

Preliminary Subdivision Application

Site Review

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



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

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input checked="" 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): 5234 & 5242 Vann Street Townhomes	
Property Address(es): 5234 and 5242 Vann Street	
Recorded Deed PIN(s): 0783-29-1304, 0783-29-0314	
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) Names: PAUL A & LINDA HAYMOND CONNOR	
Company:	Title: OWNER
Address: 5236 LEIDEN LANE, RALEIGH, NC 27606	
Phone #: 919-349-4103	Email: pconnor@nc.rr.com
Applicant Name (If different from owner. See "who can apply" in instructions): OWNER	
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: PAUL A & LINDA HAYMOND CONNOR	
Company:	Title: OWNER
Address: 5236 LEIDEN LANE, RALEIGH, NC 27606	
Phone #: 919-349-4103	Email: pconnor@nc.rr.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.82			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>8,186</u> Proposed total (sf) <u>16,903</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>8,631</u> Proposed total (sf) <u>17,568</u>
--	---

NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 8
# of Tiny House Lots:	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br <u>8</u> 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 9.75		

APPLICANT 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: <u>1/20/24</u>
Printed Name: <u>Paul Connor</u>	
Signature:	Date:
Printed Name:	



SUBDIVISION PLANS FOR 5234 & 5242 VANN STREET TOWNHOMES SUBDIVISION 5234 & 5242 VANN STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2024

PREPARED FOR:
PAUL A & LINDA HAYMOND CONNOR
5236 LEIDEN LANE
RALEIGH, NORTH CAROLINA 27606

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

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

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

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON APRIL 26, 2024.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION PLAN
C-4	UTILITY AND LANDSCAPING PLAN
C-5	GRADING AND STORMDRAINAGE PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS

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

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

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 SiteReviews@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)

Conventional Subdivision Compact Development Conservation Development

Cottage Court Flag lot 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): 5234 & 5242 Vann Street Townhomes

Property Address(es): 5234 and 5242 Vann Street

Recorded Deed PIN(s): 0783-29-1304, 0783-29-0314

Building type(s): Detached House Attached House Townhouse Apartment

General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name: PAUL A & LINDA HAYMOND CONNOR

Company: Title: OWNER

Address: 5236 LEIDEN LANE, RALEIGH, NC 27606

Phone #: 919-349-4103 Email: poconnor@nc.rr.com

Applicant Name (if different from owner. See "who can apply" in instructions): OWNER

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: Address:

Phone #: Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name: PAUL A & LINDA HAYMOND CONNOR

Company: Title: OWNER

Address: 5236 LEIDEN LANE, RALEIGH, NC 27606

Phone #: 919-349-4103 Email: poconnor@nc.rr.com

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.82

Zoning districts (if more than one, provide acreage of each): R-6

Overlay district(s): Inside City Limits? Yes No Historic District/Landmark: N/A

Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #

STORMWATER INFORMATION

Impervious Area on Parcel(s): Impervious Area for Compliance (includes right-of-way)

Existing (sf) 8,186 Proposed total (sf) 16,903 Existing (sf) 8,631 Proposed total (sf) 17,568

NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 1		
Total # Dwelling Units:		
# of bedroom units (if known):	1br	2br
	3br	4br
Proposed density for each zoning district (UDO 1.5.2.F) 9.75		

APPLICANT 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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. 143-756(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: *[Signature]* Date: *4/22/24*

Printed Name: *Paul Connor* Date:

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE

COVER

5234 & 5242 VANN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 24041
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/23/24
SCALE: N.T.S.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

SITE PLAN

5234 & 5242 VANN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 24041

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/23/24

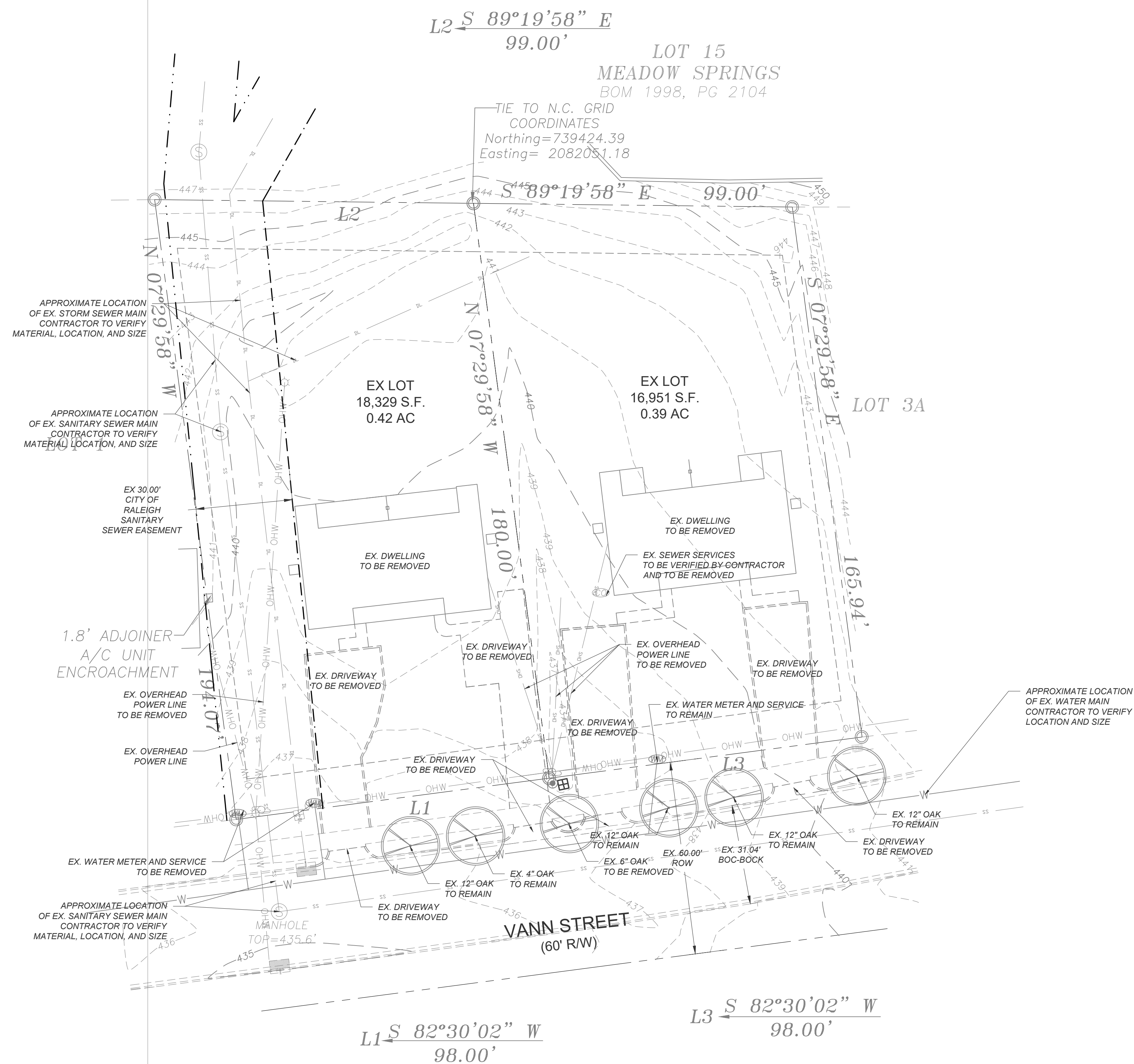
SCALE: 1" = 20'

C-2

2 of 8

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE



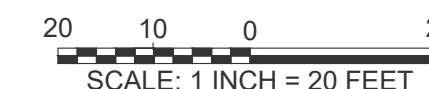
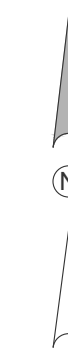
SITE EXEMPTION NOTES:

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

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

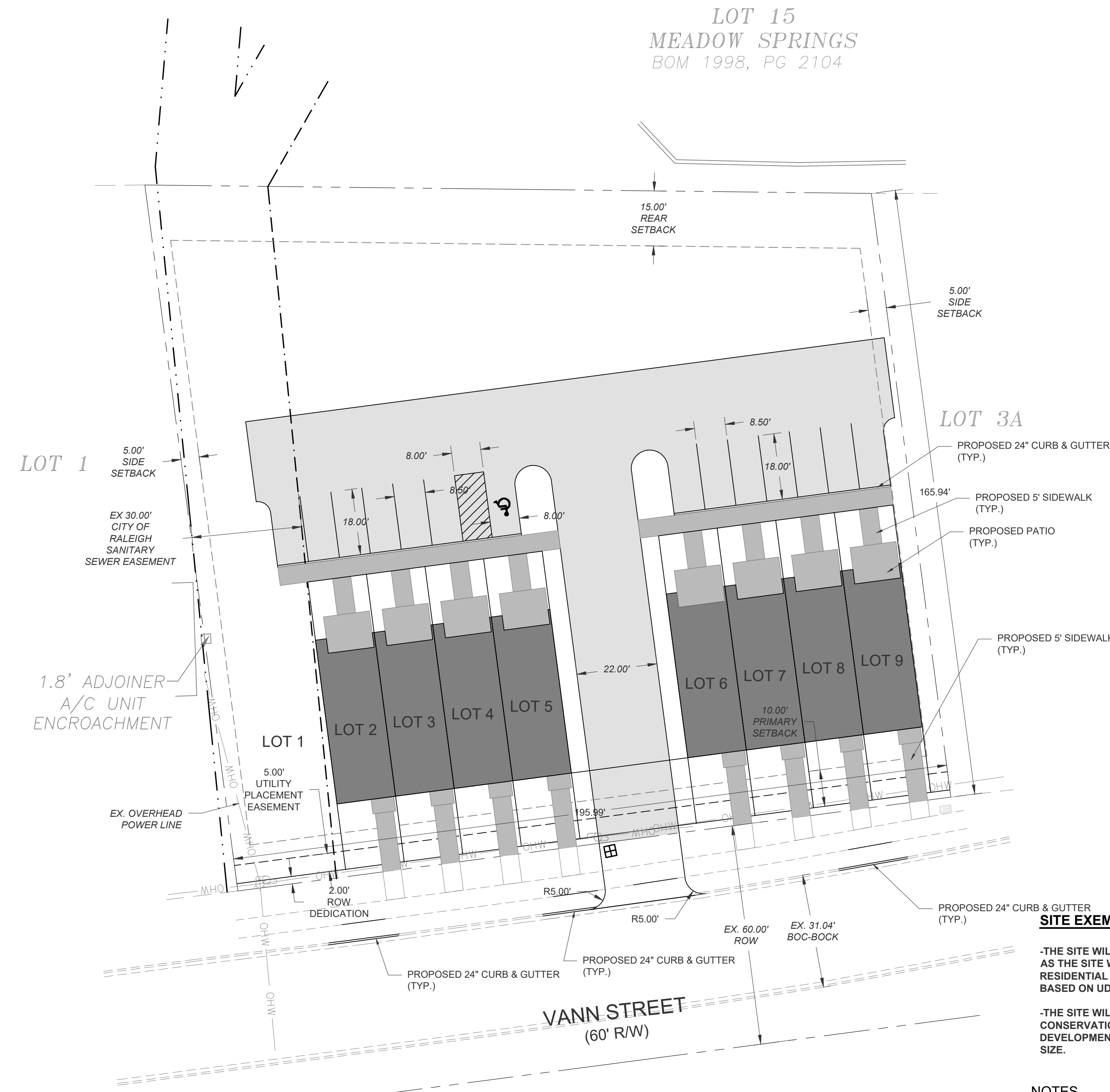
NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON APRIL 26, 2024.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.



LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
--- ---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	PROPOSED EDGE OF PAVEMENT
○-○-○-○-○	PROPOSED TREE PROTECTION FENCE



SUMMARY INFORMATION

DEVELOPMENT NAME: 5234 & 5242 VANN STREET TOWNHOMES

SITE ADDRESS: 5234 & 5242 VANN STREET
RALEIGH, NORTH CAROLINA

PIN NUMBER: 0783-29-1153

JURISDICTION: CITY OF RALEIGH
EXISTING USE: ATTACHED HOME
PROPOSED USE: TOWNHOME
CURRENT ZONING DISTRICT: R-6
CURRENT ZONING OVERLAY: FREQUENT TRANSIT OPTION

TOTAL ACREAGE: 35,279SF (0.809 AC)
TOTAL RIGHT OF WAY DEDICATION: 392 SF (0.008 ACRES)
TOTAL NET ACREAGE: 34,887SF (0.801 ACRES)
PROPOSED LOT 1: 24,709SF/0.567AC
PROPOSED LOT 2: 1,272SF/0.029AC
PROPOSED LOT 3: 1,272SF/0.029AC
PROPOSED LOT 4: 1,272SF/0.029AC
PROPOSED LOT 5: 1,272SF/0.029AC
PROPOSED LOT 6: 1,272SF/0.029AC
PROPOSED LOT 7: 1,272SF/0.029AC
PROPOSED LOT 8: 1,272SF/0.029AC
PROPOSED LOT 9: 1,272SF/0.029AC

TOWNHOUSE STANDARDS:
REQUIRED LOT WIDTH: 45' (MIN.)
PROVIDED LOT WIDTH: 123.02'
REQUIRED LOT DEPTH: 60' (MIN.)
PROVIDED LOT DEPTH: 236.87'
REQUIRED LOT AREA: 18,467SF

BUILDING SETBACKS:
PRIMARY: 10'
SIDE STREET: 10'
SIDE: 5'
REAR: 15'

PARKING SETBACKS:
PRIMARY: 10'
SIDE STREET: 10'
SIDE: 0'
REAR: 3'

EXISTING IMPERVIOUS SURFACE: 5,115SF
MAXIMUM IMPERVIOUS SURFACE (61%): 9,418 SF
PROVIDED IMPERVIOUS SURFACE: 7,638 SF (41.4%)

PARKING CALCULATIONS FOR MULTI-UNIT LIVING USING TOWNHOUSE BUILDING TYPE:
NO MAXIMUM

SHORT TERM BICYCLE PARKING CALCULATIONS FOR MULTI-UNIT LIVING USING TOWNHOUSE BUILDING TYPE:
NONE

LONG TERM BICYCLE PARKING CALCULATIONS FOR MULTI-UNIT LIVING USING TOWNHOUSE BUILDING TYPE:
NONE

OWNER/DEVELOPER:
PAUL A & LINDA HAYMOND CONNOR
5236 LEIDEN LANE
RALEIGH, NORTH CAROLINA 27606

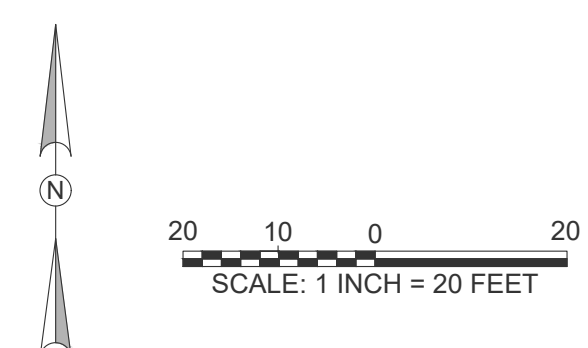
ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

SITE EXEMPTION NOTES:

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

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

- NOTES**
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON APRIL 26, 2024.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078300K DATED JULY 19, 2022.
 - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 - THIS DRAWING IS NOT FOR RECORDATION.
 - SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
 - PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

SUBDIVISION PLAN

5234 & 5242 VANN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 24041
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/23/24
SCALE: 1" = 20'

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

ADA NOTES

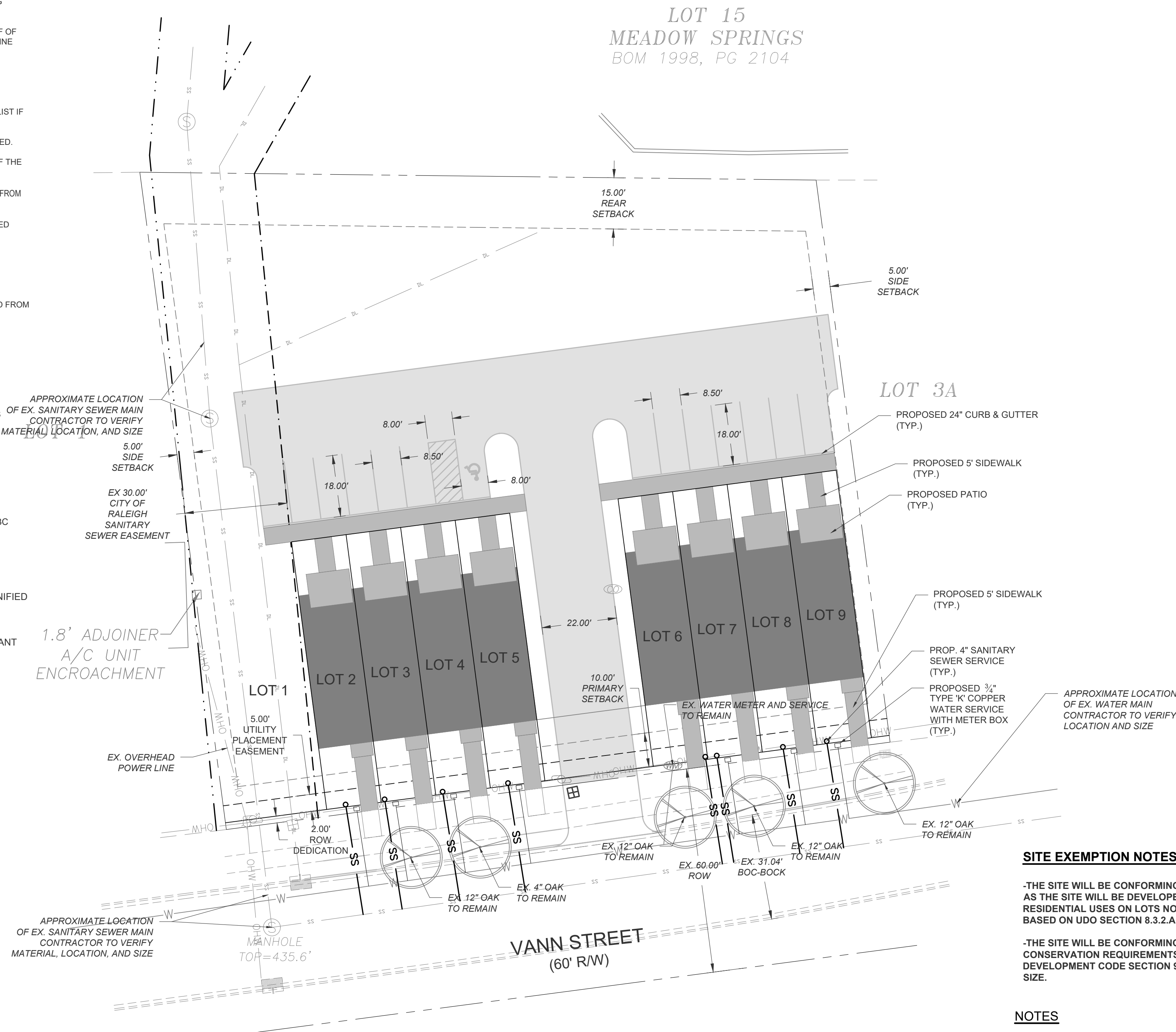
- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2 TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

VANN STREET (NEIGHBORHOOD YIELD STREETScape) REQUIREMENT: 1 TREE PER 40LF=196LF/40LF=5 TREES PROVIDED: 5 EXISTING TREES



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW OHW EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING EDGE OF PAVEMENT
- SS SS EXISTING SANITARY SEWER
- EXISTING WATER LINE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT
- ⊕ PROPOSED SANITARY MANHOLE
- ⊕ PROPOSED HYDRANT ASSEMBLY

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD 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 IMPROVED 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 & OR 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 18" 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 CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD 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 FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 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 NCDWG, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@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 SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

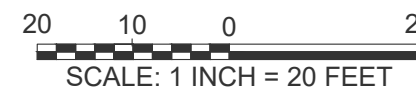
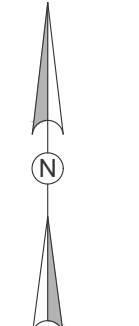
SITE EXEMPTION NOTES:

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

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

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON APRIL 26, 2024.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
- PER UDO SECTION 2.2.1.B.B.5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	REV.

PROJECT NO.: 24041
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/23/24
SCALE: 1" = 20'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV.

GRADING AND STORMDRAINAGE PLAN

5234 & 5242 VANN STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 24041

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 09/23/24

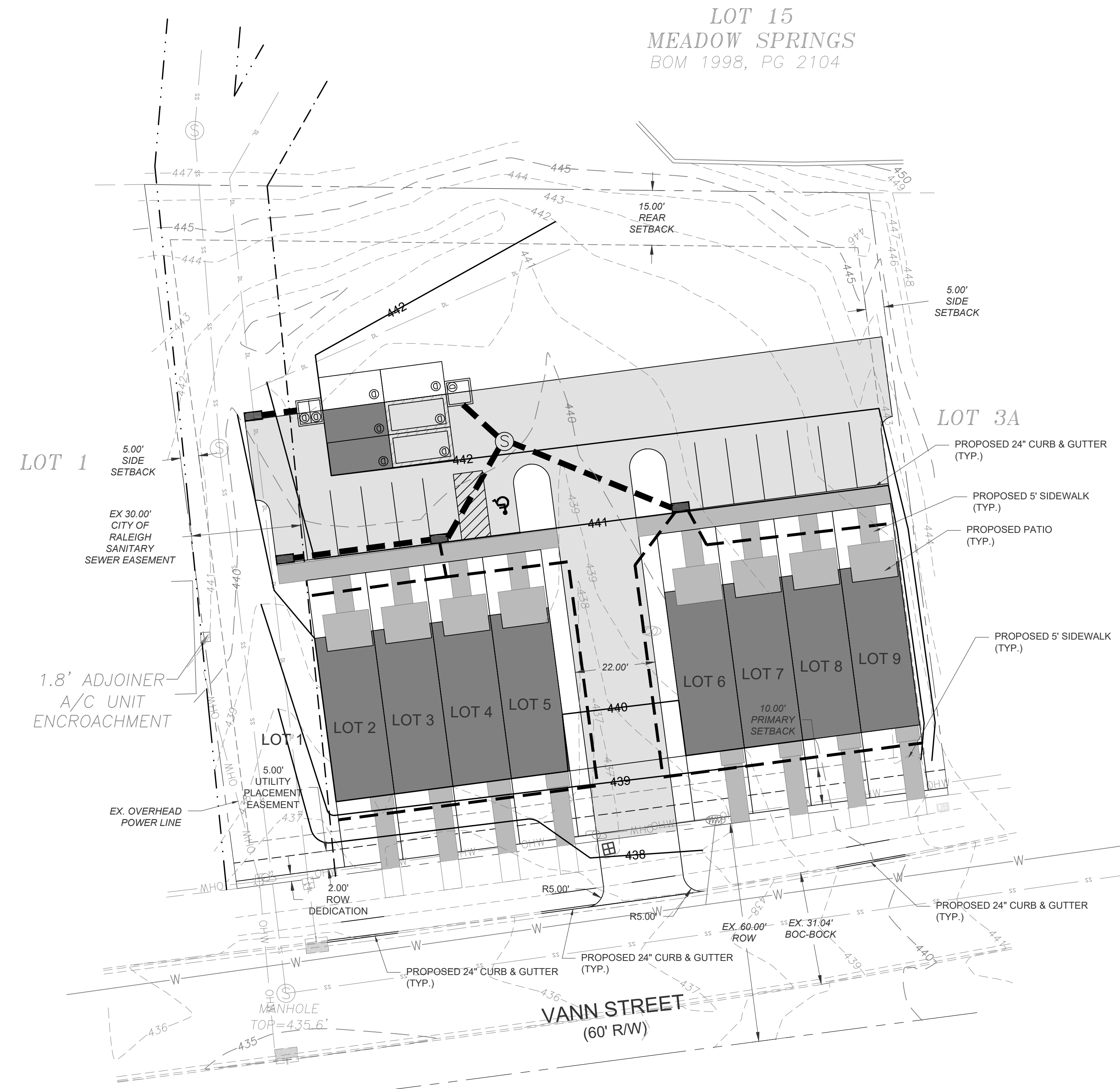
SCALE: 1" = 20'

C-5

5 of 8

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED LOT LINE
	PROPOSED UTILITY PLACEMENT EASEMENT
	PROPOSED SANITARY MANHOLE
	PROPOSED HYDRANT ASSEMBLY

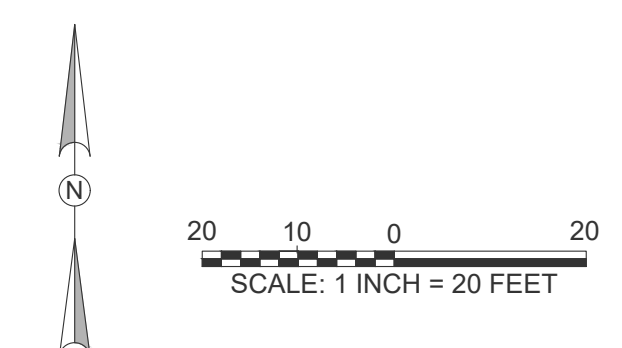


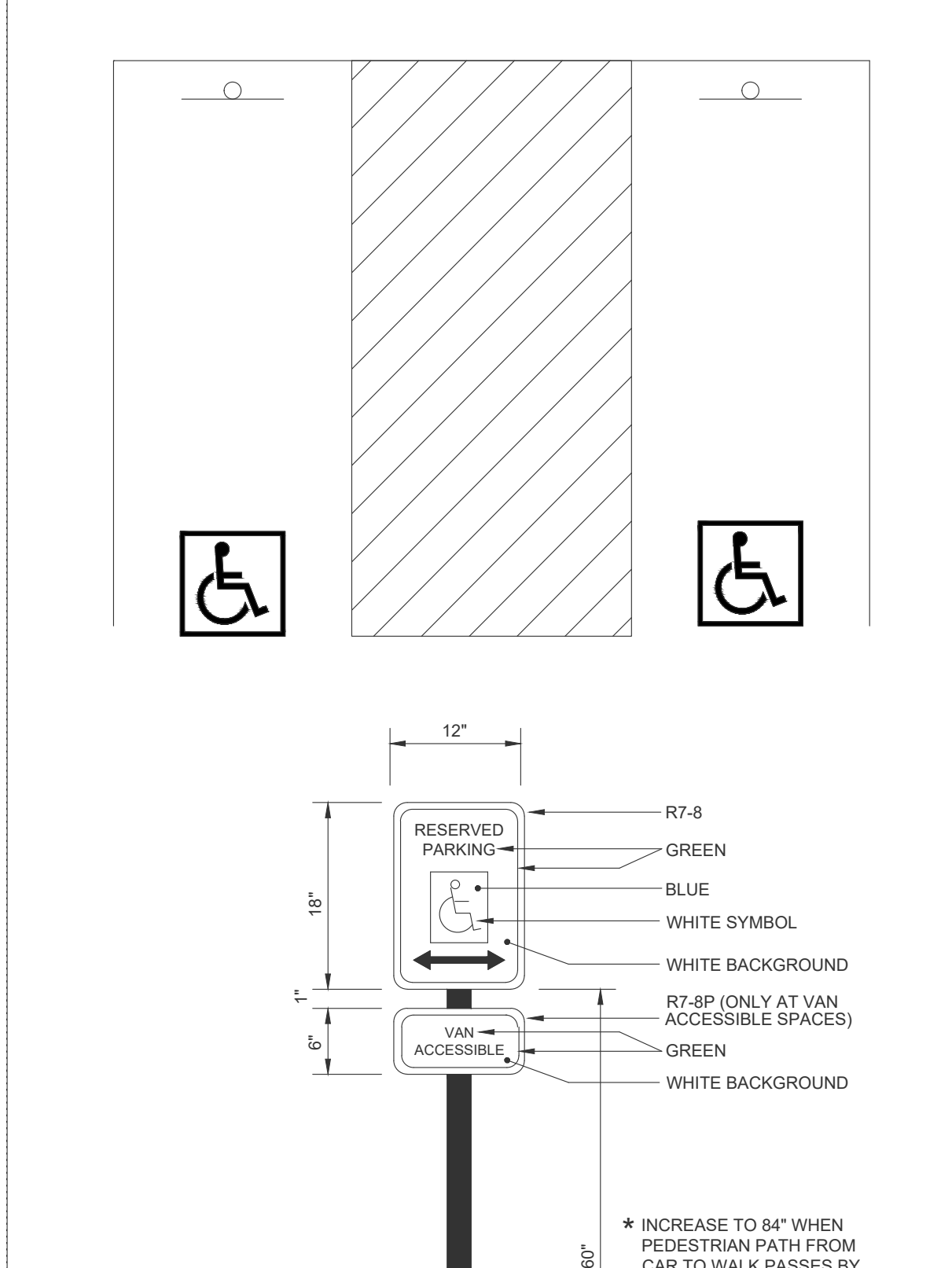
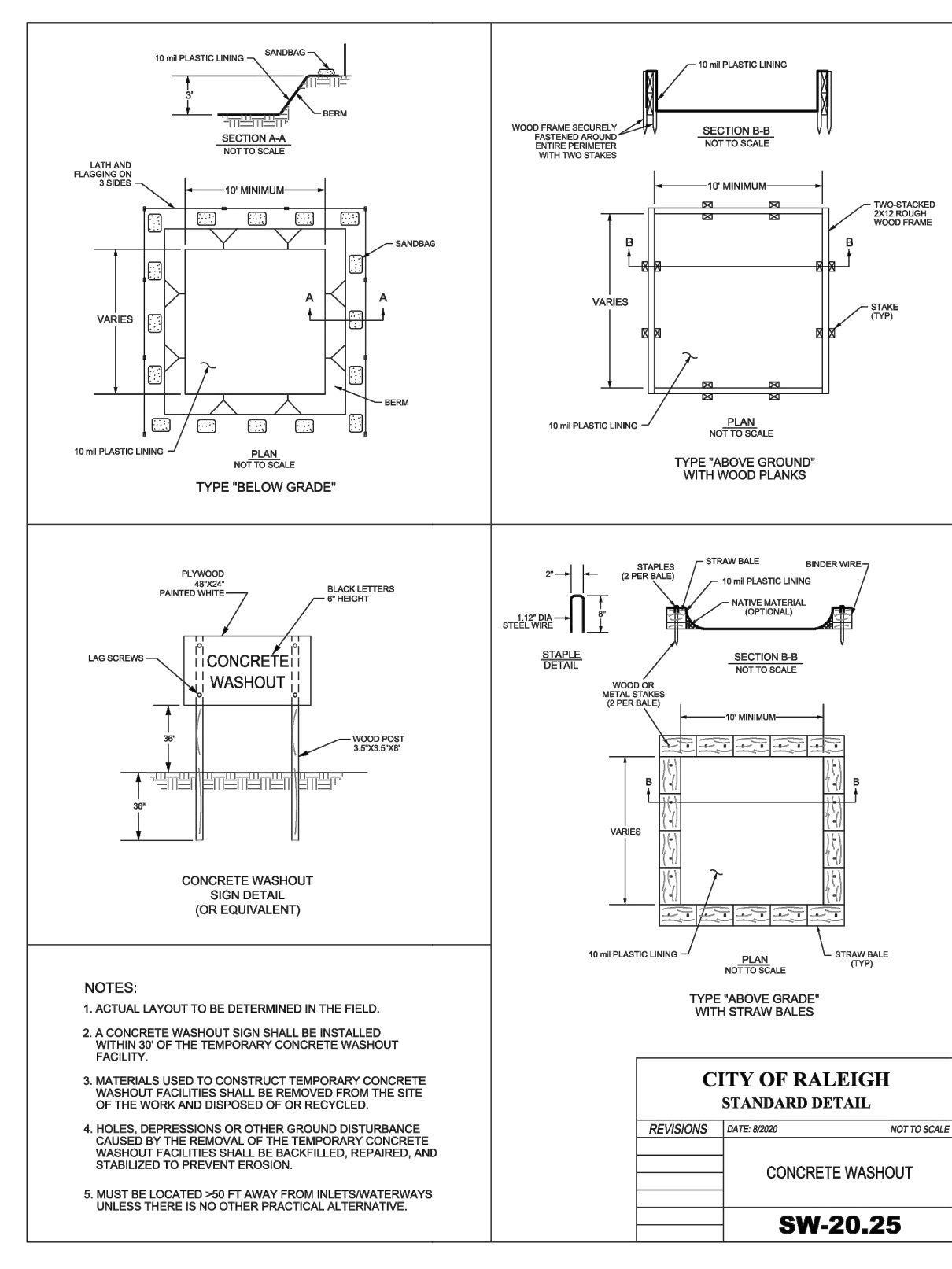
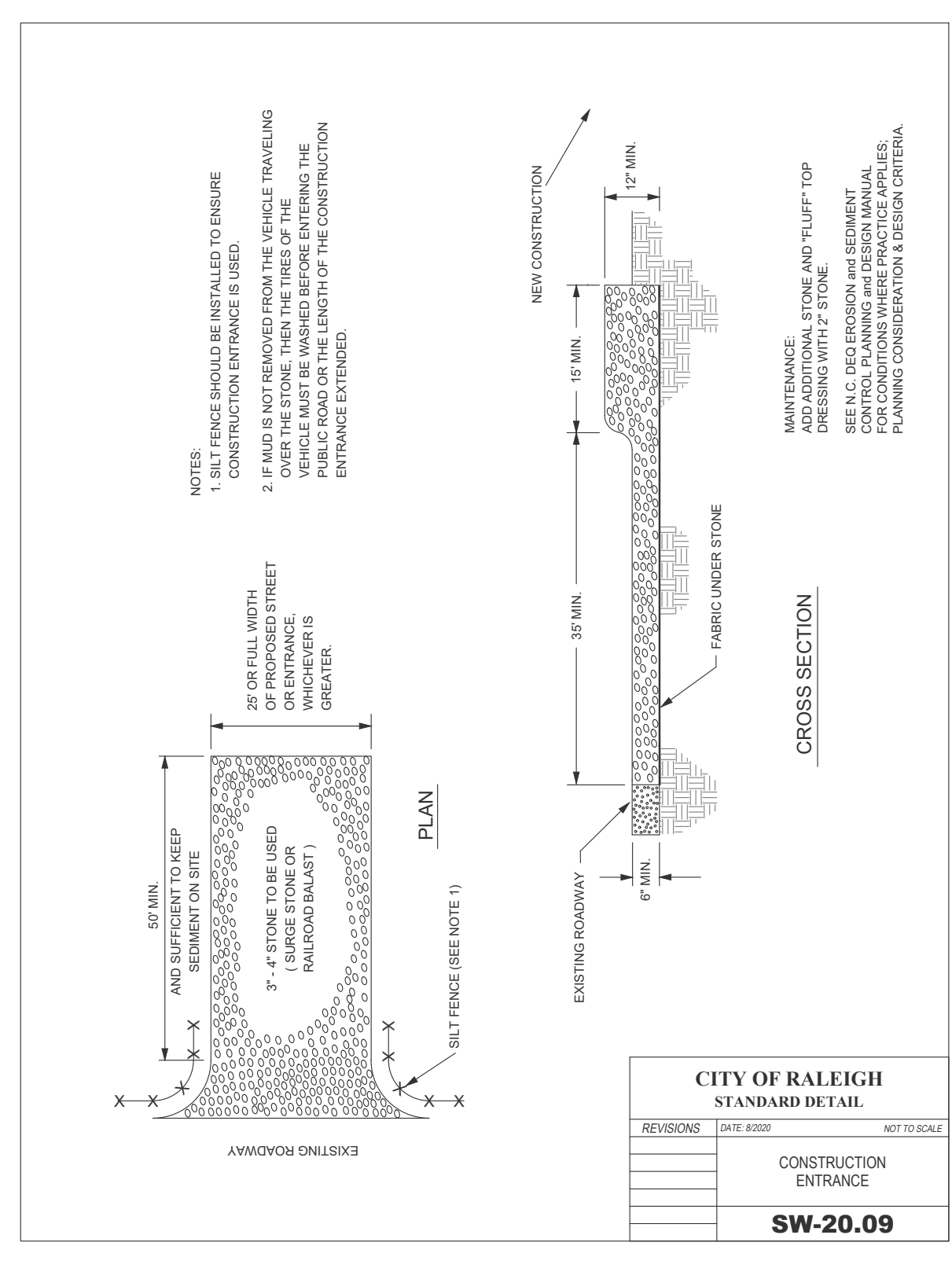
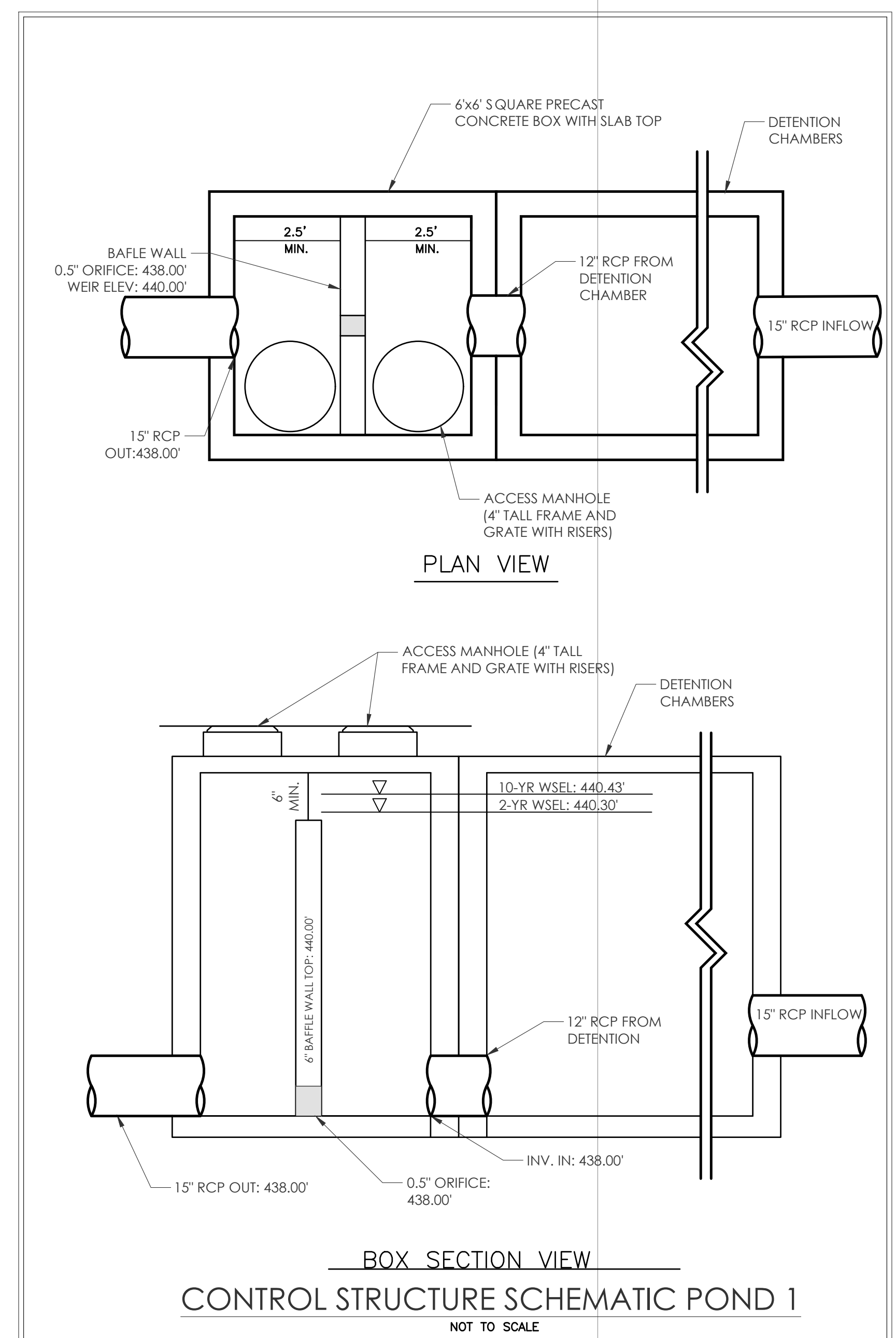
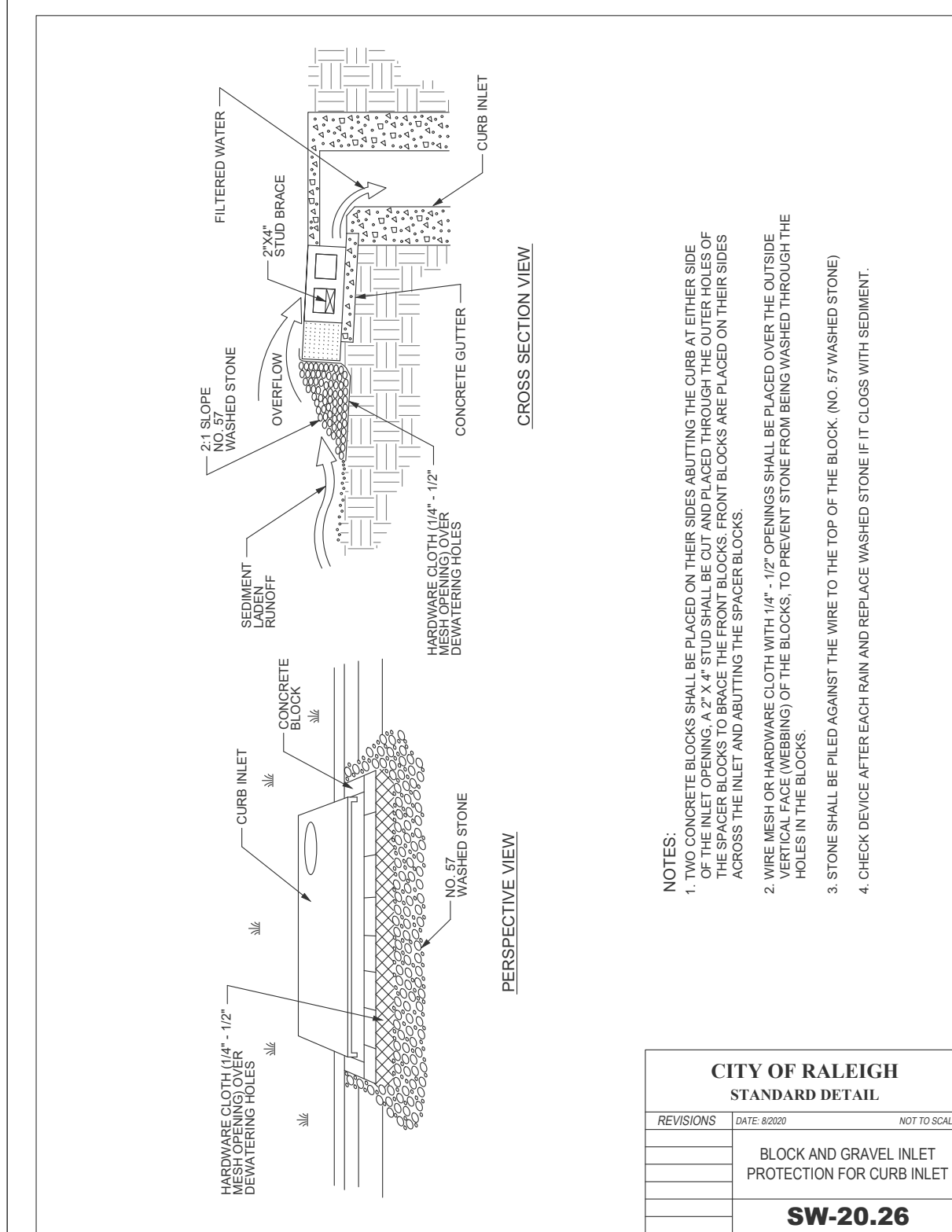
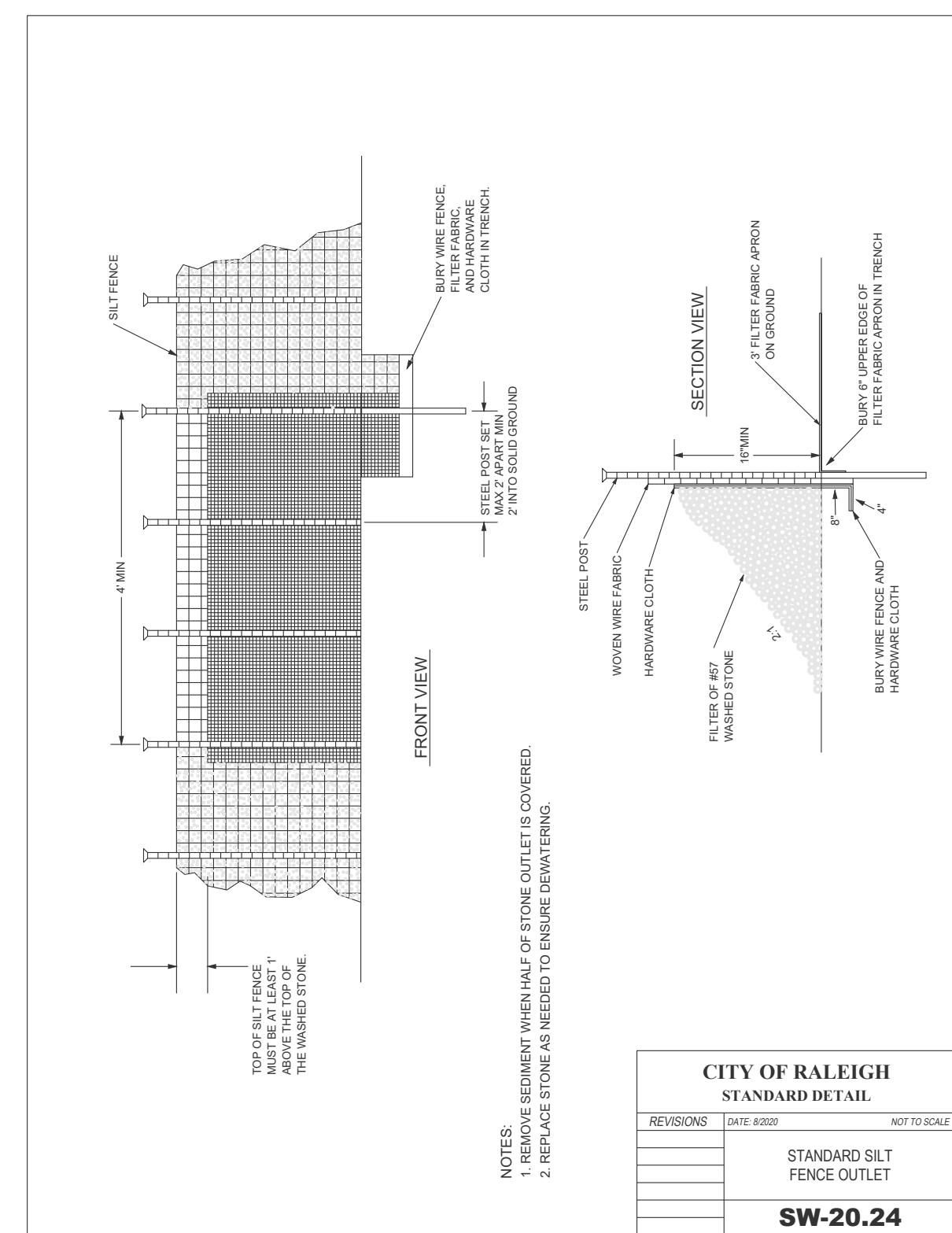
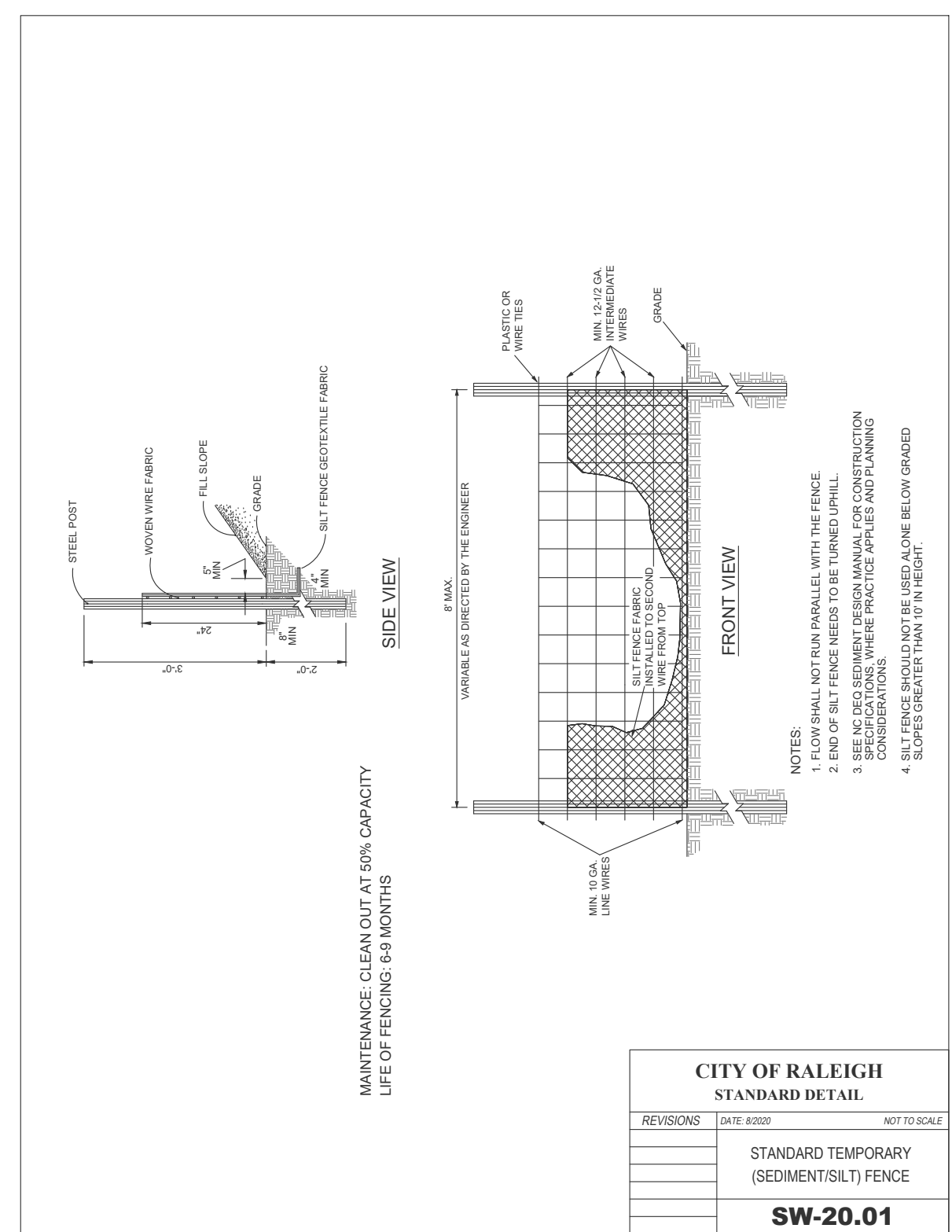
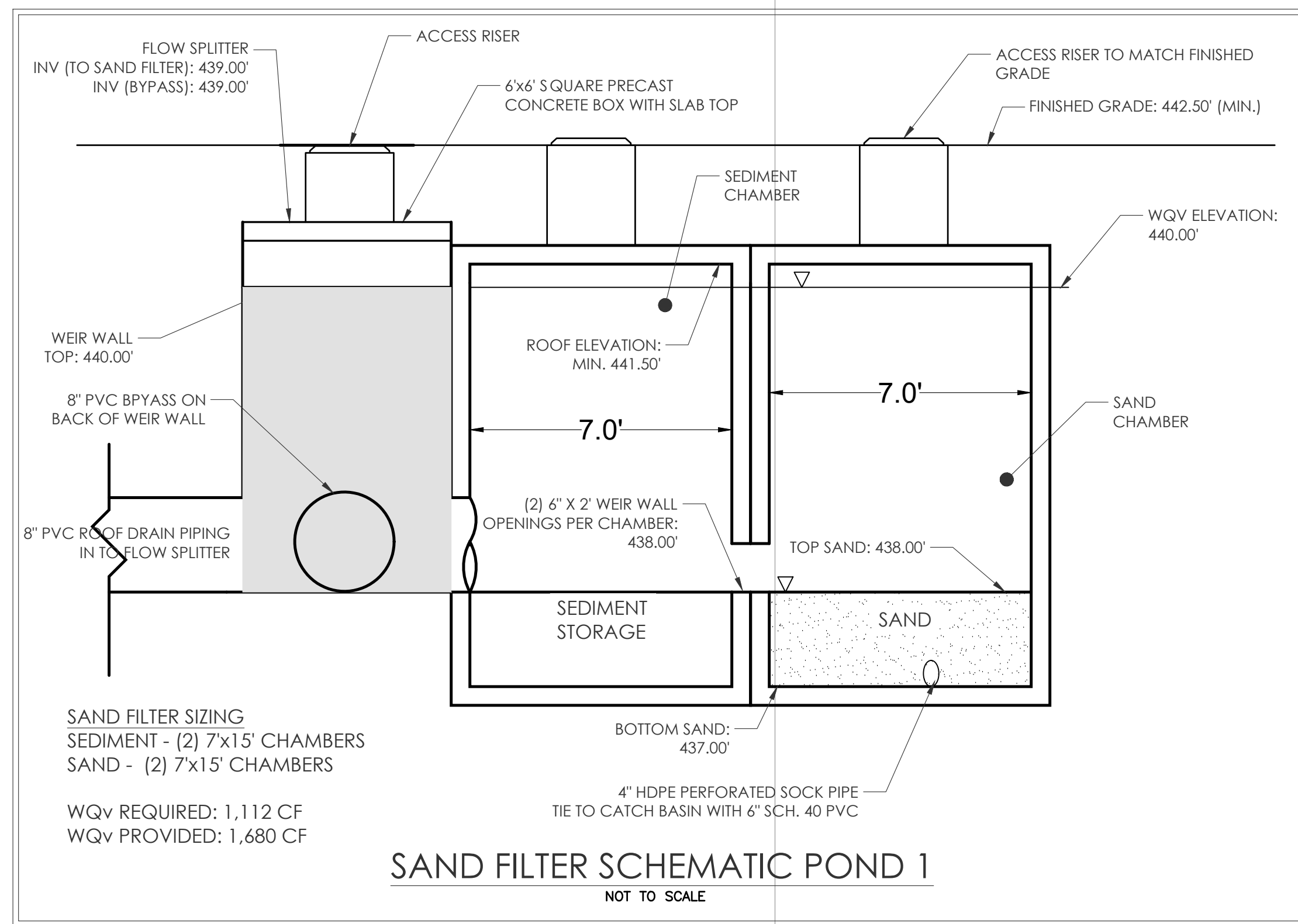
SITE EXEMPTION NOTES:

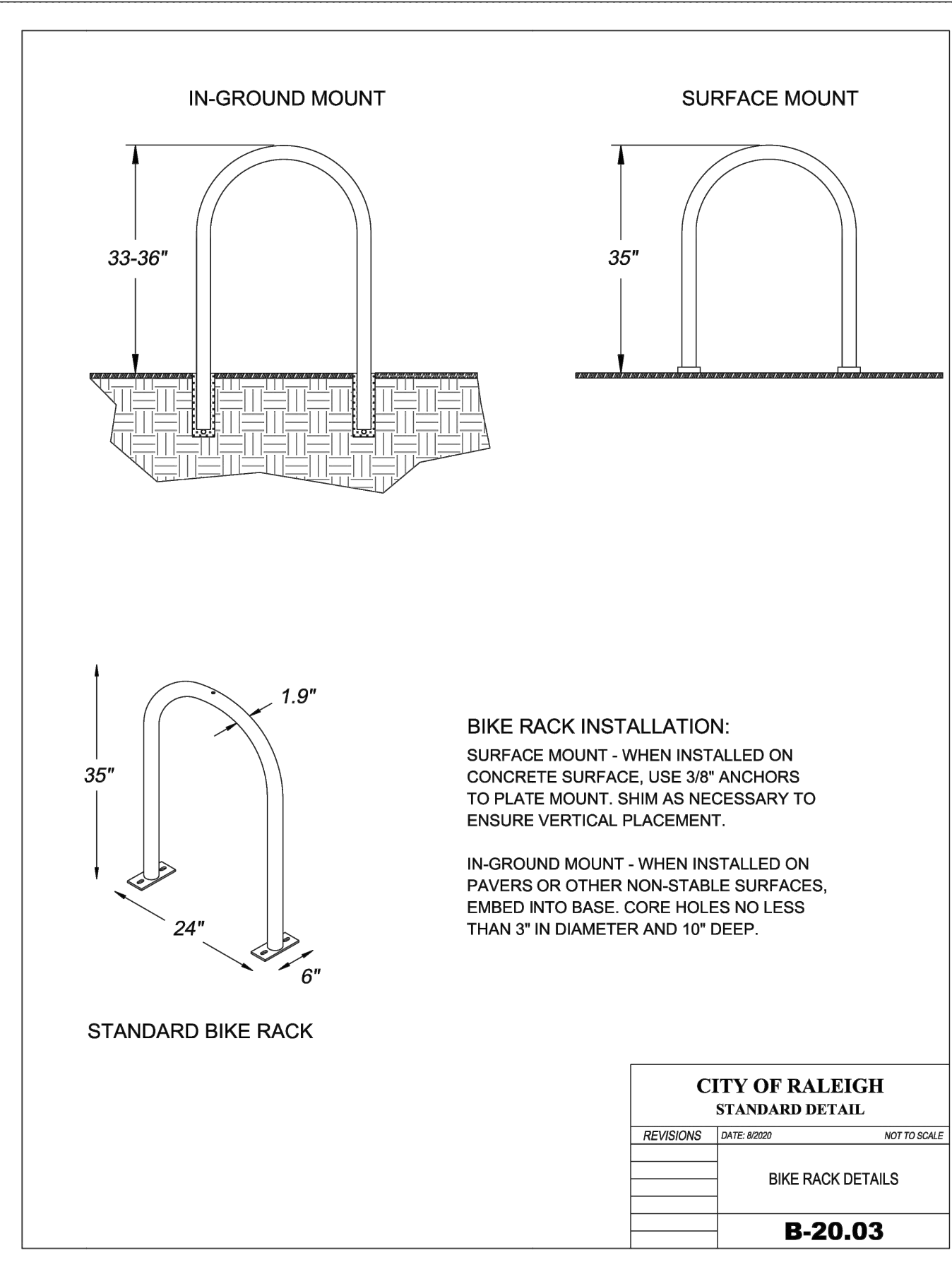
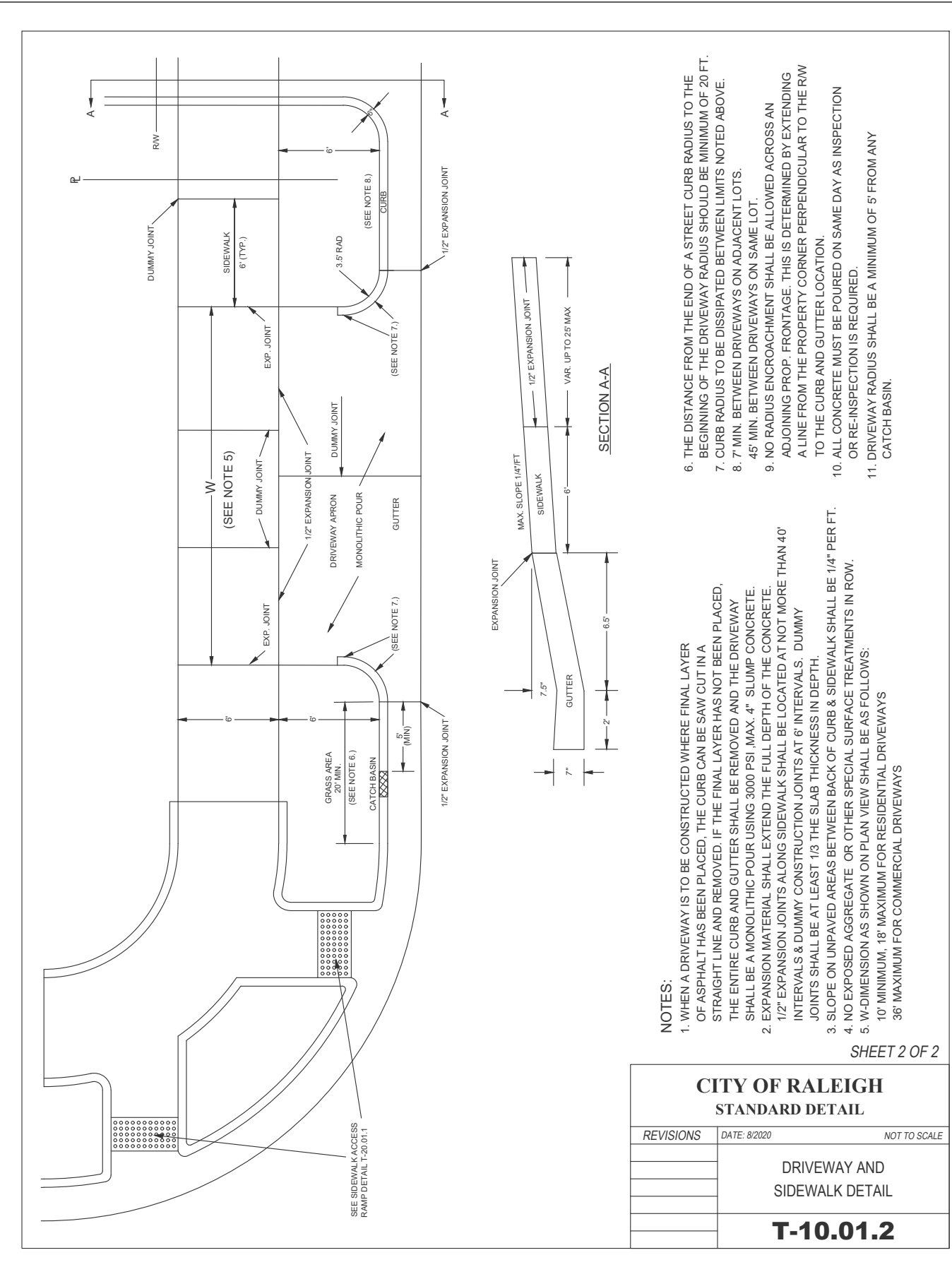
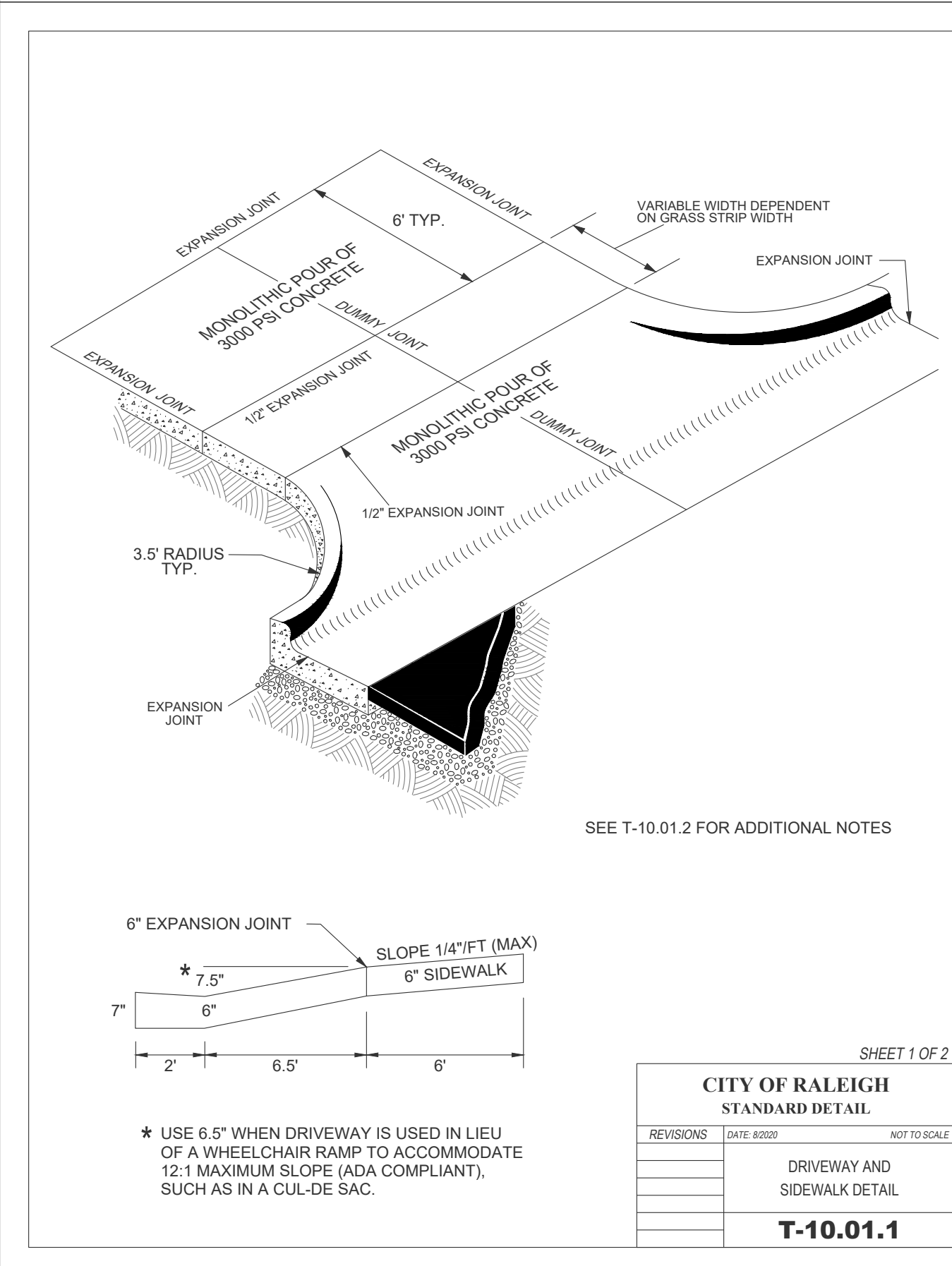
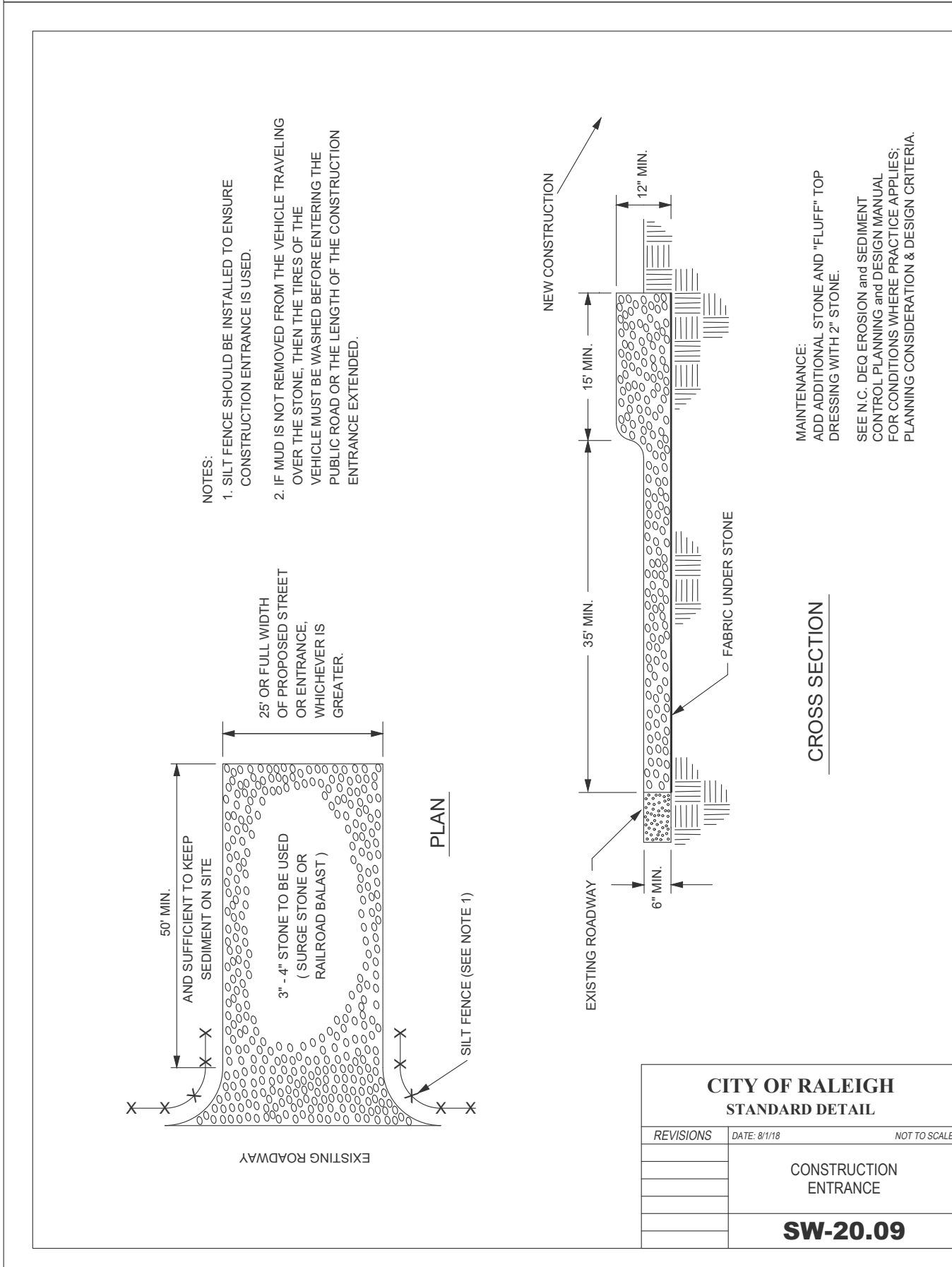
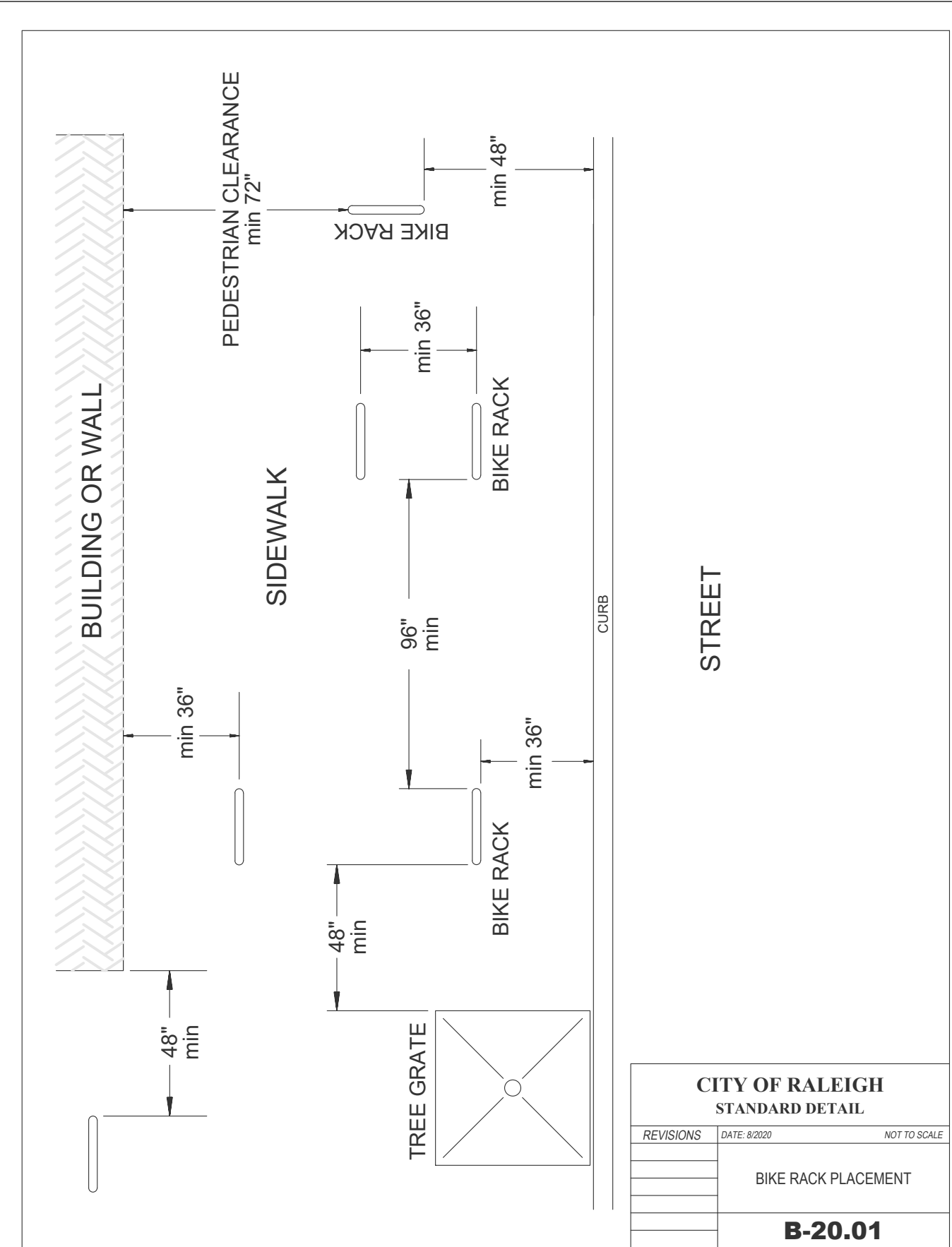
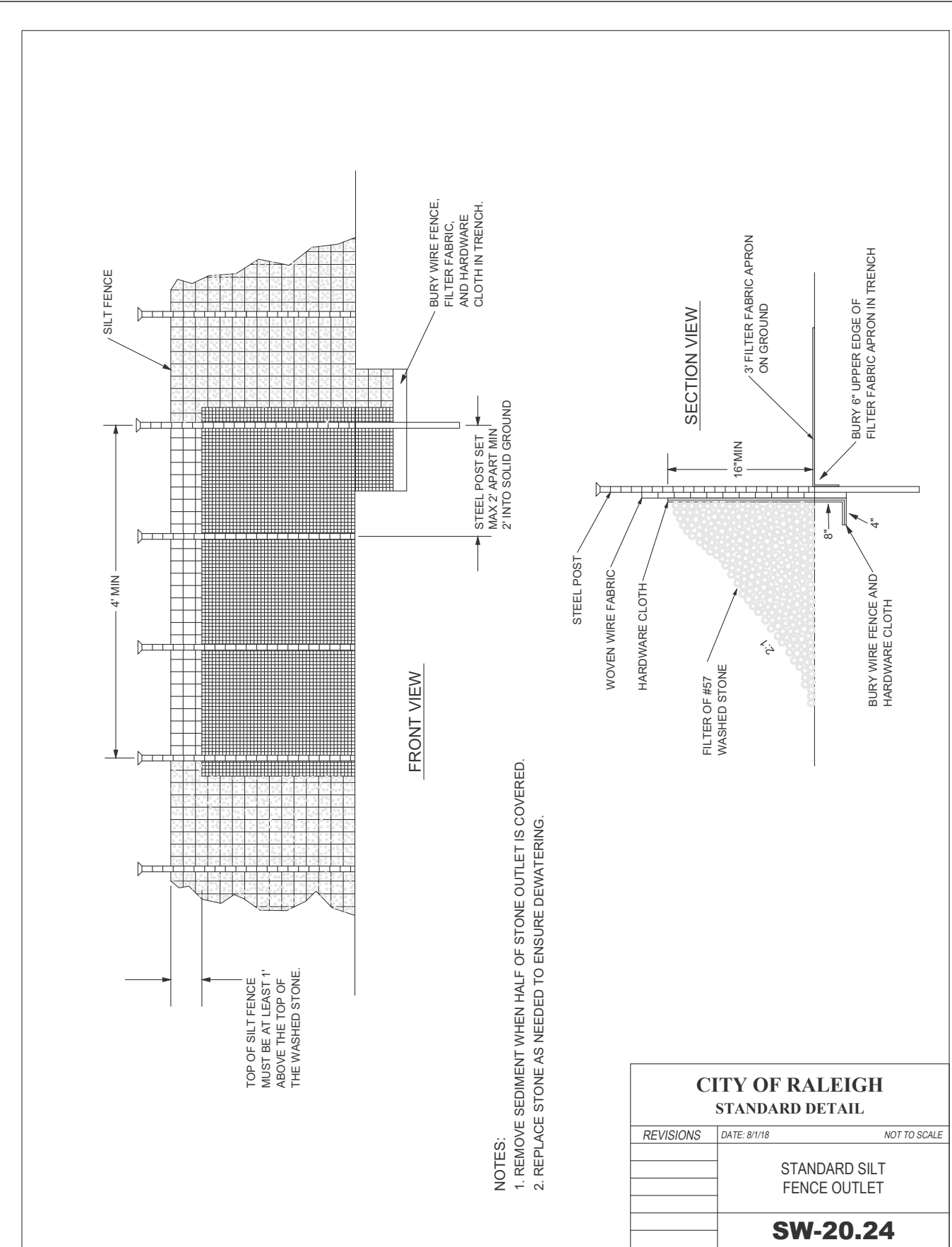
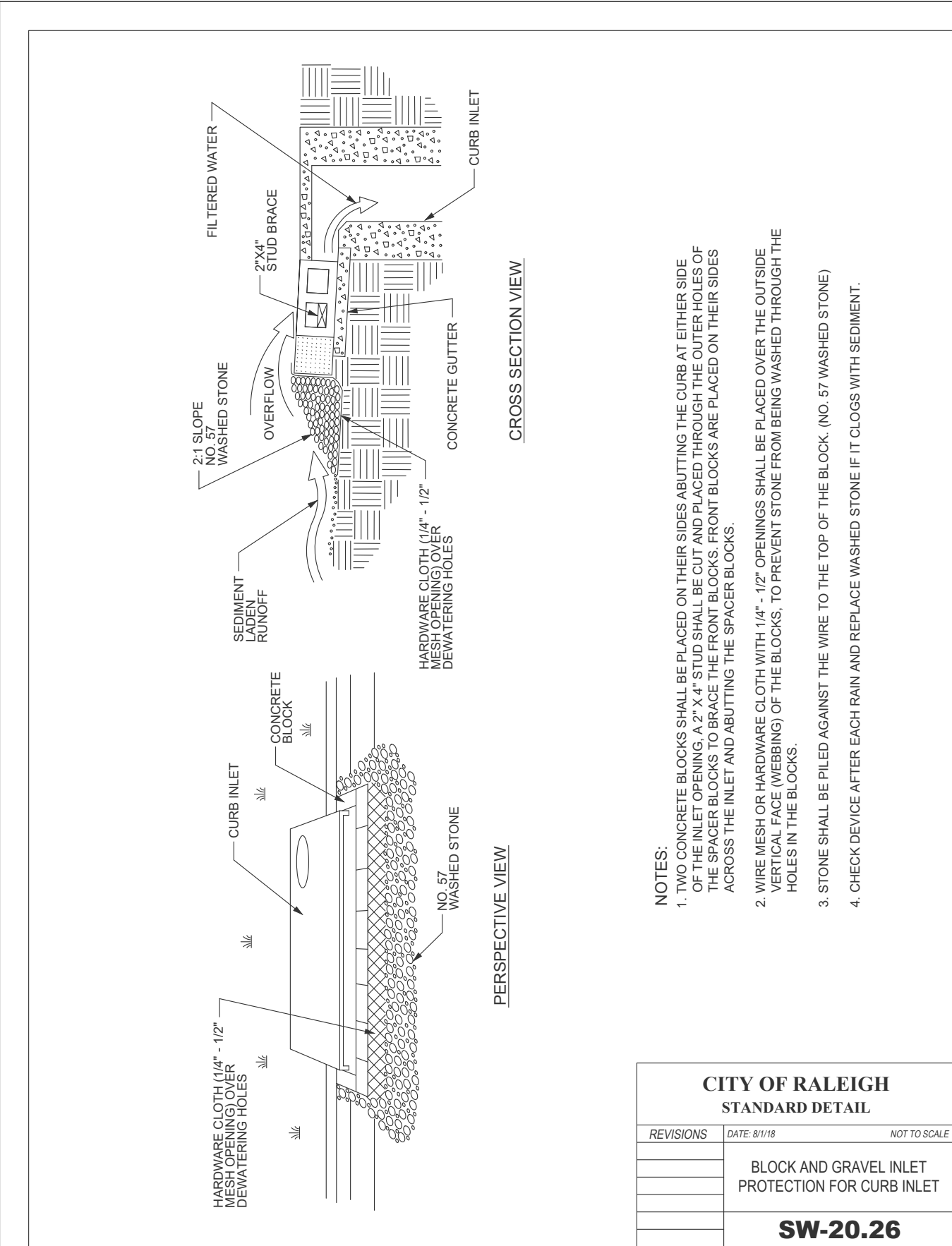
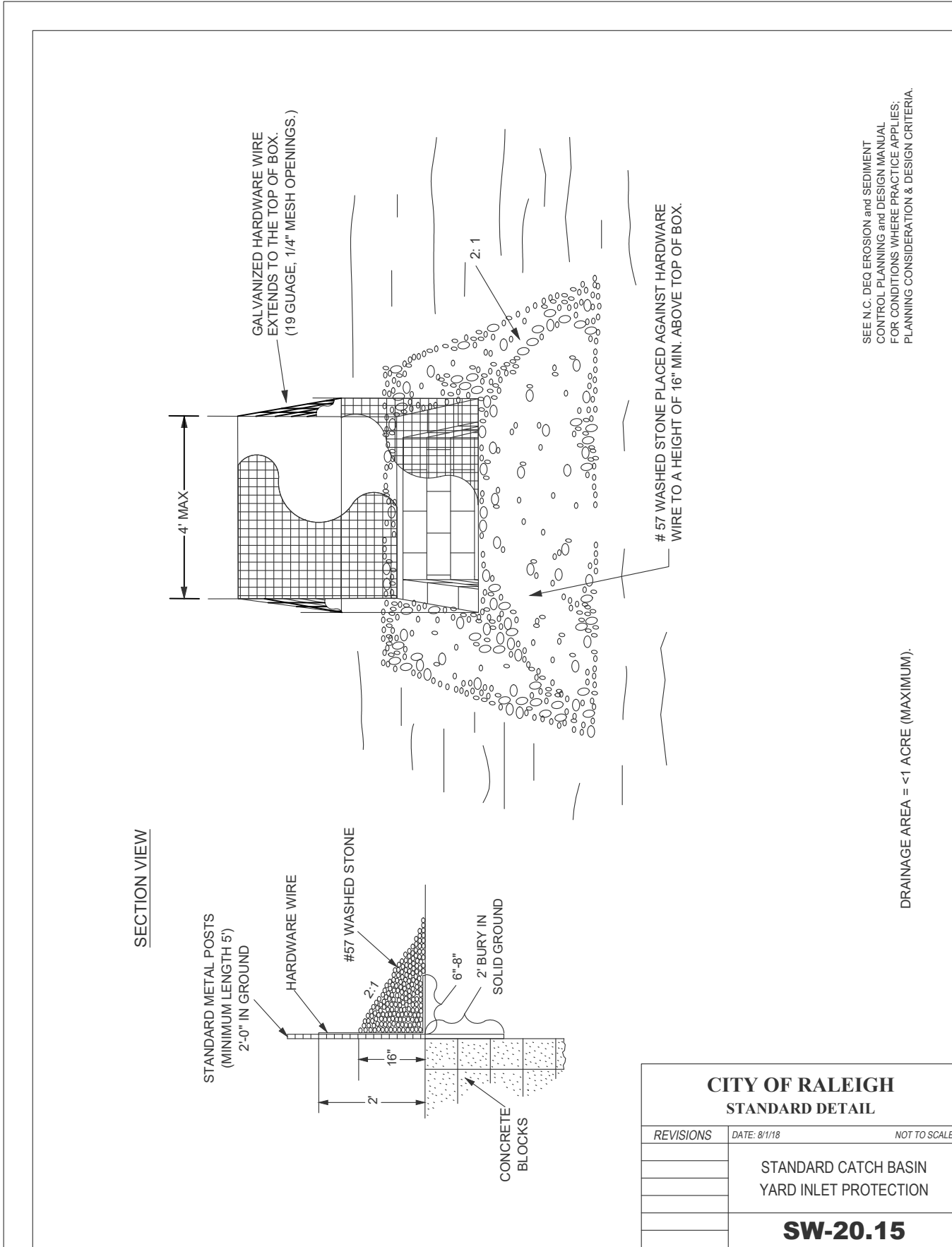
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR ATTACHED AND TINY HOUSE RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON APRIL 26, 2024.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720078300K DATED JULY 19, 2022.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. TO BE PROVIDED PRIOR TO SITE PERMIT REVIEW (SPR) APPROVAL.
- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.







REV.	DESCRIPTION	DATE

