



Administrative Approval Action

Case File / Name: SUB-0058-2023
DSLCL - RHYS COMMON

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

- LOCATION:** The site fronts both 8014 Broad Street (PIN# 0787996450) and Andrea Lane (PIN# 0787995578 & 0787995500) and is shown in BM2024, pg 1840. It is inside the city limits.
- REQUEST:** This is a subdivision of a 1.65 acre parcel zoned R-4. The proposal is to develop six detached house lots using the Conventional Development standards. Lots will range between 11,216 sf and 12,400 sf. Three lots will have frontage on Andrea Lane while the other three will have frontage on Broad Street.
- 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 July 11, 2024 by Children Of Julie LLC.

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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2). Stormwater control plan shall include revision to the adjacent Claridge subdivision's (S-47-05) stormwater control plan to account for areas to be recombined from that subdivision.
3. If required, a nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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.



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<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

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. The language respective to the "abandoned" right of way and easement Duke Energy is noted to maintain being updated shall be addressed prior to SPR approval and final approval of the plat.

Engineering

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 public infrastructure surety 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 and 125% of the improvement cost for the City of Raleigh infrastructure.
4. A slope 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)



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5. 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)
6. A fee-in-lieu for sidewalk construction is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

7. Infrastructure Construction Drawings must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

13. A public infrastructure surety for fifteen (15) street trees five (5) along Andrea Ln. and ten (10) along Broad St. 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 and 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:



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Stormwater

1. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes fifteen (15) street trees. Five (5) along Andrea Ln. and ten (10) along Broad St.

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

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

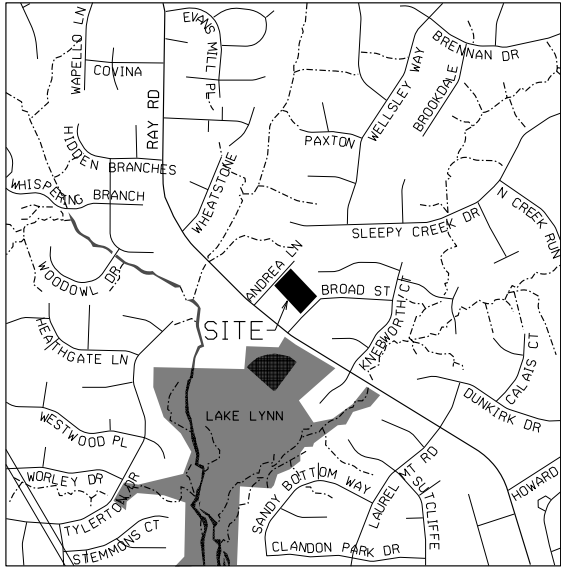
Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

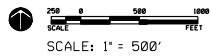
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: October 2, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: October 2, 2029
Record entire subdivision.



VICINITY MAP



RHYS COMMONS SUBDIVISION

0, 0 ANDREA LANE
8014 BROAD STREET
RALEIGH, NORTH CAROLINA

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

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

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	U-1	UTILITY PLAN
5	ST-1	STORMWATER PLAN
6	D-1	SANITARY SEWER DETAILS
7	D-2	WATER UTILITY DETAILS
8	D-3	STORMWATER DETAILS
9	D-4	SITE DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH 4/09 MCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE INDIVIDUAL LOT BASED ROLL-OUT CARTS FROM EACH OF THE SIX SINGLE FAMILY LOTS. THE POINT OF COLLECTION WILL BE ANDREA LANE FOR LOTS 1 - 3 AND BROAD ST. FOR LOTS 4 - 6.

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

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW - AS PER SEC. 2.2.3.E.3 AND SEC. 2.2.21.B.95.

RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT THE TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW, THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN THE RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

SITE DATA

ADDRESS: 0, 0 ANDREA LN., 8014 BROAD ST., RALEIGH
PIN #: 0787996450 GROSS ACREAGE: 71,987 SF - 1.653 AC
0787995500, NET ACREAGE: 70,948.4 SF - 1.624 AC
0787995578 (RIGHT OF WAY DEDICATION - 1,038.6 SF)

ZONING: R-4
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: CRABTREE CREEK
NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT NOS. 9 & 10 CLARIDGE AND 8014 BROAD ST.

EXISTING IMPERVIOUS SURFACE AREA FOR ALL LOTS = 4,546 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR ALL LOTS COMBINED = 6.4%

PROPOSED USE -
THREE RESIDENTIAL SINGLE FAMILY LOTS
LOT 1 - 12,131.01 SF - 0.279 AC
LOT 2 - 11,940.67 SF - 0.274 AC
LOT 3 - 12,400.96 SF - 0.285 AC
LOT 4 - 11,907.93 SF - 0.2733 AC
LOT 5 - 11,216.53 SF - 0.2575 AC
LOT 6 - 11,350.51 SF - 0.2606 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.1 - SINGLE FAMILY
A1 - MIN. LOT AREA = 10,000 SF / UNIT
A2 - MIN. LOT WIDTH = 55'; A3 - MIN. LOT DEPTH = 100'
B - MIN. SETBACKS = FROM PRIMARY STREET - 20', FROM SIDE STREET - 20', FROM SIDE LOT LINE - 10', FROM REAR LOT LINE - 30'
D - MAX. HEIGHT = PRINCIPAL BLDG - 40'/3 STORIES

PROJECTED WASTEWATER FLOW = 1,800 GPD
6 DWELLINGS X 4 BEDROOMS X 75 GPD

Docusign Envelope ID: 243D86A8-0737-4E8C-B690-E024C6EA3A1C

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 800 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.3). Please check the appropriate review type and include the plan check 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"/> Conservator Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.		
GENERAL INFORMATION		
Scoping/sketch plan case number(s):		
Development name (subject to approval): Rhys Commons		
Property Address(es): 8000 Broad St., 0 Andrea Lane, 0 Andrea Lane		
Recorded Deed PIN(s): 0787996450, 0787995500, 0787995578		
Building type(s): <input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building
<input type="checkbox"/> Open Lot	<input type="checkbox"/> Apartment	<input type="checkbox"/> Tiny House
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION		
Current Property Owner(s) Names: Revolution Homes LLC and Richard Bitner		
Company: Revolution Homes	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):		
Relationship to owner: <input type="checkbox"/> lessee or contract purchaser	<input type="checkbox"/> Owner's authorized agent	<input type="checkbox"/> Easement holder
Company:	Address:	
Phone #:	Email:	
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.		
Developer Contact Names: Ryan Johnson		
Company: Revolution Homes	Title: Manager	
Address: 211 E Six Forks Rd., Ste 101, Raleigh, NC 27609		
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz	

Page 1 of 2

REVISION 09.20.23
raleighnc.gov

Docusign Envelope ID: 243D86A8-0737-4E8C-B690-E024C6EA3A1C

DEVELOPMENT TYPE • SITE DATA 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	No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD):	Board of Adjustment Case #	Design Alternate Case #	
Case # Z-	BOA-	DA-	
STORMWATER INFORMATION			
Imperious Area on Parcel(s):		Imperious Area for Compliance (includes right-of-way):	
Existing (sf): 4,546 SF		Proposed total (sf):	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 6	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 6	Total # Dwelling Units: 6		
# of bedroom units (if known): 1br	2br	3br	4br
Proposed density for each zoning district (UDO 1.5.2.F): 3.63 DU/A			

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(b)) 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(b)), 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: Ryan Johnson	Date: 7/18/2024 3:00 PM EDT
Printed Name: Ryan Johnson	
Signature:	Date:
Printed Name:	

Page 2 of 2

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raleighnc.gov



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

DESIGNED: AAP
DRAWN:
APPROVED:



PROJECT: 2300-

RHYS COMMONS
SUBDIVISION & PLANTING PLAN
0, 0 ANDREA LN., 8014 BROAD ST., RALEIGH, NC
REVOLUTION HOMES, LLC
211 E SIX FORKS RD., SUITE 101
RALEIGH, NC 27609

REVISED	DATE	BY	REASON
1	7/18/24	RALEIGH COMMONS	ADD SHEET
2	7/26/24	ADDRESS REVISION	

BALM: NTS
DATE: JULY 26, 2023

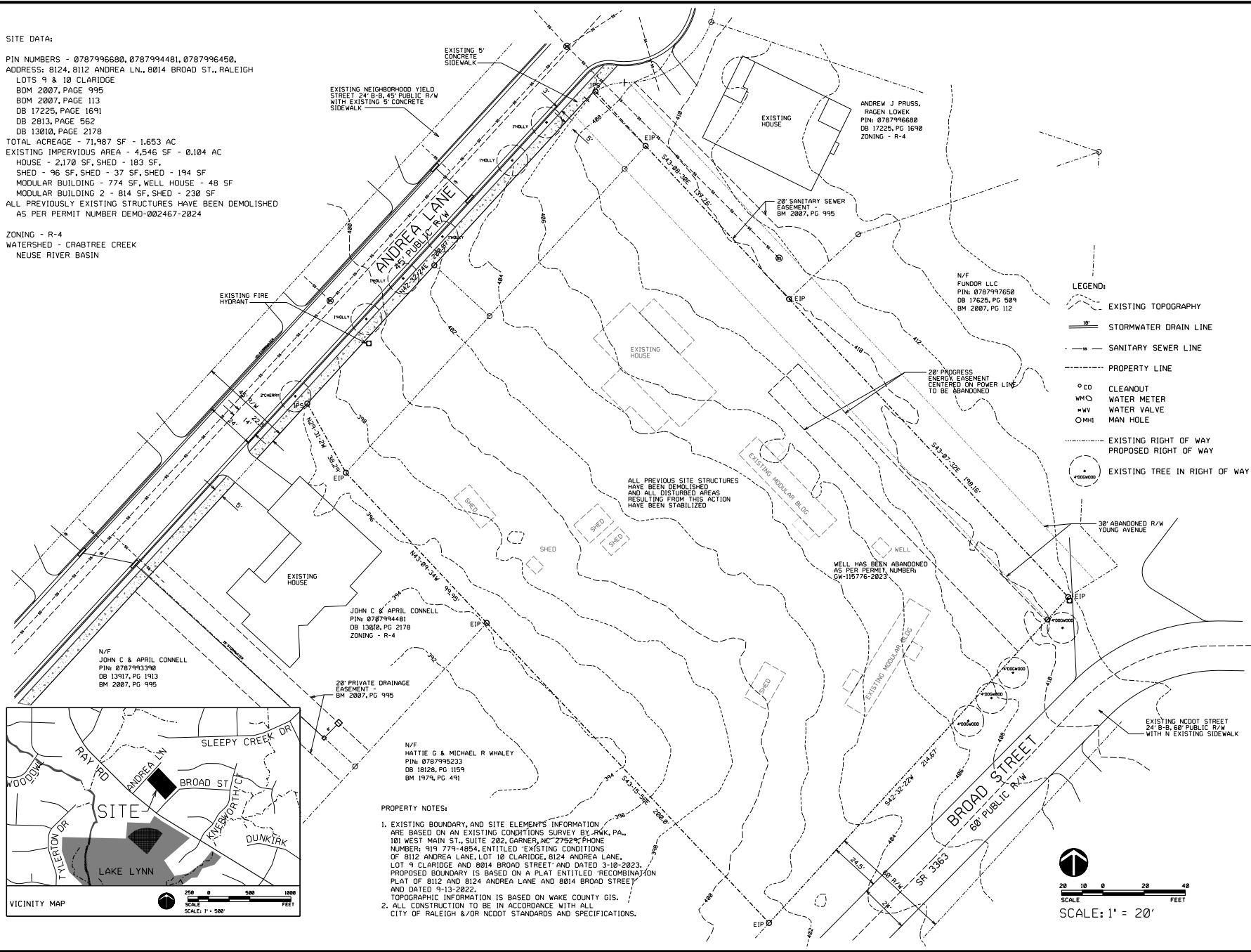
SHEET NO.
COVER SHEET
CO-1

SEQUENCE NO. 1 OF 9

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 - 2170 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 PREVIOUSLY EXISTING STRUCTURES HAVE BEEN DEMOLISHED
 AS PER PERMIT NUMBER DEMO-002467-2024

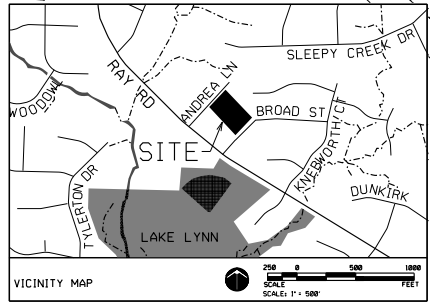
ZONING - R-4
 WATERSHED - CRABTREE CREEK
 NEUSE RIVER BASIN



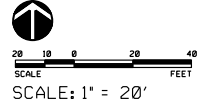
LEGEND:

- - - EXISTING TOPOGRAPHY
- == STORMWATER DRAIN LINE
- - - SANITARY SEWER LINE
- - - PROPERTY LINE
- CO CLEANOUT
- WHO WATER METER
- WV WATER VALVE
- WHM MAN HOLE
- - - EXISTING RIGHT OF WAY
- - - PROPOSED RIGHT OF WAY
- EXISTING TREE IN RIGHT OF WAY

ALL PREVIOUS SITE STRUCTURES
 HAVE BEEN DEMOLISHED
 AND ALL DISTURBED AREAS
 RESULTING FROM THIS ACTION
 HAVE BEEN STABILIZED



- PROPERTY NOTES:
- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION, ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 181 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.



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

DESIGNED: AAP	
DRAWN:	
APPROVED:	

PROJECT 23004

RHYS COMMONS
 SUBDIVISION & PLANTING PLAN
 6 & 8 ANDREA LN., 8014 BROAD ST., RALEIGH, NC
 REVOLUTION HOMES, LLC
 211 E. SIX FORKS RD., SUITE 101
 RALEIGH, NC 27607

1 11.05.24 RALEIGH COMMENTS - 11.05.24 2 11.26.24 RALEIGH COMMENTS - 11.26.24	
SCALE: NTS	
DATE: JULY 26, 2023	
SHEET NO. 1	

EXISTING CONDITIONS
EC-1

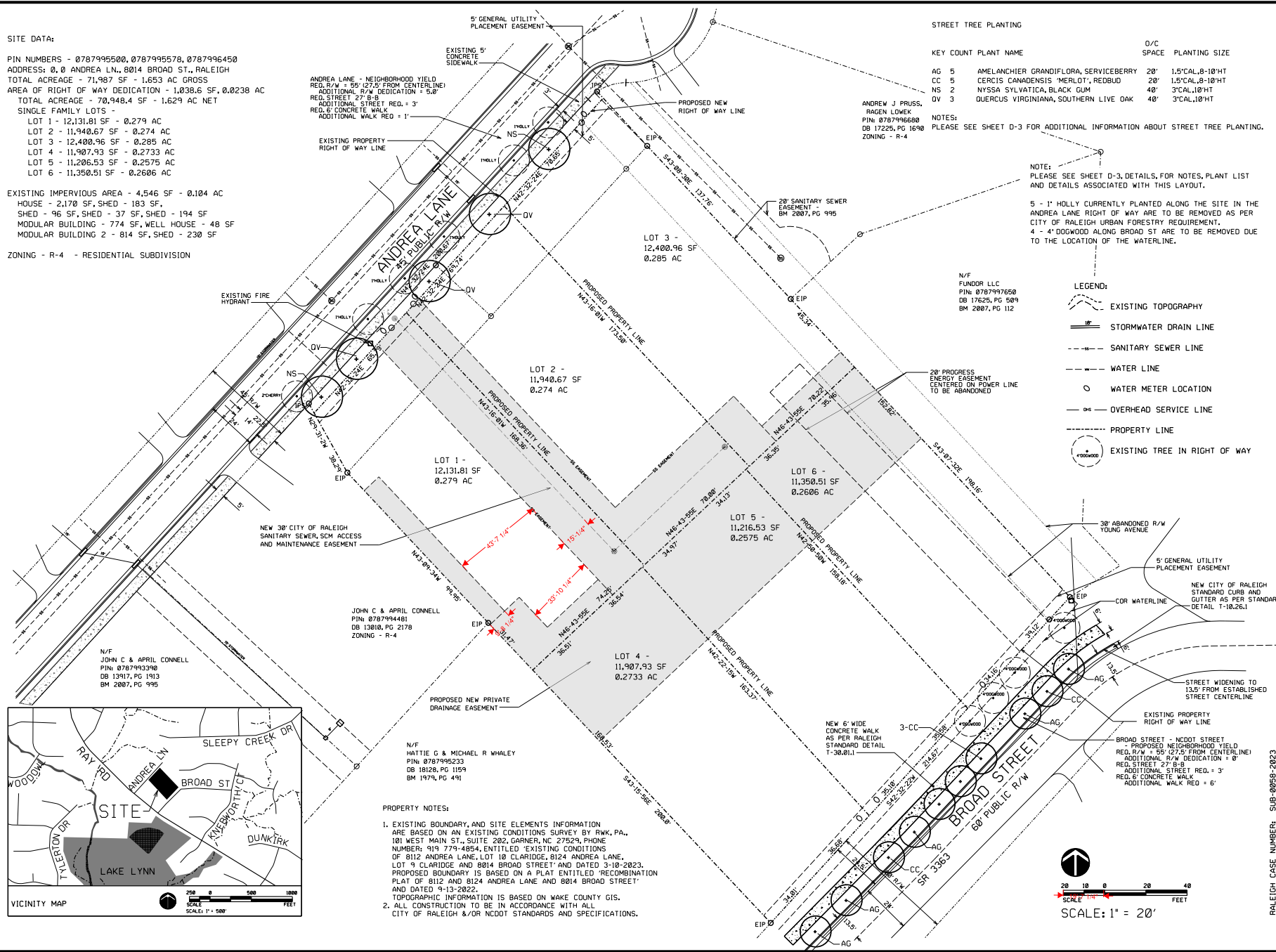
SEQUENCE NO. 2 OF 9

SITE DATA:

PIN NUMBERS - 0787995500, 0787995578, 0787996450
 ADDRESS: 0, 0 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
 LOT 4 - 11,907.93 SF - 0.2733 AC
 LOT 5 - 11,206.53 SF - 0.2575 AC
 LOT 6 - 11,350.51 SF - 0.2606 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



STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C SPACE	PLANTING SIZE
AG 5	AMELANCHIER GRANDIFLORA, SERVICEBERRY	20'	1.5'CAL, 8-10'HT
CC 5	CERCIS CANADENSIS 'MERLOT', REDBUD	20'	1.5'CAL, 8-10'HT
NS 2	NYSSA SYLVATICA, BLACK GUM	40'	3'CAL, 10'HT
DV 3	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK	40'	3'CAL, 10'HT

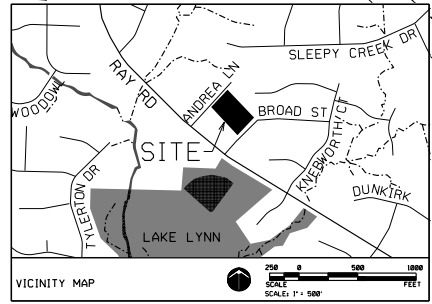
NOTES:
 PLEASE SEE SHEET D-3 FOR ADDITIONAL INFORMATION ABOUT STREET TREE PLANTING.

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

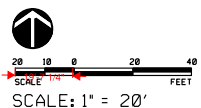
5 - 1' HOLLY CURRENTLY PLANTED ALONG THE SITE IN THE ANDREA LANE RIGHT OF WAY ARE TO BE REMOVED AS PER CITY OF RALEIGH URBAN FORESTRY REQUIREMENT.
 4 - 4" DOGWOOD ALONG BROAD ST ARE TO BE REMOVED DUE TO THE LOCATION OF THE WATERLINE.

LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- WATER METER LOCATION
- OVERHEAD SERVICE LINE
- PROPERTY LINE
- EXISTING TREE IN RIGHT OF WAY



- PROPERTY NOTES:**
- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 181 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS OF 812 AND 8124 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 812 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.



RWK, PA.
 LANDSCAPE ARCHITECT
 106 STEEPBANK DRIVE
 CARY, NC 27518
 (919) 363-4415
 PROJECT 23004

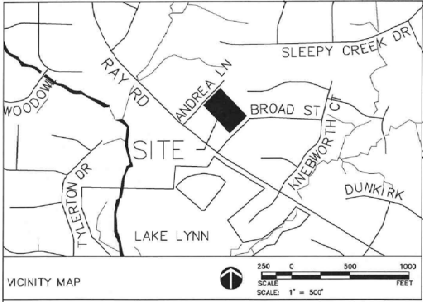
ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

REVISIONS

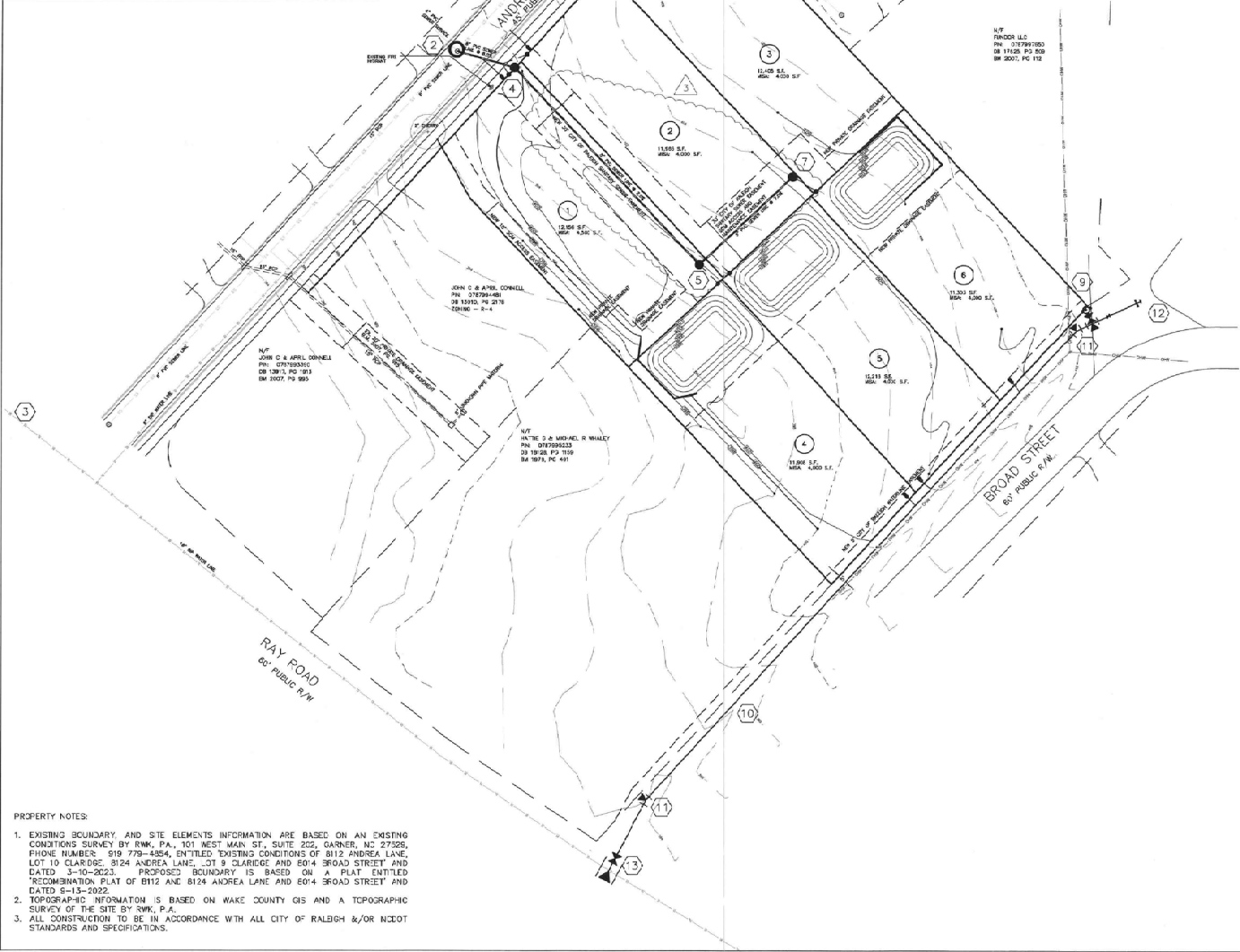
NO.	DATE	DESCRIPTION
1	11.15.24	RALEIGH COMMENTS - 11.15.23
2	11.26.24	RALEIGH COMMENTS - 11.24.24
3	12.05.24	MULTIPLE COMMENTS - 12.12.24

RALEIGH CASE NUMBER: SUB-0008-2023

SCALE: NTS
 DATE: JULY 26, 2023
 SHEET NO. 1
 PROPOSED SUBDIVISION & PLANTING PLAN
 SP-1
 SOURCE NO. 3 OF 9



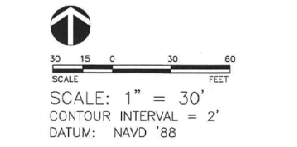
VICINITY MAP
SCALE: 1" = 300'



- 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 PIPE
- NEW 5/8" WATER METER W/ BOX AND 3/4" TYPE K COPPER WATER SERVICE PIPE

- | | | | |
|---|--|----|---|
| 1 | SEWH
RM 405.00
6" IN. IN 304.65 (G)
6" IN. IN 302.72 (SE)
6" IN. IN 304.52 (NW)
6" IN. OUT 304.58 | 7 | SDM (NEW)
RM 405.0
IN. OUT 404.4 |
| 2 | SSWH
RM 398.04
6" IN. IN 389.13 (G)
6" IN. IN 389.47 (W)
6" IN. IN 388.53 (NW)
6" IN. OUT 385.08 | 8 | OMITTED |
| 3 | SSWH
RM 375.36
6" IN. IN 368.80 (W) | 9 | NEW FIRE HYDRANT ASSEMBLY
8" VEE W/ 3" LOCK
8" GATE VALVE W/ BOX
10 L.F. 4" DI PIPE
HYDRANT |
| 4 | ESWH (NEW)
RM 400.5
INV. IN 362.25
INV. OUT 392.05 | 10 | NEW 8" WATER LINE |
| 5 | ESWH (NEW)
RM 403.3
INV. IN 362.33
INV. OUT 395.13 | 11 | 8"x12.5" COMPACT D ELL
W/ BLOCKING |
| 6 | OMITTED | 12 | 8" STUB OUT ASSEMBLY
8" RS GATE VALVE W/ BOX
10 L.F. 8" DI PIPE
CONCRETE THRUST COLLAR
8" DI FLUG |
| | | 13 | 16"x8" TAPPING SLEEVE
AND VALVE W/ BOX
AND BLOCKING |



PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK P.A., 101 WEST MAIN ST., SUITE 225, GARNER, NC 27526. PHONE NUMBERS: 919 779-4854, ENTITLED EXISTING CONDITIONS OF 812 ANDREA LANE, LOT 10 CLARIDGE, 8124 ANDREA LANE, CT 3 CLARIDGE AND 804 BROAD STREET AND DATED 3-10-2023. PROPOSED BOUNDARY IS BASED ON A PLAT ENTITLED "RECOMMENDATION PLAT OF 8112 AND 8124 ANDREA LANE AND 804 BROAD STREET" AND DATED 8-15-2022.
- TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS AND A TOPOGRAPHIC SURVEY OF THE SITE BY RWK P.A.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALPHIGH &/OR NC DOT STANDARDS AND SPECIFICATIONS.

RWK P.A.
Engineering & Surveying
101 West Main St., Suite 225
Gardner, NC 27526
Phone: 919 779-4854
Fax: 919 779-4854

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

DESIGNED: SMM
DRAWN: SMM
APPROVED: CRP

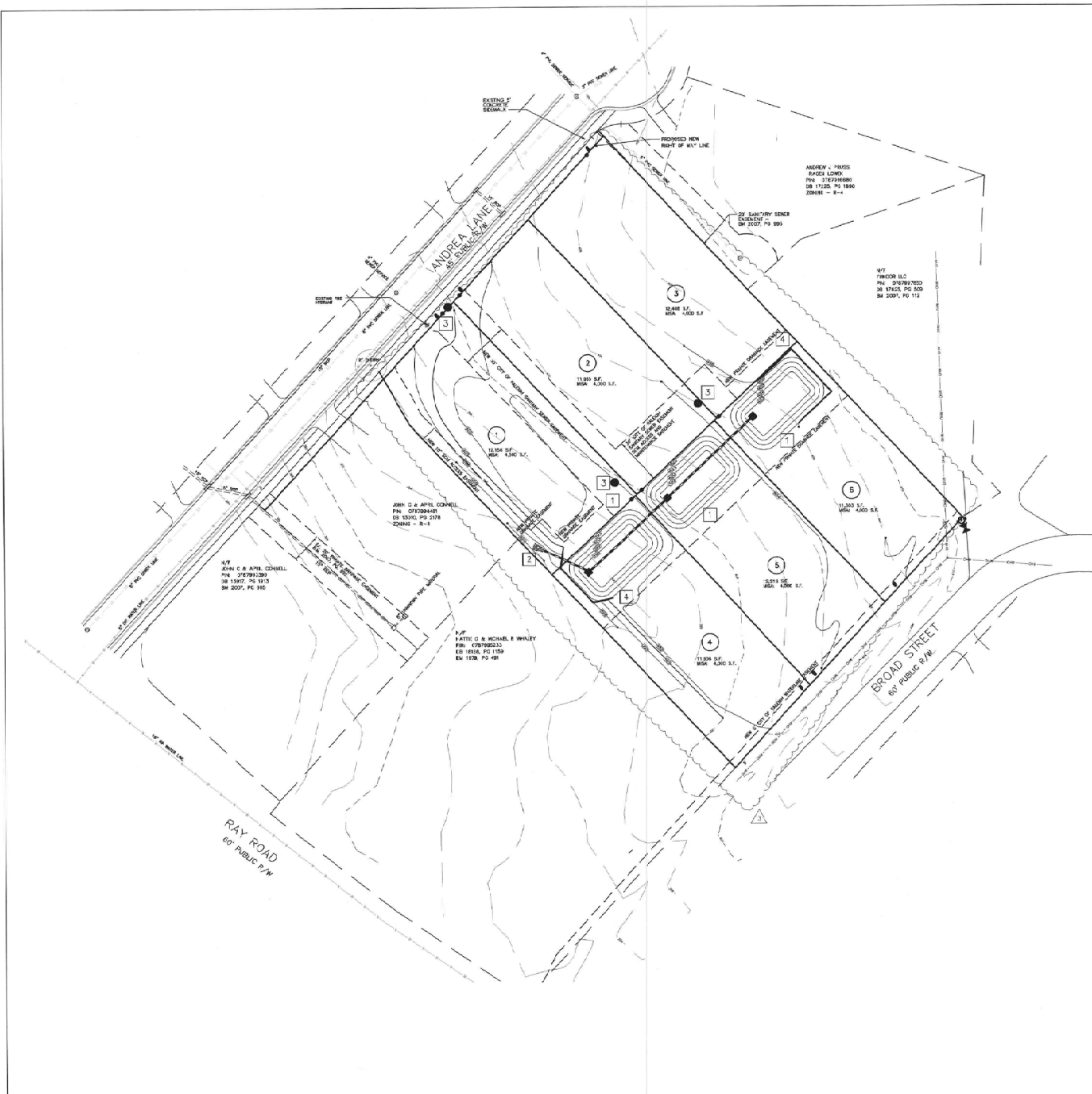
RIYS COMMONS SUBDIVISION & PLANTING PLAN 8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC	REVOLUTION HOMES, LLC 5580 CENTERVIEW DR., SUITE 115 RALEIGH, NC 27706
---	--

RALPHIGH CASE NUMBER: SUB-0058-2023 1 10-10-24 SEWER CONFIGURATION 2 05-05-25 24 CASE NO. AND NOTES 3 07-25-24 EASEMENT REVISION	SCALE: NTS DATE: JULY 26, 2023 SHEET NO.:
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UTILITY
PLAN

U-1

SEQUENCE NO. 4 OF 9

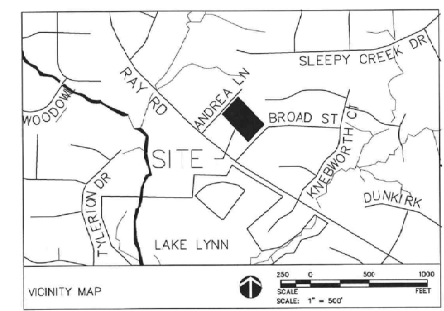


- 1 STORMWATER CONTROL MEASURE (SCM), SEE DETAIL SHEET D-2
- 2 SCM OUTLET WITH CLASS A RIP-RAP APRON
6 FEET LONG
7 FEET WIDE
12 INCHES DEEP
- 3 NEW SANITARY SEWER MANHOLE
- 4 NEW RETAINING WALL
MAXIMUM HEIGHT 3.5'

NOTE: STORMWATER ON ALL LOTS TO BE COLLECTED FROM ALL ROOF AREAS AND ALL CONCRETE/PAVED AREAS, THEN PIPED AND/OR GRADED TO THE SCMS.

- LEGEND:
- EXISTING TOPOGRAPHY
 - EXISTING STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - EXISTING TREE IN RIGHT OF WAY
 - OVERHEAD SERVICE LINE
 - PROPERTY LINE
 - PROPOSED CONTOUR
 - PROPOSED CONTOUR INDEX
 - PROPOSED STORMWATER PIPE

SCALE: 1" = 30'
CONTOUR INTERVAL = 2'
DATUM: NAVD 88



RWK
PA
107 W. Main St., Suite 202
Raleigh, NC 27601
Phone: (919) 778-8884
Fax: (919) 778-8888

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STILLBANK DRIVE
CARRI, NC 27618

DESIGNED: SMM
DRAWN: SMM
APPROVED: CRP

RALEIGH CASE NUMBER: SUB-0058-2023

RHY'S COMMONS
SUBDIVISION & PLANTING PLAN
1744, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC

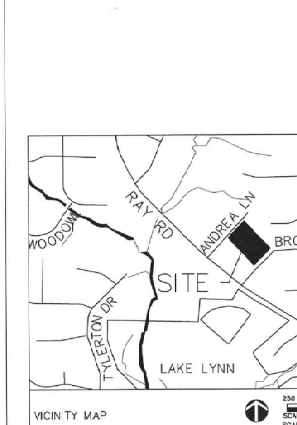
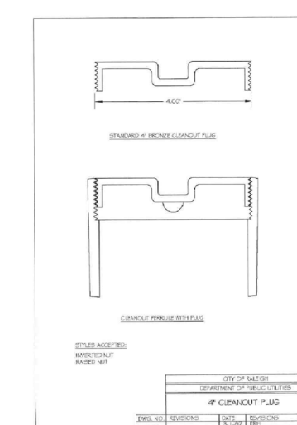
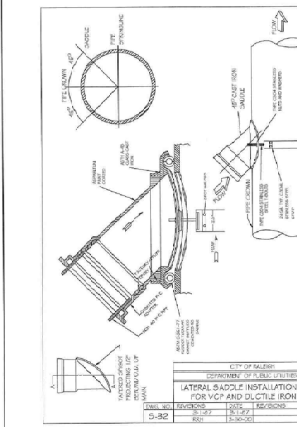
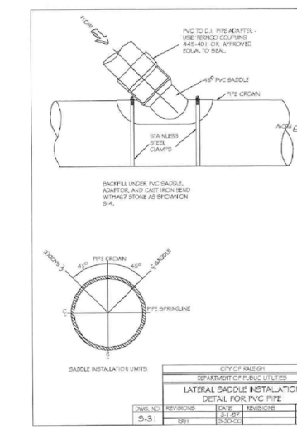
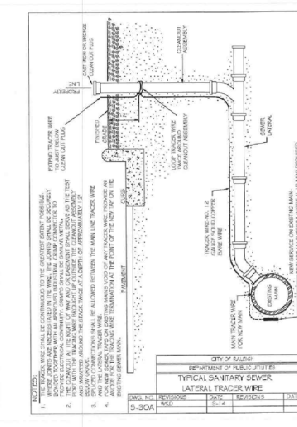
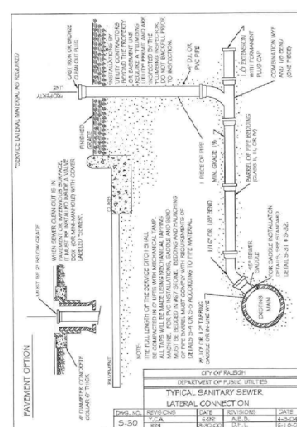
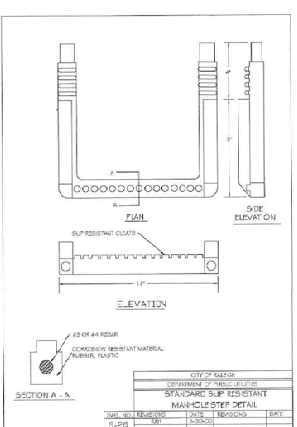
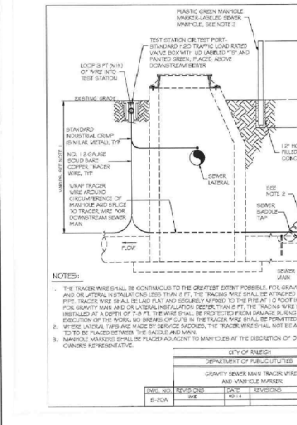
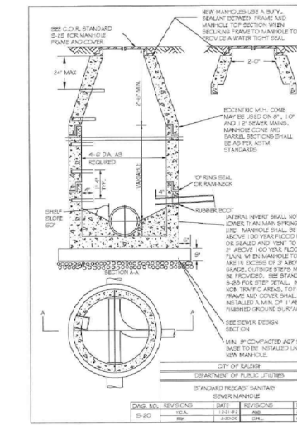
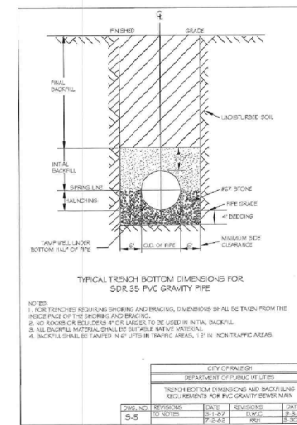
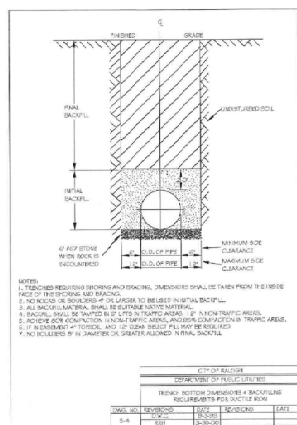
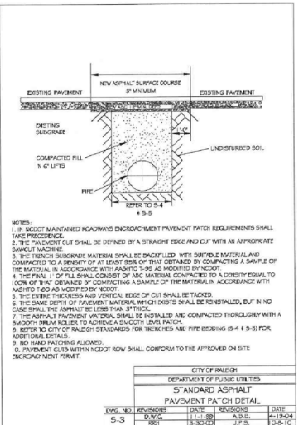
REVOLUTION HOMES, LLC
211 E. SIX LAKES ROAD, SUITE 101
RALEIGH, NC 27609

NO.	DATE	DESCRIPTION
1	01-10-24	SCM CHANGE
2	05-05-24	SCM CHANGE, CASE NO.
3	07-22-24	SCM AND GRADING CHANGE
4		REVISION

SCALE: N/T/S
DATE: JULY 28, 2023

SHEET NO.:
STORMWATER PLAN

ST-1
SEQUENCE NO. 5 OF 9



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

RWK PA
 REGISTERED PROFESSIONAL ARCHITECT
 101 W. Main St., Suite 202
 Raleigh, NC 27601
 Phone: (919) 774-6264
 Fax: (919) 774-6268

DESIGNED: SMV
 DRAWN: SMV
 APPROVED: CRP

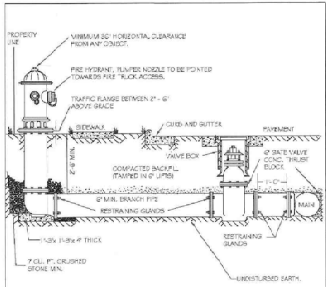
RHYS COMMONS
 SUBDIVISION & PLANTING PLAN
 8124, 8112 ANDREA LN., 8016 BROAD ST., RALEIGH, NC

REVISIONS

NO.	DATE	DESCRIPTION
1	07-10-24	DETAIL CHANGE
2	07-19-24	CASE NO.

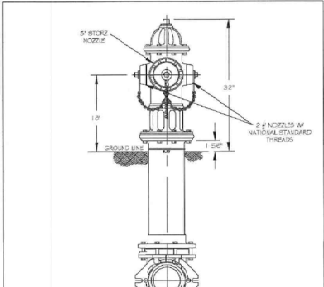
SCALE: NTS
 DATE: JULY 26, 2023
 SHEET NO.:
 SANITARY SEWER UTILITY DETAILS
 D-1
 SHEETS 43 OF 5





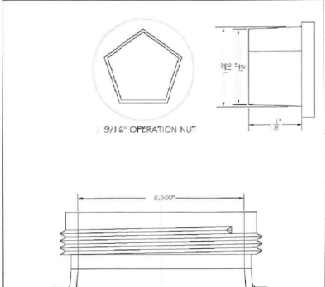
- NOTES:**
- HYDRANT SHALL BE MANUFACTURED MODEL AMERICAN DESIGN, KNOX, WHOI, METROLINE OR ANY OTHER MODEL WHICH SHALL BE APPROVED BY THE CITY ENGINEER.
 - HYDRANT SHALL BE PAINTED RED UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT INSTALLATION DETAIL					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-4	001	05/08/14			
W-4	002	05/08/14			



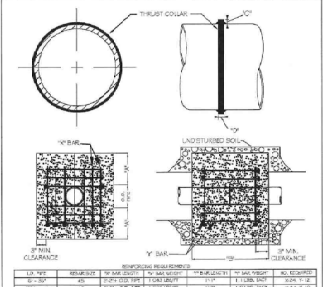
- NOTES:**
- HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD FIRE HYDRANT WITH 5\"/>					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-5	001	08/27/14			
W-5	002	08/27/14			



- NOTES:**
- HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - HYDRANT SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.

CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
HYDRANT OPERATING NUT AND 2\"/>					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-6	001	08/27/14			
W-6	002	08/27/14			



- NOTES:**
- SEE STANDARD DETAIL FOR THRUST COLLAR LOCATION.
 - CONCRETE SHALL BE 3000 PSI AND FINISH WITH A NON-SKID SURFACE.
 - THRUST COLLAR SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - THRUST COLLAR SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.
 - THRUST COLLAR SHALL BE PAINTED BLACK UNLESS OTHERWISE SPECIFIED.

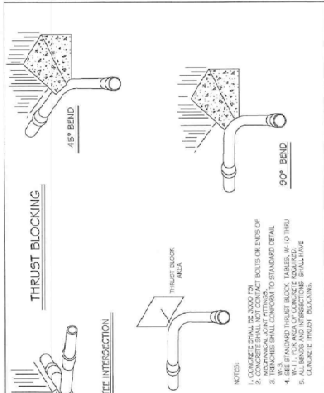
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
THRUST COLLAR DETAIL FOR WATER METER					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-7	001	08/27/14			
W-7	002	08/27/14			

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS		INCHES IN FEET (ROUND UP TO NEAREST 1/8 INCH)	
DIRECTION OF BEND	PIPE SIZE (INCHES)	ON THE INSIDE OF THE BEND	
		CONCRETE	ASPHALT
UP	1 1/4"	1.08	1.13
	1 1/2"	1.57	1.62
	2"	2.56	2.61
	2 1/2"	3.55	3.60
	3"	4.54	4.59
DOWN	1 1/4"	1.08	1.13
	1 1/2"	1.57	1.62
	2"	2.56	2.61
	2 1/2"	3.55	3.60
	3"	4.54	4.59
LEFT	1 1/4"	1.08	1.13
	1 1/2"	1.57	1.62
	2"	2.56	2.61
	2 1/2"	3.55	3.60
	3"	4.54	4.59
RIGHT	1 1/4"	1.08	1.13
	1 1/2"	1.57	1.62
	2"	2.56	2.61
	2 1/2"	3.55	3.60
	3"	4.54	4.59

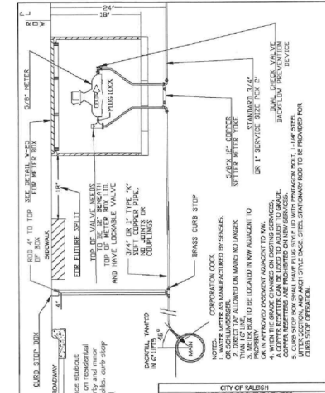
REACTION BEARING AREAS ARE TO BE SQUARE PERMITS IN ALL DIRECTIONS. THE TRENCH SIDES AT AN ANGLE OF 30° TO THE TRENCH BOTTOM.

NOTE: USE 2.5X REBAR VALUE FOR HYDRANT'S FOR ADDITIONAL SAFETY FACTOR.

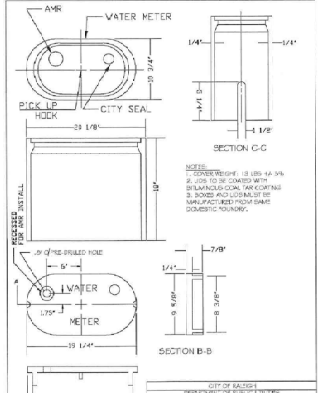
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-10	001	05/08/14			
W-10	002	05/08/14			



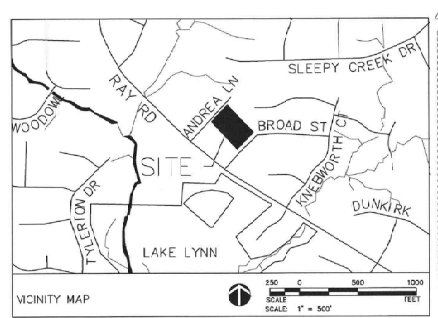
CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD THRUST BLOCKING DETAILS					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-11	001	05/08/14			
W-11	002	05/08/14			



CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
STANDARD 3/4\"/>					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-12	001	05/08/14			
W-12	002	05/08/14			



CITY OF RALEIGH					
DEPARTMENT OF PUBLIC UTILITIES					
WATER METER BOX DETAIL					
CASE NO.	REVISION	DATE	REVISION	DATE	BY
W-13	001	05/08/14			
W-13	002	05/08/14			



ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4413
 108 STEEPBANK DRIVE
 CARY, NC 27513

DESIGNED: SLM
 DRAWN: SLM
 APPROVED: CRP

PHYS. COMMONS
 SUBDIVISION & PLANTING PLAN
 8124, 8124 ANDREA LN., WIDE BROAD ST., RALEIGH, NC
 REVOLUTION HOMES, LLC
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

RALEIGH CASE NUMBER: SUB-0095-2023
 118-10-24 DETAIL CHANGE
 118-07-24 CASE NO.

SCALE: NTS
 DATE: JULY 25, 2023

SHEET NO.:
 WATER UTILITY DETAILS
 D-2
 SHEET NO. 7 OF 9



ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 323-4415 DRIVE
 1600 BELLEVUE DRIVE
 CARY, NC 27518

DESIGNED: SUM
 DRAWN: SUM
 APPROVED: CRP

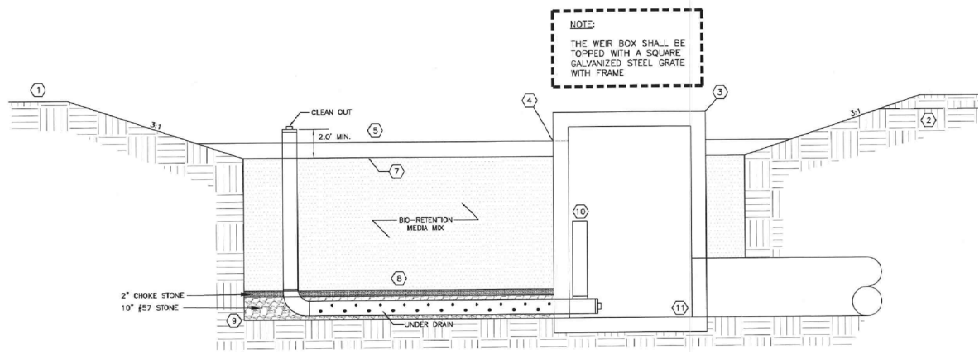
PHYS. COMMONS
 SUBDIVISION & PLANTING PLAN
 8124, 8112 ANDREA LN., 8014 BROAD ST., RALEIGH, NC
 REVOLUTION HOMES, LLC
 5880 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

REV.	DATE	DESCRIPTION
1	07-10-24	10-24 SCUM CHANGE
2	07-05-24	24 SCUM CHANGE
3	07-22-24	24 SCUM CHANGE

SCALE: NTS
 DATE: JULY 25, 2023
 SHEET NO.:

STORMWATER
 DETAILS
 D-3
 REVISION NO. 8 OF 9

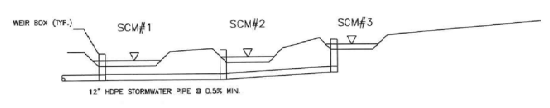
RALLIGH CASE NUMBER: SUB-0006-2023



- NOTES:**
- ALL EMERGENCY SPILLWAYS SHALL HAVE A BASE WIDTH OF 5 FEET WITH 3:1 SIDE SLOPES. ALL EMERGENCY SPILLWAYS SHALL BE STABILIZED WITH 6 INCHES OF CLASS A RIP RAP.
 - ALL SIDE SLOPES ABOVE THE BIO-RETENTION MIX SHALL HAVE 3:1 SIDE SLOPES.
 - THE BIO-RETENTION MIX SHALL NOT BE MECHANICALLY COMPACTED.
 - ALL DISCHARGE PIPES SHALL HAVE AN OUTLET PAD.
 - THE BIO-RETENTION MEDIA MIX FOR ALL BIO-RETENTION BASINS SHALL BE COMPOSED OF THE FOLLOWING:
 ECR ACTIVEX COURSE WASHED SAND
 10% SILT AND CLAY FINE
 10% STA CERTIFIED COMPOST
 - THE BOTTOMS OF ALL BIO-RETENTION BASINS SHALL BE OVER-EXCAVATED BY A MINIMUM OF 1.0 FEET. ALL EXCAVATED SOIL FROM OVER-EXCAVATION SHALL BE REPLACED AND COMPACTED TO BED.
 - CLEAN OUTS SHALL BE INSTALLED AT UNDER DRAIN, JUNCTIONS AND PIPE ENDS. ALL CLEAN OUTS TO THE TOPS OF ALL CLEAN OUTS SHALL BE SET A MINIMUM OF 2 FEET ABOVE THE FINISH SURFACE OF ALL BIO-RETENTION BASINS. ALL CLEAN OUTS SHALL BE MADE OF PVC PIPE AND THE TOPS OF ALL CLEAN-OUTS SHALL BE MADE OF PVC PIPE WITH 2.0 INCH FITTINGS AND A SCREEN 1/2" P.C.P. NO FLOTTABLE WASTE PIPE WILL BE ALLOWED.
 - BIO-RETENTION MEDIA SHALL HAVE A P-INDEX OF 30 OR LOWER.
 - THE SEASONAL HIGH WATER TABLE IS A MINIMUM OF 10.5 FEET BELOW THE EXISTING CHOKER. THE BOTTOMS OF ALL SCUMS IS A MINIMUM OF 2.5 FEET ABOVE THE SEASONAL HIGH WATER TABLE IN THIS AREA.

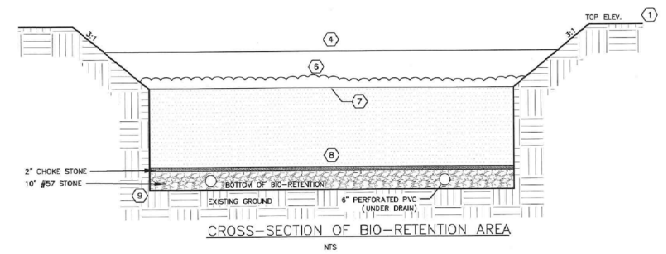
PROFILE OF BIO-RETENTION AREA
NTS

SCUM (BASEMENT FOUND)	SCUM ELEVATION	EMERGENCY SPILLWAY ELEVATION	WEIR ELEVATION (TOP OF WEIR BOX)	WEIR ELEVATION (POST-RETENTION VOLUME)	WATER QUALITY VOLUME ELEVATION	MUDCH ELEVATION	TOP SURFACE OF BIO-RETENTION MEDIA (PLANTING SURFACE)	INITIAL TOP OF BIO-RETENTION MEDIA	BOTTOM OF SCUM	TOP OF UPWARD TEE (INTERNAL WATER STORAGE)	7" HOLE IN TEE	7" HOLE IN TEE ATTENUATION ELEVATION	12" HOLE IN TEE ATTENUATION ELEVATION	12" HOLE IN TEE ATTENUATION ELEVATION	12" HOLE IN TEE ATTENUATION ELEVATION	UNDERDRAIN TO UP-TURNED TEE, INV. IN PFR DETAIL	UNDERDRAIN PIPE NCT SHOWN FOR CLARITY
1	401C	411A	400C	395.5	391.1	386.1	381.0	395.5	394.5	396.5	394.4	390.16	399.34	752C	3.171	3.364	
2	402C	400.5	403.5	400.5	403.1	396.1	395.0	396.0	395.5	397.5	395.4	400.48	400.55	752C	3.171	3.372	
3	403C	404.5	404.5	404.5	404.1	400.1	403.0	390.5	390.5	390.5	390.4	406.69	404.57	752C	3.171	3.377	

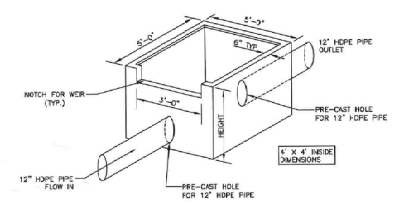


PROFILE OF BIO-RETENTION AREA IN SERIES
NTS

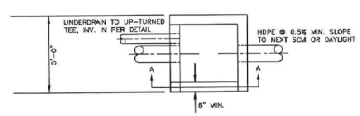
▽ WATER QUALITY VOLUME ELEVATION



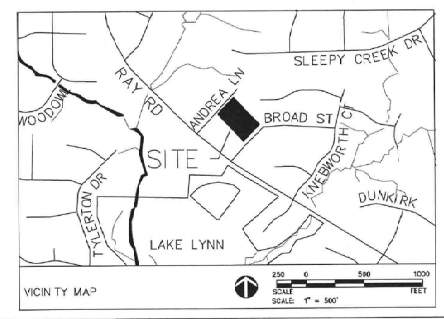
CROSS-SECTION OF BIO-RETENTION AREA
NTS



PRE-CAST WEIR BOX
DETAIL



PRE-CAST WEIR BOX DETAIL
PLAN VIEW



VICINITY MAP
SCALE: 1" = 500'
FEET

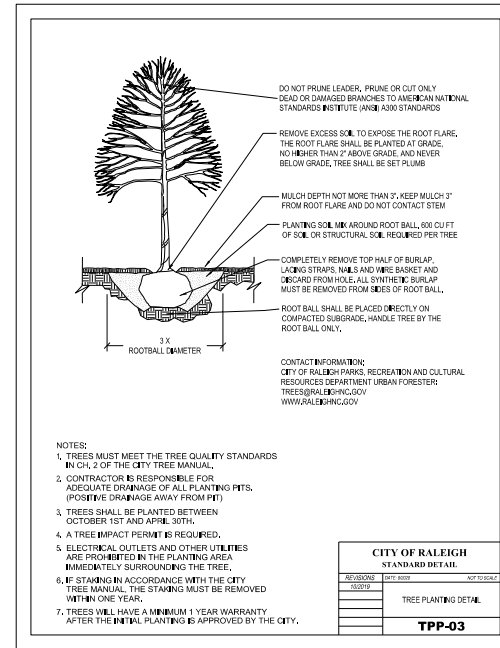
SITE NOTES:

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.



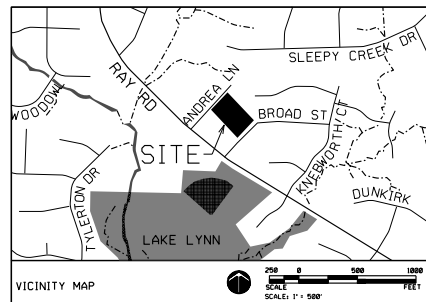
BLOCK PERIMETER EXHIBIT -

UDO 8.3.2.2.b - ALLOWS FOR MAXIMUM CUL-DE-SAC LENGTH OF 600'. ANDREA LANE MEASURES 535' FROM RAY RD TO BULB CENTER. EXISTING DEVELOPED LOTS PROHIBIT THE CONNECTION OF ANDREA LN WITH LAKE DR WHICH WOULD HAVE CLOSED THE LOOP FORMED BY ANDREA LN, TO LAKE DR, TO KNEWORTH CT., TO BROAD ST., AND BACK TO ANDREA LN. THIS MEASURES 3,360 LF. A POSSIBLE ALTERNATIVE WOULD BE TO PROVIDE A STREET ALONG THE NORTHEASTERN BOUNDARY OF THE SITE. THIS WOULD CONNECT ANDREA LN AND BROAD ST. SAID STREET WOULD CONSUME 18,645 SF (26% OF THE TOTAL GROSS AREA OF THE SITE). UDO 8.3.2.A.1.v STATES THAT IF THE CONNECTION WOULD UTILIZE GREATER THAN 15% OF THE SITE IT WOULD NOT BE REQUIRED.



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

CITY OF RALEIGH		
STANDARD DETAIL		
REVISED	DATE	BY
TREE PLANTING DETAIL		
TPP-03		



STREET TREE PLANTING

KEY	COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE	LOCATION	TYPE
AG	5	AMELANCHIER GRANDIFLORA, SERVICEBERRY	20'	1.5'	CAL, 8-10' HT	BROAD ST	UNDERSTORY
CC	5	CERCIS CANADENSIS 'MERLOT', REDBUD	20'	1.5'	CAL, 8-10' HT	BROAD ST	UNDERSTORY
NS	2	NYSSA SYLVATICA, BLACK GUM	40'	3'	CAL, 10' HT	ANDREA LN	SHADE
OV	3	QUERCUS VIRGINIANA, SOUTHERN LIVE OAK	40'	3'	CAL, 10' HT	ANDREA LN	SHADE

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; 5' MINIMUM FROM WATER METERS.
 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.

STREET TREE PLANTING CALCS:

207.5 LF FRONTAGE ALONG ANDREA LANE
 CANOPY SHADE TREES
 5 TREES @ 40' O/C
 NOTE: 6 EXISTING UNDERSTORY TREES PLANTED IN 2' STRIP BETWEEN WALK AND CURB ARE TO BE REMOVED
 214.7 LF FRONTAGE ALONG BROAD STREET
 W/ OVERHEAD POWER LINES -
 10 PROPOSED UNDERSTORY TREES @ 20' O/C
 NOTE: 4 EXISTING UNDERSTORY TREES PLANTED 5' INTO THE RIGHT OF WAY ARE TO REMAIN



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

DESIGNED: AAP
 DRAWN:
 APPROVED:

PHYS COMMONS
 SUBDIVISION DETAILS & NOTES
 0.9 ANDREA LN, 804 BROAD ST., RALEIGH, NC
 REVOLUTION HOMES, LLC
 214 SIX FORKS RD., SUITE 101
 RALEIGH, NC 27605

REVISED	DATE	BY

SCALE: 1" = 500'

DATE: JULY 26, 2023
 SHEET NO. 1
SITE DETAILS
 D-3