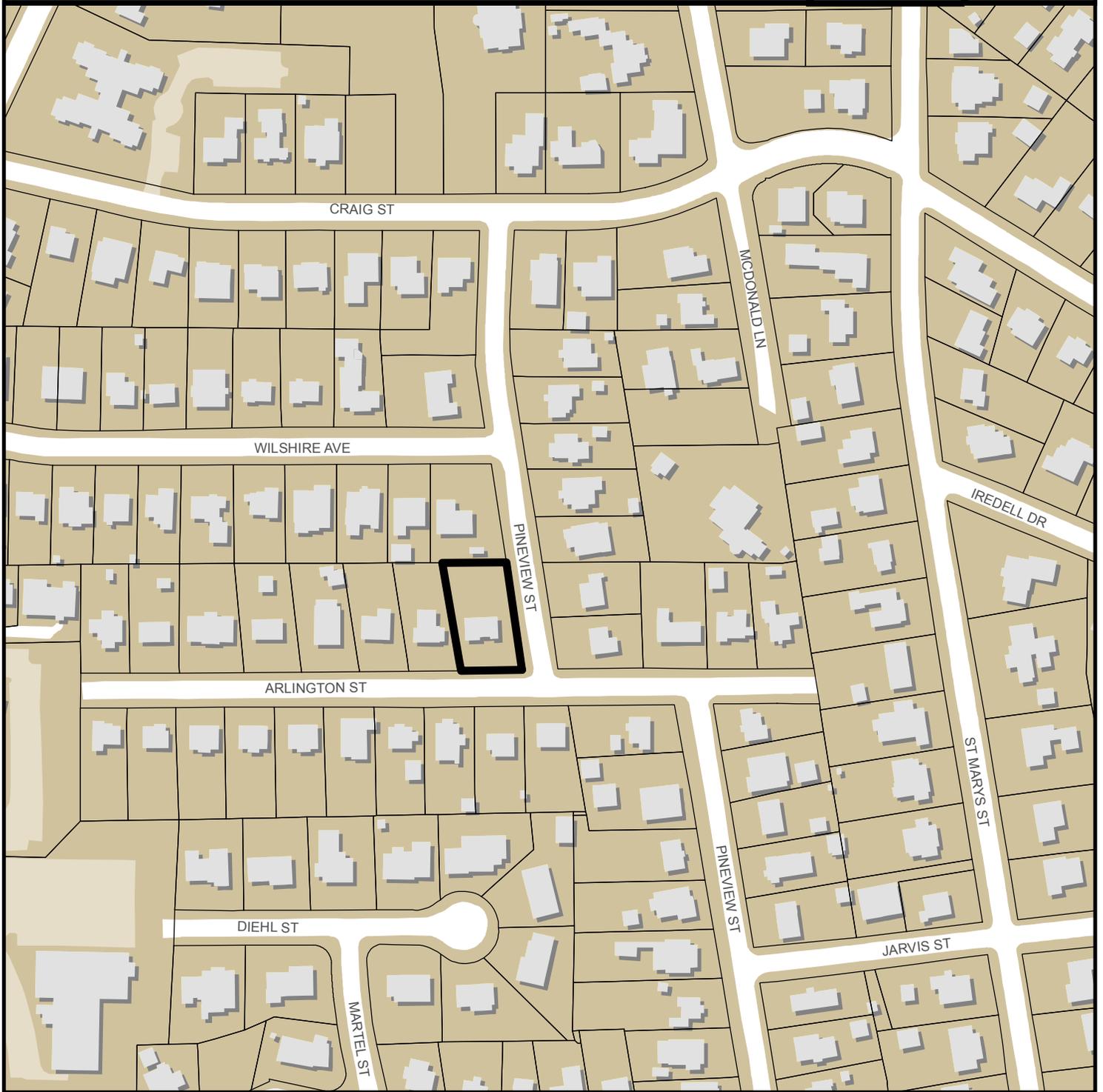


ARLINGTON STREET SUBDIVISION S-19-2017



Zoning: **R-10**

CAC: **Wade**

Drainage Basin: **Pigeon House**

Acreage: **0.31**

Number of Lots: **2**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Alan Keith**

Phone: **(919) 467-9972**





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-19-17 / Arlington Street Subdivision

General Location: 1806 Arlington Street. Pin: 1704260782. The site is located on the north side of Arlington Street, northwest of the intersection of Pineview Street and Arlington Street, inside the city limits.

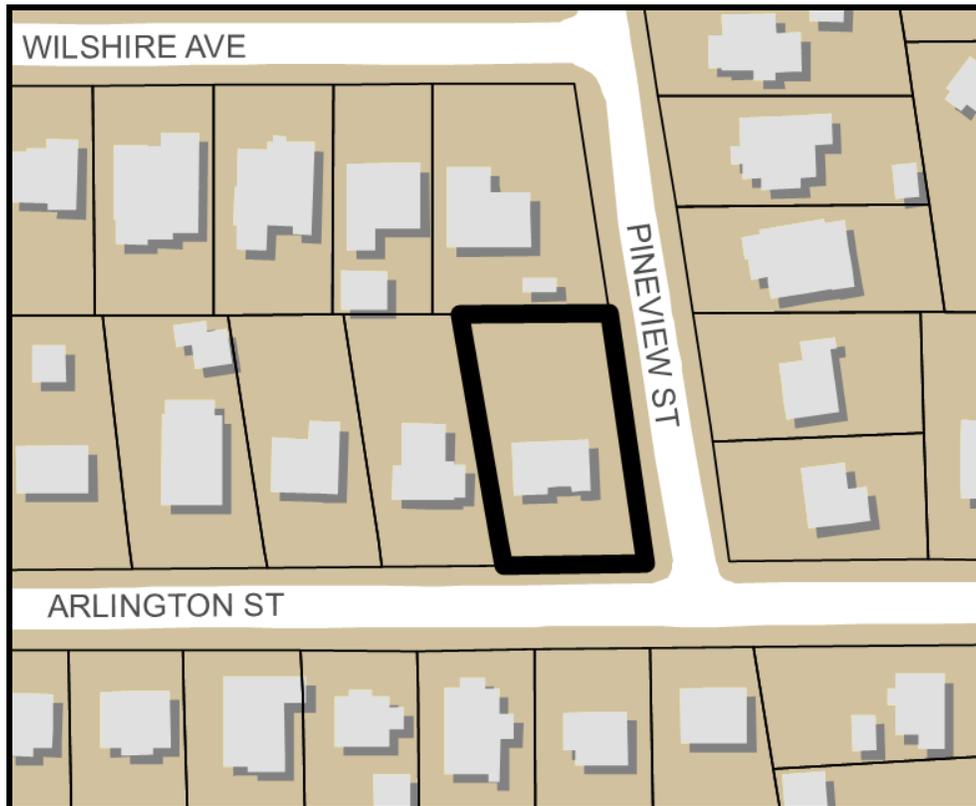
CAC: Wade

Nature of Case: Subdivision of 1 parcel totaling 0.31 acres, into 2 lots zoned Residential-10.

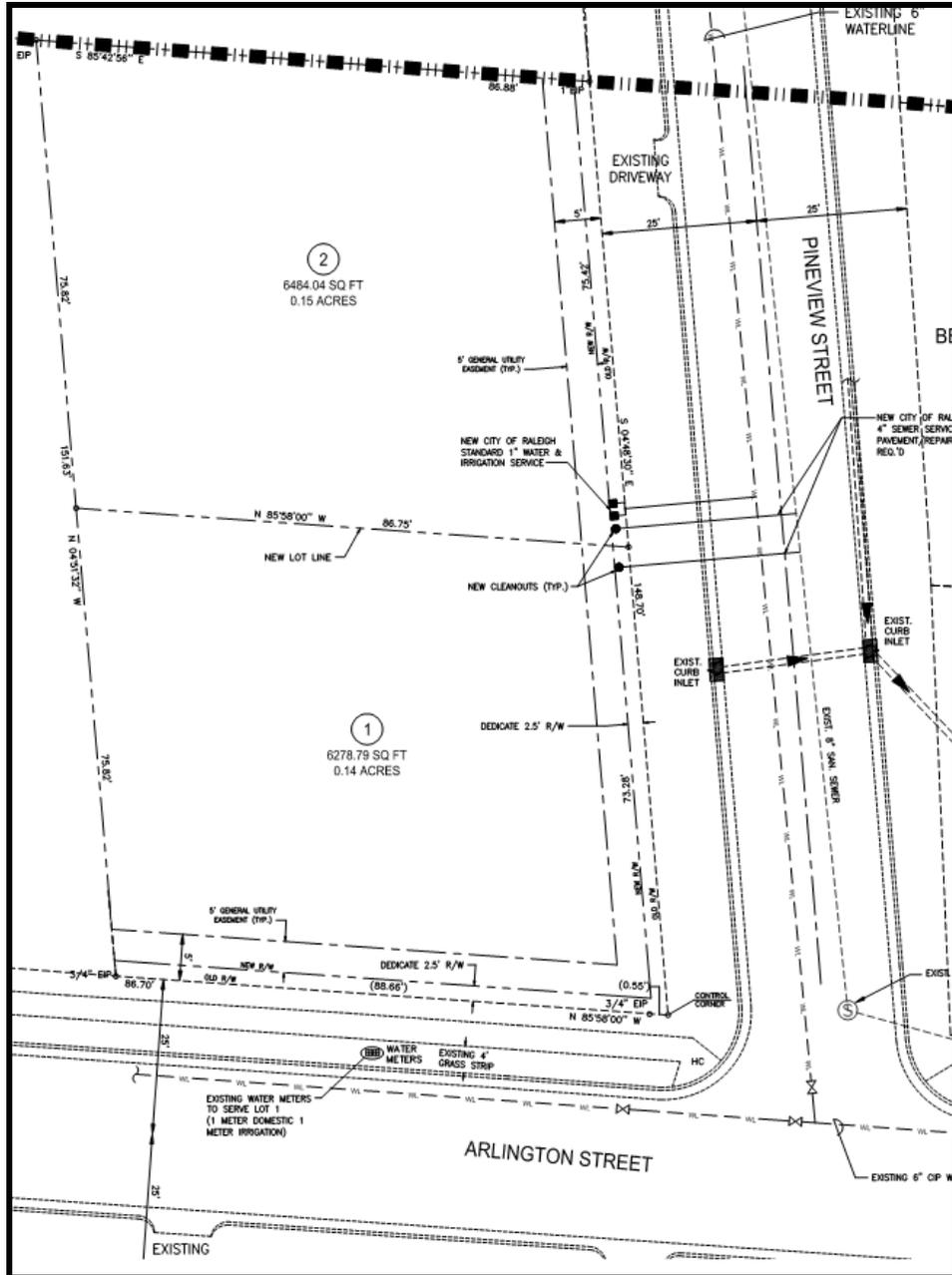
Contact: Diehl & Phillips, P.A.

Design Adjustment: One Design Adjustment has been approved by City for this project, waiving the required block perimeter. The introduction of a public street in the proposed development would not improve street connectivity. (UDO Section 8.3)

Administrative Alternate: NA



Location Map



Preliminary Subdivision Layout

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 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.

PROJECT	Project Name 1806 Arlington Street	Date completed Application received 5/24/2017
	Case Number S-19-2017	Transaction Number 510600

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Kenneth W. Ritchie, PE</td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Kenneth W. Ritchie, PE	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR																					
<input type="checkbox"/> Public Utilities																							
<p>Findings: Staff supports the design adjustment request for block perimeter and dead end street length associated with its particular project. The introduction of a public street with on the proposed development does not seek to improve the street connectivity in this area nor is there any other particular public benefit to such an introduction.</p>																							

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

Paul Kallan PAUL Kallan Land Development 7/3/17
Authorized Signature Date

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

CONDITIONS	
-------------------	--

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).

S-19-17 Design Adjustment

SUBJECT: S-19-17 / Arlington Street Subdivision

CROSS-REFERENCE: Transaction# 510600

LOCATION: 1806 Arlington Street. The site is located on the north side of Arlington Street, northwest of the intersection of Pineview Street and Arlington Street, inside the city limits.

PIN: 1704260782

REQUEST: This request is to approve the subdivision of 0.31 acres, into 2 lots, zoned Residential-10 (R-10). The overall density is 6.45, based on a maximum of 10 units per acre.

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 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 of construction for 2' of sidewalk along Arlington Street and 6' of sidewalk along Pineview Street will be required to be paid to the Development Services Department;
- (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on Arlington Street and Pineview Street, including streetscape trees, is paid to City;
- (4) That ½ of the required 55' right-of-way and a 5' general utility easement on Arlington Street and Pineview Street is dedicated to the City of Raleigh and shown on all plats for recording;
- (5) That a demolition permit be obtained for the existing structure and the permit number be shown on all maps for recordation;

Prior to issuance of building permits:

- (6) That new street trees planted in the public right-of-way shall be planted and maintained in accordance with the provisions of the City Tree Manual;
- (7) That a Tree Impact Permit is required for the trees to be installed.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bauer (RB) Date: 7/10/2017

Staff Coordinator: Daniel L. Stegall

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 5/24/17 owned by Mary L. Thompson Living Trust, submitted by Diehl and Phillips, P.A.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10)

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

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 by the Street Plan Map of the Comprehensive Plan. Pineview Street and Arlington Street are classified as Neighborhood Yield Streets.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Pineview Street	Neighborhood Yield Street	50'	½ of 55'	27'	N/A	N/A
Arlington Street	Neighborhood Yield Street	50'	½ of 55'	27'	N/A	N/A

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

COMPREHENSIVE PLAN: This site is located in the Wade CAC in an area designated for low density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-10 (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. The minimum lot width of a corner lot in this zoning district is 60 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: The Block perimeter standard is being met via an approved design adjustment waiving the minimum block perimeter. Lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape for Pineview Street and Arlington Street will adhere to a Neighborhood Yield Street detail. A tree impact permit shall be obtained prior to issuance of a building permit. Street trees are required to be planted 40 feet apart in the 6' planting area, within the right-of-way, prior to obtaining a building permit.

PEDESTRIAN: A fee-in-lieu of construction for 2' of sidewalk along the entire frontage length of Arlington Street and 6' of sidewalk along the entire frontage length Pineview Street is required per UDO Section 8.1.10. Access to the public right of way is provided in accordance with 8.3.4 of the UDO.

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.

Surety

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 grading permit issuance.

Exemptions:

The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per UDO 9.2.2.A.1.

**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: 7/10/2020

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.

1806 ARLINGTON ST.

SINGLE FAMILY SUBDIVISION PRELIMINARY SUBDIVISION PLANS S-19-17

The Solid Waste Design Manual has been reviewed. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



VICINITY MAP

SCALE: 1" = 500'

OWNER & DEVELOPER:
MARY L. THOMPSON LIVING TRUST
 3725 VESTA DRIVE
 RALEIGH, NC 27603
 (919) 422-6848

PIN 1704 26 0782
 PROPERTY ADDRESS: 1806 ARLINGTON ST.
 INSIDE CITY LIMITS
 ZONE: R-10
 TOTAL AREA: 0.31 AC.

DATE: 5/24/17



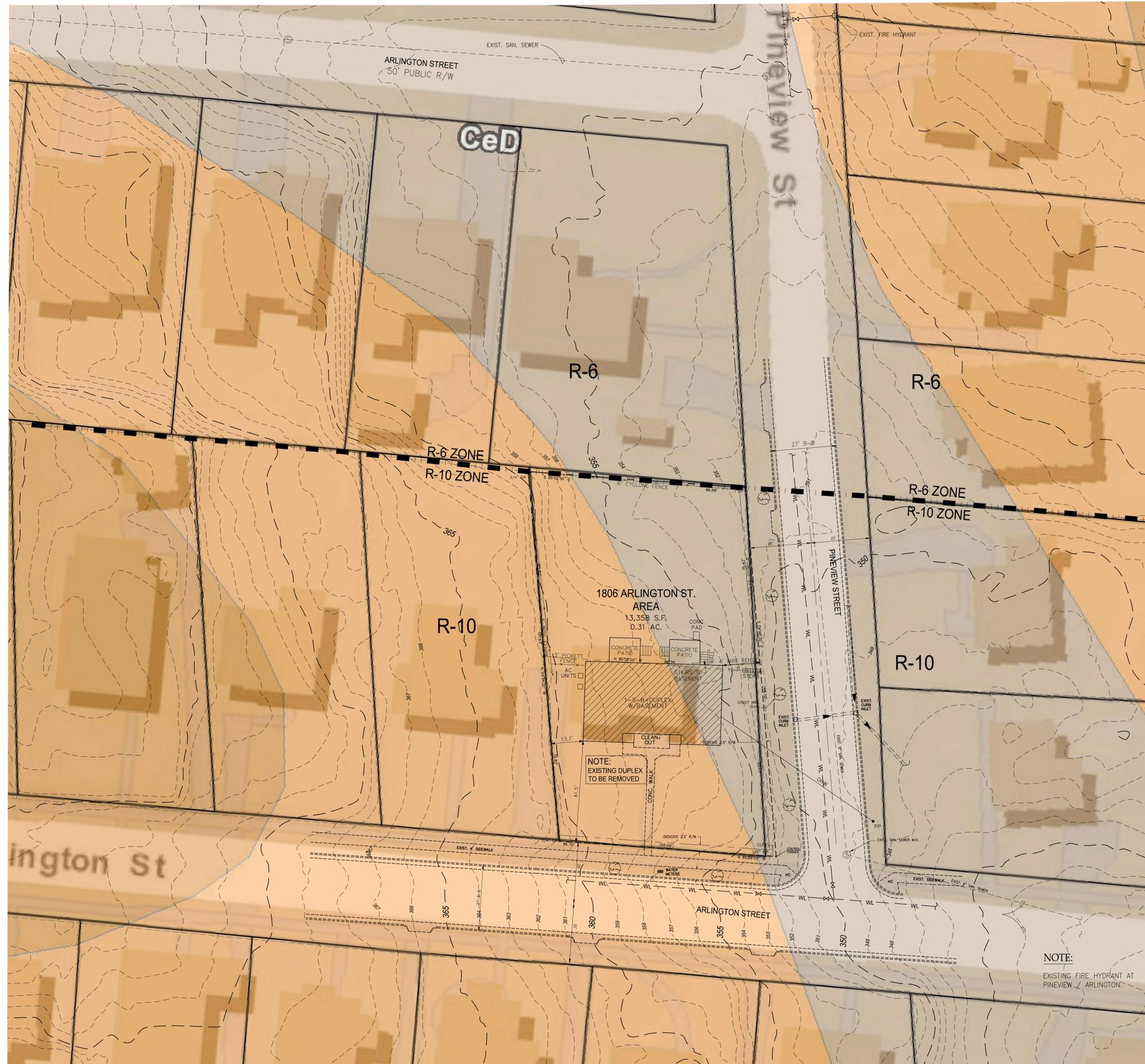
PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 PINEY PLAINS ROAD, SUITE 200
 CARY, N.C. 27518 • (919) 467-9972

INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	SUBDIVISION PLAN
3	UTILITY PLAN
4	LANDSCAPE PLAN

TRANSACTION No. 510600

Preliminary Subdivision Plan Application		DEVELOPMENT SERVICES DEPARTMENT	
<small>Development Services Customer Service Center 1 Raleigh Plaza, Suite 401 Raleigh, NC 27601 (919) 996-2465 (919) 996-1813 Lickfield Satellite Office 1301 Lickfield Road Raleigh, NC 27602 (919) 996-4200</small>			
<small>When submitting plans, please check the appropriate review type and include the Plan Checklist document.</small>			
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 <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>			
<small>If your project has been through the Due Diligence process, provide the transaction #:</small>			
GENERAL INFORMATION Development Name: 1806 Arlington Street Subdivision Proposed Use: Single Family Residential Property Address(es): 1806 Arlington Street			
<small>Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:</small> PIN Recorded Deed: PIN Recorded Deed 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: Mary L. Thompson Living Trust Owner/Developer Name: Mary L. Thompson, Trustee Address: 3725 Vesta Drive Raleigh, NC 27603 Phone: 919 422 6848 Email: jt@dynamic.properties Fax:			
CONSULTANT/CONTACT PERSON FOR PLANS Company Name: Diehl & Phillips, P.A. Contact Name: Alan Keith, P.E. Address: 1500 Piney Plains Road Suite 200 Cary, NC 27518 Phone: 919 467 9972 x 25 Email: ark@bellsouth.net Fax: 919 467 5327			
PAGE 1 OF 3		REVISION 03.11.16	
WWW.RALEIGHNC.GOV			
DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments) ZONING INFORMATION Zoning District: 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 CID (Conditional Use District) Case # Z: COA (Certificate of Appropriateness) Case #: BOA (Board of Adjustment) Case # A:			
STORMWATER INFORMATION Existing Impervious Surface: 2,309 acres/ft Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Proposed Impervious Surface: 6,000 acres/ft 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 Total # of All Lots: 2 Overall Units/Acre Density Per Zoning District: 6.45 Total # of Open Space and/or Common Area Lots: 0			
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 _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans to 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: <i>Mary L. Thompson</i> Date: 4/12/2017			
PAGE 2 OF 3		REVISION 03.11.16	
WWW.RALEIGHNC.GOV			



NOTES:

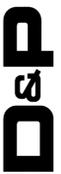
1. SURVEY INFORMATION FROM B.L. SCOTT LAND SURVEYING, RALEIGH, N.C.
2. TOPOGRAPHIC INFORMATION & SOILS FROM WAKE COUNTY G.I.S.
3. PROPERTY SHOWN ZONED R-10, PROPERTIES TO NORTH ZONED R-6.
4. EXISTING IMPERVIOUS SURFACE 1806 ARLINGTON ST., 2,309 SQ. FT.



JOB NO.
L&L
DESIGN
ARK
DRAWN
MAT
CHECKED
ARK
SCALE
1" = 20'
FILE
L and L Property
Site Plan.dwg

REVISIONS:

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - I.C. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972



1806 ARLINGTON ST.
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

SHEET
1
OF
4

NORTH BOM 1958, PAGE 86

R-6 ZONE
R-10 ZONE

ANDREW E ADAMS
DB 14527, PG. 2244
BM 1924, PG. 84
PIN#: 1704 26 2843

R-6 ZONE
R-10 ZONE

R-10

T. L. ROBINSON
DB 5631, PG. 717
BM 1924, PG. 84
PIN#: 1704 26 0712

BENJAMIN W BAKER
DB 7731, PG. 685
PIN#: 1704 26 2746

R-10

SAMUEL THOMAS CURRIN
DB 2937, PG. 415
PIN#: 1704 26 2659

2
6484.04 SQ FT
0.15 ACRES

1
6278.79 SQ FT
0.14 ACRES

AYES
12
13

TRANSPORTATION NOTES:

- RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
 - MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUCH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNOUTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
 - NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 - WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- The Solid Waste Design Manual has been reviewed. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages.

Notes

- Survey information from B.L. Scott Land Surveying.
- Existing single family residence will be removed.
- Per UDO Section 9.2.2.A.2 (as amended by TC-2-16) subdivision is exempt from active stormwater control requirements. Impervious surfaces shall be governed by TC-2-16 requirements.
- Per UDO Section 9.1.2 subdivision is exempt from tree conservation requirements.
- All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.
- Fee-in-lieu payment for 6 foot sidewalk (one side of Pineview) for street frontage. Fee-in-lieu for 2 feet of sidewalk (one side of Arlington) for street frontage.
- No public improvements are proposed.
- Proposed lots are subject UDO Section 2.2.1.82 (infill rules).

Site Data

Owner and Developer: Mary L. Thompson Living Trust
3725 Vestia Drive
Raleigh, NC 27603
919 422 6848

Street Address 1806 Arlington Street (inside City limits)

PIN 1704 26 0782

Area 0.31 acre

Zoning R-10

Existing Land Use Two Family Residential

Proposed Number of Lots 2 (One Phase)

Minimum Lot Size 4,000 sq. ft.

Proposed Minimum Lot Area 6,278 sq. ft.

Proposed Density: 2 units / 0.31 ac = 6.45 units / ac

Allowable Density: 10 units per acre

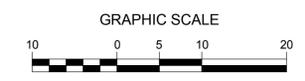
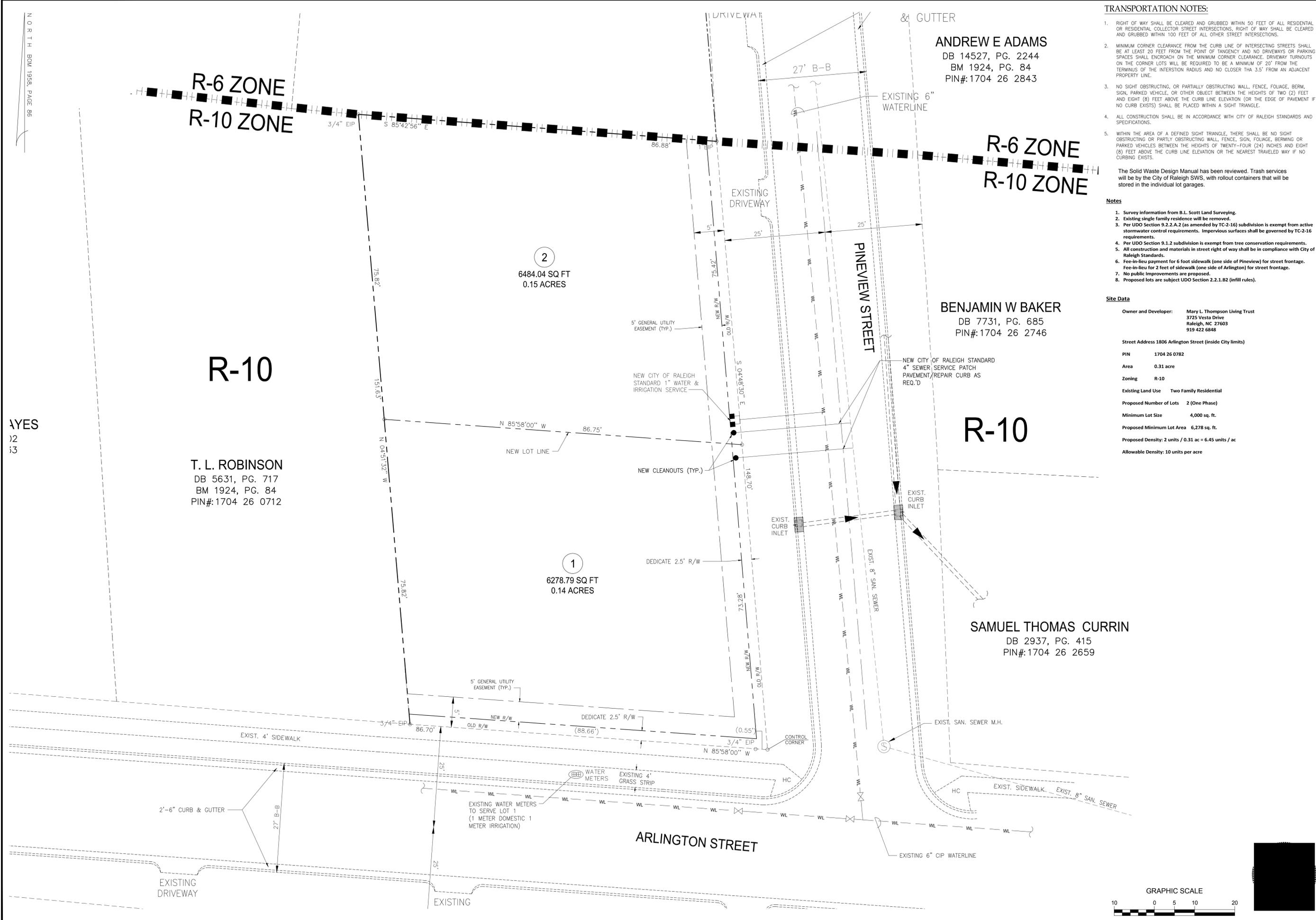
JOB NO. L&L
DESIGN ARK
DRAWN MAT
CHECKED ARK
SCALE 1" = 10'
FILE L and L Arlington Site Plans.dwg

REVISIONS
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972

D&P

1806 ARLINGTON ST.
RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN
SHEET 2
OF 4



CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCES 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 ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 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 COR PUD 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 FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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 NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NC DOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE 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) 250-7825 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 OR THE 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 HELVEY AT (919) 212-5923 OR JOANIE.HELVEY@RALEIGHNC.GOV

JOB NO. L&L
 DESIGN ARK
 DRAWN MAT
 CHECKED ARK
 SCALE 1" = 10'
 FILE L and L Arlington
 Site Plan.dwg

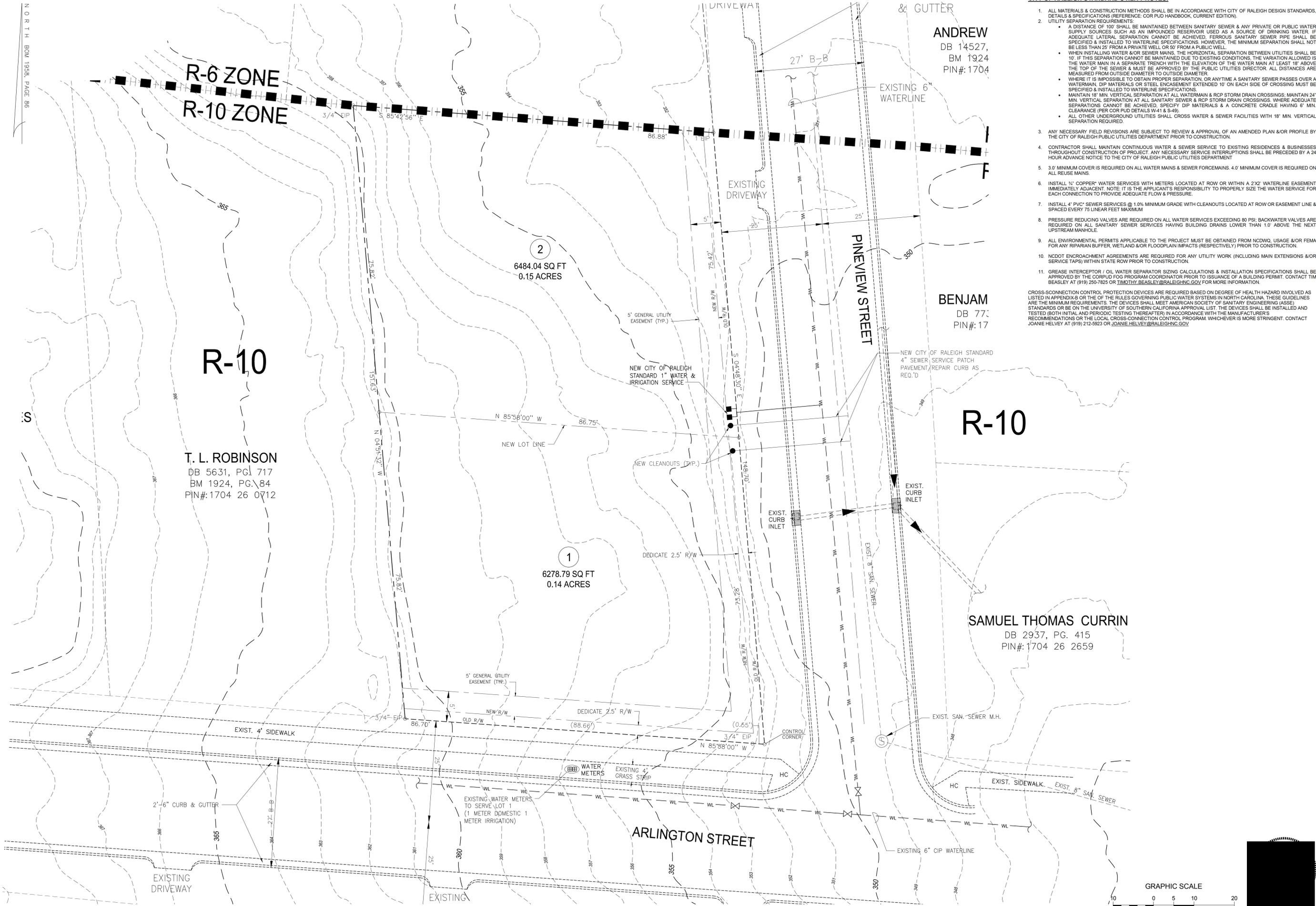
REVISIONS:
 DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972

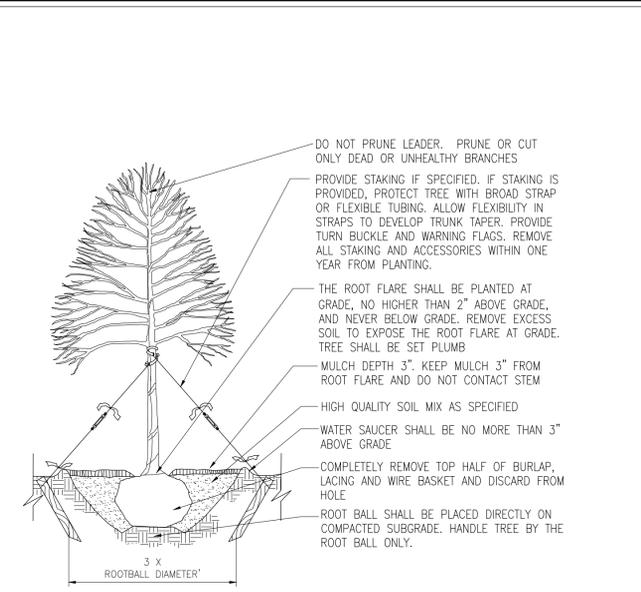
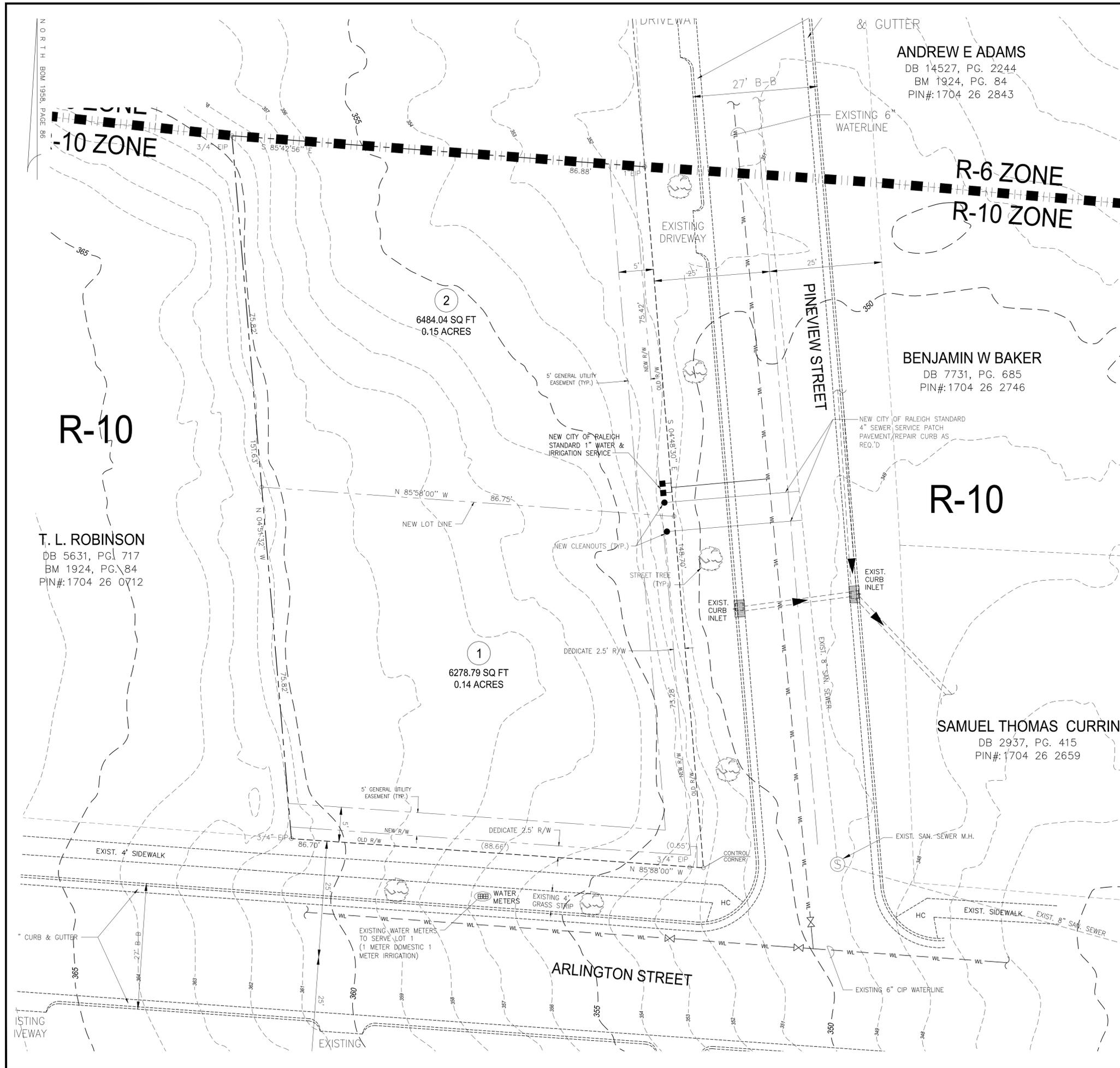
D&P

1806 ARLINGTON ST.
 RALEIGH, NORTH CAROLINA

UTILITY PLAN

SHEET 3 OF 4





NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT	
REVISIONS	DATE: 9/1/13 NOT TO SCALE
TREE PLANTING DETAIL	
PRCR-03	

NOTES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A TREE IMPACT PERMIT IS REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO ISSUANCE OF BUILDING PERMITS, WHICHEVER OCCURS FIRST, FOR STREET TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

STREET TREES

Botanical Name	Common Name	Caliper	Height	Root
Quercus nuttali	Nuttall Oak	2" min.	6' min.	B & B
Quercus phellos	Willow Oak	3" min	10' min.	B & B

