

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



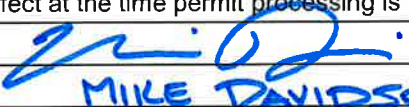
**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input 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):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input 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	
<b>Current Property Owner(s) Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
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:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Mike Davidson	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 0.134 AC. (Existing) + 0.076 AC. (ROW Closure) = 0.21 AC.			
Zoning districts (if more than one, provide acreage of each): R-10			
Overlay district(s): NCOD	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" 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>1,918</u> Proposed total (sf) <u>4,725</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>N/A</u> Proposed total (sf) <u>N/A</u>
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots: # of Townhouse Lots:
# of Tiny House Lots: <u>4</u>	# of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: <u>4</u>	Total # Dwelling Units: <u>7</u>
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____	
Proposed density for each zoning district (UDO 1.5.2.F): <u>34 DU/AC</u>	

SIGNATURE BLOCK	
<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p>	
Signature: 	Date: <u>10-09-2023</u>
Printed Name: <u>MIKE DAVIDSON</u>	
Signature:	Date:
Printed Name:	



PRELIMINARY SUBDIVISION PLAN  
ROANOKE PARK SUBDIVISION

301 BICKETT BOULEVARD  
RALEIGH, NORTH CAROLINA 27608  
WAKE COUNTY  
SUB CASE No. SUB-00XX-2023

DEVELOPER: 151C, LLC  
P.O. BOX 28526  
RALEIGH, NC 27611  
PH: (919) 438-3750  
LANDDESIGNER@ICLOUD.COM

CIVIL ENGINEER/  
LANDSCAPE ARCHITECT MIKE DAVIDSON  
5410 TRINITY ROAD, SUITE 102  
RALEIGH, NC 27607  
PH: (984) 222-1610  
MIKE.DAVIDSON@TIMMONS.COM



VICINITY MAP  
1" = 500'

SITE DATA TABLE	
PROJECT NAME:	ROANOKE PARK SUBDIVISION
DEVELOPER:	151C, LLC
PROJECT ADDRESS:	301 BICKETT BOULEVARD, RALEIGH, NC 27608
PIN #:	1704-66-6344
ZONING:	R-10
OVERLAY DISTRICT:	NCOD - FIVE POINTS EAST NEIGHBORHOOD
EXISTING USE:	SINGLE-FAMILY RESIDENCE (VACANT)
PROPOSED USE:	TINY HOUSE
EXISTING SITE AREA:	5,863 SF± (0.134 AC.±)
PROPOSED ROW ADDITION VIA STREET CLOSING PETITION:	3,417 SF±
PROPOSED SITE AREA:	9,280 SF± (0.21 AC.±)
PROPOSED NUMBER OF LOTS:	4
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT LINE: 5' REAR LOT LINE: 10'

GENERAL NOTES:

TREE CONSERVATION:

- THIS PROJECT IS EXEMPT FROM TREE CONSERVATION BECAUSE SITE IS LESS THAN 2 ACRES.

SOLID WASTE MANAGEMENT:

- SOLID WASTE WILL BE MANAGED THROUGH ROLL OUT BINS PICKED UP BY CITY OF RALEIGH MUNICIPAL WASTE SERVICES.
- DEVELOPER HAS REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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).

TRANSPORTATION:

- RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS 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. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

PLANNING:

- A RECOMBINATION PLAT WILL BE CONDITIONED AS PART OF THE SUBDIVISION APPROVAL OR PRIOR TO PLAT RECORDING OF THE LOTS.
- INFILL REQUIREMENTS WILL BE REQUIRED AT PERMIT REVIEW.

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**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): Roanoke Park Subdivision  
Property Address(es): 301 Bickett Boulevard  
Recorded Deed PIN(s): 1704-66-6344

**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:** Thomas M. Hall (heir of June R. Sorrell)  
Company: Title:  
Address: 1899 Stevens Chapel Road; Smithfield, NC 27577  
Phone #: 919-868-8132 Email: tmhall\_his@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: 151C, 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: 151C, LLC Title:  
Address: P.O. Box 28526  
Phone #: 919-438-3750 Email: landdesigner@icloud.com

Page 1 of 2

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**DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION**

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Zoning districts (if more than one, provide acreage of each):  
R-10

Overlay district(s): NCOD Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A ☒  
Conditional Use District (CUD) Board of Adjustment Case # Design Alternate Case #  
Case # Z- BGA- DA-

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
Existing (sf) 1,918 Proposed total (sf) 4,725  
Impervious Area for Compliance (includes right-of-way):  
Existing (sf) N/A Proposed total (sf) N/A

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: # of Attached House Lots: # of Townhouse Lots:  
# of Tiny House Lots: 4 # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):  
Total # of Lots: 4 Total # Dwelling Units: 7  
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Signature: Mike Davidson Date: 10-09-2023  
Printed Name: Mike Davidson  
Signature: Date:  
Printed Name:

Page 2 of 2

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

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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH  
STANDARDS, SPECIFICATIONS, AND DETAILS

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TEL 919-866-4951 FAX 919-833-8124 [www.timmons.com](http://www.timmons.com)

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REVISION DESCRIPTION

DATE

10/09/2023

DRAWN BY  
332

DESIGNED BY  
M. DAVIDSON

CHECKED BY  
M. DAVIDSON

SCALE  
AS SHOWN

TIMMONS GROUP  
NORTH CAROLINA LICENSE NO. C-1652  
ROANOKE PARK SUBDIVISION  
RALEIGH - WAKE COUNTY - NORTH CAROLINA  
COVER SHEET

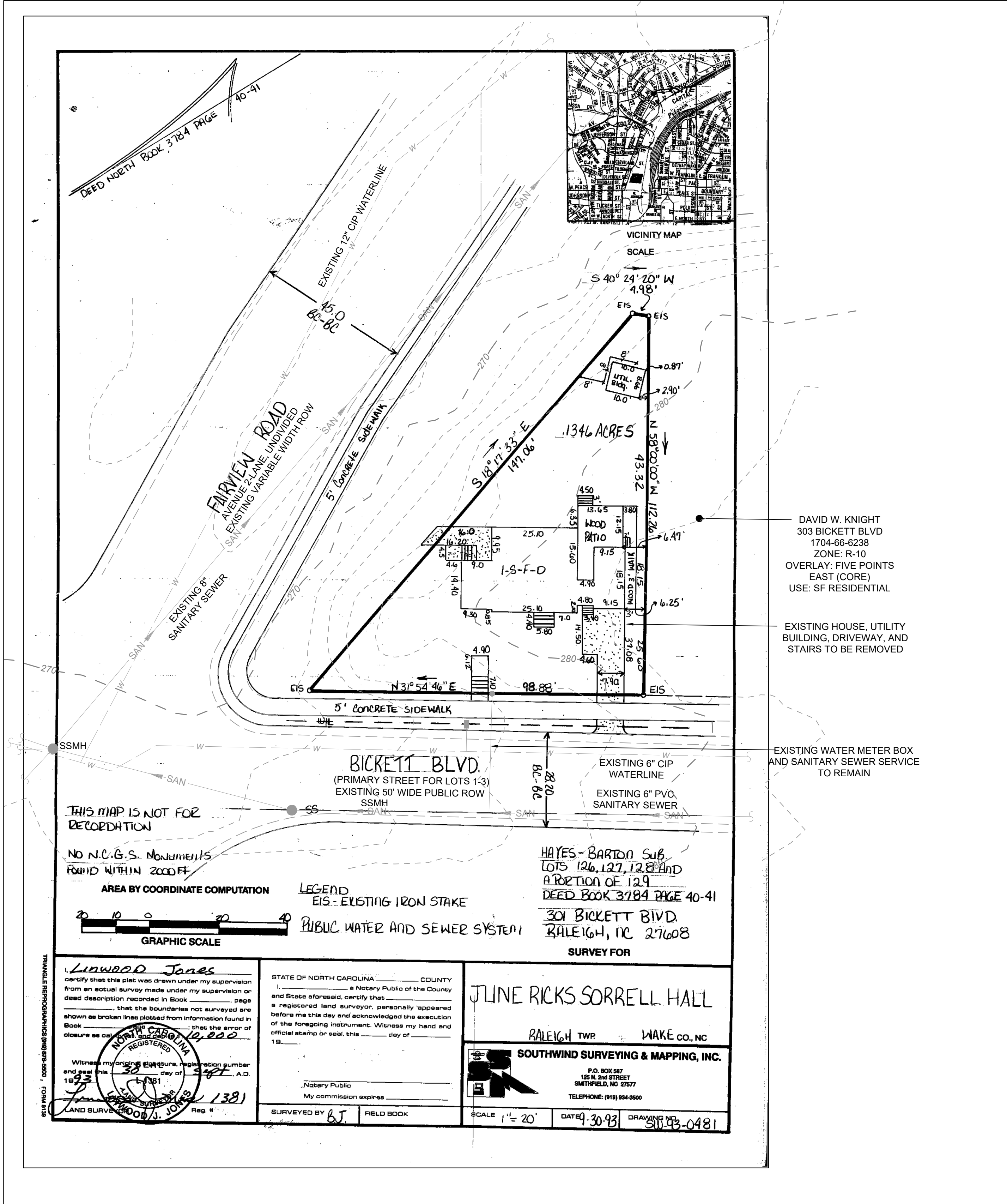
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DEMOLITION NOTES

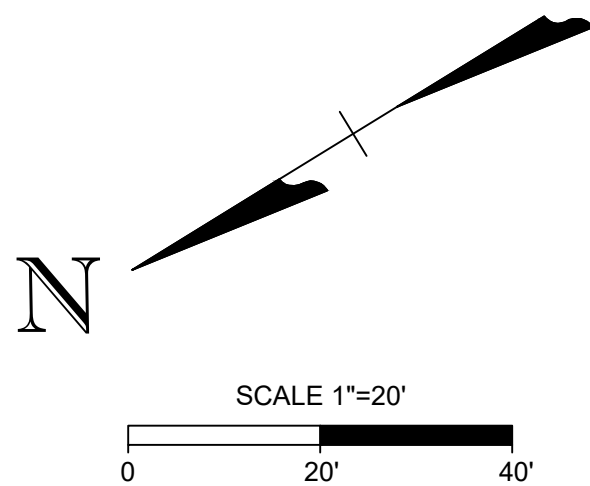
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. CONTRACTOR TO OBTAIN, REFERENCE, AND UTILIZE ALL AVAILABLE ENVIRONMENTAL REPORTS (PHASE 1 ESA, ASBESTOS, ETC.) FROM DEVELOPER.
- ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
- REMOVE/ DEMOLISH/ ABANDON AFTER EROSION CONTROL MEASURES ARE IN PLACE AN APPROVAL OF THE INSPECTOR. REFER TO EROSION CONTROL PLAN.
- REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES. (1) NOTIFY OWNER NOT LESS THAN ONE WEEK IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS. (2) DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING OWNER WRITTEN PERMISSION. (3) COORDINATE ALL UTILITY RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
- ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS TO BE REMOVED). UTILITY INSTALLATIONS MAY UTILIZE OPEN CUT OF PAVEMENTS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
- PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY OWNER IMMEDIATELY.
- SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL USE NC ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
- CONTRACTOR TO VERIFY LOCATIONS AND SIZES OF ALL EXISTING FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPAIR AND REPLACE ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES REQUIRED TO COMPLETE SITE CONSTRUCTION, EITHER ONSITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- WATER AND SEWER ABANDONMENT SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS INCLUDING DISCONNECT FROM THE MAIN AND REMOVAL OF SERVICES FROM THE RIGHT-OF-WAY.
- ANY EXISTING UNIDENTIFIED UNDERGROUND FUEL STORAGE TANK (UGST) AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND DEMOLITION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
- EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
- CONTRACTOR SHALL NOTIFY APPROPRIATE CITY DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.

SURVEY NOTES

- EXISTING CONDITIONS SHOWN ARE BASED ON RECORDED MAP AND WAKE COUNTY GIS DATA.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.
- NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAP #3720170400K (EFFECTIVE 07-19-2022).
- THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 811.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS



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REVISION DESCRIPTION

DATE

10/09/2023

DRAWN BY

332

DESIGNED BY

M. DAVIDSON

CHECKED BY

M. DAVIDSON

SCALE

AS SHOWN

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

**ROANOKE PARK SUBDIVISION**  
RALEIGH - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.

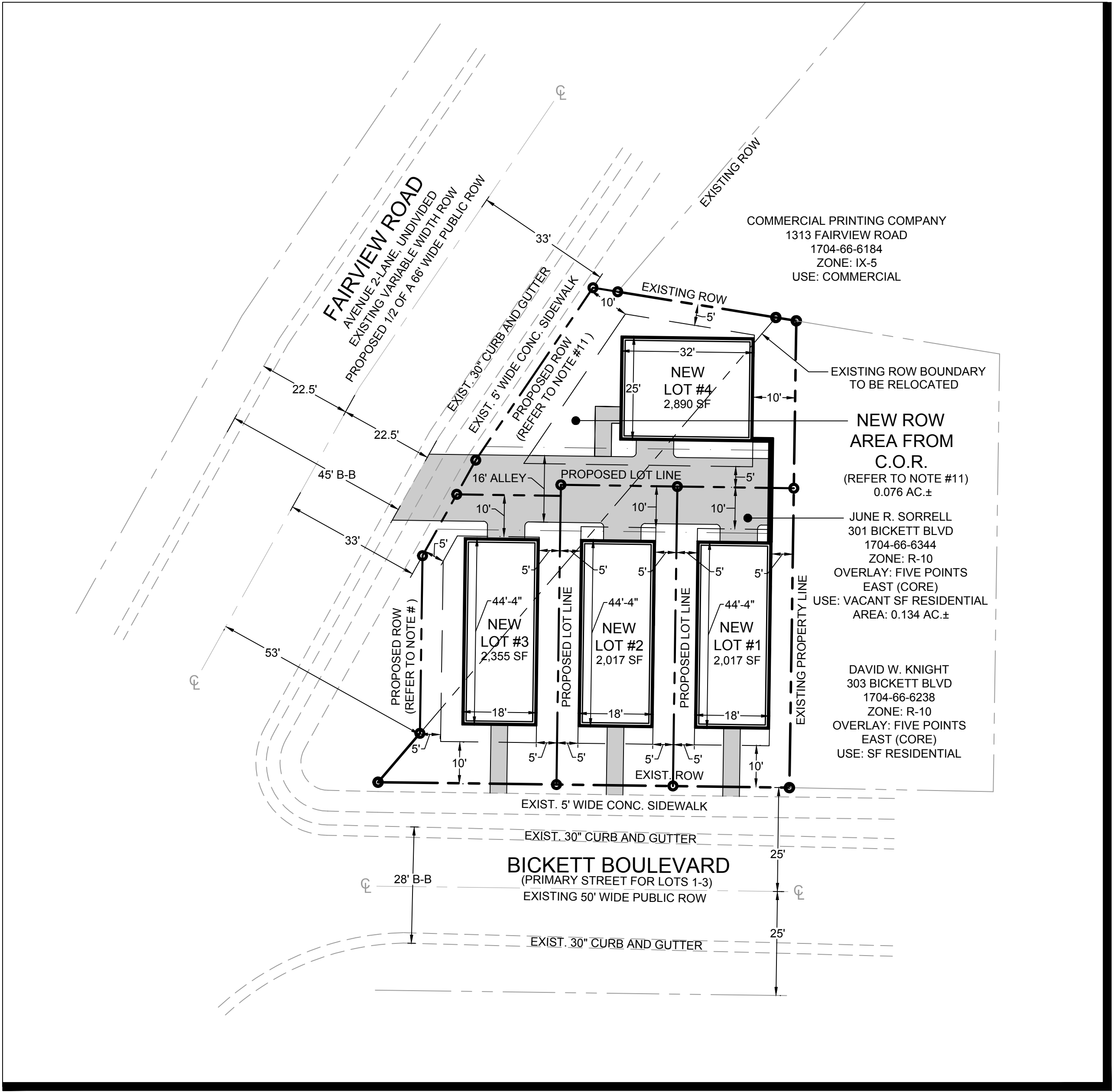
N/A

SHEET NO.

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REFER TO GRADING PLAN FOR  
BUILDING AREA DATA TABLE



## SITE LAYOUT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
4. 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.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
7. DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
8. DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH CITY OF RALEIGH. DRIVEWAYS MAY BE PERMITTED SEPARATELY.
9. 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.
10. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TP-03.
11. APPLICANT HAS SUBMITTED A STREET CLOSING PETITION TO THE BUSINESS INTELLIGENCE SUPERVISOR WITH THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT TO ACQUIRE SURPLUS RIGHT-OF-WAY THAT EXISTS ALONG THE FAIRVIEW ROAD FRONTAGE OF 301 BICKETT BOULEVARD.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
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10. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
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### REVISION DESCRIPTION

DATE \_\_\_\_\_


DATE  
0/09/2023

DRAWN BY  
332

DESIGNED BY  
*M. DAVIDSON*

CHECKED BY  
M. DAVIDSON

SCALE  
AS SHOWN

**TIMMONS GROUP** 

NORTH CAROLINA LICENSE NO. C-1652

# ROANOKE PARK SUBDIVISION

**EIGH - WAKE COUNTY - NORTH CAROLINA**  
**DEVELOPMENT SITE PLAN**

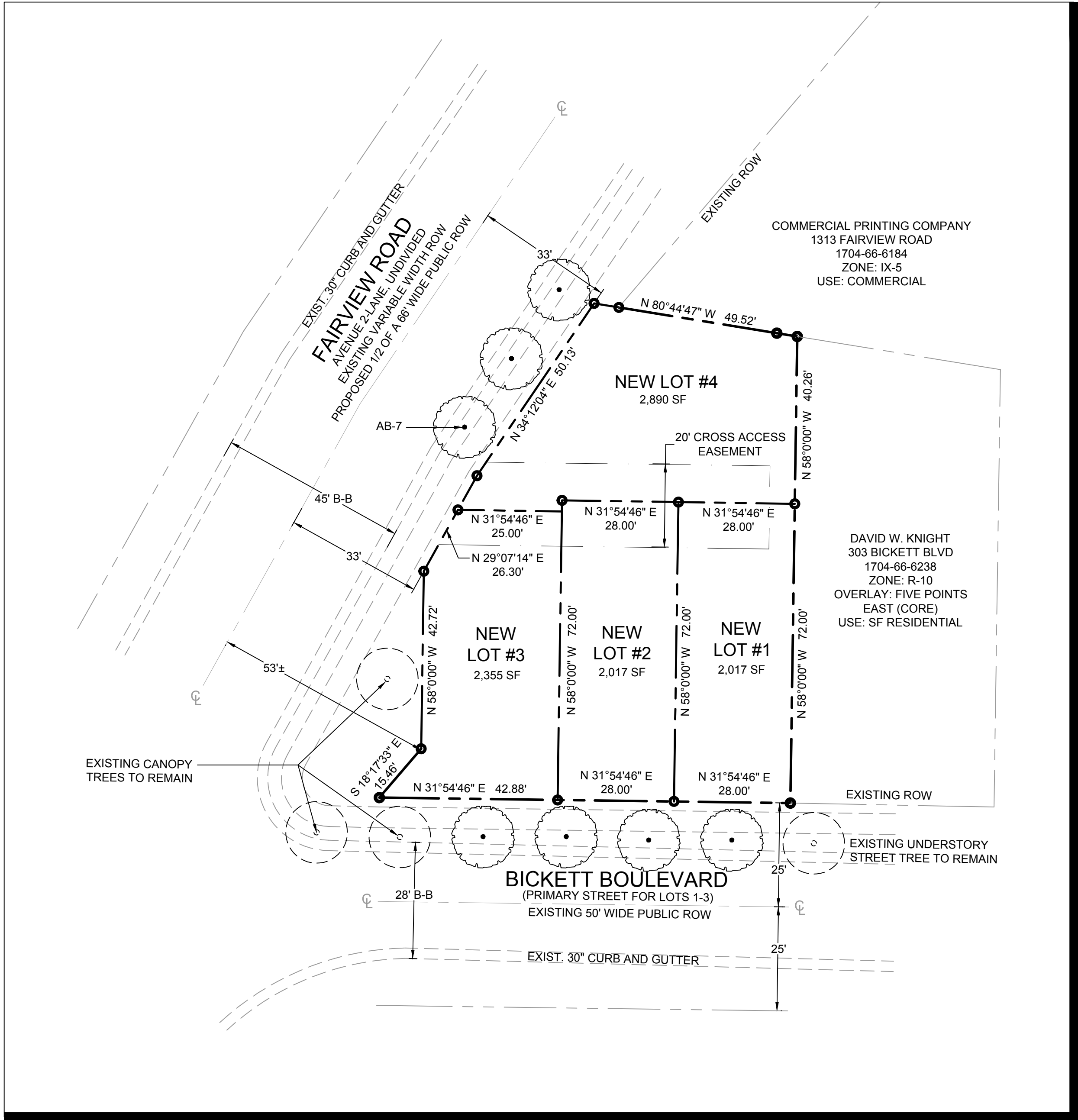
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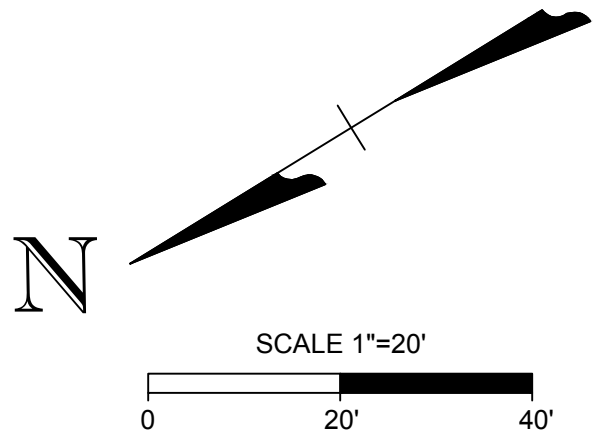
PLANT SCHEDULE					
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT
AB	7	ACER BUERGERIANUM	TRIDENT MAPLE	1 1/2" CAL. / 6' TALL MIN.	B&B

LANDSCAPE CALCULATIONS:

STREET TREES:

REQUIREMENTS: 1 UNDERSTORY TREE PER 20 LF ROW FRONTAGE UNDERNEATH EXISTING OVERHEAD POWERLINES

230 LF ROW FRONTAGE (EXCLUDING DRIVEWAY) / 20 LF / 1 UNDERSTORY TREE = 7 UNDERSTORY TREES PROVIDED AND THREE (3) CANOPY TREES PRESERVED



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**RALEIGH OFFICE**  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866-4951 FAX 919.833-8124 www.timmons.com

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REVISION DESCRIPTION	
DATE	

10/XX/2023
DRAWN BY
332
DESIGNED BY
M. DAVIDSON
CHECKED BY
M. DAVIDSON
SCALE
AS SHOWN

**TIMMONS GROUP** . . .

NORTH CAROLINA LICENSE NO. C-1652

ROANOKE PARK SUBDIVISION

RALEIGH - WAKE COUNTY - NORTH CAROLINA

PRELIMINARY SUBDIVISION AND LANDSCAPE PLAN

JOB NO.  
N/A

SHEET NO.  
C3.0

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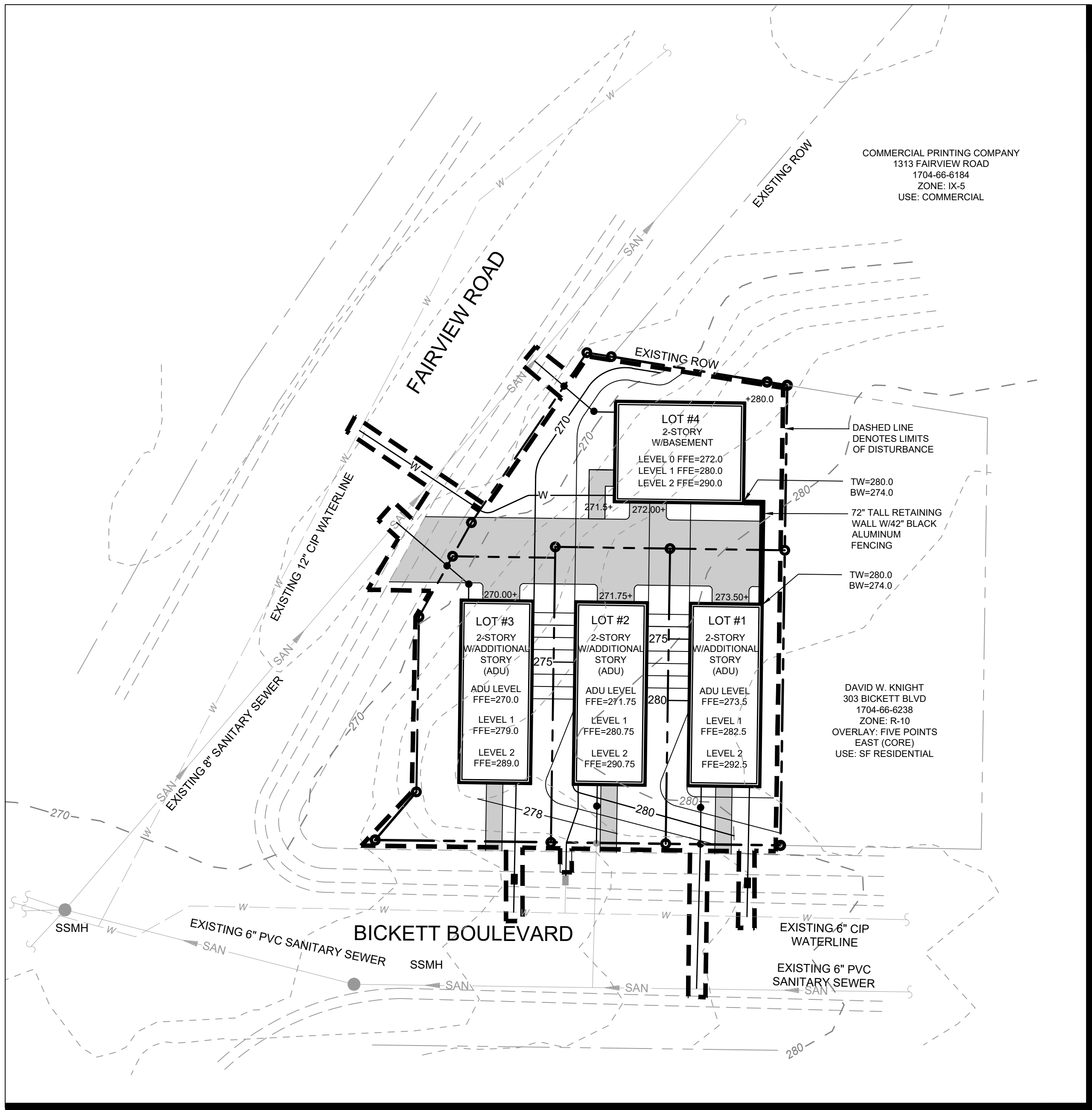


AVERAGE GRADE BUILDING HEIGHT CALCULATIONS						
	EXISTING AVERAGE GRADE	PROPOSED AVERAGE GRADE	AVERAGE GRADE	LEVEL 1 FINISH FLOOR ELEVATION (FFE)	BUILDING HEIGHT (MEASURED FROM LEVEL 1 FFE TO TOP OF ROOF)	AVERAGE GRADE BUILDING HEIGHT
LOT 1	281'	278'	279.5'	282.5'	23'	26'
LOT 2	279'	276.5'	277.75'	280.75'	23'	26'
LOT 3	275.5'	274.5'	275'	279'	22'	26'
LOT 4	275.5'	276.5'	276.0'	280'	22'	26'

BUILDING AREA DATA TABLE								
	BUILDING FOOTPRINT AREA	GROSS FLOOR AREA OF PRINCIPAL DWELLING (LEVEL 1 & 2)	ACCESSORY DWELLING UNIT (ADU) PROPOSED	ADU INTERNAL TO PRINCIPAL DWELLING	GROSS FLOOR AREA OF ADU	BASEMENT UTILIZED PER UDO SEC. 1.5.7	ADDITIONAL STORY UTILIZED PER UDO SEC. 1.5.7.A.7	AVERAGE GRADE BUILDING HEIGHT
LOT 1	800 SF	1,200 SF	ONE (1)	YES	800 SF	NO	YES	26'
LOT 2	800 SF	1,200 SF	ONE (1)	YES	800 SF	NO	YES	26'
LOT 3	800 SF	1,200 SF	ONE (1)	YES	800 SF	NO	YES	26'
LOT 4	800 SF	1,200 SF	NO	N/A	N/A	YES	NO	26'

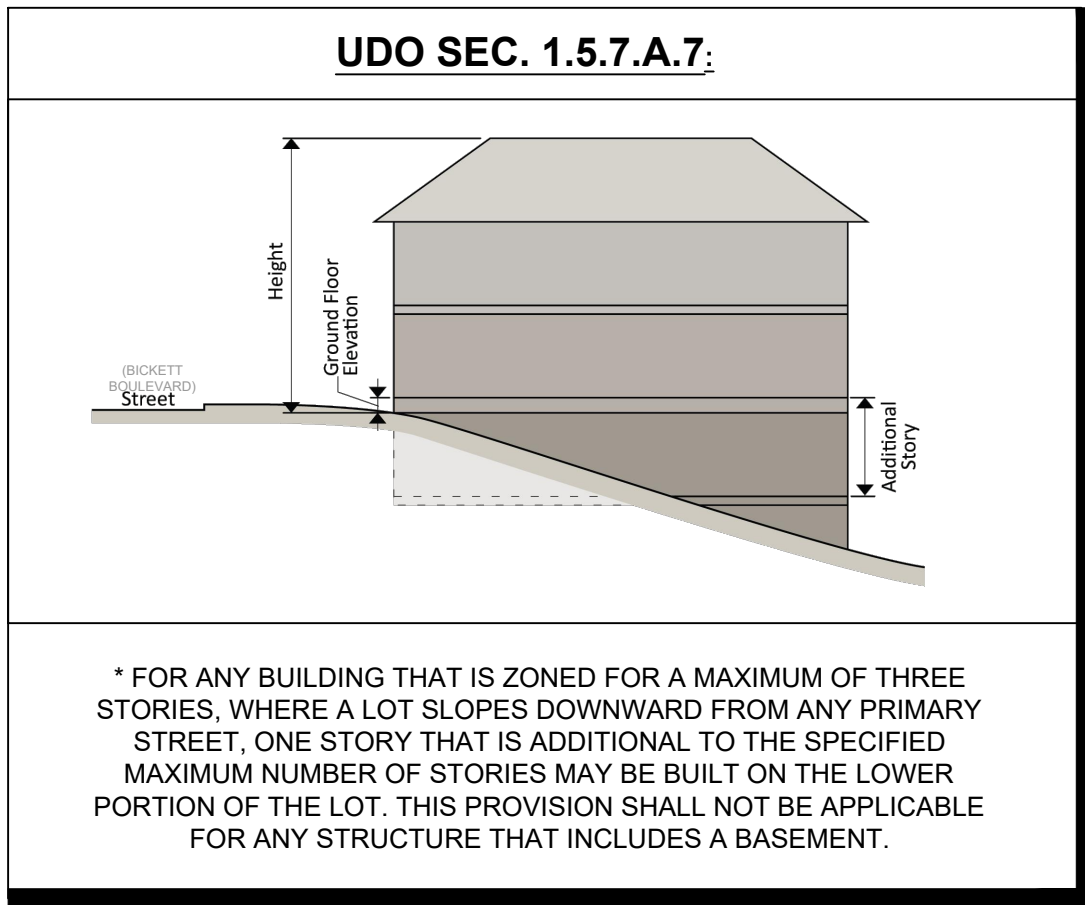
GRADING NOTES

- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3 DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN MANHOLE ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.



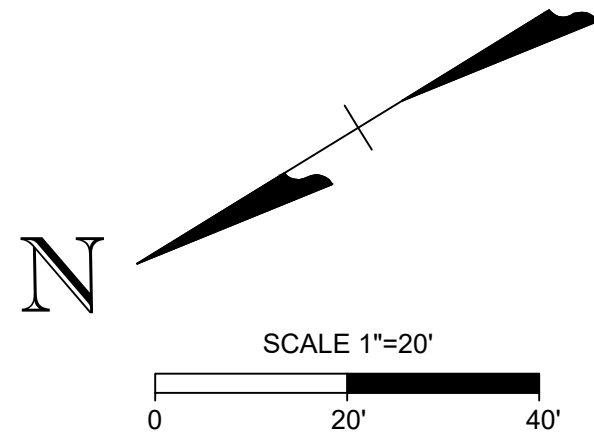
LIMITS OF DISTURBANCE = 10,800 SF±

SITE MEETS THE "SUBDIVIDED LOTS" USE STANDARD OF UDO 9.2.2.A.2.B.II. AND IS NOT SUBJECT TO THE NITROGEN REDUCTION, RUNOFF LIMITATION, AND OTHER REQUIREMENTS OF UDO 9.2.2.B. THROUGH H.



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**ROANOKE PARK SUBDIVISION**

RALEIGH - WAKE COUNTY - NORTH CAROLINA

**PRELIMINARY GRADING PLAN**

JOB NO.

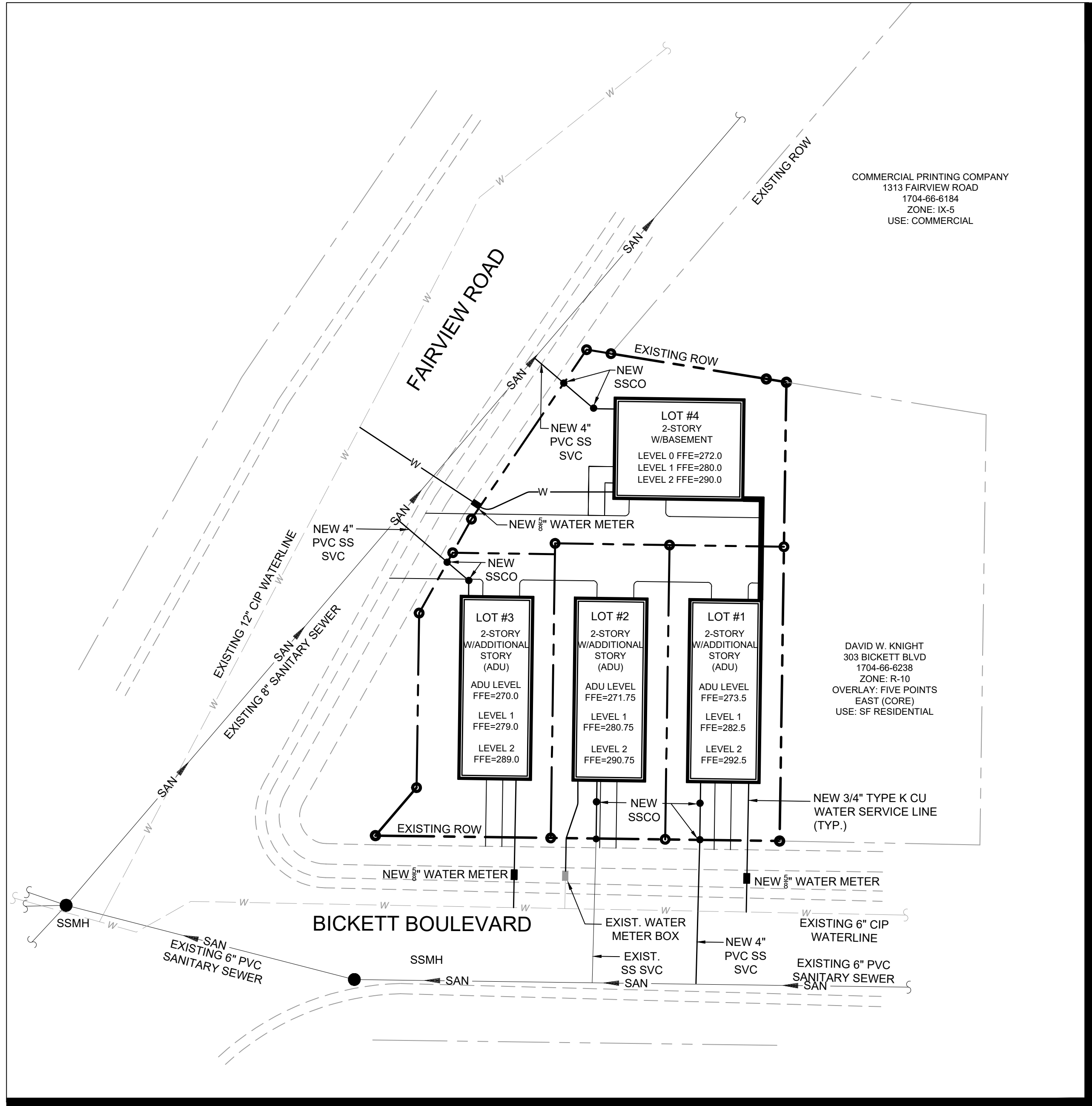
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SHEET NO.

C4.0

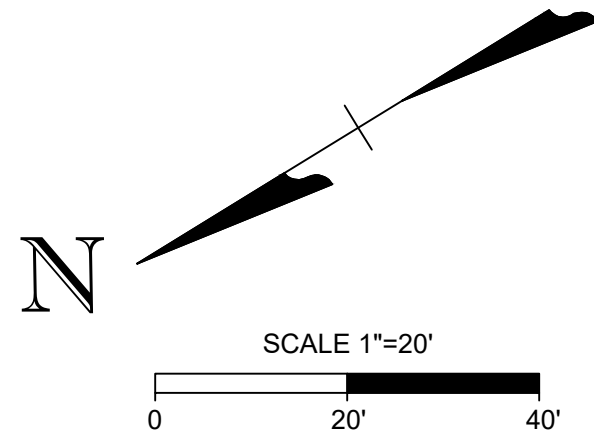
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#### UTILITY NOTES

- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES, ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.



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