



Administrative Approval Action

**Case File / Name: SUB-0058-2024
DSLCL - Lakestone Subdivision**

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

- LOCATION:** This 0.89 acre site zoned R-4 (Residential -4) is located on the western most side of Yadkin Drive, north of the intersection of Yadkin Drive and Alleghany Drive at 3815 Yadkin Drive.
- REQUEST:** A subdivision of one parcel into two detached house lots of 0.30 acres and 0.59 acres size respectively.
- DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** FIL-0011-2025: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
- FINDINGS:** **City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated January 8, 2025 by MIKE DAVIDSON.**

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"/>	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
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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. It was determined after review that the best course of action was to not install sidewalk and incorporate into a fee in lieu. With this, it will also require an additional 10' slope easement where sidewalk was previously shown in addition to the slope easement already reflected on the plan.

Engineering

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



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3. 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)
4. 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)
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)

Urban Forestry

6. 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 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:

Urban Forestry

1. Tree impact permits must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 4 street trees along Yadkin Drive.

PRELIMINARY SUBDIVISION PLAN LAKESTONE SUBDIVISION

3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA 27609
WAKE COUNTY
CASE NUMBER: SUB-0058-2024

FOR REVIEW ONLY -
NOT FOR
CONSTRUCTION



LONE PEAK
PROPERTIES

LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: OCT 30, 2024

REVISIONS:

12/10/2024
REVISED PER CITY COMMENTS
01/08/2025
REVISED PER CITY COMMENTS

COVER
SHEET

PS.1

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)

Conventional Subdivision Compact Development Conservation Development
 Cottage Court Flag lot 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): N/A
Development name (subject to approval): Lakestone Subdivision
Property Address(es): 3815 Yadkin Drive
Recorded Deed PIN(s): 1705-18-1922

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Caroline and Timothy McMahon
Company: Title: Owners
Address: 711 Staley Court
Phone #: 919-818-2071 Email: timcmahon711@gmail.com

Applicant Name (if different from owner. See "who can apply" in instructions):
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder
Company: Lone Peak Properties, LLC Address: P.O. Box 28526
Phone #: 919-438-3750 Email: landdesigner@icloud.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Mike Davidson
Company: Lone Peak Properties, LLC Title: Owner
Address: P.O. Box 28526
Phone #: 919-438-3750 Email: landdesigner@icloud.com

4 Revised 03/27/24
raleighnc.gov

PROPERTY OWNERS:

CAROLINE AND TIMOTHY MCMAHON
711 STALEY COURT
RALEIGH, NC 27609
TIMCMAHON711@GMAIL.COM

**CIVIL
ENGINEER/LANDSCAPE
ARCHITECT:**

LONE PEAK PROPERTIES
P.O. BOX 28526
RALEIGH, NC 27611
PH: (919) 438-3750
LANDDESIGNER@ICLOUD.COM

BOUNDARY SURVEY:

TURNING POINT SURVEYING, PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NC 27612
PH: (919) 781-0234

TOPO SURVEY:

JOHN A. EDWARDS AND COMPANY
333 WADE AVENUE
RALEIGH, NC 27605
PH: (919) 828-4428

SHEET LIST	
PS.1	COVER SHEET
PS.2	EXISTING CONDITIONS AND DEMOLITION PLAN
PS.3.1	PRELIMINARY SUBDIVISION PLAN 1 OF 2
PS.3.2	PRELIMINARY SUBDIVISION PLAN 2 OF 2
PS.4	PRELIMINARY PUBLIC IMPROVEMENT PLAN
PS.5	PRELIMINARY GRADING PLAN
PS.6	PRELIMINARY UTILITY PLAN
PS.7	DETAILS



VICINITY MAP
1" = 500'

SITE DATA TABLE	
PROJECT NAME:	LAKESTONE SUBDIVISION
PROJECT ADDRESS:	3815 YADKIN DRIVE
PIN #:	1705-18-1922
ZONING:	R-4
EXISTING USE:	VACANT (WOODED)
PROPOSED USE:	DETACHED HOUSE
RESIDENTIAL DEVELOPMENT OPTION	CONVENTIONAL
EXISTING SITE AREA:	0.90 AC.
PROPOSED ROW DEDICATION:	494 SF (0.01 AC.±)
PROPOSED SITE AREA:	0.89 AC.±
PROPOSED IMPERVIOUS SURFACE AREA PER LOT:	38% MAXIMUM
PROPOSED LOT AREAS:	LOT 1: 13,033 SF / 0.30 AC.± LOT 2: 25,728 SF / 0.59 AC.±

GENERAL NOTES:

RESIDENTIAL INFILL COMPATIBILITY:

- COMPARATIVE SAMPLE SIZE DOES NOT EXIST. INFILL COMPATIBILITY RULES DO NOT APPLY.

SPECIAL FLOOD HAZARD AREA:

- SITE IS LOCATED IN FLOOD HAZARD AREA PER FEMA FIRM PANEL 3720170500K DATED 07/19/2022. SURVEYOR SHALL FIELD LOCATE/FLAG THE 100 YEAR FUTURE CONDITION FLOOD HAZARD AREA BOUNDARY AT SITE PERMITTING TO ENSURE NO UNINTENTIONAL ENCROACHMENT FOR COMPLIANCE WITH UDO 9.3.6.B.1.

FLOOD HAZARD SOILS:

- PER USDA SOIL MAP, SOIL TYPES RKA AND Pbd ARE LOCATED ON THE SUBJECT PROPERTY. NEITHER ARE DEFINED AS FLOOD PRONE SOILS IN UDO CHAPTER 12.

STORMWATER:

- APPLICANT HAS CHOSEN TO UTILIZE THE STANDARD EXEMPTION AS AFFORDED BY UDO 9.2.2.A.2.B.1. MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA IS 38% FOR EACH LOT.

TREE CONSERVATION:

- SITE AREA IS LESS THAN 2 ACRES AND EXEMPT FROM TREE CONSERVATION AREA REQUIREMENTS.

BLOCK PERIMETER:

- SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS SINCE SITE IS LESS THAN 3 ACRES PER UDO 8.3.2.A.2.B (TC-6-19).

CROSS ACCESS:

- SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS PER UDO 8.3.5.D.5.a.

RESIDENTIAL DRIVEWAY:

- RESIDENTIAL DRIVEWAY LOCATION AND WIDTH WILL BE SUBJECT TO APPROVAL AT 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. THE DRIVEWAY FOR THESE HOMES SHALL BE A STANDARD CONCRETE RESIDENTIAL DRIVEWAY PER COR STANDARD DETAIL T-10.01.1 AND T-10.01.2.

TOPOGRAPHIC AND BOUNDARY SURVEY:

- BOUNDARY SURVEY PREPARED BY TURNING POINT SURVEYING PLLC DATED 09-02-2020. TOPOGRAPHIC SURVEY PREPARED BY JOHN A. EDWARDS AND COMPANY DATED 12-31-2024.

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 0.90
Zoning districts (if more than one, provide acreage of each):
R-4

Overlay district(s): None Inside City Limits? Yes No Historic District/Landmark: N/A
Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #
Case # Z- BOA- DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) Proposed total (sf)
Impervious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf)

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 2 # of Attached House Lots: # of Tiny House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2 Total # Dwelling Units: 2
of bedroom units (if known): 1br 2br 3br 4br
Proposed density for each zoning district (UDO 1.5.2.F):

APPLICANT 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: October 30, 2024
Printed Name: Mike Davidson
Signature: _____ Date: _____
Printed Name: _____



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.



SUB-0058-2024

FOR REVIEW ONLY -
NOT FOR
CONSTRUCTION



LONE PEAK
PROPERTIES

LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

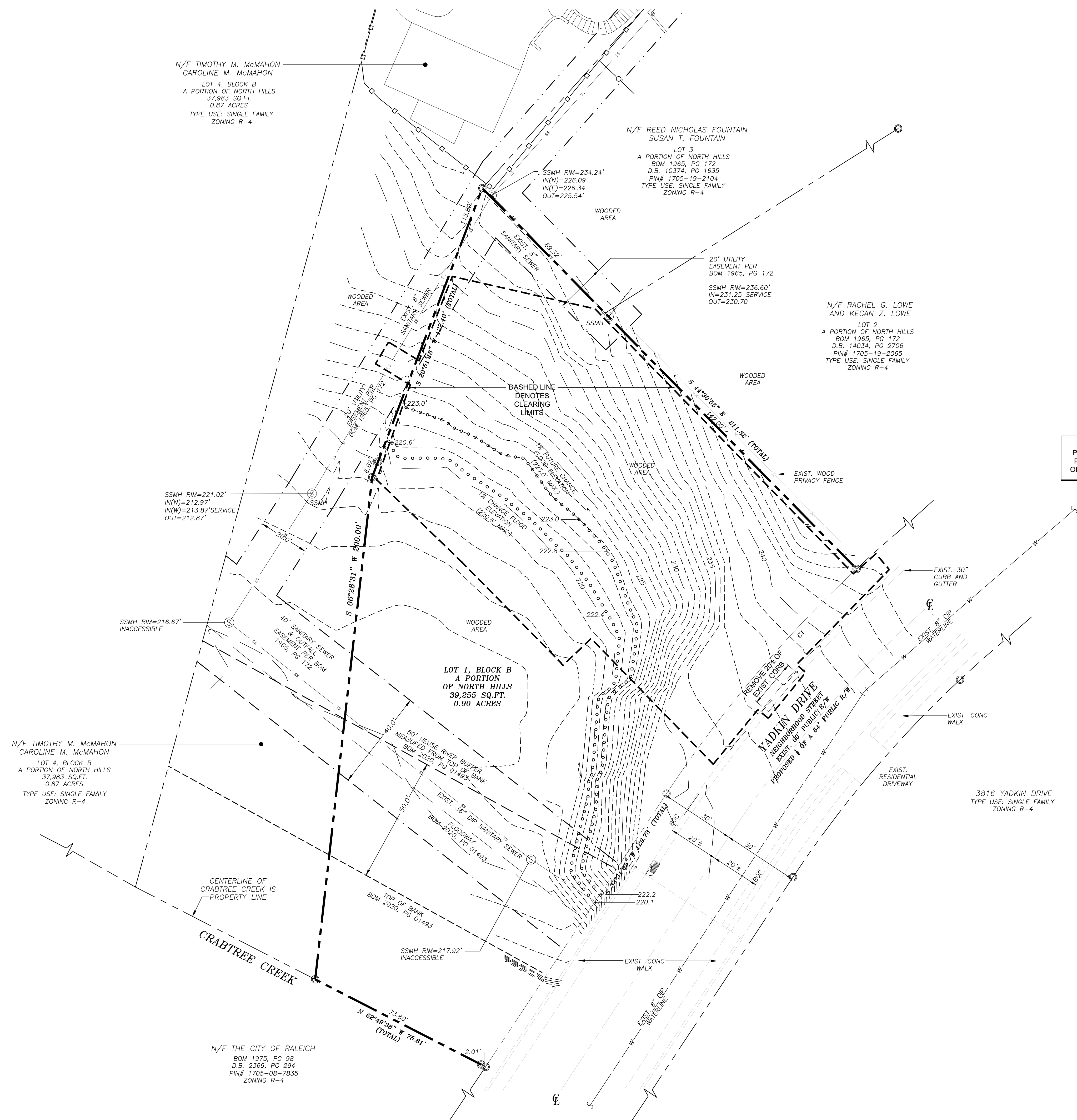
ISSUED: OCT 30, 2024

REVISIONS:

- 12/10/2024
REVISED PER CITY COMMENTS
- 01/08/2025
REVISED PER TOPO SURVEY

EXISTING
CONDITIONS
PLAN

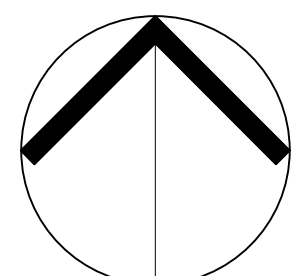
PS.2



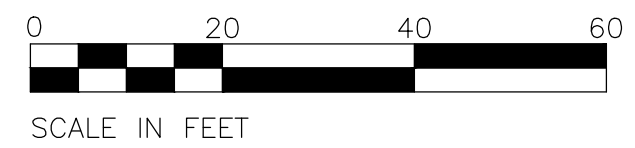
REFER TO
PRELIMINARY UTILITY
PLAN FOR LOCATION
OF NEAREST HYDRANT

C1 $R=205.97'$
 $L=125.99'$
 $\Delta=35^{\circ}02'53''$

C2 $R=494.48'$
 $L=116.71'$
 $\Delta=13^{\circ}31'23''$

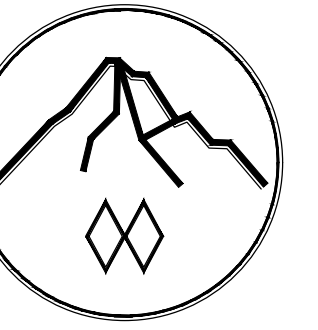


NORTH



SUB-0058-2024

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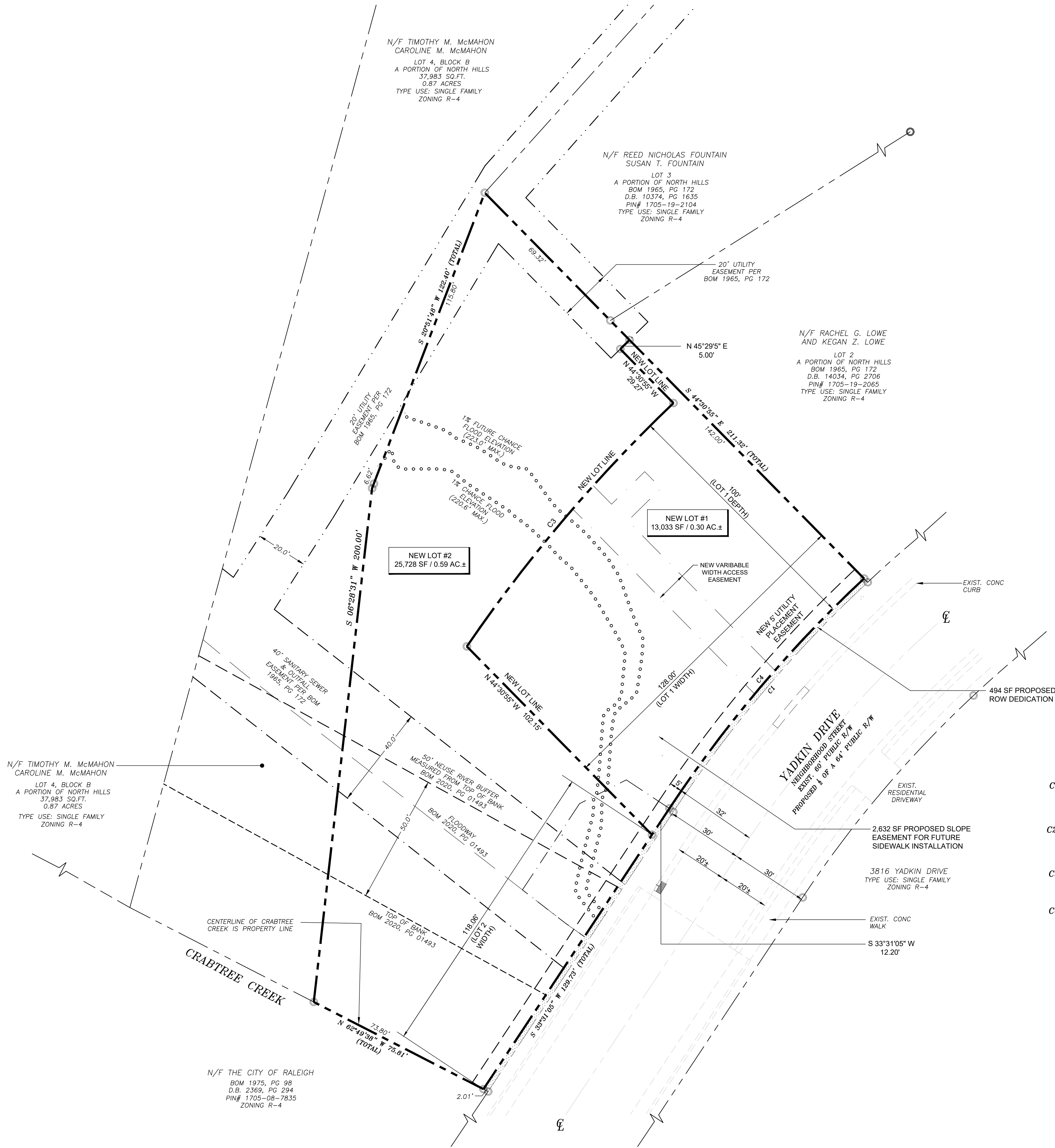
LONE PEAK
PROPERTIES

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PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

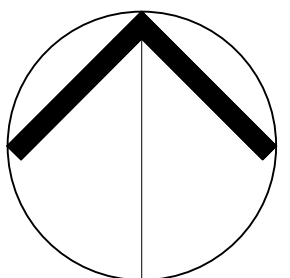
ISSUED: OCT 30, 2024

REVISIONS:

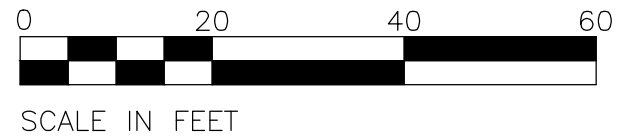
- Δ 12/10/2024
REVISED PER CITY COMMENTS
- Δ 01/08/2025
REVISED PER TOPO SURVEY



C1	R=205.97'
	L=125.99'
	Delta=35°02'53"
C2	R=494.48'
	L=116.71'
	Delta=13°31'23"
C3	R=596.48'
	L=123.71'
C4	R=496.48'
	L=116.80'



NORTH



SUB-0058-2024

PRELIMINARY
SUBDIVISION
PLAN
1 OF 2

PS.3.1

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LONE PEAK PROPERTIES

**LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA**

ISSUED: OCT 30, 2024

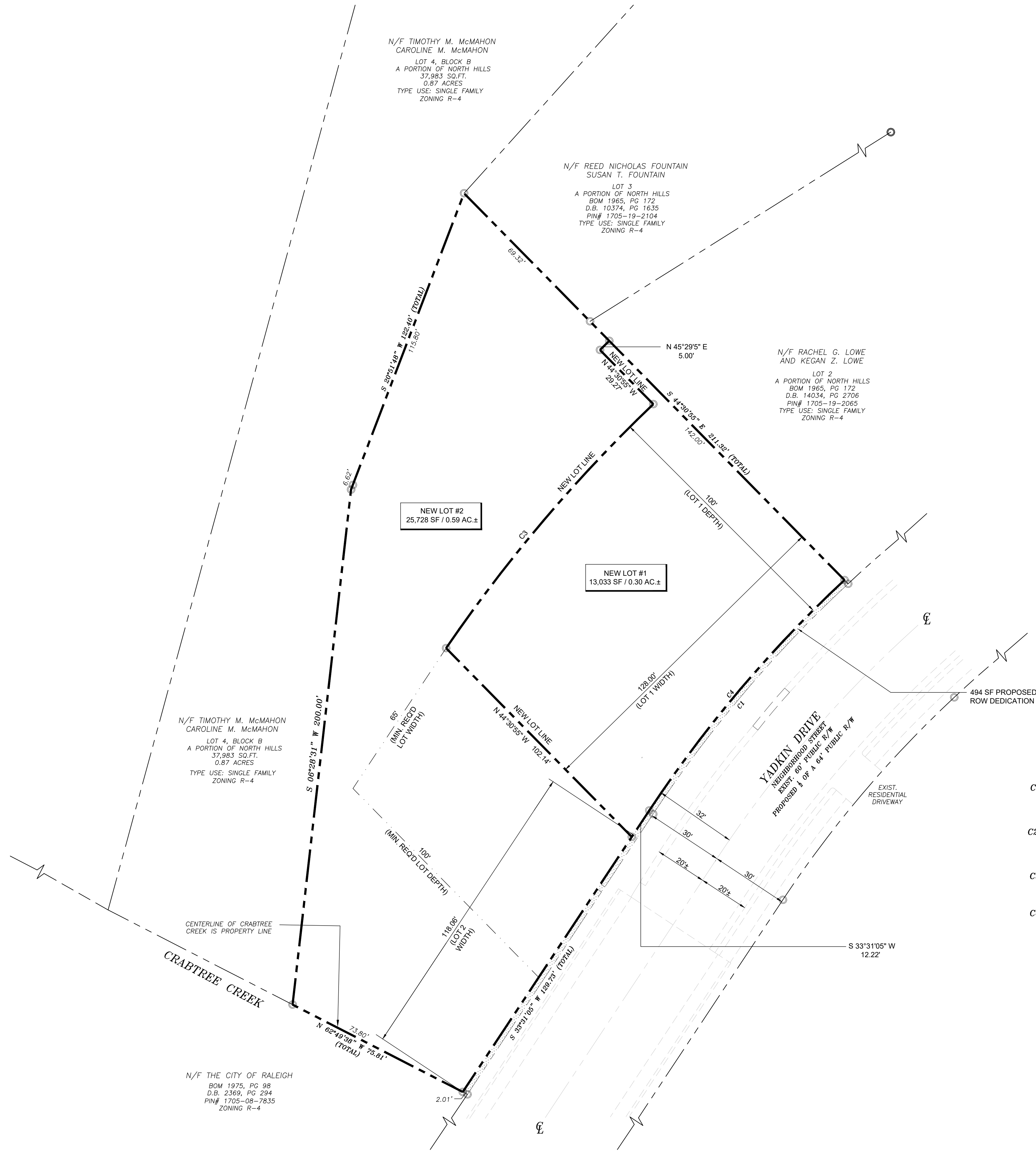
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REVISED PER CITY COMMENTS

01/08/2025
REVISED PER TOPO SURVEY

PRELIMINARY
SUBDIVISION
PLAN
2 OF 2

PS.3.2

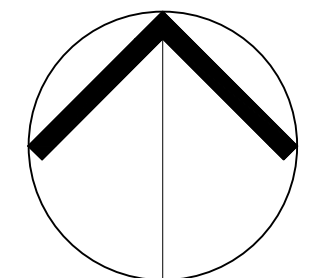


C1 R=205.97'
L=125.99'
Delta=35°02'53"

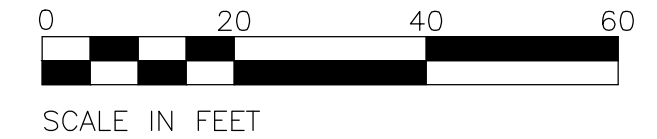
C2 R=494.48'
L=116.71'
Delta=13°31'23"

C3 R=596.48'
L=123.71'

C4 R=496.48'
L=116.85'



NORTH



SCALE IN FEET

SUB-0058-2024

N/F TIMOTHY M. McMAHON
CAROLINE M. McMAHON
LOT 4, BLOCK B
A PORTION OF NORTH HILLS
37,983 SQ.FT.
0.87 ACRES
TYPE USE: SINGLE FAMILY
ZONING R-4

N/F REED NICHOLAS FOUNTAIN
SUSAN T. FOUNTAIN
LOT 3
A PORTION OF NORTH HILLS
BOM 1965, PG 172
D.B. 10374, PG 1635
PIN# 1705-19-2104
TYPE USE: SINGLE FAMILY
ZONING R-4

N/F RACHEL G. LOWE
AND KEGAN Z. LOWE
LOT 2
A PORTION OF NORTH HILLS
BOM 1965, PG 172
D.B. 14034, PG 2706
PIN# 1705-19-2065
TYPE USE: SINGLE FAMILY
ZONING R-4

N/F TIMOTHY M. McMAHON
CAROLINE M. McMAHON
LOT 4, BLOCK B
A PORTION OF NORTH HILLS
37,983 SQ.FT.
0.87 ACRES
TYPE USE: SINGLE FAMILY
ZONING R-4

N/F THE CITY OF RALEIGH
BOM 1975, PG 98
D.B. 2369, PG 294
PIN# 1705-08-7835
ZONING R-4

NEW LOT #2
25,728 SF / 0.59 AC±

NEW LOT #1
13,033 SF / 0.30 AC±

E1

E2

E3

E4

85'
(MIN. REQ'D LOT WIDTH)

100'
(MIN. REQ'D LOT DEPTH)

118.06'
(LOT 2 WIDTH)

238.00'
(LOT 1 WIDTH)

C4

C1

S 33°31'05" W
12.22'

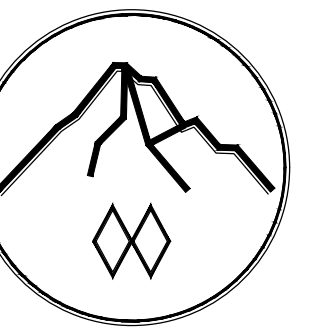
CRABTREE CREEK
CENTERLINE OF CRABTREE
CREEK IS PROPERTY LINE

YADKIN DRIVE
NEIGHBORHOOD STREET
EXIST. 60' PUBLIC R/W
PROPOSED 84' PUBLIC R/W

EXIST. RESIDENTIAL
DRIVEWAY

494 SF PROPOSED
ROW DEDICATION

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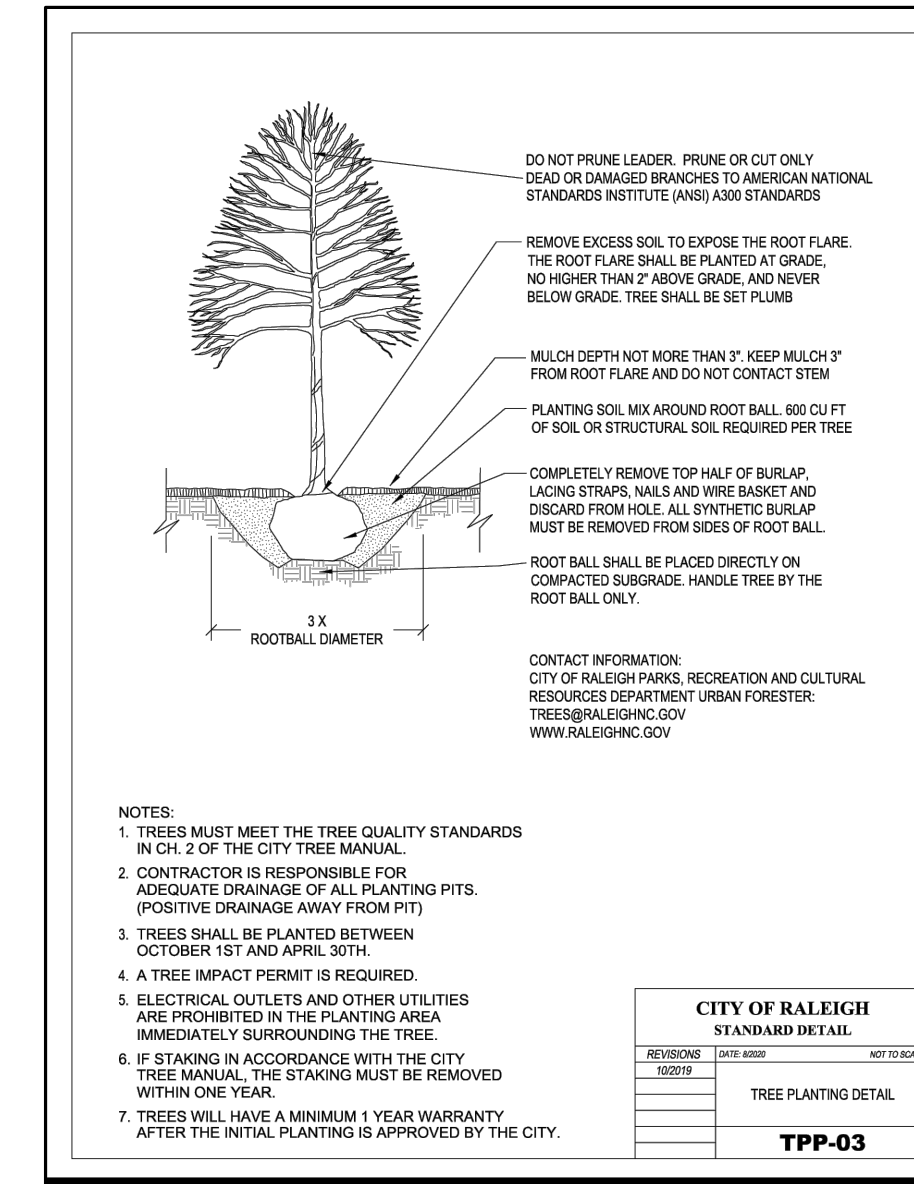
REVISIONS:

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- Δ 01/08/2025
REVISED PER TOPO SURVEY

**PRELIMINARY
RIGHT-OF-WAY
IMPROVEMENT
PLAN**

PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION.
3. AT LEAST 3-12 BUSINESS DAYS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
4. CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
5. DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
7. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
8. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.

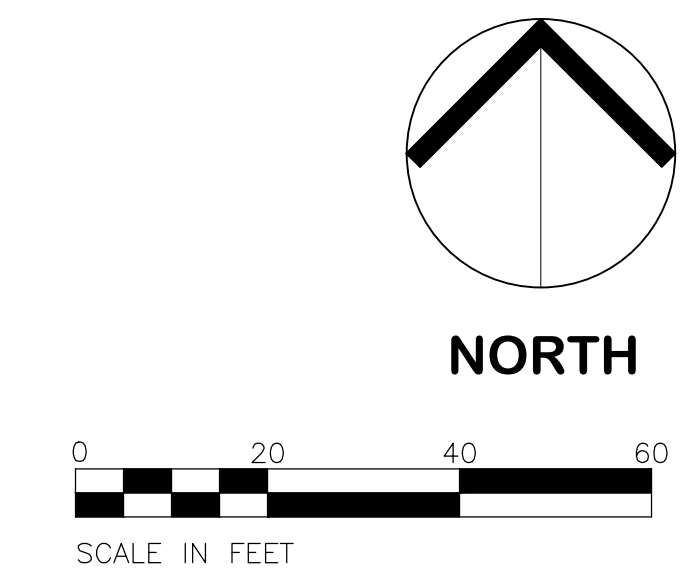
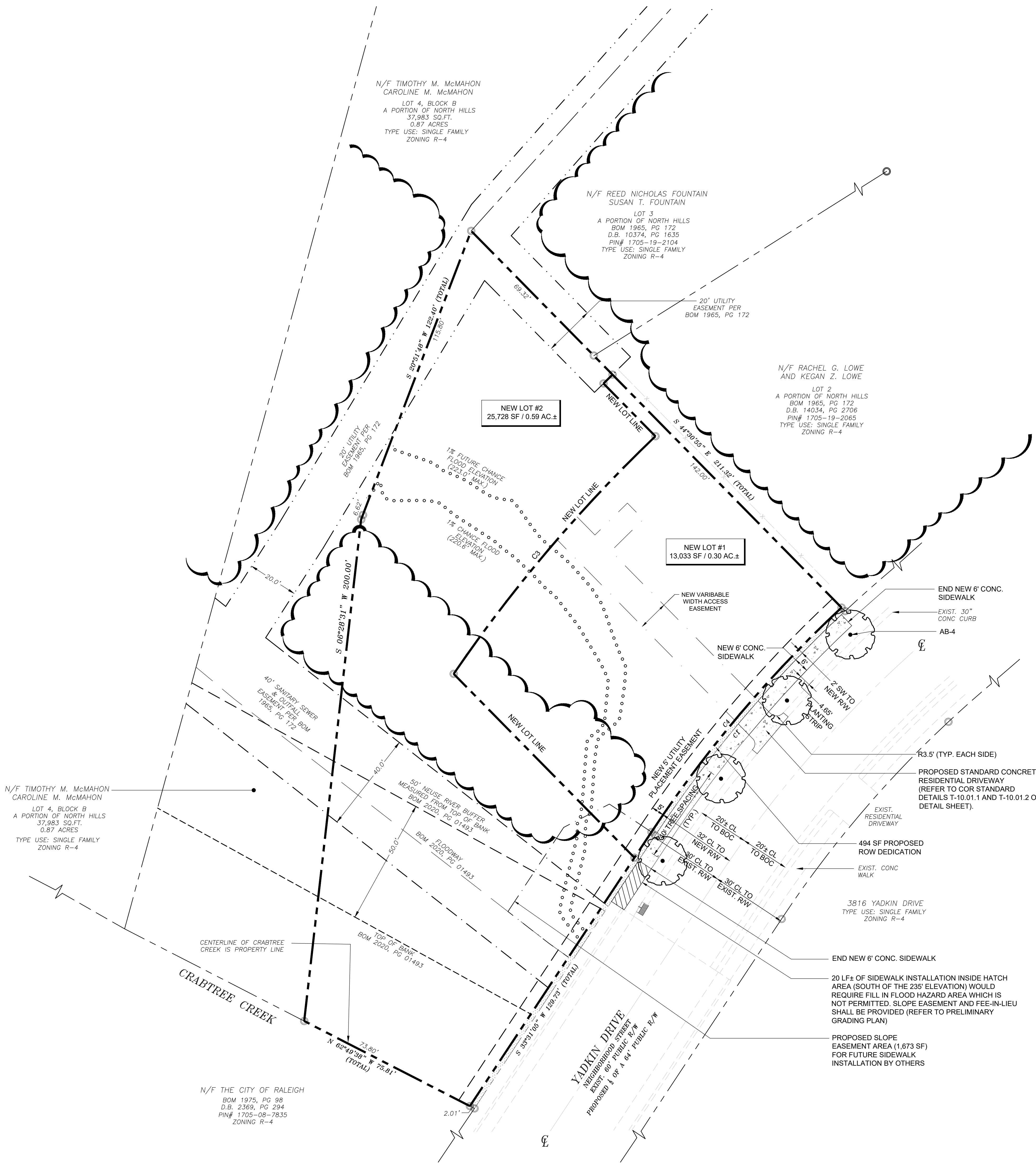


LANDSCAPE CALCULATIONS:

STREET TREES:

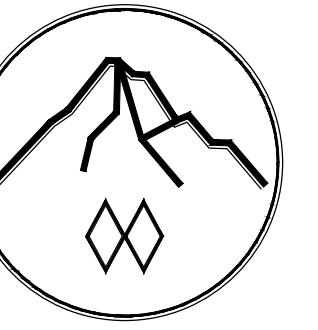
- REQUIREMENTS: 1 CANOPY TREE PER 40 LF ROW FRONTAGE
- 148 LF ROW FRONTAGE TO EXISTING BRIDGE
 - 148 LF / 40 LF = 4 CANOPY TREES REQUIRED / PROVIDED

KEY	PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
STREET TREES							
AB	Acer buergerianum	Trident Maple	4	3"	12'	B&B	



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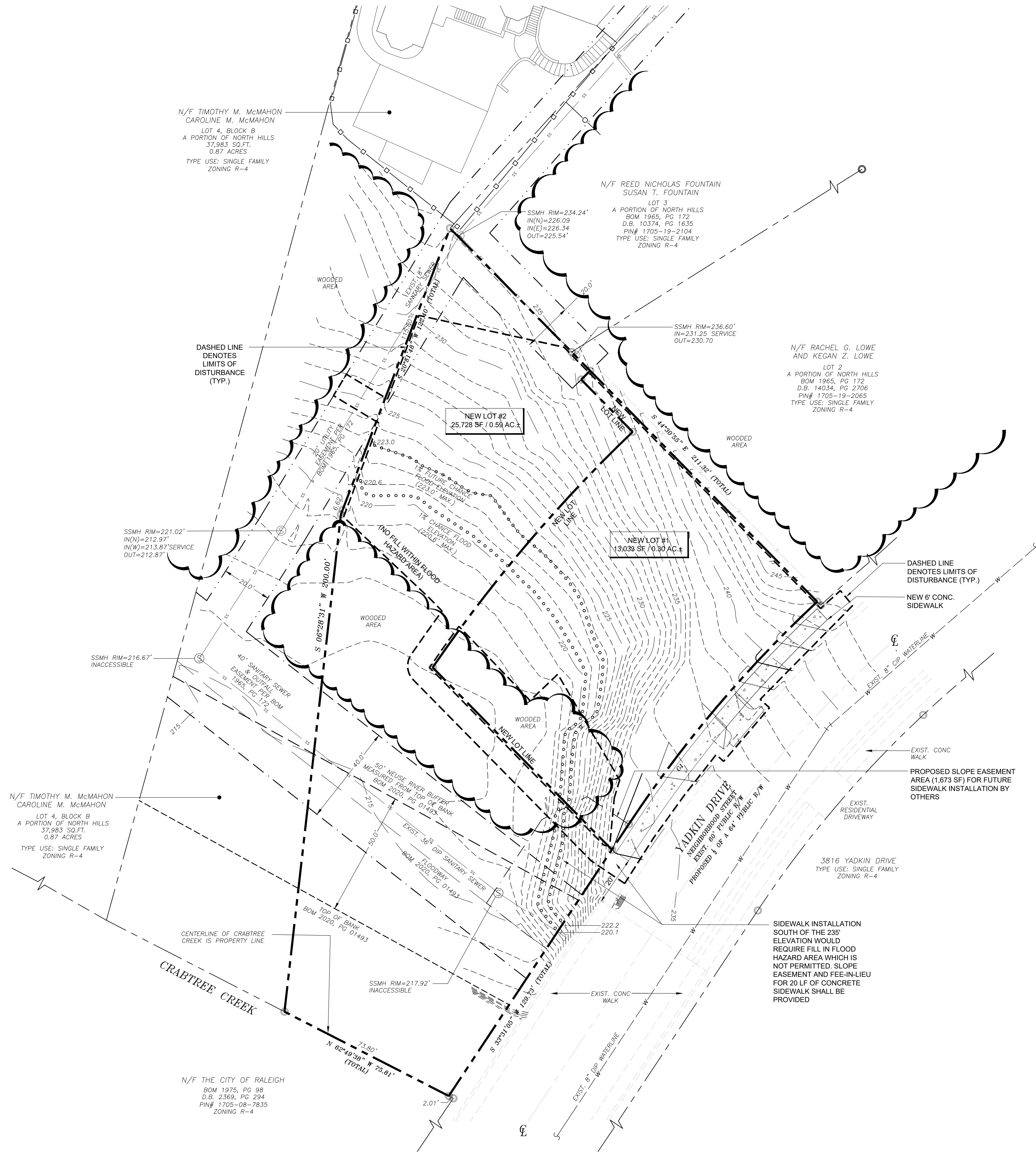
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PRELIMINARY
GRADING
PLAN

PS.5



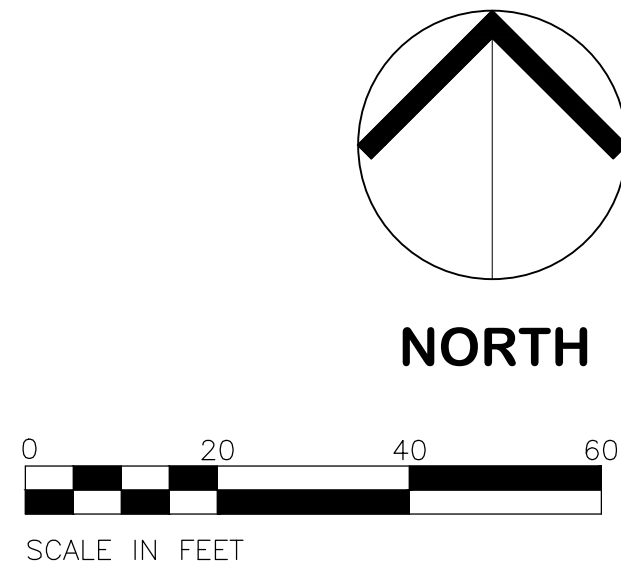
PROPOSED DISTURBED AREA = 0.6 AC.±

MAXIMUM IMPERVIOUS SURFACE ALLOWED (38% OF LOT AREA):
 LOT 1: 4,952 SF - 840 SF FOR NEW SIDEWALK AND DRIVEWAY IN PUBLIC ROW = 4,112 SF
 LOT 2: 9,776 SF - 120 SF FOR FUTURE SIDEWALK IN PUBLIC ROW = 9,656 SF

FEMA 1% FUTURE CHANCE FLOOD ELEVATION 223.0' MAX.

FEMA 1% CHANCE FLOOD ELEVATION 220.6' MAX.

REGULATORY FLOOD PROTECTION ELEVATION (RFFE) 223.0' MAX. + 2.0' = 225.0' MAX.



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LONE PEAK
PROPERTIES

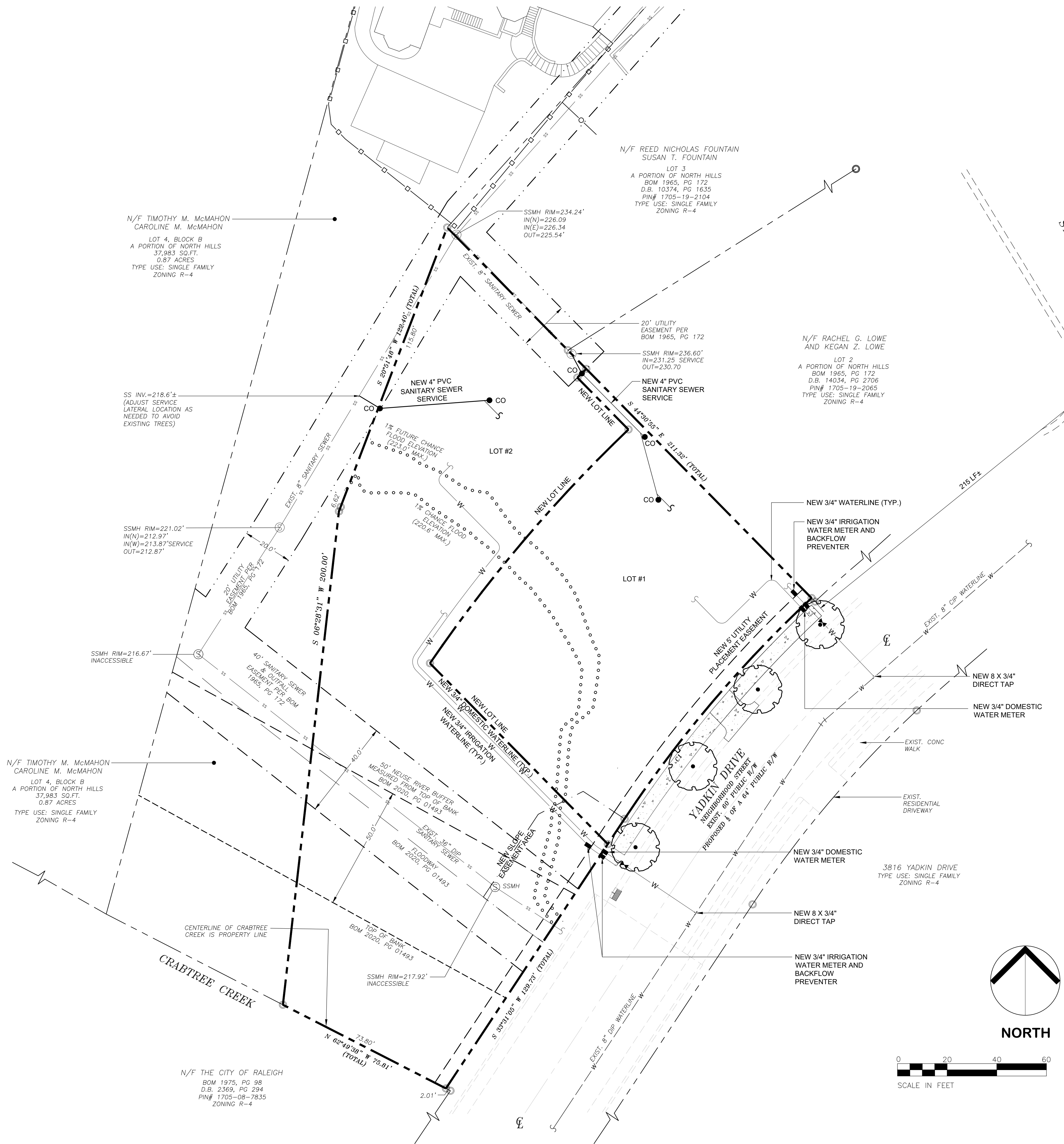
LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: OCT 30, 2024

REVISIONS:

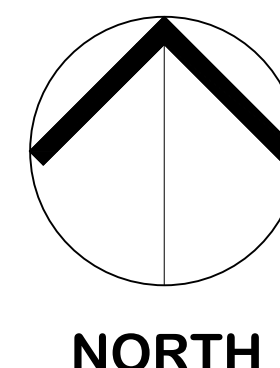
- 12/10/2024
REVISED PER CITY COMMENTS
- 01/08/2025
REVISED PER TOPO SURVEY

PRELIMINARY
UTILITY
PLAN



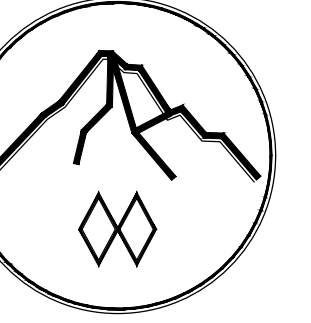
CITY OF RALEIGH UTILITY NOTES
(AS APPLICABLE):

- 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 WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLICWELL.
 - 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT 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 DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ALL 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.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 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 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 UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT, ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



SUB-0058-2024

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



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DETAILS

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