

# Administrative Approval Action

Case File / Name: SUB-0057-2022  
DSLCL - BART ST 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 0.20 acre site is located at 503 Bart Street, east of Rock Quarry Rd, south of E Davie St, on the corner of Moton Pl and Bart St. The parcel is zoned R-10, located across from the Raleigh National Cemetery and identified as Lot 52 on the Washington Heights Subdivision Plat recorded in Book 1947, Page 52.

**REQUEST:** A conventional subdivision to divide the 0.20 acre parcel into three lots (Lot 1: 4,308 SF, Lot 2: 2,110 SF, and Lot 3: 2,138 SF). The existing lot contains a single family detached dwelling that will remain. A tiny home will be constructed on each new lot.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** FIL-0103-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator  
FIL-0102-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

**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 January 24, 2023 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:*

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

**The following items are required prior to approval of Site Permitting Review plans:**

### Stormwater

1. 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.

**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



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1. A public street right-of-way 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)
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)

## Stormwater

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

## Urban Forestry

4. A public infrastructure surety for the 6 required 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:***

## Stormwater

1. 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.
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry



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3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Bart St and 4 street trees along Morton Pl.
4. A public infrastructure surety for the 6 required 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.

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

### Stormwater

1. 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 2, 2026**  
Record at least 1/2 of the land area approved.

**5-Year Sunset Date: March 2, 2028**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ *Daniel L. Stegall* \_\_\_\_\_ Date: 03/02/2023  
 Development Services Dir/Designee  
 Staff Coordinator: Jessica Gladwin



N/F  
WALTER LOUIS JOHNSON &  
DIANA ALICE RHYNE  
PIN: 1713-26-8990  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-26-9963  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-36-0913  
EX. USE: VACANT  
ZONING: R-4

MOTON PLACE  
50' PUBLIC R/W

EX LOT  
8,786 SQ.FT.  
6.03 AC.

N/F  
POPLAR GUY LLC  
PIN: 1713-36-3771  
EX. USE: VACANT  
ZONING: R-10-CU

N/F  
WPJL INC.  
PIN: 1713-26-9720  
EX. USE: SINGLE FAMILY  
ZONING: R-10-CU

BART STREET  
50' PUBLIC R/W

**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

APPROXIMATE LOCATION  
OF EX. SANITARY SEWER MAIN  
CONTRACTOR TO VERIFY  
MATERIAL, LOCATION, AND SIZE

APPROXIMATE LOCATION  
OF EX. WATER MAIN  
CONTRACTOR TO VERIFY  
LOCATION AND SIZE

**NOTES**

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY SOUTHERN COMPASS DATE 10-04-21.
- 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: 3720171300K 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SUBDIVISION IS SUBJECT TO RESIDENTIAL INFILL STANDARDS PER UDO SECTION 2.2.7.

**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 UDO SECTION 8.3.2.A.1.b.iv.
- 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.

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

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/28/22
2	CITY OF RALEIGH COMMENTS	12/22/22
3	CITY OF RALEIGH COMMENTS	01/24/23

EXISTING CONDITIONS PLAN  
BART ST-3 LOT SUBDIVISION  
603 BART STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22025
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/02/22
SCALE:	1" = 10'

C-2

N/F  
WALTER LOUIS JOHNSON &  
DIANA ALICE RHYNE  
PIN: 1713-26-8990  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-26-9963  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-36-0913  
EX. USE: VACANT  
ZONING: R-4

**LEGEND**

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

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

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	10/28/22	CITY OF RALEIGH COMMENTS
2	12/22/22	CITY OF RALEIGH COMMENTS
3	01/24/23	CITY OF RALEIGH COMMENTS

**SUBDIVISION PLAN**  
**BART ST-3 LOT SUBDIVISION**  
603 BART STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22025  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 08/02/22  
SCALE: 1" = 10'

C-3  
3 of 6

**SUMMARY INFORMATION**

DEVELOPMENT NAME: BART ST-3 LOT SUBDIVISION  
SITE ADDRESS: 603 BART STREET, RALEIGH, NORTH CAROLINA  
PIN NUMBER: 1713-26-9729  
JURISDICTION: CITY OF RALEIGH  
EXISTING USE: SINGLE FAMILY  
PROPOSED USE: SINGLE FAMILY & TINY HOUSE  
CURRENT ZONING DISTRICT: R-10  
TOTAL ACRES: 0.20 ACRES (8,756 SF)  
DEDICATED RIGHT OF WAY: 0.006 ACRES (200 SF)  
TOTAL NET ACRES: 0.198 ACRES (8,556 SF)  
R-10 DETACHED LOT 1: 0.098 ACRES (4,308 SF)  
TINY HOUSE LOT 2: 0.048 ACRES (2,110 SF)  
TINY HOUSE LOT 3: 0.049 ACRES (2,138 SF)  
R-10 DETACHED HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 4,000SF (MIN.)  
PROVIDED LOT SIZE: 4,308 SF  
REQUIRED LOT WIDTH: 45' (MIN.)  
PROVIDED LOT WIDTH: 47.61'  
REQUIRED LOT DEPTH: 60' (MIN.)  
PROVIDED LOT DEPTH: 66.82'  
TINY HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 2,000SF (MIN.)  
PROVIDED LOT SIZE: 2,110 SF  
REQUIRED LOT WIDTH: 20' (MIN.)  
PROVIDED LOT WIDTH: 41.92'  
REQUIRED LOT DEPTH: 45' (MIN.)  
PROVIDED LOT DEPTH: 47.61'  
BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 9,600LF  
\*EXEMPT BASED ON UDDO SECTION 8.3.2.A.1.b.i. FOR SITES LESS THAN 2 ACRES  
EXISTING IMPERVIOUS SURFACES: 1,433SF  
DRIVEWAYS/SIDEWALKS: 422SF  
BUILDINGS/PATIO: 1,011SF  
OWNER/DEVELOPER:  
SARAH N. LUZZI  
603 BART ST  
RALEIGH NC 27610-3301  
ENGINEER:  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSE CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

- NOTES**
- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY SOUTHERN COMPASS DATE 10-04-21.
  - 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 832.A.1.b.i. DATED JULY 19, 2022.
  - NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS AS SHOWN.
  - THIS DRAWING IS NOT FOR RECORDATION.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  - THE SUBDIVISION IS SUBJECT TO RESIDENTIAL INFILL STANDARDS PER UDDO SECTION 2.2.7.

**SITE EXEMPTION NOTES:**

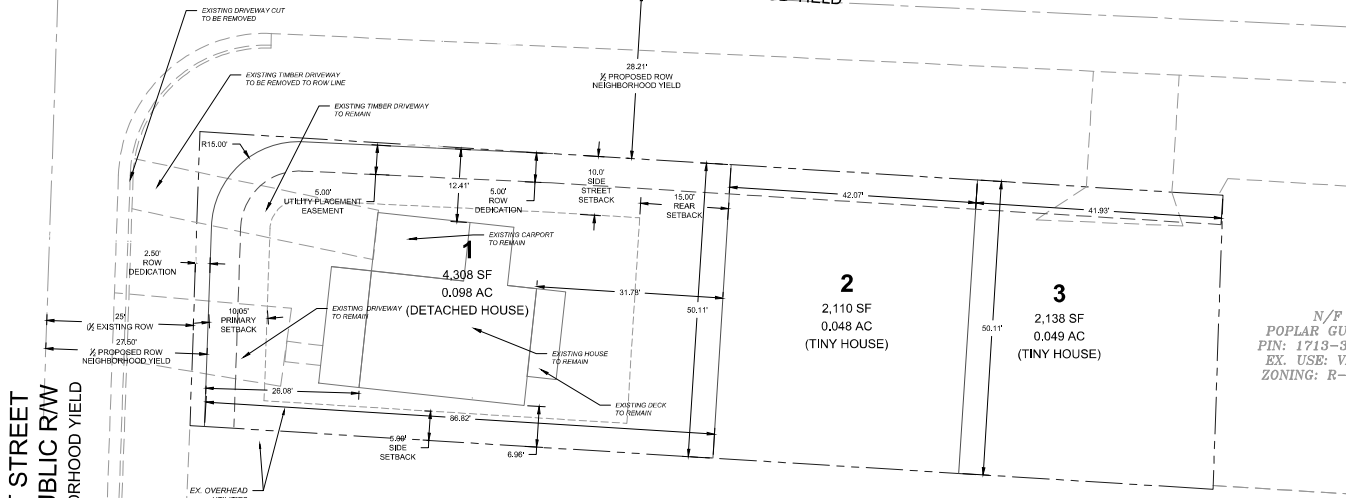
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDDO SECTION 8.3.2.A.1.b.i.

-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.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 16.2.6.2 AS AMENDED BY 17-0-16.

**MOTON PLACE  
50' PUBLIC R/W  
NEIGHBORHOOD YIELD**

**BART STREET  
50' PUBLIC R/W  
NEIGHBORHOOD YIELD**



N/F  
WRPL INC.  
PIN: 1713-26-9720  
EX. USE: SINGLE FAMILY  
ZONING: R-10-CU

**STORMWATER IMPERVIOUS NOTES:**

REQUIRED SITE IMPROVEMENTS:  
BART STREET: 47LF OF 6' SIDEWALK = 282SF  
MOTON STREET: 179LF OF 6' SIDEWALK = 1,050SF  
MOTON STREET: 179LF OF 3.0' ROADWAY WIDENING = 612.5SF  
TOTAL IMPERVIOUS SURFACE REQUIRED: 1,945SF  
TOTAL ALLOCATED TO LOTS:  
-LOT 1: 945SF  
-LOT 2: 500SF  
-LOT 3: 500SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%  
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
-LOT 1: 4,308SF (65%)=2,800SF-945SF=1,855SF MAX IMPERVIOUS SURFACE  
-LOT 2: 2,110SF (65%)=1,372SF-500SF=872SF MAX IMPERVIOUS SURFACE  
-LOT 3: 2,138SF (65%)=1,390SF-500SF=890SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.2.2.B.1 SUBJECT TO 4.4.0 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.

N/F  
WALTER LOUIS JOHNSON &  
DIANA ALICE RHYNE  
PIN: 1713-26-8990  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-36-9963  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-36-0913  
EX. USE: VACANT  
ZONING: R-4

N/F  
WPIL INC.  
PIN: 1713-26-9720  
EX. USE: SINGLE FAMILY  
ZONING: R-10-CU

N/F  
POPLAR GUY LLC  
PIN: 1713-36-3771  
EX. USE: VACANT  
ZONING: R-10-CU

MOTON PLACE  
50' PUBLIC R/W  
NEIGHBORHOOD YIELD

BART STREET  
50' PUBLIC R/W  
NEIGHBORHOOD YIELD

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT ASSEMBLY

**CITY OF RALEIGH UTILITY NOTES**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWERS & ANY PRIVATE OR PUBLIC 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 2' FROM 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. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER 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 WATER MAIN, DIP MATERIALS OR STEEL ENGAGEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ABSOLUTE SEPARATIONS CANNOT BE ACHIEVED SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUD DETAILS W-4 & S-40)
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL RISE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1% 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. BACKFLOW 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 NCOWA. LEASE A COPY FROM ANY NEIGHBOR BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NECOTY RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 966-2334 OR timothy.beasley@raleigh.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-G 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 QUALITY OF SERVICE QUALITY OF SERVICE 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. WHICH-EVER IS MORE STRINGENT. CONTACT JONNE HARTLEY AT (919) 966-6623 OR jhartej@raleigh.gov FOR MORE INFORMATION.
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

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

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	10/28/22	CITY OF RALEIGH COMMENTS
2	12/22/22	CITY OF RALEIGH COMMENTS
3	01/24/23	CITY OF RALEIGH COMMENTS

**UTILITY PLAN**  
BART ST-3 LOT SUBDIVISION  
603 BART STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22025  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 08/02/22  
SCALE: 1" = 10'

**NOTES**

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY SOUTHERN COMPASS DATE 10/4/21.
- 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 3720171300K 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SUBDIVISION IS SUBJECT TO RESIDENTIAL INFILL STANDARDS PER UDO SECTION 2.2.7.

**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 UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- 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-16.

**FIRE PROTECTION NOTES:**

- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 100 FEET OF FIRE APPARATUS LOCATION WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS SHOWN THE FIRE HOSE LAYS.

DWG FILE: D:\CADD\plan\2022\2022-11\11-11-22\11-11-22.dwg LAYOUT: 11/11

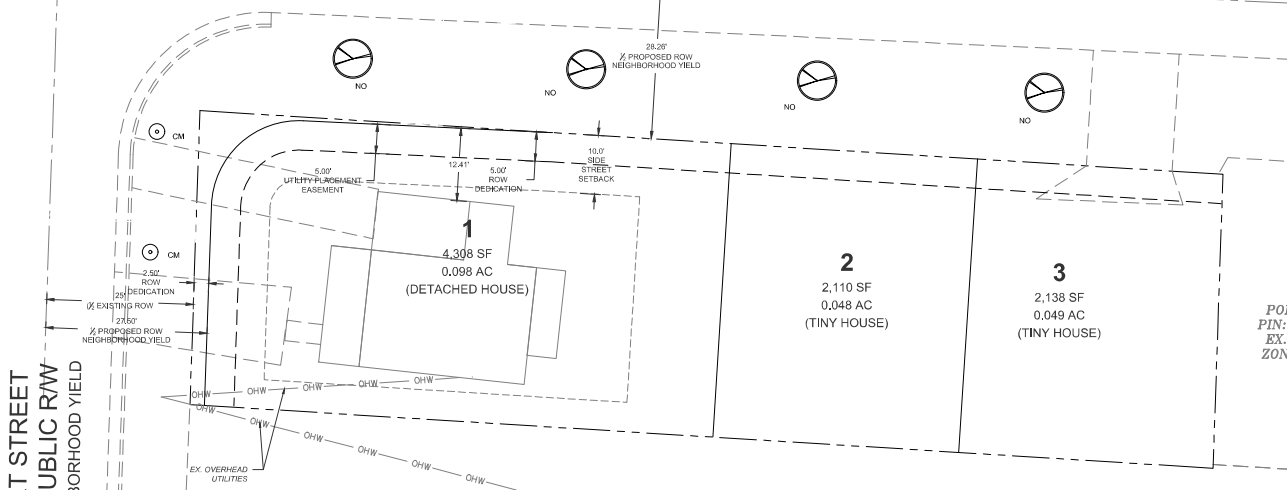
N/F  
WALTER LOUIS JOHNSON &  
DIANA ALICE RHYNE  
PIN: 1713-26-8990  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-26-9963  
EX. USE: VACANT  
ZONING: R-4

N/F  
JOHN & ALYSSA  
VINE-HODGE  
PIN: 1713-36-  
EX. USE: VACA  
ZONING: R-4

MOTON PLACE  
50' PUBLIC R/W  
NEIGHBORHOOD YIELD

BART STREET  
50' PUBLIC R/W  
NEIGHBORHOOD YIELD



**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORMWATER MANHOLE
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT

**LANDSCAPING NOTES**

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL, TP433.
- 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 UNRAVE 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 CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS REQUIRING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27612  
Ph: 919-433-1704  
F: 919-433-1533

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/28/22
2	CITY OF RALEIGH COMMENTS	12/22/22
3	CITY OF RALEIGH COMMENTS	01/24/23

**LANDSCAPING PLAN**  
BART ST-3 LOT SUBDIVISION  
603 BART STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22025
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/02/22
SCALE:	1" = 10'

C-5

**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**

BART STREET (NEIGHBORHOOD STREET)  
REQUIREMENT: 1 UNDERSTORY TREE PER 20LF=47LF/20LF=2 TREES PROVIDED; 2 TREES PROVIDED  
MOTON PLACE (NEIGHBORHOOD YIELD)  
REQUIREMENT: 1 SHADE TREE PER 40LF=167LF/40LF=4 TREES PROVIDED; 4 TREES PROVIDED

**SITE EXEMPTION NOTES:**

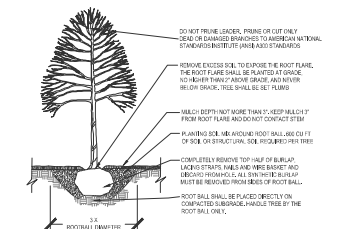
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDD SECTION 8.3.2.A.1.b.k.  
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY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

**LEGEND**

	PROPOSED SHADE TREE (NO)
	PROPOSED UNDERSTORY TREE (CM)
	PROPOSED SHRUB (WA)

**NOTES**

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY SOUTHERN COMPASS DATE 10-04-21.
- 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 3720171300K 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SUBDIVISION IS SUBJECT TO RESIDENTIAL INFILL STANDARDS PER UDD SECTION 2.2.7.



- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (EXCESS DRAINAGE AWAY FROM PITS)
  - TREES SHALL BE PLANTED BEFORE OCTOBER 1ST AND APRIL 30TH.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ALL TREE PITS, MULCHES AND OTHER ITEMS ARE PROHIBITED IN THE PLANTING AREAS IMMEDIATELY SURROUNDING THE TREE.
  - IF STAKING IS ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING SHALL BE REMOVED WITHIN ONE YEAR.
  - TREES WILL BE IN A MINIMUM 1-YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH  
PLANNING DEPARTMENT  
22025  
08/02/22  
JAC  
JAC  
TPP-03

