



# Administrative Approval Action

Case File / Name: SUB-0054-2023  
DSLCL - 504 E. Tryon Rd - 3 Lot Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This 0.68 acre parcel, specifically identified as 504 East Tryon Road, is located north of Northview Street, south of East Tryon Road, east of Garner Road, and west of Burtons Barn Road. The property is zoned CX-3. It is outside the city limits.

**REQUEST:** The parcel is vacant and the plan proposes a 3 lot subdivision. Two of the lots will be developed with an attached house and the third lot with a tiny house, under the Conventional Development Option. Lot 1 (Tiny House Lot) is 6,966 square feet (0.162 acre). New Lot 2 (attached house) is 12,511 square feet (0.287 acre). New Lot 3 (attached house) is 10,234 square feet (0.235 acre).

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated February 15, 2024 by Crumpler Consulting Services.

## CONDITIONS OF APPROVAL and NEXT STEPS:

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

**The following items must be approved prior to recording the plat:**

### Engineering

1. A cross access agreement among the lots identified as proposed Lot 1, Lot 2, and Lot 3 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A fee-in-lieu for sidewalk along Tryon Road is paid to the City of Raleigh (UDO 8.1.10).

## Public Utilities

4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

## Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

6. A public infrastructure surety for (6) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

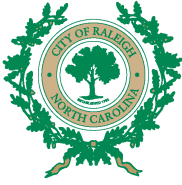
***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, an erosion control plan and grading permit(s) will be required. (UDO 9.4.6.)



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4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (6) trees along E Tryon Rd.

**The following are required prior to issuance of building occupancy permit:**

### General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.

### Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

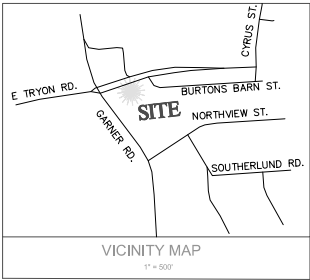
**EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:**

**3-Year Sunset Date: March 27, 2027**  
Record at least 1/2 of the land area approved.

**5-Year Sunset Date: March 27, 2029**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ Date: 03/27/2024  
Development Services Dir/Designee  
Staff Coordinator: Jessica Gladwin



# SUBDIVISION PLANS FOR 504 E. TRYON RD-3 LOT SUBDIVISION 504 E. TRYON ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0054-2023

PREPARED FOR:  
SMITHERS EQUITY GROUP LLC  
2016 BETRY PL  
RALEIGH, NORTH CAROLINA 27603

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

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

- |       |   |
|-------|---|
| SHEET | DESCRIPTION                             |
| C-1   | COVER                                   |
| C-2   | EXISTING CONDITIONS                     |
| C-3   | SUBDIVISION & LANDSCAPING PLAN          |
| C-4   | UTILITY, GRADING<br>AND STORMWATER PLAN |
| D-1   | 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 | 919-996-2000

**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.2). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SubReview@raleighnc.gov](mailto:SubReview@raleighnc.gov).

**DEVELOPMENT OPTIONS (UDO Chapter 2)**

Conventional Subdivision     Compact Development     Conservation Development

Common Court     Flag Lot     Precast 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): 504 E. Tryon RS-3 Lot Subdivision

Property Address(es): 504 E. Tryon Raleigh, NC 27603

Recorded Deed P/N#: 1712018204

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

General Building     Mixed Use Building     Civic Building     Open Lot     Try House

**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

Current Property Owner(s) Name(s): Chris Smith    Title: Owner

Company: Smithers Equity Group LLC    Address: 519 Moseley Lane

Phone #: 608-385-3420    Email: [christasax@gmail.com](mailto:christasax@gmail.com)

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

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(s): Johnny Griffin    Title: Owner

Company: Jolco Contracting    Address: \_\_\_\_\_ Phone #: 919-369-7240    Email: [johnnygriffin2@gmail.com](mailto:johnnygriffin2@gmail.com)

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

Cross site average: 68

zoning districts (if more than one, provide average of each): CK-3

Overlay District(s): \_\_\_\_\_ Inside City Limits?  Yes  No    Historic Districts/Neighborhood: N/A

Development Use District (UDZ): \_\_\_\_\_ Special Adjustment Class: \_\_\_\_\_    Development Adjustment Code # \_\_\_\_\_

Case #/2: \_\_\_\_\_    BCL: \_\_\_\_\_    DA: \_\_\_\_\_

**STORMWATER INFORMATION**

Impervious Area on Parcel(s): \_\_\_\_\_    Impervious Area for Outlets (do not include right-of-way): \_\_\_\_\_

Existing (sf): \_\_\_\_\_    Proposed total (sf): \_\_\_\_\_    Existing (sf): \_\_\_\_\_    Proposed total (sf): \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: \_\_\_\_\_    # of Attached House Lots: \_\_\_\_\_    # of Townhouse Lots: \_\_\_\_\_

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

Total # of Lots: 3    Total # Dwelling Units: 3    Proposed density for each zoning district (UDO 1.2.2.F): 4.4

**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160C-41.1), application 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 authorized agent may also apply for development approval for such development as authorized by the landowner.

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. 160C-41.1) 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 correction for false statements or misstatements made in securing the development approval, consent to N.C. Gen. Stat. § 160C-41.1.

The undersigned certifies that the property owner(s) is/are aware of this application and that the proposed project described in the application and the materials in this request is/are consistent with the state and specifications described herein, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned certifies that the information provided in this application (N.C.G.S. 160C-41.1) is true and correct and is placed on file and the request of the applicant for a period of six consecutive months or more, or if the applicant fails to place the application on file for a period of six consecutive months or more, then the application will be discarded and a new application is required for pre- and submittal and the applicant's registration is subject to the normal process to be renewed and apply for the new application.

Printed Name: \_\_\_\_\_    Date: 9/12/2021

Signature: \_\_\_\_\_    Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_    Date: \_\_\_\_\_

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**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph. 919-413-1704  
P-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	01/03/23	CITY OF RALEIGH COMMENTS
2	02/15/23	CITY OF RALEIGH COMMENTS

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 6.3.2.A.1(A)-4.

-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.

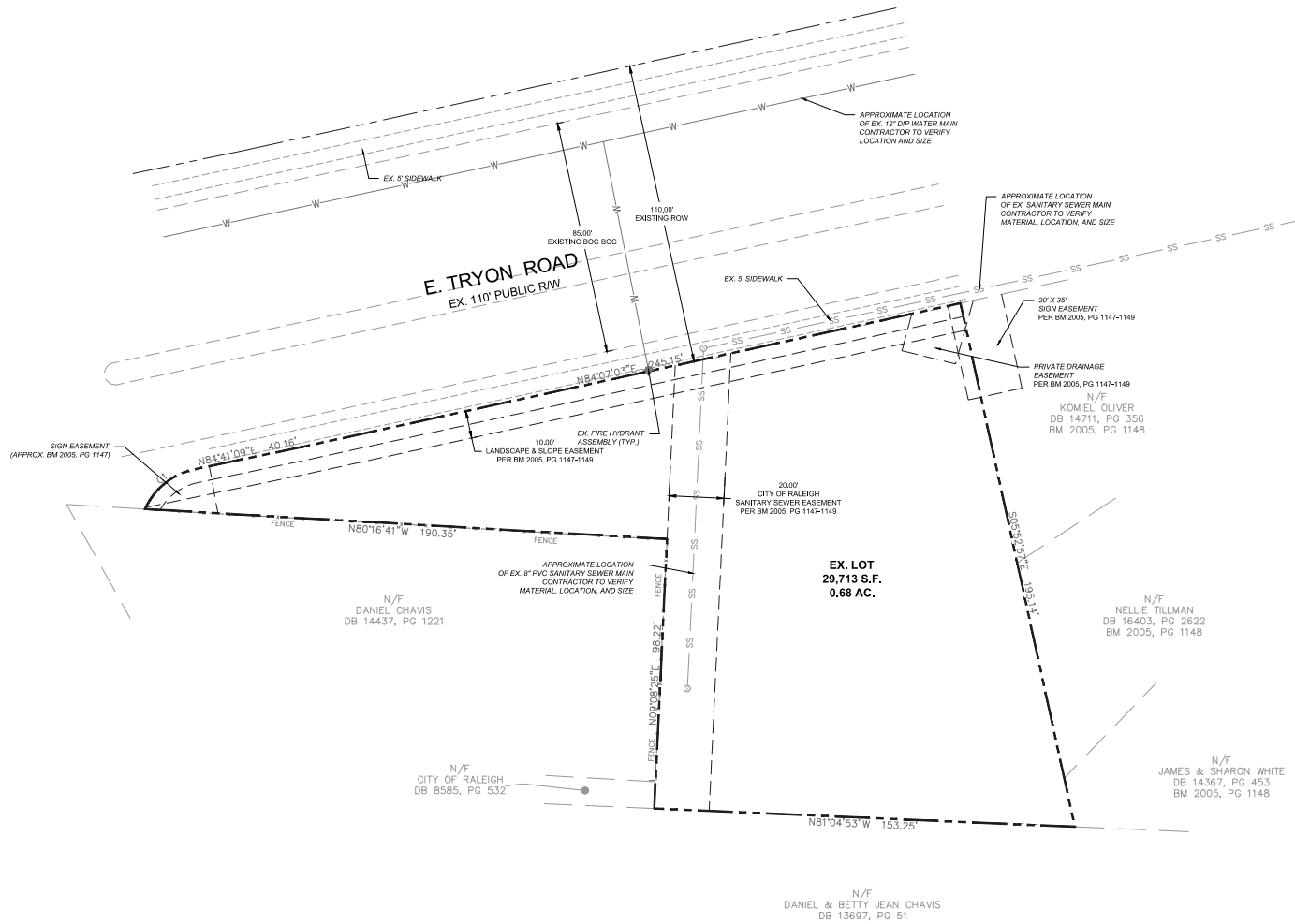
COVER

504 E TRYON RD-3 LOT SUBDIVISION  
504 E TRYON ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23039
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/19/23
SCALE:	N.T.S.

C-1  
1 of 5

CADD FILE: D:\CADD\Projects\2023\23039 - James & Sharon White - LANDSCAPE - E.dwg



**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 MAN-HOLE
	EXISTING STORMWATER MAN-HOLE

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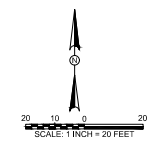
EXISTING CONDITIONS PLAN  
504 E TRYON RD-3 LOT SUBDIVISION  
504 E TRYON ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23039
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/19/23
SCALE:	1" = 20'

C-2  
2 of 5

**SITE EXEMPTION NOTES:**

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.



CITY OF RALEIGH FILE: SUB-0054-2023

**LANDSCAPING NOTES**

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TYP-03.
- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- 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 ON-SITE 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 CONDITIONS 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.

**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**

E TRYON ROAD ROAD (AVENUE 24 LANE, DIVIDED STREETSCAPE)  
REQUIREMENT: 1 TREE PER 400 SF (200'x100') TREES PROVIDED; 4 TREES DUE TO EXISTING SEWER MAIN

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
TM	6	ACER BUERGERIANUM	TRIDENT MAPLE	10'	3"	B&B	60'	45'
		MEDIUM MATURING TREES						

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW --- OHW --- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

**SUMMARY INFORMATION**

DEVELOPMENT NAME: 504 E TRYON ROAD-3 LOT SUBDIVISION  
 SITE ADDRESS: 504 E TRYON ROAD RALEIGH, NORTH CAROLINA  
 PIN NUMBER: 1712-014204  
 JURISDICTION: CITY OF RALEIGH  
 EXISTING USE: VACANT  
 PROPOSED USE: ATTACHED HOUSE & TINY HOME  
 CURRENT ZONING DISTRICT: C-3  
 TOTAL ACREAGE: 0.68 ACRES (29,713 SF)  
 PROPOSED LOT 1: 6,966SF (0.162AC)  
 PROPOSED LOT 2: 12,511SF (0.287AC)  
 PROPOSED LOT 3: 10,234SF (0.235AC)  
**TINY HOUSE STANDARDS LOT 1:**  
 REQUIRED LOT WIDTH: 20' (MIN.)  
 REQUIRED LOT WIDTH: 17'  
 REQUIRED LOT AREA: 2,000SF  
 PROPOSED LOT AREA: 6,966SF  
**ATTACHED HOUSE STANDARDS LOT 2:**  
 REQUIRED LOT WIDTH: 45' (MIN.)  
 PROVIDED LOT WIDTH: 81.30'  
 REQUIRED LOT AREA: 4,000SF  
 PROVIDED LOT AREA: 12,511SF  
**ATTACHED HOUSE STANDARD LOT 3:**  
 REQUIRED LOT WIDTH: 45' (MIN.)  
 PROVIDED LOT WIDTH: 45'  
 REQUIRED LOT AREA: 4,000SF  
 PROVIDED LOT AREA: 10,234SF  
**BLOCK PERIMETER REQUIRED (MAX):** 3,000LF  
**BLOCK PERIMETER PROVIDED:** GREATER THAN 3,000LF\*\*  
 \*\*EXEMPT BASED ON UDDO SECTION 8.2.2.A.1.b.iii FOR SITES LESS THAN 2 ACRES  
 OWNER/DEVELOPER: SMITHERS EQUITY GROUP LLC  
 2016 BETRY PL RALEIGH, NORTH CAROLINA 27603  
 ENGINEER: CRUMPLER CONSULTING SERVICES, PLLC  
 CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

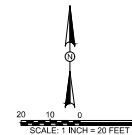
**NOTES**

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY RESIDENTIAL LAND SERVICES, PLLC DATED 01-13-2022.
- 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 220271200K DATED JULY 19, 2022.
- NO ON-SITE 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.
- A FEE AND KEY WILL BE PAID FOR 135LF SIDEWALK, CURB AND GUTTER FOR THE LENGTH OF FRONTAGE.
- PER UDDO SECTION 2.2.1.8.B.8, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDDO SECTION 8.2.2.A.1.b.ii.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.2.2.A-2 AS AMENDED BY TC-2-16.



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2308 Ridge Road  
Raleigh, NC 27612  
Ph: 919-413-1704  
P: 1-833-1533

**ISSUED FOR PERMITTING**

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	01/03/23
2	CITY OF RALEIGH COMMENTS	02/15/23

**SUBDIVISION AND LANDSCAPING PLAN**  
504 E TRYON ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23039  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 09/19/23  
SCALE: 1" = 20'

**C-3**

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	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

**CITY OF RALEIGH 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) A DISTANCE OF 180" 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) WHEN IT IS IMPROBABLE TO OBTAIN PROPER SEPARATION OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN OR MATERIALS OR STEEL ENCASEMENT EXTENDED 18" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.  
D) 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 MATERIAL & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S48).  
F) ALL OTHER UNDERGROUND UTILITIES (E.G. 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. 6, 3/0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 42" 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 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 1/2" 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 12" ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED PRIOR TO CONSTRUCTION. LEASE ADEQ FORM FOR ANY WETLAND BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDDOT /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 USE AND/OR BUILDING PERMIT. CONTACT (919) 956-5616 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DISCHARGE HEALTH HAZARDS AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SERVICES IN NORTH CAROLINA.
- THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REQUIREMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS 250% OR GREATER, THE PROJECT MUST BE PUBLICLY BID.

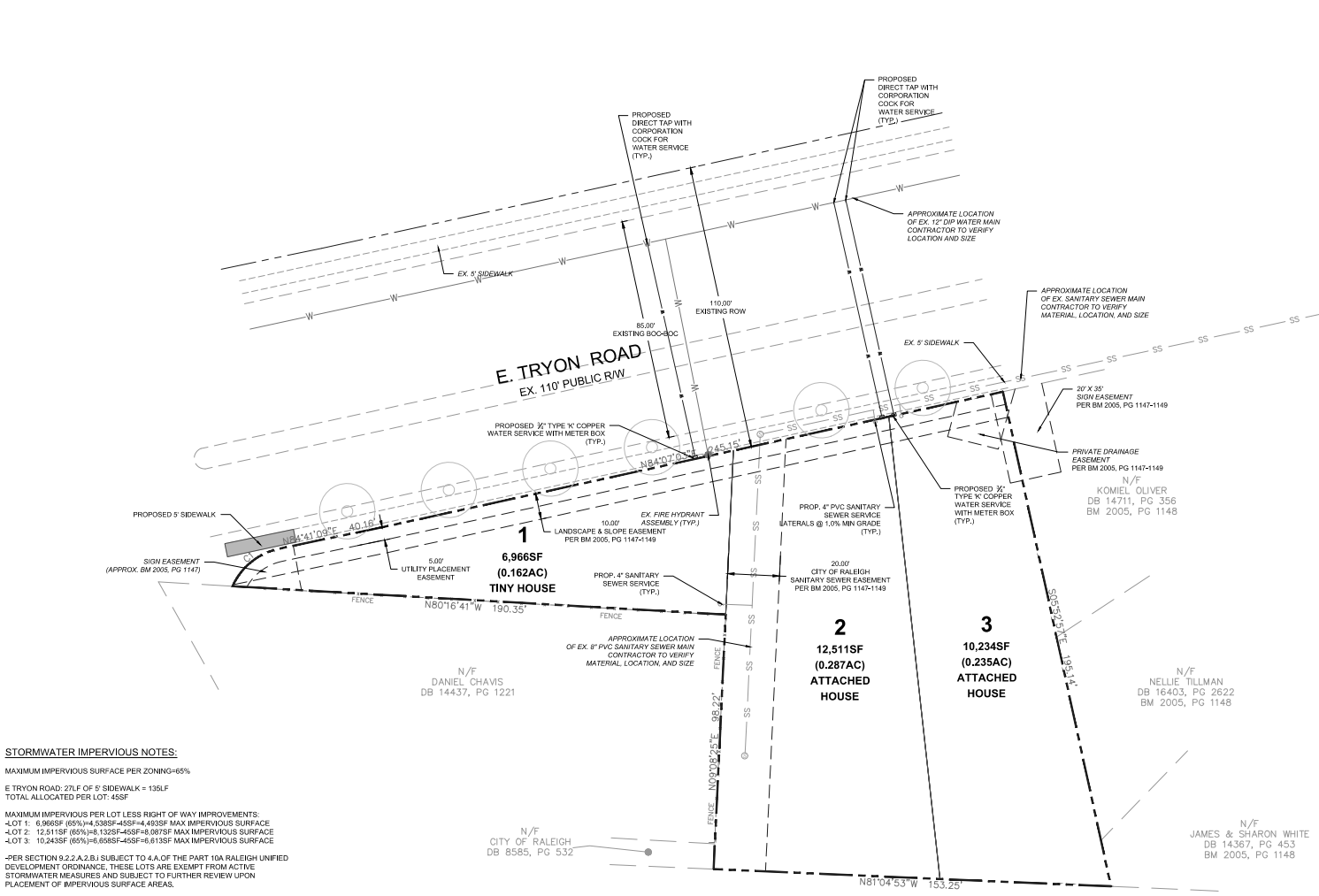
**ISSUED FOR PERMITTING**

REV.	DATE	DESCRIPTION
1	01/03/23	CITY OF RALEIGH COMMENTS
2	02/15/23	CITY OF RALEIGH COMMENTS

**UTILITY UTILITY, GRADING, AND STORMWATER PLAN, AND STORMWATER PLAN, 504 E TRYON ROAD-3 LOT SUBDIVISION**

504 E TRYON ROAD  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23039
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/19/23
SCALE:	1" = 10'



**STORMWATER IMPERVIOUS NOTES:**

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%

E TRYON ROAD: 27LF OF 5' SIDEWALK = 135LF  
TOTAL ALLOCATED PER LOT: 455F

MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
-LOT 1: 6.966SF (65%)=4.538SF-458F+4.493SF MAX IMPERVIOUS SURFACE  
-LOT 2: 12.511SF (65%)=8.132SF-458F+8.697SF MAX IMPERVIOUS SURFACE  
-LOT 3: 10.234SF (65%)=6.652SF-458F+6.613SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B) SUBJECT TO 4.A. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

- 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 RAMP WITH NO STEEPER THAN 1:50 (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.

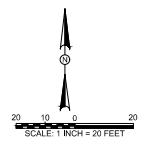
- FIRE PROTECTION NOTES:**
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
  - FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE FLOW LAYS.

- NOTES**
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY RESIDENTIAL LAND SERVICES, PLLC DATED 01-13-2022.
  - 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 3702171200K 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.
  - A FEE-IN-LIEU WILL BE PAID FOR 155LF SIDEWALK CURB AND GUTTER FOR THE LENGTH OF FRONTAGE.
  - PER UDO SECTION 2.2.1.B.85, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

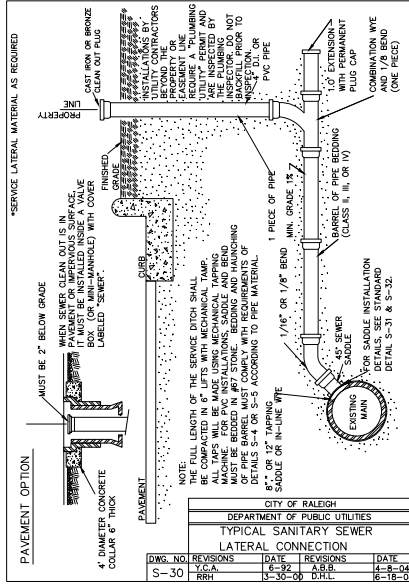
**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER DETACHED BASED UDO SECTION 6.3.2.A.1.b.4.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A.2 AS AMENDED BY TC-216.

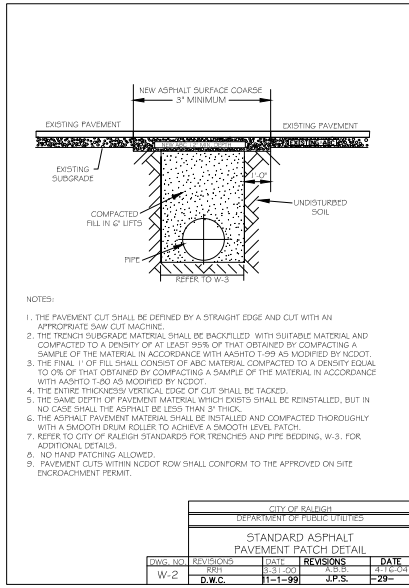






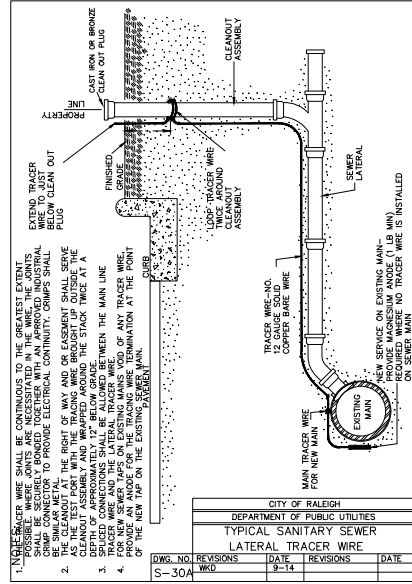
CITY OF RALEIGH  
DEPARTMENT OF PUBLIC UTILITIES  
TYPICAL SANITARY SEWER  
LATERAL CONNECTION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	1	7-1-04	1	8-18-04
	2	1-1-05	1	8-18-04
	3	1-1-05	1	8-18-04



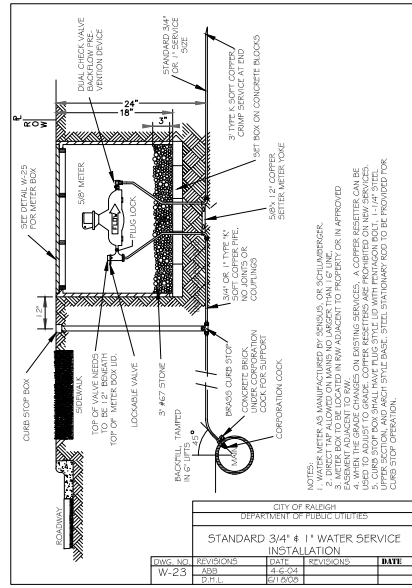
CITY OF RALEIGH  
DEPARTMENT OF PUBLIC UTILITIES  
STANDARD ASPHALT  
PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	1	11-1-99	1	7-29-00



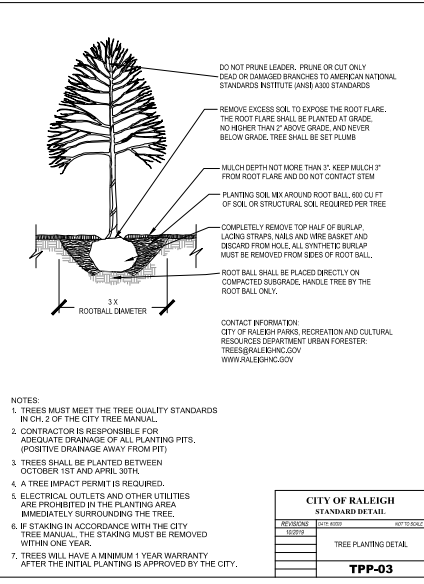
CITY OF RALEIGH  
DEPARTMENT OF PUBLIC UTILITIES  
TYPICAL SANITARY SEWER  
LATERAL TRACER WIRE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	1	7-1-04	1	8-18-04



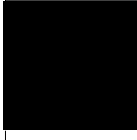
CITY OF RALEIGH  
DEPARTMENT OF PUBLIC UTILITIES  
STANDARD 3/4\"/>

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	1	4-6-04	1	8-18-04



CITY OF RALEIGH  
STANDARD DETAIL  
TREE PLANTING DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
TPP-03	1	7-1-04	1	8-18-04



ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	01/03/23
2	CITY OF RALEIGH COMMENTS	02/15/23

PROJECT NO. 23039  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 09/19/23  
SCALE: NTS

**DETAILS**  
504 E TRYON RD-3 LOT SUBDIVISION  
504 E TRYON ROAD  
RALEIGH, NORTH CAROLINA