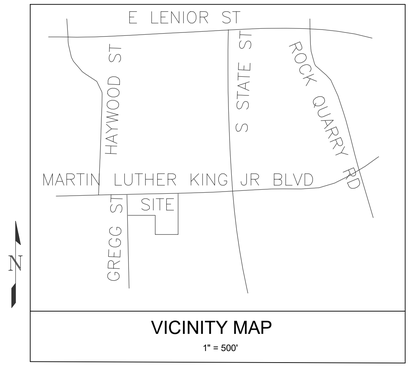
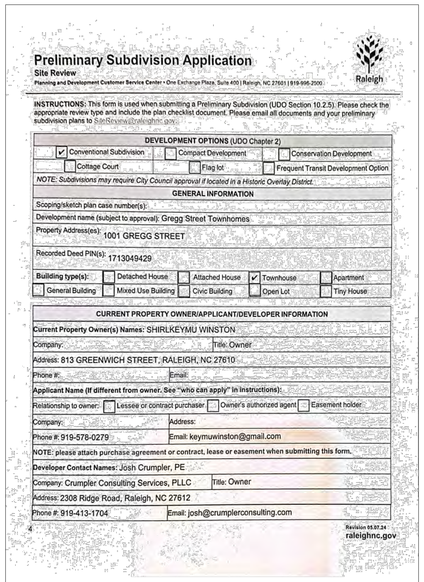


VICINITY MAP

1" = 500'



Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)

☑ Conventional Subdivision ☐ Compact Development ☐ Conservation Development
☐ Cottage Court ☐ Flag lot ☐ Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

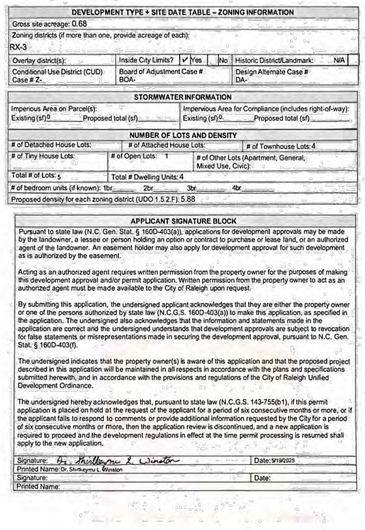
Scoping/sketch plan case number(s):
Development name (subject to approval): Gregg Street Townhomes
Property Address(es): 1001 GREGG STREET
Recorded Deed PIN(s): 1713049429

Building type(s): ☐ Detached House ☐ Attached House ☑ Townhouse ☐ Apartment ☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Open Lot ☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: SHIRLKEYMU WINSTON
Company: Title: Owner
Address: 813 GREENWICH STREET, RALEIGH, NC 27610
Phone #: Email:
Applicant Name (If different from owner. See "who can apply" in instructions):
Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder
Company: Address:
Phone #: 919-578-0279 Email: keymuwinston@gmail.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
Developer Contact Names: Josh Crumpler, PE
Company: Crumpler Consulting Services, PLLC Title: Owner
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

Revision 10.5.22.a
raleighnc.gov



DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.68
Zoning districts (if more than one, provide acreage of each):
RX-3
Overlay district(s): Inside City Limits? ✓ Yes ☐ No Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z- Board of Adjustment Case # BOA- Design Alternate Case # DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 0 Proposed total (sf)
Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf)

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: # of Attached House Lots: # of Townhouse Lots: 4
# of Tiny House Lots: # of Open Lots: 1 # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 5 Total # Dwelling Units: 4
# of bedroom units (if known): 1br 2br 3br 4br
Proposed density for each zoning district (UDO 1.5.2.F): 5.88

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Dr. Shirlkeymu L. Winston Date: 5/19/2025
Printed Name: Dr. Shirlkeymu L. Winston
Signature: Date:
Printed Name:

SUBDIVISION PLANS

FOR

GREGG STREET TOWNHOMES

1001 GREGG STREET

RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0035-2025

PREPARED FOR:

SHIRLKEYMU WINSTON
813 GREENWICH STREET
RALEIGH, NC 27610

PREPARED BY:

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

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE DOES NOT MEET THE MINIMUM APPLICABLE SITE AREA FOR THE ZONING DISTRICT REFERENCED IN SECTION 8.3.2.A.1.B.i.

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   - 5.1. COLLECTION OF GARBAGE AND RECYCLING WILL BE HANDLED BY CITY OF RALEIGH SOLID WASTE SERVICES
   - 5.2. POINT OF COLLECTION WILL BE AT THE CURB ON GREGG STREET
   - 5.3. OWNERS OR TENANTS ARE RESPONSIBLE FOR BRINGING ALL WASTE CONTAINERS TO THE POINT OF COLLECTION.
   - 5.4. OWNERS, HOA, AND PROPERTY MANAGEMENT COMPANY ARE RESPONSIBLE FOR ENSURE CONTAINERS ARE REMOVED FROM THE POINT OF COLLECTION AFTER BEING COLLECTED AND PLACED AT THE SIDE OR REAR OF DWELLINGS
   - 5.5. THE OWNER, HOA, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR CONTAINERS BEING STORED IN A LOCATION OFF THE PUBLIC RIGHT OF WAY ON THE SIDE OR REAR OF THE HOUSE.
   - 5.6. IN ATTACHED DWELLINGS THE FOLLOWING INFORMATION MUST BE INCLUDED IN THE SOLID WASTE INSPECTION STATEMENT
   - 5.7. OWNER, HOA, AND/OR PROPERTY MANAGEMENT COMPANY MUST BE CONTACTED PRIOR TO ANY REQUEST FOR ADDITIONAL CONTAINERS OR YARD WASTE CONTAINERS TO ENSURE ADEQUATE STORAGE IS AVAILABLE FOR ADDITIONAL CONTAINERS.
   - 5.8. THE OWNER, HOA, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR ENSURING CONTAINERS ARE ASSIGNED TO DWELLINGS AND LABELED TO IDENTIFY WHICH CONTAINERS BELONG TO SPECIFIC DWELLINGS.
   - 5.9. THE HOA, OWNER, AND/OR PROPERTY MANAGER ARE RESPONSIBLE FOR LAWN MAINTENANCE OF COMMON AREAS.
   - 5.10. THE HOA, OWNER, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR ENSURING THE APPROVED SOLID WASTE MANAGEMENT PLAN IS MAINTAINED POST CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN DISCONTINUATION OF SERVICE AND A PRIVATE HAULER MUST BE USED.
   - 5.11. HOA, OWNER, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR OBTAINING APPROVAL FROM CITY OF RALEIGH SOLID WASTE BEFORE ANY CHANGES ARE MADE TO THE APPROVED THE SOLID WASTE MANAGEMENT PLAN. FAILURE TO DO SO WILL RESULT IN DISCONTINUATION OF SERVICE AND A PRIVATE HAULER MUST BE USED.
   - 5.12. HOA, OWNER, AND/OR PROPERTY MANAGEMENT ARE RESPONSIBLE FOR INFORMING ALL RESIDENTS OF THE SOLID WASTE MANAGEMENT PLAN FOR THE COMMUNITY AND ANY OTHER RULES AND REGULATIONS REGARDING GARBAGE, RECYCLING, AND YARD WASTE COLLECTION.

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

Joshua Crumpler, PE — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 047457 — Date: 2026.02.06 15:46:16 -05'00'
Printed by JOSHUA A CRUMPLER

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
2	CITY OF RALEIGH COMMENTS	12/18/25
3	CITY OF RALEIGH COMMENTS	02/06/26

COVER
GREGG STREET TOWNHOMES
CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/19/25
SCALE: N.T.S.

C-1

LINE TABLE		
LINE	LENGTH	BEARING
L1	160.46'	S01°27'55"W
L2	49.87'	N01°48'37"E
L3	49.83'	N01°16'08"E
L4	44.01'	N02°01'35"E

C1 — R=20.00' L=31.98' Delta=91°36'57"

APPROXIMATE LOCATION OF EX. FIRE HYDRANT

EX. SIDEWALK

EX. STREET SIGN

EX. 6" SANITARY SEWER MAIN CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND SIZE

MARTIN LUTHER KING JR. BLVD
(91.83' PUBLIC R/W)
PRIMARY STREET

91.83' EX. ROW

EX. MANHOLE
MANHOLE
TOP=266.7'

EX. MANHOLE
RIM = 267.3
INV = 246.3

APPROXIMATE LOCATION OF EX. 12" WATER MAIN CONTRACTOR TO VERIFY LOCATION AND SIZE

EX. SIDEWALK

EX. GUARDRAIL

EX. STREET SIGN

EX. STREET SIGN

EX. STREET SIGN

EX. SLOPE EASEMENT
BM 1990, PG 901

EX. 8" SANITARY SEWER MAIN CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND SIZE

EX. BACK OF CURB AND GUTTER

C1 S 87°11'30" E 229.69'

EX. BACK OF CURB AND GUTTER

L4

EX. UTILITY POLE GUY WIRES

EX. UTILITY POLE

N 87°39'45" W 111.79'

HEADWALL
INVERT
240.4'

LOT 33

EX. MANHOLE
RIM = 252.0
INV = 245.3

GREGG STREET
(50' PUBLIC R/W)

EX LOT
29,508 SQ.FT.
0.677 ACRES

L3

N/F JOSEPH R. P. & DEBORAH SMITH RAGLAND
D.B. 18469, PG 1555

APPROXIMATE LOCATION OF EX. 6" WATER MAIN CONTRACTOR TO VERIFY LOCATION AND SIZE

MANHOLE
TOP=269.6'

30.00' EX. DRAINAGE EASEMENT

EX. 8" SANITARY SEWER MAIN CONTRACTOR TO VERIFY MATERIAL, LOCATION, AND SIZE

50.00' RIPARIAN BUFFER

EX. SURVEYED TOP OF BANK

20.00' EX. SANITARY SEWER EASEMENT

EX. MANHOLE
RIM = 252.9
INV = 244.6

L2

N/F ALFRED & SARAH GIBSON JOHNS
D.B. 1295, PG 560

LOT 35

N 88°11'30" W 139.35'

EX. WAKE COUNTY FLOOD HAZARD SOIL FROM SURVEYOR PLOTTED FROM RALEIGH GIS MAP PIN 1713049429

N/F ALFRED JOHNS
D.B. 10-E-, PG 1574

LOT 37
WATSON PROPERTY
BOM 1885, PG 29

WATSONS'S ADDITION TO CITY OF RALEIGH
BOM 2009, PG 1312

65.00' (TOTAL)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW — OHW — EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 100 — EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- SS — SS — EXISTING SANITARY SEWER
- SD — SD — SD — EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING CATCH BASIN
- (S) EXISTING SANITARY SEWER MANHOLE
- (MH) EXISTING STORMWATER MANHOLE

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N

20 10 0 20
SCALE: 1 INCH = 20 FEET

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049500 JOSHUA A CRUMPLER
Joshua Crumpler, PE
Date: 2026.02.06 15:46:34 -05'00'

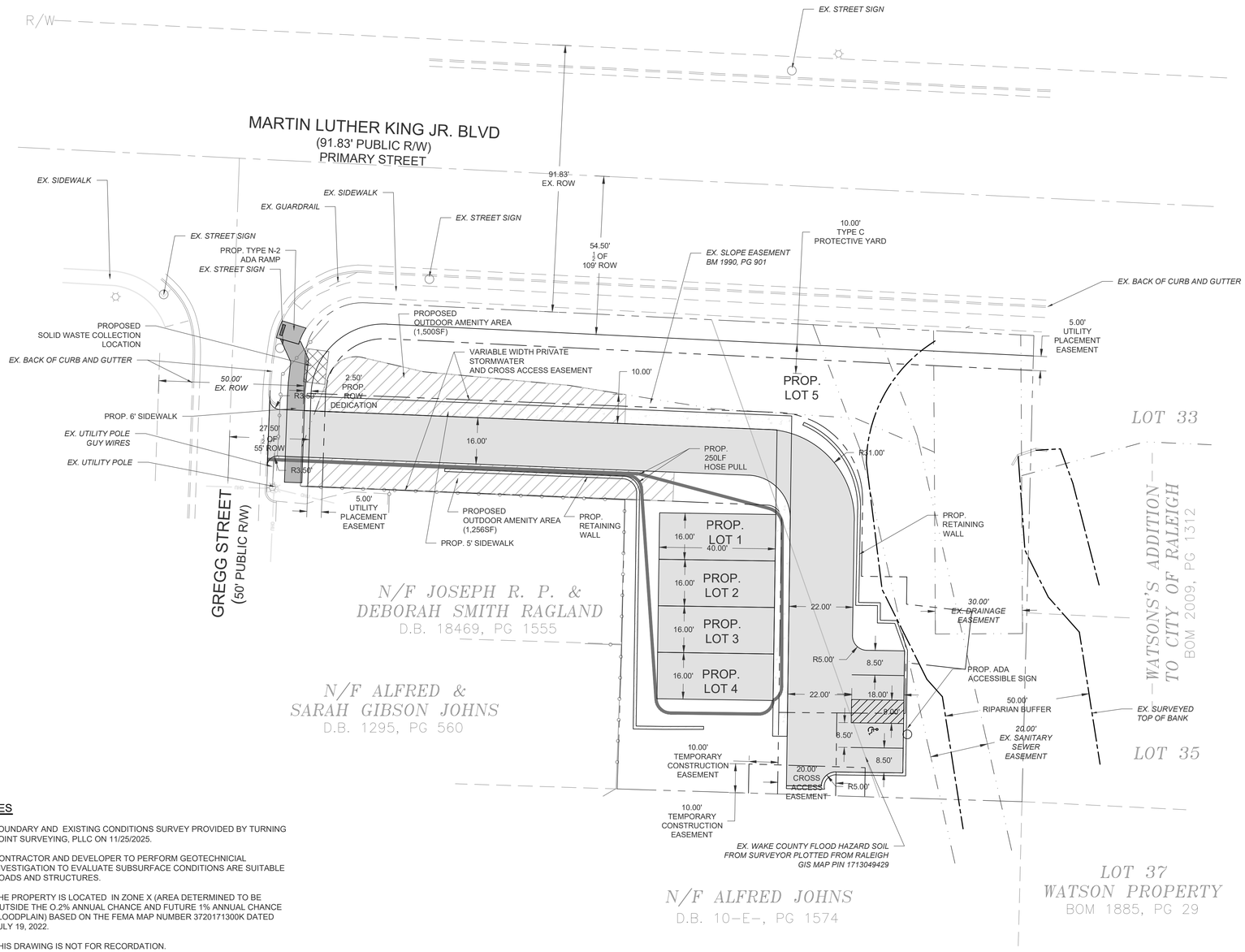
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
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EXISTING CONDITIONS
GREGG STREET TOWNHOMES
CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	25027
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	05/19/25
SCALE:	1" = 20'

C-2



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- OHW — OHW — EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED SIDEWALK AND CONCRETE
- PROPOSED PAVED DRIVEWAY
- PROPOSED OUTDOOR AMENITY

SUMMARY INFORMATION

DEVELOPMENT NAME: GREGG STREET TOWNHOMES

SITE ADDRESS: 1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1713-04-9429

JURISDICTION: CITY OF RALEIGH
EXISTING USE: VACANT
PROPOSED USE: MULTI-UNIT LIVING
CURRENT ZONING DISTRICT: RX-3

TOTAL NUMBER OF LOTS: 5 LOTS

TOTAL NUMBER OF DWELLING UNITS: 4 UNITS

TOTAL GROSS ACREAGE: 0.677 ACRES (29,508 SF)
TOTAL ROW DEDICATION: 0.045 ACRES (1,948 SF)
TOTAL NET ACREAGE: 0.632 ACRES (27,560 SF)
PROPOSED LOT 1: 6405F/0.015AC
PROPOSED LOT 2: 6405F/0.015AC
PROPOSED LOT 3: 6405F/0.015AC
PROPOSED LOT 4: 6405F/0.015AC
PROPOSED LOT 5: 24,970SF/0.573AC

TOWNHOUSE STANDARDS (UDO 3.2.3):
REQUIRED SITE WIDTH: 45' (MIN.)
PROVIDED SITE WIDTH: 139.17'
REQUIRED LOT DEPTH: 16' (MIN.)
PROVIDED LOT DEPTH: 16'
REQUIRED LOT AREA: 3,300SF

BUILDING SETBACKS (UDO 3.2.3):
REQUIRED PRIMARY STREET - 10'
REQUIRED SIDE STREET - 10'
REQUIRED SIDE LOT LINE - 10'
REQUIRED REAR LOT LINE - 20'

PARKING SETBACKS (UDO 3.2.3):
REQUIRED PRIMARY STREET - 20'
REQUIRED SIDE STREET - 10'
REQUIRED SIDE LOT LINE - 0'
REQUIRED REAR LOT LINE - 3'

BLOCK PERIMETER REQUIRED (MAX.): 3,000LF
BLOCK PERIMETER PROVIDED: 2,813LF**
**EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

REQUIRED OUTDOOR AMENITY AREA (10%): 2,756SF
PROPOSED OUTDOOR AMENITY AREA: 2,756SF

PRIMARY STREET: MARTIN LUTHER KING BOULEVARD

TOTAL PARKING SPACES PROVIDED = 4 SPACES
(1 ADA VAN ACCESSIBLE)

OWNER/DEVELOPER:
SHIRLKEYMU WINSTON
813 GREENWICH STREET
RALEIGH, NC 27610

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

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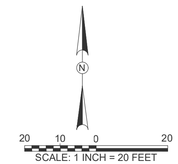
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Joshua Grumpler PE — NORTH CAROLINA PROFESSIONAL ENGINEER SEAL — Date: 2026.02.06 15:46:46 -05'00'

PRELIMINARY PLANS
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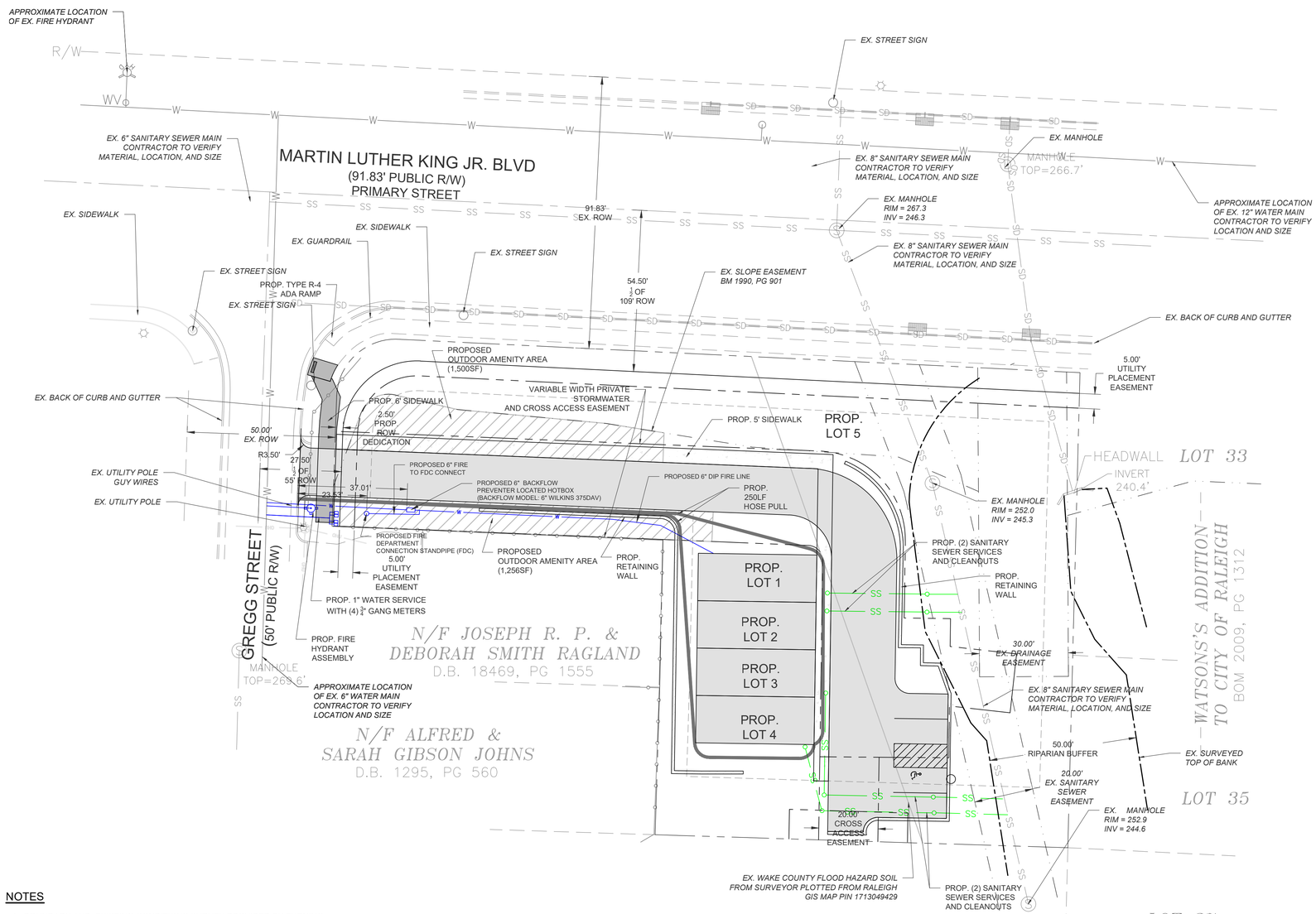
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SUBDIVISION PLAN
GREGG STREET TOWNHOMES
CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA



PROJECT NO.:	25027
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	05/19/25
SCALE:	1" = 20'

C-3



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
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SIDEWALK AND CONCRETE
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STANDARD 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 &/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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORMDRAIN 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. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
5. 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.
6. SEWER BYPASS PUMPING – A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
7. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
8. 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.
9. INSTALL 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.
10. INSPECTIONS OF 4" AND LARGER WATER MAINS OF THE PRIVATE DISTRIBUTION SYSTEM WILL BE INSPECTED AS PART OF THE INFRASTRUCTURE PERMIT.
11. PRIVATE SEWER MAINS AS PART OF A COLLECTION SYSTEM ARE PERMITTED AND INSPECTED UNDER THE PRIVATE INFRASTRUCTURE PERMIT FOR SEWER.
12. ANY WATER OR SEWER SERVICES ON PRIVATE PROPERTY THAT WILL BE INSTALLED UNDER CONSTRUCTION DRAWINGS MAY REQUIRE A PLUMBING UTILITY PERMIT IN THE CITY OF RALEIGH. CONSULT WITH THE ENGINEERING INSPECTION COORDINATOR DURING THE PRE-CONSTRUCTION MEETING ON THE NECESSARY PERMITS.
13. INSTALL SEWER SERVICES WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED PER THE CURRENT NC PLUMBING CODE.
14. 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.
15. 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.
16. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
17. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
18. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
19. THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
20. THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A – GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
21. 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
22. NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN $250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.
23. PRIVATE SUB-METERING - NO RESALE OF WATER SHALL OCCUR WITHOUT APPROVAL OF THE NORTH CAROLINA UTILITY COMMISSION. SUB-METERING SHALL BE IN ACCORDANCE WITH SECTION 1400 OF THE "SAFE DRINKING WATER ACT".

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.
4. NFPA 13 SYSTEM IS NOW PROPOSED FOR THE SITE ON ALL FOUR PROPOSED UNITS.

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

Joshua Crumpler, PE — Date: 2026.02.06 15:46:58 -05'00'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
2	CITY OF RALEIGH COMMENTS	12/18/25
3	CITY OF RALEIGH COMMENTS	02/06/26

UTILITY PLAN

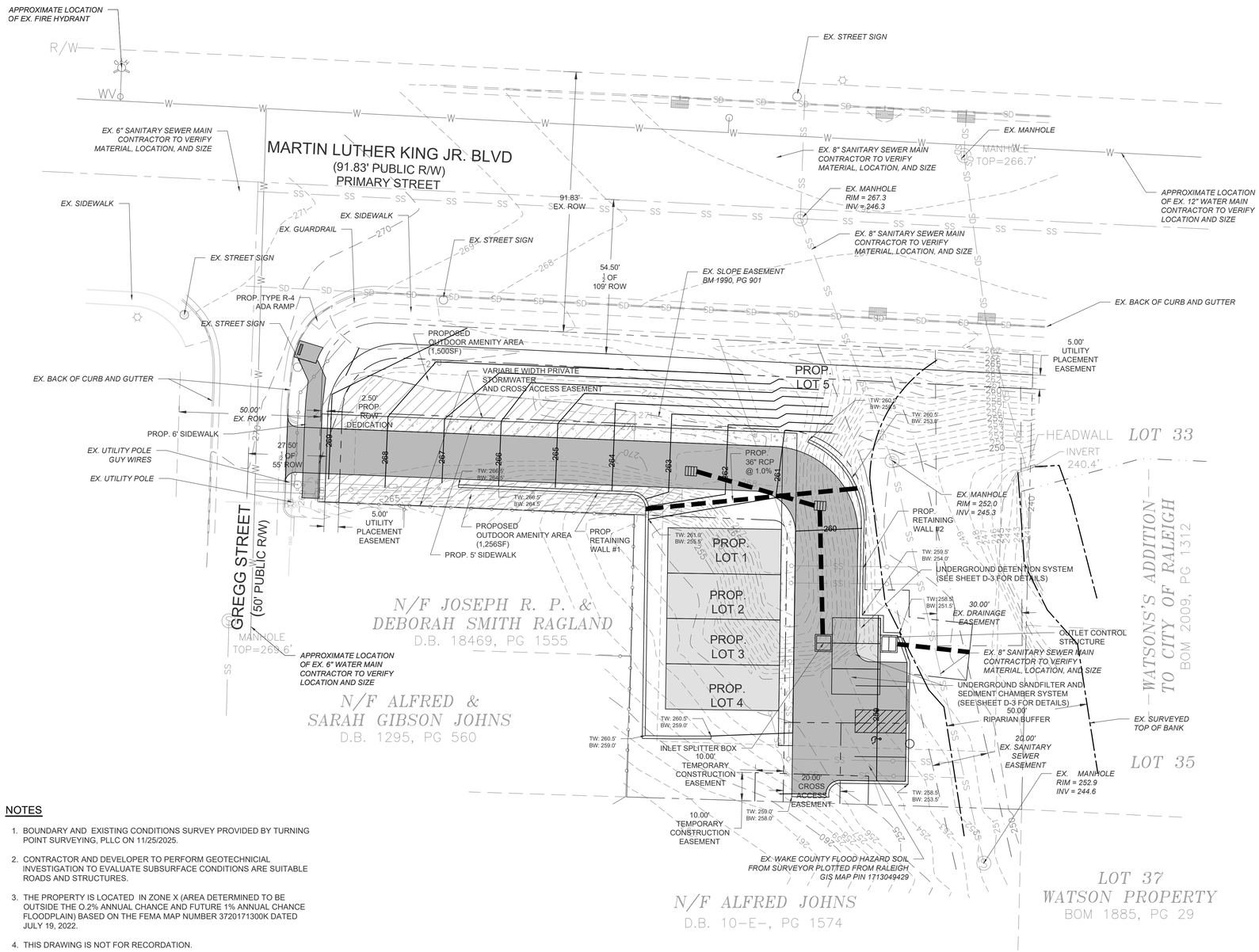
GREGG STREET TOWNHOMES

CITY OF RALEIGH FILE: SUB-XXXX-2025

1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/19/25
SCALE: 1" = 20'

C-4



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 EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED SIDEWALK AND CONCRETE
- PROPOSED PAVED DRIVEWAY
- PROPOSED OUTDOOR AMENITY

NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC ON 11/25/2025.
2. CONTRACTOR AND DEVELOPER TO PERFORM GEOTECHNICIAL INVESTIGATION TO EVALUATE SUBSURFACE CONDITIONS ARE SUITABLE ROADS AND STRUCTURES.
3. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. EACH LOT WILL UTILIZE CITY OF RALEIGH ROLL OUT CARTS. STORAGE FOR THE ROLL OUT CARTS IS TO BE ON THE SIDE OR REAR OF THE DWELLINGS. COLLECTION WILL BE CURB SIDE OF GREGG STREET.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE DOES NOT MEET THE MINIMUM APPLICABLE SITE AREA FOR THE ZONING DISTRICT REFERENCED IN SECTION 8.3.2.A.1.B.i.

-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.

STORMWATER IMPERVIOUS NOTES:

MAXIMUM IMPERVIOUS PER LOT:
-LOT 1: 640SF
-LOT 2: 640SF
-LOT 3: 640SF
-LOT 4: 640SF
-LOT 5: 8,050SF

RETAINING WALL TABLE

WALL NUMBER	BEGIN OF WALL TOP OF WALL	BEGIN OF WALL BOTTOM OF WALL	AVERAGE HEIGHT OFF WALL	END OF WALL TOP OF WALL	END OF WALL BOTTOM OF WALL	LENGTH OF WALL
RETAINING WALL #1	266.5	264.5	6'	260.5	259.0	261.5
RETAINING WALL #2	260.5	258.5	5'	259.0	258.0	260.5

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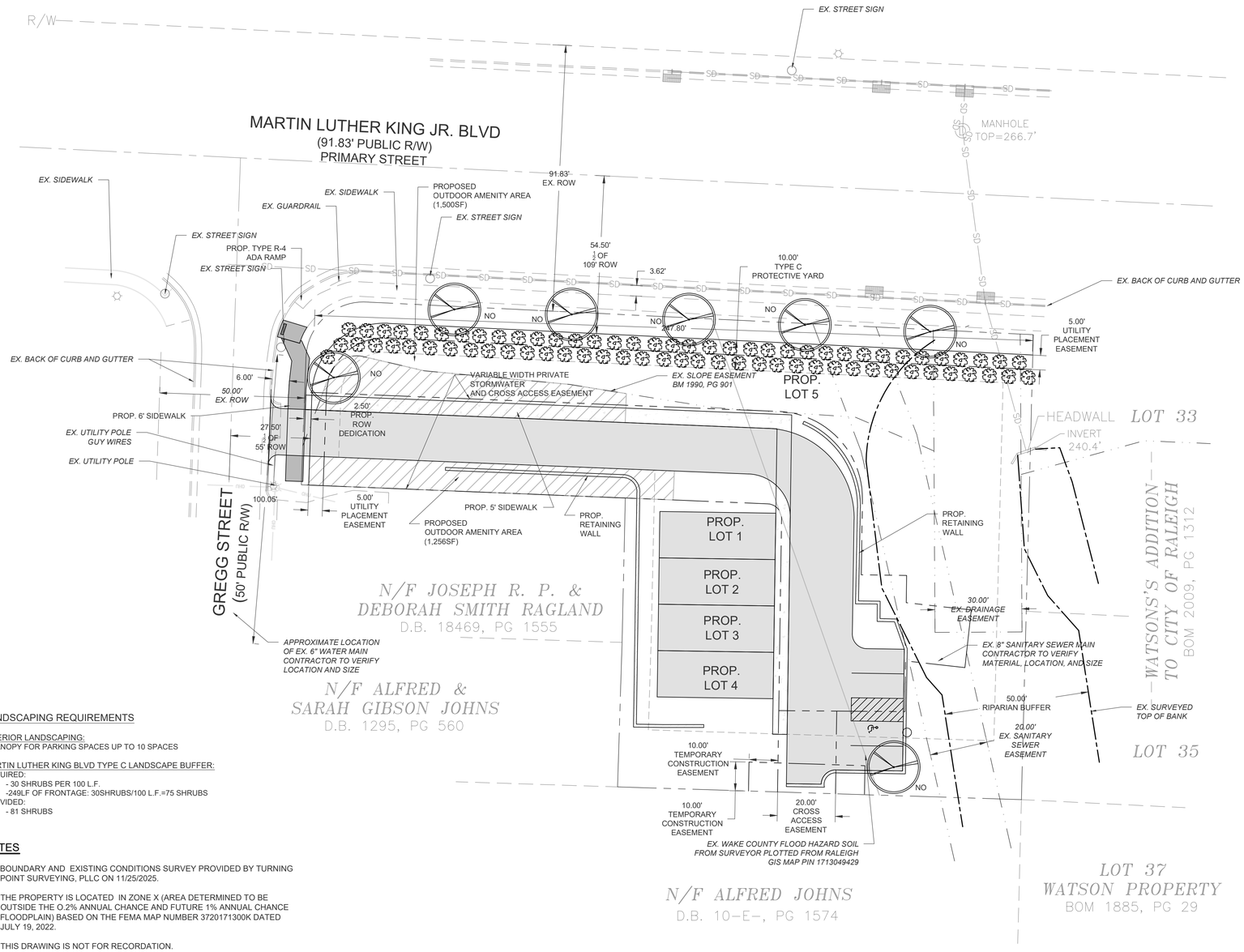
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
2	CITY OF RALEIGH COMMENTS	12/18/25
3	CITY OF RALEIGH COMMENTS	02/06/26

GRADING AND STORMDRAINAGE PLAN
GREGG STREET TOWNHOMES
CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/19/25
SCALE: 1" = 20'

C-5



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED OUTDOOR AMENITY

LANDSCAPING NOTES

1. STREET TREE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
2. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.
3. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
4. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.
5. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
6. A MINIMUM OF FOUR INDIVIDUAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
7. 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.
8. 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.
9. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
10. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN. PLANTINGS INDICATED ON PLANS SHALL PREVAIL OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
11. ALL PLANTS ARE TO BE THOROUGHLY "WATERED IN" THE SAME DAY AS PLANTED.
12. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
13. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE BEFORE BACKFILLING AROUND BALL IS COMPLETED.
14. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE GRADING PLAN.
15. LANDSCAPING SHOWN MEETS REQUIREMENTS.
16. ALL ADDITIONAL LANDSCAPING SHALL BE PER OWNER.
17. 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.

LANDSCAPING REQUIREMENTS

MARTIN LUTHER KING BLVD (AVENUE 4-LANE, DIVIDED)
REQUIREMENT: 1 TREE PER 40LF=229LF/40LF=5 TREES
PROVIDED: 4 TREES DUE TO STORMWATER EASEMENTS

GREGG STREET (NEIGHBORHOOD YIELD STREETSCAPE)
REQUIREMENT: 1 TREE PER 40LF=45LF/40LF=1 TREES
PROVIDED: 1 TREE

LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING:
1 CANOPY FOR PARKING SPACES UP TO 10 SPACES

MARTIN LUTHER KING BLVD TYPE C LANDSCAPE BUFFER:
REQUIRED:
- 30 SHRUBS PER 100 L.F.
-249LF OF FRONTAGE: 30SHRUBS/100 L.F.=75 SHRUBS
PROVIDED:
- 81 SHRUBS

NOTES

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2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171300K DATED JULY 19, 2022.
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SITE EXEMPTION NOTES:

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-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.

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
		SHADE TREES						
NO	6	QUERCUS NUTTALLII	NUTTALL OAK	10'	3"	B&B	60'	45'
		SHRUBS						
BW	77	BUXUS SEMPERVIRENS	COMMON BOXWOOD	36"		5 GAL.	48"	

N

20 10 0 20
SCALE: 1 INCH = 20 FEET

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

Joshua Crumpler, PE
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
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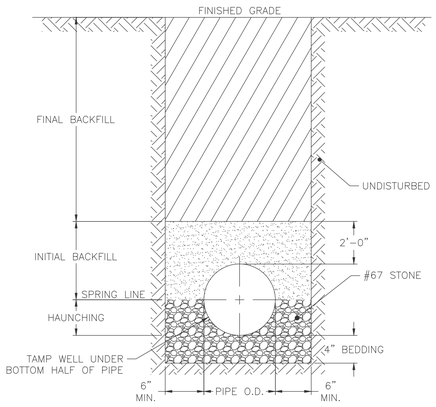
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
2	CITY OF RALEIGH COMMENTS	12/18/25
3	CITY OF RALEIGH COMMENTS	02/06/26

LANDSCAPING PLAN
GREGG STREET TOWNHOMES
CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/19/25
SCALE: 1" = 20'

C-6



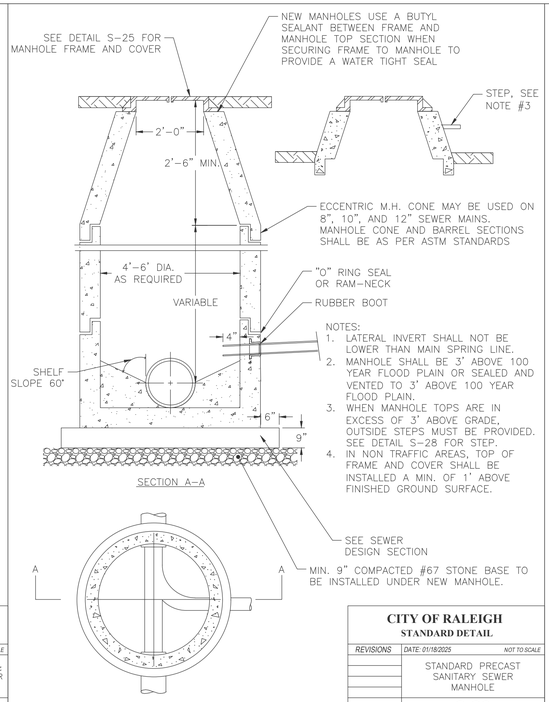
TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS, 4" OR LARGER, TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

S-5

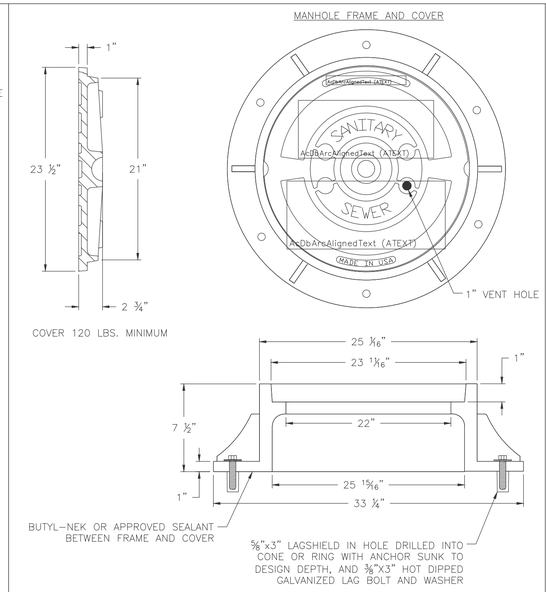


NOTES:
1. LATERAL INVERT SHALL NOT BE LOWER THAN MAIN SPRING LINE.
2. MANHOLE SHALL BE 3' ABOVE 100 YEAR FLOOD PLAIN OR SEALED AND VENTED TO 3' ABOVE 100 YEAR FLOOD PLAIN.
3. WHEN MANHOLE TOPS ARE IN EXCESS OF 3' ABOVE GRADE, OUTSIDE STEPS MUST BE PROVIDED. SEE DETAIL S-28 FOR STEP.
4. IN NON TRAFFIC AREAS, TOP OF FRAME AND COVER SHALL BE INSTALLED A MIN. OF 1' ABOVE FINISHED GROUND SURFACE.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	STANDARD PRECAST SANITARY SEWER MANHOLE

S-20

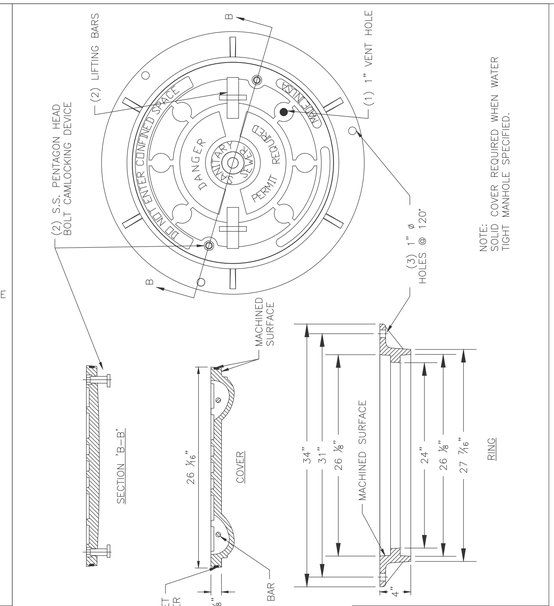


NOTES:
1. ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2. FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3. COVER SHALL WEIGH A MIN. OF 120 LBS.
4. ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	STANDARD MANHOLE COVER

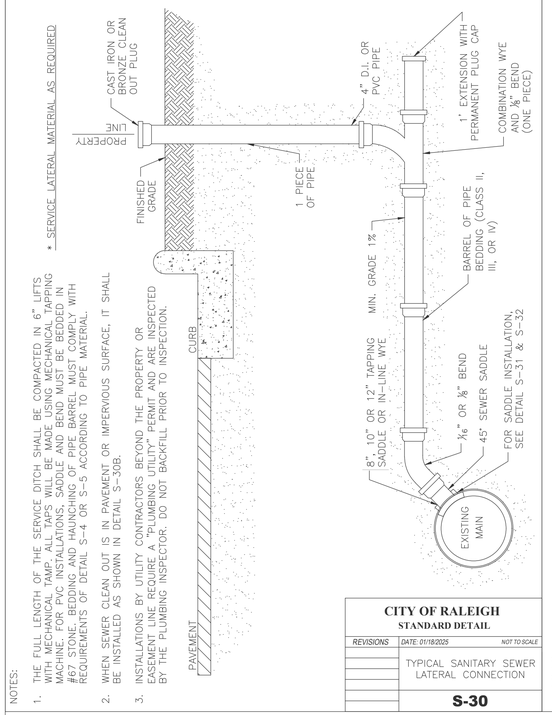
S-25



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	FLAT MANHOLE COVER

S-25A

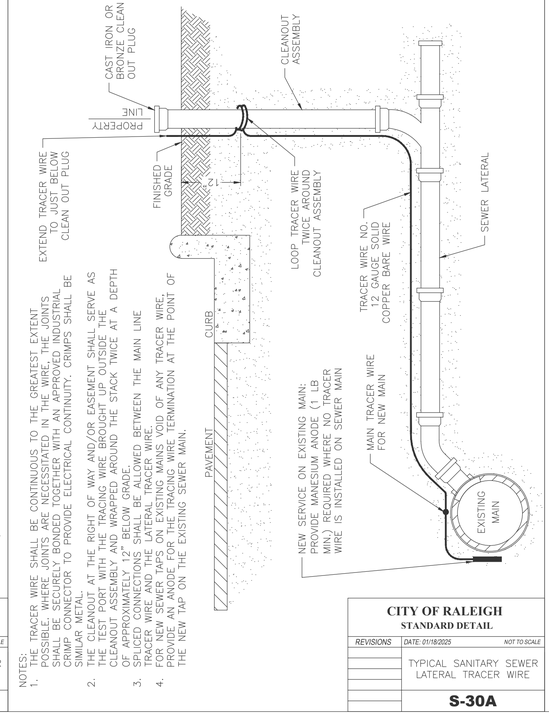


NOTES:
1. THE FULL LENGTH OF THE SERVICE DITCH SHALL BE COMPACTED IN 6" LIFTS WITH MECHANICAL TAMP. ALL TAPS WILL BE MADE USING MECHANICAL TAPPING MACHINE. FOR PVC INSTALLATIONS, SADDLE AND BEND MUST BE BEDDED IN #67 STONE. BEDDING AND HAUNCHING OF PIPE BARREL MUST COMPLY WITH REQUIREMENTS OF DETAIL S-4 OR S-5 ACCORDING TO PIPE MATERIAL.
2. WHEN SEWER CLEAN OUT IS IN PAVEMENT OR IMPERVIOUS SURFACE, IT SHALL BE INSTALLED AS SHOWN IN DETAIL S-30B.
3. INSTALLATIONS BY UTILITY CONTRACTORS BEYOND THE PROPERTY OR EASEMENT LINE REQUIRE A PLUMBING UTILITY PERMIT AND ARE INSPECTED BY THE PLUMBING INSPECTOR. DO NOT BACKFILL PRIOR TO INSPECTION.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	TYPICAL SANITARY SEWER LATERAL CONNECTION

S-30

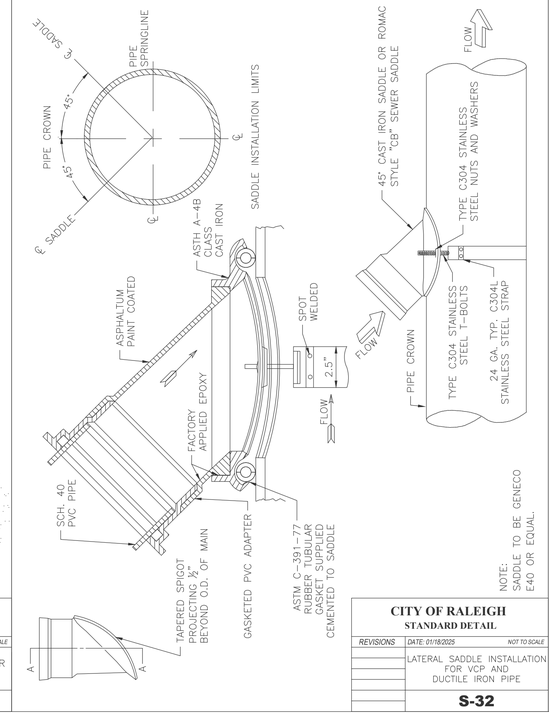


NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE, WHERE JOINTS ARE NECESSITATED IN THE WIRE, THE JOINTS SHALL BE SECURELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL CRIMP CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR METAL.
2. THE CLEANOUT AT THE RIGHT OF WAY AND/OR EASEMENT SHALL SERVE AS THE TEST PORT WITH THE TRACING WIRE BROUGHT UP OUTSIDE THE CLEANOUT ASSEMBLY AND WRAPPED AROUND THE STACK TWICE AT A DEPTH OF APPROXIMATELY 12" BELOW GRADE.
3. SPLICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND THE LATERAL TRACER WIRE.
4. FOR NEW SEWER TAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE, PROVIDE AN ANODE FOR THE TRACING WIRE TERMINATION AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	TYPICAL SANITARY SEWER LATERAL TRACER WIRE

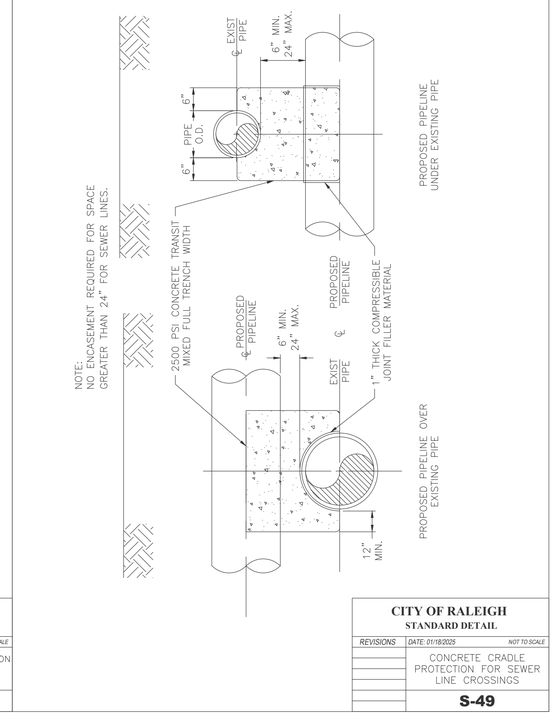
S-30A



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	LATERAL SADDLE INSTALLATION FOR VCP AND DUCTILE IRON PIPE

S-32



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025 NOT TO SCALE
	CONCRETE CRADLE PROTECTION FOR SEWER LINE CROSSINGS

S-49

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041414 JOSHUA A CRUMPLER
Joshua Crumpler, PE
Date: 2026.02.06 15:47:44 -05'00'

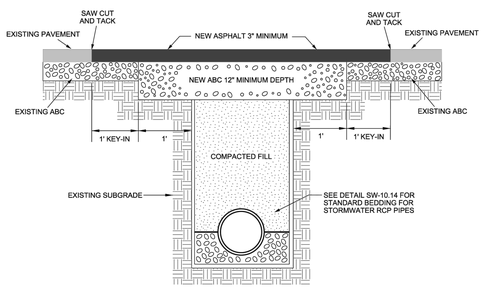
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
2	CITY OF RALEIGH COMMENTS	12/18/25
3	CITY OF RALEIGH COMMENTS	02/06/26

DETAILS
GREGG STREET TOWNHOMES
CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/19/25
SCALE: N.T.S.

D-1



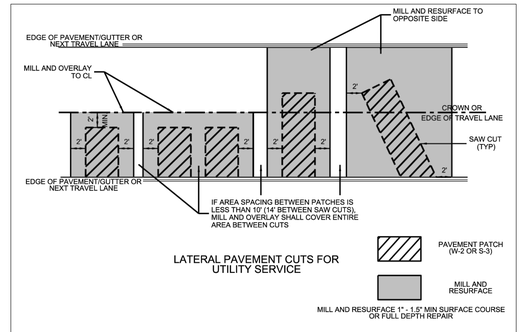
NOTES:

1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT. BITUMINOUS BASE OR BINDER MAY BE SUBSTITUTED IF APPROVED BY TRANSPORTATION DIRECTOR OR DESIGNEE.
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH, LEVEL PATCH.

SHEET 1 OF 2

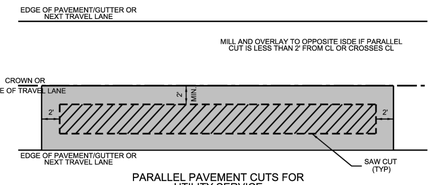
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2023	NOT TO SCALE
DATE: 08/2023	ASPHALT PAVEMENT PATCH AND RCP PIPE BACKFILL	
	T-10.05.1	



LATERAL PAVEMENT CUTS FOR UTILITY SERVICE

MILL AND RESURFACE 1" - 1.5" MIN SURFACE COURSE OR FULL DEPTH REPAIR



PARALLEL PAVEMENT CUTS FOR UTILITY SERVICE

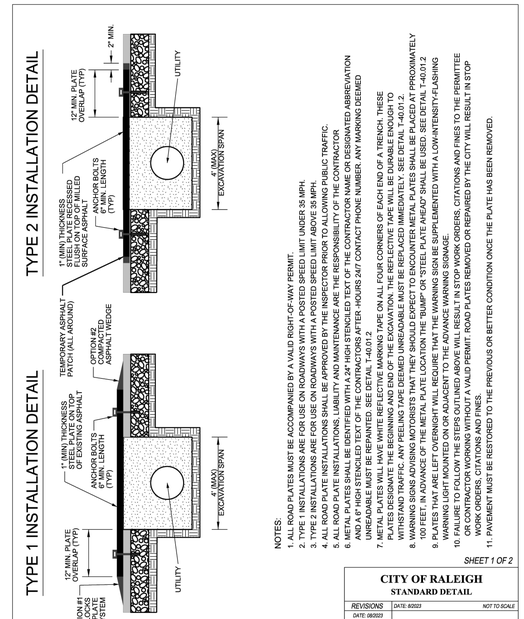
NOTES:

1. THE PAVEMENT EDGES SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT OR MILLING MACHINE
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT
3. THE FINAL 1" OF FILL SHALL CONSIST OF ABC MATERIAL COMPCATED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED, COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO LEVEL PATCH

SHEET 2 OF 2

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2023	NOT TO SCALE
	ASPHALT PAVEMENT PATCH AND RCP PIPE BACKFILL	
	T-10.05.2	



NOTES:

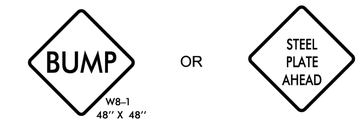
1. ALL ROAD PLATES MUST BE ACCOMPANIED BY A VALID RIGHT-OF-WAY PERMIT.
2. TYPE 1 INSTALLATIONS ARE FOR USE ON ROADWAYS WITH A POSTED SPEED LIMIT UNDER 35 MPH.
3. TYPE 2 INSTALLATIONS ARE FOR USE ON ROADWAYS WITH A POSTED SPEED LIMIT OF 35 MPH AND ABOVE.
4. ALL ROAD PLATE INSTALLATIONS SHALL BE APPROVED BY THE INSPECTOR PRIOR TO ALLOWING PUBLIC TRAFFIC.
5. ALL ROAD PLATE INSTALLATIONS, LIABILITY AND MAINTENANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
6. METAL PLATES SHALL BE IDENTIFIED WITH A 24" HIGH STENCILED TEXT OF THE CONTRACTOR NAME OR DESIGNATED ABBREVIATION AND A 6" HIGH STENCILED TEXT OF THE CONTRACTORS *24/7 (HOURS 24/7* CONTACT PHONE NUMBER. ANY MARKING DEEMED UNREADABLE MUST BE REPLACED IMMEDIATELY.
7. METAL PLATES WILL HAVE WHITE REFLECTIVE MARKING TAPE ON ALL FOUR CORNERS OF EACH END OF A TRENCH. THESE PLATES DESIGNATE THE BEGINNING AND END OF THE EXCAVATION. THE REFLECTIVE TAPE WILL BE DURABLE ENOUGH TO WITHSTAND TRAFFIC. ANY PEELING TAPE DEEMED UNREADABLE MUST BE REPLACED IMMEDIATELY. SEE DETAIL T-40.01.2.
8. MARKING SIGNS SHALL BE PLACED AT THE BEGINNING AND END OF THE ROAD PLATE SYSTEM. THESE SIGNS SHALL BE PLACED APPROXIMATELY 100 FEET IN ADVANCE OF THE METAL PLATE LOCATION THE "BUMP" OR "STEEL PLATE AHEAD" SHALL BE USED. SEE DETAIL T-40.01.2
9. PLATES THAT ARE LEFT OVERNIGHT WILL REQUIRE THAT THE WARNING SIGN BE SUPPLEMENTED WITH A LOW-INTENSITY-FLASHING WARNING LIGHT MOUNTED ON OR ADJACENT TO THE ADVANCE WARNING SIGNAGE.
10. FAILURE TO FOLLOW THE STEPS OUTLINED ABOVE WILL RESULT IN STOP WORK ORDERS, CITATIONS AND FINES TO THE PERMITTEE AND CONTRACTOR. FOR EXAMPLE, IF NO VALID PERMIT, ROAD PLATES REMOVED OR REPAIRED BY THE CITY WILL RESULT IN STOP WORK ORDERS, CITATIONS AND FINES.
11. PAVEMENT MUST BE RESTORED TO THE PREVIOUS OR BETTER CONDITION ONCE THE PLATE HAS BEEN REMOVED.

SHEET 1 OF 2

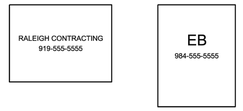
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2023	NOT TO SCALE
DATE: 08/2023	STEEL ROAD PLATE	
	T-40.01.1	

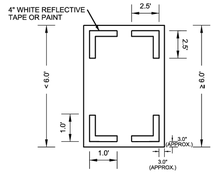
ADVANCED WARNING SIGNAGE



METAL PLATE MARKING EXAMPLES



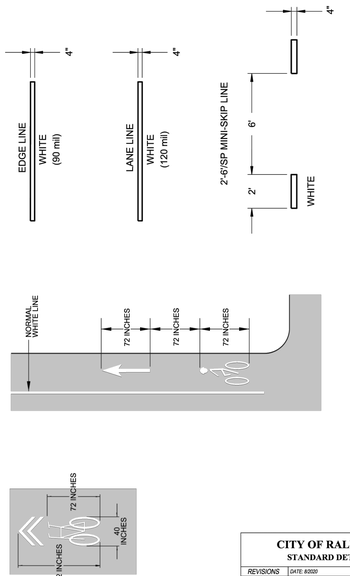
METAL PLATE REFLECTIVE TAPE DETAILS



SHEET 2 OF 2

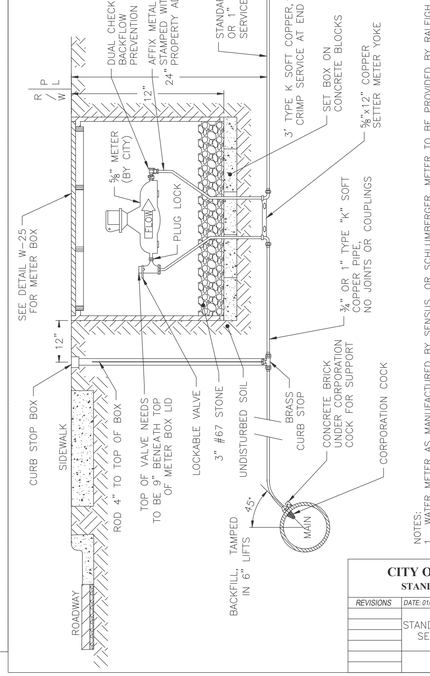
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2023	NOT TO SCALE
	STEEL ROAD PLATE	
	T-40.01.2	



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	BICYCLE MARKING	
	B-10.06	

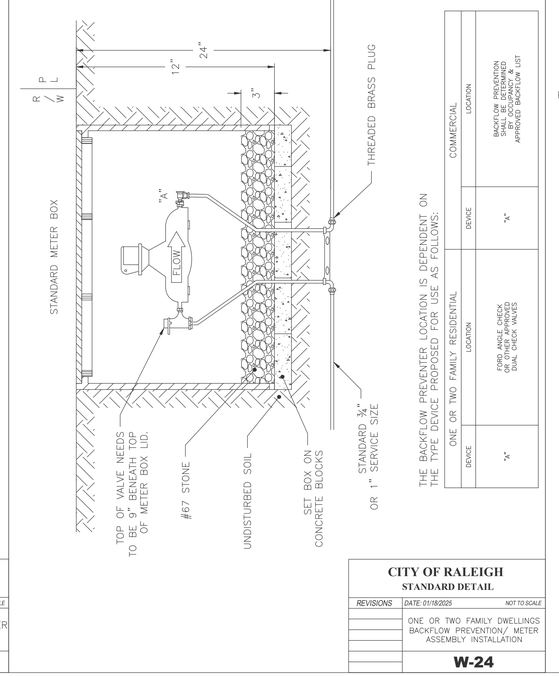


NOTES:

1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER. METER TO BE PROVIDED BY RALEIGH WATER.
2. DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 16" LINE.
3. METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY OR IN APPROVED EASEMENT ADJACENT TO R/W.
4. WHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETTER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
5. ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION. METER BOX SHALL HAVE A STEEL LID WITH A LOCKING DEVICE. LID SHALL BE MARKED "WATER" AND SHALL HAVE A RAISED PATTERN TO PROVIDE FOR SURFACE FRICTION, AND

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	STANDARD ¾" & 1" WATER SERVICE INSTALLATION	
	W-23	



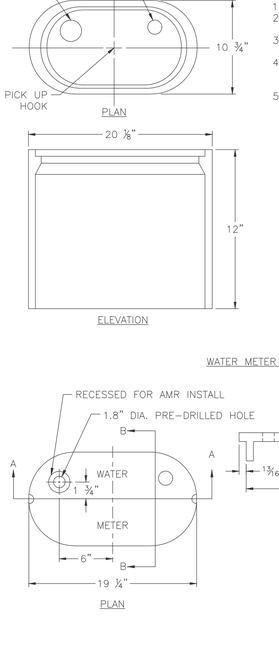
THE BACKFLOW PREVENTER LOCATION IS DEPENDENT ON THE TYPE DEVICE PROPOSED FOR USE AS FOLLOWS:

ONE OR TWO FAMILY RESIDENTIAL		COMMERCIAL
DEVICE	LOCATION	LOCATION
"A"	FORD ANGLE CHECK (FOR IRRIGATION) DUAL CHECK VALVES	BASIC OR DETAILED SHALL BE DETERMINED BY OCCUPANCY & APPROVED INSPECTION LIST
		DEVICE
		"A"

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	ONE OR TWO FAMILY DWELLINGS BACKFLOW PREVENTION/ METER ASSEMBLY INSTALLATION	
	W-24	

WATER METER BOX



NOTES:

1. COVER WEIGHT: 13 LBS ± 5%.
2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING.
3. HOLE SHALL BE FITTED WITH A METAL GROMMET.
4. BOXES AND LIDS MUST BE MANUFACTURED FROM THE SAME DOMESTIC FOUNDRY.
5. HEIGHT ADJUSTMENTS ALLOWED BY PRECAST RISERS OR BRICK AND MORTAR. DRY STACKING OF BLOCK IS NOT ALLOWED.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	WATER METER BOX	
	W-25	

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

Joshua Crumpler, PE — NORTH CAROLINA — SEAL 050600 — ENGINEER — JOSHUA A CRUMPLER
Date: 2026.02.06 15:48:07 -05'00'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
2	CITY OF RALEIGH COMMENTS	12/18/25
3	CITY OF RALEIGH COMMENTS	02/06/26

DETAILS

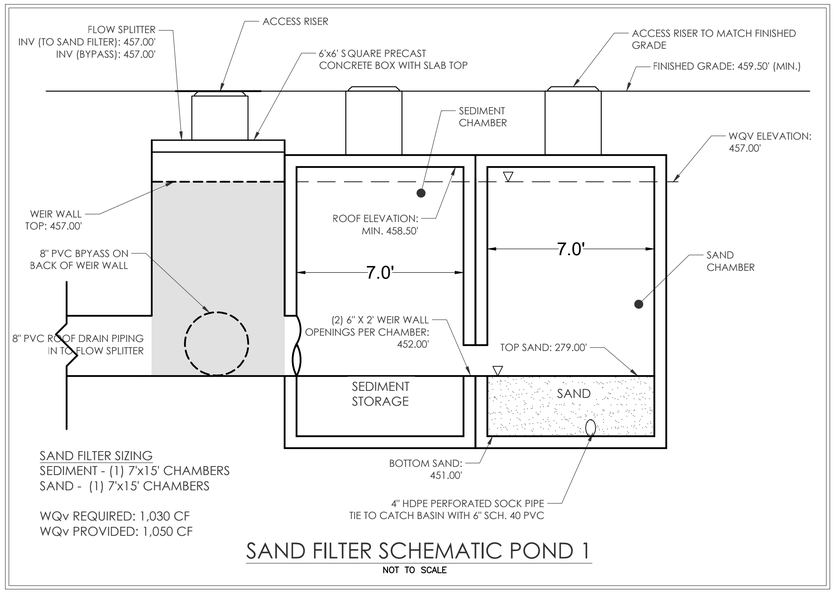
GREGG STREET TOWNHOMES

CITY OF RALEIGH FILE: SUB-XXXX-2025

1001 GREGG STREET
RALEIGH, NORTH CAROLINA

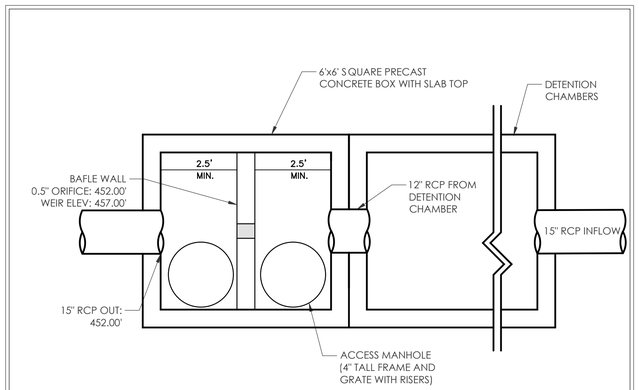
PROJECT NO.: 25027
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/19/25
SCALE: N.T.S.

D-2

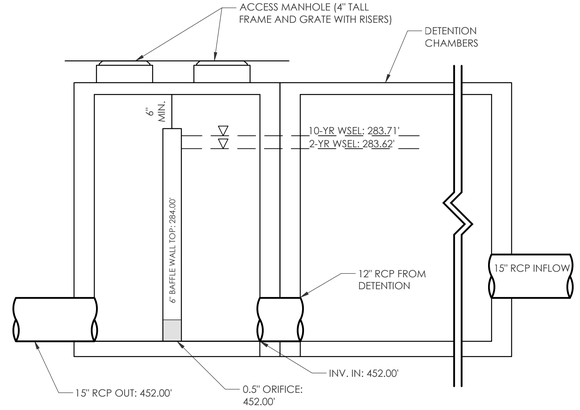


SAND FILTER SCHEMATIC POND 1

NOT TO SCALE



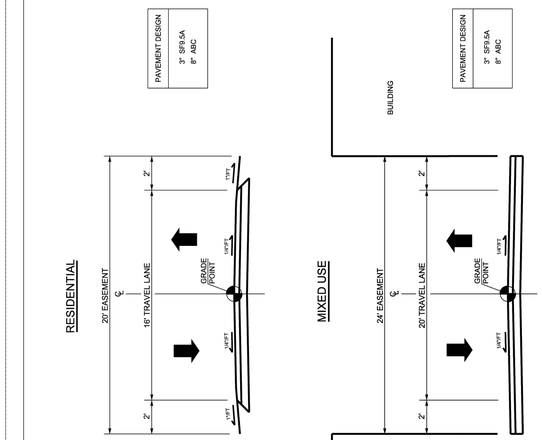
PLAN VIEW

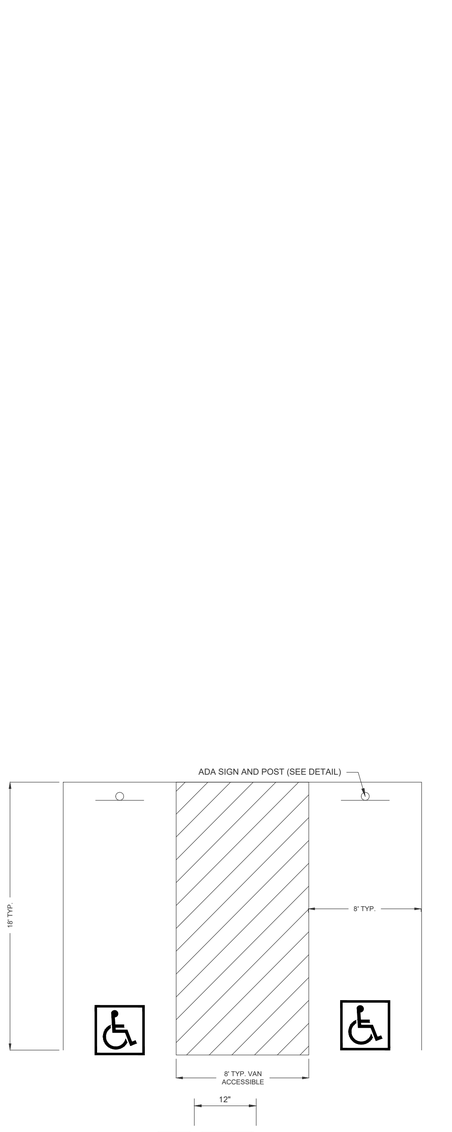


BOX SECTION VIEW

CONTROL STRUCTURE SCHEMATIC POND 1

NOT TO SCALE



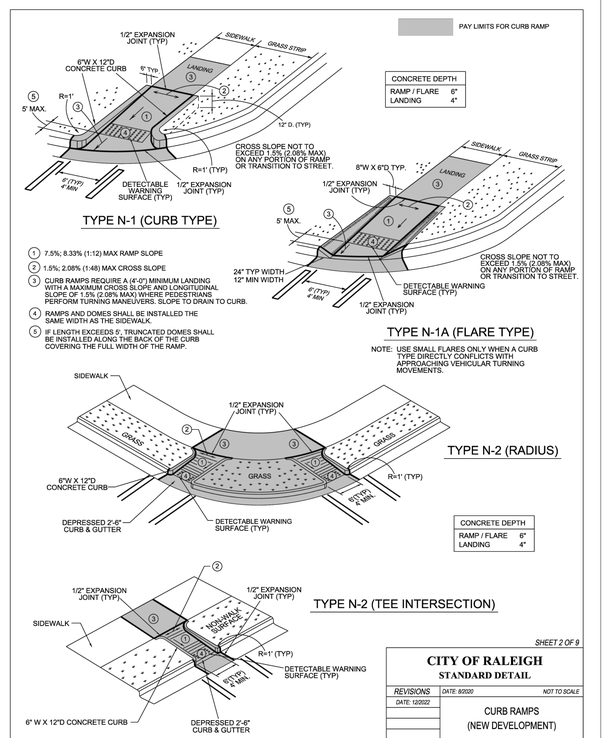


TYPICAL ADA STALL

NO SCALE

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
		ALLEY
		T-10.22



SHEET 2 OF 9

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
DATE: 12/2022		CURB RAMPS (NEW DEVELOPMENT)
		T-20.01.2

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 049115 JOSHUA A CRUMPLER
Joshua Crumpler, PE
Date: 2026.02.06 15:48:23 -05'00'

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	10/03/25
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DETAILS

GREGG STREET TOWNHOMES

CITY OF RALEIGH FILE: SUB-XXXX-2025
1001 GREGG STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	25027
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	05/19/25
SCALE:	N.T.S.

D-3