



Administrative Approval Action

Case File / Name: SUB-0058-2021
DSLCL - S PERSON STREET 2 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 site is located on the north side of Martin Luther King Jr Blvd, east side of S. Person Street at 815 S. Person Street.

REQUEST: Subdivision of a 0.15 acre/6,541 sf tract zoned R-10, NCOD (Southpark) with 0.01 acres/476 sf of right-of-way dedication into a 2 lot subdivision. Proposed Lot 1 being .07 acres/3,061 sf and proposed Lot 2 being .07 acres/3,005 sf.

Z-30-07; Z-63-98 - South Park Neighborhood Neighborhood Conservation Overlay District.

**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 November 3, 2021 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. 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"/>	Utility Placement 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:

General

1. Complete a shared driveway easement between the two parcels.

Engineering

2. A fee-in-lieu for eleven feet of sidewalk width across the frontage is paid to the City of Raleigh (UDO 8.1.10).



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3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Urban Forestry

5. A public infrastructure surety for 4 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion of the 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:

General

1. Comply with all applicable conditions of Southpark Neighborhood Conservation Overlay District (NCOD). (Z-30-07; Z-63-98)

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

Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 4 street trees along S. Person Street.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.



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

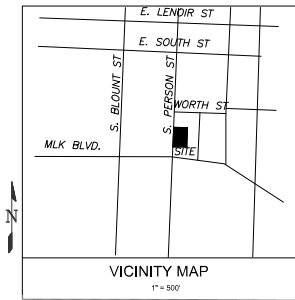
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: March 30, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 30, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 12/01/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Place, Suite 400 • Raleigh, NC 27611 • (919) 996-2202

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 UDO@raileighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if it is a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): S. PERSON STREET 2 LOT SUBDIVISION	
Property Address(es): 815 S. PERSON ST.	
Recorded Deed PRN(s): 1703-65-2336	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company: GRAYSON HOMES	Owner/Developer Name and Title: MIKE POUPARD-OWNER
Address: 5711 SIX FORKS ROAD, SUITE 103, RALEIGH, NC 27609	
Phone #: 919-578-6222	Email: MIKE@GRAYSONHOMES.COM
APPLICANT INFORMATION	
Company: Crumpler Consulting Services, PLLC	Contact Name and Title: Joshua Crumpler, PE
Address: 2308 Ridge Road, Raleigh, NC 27612	
Phone #: 919-413-1704	Email: jash@crumplerconsulting.com

Continue to page 2 >>

Page 1 of 2

UDO@RAILEIGHNC.GOV
raileighnc.gov

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.150	
Zoning district (if more than one, provide acreage of each): R-10	
Overlay district: EXISTING/NO OVERLAY	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # (Z-30-072-63-98)	Board of Adjustment (BOA) Case # (A-)
STORMWATER INFORMATION	
Existing Impervious Surface: Ases: 1388	Proposed Impervious Surface: Ases: 1388
Nature River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood study: Actual water: No	
FEMA Map Panel #: 301710001 04102 001 1 2006	
NUMBERS OF LOTS AND DENSITY	
Total # of lots/household lots: Detached: 2	Attached:
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 10.2.2.F): N/A PER TC-520	
Total # of open space (and/or common area) lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in the 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.	
I, Joshua Crumpler, PE , will serve as the agent regarding this application, and will receive and respond to administrative comments, respond plans and equitable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I, Mike Pouard , acknowledge that this application is subject to the filing order and submitter priority, which states applications will expire after 180 days of inactivity.	
Signature: Mike Pouard	Date: 8/13/2021
Printed Name: Mike Pouard	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to UDO@raileighnc.gov.

Page 2 of 2

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raileighnc.gov

SUBDIVISION PLANS

FOR

S. PERSON STREET 2 LOT SUBDIVISION

815 S. PERSON STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0058-2021

PREPARED FOR:
GRAYSON HOMES
5711 SIX FORKS RD
RALEIGH, NC 27609

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

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

NCOD-SOUTH PARK NEIGHBORHOOD CONDITIONS:

1. MINIMUM LOT SIZE: 3,000 SQUARE FEET.
2. MAXIMUM LOT SIZE: 8,000 SQUARE FEET.
3. MINIMUM LOT WIDTH: 40 FEET.
4. MAXIMUM LOT WIDTH: 80 FEET.
5. FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER THAN 30 FEET.
6. BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL FACE THE STREET FROM WHICH THE BUILDING IS ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE VISIBLE FROM AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.
7. MAXIMUM BUILDING HEIGHT: 28.7 FEET.
8. OFF-STREET PARKING: PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING, WITH THE EXCEPTION OF SINGLE-UNIT LIVING. NO PARKING AREAS SHALL BE LOCATED IN FRONT OF ANY PRINCIPAL BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED ACCORDING TO ARTICLE 7.1.

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMITTER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 9.3.2.A.13.14.
- 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-2-16.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 04-21-21.
2. 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 3720170300J DATED MAY 2, 2006.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

SHEET

- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- D-1

DESCRIPTION

- COVER
- EXISTING CONDITIONS
- PROPOSED SUBDIVISION PLAN
- PROPOSED GRADING
- AND STORMWATER PLAN
- PROPOSED UTILITY PLAN
- PROPOSED LANDSCAPING PLAN
- 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

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

ISSUED FOR
PERMITTING

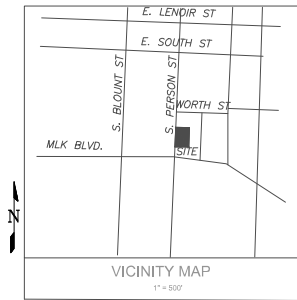
REV.	DATE	DESCRIPTION
1	10/09/21	CITY OF RALEIGH COMMENTS
2	11/03/21	CITY OF RALEIGH COMMENTS

COVER
S. PERSON STREET 2 LOT SUBDIVISION
815 S. PERSON STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/11/21
SCALE:	N.T.S.

C-1





SHAW UNIVERSITY
PIN# 1703758355
DB 2501, PG 262
USE: INSTITUTIONAL

S. PERSON STREET (66' PUBLIC R/W)

EX. 2.5' CURB & GUTTER

EX. NO PARKING SKRW
TO REMAIN

PROPOSED 24"
CURB AND GUTTER

EX. ROW

PROPOSED ROW

20.00'
SHARED
DRIVEWAY
EASEMENT

PROPOSED
LOT LINE

MOSS CONSTRUCTION & DESIGN LLC
PIN# 1703552345
DB 17778, PG 1743
USE: SINGLE FAMILY

ALCINE, VERONICA
PIN# 1703852231
DB 16596, PG 217
USE: SINGLE FAMILY

HOSSEINI, ASHKAN
HOSSEINI, CYNTHIA KAROL
PIN# 1703853350
DB 16021, PG 1441
USE: SINGLE FAMILY

HOSSEINI, ASHKAN
HOSSEINI, SAYED HASSAN
PIN# 1703853354
DB 16449, PG 510
USE: SINGLE FAMILY

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.ii.
- 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.A.2 AS AMENDED BY TC-5-16.

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 EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: S. PERSON STREET 2 LOT SUBDIVISION

SITE ADDRESS: 815 S. PERSON STREET
RALEIGH, NORTH CAROLINA

PN NUMBER: 1703-85-2330

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10 NCOD
CURRENT OVERLAY DISTRICT:
EAST RALEIGH/SOUTH PARK HISTORIC DISTRICT (NCOD)
EXISTING USE: VACANT

NCOD-SOUTH PARK NEIGHBORHOOD CONDITIONS:

MINIMUM LOT SIZE: 3,000 SQUARE FEET.

MAXIMUM LOT SIZE: 8,000 SQUARE FEET.

MINIMUM LOT WIDTH: 40 FEET.

MAXIMUM LOT WIDTH: 80 FEET.

FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT

YARD SETBACK ESTABLISHED BY BUILDINGS ON THE

SAME SIDE OF THE BLOCK FACE OF THE PROPOSED

BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER

THAN 30 FEET.

BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL

FACE THE STREET FROM WHICH THE BUILDING IS

ADDRESSED; NO UPPER STORY ENTRANCE SHALL BE

VISIBLE FROM AN ADJACENT PUBLIC STREET

RIGHT-OF-WAY.

MAXIMUM BUILDING HEIGHT: 28.7 FEET.

OFF-STREET PARKING: PARKING SHALL BE LOCATED TO THE

SIDE OR REAR OF THE BUILDING, WITH THE EXCEPTION

OF SINGLE-UNIT LIVING. NO PARKING AREAS SHALL BE

LOCATED IN FRONT OF ANY PRINCIPAL BUILDING.

SINGLE-UNIT LIVING PARKING SHALL BE REGULATED

ACCORDING TO ARTICLE 7.1.

TOTAL ACREAGE: 0.15 ACRES (0.541 SF)

PROPOSED LOT 1: 0.070 ACRES (0.981 SF)

PROPOSED LOT 2: 0.069 ACRES (0.958 SF)

DECATED RIGHT OF WAY: 0.031 ACRES (476 SF)

DENSITY (U/LA): N/A

BLOCK PERIMETER REQUIRED (MAX): 2,500 LF

BLOCK PERIMETER PROVIDED: 1,190 LF

*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ii FOR

SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:

GRAYSON HOMES

5711 S.W. FORKS RD

RALEIGH, NC 27603

ENGINEER:

CRUMPLER CONSULTING SERVICES, PLLC

CONTACT: JOSH CRUMPLER, PE

2388 RIDGE ROAD

RALEIGH, NC 27612

(919) 413-1204

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 04-21-21.
2. 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 3720170300U DATED MAY 2, 2006.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
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6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL-OUT TRASH CANS FOR EACH LOT.



SCALE: 1" = 10'

CRUMPLER
Consulting Services, PLLC

2388 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1704
P: 919-413-1533

ISSUED FOR PERMITTING

DATE	DESCRIPTION
11/09/21	CITY OF RALEIGH COMMENTS
11/09/21	CITY OF RALEIGH COMMENTS

SUBDIVISION PLAN

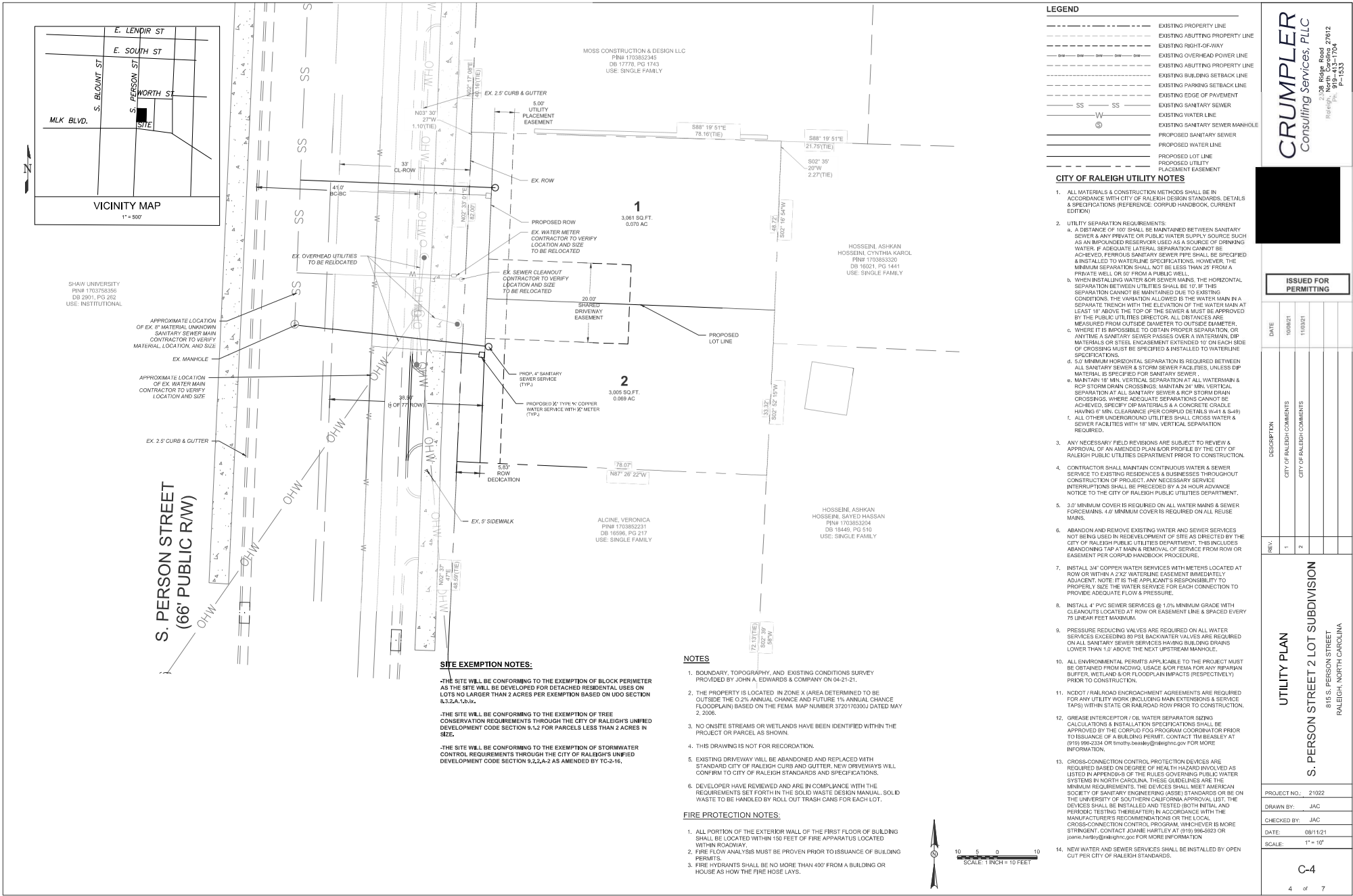
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815 S. PERSON STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/11/21
SCALE:	1" = 10'

C-3

3 of 7



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

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A. A DISTANCE OF 10' 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 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 DEPARTMENT. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C. WHERE IT IS IMPOSSIBLE TO OBTAIN A 10' SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL EASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-4 & S-48)
 - F. 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 AND 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 REUSE MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS 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 NCDOH, 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 CORPUS PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL / PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 04-21-21.
- 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 3307100000 DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURBS AND GUTTER. NEW DRIVEWAYS WILL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOIL WASTE DESIGN MANUAL, SOIL WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

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 PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

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.i.v.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.2.2 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 8.2.2.A.2 AS AMENDED BY TC-3-16.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, NC 27612
919-413-1704
P-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	10/09/21	CITY OF RALEIGH COMMENTS
2	11/03/21	CITY OF RALEIGH COMMENTS

UTILITY PLAN

S. PERSON STREET 2 LOT SUBDIVISION

815 S. PERSON STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/11/21
SCALE:	1" = 10'

C-4

4 of 7

