



Administrative Approval Action

Case File / Name: SUB-0079-2022
DSLCL - 1608 CARSON ST SUBDIVISION

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

LOCATION: This .33 acre site zoned R-10 (Frequent Transit Area) is located on the south east corner of the intersection of Georgetown Road and Carson Street at 1608 Carson Street.

REQUEST: This is a three lot subdivision utilizing the Frequent Transit Development Option. An existing house on site will be removed and the three new lots will be 4,277 sf, 4,362 sf, and 4525 sf size respectively.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: FIL-0059-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-0060-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 February 2, 2023 by Matthew O'Bryant.

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"/>	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 demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A fee-in-lieu for 6' of public sidewalk will be applied along the frontage of this development for both Georgetown Rd and Carson St. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)



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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. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for (5) street trees 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. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) single-stem understory street trees along Carson St. and (3) shade street trees along Georgetown Rd.



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

Stormwater

1. 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: March 2, 2026
Record at least 1/2 of the land area approved.

5-Year Sunset Date: March 2, 2028
Record entire subdivision.

I hereby certify this administrative decision.

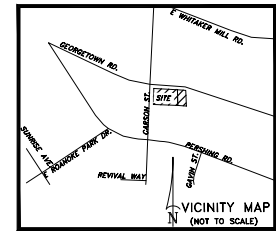
Signed: _____ *Daniel L. Stegall* _____ Date: 03/02/2023
Development Services Dir/Designee

Staff Coordinator: Michael Walters

1608 CARSON ST. SUBDIVISION

1608 CARSON STREET Raleigh, North Carolina

PRELIMINARY SUBDIVISION SUB-0079-2022



Preliminary Subdivision Application Site Review

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.3). Please check the appropriate review type and include the plan checked below. Please email all documents and your preliminary subdivision plan to subdiv@raleighnc.gov.

<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag Lot	<input checked="" type="checkbox"/> Request Transit Development Option

NOTE: Subdivisions may require City Council approval if a Multi-Family Overlay or Historic Overlay District.

GENERAL INFORMATION

Development name (plan case number): N/A
Development name (subject to approval): 1608 Carson St. Subdivision
Property Address: 1608 Carson St.
Recorded Deed/PIN: 1704-88-3325

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner Name: Kevin Campbell
Company: [Redacted]
Address: 2605 NC 97 Hwy, Wendell, NC 27891
Phone #: (919) 494-3300
Email: kicamp@att.net

Page 1 of 2

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Grass area: 0.55	Stormwater Impervious Surface: 0.26
Existing lot(s) (if more than one, provide acreage of each): 1.12	Stormwater Runoff Coefficient: 0.55

STORMWATER INFORMATION

Stormwater Runoff Coefficient: 0.55
Proposed Stormwater Runoff: 0.26

SIGNATURE BLOCK

By submitting this application, the undersigned certifies that the information provided is true and correct to the best of their knowledge and belief, and that the information provided is true and correct to the best of their knowledge and belief, and that the information provided is true and correct to the best of their knowledge and belief.

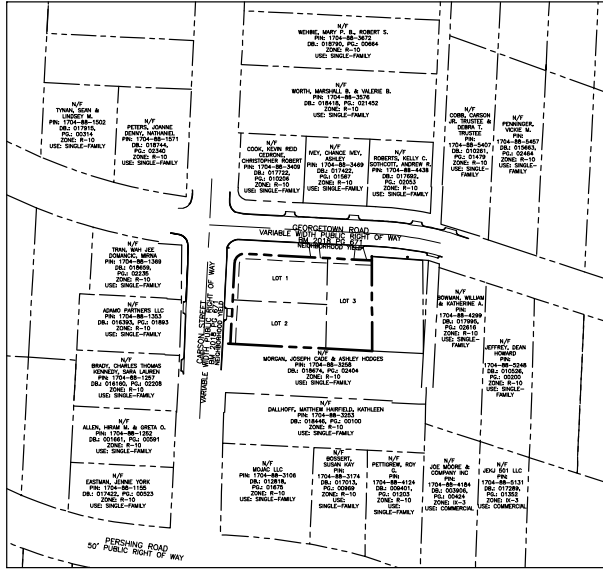
TREE CONSERVATION EXEMPTION:
TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

SOLID WASTE COLLECTION NOTE:
EACH HOME WILL STORE THE ROLL OUT TRASH & RECYCLE RECEPTACLES IN THE GARAGE. ON COLLECTION DAY, THE ROLL OUT BINS WILL BE PLACED CURBSIDE IN FRONT OF EACH HOME.

FLOODPLAIN NOTE:
THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3200234500, DATED 01/13/2022.

STORMWATER EXEMPTION NOTE:
PER OUR UDO SECTION 9.2.2.2.2.3, THIS PROJECT IS EXEMPTED FROM ACTIVE STORMWATER CONTROL MEASURES. THE EXEMPTION IS AS FOLLOWS:
ANY DETACHED HOUSE OR TINY HOUSE USED FOR SINGLE-LIVING OR ANY ATTACHED HOUSE, TINY HOUSE OR TWO UNIT FORMHOUSE DEVELOPMENT FOR TWO-UNIT LIVING, INCLUDING THEIR ACCESSORY USES, SITUATED ON A SUBDIVIDED LOT THAT WAS PART OF A SUBDIVISION OF ONE ACRE OR LESS IN AGGREGATE SIZE, INCLUDING SUBDIVIDED LOTS THAT ARE RECOMBINED WITH OTHER SIMILAR SUBDIVIDED LOTS.

IMPERVIOUS SURFACE NOTE:
PER RALEIGH'S UDO SECTION 9.2.2.2.2.4, PROPERTIES ZONED R-10 AND ALL OTHER BASE ZONING DISTRICTS MUST NOT EXCEED THE MAXIMUM OF 60% IMPERVIOUS SURFACE COVERAGE ON SITE. THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING SITE FEATURES, 5,662 SF (0.13) OF IMPERVIOUS SURFACE AREA IS BEING REMOVED, NO NEW IMPERVIOUS SURFACE AREA IS BEING PROPOSED.



DRAWINGS INDEX:	
PS 1.0 COVER SHEET	COVER SHEET
PS 2.0 EXISTING CONDITIONS & DEMO PLAN	EXISTING CONDITIONS & DEMO PLAN
PS 3.0 SITE LAYOUT PLAN	SITE LAYOUT PLAN
PS 4.0 GRADING PLAN	GRADING PLAN
PS 5.0 UTILITY PLAN	UTILITY PLAN
PS 6.0 LANDSCAPE PLAN	LANDSCAPE PLAN
PS 7.0 DETAILS	DETAILS
PS 7.1 DETAILS	DETAILS
PS 7.2 DETAILS	DETAILS

DISTURBED AREA
11,433 SF / 0.26 AC

CONTRACTOR:
SAMUEL R. NYE, PE
THE SITE GROUP, PLLC
1111 OCEAN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2256
EMAIL: srn@thesitegroup.net

CLIENT:
O'BRYEN AND ASSOCIATES
ATTN: MATT O'BRYEN
608 N. BOUNDARY ST.
RALEIGH, NC 27604
PHONE: (919) 412141-9229
E-MAIL: mcoobyen@ymail.com

ATTENTION CONTRACTORS
The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-4070 and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both 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 file, 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.

SITE DATA SUMMARY

PROJECT NAME:	1608 CARSON ST. SUBDIVISION
SITE ADDRESS:	1608 CARSON ST. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1704-88-3325
EXISTING ZONING:	R-10
EXISTING ACREAGE:	14,237 SF / 0.33 AC
EXISTING BUILDING:	1,372 SF
PROPOSED NEW R/W AREA:	1,072 SF / 0.02 AC
NET SITE AREA:	13,165 SF / 0.30 AC
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
URBAN FORM:	FREQUENT TRANSIT AREA
LOT SUMMARY:	UDO 2.7.1
TOTAL # OF LOTS:	3
MIN. LOT WIDTH:	45'
MIN. LOT DEPTH:	60'
MAX. HEIGHT:	2,500 SF

AVERAGE LOT SIZE:	4,388 SF / 0.10 AC
EXISTING IMPERVIOUS AREA:	5,662 SF / 0.13 AC
MAXIMUM IMPERVIOUS PER LOT:	65% MAXIMUM
MAXIMUM ALLOWED SITE IMPERVIOUS:	8,556 SF / 0.20 AC (65%)
PROPOSED TOTAL SITE IMPERVIOUS:	0 SF / 0 AC (0.00%)
PROPOSED DISTURBANCE:	11,433 SF / 0.26 AC
PARKING REQUIRED:	NO MAXIMUM
PARKING PROVIDED:	3 SPACES PER LOT (2 IN GARAGE, ONE IN DRIVEWAY)

** THE MAXIMUM ALLOWED IMPERVIOUS FOR THE SITE IS 60%. A FEE-IN-LIEU FOR SIDEWALK IS REQUIRED ALONG GEOMETOWN ROAD AND CARSON STREET. THE ALLOWED IMPERVIOUS PER LOT HAS TO BE REDUCED BY THE SIDEWALK RIGHT OF WAY PER CITY OF RALEIGH STORMWATER DEPARTMENT POLICY. SEE SHEET PS 3.0 FOR MORE DETAILS AND A LOT BY LOT BREAKDOWN OF THE ALLOWED IMPERVIOUS SURFACE.

GENERAL NOTES

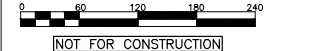
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ANGLE RIGHT HAND SURVEYING, DATED OCTOBER 10TH, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



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

COVER SHEET

SCALE: 1" = 60' (DRAWING SCALES FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

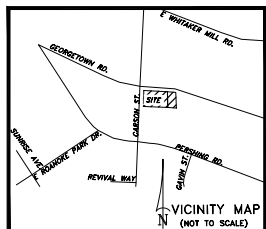
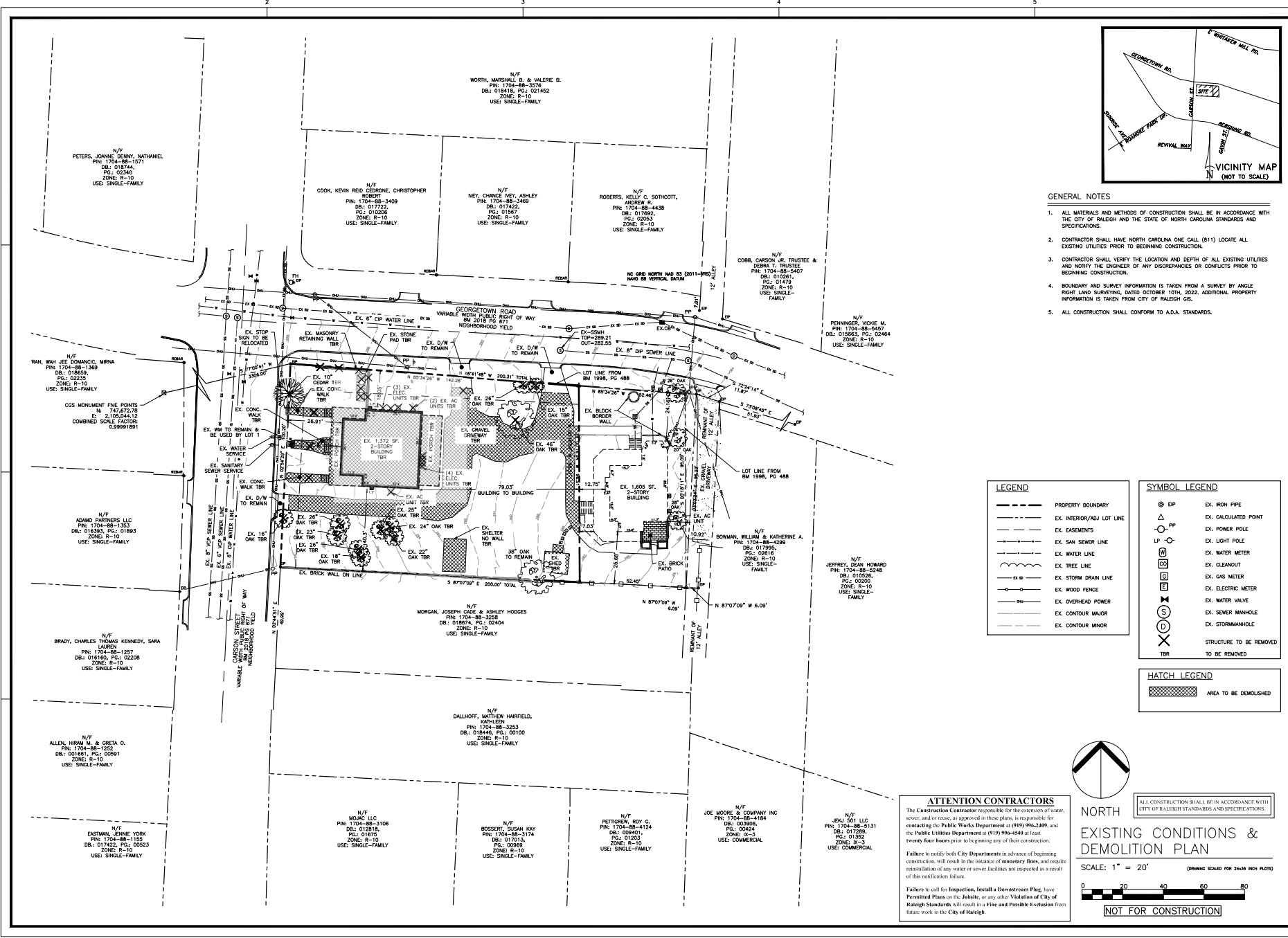
THE SITE GROUP
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
1111 Ocean Road
Raleigh, NC 27605
Office: (919) 835-4787
Fax: (919) 839-2256
E-Mail: srn@thesitegroup.net

PRELIMINARY SUBDIVISION (SUB-0079-2022) FOR:
1608 CARSON ST. SUBDIVISION
1608 CARSON ST.
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN
DATE: 23 NOV 2022
REVISED: 06 JAN 2023, 02 FEB 2023

PRELIMINARY SUBDIVISION

COVER SHEET
Job Code: MOGRTH
Dwg No.: PS 1.0



- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

LEGEND

---	PROPERTY BOUNDARY
---	EX. INTERIOR/ADJ LOT LINE
---	EX. EASEMENTS
---	EX. SAN SEWER LINE
---	EX. WATER LINE
---	EX. TREE LINE
---	EX. CLEANOUT
---	EX. GAS METER
---	EX. ELECTRIC METER
---	EX. WATER VALVE
---	EX. SEWER MANHOLE
---	EX. STORMHOLE
---	EX. WOOD FENCE
---	EX. STORM DRAIN LINE
---	EX. OVERHEAD POWER
---	EX. CONTOUR MAJOR
---	EX. CONTOUR MINOR

SYMBOL LEGEND

⊗	EX. IRON PIPE
△	EX. CALCULATED POINT
⊙	EX. POWER POLE
⊕	EX. LIGHT POLE
⊗	EX. WATER METER
⊕	EX. CLEANOUT
⊗	EX. GAS METER
⊕	EX. ELECTRIC METER
⊗	EX. WATER VALVE
⊕	EX. SEWER MANHOLE
⊗	EX. STORMHOLE
X	STRUCTURE TO BE REMOVED
TBR	TO BE REMOVED

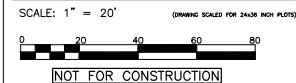
HATCH LEGEND

[Hatched Box]	AREA TO BE DEMOLISHED
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EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20' (DRAWING SCALED FOR 24x36 INCH PLOTS)



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2499 and the Public Utilities Department at (919) 996-4448 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reimbursement 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.

THE SITE GROUP
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 1111 Oberlin Road
 Raleigh, NC 27605
 P: 919.852.4787
 F: 919.852.4787
 E: info@thesitegroup.net

PRELIMINARY SUBDIVISION (SUB-0079-2022) FOR:
1608 CARSON ST. SUBDIVISION
 1608 CARSON ST.
 RALEIGH, NORTH CAROLINA

Drawn By: RLA
 Checked By: SRN

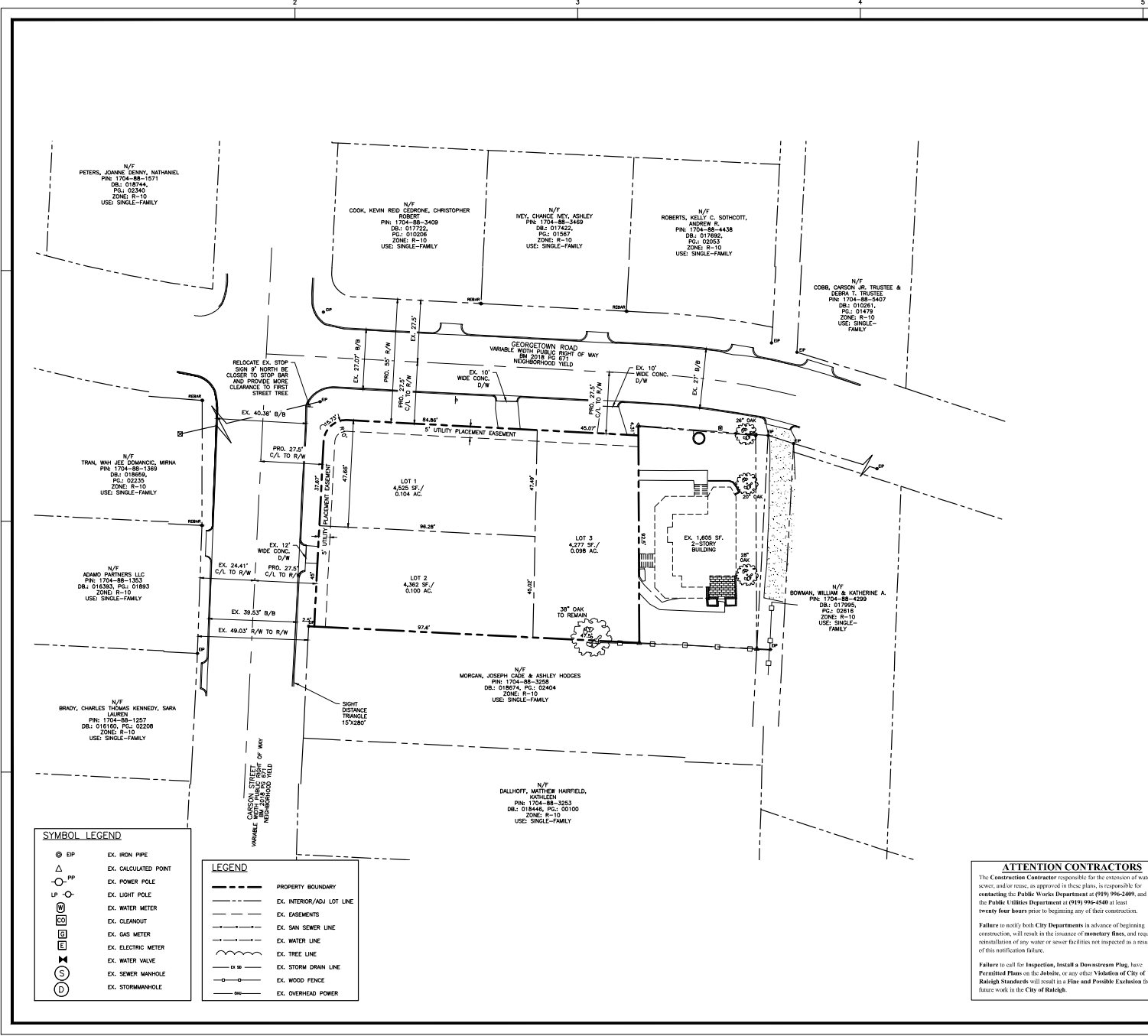
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PRELIMINARY SUBDIVISION

EXISTING CONDITIONS & DEMOLITION PLAN

Job Code: MOGRTH

Dwg No. PS 2.0



SITE DATA SUMMARY

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SITE ADDRESS:	1608 CARSON ST. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1704-88-3325
EXISTING ZONING:	R-10
EXISTING ACREAGE:	14,237 SF/0.33 AC
EXISTING BUILDING:	1,376 SF
PROPOSED NEW R/W AREA:	1,073 SF/0.02 AC
NET SITE AREA:	13,165 SF/0.30 AC
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
URBAN FORM:	FREQUENT TRANSIT AREA
LOT SUMMARY:	UD0 2.71
TOTAL # OF LOTS:	3
MIN. LOT WIDTH:	45'
MIN. LOT DEPTH:	60'
MIN. LOT AREA:	2,500 SF
MAX. HEIGHT:	40'/3 STORES

NOTE: THIS PROJECT ELECTS TO USE THE ZONING DISTRICT'S MIN. PRIMARY STREET SETBACK REGULATION PER FOOTNOTE 5 SEE: 2.71.06

AVERAGE LOT SIZE:	4,388 SF / 0.10 AC
EXISTING IMPERVIOUS AREA:	5,662 SF / 0.13 AC
MAXIMUM IMPERVIOUS PER LOT:	65% MAXIMUM
MAXIMUM ALLOWED SITE IMPERVIOUS:	8,556 SF / 0.20 AC (65%)
PROPOSED TOTAL SITE IMPERVIOUS:	0 SF / 0 AC (0.00%)
PROPOSED IMPERVIOUS:	11,433 SF / 0.26 AC
PARKING SUMMARY:	NO MAXIMUM
PARKING REQUIRED:	3 SPACES PER LOT
PARKING PROVIDED:	(2 IN GARAGE, ONE IN DRIVEWAY)

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ANGLE RIGHT LAND SURVEYING, DATED OCTOBER 10TH, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDD SECTION 9.1.4)

SOLID WASTE COLLECTION NOTE:

EACH HOME WILL STORE THE ROLL OUT TRASH & RECYCLE RECEPTACLES IN THE GARAGE OR COLLECTION DAY, THE ROLL OUT BINS WILL BE PLACED CURBSIDE IN FRONT OF EACH HOME.

FLOODPLAIN NOTE:

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 37203D600K DATED JULY 19, 2022.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-6449, and the Public Utilities Department at (919) 996-6440 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require installation of any water or sewer facilities not inspected as a result of this notification failure.

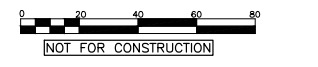
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NORTH

SUBDIVISION LAYOUT PLAN

SCALE: 1" = 20'



SYMBOL LEGEND

⊙ EP	EX. IRON PIPE
△	EX. CALCULATED POINT
○ PP	EX. POWER POLE
LP ○	EX. LIGHT POLE
⊞	EX. WATER METER
⊞	EX. CLEANOUT
⊞	EX. GAS METER
⊞	EX. ELECTRIC METER
⊞	EX. WATER VALVE
⊞	EX. SEWER MANHOLE
⊞	EX. STORMMANHOLE

LEGEND

---	PROPERTY BOUNDARY
---	EX. INTERIOR/ADJ LOT LINE
---	EX. EASEMENTS
---	EX. SAN SEWER LINE
---	EX. WATER LINE
---	EX. TREE LINE
---	EX. STORM DRAIN LINE
---	EX. WOOD FENCE
---	EX. OVERHEAD POWER

THE SITE GROUP
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 Raleigh, NC 27604
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 RALEIGH, NORTH CAROLINA

Drawn By: RLA
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PRELIMINARY SUBDIVISION
 SUBDIVISION LAYOUT PLAN
 Job Code: MOGRTH
 Dwg No.: PS
 3.0

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GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

STANDARD UTILITY NOTES (AS APPLICABLE):

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:
 - A) A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO SATISFY SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25 FROM A PRIVATE WELL OR 50 FROM A PUBLIC WELL.
 - B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18 ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10 ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - D) 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - E) MAINTAIN 18 MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24 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).
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. 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.
5. 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOREMANS. 4.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS 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.
6. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2 WATERLINE EASEMENT IMMEDIATELY ADJACENT.
7. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 FEET MAXIMUM.
8. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0 ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCEM. USAGE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NEOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS AND SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREAT INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEAGLEY AT (919) 998-2334 OR TIMOTHY.BEAGLEY@CITYOFRALEIGH.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JONAE HARTLEY AT (919) 998-5923 OR JONAE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

UTILITY NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. ALL GRADING AND EXTERIOR CONSTRUCTION OF BUILDING UPON THE PROPERTY SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. - 7:00 P.M., MONDAY THROUGH SATURDAY.
3. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ANGLE RIGHT LAND SURVEYING, DATED OCTOBER 10TH, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
6. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
7. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDITIONS AS REQUIRED FOR THESE UTILITIES UNDER FINISHED AREAS.
8. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
9. ALL EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT TAP (MAN) & REMOVED FROM ROW OF EASEMENT.
10. CONTRACTOR TO COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2012 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2012 NC BUILDING CODE).
11. WATER SERVICES SHALL BE TYPE "C" SOFT COPPER AND IN ACCORDANCE WITH CITY OF RALEIGH STANDARD WATER DETAILS W-23 & W-25. WATER METERS SHALL BE PLACED INSIDE PUBLIC RIGHT-OF-WAY AS SHOWN IN DETAIL W-23.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 998-2348 and the Public Utilities Department at (919) 998-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstatement 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.

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



NORTH

UTILITY PLAN

SCALE: 1" = 20'

(DRAWING SCALES FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION

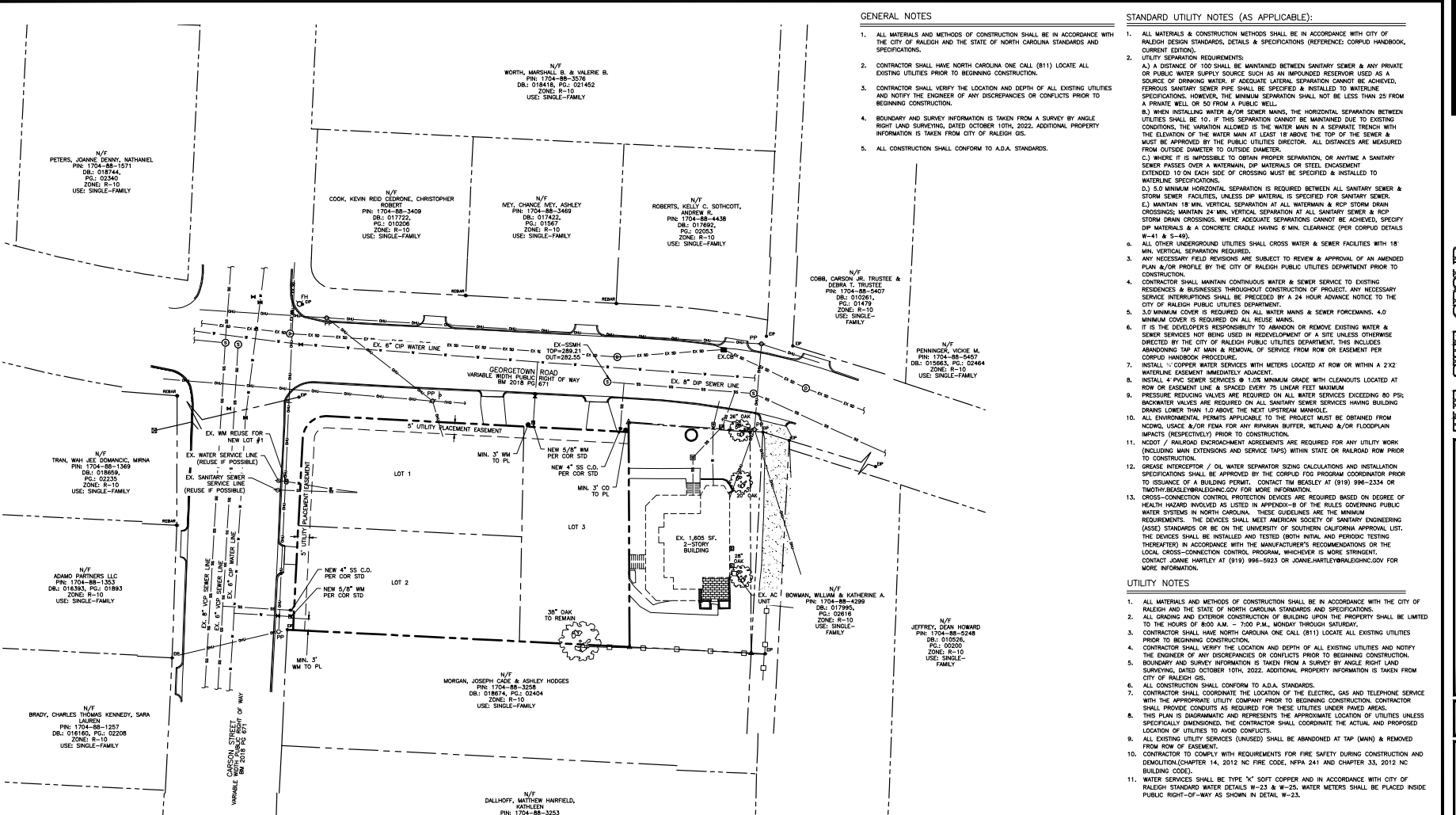
SYMBOL LEGEND

- ⊙ EP
- △ EX. CALCULATED POINT
- ⊖ PP
- ⊖ LP
- ⊖ EX. WATER METER
- ⊖ EX. CLEANOUT
- ⊖ EX. GAS METER
- ⊖ EX. ELECTRIC METER
- ⊖ EX. WATER VALVE
- ⊖ EX. SEWER MANHOLE
- ⊖ EX. STORMMANHOLE

LEGEND

- PROPERTY BOUNDARY
- EX. INTERIOR/ADJ. LOT LINE
- EX. EASEMENTS
- EX. SAN SEWER LINE
- NEW SAN SEWER LINE
- EX. WATER LINE
- NEW WATER LINE
- EX. TREE LINE
- EX. STORM DRAIN LINE
- NEW STORM DRAIN LINE
- EX. WOOD FENCE
- EX. OVERHEAD POWER

DISTURBED AREA
11,433 SF / 0.26 AC



THE SITE GROUP
 CIVIL ENGINEERS & LANDSCAPE ARCHITECTS
 1111 Obelisk Road, Suite 1136
 Raleigh, NC 27605
 Phone: (919) 852-9787
 Fax: (919) 852-9787
 E-Mail: srn@thesitegroup.net

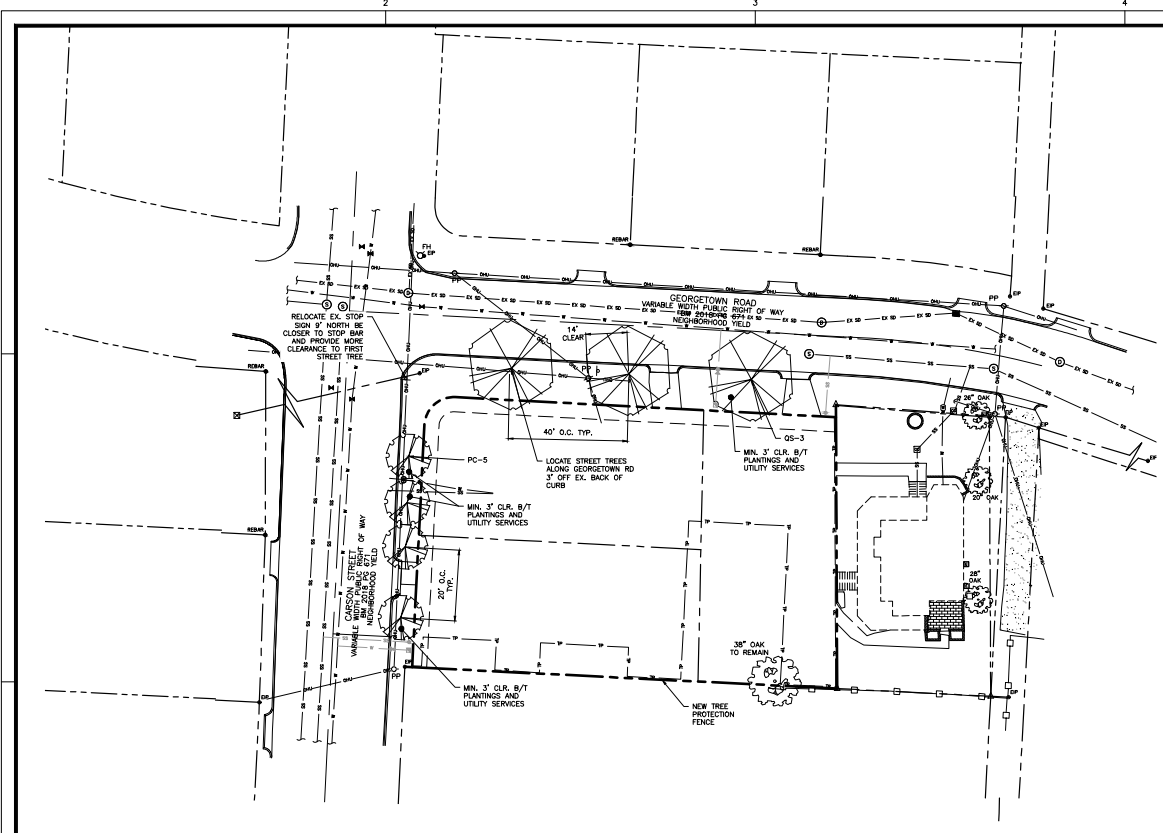
PRELIMINARY SUBDIVISION (SUB-0079-2022) FOR:
1608 CARSON ST. SUBDIVISION
 1608 CARSON ST.
 RALEIGH, NORTH CAROLINA

Drawn By: RLA
 Checked By: SRN
 DATE: 23 NOV 2022
 REVISED: 06 JAN 2023
 02 FEB 2023

PRELIMINARY SUBDIVISION
 UTILITY PLAN

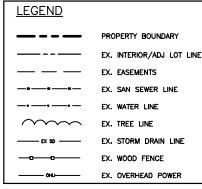
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GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ANGLE ROYAL LAND SURVEYING, DATED OCTOBER 10TH, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



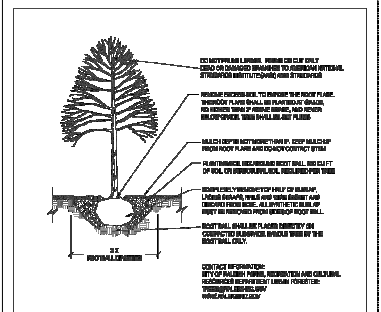
LANDSCAPE MAINTENANCE PLAN:

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:
- A. FERTILIZATION: FERTILIZE LAWN TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.
 - B. PRUNING: PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS, THE ANCI AND ADJACENT PROPERTY SHALL BE ADMITTED TO THE PRUNING. PRUNING SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT. EXCEPT FOR SHARED HEDGES.
 - C. PEST CONTROL: PEST-RESISTANT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
 - D. MULCHING: MULCHING SHALL BE MAINTAINED AT A DEPTH OF 3"-3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS, AS NECESSARY TO MAINTAIN THE DESIRED DEPTH OF THE PLANT BED.
 - E. MOWING: PRIMARY PESTICE LAWN SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OR TURF GRASS.
 - F. PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - G. WATERING: IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING WAKE COUNTY WATER/IRRIGATION SUPPLIES).
- REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED AS LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED MATURITY AND SIZE OF PLANTING. FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

LANDSCAPE REQUIREMENTS:

1. THE SITE SHALL BE STABILIZED AND SEEDDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW BY ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF ROAD YARD AREA OF THE SITE AND SCREENED TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
3. ENTRY FEATURE WALLS REQUIRE FOUNDATION PLANTINGS AT THE BASE OF THE WALL.
4. ALL PLANTING MEDIANS AND/OR ISLANDS IN VEHICULAR USE AREAS SHALL BE AT LEAST TEN FEET LONG BY TEN FEET WIDE FROM BACK OF CURB TO BACK OF CURB, WITH A MINIMUM OF 500 SQUARE FEET OF SPACE FOR CANOPY TREE & 250 SQUARE FEET OF SPACE PER UNDERSTORY TREE WHERE THESE ARE PROVIDED.
5. THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
6. NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT OF WAY OR WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING LOCATION. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
7. ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
8. WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE WAKE COUNTY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
9. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO WAKE COUNTY SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
10. THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANNER SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.
11. FOUNDATION PLANTINGS SHALL BE DESIGNED TO WAKE COUNTY UDO SECTION REQUIREMENTS. THE WAKE COUNTY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS BASED ON ACTUAL FIELD CONDITIONS.

TREE CONSERVATION EXEMPTION:
 TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)



CITY OF RALEIGH PLANTING NOTES:

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TFP-03.
2. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	ROOT	REMARKS
CANOPY TREES							
OS	2	QUERCUS SHUMARDI	SHUMARD OAK	10'	3" CAL.	B&B	MATCHING
UNDERSTORY TREES							
PC	3	PISTACHIA CHINENSIS	CHINESE PISTACHE	8' MIN.	2" CAL.	B&B	MATCHING

PLANTING NOTES:
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM DIMENSIONS SET BY THE U.S.D.A. FOR NURSERY STOCK. SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
 SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER; O.C. = ON-CENTER; (R) = TO REMAIN
 MULCH: MULCH ALL BED AREAS WITH HARDWOOD MULCH TO A DEPTH OF 3".
 NOTE: 1. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

STREET TREE REQUIREMENT NOTE:

GEORGETOWN STREET	142 LF.
CANOPY TREES REQUIRED (1/40')	3 PROV.
CANOPY TREES PROVIDED:	3 PROV.
CARSON STREET	100 LF.
CANOPY TREES REQUIRED (1/40')	0 PROV.
CANOPY TREES PROVIDED:	0 PROV.
UNDERSTORY TREES REQUIRED (1/20')	5 PROV.
UNDERSTORY TREES PROVIDED:	4 PROV.

*STREET TREES ARE REQUIRED TO BE CANOPY TREES, WHERE OVERHEAD POWER FACILITIES COMPLY WITH CANOPY TREES UNDERSTORY TREES HAVE BEEN SUBSTITUTED.

LANDSCAPE NOTES:

1. ANY TREES IN RIGHT TRIANGLES WILL BE LIMITED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN RIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
2. STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID DRINKERS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.

ATTENTION CONTRACTORS

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

LANDSCAPE PLAN

SCALE: 1" = 20' (DRAWING SCALES FOR 24X36 INCH PLOTS)



NOT FOR CONSTRUCTION

THE SITE GROUP
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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 E-Mail: SRN@thesitegroup.net

PRELIMINARY SUBDIVISION (SUB-0079-2022) FOR:
1608 CARSON ST. SUBDIVISION
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 RALEIGH, NORTH CAROLINA

Drawn By: RLA
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 REVISED: 06 JAN 2023
 02 FEB 2023

PRELIMINARY SUBDIVISION

LANDSCAPE PLAN

Job Code: MOGRTH

Dwg No. PS 6.0

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