



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.

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 type="checkbox"/> Flag lot	<input type="checkbox"/> 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): Caraleigh Commons Phase 2	
Property Address(es): 1608 Ellen Dawson Way	
Recorded Deed PIN(s): 1703-21-0582	
Building type(s):	<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	
Current Property Owner(s) Names: Richard Johnson	
Company: Caraleigh Village, LLC	Title: Registered Agent
Address: 421 Maritime PI, Pine Knoll Shores, NC 28512	
Phone #: 919.271.1021	Email: richard.cityspace@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Richard Johnson	
Company: Cityspace Homes	Title: President
Address: 421 Maritime PI, Pine Knoll Shores, NC 28512	
Phone #: 919.271.1021	Email: richard.cityspace@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 12.60			
Zoning districts (if more than one, provide acreage of each): PD			
Overlay district(s): SHOD-2	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): N/A Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots: 7	# 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: 7	Total # Dwelling Units: 7	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 3.88		

APPLICANT SIGNATURE BLOCK

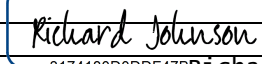
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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: 	Date: 11/12/2024
Printed Name: <small>DocuSigned by: 3174180D0DDF47BR</small> Richard Johnson, owner/manager	
Signature:	Date:
Printed Name:	

CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CARALEIGH COMMONS RESIDENTIAL PHASE 2 1608 ELLEN DAWSON WAY CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLANS

CITY OF RALEIGH PROJECT NO. ----
DATE: NOVEMBER 12, 2024

- CURB INLET
- GRATE INLET/YARD INLET
- FLARED END SECTION
- FIRE HYDRANT
- BLOW-OFF ASSEMBLY
- GATE VALVE
- REDUCER
- WATER METER
- SAN SEWER MANHOLE
- CLEAN OUT
- POWER POLE
- TELEPHONE PEDESTAL
- AREA LIGHT
- SIGN
- 8" INLET
- 12" INLET/YARD INLET
- RED END SECTION
- HYDRANT
- W-OFF ASSEMBLY
- E VALVE
- UCR
- ER METER

- G
- HOLE
- AN OUT
- ↓
- E
- RK
- T FENCE
- EE PROTECTION FENCE
- MBINATION SILT/TREE PROTECTION FENCE
- ERSION DITCH
- D LIMITS

- GAS LINE
- COMMUNICATIONS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- WATER LINE
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER
- STORM DRAINAGE
- RM DRAINAGE
- ER LINE
- ITARY SEWER
- ITARY SEWER FORCE MAIN
- MAIN
- *PED ACCESSIBLE ROUTE

ACTIVITY MUST BE ACCEPTED BY THE CITY OF RALEIGH AND NCDOT

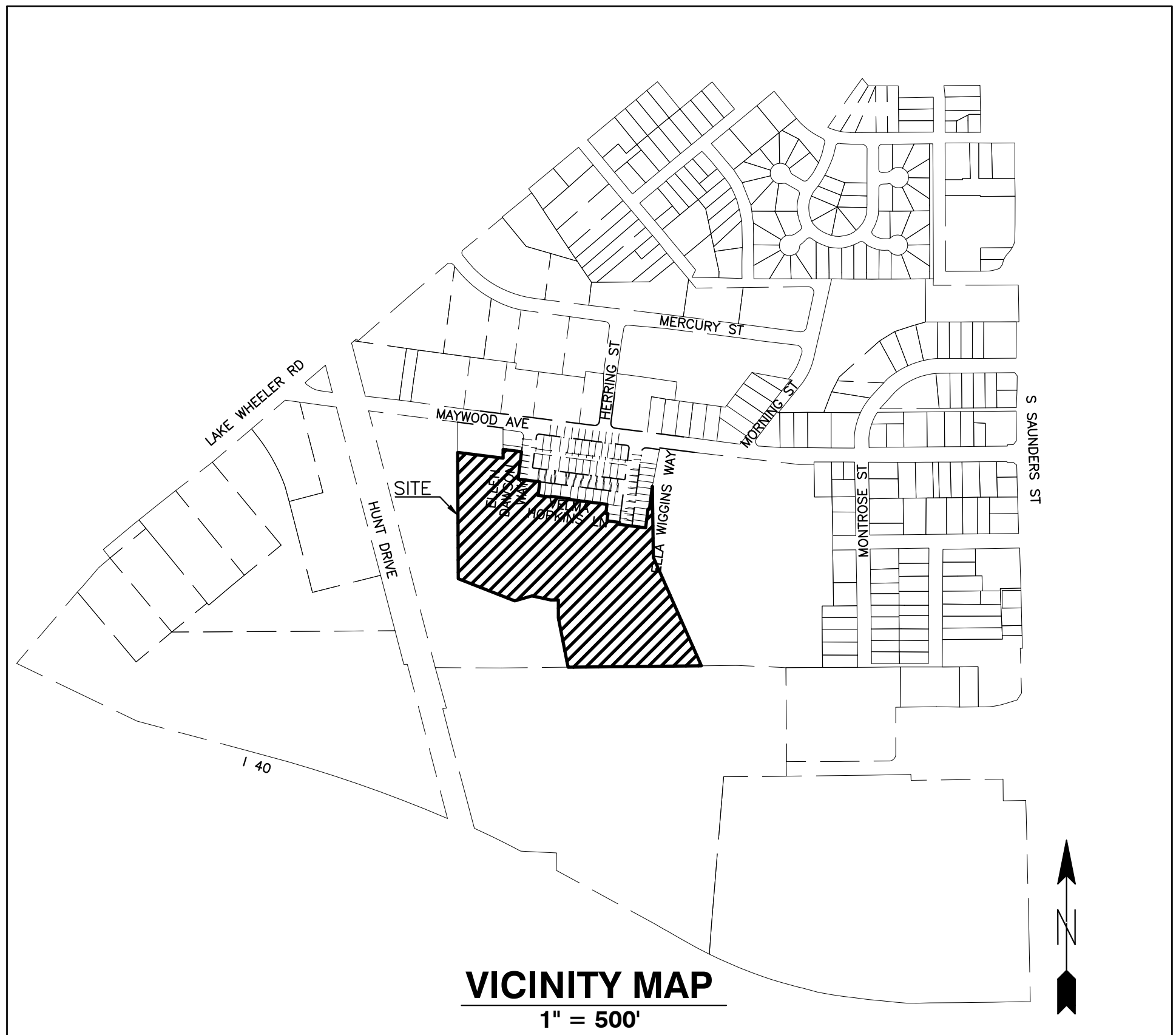
BY SURVEYING, PLLC.

NOTIFICATION AND MAY BE SUBJECT TO CHANGING UTILITIES. CALL 1-800-632-4949. DO NOT MATCH TO THE ATTENTION OF THE CITY OF RALEIGH PRIOR TO THE ATTENTION OF THE CITY OF RALEIGH.

BY OTHERS. REPAIRS SHALL BE MADE BY THE CITY OF RALEIGH.

IF ANY CONFLICTS ARE FOUND, THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR RESOLUTION. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR RESOLUTION.

PEOPLE SHALL BE RESPONSIBLE FOR RESOLUTION.



PUBLIC IMPROVEMENT QUANTITIES	
PHASE NUMBER	2
NUMBER OF LOTS	7
LOT NUMBERS BY PHASE	27, 51-56
NUMBER OF UNITS	7
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	0



OWNER/DEVELOPER:
CARALEIGH VILLAGE, LLC
514-388 DANIELS STREET
RALEIGH, NC 27605

CONTACT: RICHARD JOHNSON
PHONE: 919-271-1021
EMAIL: richard.cityspace@gmail.com

ENGINEER:
BNK
BASS | NIXON | KENNEDY
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919) 851-4422
FAX: (919) 851-8968
CERTIFICATION NUMBERS: NCBELS (C-0110)
NCBOLA (C-0267)

CONTACT: ADAM E. FREEMAN, PE
EMAIL: adam.freeman@BNKinc.com

SHEET INDEX

- COVER
- C0.1 EXISTING CONDITIONS & DEMOLITION PLAN
- C0.2 ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN
- C1.0 OVERALL PRELIMINARY SUBDIVISION PLAN
- C1.1 ENLARGED PRELIMINARY SUBDIVISION PLAN

Project Data Sheet
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2900

This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

GENERAL INFORMATION			
Development Name: Caraleigh Commons Phase 2		Proposed Use: Residential	
Property Address(es): 1608 Ellen Dawson Way			
Approved Site Plan or Subdivision case #:			
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:			
PIN #:	1703-21-0582	PIN #:	1703-21-0582
What is the project type?			
<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Freight Train Development Station
<input type="checkbox"/>	Hotel/Motel	<input type="checkbox"/>	Industrial building
<input type="checkbox"/>	Office	<input type="checkbox"/>	Religious institution
<input type="checkbox"/>	School	<input type="checkbox"/>	Shopping center
<input type="checkbox"/>	Townhouse	<input type="checkbox"/>	Civic use: Park, community center, museum or government facility
<input type="checkbox"/>		<input type="checkbox"/>	Congregate care
<input type="checkbox"/>		<input type="checkbox"/>	Mixed residential
<input type="checkbox"/>		<input type="checkbox"/>	Residential condo
<input type="checkbox"/>		<input type="checkbox"/>	Single-family residential
<input type="checkbox"/>		<input type="checkbox"/>	Telecommunication tower
<input type="checkbox"/>		<input type="checkbox"/>	Other

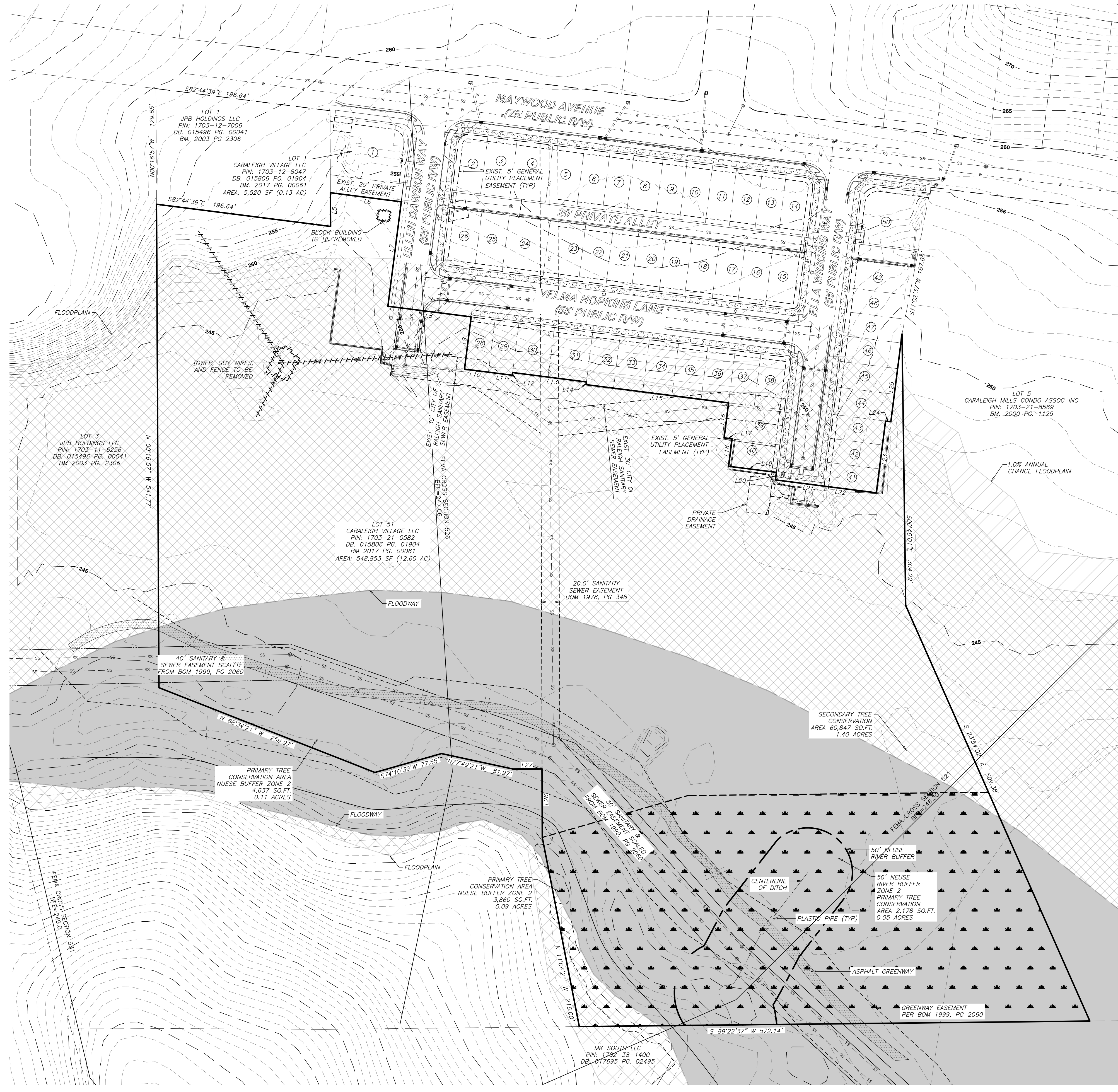
Scope of work: 7-lot single family residential subdivision. All infrastructure and site grading was installed in Phase 1.

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY			
1. Total number of townhouse lots:	Number attached:	Number detached:	
2. Total number of apartment or condominium units:			
3. Total number of Congregate Care or Life Care Dwelling units:			
4. Overall total number of dwelling units (from 1-3 above):			
5. Number of bedroom units:	1BR:	2BR:	3BR: 4BR or more:
6. Overall unit(s) per acre densities per zoning district(s):			

DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)	
Zoning district(s): PD	Proposed use of building(s): Residential
If more than one district, provide acreage of each:	
Proposed sq. ft. of building(s) gross:	4772
Overlay district(s): SHOD-2	Existing sq. ft. of building(s) gross: 0
Total site acreage: 12.60	Total sq. ft. gross (existing and proposed): 4772
Off street parking: Required:	Provided: Proposed height of building(s): 30' or more
COA (Certificate of Appropriateness) case #:	FAR (floor area ratio) %:
BOA (Board of Adjustment) case # A -	Building lot coverage %: 0.008
CUA (Conditional Use District) case # Z -	Inside City Limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

STORMWATER INFORMATION	
Existing impervious surface: 197 / 0.004	acres/square feet
Proposed impervious surface: 4,859 / 0.11	acres/square feet
Nature River buffer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Flood Hazard Area: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, Alluvial soils: Yes <input type="checkbox"/> No <input type="checkbox"/>
Flood Study: FEMA Map Panel #:	3720170300K
Total disturbed area: 0	acres/square feet

\\ckhiffie\civil_r\2023\23054 - Caraleigh Commons - Stormwater Analysis\CIVIL\04 Construction\08 Phase 2\01 - 23054 - Ex Cond.dwg, C0.1 - Ex Cond, 11/13/2024 11:38:45 AM, adam.freeman



LINE #	LENGTH	DIRECTION
L5	37.74'	S0° 16' 57"E
L6	79.97'	N82° 43' 02"W
L7	118.00'	N7° 16' 58"E
L8	94.05'	N82° 43' 02"W
L9	59.00'	N7° 16' 58"E
L10	16.95'	N82° 43' 02"W
L11	37.05'	N82° 43' 02"W
L12	3.00'	S7° 16' 58"W
L13	83.32'	N82° 43' 02"W
L14	3.00'	N7° 16' 58"E
L15	161.05'	N82° 43' 02"W
L16	39.50'	N7° 16' 58"E
L17	9.00'	N82° 43' 02"W
L18	31.00'	N7° 16' 58"E
L19	54.00'	N82° 43' 02"W
L20	8.50'	N7° 16' 58"E
L21	55.00'	N82° 43' 02"W
L22	59.00'	N82° 43' 02"W
L23	81.00'	S7° 16' 58"W
L24	6.00'	N82° 43' 02"W
L25	99.18'	S7° 16' 58"W
L26	76.81'	S0° 11' 21"E
L27	32.56'	N89° 48' 39"E

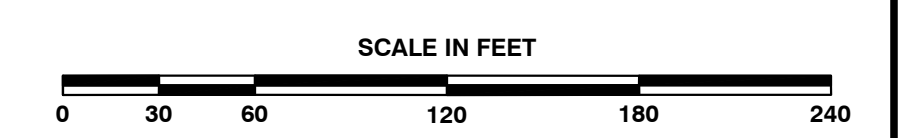
- | | | |
|--|---|--|
| <p>LOT 2
BARAJAS VARGAS, IVAN
ALCANTAR, THRESE
STEPHANIE
PIN: 1703-12-9056
DB: 019592 PG. 01893
BM: 2017 PG. 00061</p> <p>LOT 26
O'CONNELL DEVELOPING LLC
PIN: 1703-11-9948
DB: 019320 PG. 01569
BM: 2017 PG. 00061</p> <p>LOT 28
LARSON, JOHN CRAIG
LARSON, SHARON KAY
PIN: 1703-21-2832
DB: 019445 PG. 02785
BM: 2017 PG. 00062</p> <p>LOT 29
BRYDON, PATRICK THOMAS
LANG, SADIE CATHERINE
PIN: 1703-11-8895
DB: 017813 PG. 02591
BM: 2017 PG. 00061</p> <p>LOT 30
PHILLIPS MATHEW B
PHILLIPS, JESSICA
PIN: 1703-21-0825
DB: 019555 PG. 02073
BM: 2017 PG. 00061</p> <p>LOT 31
RISE NC DEVELOPMENT LLC
PIN: 1703-21-0865
DB: 018517 PG. 00120
BM: 2017 PG. 00062</p> <p>LOT 32
PENNERATE, GRACE SYKES
PENNERATE, JOHAN
PIN: 1703-21-1804
DB: 018883 PG. 00432
BM: 2017 PG. 00062</p> <p>LOT 33
COX, BRIAN
COX, JENESSA BINGHAM
PIN: 1703-21-1834
DB: 018589 PG. 01263
BM: 2017 PG. 00062</p> | <p>LOT 34
ISLEY, SHANNON
DARNELL, THREE
PIN: 1703-21-1873
DB: 019626 PG. 00886
BM: 2017 PG. 00062</p> <p>LOT 35
SELIENES, DANIELLE E.
SELIENES, HENNING A.
PIN: 1703-21-2803
DB: 018403 PG. 01135
BM: 2017 PG. 00062</p> <p>LOT 36
BULLOCK, CHARLES
PIN: 1703-21-2862
DB: 019445 PG. 02785
BM: 2017 PG. 00062</p> <p>LOT 37
GRIFFITH, TIMOTHY JAMES
MCKNIGHT, ANDREW MARTIN
PIN: 1703-21-2862
DB: 019617 PG. 00631
BM: 2017 PG. 00062</p> <p>LOT 38
BUMPASS, JACQUELINE
BROCK, THOMAS
PIN: 1703-21-2891
DB: 019650 PG. 00486
BM: 2017 PG. 00062</p> <p>LOT 39
DUCATTE, KERSTIN
PIN: 1706-21-2777
DB: 018591 PG. 01924
BM: 2017 PG. 00062</p> <p>LOT 40
DUCATTE, KERSTIN
PIN: 1703-21-2773
DB: 019515 PG. 00415
BM: 2017 PG. 00062</p> <p>LOT 41
A SQUARED LLC
PIN: 1703-21-3781
DB: 019383 PG. 01182
BM: 2017 PG. 00062</p> | <p>LOT 42
DEROSA, DANIEL G
KAZAL, ELIZABETH A
PIN: 1703-21-3783
DB: 017521 PG. 02283
BM: 2017 PG. 00062</p> <p>LOT 43
PARKER, PHILIP CHARLES
BAROT, CAMILLE
PIN: 1703-21-3796
DB: 018403 PG. 01178
BM: 2017 PG. 00062</p> <p>LOT 44
O'DONNELL, WILLIAM R
O'DONNELL, AMELIA J
PIN: 1703-21-3799
DB: 019607 PG. 02175
BM: 2017 PG. 00062</p> <p>LOT 45
SOLTAN, ANTHONY ADEEB
PIN: 1703-21-4802
DB: 019339 PG. 01217
BM: 2017 PG. 00062</p> <p>LOT 46
DIXON, KENNETH PALMER
LARSON, SARAH MICHELLE
PIN: 1703-21-4805
DB: 017894 PG. 00839
BM: 2017 PG. 00062</p> <p>LOT 47
TRACEY, MATHEW MICHAEL
TRACEY, JESSICA MYERS
PIN: 1703-21-4808
DB: 017087 PG. 00905
BM: 2017 PG. 00062</p> <p>LOT 48
WINDERS, KATHERINE LYNNE
RIEDEL, DUSTIN
PIN: 1703-21-4910
DB: 016896 PG. 00836
BM: 2017 PG. 00062</p> |
|--|---|--|

LEGEND

	1.0% ANNUAL CHANCE FLOODPLAIN
	FLOODPLAIN
	FLOODWAY
	TREE CONSERVATION AREA

WETLANDS EXIST ON-SITE
FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4432 FAX: (919) 851-8986
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

CARALEIGH COMMONS RESIDENTIAL PHASE 2
1608 ELLEN DAWSON WAY
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 60'

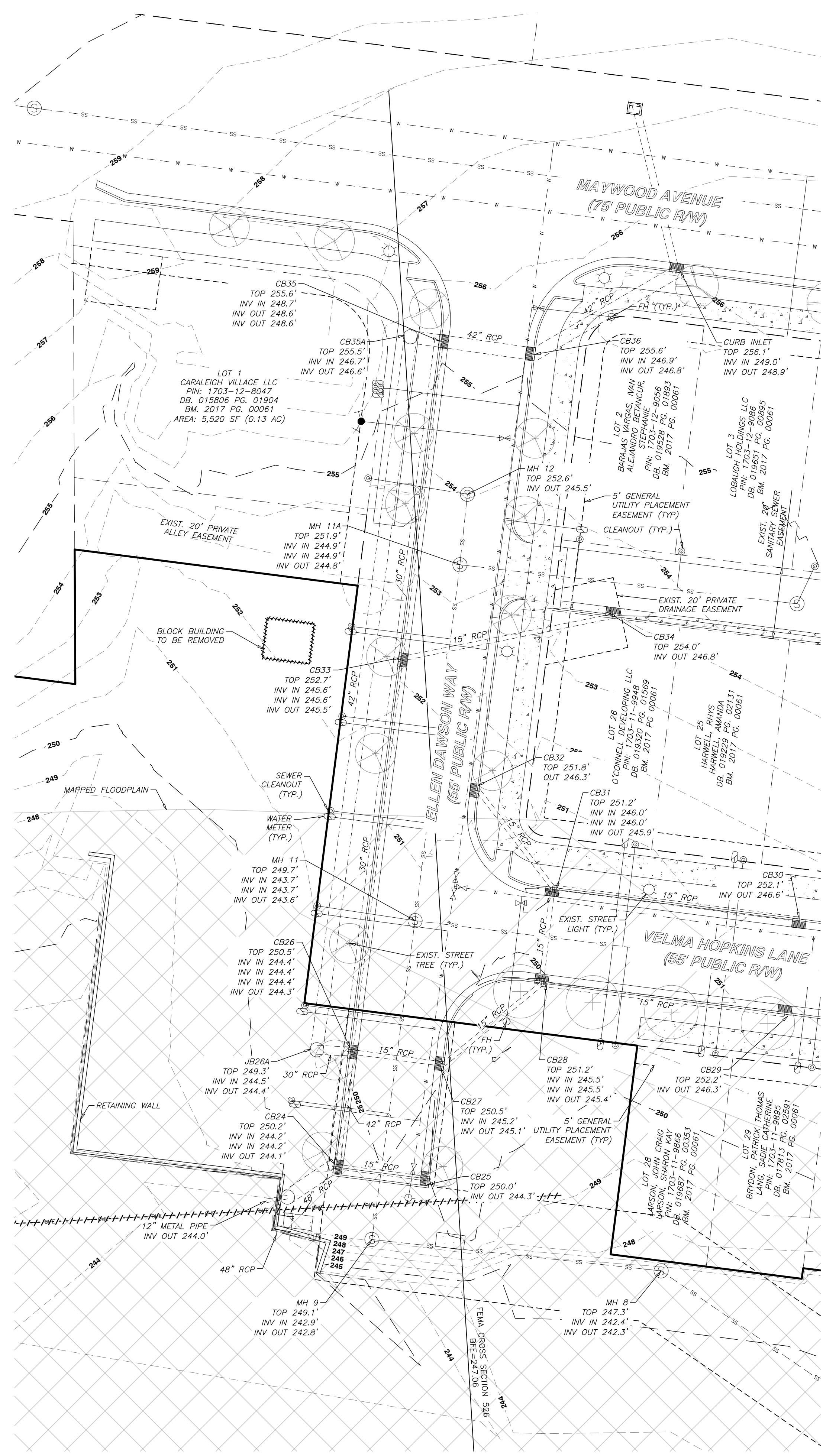
CHK BY: AEF

SHEET C0.1

CITY OF RALEIGH PROJECT NO.

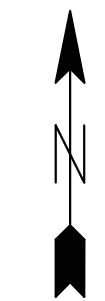
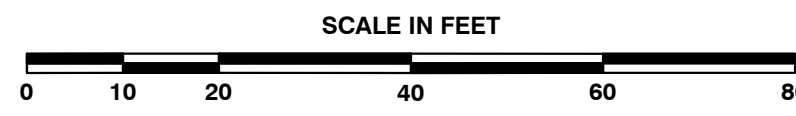
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

\\chiffle\civil_r\2023\23054 - Caraleigh Commons - Stormwater Analysis\CIVIL\04 Construction\08 Phase 2\01 - 23054 - Ex Cond.dwg, C0.2 - Ex Cond, 11/13/2024 11:38:47 AM, adam.freeman



WETLANDS EXIST ON-SITE
 FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



BASS, NIXON & KENNEDY, INC.
 CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 851-4432 FAX: (919) 851-8866
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

03-23054 11-12-2024 SED
 JOB NO. DATE DRAWN BY

ENLARGED EXISTING
 CONDITIONS &
 DEMOLITION PLAN

SCALE: 1" = 20' CHK BY: AEF

**CARALEIGH COMMONS
 RESIDENTIAL PHASE 2**
 1608 ELLEN DAWSON WAY
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET
C0.2

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

\\ckh\file\civil_r\2023\23054 - Caraleigh Commons - Stormwater Analysis\CIVIL\04 Construction\08 Phase 2\02 - 23054 - Site.dwg, C1.0 - Site, 11/13/2024 11:38:55 AM, adam.freeman



PROJECT DATA

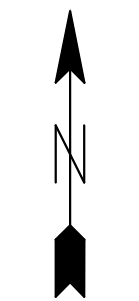
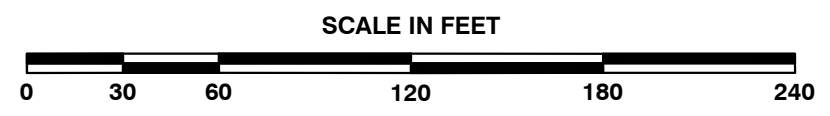
ZONING:	PD (PLANNED DEVELOPMENT)
OVERLAY DISTRICT:	SHOD-2
EXISTING USE:	VACANT
PROPOSED USE:	DETACHED SINGLE-FAMILY
PIN #:	1703-21-0582
REID:	0443248
DEED BOOK/PAGE:	015806/01904
ORIGINAL OVERALL SITE AREA:	16.514 AC (719,344 SF)
PHASE 1 SITE AREA:	3.914 AC (170,491 SF)
RIGHT-OF-WAY AREA:	1.302 AC (56,717 SF)
ALLEY AREA:	0.254 AC (11,047 SF)
LOT AREA:	2.358 AC (102,727 SF)
OPEN SPACE AREA:	0 AC (0 SF)
NUMBER OF LOTS:	49 (57 DETACHED, 2 APARTMENT)
PHASE 2 SITE AREA:	12.600 AC (548,853 SF)
RIGHT-OF-WAY AREA:	0.075 AC (3,251 SF)
LOT AREA:	0.313 AC (13,619 SF)
OPEN SPACE AREA:	12.213 AC (531,983 SF)
NUMBER OF LOTS:	7
DENSITY:	3.88 UNITS/AC
MINIMUM LOT AREA:	1,500 SF
MINIMUM LOT WIDTH:	27 FT
MAXIMUM BUILDING HEIGHT:	50'/3 STORIES (LESSER OF THE TWO)
MINIMUM LOT SIZE:	0.037 AC (1,593 SF)
AVERAGE LOT SIZE:	0.045 AC (1,946 SF)
MAXIMUM LOT SIZE:	0.057 AC (2,491 SF)
OPEN SPACE REQUIRED (10% OF SITE):	1.651 AC (71,934 SF)
OPEN SPACE PROVIDED:	12.213 AC (531,983 SF)
IMPERVIOUS SURFACE AREA:	
ONSITE ROAD, C&G, CONCRETE:	0.31 AC
LOT IMPERVIOUS:	1.49 AC
PUBLIC ROAD, C&G:	0.80 AC
PUBLIC SIDEWALK/CONCRETE:	0.42 AC
TOTAL:	3.02 AC (130,774 SF)
*PERCENTAGE SHOWN IS BASED ON THE TOTAL PROJECT AREA, INCLUDING ROADWAY IMPROVEMENTS (16.71 ACRES)	

LEGEND

- 1.0% ANNUAL CHANCE FLOODPLAIN
- FLOODPLAIN
- FLOODWAY
- TREE CONSERVATION AREA

WETLANDS EXIST ON-SITE
FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



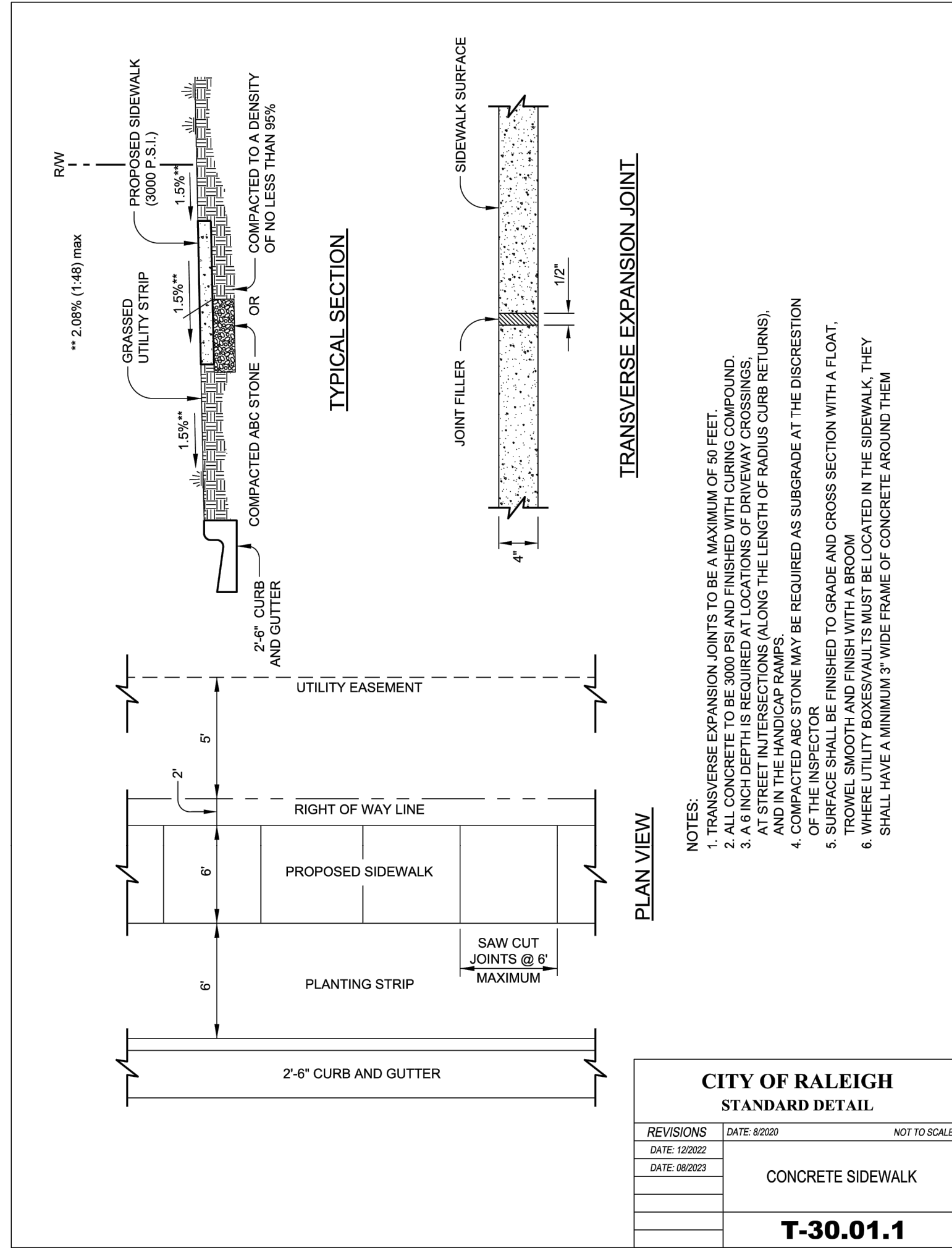
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 950, RALEIGH, NC 27607
 TELEPHONE: (919) 851-4432 FAX: (919) 851-8888
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

03-23054 11-12-2024 SFD
 JOB NO. DATE DRAWN BY
OVERALL PRELIMINARY SUBDIVISION PLAN
 SCALE: 1" = 60' CHK BY: AEF

CARALEIGH COMMONS RESIDENTIAL PHASE 2
 1608 ELLEN DAWSON WAY
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET **C1.0**



TYPICAL SECTION

PLAN VIEW

TRANSVERSE EXPANSION JOINT

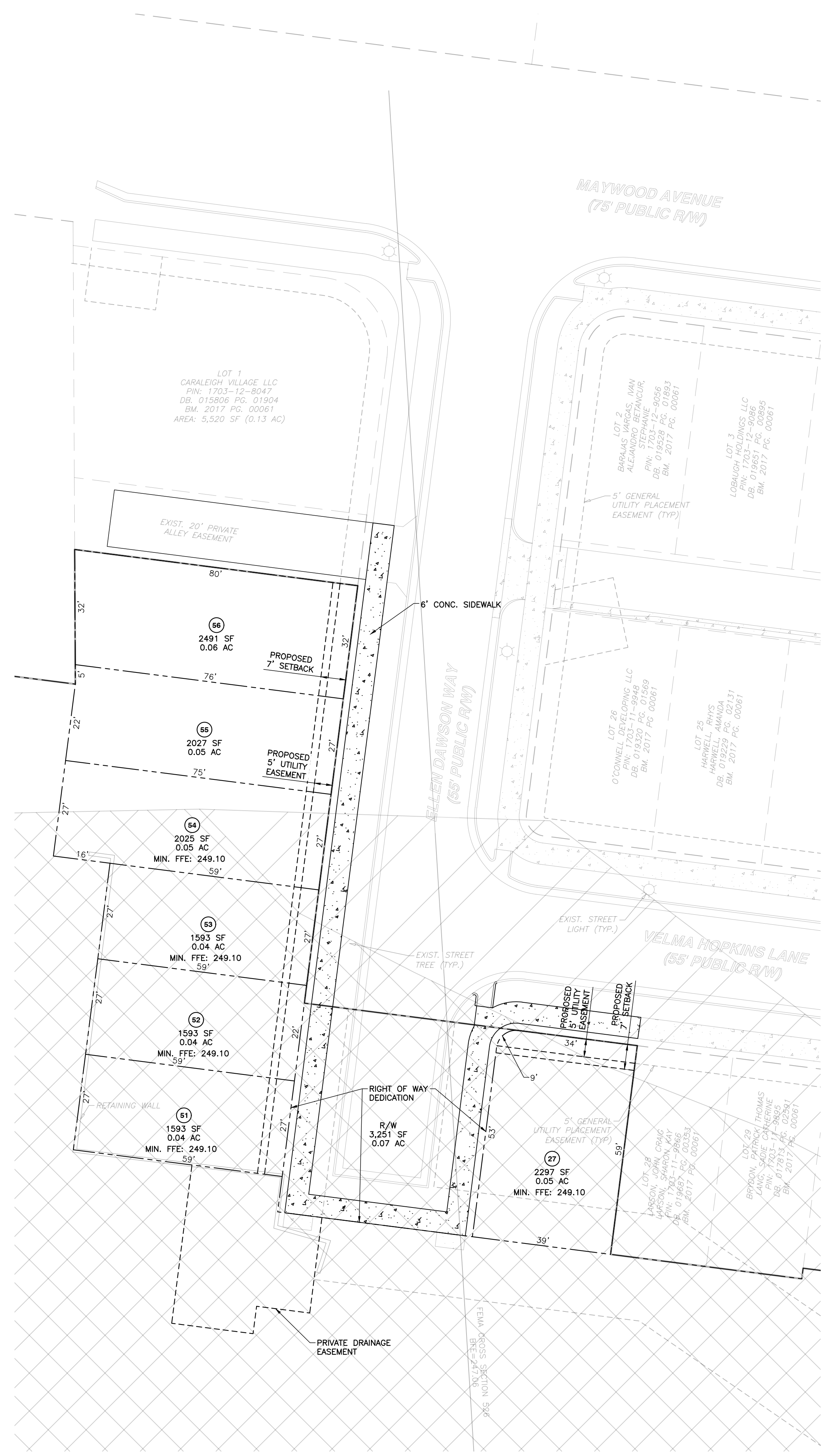
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE	NOT TO SCALE
DATE: 12/02/22		
DATE: 08/02/23		

CONCRETE SIDEWALK

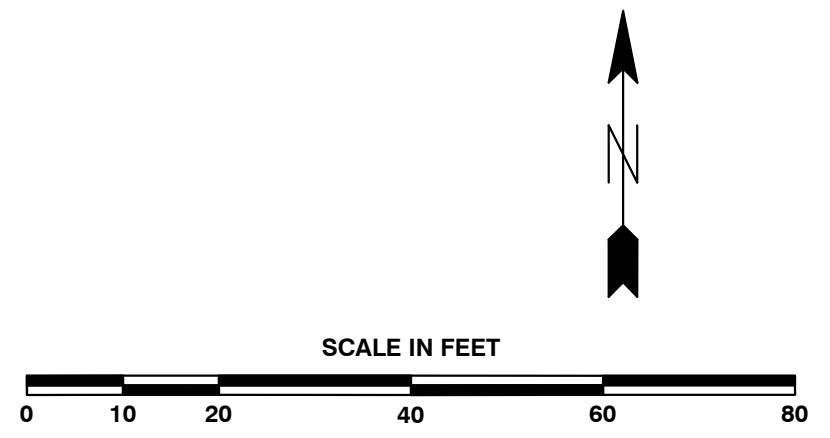
T-30.01.1

- NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
 2. ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
 3. ALL CURBS SHALL BE FINISHED WITH A BEVEL ON THE OUTSIDE EDGE.
 4. COMPACTED ABC STONE MAY BE REQUIRED AS SUBGRADE AT THE DISCRETION OF THE ENGINEER.
 5. SURFACE SHALL BE FINISHED TO GRADE AND CROSS SECTION WITH A FLOAT.
 6. WHERE UTILITY BOXES/VULTS MUST BE LOCATED IN THE SIDEWALK, THEY SHALL HAVE A MINIMUM 3" WIDE FRAME OF CONCRETE AROUND THEM.



WETLANDS EXIST ON-SITE
FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919) 851-4432 FAX: (919) 851-8866
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

03-23054 11-12-2024 SFD
JOB NO. DATE DRAWN BY
ENLARGED PRELIMINARY
SUBDIVISION PLAN
SCALE: 1" = 20' CHK BY: AEF

CARALEIGH COMMONS
RESIDENTIAL PHASE 2
1608 ELLEN DAWSON WAY
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET
C1.1