

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 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):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See “who can apply” in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	Yes No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION			
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____		Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots:	# 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:	Total # Dwelling Units:		
Proposed density for each zoning district (UDO 1.5.2.F):			

SIGNATURE BLOCK	
<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	
Signature: 	Date: 09/06/23
Printed Name: David Smoot	
Signature:	Date:
Printed Name:	

PRELIMINARY SUBDIVISION PLANS

1801 LYNN ROAD SUBDIVISION

REVISIONS

Preliminary Subdivision Application

Site Review

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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): SCOPE-0060-2023

Development name (subject to approval): 1801 Lynn Road Subdivision

Property Address(es): 1801 Lynn Road

Recorded Deed PIN(s): 0797-72-2547

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) Names: Madison Holding LLC (Contact: David Smoot)

Company: Madison Holding LLC Title: Managing Member

Address: 1415 Hillsborough Street, Raleigh, NC 27605

Phone #: 917-355-2122 Email: david.smoot@madisonholding.com

Applicant Name (If different from owner. See "who can apply" in instructions): N/A

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

Company: N/A Address: N/A

Phone #: N/A Email: N/A

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

Developer Contact Names: David Smoot

Company: Madison Holding LLC Title: Managing Member

Address: 1415 Hillsborough Street, Raleigh, NC 27605

Phone #: 917-355-2122 Email: david.smoot@madisonholding.com

DEVELOPMENT TYPE + SITE DATA TABLE – ZONING INFORMATION

Gross site acreage: 0.985

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

R-6

Overlay district(s): None Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A

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

Case # Z- N/A BOA- N/A DA- N/A

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) N/A Proposed total (sf) 21645

Impervious Area for Compliance (includes right-of-way): Existing (sf) N/A Proposed total (sf) 21883

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 0 # of Attached House Lots: 0 # of Townhouse Lots: 8

of Tiny House Lots: 4 # of Open Lots: 0 # of Other Lots (Apartment, General, Mixed Use, Civic): 0

Total # of Lots: 12 Total # Dwelling Units: 12

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

SIGNATURE BLOCK

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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.

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Signature: *David Smoot* Date: 09/06/23

Printed Name: David Smoot

Signature: Date:

Printed Name:

UDO SEC. 9.1 TREE CONSERVATION N/A

IN ACCORDANCE WITH UDO 9.1.2, TREE CONSERVATION REQUIREMENTS ARE NOT APPLICABLE DUE TO THE SITE AREA BEING 0.985 ACRES WHICH IS LESS THAN THE 2.0 ACRE MINIMUM SITE AREA APPLICABILITY. ACCORDINGLY, NO TREE CONSERVATION PLAN IS PRESENTED WITH THIS APPLICATION.

UDO SEC. 7.4 SITE LIGHTING N/A

UDO 7.4 IS NOT APPLICABLE BECAUSE NO SITE LIGHTING IS PROPOSED OTHER THAN IN THE PUBLIC RIGHT-OF-WAY. ACCORDINGLY, NO LIGHTING PLAN IS PRESENTED WITH THIS APPLICATION.

UDO SEC. 8.3.2.A BLOCK PERIMETER N/A

THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-6. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.985 ACRES WHICH IS LESS THAN THE MINIMUM SITE AREA APPLICABILITY FOR R-6 ZONING.

UDO SEC. 8.3.5.D CROSS ACCESS N/A

IN ACCORDANCE WITH UDO 8.3.5.D.5.A CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT BECAUSE THE ADJUTING PROPERTIES ARE ZONED R-4 AND OCCUPIED BY EXISTING DETACHED BUILDING TYPES.

UDO SEC. 9.2 STORMWATER MGMT N/A

IN ACCORDANCE WITH UDO 9.2.2.A.2.B.1, ACTIVE STORMWATER MANAGEMENT IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.985 ACRES WHICH IS LESS THAN THE 1.0 ACRE MIN. SITE AREA APPLICABILITY. THE APPLICANT WILL RECORD ON THE FINAL PLAT MAXIMUM IMPERVIOUS AREA FOR EACH LOT PER UDO 9.2.2.A.4.a.

UDO SEC. 8.5 STREET CROSS SECTIONS N/A

THIS DEVELOPMENT IS EXEMPT FROM CONSTRUCTION AND FEE-IN-LIEU REQUIREMENTS OF UDO 8.5 PER RALEIGH STREET DESIGN MANUAL 5.2.1.B. ALL PROPOSED LOTS IN THIS SUBDIVISION FRONT ON EXISTING PUBLIC STREETS. THE APPLICANT PROFFERS A VOLUNTARY WIDENING OF THE SIDEWALK ALONG LYNN ROAD TO 6 FEET.

UDO SEC. 9.2.3 WATERCOURSE BUFFERS N/A

UDO 9.2.3 WATERCOURSE BUFFERS IS NOT APPLICABLE AS PER NBR0 #22-184, NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY BUFFER DETERMINATION LETTER DATED JUNE 2, 2022 ("NOT SUBJECT").

GENERAL NOTES:

- PRELIMINARY SUBDIVISION PLAN APPROVAL FROM THE CITY OF RALEIGH IS REQUIRED FOR THIS DEVELOPMENT.
- CONSTRUCTION PLAN APPROVAL FROM THE CITY OF RALEIGH SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEM.
- ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS, EASEMENT, RIGHT-OF-WAY, AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
- THE LAND SURVEYOR RESPONSIBLE FOR STAKING THE IMPROVEMENTS SHALL INDEPENDENTLY VERIFY THE HORIZONTAL AND VERTICAL DATUM FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- REFER TO ARCHITECTURAL PLANS FOR THE BUILDING DETAILS AND DIMENSIONS.
- ALL GRADES, SLOPES TO BUILDING ACCESS/EGRESS POINTS, HANDICAP RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH ADA REQUIREMENTS AND THE NORTH CAROLINA BUILDING CODE.
- A FEE-IN-LIEU FOR THE COMPLETION OF THE SIDEWALK IMPROVEMENTS ALONG BEN BUR ROAD FOR THE FRONTAGE OF THE PROPERTY WILL BE REQUIRED. THE AMOUNT OF THE FEE WILL BE CALCULATED WHEN A PLAT IS RECEIVED FOR REVIEW AND PRIOR TO APPROVAL OF THE PLAT TO BE RECORDED AS REQUIRED BY SECTION 8.1.10 OF THE CITY OF RALEIGH UDO.

DESIGN STANDARD NOTES:

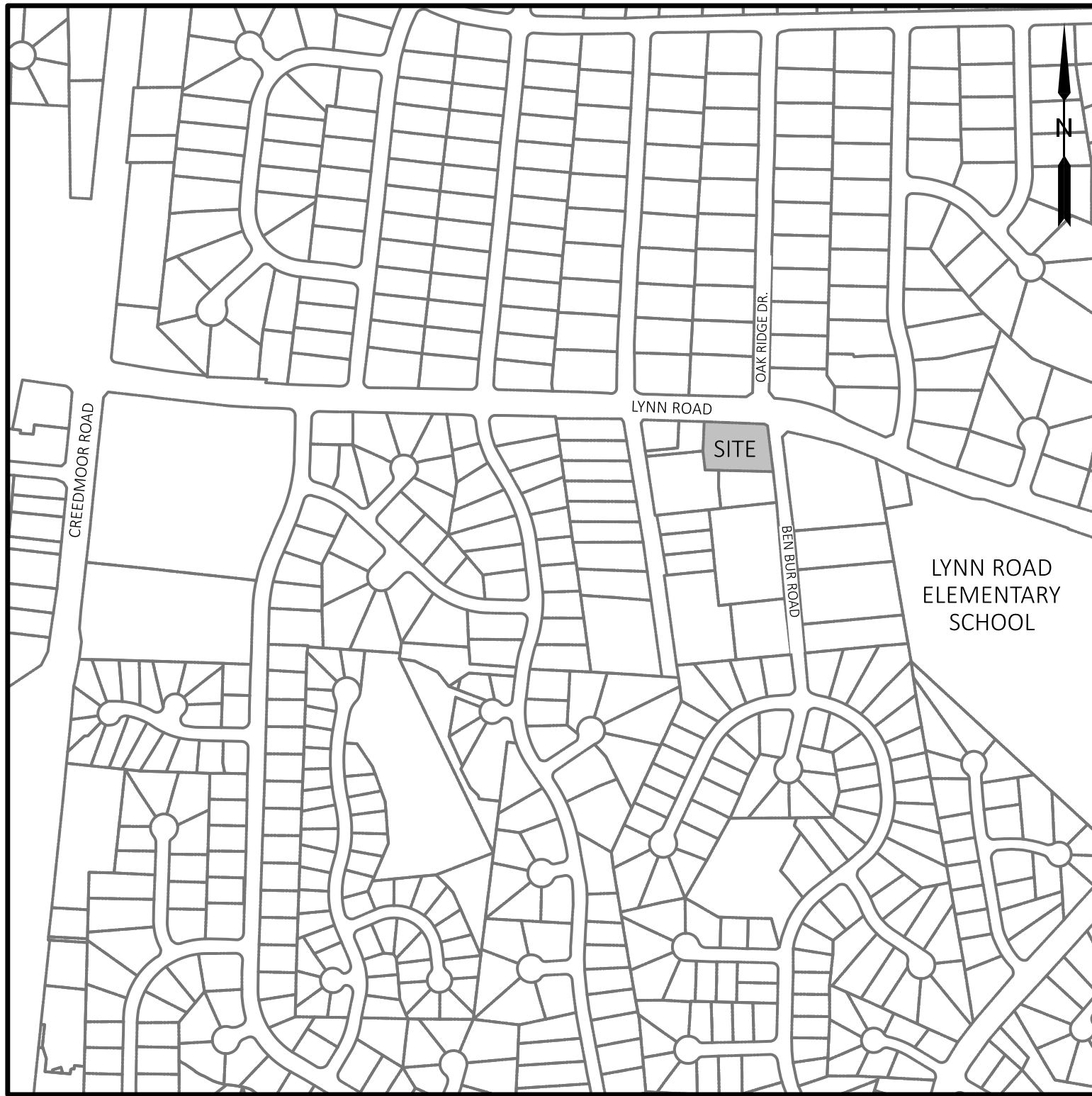
- THIS PROJECT WILL CONNECT TO THE PUBLIC WATER SYSTEM. WATER INFRASTRUCTURE WILL BE CONSTRUCTED BY THE DEVELOPER.
- THIS PROJECT WILL CONNECT TO THE PUBLIC SEWER SYSTEM. SEWER INFRASTRUCTURE WILL BE CONSTRUCTED BY THE DEVELOPER.
- THIS PROJECT LIES WITHIN THE CITY OF RALEIGH'S PLANNING AND ZONING JURISDICTION AND IS SUBJECT TO THE REGULATIONS SET FORTH IN THE CITY OF RALEIGH UDO.
- THIS PROJECT IS LESS THAN 1.0 ACRES AND IS NOT SUBJECT TO THE CITY OF RALEIGH STORMWATER REQUIREMENTS.
- SECTION 9.2.2.A.2.B OF THE CITY OF RALEIGH UDO APPLIES TO THIS SUBDIVISION OF LESS THAN ONE ACRE IN SIZE. THE MAXIMUM IMPERVIOUS SURFACE COVERAGE FOR THE R-6 ZONING DISTRICT IS 51%. REFER TO SITE PLAN FOR COMPLIANCE.

SUB-XXXX-2023

1801 LYNN ROAD
RALEIGH, NC 27612

SEPTEMBER 1, 2023

VICINITY MAP



SCALE: 1"=500'

DEVELOPER

MADISON HOLDING LLC
1415 HILLSBOROUGH STREET
RALEIGH, NC 27605

LANDOWNER

MADISON HOLDING LLC
1415 HILLSBOROUGH STREET
RALEIGH, NC 27605

CIVIL ENGINEER

O'KANE AND ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NC 27889
CONTACT: BRIAN O'KANE, PE

SURVEYOR

CHANCE SURVEYING COMPANY, P.A.
7283 HIGHWAY 42 W. SUITE 102#336
RALEIGH, NC 27603

PUBLIC IMPROVEMENT QUANTITIES	
NUMBER OF LOTS	12
NUMBER OF PHASES	1
NUMBER OF UNITS	12
NUMBER OF LIVABLE BUILDINGS	8
OPEN SPACE	N/A
PUBLIC WATER (LF)	0 LF
PUBLIC SEWER (LF)	235 LF
PUBLIC STREET (LF)	0 LF
PUBLIC SIDEWALK (SF)	238 SF
STREET SIGNS (LF)	0 LF
WATER SERVICE STUBS	11
SEWER SERVICE STUBS	12

SHEET INDEX		
DRAWING	TITLE	REVISION DATE
C-0.0	COVER SHEET	09/06/2023
C-1.0	EXISTING CONDITIONS PLAN	09/06/2023
C-1.1	DEMOLITION PLAN	09/06/2023
SITE LAYOUT AND UTILITY		
C-2.0	SITE LAYOUT PLAN	09/06/2023
C-2.1	SITE UTILITY PLAN	09/06/2023
SITE GRADING AND DRAINAGE		
C-3.0	GRADING AND DRAINAGE PLAN	09/06/2023
EROSION CONTROL		
C-4.0	EROSION CONTROL PLAN	09/06/2023
NOTES AND DETAILS		
C-6.0	SITE DETAILS	09/06/2023
C-6.1	SITE DETAILS	09/06/2023
C-6.2	SITE DETAILS	09/06/2023
LANDSCAPING		
C-7.0	LANDSCAPE PLAN	09/06/2023

TOTAL NUMBER OF DRAWINGS INCLUDED IN SET = 11

DEVELOPER	
MADISON HOLDING LLC 1415 HILLSBOROUGH STREET RALEIGH, NC 27605 CONTACT: DAVID SMOOT PHONE: 917-355-2122 EMAIL: DAVID.SMOOT@MADISONHOLDING.COM	
LANDOWNER	
MADISON HOLDING LLC 1415 HILLSBOROUGH STREET RALEIGH, NC 27605 CONTACT: DAVID SMOOT PHONE: 917-355-2122 EMAIL: DAVID.SMOOT@MADISONHOLDING.COM	
EXISTING PROPERTY DATA	
SITE ADDRESS	1801 LYNN ROAD RALEIGH, NC 27612
PIN	0797-72-2547
REID	0087038
PARCEL AREA	42,908.5 SF (0.985 ACRES)
EXISTING ZONING	R-6 (RESIDENTIAL-6)
ZONING CASE	Z-36-2022
ORDINANCE	426ZC845
EXISTING LAND USE	VACANT
WATERSHED	CRABTREE CREEK
RIVER BASIN	NEUSE RIVER
DEED	DB18647 PG162
PLAT REFERENCE	BM 2022 PG 1357
FEMA FLOOD INSURANCE MAP	3720079700J
RECEIVING STREAM	UNNAMED TRIBUTARY TO MINE CREEK STREAM INDEX - 27-33-14 CLASSIFICATION - C,NSW

RIGHT OF WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. rightofwayservices@raleighnc.gov FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE USUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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 PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

STORMWATER NOTE:

- THE SITE IS LESS THAN 1 ACRES AND THEREFORE EXEMPT FROM STORMWATER REGULATIONS.

SITE INFORMATION TABLE	
EXISTING ZONING	R-6 (RESIDENTIAL-6)
PROPOSED ZONING	R-6 (RESIDENTIAL-6)
EXISTING SITE AREA	42,908.5 SF (0.985 ACRES)
R/W DEDICATION	0 SF (0 ACRES)
OTHER DEDICATION	0 SF (0 ACRES)
PROPOSED NET SITE AREA	42,908.5 SF (0.985 ACRES)
PROPOSED USE	TOWNHOUSES & TINY HOMES
R-6 DIMENSIONAL STANDARDS - TWO-UNIT TOWNHOUSE (UDO 2.2.2 ATTACHED HOUSE STANDARDS APPLY)	
A. SITE DIMENSIONS	
NET SITE AREA PER UNIT (MIN.)	3,000 SF (½ OF 6,000 SF)
MIN. SITE WIDTH	50'
OUTDOOR AMENITY AREA (MIN.)	N/A
B. LOT DIMENSIONS	
AREA (MIN.)	3,000 SF (½ OF 6,000 SF)
WIDTH (MIN.)	25' (½ OF 50')
C. PRINCIPAL BUILDING / STRUCTURE SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREET (MIN.)	10'
FROM SIDE LOT LINE (MIN.)	5'
FROM REAR LOT LINE (MIN.)	20'
FROM ALLEY (MIN.)	4' OR 20'
INTERNAL BLDG SEPARATION	10' MIN.
RESIDENTIAL INFILL RULES	YES
E. HEIGHT	
PRINCIPAL BUILDING (MAX)	40' / 3 STORIES
ACCESSORY STRUCTURE (MAX)	26'
RESIDENTIAL INFILL RULES	YES *
R-6 DIMENSIONAL STANDARDS (TINY HOUSES / FLAG LOTS)	
A. LOT DIMENSIONS	
AREA (MIN.)	3,000 SF / 3,500 SF
MIN LOT WIDTH	35' / 10'
MIN LOT DEPTH	50' / 50'
B. PRINCIPAL BUILDING SETBACKS	
FROM PRIMARY STREET (MIN.)	10' / 10'
FROM SIDE STREET (MIN.)	10' / 10'
FROM SIDE LOT LINE (MIN.)	5' / 5'
RESIDUAL LOT BNDY LIN (MIN.)	N/A / 5'
FROM REAR LOT LINE (MIN.)	10' / 10'
SETBACK - FROM ALLEY (MIN.)	N/A / 4' OR 20' MIN
RESIDENTIAL INFILL RULES	YES / NO *

* UDO 2.2.1.B.c NO COMPARATIVE SAMPLE CAN BE DEFINED; THEREFORE, THE MINIMUM SETBACK OF THE UNDERLYING DISTRICT APPLIES.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

CLIENT:
MADISON
HOLDING LLC

PRELIMINARY
SUBDIVISION REVIEW

COVER SHEET
1801 LYNN ROAD
SUBDIVISION
CITY OF RALEIGH, NORTH CAROLINA



Know what's below.
Call before you dig.
1-800-632-4949

HORIZONTAL SCALE:
N/A

VERTICAL SCALE:
N/A

DATE:
09/06/2023

SHEET NUMBER:

C-0.0



- EXISTING CONDITIONS WITHIN PROPERTY BOUNDARY WERE TAKEN FROM BM 2022 PG 1357.
- ALL OTHER EXISTING CONDITIONS SHOWN ON THIS PLAN WERE TAKEN FROM WAKE COUNTY GIS AND ARE NOT THE RESULT OF A BOUNDARY OR TOPOGRAPHIC SURVEY.
- NO ENVIRONMENTAL INVESTIGATION OR DETERMINATIONS HAVE BEEN PERFORMED BY O'KANE AND ASSOCIATES ON THE SITE. ANY AND ALL ENVIRONMENTAL INFORMATION SHOWN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE GOVERNING AGENCIES. ALL ENVIRONMENTAL FEATURES SHALL BE CONFIRMED BY APPROPRIATE GOVERNING AGENCY AND SURVEYED PRIOR TO CONSTRUCTION.
- EXISTING TREES AND TREE LINE SHOWN ON PLANS WERE TAKEN FROM AERIAL PHOTOGRAPHY AND SHOULD BE CONSIDERED APPROXIMATE. ALL EXISTING VEGETATION TO BE REMOVED SHALL BE FIELD LOCATED WITHIN THE PROPERTY BOUNDARY PRIOR TO TREE CLEARING ACTIVITIES COMMENCING ON THE SITE.

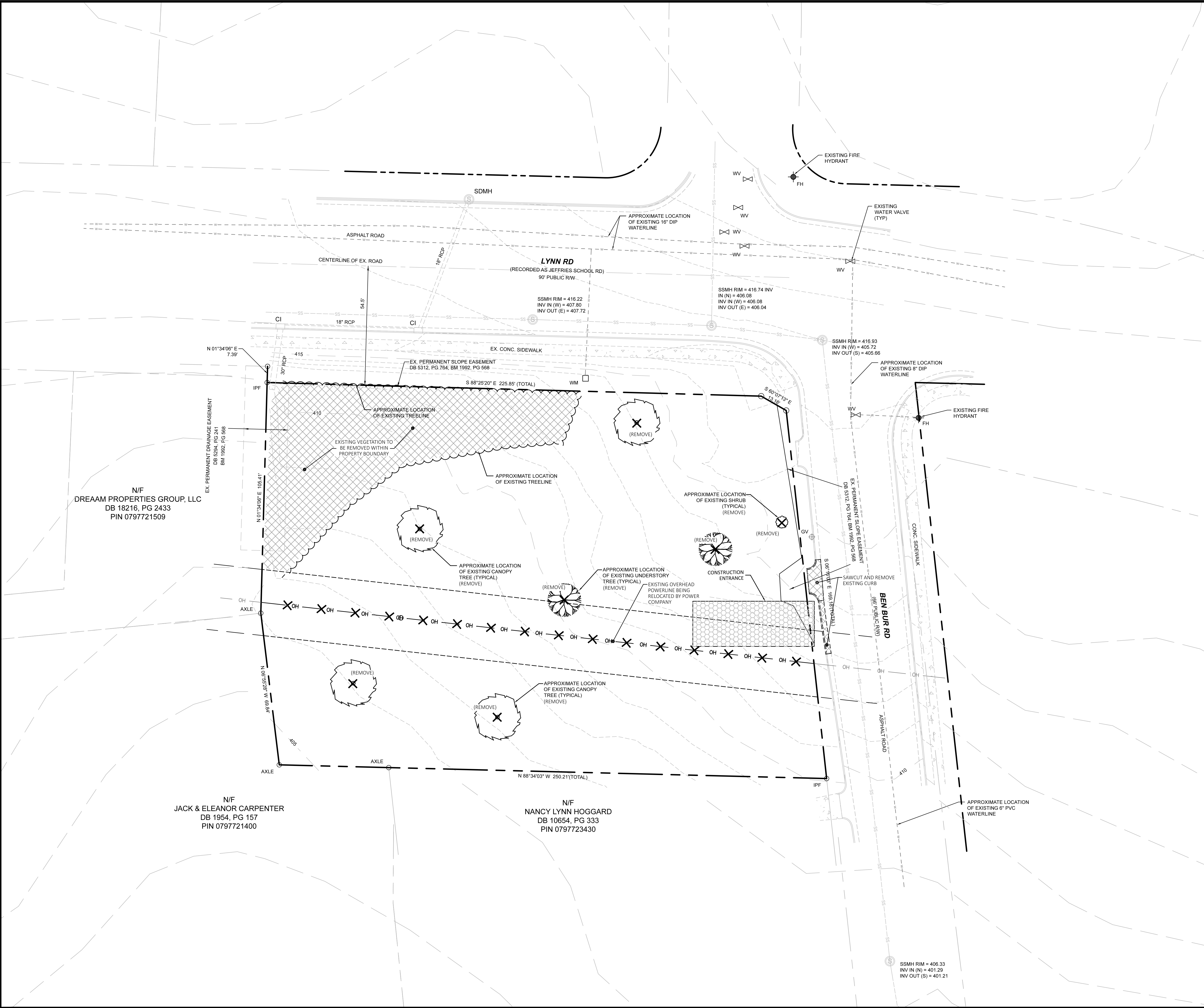
1. THIS PROPERTY LIES WITHIN THE NEUSE RIVER BASIN. BUFFER DETERMINATION LETTER NBR02-1184, DATED JUNE 2ND, 2002, INDICATES THE STREAM FEATURE THAT APPEARS ON THE NRCS SOIL MAP AND IS ADJACENT TO THE SITE IS "NOT SUBJECT" TO STREAM BUFFER REGULATIONS BY NCDQEDWR.
2. THIS PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720079700, DATED 5/02/2006.
3. THIS PROPERTY DRAINS TO AN UNNAMED TRIBUTARY (UT) OF MINE CREEK WHICH IS A NAMED TRIBUTARY OF CRABTREE CREEK WHICH LIES IN THE NEUSE RIVER BASIN.

1. SOILS INFORMATION FOR THE PROJECT WAS TAKEN FROM WAKE COUNTY GIS.
2. THE SOIL BOUNDARY SHOWN IS FROM GIS DATA AND IS APPROXIMATE.
3. THE SOIL TYPES ON THIS SITE ARE:
CFC - CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
(HYDROLOGIC SOIL GROUP- A)
(100% OF SITE AREA)



KANE
& ASSOCIATES, PLLC

107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER: P-2529



- DEMOLITION NOTES:**
1. REMOVE/ DEMOLISH/ ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AND APPROVAL OF THE ENGINEER.
 2. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY ARCHITECTS NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING ARCHITECTS WRITTEN PERMISSION.
 3. SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
 4. VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 5. LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND REPAIR ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
 6. REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH AND DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 7. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES INDICATED IS APPROXIMATE ONLY. FIELD LOCATE ALL EXISTING UTILITIES IN THE AREA OF WORK, REGARDLESS OF WHETHER OR NOT THEY ARE INDICATED. CALL "NC ONE CALL" PRIOR TO THE START OF DEMOLITION WORK FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES.
 9. NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS OR OTHER ABOVE GROUND APPURTENANCES WITH THE APPROPRIATE UTILITY COMPANY (I.E. POWER, TELEPHONE, CABLE AND NATURAL GAS/PROPANE) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
 10. SHOULD UNCHARTED OR INCORRECTLY CHARTED EXISTING UTILITIES BE IDENTIFIED, CONTACT THE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS. PROVIDE A SCALE DRAWING WITH THE LOCATION OF THE UNCHARTED OR INCORRECTLY CHARTED UTILITIES FOR USE BY THE ARCHITECT IN PREPARING ADDITIONAL DIRECTION.


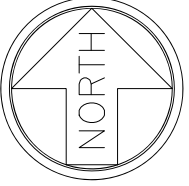
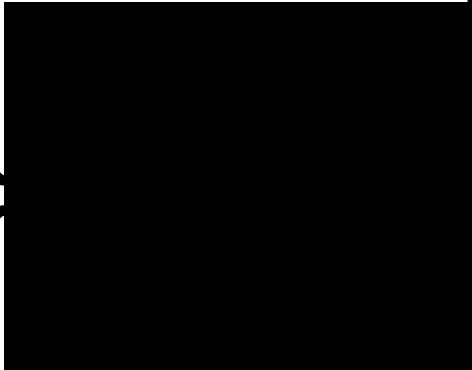
DEMOLITION LEGEND

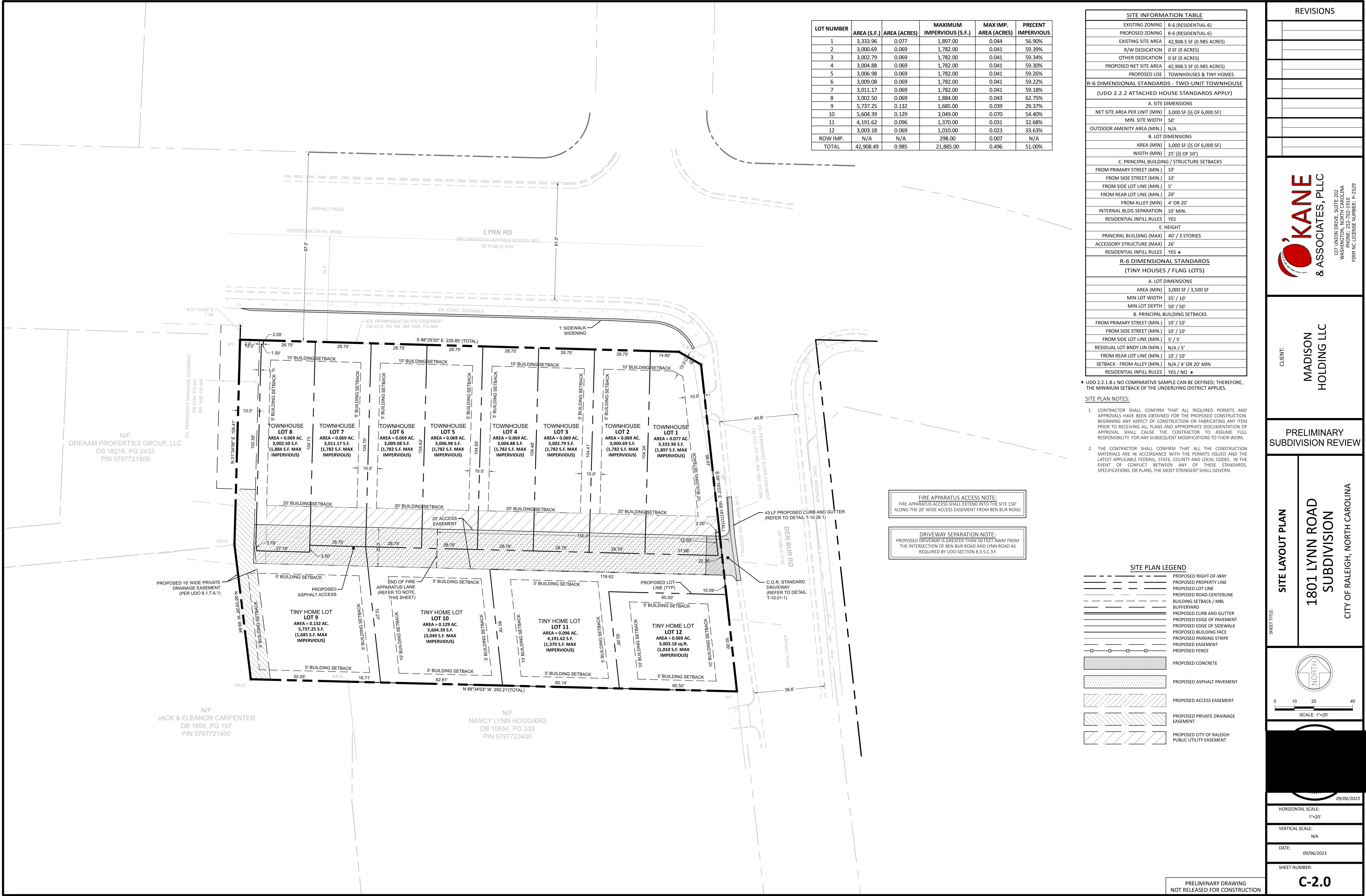
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PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

REVISIONS	
 107 UNION DRIVE, SUITE 202 WASHINGTON, NORTH CAROLINA PHONE: 252-702-1910 FIRM NC LICENSE NUMBER: P-2529	
CLIENT: MADISON HOLDING LLC	
PRELIMINARY SUBDIVISION REVIEW	
SHEET TITLE: DEMOLITION PLAN	1801 LYNN ROAD SUBDIVISION CITY OF RALEIGH, NORTH CAROLINA
 0 10 20 40 SCALE: 1"=20'	
	
DATE: 09/06/2023	
SHEET NUMBER: C-1.1	



LOT NUMBER	AREA (S.F.)	AREA (ACRES)	MAXIMUM IMPERVIOUS (S.F.)	MAX IMP. AREA (ACRES)	PERCENT IMPERVIOUS
1	3,333.96	0.077	1,897.00	0.044	56.90%
2	3,000.69	0.069	1,782.00	0.041	59.39%
3	3,002.79	0.069	1,782.00	0.041	59.34%
4	3,004.88	0.069	1,782.00	0.041	59.30%
5	3,006.98	0.069	1,782.00	0.041	59.26%
6	3,009.08	0.069	1,782.00	0.041	59.22%
7	3,011.17	0.069	1,782.00	0.041	59.18%
8	3,002.50	0.069	1,884.00	0.043	62.75%
9	5,737.25	0.132	1,685.00	0.039	29.37%
10	5,604.39	0.129	3,049.00	0.070	54.40%
11	4,191.62	0.096	1,370.00	0.031	32.68%
12	3,003.18	0.069	1,010.00	0.023	33.63%
ROW IMP.	N/A	N/A	298.00	0.007	N/A
TOTAL	42,908.49	0.985	21,885.00	0.496	51.00%

SITE INFORMATION TABLE	
EXISTING ZONING	R-6 (RESIDENTIAL-6)
PROPOSED ZONING	R-6 (RESIDENTIAL-6)
EXISTING SITE AREA	42,908.5 SF (0.985 ACRES)
R/W DEDICATION	0 SF (0 ACRES)
OTHER DEDICATION	0 SF (0 ACRES)
PROPOSED NET SITE AREA	42,908.5 SF (0.985 ACRES)
PROPOSED USE	TOWNHOUSES & TINY HOMES
R-6 DIMENSIONAL STANDARDS - TWO-UNIT TOWNHOUSE (UDO 2.2.2 ATTACHED HOUSE STANDARDS APPLY)	
A. SITE DIMENSIONS	
NET SITE AREA PER UNIT (MIN.)	3,000 SF (½ OF 6,000 SF)
MIN. SITE WIDTH	50'
OUTDOOR AMENITY AREA (MIN.)	N/A
B. LOT DIMENSIONS	
AREA (MIN.)	3,000 SF (½ OF 6,000 SF)
WIDTH (MIN.)	25' (½ OF 50')
C. PRINCIPAL BUILDING / STRUCTURE SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREET (MIN.)	10'
FROM SIDE LOT LINE (MIN.)	5'
FROM REAR LOT LINE (MIN.)	20'
FROM ALLEY (MIN.)	4' OR 20'
INTERNAL BLDG SEPARATION	10' MIN.
RESIDENTIAL INFILL RULES	YES
E. HEIGHT	
PRINCIPAL BUILDING (MAX)	40' / 3 STORIES
ACCESSORY STRUCTURE (MAX)	26'
RESIDENTIAL INFILL RULES	YES *
R-6 DIMENSIONAL STANDARDS (TINY HOUSES / FLAG LOTS)	
A. LOT DIMENSIONS	
AREA (MIN.)	3,000 SF / 3,500 SF
MIN LOT WIDTH	35' / 10'
MIN LOT DEPTH	50' / 50'
B. PRINCIPAL BUILDING SETBACKS	
FROM PRIMARY STREET (MIN.)	10' / 10'
FROM SIDE STREET (MIN.)	10' / 10'
FROM SIDE LOT LINE (MIN.)	5' / 5'
RESIDUAL LOT BNDY LIN (MIN.)	N/A / 5'
FROM REAR LOT LINE (MIN.)	10' / 10'
SETBACK - FROM ALLEY (MIN.)	N/A / 4' OR 20' MIN
RESIDENTIAL INFILL RULES	YES / NO *

* UDO 2.2.1.B.c NO COMPARATIVE SAMPLE CAN BE DEFINED; THEREFORE, THE MINIMUM SETBACK OF THE UNDERLYING DISTRICT APPLIES.

SITE PLAN NOTES:

- CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
- THE CONTRACTOR SHALL CONFIRM THAT ALL THE CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.

FIRE APPARATUS ACCESS NOTE:
FIRE APPARATUS ACCESS SHALL EXTEND INTO THE SITE 150' ALONG THE 20' WIDE ACCESS EASEMENT FROM BEN BUR ROAD.

DRIVEWAY SEPARATION NOTE:
PROPOSED DRIVEWAY IS GREATER THAN 50 FEET AWAY FROM THE INTERSECTION OF BEN BUR ROAD AND LYNN ROAD AS REQUIRED BY UDO SECTION 8.3.5.C.3.f.

SITE PLAN LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	BUILDING SETBACK / MBL BUFFERYARD
	PROPOSED CURB AND GUTTER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF SIDEWALK
	PROPOSED BUILDING FACE
	PROPOSED PARKING STRIPE
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED ACCESS EASEMENT
	PROPOSED PRIVATE DRAINAGE EASEMENT
	PROPOSED CITY OF RALEIGH PUBLIC UTILITY EASEMENT

REVISIONS

KANE & ASSOCIATES, PLLC

107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER: P-2529

CLIENT:
MADISON HOLDING LLC

PRELIMINARY SUBDIVISION REVIEW

SHEET TITLE:

SITE LAYOUT PLAN
1801 LYNN ROAD
SUBDIVISION
CITY OF RALEIGH, NORTH CAROLINA

0 10 20 40
SCALE: 1"=20'

09/06/2023

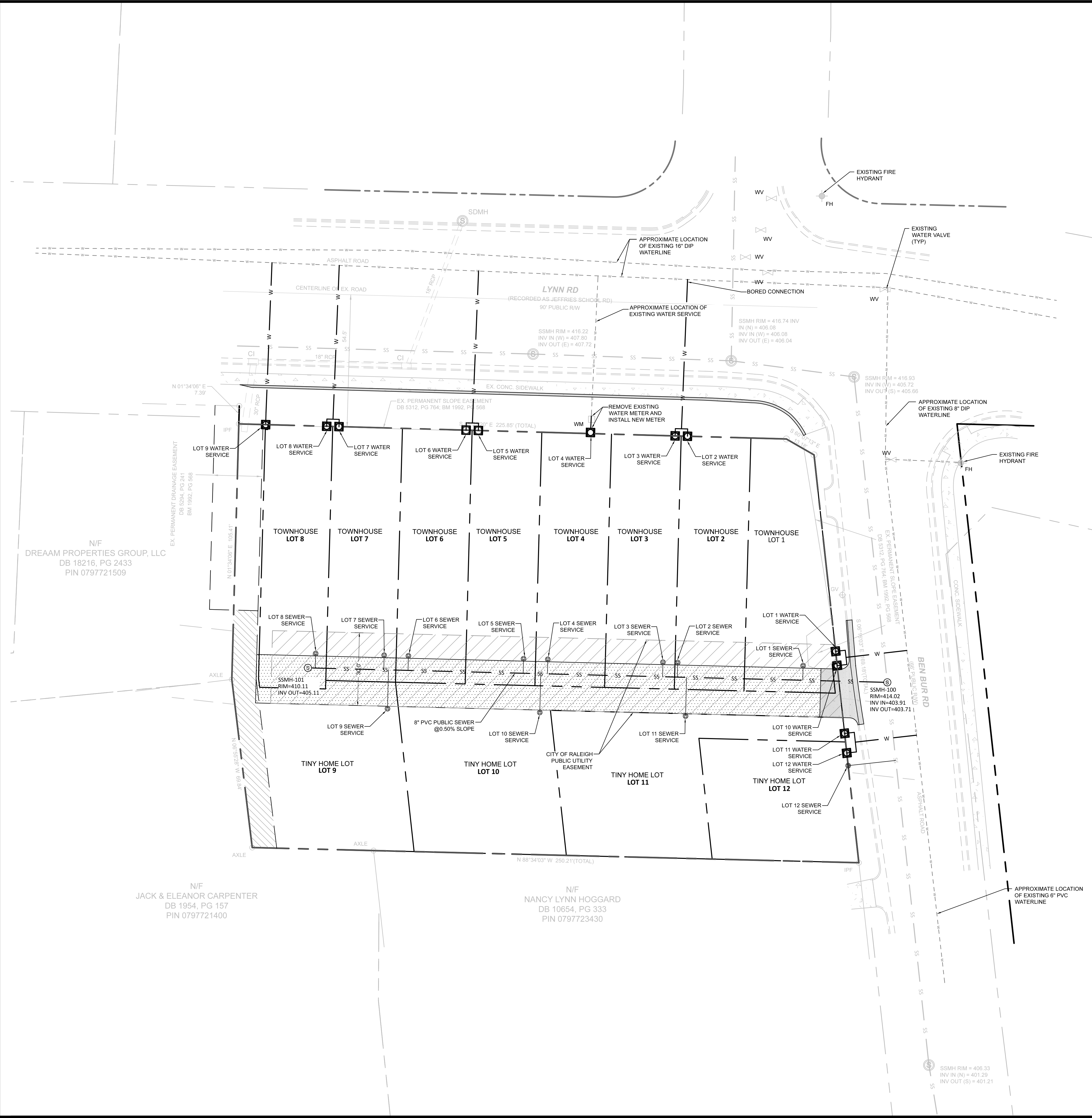
HORIZONTAL SCALE:
1"=20'

VERTICAL SCALE:
N/A

DATE:
09/06/2023

SHEET NUMBER:
C-2.0

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION



STANDARD UTILITY NOTES:

1. THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS AND SURVEYOR SHALL CONFIRM THAT THE MOST CURRENT SET OF PLANS AND/OR PLAN SHEET(S) ARE BEING USED FOR CONSTRUCTION AND SHALL KEEP A COPY OF SAID PLANS ON-SITE OR OTHERWISE AVAILABLE FOR REVIEW BY THE OWNER, THE OWNER'S REPRESENTATIVE(S) AND THE PERMITTING AUTHORITIES.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH REPRESENTATIVES OF THE PERMITTING AUTHORITIES AND A REPRESENTATIVE OF THE OWNER.
3. THE CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
4. THE CONTRACTOR SHALL CONFIRM THAT ALL CONSTRUCTION AND CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
5. THE CONTRACTOR SHALL DETERMINE AND BE RESPONSIBLE FOR THE MEANS AND METHODS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE PERMITTING AUTHORITY TO PROVIDE THE REQUIRED COORDINATION, DOCUMENTATION AND INSPECTIONS FOR THE RELOCATION OF, OR CONNECTION TO ANY EXISTING UTILITIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTIONS REQUIRED TO PREPARE AS-BUILT CERTIFICATIONS.
8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY OFFSITE EASEMENTS.
9. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT ALL NECESSARY RIGHT OF WAY, EASEMENTS AND ENCROACHMENT AGREEMENTS HAVE BEEN OBTAINED.
10. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF ANY DISCREPANCIES. BEGINNING CONSTRUCTION PRIOR TO LOCATING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND NOTIFYING THE OWNER OR ENGINEER OF ANY DISCREPANCIES SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
11. DEPARTURES FROM THE APPROVED CONSTRUCTION DRAWINGS, MUNICIPAL SPECIFICATIONS OR ISSUED PERMITS THAT ARE DEEMED NECESSARY SHALL COORDINATED WITH THE APPROPRIATE PERMITTING AUTHORITY. CHANGES MADE WITHOUT THE APPROPRIATE APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.

CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:

A) 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.

B) 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.

C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENTS EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.

D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.

E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" 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 CORPUS DETAILS W41 & S-49).

F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.

3. 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. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY, CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO THE 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.

7. IT IS THE DEVELOPER'S 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

8. 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.

9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

10. 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.

11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION. 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.

14. 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION

SEWER BYPASS PUMPING:

A BYPASS PLAN SEALED BY A NC PROFESSIONAL ENGINEER MUST BE SUBMITTED TO PUBLIC UTILITIES PRIOR TO PUMPING OPERATIONS TO COORDINATE WITH ADMINISTRATION ENGINEERING STAFF. PUMPS SHOULD BE SIZED TO HANDLE THE PEAK DAILY FLOW (2.5 TIMES THE AVERAGE DAILY FLOW WITH A MINIMUM OF 50 GPM) FOR THE LINE OR AREA OF WORK. THE CONTRACTOR SHALL SECURE PUMPS FROM A PUMP SUPPLIER ACCORDING TO THE PROVIDED FLOW INFORMATION. PUMPING OPERATIONS MUST BE MONITORED 24 HOURS A DAY FOR EACH DAY OF THE PUMPING OPERATION BY QUALIFIED PERSONNEL IN ORDER TO RESPOND TO PROBLEMS OR FAILURES. 100% REDUNDANCY IS REQUIRED FOR PUMPING OPERATIONS. IN ADDITION, BACK UP PUMPS ARE TO BE CONNECTED TO THE BYPASS FORCE MAIN TO FACILITATE IMMEDIATE USE UPON FAILURE OF THE PRIMARY PUMP.

BACKFLOW PREVENTION NOTES:

PROPOSED BACKFLOW PREVENTION DEVICES SHALL BE LOCATED WITHIN THE BUILDING AND SHALL COMPLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK, CITY OF RALEIGH CROSS CONNECTION ORDINANCE AND HANDBOOK, AND DEVICES SHALL BE ON THE CURRENT LIST OF APPROVED BACKFLOW ASSEMBLIES PER THE CITY OF RALEIGH.

UTILITY LEGEND

- | | |
|--|--|
| | PROPOSED DOMESTIC WATERLINE |
| | PROPOSED FIRE WATERLINE |
| | PROP. FIRE HYDRANT ASSEMBLY |
| | FIRE DEPARTMENT CONNECTION (FDC) |
| | PROPOSED WATER VALVE |
| | PROPOSED WATERLINE BENDS |
| | PROPOSED WATERLINE TEE |
| | PROPOSED WATERLINE CROSS |
| | PROPOSED WATERLINE PLUG |
| | PROP. BLOWOFF ASSEMBLY |
| | PROP. POST INDICATING VALVE (PIV) |
| | PROPOSED WATERLINE REDUCER |
| | PROP. WATERLINE EASEMENT |
| | PROPOSED SANITARY SEWER |
| | PROP. SANITARY SEWER MANHOLE (SSMH) |
| | PROP. SANITARY SEWER CLEANOUT (SSCO) |
| | PROP. SANITARY SEWER EASEMENT |
| | PROPOSED PRIVATE DRAINAGE EASEMENT |
| | PROPOSED CITY OF RALEIGH PUBLIC UTILITY EASEMENT |

REVISIONS

NO.	DESCRIPTION	DATE



107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER: P-2529

CLIENT:
MADISON HOLDING LLC

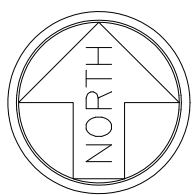
PRELIMINARY SUBDIVISION REVIEW

SITE UTILITY PLAN

1801 LYNN ROAD SUBDIVISION

CITY OF RALEIGH, NORTH CAROLINA

SHEET TITLE:



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SCALE: 1"=20'

09/06/2023

HORIZONTAL SCALE:
1"=20'

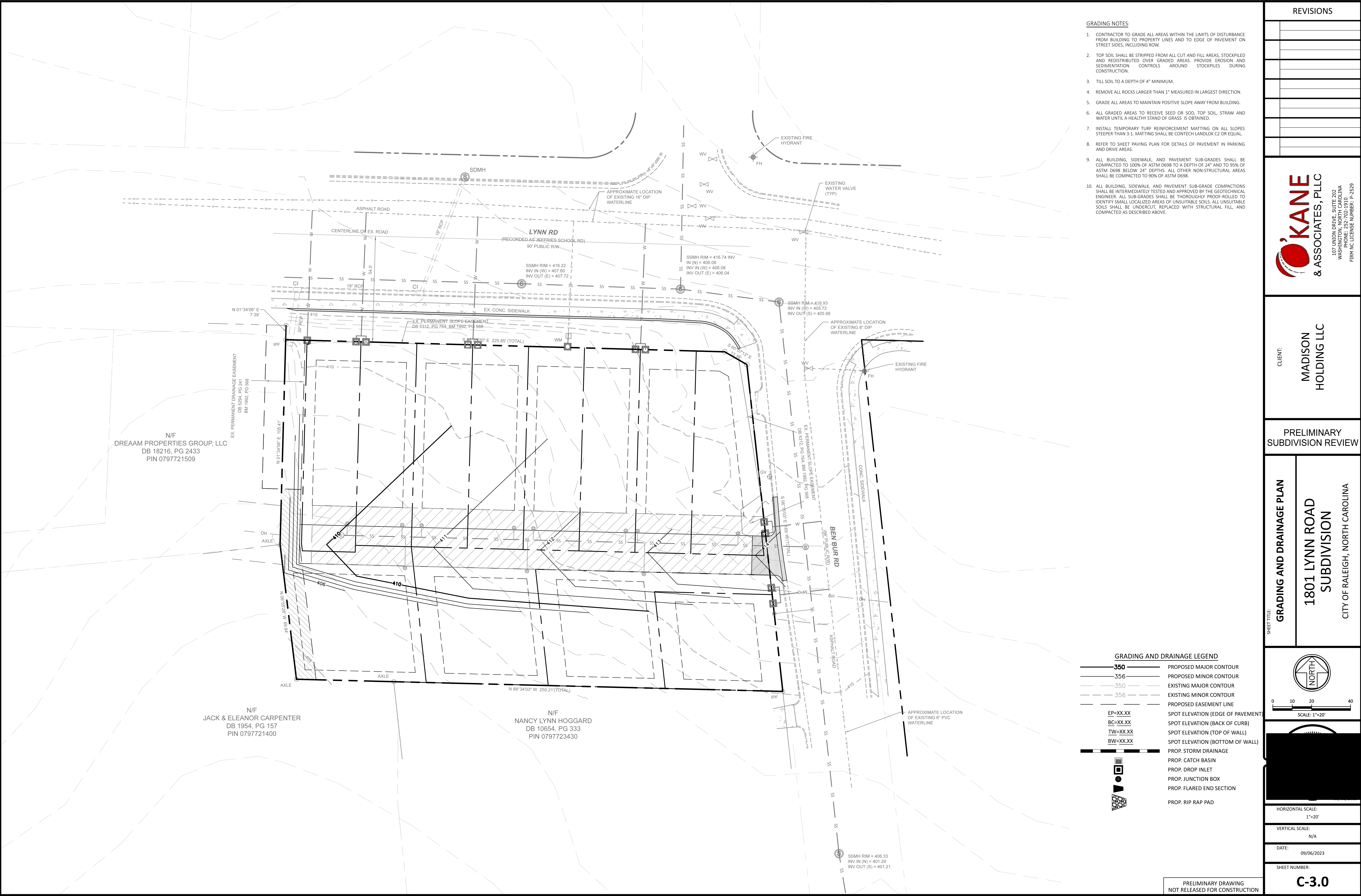
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DATE: 09/06/2023

SHEET NUMBER:

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PRELIMINARY DRAWING
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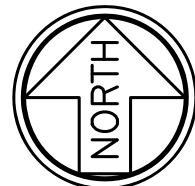
- GRADING NOTES:
1. CONTRACTOR TO GRADE ALL AREAS WITHIN THE LIMITS OF DISTURBANCE FROM BUILDING TO PROPERTY LINES AND TO EDGE OF PAVEMENT ON STREET SIDES, INCLUDING ROW.
 2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
 3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
 4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
 5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
 6. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
 7. INSTALL TEMPORARY TURF REINFORCEMENT MATTING ON ALL SLOPES STEEPER THAN 3:1. MATTING SHALL BE CONTECH LANDLOK C2 OR EQUAL.
 8. REFER TO SHEET PAVING PLAN FOR DETAILS OF PAVEMENT IN PARKING AND DRIVE AREAS.
 9. ALL BUILDING, SIDEWALK, AND PAVEMENT SUB-GRADES SHALL BE COMPACTED TO 100% OF ASTM D698 TO A DEPTH OF 24" AND TO 95% OF ASTM D698 BELOW 24" DEPTHS. ALL OTHER NON-STRUCTURAL AREAS SHALL BE COMPACTED TO 90% OF ASTM D698.
 10. ALL BUILDING, SIDEWALK, AND PAVEMENT SUB-GRADE COMPACTIONS SHALL BE INTERMEDIATELY TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER. ALL SUB-GRADES SHALL BE THOROUGHLY PROOF-ROLLED TO IDENTIFY SMALL LOCALIZED AREAS OF UNSUITABLE SOILS. ALL UNSUITABLE SOILS SHALL BE UNDERCUT, REPLACED WITH STRUCTURAL FILL, AND COMPACTED AS DESCRIBED ABOVE.

KANE
& ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER: P-2529

CLIENT:
**MADISON
HOLDING LLC**

PRELIMINARY
SUBDIVISION REVIEW

SHEET TITLE:
**GRADING AND DRAINAGE PLAN
1801 LYNN ROAD
SUBDIVISION**
CITY OF RALEIGH, NORTH CAROLINA



0 10 20 40
SCALE: 1"=20'

HORIZONTAL SCALE:
1"=20'

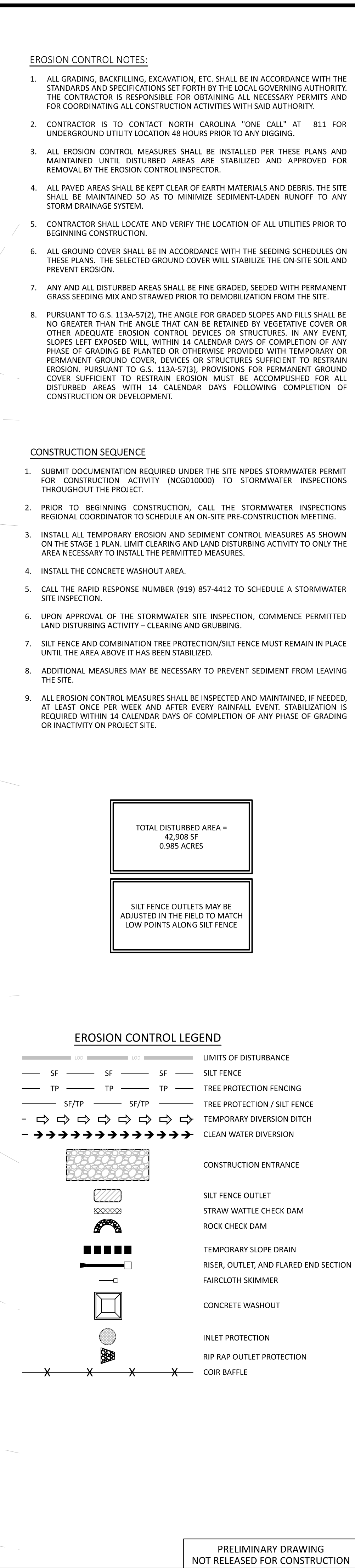
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09/06/2023

SHEET NUMBER:

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PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION

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KANE
& ASSOCIATES, PLLC

107 UNION DRIVE, SUITE 202
 WASHINGTON, NORTH CAROLINA
 PHONE: 252-702-1910
 FIRM NC LICENSE NUMBER: P-2529

CLIENT: MADISON HOLDING LLC

PRELIMINARY
SUBDIVISION REVIEW

TITLE:

SITE DETAILS

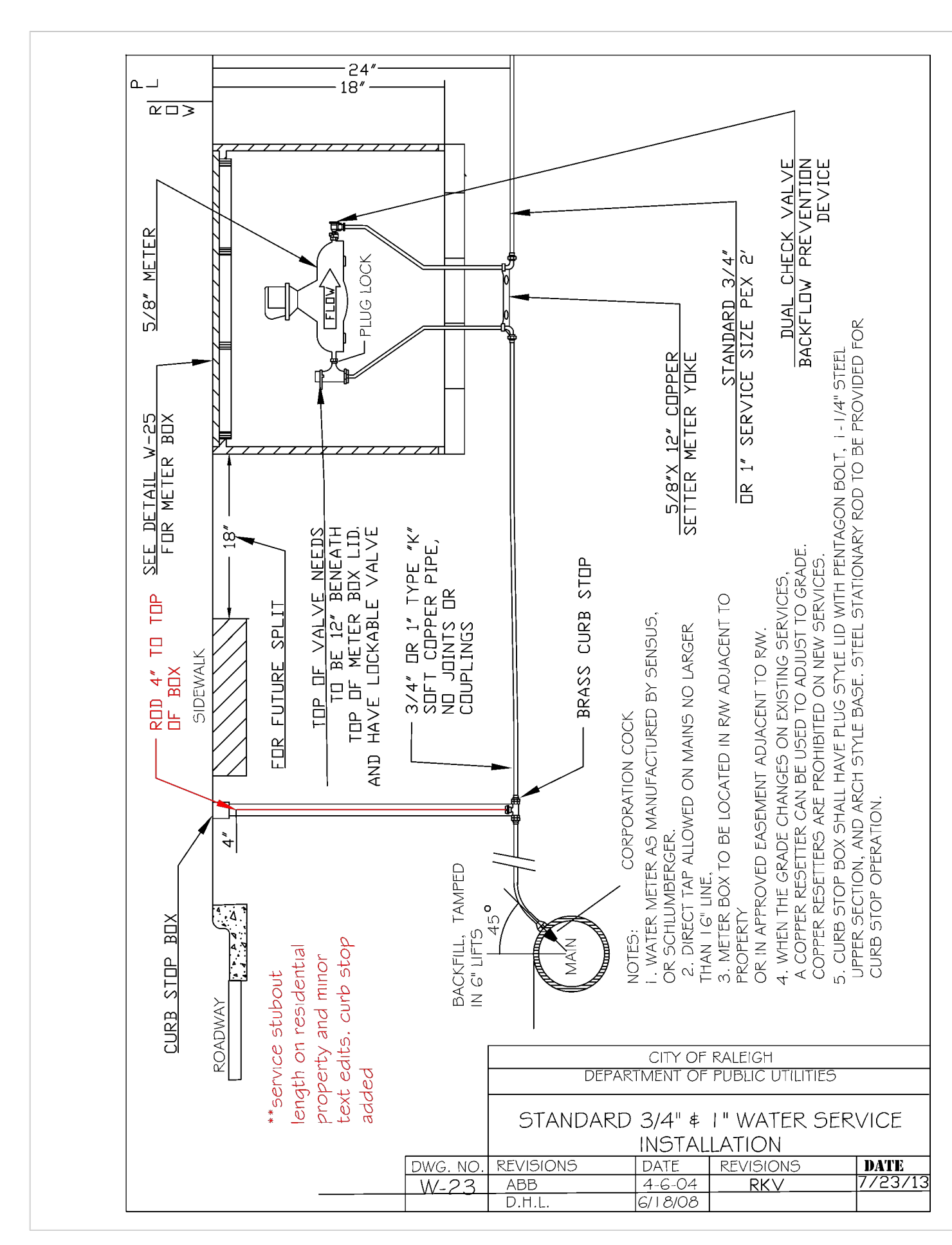
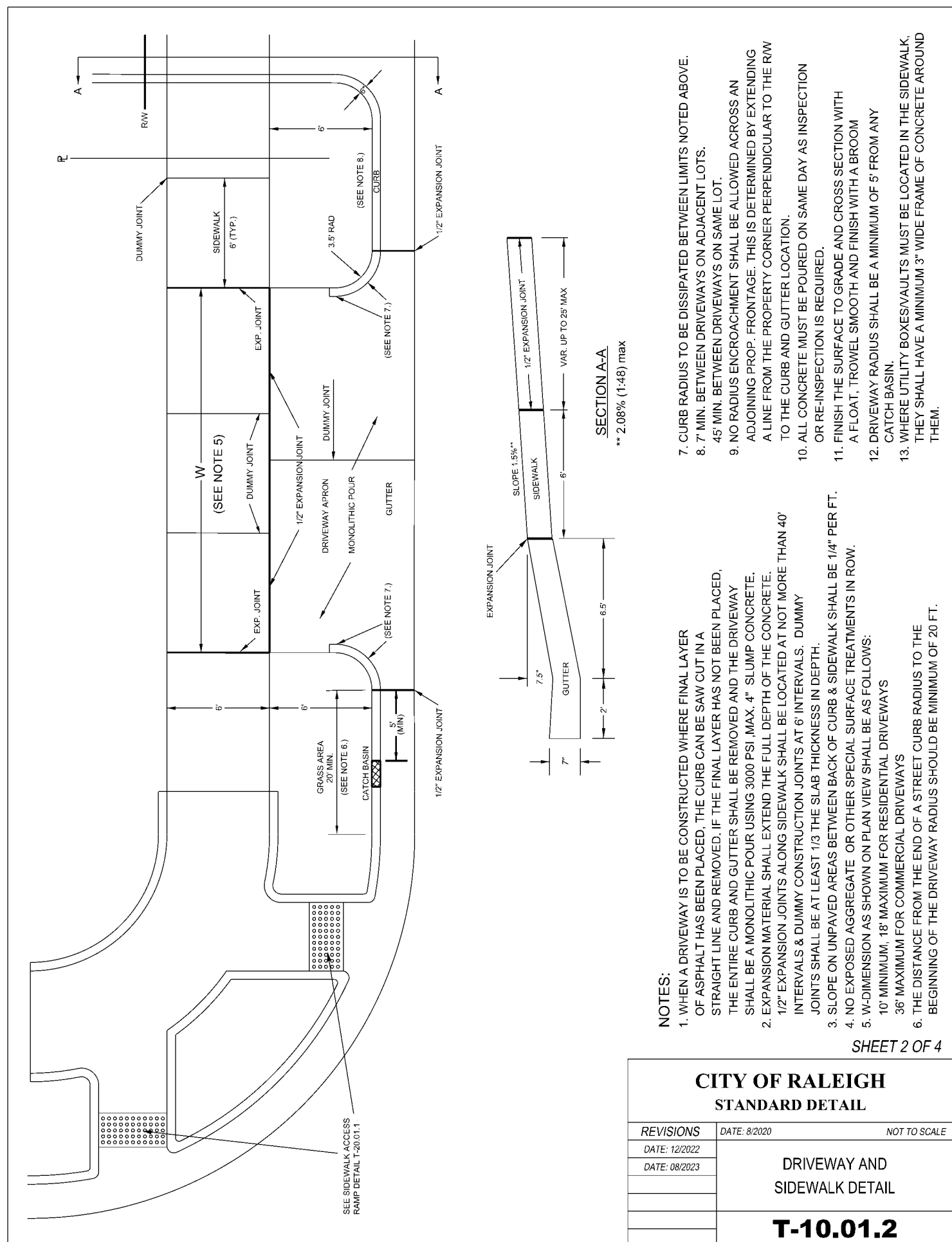
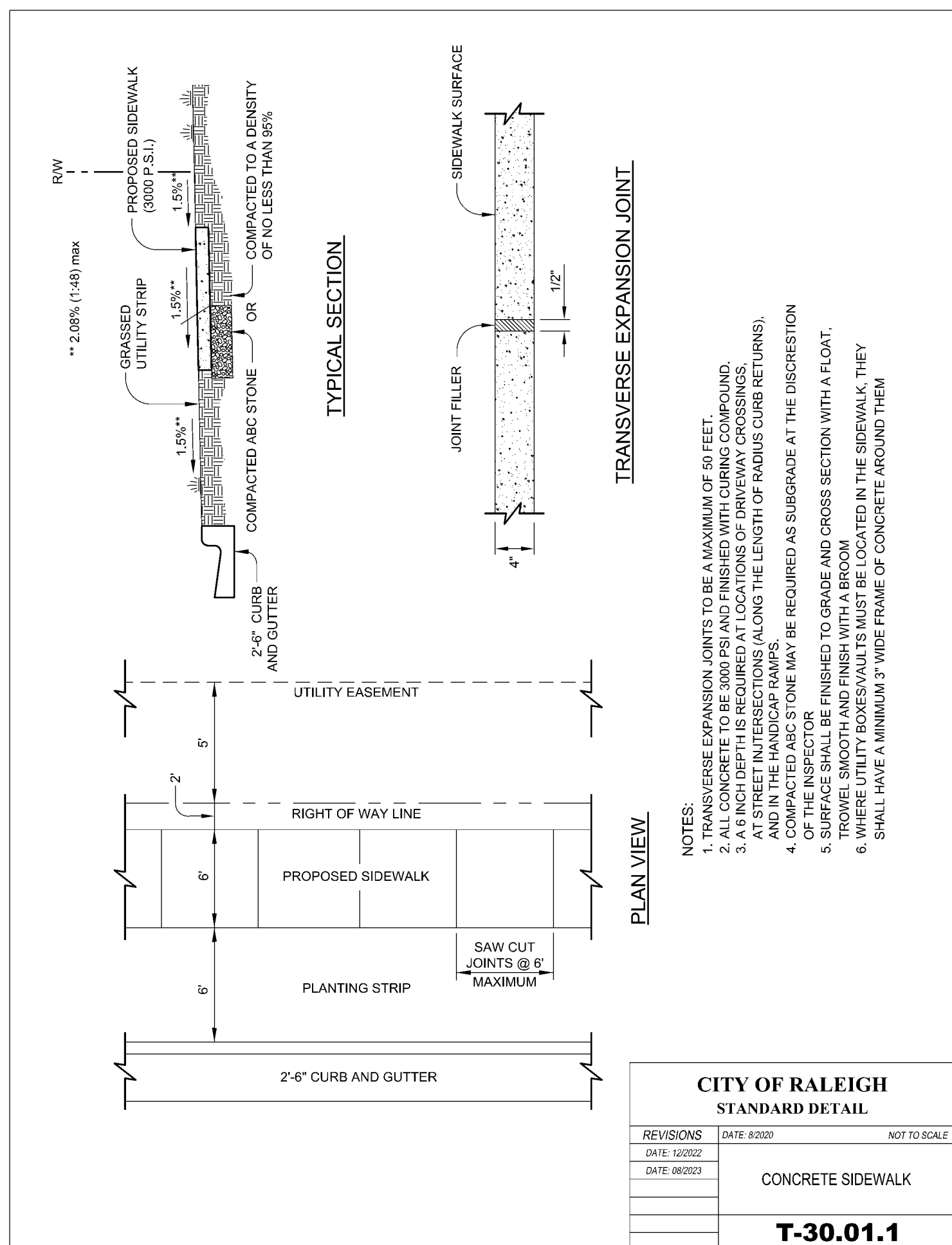
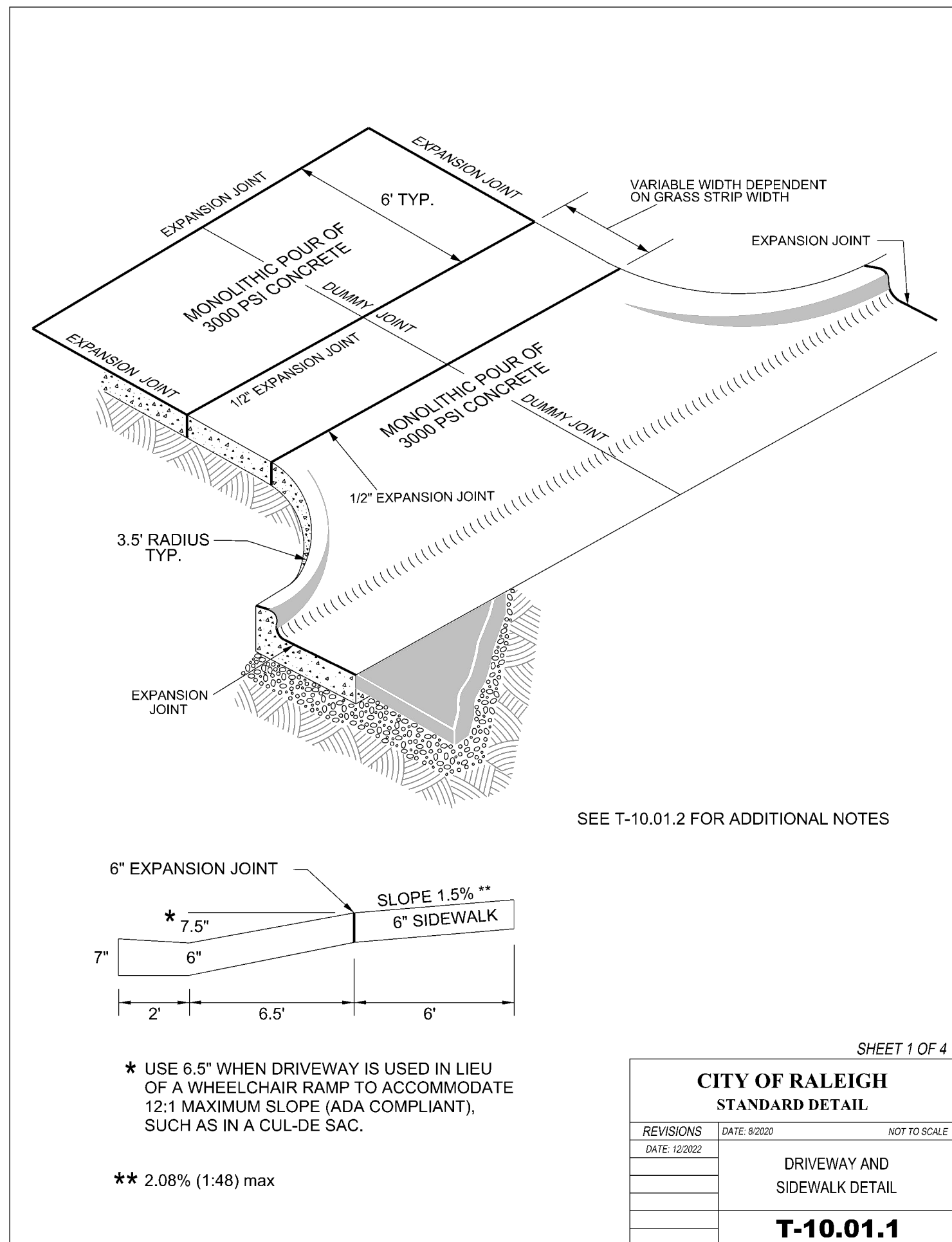
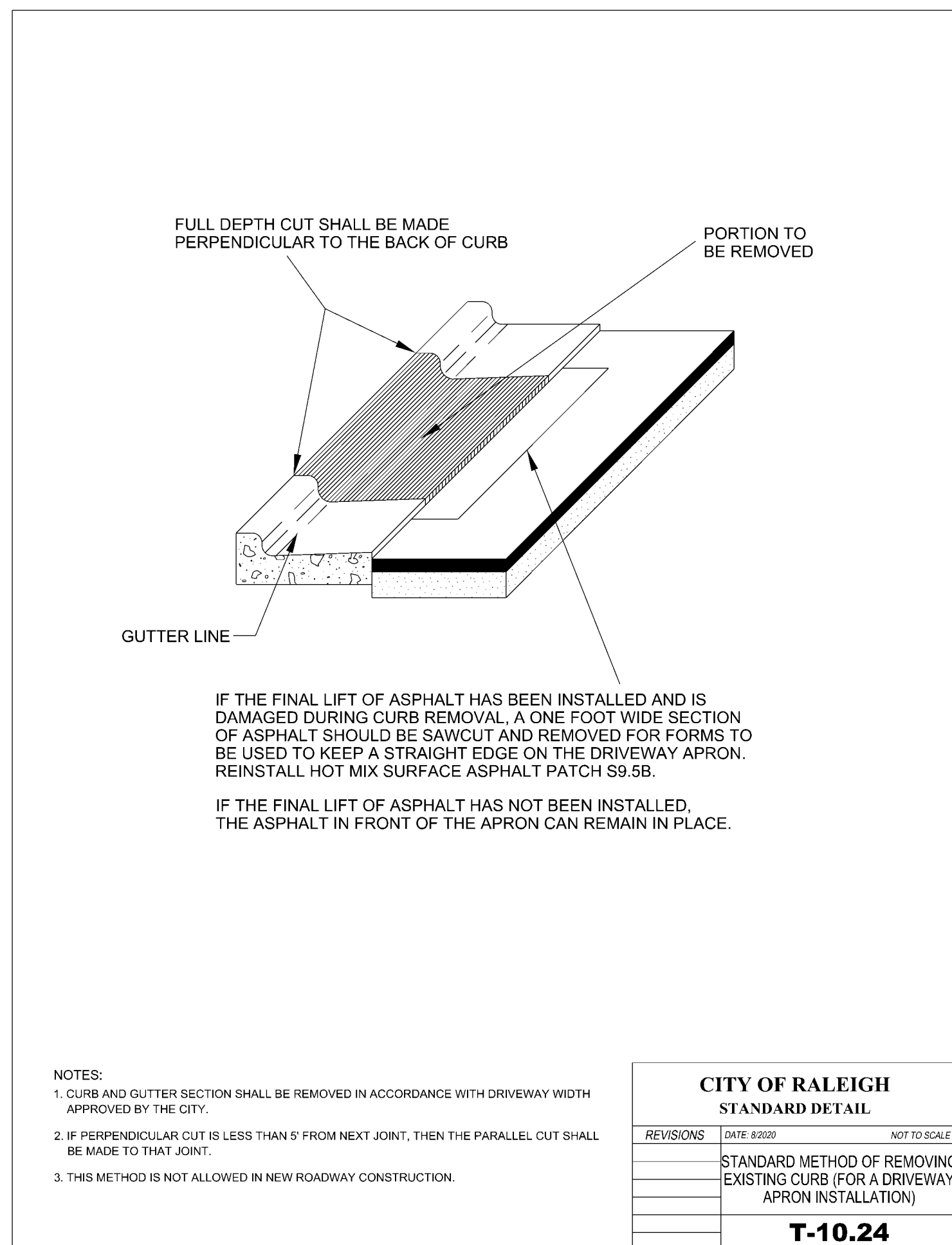
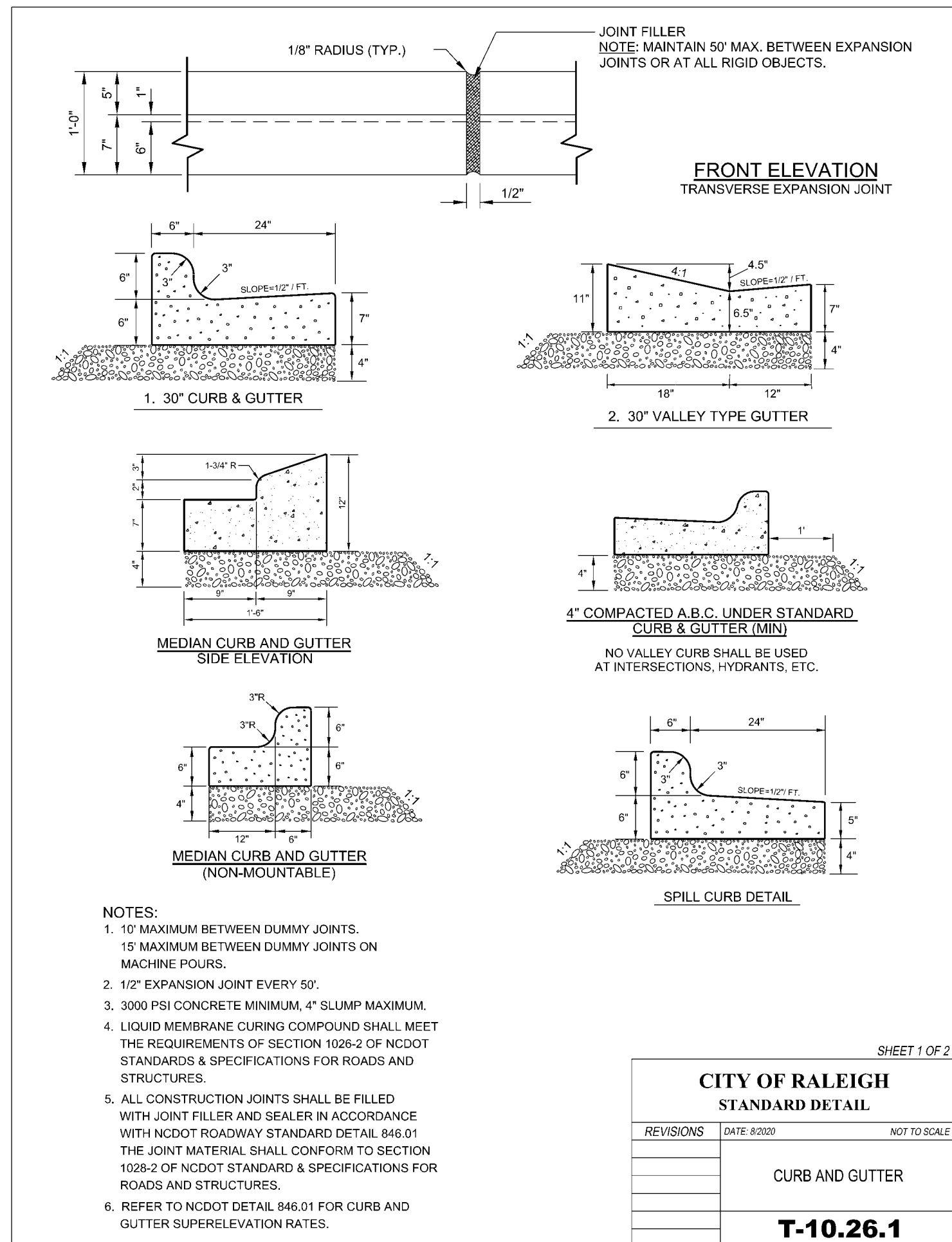
**1801 LYNN ROAD
SUBDIVISION**

CITY OF RALEIGH, NORTH CAROLINA

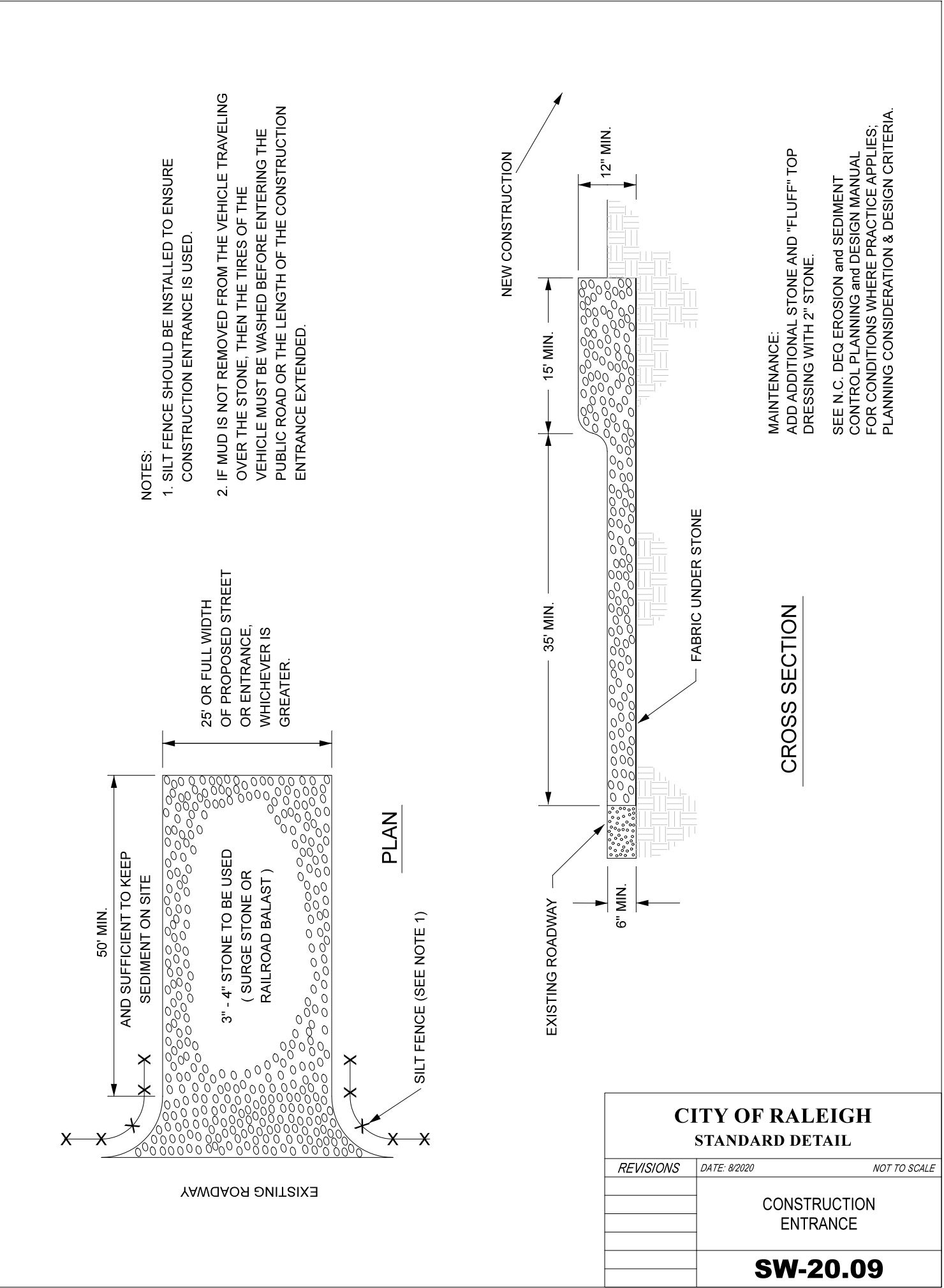
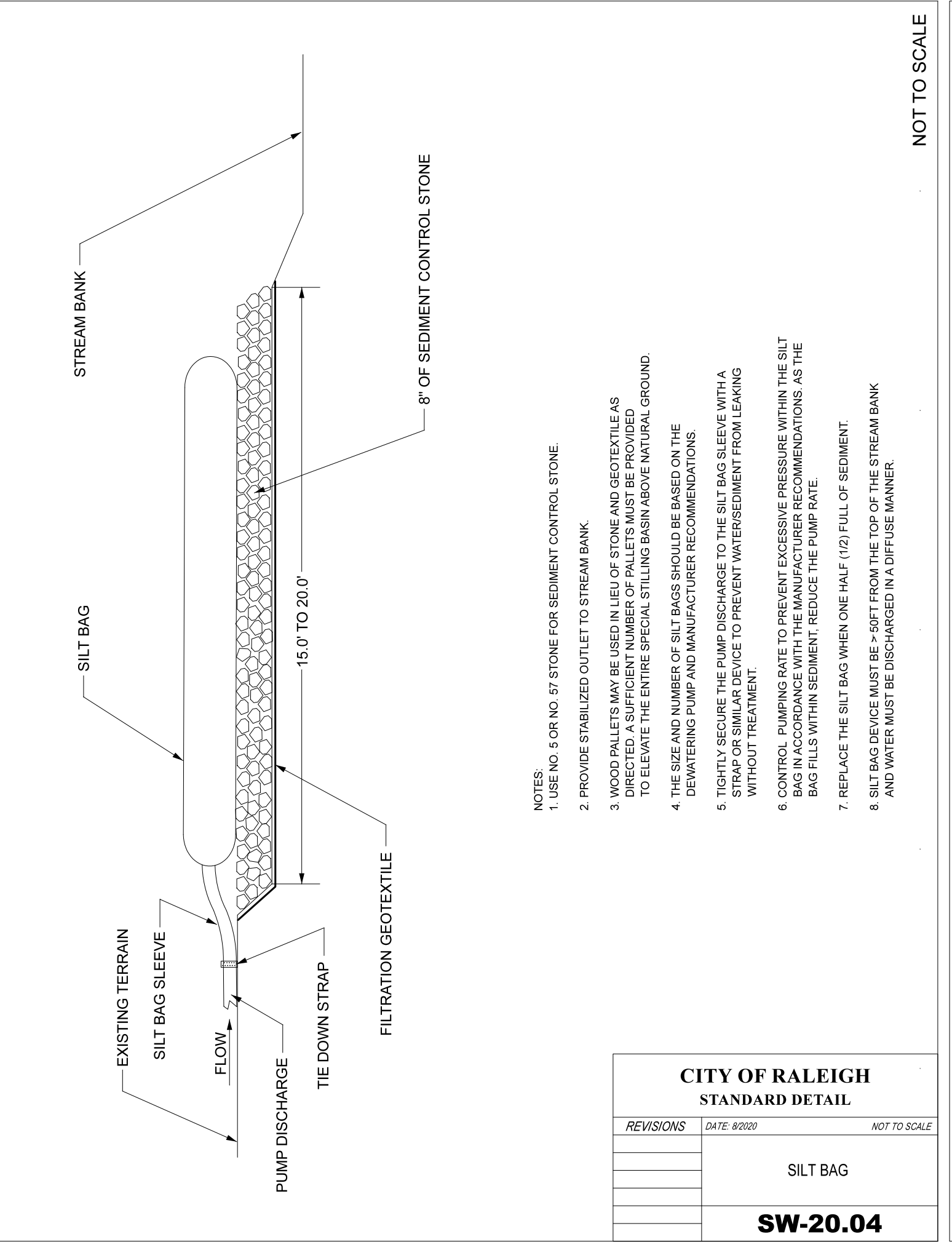
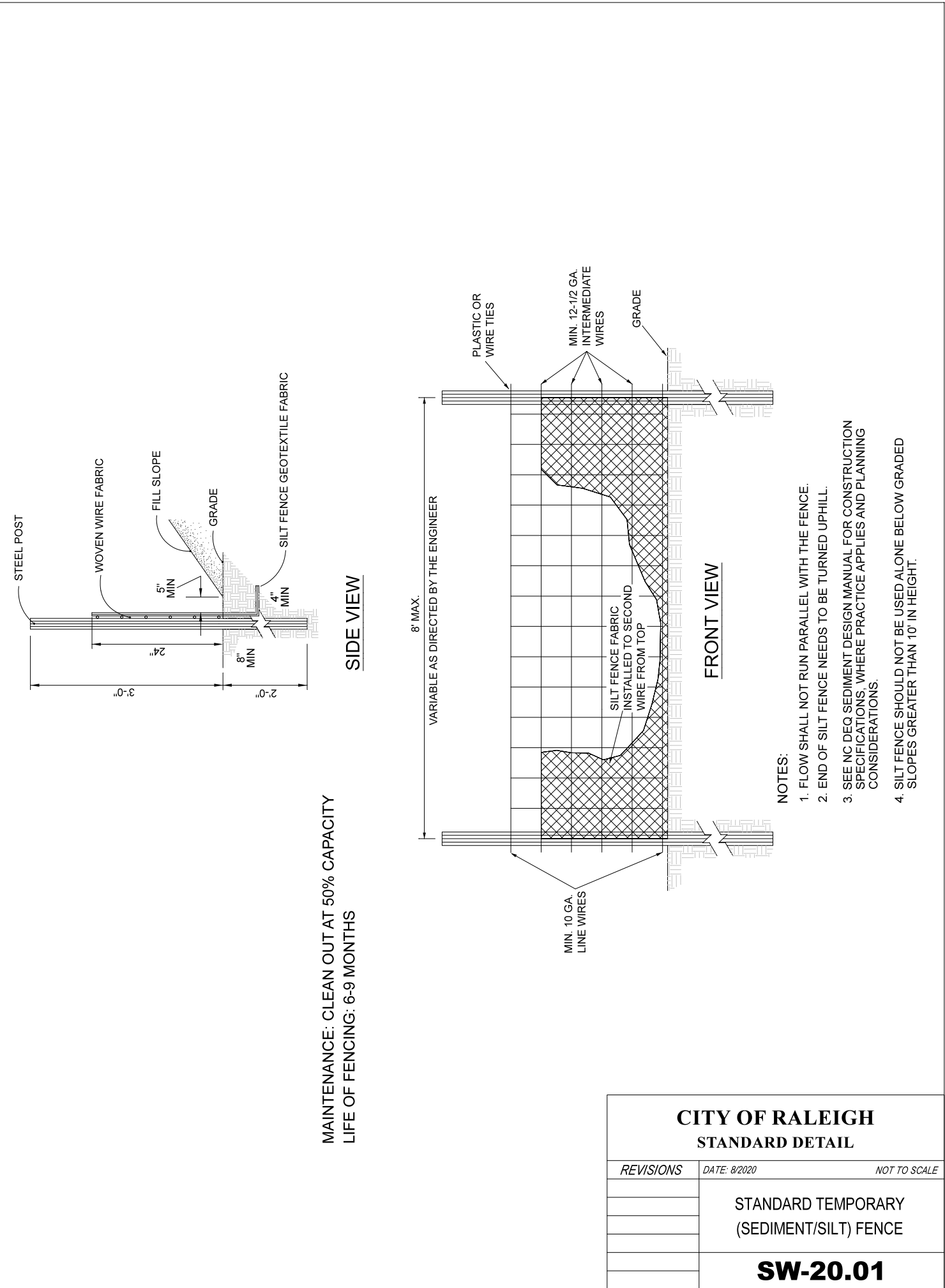
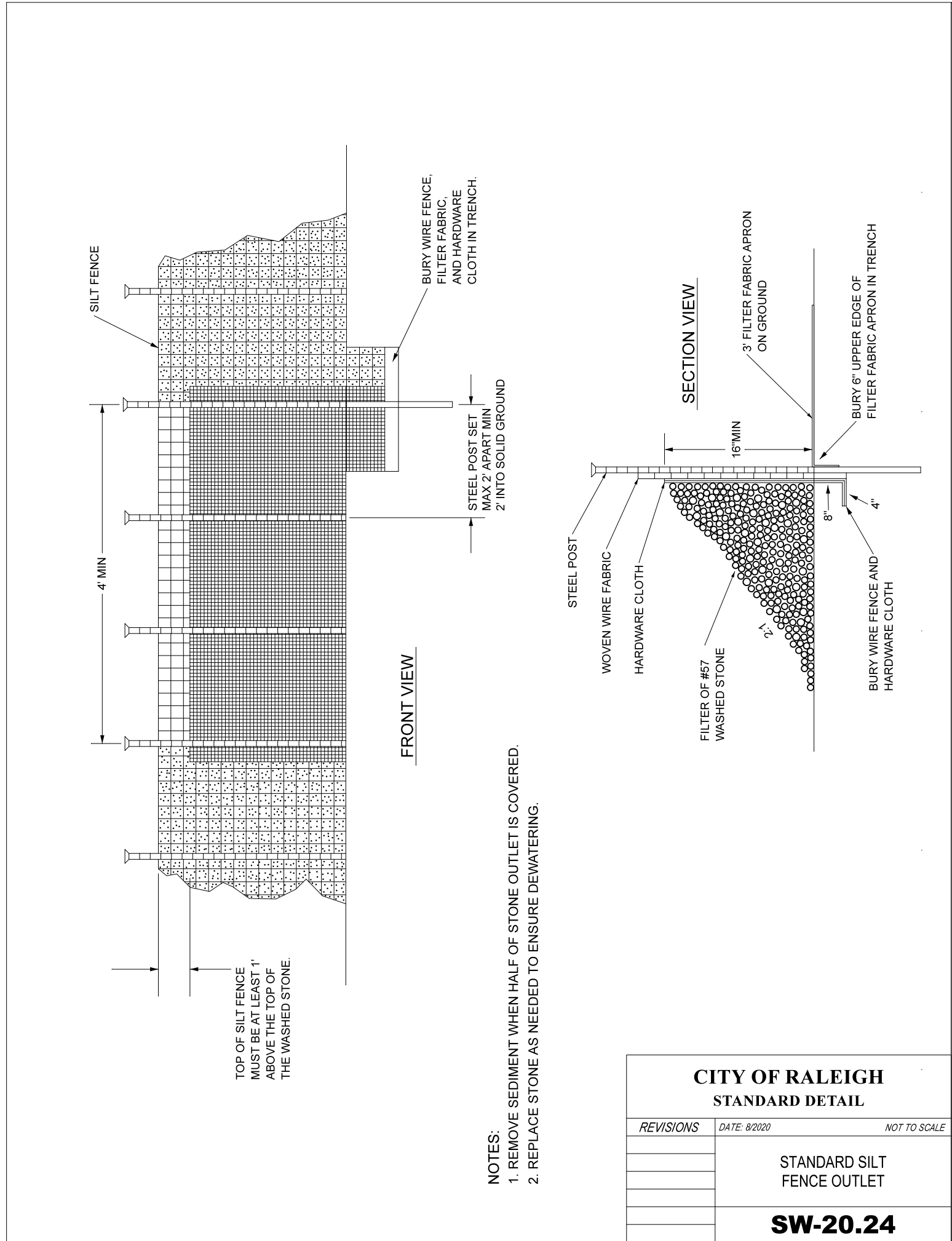
SHEET TITLE:		
		CITY

09/06/2023

HORIZONTAL SCALE:
NTS
VERTICAL SCALE:
NTS
DATE:
09/06/2023
SHEET NUMBER:
C-6.0



PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION



REVISIONS

DATE: 8/20/20

NOT TO SCALE

DATE: 8/20/20

NOT TO SCALE

CLIENT:

MADISON HOLDING LLC

PRELIMINARY SUBDIVISION REVIEW

1801 LYNN ROAD SUBDIVISION

CITY OF RALEIGH, NORTH CAROLINA

SHEET TITLE:

1801 LYNN ROAD SUBDIVISION

CITY OF RALEIGH, NORTH CAROLINA

HORIZONTAL SCALE:

NTS

VERTICAL SCALE:

NTS

DATE:

09/06/2023

SHEET NUMBER:

C-6.2

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FIRM NC LICENSE NUMBER: P-2529

