



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 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): Rhyd Forest				
Property Address(es): 4112 Balsam Dr.				
Recorded Deed PIN(s): 0786518061				
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION
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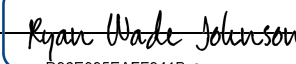
Current Property Owner(s) Names: Ryan Johnson	
Company: Children of Julie, LLC	Title: Manager
Address: 211 E. Six Forks Rd., Ste. 101, Raleigh, NC 27609	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

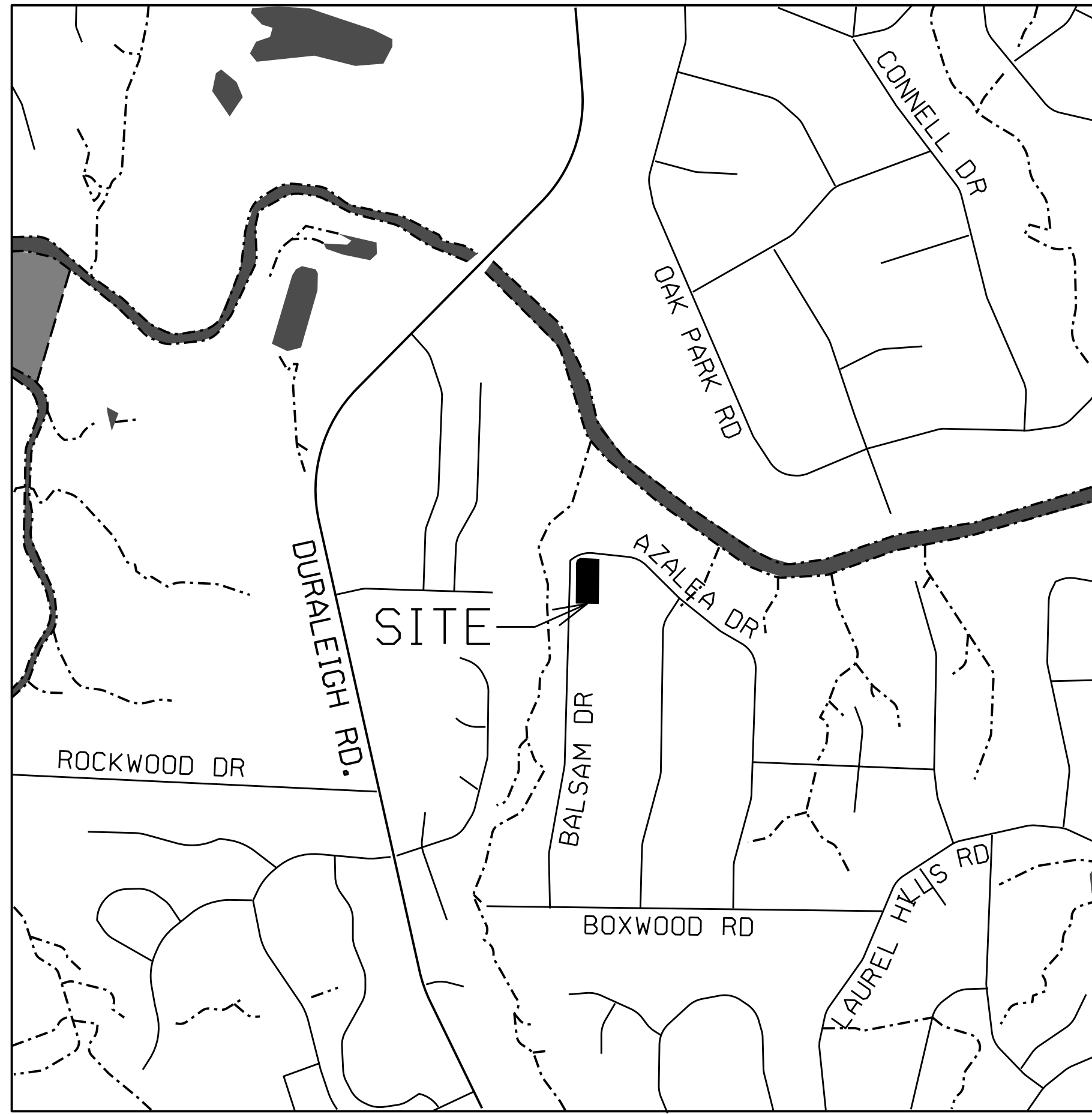
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Ryan Johnson	
Company: Revolution Homes	Title: President
Address: 211 E. Six Forks Rd., Ste. 101, Raleigh, NC 27609	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz

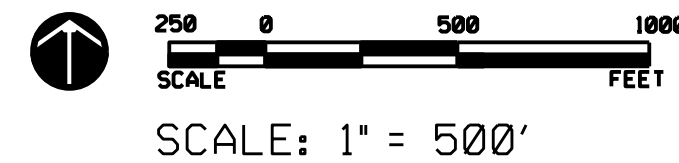
DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.519 acres			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 6,190 SF Proposed total (sf) 8,590 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: 2	Total # Dwelling Units: 2
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br X _____	
Proposed density for each zoning district (UDO 1.5.2.F): 3.85	

APPLICANT 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>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.</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: 10/9/2024 2:48 PM EDT
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	SUBDIVISION PLAN
4	SP-2	UTILITY PLAN
5	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
SOLID WASTE WILL BE INDIVIDUAL LOT BASED ROLL-OUT CARTS.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW - AS PER SEC. 2.2.3.E.E3 AND SEC. 2.2.21.B.B5.

RHYD FOREST SUBDIVISION

4112 BALSAM DR.
RALEIGH, NORTH CAROLINA

OWNER:
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD.,
SUITE 101
RALEIGH, NC 27609

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 4112 BALSAM DR., RALEIGH
PIN #: 0786518061 GROSS ACREAGE: 22,607 SF - 0.519 AC
NET ACREAGE: 22,607 SF - 0.519 AC
(NO RIGHT OF WAY DEDICATION REQUIRED)

ZONING: R-4
LAND CLASS: RESIDENTIAL - LESS THAN 10 ACRES

WATERSHED: CRABTREE CREEK
NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT 116, LAUREL HILLS WEST, SEC. 4

EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 6,190 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 27.4%

PROPOSED USE -
PLAN BASED ON CONVENTIONAL DEVELOPMENT - UDO 2.2.3
TWO RESIDENTIAL TOWNHOME LOTS
LOT 1 - 10,997.3 SF - 0.2525 AC
LOT 2 - 11,609.7 SF - 0.2665 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.1 - SINGLE FAMILY
A1 - MIN. LOT AREA = 10,000 SF / LOT
A2 - MIN. LOT WIDTH = 65', MIN. LOT DEPTH = 100'
B - MIN. SETBACKS = FROM PRIMARY STREET - 20', FROM SIDE STREET - 20', FROM SIDE LOT LINE - 10', FROM REAR LOT LINE - 30'
E - MAX. HEIGHT = PRINCIPAL BLDG - 45'/3 STORIES

PROJECTED WASTEWATER FLOW = 600 GPD
2 DWELLINGS X 4 BEDROOMS X 75 GPD

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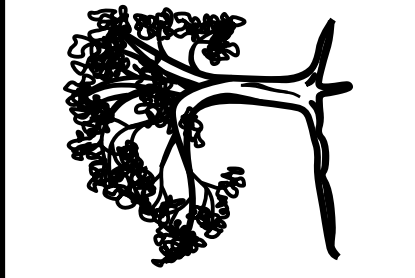
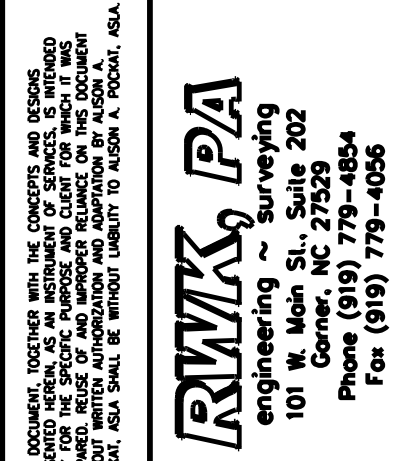
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4 Revision 05.07.24
raleighnc.gov

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DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION			
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# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
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# of bedroom units (if known): 1br 2br 3br 4br X	Proposed density for each zoning district (UDO 1.5.2.F): 3.85		
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Signature: <i>Ryan Wade Johnson</i>	Date: 10/9/2024 2:48 PM EDT		
Printed Name: Ryan Wade Johnson			
Signature:	Date:		
Printed Name:			



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

DESIGNED: AAP
DRAWN:
APPROVED:

RHYD FOREST SUBDIVISION PLAN
4112 BALSAM DR., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

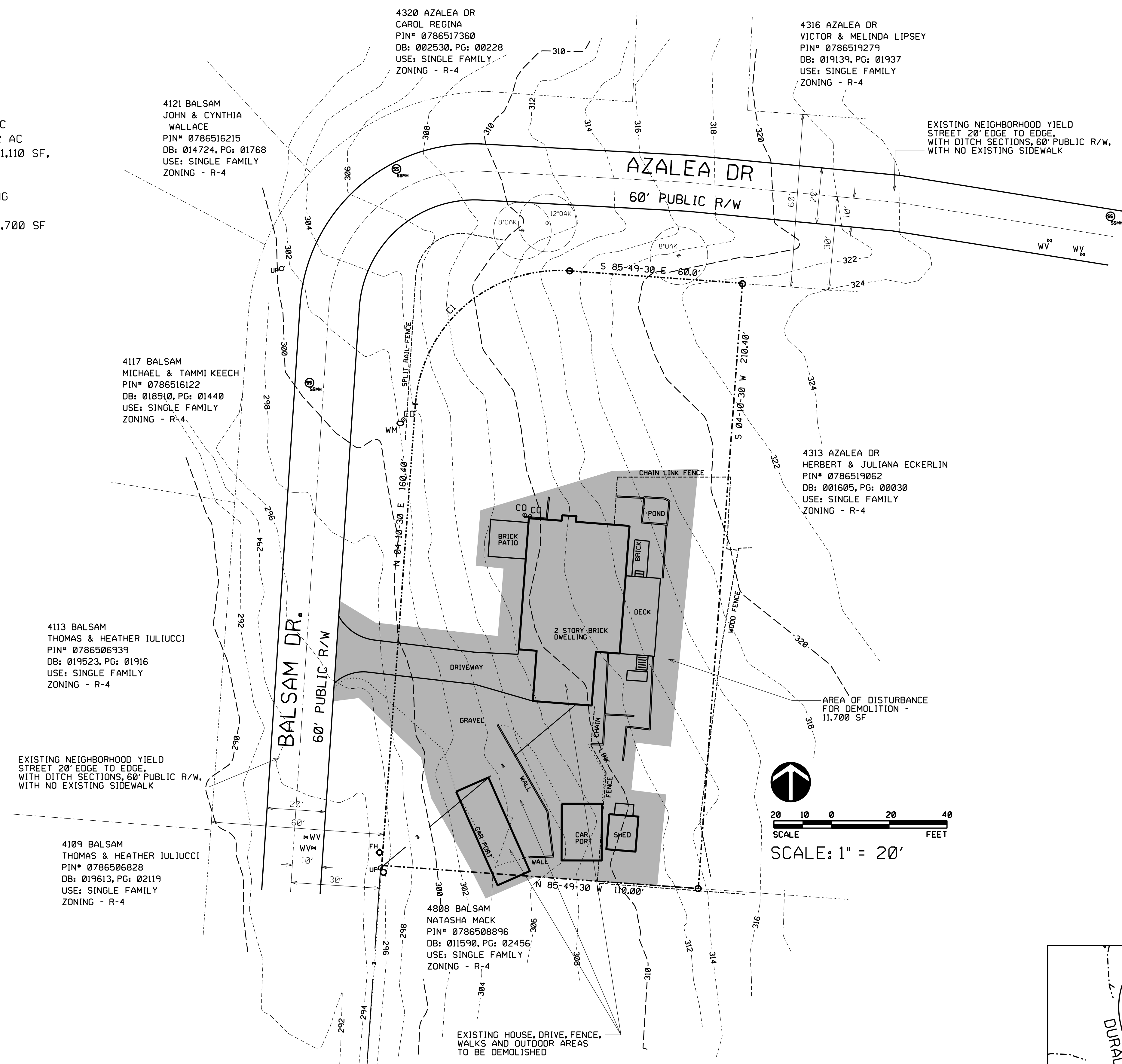
RALEIGH CASE NUMBER:	SUB-
SCALE:	NTS
DATE:	SEPT. 18, 2024
SHEET NO.:	COVER SHEET CO-1
SEQUENCE NO.	1 OF 5

REVISIONS

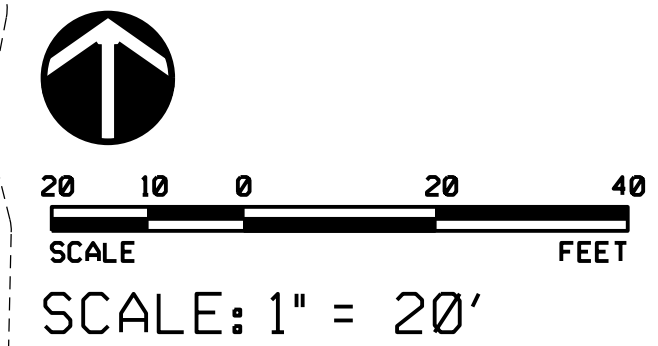
SITE DATA:

PIN NUMBER - 0786518061
 ADDRESS: 4112 BALSAM DR., RALEIGH
 LOT 116, LAUREL HILLS WEST
 SECTION 4
 BOM 1963, PAGE 202
 DB 8813, PAGE 1927 - 1929
 TOTAL GROSS ACREAGE - 22,607 SF - 0.519 AC
 EXISTING IMPERVIOUS AREA - 6,190 SF - 0.142 AC
 HOUSE - 1,960 SF, SHED/CARPORT/ PATIO - 1,110 SF,
 DECK - 180 SF, DRIVE / WALK - 600 SF
 GRAVEL PARKING - 2,340 SF
 EXISTING HOUSE / PATIO / DRIVE AND FENCING
 OUTBUILDINGS TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION = 11,700 SF

ZONING - R-4
 WATERSHED - CRABTREE CREEK
 RIVER BASIN - NEUSE

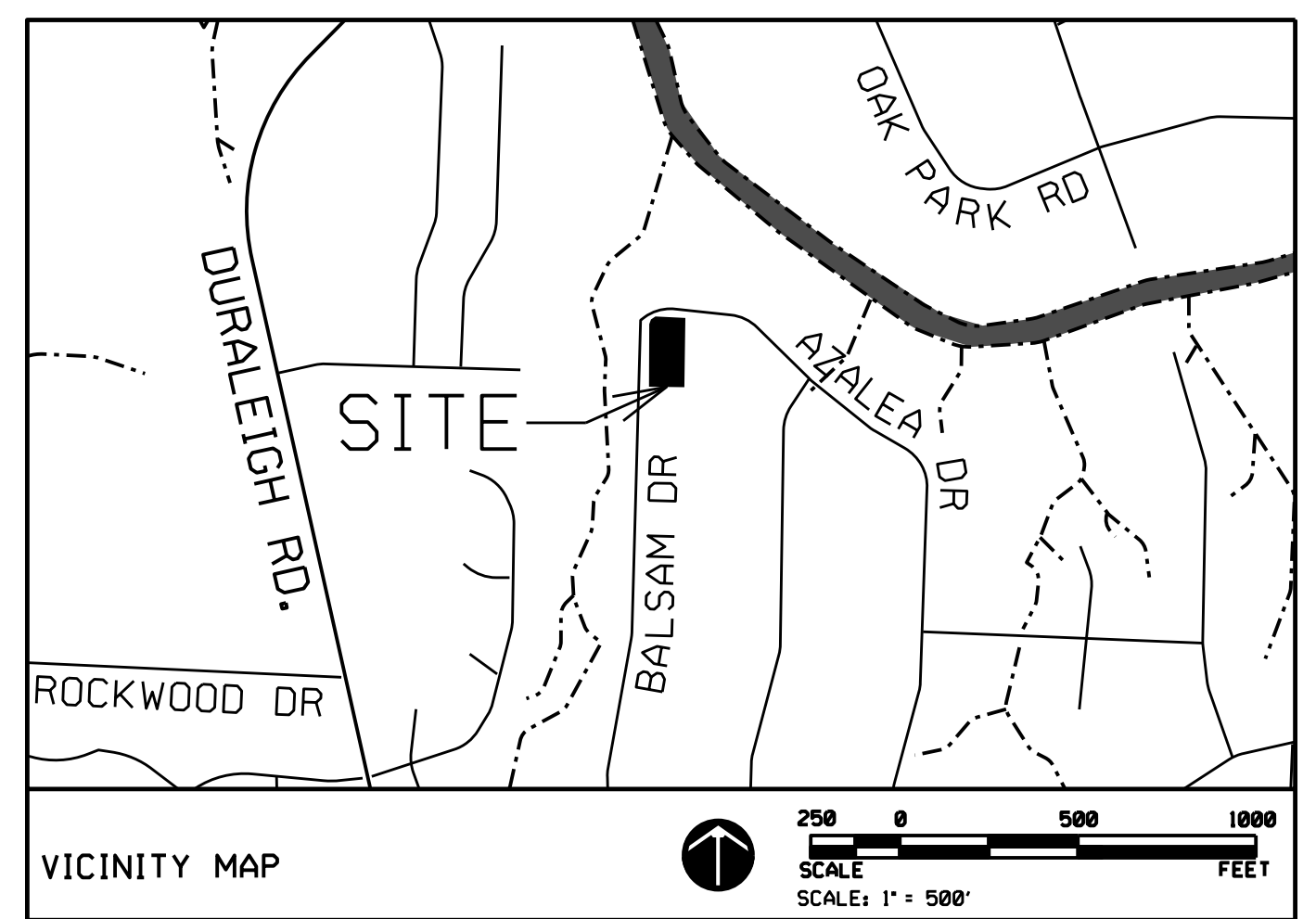


- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - EXISTING TREE IN RIGHT OF WAY



PROPERTY NOTES:

1. EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES; 4112 BALSAM DRIVE, LOT 116, LAUREL HILLS WEST, SECTION 4' AND DATED 8-22-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



4320 AZALEA DR
 CAROL REGINA
 PIN# 0786517360
 DB: 002530, PG: 00228
 USE: SINGLE FAMILY
 ZONING - R-4

4316 AZALEA DR
 VICTOR & MELINDA LIPSEY
 PIN# 0786519279
 DB: 019139, PG: 01937
 USE: SINGLE FAMILY
 ZONING - R-4

4121 BALSAM
 JOHN & CYNTHIA
 WALLACE
 PIN# 0786516215
 DB: 014724, PG: 01768
 USE: SINGLE FAMILY
 ZONING - R-4

EXISTING NEIGHBORHOOD YIELD
 STREET 20' EDGE TO EDGE,
 WITH DITCH SECTIONS, 60' PUBLIC R/W,
 WITH NO EXISTING SIDEWALK

4117 BALSAM
 MICHAEL & TAMMI KEECH
 PIN# 0786516122
 DB: 018510, PG: 01440
 USE: SINGLE FAMILY
 ZONING - R-4

4313 AZALEA DR
 HERBERT & JULIANA ECKERLIN
 PIN# 0786519062
 DB: 001605, PG: 00030
 USE: SINGLE FAMILY
 ZONING - R-4

4113 BALSAM
 THOMAS & HEATHER IULIUCCI
 PIN# 0786506939
 DB: 019523, PG: 01916
 USE: SINGLE FAMILY
 ZONING - R-4

AREA OF DISTURBANCE
 FOR DEMOLITION -
 11,700 SF

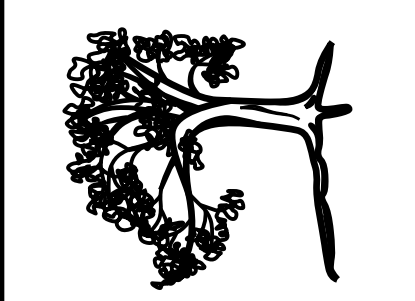
EXISTING NEIGHBORHOOD YIELD
 STREET 20' EDGE TO EDGE,
 WITH DITCH SECTIONS, 60' PUBLIC R/W,
 WITH NO EXISTING SIDEWALK

4109 BALSAM
 THOMAS & HEATHER IULIUCCI
 PIN# 0786506828
 DB: 019613, PG: 02119
 USE: SINGLE FAMILY
 ZONING - R-4

4808 BALSAM
 NATASHA MACK
 PIN# 0786508896
 DB: 011590, PG: 02456
 USE: SINGLE FAMILY
 ZONING - R-4

EXISTING HOUSE, DRIVE, FENCE,
 WALKS AND OUTDOOR AREAS
 TO BE DEMOLISHED

RWK, PA
 Registered Professional Architect
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4856



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

DESIGNED: AAP
 DRAWN: AAP

APPROVED:

RHYD FOREST - SUBDIVISION PLAN
 4112 BALSAM DR., RALEIGH, NC
 RALEIGH CASE NUMBER: SUB-
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

NO.	DATE	REVISIONS

SCALE: NTS
 DATE: SEPT. 17, 2024
 SHEET NO. 1

EXISTING
 CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 5

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 22,607 SF - 0.519 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.519 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK, DECK, SHED, GRAVEL PARKING, FENCING AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING. REMOVE EXISTING DRIVE CUTS AND REPLACE GAPS IN CURB TO MATCH EXISTING CURB AND GUTTER.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR SEVEN STREET TREES.
7. A FEE IN LIEU WILL BE REQUIRED FOR A NEW 6' CONCRETE WALK TO BE PROVIDED FOR BOTH STREET FRONTAGES.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
12. THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO THE ADJUTING PROPERTIES BEING OCCUPIED BY DETACHED RESIDENTIAL BUILDINGS AS INDICATED IN UDO SEC. 8.3.5.D.5.a

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- PROPOSED TREE IN RIGHT OF WAY
- 65' X 100' MIN. LOT AREA

IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
 100 LF ALONG BALSAM DR.
 6' FUTURE WALK = 600 SF
 (10,997.3 X .38) - 600 = 3,958.97 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,958.97 SF

LOT 2 -
 138.94 LF ALONG BALSAM DR.
 60.0 LF ALONG AZALEA DR.
 6' FUTURE WALK = 1,193.64 SF
 (11,590.9 X .38) - 1,193.64 = 3,210.90 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 3,210.90 SF

PRIMARY STREET FOR BOTH LOTS - BALSAM DR.

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4117 BALSAM
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 DB: 018510, PG: 01440
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REMOVE EXISTING DRIVE CUT REPLACE DITCH SECTION TO MATCH EXISTING DITCH AND ROAD EDGE

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 THOMAS & HEATHER IULIUCCI
 PIN# 0786506939
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 USE: SINGLE FAMILY
 ZONING - R-4

4109 BALSAM
 THOMAS & HEATHER IULIUCCI
 PIN# 0786506828
 DB: 019613, PG: 02119
 USE: SINGLE FAMILY
 ZONING - R-4

BALSAM DR. - NEIGHBORHOOD YIELD
 REQ. R/W = 55' (27.5' FROM CENTERLINE)
 NO ADDITIONAL R/W REQUIRED
 REQ. STREET 27' B-B (13.5' FROM CL)
 ADDITIONAL STREET WIDTH = 3.5'
 REQ. 6' CONCRETE WALK
 ADDITIONAL WALK REQ. = 6'

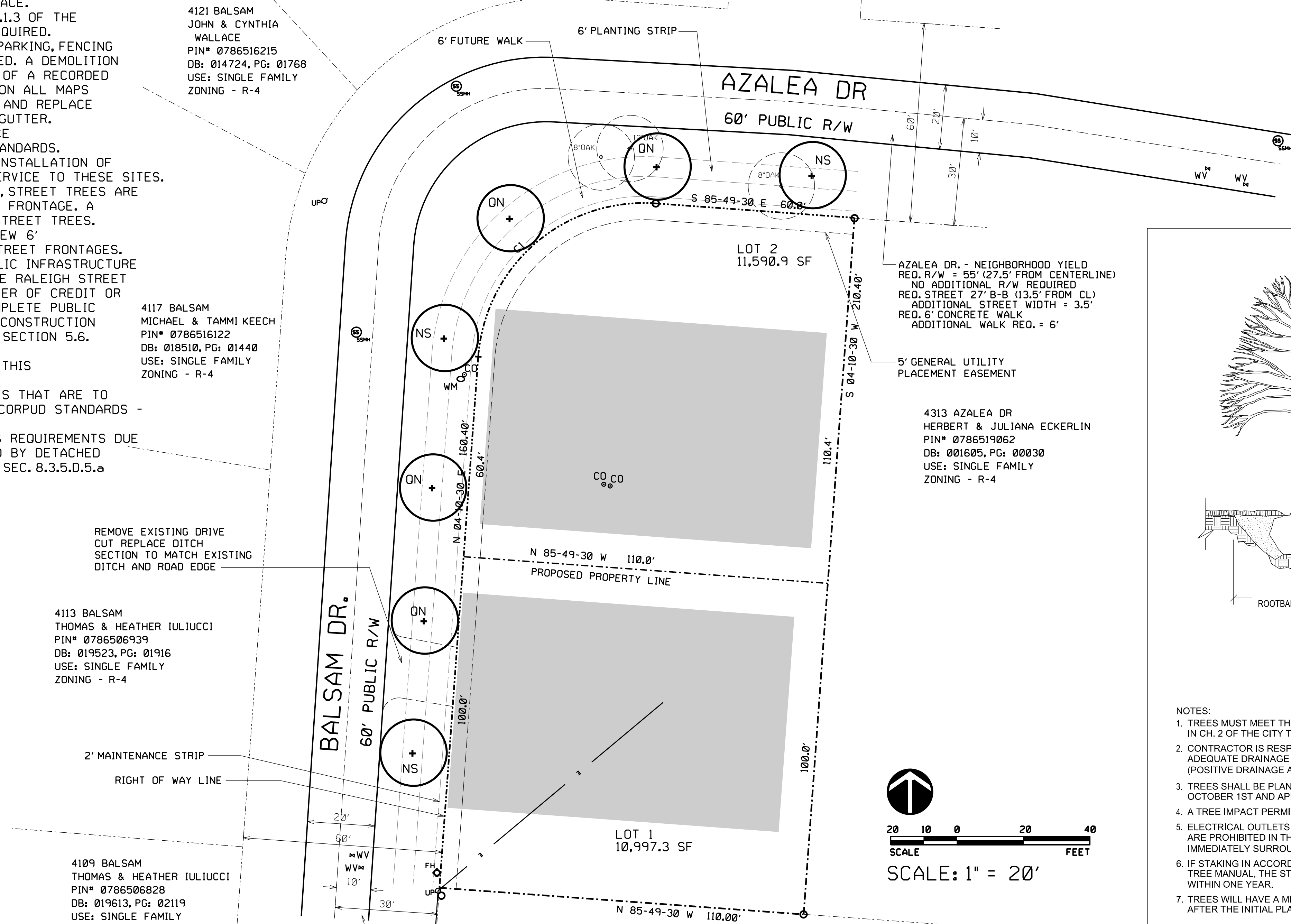
4808 BALSAM
 NATASHA MACK
 PIN# 0786508896
 DB: 011590, PG: 02456
 USE: SINGLE FAMILY
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AZALEA DR. - NEIGHBORHOOD YIELD
 REQ. R/W = 55' (27.5' FROM CENTERLINE)
 NO ADDITIONAL R/W REQUIRED
 REQ. STREET 27' B-B (13.5' FROM CL)
 ADDITIONAL STREET WIDTH = 3.5'
 REQ. 6' CONCRETE WALK
 ADDITIONAL WALK REQ. = 6'

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 PIN# 0786519062
 DB: 001605, PG: 00030
 USE: SINGLE FAMILY
 ZONING - R-4

SITE DATA:

PIN NUMBER - 0786518061
 ADDRESS: 4112 BALSAM DR., RALEIGH
 TOTAL ACREAGE - 22,607 SF - 0.519 AC GROSS
 AREA OF RIGHT OF WAY DEDICATION - NONE
 TOTAL ACREAGE - 0.519 AC NET
 LOT 1 - 10,997.3 SF - 0.2525 AC
 LOT 2 - 11,609.7 SF - 0.2665 AC
 EXISTING IMPERVIOUS AREA - 6,190 SF - 0.1421 AC
 HOUSE - 1,960 SF, SHED - 1,110 SF,
 DECK - 180 SF, DRIVE / WALK - 600 SF
 GRAVEL PARKING - 2,340 SF
 ZONING - R-4 - CONVENTIONAL SUBDIVISION



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

NOTES:
 1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
 STANDARD DETAIL
 TREE PLANTING DETAIL
TPP-03

STREET TREE PLANTING

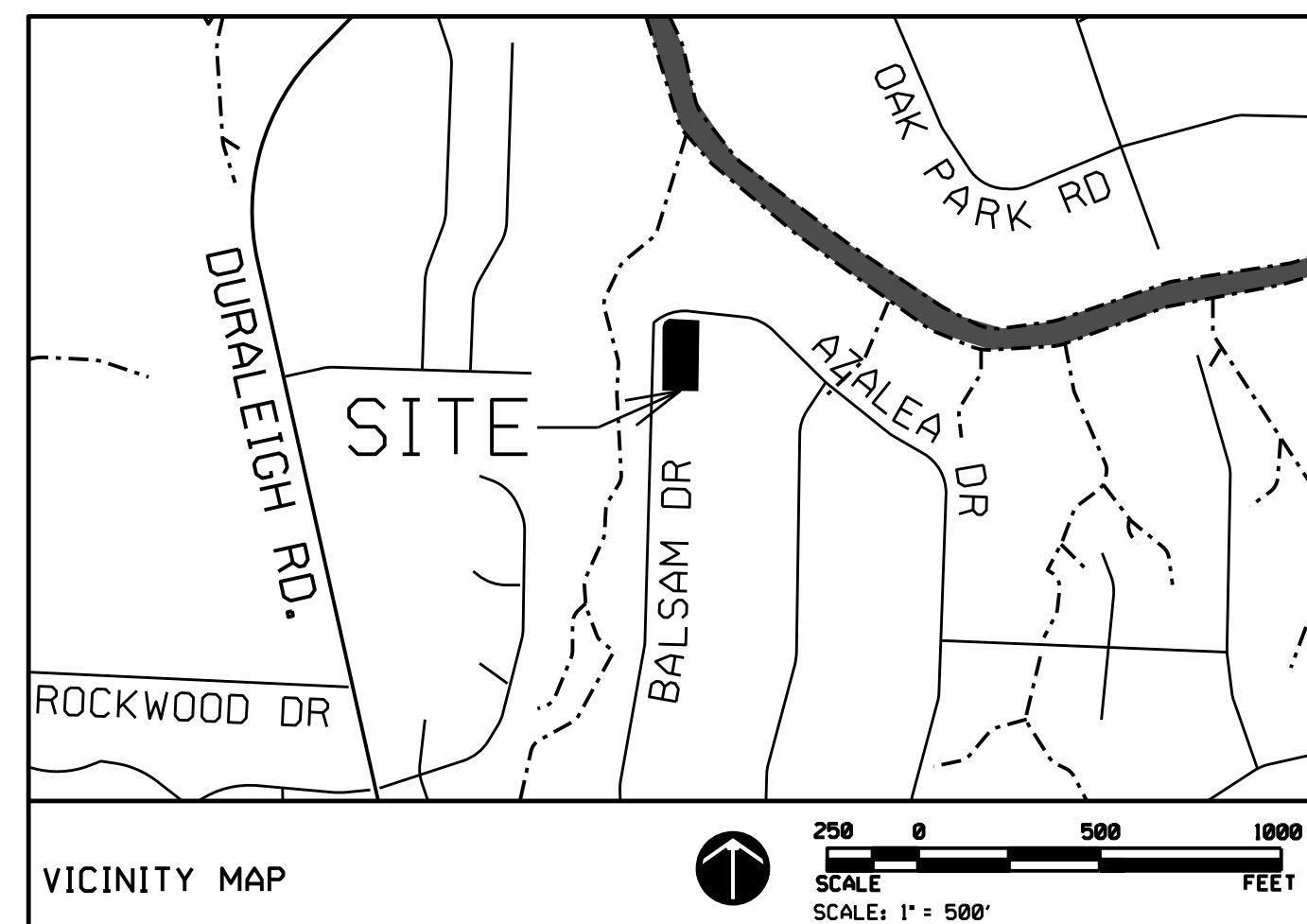
KEY COUNT	PLANT NAME	O/C SPACE	PLANTING SIZE
NS 3	NYSSA SYLVATICA, BLACK GUM	40'	3" CAL, 10' HT
ON 4	QUERCUS NUTTALLI, NUTTALL OAK	40'	3" CAL, 10' HT

NOTES:

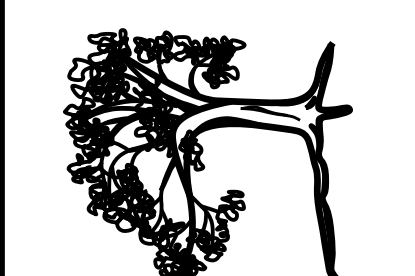
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 8.5' FROM THE RIGHT OF WAY. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM. STREET TREES SHALL BE INSTALLED TO CITY OF RALEIGH STANDARD DETAIL TPP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.

STREET TREE PLANTING CALCS:

298.54 LF FRONTAGE ALONG BALSAM DR AND AZALEA DR. COMBINED
 7 TREES @ 40' O/C
 CANOPY SHADE TREES



RWK, PA
 Registered Professional Architect
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4086



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

DESIGNED: AAP
 DRAWN: AAP

APPROVED:
 [Signature Area]

RHYD FOREST - SUBDIVISION PLAN
 4112 BALSAM DR., RALEIGH, NC
 RALEIGH CASE NUMBER: SUB-
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27609

NO.	DATE	DESCRIPTION

SCALE: NTS
 DATE: SEPT. 17, 2024

SHEET NO. 1
 PROPOSED SUBDIVISION & PLANTING PLAN
 SP-1

STANDARD 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 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 wateline 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 encasement extended 10' on each side of crossing must be specified & installed to wateline 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. 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.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 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 developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning 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 NCDWQ, 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 RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or foq@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASAE) standards and be on the University of Southern California approval list.

- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- 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 CrossConnection@raleighnc.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.

* Edit typical service size & material as

PROPERTY NOTES:

- EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES; 4112 BALSAM DRIVE, LOT 116, LAUREL HILLS WEST, SECTION 4' AND DATED 8-22-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

4113 BALSAM
THOMAS & HEATHER IULIUCCI
PIN# 0786506939
DB: 019523, PG: 01916
USE: SINGLE FAMILY
ZONING - R-4

4109 BALSAM
THOMAS & HEATHER IULIUCCI
PIN# 0786506828
DB: 019613, PG: 02119
USE: SINGLE FAMILY
ZONING - R-4

4117 BALSAM
MICHAEL & TAMMI KEECH
PIN# 0786516122
DB: 018510, PG: 01440
USE: SINGLE FAMILY
ZONING - R-4

4121 BALSAM
JOHN & CYNTHIA WALLACE
PIN# 0786516215
DB: 014724, PG: 01768
USE: SINGLE FAMILY
ZONING - R-4

4320 AZALEA DR
CAROL REGINA
PIN# 0786517360
DB: 002530, PG: 00228
USE: SINGLE FAMILY
ZONING - R-4

4316 AZALEA DR
VICTOR & MELINDA LIPSEY
PIN# 0786519279
DB: 019139, PG: 01937
USE: SINGLE FAMILY
ZONING - R-4

4313 AZALEA DR
HERBERT & JULIANA ECKERLIN
PIN# 0786519062
DB: 001605, PG: 00030
USE: SINGLE FAMILY
ZONING - R-4

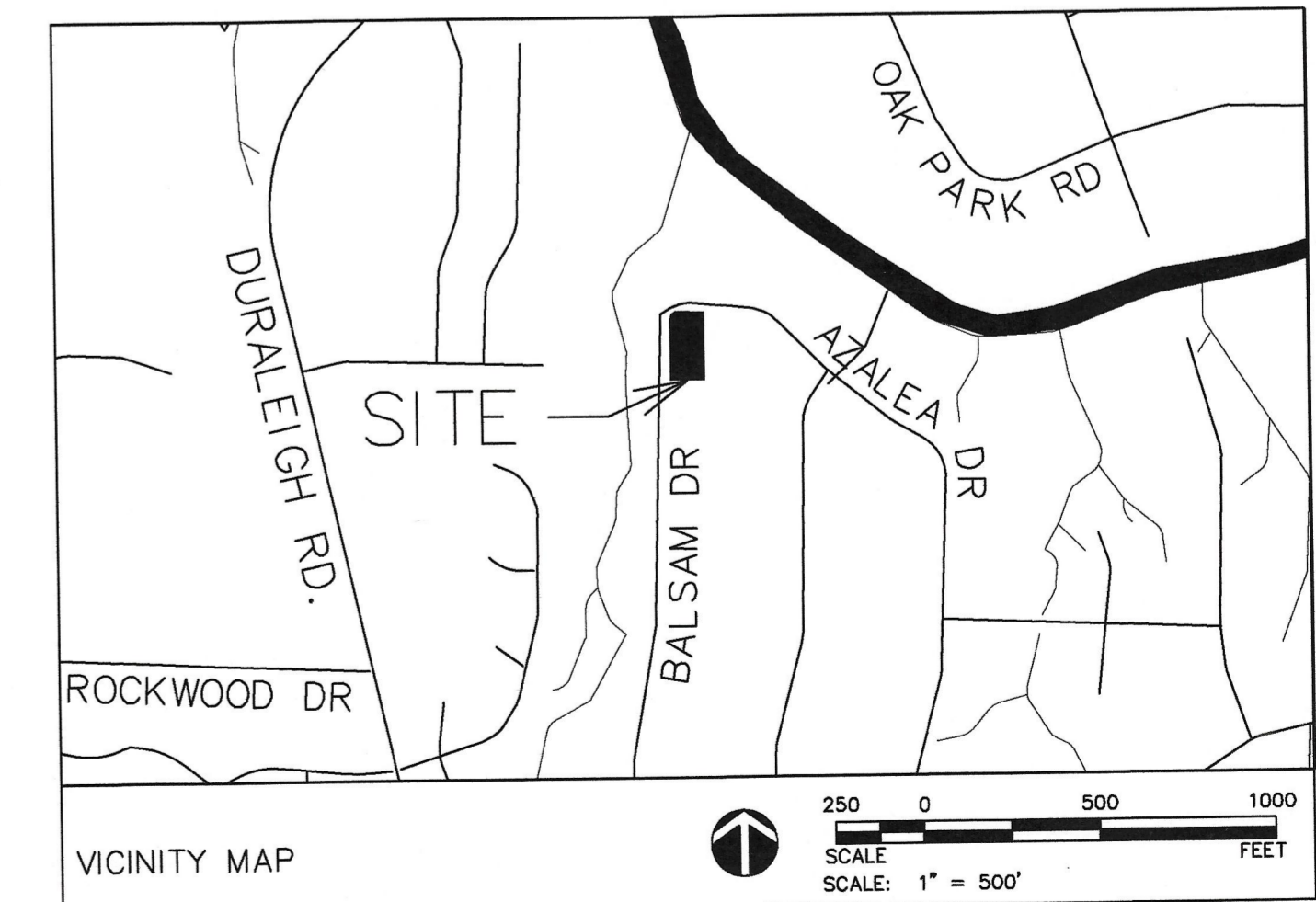
4808 BALSAM
NATASHA MACK
PIN# 0786508896
DB: 011590, PG: 02456
USE: SINGLE FAMILY
ZONING - R-4

NOTES:

- SIZES AND APPROXIMATE LOCATIONS SHOWN ON THE PLANS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES AND FIELD VERIFY THE WATER UTILITY PIPE MATERIALS, DIAMETER (SIZE) AND LOCATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- CONTRACTORS ABANDONING WATER SERVICES SHALL REMOVE THE ENTIRE SERVICE STUB. WHEN AVAILABLE, A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK. IF EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 2" PVC PIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE CAPPED CORPORATION STOP AND WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY AN ABANDONED TAP. ALL REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN TO THE RIGHT-OF-WAY LINE AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT AT 919-996-2409.



SCALE: 1" = 20'

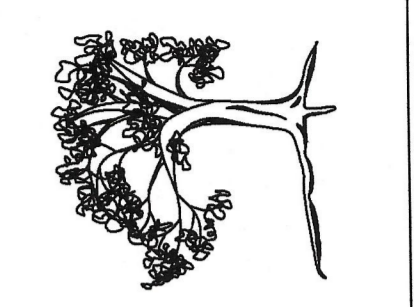


LEGEND

- AIR CONDITIONER
- BACK OF CURB
- BACK FLOW PREVENTER
- CLEANOUT
- CURB INLET
- DRILL HOLE SET
- EXISTING CONCRETE MONUMENT
- EXISTING DRILL HOLE
- EXISTING IRON STAKE
- EXISTING IRON PIPE
- ELECTRIC METER
- EXISTING PK NAIL
- ELECTRIC STUB
- FLARED END SECTION
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- GAS METER
- GUY
- INVERT
- IRON PIPE SET
- IRON ROD SET
- LIGHT POLE
- MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PK NAIL SET
- POINT NOT SET
- RAIL ROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- FIELD MEASUREMENT
- - - - - EXISTING CONTOUR
- - - - - EXISTING CONTOUR INDEX

- REMOVE EXISTING SANITARY SEWER SERVICE CLEANOUT, INSTALL A NEW 4" PVC SANITARY SEWER SERVICE CLEANOUT WITH REPAIR W/ SCH 40 PVC SANITARY SEWER SERVICE PIPING, MIN. SLOPE 1.0%, TO A REPAIR COUPLING TO CONNECT TO THE EXISTING SERVICE LINE
- REMOVE EXISTING WATER METER AND REPLACE WITH A CORPORATION STOP - SET NEW 5/8" METER AND METER BOX AT THE RIGHT-OF-WAY LINE AND CONNECT THE NEW METER TO THE CORPORATION STOP WITH 3/4" TYPE K COPPER WATER SERVICE PIPE
- NEW 5/8" WATER METER AND BOX WITH 3/4" TYPE K COPPER WATER SERVICE PIPE
- NEW 4" PVC SANITARY SEWER SERVICE CLEANOUT W/ SCH 40 PVC SANITARY SEWER SERVICE PIPING TO EXISTING SANITARY SEWER LINE, MIN. SLOPE 1.0%

RWK PA
engineering & surveying
101 W. Main St., Suite 202
GARNER, NC 27529
Phone: (919) 779-4854
Fax: (919) 779-4056



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

DESIGNED: AAP
DRAWN: AAP

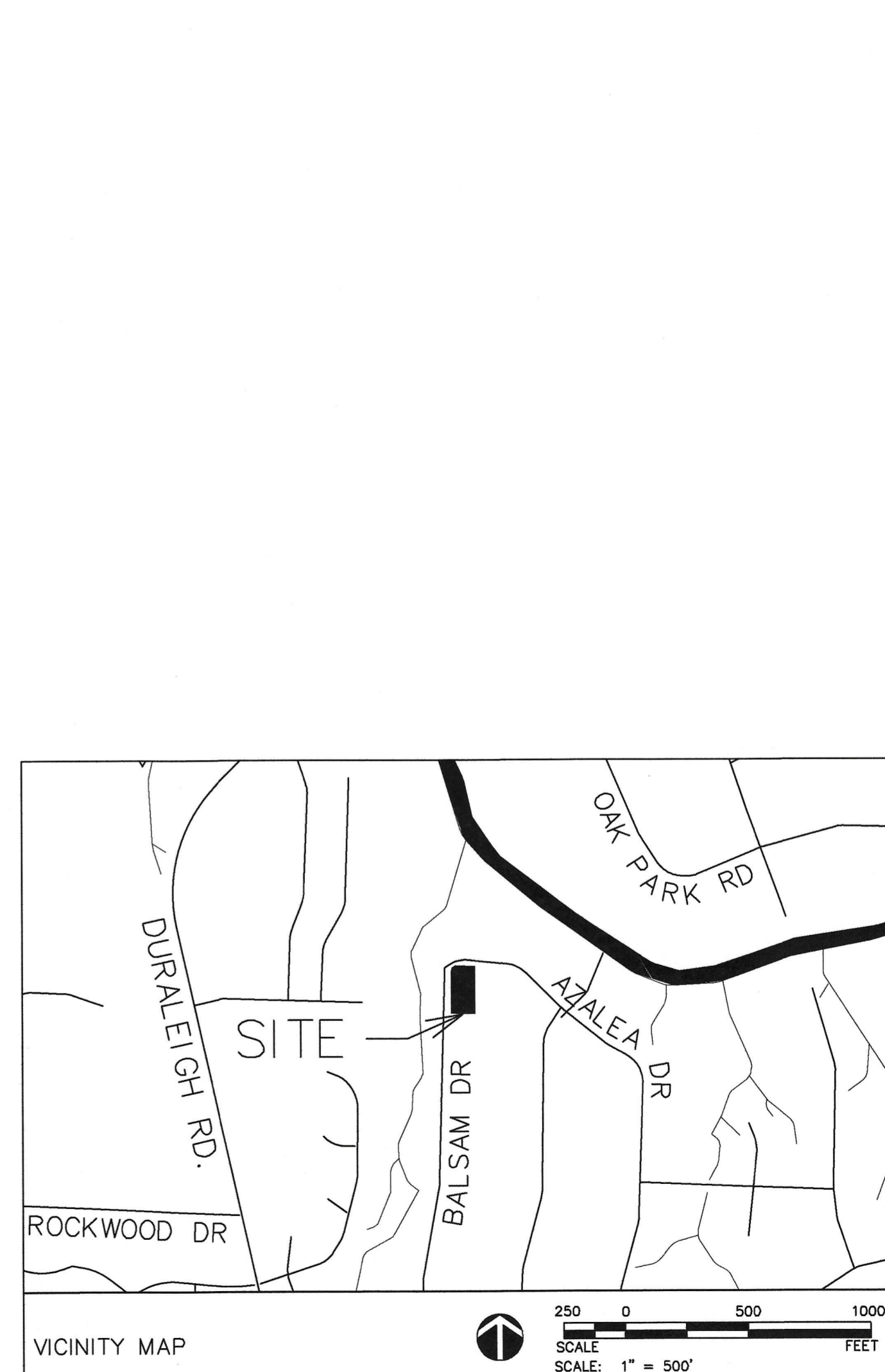
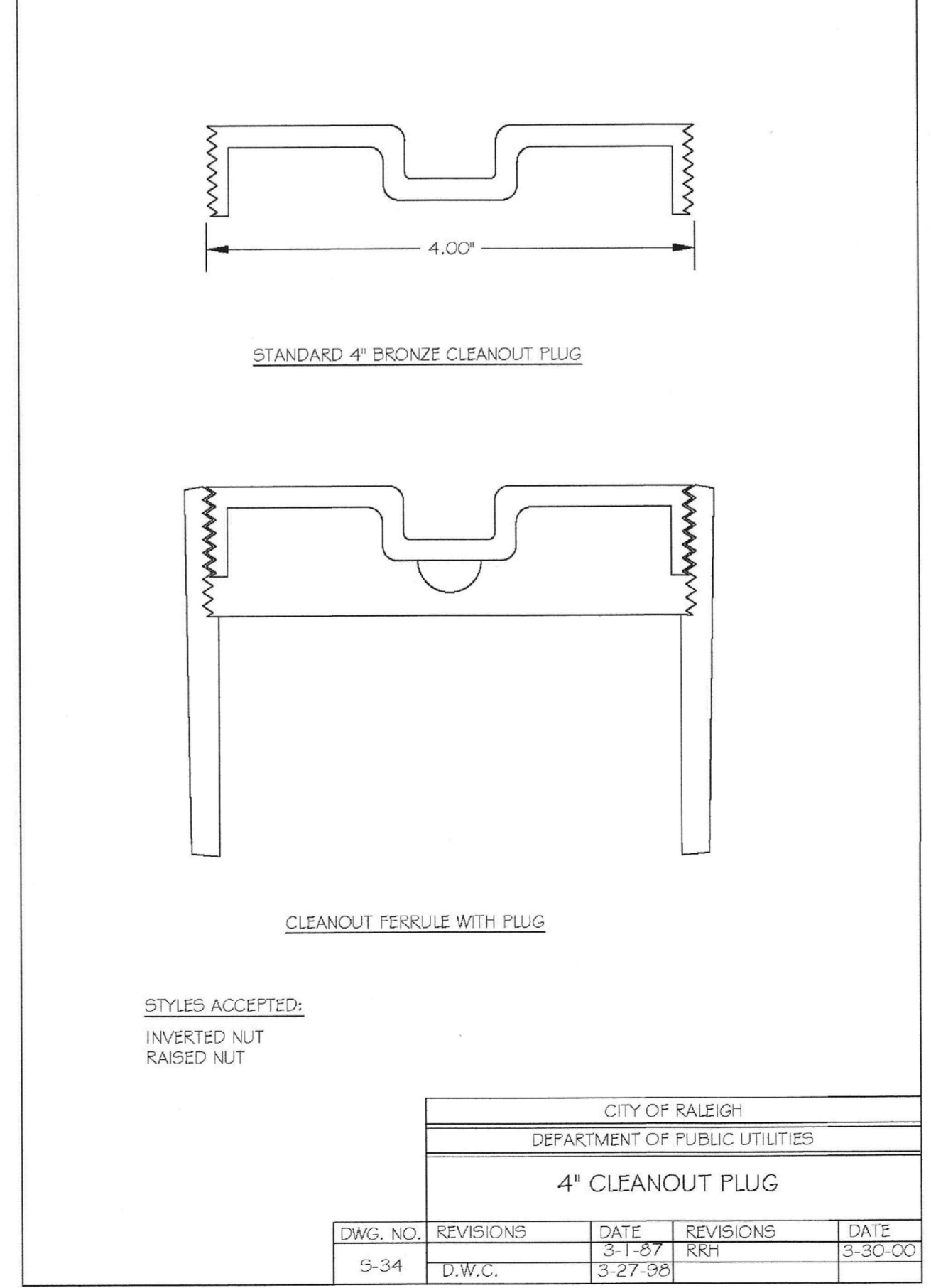
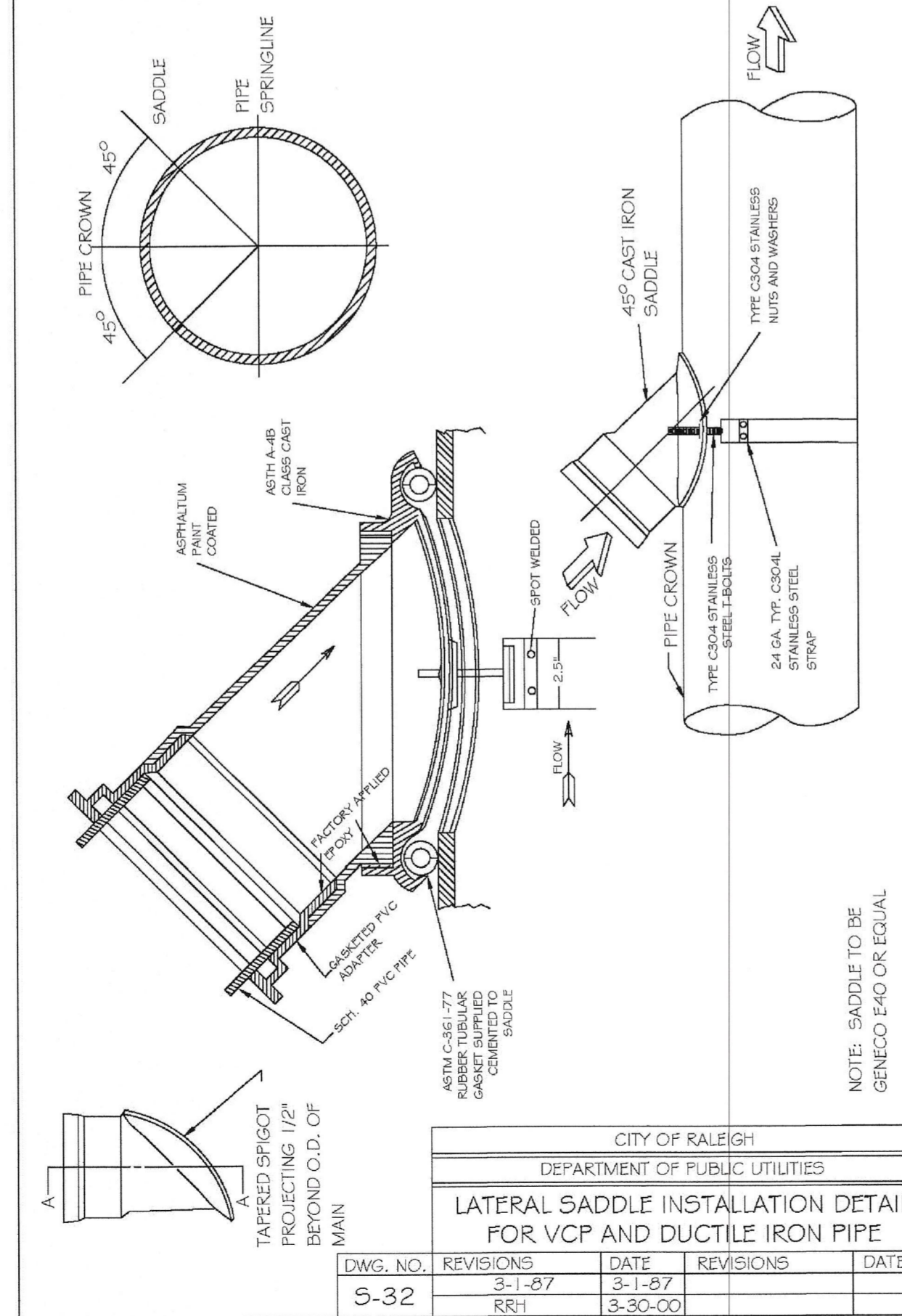
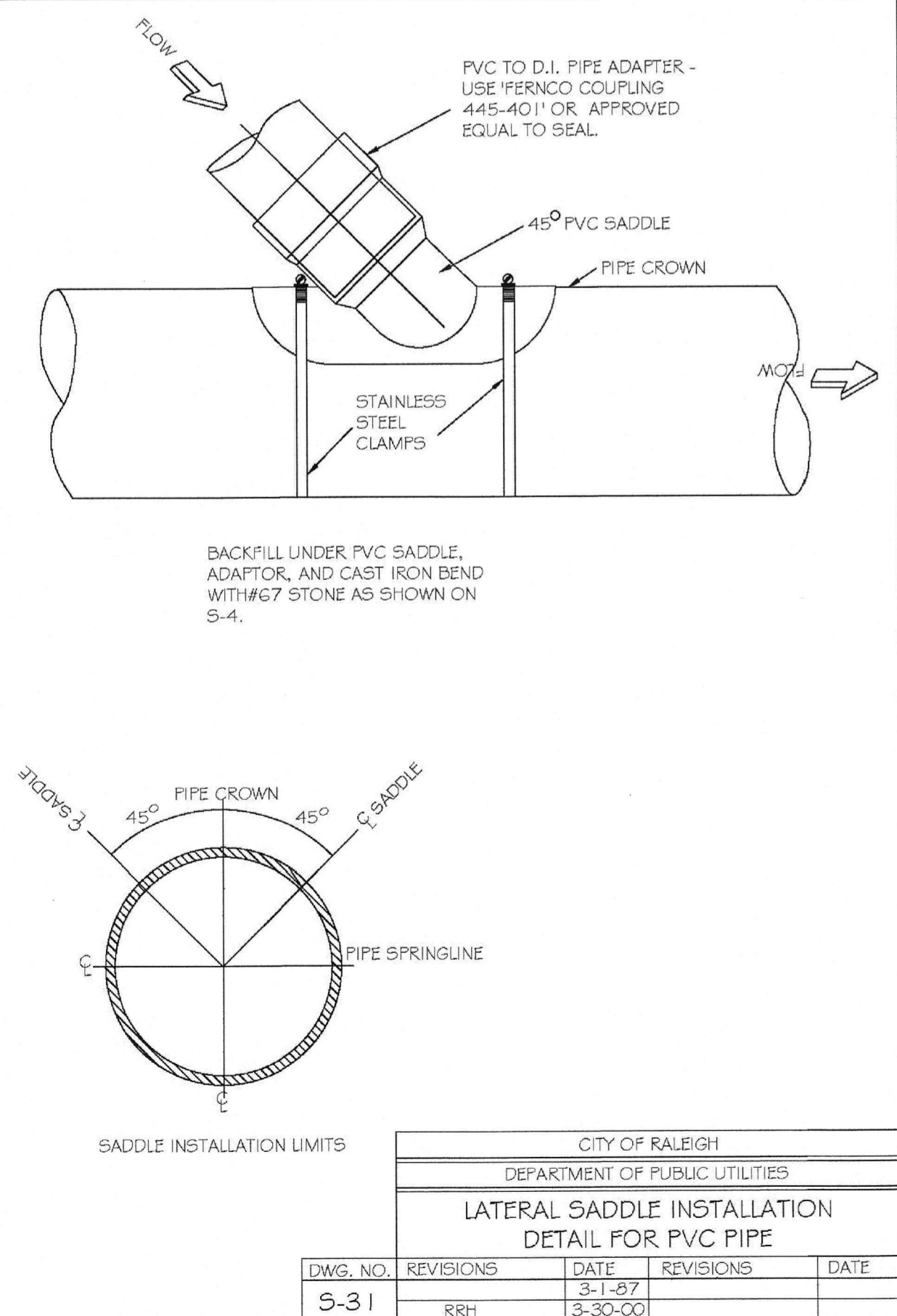
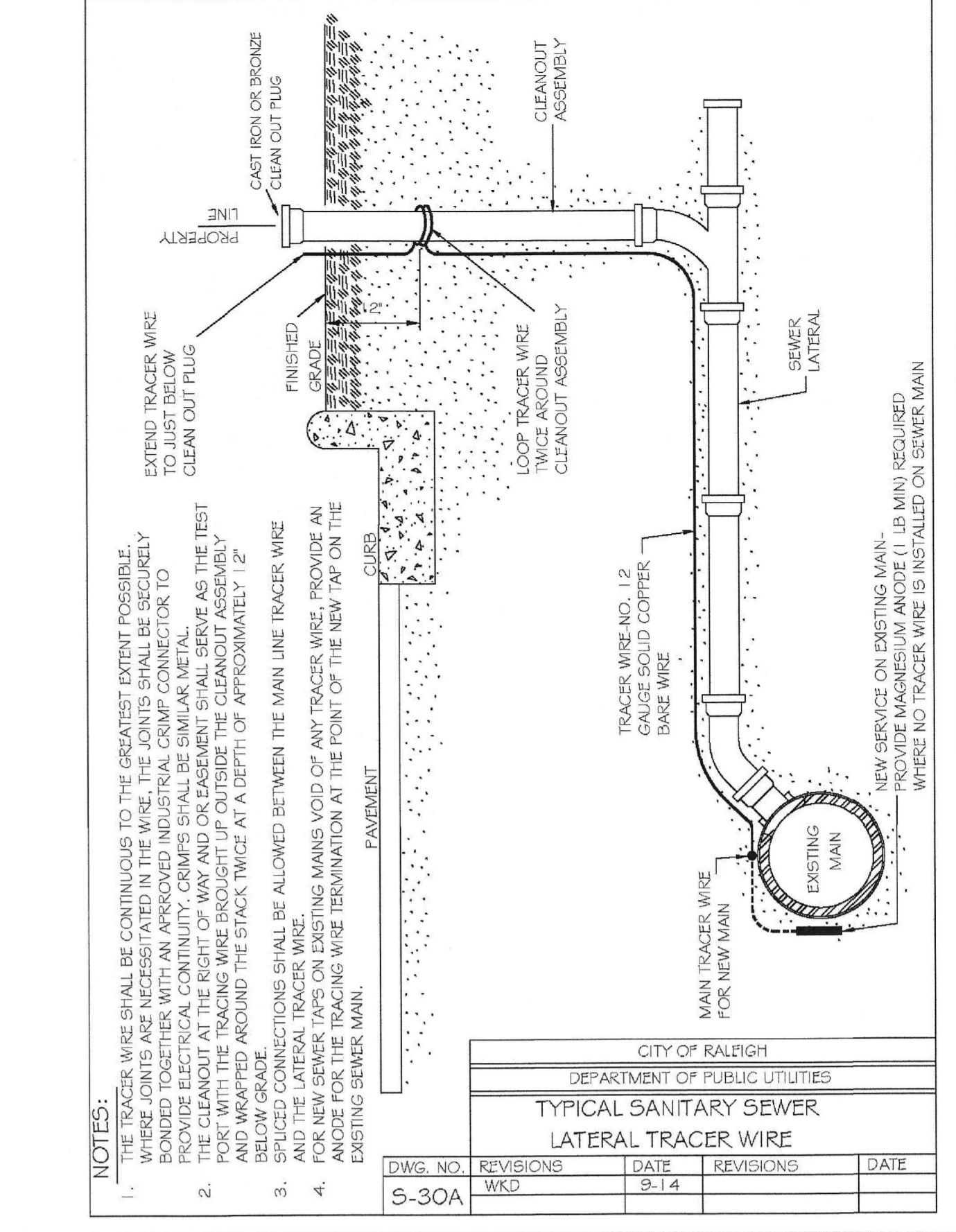
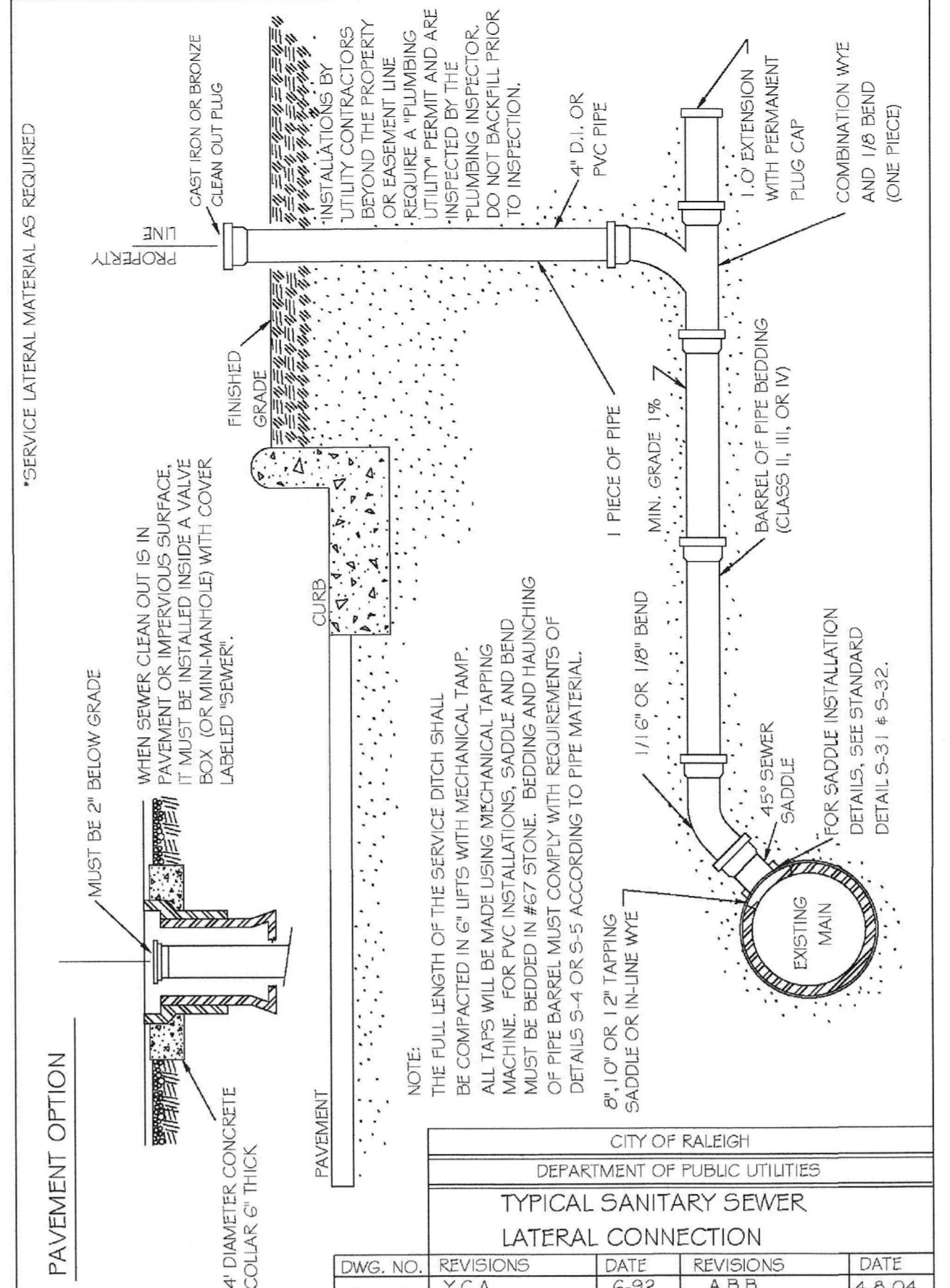
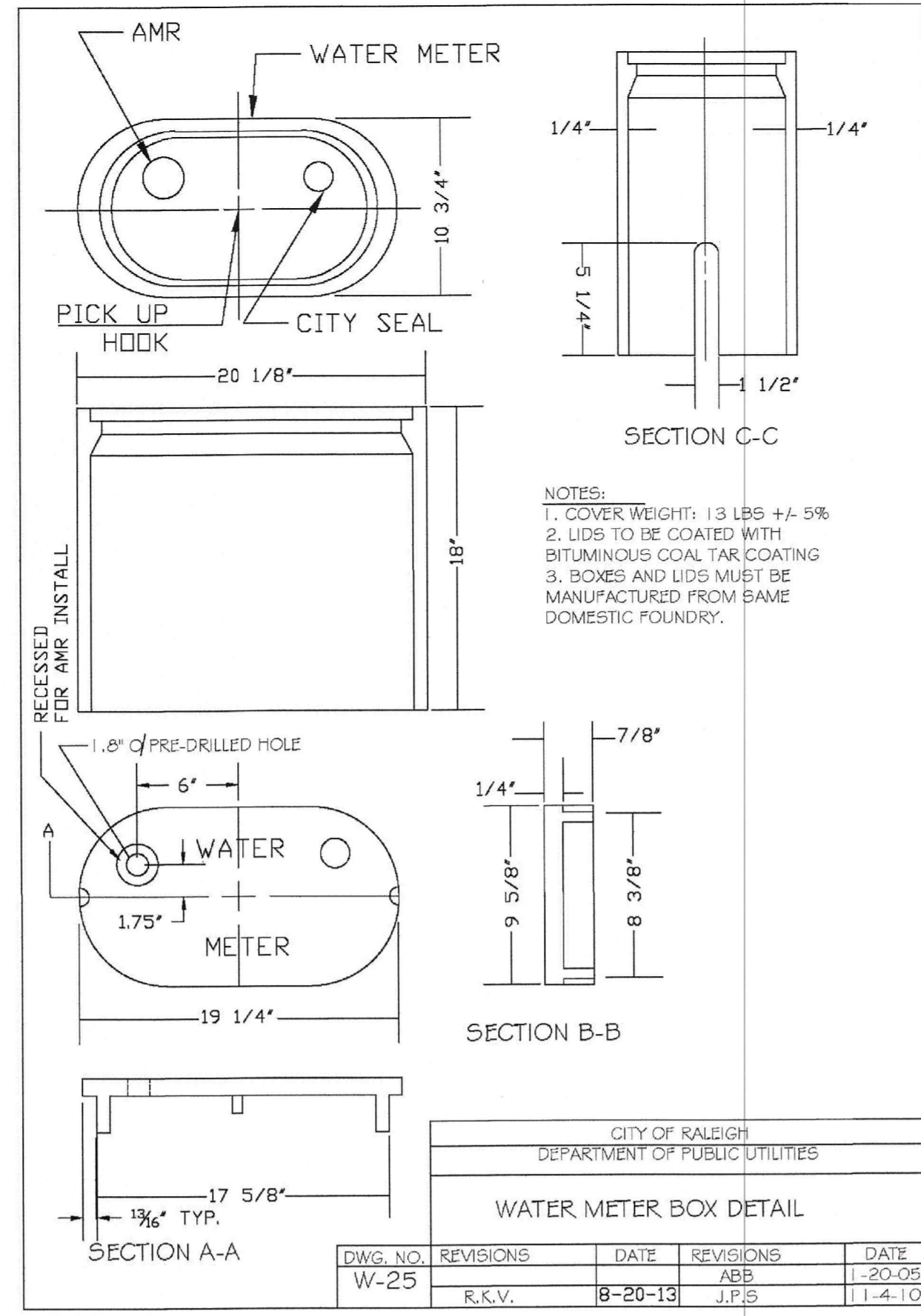
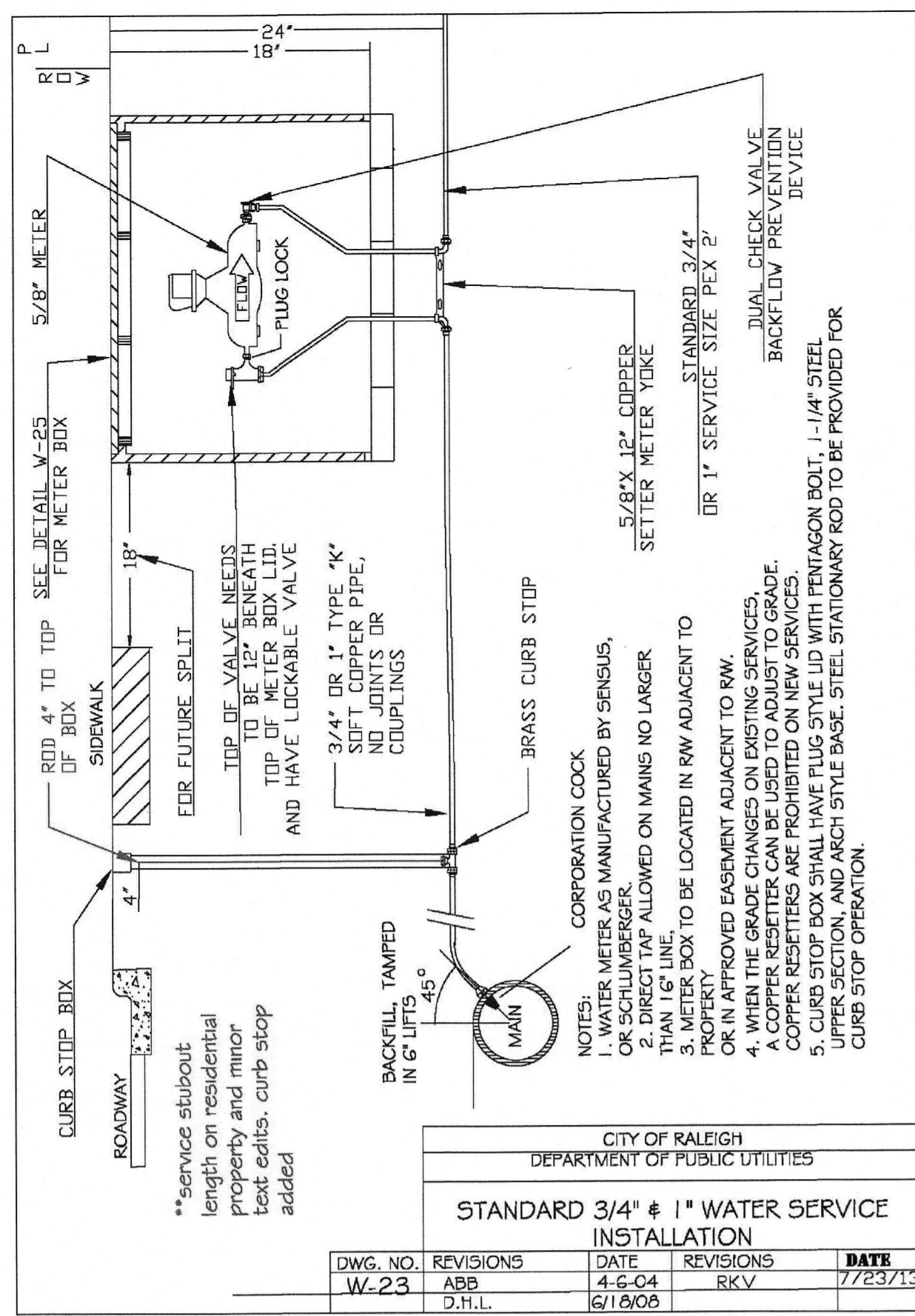
APPROVED:

RHYD FOREST SUBDIVISION PLAN
4112 BALSAM DR., RALEIGH, NC
RALEIGH CASE NUMBER: SUB-
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

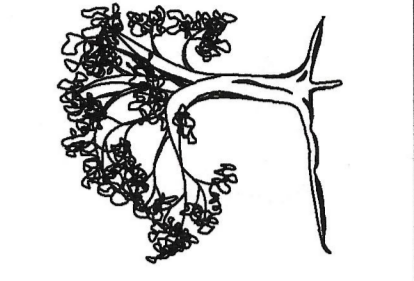
NO.	REVISIONS
1	

SCALE: NTS
DATE: SEPT. 17, 2024
SHEET NO.:

PROPOSED UTILITY PLAN
SP-2
SEQUENCE NO. 4 OF 5



RWK PA
engineering & surveying
101 W. Main St., Suite 202
Cary, NC 27529
Phone: (919) 778-4054
Fax: (919) 778-4056



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

DESIGNED: AAP
DRAWN: AAP
APPROVED:

RHYD FOREST SUBDIVISION PLAN
4112 BALSAM DR., RALEIGH, NC
RALEIGH CASE NUMBER: SUB-
REVOLUTION HOMES, LLC
211 E. SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

NO.	REVISIONS
1	

SCALE: NTS
DATE: SEPT. 17, 2024
SHEET NO.:

UTILITY DETAILS
D-1
SEQUENCE NO. 5 of 5