Preliminary Subdivision Application



Site Review

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

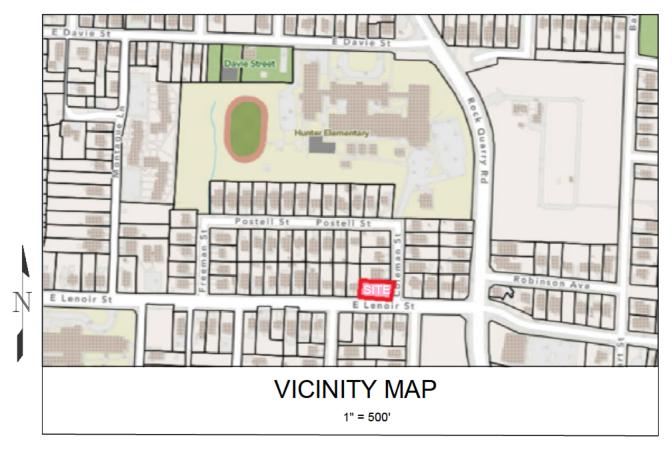
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

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

DEVELOPN	IEN.	T TYPE + SITE DAT	ΓE T	ABLE – ZON	ING INF	ORMATION	
Gross site acreage:							
Zoning districts (if more than on	e, pr	ovide acreage of ea	ich):				
Overlay district(s):	ı	nside City Limits?	`	res No	Historic	: District/Landmark:	N/A
` ,		Board of Adjustment BOA-	se #	Design DA-	Alternate Case #		
		STORMWATER	R INF	ORMATION			
Imperious Area on Parcel(s): Existing (sf) Propose			•		npliance (includes right-of-way): Proposed total (sf)		
		NUMBER OF LO	TS A	AND DENSIT	Υ		
# of Detached House Lots:		# of Attached House Lots:			# of Townhouse Lots:		
# of Tiny House Lots:	# of Tiny House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):						
Total # of Lots: Total # Dwelling Units:							
Proposed density for each zoning district (UDO 1.5.2.F):							
		SIGNATU	RE E	BLOCK			
Pursuant to state law (N.C. Gen. S landowner, a lessee or person hol landowner. An easement holder n easement.	lding	an option or contract	t to p	ourchase or lea	ase land,	or an authorized agent of	of the
By submitting this application, the the persons authorized by state la undersigned also acknowledges the undersigned understands that devenisrepresentations made in security.	w (N hat tl /elop	I.C.G.S. 160D-403(a) he information and st ment approvals are s)) to atem subje	make this app nents made in ect to revocation	lication, a the appli on for fals	as specified in the applic cation are correct and the se statements or	ation. The
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.							
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.							
Signature:	· ~					Date:	
Printed Name:							
Signature:			_		_	Date:	

REVISION 04.17.23 Page **2** of **2** raleighnc.gov

Printed Name:



Site Review Planning and Development Customer Service (Center • One E	xchange Plaza, Suite 400 R	aleigh,	NC 27601 919-996-250	00	Raleigh	
INSTRUCTIONS: This form is used wappropriate review type and include the subdivision plans to SiteReview@rale	e plan chec						
	EVELOPM	ENT OPTIONS (UDO	Chap	oter 2)			
✓ Conventional Subdivision		ompact Development		Conservat	tion De	velopment	
Cottage Court		Flag lot	Frequent Trans	Frequent Transit Development Option			
NOTE: Subdivisions may require City	Council ap	proval if located in a H	listori	c Overlay District.			
		NERAL INFORMATIO	N				
Scoping/sketch plan case number(s). Development name (subject to appro		OLEMAN, OLOT	e Luci	DIVICION			
. , , ,			SUB	DIVISION			
Property Address(es): 512 COLEM	AN STRE	ĒΤ					
Recorded Deed PIN(s): 1713-16-83	87						
Building type(s): Detached	House	Attached House	יַ	Townhouse	☐ Ap	partment	
General Building Mixed Use	Building	Civic Building		Open Lot	Ti	ny House	
CURRENT PRO	PERTY OW	NER/APPLICANT/DE	VELC	DED INFORMATION	ON.		
Current Property Owner(s) Names:	_		V L L	JI EK IKI OKMATI			
Company:	WIIOTIALL	Title: Own	or				
	U EICH N		G1				
Address: 2701 HAWTREE DR, RA							
Phone #: 919-673-8403		il: MWEI04@GMAI					
Applicant Name (If different from ov	vner. See "						
Relationship to owner: Lessee or	contract pui	chaser Owner's a	uthor	rized agent Eas	sement	holder	
Company:	Add	ress:					
Phone #:	Ema	Email:					
NOTE: please attach purchase agre	ement or c	ontract, lease or eas	emen	nt when submitting	this f	orm.	
Developer Contact Names: Josh C	umpler						
Company: Crumpler Consulting Se	rvices, PL	LC Title: Princ	ipal				
Address: 2308 Ridge Road, Ralei	h, NC 276	312					
		il: josh@crumplerco					

	MENT TYPE + SITE DA	TE TABLE -	– ZON	ING INFORMATION		
Gross site acreage: 0.15AC						
Zoning districts (if more than on	e, provide acreage of ea	ach):				
R-10						
overlay district(s): Inside City Limits?				Historic District/Landmark: N/A		
Conditional Use District (CUD)	t Case #	_	Design Alternate Case #			
Case # Z-	BOA-			DA-		
	STORMWATE	R INFORMA	ATION			
Imperious Area on Parcel(s):		Impervious	s Area	for Compliance (includes right-of-way):		
Existing (sf) Propose	ed total (sf)			Proposed total (sf)		
	NUMBER OF LO	TC AND D	ENCIT	v		
# of Detached House Lots: 2	# of Attached Ho		ENSII	# of Townhouse Lots:		
# of Tiny House Lots:	# of Open Lots:		ther I	ots (Apartment, General,		
	5. 6 6 5. 1 20101		l Use,			
Total # of Lots: 2	Total # Dwelling Units:	2				
Proposed density for each zonir	ng district (UDO 1.5.2.F)	: 13.33				
By submitting this application, the	undersigned applicant a	cknowledges	oval for s that t	ase land, or an authorized agent of the such development as is authorized by the hey are either the property owner or one of		
the persons authorized by state la undersigned also acknowledges t undersigned understands that de- misrepresentations made in secu- The undersigned indicates that th in this application will be maintain and in accordance with the provis The undersigned hereby acknowl	undersigned applicant a tw (N.C.G.S. 160D-403(a hat the information and s velopment approvals are ring the development app e property owner(s) is aw ed in all respects in accor- ions and regulations of the	cknowledges))) to make the tatements me subject to re vare of this a rdance with the City of Ral tate law (N.C.	s that the state of the state o	such development as is authorized by the hey are either the property owner or one of lication, as specified in the application. The the application are correct and the on for false statements or N.C. Gen. Stat. § 160D-403(f). ion and that the proposed project described and specifications submitted herewith, Juffied Development Ordinance.		
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SUBDIVISION PLANS

FOR

512 COLEMAN - 2 LOT SUBDIVISION

512 COLEMAN STREET STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2023

PREPARED FOR:

MICHAEL WEI

2701 HAWTREE DR.

RALEIGH, NORTH CAROLINA 27613

PREPARED BY: CRUMPLER Consulting Services, PLLC

2308 Ridge Road Raleigh, North Carolina 27612

Ph. 919-413-1704

SITE EXEMPTION NOTES:

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

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

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

<u>NOTES</u>

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30, 2021.
- 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 3720171300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 6. RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7), IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.
- 7. DRIVEWAY ACCESS TO LOT 2 SHALL BE RESTRICTED TO COLEMAN STREET

SHEET DESCRIPTION COVER

C-2 EXISTING CONDITIONS

C-3 SUBDIVISION & LANDSCAPING PLAN

C-4 UTILITY, GRADING
AND STORMWATER PLAN

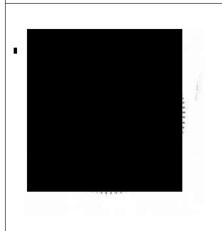
D-1 DETAILS

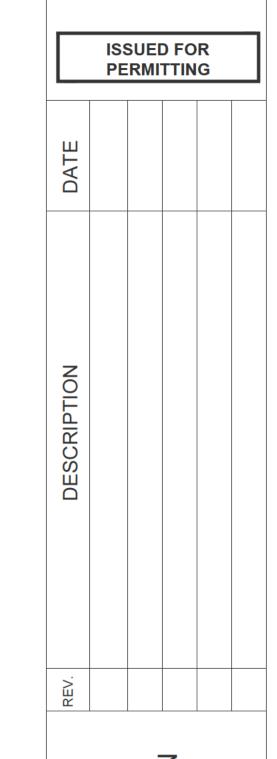
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Caroling 27612





COLEMAN - 2 LOT SUBDIVISION
512 COLEMAN STREET STREET

512

PROJECT NO.: 23023

DRAWN BY: JAC

CHECKED BY: JAC

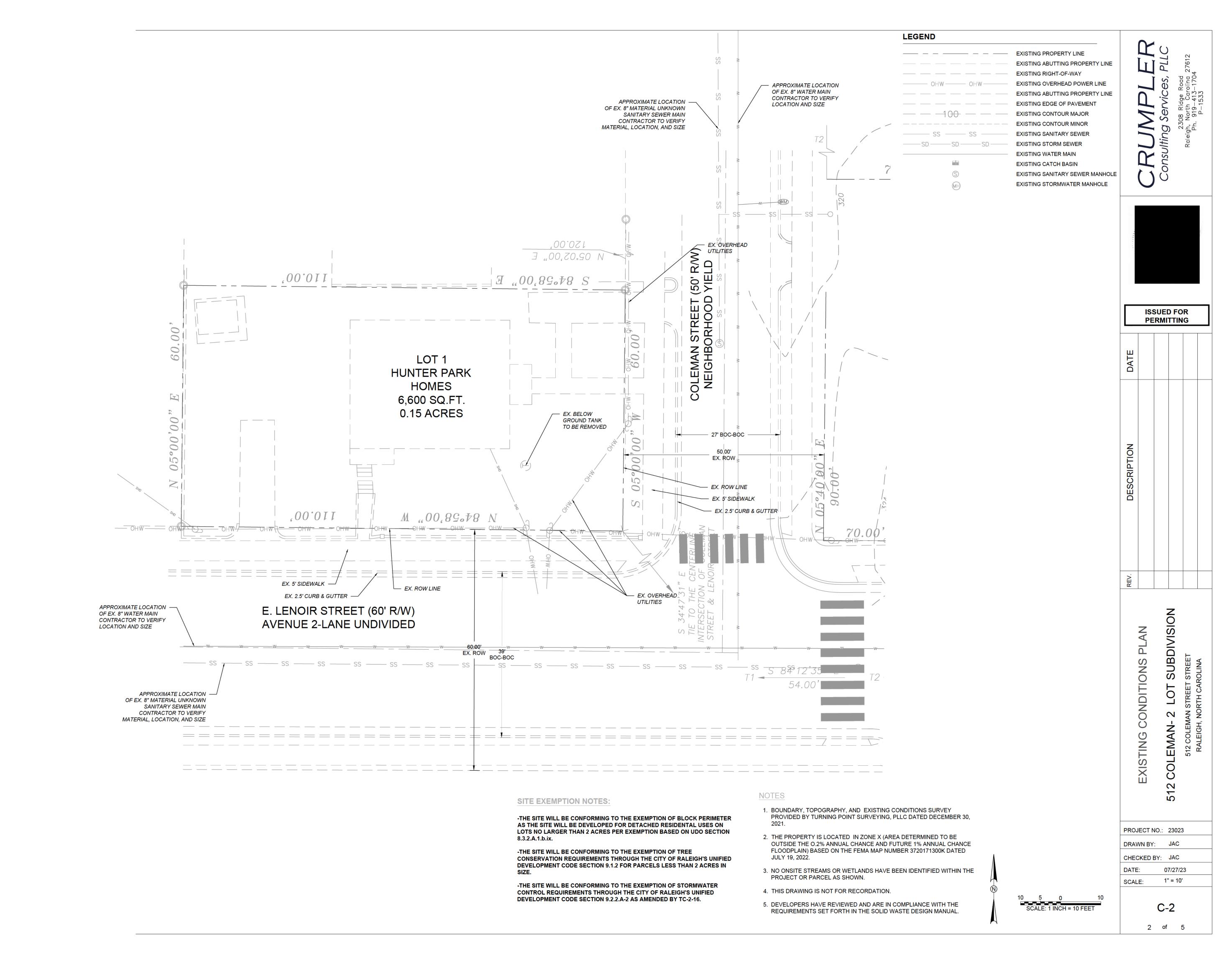
CHECKED BY: JAC

DATE: 07/27/23

SCALE: N.T.S.

C-1

1 of 5



STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS: COLEMAN STREET: 57LF OF 1' SIDEWALK = 57LF @ 1' = 57SF E. LENOIR STREET: 108LF OF 1' SIDEWALK = 108LF @ 1' = 108SF TOTAL IMPERVIOUS SURFACE REQUIRED: 165SF TOTAL ALLOCATED PER LOT: 82.5SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65% MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS: -LOT 1: 2,040SF (65%)=1,927SF-82SF=1,845SF MAX IMPERVIOUS SURFACE

-LOT 2: 3,192SF (65%)=2,075SF-83SF=1,992SF MAX IMPERVIOUS SURFACE

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

LANDSCAPING NOTES

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

TREE CONSERVATION AND LANDSCAPING NOTES:

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

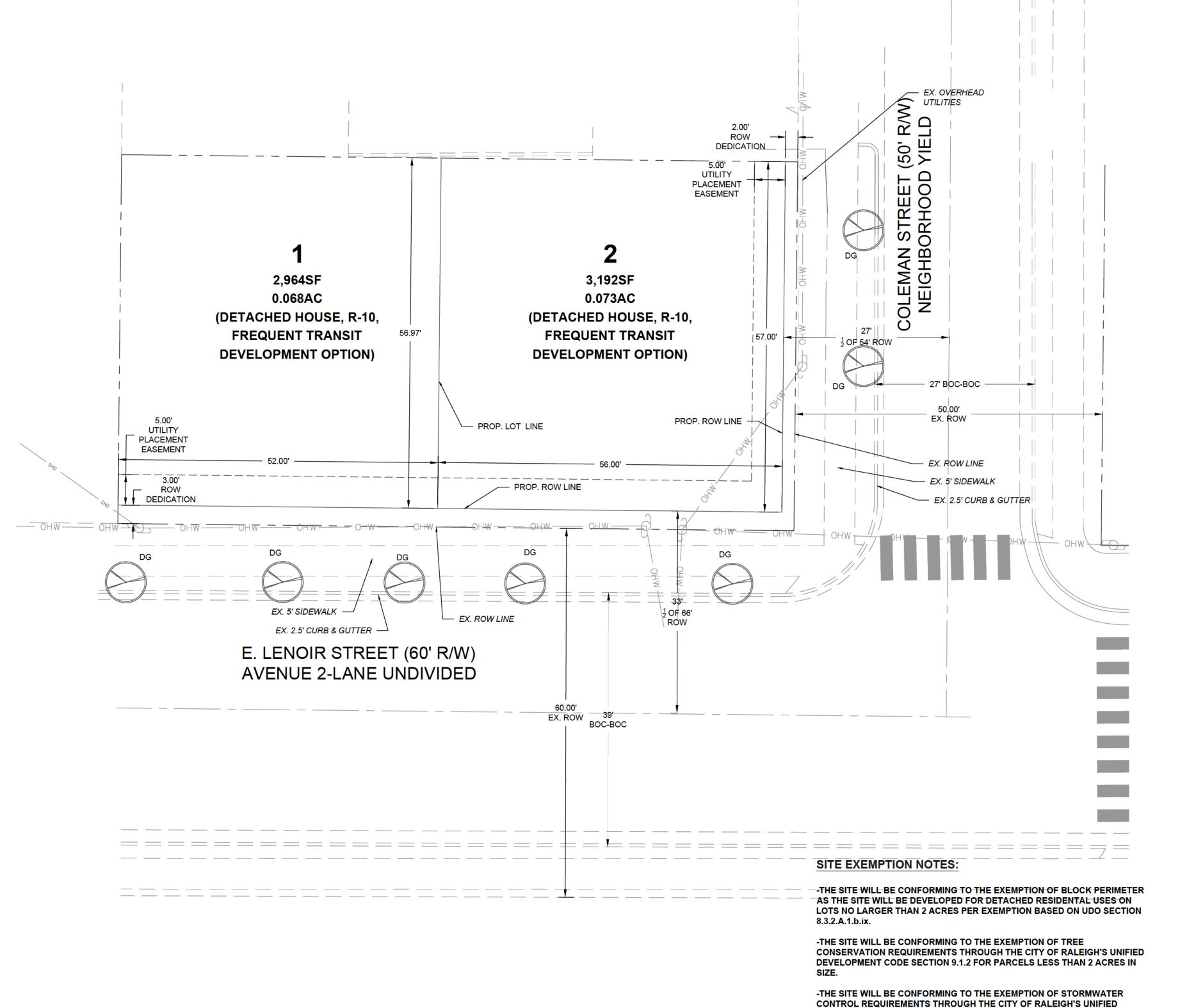
-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

COLEMAN STREET (NEIGHBORHOOD YIELD STREETSCAPE) REQUIREMENT: 1 TREE PER 20LF=57LF/20LF=2 TREES PROVIDED: 2 TREES E. LENOIR STREET (AVENUE 2-LANE UNDIVIDED STREETSCAPE)

REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=108LF/20LF=5 TREES PROVIDED: 5 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
		UNDERSTORY TREES		HEIGHT	CALIPER	ROOT
DG	5	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B
ı						



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 EASEMENT PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: 512 COLEMAN - 2 LOT SUBDIVISION

SITE ADDRESS: 512 COLEMAN STREET RALEIGH, NORTH CAROLINA

PIN NUMBER: 1713-16-8387

JURISDICTION: CITY OF RALEIGH EXISTING USE: VACANT PROPOSED USE: SINGLE FAMILY CURRENT ZONING DISTRICT: R-10

CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA

TOTAL ACREAGE: 0.15 ACRES (6,600 SF) **DEDICATED RIGHT OF WAY:** 0.01 ACRES (444 SF) TOTAL NET ACREAGE: 0.131 ACRES (6,156 SF) **REQUIRED LOT AREA: 2,500SF** PROPOSED LOT 1 (DETACHED HOUSE, FREQUENT TRANSIT **DEVELOPMENT OPTION): 2,964SF/0.068AC** PROPOSED LOT 2 (DETACHED HOUSE, FREQUENT TRANSIT

PROPOSED LOT 2: R-10, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS: REQUIRED LOT SIZE: 2,500SF (MIN.) PROVIDED LOT SIZE: 2,964SF **REQUIRED LOT WIDTH:** 45' (MIN.) **PROVIDED LOT WIDTH: 56'** REQUIRED LOT DEPTH: 60' (MIN.)

DEVELOPMENT OPTION): 3,192SF/0.073AC

PROPOSED LOT 2: R-10, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS: REQUIRED LOT SIZE: 2,500SF (MIN.) PROVIDED LOT SIZE: 3,192SF **REQUIRED LOT WIDTH:** 45' (MIN.)

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF BLOCK PERIMETER PROVIDED: 1,975LF** **EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR

OWNER/DEVELOPER: MICHAEL WEI 2701 HAWTREE DR. RALEIGH, NORTH CAROLINA 27613

SITES LESS THAN 2 ACRES

PROVIDED LOT DEPTH: 56'

PROVIDED LOT WIDTH: 56'

PROVIDED LOT DEPTH: 57'

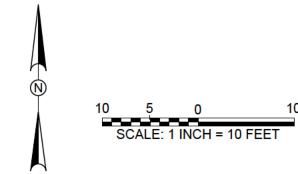
REQUIRED LOT DEPTH: 60' (MIN.)

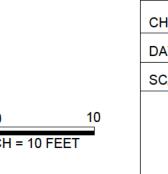
ENGINEER: CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

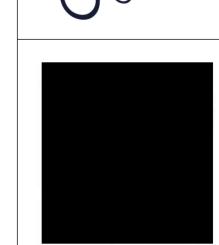
NOTES

DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30,
- 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 3720171300K DATED JULY 19, 2022.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 6. DRIVEWAY ACCESS TO LOT 2 SHALL BE RESTRICTED TO COLEMAN STREET







PRELIMINARY PLANS

NOT FOR CONSTRUCTION

SUBDI SUBDIVISION EMAN

PROJECT NO.: 23023 DRAWN BY: JAC CHECKED BY: JAC

 \sim

07/27/23 1" = 10' SCALE:

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- EX. OVERHEAD UTILITIES ROW DEDICATION UTILITY PLACEMENT **EASEMENT** AN HB 2,964SF 3,192SF 0.068AC 0.073AC (DETACHED HOUSE, R-10, (DETACHED HOUSE, R-10, FREQUENT TRANSIT FREQUENT TRANSIT **DEVELOPMENT OPTION) DEVELOPMENT OPTION)** 27' BOC-BOC PROPOSED 3/4" TYPE 'K' COPPER 50.00' WATER SERVICE WITH METER BOX EX. ROW PROP. ROW LINE PROP. LOT LINE UTILITY PLACEMENT PROP. 4" SANITARY **EASEMENT** SEWER SERVICE EX. ROW LINE (TYP.) 3.00' EX. 5' SIDEWALK PROP. ROW LINE ROW DEDICATION EX. 2.5' CURB & GUTTER EX. 5' SIDEWALK ¹₂ OF 66' - EX. ROW LINE RÓW EX. OVERHEAD EX. 2.5' CURB & GUTTER -UTILITIES APPROXIMATE LOCATION E. LENOIR STREET (60' R/W) OF EX. 8" WATER MAIN CONTRACTOR TO VERIFY **AVENUE 2-LANE UNDIVIDED** LOCATION AND SIZE EX. ROW BOC-BOC APPROXIMATE LOCATION -OF EX. 8" MATERIAL UNKNOWN SANITARY SEWER MAIN CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND SIZE

CITY OF RALEIGH UTILITY NOTES

CORPUD HANDBOOK, CURRENT EDITION). UTILITY SEPARATION REQUIREMENTS:

50' FROM A PUBLIC WELL

DIAMETER TO OUTSIDE DIAMETER

SPECIFIED FOR SANITARY SEWER

DEPARTMENT PRIOR TO CONSTRUCTION

TRAVERSING PRIVATE PROPERTY

DEPARTMENT

& INSTALLED TO WATERLINE SPECIFICATIONS

6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49)

FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH

CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE:

A) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER &

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

C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A

E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM

DRAIN CROSSINGS: MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY

CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING

SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS

ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES

4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT

PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A

6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS.

5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF

24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES

4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS

F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER

SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED

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

ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR

B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL

UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE 8. INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR

7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE

- WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- 9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION
- 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION
- 15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID

SITE EXEMPTION NOTES:

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

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

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

NOTES

- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30,
- 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 3720171300K DATED JULY 19, 2022.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 6. DRIVEWAY ACCESS TO LOT 2 SHALL BE RESTRICTED TO COLEMAN STREET



SCALE: 1 INCH = 10 FEET

- 1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- 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 SECTION 1010.
- 4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

FIRE PROTECTION NOTES:

ADA NOTES

LEGEND

APPROXIMATE LOCATION OF EX. 8" WATER MAIN

CONTRACTOR TO VERIFY

LOCATION AND SIZE

APPROXIMATE LOCATION

SANITARY SEWER MAIN CONTRACTOR TO VERIFY

OF EX. 8" MATERIAL UNKNOWN

MATERIAL, LOCATION, AND SIZE

- 1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING DATE: 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.
- 3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

EXISTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING WATER LINE

PROPOSED WATER LINE

EXISTING CONTOUR MINOR

PROPOSED SANITARY MANHOLE

PROPOSED HYDRANT ASSEMBLY

PROPOSED LOT LINE PROPOSED UTILITY PLACEMENT EASEMENT EXISTING CONTOUR MAJOR

- s - s - s - s - s - PROPOSED SANITARY SEWER

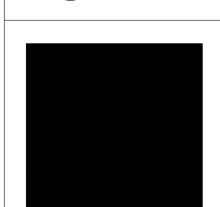
EXISTING ABUTTING PROPERTY LINE

EXISTING OVERHEAD POWER LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING SANITARY SEWER MANHOLE

EXISTING BUILDING SETBACK LINE EXISTING PARKING SETBACK LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER





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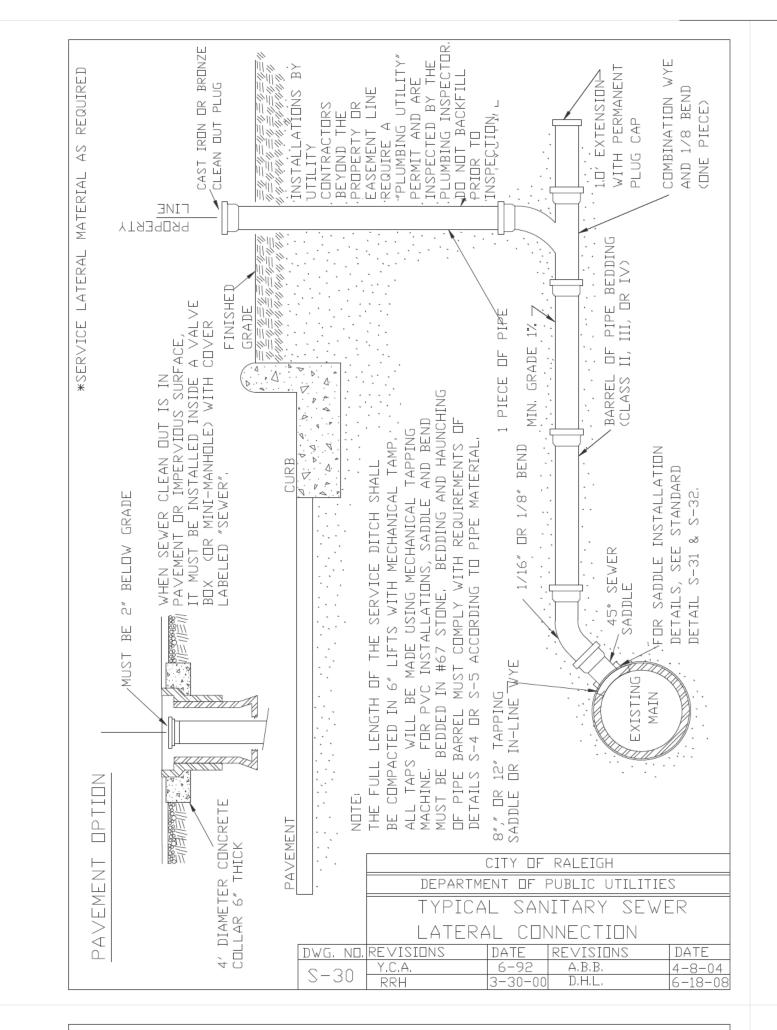
PROJECT NO.: 23023

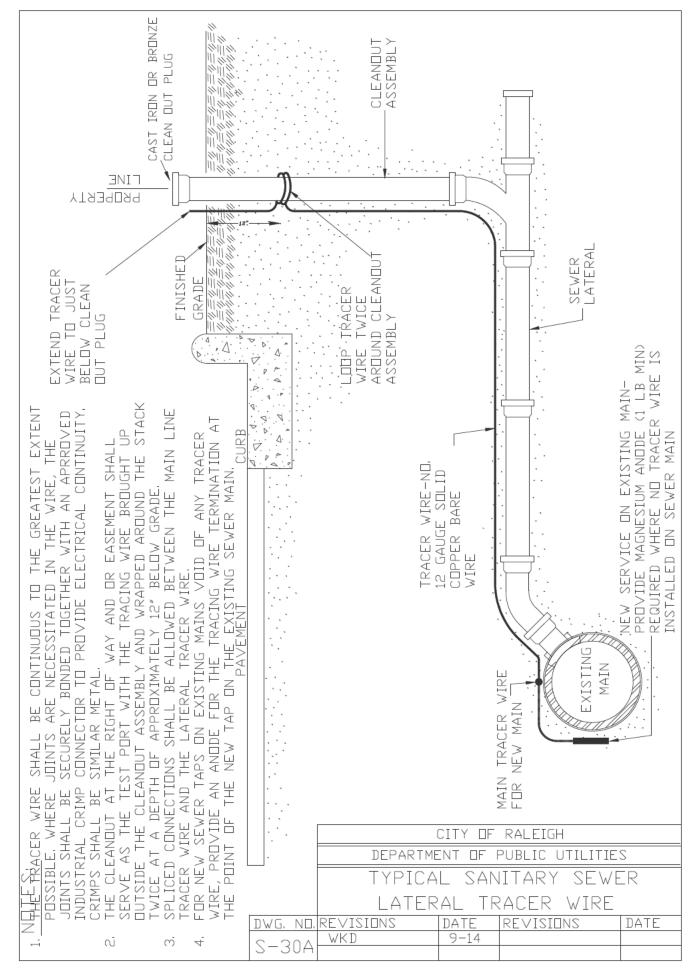
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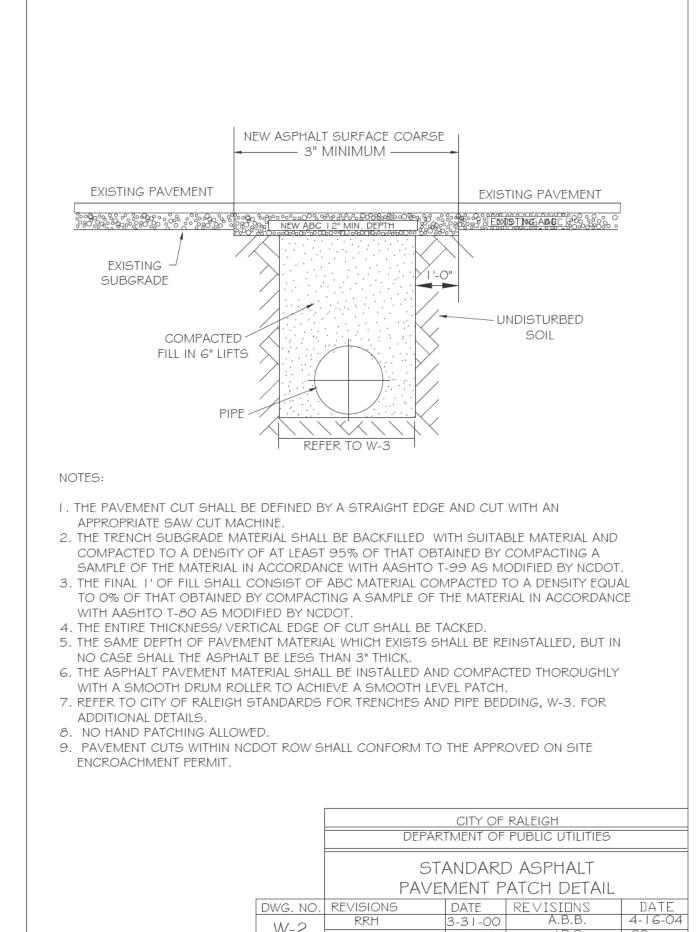
DRAWN BY: JAC CHECKED BY: JAC

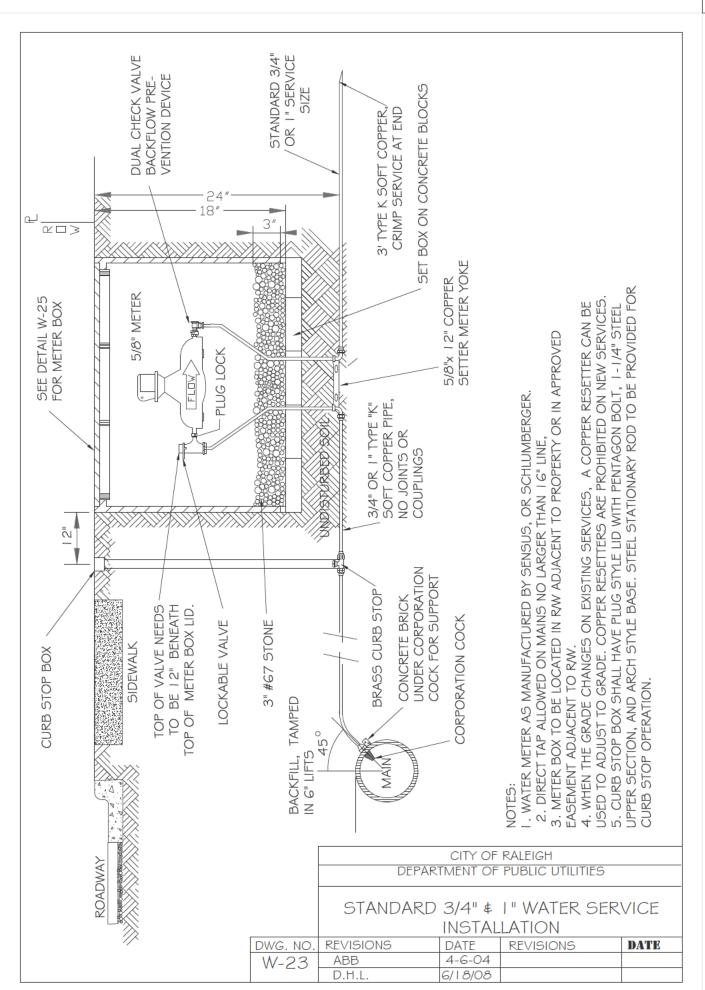
07/27/23 1" = 10' SCALE:

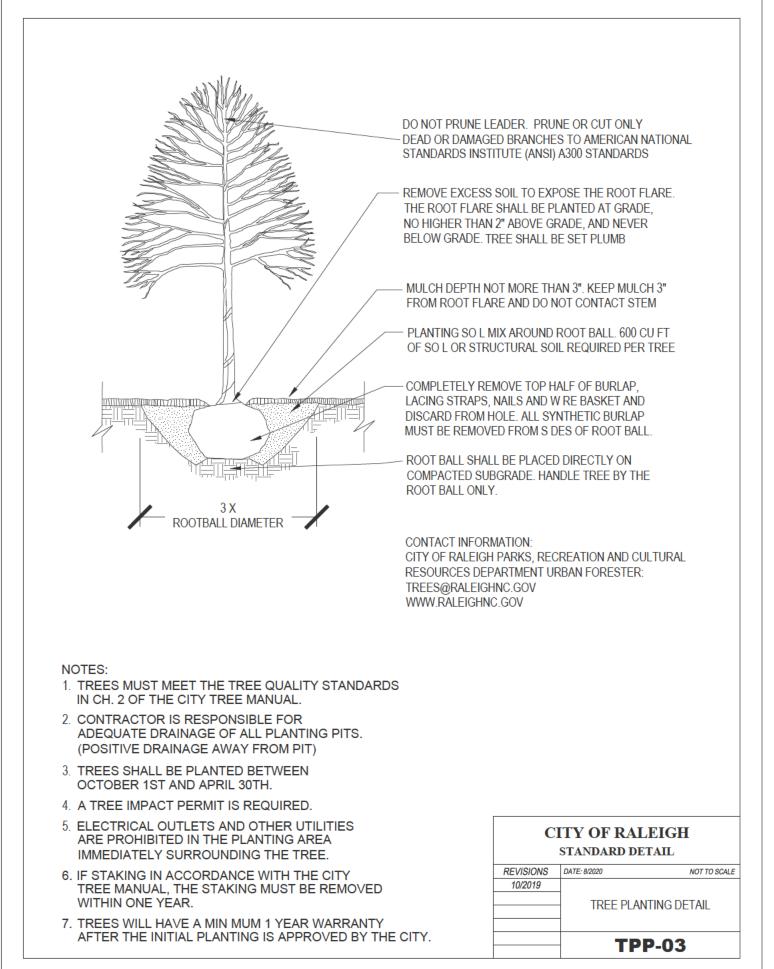
4 of 5

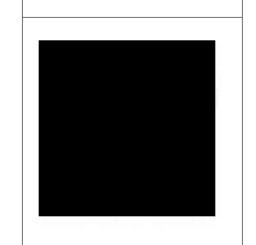


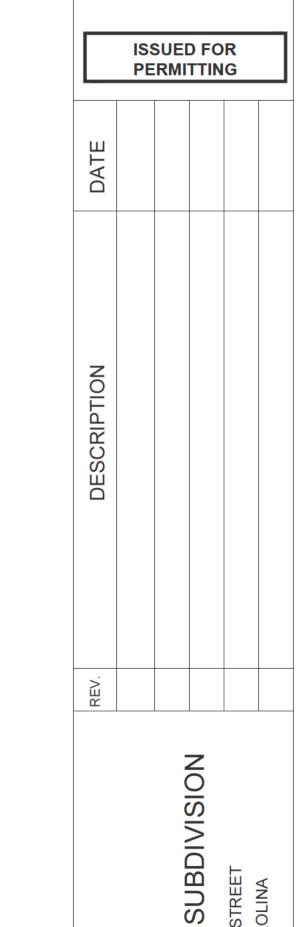












PROJECT NO.: 23023 DRAWN BY: JAC

COLEMAN

512

CHECKED BY: JAC 07/27/23

SCALE:

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