

# 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 checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	
<input type="checkbox"/> Cottage Court	<input checked="" 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): Lee Road Subdivision			
Property Address(es): 3717 Lee Road			
Recorded Deed PIN(s): 1725691363			
<b>Building type(s):</b>	<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	
<b>Current Property Owner(s) Names:</b> Samuel Allen Meade	
Company:	Title: Owner
Address: 3717 Lee Road, Raleigh, NC 27604	
Phone #:	Email:
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> Adam Abronski	
Relationship to owner:	<input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company:	Address: 1541 Hemphill Drive, Raleigh, NC 27609
Phone #: 919-538-1069	Email: abronskiexp@gmail.com
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Josh Crumpler, PE	
Company: Crumpler Consulting Services, PLLC	Title: Owner
Address: 2308 Ridge Road, Raleigh, NC 27612	
Phone #: 919-413-1704	Email: josh@crumplerconsulting.com

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 0.92ac			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district(s):	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>3,835</u> Proposed total (sf) <u>20,392</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>3,835</u> Proposed total (sf) <u>20,391</u>
--	---

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: <u>1</u>	# of Attached House Lots: <u>1</u>	# of Townhouse Lots: <u>2</u>
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic): <u>1 Flag</u>
Total # of Lots: <u>5</u>	Total # Dwelling Units: <u>6</u>	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): <u>6.52</u>		

**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.

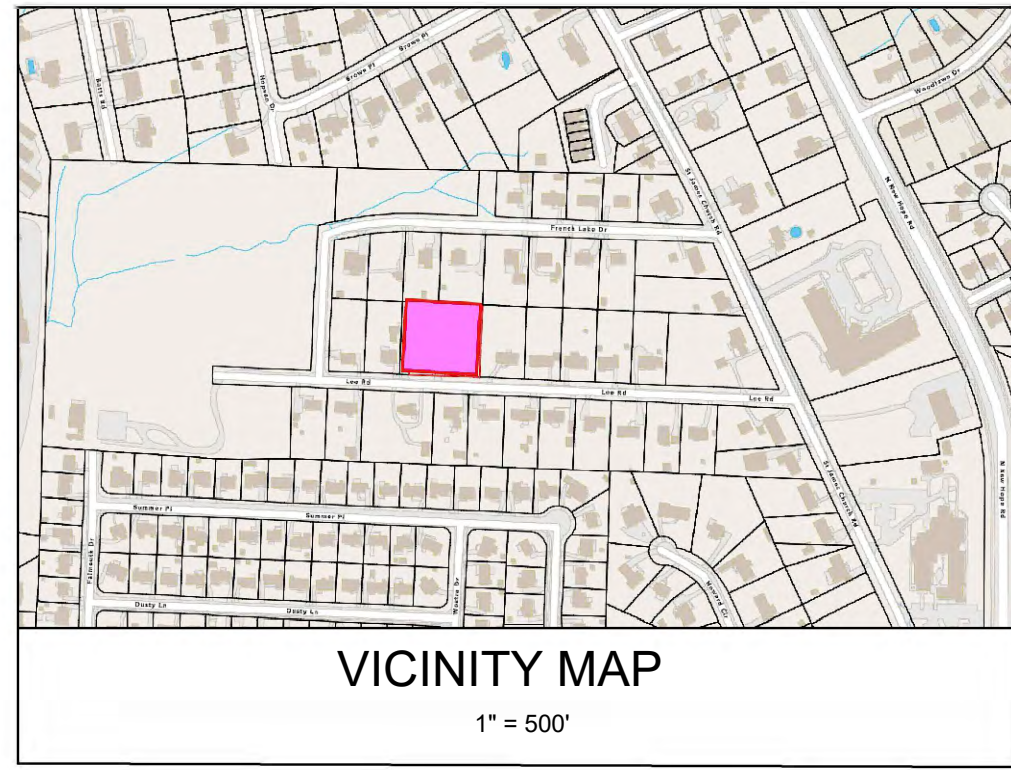
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: <u>Bronze Key, LLC</u>	Date: <u>11-07-24</u>
Printed Name: <u>BRONZE KEY, LLC</u>	
Signature: <u>Philip Adam Abronski</u>	Date: <u>11-07-24</u>
Printed Name: <u>Philip Adam Abronski - (Managing Member)</u>	



# SUBDIVISION PLANS FOR LEE ROAD SUBDIVISION 3717 LEE ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2024

PREPARED FOR:  
BRONZE KEY, LLC  
1541 HEMPHILL DRIVE  
RALEIGH, NORTH CAROLINA 27609

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR ATTACHED AND TINY HOUSE 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.

**NOTES**

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING DATED SEPTEMBER 25, 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 3702431725K DATED JULY 19, 2022.
- NO ONSITE 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.
- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

**SHEET**

- C-1
- C-2
- C-3
- C-4
- D-1

**DESCRIPTION**

- COVER
- EXISTING CONDITIONS
- SUBDIVISION PLAN
- UTILITY, LANDSCAPING, AND GRADING PLAN
- DETAILS

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

CALL 48 HOURS BEFORE YOU DIG



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

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Site 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.

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**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

**Current Property Owner(s) Name(s):** Samuel Allen Meade  
 Company: \_\_\_\_\_ Title: Owner  
 Address: 3717 Lee Road, Raleigh, NC 27604  
 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Name (if different from owner. See "who can apply" in instructions):** Adam Abronski  
 Relationship to owner:  Lessee or contract purchaser  
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 Company: Crumpler Consulting Services, PLLC  
 Title: Owner  
 Address: 2308 Ridge Road, Raleigh, NC 27612  
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 Email: josh@crumplerconsulting.com

Revised 03/21/24  
raleighnc.gov

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Gross site acreage: 0.92ac  
 Zoning districts (if more than one, provide acreage of each):  
 R-6

Overlay district(s): Inside City Limits?  Yes  
 No  
 Historic District/Landmark: N/A

Conditional Use District (CUD): \_\_\_\_\_ Board of Adjustment Case # \_\_\_\_\_ Design Alternate Case # \_\_\_\_\_  
 Case # Z- \_\_\_\_\_ BDA- \_\_\_\_\_ DA- \_\_\_\_\_

**STORMWATER INFORMATION**

Imperious Area on Parcel(s):  
 Existing (sf): 3,839  
 Proposed total (sf): 29,362  
 Imperious Area for Compliance (includes right-of-way):  
 Existing (sf): 3,839  
 Proposed total (sf): 29,361

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: 1  
 # of Attached House Lots: 1  
 # of Townhouse Lots: 2  
 # of Tiny House Lots: \_\_\_\_\_ # of Open Lots: \_\_\_\_\_ # of Other Lots (Apartment, General, Mixed Use, Civic): 1 Flag \_\_\_\_\_

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): 6.52

**APPLICANT SIGNATURE BLOCK**

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Signature: *Philip Adam Abronski*  
 Date: 11-07-24  
 Printed Name: BRONZE KEY, LLC  
 Signature: *Philip Adam Abronski*  
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 Printed Name: Philip Adam Abronski - (Managing Member)

**CRUMPLER**  
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 2308 Ridge Road  
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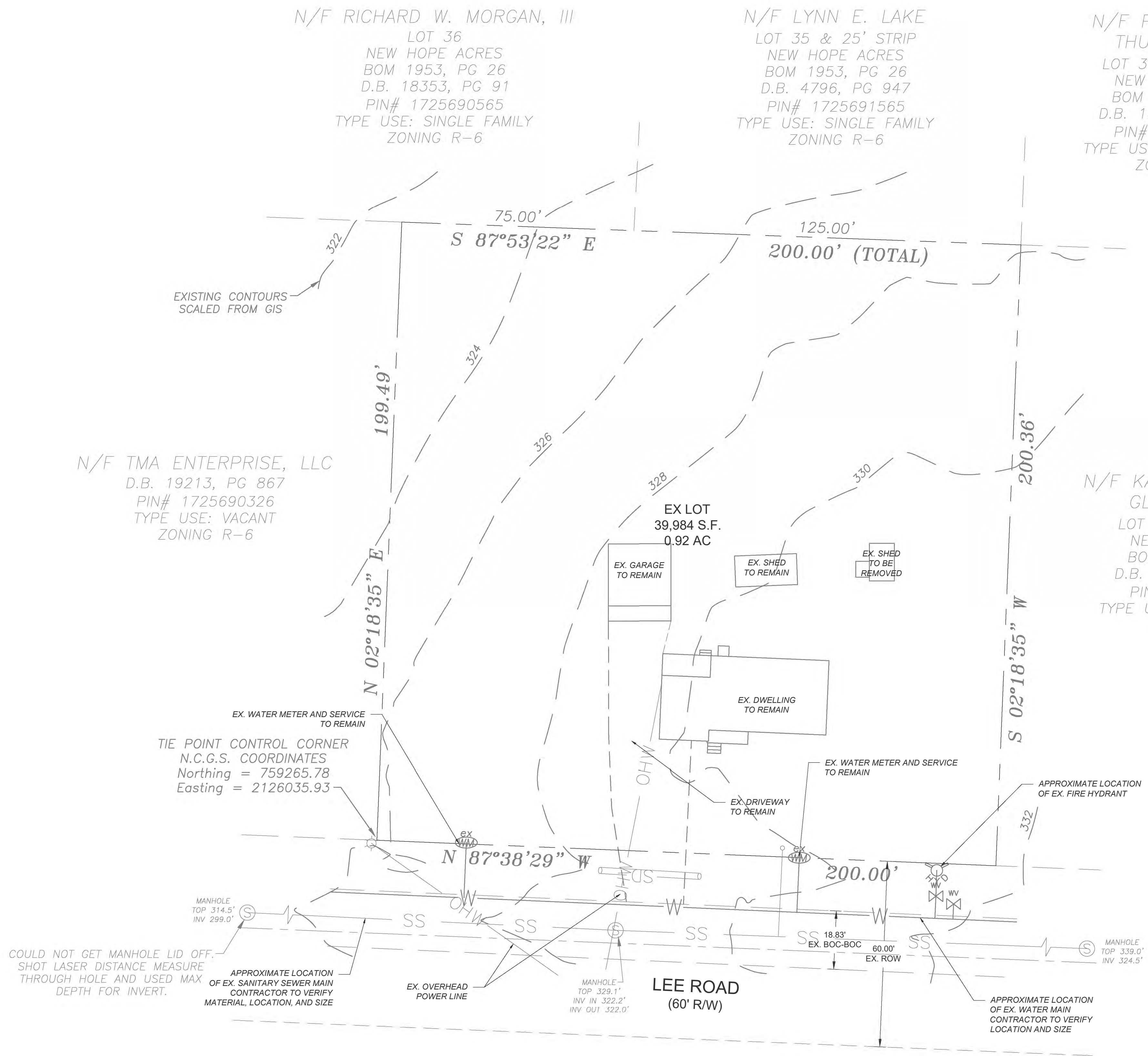


ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

**COVER**  
 LEE ROAD SUBDIVISION  
 CITY OF RALEIGH FILE: SUB-XXXX-2024  
 3717 LEE ROAD  
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 24046  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: 10/31/24  
 SCALE: N.T.S.



N/F RICHARD W. MORGAN, III  
 LOT 36  
 NEW HOPE ACRES  
 BOM 1953, PG 26  
 D.B. 18353, PG 91  
 PIN# 1725690565  
 TYPE USE: SINGLE FAMILY  
 ZONING R-6

N/F LYNN E. LAKE  
 LOT 35 & 25' STRIP  
 NEW HOPE ACRES  
 BOM 1953, PG 26  
 D.B. 4796, PG 947  
 PIN# 1725691565  
 TYPE USE: SINGLE FAMILY  
 ZONING R-6

N/F PETER HUYNH  
 THUAN HUYNH  
 LOT 34 & 25' STRIP  
 NEW HOPE ACRES  
 BOM 1953, PG 26  
 D.B. 13940, PG 1294  
 PIN# 1725693504  
 TYPE USE: SINGLE FAMILY  
 ZONING R-6

N/F TMA ENTERPRISE, LLC  
 D.B. 19213, PG 867  
 PIN# 1725690326  
 TYPE USE: VACANT  
 ZONING R-6

N/F KATHLEEN A. HESS  
 GLEN R. HESS  
 LOT 26 & 25' STRIP  
 NEW HOPE ACRES  
 BOM 1953, PG 26  
 D.B. 10877, PG 1093  
 PIN# 1725693305  
 TYPE USE: SINGLE FAMILY  
 ZONING R-6

TIE POINT CONTROL CORNER  
 N.C.G.S. COORDINATES  
 Northing = 759265.78  
 Easting = 2126035.93

COULD NOT GET MANHOLE LID OFF.  
 SHOT LASER DISTANCE MEASURE  
 THROUGH HOLE AND USED MAX  
 DEPTH FOR INVERT.

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
100	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
SS	EXISTING SANITARY SEWER
SD	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
S	EXISTING SANITARY SEWER MANHOLE
MH	EXISTING STORMWATER MANHOLE

**NOTES**

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- PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

**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.b.ix.
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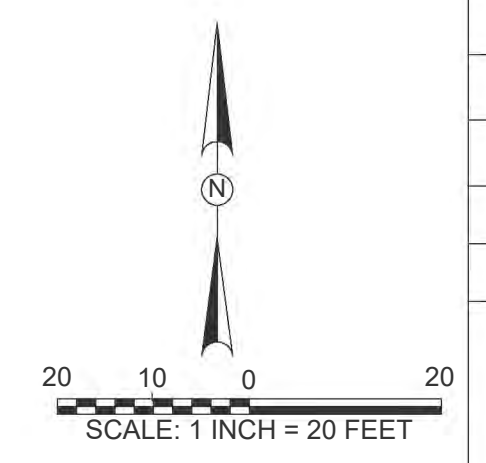
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**EXISTING CONDITIONS PLAN**  
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 CITY OF RALEIGH FILE: SUB-XXXX-2024  
 3717 LEE ROAD  
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 24046  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: 10/31/24  
 SCALE: 1" = 20'



C-2

**STORMWATER IMPERVIOUS NOTES:**

- MAXIMUM IMPERVIOUS SURFACE PER ZONING=38%  
 MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
 -LOT 1: 6,393SF (51%) = 3,260SF MAX IMPERVIOUS SURFACE  
 -LOT 2: 5,457SF (51%) = 2,783SF MAX IMPERVIOUS SURFACE  
 -LOT 3: 17,814SF (51%) = 9,085SF MAX IMPERVIOUS SURFACE  
 -LOT 4: 4,955SF (51%) = 2,527SF MAX IMPERVIOUS SURFACE  
 -LOT 5: 4,957SF (51%) = 2,527SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.1 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.

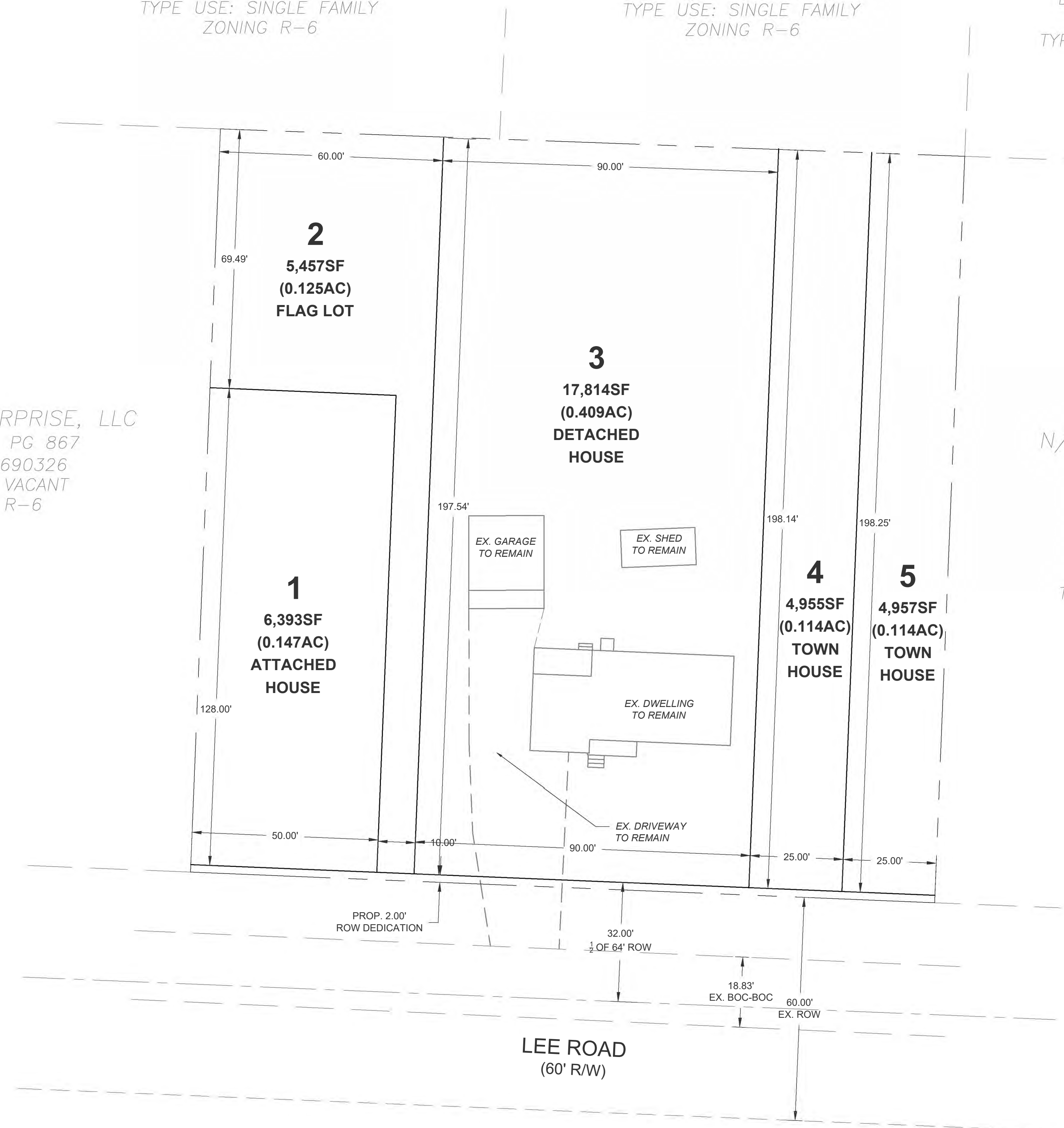
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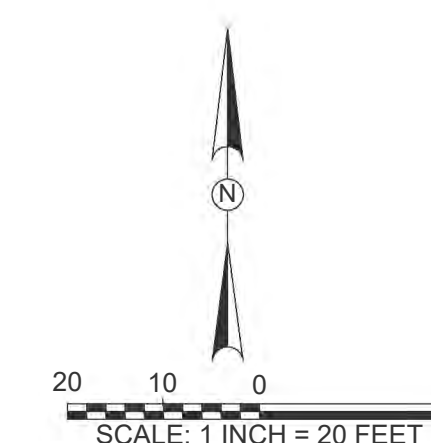
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-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW OHW OHW 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:** LEE ROAD SUBDIVISION  
**SITE ADDRESS:** 3717 LEE ROAD, RALEIGH, NORTH CAROLINA  
**PIN NUMBER:** 1725-69-1363  
**JURISDICTION:** CITY OF RALEIGH  
**EXISTING USE:** ATTACHED HOUSE  
**PROPOSED USE:** ATTACHED HOUSE & TINY HOME  
**CURRENT ZONING DISTRICT:** R-6  
**TOTAL NUMBER OF LOTS:** 5 LOTS  
 -DETACHED DWELLINGS (1 LOT)  
 -ATTACHED DWELLINGS (1 LOT)  
 -TOWNHOUSES (2 LOT)  
 -1 TINY HOMES ON FLAG LOTS (1 LOT)  
**TOTAL NUMBER OF DWELLING UNITS:** 6 UNITS  
 -DETACHED DWELLINGS (1 UNITS)  
 -ATTACHED DWELLINGS (2 UNITS)  
 -TOWNHOUSES (2 UNITS)  
 -1 TINY HOMES ON FLAG LOTS (1 UNITS)  
**TOTAL GROSS ACREAGE:** 0.92 ACRES (39,984 SF)  
**TOTAL RIGHT OF WAY DEDICATION:** 0.009 ACRES (400 SF)  
**TOTAL NET ACREAGE:** 0.909 ACRES (39,584 SF)  
**PROPOSED LOT 1:** 12,533SF/0.288AC  
**PROPOSED LOT 2:** 10,044SF/0.230AC  
**PROPOSED LOT 3:** 4,930SF/0.113AC  
**PROPOSED LOT 4:** 3,547SF/0.081AC  
**PROPOSED LOT 5:** 3,544SF/0.081AC  
**DETACHED HOUSE STANDARDS:**  
 REQUIRED LOT WIDTH: 50' (MIN.)  
 PROVIDED LOT WIDTH: 90'  
 REQUIRED LOT DEPTH: 80' (MIN.)  
 PROVIDED LOT DEPTH: 197.54'  
 REQUIRED LOT AREA: 6,000SF  
**ATTACHED HOUSE STANDARDS:**  
 REQUIRED LOT WIDTH: 50' (MIN.)  
 PROVIDED LOT WIDTH: 50'  
 REQUIRED LOT DEPTH: 80' (MIN.)  
 PROVIDED LOT DEPTH: 128'  
 REQUIRED LOT AREA: 6,000SF  
**TOWNHOUSE STANDARDS:**  
 REQUIRED NET SITE AREA: 4,500SF  
 REQUIRED NET SITE WIDTH: 50' (MIN.)  
 PROVIDED NET SITE WIDTH: 50'  
 REQUIRED LOT WIDTH: 16' (MIN.)  
 PROVIDED LOT WIDTH: 25'  
**FLAG LOT STANDARDS:**  
 REQUIRED LOT WIDTH: 10' (MIN.)  
 PROVIDED LOT WIDTH: 10'  
 REQUIRED LOT DEPTH: 50' (MIN.)  
 PROVIDED LOT WIDTH: 197.54'  
 REQUIRED LOT AREA: 3,500SF  
**BLOCK PERIMETER REQUIRED (MAX.):** 3,000LF  
**BLOCK PERIMETER PROVIDED:** GREATER THAN 3,000LF\*\*  
 \*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES  
**OWNER/DEVELOPER:**  
 BRONZE KEY, LLC  
 1541 HEMPHILL DRIVE  
 RALEIGH, NORTH CAROLINA 27609  
**ENGINEER:**  
 CRUMPLER CONSULTING SERVICES, PLLC  
 CONTACT: JOSH CRUMPLER, PE  
 2308 RIDGE ROAD  
 RALEIGH, NC 27612  
 (919) 413-1704

**NOTES**

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6. PER UDO SECTION 2.2.1.B.B5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

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 Raleigh, North Carolina 27612  
 Ph: (919) 413-1704  
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ISSUED FOR PERMITTING

DATE

DESCRIPTION

REV.

SUBDIVISION PLAN  
 LEE ROAD SUBDIVISION  
 CITY OF RALEIGH FILE: SUB-XXXX-2024  
 3717 LEE ROAD  
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 24046

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/31/24

SCALE: 1" = 20'

C-3

3 of 5

**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, TPP-03.
- 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 ON-SITE 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 CONDITIONS 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 HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS 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 IF 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%).
- RAMP 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 PROVEN 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:**

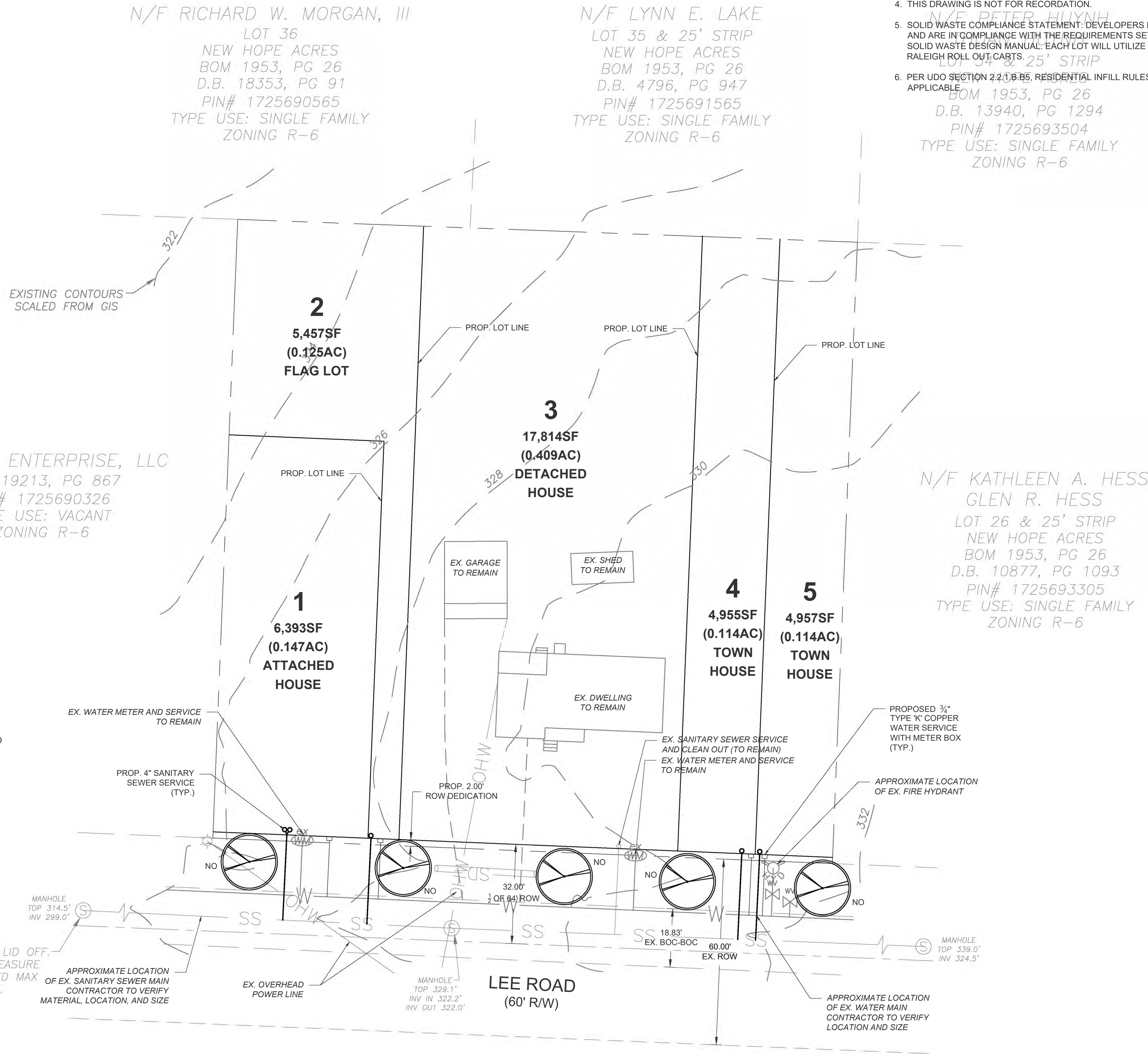
-THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.

-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

**LANDSCAPING REQUIREMENTS**

LEE ROAD (AVENUE 4-LANE, DIVIDED STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF=200LF/40LF=5 TREES PROVIDED: 5 TREES

COULD NOT GET MANHOLE LID OFF. SHOT LASER DISTANCE MEASURE THROUGH HOLE AND USED MAX DEPTH FOR INVERT.



N/F RICHARD W. MORGAN, III  
LOT 36  
NEW HOPE ACRES  
BOM 1953, PG 26  
D.B. 18353, PG 91  
PIN# 1725690565  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F LYNN E. LAKE  
LOT 35 & 25' STRIP  
NEW HOPE ACRES  
BOM 1953, PG 26  
D.B. 4796, PG 947  
PIN# 1725691565  
TYPE USE: SINGLE FAMILY  
ZONING R-6

N/F TMA ENTERPRISE, LLC  
D.B. 19213, PG 867  
PIN# 1725690326  
TYPE USE: VACANT  
ZONING R-6

N/F KATHLEEN A. HESS  
GLEN R. HESS  
LOT 26 & 25' STRIP  
NEW HOPE ACRES  
BOM 1953, PG 26  
D.B. 10877, PG 1093  
PIN# 1725693305  
TYPE USE: SINGLE FAMILY  
ZONING R-6

**NOTES**

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING DATED SEPTEMBER 25, 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 3702431725K DATED JULY 19, 2022.
- NO ONSITE 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.
- PER UDO SECTION 2.2.1.6.B.5, RESIDENTIAL INFILL RULES MAY BE APPLICABLE.

**LEGEND**

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

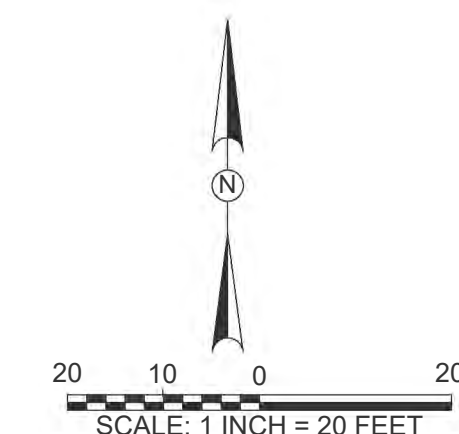
**CITY OF RALEIGH UTILITY NOTES**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: 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 PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5' 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.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 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 2X2' 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 NCDOW, 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 LIC 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.

**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.b.ix.

-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.



KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
		SHADE TREES						
NO	3	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'

**CRUMPLER**  
Consulting Services, PLLC



ISSUED FOR PERMITTING

DATE	DESCRIPTION	REV.

UTILITY, LANDSCAPING, AND GRADING PLAN  
LEE ROAD SUBDIVISION  
CITY OF RALEIGH FILE: SUB-XXXX-2024

PROJECT NO.: 24046  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 10/31/24  
SCALE: 1" = 10'

