



Administrative Approval Action

Case File / Name: SUB-0044-2022
Rhyd Park Subdivision REVISION

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

LOCATION: This site is located on the south side of E. Whitaker Mill Road, west of Pershing Road at 1800 Pershing Rd.

REQUEST: This plan approval is for a revision to a subdivision plan originally approved for a 4-lot townhouse development, approved on 3/29/2023. The new proposed development is for a proposed 2-lot, detached, single-family Conventional Subdivision. The development is on a 0.25 acre/10,944 sf tract zoned R-10 with a right-of-way dedication of 1,048 sf, leaving a net area of .23 acres/9,896 sf. The current site has an existing detached single-family dwelling, which will be demolished for the proposed 2-lot, detached, single-family Conventional Subdivision. The proposed New Lot 1 is 4,584 sf/.105 ac., and New Lot 2 is 5,312 sf/.122 acres. The sunset date for the revised plan is unchanged.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-0077-2023: DSENG - Surety/Infrastructure

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 May 12, 2023 by ALISON A POCKAT, ASLA.

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) if total limits of disturbance exceeds 12,000 SF.
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.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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<input checked="" type="checkbox"/>	Right of Way 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 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)
4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
6. All means of transporting stormwater runoff shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



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Urban Forestry

8. A public infrastructure surety for (4) 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:

General

1. A demolition permit shall be obtained.

Stormwater

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.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, an erosion control plan will be required. (UDO 9.4.6.)

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (3) shade street trees and (1) understory tree along Pershing Rd. and (1) understory street tree along New Rd.

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

Stormwater

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

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: March 29, 2026
Record at least ½ of the land area approved.



Administrative Approval Action

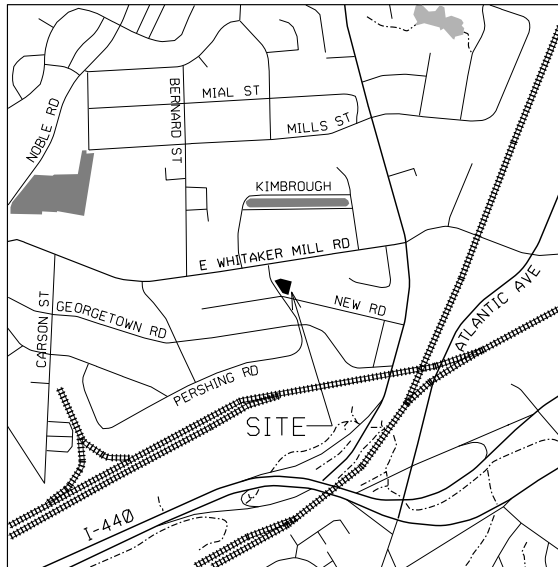
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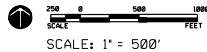
5-Year Sunset Date: March 29, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 07/26/2023
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



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 - SINGLE FAMILY LOTS

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 = 31.9%

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

A1 - MIN. LOT AREA = 4,000 SF / UNIT
A2 - MIN. LOT WIDTH = 45'
A3 - MIN. LOT DEPTH = 60'
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 GPD

NOTE: SUB-0044-2022 WAS APPROVED AS TOWNHOMES AND THE PLAN
SUBSEQUENTLY RESCINDED. THE SITE IS NOW BEING RESUBMITTED
UNDER THE SAME CASE NUMBER FOR SINGLE FAMILY LOTS.

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 10.2.3). 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		
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.				
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) Name: Children of Julie, LLC				
Company:	Title: Ryan Johnson, Manager			
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			

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raleighnc.gov

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DEVELOPMENT TYPE • SITE DATA 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 <input type="checkbox"/> Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD):	Board of Adjustment Case #
Case # Z-	BOA- Design Alternate Case # DA-
STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 3,002.8, Proposed total (sf)	Existing (sf) Proposed total (sf)
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 2	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots:
Total # of Lots: 2	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Dwelling Units: 2	
Proposed density for each zoning district (UDO 1.5.2.F):	7.968

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 if 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(b)), 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: <i>Ryan Wade Johnson</i>	Date: 4/27/2023
Printed Name: Ryan Wade Johnson	
Signature: _____	Date: _____
Printed Name: _____	

Page 2 of 2

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raleighnc.gov

Digitally signed by
Jermont Puritoy at raleighnc.gov
Date: 2023.07.18 11:32:00-0400

Jermont Puritoy Raleigh



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27516

DESIGNED: AAP
DRAWN:
APPROVED:

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

1	7-25-24 RALEIGH COMMENTS - 7.14.24
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100	7-27-24 RALEIGH COMMENTS - 7.14.24

SCALE: NTS
DATE: MAY 15, 2022
SHEET NO. 1

COVER SHEET
CO-1

SEQUENCE NO. 1 OF 6

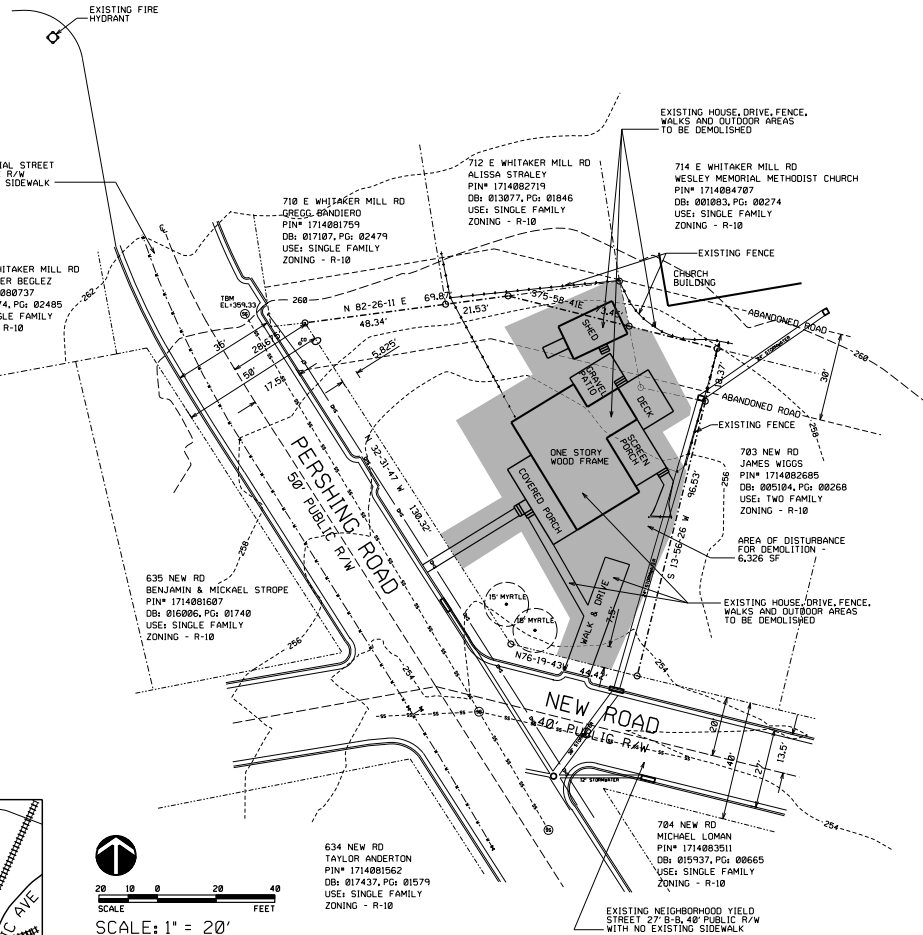
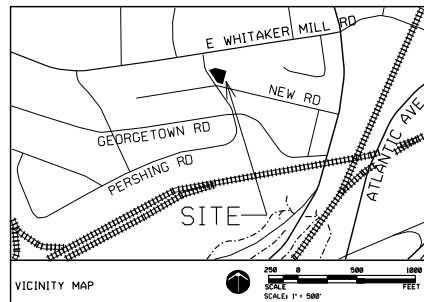
SITE DATA:

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
- 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



SCALE: 1" = 20'

PROPERTY NOTES:

- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 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:

2 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...'

3 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...'



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

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

REVISIONS	DATE	BY	APP'D
1	7-25-22	RALEIGH COMMENTS - 7-14-22	
2	12-22-22	CONFORMANCE USE	

SCALE: NTS
 DATE: MAY 15, 2022

SHEET NO. 1

EXISTING CONDITIONS
 EC-1

SEQUENCE NO. 2 OF 6

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

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.b. 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.
4. REMOVE EXISTING DRIVE CUTS AND REPLACE GAPS IN CURB TO MATCH EXISTING CURB AND GUTTER.
5. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
6. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
7. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECDATION. 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 RECDATION. SEE RSDM SECTION 5.6.
8. THE SUBDIVISION PLAN CREATES TWO LOTS.
9. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
10. 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:

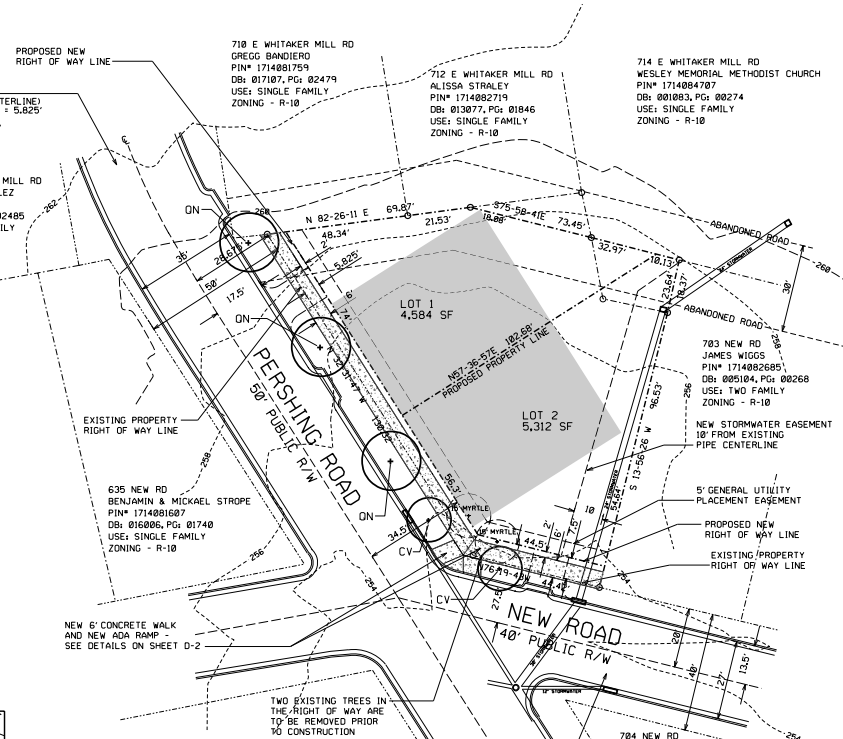
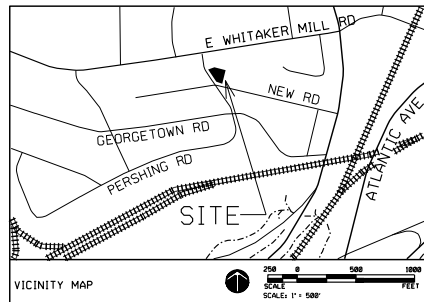
- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- EXISTING TREE IN RIGHT OF WAY
- 45' X 60' MIN. LOT AREA
- PROPOSED 6' CONCRETE SIDEWALK

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
 (5,299 X .65) - 604.8 = 2,838.9 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 2,838.9 SF

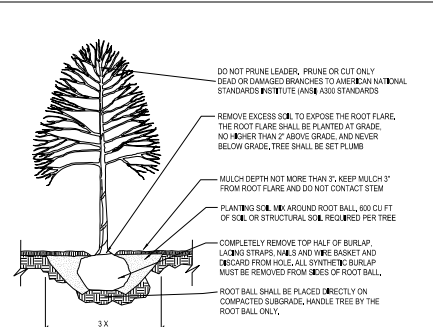
PRIMARY STREET FOR ALL LOTS - PERSHING RD.



SCALE: 1" = 20'

PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 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 AND/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. 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	
REVISION	DATE
1	10/20/17
TREE PLANTING DETAIL	
TPP-03	



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

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

RALEIGH CASE NUMBER: SUB-9044-2022	
1	17-25-22
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SP-1
 REVISION NO. 3 OF 6



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

DESIGNED: AAP
DRAWN: SVM
APPROVED: CSP

PHOENIX SUBDIVISION
SUBDIVISION & PLANNING PLAN
1000 PERSHING RD., RALEIGH, NC
REVOLUTION HOMES, LLC
5580 GARDENVIEW DR., SUITE 115
RALEIGH, NC 27606

NO.	DATE	REVISIONS
1	11-18-23	ADDED NOTES, REVERSED SERVICE
2	05-27-23	REVISED SERVICE LOCATIONS
3	05-27-23	REVISED SERVICE LOCATIONS
4	05-27-23	REVISED SERVICE LOCATIONS
5	05-27-23	REVISED SERVICE LOCATIONS
6	05-27-23	REVISED SERVICE LOCATIONS
7	05-27-23	REVISED SERVICE LOCATIONS
8	05-27-23	REVISED SERVICE LOCATIONS
9	05-27-23	REVISED SERVICE LOCATIONS
10	05-27-23	REVISED SERVICE LOCATIONS

SCALE: N.T.S.
DATE: MAY '15, 2022
SHEET NO.:

UTILITY PLAN

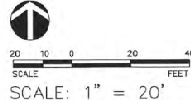
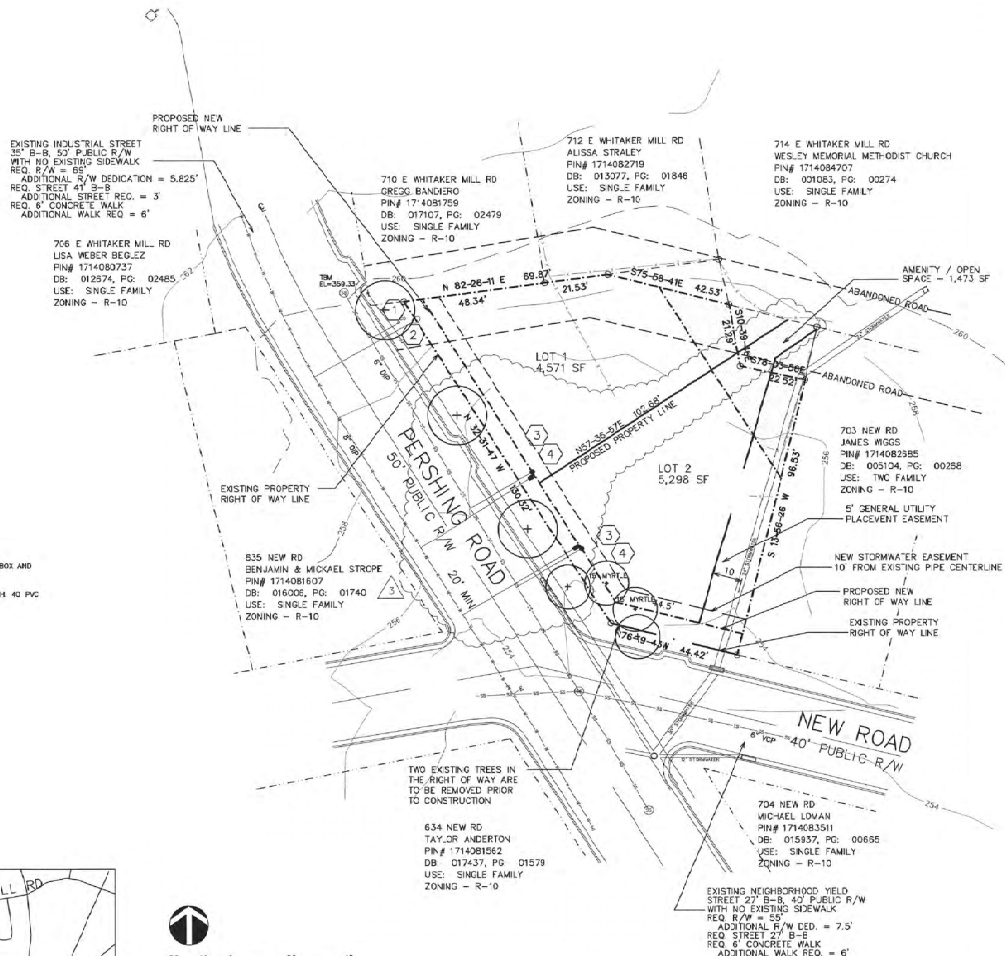
U-1
SEQUENCE NO. 4 OF 5

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 9,364 SF - 0.215 AC. PER SECTION 9.2.2.A.2.a.1 SUBJECT TO 4.c.2 PART 10A OF THE RALEIGH JUNITED 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 P.L.A.T. 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 RECDORDATION. 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 RECDORDATION. 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 CORPUS STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 87 AND 125.

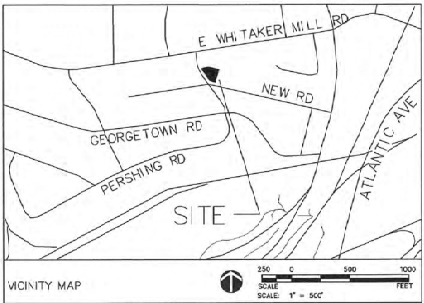
NOTES FOR ABANDONING EXISTING WATER UTILITY SERVICES:
ANY UNDER WATER SERVICE SHALL BE ABANDONED PER CORPUS STANDARDS. THE ENTIRE SERVICE SLAB SHALL BE REMOVED. A MECHANICAL P.L.C. SHALL BE USED TO REMOVED THE CONCRETE STOP. IF A MECHANICAL P.L.C. IS NOT AVAILABLE, THE EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CONCRETE STOP SHALL BE TURNED OFF AN CAPPED. A 1/2" NOD 50A AND PIPE SHALL BE USED TO A MINIMUM ABOVE THE CAPPED CONCRETE STOP. MARKED AT LEAST 3 TIMES WITH CAUTION. THE CAPPED CONCRETE STOP SHALL BE REMOVED FROM THE MAIN AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STOP PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT. 919-998-2406.
ANY UNDER SEWER SERVICE SHALL BE ABANDONED BY REMOVING THE SADDLE AND REPLACING THE SADDLE WITH A 300 DEGREE STAINLESS STEEL SLEEVE. AT IN-LINE WHEN THE SERVICE LATERAL SHALL BE CUT WITHIN 12" OF THE PIPE AND A MECHANICAL CLIP INSTALLED ON THE EAST SERVICES OR CLIP TO PVC SERVICES AND THE ABANDONED WYE TO BE SURROUNDED WITH 1' OF 2" CONCRETE. THE REMAINING PORTION OF THE SERVICE SHALL BE SURFACED TO PROPERTY. SERVICE SLAB ABANDONMENT REQUIRES A STOP PERMIT BY THE PUBLIC WORKS DEPARTMENT. 919-998-2406.

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.



PROPERTY NOTES:

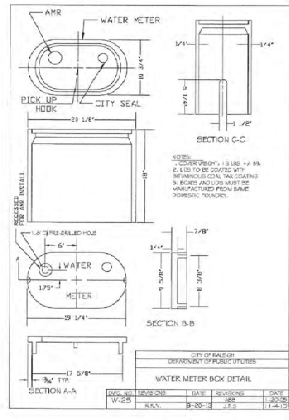
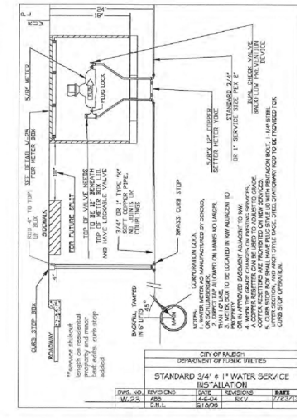
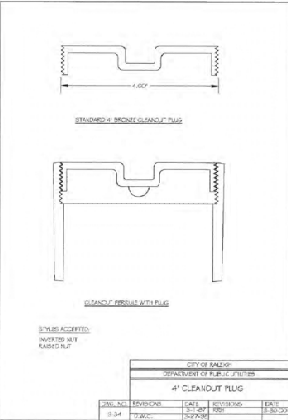
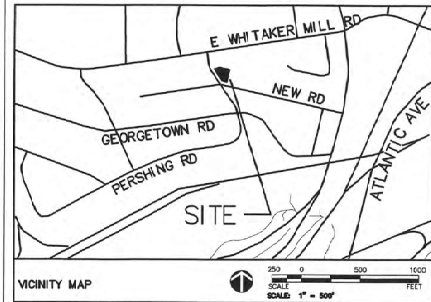
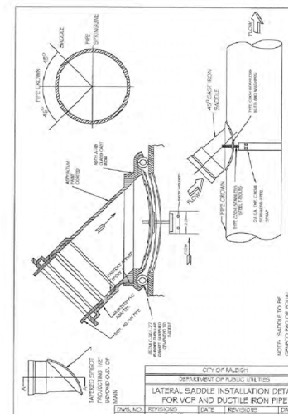
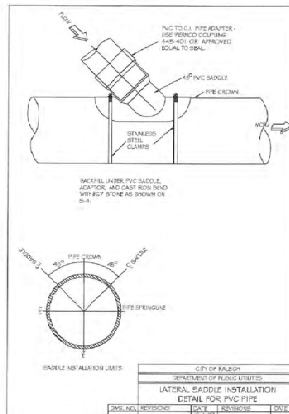
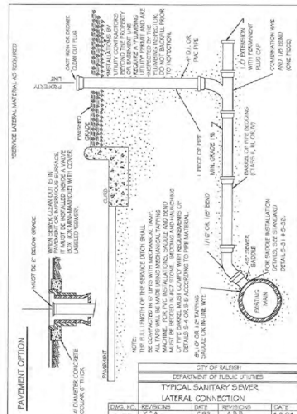
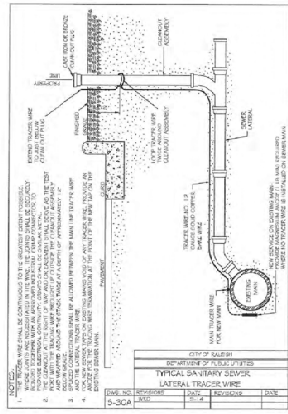
1. EXISTING BOUNDARY, AND SITE ELEVATION INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854. ENTITLED "EXISTING CONDITIONS SURVEY FOR CHILDREN OF JULIE LLC 1800 PERSHING RD., LOT 27 & PT OF ABANDONED RD. AND DATED 5-4-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 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 802 AND 3/4" TYPE K WATER SERVICE LINE.
4. NEW 4" PVC SANITARY SEWER SERVICE CLEAN-OUT WITH 4" 904 40 PVC SANITARY SEWER SERVICE PIPE.



- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (Reference: CORPLD Handbook, current edition).
 - Utility separation requirements:
 - 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, temporary sanitary sewer lines shall be installed & installed to existing specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If the separation cannot be maintained due to existing conditions, the variation allowed in the water main is a separate trench with the location of the water main at least 10' above the top of the outside diameter to outside diameter.
 - When it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, all materials or their encasement intended to be on each side of crossing must be specified & detailed to meet specifications.
 - 2.0 minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless 30" material is specified for sanitary sewer.
 - Minimum 18" min. vertical separation of all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where complete separation cannot be achieved, specify 30" material & a concrete cross having 8" min. clearance per CORPLD details W-41 & S-45.
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
 - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
 - Contractor shall provide 30 days advance written notice to owner for any work required within on existing City of Raleigh Utility Easement traversing private property.
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
 - 2.0 minimum cover is required on all water mains & sewer force mains. 4.0 minimum cover is required on all sewer mains.
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site, unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning top of main & removal of service from ROW or easement per CORPLD Handbook procedure.
 - Install 1/2" copper water services with valves located at ROW or within a 2nd Waterline Easement immediately adjacent. NOTE: It is the contractor's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
 - Install 1/2" PVC sewer services @ 1.25 minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
 - Pressure indicating valves are required on all water services exceeding 80 psi; backdoor valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
 - All environmental permits applicable to the project must be obtained from NCEM, USACE &/or FPCA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
 - CCOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service lines) within state or railroad ROW prior to construction.
 - Grease Interceptor / Oil Water Separator along subdivisions & installation specifications must be approved by the CORPLD 100 Program Coordinator prior to issuance of a Building Permit. Contact Stephen Chisley at (919) 998-2534 or stephen.chisley@raleighnc.gov for more information.
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices must meet American Society of Sanitary Engineering (ASSE) standards or be of 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 engineering control program, whichever is more stringent. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact JoAnn Hootley at (919) 998-3923 or joann.hootley@raleighnc.gov for more information.

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LANDSCAPE ARCHITECT
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CARY, NC 27518

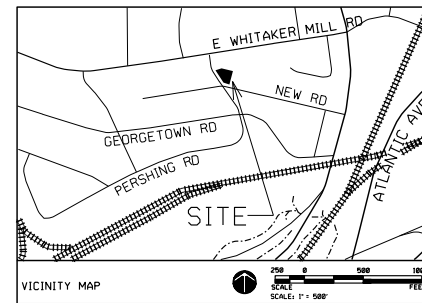
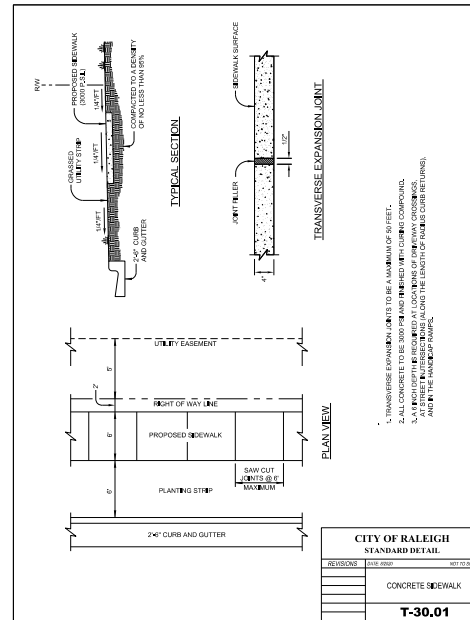
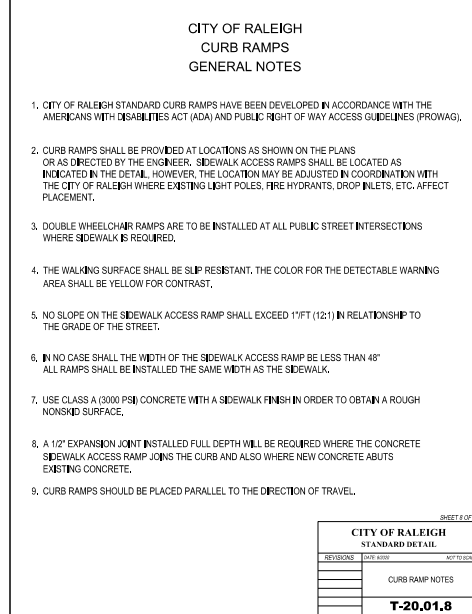
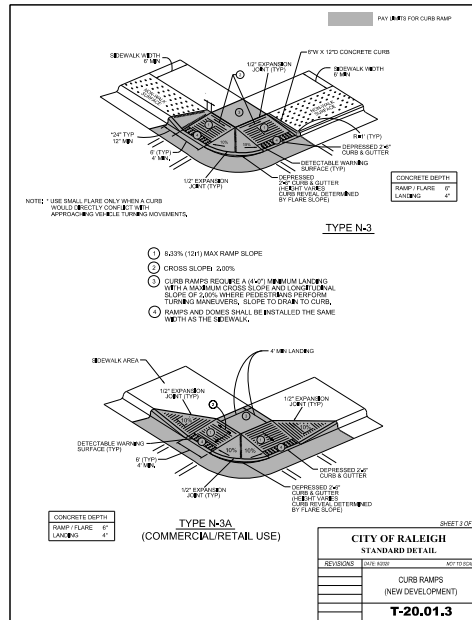
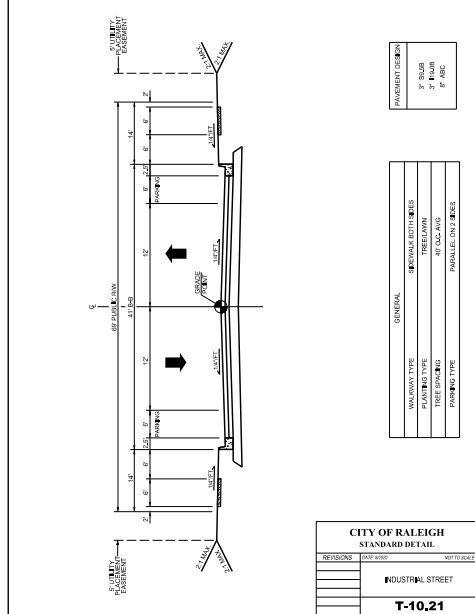
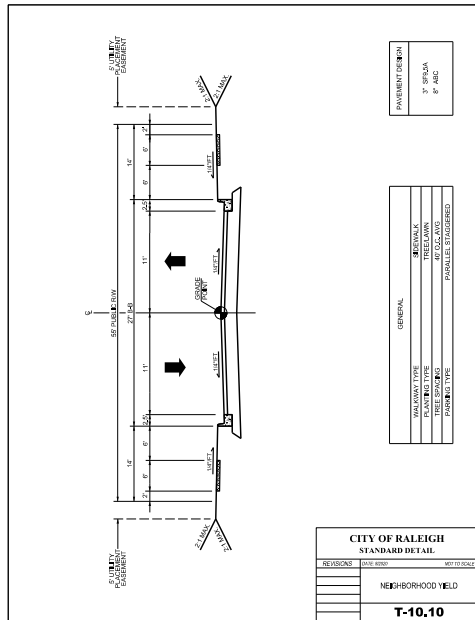


ALISON A. POCKAT, ASLA
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LAND PLANNER
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106 STEEPDANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN: SUM
APPROVED: C&P

RYD, PARK SUBDIVISION
SUBDIVISION & PLANTING PLAN
1600 PERSHING RD., RALEIGH, NC
REVOLUTION HOMES, LLC
5950 CENTERVIEW DR., SUITE 113
RALEIGH, NC 27605

RALEIGH CASE NUMBER: SUB-
SHEET NO.:
DATE: MAY 15, 2022
UTILITY DETAILS
D-1
SEQUENCE NO. 5 OF 5



RALEIGH CASE NUMBER: SUB-0044-2022

REVISIONS	DATE	BY	NOT TO SCALE
1	17-22-22	RALEIGH COMMENTS - NEW SHEET	
SCALE: NTS			
DATE: MAY 15, 2022			
SHEET NO. 1			
SITE DETAILS			
D-2			
SEQUENCE NO. 6 OF 6			

RYND PARK SUBDIVISION SUBDIVISION & PLANTING PLAN	1000 PERSHING RD., RALEIGH, NC
REVOLUTION HOMES, LLC	5550 CENTERVIEW DR., SUITE 115
RALEIGH, NC 27606	

DESIGNED: AAP
DRAWN:
APPROVED:

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LANDSCAPE ARCHITECT
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106 STEEPBANK DRIVE
CARY, NC 27516
Fax: (919) 776-0581



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