

FAR
**Preliminary Subdivision
Plan Application**

S-17-2019

FARRIOR HILLS BLOCK J LOT 8

SUBD



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 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 # <i>592122</i>		Project Coordinator		Team Leader <i>P. I. Foy</i>	
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 Farrior Hills - Block "J", Lot 8					
Proposed Use Single-Family					
Property Address(es) 311 Dartmouth Road					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 1706-80-5171		PIN Recorded Deed 1706-80-4054		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 Treeline Properties & Realty, LLC			Owner/Developer Name Jason Caron		
Address 305 Lynwood Lane, Raleigh, NC 27609					
Phone (919) 413-2140		Email jasoncaronnh@gmail.com		Fax N/A	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name Taylor Land Consultants, PLLC			Contact Name Jeremy Taylor		
Address 1600 Olive Chapel Rd., #140					
Phone (919) 801-1104		Email jeremy@taylorlc.com		Fax N/A	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**ZONING INFORMATION**Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☒ NoInside City Limits? ☒ Yes ☐ No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATIONExisting Impervious Surface **2,578 SF** acres/sfFlood Hazard Area ☐ Yes ☒ NoProposed Impervious Surface **0** acres/sfNeuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ 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

Attached

Total # of Single Family Lots **2**Total # of All Lots **2**Overall Unit(s)/Acre Densities Per Zoning Districts **3.94 units / acre**

Total # of Open Space and/or Common Area Lots

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 **Taylor Land Consultants** 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.

DocuSigned by:


Jason Caron, PRESIDENT, OWNER LOT 8

3/18/2019

Signature

Date 3/19/2019

Rhea G. Gay, OWNER LOT 9

Signature

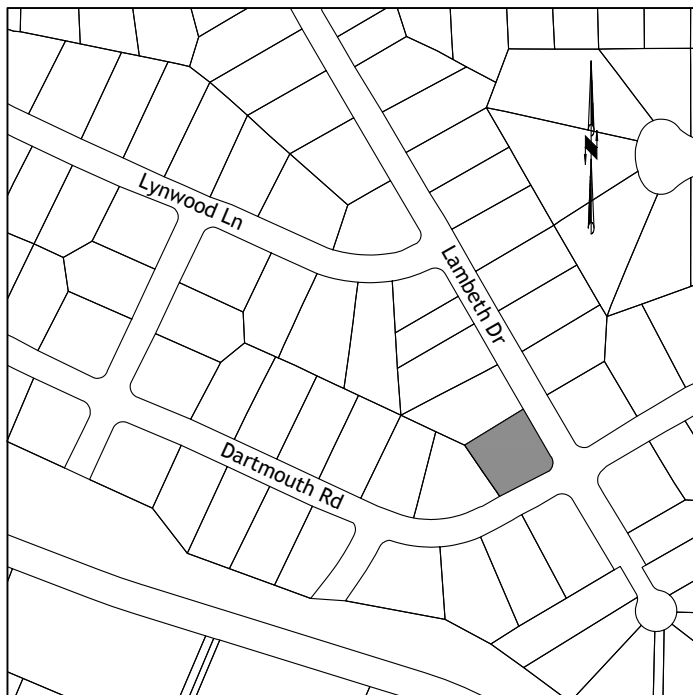
Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>				
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

PRELIMINARY SUBDIVISION PLAN for FARRIOR HILLS, BLOCK "J" EXISTING LOT 8

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CASE #: S-17-19
Transaction #: 592122

APRIL 4, 2019
(Rev. 06/18/19)



SITE INFORMATION

PIN: 1706-80-5171 (LOT 8) & 1706-80-4054 (LOT 9)
SOURCE OF TITLE: DB 17250, PAGE 629
PLAT REFERENCE: B.M. 1955, PG 125
AREA: 22,125 S.F. (0.508 Ac.)
ZONING: R-4
CURRENT USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY
EXISTING LOTS: 1
PROPOSED LOTS: 2
LOT 8A: 0.252 Ac.
LOT 8B: 0.256 Ac.

(R-4 IMPERVIOUS LIMIT IS 38% PER 9.2.2.A.4)

OWNER / DEVELOPER:

TREELINE PROPERTIES & REALTY, LLC
305 LYNWOOD LANE
RALEIGH, NC 27609
PHONE: (919) 413-2140
CONTACT: JASON CARON

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONDITION OF APPROVAL - A DEMOLITION PERMIT MUST BE OBTAINED FOR THE EXISTING SINGLE FAMILY DWELLING AND THE PERMIT NUMBER IS TO BE NOTED ON THE PLAT PRIOR TO RECORDATION.
- THIS SITE IS EXEMPT FROM TREE CONSERVATION PER CITY OF RALEIGH UDO SECTION 9.1.2. SITE IS LESS THAN 2 ACRES.
- AS ADOPTED BY TC-2-16, SECTION 9.2.2.A.1.b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 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 type="checkbox"/> Subdivision * <input checked="" 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 Farrior Hills - Block "J", Lot 8			
Proposed Use Single-Family			
Property Address(es) 311 Dartmouth Road			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1706-80-5171	PIN Recorded Deed 1706-80-4054	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 Treeline Properties & Realty, LLC		Owner/Developer Name Jason Caron	
Address 305 Lynwood Lane, Raleigh, NC 27609			
Phone (919) 413-2140	Email jasoncaronnh@gmail.com	Fax N/A	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name Taylor Land Consultants, PLLC		Contact Name Jeremy Taylor	
Address 1600 Olive Chapel Rd., #140			
Phone (919) 801-1104	Email jeremy@taylorlc.com	Fax N/A	

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 03.11.16

DocuSign Envelope ID: 47B97980-AF10-44D1-92EA-A7ED6C796F8E

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-4			
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 # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface	2,578 SF	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	0	acres/sf	Neuse 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:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	2 (0.508 Ac.)	Total # of All Lots 2	
Overall Unit(s)/Acre Densities Per Zoning Districts 3.94 units / acre			
Total # of Open Space and/or Common Area Lots			
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 Taylor Land Consultants, PLLC 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.			
DocuSigned by: Jason Caron President of Treeline Properties & Realty, LLC		3/18/2019	
Signed by: Jason Caron Owner, Lot 9		Date 3/19/2019	
Signed by: Jeremy Taylor Contact Name		Date	

PAGE 2 OF 3

WWW.RALEIGHNC.GOV

REVISION 03.11.16



REVISIONS

PRELIMINARY PLAN
FOR MUNICIPAL REVIEW
ONLY

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF THE DESIGN MANUAL CAN BE FOUND:
<http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteSeervicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH SOLID WASTE SERVICES VIA 96 GALLON ROLL-OUT CART. CARTS SHALL BE STORED INSIDE COVERED GARAGE UNITS AND BE ROLLED OUT TO PUBLIC STREET TO DESIGNATED LOCATIONS AS SHOWN ON THE SUBDIVISION PLAN.

SHEET INDEX

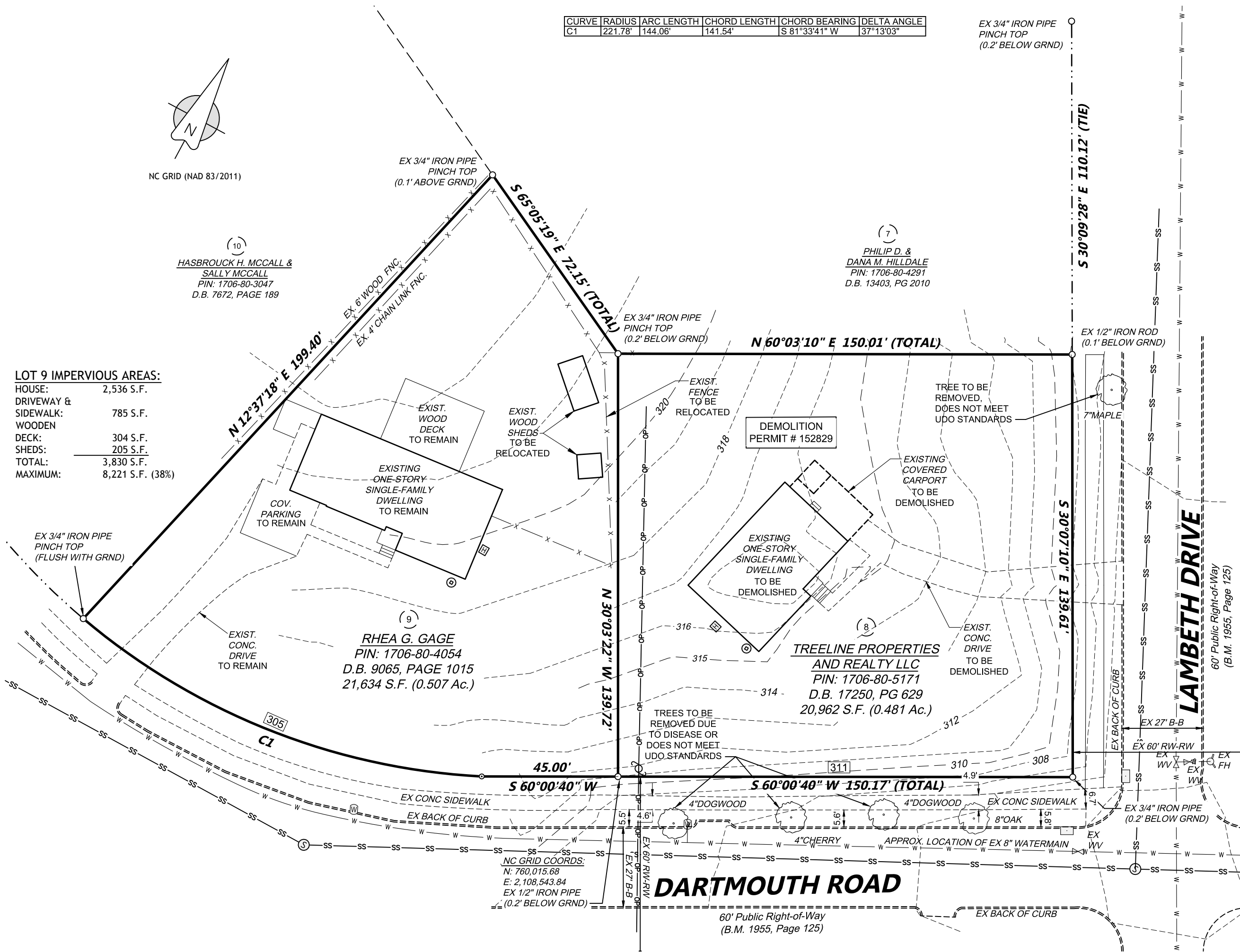
- SHEET 1 - COVER SHEET**
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - PROPOSED SUBDIVISION & SITE PLAN
SHEET 4 - PROPOSED UTILITY & LANDSCAPE PLAN
SHEET 5 - DETAILS

LEGEND & NOMENCLATURE

PROPERTY BOUNDARIES		
○	EX. PROPERTY CORNER	D.B.
●	NEW 3/4" IRON PIPE	B.M.
□	EX. CONCRETE MONUMENT	Pg.
○	COMPUTED POINT	PIN
—x—	FENCE	S.F.
		AC.
		DEED BOOK
		BOOK OF MAPS
		PAGE
		PARCEL ID NUMBER
		SQUARE FEET
		ACRES
STORM DRAINAGE		
□	CATCH BASIN	
⊕	STORM JUNCTION BOX	
⊕	STORM GRATED INLET	
△	FLARED-END SECTION	
⊕	STORM CLEANOUT	
—SD—	STORM PIPE	
ELECTRICAL		
⊕	POWER POLE	
⊕	POWER PEDESTAL	
⊕	LAMP POST	
—OP—	OVERHEAD POWER	
—UP—	UNDERGROUND POWER	
GAS		
⊕	GAS MARKER	
—G—	GAS MAIN	
WATER		
⊕	FIRE HYDRANT	
⊕	WATER VALVE	
⊕	WATER METER	
—W—	WATER MAIN	
SANITARY		
⊕	SANITARY SEWER MANHOLE	
⊕	SANITARY SEWER CLEANOUT	
—SS—	SANITARY SEWER PIPE	
COMMUNICATIONS		
⊕	FIBER OPTIC MARKER	
⊕	TELEPHONE PEDESTAL	
⊕	CABLE PEDESTAL	
—UC—	UNDERGROUND COMM.	

NOTES:

1. Iron pipes set at all property corners unless otherwise noted.
2. All coordinates and bearings are based on the North American Datum of 1983(NRS52011). Elevations are based on North American Vertical Datum of 1988 (NAVD88). Units of measurement are US Survey Feet
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
4. Areas calculated by CAD software (coordinate geometry).
5. Existing sheds to be relocated and to comply with setback distances and TC-2-18 of the UDO.
6. No Site grading is proposed at this time.



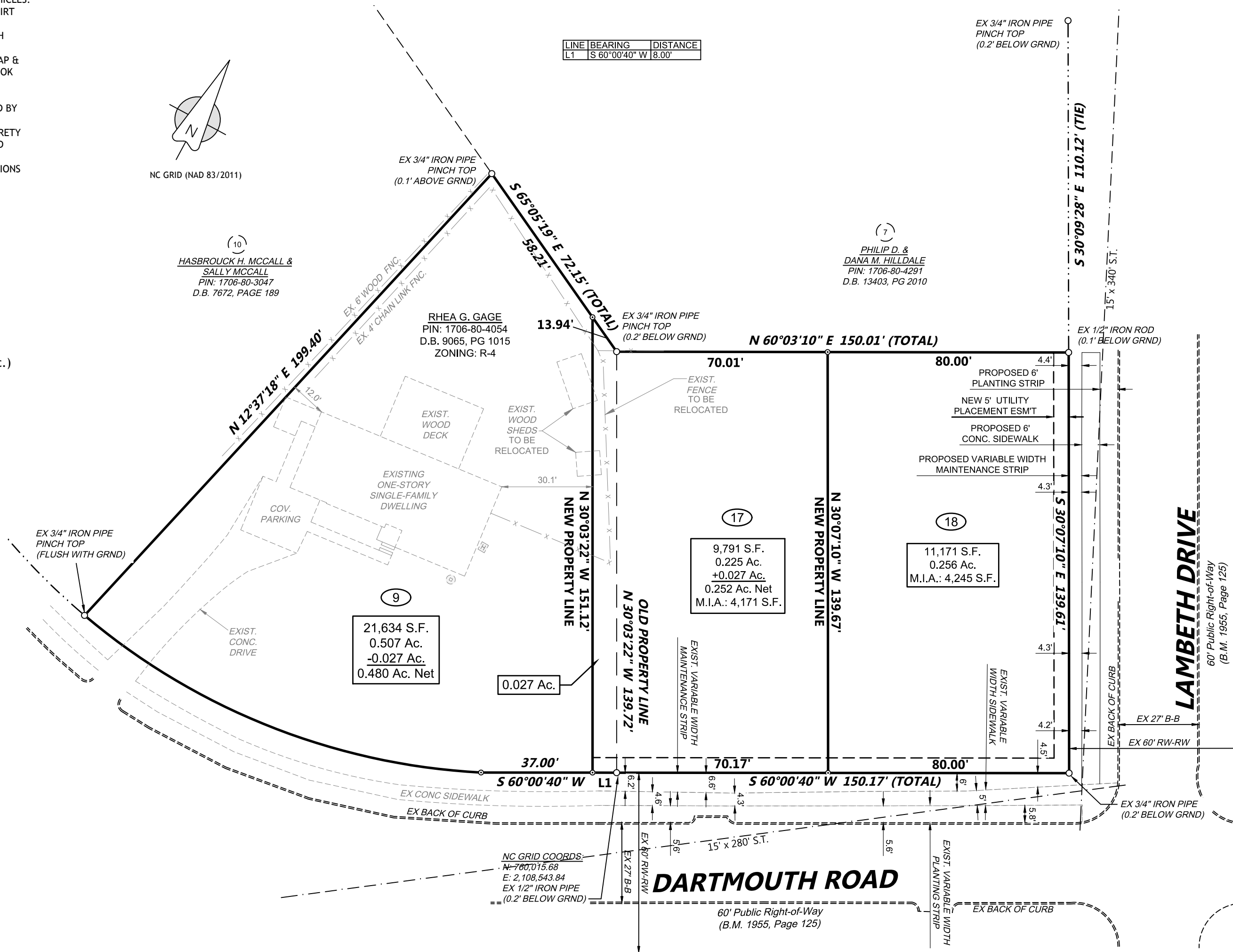
SITE NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
2. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
3. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR ADJUSTMENT.
4. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
5. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
6. CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
7. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
8. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. COORDINATE WITH CITY INSPECTOR WHEN CONSTRUCTING DRIVEWAY RAMPS AS TO MINIMIZE "DRAGGING" OF VEHICLES.
10. THE PAVEMENT SHALL BE KEPT FREE AND CLEAR OF DIRT AND DEBRIS.
11. DRIVEWAYS FOR EACH LOT WILL BE DETERMINED WITH BUILDING PERMIT/PLOT PLAN APPROVAL.
12. EXISTING SEWER SERVICE SHALL BE ABANDONED AT TAP & REMOVED FROM RIGHT-OF-WAY PER CORPUD HANDBOOK PROCEDURE IF NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE.
13. USE OF PRIVATE PUMP SERVICES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
14. IN ACCORDANCE WITH PART 10A SECTION 9.4.4, A SURETY EQUAL TO OF THE COST OF CLEARING, GRUBBING AND RE-SEEDING A SITE, SHALL BE PAID TO THE CITY.
15. PROPOSED LOTS MAY BE SUBJECT TO INFILL REGULATIONS AT PERMITTING.

SITE INFORMATION

PIN: 1706-80-5171
SOURCE OF TITLE: DB 17250, PAGE 629
PLAT REFERENCE: B.M. 1955, PG 125
AREA: 21,824 S.F. (0.508 Ac.)
ZONING: R-4
CURRENT USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY
EXISTING LOTS: 1
PROPOSED LOTS: 2
LOT 8A: 0.252 Ac.
LOT 8B: 0.256 Ac.

(R-4 IMPERVIOUS LIMIT IS 38% PER 9.2.2.A.4)



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

DENSITY CALCULATIONS

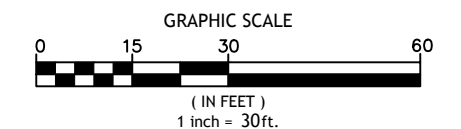
TOTAL SITE AREA: 0.508 ACRES
PROPOSED LOTS: 2

2 LOTS / 0.508 ACRES = 3.94 UNITS PER ACRE

SHEET 3 OF 5 - SUBDIVISION & SITE PLAN

PRELIMINARY
SUBDIVISION PLAN
for
FARRIOR HILLS, BLOCK "J"
EXISTING LOT 8

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CASE #: S-17-2019
TRANSACTION #: 592122
APRIL 4, 2019
(Rev. 06/18/19)



UT TAYLOR
LAND CONSULTANTS, PLLC
License No P-0829
1600 Olive Chapel Road, #140
Apex, NC 27502 (919) 801-1104

REVISIONS

PRELIMINARY PLAN
FOR MUNICIPAL REVIEW
ONLY

LANDSCAPE NOTES:

- CONTACT THE URBAN FORESTRY INSPECTOR TO SET UP AN APPOINTMENT TO INSPECT THE TREE PROTECTION FENCE AFTER THE FENCE HAS BEEN INSTALLED. A COPY OF THE LANDSCAPE PLAN MOST RECENTLY APPROVED MUST BE ON SITE AT THE TIME OF INSPECTION.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- IF THE EXISTING OAK TREE IS DAMAGED DURING CONSTRUCTION AND DOESN'T MEET STANDARDS OUTLINED IN THE UDO UPON INITIAL OR FINAL INSPECTION THE URBAN FORESTRY INSPECTOR HAS THE RIGHT TO REQUEST THE TREE BE REPLACED WITH AN APPROPRIATE SIZE TREE FOR THE SITE CONDITIONS.

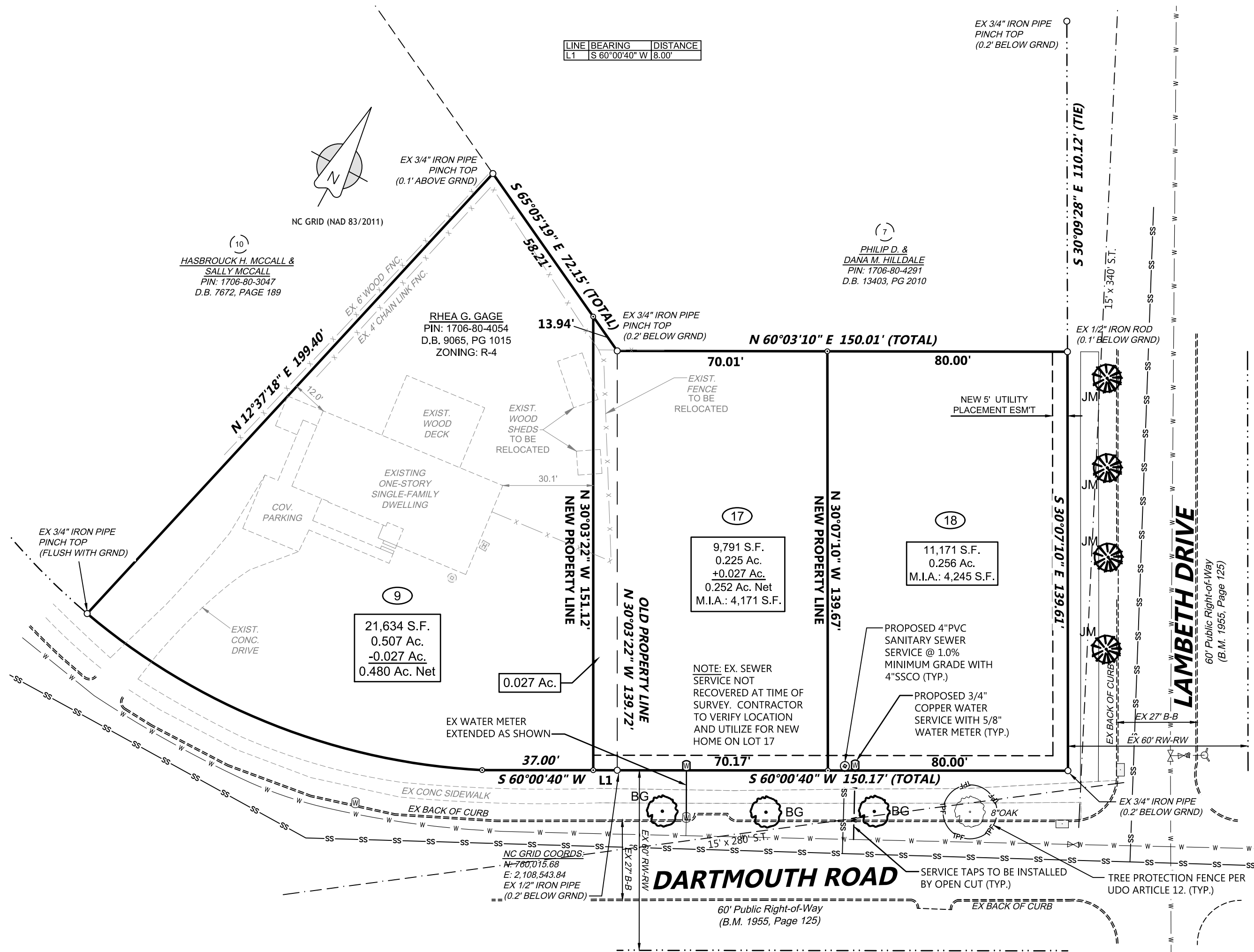
PLANT LIST

DARTMOUTH ROAD - 150 LINEAR FEET OF ROAD FRONTAGE
150 LF / 40' = 3.75 = 4 STREET TREES (1 EXISTING TREE SHOWN)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	MAT. HGT/CROWN SPREAD
BG	NYSSA SYLVATICA	BLACKGUM	3" CAL	3	10' MIN. HT, B&B AT PLANTING	35'/30'

LAMBETH DRIVE - 140 LINEAR FEET OF ROAD FRONTAGE
150 LF / 40' = 3.50 = 4 STREET TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	MAT. HGT/CROWN SPREAD
JM	ACER PALMATUM	JAPANESE MAPLE	1.5" CAL	4	6' MIN. HT, B&B AT PLANTING	20'/15'



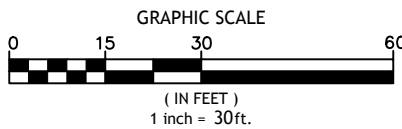
PRELIMINARY
SUBDIVISION PLAN
for
FARRIOR HILLS, BLOCK "J"
EXISTING LOT 8

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CASE #: S-17-2019
TRANSACTION #: 592122
APRIL 4, 2019
(Rev. 06/18/19)

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.



TAYLOR
LAND CONSULTANTS, PLLC
License No P-0829
1600 Olive Chapel Road, #140
Apex, NC 27502 (919) 801-1104

REVISIONS

PRELIMINARY PLAN
FOR MUNICIPAL REVIEW
ONLY