## Preliminary Subdivision Plan Application 5-52

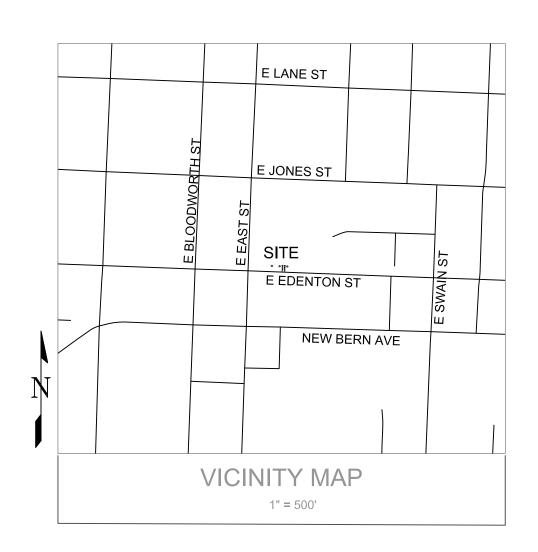


Development Services Customer Service Center | 1 Exchange Pluza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction#	Project Coord	linator	Team Leader D. Stesall				
S71989 PRELIMINARY APPROVALS							
Subdivision *	Conventional Subdivision	Compact Developme	nt Conservative Subdivision				
*May req	uire City Council approval if in a	Metro Park Overlay or Histo	oric Overlay District				
If your project has been through	the Due Diligence process, pro	vide the transaction #:					
	GENERAL	INFORMATION					
Development Name 519 E.	Edenton-2 Lot Subdi	vision					
Proposed Use Single Fam							
Property Address(es) 519 E.	Edenton St						
Wake County Property Identific	ation Number(s) for each parce	to which these guidelines v	vil) apply:				
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed				
What is your project type?							
Single family	Townhouse Subdivisi	ion/in/a-non-residential/zonir	ng district				
Other (describe):							
	owner/deve	LOPER INFORMATION					
Company Name Neal Mota	Company Name Neal Motaparthy  Owner/Developer Name Neal Motaparthy						
Address 105 Cashwell D	rive, Goldsboro, NC	27534					
Phone 919-394-2008 Email motaparthyneal@gmail.com Fax							
		NTACT PERSON FOR PLA					
Company Name Crumpler (	Consulting Services, PL	LC Contact Name Josh	Crumpler, PE				
Address 2308 Ridge Ro							
Phone 919-413-1704	F .	umplerconsulting.com	Fax				

	ZONING II	NFORMATION		
ning District(s) RX-3, OX-3				
more than one district, provide the acre	eage of each: OX-3	0.4AC; RX-3 0.14	8AC	
verlay District?				
side City Limits? Yes No				
30 (Conditional USE Glarici) Case # Z-				
OA (Gertificate of Appropriateness) Cas	e#			
OA ( Board of Adjustment) Case # A-				
	STORMWAT	ER INFORMATION		
xisting Impervious Surface 0/0	acres/sf	Flood Hazard Area	Yes	<b>■</b> No
Proposed Impervious Surface 0/0	acres/sf	Neuse River Buffer	Yes	<b>I</b> ■ No
		Wetlands	Yes	No No
		Attached ()		
Total # of Townhouse Lots: Detached	± 0:		· · ·	
Total # of Single Family Lots 2		Total # of All Lots 2		
Overall Unit(s)/Acre Densities Per Zoni		75		
Total # of Open Space and/or Commor	Area Lots 0		onto	
SIG	NATURE BLOCK (A	Applicable to all develop	Menral	
	er(s), I/we do hereby a erally to construct all in	gree and firmly bind ourselve mprovements and make all d	es, my/our heirs edications as sh	executors, administrators own on this proposed
successors and assigns jointly and seving subdivision plan as approved by the C	ıty.		onlication, to re	ceive and respond to
successors and assigns jointly and seving subdivision plan as approved by the C  I hereby designate  Josh Crumple and seving strative comments, to resubmit	nry. Or to serve It plans on my behalf, a	as my agent regarding this a and to represent me in any p	ablic weering is	garanip and abhina
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successors and assigns jointly and seven subdivision plan as approved by the C I hereby designate Josh Crumple administrative comments, to resubminity have read, acknowledge, and affi	nry. Or to serve It plans on my behalf, a	as my agent regarding this a and to represent me in any p	requirements	garanip and abhina



DEVELOPMENT

SERVICES

Subdivision *	Conver	ntional Subdivision	Compact Developm	ent [	Conservative S	ubdivision
	- Laurent		a Metro Park Overlay or His	toric Overlay	District	
)A	*				The state of the s	
If your project has been	through the Du	Market Shares and Sharks and Annie a	rovide the transaction #:			
			LINFORMATION	<del></del>		
Development Name 5		nton-2 Lot Subc	division			
Proposed Use Single						
Property Address(es) 5	19 E. Edent	ton St				
Waka County Property	identification N	umber(s) for each pare	cel to which these guidelines	will apply:		
PIN Recorded Deed		Recorded Deed	PIN Recorded Deed	F	IN Recorded Dec	ed
1703-99-2452 What is your project typ	ne?					
	Townho	ouse Subdivi	ision in a non-residential zon	ing district		
Single family		Ouse Daniel		* T		
Other (describe)						
		OWNER/DEV	ELOPER INFORMATION			
Company Name Neal			Owner/Developer Na	me Neal N	lotaparthy	
Address 105 Cash	well Drive,					
Phone 919-394-20	)08		arthyneal@gmail.com			
			NTACT PERSON FOR PL	The state of the s		
			LLC Contact Name Josh	Crumple	er, PE	
Address 2308 Ridg		Raleigh, NC 276	312			
Phone 919-413-17	704	Email josh@c	crumplerconsulting.com	Fax		
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# SUBDIVISION PLANS FOR

# 519 E. EDENTON-2 LOT SUBDIVISION 519 E. EDENTON STREET RALEIGH, NORTH CAROLINA

PREPARED FOR: NEAL MOTAPARTHY 105 CASHWELL DRIVE GOLDSBORO, NORTH CAROLINA 27534

> PREPARED BY: CRUMPLER Consulting Services, PLLC 2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704

## **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

-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.

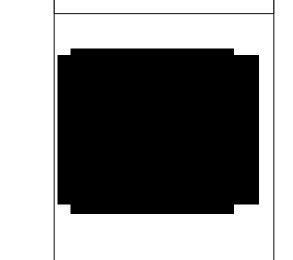
SHEET	DESCRIPTION
C-1	COVER
C-2	<b>EXISTING CONDITIONS</b>
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED UTILITY PLAN
C-5	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

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



PRELIMINARY PLANS NOT FOR CONSTRUCTION					
		ı	ı		
DATE					
REV. DESCRIPTION					
		_			
			Z		

DRAWN BY: JAC CHECKED BY: JAC

09/28/18 NO SCALE SCALE:

C-1

N/F DANIEL KHERA-MCRACKAN NAINA KHERA-MCRACKAN D.B. 16814, PG 1792 PIN# 1703.28-99-2526 TYPE USE: SINGLE FAMILY N/F JOSHUA K. SHAFFER AMBER M. SHAFFER D.B. 11241, PG 1806 ZONING OX-3 (HOD-G) BOM 1999, PG 1492 HUNGRY NECK NORTH PIN# 1703.28-99-4511 TYPE USE: SINGLE FAMILY N/FJULIE É. MANLY PIN# 1703.28-99-2439 "13,828 SQ.FT. 2—STORY FRAME 0.32 ACRES DWELLING EXISTING LOTS -LINES PENDING RECOMBINATION APPROVAL ZONING OX-3: OAKWOOD HOD-G

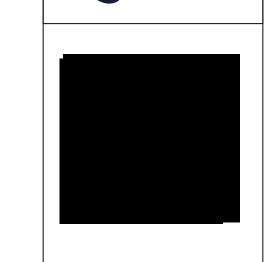
ZONING RX-3: NEW BERN-EDENTON N.C.O.D. M. WILLIAMS D.B. 8785, PG 1268 DRIVE — — — 9.33' EX. ALLEY COX & WILLIAMS PROP. PIN# 1703.28-99-3477 TYPE USE: SINGLE FAMILY DB 1850, PG 613 N/F KIRSTEN E. KOHAGEN 10.00' D.B. 16792, PG 2244 BOM 2017, PG 1005 LOT 1 EXISTING CAROLINA POWER EX. FIRE HYDRANT ASSEMBLY — CURRIN PROPERTY & LIGHT EASEMENT PIN# 1703.28-99-1453 BOM 1998, PG 2083 TYPE USE: SINGLE FAMILY EX. OVERHEAD -UTILITIES 5.00' TIE POINT IRON FOUND AT THE INTERSECTION—
OF THE NORTH R/W OF E. EDENTON STREET
& EAST R/W OF N. EAST STREET
N.C.G. COORDINATES N=2,109,111.84
E=739,404.69 EX. SIDEWALK — EX. 5' SIDEWALK TO REMAIN EX. 5' SIDEWALK EX. OVERHEAD APPROXIMATE LOCATION — OF EX. WATER MAIN 66.00' CONTRACTOR TO VERIFY - APPROXIMATE LOCATION OF EX. SANITARY SEWER MAIN LOCATION AND SIZE 66' PUBLIC R/W EX. OVERHEAD — \_ <del>\_</del> \_ \_ \_ \_ \_ \_ CONTRACTOR TO VERIFY UTILITIES MATERIAL, LOCATION, AND SIZE 

SCALE: 1 INCH = 20 FEET

## **LEGEND**

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
OHW	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
— 5S — -SS —	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	EXISTING PAINT STRIPING

Raleigh, North Caroling 27612



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE			
DESCRIPTION			
REV.			
	S PLAN	SUBDIVISION	∢

## NOTES

- 1. BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC, DATED 10-16-2017.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J 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 RECORDATION.
- 5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 6. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

PROJECT NO.: 18002
DRAWN BY: JAC

CONDITIONS

EXISTING

S

LOT

EDENTON-TWO

Ш

0

51

DATE: 09/28/18

SCALE: 1" = 20'

CHECKED BY: JAC

C-2

## **ADA NOTES**

N/F DANIEL KHERA-MCRACKAN

NAINA KHERA-MCRACKAN

D.B. 16814, PG 1792

PIN# 1703.28-99-2526 TYPE USE: SINGLE FAMILY

JULIE É. MANLY PIN# 1703.28-99-2439 13,828 SQ.FT.

0.32 ACRES

ZONING OX-3: OAKWOOD HOD-G

ZONING RX-3: NEW BERN-EDENTON N.C.O.D.

**NEW LOT 1** 

4,042.12 SF

0.093 AC

E EDENTON STREET

66' PUBLIC R/W

4.81'

CL TO PROP. ROW

DEDICATION

CI TO PROP. ROW

38.5

EXISTING LOTS LINES PENDING RECOMBINATION APPROVAL

CL TO ROW

BOC TO CL

**NEW LOT 2** 

4,071.78 SF

0.093 AC

5.09'

ZONING OX-3 (HOD-G)

2—STORY FRAME

**DWELLING** 

N/F KIRSTEN E. KOHAGEN

D.B. 16792, PG 2244

BOM 2017, PG 1005

CURRIN PROPERTY

PIN# 1703.28-99-1453

TYPE USE: SINGLE FAMILY

BOC TO BOC

9.33' EX. ALLEY

DB 1850, PG 613

5.50'

 $^-$  ROW  $^-$ 

\_\_<u>\_</u>\_\_\_\_

DRIVE

TIE POINT IRON FOUND AT THE INTERSECTION ---

OF THE NORTH R/W OF E. EDENTON STREET

& EAST R/W OF N. EAST STREET

N.C.G. COORDINATES N=2,109,111.84 E=739,404.69

- 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.

N/F JOSHUA K. SHAFFER

AMBER M. SHAFFER

D.B. 11241, PG 1806

BOM 1999, PG 1492 HUNGRY NECK NORTH

PIN# 1703.28-99-4511

TYPË USE: SINGLE FAMILY

M. WILLIAMS D.B. 8785, PG 1268

COX & WILLIAMS PROP.

PIN# 1703.28-99-3477 TYPE USE: SINGLE FAMILY

10.00'

EXISTING

CAROLINA POWER

& LIGHT EASEMENT

BOM 1998, PG 2083

- EX. 5' SIDEWALK

66.00'

TO REMAIN

EX. 5' SIDEWALK

EX. 2.5' CURB & GUTTER —

4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

## **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
	EXISTING PAINT STRIPING
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT

## SUMMARY INFORMATION

**DEVELOPMENT NAME:** 519 E. EDENTON-2 LOT SUBDIVISION

PROPOSED LOT LINE

**SITE ADDRESS:** 519 E. EDENTON STREET RALEIGH, NORTH CAROLINA

**PIN NUMBER:** 1703-99-2452

JURISDICTION: CITY OF RALEIGH **CURRENT ZONING DISTRICT:** RX-3 CURRENT OVERLAY: NCOD NEW BERN-EDENTON

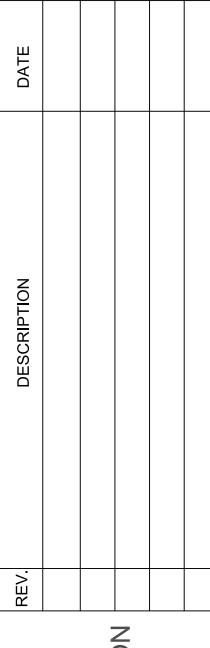
TOTAL GROSS SITE ACREAGE: 0.202 ACRES (8,815.89 SF) **PROPOSED LOT 1:** 0.093 ACRES (4,042.12 SF) **PROPOSED LOT 2:** 0.093 ACRES (4,071.78 SF)

PROPOSED DENSITY: 2UNITS/0.202AC=9.90U/A

OWNER/DEVELOPER: NEAL MOTAPARTHY 105 CASHWELL DRIVE GOLDSBORO, NORTH CAROLINA 27534

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

PRELIMINARY PLANS NOT FOR CONSTRUCTION



SUBDIVISION SUBDIVISION LOT

EDENTON-TWO

51 PROJECT NO.: 18002 DRAWN BY: JAC

0

CHECKED BY: JAC DATE: 09/28/18

PROPOSED

SCALE: 1" = 20'

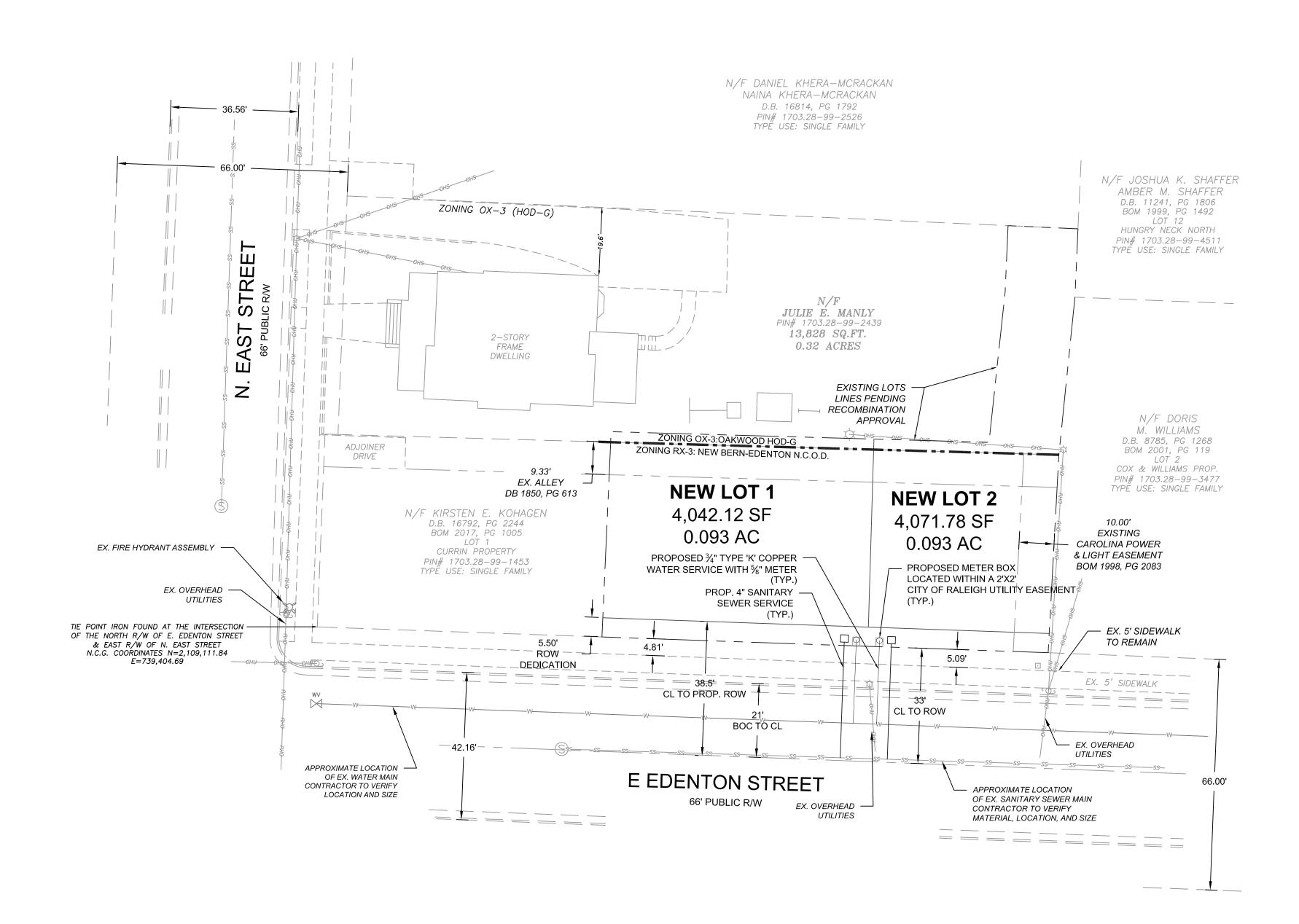
C-3

3 of 6

SCALE: 1 INCH = 20 FEET

## **NOTES**

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- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J 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 RECORDATION.
- 5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- 6. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.



SCALE: 1 INCH = 20 FEET

## NOTES

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## 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.

**LEGEND** 

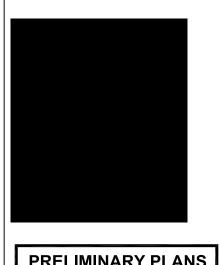
— - - — - - — EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE \_\_\_\_\_ OHW\_\_\_\_ OHW\_\_\_\_ OHW\_\_\_\_ OHW\_\_\_\_ \_\_\_\_\_ EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER EXISTING PAINT STRIPING PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE ss — ss — ss — ss — PROPOSED SANITARY SEWER SERVICE PROPOSED WATER SERVICE

### **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
- 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
- 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

ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP

- 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.goc FOR MORE INFORMATION
- 14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.



PRELIMINARY PLANS NOT FOR CONSTRUCTION

DATE			
. DESCRIPTION			
REV.			

SUBDIVISION 0 **DENTON-TWO** SEI

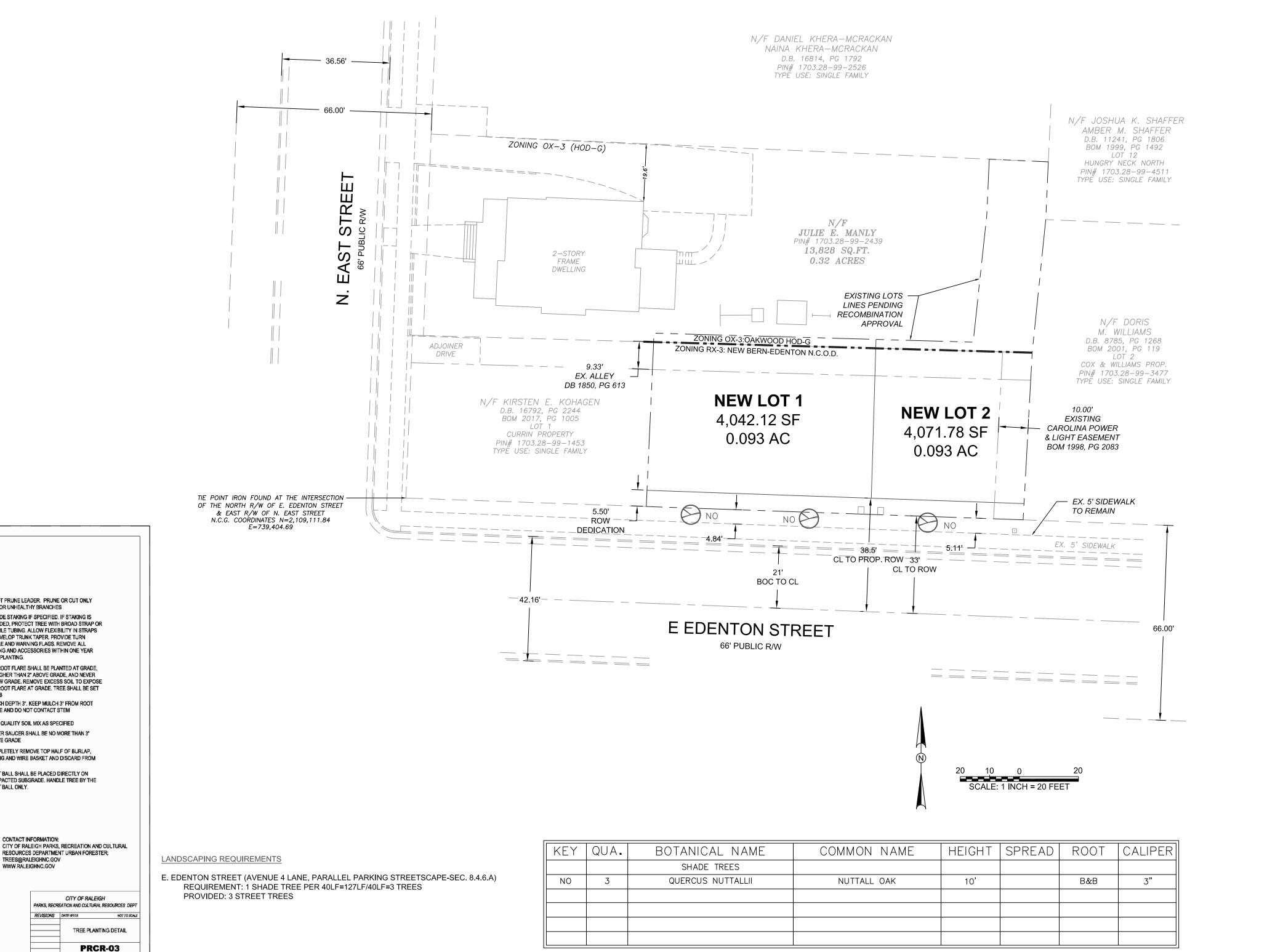
0 2 PROJECT NO.: 18002

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DRAWN BY: JAC CHECKED BY: JAC

RO

09/28/18 1" = 20' SCALE:



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY

PROVIDE STAKING IF SPECIFIED. IF STAKING IS

PROVIDED, PROTECT TREE WITH BROAD STRAP OR

FLEXIBLE TUBING, ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS, REMOVE ALL

STAKING AND ACCESSORIES WITHIN ONE YEAR

THE ROOT FLARE SHALL BE PLANTED AT GRADE,

NO HIGHER THAN 2" ABOVE GRADE, AND NEVER THE ROOT FLARE AT GRADE. TREE SHALL BE SET

- MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT

FLARE AND DO NOT CONTACT STEM

HIGH QUALITY SOIL MIX AS SPECIFIED WATER SAUCER SHALL BE NO MORE THAN 3"

- COMPLETELY REMOVE TOP HALF OF BURLAP,

LACING AND WIRE BASKET AND DISCARD FROM ROOT BALL SHALL BE PLACED DIRECTLY ON

COMPACTED SUBGRADE. HANDLE TREE BY THE

TREES@RALEIGHNC.GOV

ROOTBALL DIAMETER

1. CONTRACTOR IS RESPONSIBLE FOR

2. ADHERE TO STANDARDS IN THE CITY TREE

MANUAL.
STREET TREES MUST BE 3" CALIPER AT

PLANTING SEASON OCTOBER - APRIL

A TREE IMPACT PERMIT IS REQUIRED.

IMMEDIATELY SURROUNDING THE TREE.

ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA

BRANCH HEIGHT.

ADEQUATE DRAINAGE OF ALL PLANTING PITS.

**LEGEND** 

— - - — - - — EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY \_\_\_\_\_ EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER EXISTING PAINT STRIPING PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE

### LANDSCAPING NOTES

- 1. STREET TREE PLANTINGS SHALL ADHERE TO THE CITY OF RALEIGH TREE MANUAL.
- 2. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
- 3. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
- 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
- 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.

ROOT BALL.

- 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.

## 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.

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CHECKED BY: JAC 09/28/18

1" = 20' SCALE: