



# 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 checked="" 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): 3116 SHERRY SUBDIVISION  |  |   |                                    |                                     |
| Property Address(es): 3116 SHERRY DRIVE  |  |   |                                    |                                     |
| Recorded Deed PIN(s): 1725-34-3206   |  |   |                                    |                                     |
| <b>Building type(s):</b>   | <input checked="" 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> David Jones  |                                    |
| Company:   | Title: OWNER                       |
| Address: 2907 Hogan Lane   |                                    |
| Phone #: 910-228-1655  | Email: Dave@richrealtygroup.com    |
| <b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> David Mang   |                                    |
| Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder |                                    |
| Company:   | Address: 2021 Fairview Rd.         |
| Phone #: 919-757-3652  | Email: mang@richrealtygroup.com    |
| <b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>  |                                    |
| <b>Developer Contact Names:</b> JOSH CRUMPLER  |                                    |
| Company: CRUMPLER CONSULTING SERVICES, F   | 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: 0.49AC   |                                    |   |   |
| Zoning districts (if more than one, provide acreage of each):<br>R-4 |                                    |   |   |
| 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)<br>Case # Z-                          | Board of Adjustment Case #<br>BOA- | Design Alternate Case #<br>DA-                                      |   |

**STORMWATER INFORMATION**

|   |  |
|---|--|
| Imperious Area on Parcel(s):<br>Existing (sf) <u>4,400</u> Proposed total (sf) <u>6,283</u> | Impervious Area for Compliance (includes right-of-way):<br>Existing (sf) <u>4,400</u> Proposed total (sf) <u>8,089</u> |
|---|--|

**NUMBER OF LOTS AND DENSITY**

|  |                           |   |
|--|---------------------------|---|
| # of Detached House Lots: 2  | # of Attached House Lots: | # of Townhouse Lots:                                    |
| # of Tiny House Lots:  | # of Open Lots:           | # of Other Lots (Apartment, General, Mixed Use, Civic): |
| Total # of Lots: 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): 4.08          |                           |   |

**SIGNATURE BLOCK**

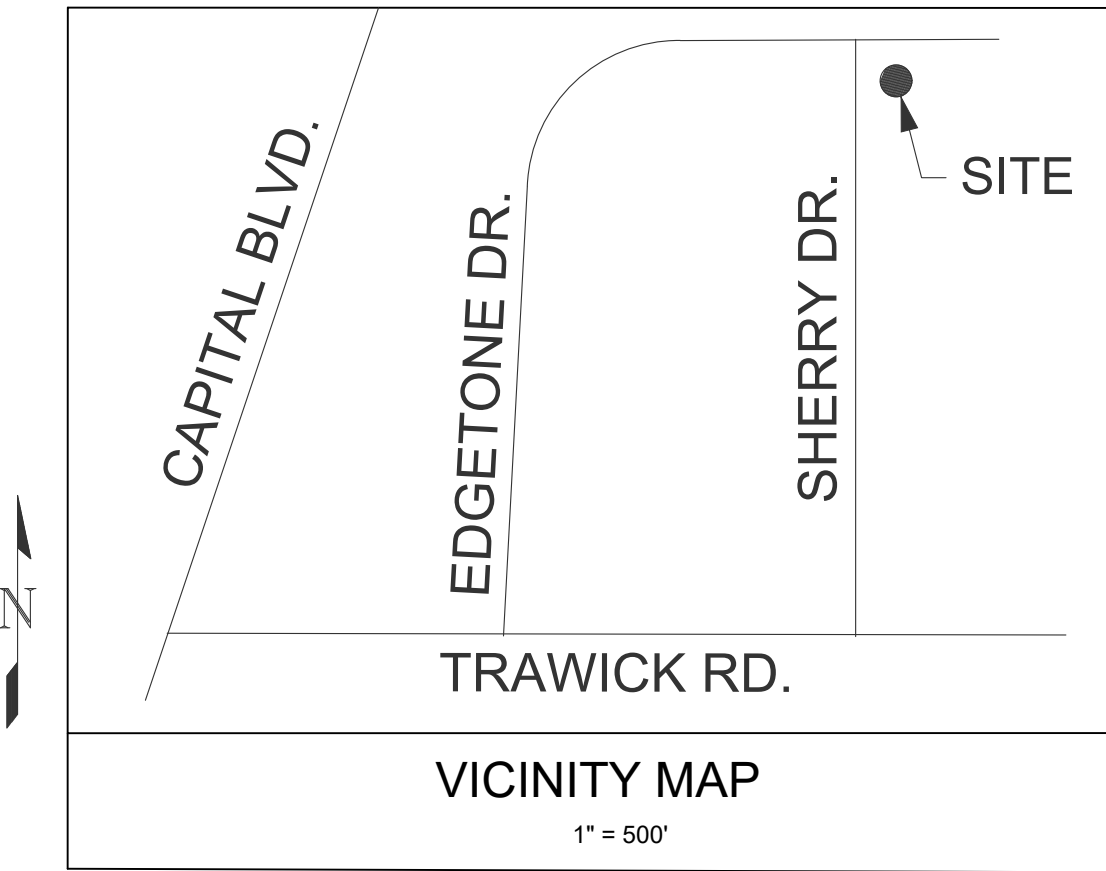
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(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>David Mang</u>     | Date: <u>11/1/2023</u> |
| Printed Name: <u>David Mang</u>  |                        |
| Signature: <u>David Jones</u>    | Date: <u>11/1/2023</u> |
| Printed Name: <u>David Jones</u> |                        |



# SUBDIVISION PLANS FOR 3116 SHERRY SUBDIVISION 3116 SHERRY DRIVE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-XXXX-2023

PREPARED FOR:  
RICH REALTY  
2021 FAIRVIEW ROAD  
RALEIGH, NORTH CAROLINA 27605

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 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.

-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.

#### NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY BARRY L SCOTT LAND SURVEYING DATED OCTOBER 27, 2022.
- 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 3720172500K 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- RESIDENTIAL INFILL STANDARDS (UDO SECTION 2.2.7). IF A COMPARATIVE SAMPLE CAN BE OBTAINED, THESE STANDARDS WILL NEED TO BE MET AT BUILDING PERMIT REVIEW.

#### SHEET

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

D-1

#### DESCRIPTION

COVER  
EXISTING CONDITIONS  
SUBDIVISION & LANDSCAPING PLAN  
UTILITY, GRADING  
AND STORMWATER 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

**CRUMPLER**  
Consulting Services, PLLC

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

ISSUED FOR  
PERMITTING

| DATE        |  |  |  |  |  |
|-------------|--|--|--|--|--|
| DESCRIPTION |  |  |  |  |  |
| REV         |  |  |  |  |  |

COVER

3116 SHERRY SUBDIVISION

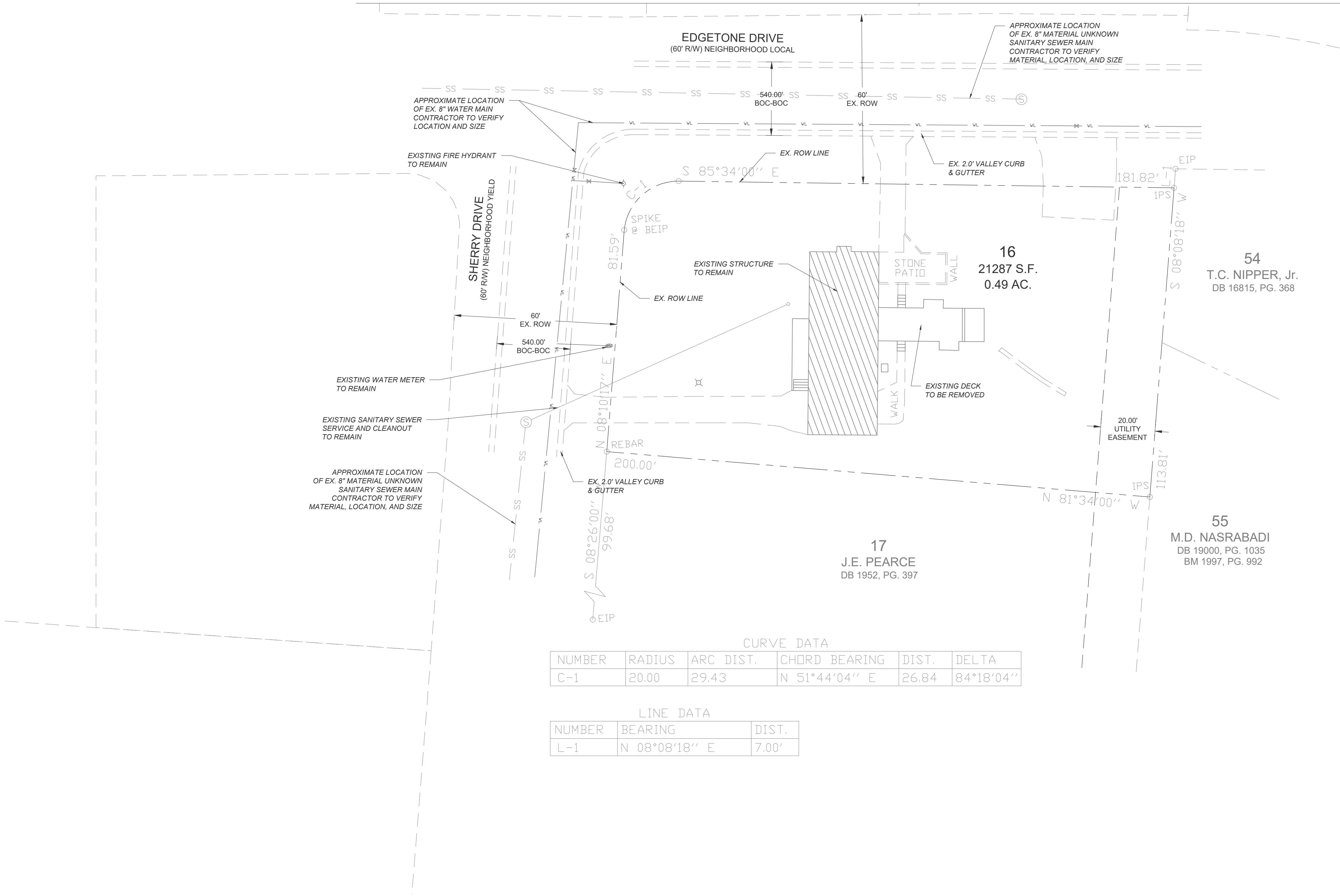
3116 SHERRY DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 23046  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 10/30/23  
SCALE: NTS

C-1

1 of 5



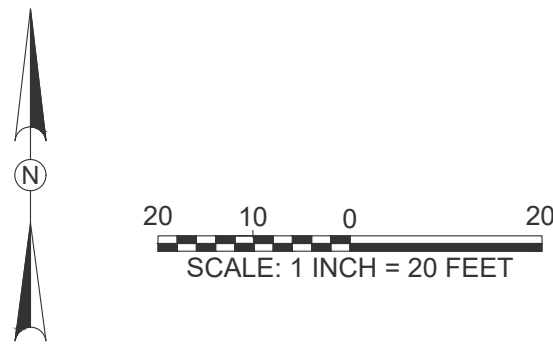


| CURVE DATA |        |           |               |       |           |
|------------|--------|-----------|---------------|-------|-----------|
| NUMBER     | RADIUS | ARC DIST. | CHORD BEARING | DIST. | DELTA     |
| C-1        | 20.00  | 29.43     | N 51°44'04" E | 26.84 | 84°18'04" |

| LINE DATA |               |       |
|-----------|---------------|-------|
| NUMBER    | BEARING       | DIST. |
| L-1       | N 08°08'18" E | 7.00' |

NOTES

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ISSUED FOR PERMITTING

| DATE | DESCRIPTION | REV |
|------|-------------|-----|
|      |             |     |
|      |             |     |
|      |             |     |
|      |             |     |

EXISTING CONDITIONS PLAN  
3116 SHERRY SUBDIVISION  
3116 SHERRY DRIVE  
RALEIGH, NORTH CAROLINA

|              |          |
|--------------|----------|
| PROJECT NO.: | 23046    |
| DRAWN BY:    | JAC      |
| CHECKED BY:  | JAC      |
| DATE:        | 10/30/23 |
| SCALE:       | 1" = 20' |

C-2

STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS:  
SHERRY DRIVE: 101LF OF 6" SIDEWALK = 101LF @ 6" = 606SF  
EDGETONE DRIVE: 200LF OF 6" SIDEWALK = 200LF @ 6" = 1,200SF  
TOTAL IMPERVIOUS SURFACE REQUIRED: 1,806SF  
TOTAL ALLOCATED PER LOT: 903SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=38%  
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
-LOT 1: 13,476SF (38%)=5,121SF-903SF=4,218SF MAX IMPERVIOUS SURFACE  
-LOT 2: 7,811SF (38%)=2,968SF-903SF=2,065SF 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.

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 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 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.

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.

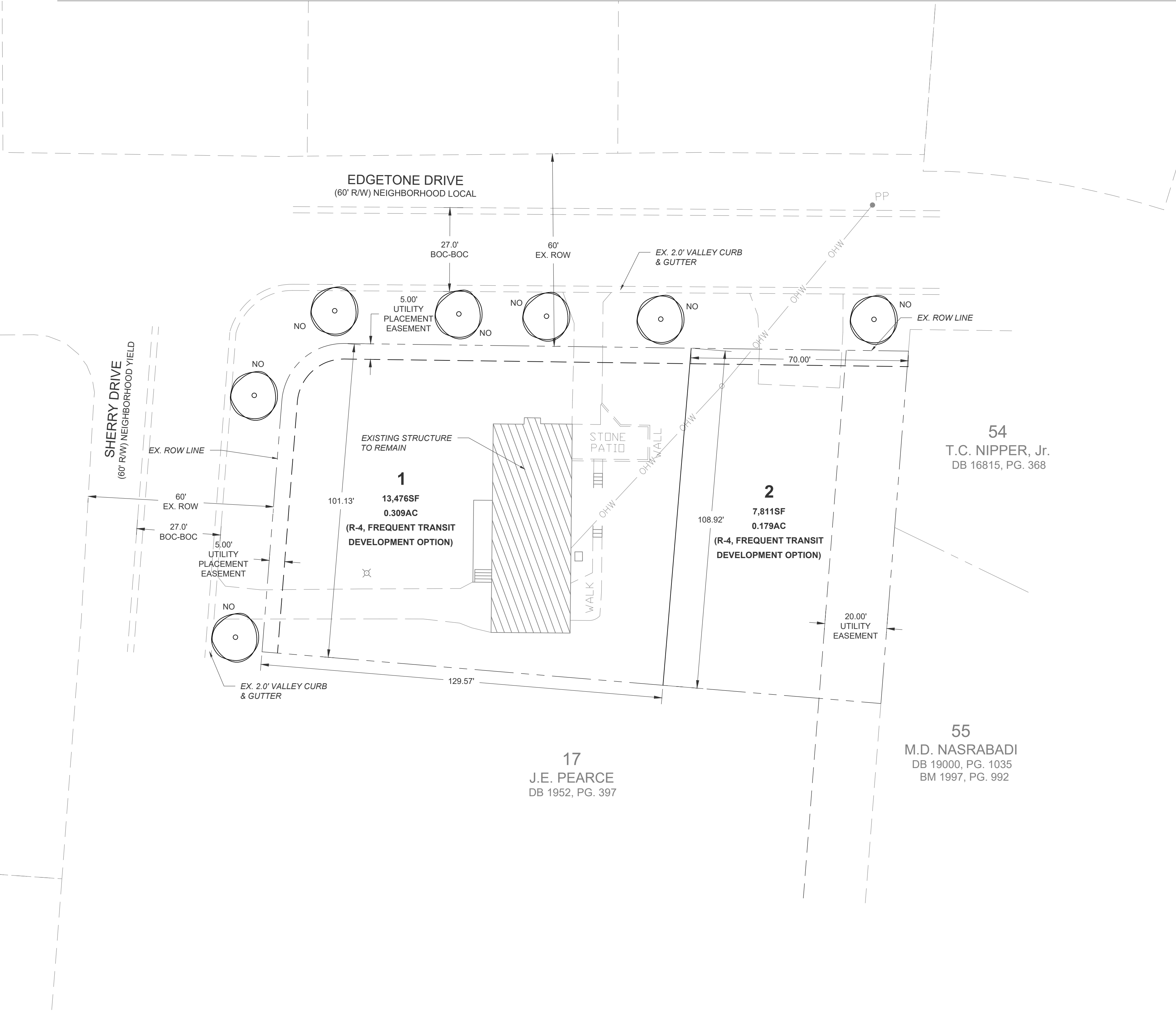
-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

EDGETONE DRIVE (NEIGHBORHOOD LOCAL STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF=200LF/40LF=5 TREES  
PROVIDED: 5 TREES

SHERRY DRIVE (NEIGHBORHOOD YIELD STREETSCAPE)  
REQUIREMENT: 1 TREE PER 40LF=101LF/40LF=2 TREES  
PROVIDED: 2 TREES

| KEY | QUA. | BOTANICAL NAME    | COMMON NAME | AT PLANTING |    |     |
|-----|------|-------------------|-------------|-------------|----|-----|
|     |      | SHADE TREES       |             |             |    |     |
| NO  | 7    | QUERCUS NUTTALLII | NUTTALL OAK | 10'         | 3" | B&B |
|     |      |                   |             |             |    |     |
|     |      |                   |             |             |    |     |
|     |      |                   |             |             |    |     |
|     |      |                   |             |             |    |     |
|     |      |                   |             |             |    |     |



SITE EXEMPTION NOTES:

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-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.

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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: 3116 SHERRY SUBDIVISION

SITE ADDRESS: 3116 SHERRY DRIVE  
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1725-34-3206

JURISDICTION: CITY OF RALEIGH  
EXISTING USE: SINGLE FAMILY  
PROPOSED USE: SINGLE FAMILY  
CURRENT ZONING DISTRICT: R-4  
CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA

TOTAL ACREAGE: 0.49 ACRES (21,287 SF)

PROPOSED LOT 1: R-4, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 6,500SF (MIN.)  
PROVIDED LOT SIZE: 13,476SF  
REQUIRED LOT WIDTH: 65' (MIN.)  
PROVIDED LOT WIDTH: 101.13' (MIN.)  
REQUIRED LOT DEPTH: 100' (MIN.)  
PROVIDED LOT DEPTH: 129.57' (MIN.)

PROPOSED LOT 2: R-4, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS:  
REQUIRED LOT SIZE: 6,500SF (MIN.)  
PROVIDED LOT SIZE: 7,811SF  
REQUIRED LOT WIDTH: 65' (MIN.)  
PROVIDED LOT WIDTH: 70' (MIN.)  
REQUIRED LOT DEPTH: 100' (MIN.)  
PROVIDED LOT DEPTH: 108.92' (MIN.)

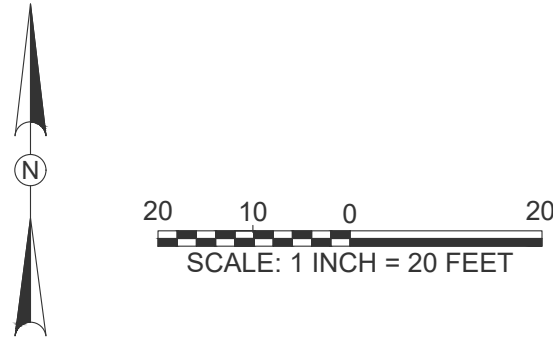
BLOCK PERIMETER REQUIRED (MAX.): 5,000LF  
BLOCK PERIMETER PROVIDED: 3,590LF\*\*  
\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:  
RICH REALTY  
2021 FAIRVIEW ROAD  
RALEIGH, NORTH CAROLINA 27605

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

NOTES

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

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

DATE

DESCRIPTION

REV

SUBDIVISION & LANDSCAPING PLAN

3116 SHERRY SUBDIVISION

3116 SHERRY DRIVE  
RALEIGH, NORTH CAROLINA

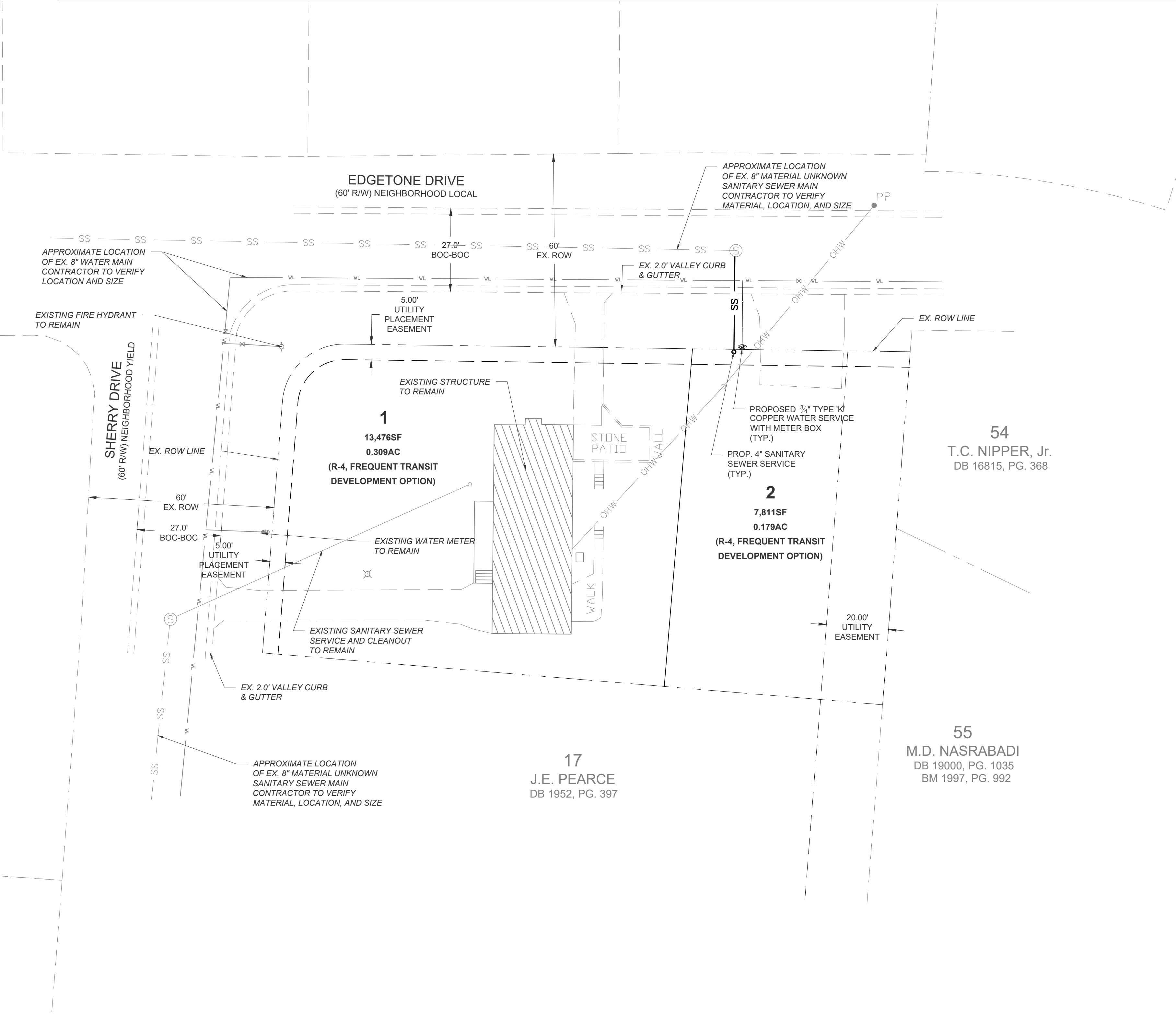
PROJECT NO.: 23046  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 10/30/23  
SCALE: 1" = 20'

C-3



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) 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.
  - 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 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.
  - 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. CLEARANCE (PER CORPUD DETAILS W41 & 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 &/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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 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 ¾" 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 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 / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. 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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.



| LEGEND |                                     |
|--------|-------------------------------------|
|        | EXISTING PROPERTY LINE              |
|        | EXISTING ABUTTING PROPERTY LINE     |
|        | EXISTING RIGHT-OF-WAY               |
|        | EXISTING OVERHEAD POWER LINE        |
|        | EXISTING ABUTTING PROPERTY LINE     |
|        | EXISTING BUILDING SETBACK LINE      |
|        | EXISTING PARKING SETBACK LINE       |
|        | 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 |
|        | EXISTING CONTOUR MAJOR              |
|        | EXISTING CONTOUR MINOR              |
|        | PROPOSED SANITARY MANHOLE           |
|        | PROPOSED HYDRANT ASSEMBLY           |

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

| DATE        |  |  |  |  |  |
|-------------|--|--|--|--|--|
| DESCRIPTION |  |  |  |  |  |
| REV         |  |  |  |  |  |

UTILITY, GRADING  
AND STORMWATER PLAN  
3116 SHERRY SUBDIVISION  
3116 SHERRY DRIVE  
RALEIGH, NORTH CAROLINA

|              |          |
|--------------|----------|
| PROJECT NO.: | 23046    |
| DRAWN BY:    | JAC      |
| CHECKED BY:  | JAC      |
| DATE:        | 10/30/23 |
| SCALE:       | 1" = 20' |

C-4

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

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY BARRY L SCOTT LAND SURVEYING DATED OCTOBER 27, 2022.
- 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 3720172500K 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.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

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 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.



