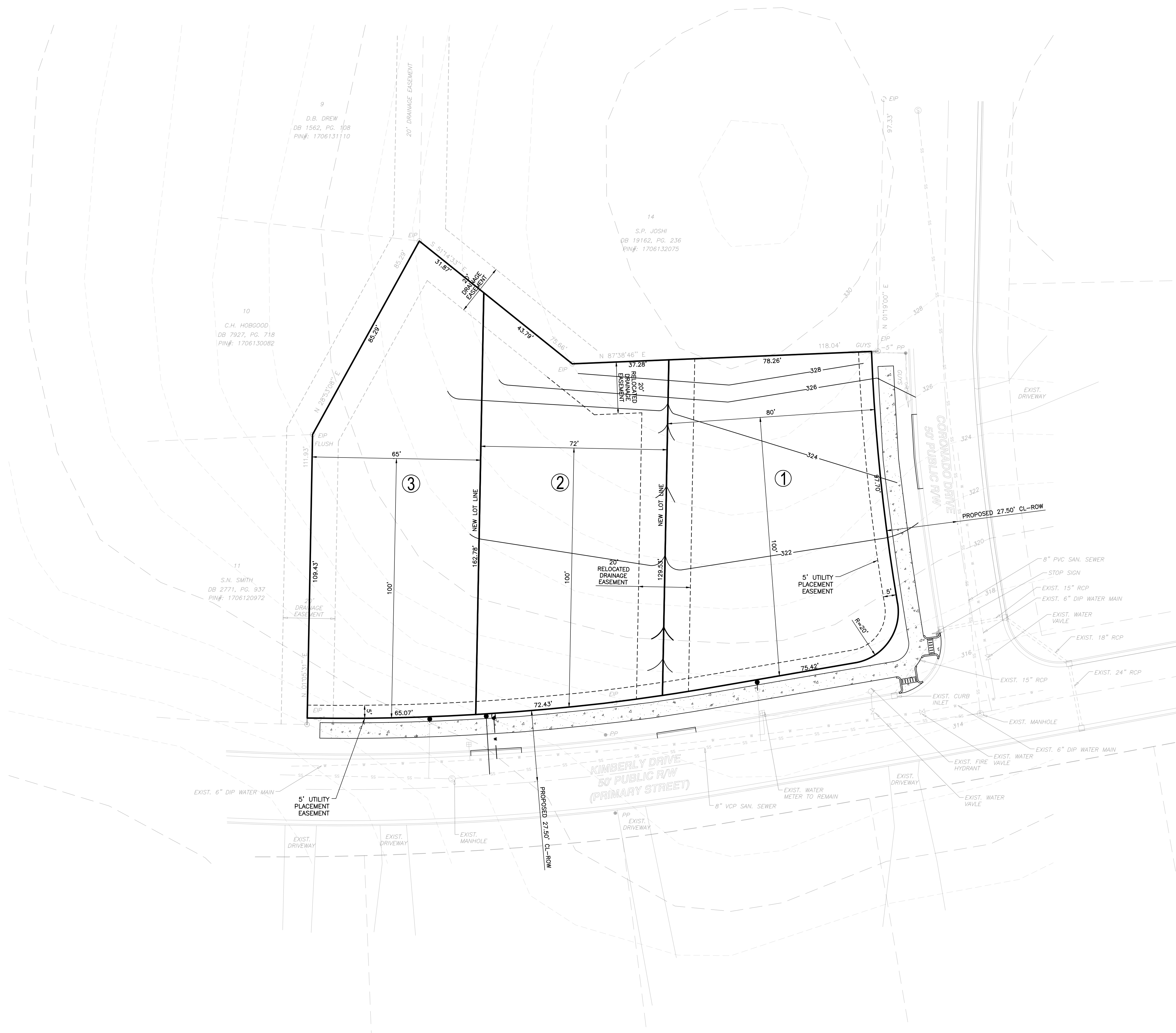
NO.	DATE	DESCRIPTION	BY
2	11-06-24	COR 2ND SPR REVIEW COMMENTS	MM
1	10-06-24	COR 1ST SPR REVIEW COMMENTS	MM

JOB NO.	DATE	MRM	DRAWN BY
03-24085	10/08/24		

PRELIMINARY GRADING PLAN
 SCALE: 1" = 20'
 CHK BY: DHB

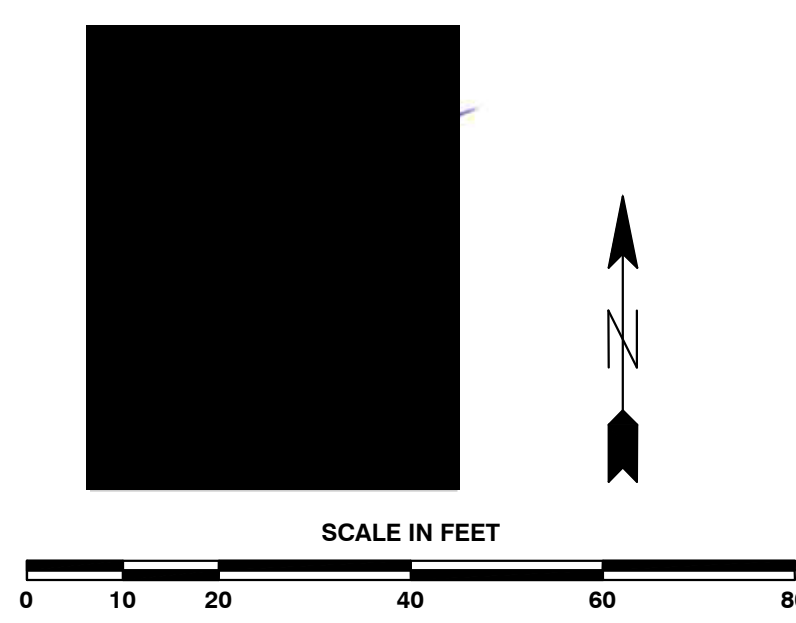
SHEET C3.1

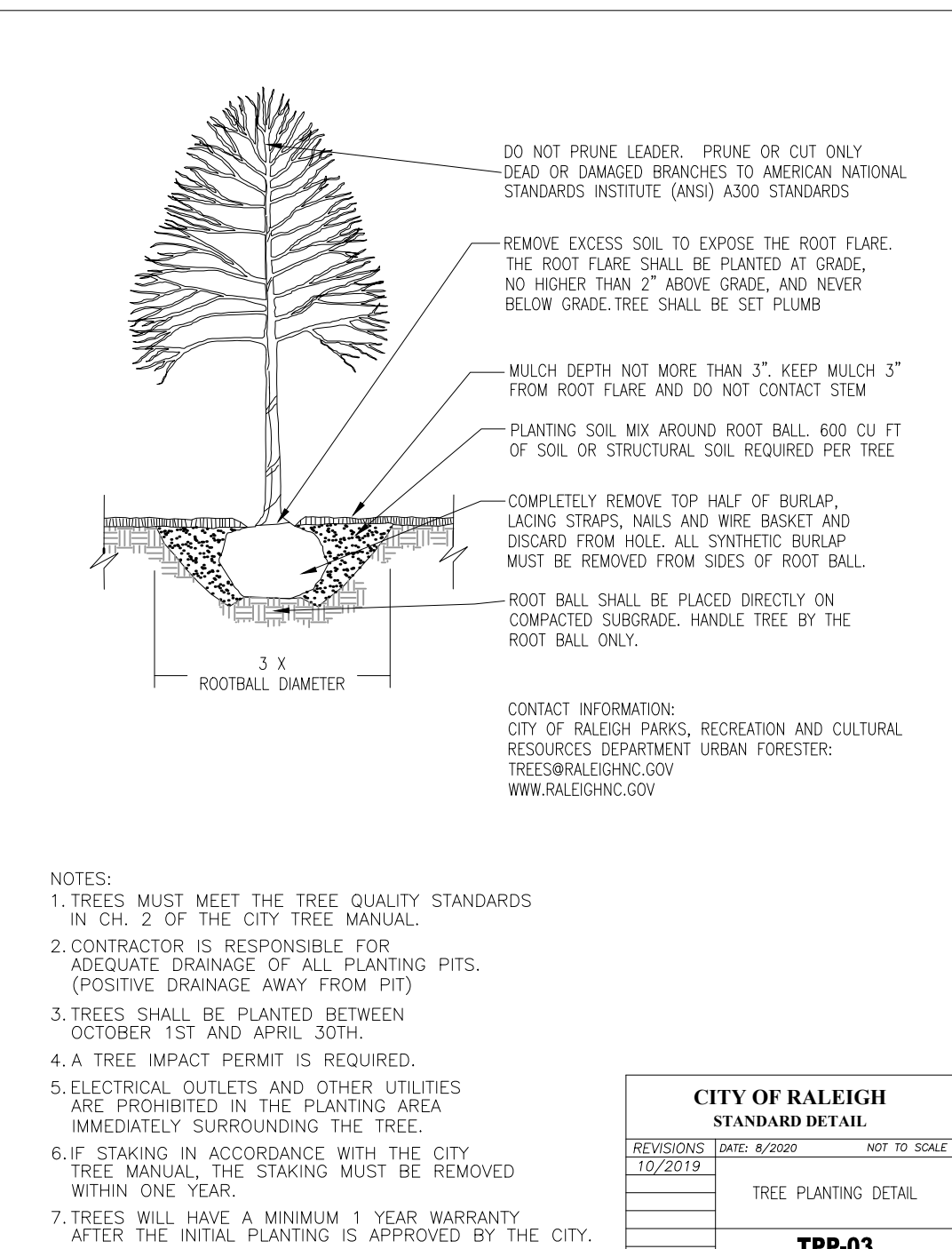
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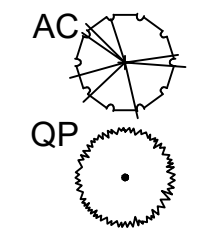


NOTES:

- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- 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.

CITY OF RALEIGH STANDARD DETAIL	
REVISIONS	DATE
10/2019	NOT TO SCALE
TREE PLANTING DETAIL	
TPP-03	

Street Trees									
Quantities			Total Quantity	Key	Botanical Name Tree	Common Name	Caliper	Height	Mature Spread
Lot 1	Lot 2	Lot 3							
2	2		4	AC	Acer floridanum	Southern Sugar Maple	3" Cal.	10' Ht. Min.	30' Min.
2		2	4	QP	Quercus phellos	Willow Oak	3" Cal.	10' Ht. Min.	30' Min.



KIMBERLY DRIVE FRONTAGE 232'

232' / 40' = 6 TREES REQUIRED
6 TREES PROVIDED

CORONADO DRIVE FRONTAGE 120'

118' / 40' = 2 TREES REQUIRED
2 TREES PROVIDED

NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03

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1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
1308 KIMBERLY DRIVE & 5001 CORONADO DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'

SHEET L1.1

CITY OF RALEIGH PROJECT NO. SUB-0042-2023



LEGEND

- LINES SURVEYED
- - - LINES NOT SURVEYED
- E.I.P. --- EXISTING IRON PIPE
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