

# 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](mailto: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):				
Development name (subject to approval): Bethel Park II - Phase 2				
Property Address(es): 1421 S. New Hope Road				
Recorded Deed PIN(s): 1733-00-2204				
<b>Building type(s):</b>				
<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" 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				
<b>Current Property Owner(s) Names:</b> Marlowe & Moye, LLC				
Company: Marlowe & Moye, LLC			Title:	
Address: PO Box 20667 Raleigh, NC 27619				
Phone #: 919-844-7888		Email: hmoyeiii@gmail.com		
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>				
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder				
Company: Jones & Cnossen Engineering		Address: PO Box 1062 Apex, NC 27502		
Phone #: 919-387-1174		Email: peter@jonescnossen.com		
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>				
<b>Developer Contact Names:</b> Howard Moye				
Company: Marlowe & Moye, LLC			Title: Manager	
Address: PO Box 20667 Raleigh, NC 27619				
Phone #: 919-844-7888		Email: hmoyeiii@gmail.com		



**DEVELOPMENT TYPE + SITE DATA TABLE – ZONING INFORMATION**

Gross site acreage: 6.63

Zoning districts (if more than one, provide acreage of each):

R-10-CU

Overlay district(s): Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A ☐Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #  
Case # Z- 14-17 BOA- DA-**STORMWATER INFORMATION**Imperious Area on Parcel(s): Impervious Area for Compliance (includes right-of-way):  
Existing (sf) 0 Proposed total (sf) 54,014 Existing (sf) 0 Proposed total (sf) 0**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: # of Attached House Lots: # of Townhouse Lots: 17

# of Tiny House Lots: # of Open Lots: 1 # of Other Lots (Apartment, General, Mixed Use, Civic):

Total # of Lots: 18 Total # Dwelling Units: 17

Proposed density for each zoning district (UDO 1.5.2.F): 2.56


**SIGNATURE BLOCK**

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

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: 8/23/2023

Printed Name: Howard Moye

Signature: Date:

Printed Name:



## Preliminary Subdivision Application

Site Review  
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-995-2000

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 [SubDivisions@raleighnc.gov](mailto:SubDivisions@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):	
Development name (subject to approval): Bethel Park II - Phase 2	
Property Address(es): 1421 S. New Hope Road	
Recorded Deed PIN(s): 1733-00-2204	
Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" 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: Marlowe & Moye, LLC	
Company: Marlowe & Moye, LLC	Title:
Address: PO Box 20667 Raleigh, NC 27619	
Phone #: 919-844-7888	Email: <a href="mailto:hmcyeiii@gmail.com">hmcyeiii@gmail.com</a>
Applicant Name (if different from owner, See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Jones & Cnossen Engineering	Address: PO Box 1062 Apex, NC 27502
Phone #: 919-387-1174	Email: <a href="mailto:peter@jonescnossen.com">peter@jonescnossen.com</a>
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Name: Howard Moye	
Company: Marlowe & Moye, LLC	Title: Manager
Address: PO Box 20667 Raleigh, NC 27619	
Phone #: 919-844-7888	Email: <a href="mailto:hmcyeiii@gmail.com">hmcyeiii@gmail.com</a>

Page 1 of 2

REVISION 04.17.23  
raleighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION	
Gross site acreage: 6.63	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Historic District/Landmark: N/A
Conditional Use District (CUD):	Board of Adjustment Case # Design Alternate Case #
Case # Z-14-17	DA-
STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 0 Proposed total (sf) 54,014	Existing (sf) 0 Proposed total (sf) 0
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots: 1
# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 18	Total # Dwelling Units: 17
Proposed density for each zoning district (UDO 15.2.F): 2.56	

SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
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(b).	
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:	Date: 8/23/2023
Printed Name: Howard Moye	
Signature:	Date:
Printed Name:	

Page 2 of 2

REVISION 04.17.23  
raleighnc.govBETHEL PARK II - PHASE 2  
PRELIMINARY SUBDIVISION PLAN

## CONDITIONS OF ZONING CASE Z-14-17

- The Apartment Building Type (UDO Section 1.4.1.D) is prohibited for Project Parcel PIN 1723-91-1393 and Project Parcel PIN 1733-00-3114 west of South New Hope Road.
- The Attached House Building Type (UDO Section 1.4.1.B); the Townhouse Building Type (UDO Section 1.4.1.C); and the Apartment Building Type (UDO Section 1.4.1.D) are prohibited for the Project Parcel PIN 1733-00-3114 east of the existing Duke-energy power line easement.
- On Parcel PIN 1723-91-1393, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement measured from top of bank on each side of the existing blue line stream for the full distance through the property. The greenway easement will be dedicated prior to first plat recording.

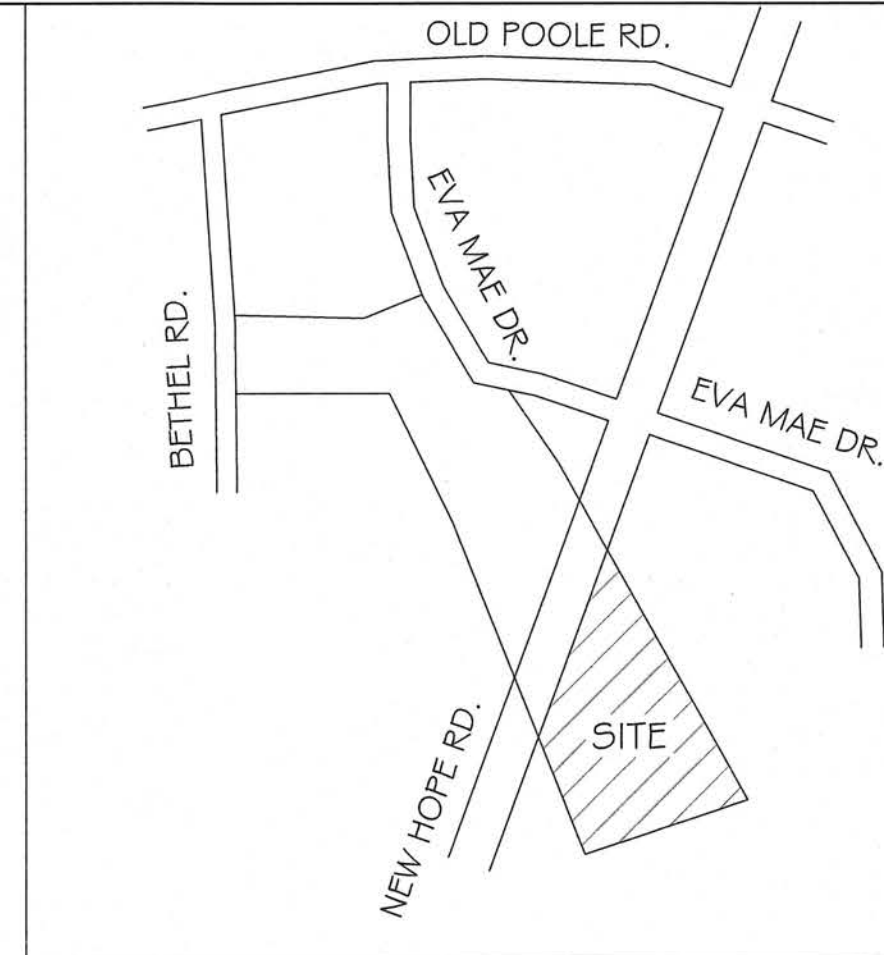
## SOLID WASTE INSPECTION NOTES

- THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES (SWS) FOR TRASH PICKUP. ACCESS TO THE CART CORRAL PICKUP IS AVAILABLE VIA ALLEY ACCESS SHOWN ON SHEET 3.
- STANDARD 96 GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN A CART CORRAL AS SHOWN ON SHEET 3.

## NARRATIVE

THIS SUBDIVISION IS TO APPROVE THE DEVELOPMENT OF 17 TOWNHOME UNITS OFF S. NEW HOPE ROAD. THE DEVELOPMENT WILL REQUIRE ADJUSTMENT OF RECORDED TCA FOR GRADING OF THE S. NEW HOPE ROAD WIDENING.

EXISTING BETHEL PARK II - PHASE I IS RECORDED IN BM 2022, PAGE 2036.

VICINITY MAP  
(1"=500' APPROX.)

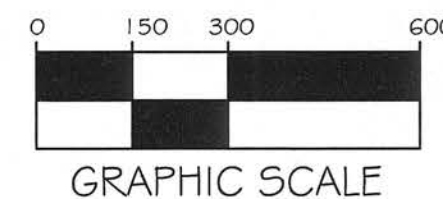
SITE DATA	
PROJECT NAME	BETHEL PARK II-PHASE 2
PREPARED BY CONTACT INFORMATION	JONES & CNOSSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 367-3375 CONTACT PERSON - PETER D. CNOSSSEN
OWNER / DEVELOPER CONTACT INFORMATION	MARLOWE & MOYE, LLC 314 W. MILLBROOK ROAD, SUITE 013 RALEIGH, NC 27609 PHONE - (919) 844-7888 FAX - (919) 845-6639 CONTACT PERSON - HOWARD MOYE
CURRENT PROPERTY ZONING	R-10-CU
PARCEL ADDRESS	1421 S. NEW HOPE ROAD
WAKE COUNTY PIN	1733-00-2204
BETHEL PARK II - PHASE 2 SITE AREA	6.63 AC
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
PHASE 2 - MAXIMUM LOTS/DENSITY	66/1.0 UNITS PER ACRE
PHASE 2 - PROPOSED LOTS/DENSITY	17 / 2.56 UNITS PER ACRE
TCA AREA REQUIRED (PHASES 1 & 2)	0.83 AC (1.0% OF 8.31 AC)
TCA AREA RECORDED (BM 2022, PG 2036)	1.27 AC (15.3%)
TCA AREA REMOVED BY PHASE 2 DEVELOPMENT	0.14 AC (1.7%)
NEW TCA AREA PROVIDED	1.13 AC (13.6%)
AMENITY AREA REQUIRED	0.66 AC (10.0%)
AMENITY AREA PROVIDED	0.68 AC (10.3%)
FEMA FLOODPLAIN INFORMATION	MAP #3720172300J (DATED MAY 2, 2006) PROJECT IS NOT WITHIN 100 YEAR FLOODPLAIN.

BUILDING SETBACKS	
FROM PRIMARY STREET - 10'	
FROM SIDE STREET - 10'	
FROM SIDE BOUNDARY LINE - 6'	
FROM REAR BOUNDARY LINE - 20'	
INTERNAL BUILDING SEPARATION - 10'	

TOWNHOME PARKING SUMMARY	
VEHICLE PARKING - NO MAXIMUM	
SHORT-TERM BICYCLE PARKING - NONE REQUIRED	
LONG-TERM BICYCLE PARKING - NONE REQUIRED	
PROVIDED TOWNHOME PARKING - 34 (2 SPACES/LOT)	
PROVIDED GUEST & MAIL KIOSK PARKING - 14	

PHASE DATA	
NUMBER OF PHASES - 2	
PHASE 1 AREA - 1.90 AC	
PHASE 1 LOTS - 8	
SINGLE FAMILY - 7 (75-81)	
HOA LOTS - 1 (74)	
PHASE 2 AREA - 6.62 AC	
PHASE 2 LOTS - 18	
TOWNHOME LOTS - 17 (82-98)	
HOA LOTS - 1 (73)	

SUBDIVISION SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LOT LAYOUT PLAN
4	PRELIMINARY LOTTING PLAN
5	PRELIMINARY GRADING & STORM DRAINAGE PLAN
6	PRELIMINARY STORMWATER PLAN
7	PRELIMINARY UTILITY PLAN
LA-1	TREE CONSERVATION PLAN 1
LA-2	TREE CONSERVATION PLAN 2
LA-3	LANDSCAPE PLAN

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

## Right-of-Way Obstruction Notes:

- 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 Right-of-Way Services. Please direct any questions to [rightofwayservices@raleighnc.gov](mailto:rightofwayservices@raleighnc.gov).
- 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.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- 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.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
  - Manual on Uniform Traffic Control (MUTCD);
  - Public Rights-of-Way Accessibility Guidelines (PROWAG);
  - American Disability Act (ADA) requirements;
  - Raleigh Street Design Manual (RSDM).
- 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 shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

Jones & Cnossen  
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.jonescnossen.com](http://www.jonescnossen.com)BETHEL PARK II - PHASE 2  
PRELIMINARY SUBDIVISION PLAN

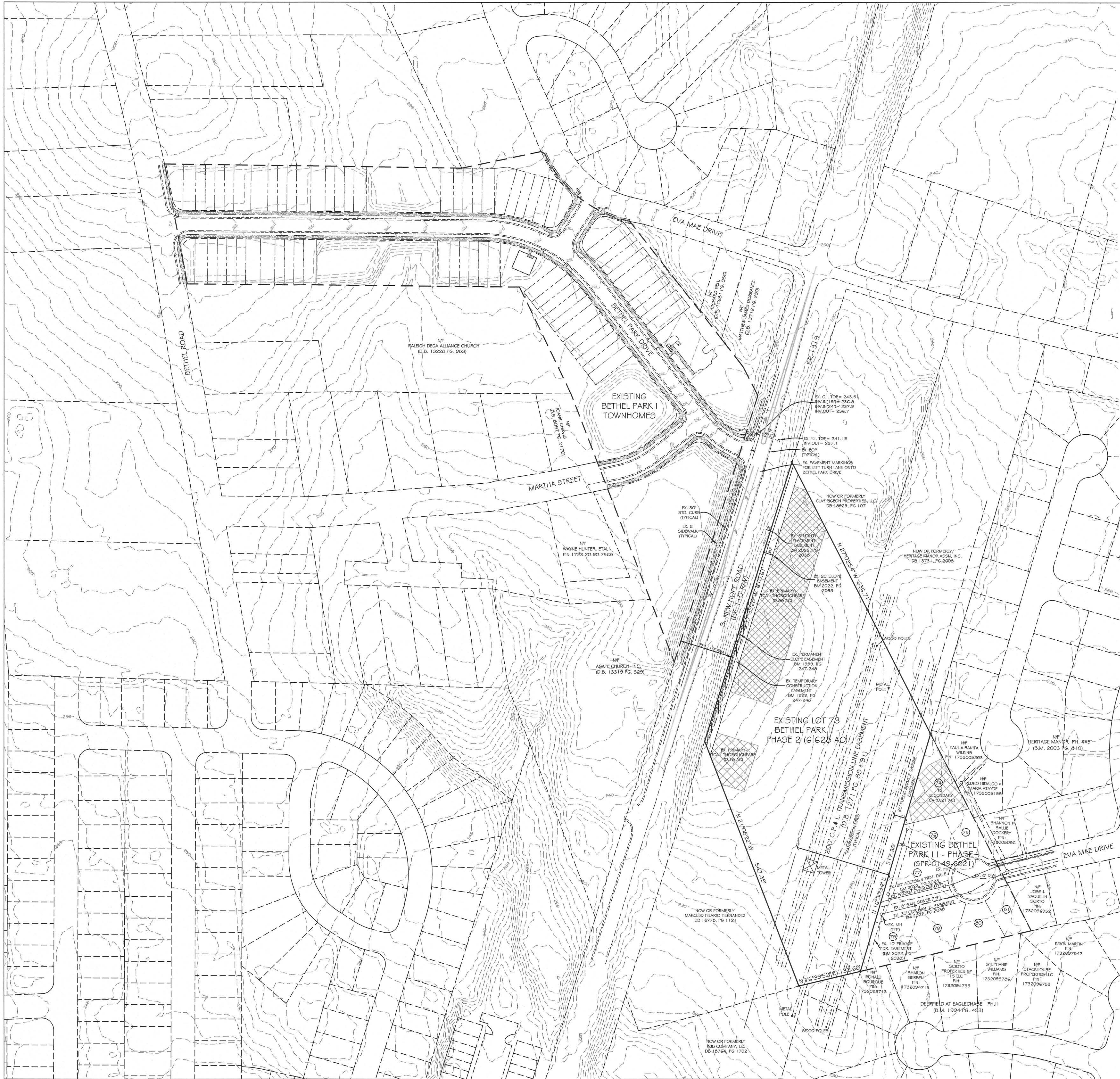
WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH

COVER SHEET

SCALE:	1"=300'	DRAWN:	PDC
DATE:	AUGUST 25, 2023		
REVISION:			
SHEET:	1		
PROJECT:	1734-2		





- GENERAL NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
  3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
  4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #3720172300K, #3720173200K AND #3720173300K (DATED JULY 19, 2022).
  5. EXISTING BETHEL PARK - PHASE I IS RECORDED IN BM 2020, PAGES 1038 & 1039.
  6. EXISTING BETHEL PARK II - PHASE I IS RECORDED IN BM 2022, PAGE 2036.
  7. THE GAP WITHIN THE TCA-THOROUGHFARE ALONG S. NEW HOPE ROAD IS TO PROVIDE DRIVEWAY ACCESS TO PHASE 2.

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

SCALE: 1"=100'

DATE: AUGUST 25, 2023

REVISION:

GRAPHIC SCALE

**Jones & Cnossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
www.jonescnossen.com

BETHEL PARK II - PHASE 2  
PRELIMINARY SUBDIVISION PLAN  
EXISTING CONDITIONS PLAN

CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA

SCALE: 1"=100'

DRAWN: PDC

DATE: AUGUST 25, 2023

REVISION:

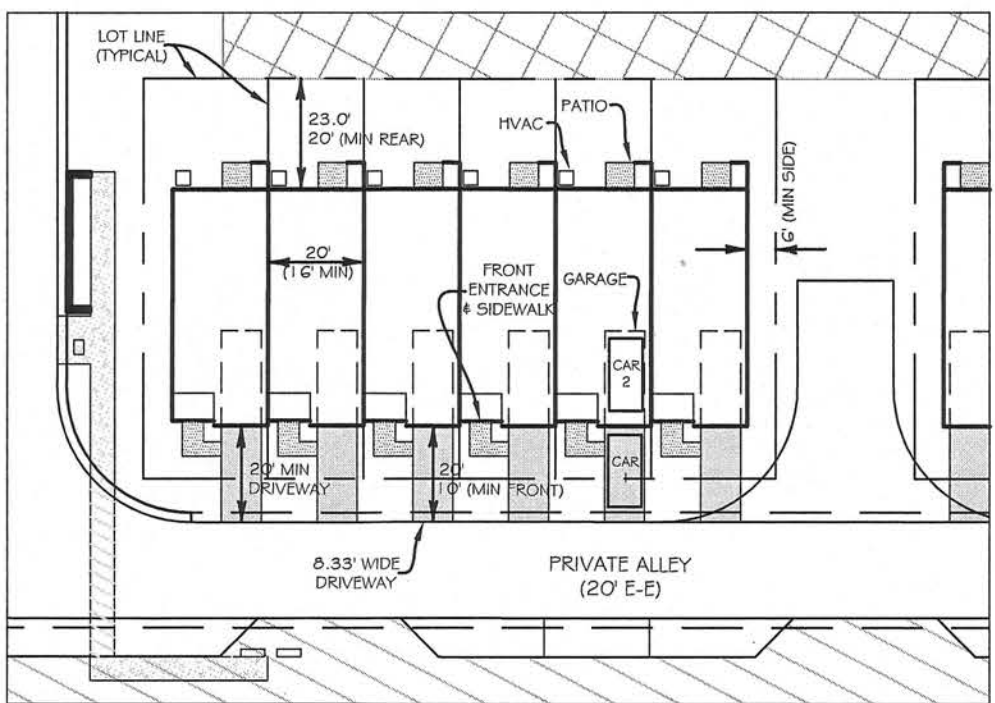
2

PROJECT: 1734-2





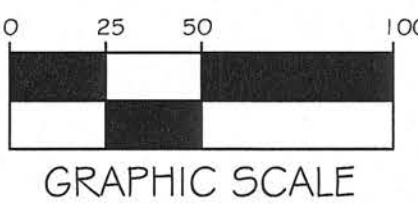
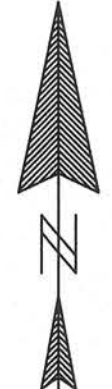
- GENERAL NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
  3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
  4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
  5. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  6. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS OPEN SPACE TO BE MAINTAINED BY THE HOA.
  7. ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
  8. NO PARKING LOT LIGHTING IS PROPOSED WITH EXCEPTION TO A LOW WATTAGE LAMP AT THE MAIL KIOSK.
  9. THE EXISTING TREE CONSERVATION AREA-THOROUGHFARE SHOWN TO BE REMOVED ALONG S. NEW HOPE ROAD IS TO COMPLETE GRADING FOR FUTURE CONSTRUCTION OF THE AVENUE, 4-LANE DIVIDED SECTION.



LOT DETAIL 1"=40'

- TREE CONSERVATION AREA
- AMENITY AREA

LOT SUMMARY  
TOTAL NUMBER OF LOTS = 18  
TOTAL NUMBER OF TOWNHOME LOTS = 17 (LOTS 82-98)  
TOTAL NUMBER OF HOA LOTS = 1 (73)



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

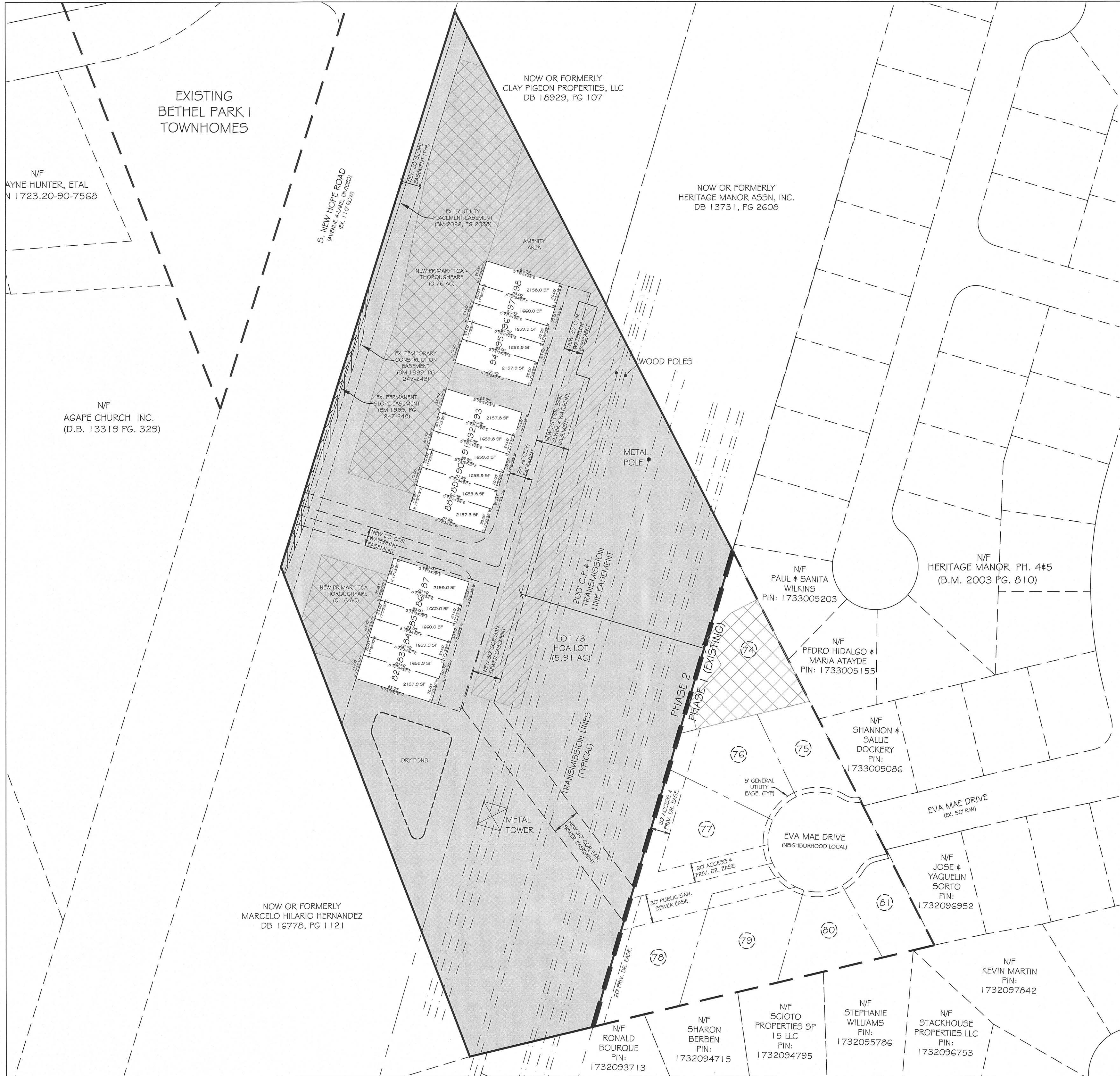
**Jones & Cossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
www.jonescossen.com

BETHEL PARK II - PHASE 2  
PRELIMINARY SUBDIVISION PLAN  
PRELIMINARY LOT LAYOUT PLAN

SCALE	1"=50'	DRAWN	PDC
DATE	AUGUST 25, 2023		
REVISION			
SHEET	3		
PROJECT	1734-2		





PHASE DATA
NUMBER OF PHASES - 2
PHASE 1 AREA - 1.90 AC
PHASE 1 LOTS - 8
SINGLE FAMILY - 7 (75-81)
HOA LOTS - 1 (74)
PHASE 2 AREA - 6.62 AC
PHASE 2 LOTS - 18
TOWNHOME LOTS - 17 (82-98)
HOA LOTS - 1 (73)

- GENERAL NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
  3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
  4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 3720172300J DATED MAY 2, 2006.
  5. ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS OPEN SPACE TO BE MAINTAINED BY THE HOA.
  6. ALL REQUIRED COMMON ELEMENTS SUCH AS STORMWATER, TREE CONSERVATION AREAS AND AMENITY AREAS SHALL BE RECORDED WITH THE PHASE.

- OPEN SPACE LOT

- TREE CONSERVATION AREA

- AMENITY AREA

0

25

50

100

GRAPHIC SCALE

PRELIMINARY PLANS

NOT FOR CONSTRUCTION





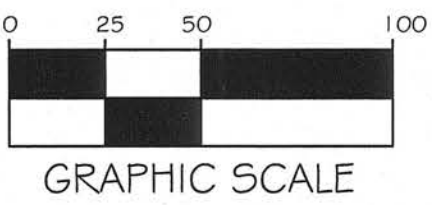
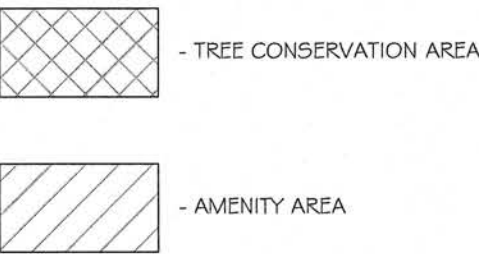
GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 3720172300J DATED MAY 2, 2006.
5. PROJECT WILL ADDRESS PRE VS. POST STORMWATER CONDITIONS BY PROVIDING ONE DRY POND.
6. THE UNDERGROUND STORAGE PIPES SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT WITH ACCESS TO PUBLIC RW.
7. ALL STORM DRAINAGE WITHIN COR PUBLIC RW SHALL CONSIST OF RCP INSTALLED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
8. SOME INTERIOR STORM DRAINAGE SHALL BE PRIVATE AND CONSIST OF HDPE INSTALLED IN ACCORDANCE WITH SECTION 1.2.2.1 OF THE CITY OF RALEIGH STORMWATER MANAGEMENT DESIGN MANUAL.
9. ALL STORM DRAINAGE LOCATED OUTSIDE THE PUBLIC RW SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT.

AVERAGE POST-DEVELOPMENT GRADES AND BUILDING HEIGHT					
Building #	High Post-Development Grade	Low Post-Development Grade	Average Post-Development Building Grade	Maximum Building Height	Proposed Building Height
1	248.8	246.8	247.8	287.8	278.8
2	252.8	249.8	251.3	291.3	282.3
3	252.7	250.7	251.7	291.7	282.7

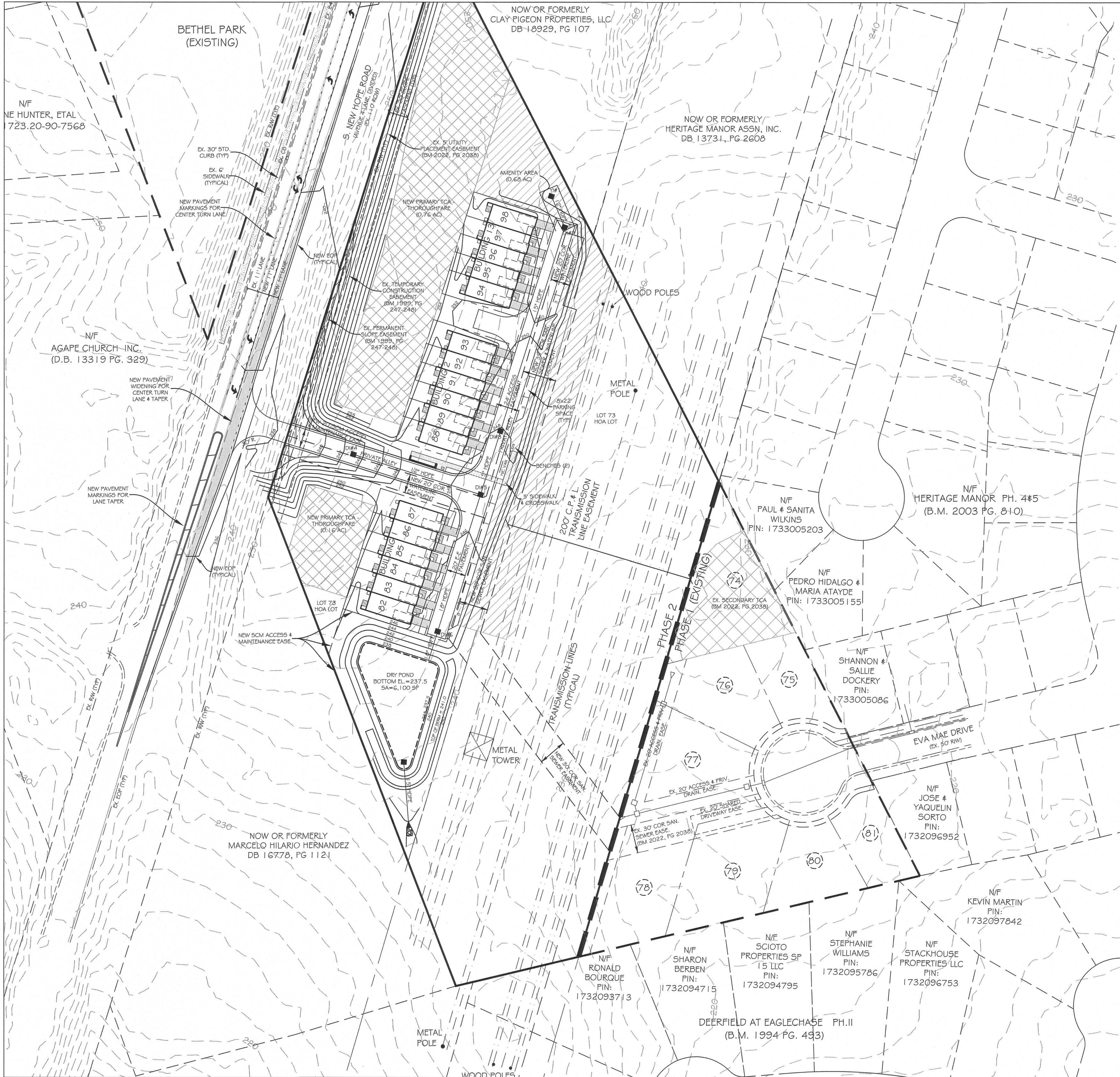
Notes:

1. Maximum building height was determined by taking the average post-development average grade and adding 40 feet.
2. Proposed building height was determined by taking the post-development average grade and adding 31 feet.



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

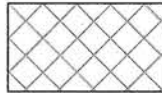
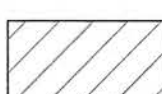


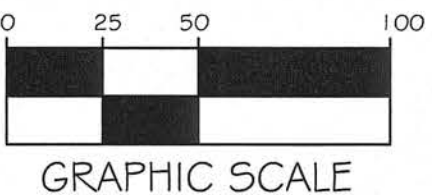
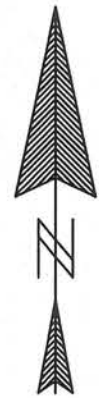


BETHEL PARK II - PHASE 2				
(1) Type of Land Cover	(2) Site Area (ac.)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (grass, landscaping, etc.)	0	0.6	0	
Permanently preserved managed open space (grass, landscaping, etc.)	5.60	1.2	6.72	
5F lots without BMP reduction (read TN export from Figure 3-2)	0	5.3	0	
5F lots with BMP reduction (read TN export from Figure 3-2)	0	5.3	0	
Impervious surfaces (asphalt, asphalt & curb and S. New Hope Road asphalt widening) without SCM reduction	0.17	21.2	3.60	
Impervious surfaces (townhome buildings, driveways & sidewalks, alley asphalt & curb) with 10% SCM (wet pond) reduction	0.99	21.2	16.69	
TOTAL	6.76		29.21	
AVERAGE FOR SITE				4.32

- NITROGEN NOTES:**
1. THE NITROGEN EXPORT FOR TOWNHOMES AREAS IS KNOWN IMPERVIOUS. THE ACCOUNTING OF KNOWN IMPERVIOUS SURFACE AREAS IS AS FOLLOWS:
9. NEW HOPE ROAD ASPHALT WIDENING 0.13 AC  
PRIVATE ALLEY, CURB & PARKING AREAS 0.43 AC  
TOWNHOME LOTS (1,425 5F LOT) 0.56 AC  
TOWNHOME DRIVEWAYS OUTSIDE LOTS 0.03 AC  
MAIL KIOSK/CART CORRAL/SIDEWALK 0.01 AC  
TOTAL IMPERVIOUS SURFACE 1.16 AC
2. THE OWNER WILL PAY A ONE-TIME OFFSET PAYMENT TO AN APPROVED MITIGATION BANK TO BRING THE NITROGEN LOADING RATE DOWN TO 3.6 LBS/AC/yr. THE PAYMENT SHALL BE MADE AND RECEIPT OF PAYMENT PROVIDED TO THE CITY OF RALEIGH PRIOR TO ISSUANCE OF THE GRADING PERMIT.
3. THE MAXIMUM IMPERVIOUS SURFACE AREA FOR THE TOWNHOME LOTS IS 1,425 SF. THE MAXIMUM IMPERVIOUS SURFACE AREA IN HOA LOTS IS 20,475 SF. THESE MAXIMUM SURFACE SURFACE AREAS SHALL BE REFERENCED ON THE SUBDIVISION RECORD MAP.

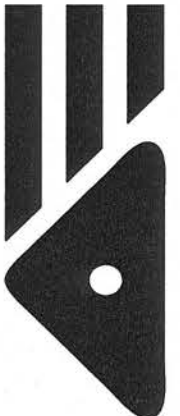
- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 3720172300J DATED MAY 2, 2006.
5. PROJECT WILL ADDRESS PRE VS. POST STORMWATER CONDITION BY PROVIDING A DRY DETENTION POND.
6. THE DRY POND SHALL BE WITHIN A PRIVATE DRAINAGE EASEMENT WITH ACCESS TO S. NEW HOPE ROAD.

-  - TREE CONSERVATION AREA
-  - AMENITY AREA



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

**Jones & Cossen**  
ENGINEERING, PLLC



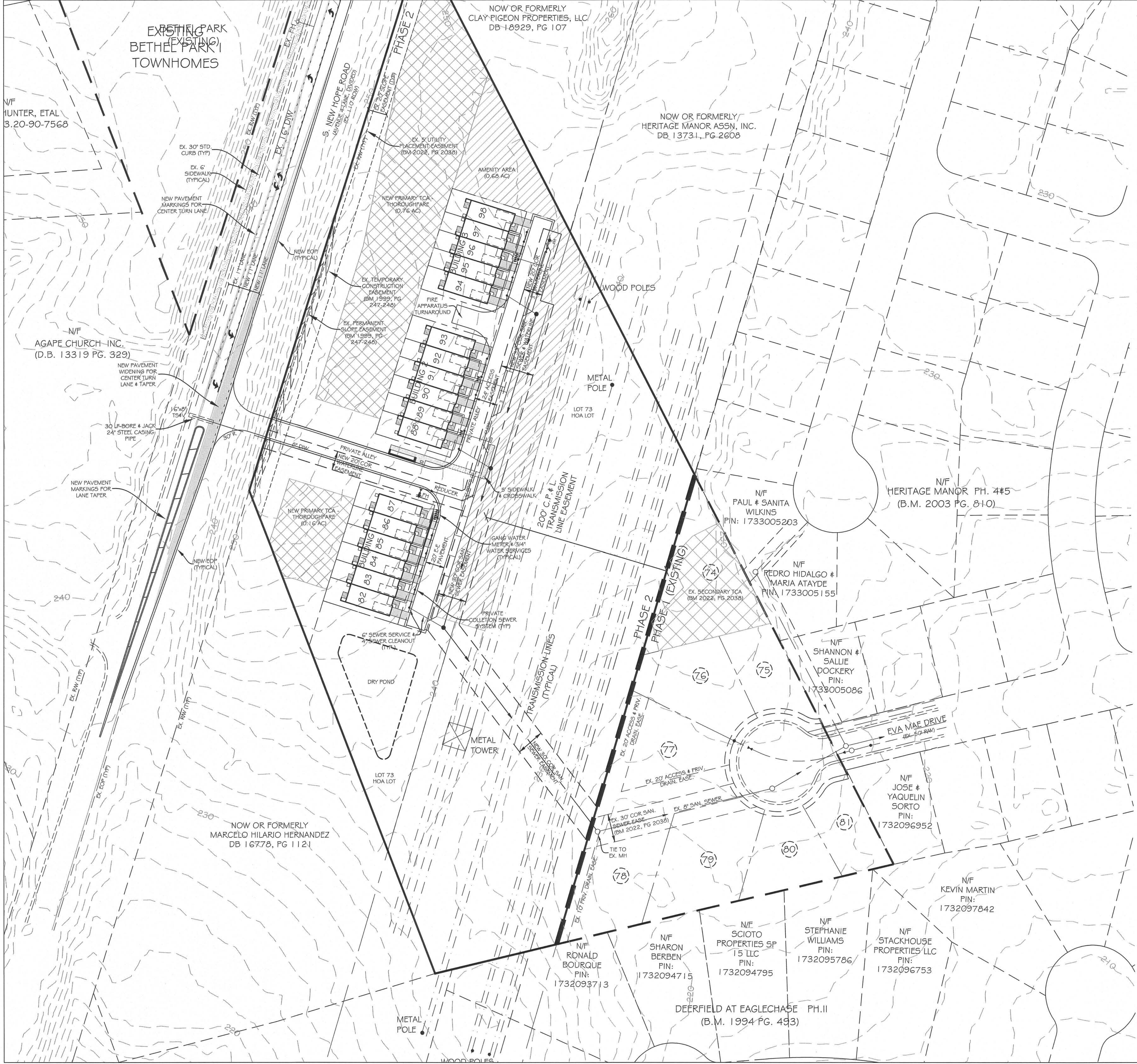
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.jonescossen.com](http://www.jonescossen.com)

BETHEL PARK II - PHASE 2  
PRELIMINARY SUBDIVISION PLAN  
PRELIMINARY STORMWATER PLAN

SCALE	1"=50'	DRAWN	PDC
DATE	AUGUST 25, 2023		
REVISION			
SHEET	6		
PROJECT	1734-2		





- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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, 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 50' FROM A PUBLIC WELL.
    - WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 12" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE GRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
    - 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 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.
  - 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
  - INSTALL 3/4" COPPER WATER SERVICES WITH METERS AT THE STREET R/W. NOTE: IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  - INSTALL 4" PVC SEWER SERVICES AT 1.0% MINIMUM GRADE AT THE STREET R/W.
  - 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.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE & RCP FOR ANY RIPARIAN BUFFER, WETLAND & RCP FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & RCP SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT AT (919) 996-2334 OR STEPHEN.CALVER@RALEIGH.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 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 MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGH.GOV FOR MORE INFORMATION.

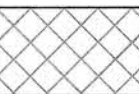
- GENERAL NOTES:**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELINGBURG LAND SURVEY COMPANY.
  - TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
  - NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 3720172300J DATED MAY 2, 2006.
  - ALL AREA OUTSIDE OF THE TOWNHOME LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
  - ALL HVAC UNITS SHALL BE LOCATED IN THE REAR OF THE TOWNHOME UNITS.
  - NO PARKING LOT LIGHTING IS PROPOSED WITH EXCEPTION TO A LOW WATTAGE LAMP AT THE MAIL KIOSK.
  - GANG WATER METERS WITH 3/4" WATER SERVICES SHALL BE USED FOR THE TOWNHOME UNITS.
  - PRIVATE COLLECTION SEWER SYSTEMS SHALL BE USED FOR THE TOWNHOME UNITS.
  - CONTRACTOR SHALL COORDINATE THE LOCATION OF WATER AND SEWER SERVICES TO THE TOWNHOME BUILDINGS WITH THE PLUMBING CONTRACTOR AND BUILDING PLANS.
  - CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE-CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

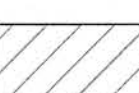
**ATTENTION CONTRACTORS**

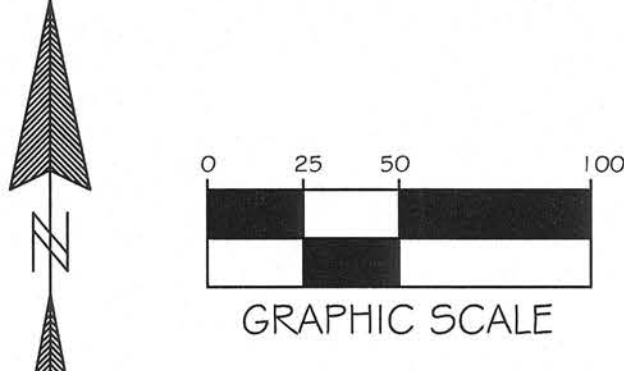
THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING 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 JOB SITE, 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.

 - TREE CONSERVATION AREA

 - AMENITY AREA



**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

**Jones & Cossen**  
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
www.jonescossen.com

**BETHEL PARK II - PHASE 2**  
PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH

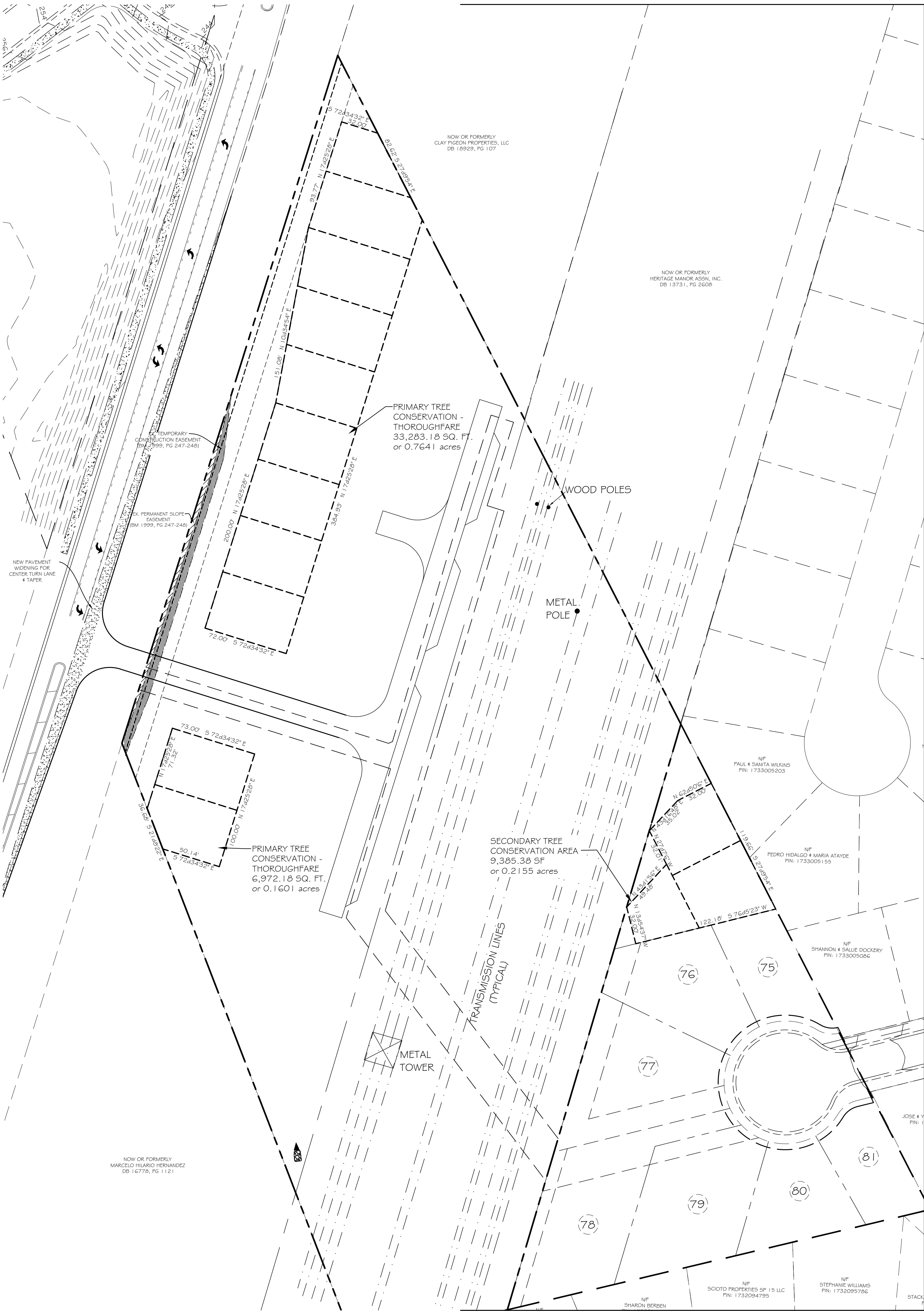
PRELIMINARY UTILITY PLAN

SCALE:	1"=50'	DRAWN:	PDC
DATE:	AUGUST 25, 2023		
REVISION:			
PROJECT:	1734-2		









- Primary Tree Conservation Area  
Thoroughfare  
40,255.36 SF or .9241 acres
- Secondary Tree Conservation Area  
9,385.38 SF or .2155 acres

Gross Site Acres: 8.52 Acres or 371,131.2 SF

ROW dedication = 9,147.60 SF or .21 Acres

Net Site = 361,983.6 x 10% = 36,198.36 SF or .831 acres  
required Tree Conservation area.

Total Tree Conservation Area Provided: 49,640.74 SF or  
1.1396 acres

PLANS NOT APPROVED FOR CONSTRUCTION  
UNLESS SIGNED BY THE CITY OF RALEIGH  
CITY OF RALEIGH – PLANS AUTHORIZED FOR CONSTRUCTION

*Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.*

City of Raleigh Development Approval

City of Raleigh Review Officer

TREE CONSERVATION PLAN



BETHEL PARK II  
PHASE 2

S. NEW HOPE ROAD  
RALEIGH, NC

Tree Conservation Plan

Consultants

Professional Seals

Date Issued:	8.25.23
Scale	1"=50'
Drawn by:	KJS
Checked by:	KJS

Revisions

No.	Description	Date	By



THE DEPARTMENT OF TRANSPORTATION  
400 NORTH STREET  
WASHINGTON, D.C. 20590

BID/c

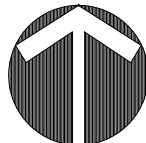
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.



Plans for the propiad use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for design and construction. The contractor is responsible for obtaining all applicable City, State, and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State, or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations. This document is not a permit, and the permit number on the document has not been modified and the digital signature below is valid.

City of Raleigh Review Officer

A number line starting at 50 and ending at 150. Major tick marks are labeled at 50, 75, 100, 125, and 150. There are four black bars representing jumps of 25 units each: from 50 to 75, from 75 to 100, from 100 to 125, and from 125 to 150.



## Revisions

**LA-3**