



# Administrative Approval Action

Case File / Name: SUB-0063-2024  
DSLCL - CARALEIGH COMMONS PHASE 2

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

- LOCATION:** The site is located on the south side of Maywood Avenue at the southwest corner of Velma Hopkins Lane and Ellen Dawson Way, with the specific address of 1608 Ellen Dawson Way (PIN: 1703210582). It is zoned as Planned Development (PD), under Case Number Z-23-2014, and is part of Master Plan MP-1-14. It is also within the SHOD-2 district. This plan is part of Phase 2 and covers approximately 12.59 acres.
- REQUEST:** The application proposes a subdivision for the construction of Phase 2 of the Caraleigh Commons development (Zoning Case: Z-23-2014 / Master Plan: MP-1-14). This phase includes a total of nine lots: seven residential lots, one open lot, and one open space lot to be owned by a homeowners' association. In addition to lot subdivision, all required infrastructure will be installed in accordance with City of Raleigh standards.
- 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 May 13, 2025 by Cityspace Homes LLC.

## **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:***

### **General**

1. Provide a table showing all the retaining walls, including the overall height and length. Retaining walls will be permitted separately.
2. Revise the data tables (as needed) on the plan sheets so all of them show that a total of nine lots will be created with this subdivision. The plans show seven building lots (number 27 and number 52-57), one open lot number 51, and one open space lot number 58.
3. Show the location of all shared driveways on the residential lots and the bounds of cross access easements across property lines. Cross access easements must be recorded where there are shared driveways.
4. Demonstrate compliance with the public seating requirements set forth in Section 11-F of MP-1-14



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5. Demonstrate compliance with the bicycle parking requirements set forth in Section 11-G of MP-1-14.

## Stormwater

6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

## Urban Forestry

8. A tree impact permit must be obtained for the removal of 3 existing street trees in the existing right-of-way along Ellen Dawson Way and the removal of 2 existing street trees in the existing right-of-way along Velma Hopkins Lane.

☒ **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"/>	Right of Way Deed of Easement Required
-------------------------------------	---

<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:***

## General

1. Provide documentation indicating a Property Owner's Association has been established for the subject development.
2. Cross access easements across property lines for all shared driveways shall be shown and recorded on the final subdivision map.
3. A Letter of Map Change must be approved by FEMA.
4. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway. This greenway easement dedication is accepted in satisfaction of all greenway-related requirements from Z-23-2014/MP-1-14 and any previously approved subdivision plans associated with this site.
5. A demolition permit for the removal of the radio tower and control building shall be issued and this building permit number shown on all maps for recording.



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## Engineering

6. 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)
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
8. A public street right-of-way 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

9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

## Urban Forestry

12. A public infrastructure surety for 8 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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*The following items must be approved prior to the issuance of building permits:*

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

## Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 7 street trees along Ellen Dawson Way and 1 street tree along Velma Hopkins Lane.

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

## General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of right-of-way street trees by Urban Forestry Staff.

## Stormwater

3. 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 23, 2028**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: June 23, 2030**

**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.06.23 13:59:00-04'00'

Development Services Dir/Designee

**Staff Coordinator: Jeff Caines**

**Date:** 06/23/2025



CTION 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. SUB-0063-2024

DATE: NOVEMBER 12, 2024

REVISED: MAY13, 2025

ES:  
OGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY  
URNING POINT SURVEYING, PLLC.  
STRUCTURE AND STREET TREES INSTALLED IN PHASE 1.  
INFORMATION BASED UPON PHASE 1 RECORD DRAWINGS.  
ARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN  
ILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE  
BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL  
; SHOULD BE CONFIRMED PRIOR TO BEGINNING  
ONTRACTOR SHALL CALL "NC ONE CALL: 1-800-632-4949.  
LL MAINTAIN MARKINGS WHERE NEEDED DURING PROJECT.  
IONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL  
ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE  
E ENGINEER FOR RESOLUTION. THE CONTRACTOR SHALL  
S OF UTILITIES AND SERVICE LATERALS PRIOR TO  
NY CONFLICTS WITH LOCATIONS OF LIGHT POLES, TREES,  
ROUGHT TO THE ATTENTION OF THE ENGINEER FOR  
R TO CONSTRUCTION  
RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA  
V SUPPLIED BY OTHERS.  
AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR  
V. ANY DISCREPANCIES SHALL BE BROUGHT TO THE  
E ENGINEER.  
BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND

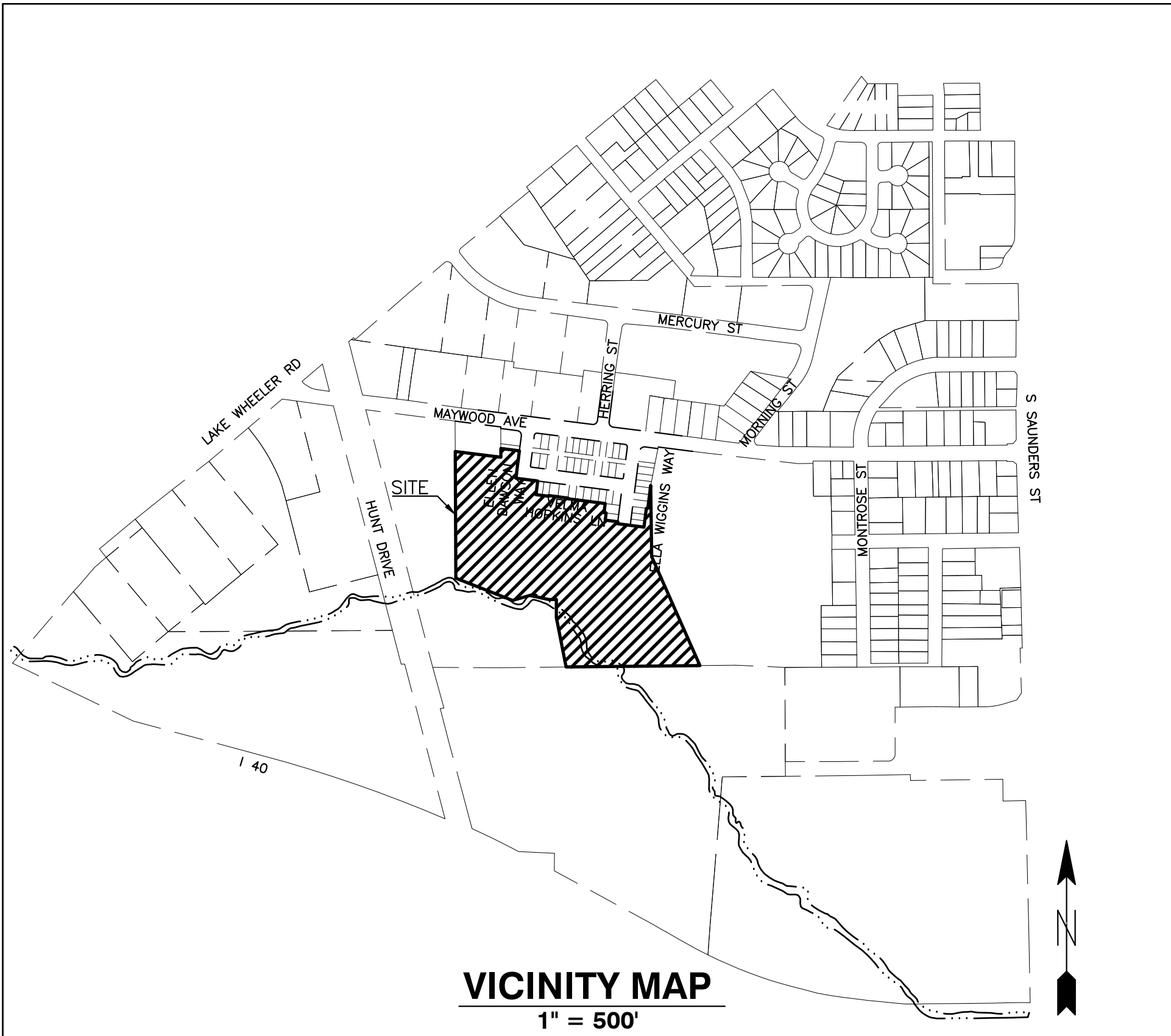
THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH  
AND THE PERMITTEE.  
ON AREAS PROVIDED IN PHASE 1. SEE APPROVED  
RAWINGS AND RECORDED SUBDIVISION PLAT (BM2017

IR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT  
RING, GRADING, FENCING, AND THE INSTALLATION OF  
OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE  
ENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF  
WAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO  
E OF BUILDING PERMIT.

NFASTRUCTURE INSPECTIONS QUANTITIES TABLE	
IBER NUMBER(S)	PHASE 2
IBER OF LOT(S)	7
UMBER(S) BY PHASE	27, 52-57
IBER OF UNITS	7
BLE BUILDINGS	7
V SPACE?	YES
IBER OF OPEN SPACE LOTS	2
JC WATER (LF)	0 <sup>A</sup>
ATE WATER* (LF)	0
JC SEWER (LF)	0 <sup>A</sup>
JC FORCE MAIN (LF)	0
ATE SEWER** (LF)	0
JC STREET (LF) - FULL	45
JC STREET (LF) - PARTIAL	0
JC SIDEWALK (LF) - FULL	157
JC SIDEWALK (LF) - PARTIAL	180
TI-USE PATH *** (LF)	0 <sup>A</sup>
JC STORMDRAIN (LF)	0 <sup>A</sup>
ET SIGNS (EA)	0
ER SERVICE STUBS	0 <sup>A</sup>
ER SERVICE STUBS	0 <sup>A</sup>
AGE DAILY FLOW PER PHASE****	1575

IR MAINS 4" AND LARGER  
ER MAINS AND MANHOLES AS PART OF A COLLECTION SYSTEM  
OR 12 FT WIDE PATH IN LIEU OF SIDEWALK OR A MULTI-USE PATH AS  
YF A DEVELOPMENT AMENITY  
JTIRE PROJECT FLOW, BASE ON 75 GPD PER BEDROOM FOR RESIDENTIAL  
IMENTS, SINGLE FAMILY DWELLING, TOWNHOUSE, CONDO), OR BASED  
A NCAC 02T.0114 WASTEWATER DESIGN FLOW RATES FOR COMMERCIAL  
INDUSTRIAL.

ILLED DURING PHASE 1 CONSTRUCTION. PREVIOUSLY INSTALLED,  
ITED, AND AS-BUILT.



#### ATTENTION CONTRACTORS:

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER,  
SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS  
RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS  
DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE  
DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION.  
RALEIGH WATER MUST BE CONTACTED AT (919)996-4540 AT LEAST  
TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY  
AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING  
CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES,  
AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES  
NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTEAM PLUG,  
HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION  
OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND  
POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

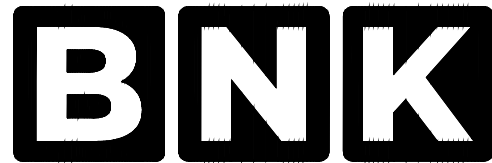
#### OWNER/DEVELOPER:

CARALEIGH VILLAGE, LLC  
514-388 DANIELS STREET  
RALEIGH, NC 27605

CONTACT: RICHARD JOHNSON  
PHONE: 919-271-1021

EMAIL: richard.cityspace@gmail.com

#### ENGINEER:



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
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY DRAINAGE PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN

#### Project Data Sheet

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-999-2200



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	PIN #: 1703-21-0582	PIN #: 1703-21-0582		
What is the project type?	<input type="checkbox"/> Apartment	<input type="checkbox"/> Frequent Transit Development Office	<input type="checkbox"/> Congregate care		
	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Industrial building	<input type="checkbox"/> Mixed residential		
	<input type="checkbox"/> Office	<input type="checkbox"/> Religious institution	<input type="checkbox"/> Residential condo		
	<input type="checkbox"/> School	<input type="checkbox"/> Shopping center	<input checked="" type="checkbox"/> Single-family residential		
	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic use: Park, community center, museum or government facility	<input type="checkbox"/> Telecommunication tower		
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 Information	Building Information
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): 50/0 stories
COA (Certificate of Appropriateness) case #:	FAR (floor area ratio) %:
BOA (Board of Adjustment) case # A -	Building lot coverage %: 0.008
CUD (Conditional Use District) case # Z -	Inside City Limits?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

REVISION 07.01.24  
raleighnc.gov

PAGE 1 OF 2

STORMWATER INFORMATION	
Existing impervious surface: 187 / 0.004	acres/square feet
Proposed impervious surface: 4,589 / 0.11	acres/square feet
Neuse 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:    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	FEMA Map Panel #: 3720170300K
Total disturbed area: 0	acres/square feet

#### Public

##### Sewer Collection / Extension System

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh  
Public Utilities Department Permit # \_\_\_\_\_

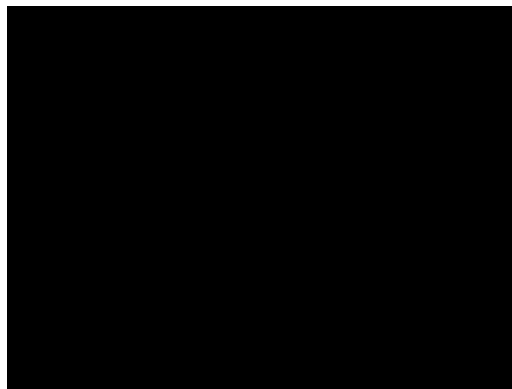
#### Public

##### Water Distribution / Extension System

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh  
Public Utilities Department Permit # \_\_\_\_\_

Digitally signed by  
Jeff Caines  
DN: cn=jeff.caines@raleighnc.gov, o=City of Raleigh, ou=Public Utilities, email=jeff.caines@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.06.18  
13:04:40-04'00'







EXISTING BOUNDARY LINE TABLE		
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

LOT #	OWNER	ADDRESS	DATE	DESCRIPTION	NO.	BY
LOT 2	BARAJAS VARGAS, IVAN	ALCANTAR, THREE	2017	PG. 00061		
LOT 26	O'CONNELL DEVELOPING LLC	BAROT, CAMILLE	2017	PG. 00062		
LOT 28	LARSON, JOHN CRAIG	SHARON KAY	2017	PG. 00061		
LOT 29	BRYDON, PATRICK THOMAS	LANG, SADIE CATHERINE	2017	PG. 00061		
LOT 30	PHILLIPS MATHEW B	PHILLIPS, JESSICA	2017	PG. 00061		
LOT 31	RISE NC DEVELOPMENT LLC	DUCCATE, KERSTIN	2017	PG. 00062		
LOT 32	PENNERATE, JOHN	GRACE SYKES	2017	PG. 00062		
LOT 33	COX, BRIAN	JENESSA BINGHAM	2017	PG. 00062		
LOT 34	ISLEY, SHANNON	DARNELL, THREE	2017	PG. 00062		
LOT 35	SELJENES, DANIELLE E.	HENNING A.	2017	PG. 00062		
LOT 36	BULLOCK, CHARLES	SHARON KAY	2017	PG. 00062		
LOT 37	GRIFFITH, TIMOTHY JAMES	MCKNIGHT, ANDREW MARTIN	2017	PG. 00062		
LOT 38	BUMPASS, JACQUELINE	PROCK, JESSICA MYERS	2017	PG. 00062		
LOT 39	DUCCATE, KERSTIN	TRACEY, JESSICA MYERS	2017	PG. 00062		
LOT 40	A SQUARED LLC	WINNERS, KATHERINE LYNNE	2017	PG. 00062		
LOT 42	DEROSA, DANIEL G	KAZAL, ELIZABETH A	2017	PG. 00062		
LOT 43	PARKER, PHILIP CHARLES	BAROT, CAMILLE	2017	PG. 00062		
LOT 44	O'DONNELL, WILLIAM R	O'DONNELL, AMELIA J	2017	PG. 00062		
LOT 45	SOLTAN, ANTHONY ADEEB	PIN: 1703-21-4802	2017	PG. 00062		
LOT 46	DIXON, KENNETH PALMER	LARSON, SARAH MICHELLE	2017	PG. 00062		

LEGEND	
	1.0% ANNUAL CHANCE FLOODPLAIN
	FLOODPLAIN
	FLOODWAY
	EXISTING PRIMARY TREE CONSERVATION AREA
	EXISTING SECONDARY TREE CONSERVATION AREA
	EXISTING GREENWAY EASEMENT

WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

NOTE:  
NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

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) 851-4422 FAX: (919) 851-8988  
CERTIFICATION NUMBERS: NCBELS (C-0110), NCBOLA (C-0267)

DATE	DESCRIPTION	NO.	BY
08/15/25	2ND REVIEW COMMENTS	2	AEF
03/19/25	1ST REVIEW COMMENTS	1	AEF

EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE: 1" = 60'  
CHK BY: AEF

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

SHEET  
C0.1



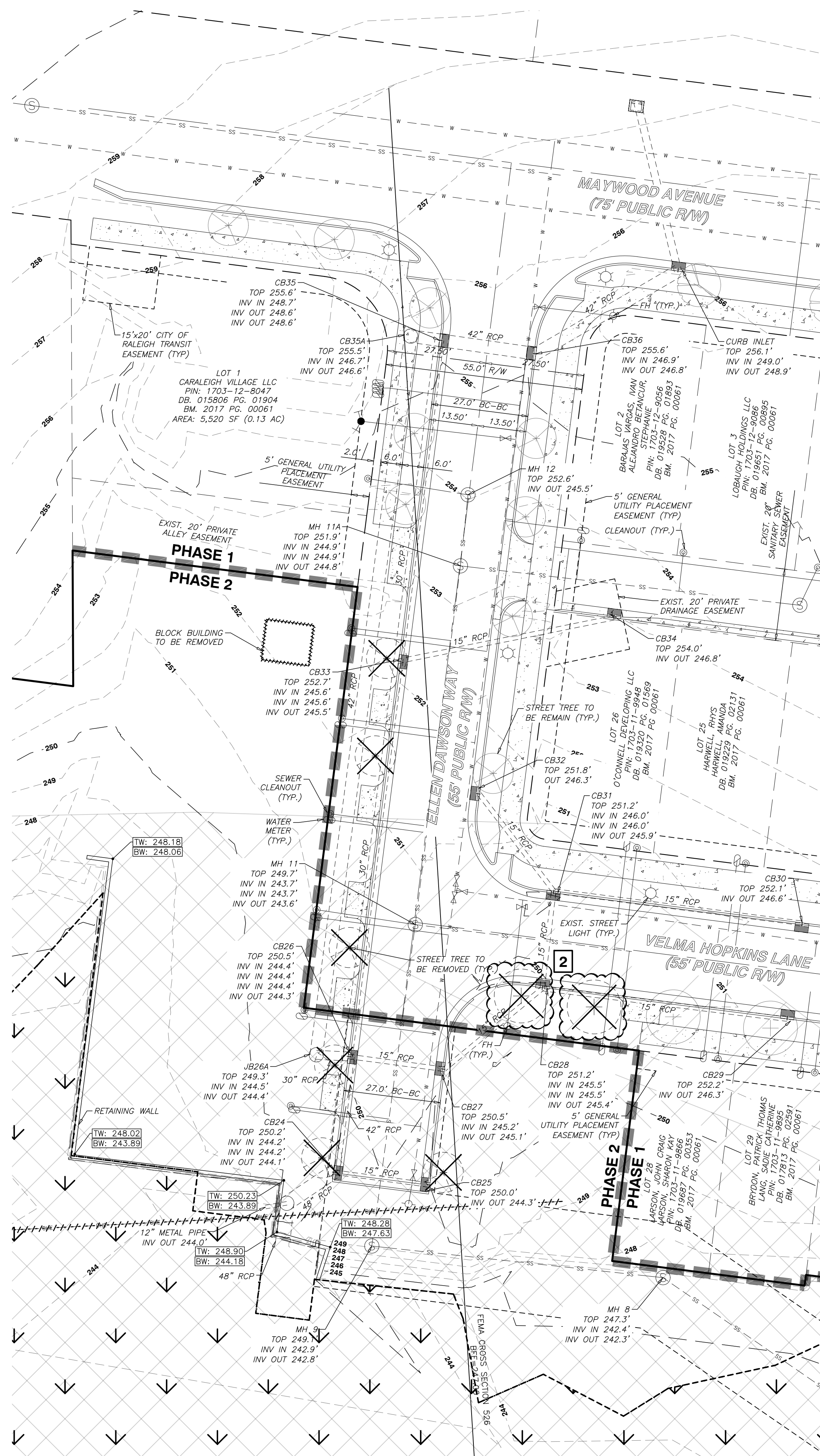
[illegible]

03-23054	05-08-2025	SFD
JOB NO.	DATE	DRAWN BY
<b>ENLARGED EXISTING CONDITIONS &amp; DEMOLITION PLAN</b>		
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



NOTE:  
NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

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

# LEGEND

— G —	EXISTING GAS LINE
— COM —	EXISTING COMMUNICATIONS LINE
— T —	EXISTING UNDERGROUND TELEPHONE
— E —	EXISTING UNDERGROUND ELECTRIC
— OHE —	EXISTING OVERHEAD ELECTRIC
— W —	EXISTING WATER LINE
— SS —	EXISTING SANITARY SEWER
== == == == ==	EXISTING STORM DRAINAGE
	EXISTING CURB INLET
	EXISTING GRATE INLET/YARD INLET
	EXISTING FLARED END SECTION
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING WATER METER
	EXISTING SAN SEWER MANHOLE
	EXISTING CLEAN OUT
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING AREA LIGHT



SCALE IN FEET



WETLANDS EXIST ON-SITE

**FLOODPLAINS EXIST ON-SITE**

\\civilfile\civil\_r\2023\23054 - Caraleigh Commons - Stormwater Analysis\CIVIL\04 Construction\08 Phase 2\01 - 23054 - Ex Cond.dwg, C0.2 - Ex Cond, 5/16/2025 4:25 PM, adam freeman

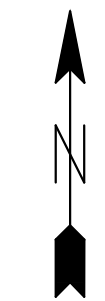
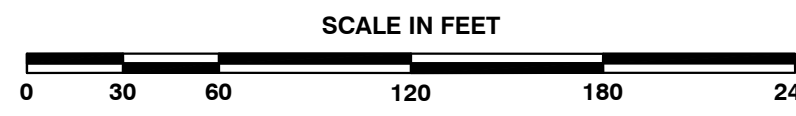




PROJECT DATA	
ZONING:	PD (PLANNED DEVELOPMENT)
OVERLAY DISTRICT:	SHOD-2
EXISTING USE:	VACANT
PROPOSED USE:	DETACHED SINGLE-FAMILY
PIN #:	1703-21-0582
REID:	0443248
DEED BOOK/PAGE:	015806/01904
ORIGINAL OVERALL SITE AREA:	16.514 AC (719,344 SF)
PHASE 1 SITE AREA:	3.914 AC (170,491 SF)
RIGHT-OF-WAY AREA:	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 LOT:	10,549 AC (459,507 SF)
OPEN SPACE AREA:	1.664 AC (72,476 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:	1.664 AC (72,476 SF)
IMPERVIOUS SURFACE AREA:	
—OVERALL, PER ORIGINAL SITE PLAN	
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 (18.07%)
*PERCENTAGE SHOWN IS BASED ON THE TOTAL PROJECT AREA, INCLUDING ROADWAY IMPROVEMENTS (16.71 ACRES)	
—PHASE 2	
PUBLIC ROADWAY (PREVIOUSLY INSTALLED):	0.029 AC (1,271 SF)
PUBLIC SIDEWALK/OTHER BUA:	0.078 AC (3,407 SF)
PRIVATE PARKING/DRIVEWAY/SIDEWALK/OTHER BUA:	0.235 AC (10,221 SF)
(INCLUDES EXISTING GREENWAY TRAIL)	
PRIVATE ROOF BUA:	0.137 AC (5,959 SF)
TOTAL:	0.479 AC (20,858 SF) (3.78%)
*PERCENTAGE SHOWN IS BASED ON THE TOTAL REGULATED SITE AREA, INCLUDING EXISTING ROW (12.66 ACRES, 551,601 SF)	

PROPOSED EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L100	9.01'	N7° 16' 57.98"E
L101	16.87'	N41° 10' 20.99"W
L102	29.23'	N1° 01' 54.24"W
L103	332.19'	N39° 06' 33.71"E
L104	22.15'	N5° 29' 08.46"E
L105	26.69'	N31° 44' 43.42"W
L106	17.15'	N57° 17' 44.42"W
L107	332.84'	N39° 06' 33.71"E
L108	7.31'	N1° 01' 54.24"W
L109	19.40'	N41° 10' 20.99"W
L110	22.51'	N7° 16' 57.98"E
L111	30.00'	S82° 43' 02.02"E

LEGEND	
	1.0% ANNUAL CHANCE FLOODPLAIN
	FLOODPLAIN
	FLOODWAY
	EXISTING PRIMARY TREE CONSERVATION AREA
	EXISTING SECONDARY TREE CONSERVATION AREA
	EXISTING GREENWAY EASEMENT
	PROPOSED OPEN SPACE (OWNED AND MAINTAINED BY HOA)



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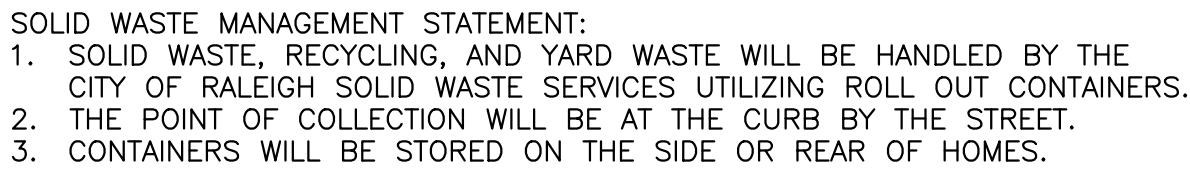
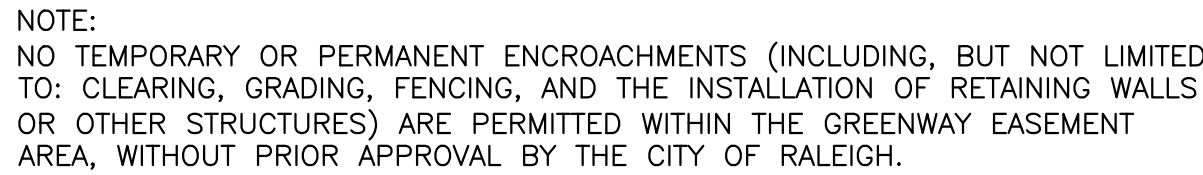
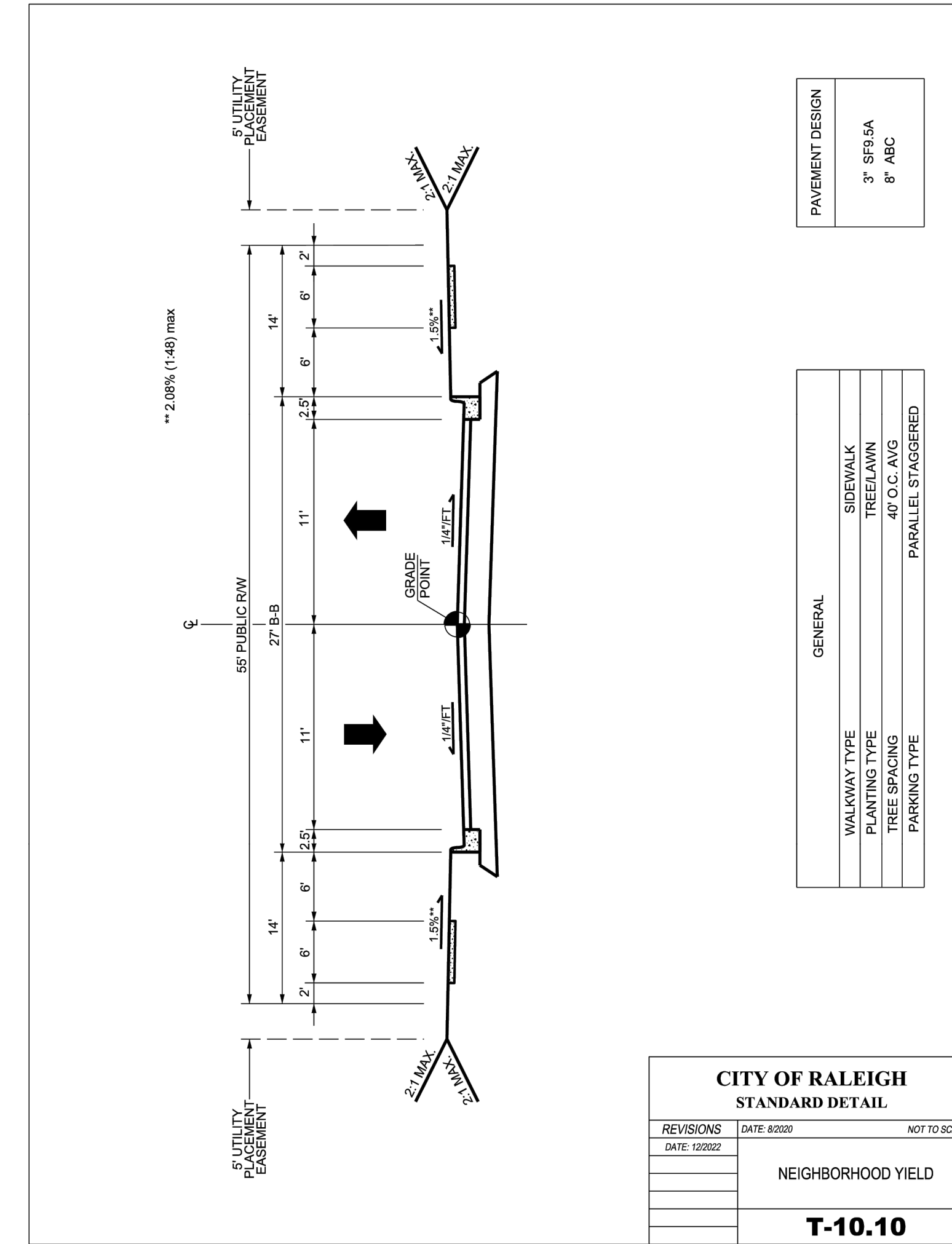
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DATE	DATE	DATE	DATE			
2	08/19/25	2	08/19/25			

03-23054	05-05-2025	SFD	DRAWN BY
JOB NO.	DATE		
OVERALL PRELIMINARY SUBDIVISION PLAN			
CHK BY: AEF			

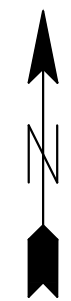
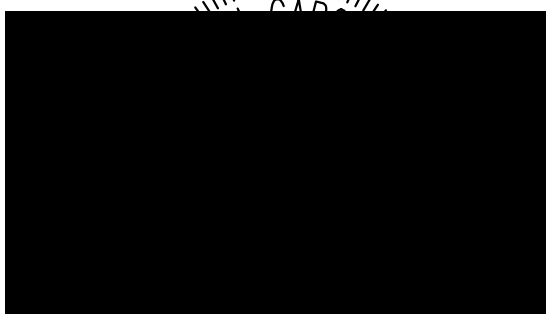
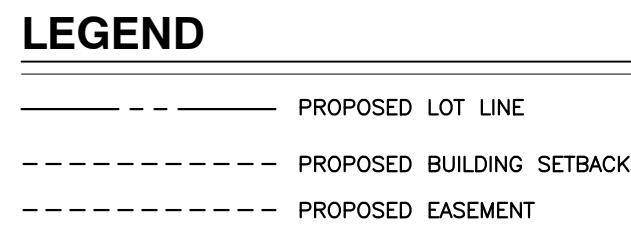
**CARALEIGH COMMONS**  
**RESIDENTIAL PHASE 2**  
1608 ELLEN DAWSON WAY  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET  
**C1.0**





NOTE:  
THE DEVELOPER AND/OR CONTRACTOR SHALL COORDINATE WITH THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT TO IDENTIFY EXISTING SEGMENTS OF SIDEWALK THAT HAVE BEEN DAMAGED AND REPAIR DAMAGED SIDEWALK PRIOR TO FINAL PLAT APPROVAL.



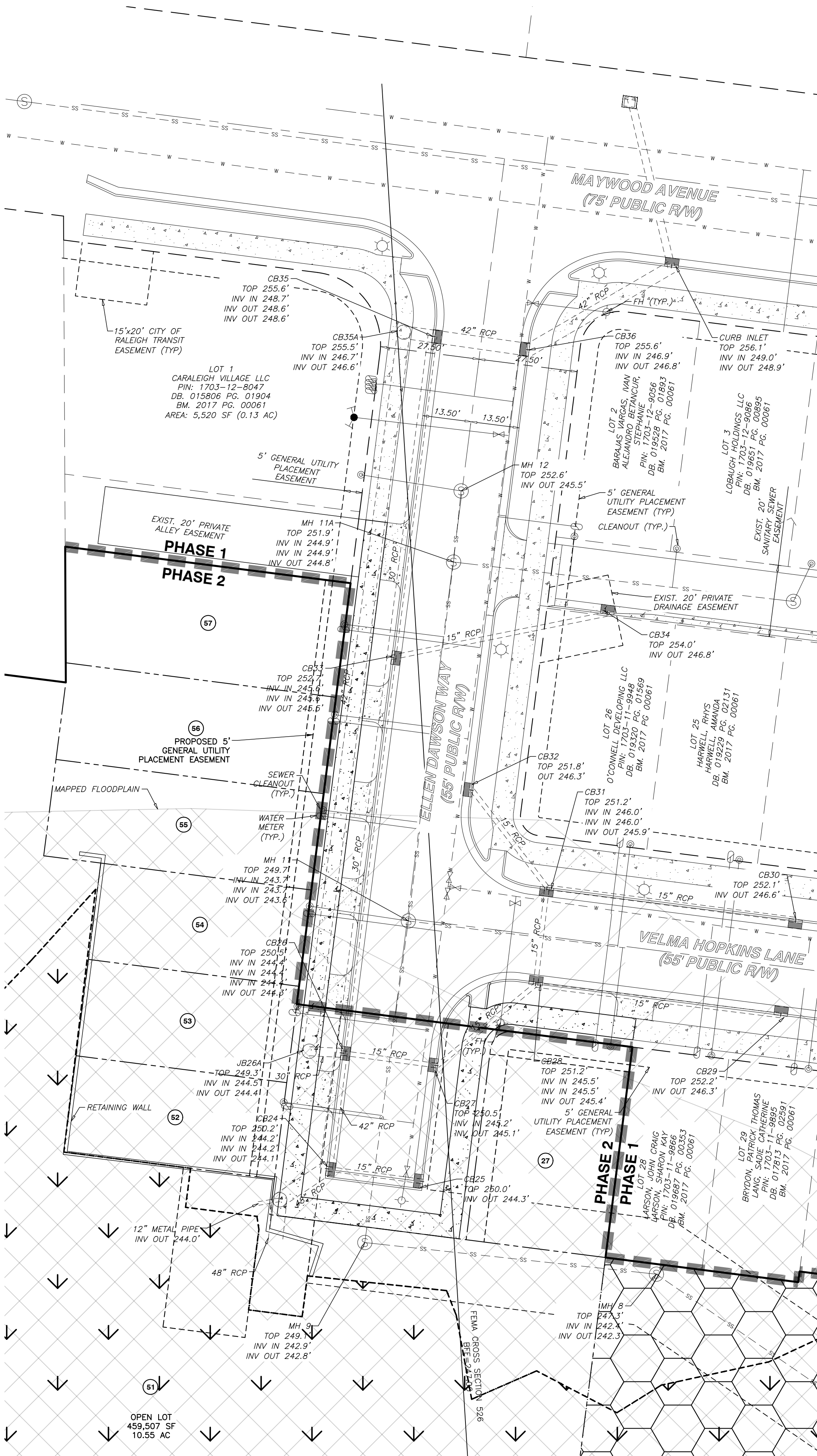
**CITY OF RALEIGH PROJECT NO. SUB-0063-2024**

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

**SHEET**  
**C1.1**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION





- STANDARD UTILITY NOTES:
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
  2. UTILITY SEPARATION REQUIREMENTS:
    - 2.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.
    - 2.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.
    - 2.C. 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.
    - 2.D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - 2.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 W- 41 & S-49).
    - 2.F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  3. 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.
  4. 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.
  5. 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.
  6. 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.
  7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  8. 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.
  9. INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
  11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
  12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
  13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
  14. 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.
  15. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
  18. 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.
  19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
  20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
  21. 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.
  22. 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.
  23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

ATTENTION CONTRACTORS:

THE CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE INFRASTRUCTURE INSPECTIONS DIVISION AND SCHEDULE A PRE-CONSTRUCTION MEETING ON THE DEVELOPMENT PORTAL PRIOR TO BEGINNING ANY CONSTRUCTION. RALEIGH WATER MUST BE CONTACTED AT (919)996-4540 AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY WORK ACTIVITY AROUND CRITICAL WATER AND SEWER INFRASTRUCTURE.

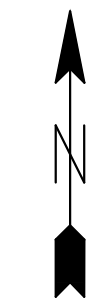
FAILURE TO NOTIFY CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

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



**Public Sewer Collection / Extension System**

The City of Raleigh consents to the connection and extension of the City's public sewer system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh  
Public Utilities Department Permit # \_\_\_\_\_

**Public Water Distribution / Extension System**

The City of Raleigh consents to the connection and extension of the City's public water system as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

City of Raleigh  
Public Utilities Department Permit # \_\_\_\_\_

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

SHEET  
C2.0

03-23054 JOB NO.

05-05-2025 DATE

SEF DRAWN BY

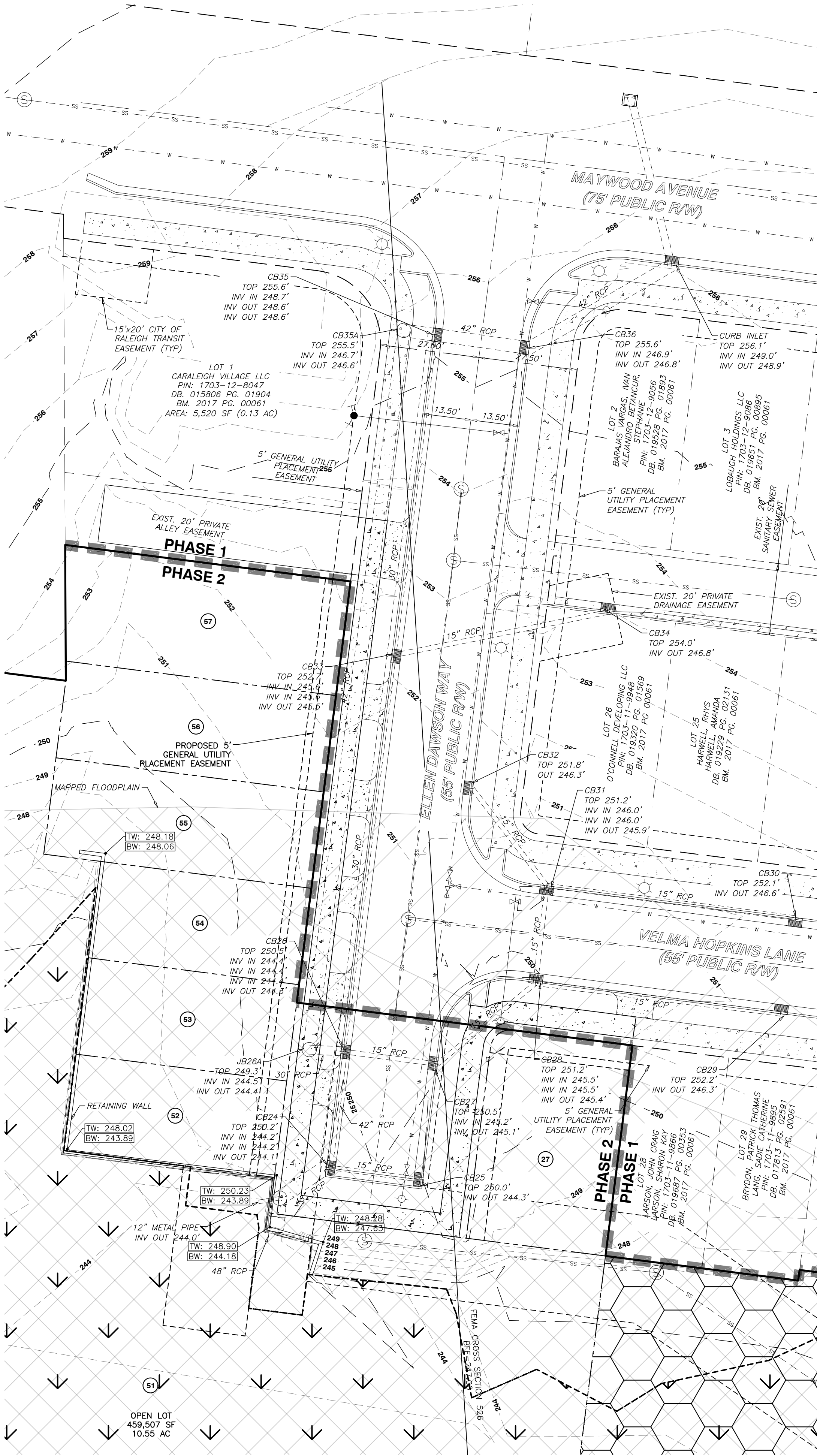
PRELIMINARY UTILITY PLAN

NO.	DATE	DESCRIPTION	BY
2	05/19/25	2ND REVIEW COMMENTS	AEF
1	03/19/25	1ST REVIEW COMMENTS	AEF

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TELEPHONE: (919)851-4432 FAX: (919)851-8988  
CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)







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WETLANDS EXIST ON-SITE

FLOODPLAINS EXIST ON-SITE

CARALEIGH COMMONS  
RESIDENTIAL PHASE 2  
1608 ELLEN DAWSON WAY  
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SHEET  
C3.0

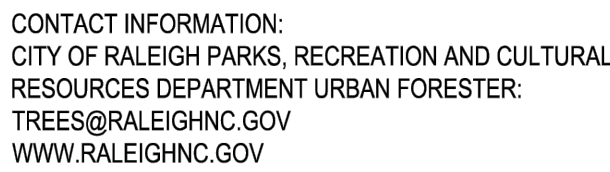
03-23054 JOB NO.  
05-05-2025 DATE  
PRELIMINARY DRAINAGE PLAN  
SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
2	05/19/25	2ND REVIEW COMMENTS	AEF
1	03/19/25	1ST REVIEW COMMENTS	AEF

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- ## TPP-03



**FLOODPLAINS EXIST ON-SITE**

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CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

TELEPHONE: (919)851-4422 FAX: (919)851-8968  
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

03-23054	05-08-2025	SFD
JOB NO.	DATE	DRAWN BY
<b>PRELIMINARY LANDSCAPE PLAN</b>		
SCALE: 1" = 20' CHK BY: AEF		

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION