



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)					
<input checked="" type="checkbox"/>	Conventional Subdivision	<input type="checkbox"/>	Compact Development	<input type="checkbox"/>	Conservation Development
<input type="checkbox"/>	Cottage Court	<input type="checkbox"/>	Flag lot	<input type="checkbox"/>	Frequent Transit Development Option
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>					
GENERAL INFORMATION					
Scoping/sketch plan case number(s): SUB-0044-2022					
Development name (subject to approval): Rhyd Park Subdivision					
Property Address(es): 1800 Pershing Rd.					
Recorded Deed PIN(s): 1714082617					
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Children of Julie, LLC	
Company:	Title:
Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Ryan W. Johnson	
Company: Revolution Homes	Title: President
Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 10,944 SF (0.251 AC)			
Zoning districts (if more than one, provide acreage of each): R-10			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>3,002.8</u> Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
--	--

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2	Total # Dwelling Units: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 7.968		

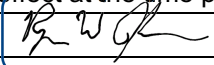
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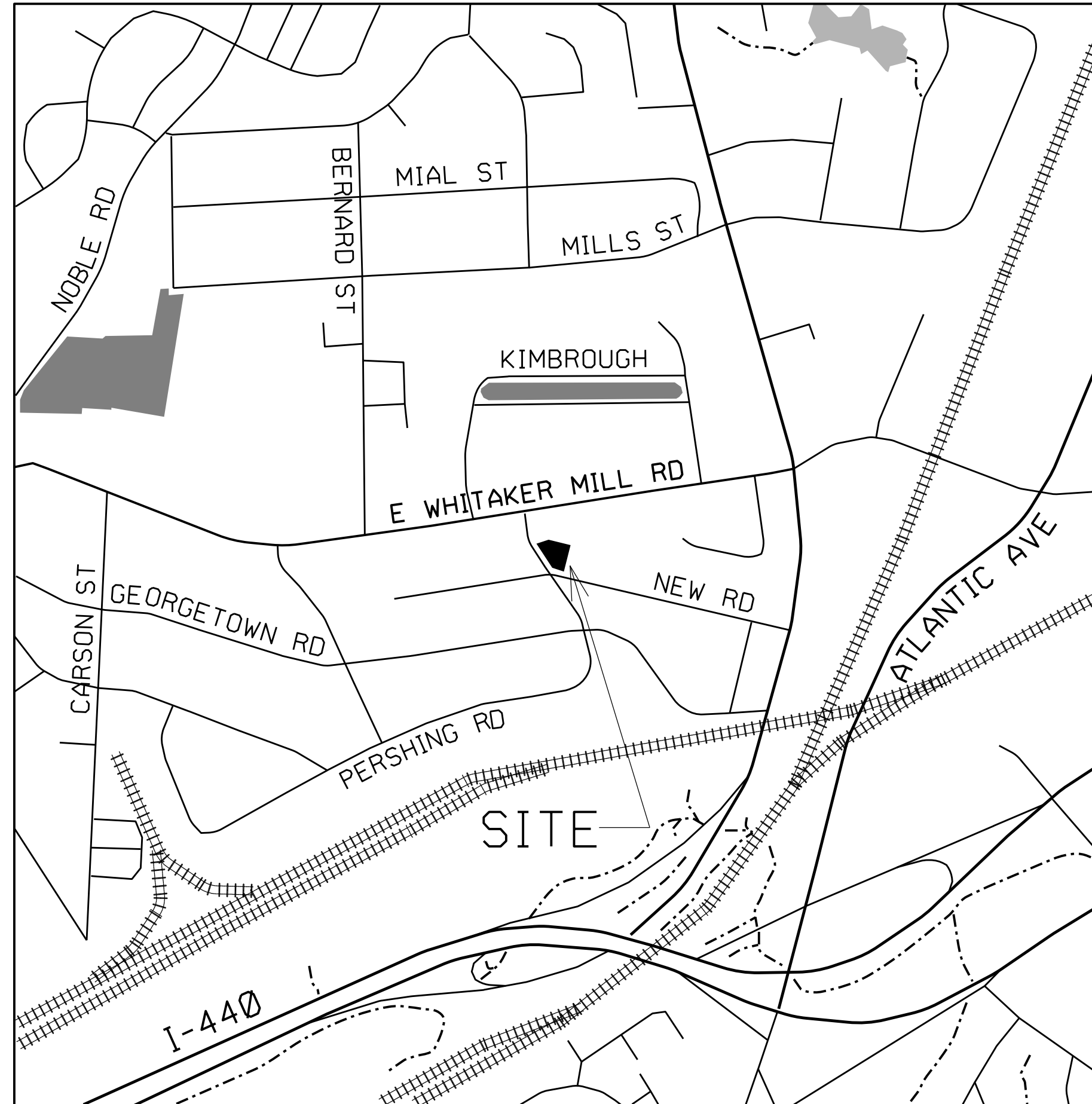
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

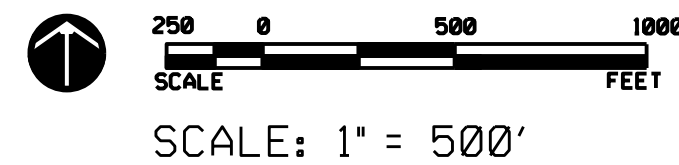
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of 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: 4/27/2023
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	U-1	UTILITY PLAN
5	D-1	UTILITY DETAILS
6	D-2	SITE DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW.

RHYD PARK SUBDIVISION

1800 PERSHING RD.
RALEIGH, NORTH CAROLINA

OWNER:
CHILDREN OF JULIE, LLC
5580 CENTERVIEW DR.,
SUITE 115
RALEIGH, NC 27606

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 1800 PERSHING RD., RALEIGH
PIN #: 1714-08-2617 GROSS ACREAGE: 10,944 SF - 0.251 AC
BM 1946, PG 8 (RIGHT OF WAY DEDICATION - 1,048 SF)
DB 018953, PG 02080

ZONING: R-10
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: CRABTREE CREEK
NEUSE RIVER BASIN

PROPOSED USE - TOWNHOME

THE SITE IS A SUBDIVISION OF LOT NO. 27 & PT OF ABANDONED RD
GEORGETOWN HOUSING CORPORATION

TOTAL SURFACE AREA FOR LOT (NET) = 9,896 SF, 0.227 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,002.8 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 16 = 31.99%

PROPOSED USE - TWO RESIDENTIAL SINGLE FAMILY LOTS
LOT 1 - 4,584 SF - 0.105 AC
LOT 2 - 5,312 SF - 0.122 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.1
C - MIN. LOT AREA = 4,000 SF / UNIT
D - MIN. SETBACKS = FROM PRIMARY STREET - 10', FROM SIDE
STREET - 10', FROM SIDE LOT LINE - 5', FROM REAR LOT
LINE - 20'
E - MAX. HEIGHT = PRINCIPAL BLDG - 40'/3 STORIES

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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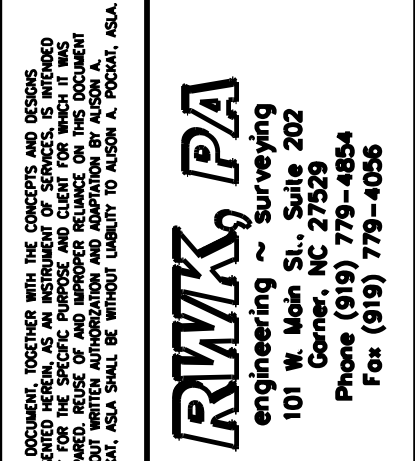


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Signature:	Date: 4/27/2023
Printed Name: Ryan Wade Johnson	Date:
Signature:	Date:
Printed Name:	



ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

RHYD PARK SUBDIVISION
1800 PERSHING RD., RALEIGH NC
REVOLUTION HOMES, LLC
5580 CENTERVIEW DR.,
SUITE 115, RALEIGH, NC 27606

REV	DATE	DESCRIPTION
1	7-14-22	RALEIGH COMMENTS - 7-14-22
2	12-22-22	TOWNHOME USE
3	2-17-23	RALEIGH COMMENTS - 2-14-23
4	4-27-23	CHANGE - 2 SINGLE FAM. LOTS

SCALE: NTS
DATE: MAY 15, 2022
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 6

RALEIGH PLAN NUMBER: SUB-0044-2022

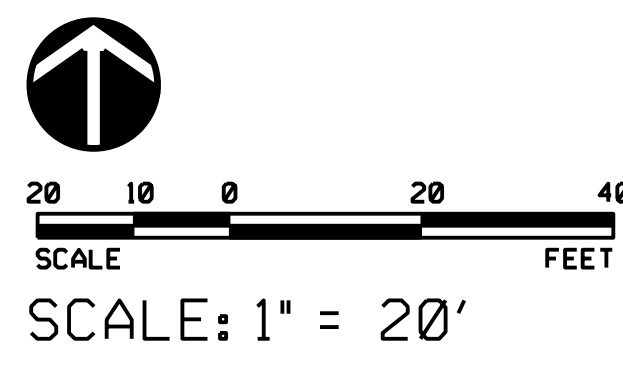
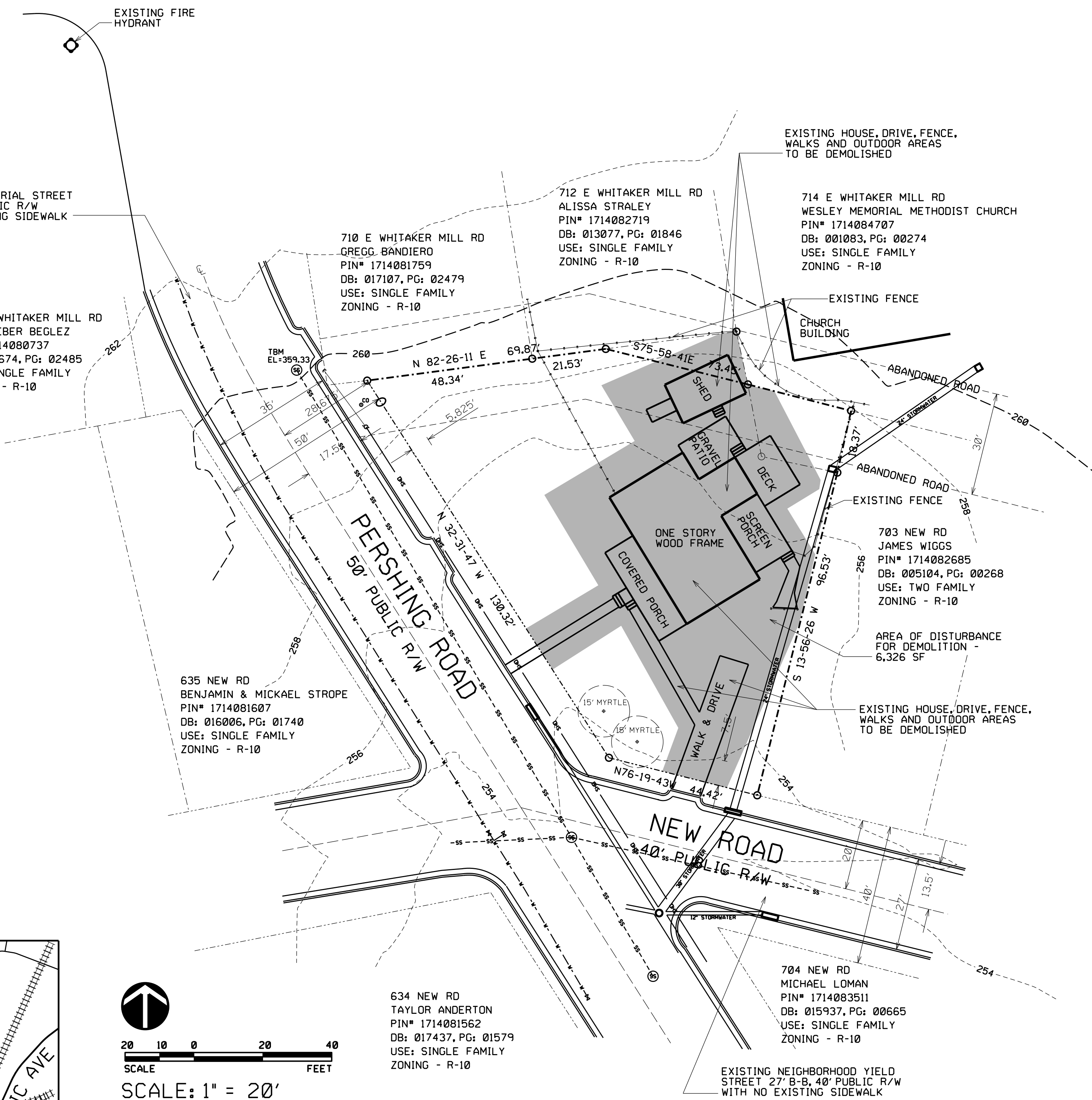
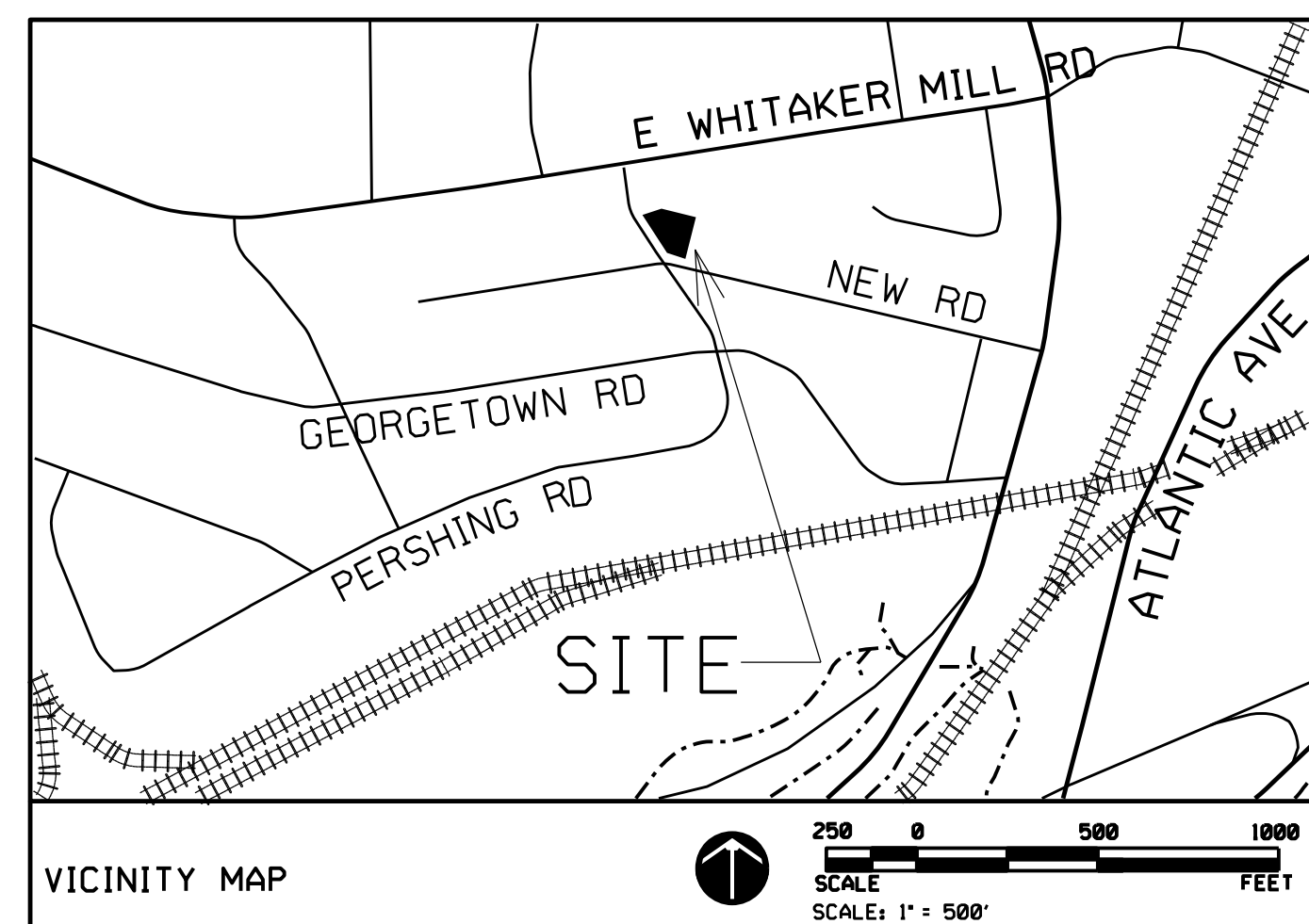
SITE DATA:

PIN NUMBER - 1714082617
 ADDRESS: 1800 PERSHING RD., RALEIGH
 LOT 27 & PT OF ABANDONED RD
 GEORGETOWN HOUSING CORPORATION
 BOM 1946, PAGE 8
 DB 018953, PAGE 02080
 TOTAL ACREAGE - 10,944 SF - 0.251 AC
 EXISTING IMPERVIOUS AREA - 3,002.8 SF - 0.069 AC
 HOUSE - 1,509.6 SF, SHED - 282.6 SF,
 DECK / PATIO / SCREEN PORCH - 628.6 SF,
 DRIVE / WALK / FLUME - 582 SF
 EXISTING HOUSE / PATIO / DRIVE AND FENCING
 TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION = 6,326 SF

ZONING - R-10
 WATERSHED - CRABTREE CREEK
 NEUSE RIVER BASIN

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING TREE IN RIGHT OF WAY



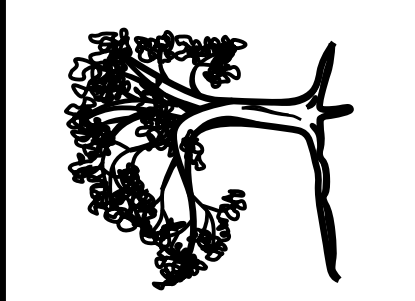
- PROPERTY NOTES:**
- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY FOR CHILDREN OF JULIE LLC; 1800 PERSHING RD.; LOT 27 & PT OF ABANDONED RD.' AND DATED 5-04-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOTE:

EXISTING STRUCTURES APPEAR TO EXIST ON SEPARATE PARCELS OTHER THAN THIS PARCEL. FOR INFORMATION CONCERNING THIS ISSUE PLEASE REFER TO NOTES 2 AND 3 ON THE SURVEY. THEY ARE:

- OVERLAP: 414 SF INCLUDED BOTH IN DB 1083 PG 274 IN THE NAME OF WESLEY MEMORIAL METHODIST CHURCH AND DB 18953 PG 2080 IN THE NAME OF CHILDREN OF JULIE, LLC AS 'ONE-HALF OF ADJACENT ABANDONED ROADWAY...'
- OVERLAP: 98 SF INCLUDED BOTH IN DB 1083 PG 274 IN THE NAME OF WESLEY MEMORIAL METHODIST CHURCH AND DB 18953 PG 2080 IN THE NAME OF CHILDREN OF JULIE, LLC AS 'ALL OF LOT 27...'

RWK, PA
 Landscape Architecture
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4056



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DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYD PARK SUBDIVISION SUBDIVISION & PLANTING PLAN 1800 PERSHING RD., RALEIGH, NC	
REVOLUTION HOMES, LLC 5580 CENTERVIEW DR., SUITE 115 RALEIGH, NC 27606	

1	7.25.22	RALEIGH COMMENTS - 7.14.22	
2	12.22.22	TOWNHOME USE	
			REVISIONS

SCALE: NTS
 DATE: MAY 15, 2022
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 6

RALEIGH CASE NUMBER: SUB-0044-2022

SITE DATA:

PIN NUMBER - 1714082617
 ADDRESS: 1800 PERSHING RD., RALEIGH
 TOTAL ACREAGE - 10,944 SF - 0.251 AC GROSS
 AREA OF RIGHT OF WAY DEDICATION - 1,048 SF
 TOTAL ACREAGE - 9,896 SF - 0.227 AC NET
 LOT 1 - 4,584 SF - 0.105 AC
 LOT 2 - 5,312 SF - 0.122 AC
 EXISTING IMPERVIOUS AREA - 3,002.8 SF - 0.069 AC
 HOUSE - 1,509.6 SF, SHED - 282.6 SF,
 DECK / PATIO / SCREEN PORCH - 628.6 SF
 DRIVE / WALK / FLUME - 582 SF
 ZONING - R-10 - CONVENTIONAL SUBDIVISION

STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE
CV 2	CHIONANTHUS RETUSUS, CHINESE FRINGE	20'		1.5' CAL, 8-10' HT
ON 3	QUERCUS NUTTALLI, NUTTALL OAK	40'		3' CAL, 10' HT

NOTES:

TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM. STREET TREES SHALL BE INSTALLED TO CITY OF RALEIGH STANDARD DETAIL TPP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.

STREET TREE PLANTING CALCS:

122 LF FRONTAGE ALONG PERSHING DR
 3 TREES @ 40' O/C
 CANOPY SHADE TREES
 44 LF FRONTAGE ALONG NEW RD
 W/ OVERHEAD POWER LINES -
 2 TREE @ 20' O/C
 UNDERSTORY TREES

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE FOUR LOTS EQUALS 9,896 SF - 0.227 AC, PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.227 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK, SHED AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING. REMOVE EXISTING DRIVE CUTS AND REPLACE GAPS IN CURB TO MATCH EXISTING CURB AND GUTTER.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR SEVEN STREET TREES.
7. A SURETY BOND WILL BE REQUIRED FOR NEW WALK AND ADA RAMP TO BE PROVIDED FOR THE FRONTAGE ALONG BOTH STREETS.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

LEGEND:

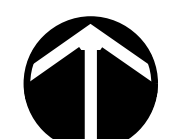
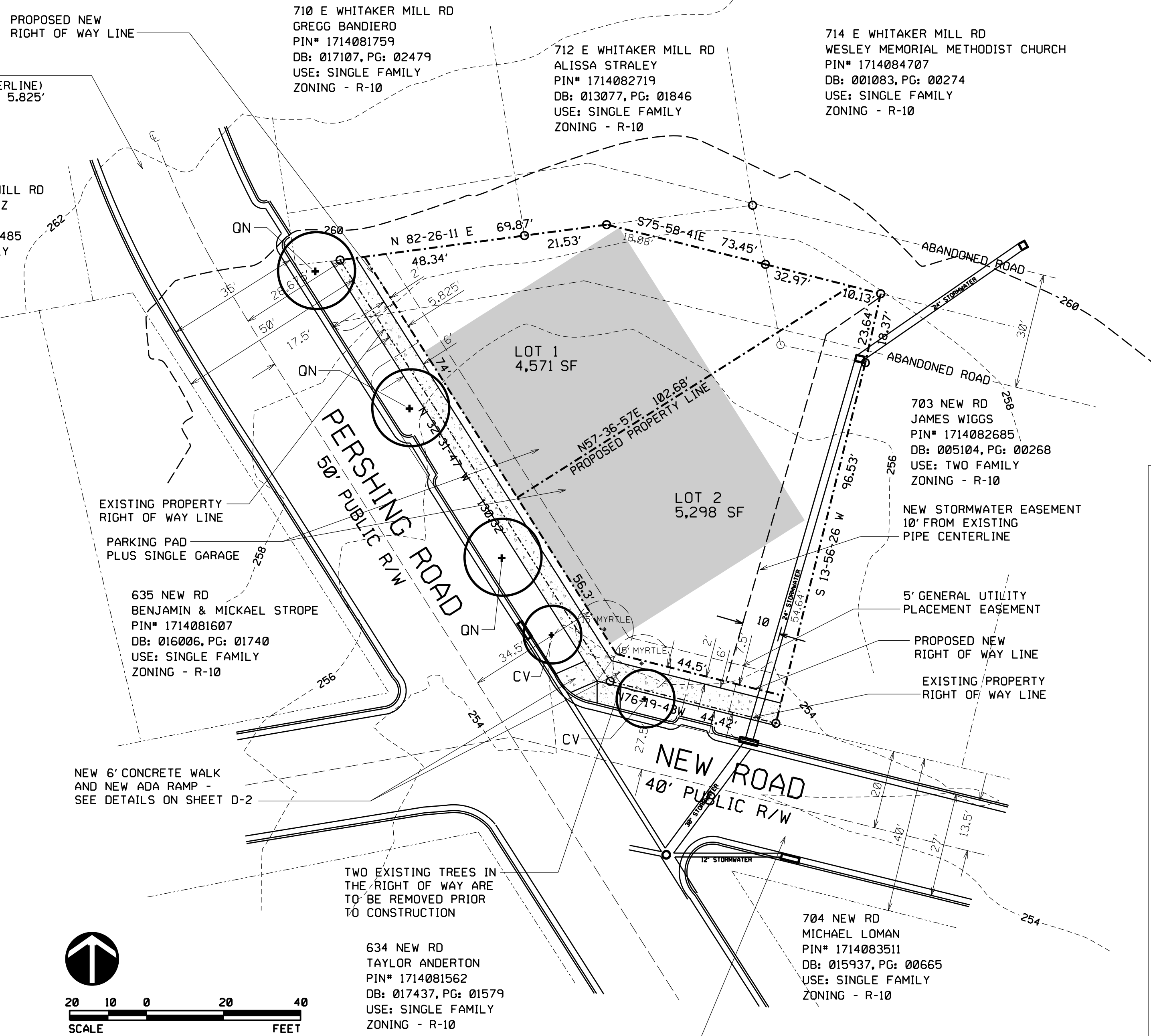
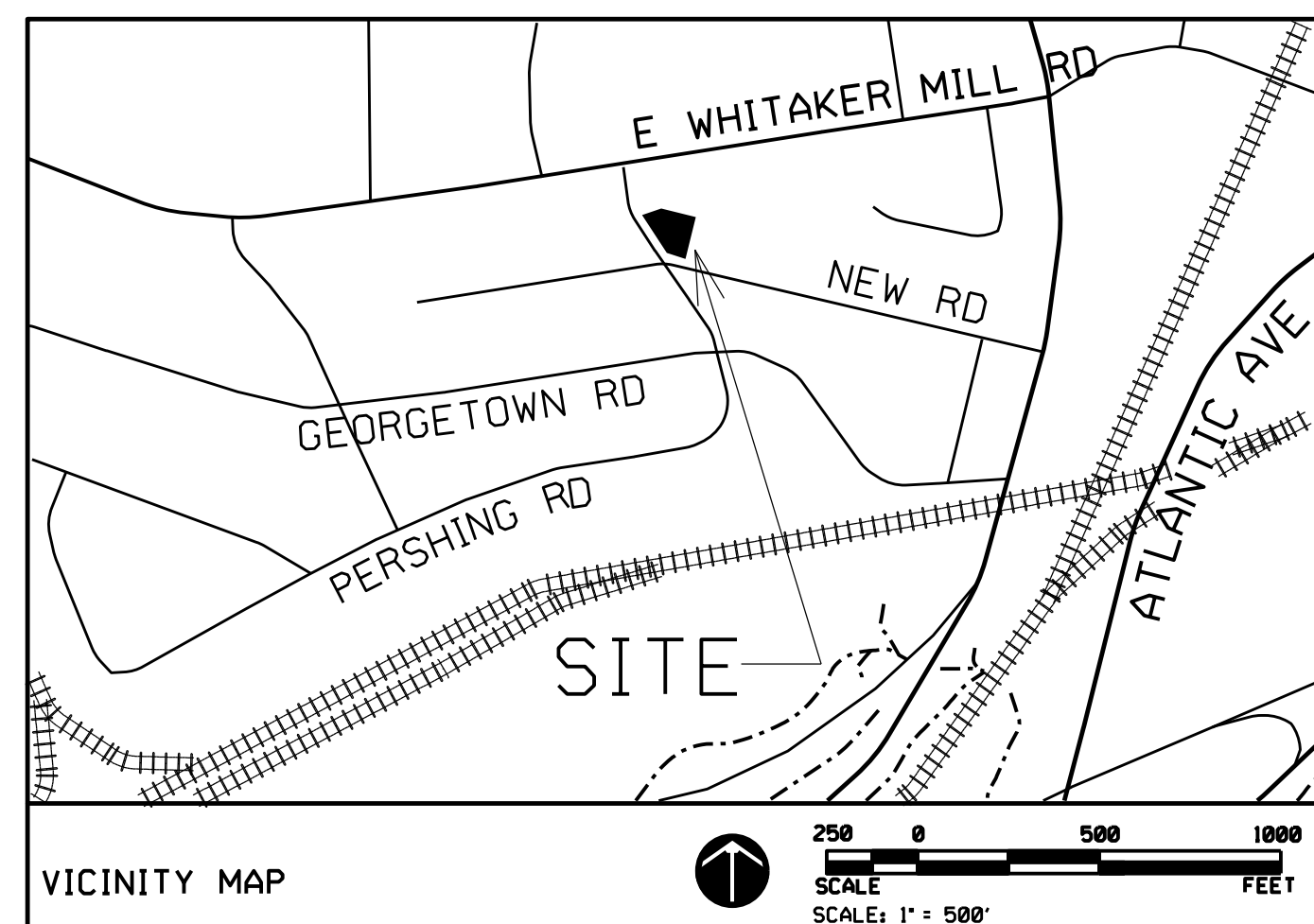
- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- 15' MYRTLE EXISTING TREE IN RIGHT OF WAY
- 45' X 60' MIN. LOT AREA

IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
 74 LF ALONG PERSHING RD
 6' FUTURE WALK = 444 SF
 (4,571 X .65) - 444 = 2,527 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 2,527 SF

LOT 2 -
 56.3 LF ALONG PERSHING RD
 44.5 LF ALONG NEW RD
 6' FUTURE WALK = 604.8 SF
 (5,298 X .65) - 604.8 = 2,838.9 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 2,838.9 SF

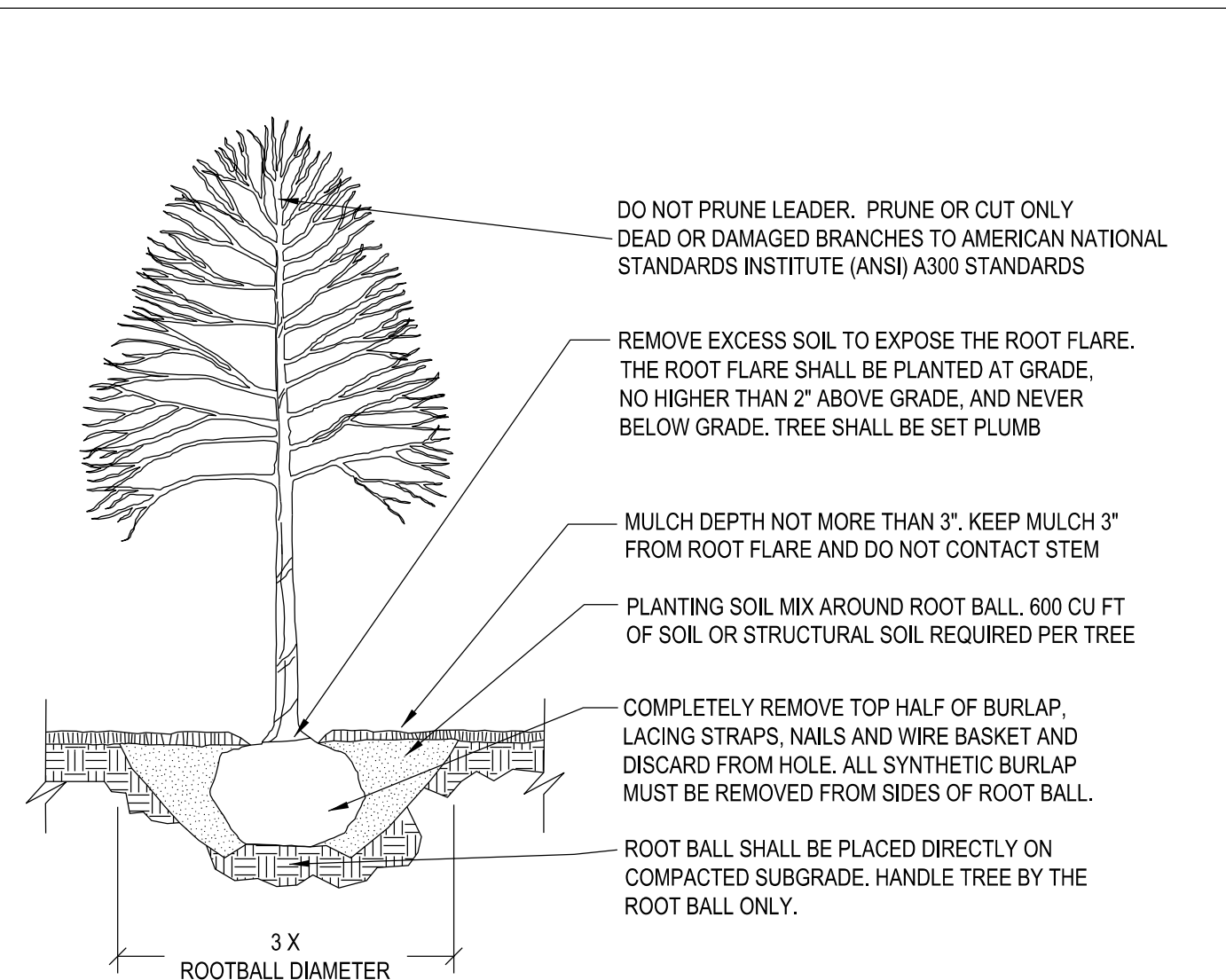
PRIMARY STREET FOR ALL LOTS - PERSHING RD.



SCALE: 1" = 20'

PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY FOR CHILDREN OF JULIE LLC; 1800 PERSHING RD.; LOT 27 & PT OF ABANDONED RD.' AND DATED 5-04-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

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

RWK PA
 ARCHITECTS & PLANNERS
 101 W. MAIN ST., SUITE 202
 GARNER, NC 27529
 Phone: (919) 779-4854
 Fax: (919) 779-4856



ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYD PARK SUBDIVISION
 SUBDIVISION & PLANTING PLAN
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 REVOLUTION HOMES, LLC
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 RALEIGH, NC 27606

NO.	DATE	REVISIONS
1	7.25.22	RALEIGH COMMENTS - 7.14.22
2	12.22.22	TOWNHOME USE
3	2.17.23	REVIEW COMMENTS - 2.14.23
4	4.27.23	CHANGE TO 2 SINGLE FAM. LOTS

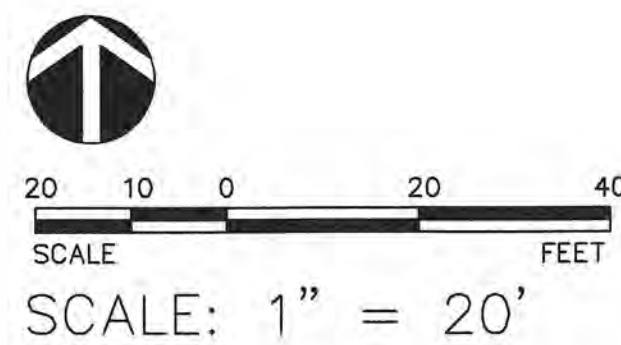
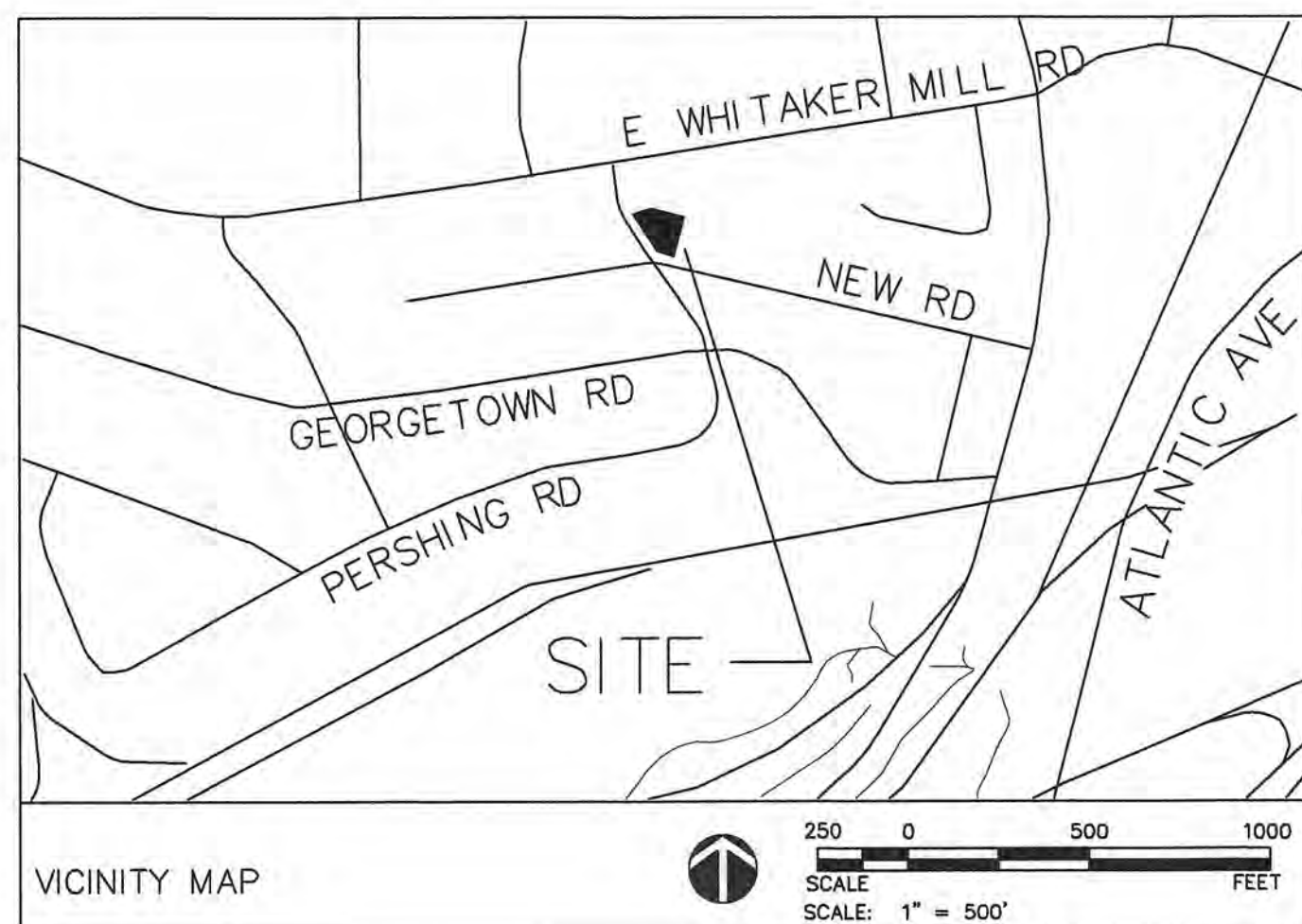
SCALE: NTS
 DATE: MAY 15, 2022
 SHEET NO.:
PROPOSED SUBDIVISION & PLANTING PLAN
 SP-1
 SEQUENCE NO. 3 OF 6

RALEIGH CASE NUMBER: SUB-0044-2022

LEGEND:

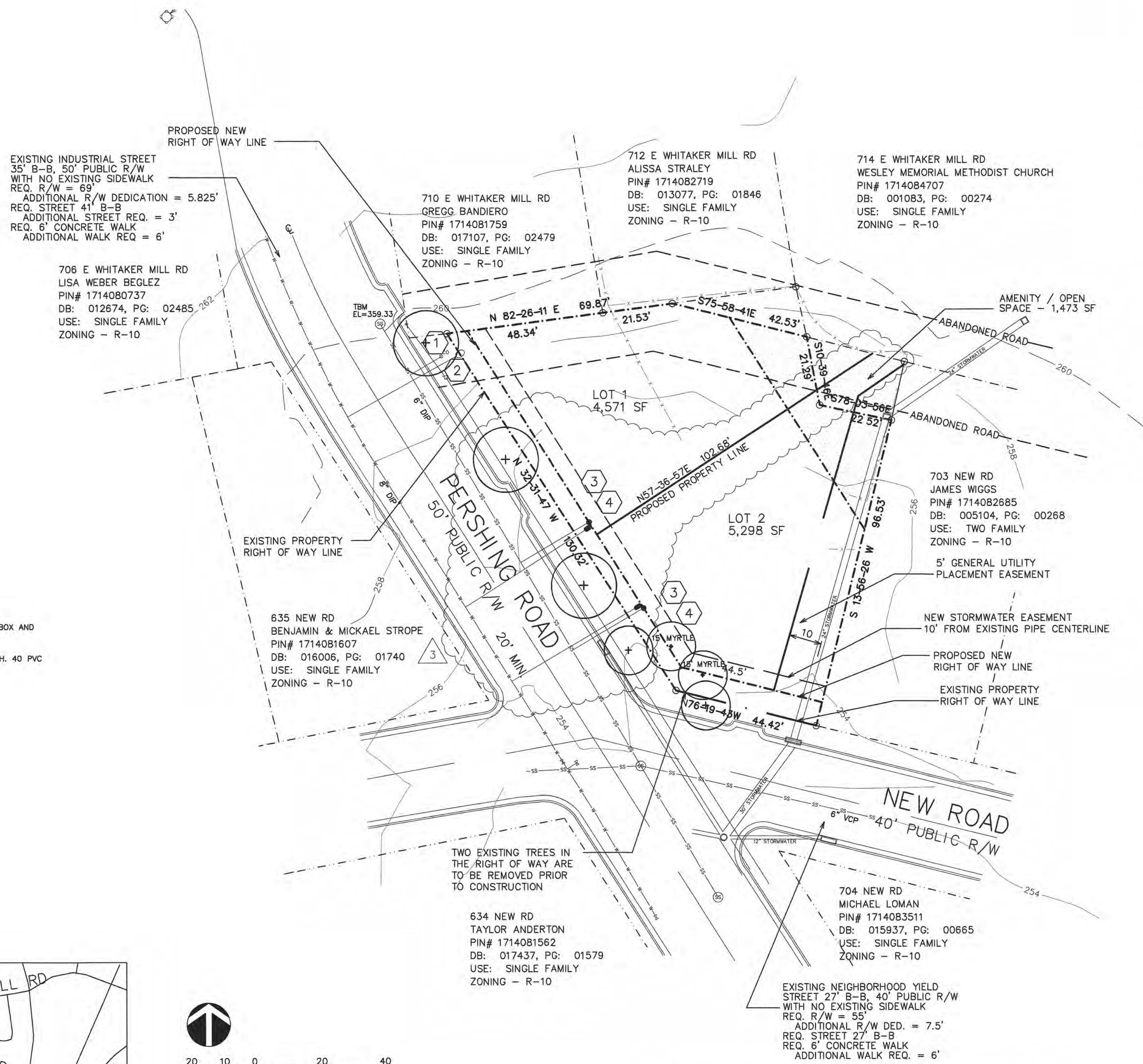
- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 15" MYRTLE EXISTING TREE IN RIGHT OF WAY

- 1 EXISTING SANITARY SEWER SERVICE TO BE ABANDONED PER CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT REQUIREMENTS. SEE NOTE ON THIS SHEET.
- 2 EXISTING WATER SERVICE TO BE ABANDONED PER CITY OF RALEIGH PUBLIC UTILITY DEPARTMENT REQUIREMENTS. SEE NOTE THIS SHEET.
- 3 NEW 5/8" WATER METER, BOX PLUS CORPORATION STOP WITH BOX AND 3/4" TYPE K WATER SERVICE LINE
- 4 NEW 4" PVC SANITARY SEWER SERVICE CLEAN-OUT WITH 4" SCH. 40 PVC SANITARY SEWER SERVICE PIPE.



PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS SURVEY FOR CHILDREN OF JULIE LLC; 1800 PERSHING RD.; LOT 27 & PT OF ABANDONED RD.' AND DATED 5-04-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTES FOR ABANDONING EXISTING WATER UTILITY SERVICES:

ANY UNUSED WATER SERVICE SHALL BE ABANDONED PER CORPUD STANDARDS. THE ENTIRE SERVICE STUB SHALL BE REMOVED. A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK WHEN AVAILABLE. IF THE EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 1/2" INCH DIA. PVC PIPE SHALL EXTEND A MINIMUM ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY THE ABANDONED TAP. REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT, 919-996-2409.

ANY UNUSED SEWER SERVICE SHALL BE ABANDONED BY REMOVING THE SADDLE AND REPLACING THE SADDLE WITH A 360 DEGREE STAINLESS STEEL SLEEVE. AT IN-LINE WYES, THE SERVICE LATERAL SHALL BE CUT WITHIN 12" OF THE WYE AND A MECHANICAL CAP INSTALLED ON DIP/CAST SERVICES OR GLUED TO PVC SERVICES AND THE ABANDONED WYE TO BE SURROUNDED WITH 1 CF OF CONCRETE. THE REMAINING PORTION OF THE SERVICE SHALL BE DISPOSED OF PROPERLY. SERVICE STUB ABANDONMENT REQUIRES A STUB PERMIT BY THE PUBLIC WORKS DEPARTMENT, 919-996-4540.

NOTE:
THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND PIPE MATERIAL OF PIPES THAT ARE DESIGNATED FOR SEWER TAPS, AND SHALL MAKE CONNECTIONS PER CITY OF RALEIGH DETAIL S-31 OR S-32, DEPENDING ON THE SEWER PIPE MATERIAL

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 9,384 SF - 0.215 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.215 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK, SHED AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING. REMOVE EXISTING DRIVE CUTS AND REPLACE GAPS IN CURB TO MATCH EXISTING CURB AND GUTTER.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR SEVEN STREET TREES.
7. A FEE IN LIEU WILL BE REQUIRED FOR NEW WALK TO BE PROVIDED FOR THE FRONTAGE ALONG BOTH STREETS.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

RWK, PA
 101 West Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4056



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN: SMM
 APPROVED: CRP

RHYD PARK SUBDIVISION
 SUBDIVISION & PLANTING PLAN
 1800 PERSHING RD., RALEIGH, NC
 REVOLUTION HOMES, LLC
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

NO.	DATE	DESCRIPTION	BY
1	1-18-23	ADDED NOTES, REVISED SERVICE LOCATIONS	
2	2-27-23	ADJUSTED TREES AND WATER UTILITY SERVICE LOCATIONS, REVISED AMENITY/OPEN AREA	
3	5-12-23	ADJUSTED TREES AND WATER UTILITY SERVICE LOCATIONS, ADJUSTED LOT LINES/SIZE	
		REVISIONS	

SCALE: NTS
 DATE: MAY 15, 2022
 SHEET NO.:
 UTILITY PLAN
 U-1
 SERIES NO. 4 OF 5

