



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		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Rhys Commons				
Property Address(es): 8124, 8112 Andrea Lane, 8014 Broad St.				
Recorded Deed PIN(s): 0787996680, 0787994481, 0787996450				
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Richard Bitner, Revolution Homes LLC	
Company: Revolution Homes LLC	Title: owner
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): Ryan Johnson	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Revolution Homes LLC	Address: 211 E Six Forks Rd., Ste 101, Raleigh, NC 27609
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 1.653 acres			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>	
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>4,546 SF</u> Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 3	# of Attached House Lots:	# of Townhouse Lots: 6
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 9	Total # Dwelling Units: 9	
Proposed density for each zoning district (UDO 1.5.2.F): 5.44		

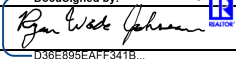
SIGNATURE BLOCK

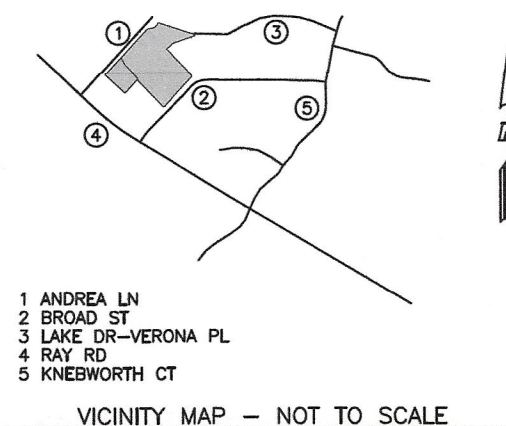
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

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.

Signature: 	Date: 10/6/2023
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	



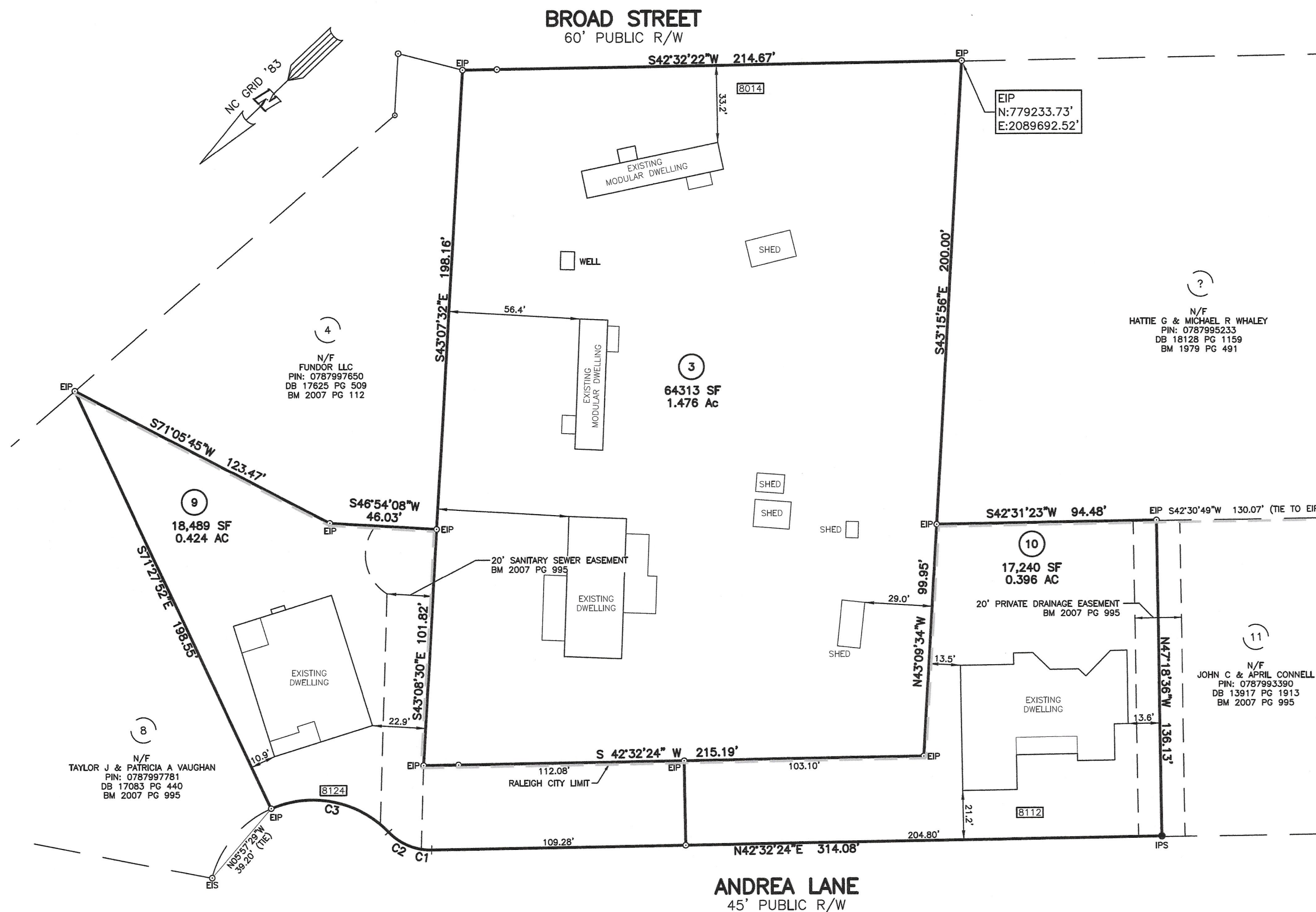
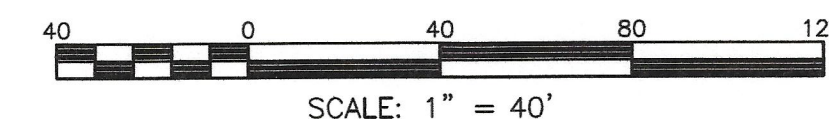
- NOTES:
1. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 2. ALL DISTANCES SHOWN HAVE BEEN MEASURED HORIZONTALLY ON THE GROUND.
 3. THE LAND SHOWN ON THIS PLAT IS IN ZONE "X", NOT IN A FLOOD HAZARD AREA PER FIRM NUMBER 3720078700K, EFFECTIVE ON 07/19/2022.

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
- RAILROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- EASEMENT
- RALEIGH CITY LIMITS
- FIELD MEASUREMENT TO NCGRID '83

REFERENCES:

- DB 17225 PG 1691
- DB 13010 PG 2178
- DB 2813 PG 562
- BM 2007 PG 995
- BM 2007 PG 113



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.97'	5.48'	12°33'53"	N48°48'54"E	5.46'
C2	24.97'	15.14'	34°44'20"	N72°28'00"E	14.91'
C3	45.00'	54.81'	69°47'32"	N54°57'44"E	51.49'

SITE DATA

PIN: 0787996680
DB 17225 PG 1691
ZONING: R-4
LAND USE: SINGLE FAMILY

OWNER & ADDRESS:
ANDREW J PRUSS &
RAGEN LOWEK
8124 ANDREA LANE
RALEIGH, NC 27613

PIN: 0787996450
DB 2813 PG 562
ZONING: R-4
LAND USE: SINGLE FAMILY

OWNER & ADDRESS:
TREVA WARD
8014 BROAD ST
RALEIGH NC 27613

PIN: 0787994481
DB 13010 PG 2178
ZONING: R-4
LAND USE: SINGLE FAMILY

OWNER & ADDRESS:
JOHN C & APRIL P CONNELL
8112 ANDREA LANE
RALEIGH, NC 27613

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM PUBLIC SOURCES REFERENCED; THAT THE RATIO OF PRECISION IS 1/10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

CHARLES R. PIRATZKY, P.L.S.
L-2813

DATE
3-10-23

METADATA TABLE
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.10' @ 95% CONFIDENCE
TYPE OF GPS FIELD PROCEDURE: MULTIPLE OBS VRS
DATUM/EPOCH: NAD'83-2011 / 2
GEOID MODEL: 12B
UNITS: US SURVEY FEET
VERTICAL DATUM (IF SHOWN): NAVD'88
DATE(S) OF SURVEY: MAY 2022
COMBINED GRID FACTOR: 0.99991549

EXISTING CONDITIONS OF
8112 ANDREA LANE, LOT 10 CLARIDGE
8124 ANDREA LANE, LOT 9 CLARIDGE
AND 8014 BROAD STREET
RALEIGH, LEESVILLE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
OWNER(S)
JOHN C & APRIL P CONNELL,
ANDREW J PRUSS & RAGEN LOWEK,
& TREVA WARD

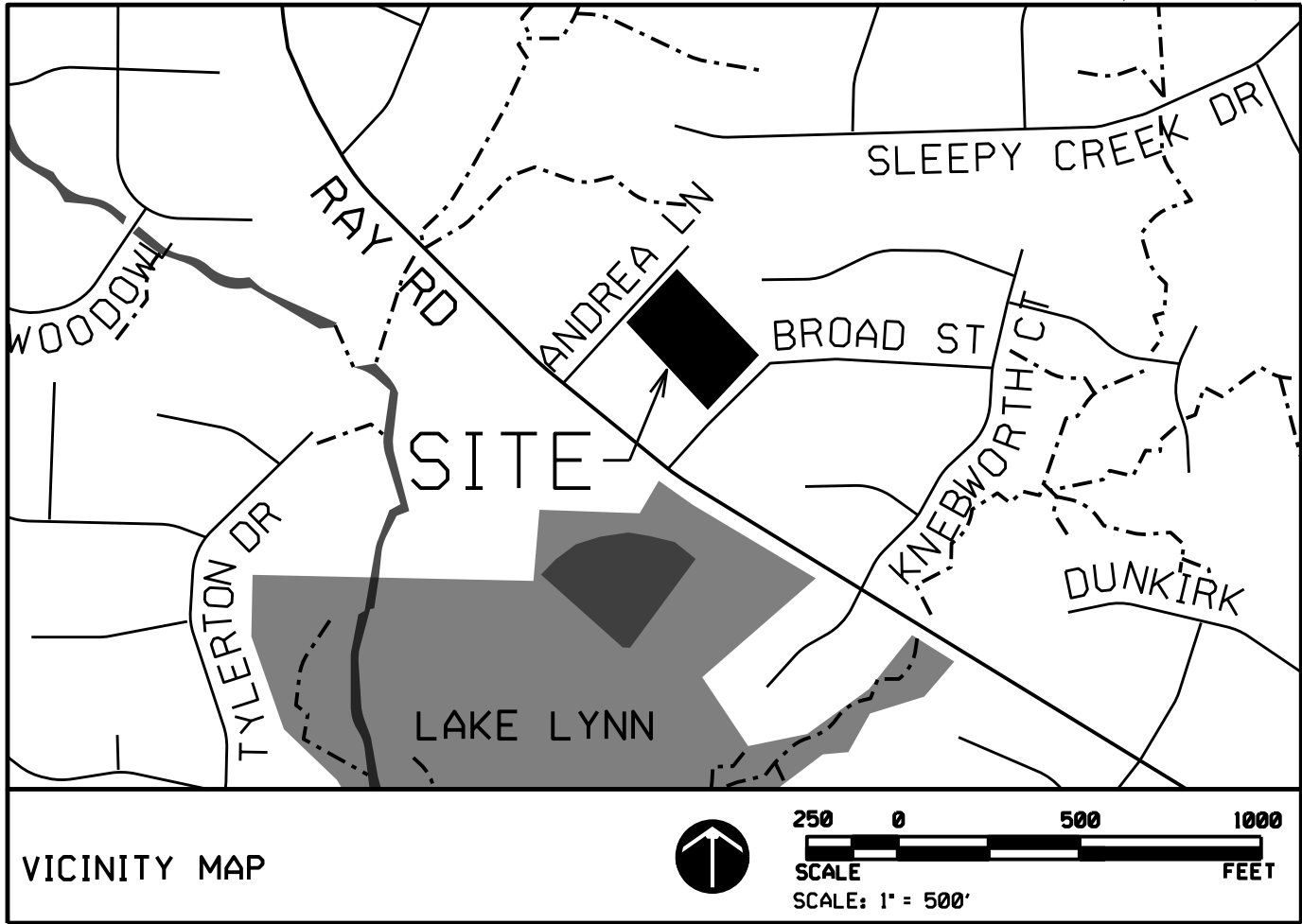
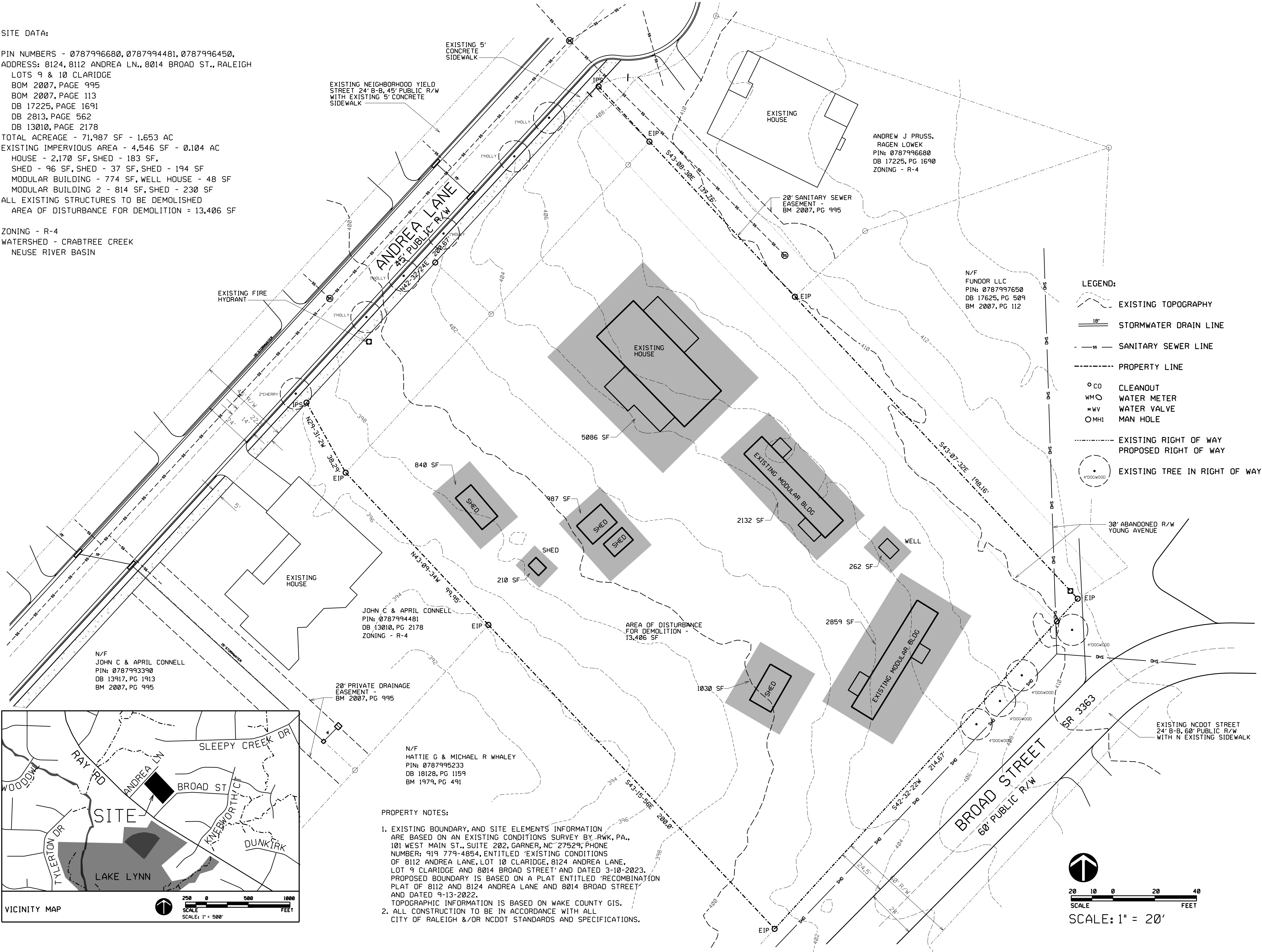
RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

SHEET 1 OF 1

SITE DATA:

PIN NUMBERS - 0787996680, 0787994481, 0787996450,
ADDRESS: 8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH
LOTS 9 & 10 CLARIDGE
BOM 2007, PAGE 995
BOM 2007, PAGE 113
DB 17225, PAGE 1691
DB 2813, PAGE 562
DB 13010, PAGE 2178
TOTAL ACREAGE - 71,987 SF - 1.653 AC
EXISTING IMPERVIOUS AREA - 4,546 SF - 0.104 AC
HOUSE - 2,170 SF, SHED - 183 SF,
SHED - 96 SF, SHED - 37 SF, SHED - 194 SF
MODULAR BUILDING - 774 SF, WELL HOUSE - 48 SF
MODULAR BUILDING 2 - 814 SF, SHED - 230 SF
ALL EXISTING STRUCTURES TO BE DEMOLISHED
AREA OF DISTURBANCE FOR DEMOLITION = 13,406 SF

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

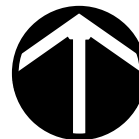


PROPERTY NOTES:

- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529; PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS OF 8112 ANDREA LANE, LOT 10 CLARIDGE, 8124 ANDREA LANE, LOT 9 CLARIDGE AND 8014 BROAD STREET' AND DATED 3-10-2023. PROPOSED BOUNDARY IS BASED ON A PLAT ENTITLED 'RECOMBINATION PLAT OF 8112 AND 8124 ANDREA LANE AND 8014 BROAD STREET' AND DATED 9-13-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

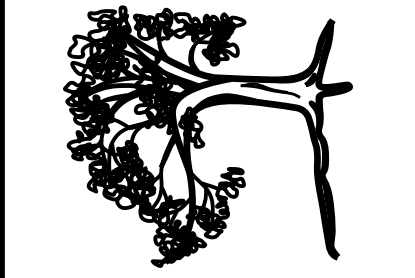
LEGEND:

- 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



SCALE: 1" = 20'

RWK, PA
Raleigh, NC 27606
101 W. Main St., Suite 202
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:
APPROVED:

RHY'S COMMONS
SUBDIVISION & PLANTING PLAN
8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC
REVOLUTION HOMES, LLC
5580 CENTERVIEW DR., SUITE 115
RALEIGH, NC 27606

REVISIONS

SCALE: NTS
DATE: JULY 26, 2023
SHEET NO.:
EXISTING CONDITIONS
EC-1
SEQUENCE NO. 2 OF 8

SITE DATA:

PIN NUMBERS - 0787996680, 0787994481, 0787996450
ADDRESS: 8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH
TOTAL ACREAGE - 71,987 SF - 1.653 AC GROSS
AREA OF RIGHT OF WAY DEDICATION - 1,038.6 SF, 0.0238 AC
TOTAL ACREAGE - 70,948.4 SF - 1.629 AC NET
SINGLE FAMILY LOTS -
LOT 1 - 12,131.81 SF - 0.279 AC
LOT 2 - 11,940.67 SF - 0.274 AC
LOT 3 - 12,400.96 SF - 0.285 AC
TOWNHOME LOTS -
LOT 1T - 5,889.54 SF - 0.135 AC
LOT 2T - 6,018.39 SF - 0.138 AC
LOT 3T - 5,667.93 SF - 0.1301 AC
LOT 4T - 5,548.6 SF - 0.1274 AC
LOT 5T - 5,599.92 SF - 0.1285 AC
LOT 6T - 5,750.59 SF - 0.1320 AC

EXISTING IMPERVIOUS AREA - 4,546 SF - 0.104 AC
HOUSE - 2,170 SF, SHED - 183 SF,
SHED - 96 SF, SHED - 37 SF, SHED - 194 SF
MODULAR BUILDING - 774 SF, WELL HOUSE - 48 SF
MODULAR BUILDING 2 - 814 SF, SHED - 230 SF

ZONING - R-4 - RESIDENTIAL SUBDIVISION

ANDREA LANE - NEIGHBORHOOD YIELD
REQ. R/W = 55' (27.5' FROM CENTERLINE)
ADDITIONAL R/W DEDICATION = 5.0'
REQ. STREET 27' B-B
ADDITIONAL STREET REQ. = 3'
REQ. 6" CONCRETE WALK
ADDITIONAL WALK REQ = 1'

EXISTING 5' CONCRETE SIDEWALK

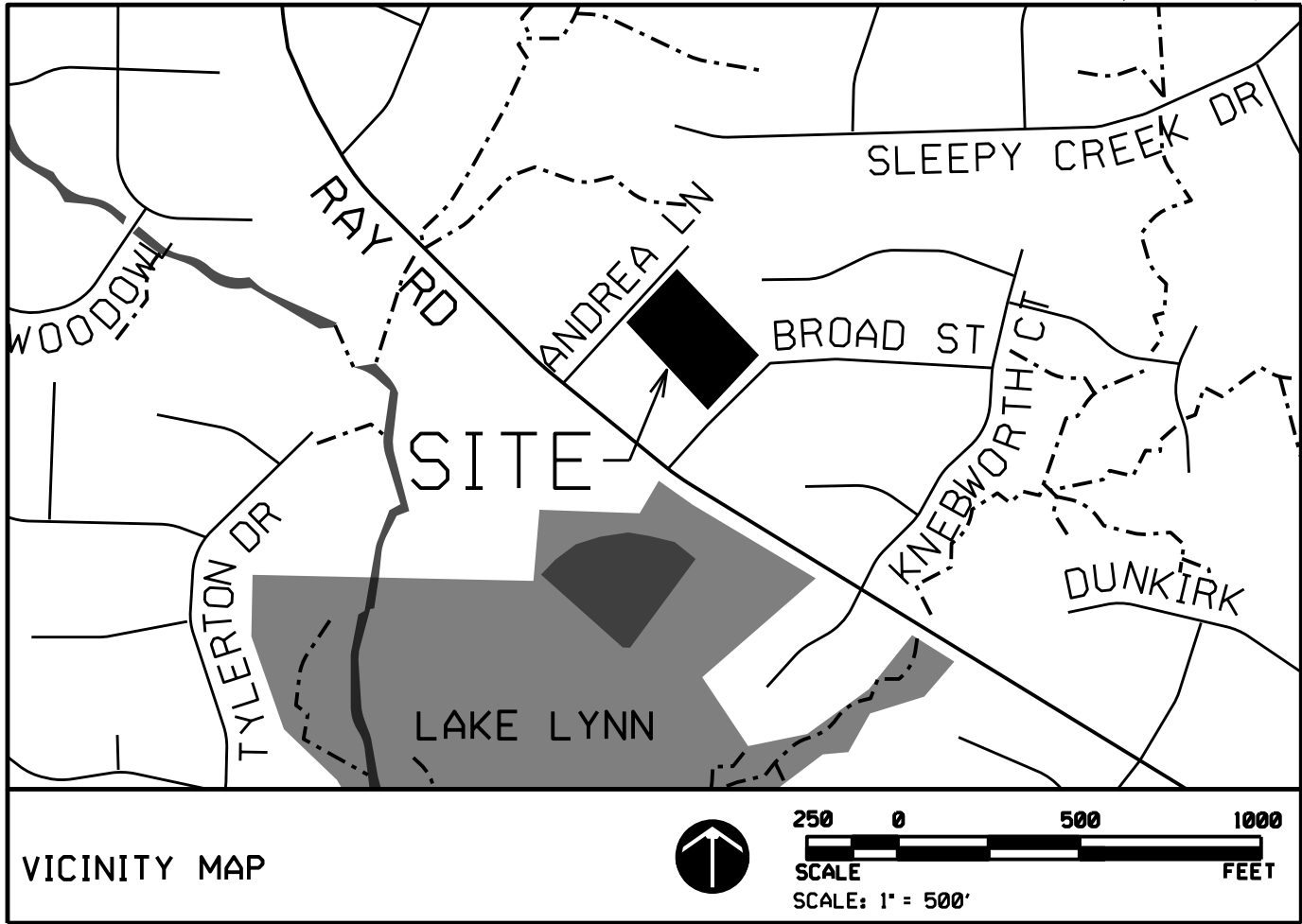
5' GENERAL UTILITY PLACEMENT EASEMENT

PROPOSED NEW RIGHT OF WAY LINE

ANDREW J PRUSS,
RAGEN LOWEK
PIN: 0787996680
DB 17225, PG 1690
ZONING - R-4

NOTE:
PLEASE SEE SHEET D-3, DETAILS, FOR NOTES, PLANT LIST
AND DETAILS ASSOCIATED WITH THIS LAYOUT.

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

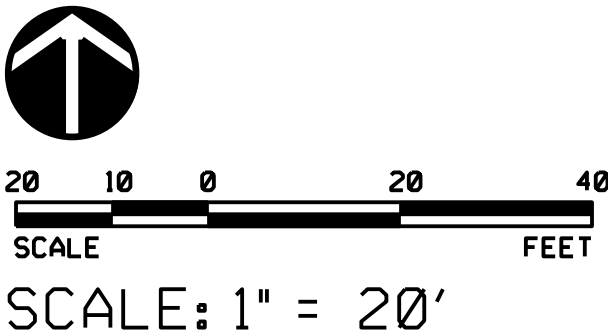


JOHN C & APRIL CONNELL
PIN: 0787994481
DB 13010, PG 2178
ZONING - R-4

N/F
HATTIE G & MICHAEL R WHALEY
PIN: 0787995233
DB 18128, PG 1159
BM 1979, PG 491

PROPERTY NOTES:

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



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Professional Surveyors
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Garner, NC 27529
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DESIGNED: AAP
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APPROVED:

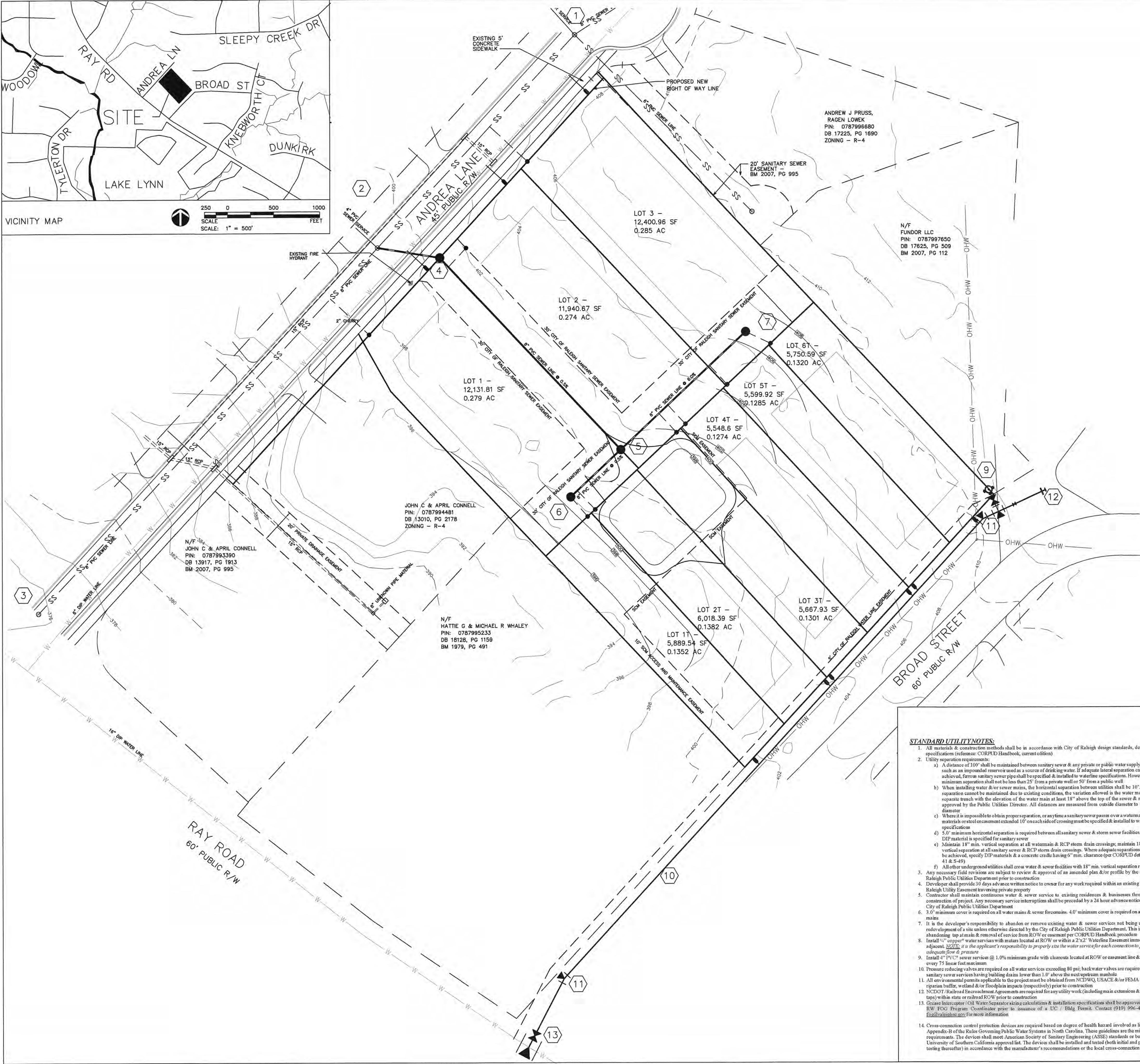
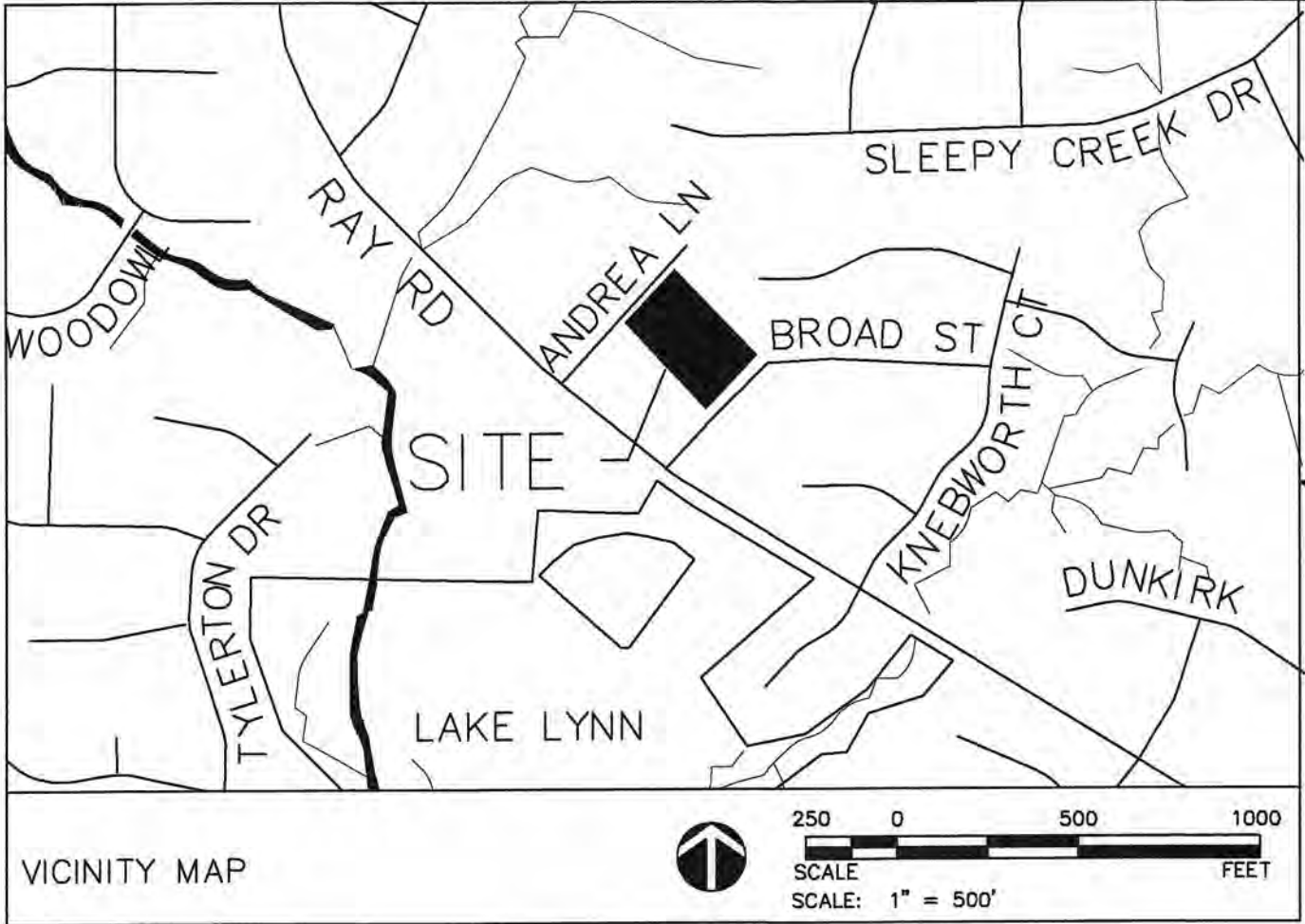
RHYS COMMONS
SUBDIVISION & PLANTING PLAN
8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC

REVOLUTION HOMES, LLC
5580 CENTERVIEW DR., SUITE 115
RALEIGH, NC 27606

RALEIGH CASE NUMBER: SUB-

REVISIONS

SCALE: NTS
DATE: JULY 26, 2023
SHEET NO.:
PROPOSED
SUBDIVISION
& PLANTING
PLAN
SP-1
SEQUENCE NO. 3 OF 8



LEGEND:

- EXISTING TOPOGRAPHY
STORMWATER DRAIN LINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD SERVICE LINE
PROPERTY LINE

- NEW 4" SANITARY SEWER SERVICE
CLEANOUT W/ 4" SCH 40 PVC
SANITARY SEWER SERVICE PIPE
NEW 5/8" WATER METER W/ BOX
AND 3/4" TYPE K COPPER WATER
SERVICE PIPE

1	SSMH RIM 405.66 6" INV. IN 394.65 (N) 6" INV. IN 397.07 (SE) 4" INV. IN 394.92 (NW) 8" INV. OUT 394.58	7	SSMH (NEW) RIM 408.5 INV. OUT 398.68
2	SSMH RIM 398.54 8" INV. IN 389.13 (N) 4" INV. IN 389.47 (W) NEW 8" INV. IN 389.33 8" INV. OUT 389.08	8	OMITTED
3	SSMH RIM 375.38 8" INV. IN 368.80 (N)	9	NEW FIRE HYDRANT ASSEMBLY 8"x8" TEE W/ BLOCK 6" GATE VALVE W/ BOX 10 L.F. 6" DI PIPE HYDRANT
4	SSMH (NEW) RIM 399.7 INV. IN 389.71 INV. OUT 389.51	10	NEW 8" DI WATER LINE
5	SSMH (NEW) RIM 402.5 INV. IN 380.68 INV. OUT 390.48	11	8"x22.5" COMPACT DI ELL W/ BLOCKING
6	SSMH (NEW) RIM 397.5 INV. OUT 390.88	12	8" STUB OUT ASSEMBLY 8" RS GATE VALVE W/ BOX 8" DI PIPE CONCRETE THRUST COLLAR 6" DI PLUG
		13	16"x8" TAPPING SLEEVE AND VALVE W/ BOX AND BLOCKING



20 10 0 20 40
SCALE: 1" = 20'

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 meet specifications. However, the minimum separation shall not be less than 2' from a private well or 5' 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.
 - When 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 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 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD detail 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.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all rose mains.
- It is the developer's responsibility to abandon or remove existing water & sewer service not being used in redeveloped area & 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 procedures.
- Install "copper" water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent to the lot. It is the applicant's responsibility to properly use the water service for each connection to provide adequate flow & pressure.
- Install 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 1.0' above the next system manhole.
- All service-related 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 UG / Bldg Permit. Contact (919) 996-4516 or fox@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control

program, whichever is more stringent. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a UG / Bldg Permit. Contact (919) 996-2923 or fox@raleighnc.gov for more information.

* Edit typical service size & material as appropriate.

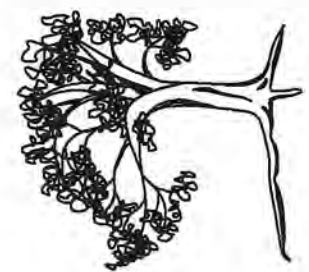
Bypass Pumping Operations

Sewer Bypass Pumping:

A bypass plan sealed by a NC Professional Engineer must be submitted to Public Utilities prior to pumping operations to coordinate with administration engineering staff. Pumps should be used to handle the peak daily flow (2.5 times the average daily flow with a minimum of 50 gpm) for the line or area of work. The contractor shall secure pumps from a pump supplier according to the provided flow information. Pumping operations must be monitored 24 hours a day for each day of the pumping operation by qualified personnel in order to respond to problems or failures. 100% redundancy is required for pumping operations. In addition, backup pumps are to be connected to the bypass force main to facilitate immediate use upon failure of the pump.

THE ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT HAS PREPARED THESE PLANS AS AN INSTRUMENT OF PROFESSIONAL SERVICE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER CONSTRUCTION OF THE PROJECT. THE USER SHALL BE WITHOUT LIABILITY TO ALISON A. POCKAT, ASLA.

RWK, PA
engineering ~ Surveying
101 W. Main St., Suite 202
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: SMM
DRAWN: SMM
APPROVED: CRP

RHYS COMMONS
SUBDIVISION & PLANTING PLAN
8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC

REVOLUTION HOMES, LLC
5580 CENTERVIEW DR., SUITE 115
RALEIGH, NC 27606

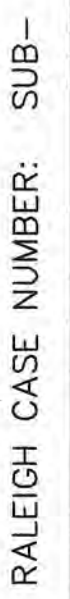
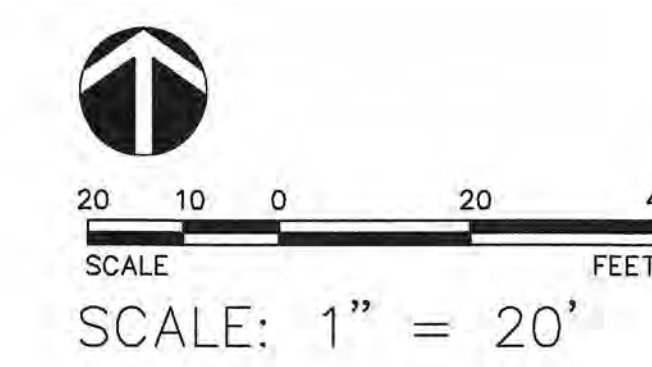
RALEIGH CASE NUMBER: SUB-

SCALE: NTS
DATE: JULY 26, 2023
SHEET NO.:

UTILITY
PLAN

U-1

SEQUENCE NO. 4 OF 8



SCALE: NTS
DATE: JULY 26, 2023
SHEET NO.:

STORMWATER
PLAN

ST-1

SEQUENCE NO. 5 OF 8

RHYS COMMONS
SUBDIVISION & PLANTING PLAN
8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC

REVOLUTION HOMES, LLC
5580 CENTERVIEW DR., SUITE 115
RALEIGH, NC 27606

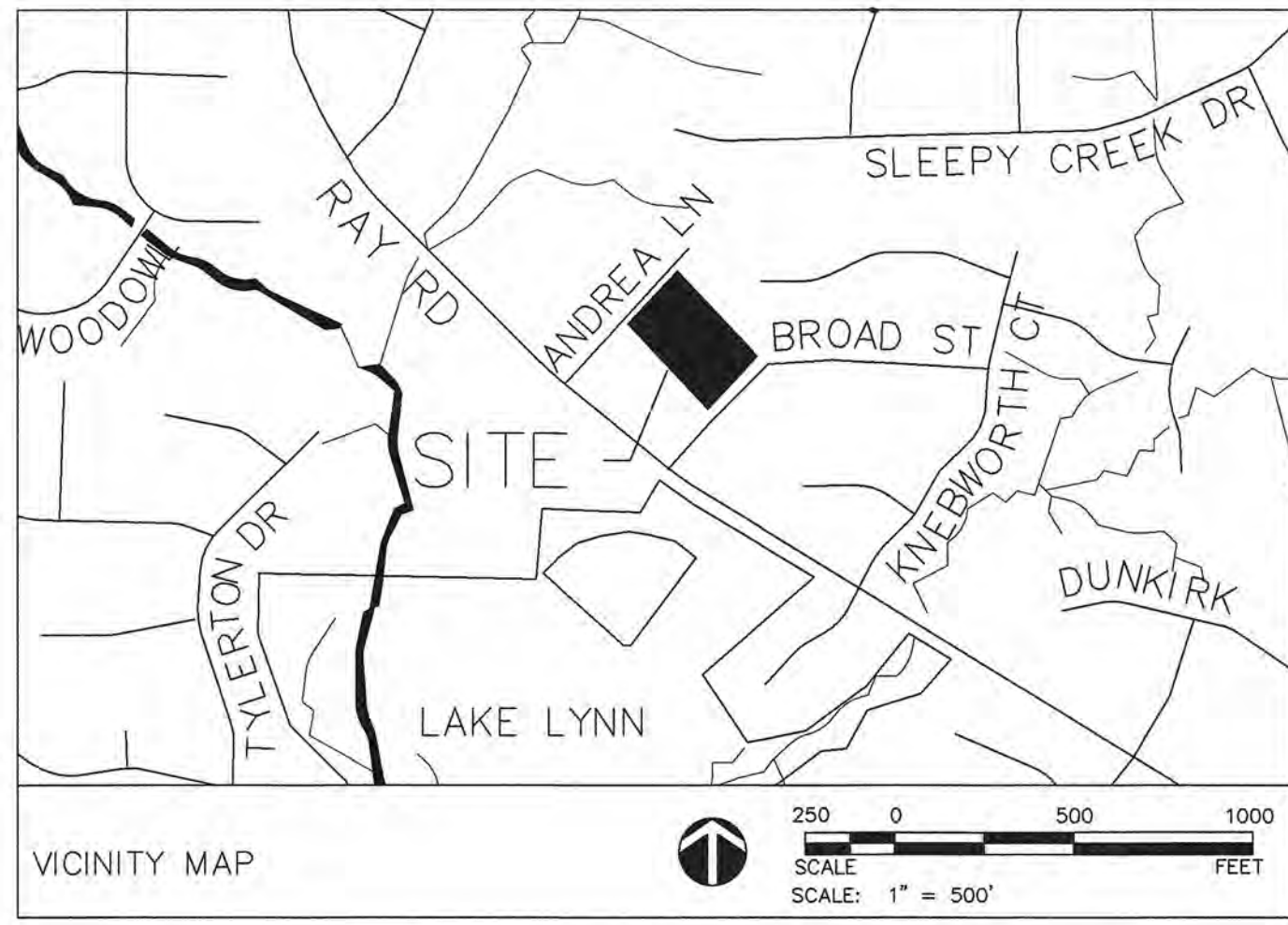
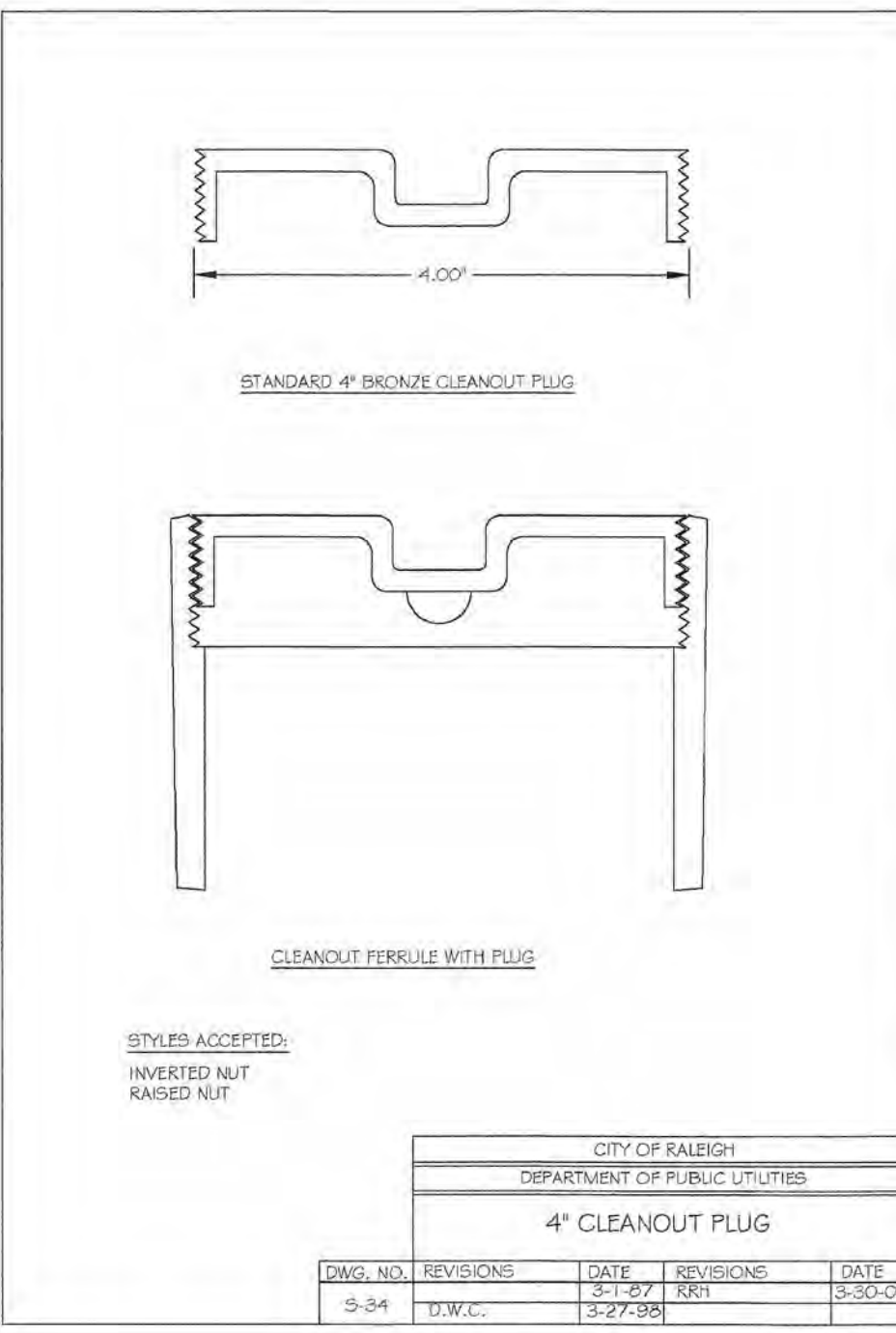
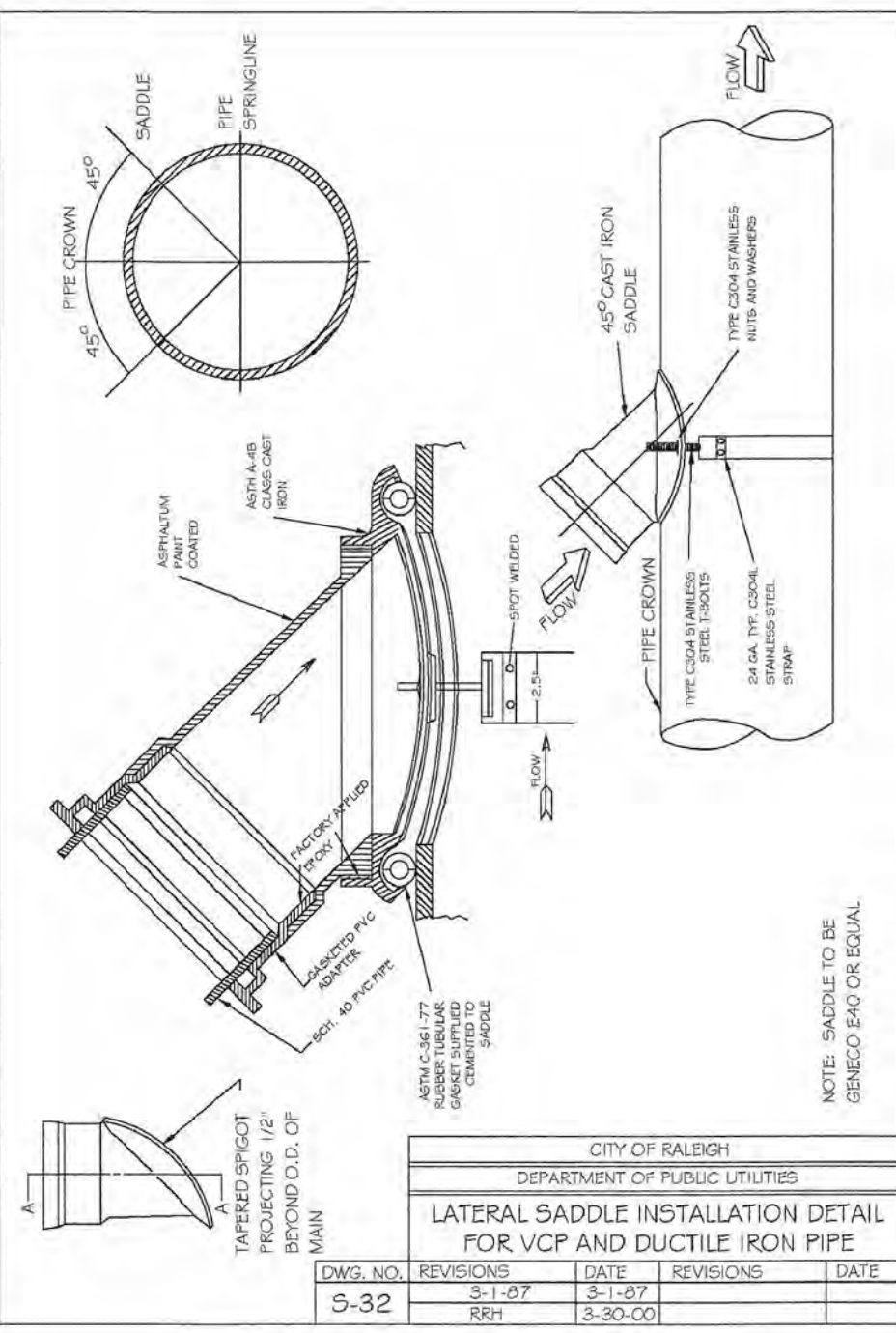
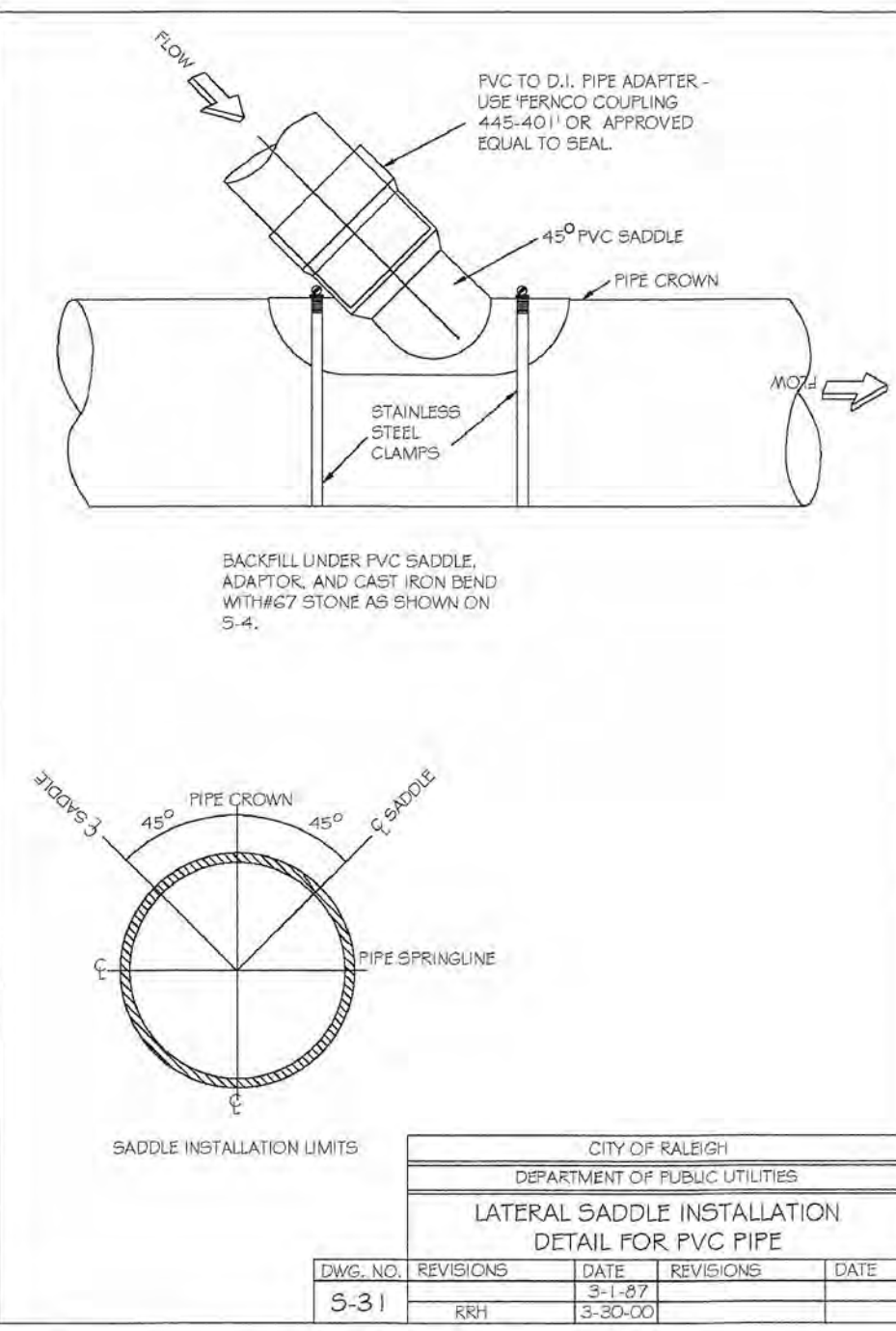
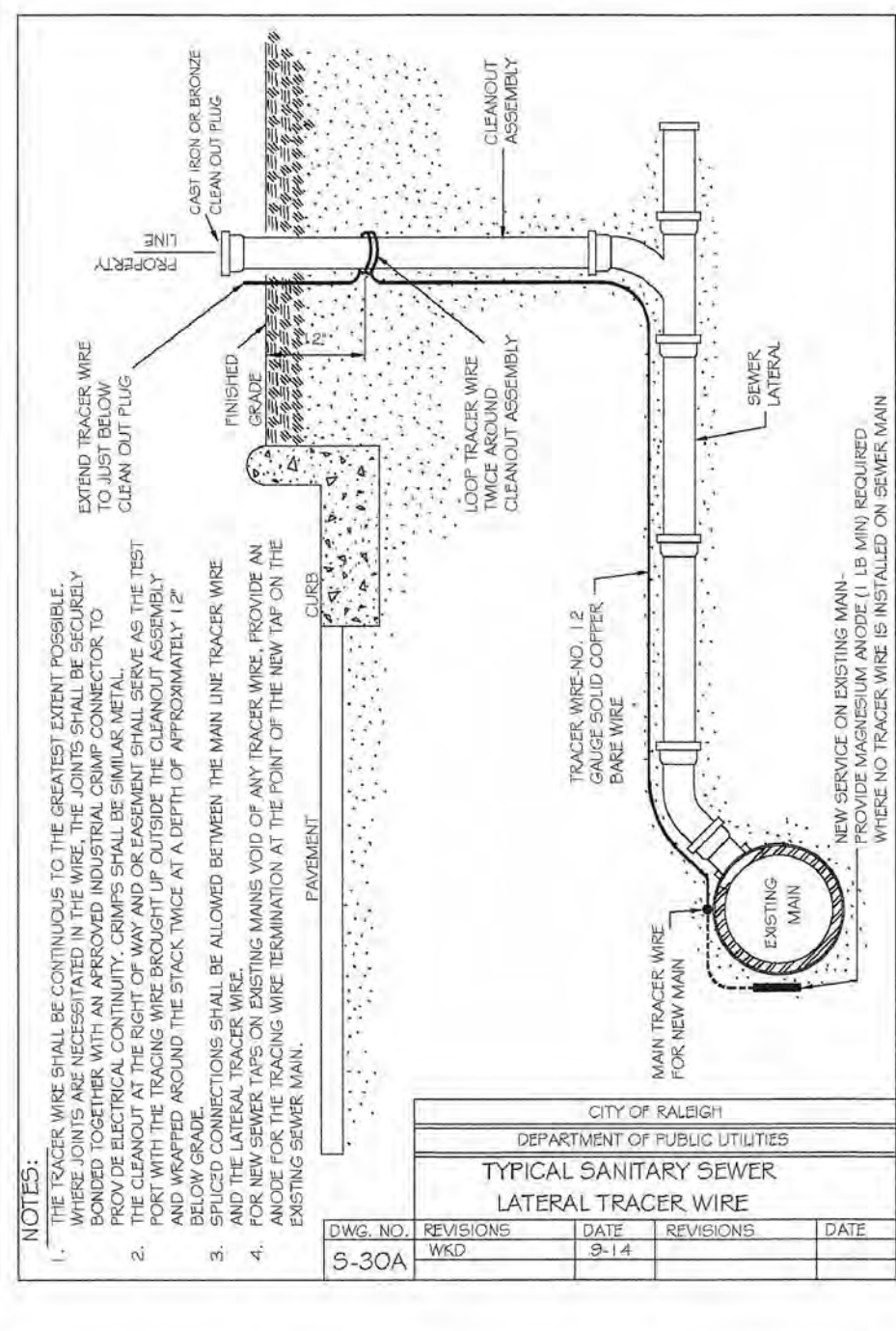
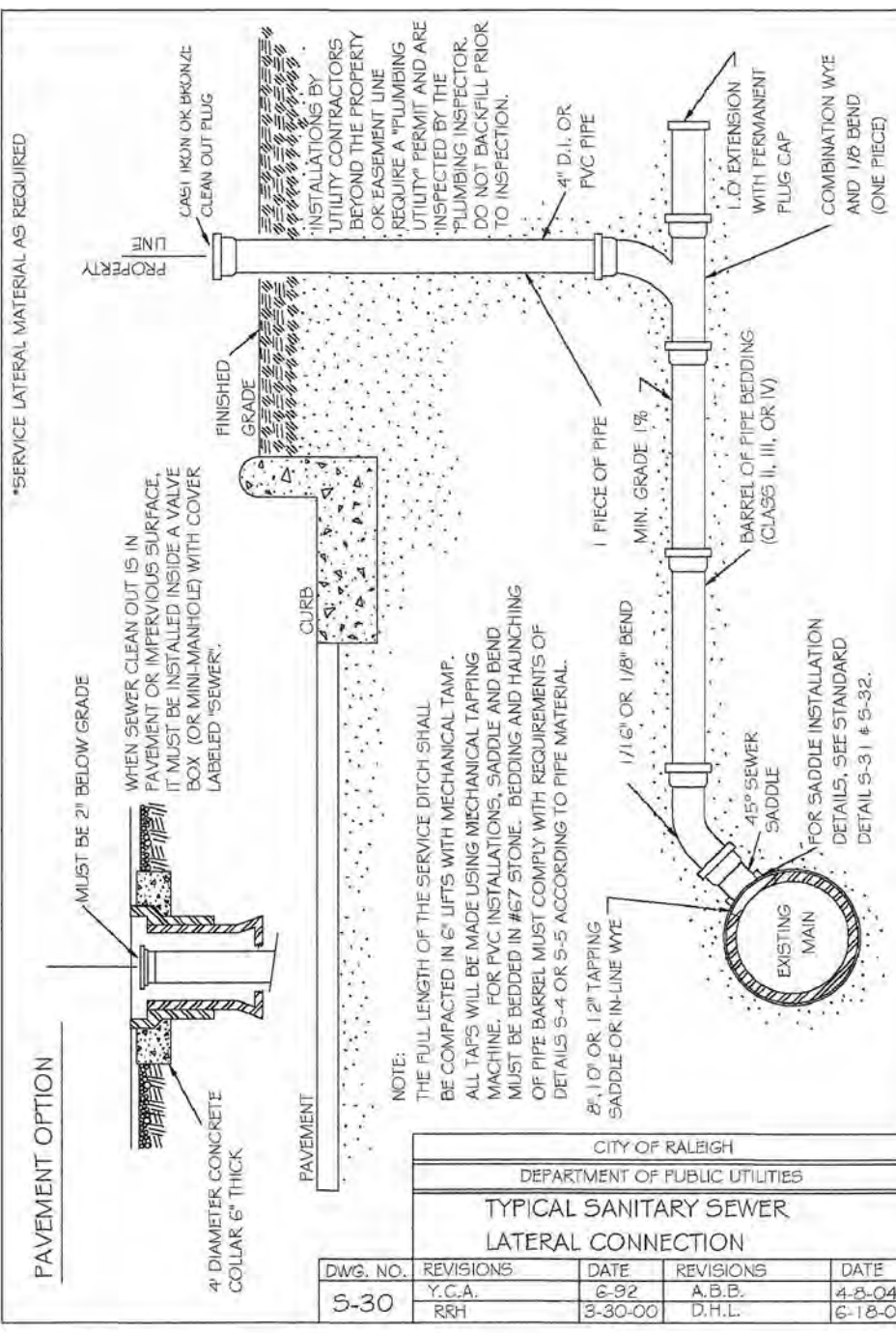
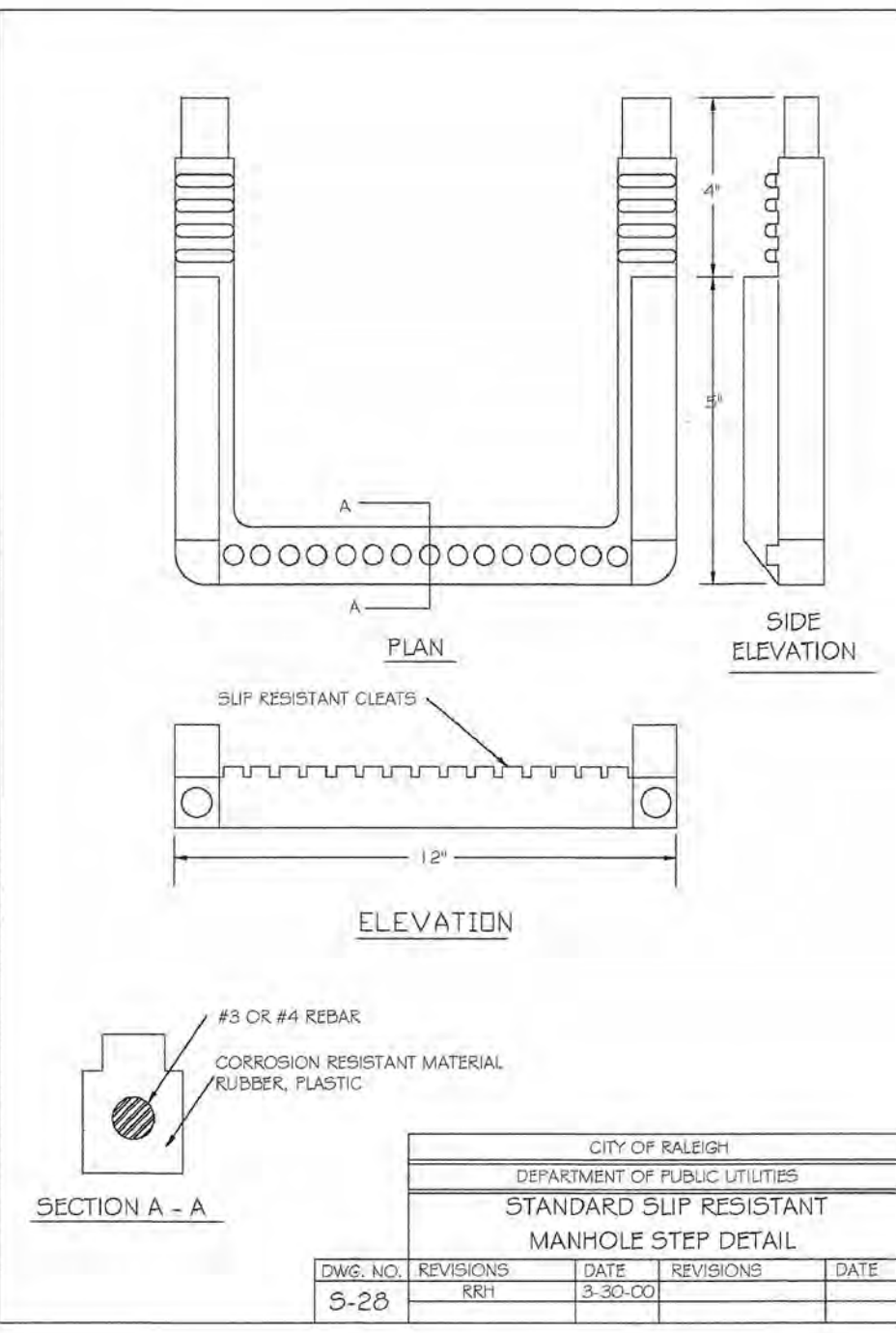
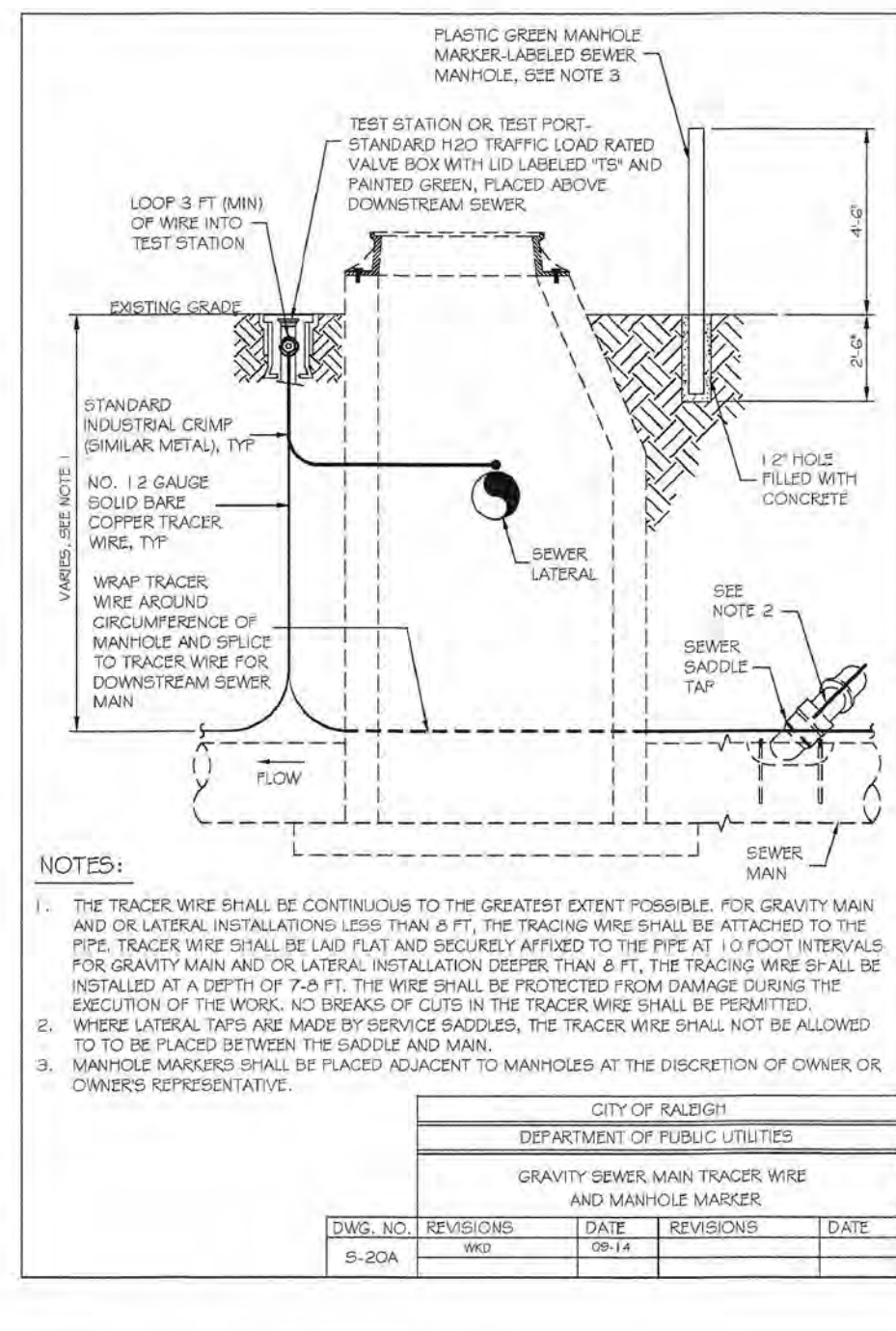
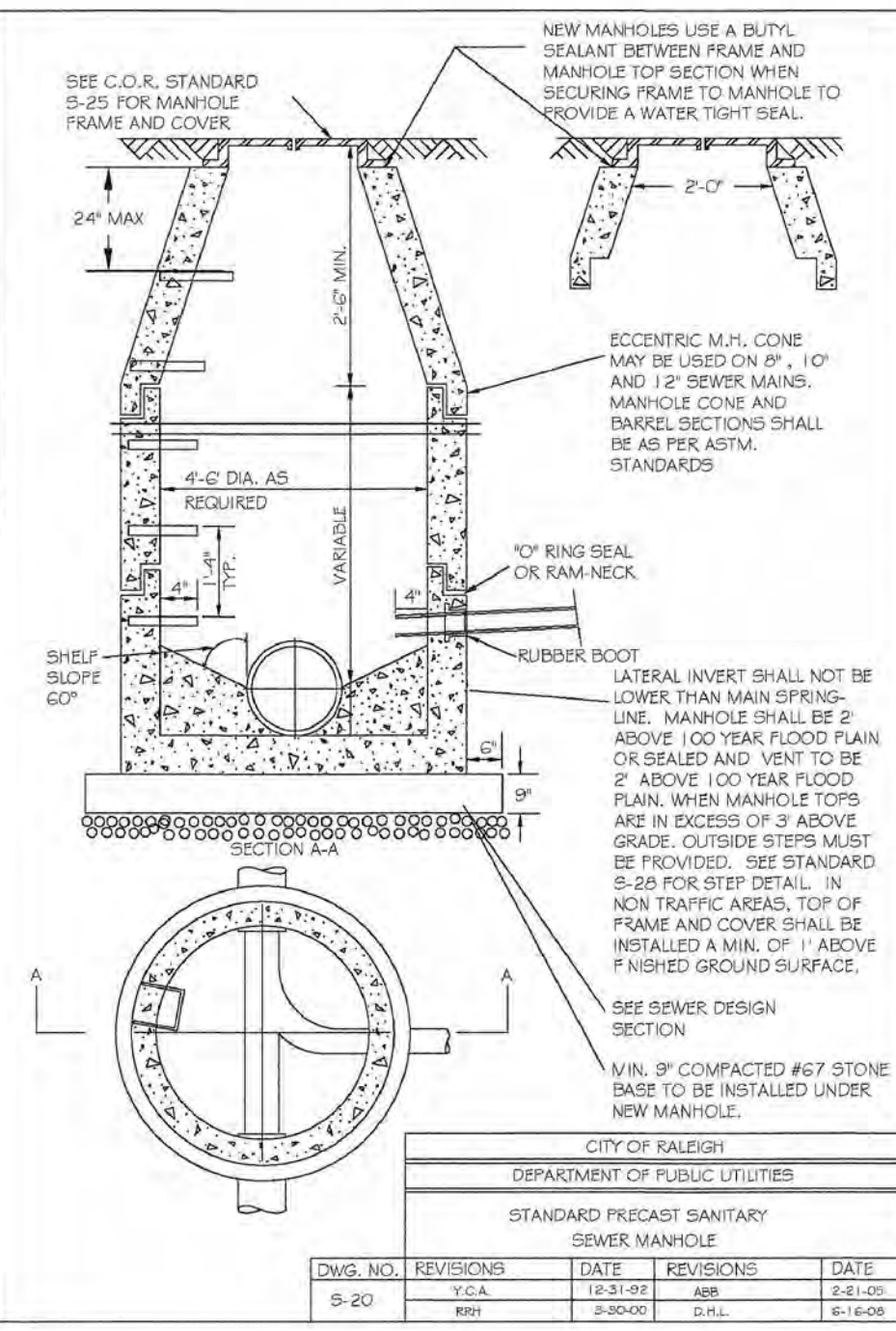
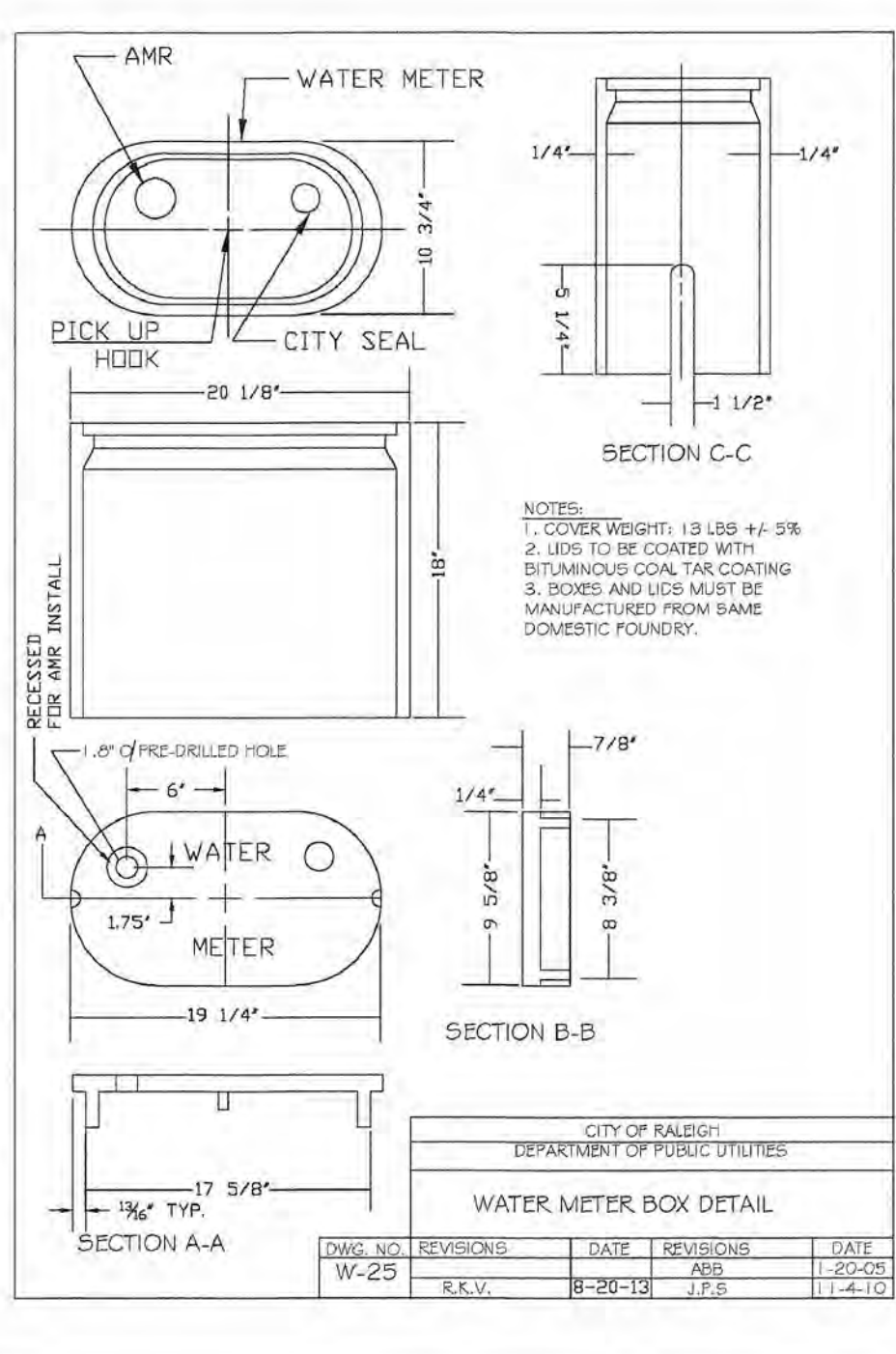
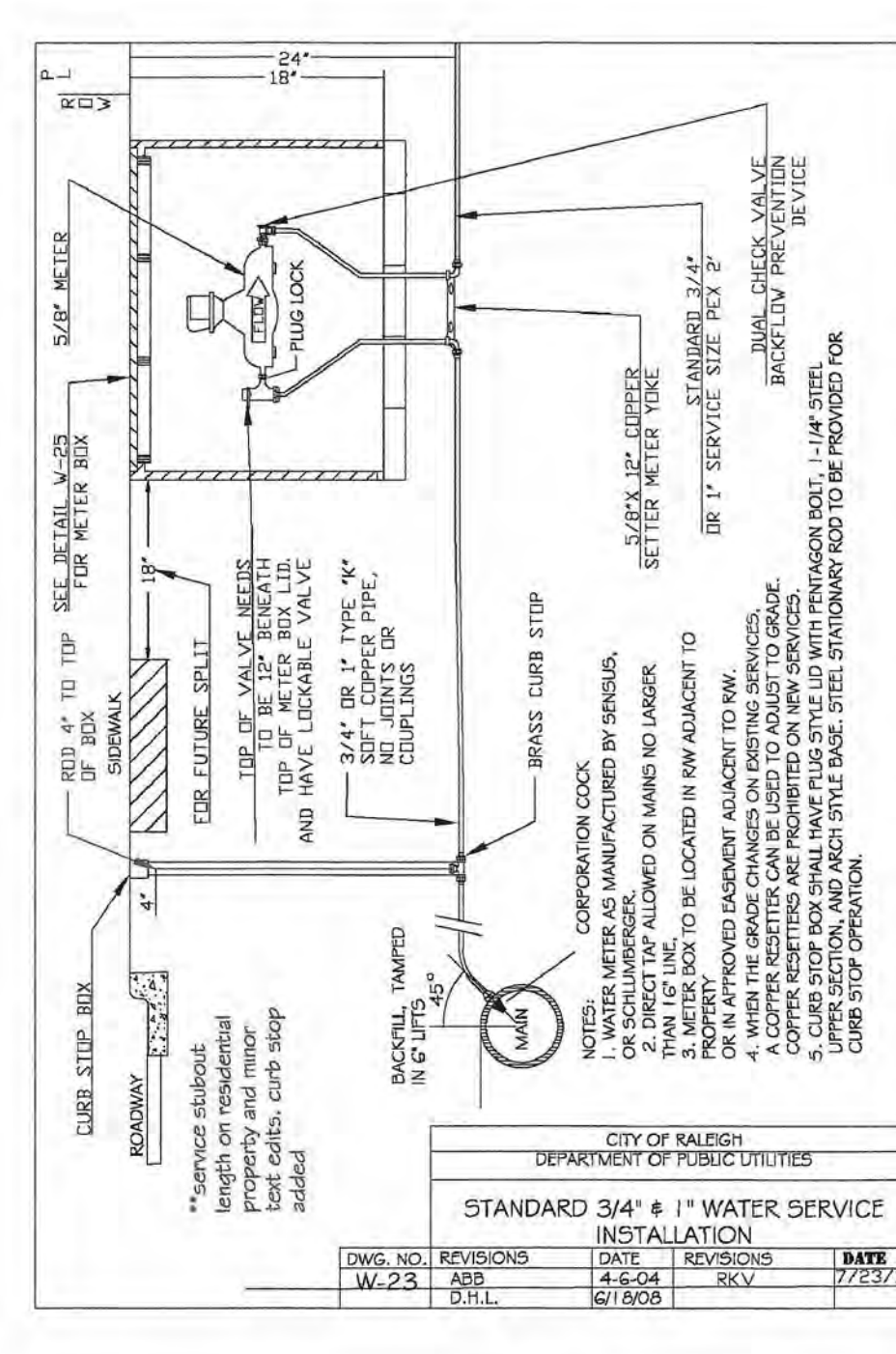
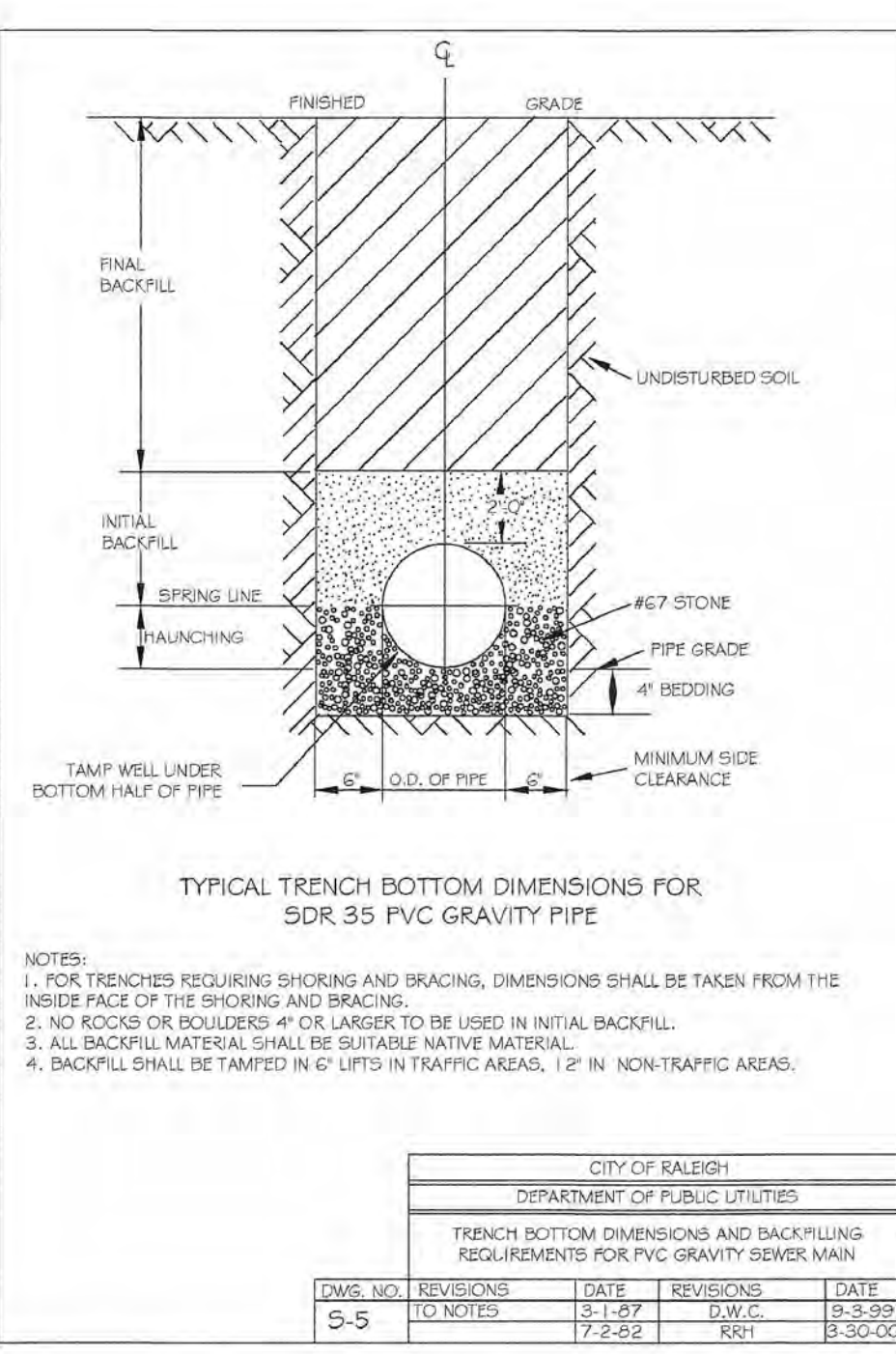
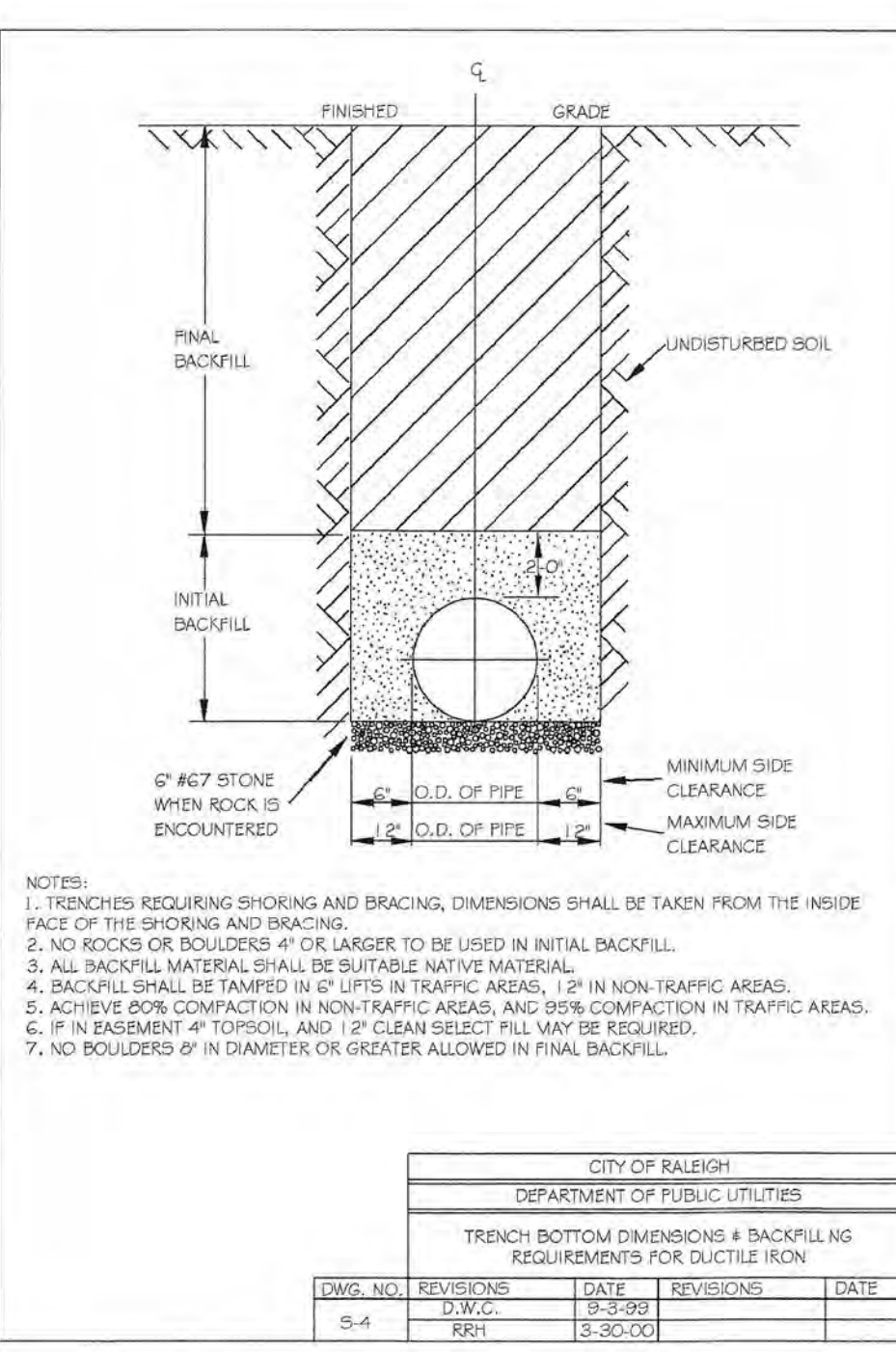
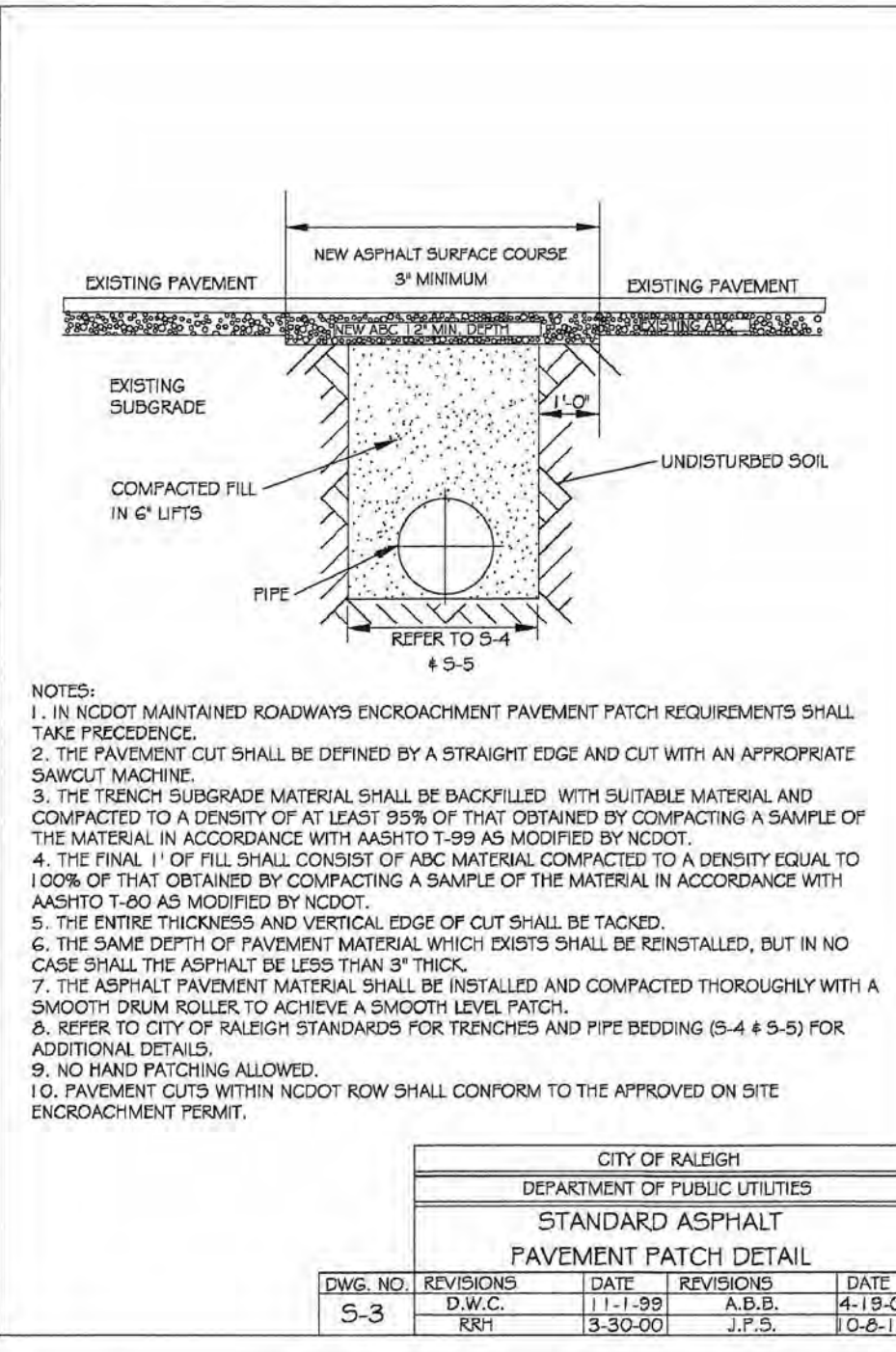
DESIGNED:	SMM
DRAWN:	SMM
APPROVED:	CRP

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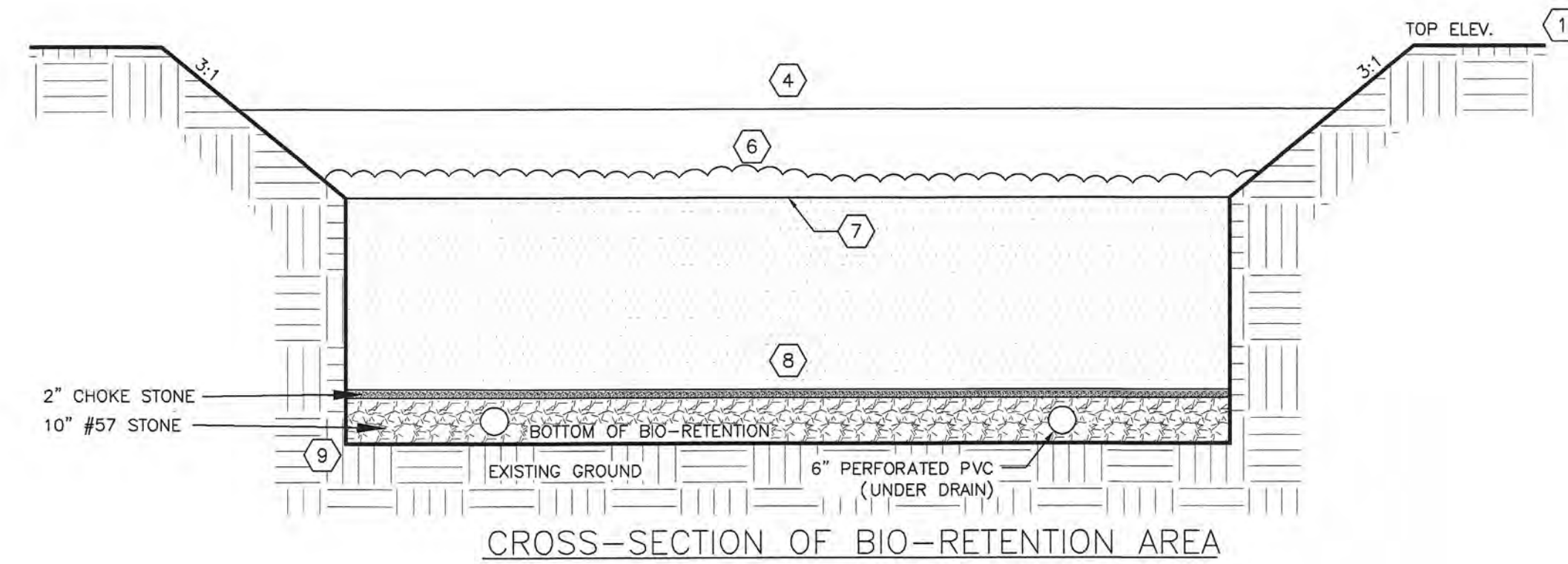
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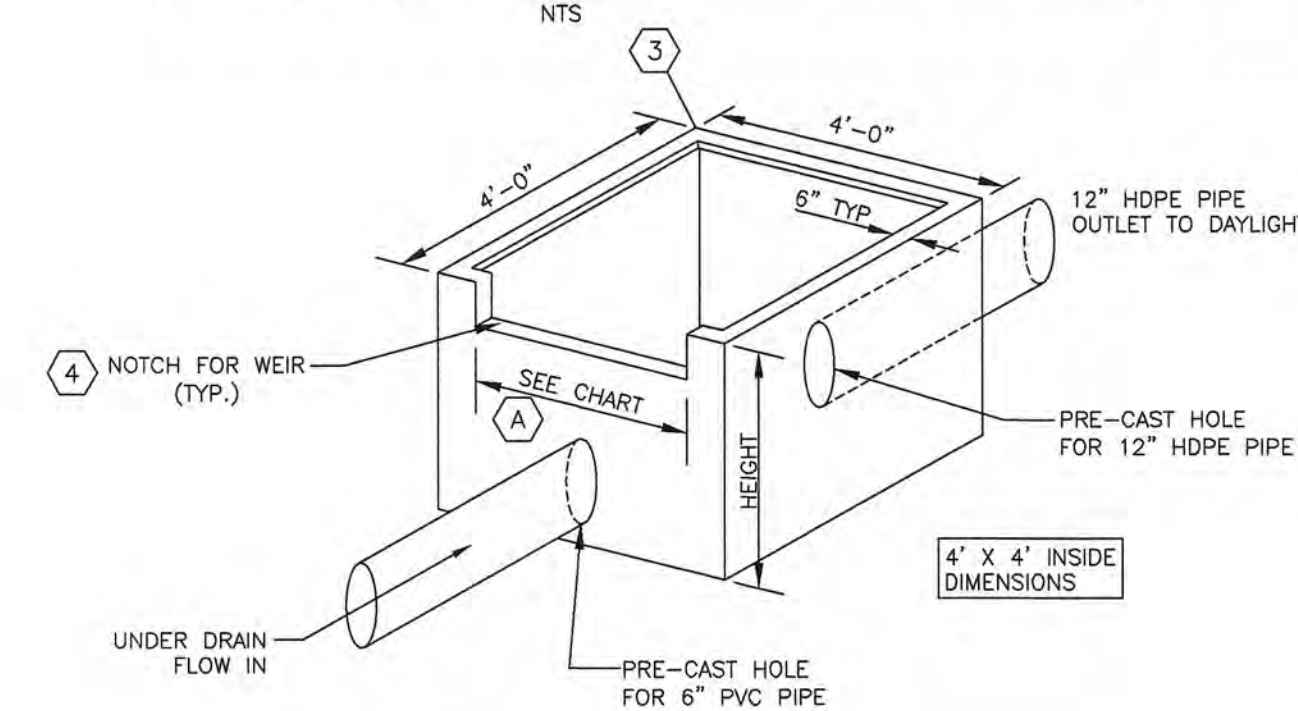
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APPROVED: CRP

RHY'S COMMONS
SUBDIVISION & PLANTING PLAN
8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC
REVOLUTION HOMES, LLC
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RALEIGH, NC 27606

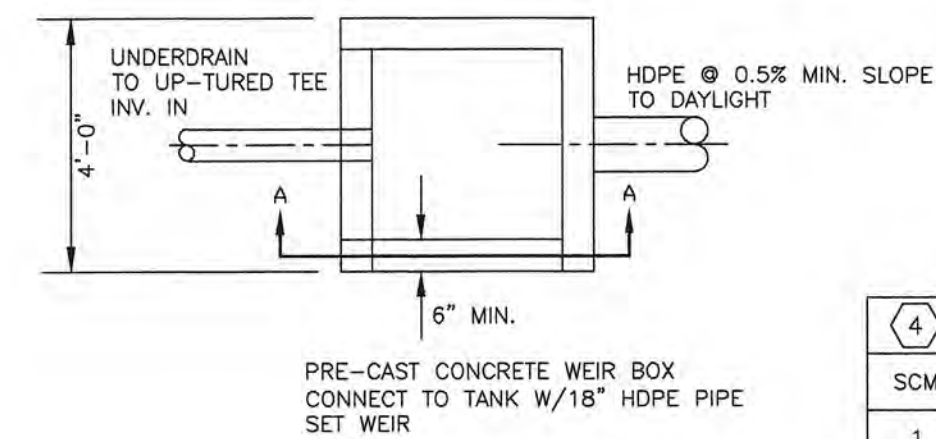
RALEIGH CASE NUMBER: SUB-
SCALE: NTS
DATE: JULY 26, 2023
SHEET NO.:
UTILITY DETAILS
D-1
SEQUENCE NO. 6 OF 8



- | SCM (BIORETENTION POND) | | |
|-------------------------|--|-------|
| 1 | BERM ELEVATION | 400.5 |
| 2 | EMERGENCY SPILLWAY ELEVATION | 398.7 |
| 3 | GRATE ELEVATION
(TOP OF WEIR BOX) * | 399.0 |
| 4 | WEIR ELEVATION
(PEAK ATTENUATION VOLUME) | 398.4 |
| 5 | WATER QUALITY VOLUME ELEVATION | 398.0 |
| 6 | MULCH ELEVATION | 397.3 |
| 7 | TOP SURFACE OF BIO-RETENTION
MEDIA (PLANTING SURFACE) | 397.0 |
| 8 | BOTTOM OF
BIO-RETENTION MEDIA | 394.5 |
| 9 | BOTTOM OF SCM | 393.5 |
| 10 | TOP OF UPURNED TEE
(INTERNAL WATER STORAGE) | 396.0 |
| 11 | 12" HDPE INV. OUT | 393.5 |
| | 2-YEAR STORM
ATTENUATION ELEVATION | 398.5 |
| | 10-YEAR STORM
ATTENUATION ELEVATION | 398.6 |
| | SURFACE AREA OF POND
(FORBID AND TREATMENT AREA (S.F.)) | 1,954 |
| | SURFACE AREA OF
WATER QUALITY VOLUME (S.F.) | 2,511 |
| | SURFACE AREA OF PEAK ATTENUATION
(10-YEAR STORM, S.F.) | 2,879 |

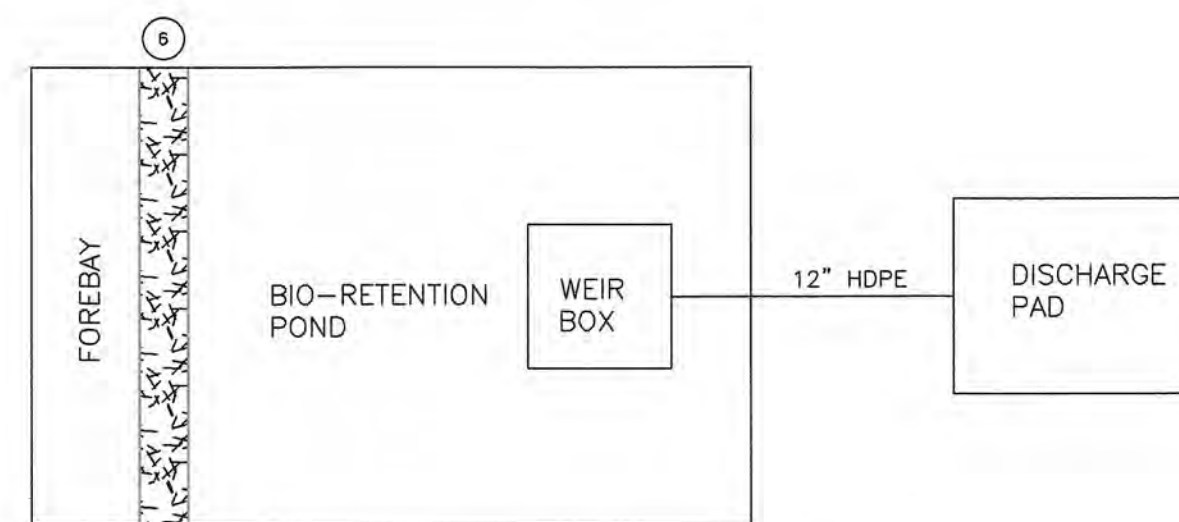


PRE-CAST WEIR BOX
GRATE NOT SHOWN FOR CLARITY

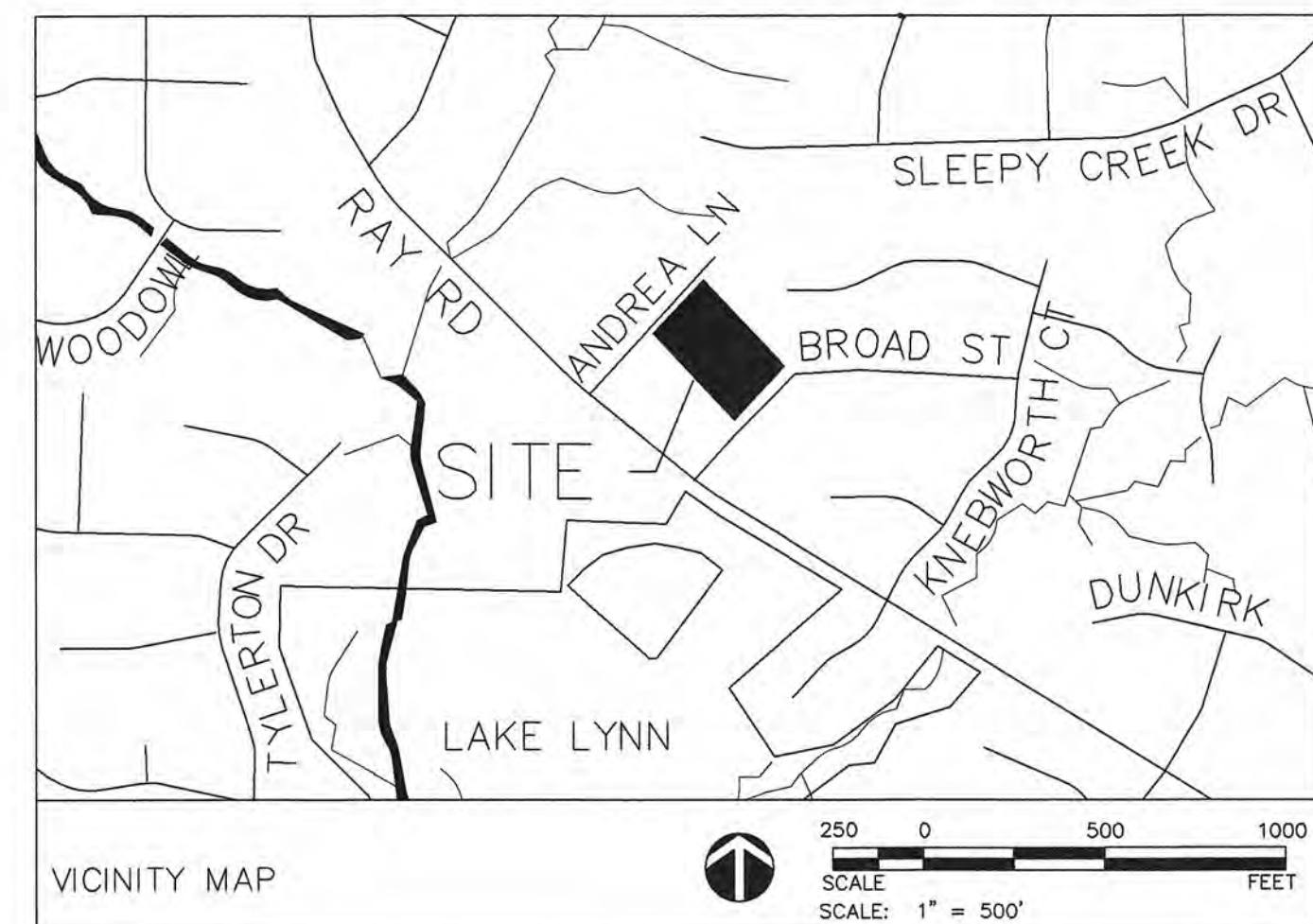


PRE-CAST WEIR BOX DETAIL
PLAN VIEW

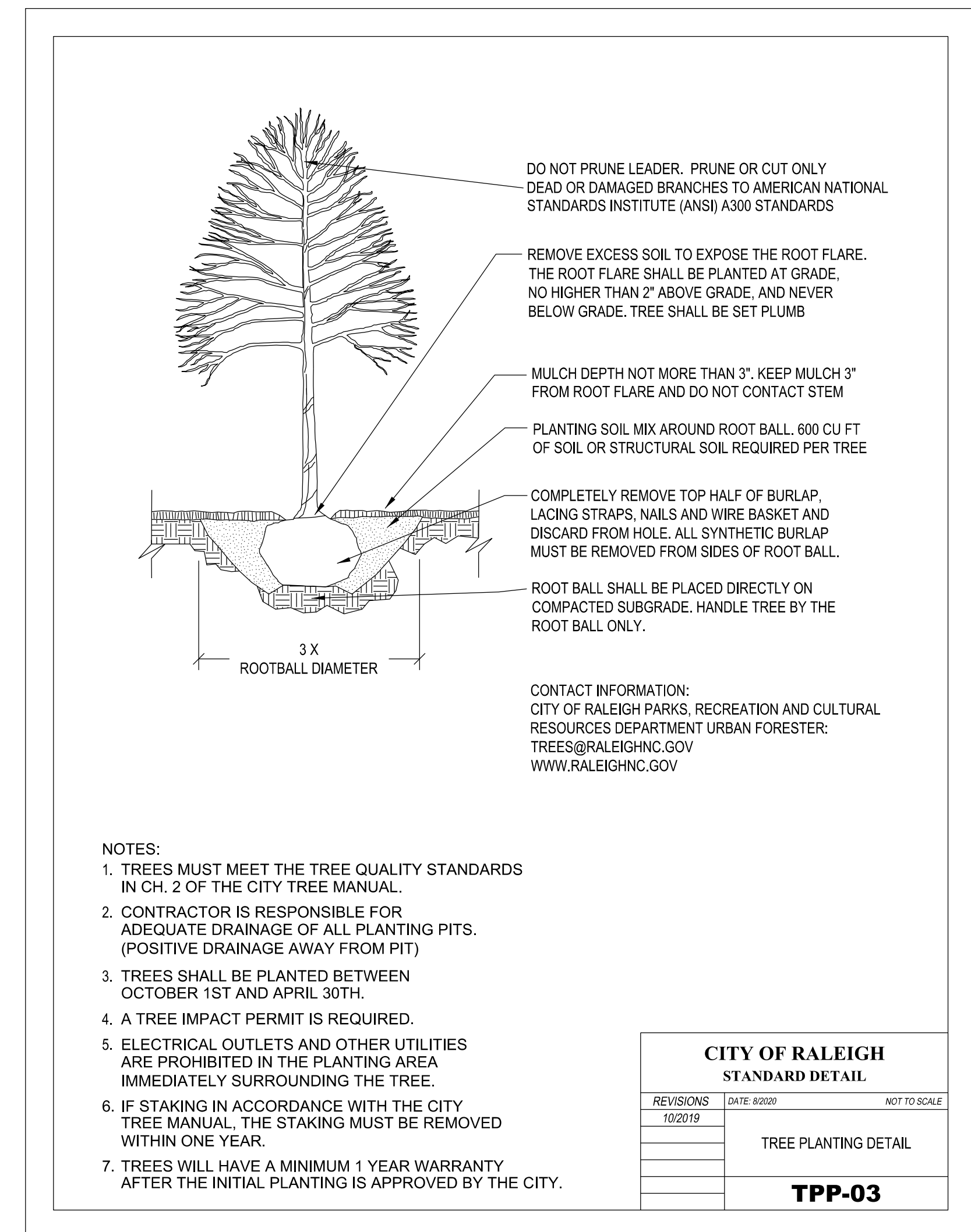
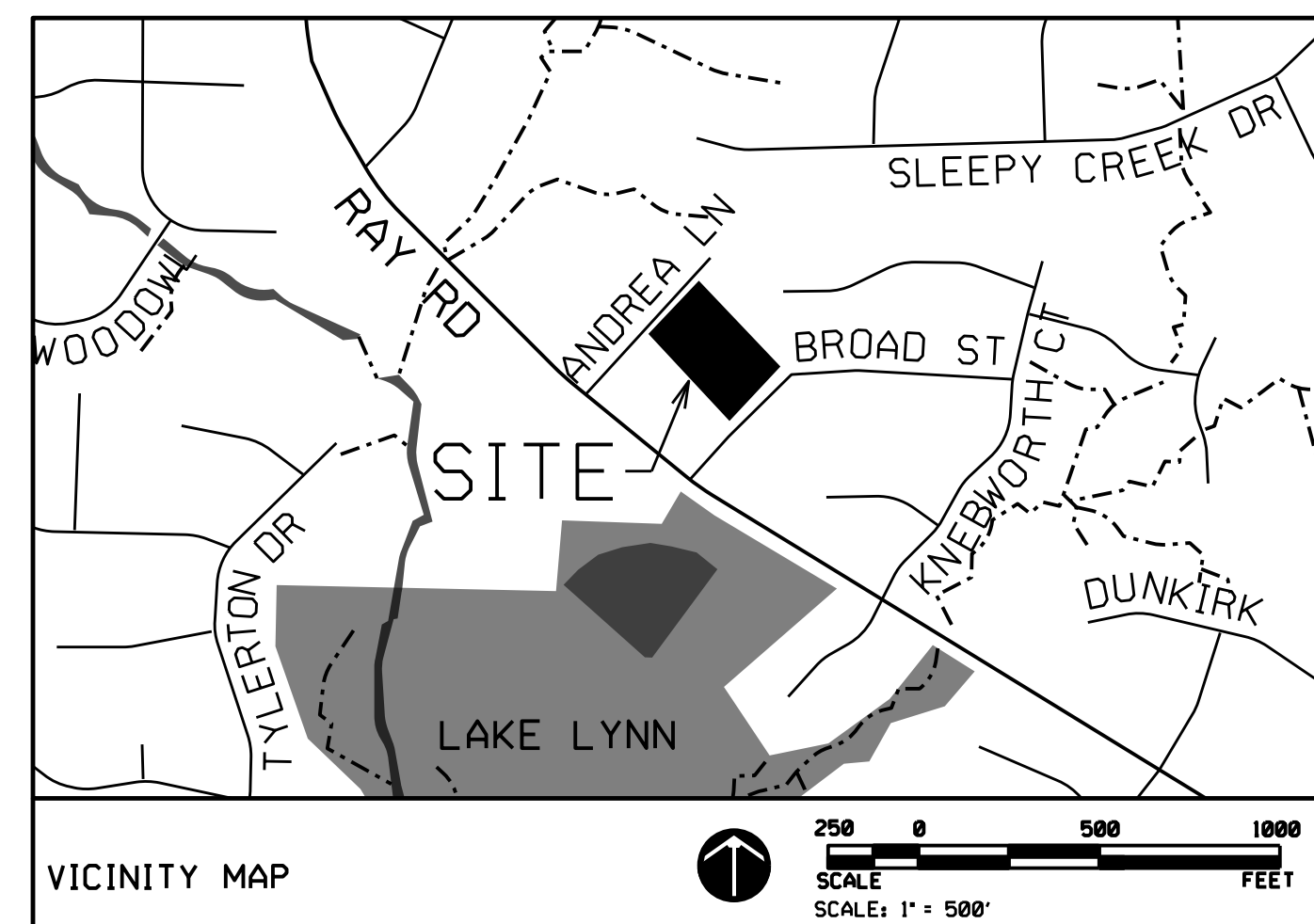
PRE-CAST WEIR BOX DETAIL
(NTS)



BIO-RETENTION BASIN
SCHEMATIC
(NTS)



1. THE TOTAL AREA FOR DEVELOPMENT OF THE NINE LOTS EQUALS 70,948.4 SF - 1.629 AC. PER SECTION 9.2.2.A.2.b.1 OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS WILL BE REQUIRED TO PROVIDE ACTIVE STORMWATER MEASURES AND WILL BE SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 1.629 ACRES. UNDER SECTION 9.1.2 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, MODULAR BUILDINGS, AND SHEDS 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.
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 TEN STREET TREES INDICATED ON THE PLAN.
7. A FEE IN LIEU WILL BE REQUIRED FOR A NEW 6' CONCRETE WALK AND ADA RAMP TO BE PROVIDED FOR THE FRONTAGE ALONG BROAD ST. A FEE IN LIEU SHALL BE REQUIRED FOR 1 FOOT OF ADDITIONAL WALK ALONG ANDREA LN.
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 NINE LOTS - THREE SINGLE FAMILY LOTS, THREE LOTS TO BE UTILIZED FOR TWO UNIT TOWNHOMES.
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.



KEY	COUNT	PLANT NAME	O/C SPACE	PLANTING SIZE
AG	5	AMELANCHIER GRANDIFLORA, SERVICEBERRY	20'	1.5" CAL, 8-10' HT
NS	2	NYSSA SYLVATICA, BLACK GUM	40'	3" CAL, 10' HT
QV	3	QUERCUS VIRGINIANA, SOUTHERN LIVE 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 AND PRIVATE UTILITIES WHERE POSSIBLE.
TREES SHALL BE PLANTED WITHIN PLANTING AREA INDICATED ON PLAN.
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.

207.5 LF FRONTAGE ALONG ANDREA LANE
5 TREES @ 40' 0" C
CANOPY SHADE TREES
6 EXISTING UNDERSTORY TREES PLANTED
IN 2' STRIP BETWEEN WALK AND CURB
214.7 LF FRONTAGE ALONG BROAD STREET
W/ OVERHEAD POWER LINES -
5 PROPOSED UNDERSTORY TREES @ 20' 0" C
4 EXISTING UNDERSTORY TREES PLANTED
5' INTO THE RIGHT OF WAY

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DRAWN:

APPROVED:

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[illegible]

SCALE: NTS

DATE: JULY 26, 2023

SHEET NO.:

SITE
DETAILS
D-3

SEQUENCE NO. 8 OF 8

RALEIGH CASE NUMBER: SUB-