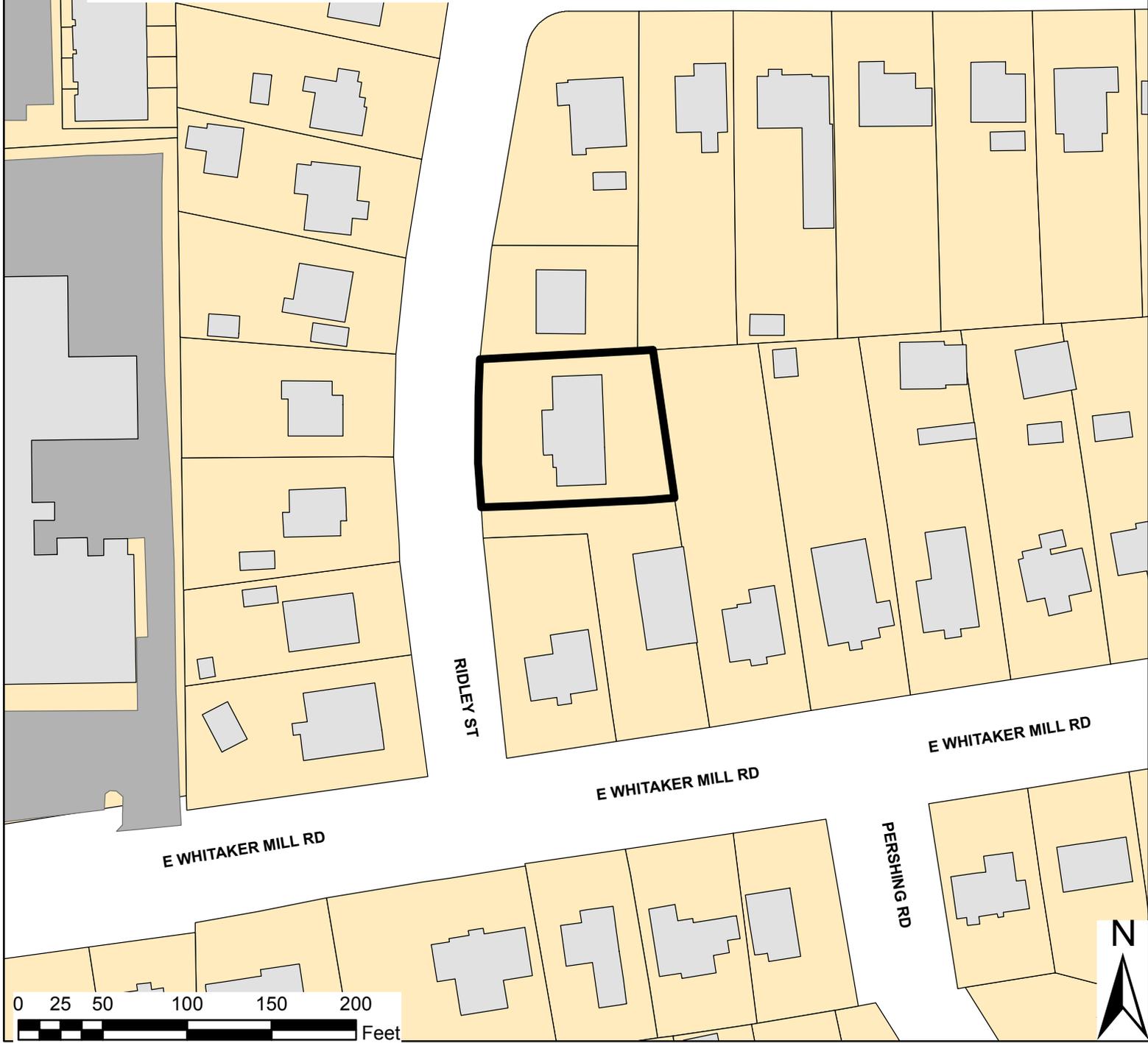


HI MOUNT LOTS 28/29

S-8-2014



Zoning: **R-10, CUD Z-7-13**
CAC: **Five Points**
Drainage Basin: **Crabtree**
Acreage: **0.23**

Number of Lots: **2**
Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant Contact: **Northstar Development Group, Inc.**
Phone: **(919) 946-1911**



Planning & Development

5-8-14

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 390747 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # **No**

GENERAL INFORMATION

Development Name **Hi Mount Lots 28/29**

Proposed Use **2-Lot Single-Family Detached Residential Subdivision**

Property Address(es) **1812 Ridley Street**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1704.08-99-9005**

P.I.N. Recorded Deed DB 11524 PG 1529	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. N/A
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PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A
----------------------------	--

CLIENT (Owner or Developer)	Company Northstar Development Group, Inc. Name (s) Luke Murray
	Address PO Box 6538, Raleigh, NC 27628
	Phone (919)946-1911 Email luke@northstardevelopment.org Fax (919)781.8887

CONSULTANT (Contact Person for Plans)	Company Bass, Nixon & Kennedy, Inc. Name (s) Danny Howell
	Address 6310-250 Chapel Hill Road, Raleigh, NC 27607
	Phone (919)851.4422 Email danny.howell@bnkinc.com Fax (919)851.8968

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Single Family Detached
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 1,728
Overlay District N/A	Proposed Building(s) sq. ft. gross U/K
Total Site Acres 0.23 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) U/K
Off street parking Required 4 Provided 4	Proposed height of building(s) < 40' (< 3-Story)
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) Unknown
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- 7-13	

Stormwater Information

Existing Impervious Surface acres/square feet N/A	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet U/K.	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # N/A

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

Development provides 1/2 of 55' Public Right-of-way for future Neighborhood Yield

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached N/A Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units N/A	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 8.7 DU/AC	f) Total Number of Phases
10. Total number of Open Space (only) lots N/A	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Bass, Nixon & Kennedy, Inc. - Danny Howell to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 3/6/14

Signed [Signature] Date 03/06/14

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination) \$340	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



Planning & Development

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 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
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Preliminary Development Plan Checklist

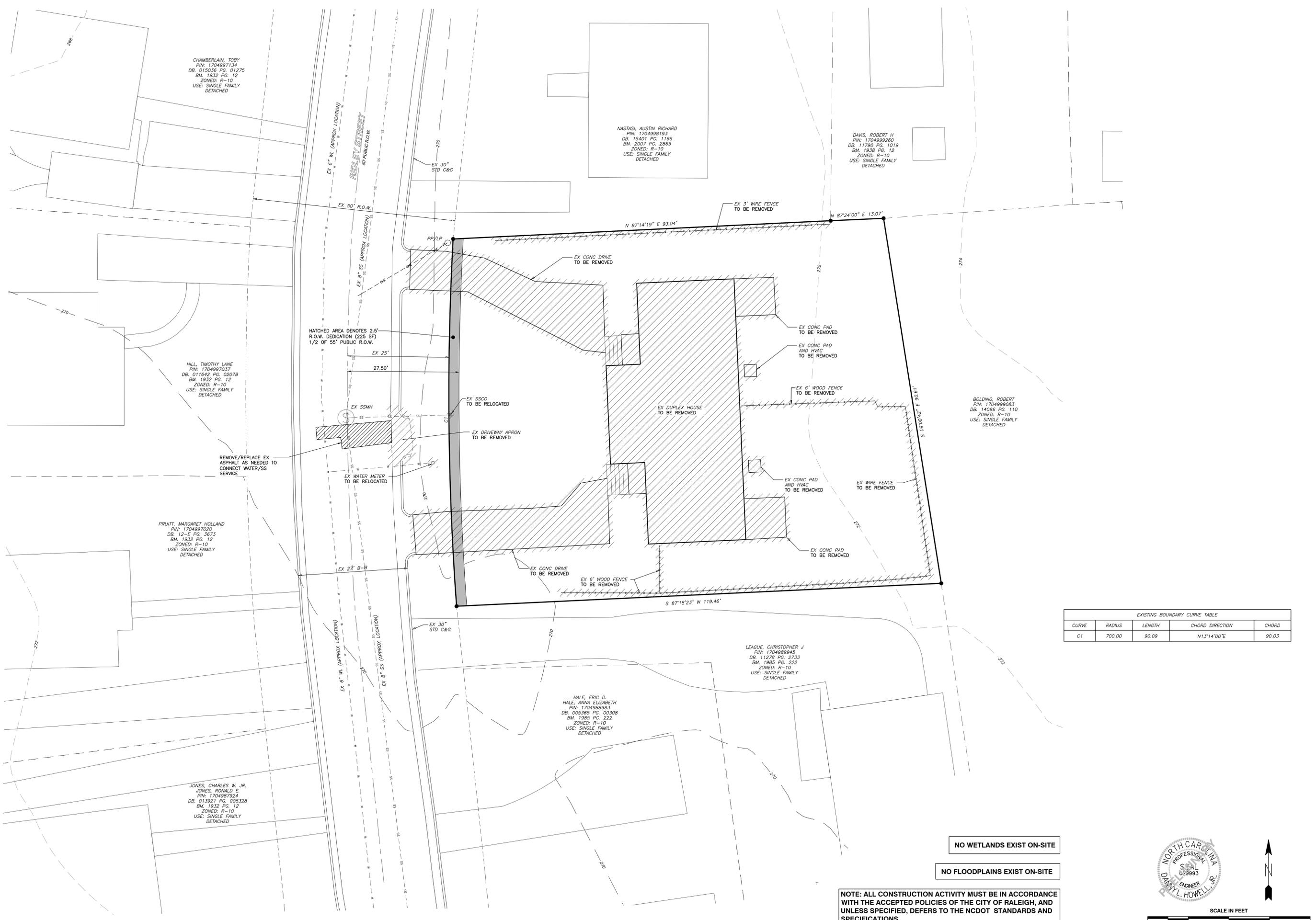
TO BE COMPLETED BY APPLICANT	YES	N/A
EXISTING CONDITIONS PLAN REQUIREMENTS		
1. Existing uses and structures	X	
2. Topographic features	X	
3. Driveway, sidewalks, curb and gutter, street cross section with right-of-way	X	
4. Fire hydrants and other site utilities	X	
5. Tree cover		X
FIRE REQUIREMENTS		
1. Site plan detailing apparatus access to proposed buildings		X
2. Site plan detailing apparatus access to within 150' of all portions of ground floor of proposed buildings		X
3. Apparatus access roads (dead end) greater than 150' require approved area to turn apparatus around (Hammer head, Wye, or 96' diameter cul-de-sac)		X
4. FDC within 150' hose lay of fire hydrant and within 40' of apparatus access		X
5. Minimum apparatus access width 20', inside turn radius 28'		X
PUBLIC UTILITIES REQUIREMENTS		
1. Show existing/proposed water mains with sizes along entire frontage of development	X	
2. Show existing/proposed sewer mains with sizes along frontages and/or easements	X	
3. Show reference for all existing sanitary sewer easements and possibly water easements		X
4. Show fire hydrants	X	
5. If a private distribution system is proposed, the master backflow device must be shown		X
6. Show water/sewer services with sizes	X	
7. Show size and location of meters	X	
8. No structures/landscaping on City of Raleigh Sanitary Sewer Easements		X
9. Show location and make and model number of backflow preventers for buildings		X
10. Show location of grease traps		X
11. If a pool is proposed, show connection or make a note of connection to storm		X
12. All building parts must be within 300' of a hydrant		X
PLANNING AND ZONING REQUIREMENTS		
1. Landscape plan needs to show all vegetation to meet street protective yards, transitional protective yards, and vehicular surface area (VSA) planting requirements	X	
2. Description of vegetation to be retained and removed in areas of both voluntary and mandatory preservation		X
3. Show vegetation and planting calculations for Resource Management buffers		X
4. Identify all protected areas, including but not limited to Conservation Management Districts, natural resource buffer yards, Resource Management Districts and street buffer yards located along Type B Residential Thoroughfares designated in the Comprehensive Plan		X
5. Calculations for open space requirements shown in tabular form, and open space shown in plan view		X
6. Calculations for street protective yards, transitional protective yards, and VSA must be shown and completed separately for each one	X	
7. Open Space requirements are to be based on City Code Section 10-2103(d)		X

TO BE COMPLETED BY APPLICANT	YES	N/A
8. For subdivision or cluster development, provide the quotient calculations per City Code 10-3071 (5)		<input checked="" type="checkbox"/>
9. Setbacks, height, parking, buffers in Metro Parking Overlay District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Property lines, building footprint and location from property line (proposed and existing), parking areas, new and existing driveways, opposing driveways, right-of-way and street pavement width, curb, gutter and sidewalk, greenway, utility and drainage easements	<input checked="" type="checkbox"/>	
11. Survey of existing conditions with building uses and square footage	<input checked="" type="checkbox"/>	
12. Parking layout and calculations, location of any off-site parking		<input checked="" type="checkbox"/>
13. Cumulative expansion calculations of building square footage & vehicular surface area since 1/1/87		<input checked="" type="checkbox"/>
14. If applicable, plat map with all subdivision/recombination, easements and dedications		<input checked="" type="checkbox"/>
15. Open Space Type - Indication of whether open space is to be calculated based on tree preservation or new tree plantings in accordance with City Code Section 10-2103(d). An existing tree survey is required, if the open space acreage is based on tree preservation		<input checked="" type="checkbox"/>
16. Landscape plans showing requirements of City Code Chapter 10, Section 10-2082 and 10-2103(d)	<input checked="" type="checkbox"/>	
17. For subdivision or cluster development, provide the quotient calculations per City Code 10-3071 (5)		<input checked="" type="checkbox"/>
18. Identify all protected areas, including but not limited to Conservation Management Districts, natural resource buffer yards, Resource Management Districts and street buffer yards located along Type B Residential Thoroughfares designated in the Comprehensive Plan		<input checked="" type="checkbox"/>
19. Natural resource buffer yards and impervious surface coverage in Reservoir Watershed Protection and Metro-Park Overlay Districts. Identify all drainage structures or velocity control devices in all protected and buffer areas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
20. Adjacent property zoning and specific land uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
21. DOD and PBOD open space requirements are met	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GRADING AND STORMWATER REQUIREMENTS		
1. Existing conditions shown on plans should include existing contours of intervals of two (2) feet or less, referred to NAVD 88 datum; watershed, alluvial soils, FEMA flood hazard areas, Neuse River Buffers, wetlands, existing storm drainage system, hydrologic features, private drainage easements	<input checked="" type="checkbox"/>	
2. Hydrologic features include ditches, drainage swales, channels, and watercourses and plans should include flow direction arrows	<input checked="" type="checkbox"/>	
3. Grading and drainage features should include proposed contours of intervals of two (2) feet or less referred to NAVD 88 datum and spot elevations	<input checked="" type="checkbox"/>	
4. Stormwater networks must be shown identifying inlets, culverts, swales, ditches, and channels	<input checked="" type="checkbox"/>	
5. Preliminary two and ten year stormwater runoff quantities entering and leaving the site at each discharge point for pre- and post- development conditions		<input checked="" type="checkbox"/>
6. 100-year floodplain and floodway boundaries, flood hazard soil boundaries, flood storage area easements, and regulatory flood protection elevations should be shown on plans. Indicate FEMA map/and/or flood study numbers. If filling in floodplain, identify limits of filled area		<input checked="" type="checkbox"/>
7. Provide drainage divide maps (pre- and post- development) identifying discharge points, drainage areas, and BMP treatment areas		<input checked="" type="checkbox"/>
8. Right of Way or Roadway improvements must be shown on the plans		<input checked="" type="checkbox"/>
9. Identify private drainage easements		<input checked="" type="checkbox"/>
10. If the property is in a watershed protection overlay area, provide detailed-impervious surface area calculations and establish how you meet the watershed requirements		<input checked="" type="checkbox"/>
11. If the property is in a Metro Park Protection Overlay District, include watercourse buffer areas, impervious surface calculations, park buffer yards and tree inventory, if impervious surface area exceeds 30%		<input checked="" type="checkbox"/>
12. Provide preliminary nitrogen loading & reduction calculations & computation of any offset fees (buydown) to be paid	<input checked="" type="checkbox"/>	
13. Permanently Preserved Undisturbed Open Space when included in nitrogen calculations is considered to be a BMP and must be identified on all plans		<input checked="" type="checkbox"/>
14. Identify permits that will be required from appropriate agencies for any impacts to buffers and wetlands		<input checked="" type="checkbox"/>
TREE CONSERVATION REQUIREMENTS		
1. Tree conservation plan sheet showing the proposed tree conservation areas (TCAs) that are labeled according to the "Standardized Names..." (Appendix 3 of the User's manual for TC-7-04) Show the size of each area		<input checked="" type="checkbox"/>
2. Tree Conservation Areas need to be shown on the grading plan with the tree protection fence location		<input checked="" type="checkbox"/>

TO BE COMPLETED BY APPLICANT	YES	N/A
3. A completed Tree Conservation Data Sheet (Appendix 4 of the User's manual for TC-7-04) will need to be provided with the plan (two copies) or the information needs to be on the tree conservation plan sheet		<input checked="" type="checkbox"/>
For Secondary Tree Conservation Areas include the following		
1. A tree cover report with description of each 50' of TCA completed and certified by a certified arborist, North Carolina licensed architect, or North Carolina registered forester (two copies)		<input checked="" type="checkbox"/>
2. Photo panoramic panels of proposed secondary TCAs. Each photo to represent 50 linear feet of tree conservation area and must match the sections shown on the plan (two copies)		<input checked="" type="checkbox"/>
3. Most recent aerial photo (two copies)		<input checked="" type="checkbox"/>
TRANSPORTATION SERVICES REQUIREMENTS		
1. Show the ROW and pavement widths, street widths, sidewalk, curb and gutter, medians, median openings, curb radii	<input checked="" type="checkbox"/>	
2. Show the location of all opposing driveways surrounding the site	<input checked="" type="checkbox"/>	
3. Label street type or ramp type entrances	<input checked="" type="checkbox"/>	
4. Show driveways and vehicular surface area on plan	<input checked="" type="checkbox"/>	
5. Show the actual street names, if known. Show state road number, if applicable and type of road (collector, thoroughfare, etc.)	<input checked="" type="checkbox"/>	
6. Indicate on the plan whether the existing streets are asphalt, concrete, gravel or dirt	<input checked="" type="checkbox"/>	
7. All handicap ramps must be shown and labeled and must meet the placement requirements of Engineering Standard 20.11.	<input checked="" type="checkbox"/>	
8. Vertical alignment of streets only when deemed necessary by the Transportation Director to properly determine the safety of proposed streets or driveways	<input checked="" type="checkbox"/>	
9. Show typical street sections for all public and private streets included with this plan. Use Engineering Standard 20.31 and 20.32 for pavement designs for all proposed street type entrances, residential, collector, and commercial streets	<input checked="" type="checkbox"/>	
10. Show existing and proposed curb and gutter, storm sewers, drainage structures, driveway pipes, water mains, sanitary sewer mains, etc. on the site plan	<input checked="" type="checkbox"/>	
11. Proposed private streets, dimensions and curb treatments	<input checked="" type="checkbox"/>	
12. Slope easements must be shown, labeled and dimensioned	<input checked="" type="checkbox"/>	
13. Existing and proposed ROW must be dimensioned and labeled	<input checked="" type="checkbox"/>	
14. Sight triangles must be shown and labeled including any structures within them	<input checked="" type="checkbox"/>	
15. Add note from the Infrastructure Construction Plan checklist about the sight distance triangles. If you do not have this document, you can add the statement per City Code Section 10-2086 (a) regarding the sight triangles	<input checked="" type="checkbox"/>	
16. Show existing and proposed parking areas, bay dimensions and aisle dimensions	<input checked="" type="checkbox"/>	
17. Provide vehicular stacking areas, length of queue, storage space required per stacked vehicle including aisle width, stall depth, and stall width	<input checked="" type="checkbox"/>	
18. Provide internal traffic circulation details	<input checked="" type="checkbox"/>	
19. The corner clearance must be shown and verified and a note placed on plans stating: "Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency."	<input checked="" type="checkbox"/>	
20. Label the existing property irons "E.I.P."	<input checked="" type="checkbox"/>	
21. Show the proper location of sidewalk (BOC to ROW < 12.5 feet), sidewalk located 1.0 foot inside	<input checked="" type="checkbox"/>	
22. ROW, BOC to ROW > 12.5 feet, sidewalk located 4.0 feet inside ROW	<input checked="" type="checkbox"/>	
23. Cul-de-sacs must be dimensioned (Back of Curb with ROW radius)	<input checked="" type="checkbox"/>	
24. Copies of previous Board of Adjustment Action, Special Use Permit or Certificate of Appropriateness, if applicable	<input checked="" type="checkbox"/>	
25. Proposed square feet/acres and number of feet of Right-of-Way dedicated	<input checked="" type="checkbox"/>	
GREENWAY REQUIREMENTS		
1. When greenway is required to be reserved or dedicated, it is measured in accordance with City Code 10-3022		<input checked="" type="checkbox"/>
2. Greenway is required to be reserved or dedicated in accordance with the City Master Greenway Plan as contained in the Raleigh Comprehensive Plan		<input checked="" type="checkbox"/>

TO BE COMPLETED BY APPLICANT	YES	N/A
SOLID WASTE SERVICES REQUIREMENTS		
1. In a solid waste inspections statement on the front cover of the plans, developers must acknowledge that they have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual	X	
2. In the solid waste inspections statement it must be indicated whether they plan to use a private hauler or the City of Raleigh Solid Waste Services (SWS) to handle trash needs. Also, indicate the page where necessary SWS requirements are shown in the plans. They are typically shown on the landscape page or its own SWS page	X	
3. A copy of the Solid Waste Design Manual may be obtained from the City of Raleigh website	X	
4. Site plans for all single-family townhome developments must show or indicate in the Solid Waste Inspections statement how standard 96-gallon residential individual roll-out refuse containers will be stored and made available by residents at the curb		X
5. If refuse containers are going to be stored in garages, this must be indicated or stated in the SWS Inspections statement on the front cover of the plans as well as in the plans		X
6. Occupant must be able to roll carts to street with no obstructions or topographic features that would hamper the resident from rolling the cart to the curb – at least 3' horizontal clearance		X
7. In the case of attached dwellings, designs that allow carts to be brought to the nearest curb are shown in Section A-8 (page 6) of the Solid Waste Design Manual		X
8. All carts serving individual units are to be brought to the curb of the nearest public right-of-way or alley, or to the curb of an accessible private drive that meets circulation standards otherwise noted in the Solid Waste Design Manual	X	
9. Alleys used for solid waste collection vehicles that serve individual residential units must be a minimum 16' in width. Inside curb radii must be a minimum 30'		X
10. All alleys to be traversed by solid waste collection vehicles must meet the residential street standard of 6" sub-base and 2.5" asphalt surface course		X
11. Alleys should extend through a block between public streets, and avoid 90-degree or acute angled turns		X
12. Where a rear alley is not provided for solid waste vehicles, direct vehicular access to all small-lot or attached single-family homes (cluster home or townhome developments) for the purpose of collection must be provided		X
13. Direct vehicular access to all small-lot or attached single-family homes can be provided either by a design that allows each unit occupant to roll the carts to the public or private street		X
14. Direct vehicular access to all small-lot or attached single-family homes can be provided by Multiple 96-gallon standard City residential solid waste carts and may be stored in a common area which is accessible directly to the public or private street		X
15. Direct vehicular access to all small-lot or attached single-family homes can be provided either by the development or may provide for a common collection facility (dumpster) in accordance with Section C. of the Solid Waste Design Manual		X
16. Any design other than those mentioned in the Solid Waste Design Manual must be approved by the Solid Waste Services Director		X
17. Site plans for all single-family townhome developments must show designated pad for dumpster or compactor or a specific alternate plan must be reviewed and approved in writing by the Solid Waste Services Director		X
18. Non-attached single family homes can provide a 6 X 6 pad on the side of the house (at least 5 ft from the front of the house for storage of the refuse and recycling containers. If the home has a driveway, this can be done by extending the driveway		X
19. If the pad for storage of the 96 gallon City of Raleigh cart and recycling bin is not provided for non-attached single family homes, developers must make sure the topography on the side of the house such that the 96 gallon container can be rolled to the side or rear of the house		X
20. Site plans for all multi-family or group housing developments that require a dumpster or compactor shall also show a designated pad for residential recycling facilities, which must be a minimum 8' deep x 12' wide and allow enough room for (6) 35-gallon containers. These areas must be screened and located in accordance with C-4, C-7 and C-8		X
21. Collection devices must not be located in any street yard, transitional protective yard or tree protection area required by City Code Section 10-2082.5, 10-2082.9 or 10- 2082.12, or in any open space area required by Section 10- 2103(d) in group housing developments, or in any regulated floodway		X

R:\2014\14042 - 1812 Ridley Street\Civil\Pre\14042_Base.dwg, EXISTING CONDITIONS PLAN, 3/13/2014 10:40:05 AM, robert burgoin



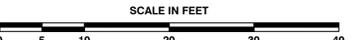
HATCHED AREA DENOTES 2.5' R.O.W. DEDICATION (225 SF) 1/2 OF 55' PUBLIC R.O.W.

EXISTING BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	700.00	90.09	N13°14'00"E	90.03

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919)951-4422 OR (800)954-1879 FAX: (919)951-8666
 CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

03-14042 JOB NO.
 03-13-14 DATE
 RAB DRAWN BY
EXISTING CONDITIONS AND DEMOLITION PLAN
 SCALE: 1" = 10'
 CHK BY: DLH

HI MOUNT SUBDIVISION
LOT 28/29
1812 RIDLEY STREET
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET **C1.0**
 2 OF 6

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY 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
 - 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
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
 - 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)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- 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
- 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
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 1" 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
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
- 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
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- NCDOT/RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- 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) 986-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- 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



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
 TELEPHONE: (919) 951-4422 OR (800) 354-1879 FAX: (919) 951-8868
 CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

JOB NO.	DATE	RAB	DRAWN BY
03-14042	03-13-14		

UTILITY, GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

CHK BY: DLH

HI MOUNT SUBDIVISION
LOT 28/29
1812 RIDLEY STREET
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET **C2.1**
 4 OF 6

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS



R:\03-14-14042 - 1812 Ridley Street\CIVIL\Preliminary\14042_Base.dwg, UTILITY PLAN, 3/13/2014, 10:55:47 AM, robert burgoin