



Administrative Approval Action

Case File / Name: SUB-0061-2024
DSLCL - ASHFORD STREET SUBDIVISION

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

LOCATION: The 0.35-acre project site is located on the northeast corner of Friar Tuck Road and Ashford Street. Specifically at 633 Ashford Street (PIN: 1723153204). It is Zoned Residential 6 (R-6). The site is within a Comprehensive Plan designated Frequent Transit Area.

REQUEST: The application requests approval for a two lot subdivision for an additional detached house to be constructed on a new lot. An existing house on site will remain. Access from the existing dwelling will remain on Ashford Street, while the new lot will take access from Friar Tuck Road. The development is utilizing the Frequent Transit Development Option.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: FIL-0253-2025: 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 April 10, 2025 by Crumpler Consulting Services.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement 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:

Engineering

1. A fee-in-lieu for 246 LF of 6' sidewalk is paid to the City of Raleigh (UDO 8.1.10).



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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)

Stormwater

3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for 6 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:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 2 street trees along Ashford Street and 4 street trees along Friar Tuck Road for a total of 6 street trees.



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

General

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

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: May 28, 2028

Record at least 1/2 of the land area approved.

5-Year Sunset Date: May 28, 2030

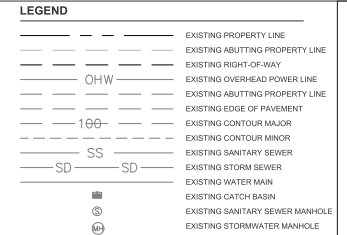
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan McDonald  Digitally signed by Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.05.28 13:42:31-04'00' Date: 05/28/2025
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

DEVELOPMENT TYPE - SITE DATA - ZONING INFORMATION	
Gross site acreage: 0.35ac	
Zoning district: (if more than one, provide acreage of each)	
R-6	
Overlay district: Conditional Use District (CUD) Case # 2:	Inside City Limits <input checked="" type="checkbox"/> <input type="checkbox"/> No Name of Adjacent Case #: BDA:
Historic District landmark: Historic Monument Case #: DA:	
STORMWATER INFORMATION Stormwater detention (include right-of-way):	
Impervious Area (Percent): Existing 0.00% Proposed total 0%	Existing 0.00% Proposed total 0%
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 2 # of Tiny House Lots: 0	# of Attached House Lots: 0 # of Other Lots (Apartment, General, Mixed Use): 0
Total # of Lots: 2	
# of Opening Units: 2	
# of bedroom units (if known): 1br 2br 3br 4br	
Proposed density for each zoning district (1/2, 2/3, 3/4, 1/1)	
APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.J. Civ. Sec. 1702-4.3), application for development approval may be made by the landowner, a lessee or a person having an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment may be made by the landowner for approval for such development as is authorized by the ordinance.	
Acting as authorized agent, applicant hereby writes permission from the property owner for the purposes of making this development approval application to the City of Bergen upon the property owner and as an agent the applicant must be available to appear at the City of Bergen upon request.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized to file this (N.J.C.S. 1702-4.3(a)) to make the application, as specified in the ordinance. The undersigned applicant certifies that the application and statements made in this application are true and correct and the undersigned understands that development approvals are subject to the City of Bergen's Ordinance 14002.	
The undersigned acknowledges that the property(ies) is/are of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plan and specifications for the development, and is in accordance with the ordinances and regulations of the City of Bergen/Local Development Ordinance.	
I hereby warrant and acknowledge that the property(ies) to be developed (N.J.C.S. 14-2.7(b)(3)), if this applicant application is placed on hold or the application for the applicant for a period of six consecutive months or more, or if the applicant fails to complete the development of the property(ies) within the time period specified in the ordinance, of six consecutive months or more, then the application will be discontinued, and a new application is required to be processed and the development regulations in effect at the time present processing is resumed apply to the new application.	
Signature: _____ Printed Name: _____ Signature: _____ Printed Name: _____	Date: 11/6/2020

NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949



CRUMPLER
Consulting Services, PLLC
2308 Ridge Road

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

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/12/25
2	CITY OF RALEIGH COMMENTS	04/10/25

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING ON 08-26-2024.
2. THE PROPERTY IS LOCATED IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 22072300M DATED 1/17, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDEATION.
5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE WASTE DESIGN MANUAL. WASTE STORAGE LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. STORAGE FOR THE ROLL OUT CARTS IS TO BE ON THE SIDE OR REAR OF THE DWELLINGS. COLLECTION WILL BE CURBSIDE OF ASPHALT DRIVE AND FRAM TUCK ROAD.
6. PER UDO SECTION 2.2.1.8.B.5, RESIDENTIAL INFILL RULES MAY BE APPLIED.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

EXISTING CONDITIONS PLAN

ASHFORD STREET SUBDIVISION

CITY OF RALEIGH FILE: SUB-XXXX-2024

633 ASHFORD STREET

RALEIGH, NORTH CAROLINA

PROJECT NO.: 23052

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 11/06/24

SCALE: 1" = 20'

C-2

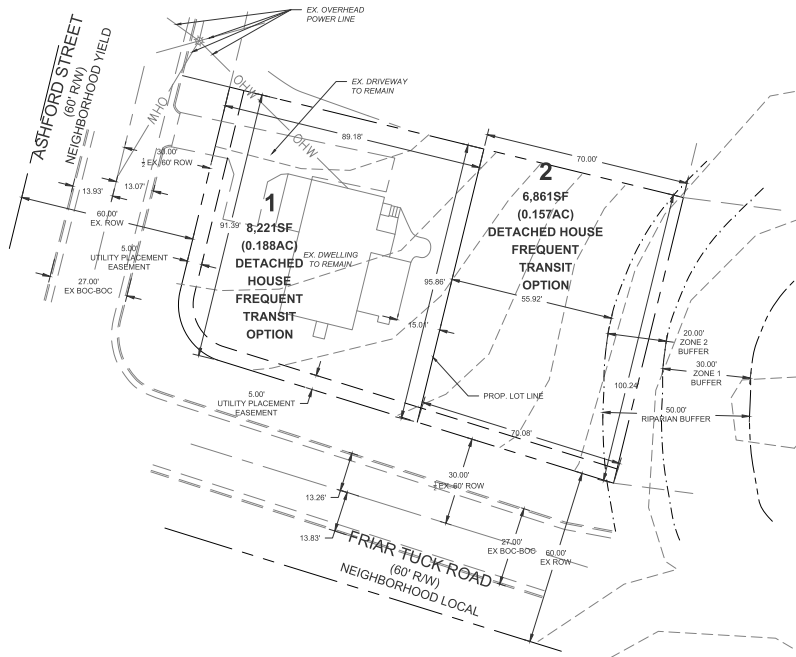
of 5

STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS:
ASHFORD STREET: 94LF OF 6' SIDEWALK = 564SF
FRIAR TUCK ROAD: 174LF OF 6' SIDEWALK = 1,044SF
TOTAL IMPERVIOUS SURFACE REQUIRED: 1,608SF
TOTAL ALLOCATED TO LOTS:
-LOT 1: 804SF
-LOT 2: 804SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=51%
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
-LOT 1: 8,221SF (51%) = 4,193SF-804SF=3,389SF MAX IMPERVIOUS SURFACE
-LOT 2: 6,861SF (51%) = 3,499SF-804SF=2,695 MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.I SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.



SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.5.a.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A.2 AS AMENDED BY TC-2-16.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

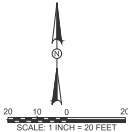
DEVELOPMENT NAME: ASHFORD STREET SUBDIVISION
SITE ADDRESS: 633 ASHFORD STREET
RALEIGH, NORTH CAROLINA
PIN NUMBER: 1723-15-3204
JURISDICTION: CITY OF RALEIGH
EXISTING USE: DETACHED HOUSE
PROPOSED USE: DETACHED HOUSE
CURRENT ZONING DISTRICT: R-9
TOTAL NUMBER OF LOTS: 2 LOTS
TOTAL NUMBER OF DWELLING UNITS: 2 UNITS
TOTAL GROSS ACRES: 0.35 ACRES (15,084 SF)
PROPOSED LOT 1: 8,221SF/0.188AC
PROPOSED LOT 2: 6,861SF/0.157AC
DETACHED HOUSE STANDARDS
FREQUENT TRANSIT OPTION (UDO 2.7.1):
REQUIRED LOT WIDTH: 50' (MIN.)
PROVIDED LOT WIDTH: 91.38'
REQUIRED LOT DEPTH: 80' (MIN.)
PROVIDED LOT DEPTH: 89.18'
REQUIRED LOT AREA: 4,000SF
BLOCK PERIMETER REQUIRED (MAX.): 3,000LF
BLOCK PERIMETER PROVIDED: GREATER THAN 3,000LF**
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.5.a FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
CLEAR CONSTRUCTION GROUP, LLC
286 HOGANS VALLEY WAY
CARY, NC 27513-6010

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING ON 08-05-2024.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172300K DATED JULY 19, 2022.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL-OUT CARTS. STORAGE FOR THE ROLL-OUT CARTS IS TO BE ON THE SIDE OR REAR OF THE DWELLINGS. COLLECTION WILL BE CURB SIDE OF ASHFORD STREET AND FRIAR TUCK ROAD.
- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.



REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/12/25
2	CITY OF RALEIGH COMMENTS	04/10/25

SUBDIVISION PLAN
ASHFORD STREET SUBDIVISION
CITY OF RALEIGH FILE: SUB-XXXX-2024
633 ASHFORD STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23052
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/06/24
SCALE: 1" = 20'

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TP143.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHREDDED/COMPOSTED LEAVES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
- CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
- ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
- THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
- COMPLETELY REMOVE TOP PLANT OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AND BACKFILL SHALL BE COMPLETED.
- ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
- LANDSCAPING SHOWN MEETS REQUIREMENTS.
- ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT TO AFTER FINAL ACCEPTANCE.

ADA NOTES

- PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
- PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
- HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

FIRE PROTECTION NOTES:

- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

TREE CONSERVATION AND LANDSCAPING NOTES:

- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2 TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

- FRRIAR TUCK ROAD (NEIGHBORHOOD LOCAL STREET/SCAPE)
REQUIREMENT: 1 TREE PER 40LF+159LF/40LF+4 TREES PROVIDED: 4 TREES
- ASHFORD STREET (NEIGHBORHOOD LOCAL STREET/SCAPE)
REQUIREMENT: 1 TREE PER 40LF+91LF/40LF+2 TREES PROVIDED: 2 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT
		SHADE TREES					
NO	6	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'

NOTES

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- PER UDO SECTION 2.2.1.8.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

LEGEND

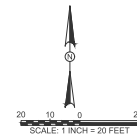
- EXISTING PROPERTY LINE
----- EXISTING ABUTTING PROPERTY LINE
--- OHW --- OHW --- OHW --- OHW --- EXISTING RIGHT-OF-WAY
----- EXISTING OVERHEAD POWER LINE
----- EXISTING ABUTTING PROPERTY LINE
----- -100----- EXISTING CONTOUR MAJOR
----- EXISTING CONTOUR MINOR
--- SS --- SS --- SS --- SS --- EXISTING EDGE OF PAVEMENT
--- W --- EXISTING WATER LINE
--- S --- S --- S --- S --- EXISTING SANITARY SEWER MANHOLE
--- S --- S --- S --- S --- PROPOSED SANITARY SEWER
--- S --- S --- S --- S --- PROPOSED WATER LINE
--- S --- S --- S --- S --- PROPOSED LOT LINE
--- S --- S --- S --- S --- PROPOSED UTILITY PLACEMENT EASEMENT
--- S --- S --- S --- S --- PROPOSED SANITARY MANHOLE
--- S --- S --- S --- S --- PROPOSED HYDRANT ASSEMBLY

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER 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 PUBLIC WELL.
B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A S SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWERS MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
E) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 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. CLEARANCES PER CORPUS DETAILS W-41 & S-49.
F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & RCP 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 WITH AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES A BUILDING THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERIORS SHALL BE PROVIDED BY UTILITIES DEPARTMENT. 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 CORPUS HANDBOOK PROCEDURE.
- INSTALL 1/2" 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' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE & OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT /RAILROAD ENDOACHMENT 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 LIC AND/OR BUILDING PERMIT. CONTACT (919) 996-4510 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 (ASSE) 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.

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.5.a.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A.2 AS AMENDED BY TC-2-16.



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1704
P: 1-533

DATE	DESCRIPTION	CITY OF RALEIGH COMMENTS
02/12/25		CITY OF RALEIGH COMMENTS
04/10/25		CITY OF RALEIGH COMMENTS

UTILITY, LANDSCAPING,
AND STORMWATER PLAN
AND STREET SUBDIVISION
CITY OF RALEIGH FILE: SUB-XXXX-2024
633 ASHFORD STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	23052
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/06/24
SCALE:	1" = 10'



- NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR BOULDERS, 4" OR LARGER, TO BE USED IN INITIAL BACKFILL.
 3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
 4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 01/08/2019	NOT TO SCALE
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN		
S-5		



CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	STANDARD ¾" & 1" WATER SERVICE INSTALLATION	
	W-23	



CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 01/18/2022	NOT TO SCALE
	ONE OR TWO FAMILY DWELLINGS	
	BACKFLOW PREVENTION / METER	
	ASSEMBLY INSTALLATION	
	W-24	



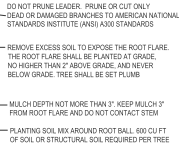
CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE 01/18/2025	NOT TO SCALE
	TYPICAL SANITARY SEWER LATERAL CONNECTION	
	S-30	



CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE	BY
TYPICAL SANITARY SEWER LATERAL TRACER WIRE		
S-30A		



CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	WATER METER BOX	
	W-25	



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL
RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- 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 STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING 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		
REVISIONS	DATE	NOT TO SCALE
15/2019		
	TREE PLANTING DETAIL	
	TPP-03	

PROJECT NO.: 23052		DATE	
DRAWN BY: JAC		02/12/25	
CHECKED BY: JAC		04/10/25	
DATE: 11/06/24			
SCALE: NTS			
<div style="text-align: center;"> DETAILS ASHFORD STREET SUBDIVISION CITY OF RALEIGH FILE: SUB-XXXX-2024 </div>			
REV.	DESCRIPTION		
1	CITY OF RALEIGH COMMENTS		
2	CITY OF RALEIGH COMMENTS		

D-1
5 of 5



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