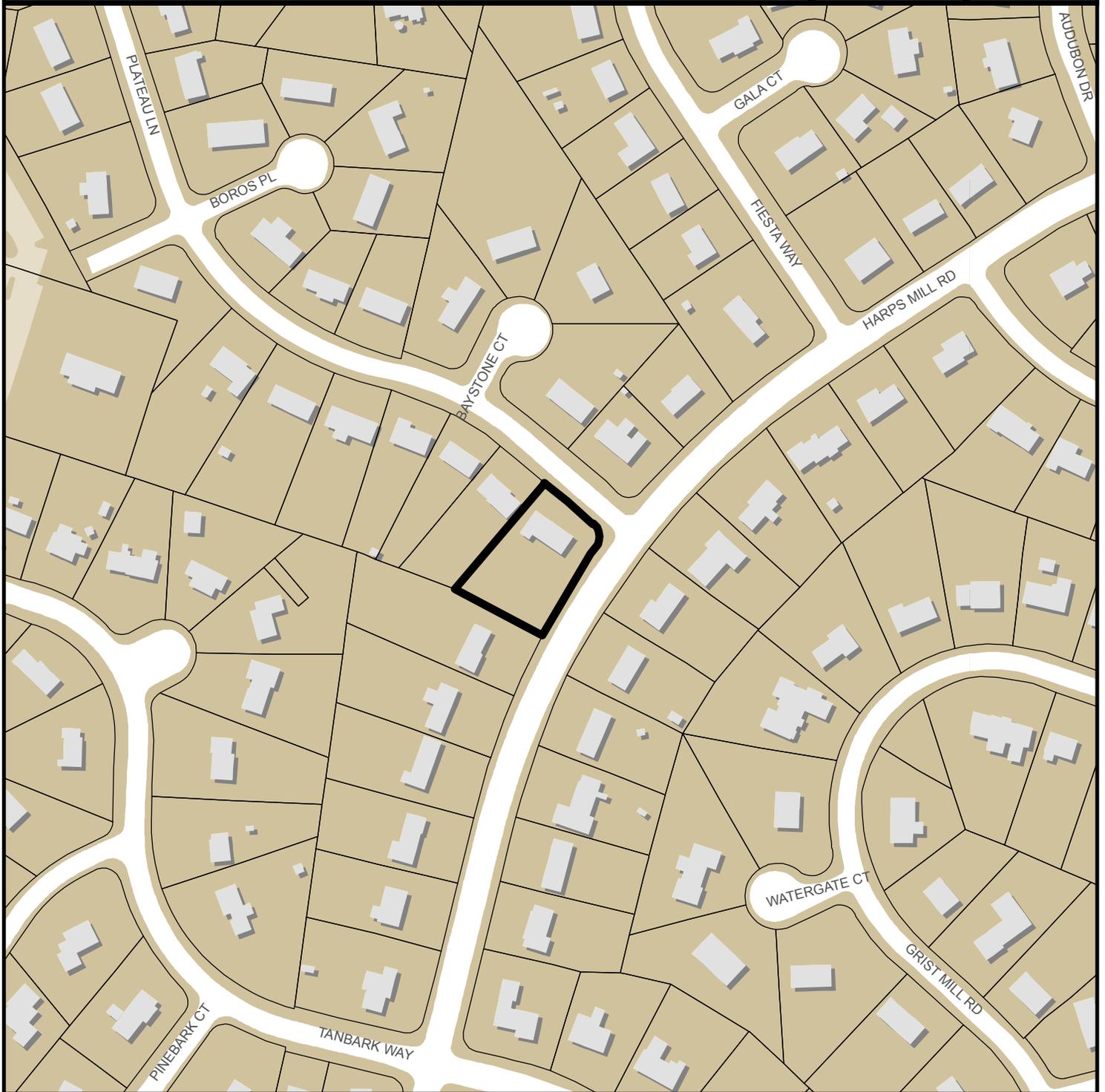


# NORTH RIDGE GARDENS S-7-2017



Zoning: **R-4**  
CAC: **North**  
Drainage Basin: **Perry Creek**  
Acreage: **0.56**  
Number of Lots: **2**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**  
Applicant: **Lev & Hadassah  
Cotlar**  
Phone: **(919) 741-1008**





# Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** S-7-17 / North Ridge Garden Subdivision

**General Location:** The site is located on the eastside of Harps Mill Road south of the intersection of Harps Mill Road and Plateau Lane inside the city limits.

**CAC:** North

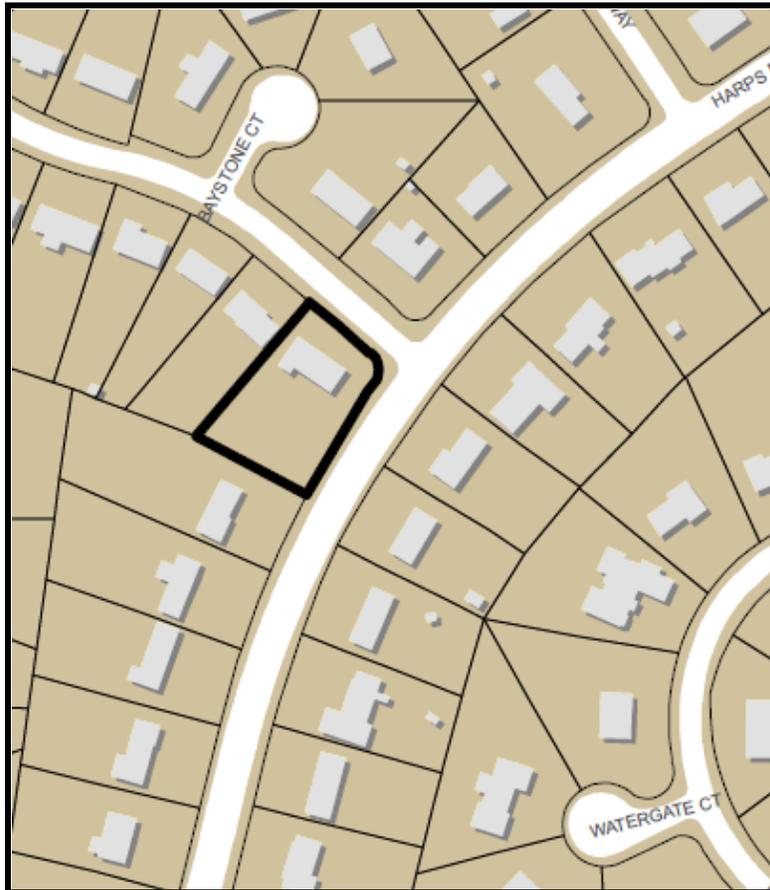
**Nature of Case:** Subdivision of a 0.56 acre parcel into two lots zoned Residential-4.

**Contact:**

**Design Adjustment:** One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment was approved in order to waive UDO Sec 8.5.2.D – Streetscape type-Residential.

**Administrative Alternate:** NA



**Location Map**



# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b> North Ridge Gardens	<b>Date completed Application received</b> 4/19/17
	<b>Case Number</b> S-7-17	<b>Transaction Number</b> 503597

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <b>SUPPORTS</b> the Design Adjustment based upon the findings in these applicable code: <input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access <input type="checkbox"/> UDO Art. 8.4 New Streets <input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets <input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other			
	<b>DEPARTMENT</b>	<b>REPRESENTATIVE SIGNATURE</b>	<b>DEPARTMENT</b>	<b>REPRESENTATIVE SIGNATURE</b>
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <small>Gadell Hall</small>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	<small>Andy Gilliam</small> 	
<input type="checkbox"/> Public Utilities				
<b>Findings:</b> Staff is in support of the Design Adjustment for the alternate streetscape and reducing the 5' General Utility Placement Easement to 2' along the frontage of Plateau Ln. The existing sidewalks will remain. There is 5'8" between the existing sidewalk and the property line. The applicant will provide a 2' General Utility Placement Easement, which will provide 7'8" for placement of utilities behind the sidewalk.  Staff is in support of the design adjustment for the alternate streetscape along Harps Mill Rd. The UDO requires a 6' planting area with street trees and 6' sidewalks. Currently, there is 4' between the existing sidewalks and the property line. The applicant will plant street trees behind the sidewalk within this 4' area.				

**Development Services Director or Designee Action:** Approve  Approval with Conditions  Deny

Authorized Signature **KETURAH W. RITCHIE, PE**  
**ENGINEERING MANAGER**  
 Date **5/11/2017**

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS</b>	
-------------------	--

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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**SUBJECT:** S-7-17 / North Ridge Gardens

**CROSS-REFERENCE:** Transaction# 503597

**LOCATION:** The site is located on the westside of Harps Mill Road, southwest of the intersection of Harps Mill Road and Plateau Lane, inside the city limits.

**PIN:** 1717178455

**REQUEST:** This is request is to approve the subdivision of a 0.56 acre parcel into two lots of 11,574 square feet and 11,937 square feet zoned Residential-4 (R-4). Overall density is 2.43 units per acre, based on a maximum of 4 units per acre.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a grading permit for the site:***

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to Planning Department authorization to record lots:***

- (2) That a fee-in-lieu for 1' of side walk is required for the entire frontage length of Harps Mill Road and Plateau Lane;
  - (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Harps Mill Road and Plateau Lane is paid to the Public Works Department;
  - (4) That 2' of the required right of way for Harps Mill Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City of Raleigh;
  - (5) That a map showing the property and right of way dedication shall be recorded in the Wake County Registry with an indication that the roadway dedication density allowance has been utilized for the particular property prior to recording any subsequent maps in the development.
  - (6) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
- 

I hereby certify this administrative decision.

**Signed:**(Planning Dir.) Kenneth Bauers Date: 6/8/2017

**Staff Coordinator:** Daniel L. Stegall (BT)

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 04/07/17 owned by Lev Cotlar, submitted by Doug Ledson.

**ZONING:**

**ZONING DISTRICTS:** Residential-4 (R-4)

**TREE CONSERVATION:** This site is less than 2 acres and is exempt from tree conservation per UDO Article 9.1 Section 9.1.2.

**PHASING:** There is one phase in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Dedication of right-of-way is required. Harps Mill Road is an existing street and is classified as an Avenue 2-Lane Undivided Street. Plateau Lane is a Neighborhood Yield street. Dedication of right of way is required on Harps Mill Road.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Harps Mill Road	Avenue 2-Lane Undivided	60'	2'-64'	41.1' B-B	41.1' B-B	None
Plateau Lane	Neighborhood Yield Street	60'	1/2'-55'	27.2' B-B	27.2' B-B	None

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in the North Citizen Advisory Council in an area designated for low density residential development and institution.

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**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-4 (R-4) zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to these minimum of the corresponding zoning district.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
- SOLID WASTE:** Individual lot service by the City is to be provided.
- BLOCKS / LOTS /  
ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.
- STREETSCAPE  
TYPE:** The applicable streetscape type for Plateau Lane is a residential streetscape. The streetscape along Plateau Lane is being met via an approved design adjustment, whereby the general utility easement will be permitted at 2' in width behind the existing sidewalk. At Harps Mill Road the design adjustment will permit street trees to be planted in a 4' planting strip behind the sidewalk.
- PEDESTRIAN:** A fee in lieu for 1' of sidewalk is required prior to lot recordation. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER  
MANAGEMENT:** The lot is subject to Stormwater regulations under UDO Article 9.2.2 of the UDO. This is a subdivision less than 1 acre in cumulative size. The development may claim an exemption under 9.2.2. A.1.b.i per TC-2-16. There are no existing floodplains or buffers on this site.
- WETLANDS  
/ RIPARIAN  
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** There are no new streets being proposed with this development.
- OTHER  
REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date:** 6/8/2020  
Record at least ½ of the land area approved.

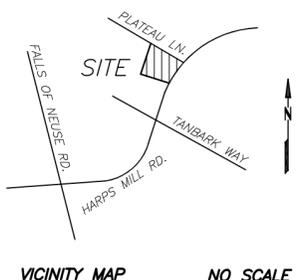
**5-Year Sunset Date:** 6/8/2022  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

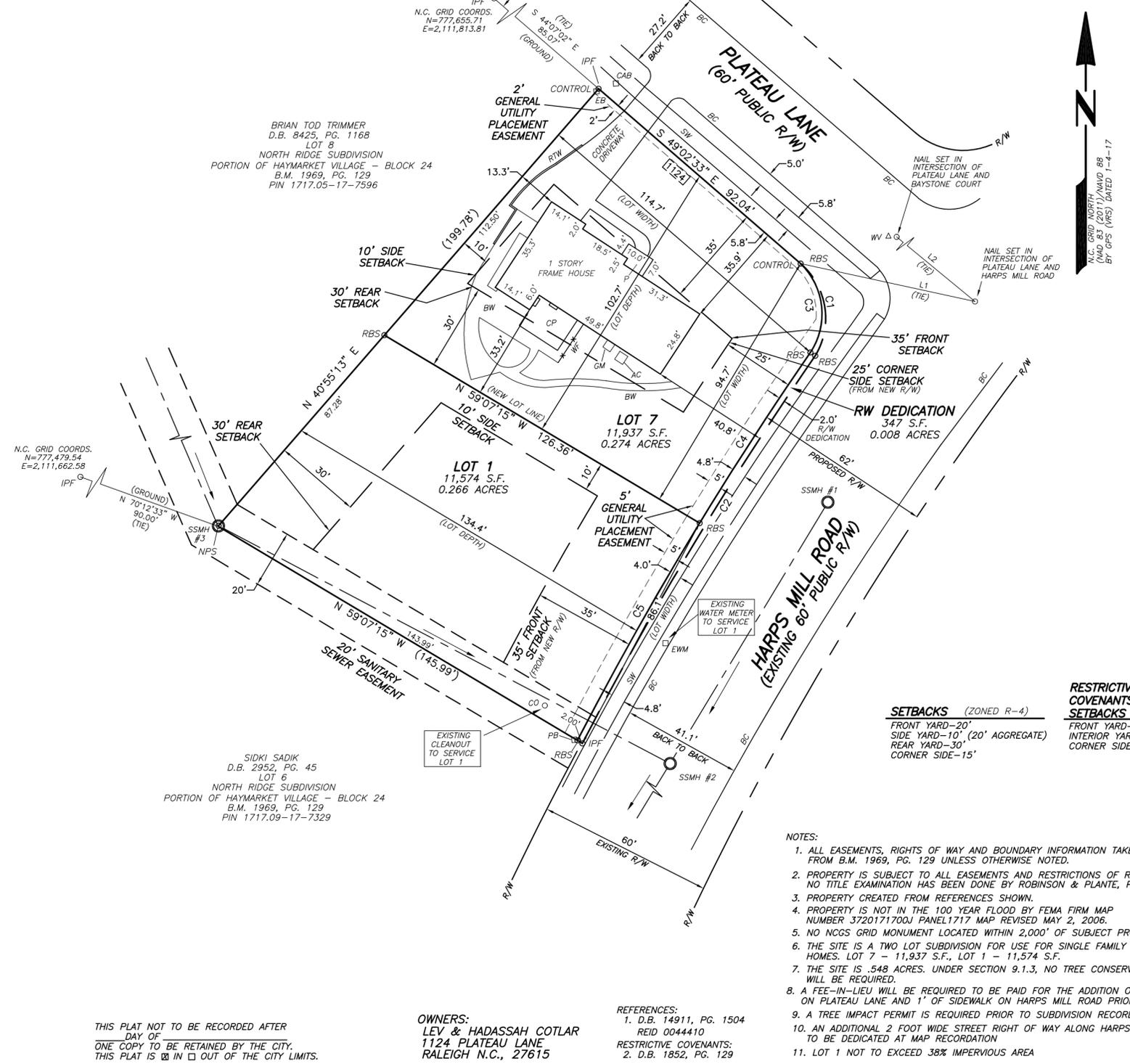
If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	80°10'06"	25.00'	34.98'	32.20'	21.04'	S 08°57'30" E
C2	7°18'05"	1,224.19'	156.00'	155.89'	78.11'	S 30°54'36" W
C3	79°21'21"	24.16'	33.46'	30.85'	20.04'	S 06°15'51" E
C4	3°16'38"	1,226.19'	70.14'	70.13'	35.08'	S 32°55'19" W
C5	4°01'05"	1,226.19'	85.99'	85.98'	43.01'	S 29°16'27" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°43'28" E	61.37'
L2	N 50°33'48" W	311.73'

SITE DATA TABLE	
<b>OWNER INFORMATION:</b> LEV & HADASSAH COTLAR D.B. 14911, PG. 1504 B.M. 1920, PG. 250 PIN 1717.09-17-8455	
<b>PROPERTY ADDRESS:</b> 1124 PLATEAU LANE, RALEIGH, NC 27615	
<b>SITE DATA:</b> LAND USE--SINGLE FAMILY ETJ--RA EXISTING ZONING: R-4 MIN. LOT AREA--10,000 S.F. MIN. LOT WIDTH--65' (INTERIOR LOT) MIN. LOT WIDTH--80' (CORNER LOT)	
TRACT ACREAGE--0.458 ACRES	
-2 SINGLE FAMILY LOTS	
<b>LOT 7</b>	0.548 ACRES (AREA IN OLD LOT 7)
	0.274 ACRES (NEW LOT 7 AREA)
<b>LOT 1</b>	0.548 ACRES (AREA IN OLD LOT 7)
	0.266 ACRES (NEW LOT 1 AREA)
	0.540 ACRES (AREA IN LOTS)
	+0.008 ACRES (AREA IN R/W DEDICATION)
	0.548 ACRES (TOTAL AREA)



BRIAN TOD TRIMMER  
D.B. 8425, PG. 1168  
LOT 8  
NORTH RIDGE SUBDIVISION  
PORTION OF HAYMARKET VILLAGE - BLOCK 24  
B.M. 1969, PG. 129  
PIN 1717.05-17-7596

N.C. GRID COORDS.  
N=777,479.54  
E=2,111,662.58

SIDKI SADIK  
D.B. 2952, PG. 45  
LOT 6  
NORTH RIDGE SUBDIVISION  
PORTION OF HAYMARKET VILLAGE - BLOCK 24  
B.M. 1969, PG. 129  
PIN 1717.09-17-7329

**SETBACKS (ZONED R-4)**  
FRONT YARD--20'  
SIDE YARD--10' (20' AGGREGATE)  
REAR YARD--30'  
CORNER SIDE--15'

**RESTRICTIVE COVENANTS SETBACKS**  
FRONT YARD--35'  
INTERIOR YARD--10'  
CORNER SIDE--25'

**SSMH #1**  
TOP--403.41'  
INVERT OUT--396.16'

**SSMH #2**  
TOP--389.56'  
INVERT IN (#1)--383.56'  
INVERT IN (#3)--383.96'  
INVERT OUT--382.86'

**SSMH #3**  
TOP--396.00'  
INVERT IN--389.37'  
INVERT OUT--389.08'

**LEGEND**  
(IPF)--IRON PIPE FOUND  
(RBS)--REBAR SET  
(NPS)--NO POINT SET  
(SW)--SIDEWALK  
(BC)--BACK OF CURB  
(CAB)--CABLE BOX  
(EB)--ELECTRIC BOX  
(AC)--AIR CONDITIONER  
(GM)--GAS METER  
(BW)--BRICK WALK  
(CP)--CONCRETE PAD  
(EWM)--EXISTING WATER METER  
(CO)--CLEANOUT  
(WV)--WATER VALVE  
(RTW)--RETAINING WALL  
(WF)--WOOD FENCE  
(CLF)--CHAIN LINK FENCE  
(SSMH)--SANITARY SEWER MANHOLE  
(PB)--PHONE BOX  
(P)--PORCH  
(XX)--ADDRESS

- NOTES:**
- ALL EASEMENTS, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM B.M. 1969, PG. 129 UNLESS OTHERWISE NOTED.
  - PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
  - PROPERTY CREATED FROM REFERENCES SHOWN.
  - PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FEMA FIRM MAP NUMBER 3720171700J PANEL 1717 MAP REVISED MAY 2, 2006.
  - NO NCGS GRID MONUMENT LOCATED WITHIN 2,000' OF SUBJECT PROPERTY.
  - THE SITE IS A TWO LOT SUBDIVISION FOR USE FOR SINGLE FAMILY RESIDENTIAL HOMES. LOT 7 - 11,937 S.F., LOT 1 - 11,574 S.F.
  - THE SITE IS .548 ACRES. UNDER SECTION 9.1.3, NO TREE CONSERVATION PLAN WILL BE REQUIRED.
  - A FEE-IN-LIEU WILL BE REQUIRED TO BE PAID FOR THE ADDITION OF 4" OF SIDEWALK ON PLATEAU LANE AND 1" OF SIDEWALK ON HARPS MILL ROAD PRIOR TO MAP RECORDDATION
  - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION RECORDDATION
  - AN ADDITIONAL 2 FOOT WIDE STREET RIGHT OF WAY ALONG HARPS MILL ROAD TO BE DEDICATED AT MAP RECORDDATION
  - LOT 1 NOT TO EXCEED 38% IMPERVIOUS AREA

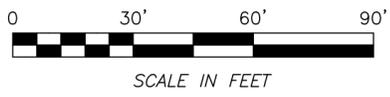
**REFERENCES:**  
1. D.B. 14911, PG. 1504  
REID 0044410  
**RESTRICTIVE COVENANTS:**  
2. D.B. 1852, PG. 129

**OWNERS:**  
LEV & HADASSAH COTLAR  
1124 PLATEAU LANE  
RALEIGH N.C., 27615

THIS PLAT NOT TO BE RECORDED AFTER  
DAY OF  
ONE COPY TO BE RETAINED BY THE CITY.  
THIS PLAT IS IN OR OUT OF THE CITY LIMITS.

PRELIMINARY PLAT-- NOT FOR RECORDATION,  
CONVEYANCE, OR SALE

**NOTE:**  
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



REVISIONS		SUBDIVISION MAP FOR LOT 7 NORTH RIDGE SUBDIVISION PORTION OF HAYMARKET VILLAGE - BLOCK 24 and LOT 1 NORTH RIDGE GARDENS		ROBINSON & PLANTE, P.C. LAND SURVEYING C-2687 1240 SE MAYNARD ROAD, SUITE 203 CARY, NC 27511 PHONE: (919)481-1245 FAX: (919)481-1213	
TOWNSHIP: NEUSE	COUNTY: WAKE	SURVEY DATE: 12-15-16	SURVEYED BY: CB		
STATE: NORTH CAROLINA		SCALE: 1"=30'	DRAWN BY: WGJ		
ZONE: R-4		P.I.N.: 1717.09-17-8455	CHECKED & CLOSURE BY: WGJ	FILE: NRL07EXB6	

# NORTH RIDGE GARDENS

## Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | 1 Bechtel Plaza, Suite 410 | Raleigh, NC 27601 | 919-996-4472 | fax 919-996-1801  
Litchford Satellite Office | 4320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4300

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

Office Use Only	Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>			
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Impact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
<b>GENERAL INFORMATION</b>			
Development Name <u>North Ridge Gardens</u>			
Proposed Use <u>R-4 Single Family Lots</u>			
Property Address(es) <u>1124 Plateau Ln Raleigh, NC 27615</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: <u>RE 0044410</u>			
File Recorded Deed <u>171778456</u>	File Recorded Deed	File Recorded Deed	File Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district			
<input type="checkbox"/> Other (describe):			
<b>OWNER/DEVELOPER INFORMATION</b>			
Company Name		Owner/Developer Name <u>Lav Carter</u>	
Address <u>1124 Plateau Ln Raleigh, NC 27615</u>			
Phone <u>(919) 741-1008</u> Email <u>rabbilene@jewishfamilycenter.org</u>			
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name <u>L &amp; K Development</u>		Contact Name <u>Doug Ledson</u>	
Address <u>6505 New Market Way, Raleigh, NC 27615</u>			
Phone <u>(919) 395-1299</u> Email <u>landdeveloping@gmail.com</u> Fax			

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Zoning District(s) <u>R-4</u>	
If more than one district, provide the acreage of each:	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # <u>N/A</u>	
COA (Certificate of Appropriateness) Case # <u>N/A</u>	
BOA (Board of Adjustment) Case # <u>N/A</u>	
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface <u>3300</u> acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>7700</u> acres	House River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following: <u>N/A</u>	
At-Risk Sols	Flood Study
	FEMA Map Panel #
<b>NUMBER OF PLOTS AND DENSITY</b>	
Total # of Townhouse Lots	Detached
	Attached
Total # of Single Family Lots	<u>2</u>
	Total # of All Lots <u>2</u>
Overall Units/Acre Densities Per Zoning Districts <u>4</u>	
Total # of Open Space and/or Common Area Lots <u>N/A</u>	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
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 <u>Doug Ledson</u> 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.	
Signature <u>[Signature]</u>	Date <u>2-8-17</u>
Signature <u>[Signature]</u>	Date <u>2-13-17</u>

4-7-17

3rd Review

S-7-17

Trans # 503597



DESIGNED: **SMM**  
 DRAWN: **SMM**  
 APPROVED: **CRP**

LOT 7 NORTH RIDGE SUBDIVISION  
 AND  
 PORTION OF HAYMARKET VILLAGE - BLOCK 24  
 AND  
 LOT 1 NORTH RIDGE GARDENS SUBDIVISION  
 RALEIGH, WAKE, NORTH CAROLINA

UTILITY PLAN

NO.	DATE	DESCRIPTION
2	5-4-17	ADDED EASEMENT
1	3-2-17	ADDED NOTES, LOT NUMBER REVISIONS

P:\NORTH RIDGE GARDENS\DESIGN\NRG\_LOTS\LAND 2.DWG

SCALE: **NTS**  
 DATE: **01-18-17**  
 SHEET NO.:

**U1**

SEQUENCE NO. OF

STANDARD UTILITY NOTES (as applicable):

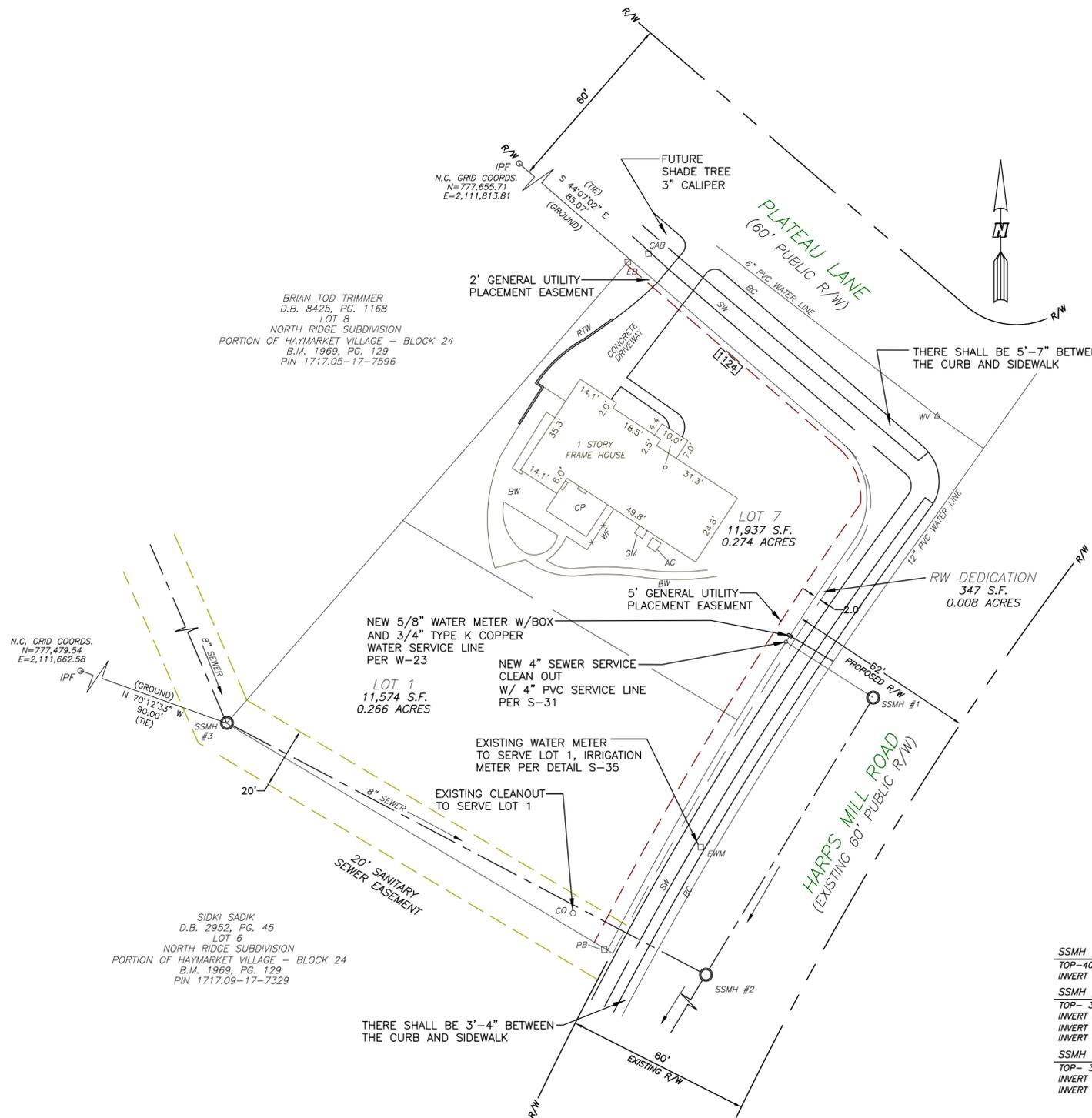
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply 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.
  - 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 encasement 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 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
- 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 NCDWQ, 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) 996-2334 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.

ATTENTION CONTRACTORS:

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 996-2409, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.



BRIAN TOD TRIMMER  
 D.B. 8425, PG. 1168  
 LOT 8  
 NORTH RIDGE SUBDIVISION  
 PORTION OF HAYMARKET VILLAGE - BLOCK 24  
 B.M. 1969, PG. 129  
 PIN 1717.05-17-7596

N.C. GRID COORDS.  
 N=777,479.54  
 E=2,111,662.58

SIDKI SADIK  
 D.B. 2952, PG. 45  
 LOT 6  
 NORTH RIDGE SUBDIVISION  
 PORTION OF HAYMARKET VILLAGE - BLOCK 24  
 B.M. 1969, PG. 129  
 PIN 1717.09-17-7329

ADDITIONAL NOTES:  
 STORMWATER EXEPTION 9.2.2A2:  
 LOT1 NOT TO EXCEED 4,398 S.F. OF IMPERVIOUS TO MEET 38%  
 MAXIMUM REQUIREMENT FOR TOTAL IMPERVIOUS AREA.  
 LOT 1 PROPOSING ROLL-OUT SERVICE FOR SOLID WASTE.

THIS UTILITY PLAN IS BASED UPON ACTUAL FIELD DATA OBTAINED AND COMPILED BY ROBINSON AND PLANTE, P.C., LAND SURVEYING, LICENSE NO. 2687

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