Preliminary Subdivision Application Planning and Development



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 <u>SiteReview@raleighnc.gov</u>.

DEVELOPMENT TYPE (UDO Section 2.1.2)					
Conventional Subdivision Comp		pact Development	Conservation Development	Cottage Court	
NOTE: Subdiv	isions may require City Coun	cil approval if in a Metro	Park Overlay or Historic Overla	ay District	
	GENERAL INFORMATION				
Scoping/sketch plan case number(s): N/A					
Development i	name (subject to approval): LA	AKE BOONE TRAIL			
Property Address(es): 723 Lake Boone Trail, Raleigh NC 27607					
Recorded Deed PIN(s): 0795-71-5960					
What is your project type?	Single family Apartment	Townhouse	al Other:	Attached houses	
		PERTY OWNER/DEVEL			
NOTE: Please attach purchase agreement when submitting this form					
Company: DJF Builders, Inc. Owner/Developer Name and Title: Dennis Fitzgerald					
Address: 3717 National Dr. Suite 140					
Phone #: (919)	363-1700	Email: Dennis@djfbuild	ers.com		
APPLICANT INFORMATION					
Company:	DJF Builders, Inc.	Contact Name and Tit	e: Dennis Fitzgerald		
	Address: 3717 National Dr. Suite 140				

Email: Dennis@djfbuilders.com

Continue to page 2 >>

Phone #: (919) 363-1700

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)

(Applicable	to all developments)
ZONIN	G INFORMATION
Gross site acreage: 0.49 AC. (21,331 SF)	
Zoning districts (if more than one, provide acreage c	of each): R-4
Overlay district: N/A	Inside City limits? 🖌 Yes 🗌 No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION					
Existing Impervious Surface:		Proposed Imperv	vious Surface	:	
	are Feet:	Acres:	Squar	e Feet:	-
Neuse River Buffer Yes	🖌 No	Wetlands [Yes	🖌 No	
Is this a flood hazard area?	Yes 🖌 No				
If yes, please provide the following	ng:				
Alluvial soils:					
Flood study:					
FEMA Map Panel #: 3720079500J					
NUMBER OF LOTS AND DENSITY					
Total # of townhouse lots:	Detached	Attached			
Total # of single-family lots: 2					
Proposed density for each zonin	g district (UDO 1.5.2.F): 4	U/A			
Total # of open space and/or common area lots: N/A					
Total H of an average distance					

Total # of requested lots: 2

SIGNATURE BLOCK

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.

i, <u>s</u>. Shayne Leathers, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature:	Date: 6/8/21
Printed Name: Dennis Fitzgerald, President (DJF Builders, Inc.)	
Signature: 1. Mulad	Date: 06.08.21
Printed Name: S. Shayne Leathers, PE	

Please email your completed application to SiteReview@raleighnc.gov.

raleighnc.gov



SITE DATA

DJF BUILDERINS, INC.

OWNER

VICINITY MAP SCALE: NTS

	DJF BUILDERINS, INC.
ADDRESS	723 LAKE BOONE TRAIL
	RALEIGH, NC 27607
PIN	0795-71-5960
OVERLAY	N/A
EXISTING USE	DETATCHED SINGLE FAMILY DWELLING
ZONING	R-4
WATERSHED	CRABTREE
WATERSHED WATER SUPPLY	N/A
RIVER BASIN	NEUSE RIVER BASIN
FEMA MAP	MAP#3720079500J DATE 05.02.06
	MAF#37200793003 DATE 03.02.00
GROSS SITE ACREAGE	0.49 AC. (21,331 SF)
ROW DEDICATION	0 AC. (0 SF)
	RY SUBDIVISION (CONVENTIONAL)
PROPOSED USE	DETATCHED SINGLE FAMILY DWELLINGS
DENSITY	4 UNITS / AC.
UNITS ALLOWED (MAX.)	N/A (PER TC-520)
UNITS PROVIDED	1 UNIT / PER LOT
LOT 2 - 0.26 A	.C. (11,174 SF)
LOT AREA (MIN.)	10,000 SF
PROPOSED LOT AREA	11,174 SF
LOT WIDTH (MIN.)	65'
PROPOSED LOT WIDTH	80'
	80'
LOT DEPTH (MIN.)	100'
PROPOSED LOT DEPTH	135'
	<u>.C. (10,157 SF)</u>
LOT AREA (MIN.)	10,000 SF
PROPOSED LOT AREA	10,157 SF
LOT WIDTH (MIN.)	65'
PROPOSED LOT WIDTH	70'
LOT DEPTH (MIN.)	80'
PROPOSED LOT DEPTH	135'
BUILDING SETBACKS	- SINGLE-UNIT LIVING
PRIMARY STREET	20'
SIDE STREET	20'
SIDE OT LINE	10'
REAR LOT LINE	30'
SUM OF SIDE SETBACKS	20'
	1014
	KING
PARKING CALCS.	2 SPACES / UNIT
PARKING REQUIRED	1004050
	4 SPACES
PARKING PROVIDED	4 SPACES 4 SPACES
PARKING PROVIDED	
	4 SPACES
	4 SPACES
GROSS SITE ACREAGE	4 SPACES VIOUS 0.49 AC. (21,331 SF)
	4 SPACES
GROSS SITE ACREAGE	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF)
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF)
GROSS SITE ACREAGE	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF)
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.)	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%)
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP)	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP)	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,098 SF
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF 3,148 SF
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,098 SF
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IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS TOTAL IMPERVIOUS (%) IMPERVIOUS - LOT 1	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF - 0.23 AC. (10,157 SF)
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS TOTAL IMPERVIOUS (%) IMPERVIOUS - LOT 1	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF - 0.23 AC. (10,157 SF)
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS TOTAL IMPERVIOUS (%) IMPERVIOUS - LOT 1 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP)	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF 3,148 SF 26% - 0.23 AC. (10,157 SF) 3,860 SF (38%)
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS TOTAL IMPERVIOUS (%) IMPERVIOUS - LOT 1 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF - 0.23 AC. (10,157 SF) 3,860 SF (38%) 683 SF 415 SF
IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS TOTAL IMPERVIOUS (%) IMPERVIOUS - LOT 1 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP)	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF 3,148 SF 26% - 0.23 AC. (10,157 SF) 3,860 SF (38%)
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IMPER GROSS SITE ACREAGE EXISTING IMPERVIOUS IMPERVIOUS - LOT 2 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK TOTAL IMPROVEMENTS NET LOT IMPERVIOUS TOTAL IMPERVIOUS (%) IMPERVIOUS - LOT 1 LOT AREA ALLOWED (MAX.) PAVEMENT (BOC-EOP) 6' SIDEWALK	4 SPACES VIOUS 0.49 AC. (21,331 SF) 0 AC. (0 SF) - 0.26 AC. (11,174 SF) 4,246 SF (38%) 855 SF 1,322 SF 1,322 SF 1,098 SF - 0.23 AC. (10,157 SF) 3,860 SF (38%) 683 SF 415 SF

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER. SEWER AND / OR REUSE. AS APPROVED IN THESE PLANS. IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 919.996.2409 AND THE PUBLIC UTILITIES DEPARTMENT AT 919.996-4540 AT LEAST 24 HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

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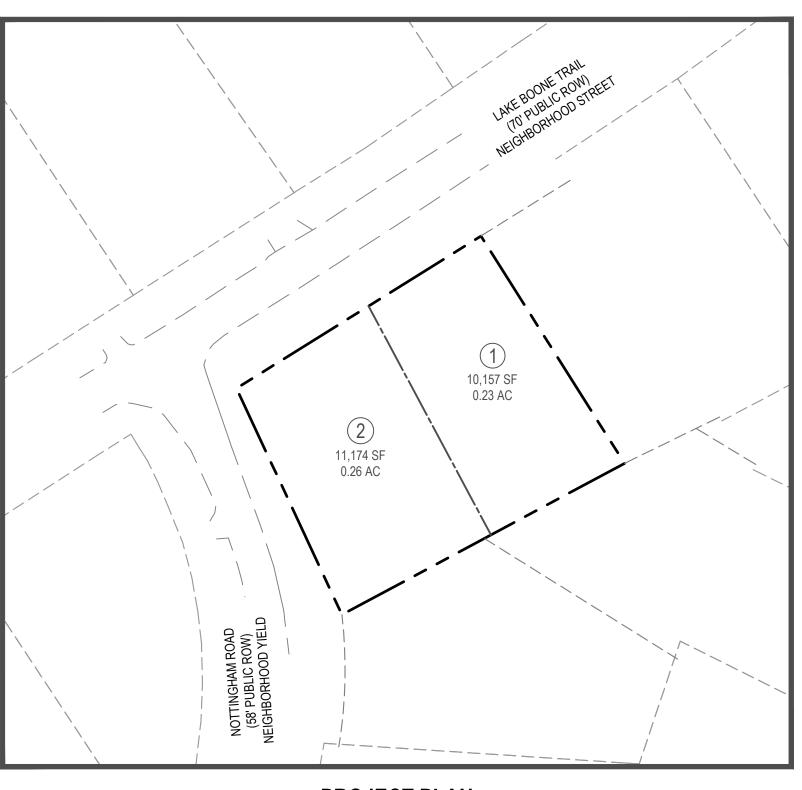
′#	DATE	DESCRIPTION
	09.01.21	COR REVIEW COMMENTS 1: 08.12.2
	10.01.21	COR REVIEW COMMENTS 2: 09.23.2

REV

LAKE BOONE TRAIL SUBDIVISION SUB - 0046-2021

PRELIMINARY SUBDIVISION SUBMITTAL 1: 07.08.21 PRELIMINARY SUBDIVISION SUBMITTAL 2: 09.01.21 PRELIMINARY SUBDIVISION SUBMITTAL 3: 10.01.21

723 LAKE BOONE TRAIL RALEIGH, NC 27607 WAKE COUNTY



PROJECT PLAN SCALE: 1" = 50'

OWNER:

DAVIS, PATSY H. DAVIS, OUITA RENEE 723 LAKE BOONE TRAIL RALEIGH, NC 27607

DEVELOPER:

DJF BUILDERS, INC. LINDSAY WALTON 3717 NATIONAL DR. SUITE 140 RALEIGH, NC 27612

ENGINEER:

BATEMAN CIVIL SURVEY, PC S. SHAYNE LEATHERS, PE 2524 RELIANCE AVE. APEX, NC 27539

Bateman Civil Survey Company

Engineers • Surveyors • Planners 2524 Reliance Avenue, Apex, North Carolina 27539 Phone: 919.577.1080 Fax: 919.577.1081 NCBELS FIRM No. C-2378

evelopment name (subject to Property Address(es): 723 L Recorded Deed PIN(s): 0795-7 What is your project type? Ap CURE NOTE: Plea Company: DJF Builders, Inc. Address: 3717 National Dr. Suite 14 Phone #: (919) 363-1700 DJF Builders, Ir company: Phone #: (919) 363-1700 Continue to page 2 >> Page 1 of 2 NOTES: ADJUSTMENT.

INSTRUCTIONS: This form is us appropriate review type and incl ubdivision plans to SiteReview

Conventional Subdivision

NOTE: Subdivisions may requir

Scoping/sketch plan case num

ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV. 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PROJECT DETAILS:

SHEET LIST		
Sheet Number	Sheet Title	
C000	COVER	
C100	EXISTING CONDITIONS	
C200	SITE PLAN	
C300	UTILITY PLAN	
C301	UTILITY DETAILS	
L100	LANDSCAPE PLAN	

Raleigh

Prelimir	nary	Subdi	vision	Application

er Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Preliminary Subdivision	Application
Planning and Development	

de th	hen submitting a Preliminary ne plan checklist document. I ighnc:gov.	/ Subdivision (UDO Section 10. Please émail all documents and	2.5). Please check I your preliminary
	DEVELOPMENT TYPE (UD	O Section 2.1.2)	
7	Compact Development	Conservation Development	Cottage Co
e City	y Council approval if in a Me	tro Park Overlay or Historic Ove	erlay District
	GENERAL INFORM	ATION	
er(s)	[•] N/A		
appro	oval): LAKE BOONE TRAIL		
.ak	e Boone Trail, R	aleigh NC 27607	
1-59	960		
gle fa artme	amily Townhous ent Non-reside		Attached hou

	ROPERTY OWNER/DEVELOPER INFORMATION ach purchase agreement when submitting this form
	Owner/Developer Name and Title: Dennis Fitzgerald
0	
	Email: Dennis@djfbuilders.com
	APPLICANT INFORMATION
D.	Contact Name and Title: Dennis Fitzgerald
-	Address: 3717 National Dr. Suite 140

Email: Dennis@djfbuilders.co

		TYPE + SITE DATE TABLE to all developments)
		INFORMATION
Gross site acreage: 0.49 AC. (21,		
Zoning districts (if more than o		feach): P 4
	, p	
Overlay district: N/A		Inside City limits? Ves No
Conditional Use District (CUD)	Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A
	STORMWA	TER INFORMATION
Existing Impervious Surface:		Proposed Impervious Surface:
Acres: 0.142 Sc	uare Feet: 6.215.11	Acres: Square Feet:
Neuse River Buffer 🛛 Yes	No No	Wetlands Yes V No
If yes, please provide the follow Alluvial soils: Flood study: FEMA Map Panel #: 3720075500J		
ويربع للريسات بالمجها	NUMBER OF	LOTS AND DENSITY
Total # of townhouse lots:	Detached	Attached
Total # of single-family lots: 2		
Proposed density for each zon	ing district (UDO 1.5.2	^{.F):} 4 U/A
Total # of open space and/or c	ommon area lots: N/A	
Total # of requested lots: 2		
	SIGNA	TURE BLOCK
described in this application will herewith, and in accordance wit i, <u>s. Shayne Leathers</u> , PE and respond to administrative c owner(s) in any public meeting in live have read, acknowledge, a	be maintained in all rea h the provisions and rea y comments, resubmit plar regarding this application affirm that this proje 1 acknowledge that this	ct is conforming to all application requirements applicable with application is subject to the filing calendar and submittal policy
		Date: 6/8/21
Signature: Printed Name: Dennis Plzgerald, F	tracidant (DJE Buildare, Inc.	
Finited Ivanie, Dennis prizgerald, F		
		Date: Solution
Signature: A. JUNCA		

REVISION 02.19.21 raleighnc.gov

Taleignic.gov					

1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.

2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.

3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS. 4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR

6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME. 7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.

8. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-635-4949 BEFORE DIGGING.

9. CITY OF RALEIGH WILL OFFER SOLID WASTE COLLECTION SERVICES.

10. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

11. A FEE-IN-LIEU FOR LAKE BOONE TRAIL WILL BE APPLIED AS FOLLOWS:

11.1. 968 SF OF SIDEWALK AT 160 LF 11.2. 1,538 SF OF PAVEMENT (CURB & GUTTER) AT 159 LF

12. A FEE-IN-LIEU FOR NOTTINGHAM ROAD WILL BE APPLIED AS FOLLOWS:

12.1. 769 SF OF SIDEWALK AT 128 LF

12.2. 0 SF OF PAVEMENT (CURB & GUTTER) AT 0 LF

TRAFFIC CONTROL & PEDESTRIAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES. PLEASE DIRECT

2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.

3. A PERMIT REQUEST WITH TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.

5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO: 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)

5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)

5.3. AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS 5.4. RALEIGH STREET DESIGN MANUAL (RSDM)

6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION

7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

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

IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS. 2. NO DRIVEWAY WILL BE PERMITTED OFF NOTTINGHAM ROAD. ALL DRIVEWAY ACCESS SHALL BE FROM LAKE BOONE TRAIL.



KNOW WHAT IS BELOW CALL BEFORE YOU DIG

Date:	07.08.21	
Project #:	P210302	
SHEET		
	C000	

raleighnc.gov

TH CARO JK OFESSION; PRELIMINAR

LAKE BOONE TRAIL:

- EXISTING RIGHT-OF WAY (ROW) WAS SURVEYED AT 70' EXCEEDING THE REQUIRED 64'.
 THE 5' UTILITY PLACEMENT EASEMENT IS OFFSET FROM THE CENTERLINE OF THE 70' ROW AT 32' (HALF OF THE REQUIRED 64' ROW). THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIABLE WIDTH TO BE DEDICATED.
- THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE 5' UTILITY PLACEMENT EASEMENT. THERE IS A 6' SIDEWALK OFFSET FROM THE 2' MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR
- DETAILS.
- 6. A 6' PLANTING STRIP IS THEN OFFSET FROM THE 6' SIDEWALK.
 6. A FEE IN LIEU WILL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS WILL ALSO NOT BE CONSTRUCTED.

NOTTINGHAM ROAD:

- EXISTING RIGHT-OF WAY (ROW) WAS SURVEYED AT 58' EXCEEDING THE REQUIRED 55'.
 THE 5' UTILITY PLACEMENT EASEMENT IS OFFSET FROM THE CENTERLINE OF THE 58' ROW AT 27.25' (HALF OF THE REQUIRED 55' ROW). THIS OVERLAPS ALONG THE PROPERTY LINE 27.25 (half of the Required 35 Row). This overlaps along the property line CREATING A VARIABLE WIDTH TO BE DEDICATED.
 THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE 5' UTILITY PLACEMENT EASEMENT.
 THERE IS A 6' SIDEWALK OFFSET FROM THE 2' MAINTENANCE STRIP THAT IS NOT SHOWN AS IT
- WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
- A 6' PLANTING STRIP IS THEN OFFSET FROM THE 6' SIDEWALK.
 A FEE IN LIEU WILL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS WILL ALSO NOT BE CONSTRUCTED. REFER TO COVER FOR DETAILS.

GENERAL NOTES:

ALL RIGHT-OF-WAY DIRECTION WAS APPROVED BY **THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT** VIA TEAMS MEETINGS ON 08.26.21 AND 08.27.21. LAKE BOONE TRAIL IS THE PRIMARY STREET FOR LOT 1 AND NOTTINGHAM ROAD IS THE PRIMARY STREET FOR LOT 2.

REV #	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21

		<u>_</u>
	OAKLEY, DAVID R. OAKLEY, SHAWN C. PIN: 0795-72-4166	
	GIS ACREAGE: 0.54 AO DB. 017472, PG. 02523 USE: SINGLFAM ZONING: R-4	;. }
		///
BURNETT, ROBERT SHEARER JR. BURNETT, CAROL ANN PIN: 0795-72-4016		<
GIS ACREAGE: 0.42 AC. DB. 003361, PG. 00108 USE: SINGLFAM ZONING: R-4		EX. 21' E
Zohino. Ref		
		/
		F
	CLOSĘ UP EX. EO (APPROX. 38 F	P
	EX. 50	8' ROW
	EX 30'E	
	SEBASTIAN, PATRICK D.	FROM RÒW CEI O PROPERTY L
	SEBASTIAN, KRISTEN E. PIN: 0795-71-4800 GIS ACREAGE: 0.35 AC. DB. 016571, PG. 01259 USE: SINGLFAM	(FROM REC
	ZONING: R-4	_ \
		3HO
		C
		IAM ROAD
		NOTTINGHAM ROAD (58' PUBLIC ROW)
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