

SUBDIVISION PLANS FOR DURALEIGH 5-LOT SUBDIVISION 4415 & 4501 DURALEIGH ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0074-2025

PREPARED FOR:
RALEIGH GREENWAY COMMONS, LLC
5317 POMFRET PT
RALEIGH NC 27612-3683

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 WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

-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.

CONDITIONAL ZONING NOTES

TCZ-2-19 - 4501 DURALEIGH ROAD, BEING WAKE COUNTY PIN #0786406422, REVISE THE ZONING CONDITIONS AS APPROVED IN CONDITIONAL USE CASE Z-40-01 AS FOLLOWS:

CONDITIONS DATED: MAY 23, 2001

CONDITIONS REVISED: NOVEMBER 6, 2019

- PRIOR TO REDEVELOPMENT OF THE PROPERTY, THE PARCELS WILL BE RECOMBINED INTO A SINGLE PARCEL. **SITE WILL BE RECOMBINED INTO A SINGLE PARCEL PRIOR TO SUBDIVISION.**
- THE BUILDING SETBACK FROM DURALEIGH ROAD SHALL BE A MINIMUM OF TWENTY (20) FEET. THE AREA WITHIN THIS SETBACK SHALL REMAIN PRIMARILY (AT LEAST 51%) VEGETATED. **A SETBACK HAS BEEN PROVIDED AND WILL BE PLANTED TO PROVIDE 51% VEGETATION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.**
- SITE LIGHTING INCLUDING WALLPACK FIXTURES BE OF A FULL CUT-OFF DESIGN. ALL POLE MOUNTED LIGHTING BE LIMITED TO 18 FEET IN HEIGHT. **NO COMMERCIAL SIGHT LIGHTING IS PROPOSED. ALL PARCELS WILL BE RESIDENTIAL USES WITH WALL PACKS.**

SHEET

- C-1
- C-2
- C-3
- C-4
- C-5
- D-1
- D-2

DESCRIPTION

- COVER
- EXISTING CONDITIONS
- SUBDIVISION PLAN
- UTILITY & LANDSCAPING PLAN
- GRADING AND STORMWATER PLAN
- DETAILS
- 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 Subdivision Application
Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2900

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.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> 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): Duraleigh Road- 5 LOT SUBDIVISION
Property Address(es): 4415 & 4501 Duraleigh Rd.
Recorded Deed PIN(s): 0786-40-6335, 0786-40-6408

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: DONALD WASHINGTON
Company: Title: Owner
Address: 4415 DURALEIGH RD, RALEIGH, NC 27612
Phone #: 919-413-1005 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: Raleigh Greenway Commons Address:
Phone #: 703-434-9494 Email: kip.downer@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: Principal
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

Revision 06.20.15
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 1.26ac
Zoning districts (if more than one, provide acreage of each):
R-6-CU

Overlay district(s):	Inside City Limits?	Yes	No	Historic District/Landmark:
Conditional Use District (CUD) Case # Z-TCZ-2-19	Board of Adjustment Case # BJA-			Design Alternate Case # DA-

STORMWATER INFORMATION

Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 3,747 Proposed total (sf) 29,000	Existing (sf) 3,747 Proposed total (sf) 29,000

NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 5	Total # Dwelling Units: 5	
# of bedroom units (if known): 1br 2br 3br 4br 5		
Proposed density for each zoning district (UDO 1.5.2.F): 3.97		

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 assessment 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(b-1)), 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: Date: 12/19/2025
Printed Name: William M. Downer, III
Signature: _____ Date: _____
Printed Name: _____

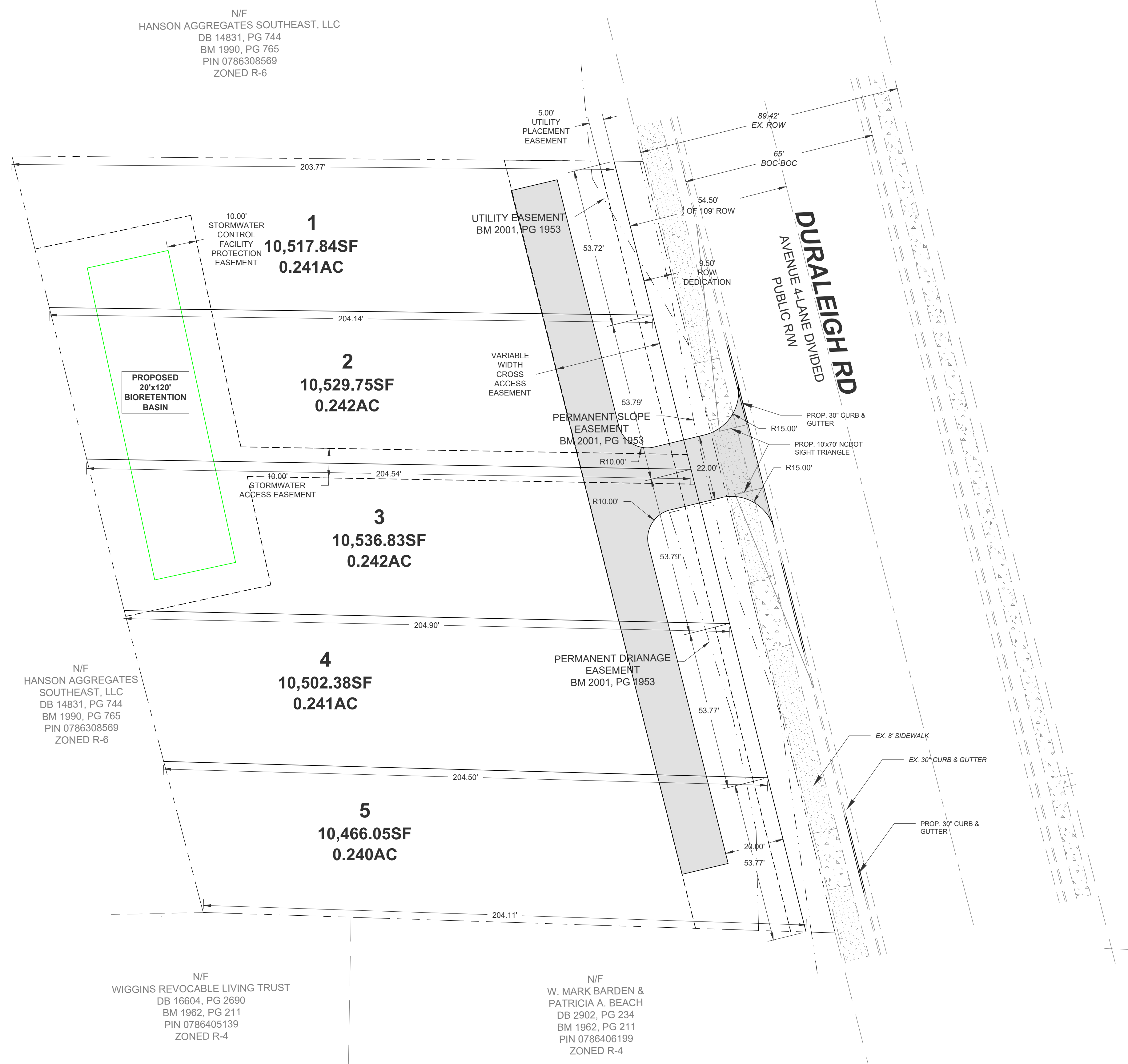
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION
1	03/10/26	CITY OF RALEIGH COMMENTS

COVER
DURALEIGH 5-LOT SUBDIVISION
4415 & 4501 DURALEIGH ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	25060
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/01/25
SCALE:	N.T.S.

C-1



N/F
HANSON AGGREGATES SOUTHEAST, LLC
DB 14831, PG 744
BM 1990, PG 765
PIN 0786308569
ZONED R-6

N/F
HANSON AGGREGATES SOUTHEAST, LLC
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BM 1990, PG 765
PIN 0786308569
ZONED R-6

N/F
WIGGINS REVOCABLE LIVING TRUST
DB 16604, PG 2690
BM 1962, PG 211
PIN 0786405139
ZONED R-4

N/F
W. MARK BARDEN & PATRICIA A. BEACH
DB 2902, PG 234
BM 1962, PG 211
PIN 0786406199
ZONED R-4

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

SUMMARY INFORMATION

DEVELOPMENT NAME: DURALEIGH TOWNHOME SUBDIVISION

SITE ADDRESS: 4415 & 4501 DURALEIGH ROAD
RALEIGH, NORTH CAROLINA

PIN NUMBER: 0786-40-6335, 0786-40-6408

JURISDICTION: CITY OF RALEIGH
EXISTING USE: DETACHED HOUSE
PROPOSED USE: DETACHED HOUSE
CURRENT ZONING DISTRICT: R-6-CU

TOTAL NUMBER OF LOTS: 5 LOTS

TOTAL GROSS ACREAGE: 1.265 ACRES (55,108.45SF)
RIGHT OF WAY DEDICATION ACREAGE: 0.059 ACRES (2,555.25SF)
TOTAL NET ACREAGE: 1.206 ACRES (52,553.25SF)

LOT 1: 10,517.84SF (0.241AC)
LOT 2: 10,529.75SF (0.242AC)
LOT 3: 10,536.83SF (0.242AC)
LOT 4: 10,502.38SF (0.241AC)
LOT 5: 10,466.05SF (0.240AC)

BLOCK PERIMETER REQUIRED (MAX.): 3,000LF
BLOCK PERIMETER PROVIDED: GREATER THAN 3,000LF**
**EXEMPT BASED ON UDO SECTION 8.3.2.A.2.b. AS SITE DOES NOT MEET MINIMUM APPLICABLE LOT AREA

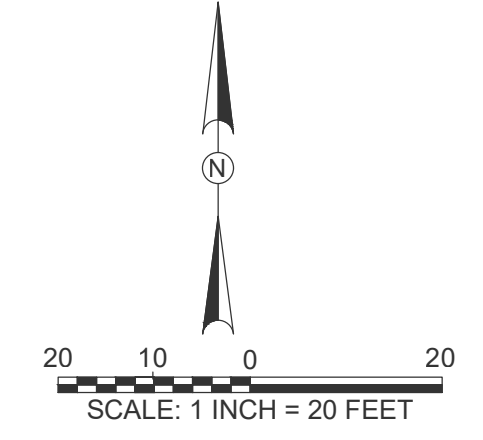
OWNER/DEVELOPER:
RALEIGH GREENWAY COMMONS, LLC
5317 POMFRET PT
RALEIGH NC 27612-3683

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

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PRELIMINARY PLANS
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1	03/10/26	CITY OF RALEIGH COMMENTS

SITE PLAN
DURALEIGH 5-LOT SUBDIVISION

4415 & 4501 DURALEIGH ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 25060
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 09/01/25
SCALE: 1" = 20'

C-3
3 of 5

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) 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 ENCASUREMENT 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 STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W41 & S-49).
 - F) 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.
- 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.
- 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 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 PROPORTIONALLY 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 NCDWR, USA & 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 RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.

TREE CONSERVATION AND LANDSCAPING NOTES:

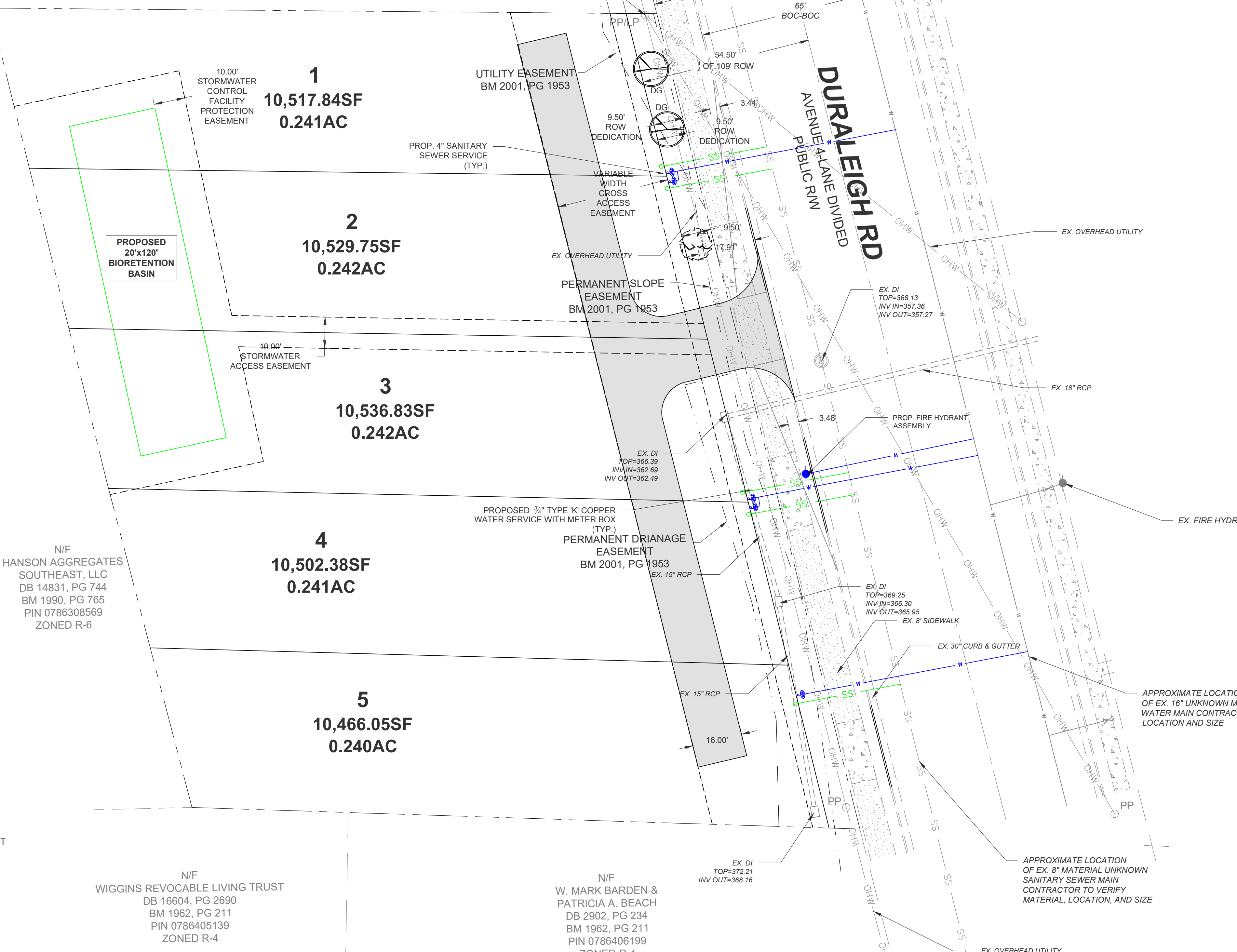
-THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPING REQUIREMENTS

DURALEIGH ROAD
 REQUIREMENT: 1 TREE PER 20LF=53LF/20LF=2 TREES PROVIDED: 2 MEDIUM MATURING TREES
 REQUIREMENT: 1 TREE PER 40LF=213LF/40LF=5 TREES PROVIDED: 1 LARGE MATURING TREES DUE TO CONFLICT EXISTING STORMDRAINAGE LINE WITHIN 10' OF PLANTING STRIP

KEY	QUA.	BOTANICAL NAME	COMMON NAME	AT PLANTING			MATURE	
				HEIGHT	CALIPER	ROOT	HEIGHT	SPREAD
MEDIUM MATURING TREES								
DG	2	CORNUS KOUSA	KOUSA DOGWOOD "SINGLE STEM"	6'	1.5"	B&B		

N/F
 HANSON AGGREGATES SOUTHEAST, LLC
 DB 14831, PG 744
 BM 1990, PG 765
 PIN 0786308569
 ZONED R-6



N/F
 HANSON AGGREGATES SOUTHEAST, LLC
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N/F
 WIGGINS REVOCABLE LIVING TRUST
 DB 16604, PG 2690
 BM 1962, PG 211
 PIN 0786405139
 ZONED R-4

N/F
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LEGEND

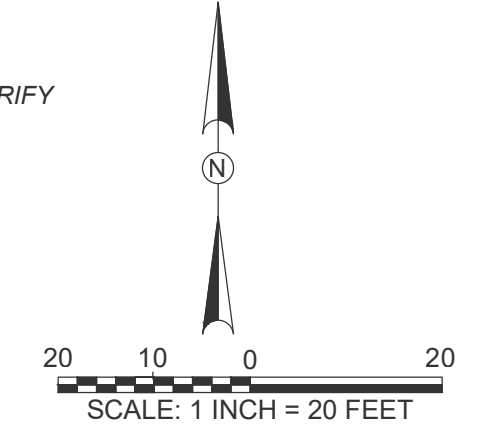
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- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- SS SS EXISTING SANITARY SEWER MANHOLE
- SS SS PROPOSED SANITARY SEWER
- SS SS PROPOSED WATER LINE
- SS SS PROPOSED SANITARY MANHOLE
- SS SS PROPOSED HYDRANT ASSEMBLY

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

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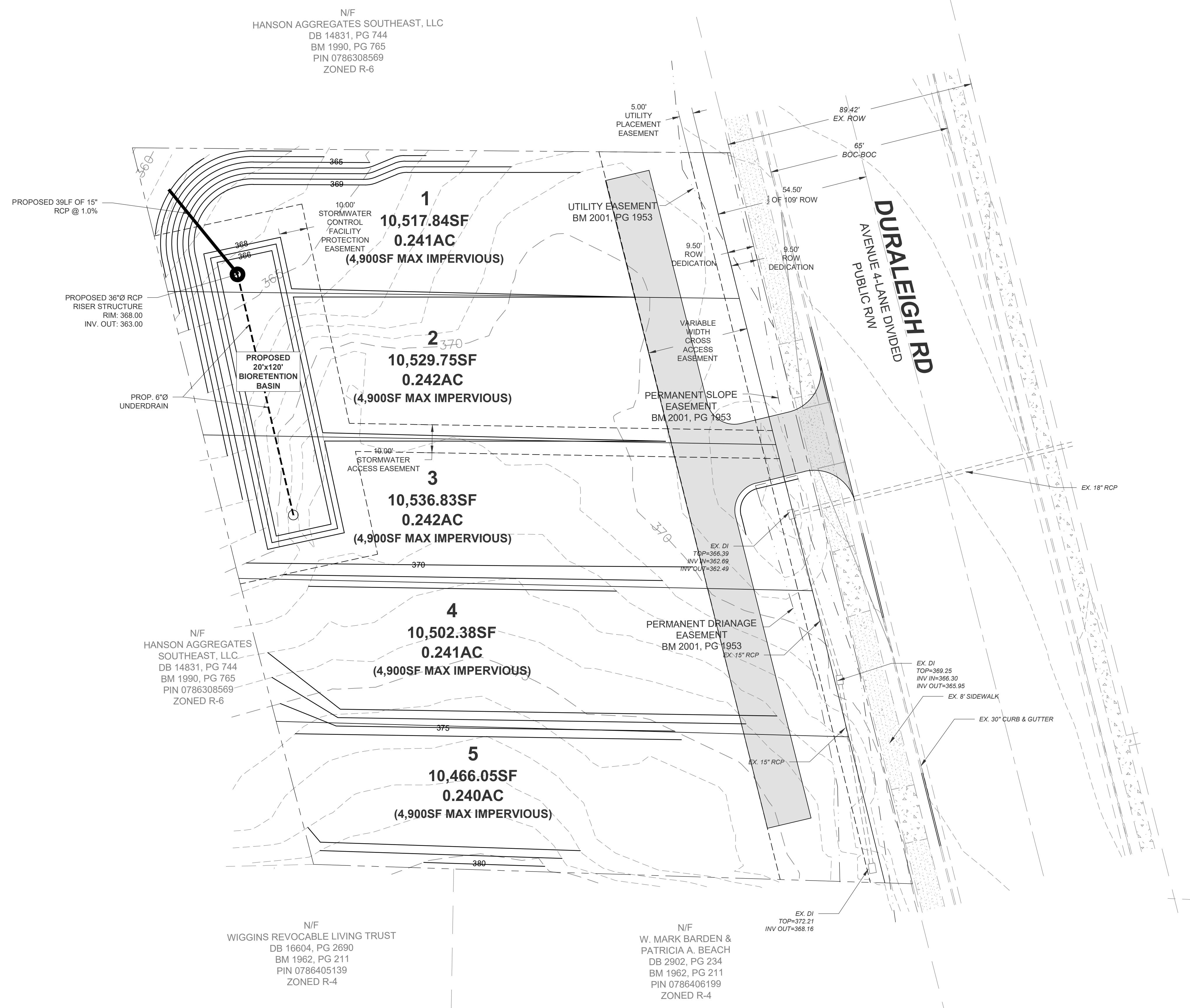
UTILITY & LANDSCAPING PLAN
DURALEIGH 5-LOT SUBDIVISION

4415 & 4501 DURALEIGH ROAD
 RALEIGH, NORTH CAROLINA

PROJECT NO.: 25060
 DRAWN BY: JAC
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 DATE: 09/01/25
 SCALE: 1" = 20'

C-4

4 of 5



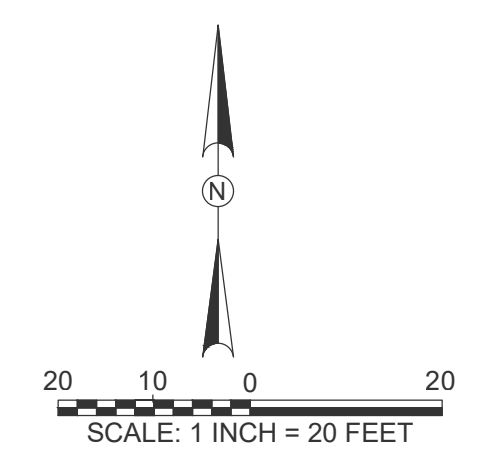
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---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE

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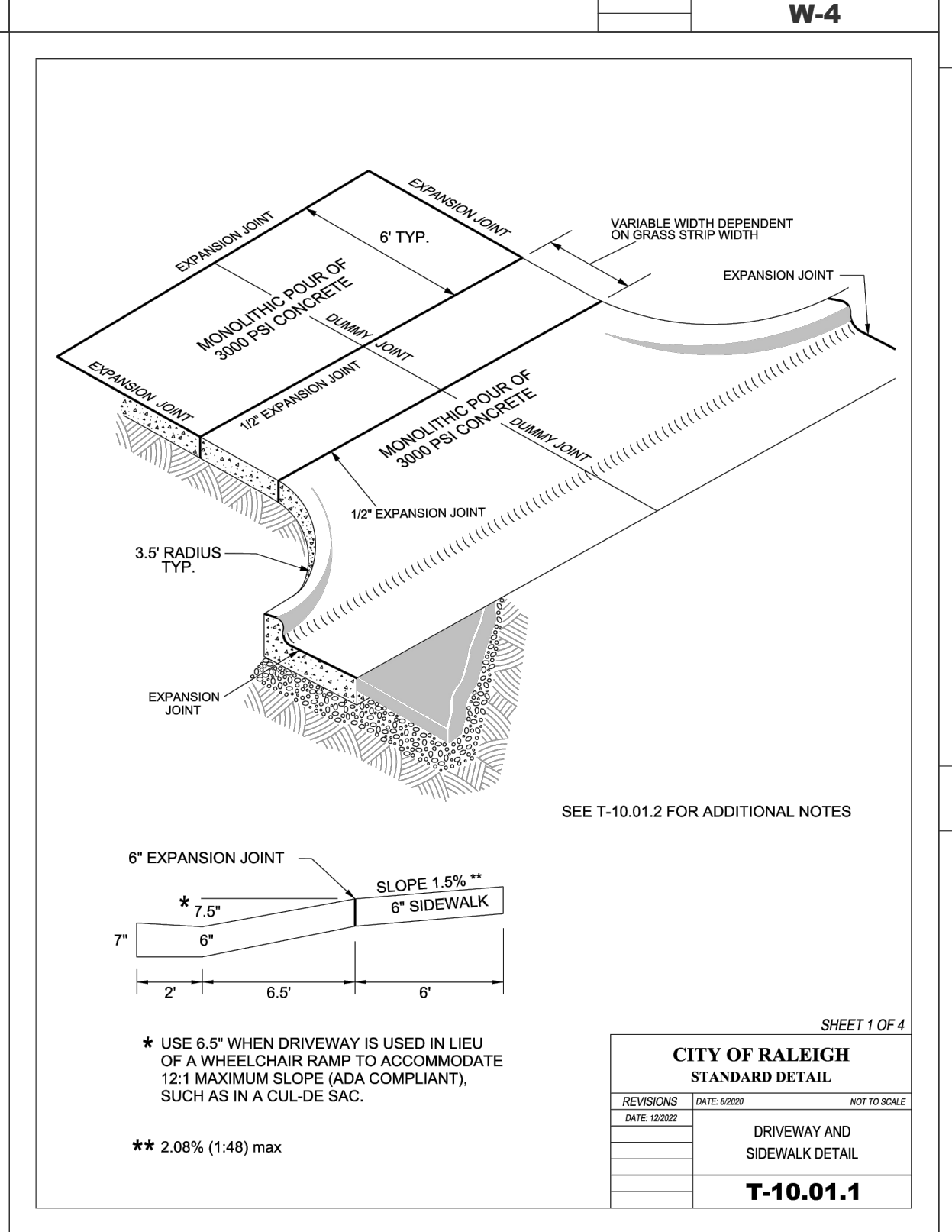
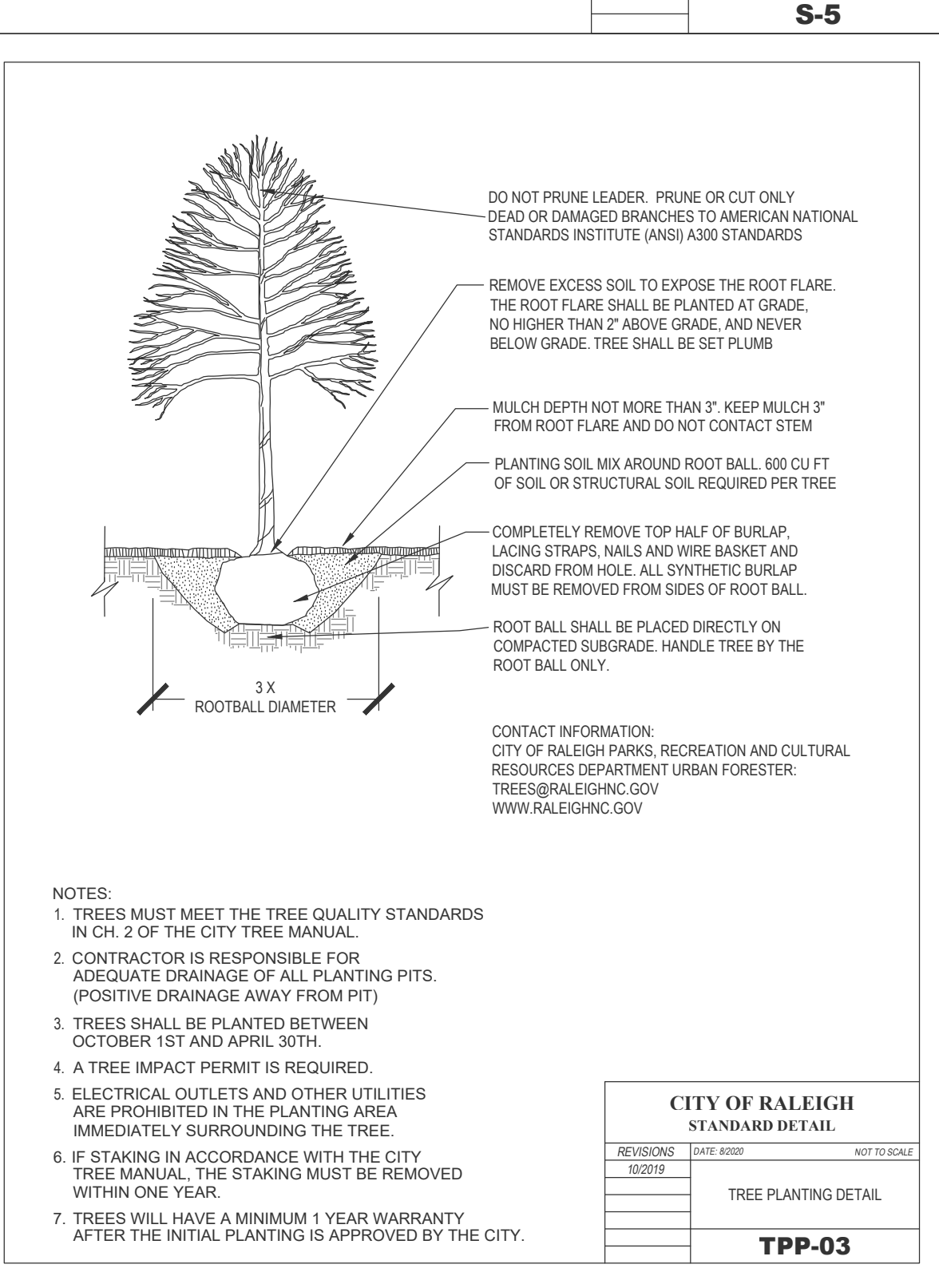
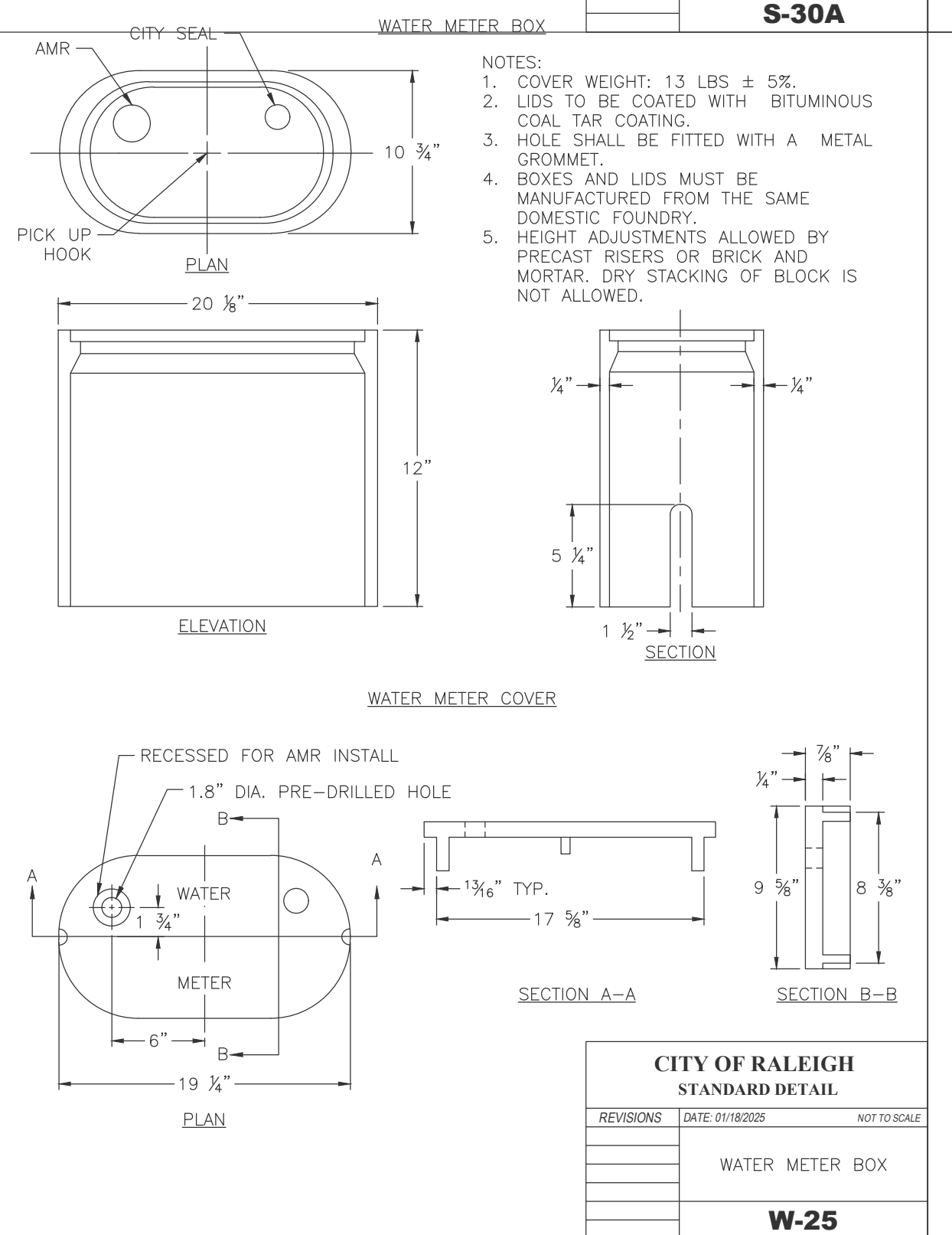
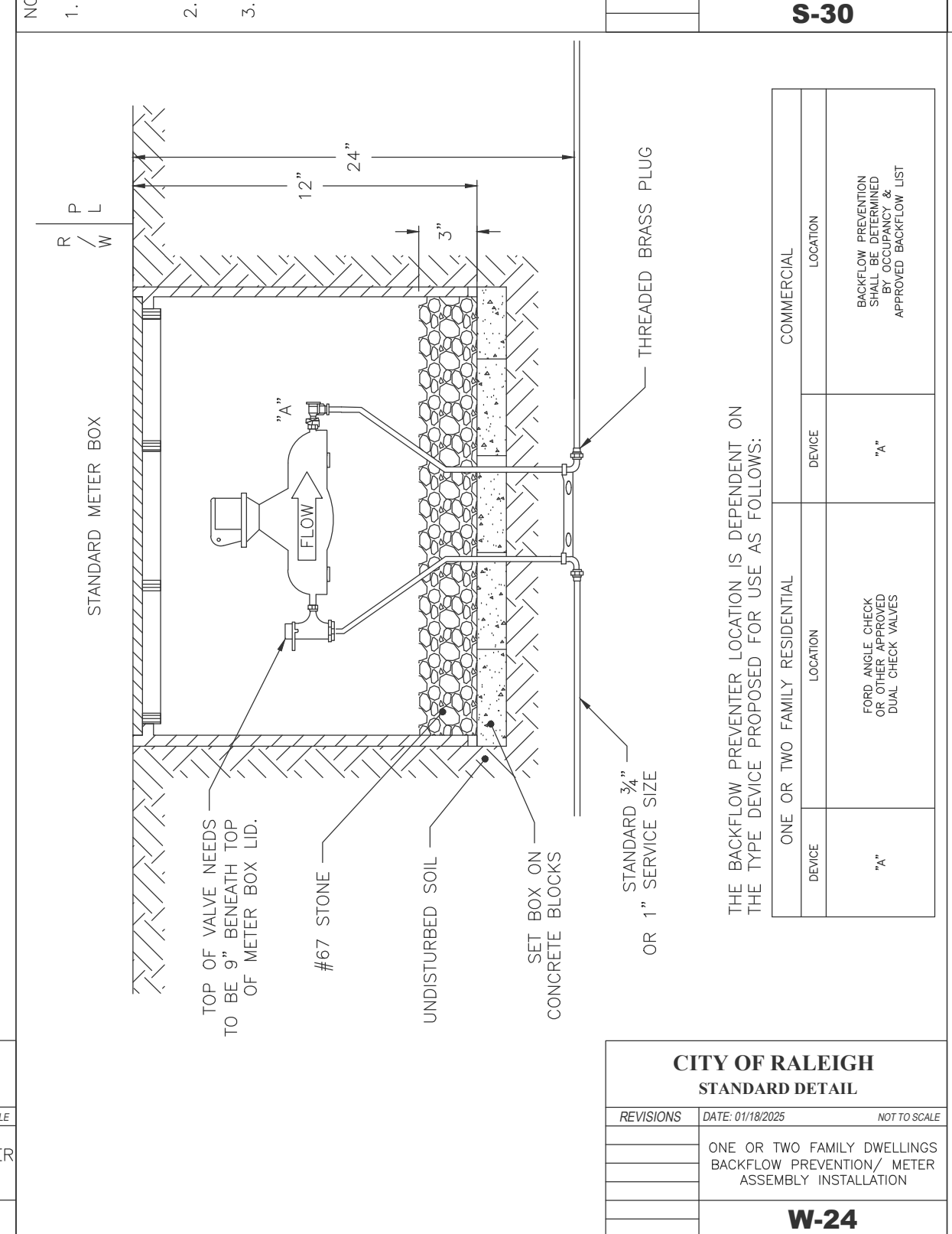
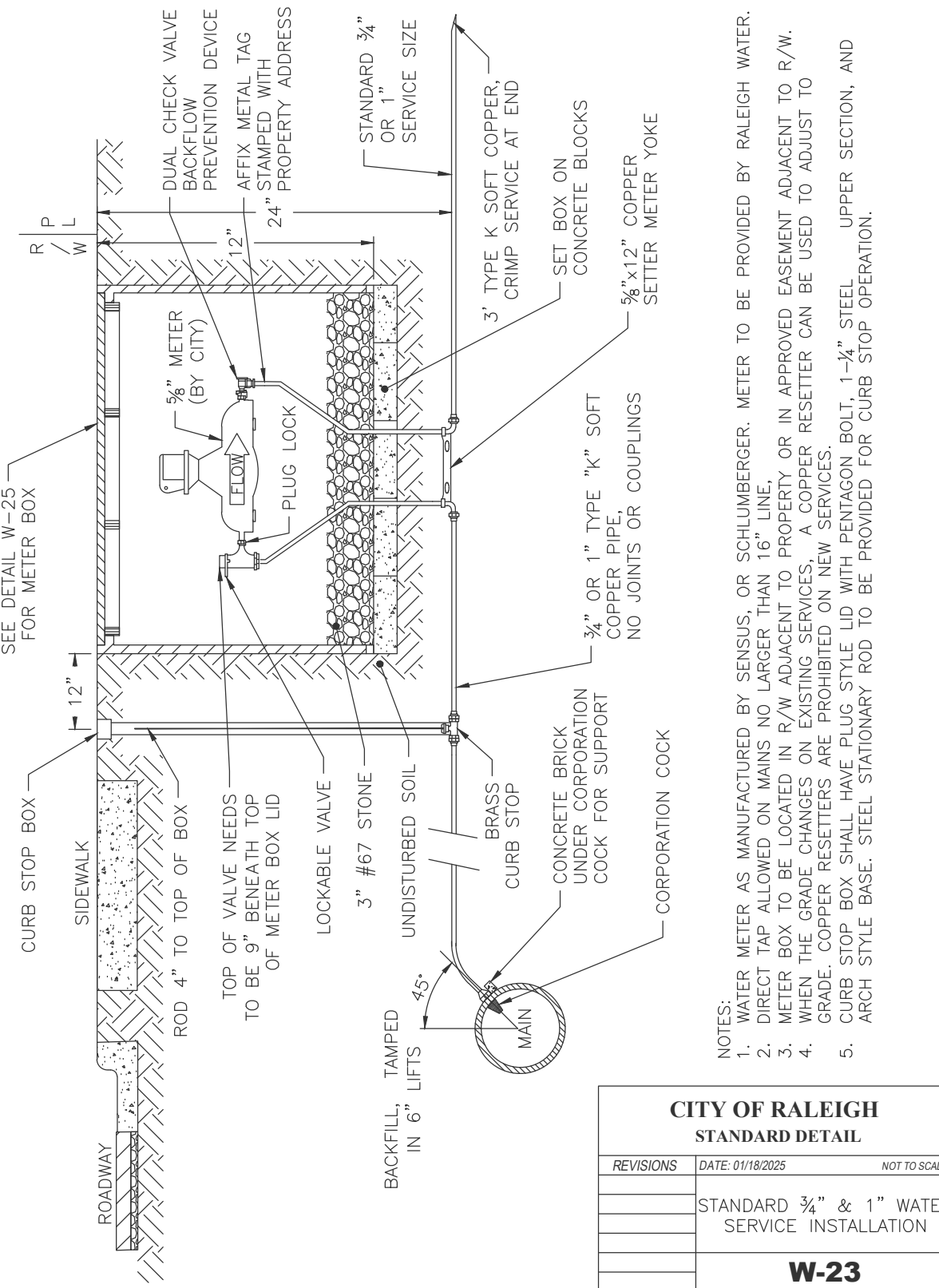
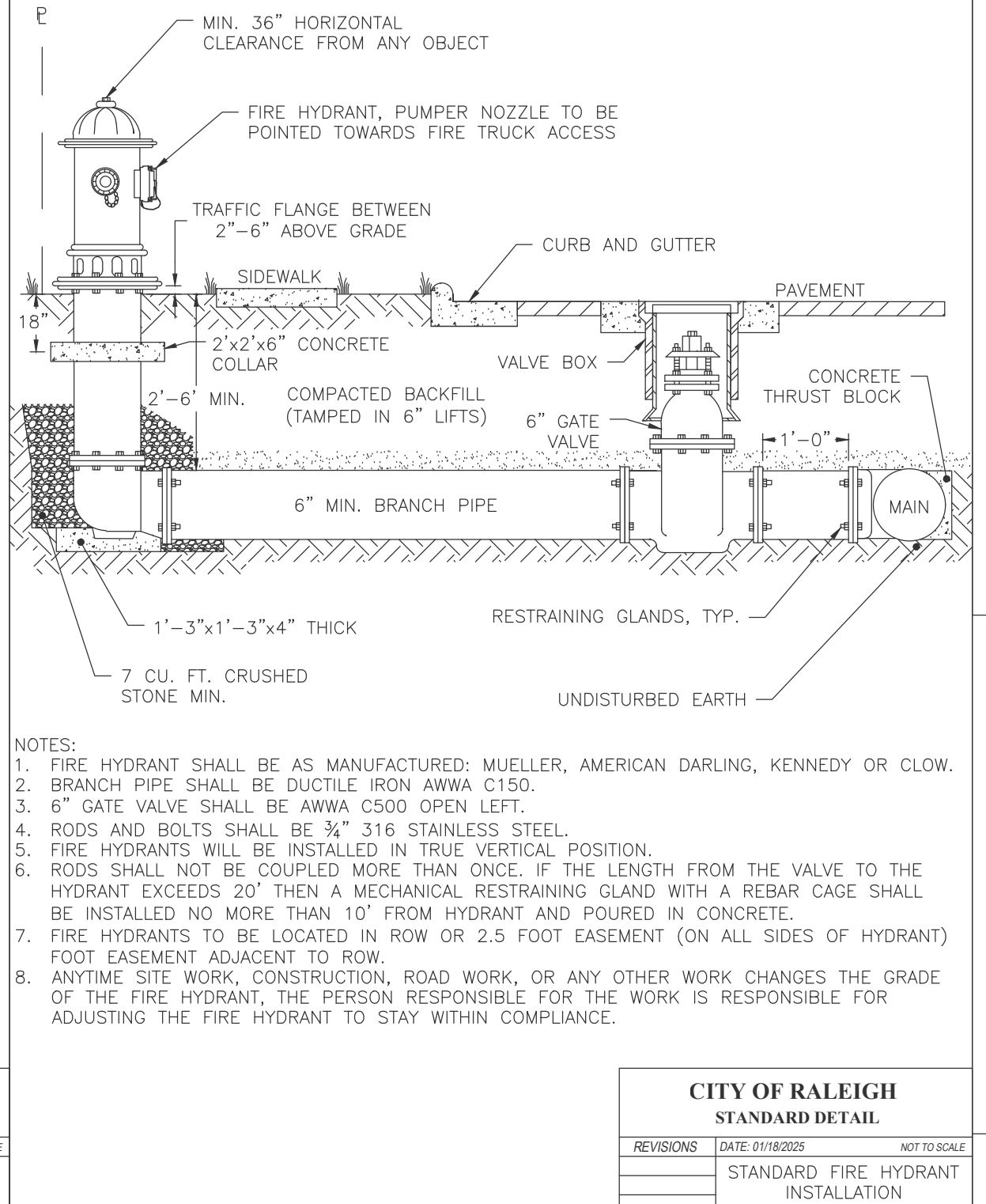
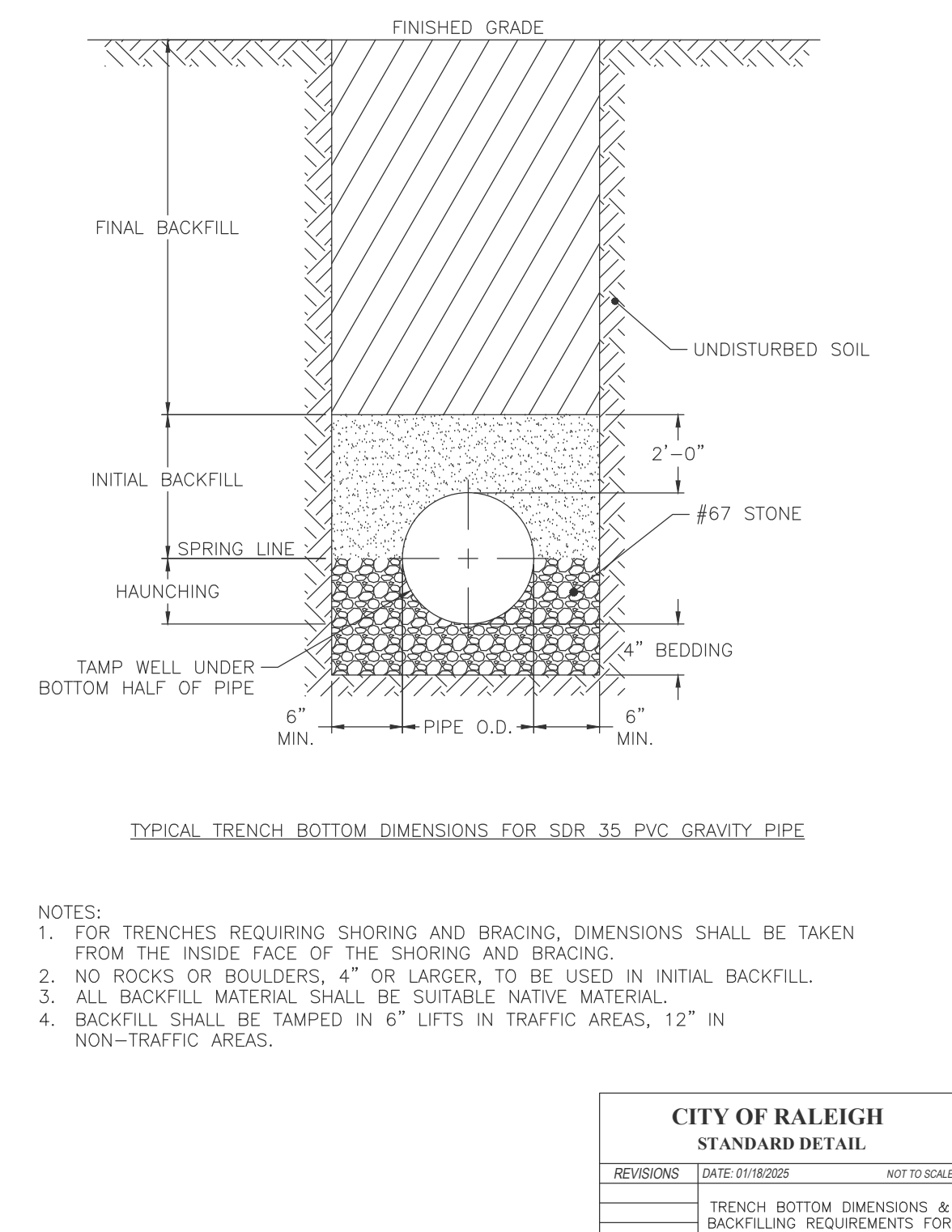
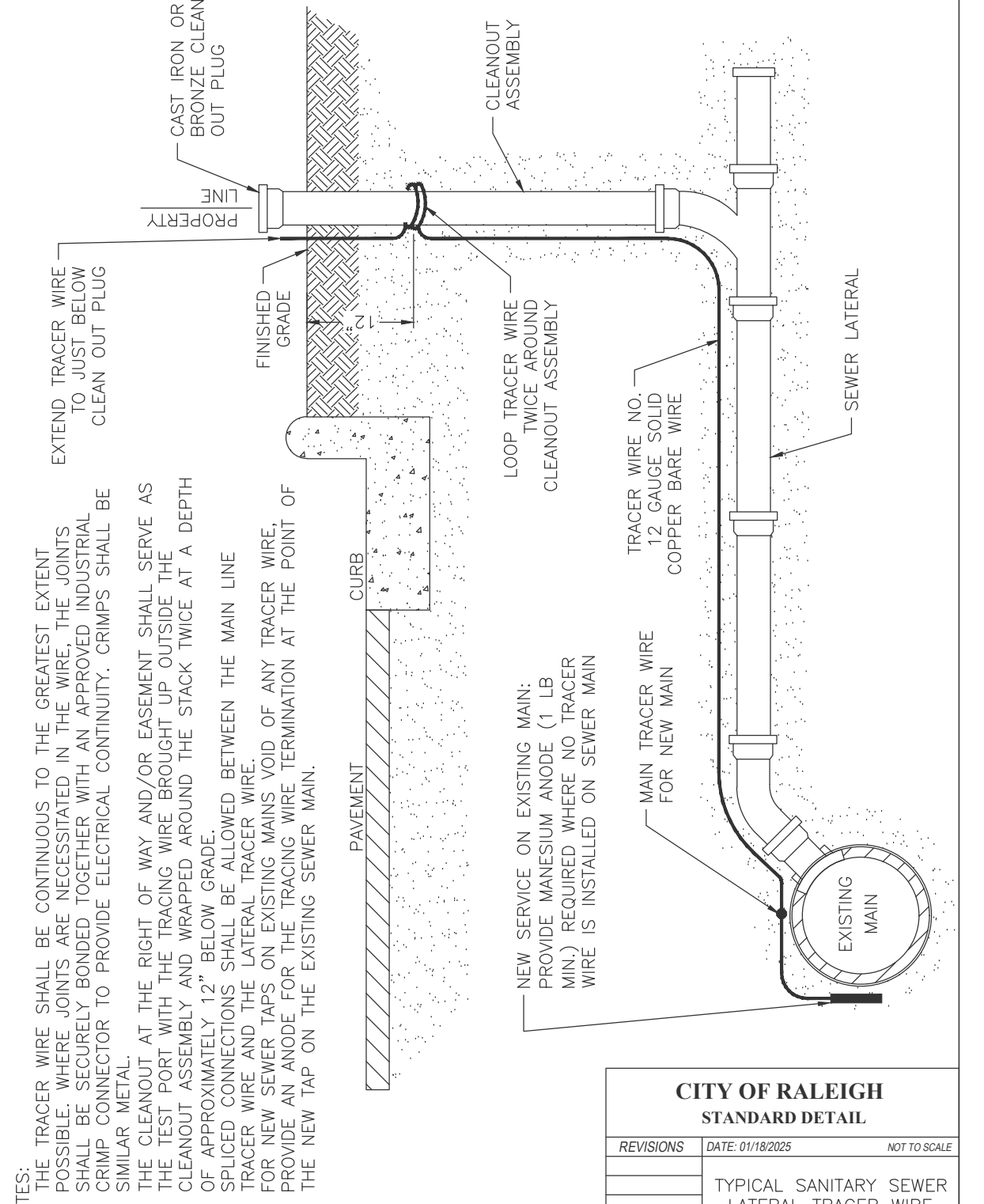
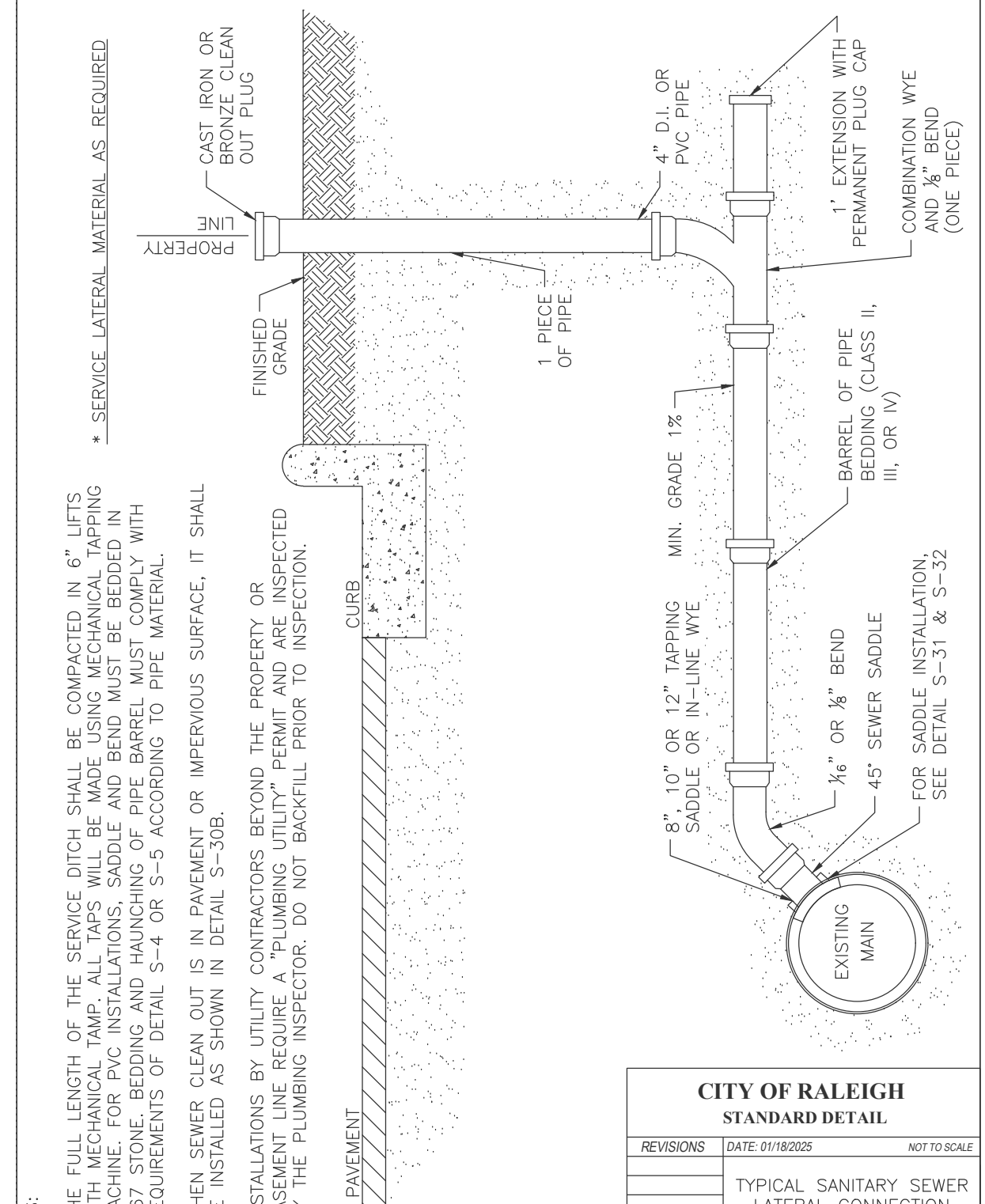
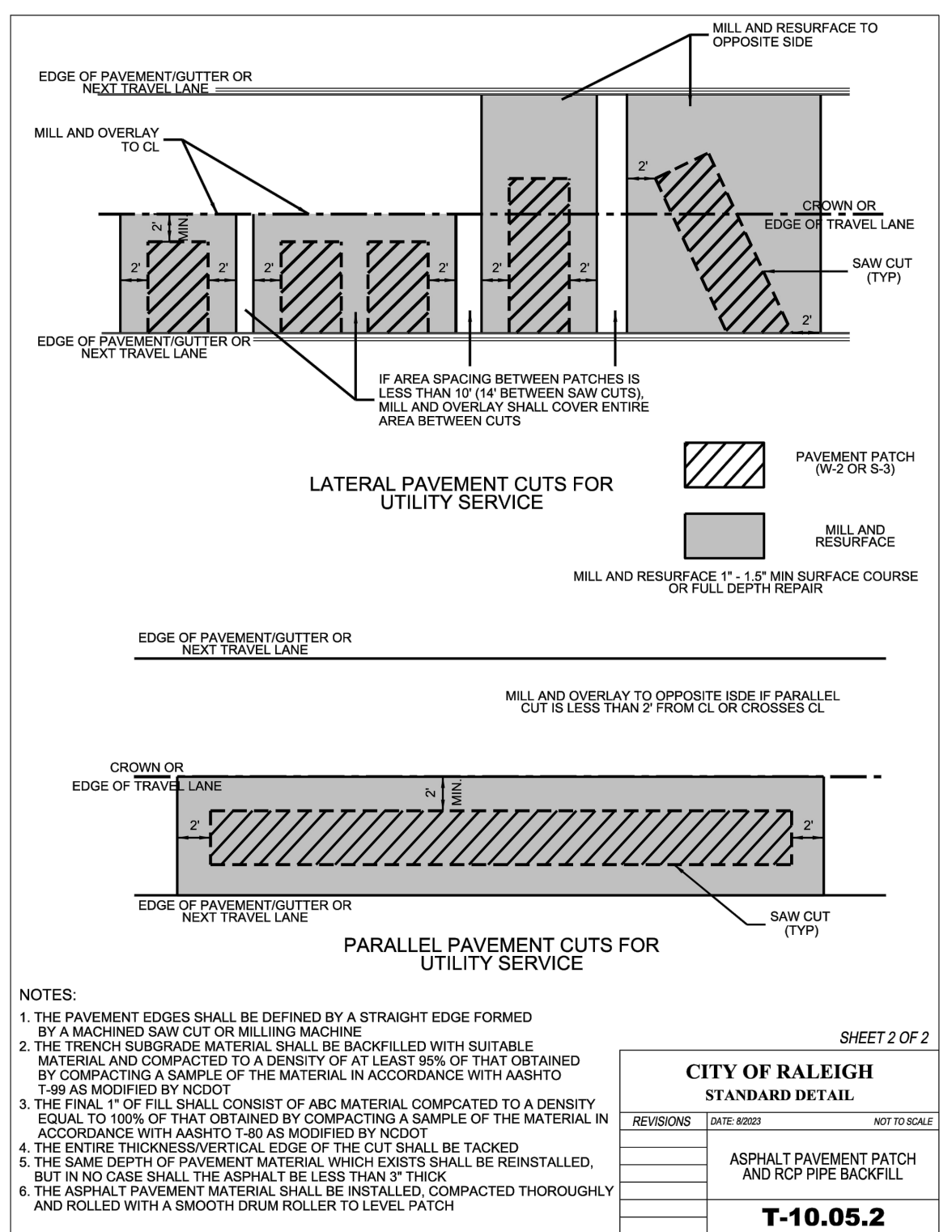
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/10/26

**GRADING AND STORMDRAINAGE PLAN
DURALEIGH 5-LOT SUBDIVISION**

4415 & 4501 DURALEIGH ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	25060
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/01/25
SCALE:	1" = 20'



CRUMPLER Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-871-1704
F-1533

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

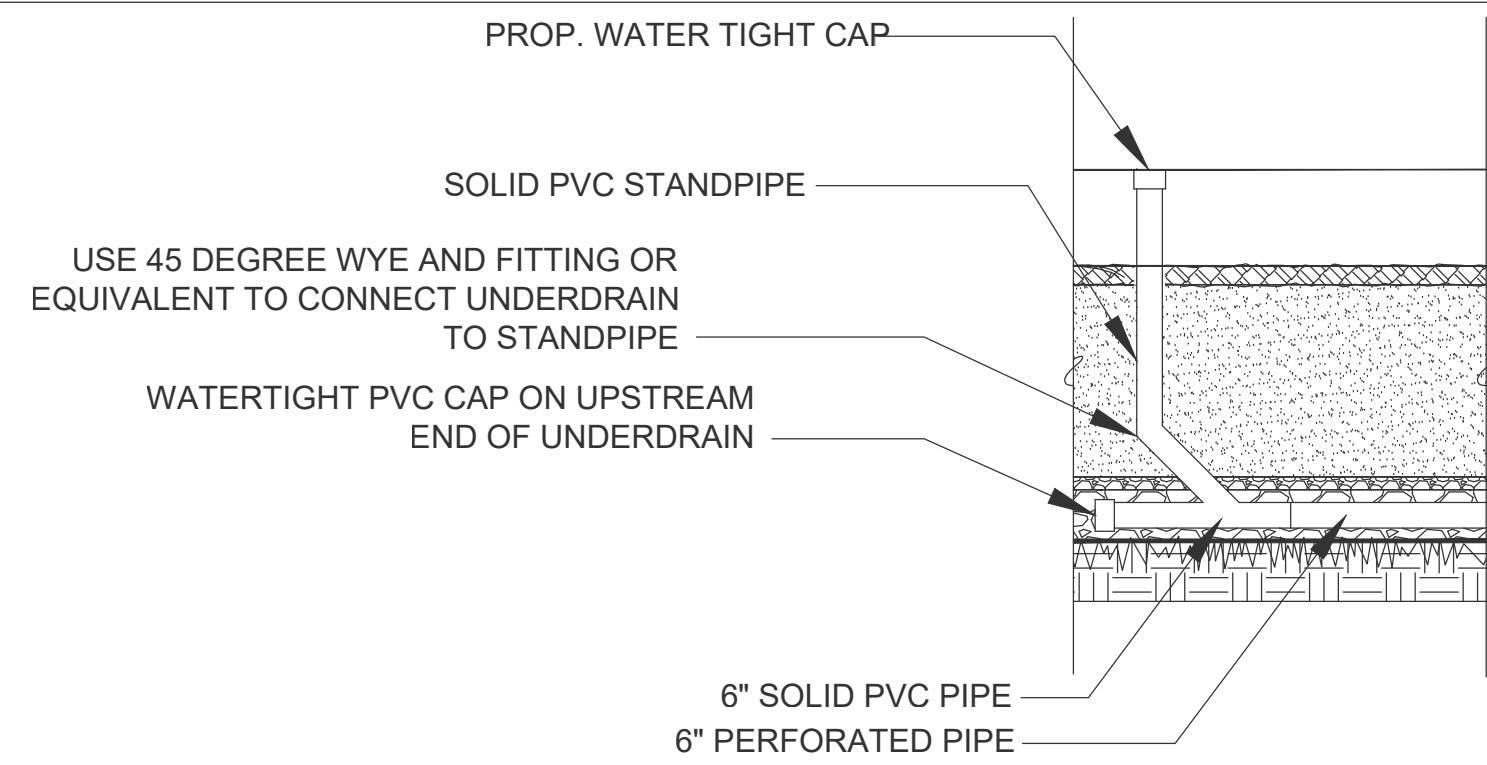
REV.	DATE	DESCRIPTION
1	03/10/26	CITY OF RALEIGH COMMENTS

DETAILS
DURALEIGH 5-LOT SUBDIVISION

4415 & 4501 DURALEIGH ROAD
RALEIGH, NORTH CAROLINA

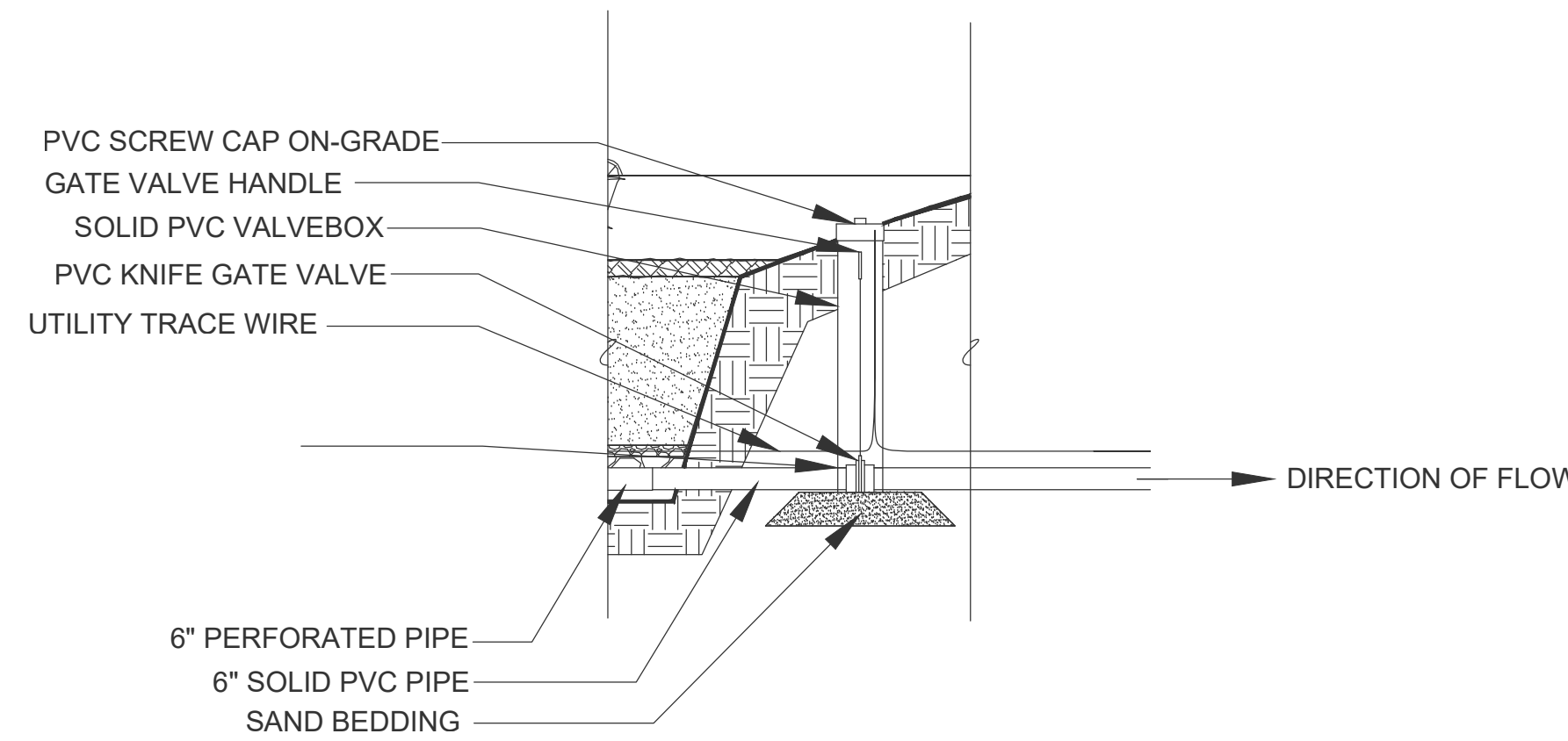
PROJECT NO.: 25060
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CHECKED BY: JAC
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SCALE: N.T.S.

C-6
6 of 5



UNDERDRAIN CLEANOUT

NOT TO SCALE



UNDERDRAIN VALVE

Not To Scale

CUT OPENING IN EACH SIDE OF VALVE BOX SO PIPE FITS TIGHTLY OVER SOLID PVC PIPE

SUGGESTED CONSTRUCTION SEQUENCING

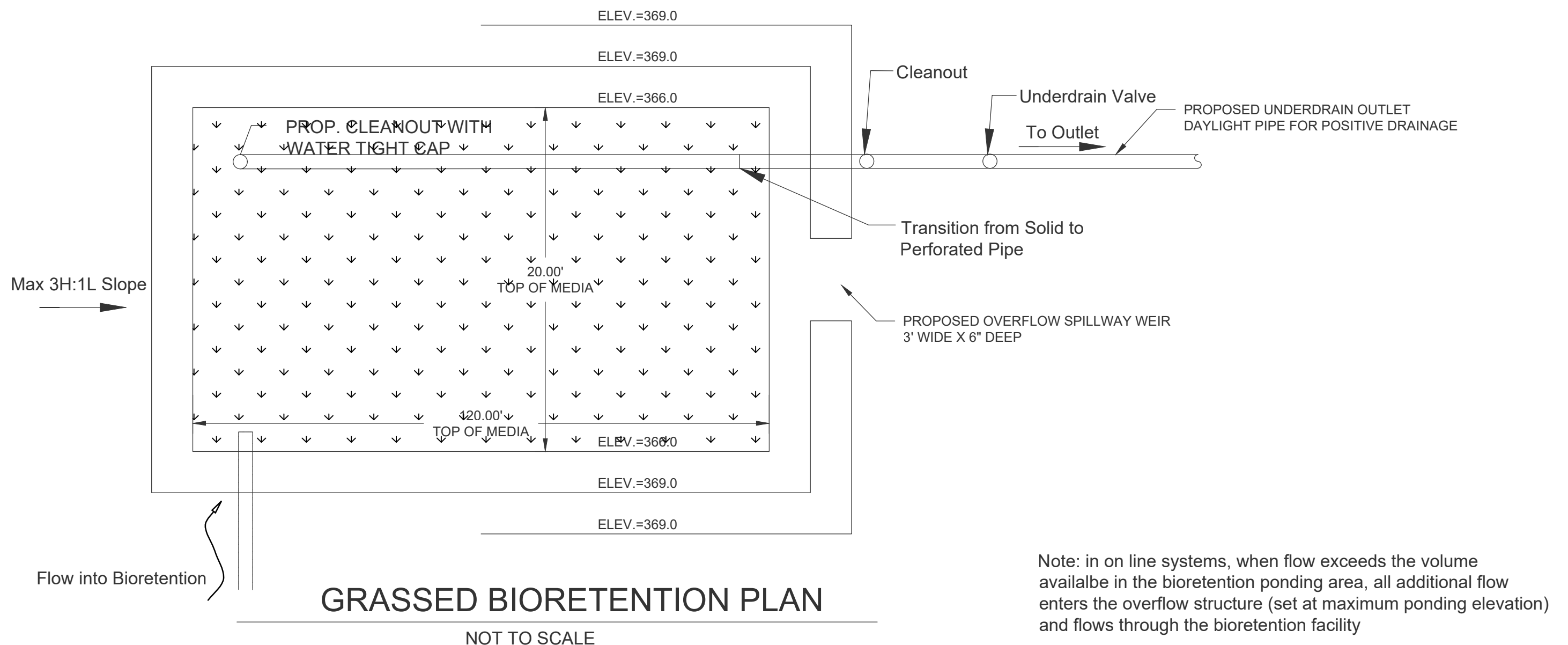
1. INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES, ESPECIALLY AFTER EACH RAINFALL EVENT.
4. INSTALL ALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION, LEAVE A MINIMUM OF 1 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. COMPLETE, STABILIZE, AND VEGETATE ALL OTHER SITE IMPROVEMENTS.
7. CONSTRUCT AND VEGETATE BIORETENTION DEVICE FOLLOWING STABILIZATION OF CONTRIBUTING DRAINAGE AREA. ENSURE THAT CRITICAL ELEVATIONS, SUCH AS UNDERDRAIN INVERT, TOP OF MEDIA, TOP OF MULCH, AND INVERT OF OVERFLOW STRUCTURE (IF PRESENT) ARE CORRECT.
8. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. SEE NORTH CAROLINA STORMWATER MANUAL FOR SUBGRADE PREPARATION.

MATERIAL SPECIFICATIONS

1. SEE NORTH CAROLINA STORMWATER MANUAL FOR MATERIAL SPECIFICATIONS RECOMMENDATIONS FOR BIORETENTION SOIL, MULCH, UNDERDRAINS, ETC.



Note: in on line systems, when flow exceeds the volume available in the bioretention ponding area, all additional flow enters the overflow structure (set at maximum ponding elevation) and flows through the bioretention facility

CONSTRUCTION SEQUENCING

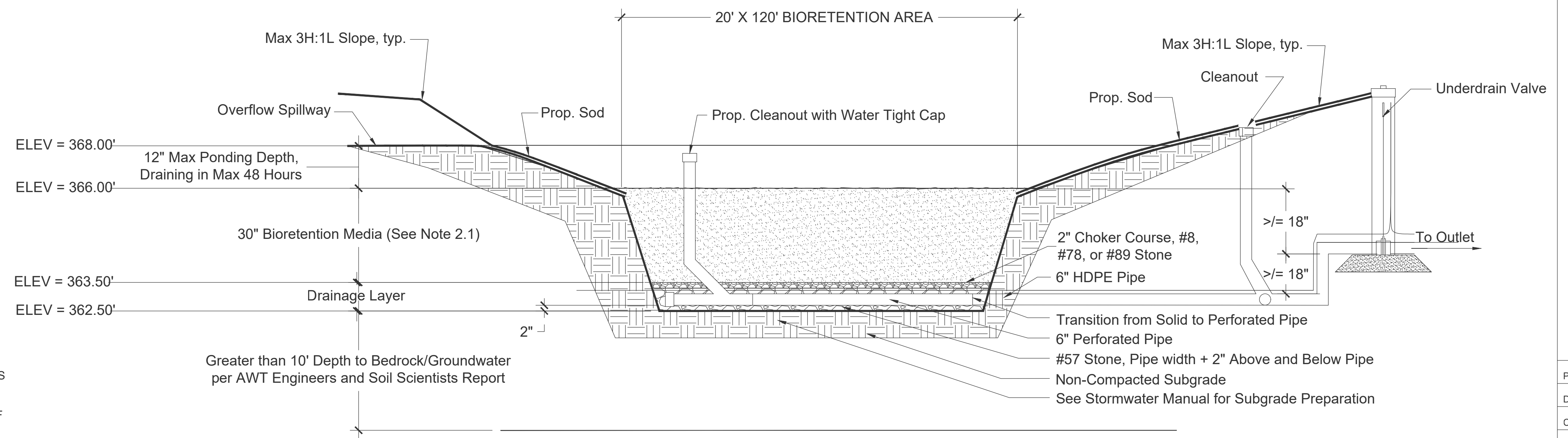
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4. INSTALL ALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION, LEAVE A MINIMUM OF 1 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
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GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. SEE NORTH CAROLINA STORMWATER MANUAL FOR SUBGRADE PREPARATION.
3. THE MEDIA SHALL NOT BE MECHANICALLY COMPACTED. IT IS RECOMMENDED TO EITHER WATER IT OR WALK ON IT AS IT IS PLACED.

MATERIAL SPECIFICATIONS

1. SEE NORTH CAROLINA STORMWATER MANUAL FOR MATERIAL SPECIFICATIONS RECOMMENDATIONS FOR BIORETENTION SOIL, MULCH, UNDERDRAINS, ETC.
2. THE PHOSPHORUS INDEX (P-INDEX) FOR THE MEDIA SHALL NOT EXCEED 30 IN NSW WATERS AS DEFINED IN 15A NCAC 02B .0202 AND SHALL NOT EXCEED 50 ELSEWHERE. SOIL MEDIA SHOULD BE SENT TO AN NC DEPARTMENT OF AGRICULTURE LAB OR ANOTHER REPUTABLE LAB FOR ANALYSIS OF THE P-INDEX. THE P-INDEX IS A CRUCIAL DESIGN ELEMENT. SOME OF THE MEDIA IN NC AND MANY FARM SOILS CONTAINS A HIGH LEVEL OF PHOSPHORUS THAT CAN INCREASE THE P CONCENTRATION IN STORMWATER BY AN ORDER OF MAGNITUDE OR MORE.
3. BIORETENTION MEDIA MIX:
 - 3.1. 75 TO 85 PERCENT MEDIUM TO COARSE WASHED SAND (ASTM C33, AASHTO M 6/M 80, ASTM C330, AASHTO M195, OR THE EQUIVALENT)
 - 3.2. 8 TO 10 PERCENT FINES (SILT AND CLAY)
 - 3.3. 5 TO 10 PERCENT ORGANIC MATTER (SUCH AS PINE BARK FINES).



GRASSED BIOFILTRATION WITH INTERNAL WATER STORAGE DETAIL

NOT TO SCALE

DATE	DESCRIPTION
03/10/26	CITY OF RALEIGH COMMENTS

PROJECT NO.:	25060
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/01/25
SCALE:	N.T.S.