



# Administrative Approval Action

Case File / Name: SUB-S-13-2019  
DSLCL - Long Acres - 2 Lot Subdiv

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 Lansing Street and west side of Lamont Street. The site is addressed at 400 Lamont St, which is inside City limits.

**REQUEST:** Subdivision of a 0.27-acre tract zoned R-10 into two lots for detached homes. Lot 1 will be approx. 6,826 sq ft/0.157 acres and has an existing detached home to remain. Lot 2 will be 4,313 sq ft/0.10 acres. Note Lamont Street has been designated the primary street for this subdivision.

**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 June 21, 2019 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:*

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

### **Engineering**

1. 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.
2. A fee-in-lieu for 6-ft sidewalks along the frontage on both Lansing Street and Lamont Street is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. The required slope easement for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.



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☒ **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.

## 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 (shade) street trees along Lansing St. and 6 (understory) street trees along Lamont St.

**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: May 20, 2023**

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

**5-Year Sunset Date: May 20, 2025**

**Record entire subdivision.**

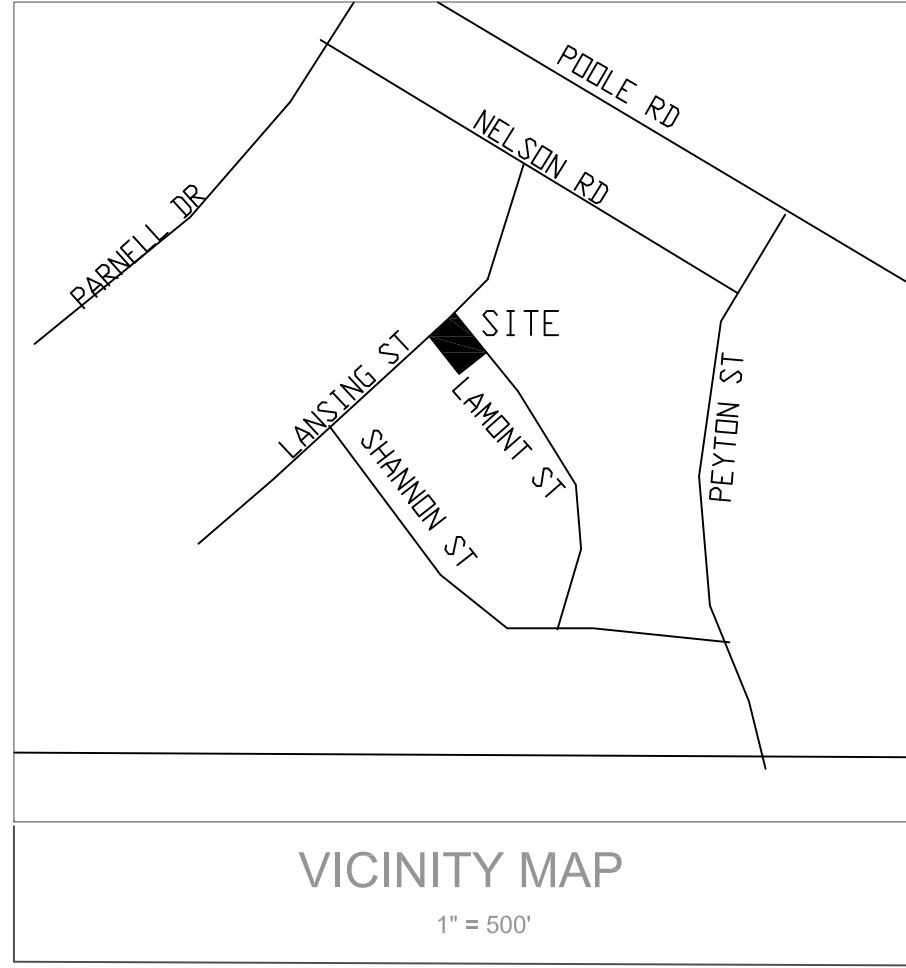
I hereby certify this administrative decision.

Signed: Alysin Bailey Taylor  
Development Services Dir/Designee

Date: 08/21/2019

Staff Coordinator: Ryan Boivin





# SUBDIVISION PLANS FOR LONG ACRES-2 LOT SUBDIVISION 400 LAMONT STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: S-03-2019  
CITY OF RALEIGH TRANSACTION #: 590786

PREPARED FOR:  
JOHN SCHLIMME  
705 E. EDENTON STREET  
RALEIGH, NORTH CAROLINA 27601

PREPARED BY:  
**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

#### NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY SULLIVAN SURVEYING. THE LOT 28 WAS RECORDED IN MAP BOOK 1952 ON PAGE 23.
- PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.
- RESIDENTIAL INFILL RULES MAY APPLY PER UDO SECTIONS 2.2.1, 2.2.7, AND TC-7-17.

#### SITE EXEMPTION NOTES:

-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.

-PER SECTION 9.2.2.A.2.B.I 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.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED UTILITY PLAN
C-5	PROPOSED GRADING PLAN
C-6	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

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

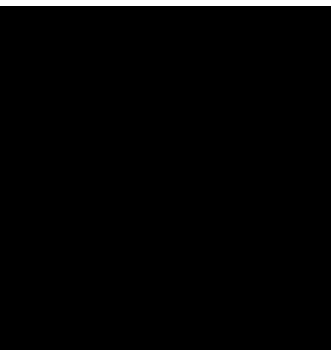
CALL 48 HOURS  
BEFORE YOU DIG



NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533



ISSUED FOR  
PERMITTING

DATE	06/21/19			
DESCRIPTION	CITY OF RALEIGH COMMENTS			
REV.	1			

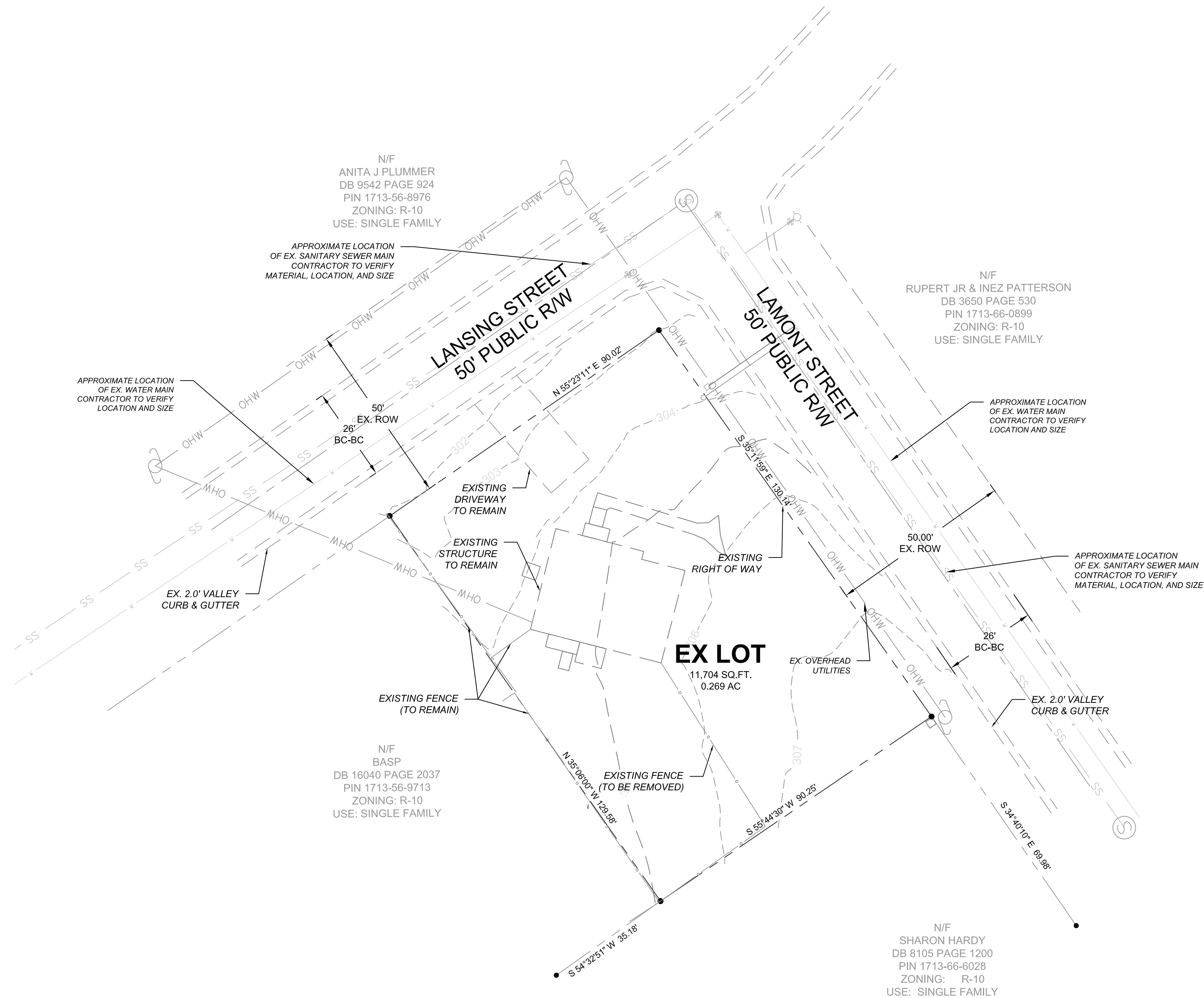
COVER  
LONG ACRES-2 LOT SUBDIVISION  
400 LAMONT STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19005  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 03/22/19  
SCALE: N.T.S.

C-1



CAD FILE: D:\C39\Projects\2019\19005-John Schlimme-Lamont\Base\ LAYOUT: Existing

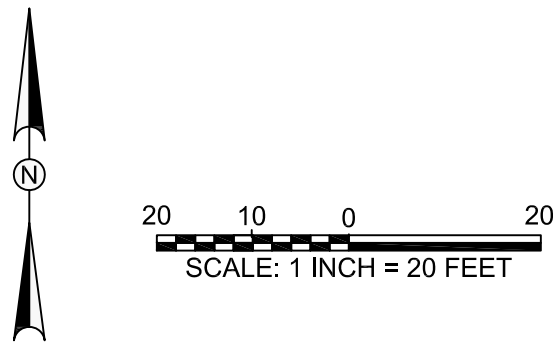


LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER

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ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/21/19

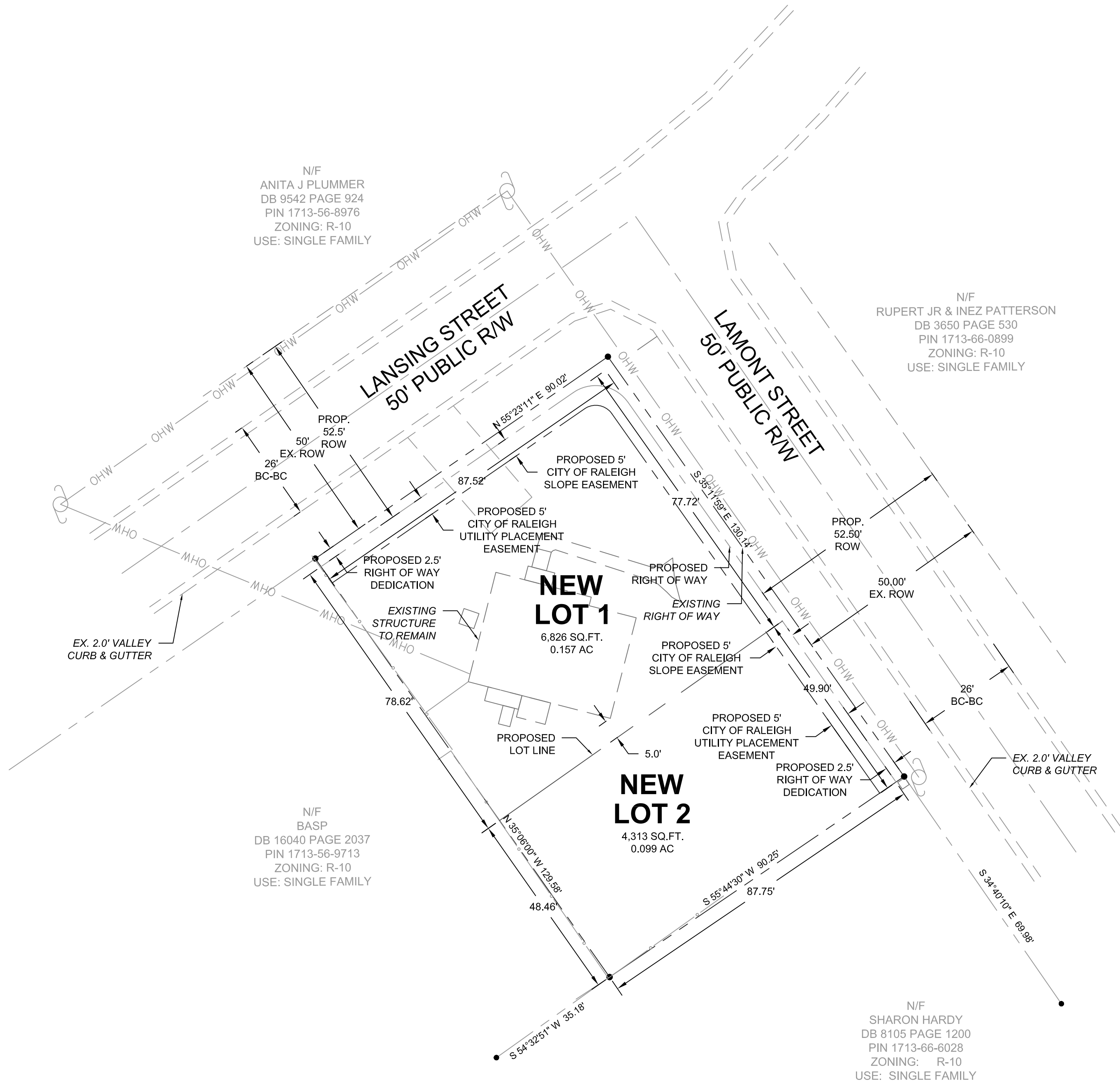
EXISTING CONDITIONS  
LONG ACRES-2 LOT SUBDIVISION  
400 LAMONT STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19005
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	03/22/19
SCALE:	1" = 20'

C-2

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P-1533



STORMWATER IMPERVIOUS NOTES:

PROPOSED IMPERVIOUS SURFACE:  
-SIDEWALK, PAVEMENT WIDENING AND ADA RAMP WITHIN  
RIGHT OF WAY=1,592 SF  
1,592SF/2=796 PER LOT

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%  
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
-LOT 1: 4,437SF-796SF=3,641SF MAX IMPERVIOUS SURFACE  
-LOT 2: 2,803SF-796SF=2,007SF 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  
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SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE  
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LEGEND

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

SUMMARY INFORMATION

DEVELOPMENT NAME: LONG ACRES-2 LOT SUBDIVISION

SITE ADDRESS: 400 LAMONT STREET  
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1713-56-9777

JURISDICTION: CITY OF RALEIGH  
CURRENT ZONING DISTRICT: R-10

TOTAL GROSS ACREAGE: 0.269 ACRES (11,704 SF)  
DEDICATED RIGHT OF WAY: 0.013 ACRES (565 SF)  
TOTAL NET ACREAGE: 0.256 ACRES (11,139 SF)  
PROPOSED LOT 1: 0.157 ACRES (6,826 SF)  
PROPOSED LOT 2: 0.099 ACRES (4,313 SF)

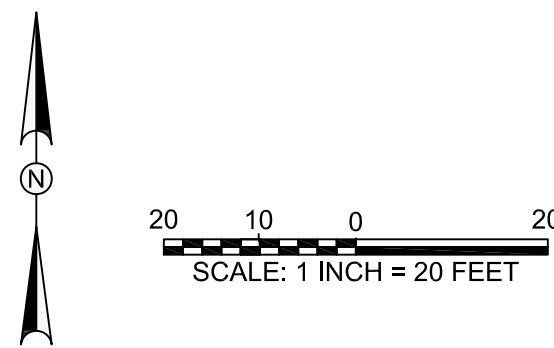
PROPOSED DENSITY: 2 UNITS/0.256 ACRES=7.81 U/A

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 1,647LF

RALEIGH CITIZENS ADVISORY COUNCIL (CAC): EAST CAC

OWNER/DEVELOPER:  
JOHN SCHLUMME  
705 E. EDENTON STREET  
RALEIGH, NORTH CAROLINA 27601

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



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ISSUED FOR  
PERMITTING

REV.	DATE	DESCRIPTION
1	06/21/19	CITY OF RALEIGH COMMENTS

PROPOSED SUBDIVISION PLAN  
LONG ACRES-2 LOT SUBDIVISION  
400 LAMONT STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19005

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 03/22/19

SCALE: 1" = 20'

C-3



FIRE PROTECTION NOTES:

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.

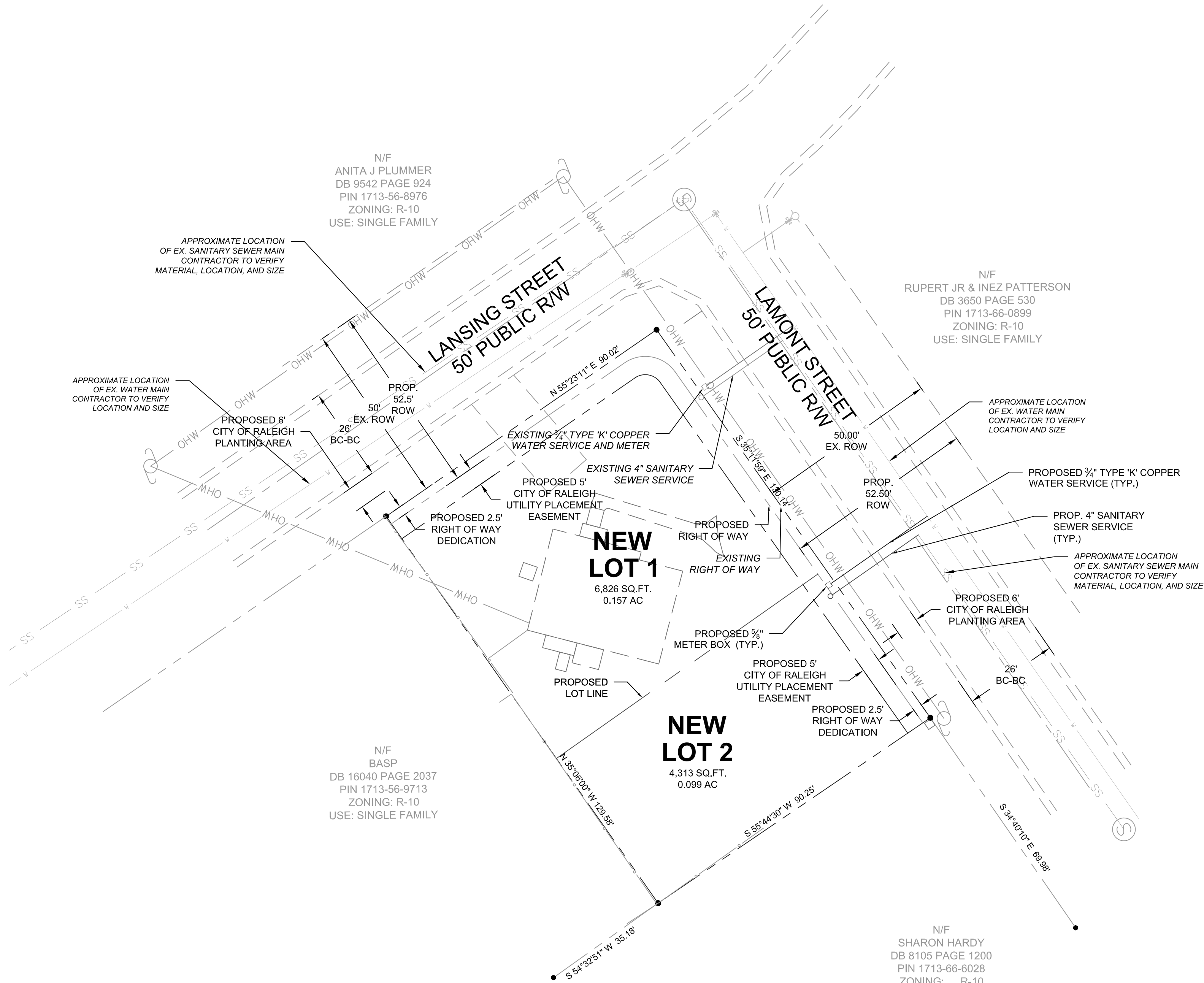
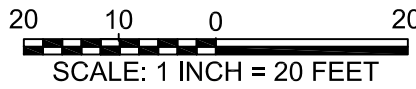
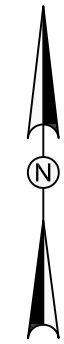
SITE EXEMPTION NOTES:

**-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.**

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- EXISTING RIGHT-OF-WAY
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- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED CITY OF RALEIGH UTILITY PLACEMENT EASEMENT
- PROPOSED LOT LINE

CITY OF RALEIGH 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:
  - 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.
  - b. WHEN INSTALLING WATER & 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)
  - 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)
  - 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. 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 FORCEMAINS. 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. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. 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.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.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 JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	06/21/19	CITY OF RALEIGH COMMENTS

PROPOSED UTILITY PLAN

LONG ACRES-2 LOT SUBDIVISION

400 LAMONT STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19005

DRAWN BY: JAC

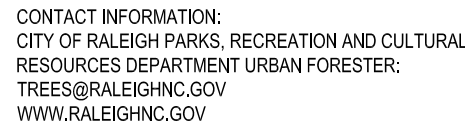
CHECKED BY: JAC

DATE: 03/22/19

SCALE: 1" = 20'

C-4





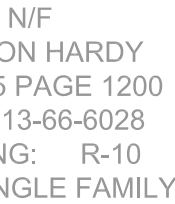
CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/1/19	NOT TO SCALE
	TREE PLANTING DETAIL	
	<b>TPP-03</b>	

KEY	QUA.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	CALIPER
		SHADE TREES					
NO	2	QUERCUS NUTTALLII	NUTTALL OAK	10'		B&B	3"
		UNDERSTORY TREES					
CM	6	LAGERSTROEMIA SPP., L HYBRIDS	SINGLE STEM CREPE MYRTLE "COMANCHE"	6'		B&B	2"
		SHRUBS					
WA	6	RHODODENDRON PERICLYMENOIDES	WILD AZALEA	18"		5 GAL.	

LANDSCAPING REQUIREMENTS

LAMONT STREET (NEIGHBORHOOD STREET STREETScape-SEC. 8.4.4.C)  
REQUIREMENT: 1 UNDERSTORY TREES PER 20LF=127.67LF/20LF=6 TREES  
PROVIDED: 6 UNDERSTORY STREET TREES DUE TO OVERHEAD UTILITIES

LANSING STREET (NEIGHBORHOOD STREET STREETScape-SEC. 8.4.4.C)  
REQUIREMENT: 1 SHADE TREE PER 40LF=87.52LF/40LF=2 TREES  
PROVIDED: 2 STREET TREES



EXISTING PROPERTY LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING RIGHT-OF-WAY

EXISTING OVERHEAD POWER LINE

EXISTING ABUTTING PROPERTY LINE

EXISTING EDGE OF PAVEMENT

EXISTING SANITARY SEWER

EXISTING SANITARY SEWER

PROPOSED CITY OF RALEIGH  
UTILITY PLACEMENT EASEMENT

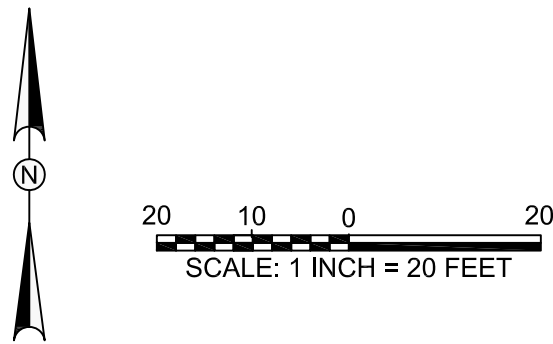
PROPOSED LOT LINE

- STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH DETAIL TFP-03 DATED BETWEEN OCTOBER 1ST AND APRIL 30TH.
2. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE. A LANDSCAPE AGREEMENT IS REQUIRED IF CERTIFICATE OF OCCUPANCY IS REQUIRED OUTSIDE OF THE PLANTING WINDOW.
4. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
5. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
6. MINIMUM TOPSOIL DEPTH SHALL BE 4" IN LAWN AREAS AND 12" IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ONSITE TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING TOPSOIL IS NOT SUFFICIENT TO MEET THE NEEDS OF THIS PROJECT.
7. 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 SHREDDED/COMPOSTED LEAVES.
8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
10. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
12. COMPLETELY REMOVE TOP HALF OF BURLAP LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
15. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
16. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FROM THE TIME OF REPLACEMENT IF AFTER FINAL ACCEPTANCE.
17. STREET TREES ARE TO BE PROTECTED AND MAINTAINED PER REQUIREMENTS OUTLINED IN CHAPTER 2 (PAGE 11) OF CITY TREE MANUAL.

-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.

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY SULLIVAN SURVEYING. THE LOT 28 WAS RECORDED IN MAP BOOK 1952 ON PAGE 23.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 100 YEAR ANNUAL CHANCE AND FLOOD 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDCATION.
5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.



**ISSUED FOR  
PERMITTING**

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	06/21/19

PROPOSED LANDSCAPING PLAN  
LONG ACRES-2 LOT SUBDIVISION  
400 LAMONT STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19005

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 03/22/19

C-6