



Administrative Approval Action

Case File / Name: SUB-0076-2022
DSLCL - E LENIOR 3 LOT SUBDIVISION

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

LOCATION: This 0.15 acre parcel is located at 901 East Lenoir Street on the corner of East Lenoir Street and Coleman Street, west of Rock Quarry Road and south of Hunter Elementary School. The property is zoned R-10.

REQUEST: A conventional subdivision to divide the 0.13 acre parcel into two lots (Lot 1: 2,040 SF and Lot 2: 3,876 SF). The property is currently vacant. New Lot 1 will be developed with a Tiny House compliant with UDO Section 2.2.8. New Lot 2 will be developed with a Detached House building style utilizing the Frequent Transit Development Option.

BOA-0044-2022 Variance Approvals are not being applied to this subdivision based on revised proposed development type and number of lots.

**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 21, 2023 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:

☒ **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. A note shall be placed on the final subdivision map for recording which states "Access to lot 2 will be restricted and may only occur from Coleman Street in accordance with the UDO and Street Design Manual."

Engineering



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2. A fee-in-lieu for 1ft of sidewalk along Coleman Street and E Lenoir Street is paid to the City of Raleigh (UDO 8.1.10).
3. 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)
4. 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

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for 2 street trees along Coleman Street and 1 street tree along E. Lenoir Street (1 tree per 40 ft) 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.

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



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Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Coleman Street and 3 street tree along E. Lenoir Street.

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

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: April 19, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: April 19, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 04/19/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

SUBDIVISION PLANS FOR

901 E. LENOIR - 2 LOT SUBDIVISION

901 E. LENOIR STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0076-2022

PREPARED FOR: SHARP REAL ESTATE INVESTMENTS LLC 2000 CHICHESTER CT RALEIGH, NC 27615-4422

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 PERMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 5.2.2.A.1.b.v.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.1.2 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 5.2.2.A.2 AS AMENDED BY TC-216.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30, 2021.
2. 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 5720171300K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
6. 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.
7. DRIVEWAY ACCESS TO LOT 2 SHALL BE RESTRICTED TO COLEMAN STREET

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS
(NOT BEING APPLIED TO THIS SUBDIVISION)

(BOA-0044-2022 - 10/10/22)

DECISION: APPROVED AS REQUESTED.

WHEREAS SHARP REAL ESTATE INVESTMENTS LLC, PROPERTY OWNER, REQUESTS THREE VARIANCES FROM THE MINIMUM 2,000 SQUARE FOOT MINIMUM LOT AREA REQUIREMENT PURSUANT TO UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 2.2.8.A IN ORDER TO PERMIT THE SUBDIVISION OF A 6,300-SQUARE-FOOT LOT INTO THREE 1,972-SQUARE-FOOT TINY HOME LOTS ON A 0.15-ACRE PROPERTY ZONED R-10 LOCATED AT 901 E. LENOIR STREET.

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



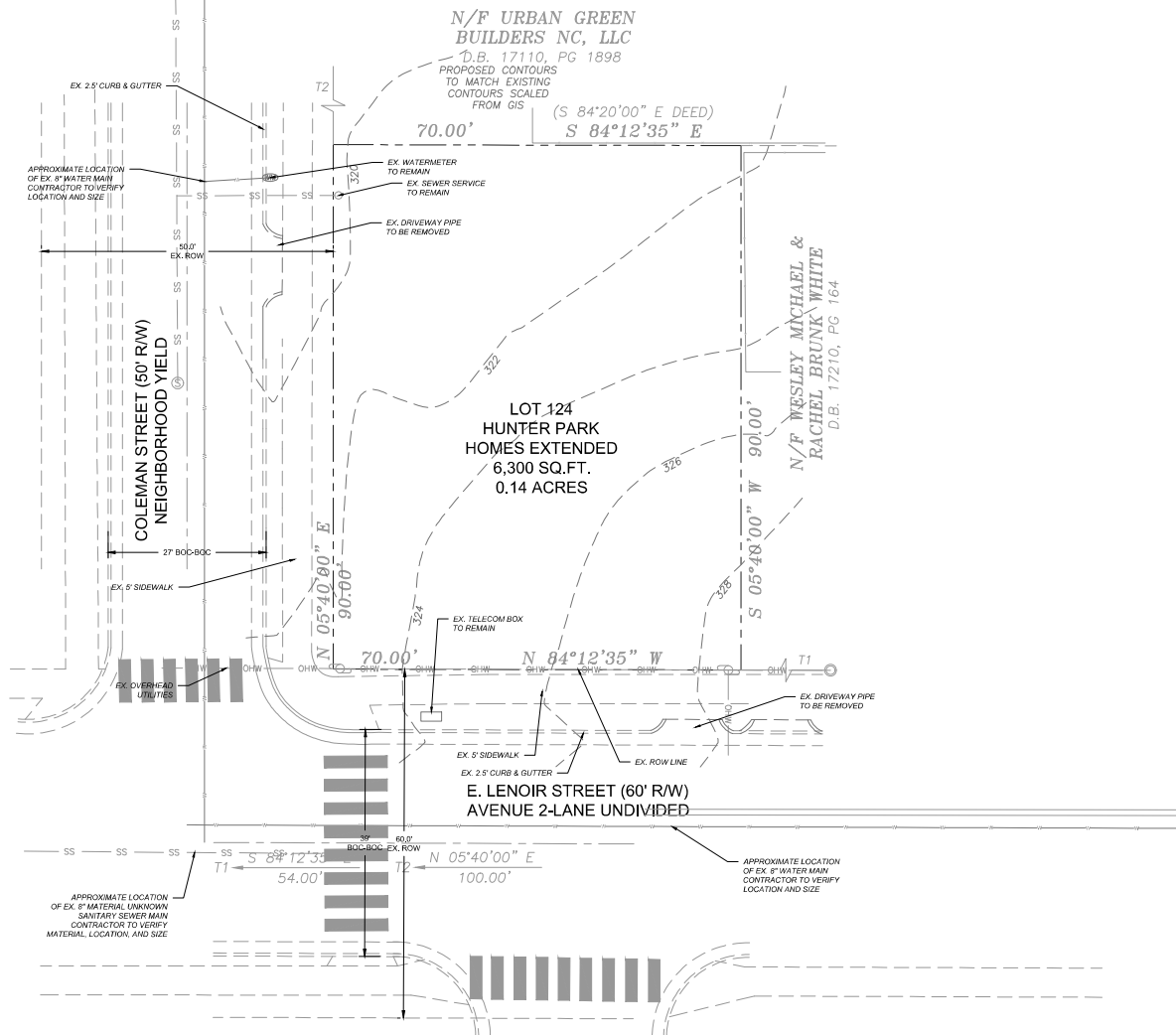
CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, NC 27612
919-413-1704
P-1533

ISSUED FOR
PERMITTING

REV.	DATE	DESCRIPTION
1	02/09/23	CITY OF RALEIGH COMMENTS
2	03/21/23	CITY OF RALEIGH COMMENTS

COVER
901 E. LENOIR - 2 LOT SUBDIVISION
901 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22021
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/10/22
SCALE: N.T.S.
C-1
1 of 5



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 CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORMWATER MANHOLE

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2308 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1704
P: 1533

ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/09/23
2	CITY OF RALEIGH COMMENTS	03/12/23

EXISTING CONDITIONS PLAN
901 E. LENOIR - 2 LOT SUBDIVISION
901 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22021
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/10/22
SCALE: 1" = 10'

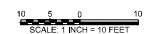
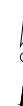
C-2

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 9.3.2.A.1.N.K.
- 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-3-16.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30, 2021.
2. 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 372071300K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDED.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



N/F URBAN GREEN
BUILDERS NC, LLC
D.B. 17110, PG 1898

N/F WESLEY MICHAEL &
RACHEL BRUNK WHITE
D.B. 17210, PG 164

STORMWATER IMPERVIOUS NOTES:

REQUIRED SITE IMPROVEMENTS:
COLEMAN STREET: 87.1' OF 1' SIDEWALK = 87.1 SF
E. LENOIR STREET: 68.1' OF 1' SIDEWALK = 68.1 SF
TOTAL IMPERVIOUS SURFACE REQUIRED: 155.2 SF
TOTAL ALLOCATED PER LOT: 77.55 SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
LOT 1: 2,040 SF (65%)=1,326 SF-778 SF=1,248 SF MAX IMPERVIOUS SURFACE
LOT 2: 3,876 SF (65%)=2,520 SF-788 SF=2,441 SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

LANDSCAPING NOTES

- STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF RALEIGH TREE MANUAL.
- ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDING AND WATERED.
- SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3"; KEEP MULCH 2" FROM ROOT FLARE AND DO NOT CONTACT STEM
- A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
- MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ON-SITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
- ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE PULVERIZED PINE BARK, PEAT MOSS OR SHEEP DROPPING COMPOST 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 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.

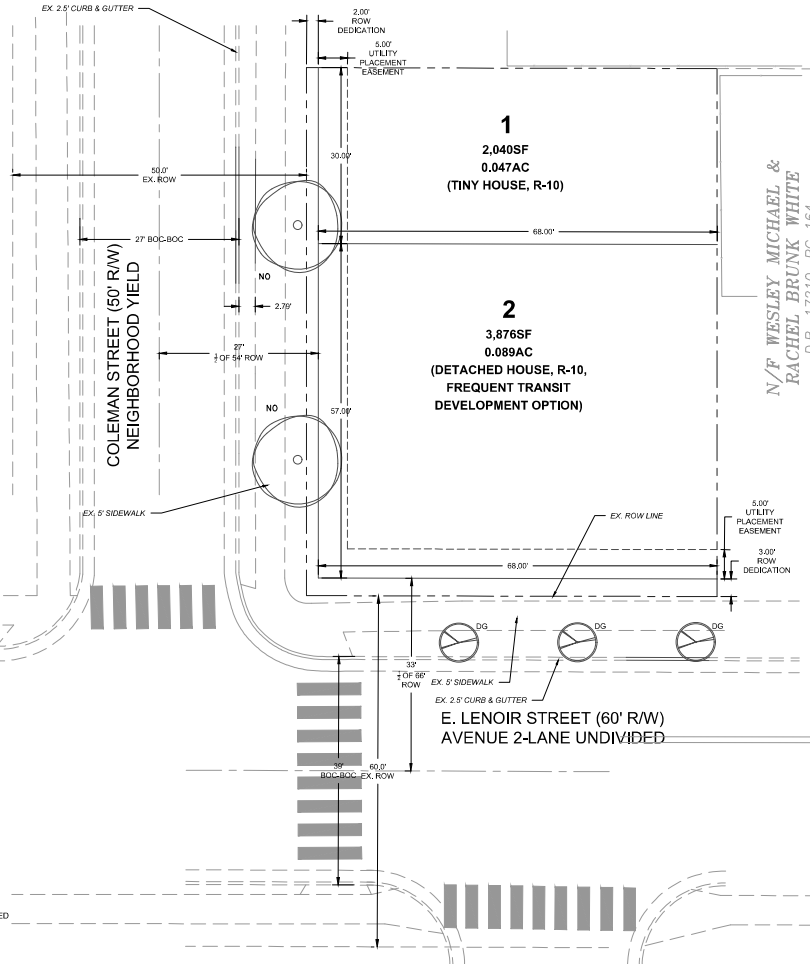
-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

COLEMAN STREET NEIGHBORHOOD YIELD STREETSCAPE
REQUIREMENT: 1 TREE PER 40LF-87LF/40LF-2 TREES PROVIDED: 2 TREES

E. LENOIR STREET AVENUE 2-LANE UNDIVIDED STREETSCAPE
REQUIREMENT: 1 UNDERSTORY TREE PER 20LF-68LF/20LF-3 TREES PROVIDED: 3 TREES

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING		
		UNDERSTORY TREES		HEIGHT	CALIPER	ROOT
DG	2	CORNUS FLORIDA	FLOWERING DOGWOOD	6'	1.5"	B&B
		SHADE TREES				
NO	1	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B



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.i.x.

-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-015.

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: 901 E. LENOIR - 2 LOT SUBDIVISION
SITE ADDRESS: 901 E. LENOIR, RALEIGH, NORTH CAROLINA
PIN NUMBER: 1713-2620338
JURISDICTION: CITY OF RALEIGH
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY AND TINY HOUSES
CURRENT ZONING DISTRICT: R-10
CURRENT ZONING OVERLAY: FREQUENT TRANSIT AREA

TOTAL ACREAGE: 0.14 ACRES (6,200 SF)
DEDICATED RIGHT OF WAY: 0.009 ACRES (427.5 SF)
TOTAL NET ACREAGE: 0.131 ACRES (5,910 SF)
REQUIRED LOT AREA: 2,000 SF
PROPOSED LOT 1 (TINY HOUSE, R-10): 2,040 SF (0.047 AC)
PROPOSED LOT 2 (DETACHED HOUSE, FREQUENT TRANSIT DEVELOPMENT OPTION): 3,876 SF (0.089 AC)

PROPOSED LOT 1: R-10, TINY HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 2,000 SF (MIN.)
PROVIDED LOT SIZE: 2,040 SF
REQUIRED LOT WIDTH: 20' (MIN.)
PROVIDED LOT WIDTH: 30'
REQUIRED LOT DEPTH: 45' (MIN.)
PROVIDED LOT DEPTH: 68'

PROPOSED LOT 2: R-10, FREQUENT TRANSIT DEVELOPMENT OPTION, DETACHED HOUSE REQUIREMENTS:
REQUIRED LOT SIZE: 2,000 SF (MIN.)
PROVIDED LOT SIZE: 3,876 SF
REQUIRED LOT WIDTH: 45' (MIN.)
PROVIDED LOT WIDTH: 57'
REQUIRED LOT DEPTH: 60' (MIN.)
PROVIDED LOT DEPTH: 68'

BLOCK PERIMETER REQUIRED (MAX.): 2,000 LF
BLOCK PERIMETER PROVIDED: 4,400 LF
EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.i.x FOR SITES LESS THAN 2 ACRES

OWNER/DEVELOPER:
SHARP REAL ESTATE INVESTMENTS LLC
2000 CROCHESTER CT
RALEIGH, NC 27615-4422

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

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30, 2021.
- 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 3720171300K DATED JULY 15, 2022.
- NO ON-SITE 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.
- DRIVEWAY ACCESS TO LOT 2 SHALL BE RESTRICTED TO COLEMAN STREET.



SCALE: 1" = 10'

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Ph: 919-413-1704
F: 919-413-1533

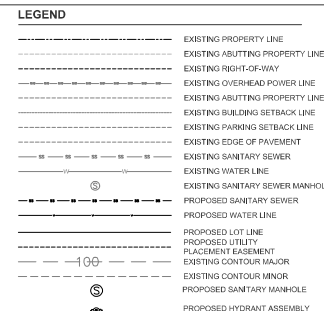
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS
02/09/23			
03/21/23			

SUBDIVISION PLAN
901 E. LENOIR - 2 LOT SUBDIVISION
901 E. LENOIR STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 22021
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/10/22
SCALE: 1" = 10'

C-3



1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORP/UDR/HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
 - A. MINIMUM 12" OF SHIELD SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR OR SPRING. SUCH WATER SUPPLY SOURCE SHALL BE PROTECTED BY A LATERAL SEPARATION WALL AS A SOURCE OF DRINKING WATER IF ADEQUATE LATERAL SEPARATION WALLS ARE NOT AVAILABLE. FERTILIZER, PESTICIDES, OR OTHER LIQUID OR SOLID SPECIFICALLY IDENTIFIED BY THE CITY OF RALEIGH SHALL NOT BE USED. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN SIX FEET FROM A PRIVATE WELL OR 80' FROM A PUBLIC WELL.
 - B. MINIMUM 12" OF SHIELD SHALL BE MAINTAINED BETWEEN THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12" IF THE SEPARATION WALL IS MAINTAINED. IF THE SEPARATION WALL IS NOT MAINTAINED, THE SEPARATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE WATER MAIN TO THE WATER MAIN. THE SEPARATION SHALL BE MAINTAINED AT ALL DISTANCES & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C. WHERE IT IS EXPEDIENT TO OBTAIN PROPER SEPARATION, OR ANY TIME A WATER MAIN PASSES OVER OR UNDER A SANITARY SEWER, OR OVER OR UNDER STEEL ENCASEMENT IS REQUIRED ON EACH SIDE OF CROSSING MUST BE MAINTAINED. THE MINIMUM SEPARATION SHALL BE 12" IF THE SEPARATION WALL IS MAINTAINED. IF THE SEPARATION WALL IS NOT MAINTAINED, THE SEPARATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE WATER MAIN TO THE WATER MAIN. THE SEPARATION SHALL BE MAINTAINED AT ALL DISTANCES & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - D. 50' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS APD MATERIAL IS MAINTAINED.
 - E. MAINTAIN 1" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & SANITARY SEWER CROSSINGS. MAINTAIN 1" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RSTORM DRAIN CROSSINGS. WHERE THE CROSSING IS A CROSSING OF A WATERMAIN & SANITARY SEWER, MAINTAIN A 3" MIN. VERTICAL SEPARATION. MAINTAIN 1" MIN. VERTICAL SEPARATION AT ALL CONCRETE CULVERT HAVING 8" MIN. CLEARANCE (PER CORPUDR HANDBOOK).
 - F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 12" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF ANY PROJECT. ANY NECESSARY WATER & SEWER SERVICE DISRUPTIONS SHALL BE 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORMCAMS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUDR HANDBOOK AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUDR HANDBOOK.
7. INSTALL 4" PVC SEWER SERVICES BY 10% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
8. PRESSURE REDUCED VALVES ARE REQUIRED ON ALL WATER SERVICES AND PRESSURE REDUCED VALVES ARE REQUIRED ON ALL SEWER SERVICES. PRESSURE REDUCED VALVES ARE REQUIRED ON ALL WATER SERVICES AND PRESSURE REDUCED VALVES ARE REQUIRED ON ALL SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1' ABOVE THE SEWER MAINS & SEWER MANHOLES.
9. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOT, USACE & FEMA FOR ANY RIPARIAN BUFFER, WETLAND & R/O FLOODING IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
10. NCDOT /RAILROAD ENDOVEMENT AGREEMENTS ARE REQUIRED FOR ANY WATER OR GREASE ROW INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
11. GROUND INTERCEPTION / OIL WATER SEPARATION SAVING CALCULATIONS & DESIGN SHALL BE SUBMITTED TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT SHALL BE THE PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AT (919) 996-9822 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.
12. CROSS-CROSS-CORRELATION PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD (ADVISED AS LISTED IN APPENDIX A) OF THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT SHALL BE THE PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT AT (919) 996-9822 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.
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14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
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%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

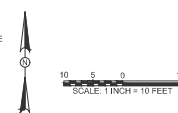
1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
2. FIRE FLOW ANALYSIS MUST BE PROVEN PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS HOW THE FIRE HOSE LAYS.

-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 6.3.2.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.

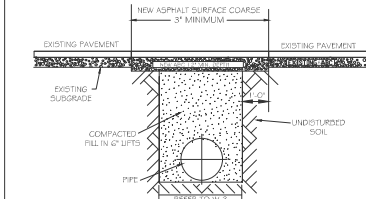
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.4-2 AS AMENDED BY TC-2-18.

1. BOUNDARY TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC DATED DECEMBER 30, 2021.
2. 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 3720171300K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDED.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLE WASTE DESIGN MANUAL.
6. DRIVEWAY ACCESS TO LOT 2 SHALL BE RESTRICTED TO COLEMAN STREET.



REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/09/23
2	CITY OF RALEIGH COMMENTS	03/21/23

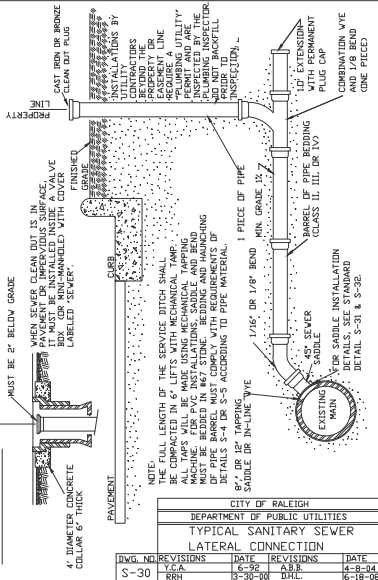
901 E. LENOIR - 2 LOT SUBDIVISION
901 E. LENOIR STREET
RALEIGH, NORTH CAROLINA



- NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
 2. THE EXISTING SURFACE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY MCDOT.
 3. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO OR OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY MCDOT.
 4. THE ENTIRE THICKNESS VERTICAL EDGE OF CUT SHALL BE TACKED.
 5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTED SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
 6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
 7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3, FOR ADDITIONAL DETAILS.
 8. NO HAND PATCHING ALLOWED.
 9. PAVEMENT CUTS WITHIN MCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

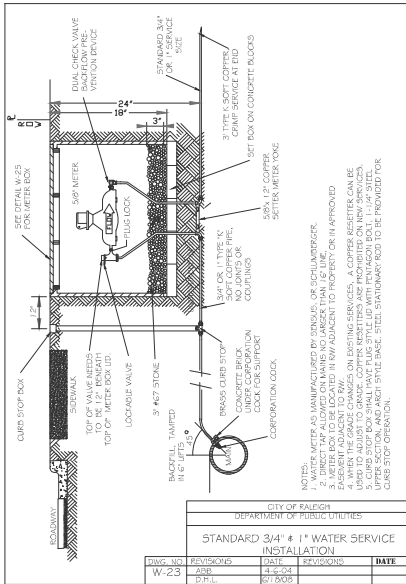
CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD ASPHALT PAVEMENT PATCH DETAIL				
FIG. NO.	FIGURE	DATE	REVISIONS	DATE
W-2	R.W.C.	11-1-99	J.P.S.	12-9

PAVEMENT OPTION

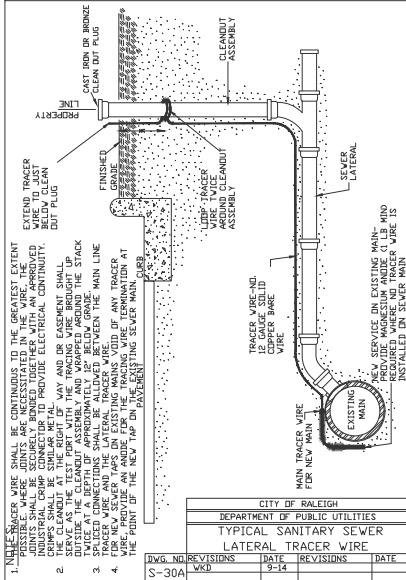


NOTE: ALL LENGTH OF THE SERVICE LATERAL SHALL BE COMPLETED WITH MECHANICAL TAPPING. ALL TAPS WILL BE MADE USING MECHANICAL TAPPING. THE SERVICE LATERAL SHALL BE INSTALLED WITH A MINIMUM OF 12" BENEATH THE FINISHED GRADE. THE SERVICE LATERAL SHALL BE INSTALLED WITH A MINIMUM OF 12" BENEATH THE FINISHED GRADE. THE SERVICE LATERAL SHALL BE INSTALLED WITH A MINIMUM OF 12" BENEATH THE FINISHED GRADE.

FIG. NO.	FIGURE	DATE	REVISIONS	DATE
S-30	R.H.	8-30-00	D.A.L.	8-19-08

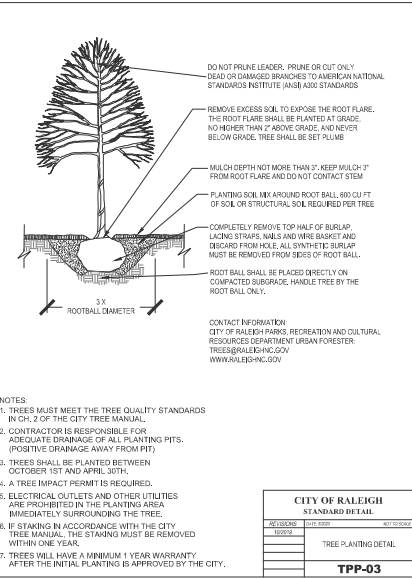


CITY OF RALEIGH				
DEPARTMENT OF PUBLIC UTILITIES				
STANDARD 3/4" & 1" WATER SERVICE INSTALLATION				
FIG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	AND	4-6-04		
	D.F.L.	8/7/2005		



NOTE: TRACER WIRE SHALL BE CONTINUED TO THE GROUND SURFACE AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN. THE TRACER WIRE SHALL BE INSTALLED IN THE EXISTING SEWER MAIN AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN. THE TRACER WIRE SHALL BE INSTALLED IN THE EXISTING SEWER MAIN AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN.

FIG. NO.	FIGURE	DATE	REVISIONS	DATE
S-30A	W.B.P.	8-14		



- NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 4. A TREE IMPACT PERMIT IS REQUIRED.
 5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE	BY
1	8/14/04	W.B.P.
TREE PLANTING DETAIL		
TTP-03		

PROJECT NO.: 22021

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 11/10/22

SCALE: NTS

CRUMPLER Consulting Services, PLLC

2308 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1704
P: 1-533



ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/09/23
2	CITY OF RALEIGH COMMENTS	03/21/23

DETAILS

901 E. LENOIR - 2 LOT SUBDIVISION

901 E. LENOIR STREET
RALEIGH, NORTH CAROLINA