



# Administrative Approval Action

Case File / Name: SUB-0063-2023  
DSLCL - 3116 SHERRY SUBDIVISION

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

**LOCATION:** This subdivision is located in the southeast corner of Sherry Drive and Edgetone Drive at 3116 Sherry Drive. An existing house on site will remain on proposed lot 1.  
**REQUEST:** This subdivision of a 0.49 acre lot zoned R-4 is to create 2 detached house lots. The majority of the site is in a Frequent Transit Area and the development plan will utilize the Frequent Transit Development Option.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** N/A

**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 March 1, 2024 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:*

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

**The following items are required prior to approval of Site Permitting Review plans:**

### 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.

**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



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1. A fee-in-lieu for 101 LF of 6' sidewalk for Sherry Dr, and 200 LF of 6' sidewalk for Edgetone Dr is paid to the City of Raleigh (UDO 8.1.10).
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 maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

4. A public infrastructure surety for (6) trees: (4) along Edgetone Dr. and (2) along Sherry Dr. 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. 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.

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Edgetone Dr. and (2) trees along Sherry Dr. for a total of (6) right-of-way trees.

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



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## General

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

## Stormwater

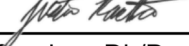
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

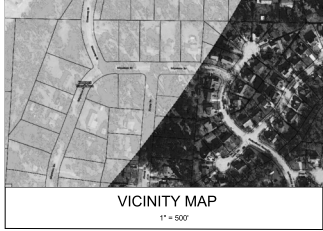
**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: June 10, 2027**  
Record at least  $\frac{1}{2}$  of the land area approved.

**5-Year Sunset Date: June 10, 2029**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_  \_\_\_\_\_ Date: 06/10/2024  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



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

CITY OF RALEIGH FILE: SUB-0063-2023

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

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

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	07/20/24	CITY OF RALEIGH COMMENTS
2	03/01/24	CITY OF RALEIGH COMMENTS

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

DocuSign Envelope ID: 28267076-6715-4029-8620-AF04D67644

**Preliminary Subdivision Application**  
Site Review  
Planning and Development Customer Service Center • One Exchange Place, Suite 401 • Raleigh, NC 27601 • 919-589-2000

**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 checked/checked. Please email all documents and your preliminary subdivision plans to [SubReview@raleighnc.gov](mailto:SubReview@raleighnc.gov).

**DEVELOPMENT OPTIONS (UDO Chapter 2)**

Conventional Subdivision  Compact Development  Conservation Development  
 Cottage Court  Flag lot  Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

**GENERAL INFORMATION**

Scoping/sketch plan case number(s):  
 Development name (subject to approval): 3116 SHERRY SUBDIVISION  
 Property Address(es): 3116 SHERRY DRIVE  
 Recorded Deed PIN(s): 1725-34-3206

**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) Name(s): David Jones  
 Company: Title: OWNER  
 Address: 2907 Hogan Lane  
 Phone #: 919-228-1655 Email: Dave@richrealtygroup.com

Applicant Name (if different from owner, see "who we apply" in instructions): David Mang  
 Relationship to owner:  lease or contract purchaser  Owner's authorized agent  Assessor holder  
 Company: Address: 2021 Fairview Rd.  
 Phone #: 919-757-3652 Email: mang@richrealtygroup.com

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

Developer Contact Name(s): JOSH CRUMPLER  
 Company: CRUMPLER CONSULTING SERVICES, PLLC Title: OWNER  
 Address: 2308 RIDGE ROAD, RALEIGH, NC 27612  
 Phone #: 919-413-1704 Email: JOSH@CRUMPLERCONSULTING.COM

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raleighnc.gov

DocuSign Envelope ID: 28267076-6715-4029-8620-AF04D67644

**DEVELOPMENT TYPE • SITE LAYOUT TABLE - ZONING INFORMATION**

Close site acreage: 0.49AC  
 Zoning district (if more than one, provide acreage details):  
 R-4

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: BQA- DA-

**STORMWATER INFORMATION**

Impervious Area on Parcel(s):  
 Existing (sq. ft.): 4,400 Proposed total (sq. ft.): 5,263 Impervious Area for Compliance (Includes 95% of area):  
 Existing (sq. ft.): 4,400 Proposed total (sq. ft.): 5,089

**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 townhouse units (if known): 1st 2nd 3rd 4th  
 Proposed density for each zoning district (UDO 1.5.2): 4.08

**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160C-402(a)), application for development approval 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 assessment holder may also apply for development approval for such development as is authorized by the assessment.

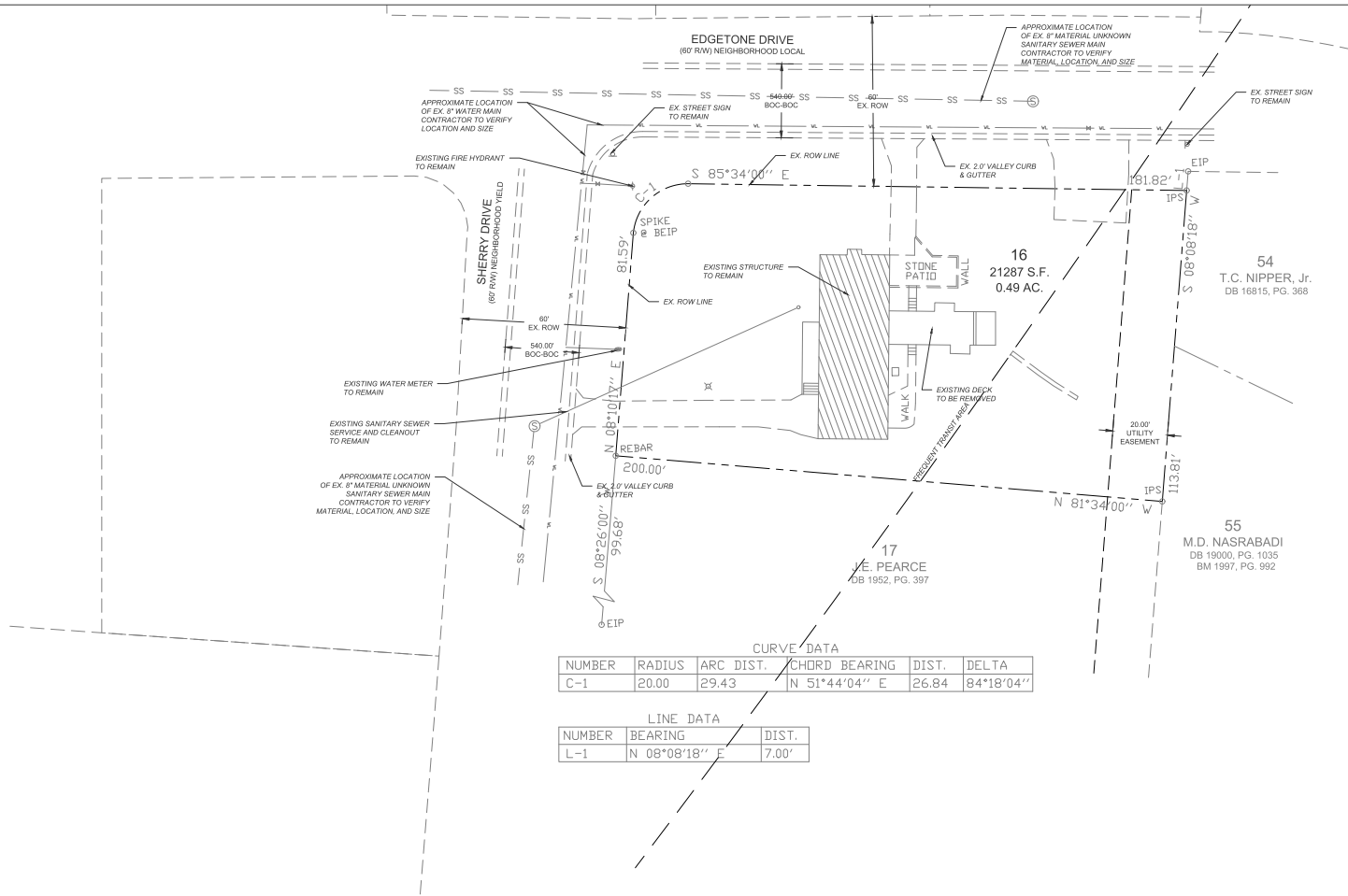
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-402(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approval is subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(b).

The undersigned certifies that the property covered in the 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. 143-756.1), 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 be processed and the development approval is subject to the same permit processing as required that apply to the new application.

Signature: David Jones Date: 11/17/2023  
 Printed Name: David Jones  
 Signature: David Jones Date: 11/17/2023  
 Printed Name: David Jones

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raleighnc.gov



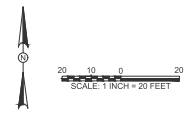
CURVE DATA

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**
- 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.



ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	07/20/24	CITY OF RALEIGH COMMENTS
2	03/01/24	CITY OF RALEIGH COMMENTS

**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'

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	07/23/24	CITY OF RALEIGH COMMENTS
2	03/01/24	CITY OF RALEIGH COMMENTS

**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'

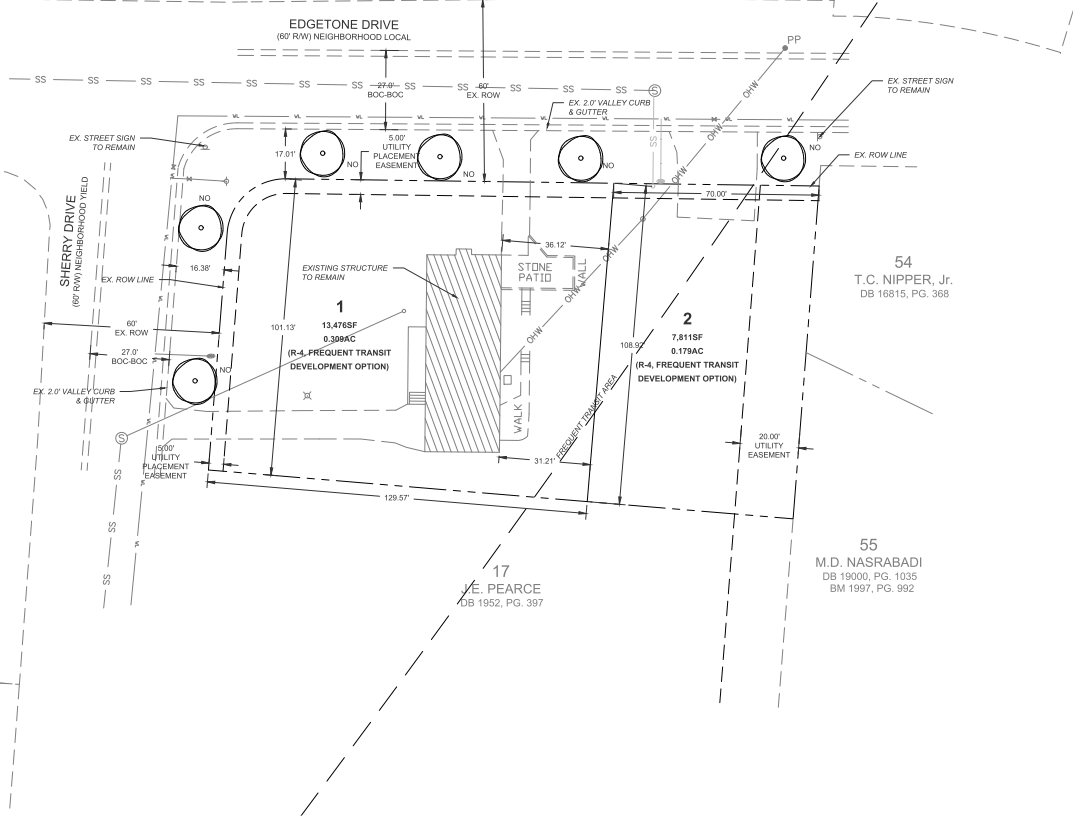
- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING ABUTTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY
  - OHW --- OHW --- EXISTING OVERHEAD POWER LINE
  - EXISTING ABUTTING PROPERTY LINE
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EASEMENT
  - PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
  - PROPOSED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

**SUMMARY INFORMATION**

DEVELOPMENT NAME: 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: 6,300SF (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: 6,300SF (MIN.)  
 PROVIDED LOT SIZE: 7,811SF  
 REQUIRED LOT WIDTH: 60' (MIN.)  
 PROVIDED LOT WIDTH: 77' (MIN.)  
 REQUIRED LOT DEPTH: 100' (MIN.)  
 PROVIDED LOT DEPTH: 108.57' (MIN.)  
 BLOCK PERIMETER REQUIRED (MAX.): 5,000 LF  
 BLOCK PERIMETER PROVIDED: 3,590 LF  
 \*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ii FOR SITES LESS THAN 2 ACRES  
 OWNER/DEVELOPER:  
 RICH REALTY  
 201 FAIRVIEW ROAD  
 RALEIGH, NORTH CAROLINA 27605  
 ENGINEER:  
 CRUMPLER CONSULTING SERVICES, PLLC  
 CONTACT: JOSH CRUMPLER, PE  
 2308 RIDGE ROAD  
 RALEIGH, NC 27612  
 (919) 433-1704

- 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 FLOODPLAIN AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720172500K DATED JULY 15, 2022.
  - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  - THIS DRAWING IS NOT FOR RECORDED.
  - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

- 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.ii.
  - 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-16.



- STORMWATER IMPERVIOUS NOTES:**
- REQUIRED SITE IMPROVEMENTS:  
 SHERRY DRIVE: 10' LF OF 6" SIDEWALK + 10' LF @ 6" = 606 SF  
 EDGETONE DRIVE: 200 LF OF 6" SIDEWALK + 200 LF @ 6" = 1,200 SF  
 TOTAL IMPERVIOUS SURFACE REQUIRED: 1,806 SF  
 TOTAL ALLOCATED PER LOT: 903 SF
- MAXIMUM IMPERVIOUS SURFACE PER ZONING: 38%  
 MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
 LOT 1: 13,476 SF (38%) = 5,121 SF - 903 SF = 4,218 SF MAX IMPERVIOUS SURFACE  
 LOT 2: 7,811 SF (38%) = 2,968 SF - 903 SF = 2,065 SF MAX IMPERVIOUS SURFACE
- PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.4.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**
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TRP-03.
  - STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 1 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, PINE MOSS OR SPREDDO 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 BURIAL 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 STREETS/CAPE)  
 REQUIREMENT: 1 TREE PER 40LF = 18LF/140LF = 4 TREES  
 PROVIDED: 4 TREES
- SHERRY DRIVE (NEIGHBORHOOD YIELD STREETS/CAPE)  
 REQUIREMENT: 1 TREE PER 40LF = 10LF/140LF = 2 TREES  
 PROVIDED: 2 TREES

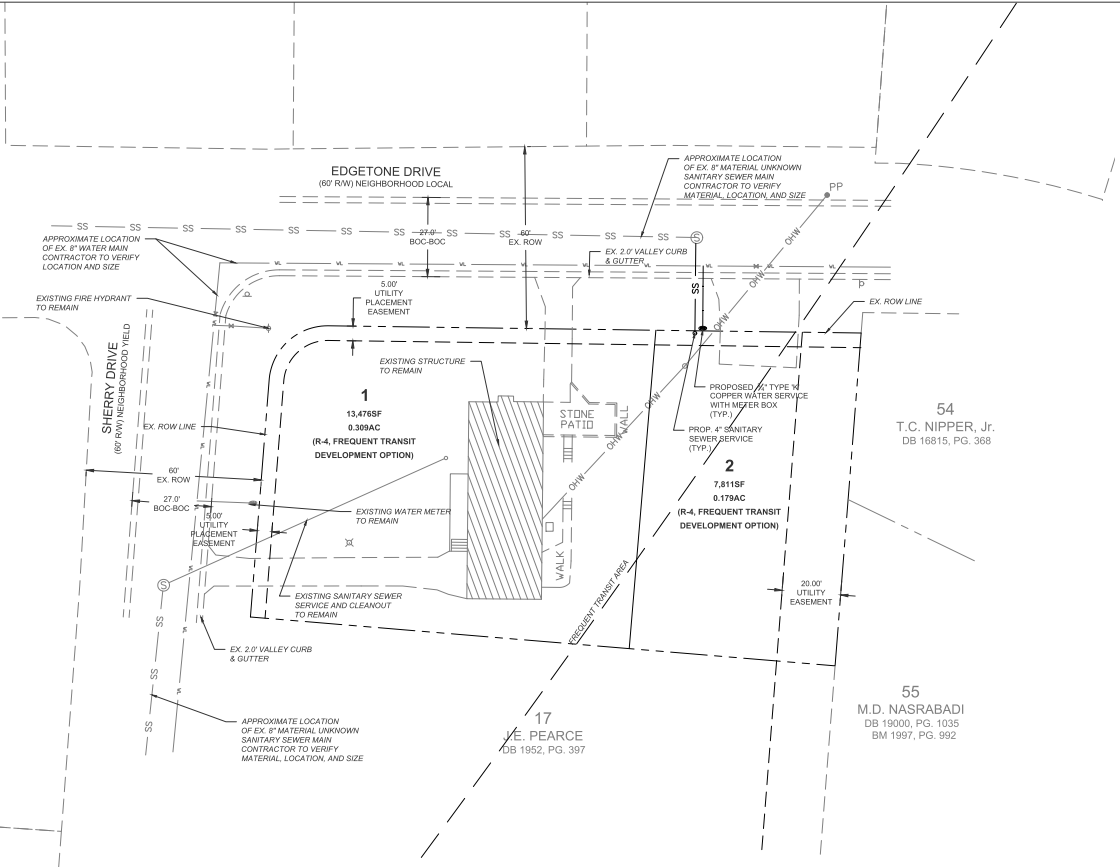
KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			
		SHADE TREES					
NO	7	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
OHW OHW	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING PARKING SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
SS SS	EXISTING SANITARY SEWER
SS SS	EXISTING WATER LINE
SS SS	EXISTING SANITARY SEWER MANHOLE
SS SS	PROPOSED SANITARY SEWER
SS SS	PROPOSED WATER LINE
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT
---	EXISTING CONTOUR MA
---	EXISTING CONTOUR MIN
---	PROPOSED SANITARY M
---	PROPOSED HYDRANT A

**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 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.
  - WHEN INSTALLING WATER BIOR 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 ENCASEMENT EXTENDED 18" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 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 W41 & 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 AND 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 TRAVELING 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 FORCE MAINS.
- 4.0" MINIMUM COVER IS REQUIRED ON ALL REVISIONS.
- 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 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 90 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 FOOD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A U/C / BLDG PERMIT. CONTACT (919) 998-4918 OR FOG@RALEIGH.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX D 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 U/C / BLDG PERMIT. CONTACT (919) 998-5923 OR CROSS.CONNECTION@RALEIGH.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 \$200,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.



**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.iv.
- 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-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 RECORDED.
- 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%).
- RAMPIS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.
- 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.

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	07/20/24	CITY OF RALEIGH COMMENTS
2	03/01/24	CITY OF RALEIGH COMMENTS

**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'

