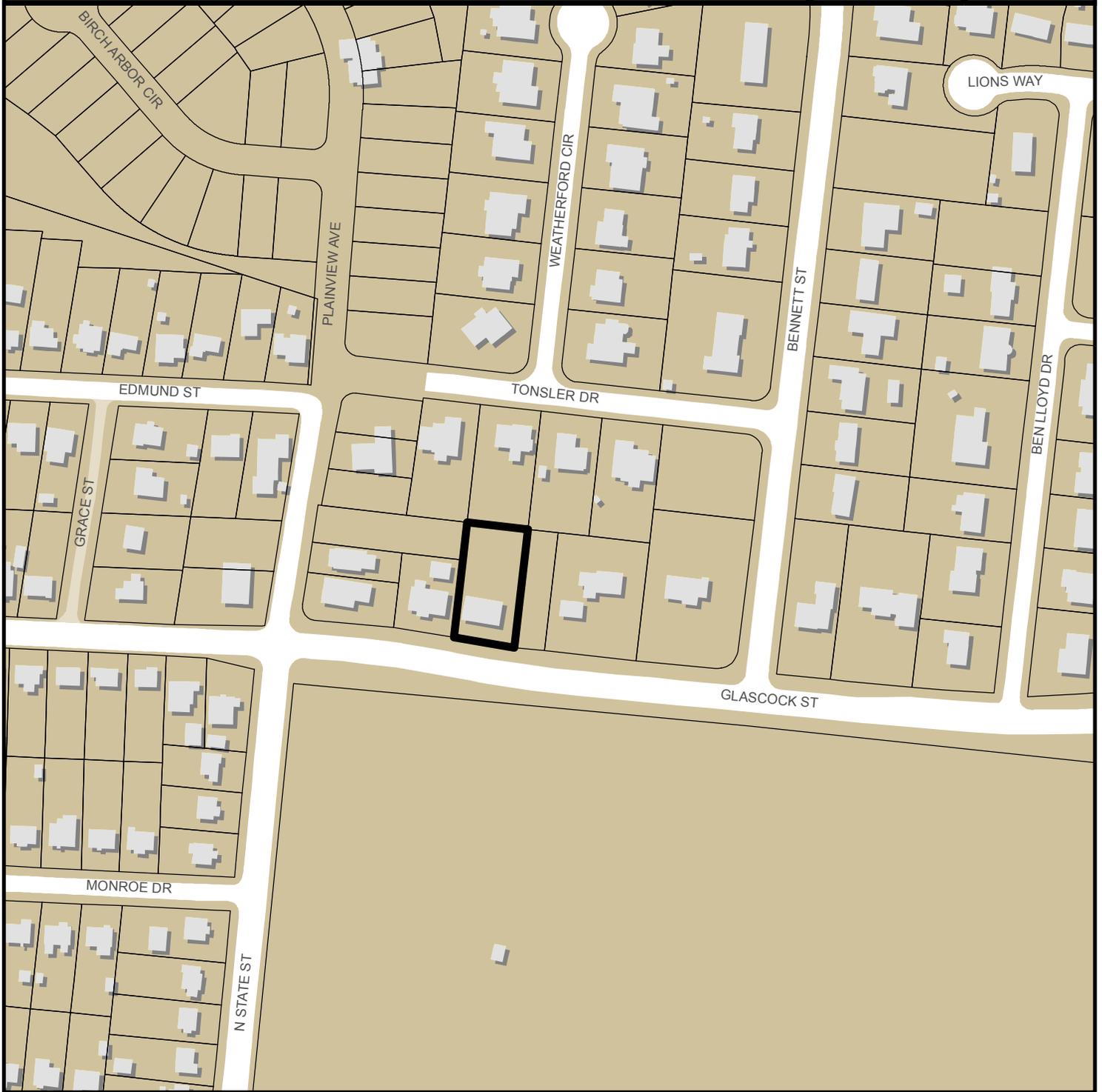


FHD-809 GLASCOCK S-10-2017



0 300 600 Feet

Zoning: **R-10**
CAC: **East Raleigh**
Drainage Basin: **Pigein House**
Acreage: **0.36**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Stuart Cullinan**
Phone: **(919) 398-3927**





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-10-17, FHD-809 Glascok Subdivision

General Location: The site is located on the north side of Glascok Street, east of the intersection of North State Street, and Glascok Street and is inside the city limits.

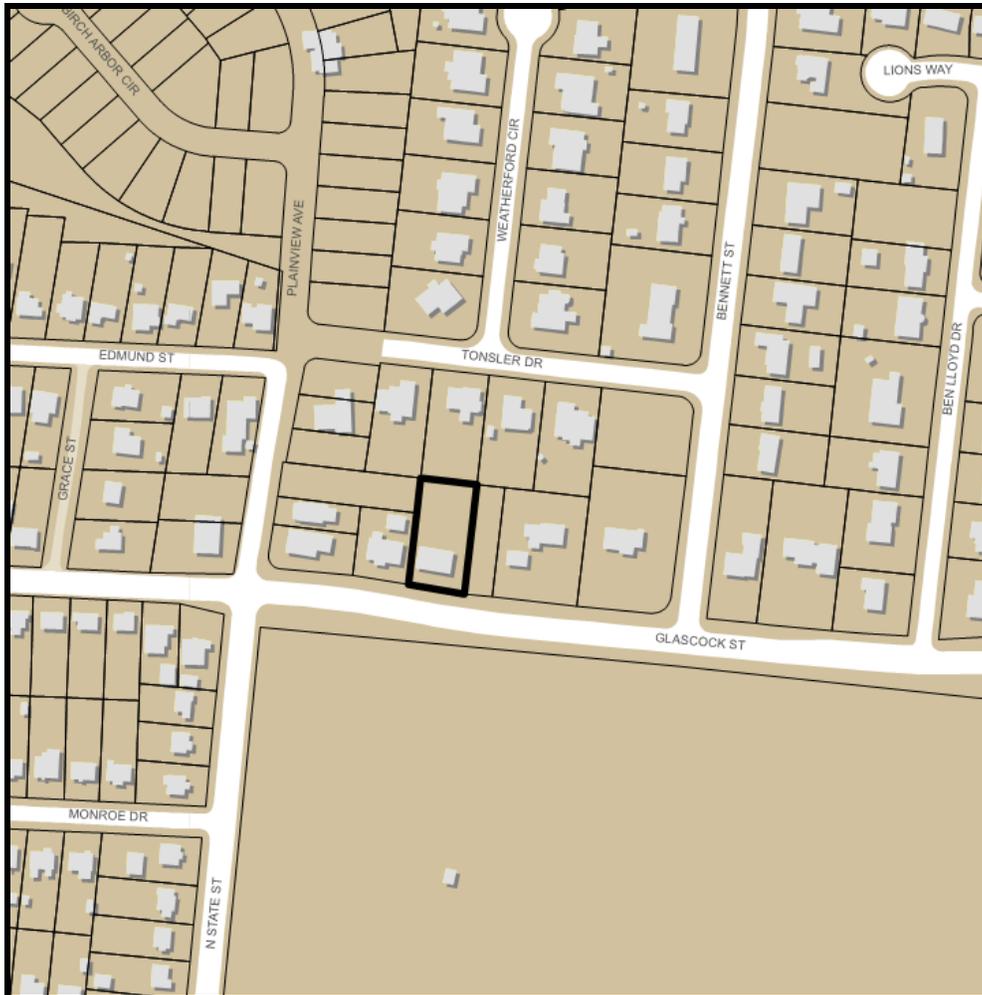
CAC: East

Nature of Case: Subdivision of a .36 acre parcel into two lots zoned Residential-10, and all inside the city limits.

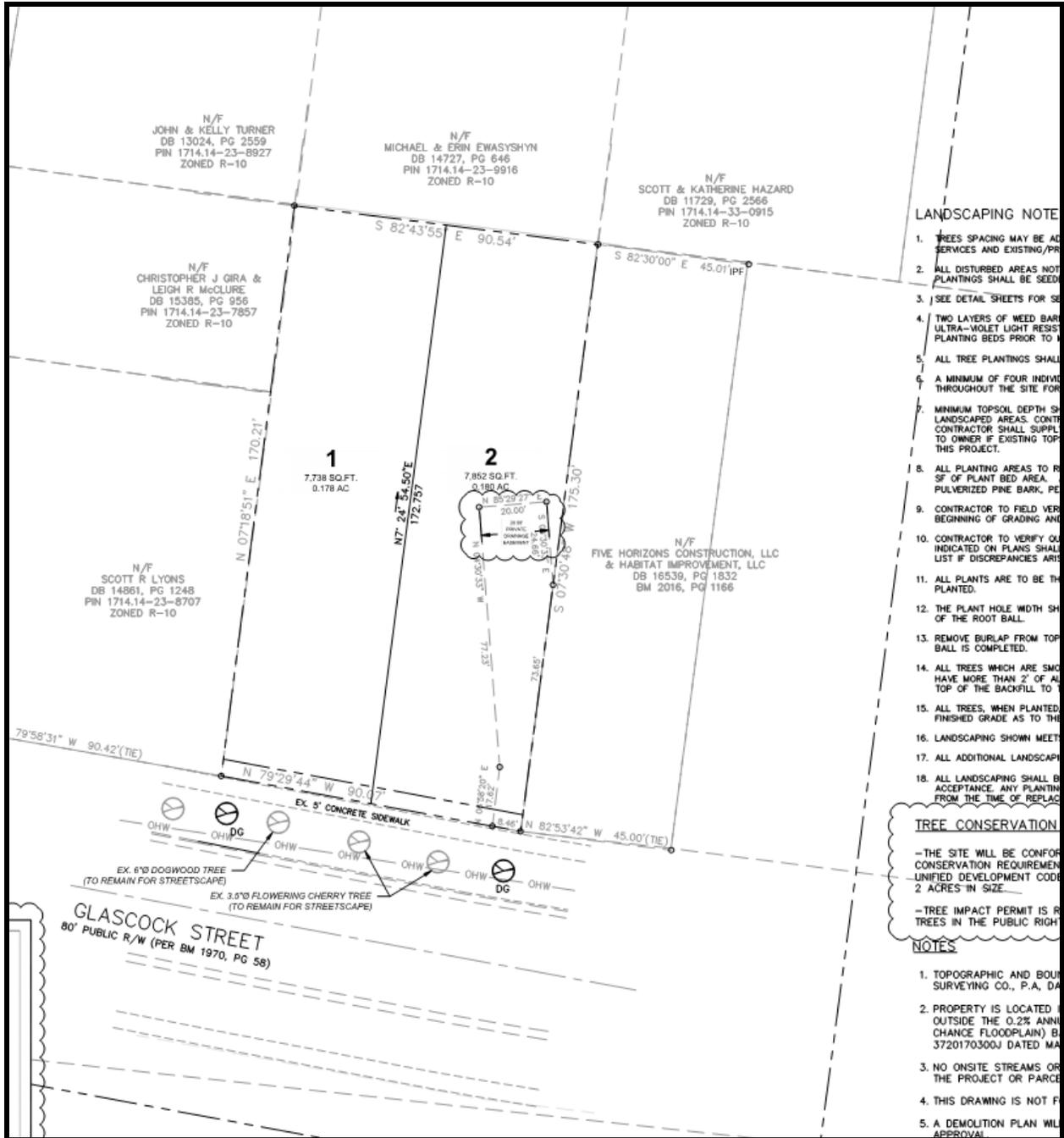
Contact: Josh Crumpler PE, Crumpler Consulting Services, PLLC

Design Adjustment: N/A

Administrative Alternate: NA



Location Map



SUBJECT: S-10-17, FHD-809 GlascocK Subdivision

**CROSS-
REFERENCE:** Transaction # 504339

LOCATION: The site is located on the north side of GlascocK Street, east of the intersection of North State Street, and GlascocK Street and is inside the city limits.

PIN: 1714238799

REQUEST: This request is to approve the Subdivision of a .36 acre parcel into two lots zoned Residential-10, and all inside the city limits.

OFFICIAL ACTION: Approval with conditions

**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 of 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 tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
- (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including two streetscape trees on GlascocK Street is paid to the Development Services Department;
- (4) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (5) That a 5' Utility easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
- (6) That a Fee in lieu for 1' of sidewalk width running the entire frontage of the parent tract shall be paid to the city;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowers (BT) Date: 5/26/2017

Staff Coordinator: Michael Walters

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 4/14/17 owned by Patrick and Leigh Pisano, submitted by Josh Crumpler PE, Crumpler Consulting Services, PLLC.

ZONING:

ZONING DISTRICTS: Residential-10.

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: NA.

STREET PLAN MAP: Proposed street(s) are classified as Avenue 2 Lane, Undivided. Dedication of right-of-way is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
GlascocK Avenue	Avenue 2 Lane, Undivided	80'	na	39'	-	na

Existing streets on the site are classified as Avenue 2 Lane, Undivided.
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 East, Citizens Advisory council and is designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in an R-10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

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 is a Residential Streetscape. A fee in lieu for a 1' sidewalk is required prior to lot recordation. Three existing understory trees are to be utilized to meet the street tree requirement.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 5' sidewalk is existing.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater regulations under Section 9.2 of the UDO. This subdivision is claiming an exemption under UDO 9.2.2.A.2 (as amended by TC-2-16)

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new streets are 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: 05/26/2020

Record at least ½ of the land area approved.

5-Year Sunset Date: 05/26/2022

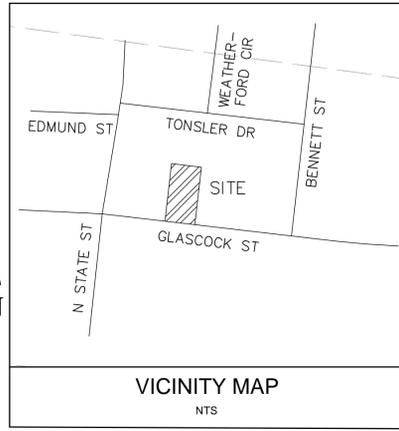
Record entire subdivision.

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.



SUBDIVISION PLANS FOR FHD-809 GLASCOCK 809 GLASCOCK STREET RALEIGH, NORTH CAROLINA

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



ISSUED FOR PERMITTING

DATE
03/16/17
04/14/17

REV.	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS

COVER SHEET
FHD - 809 GLASCOCK
809 GLASCOCK STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	17006
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	02/19/17
SCALE:	NOT TO SCALE

C-1
1 of 6

Preliminary Subdivision Plan Application

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cda.919-996-1831
Litchford Satellite Office | 1820 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact 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 #:		
GENERAL INFORMATION		
Development Name: FHD-809 Glascock		
Proposed Use: Residential		
Property Address(es): 809 Glascock Street, Raleigh, NC 27601		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1714-29-8799	PIN Recorded Deed	PIN 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):		
OWNER/DEVELOPER INFORMATION		
Company Name Five Horizons Development,		Owner/Developer Name Stuart Cullinan
Address 302 Glascock Street, Raleigh, NC 27604		
Phone 919-398-3927	Email stuart@fivehorizonsdevelopment.com	Fax 919-516-0705
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Crumpler Consulting Services, PLLC		Contact Name Josh Crumpler, PE
Address 2308 Ridge Road, Raleigh, NC 27612		
Phone 919-413-1704	Email josh@crumplerconsulting.com	Fax

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION	
Zoning District(s) R-10	
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 #	N/A
COA (Certificate of Appropriateness) Case #	N/A
BOA (Board of Adjustment) Case #	N/A
STORMWATER INFORMATION	
Existing Impervious Surface	N/A acres/sf Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	N/A acres/sf Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	0 Attached 0
Total # of Single Family Lots	2 Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning District	0.18
Total # of Open Space and/or Common Area Lots	N/A
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate Joshua Crumpler 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	Date 02/20/2017
Signature	Date

CITY OF RALEIGH FILE: S-10-17
CITY OF RALEIGH TRANSACTION #: 504339

PREPARED FOR:
FIVE HORIZONS DEVELOPMENT
302 GLASCOCK STREET
RALEIGH, NC 27604

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

1008 Winona Road
Raleigh, North Carolina 27609
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	LANDSCAPING PLAN
D-1	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

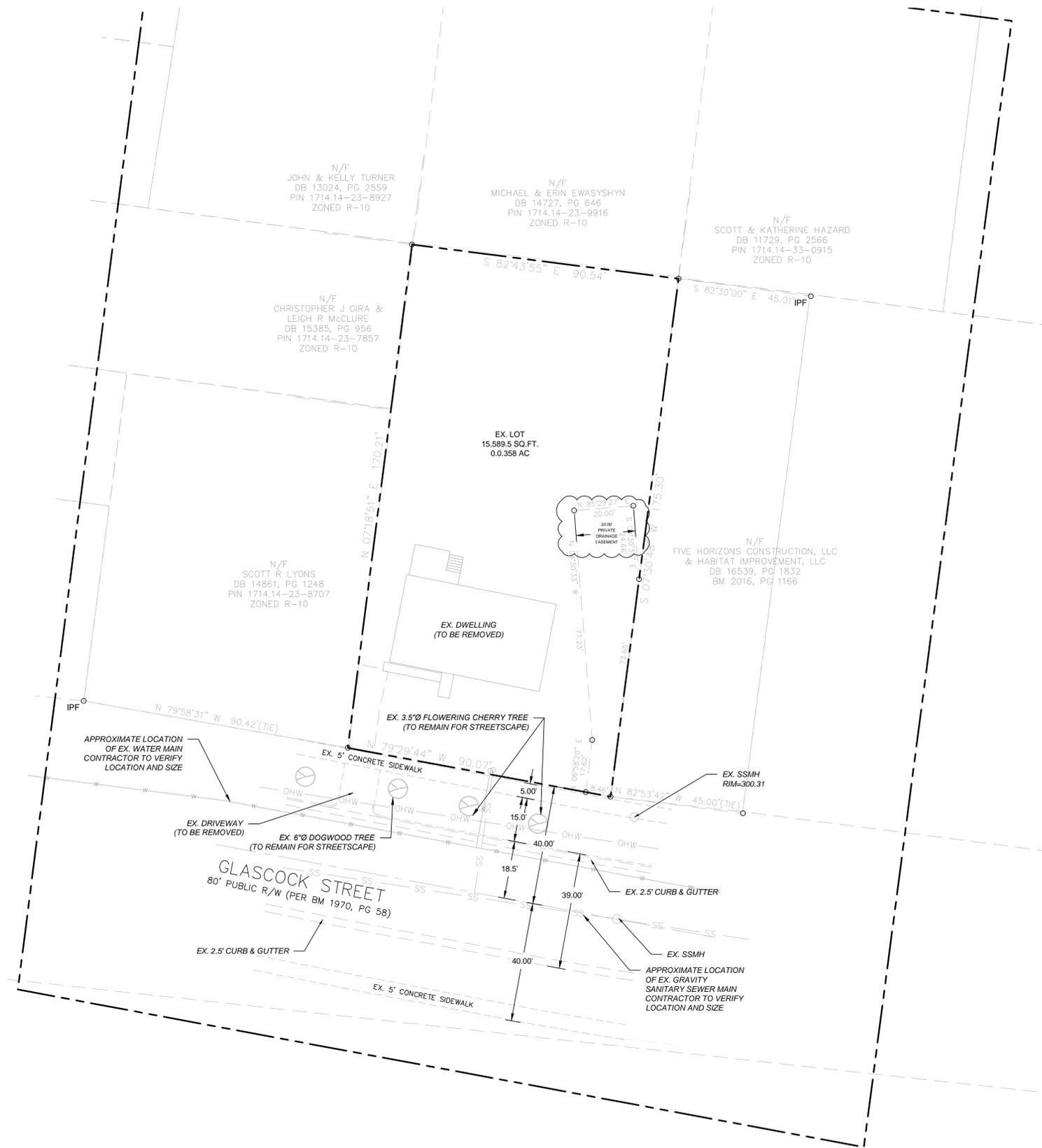
CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

PLOTTED: 17 Apr 2017, 11:26am, jcrumpler

CAD FILE: D:\C259\Projects\2017\17006-Glascock\Basel_LAYOUT.dwg



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-433-1704
P-1533

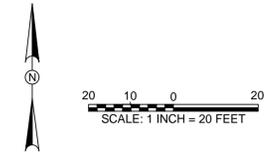


ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/16/17
2	CITY OF RALEIGH COMMENTS	04/14/17

EXISTING CONDITIONS
FHD - 809 GLASCOCK
809 GLASCOCK STREET
RALEIGH, NORTH CAROLINA

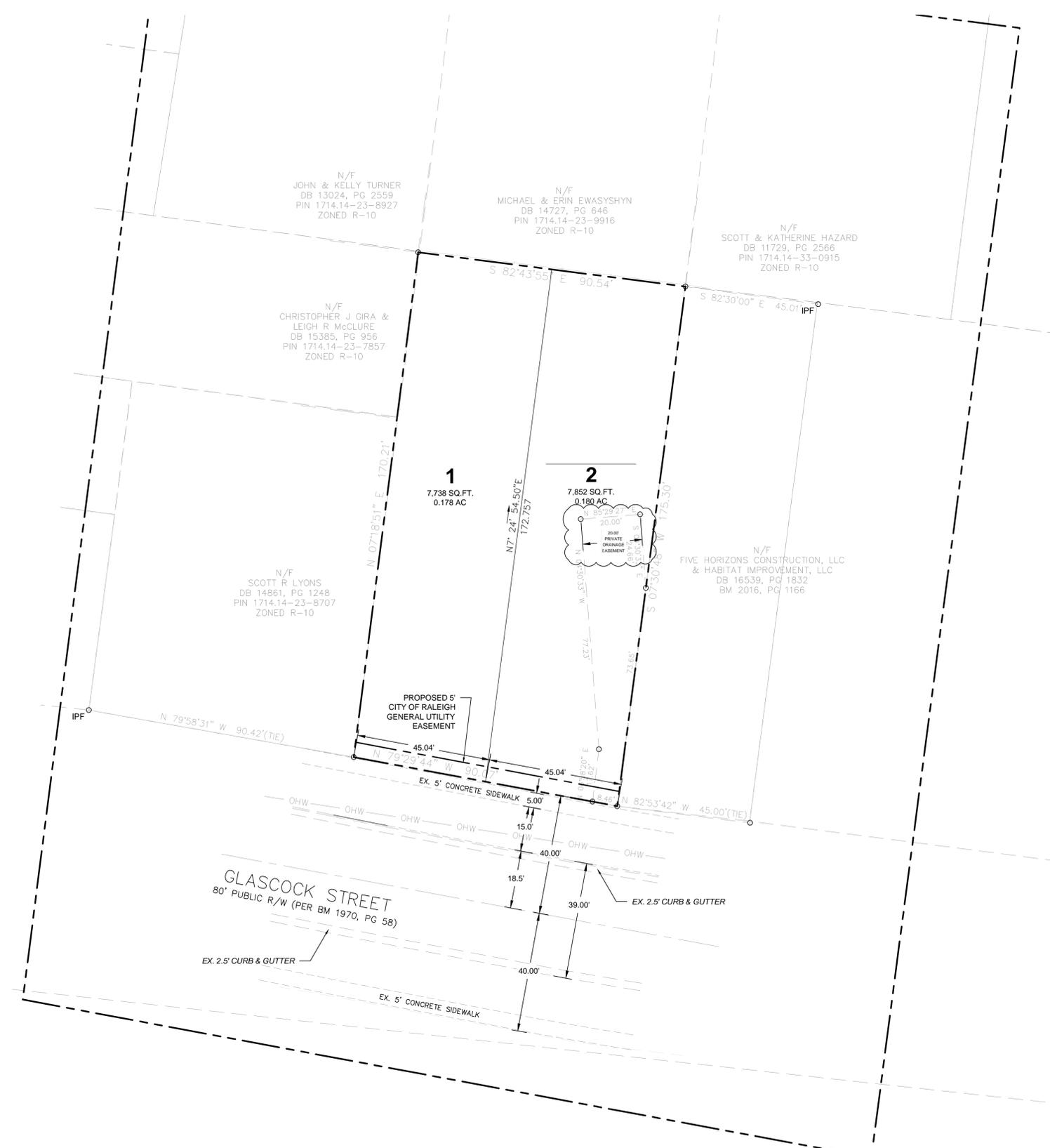
- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A., DATED 01-20-2017.
 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.
 5. A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL.
 6. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



PROJECT NO.: 17006
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 02/19/17
SCALE: 1" = 20'

PLOTTED: 17 Apr 2017, 11:26am, jcrumpler

CAD FILE: D:\CS3\Projects\2017\17006-Glascock\Basel_LAYOUT.dwg



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: FHD-809 GLASCOCK
SITE ADDRESS: 809 GLASCOCK STREET RALEIGH, NORTH CAROLINA 27601
PIN NUMBER: 1703.10-46-8620
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 0.358 ACRES (15,589 SF)
PROPOSED LOT 1: 0.178 ACRES (7,737 SF)
PROPOSED LOT 2: 0.180 ACRES (7,852 SF)

OWNER/DEVELOPER:
 FIVE HORIZONS DEVELOPMENT
 302 GLASCOCK STREET
 RALEIGH, NC 27604

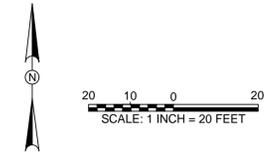
ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

- NOTES**
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SITE EXEMPTION NOTES:

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CRUMPLER
 Consulting Services, PLLC

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



ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/16/17
2	CITY OF RALEIGH COMMENTS	04/14/17

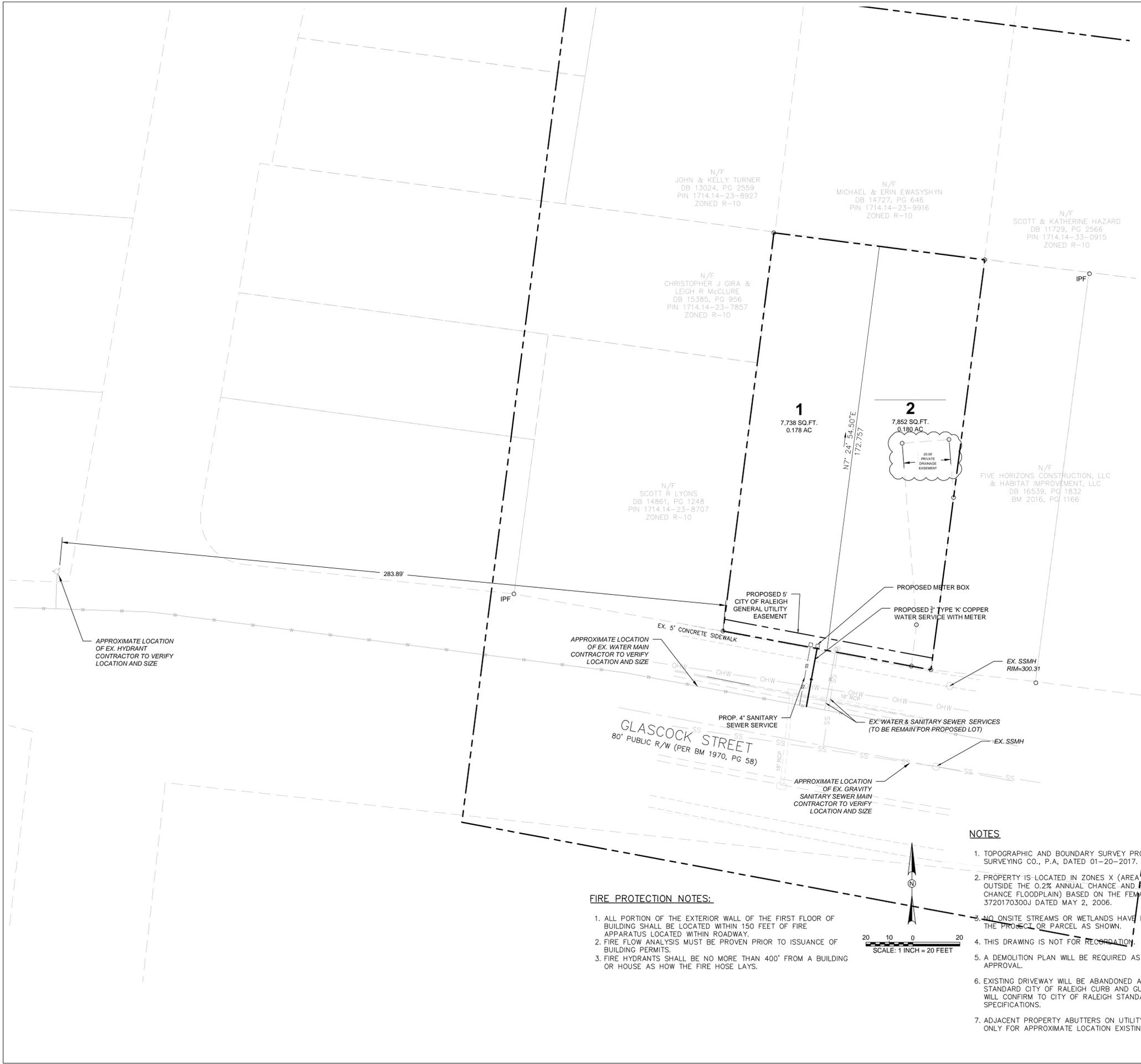
SITE PLAN

FHD - 809 GLASCOCK
 809 GLASCOCK STREET
 RALEIGH, NORTH CAROLINA

PROJECT NO.:	17006
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	02/19/17
SCALE:	1" = 20'

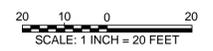
PLOTTED: 17 Apr 2017, 11:28am, jcrumpler

CAD FILE: D:\CS3\Projects\2017\17006-Glascock\Basel.dwg LAYOUT: Utility



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.



NOTES

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7. ADJACENT PROPERTY ABUTTERS ON UTILITY PLAN FOR REFERENCE ONLY FOR APPROXIMATE LOCATION EXISTING HYDRANT.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER LINE
	EXISTING ABUTTING PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
	PROPOSED LOT LINE

CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER & RCP 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 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOR MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOT, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-6923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION
14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-781-1704
P-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	03/16/17	CITY OF RALEIGH COMMENTS
2	04/14/17	CITY OF RALEIGH COMMENTS

UTILITY PLAN

FHD - 809 GLASCOCK

809 GLASCOCK STREET

RALEIGH, NORTH CAROLINA

PROJECT NO.: 17006

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 02/19/17

SCALE: 1" = 20'

C-4

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