

# Preliminary Subdivision Plan Application

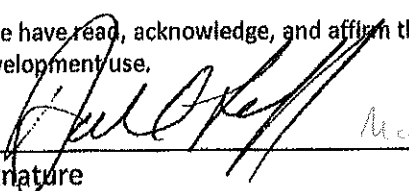


**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ofax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

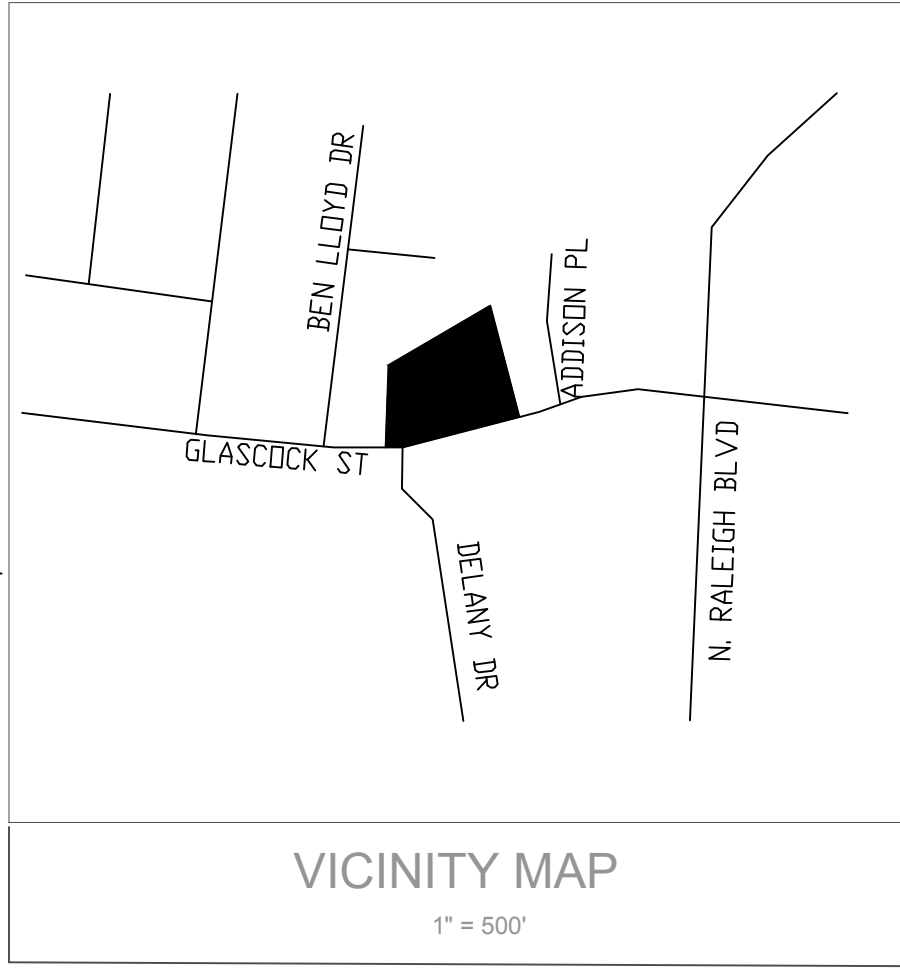
When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <u>595078</u>		Project Coordinator		Team Leader <u>R. Boivin</u>	
<b>PRELIMINARY APPROVALS</b>					
<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 #:					
<b>GENERAL INFORMATION</b>					
Development Name <u>GLASCOCK ST-7 Lot Subdivision</u>					
Proposed Use <u>Single Family</u>					
Property Address(es) <u>1005, 1009, 1013, AND 1017 GLASCOCK STREET</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1714-33-9712</u>		PIN Recorded Deed <u>17144-30-716</u>		PIN Recorded Deed <u>1714-43-0789</u>	
				PIN Recorded Deed <u>1714-43-1853</u>	
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 <u>SHEFFIELD CAPITAL GROUP, LLC</u>			Owner/Developer Name <u>DAN LEFF</u>		
Address <u>12405 PAWLEYS MILL CIRCLE, RALEIGH NC 27614</u>					
Phone <u>919-795-4534</u>		Email <u>dan.leff@yahoo.com</u>		Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <u>Crumpler Consulting Services, PLLC</u>			Contact Name <u>Josh Crumpler, PE</u>		
Address <u>2308 Ridge Road, Raleigh, NC 27612</u>					
Phone <u>919-413-1704</u>		Email <u>josh@crumplerconsulting.com</u>		Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
<b>ZONING INFORMATION</b>			
Zoning District(s) <b>R-10</b>			
If more than one district, provide the acreage of each: <span style="float: right;"><u>1.88 Acres</u></span>			
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-			
<b>STORMWATER INFORMATION</b>			
Existing Impervious Surface <b>0.334/14,665 acres/sf</b>		Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <b>0.418/18,200 acres/sf</b>		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 #	
<b>NUMBER OF LOTS AND DENSITY</b>			
Total # of Townhouse Lots:    Detached <b>0</b>		Attached <b>0</b>	
Total # of Single Family Lots <b>7</b>		Total # of All Lots <b>7</b>	
Overall Unit(s)/Acre Densities Per Zoning Districts		<b>3.66</b>	
Total # of Open Space and/or Common Area Lots <b>0</b>			
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
<p>In filling 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.</p> <p>I hereby designate <b>Josh Crumpler</b> 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.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p>			
		<u>4/10/19</u>	
Signature		Date	
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"/>		/		
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"/>			
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"/>	/		
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"/>		/		
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"/>		/		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
h) Transportation Plan	<input 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"/>		/		
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"/>		/		
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"/>		/		
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"/>	/		
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>			/





# SUBDIVISION PLANS FOR GLASCOCK-7 LOT SUBDIVISION 1005 GLASCOCK STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: XX-XX-XX  
CITY OF RALEIGH TRANSACTION #: XXXXXX

#### 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.

#### NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD 'TODD' SMITH LAND SURVEYING DATED 12-28-18.
- 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 3720171400J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED 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

#### Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-996-3495 | rfas 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
<b>PRELIMINARY APPROVALS</b>			
<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 #:			
<b>GENERAL INFORMATION</b>			
Development Name GLASCOCK ST-7 Lot Subdivision			
Proposed Use Single Family			
Property Address(es) 1005, 1009, 1013, AND 1017 GLASCOCK STREET			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1714-23-0712	PIN Recorded Deed 1714-20-715	PIN Recorded Deed 1714-40-089	PIN Recorded Deed 1714-40-1803
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 SHEFFIELD CAPITAL GROUP, LLC Owner/Developer Name DAN LEFF			
Address 12405 PAWLEYS MILL CIRCLE, RALEIGH NC 27614			
Phone 919-795-4534	Email dan.leff@yahoo.com	Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
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](http://WWW.RALEIGHNC.GOV)

REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATA 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 #	2-
CDA (Certificate of Appropriateness) Case #	
BDA (Board of Adjustment) Case #	A-
STORMWATER INFORMATION	
Existing Impervious Surface	0.334/14,665 acres/sf
Proposed Impervious Surface	0.418/18,200 acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 0 Attached 0
Total # of Single Family Lots	7 Total # of All Lots 7
Overall Units/Acre Densities Per Zoning Districts	3.66
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 <b>Josh Crumpler</b>	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 uses.	
Signature	MANAGER <b>4/10/19</b>
Signature	Date

PAGE 2 OF 3

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REVISION 03.11.16

**CRUMPLER**  
Consulting Services, PLLC

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



ISSUED FOR  
PERMITTING

DATE

DESCRIPTION

REV.

COVER

GLASCOCK-7 LOT SUBDIVISION

1005 GLASCOCK STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19007

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 04/30/19

SCALE: N.T.S.

C-1

1 of 7



Certification Of Ownership  
This certifies and warrants that the undersigned is(are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has(have) the right to convey the property in fee simple.

Book No. \_\_\_\_\_ Page \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

I certify that following person(S) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated :

Date : \_\_\_\_\_, 2016

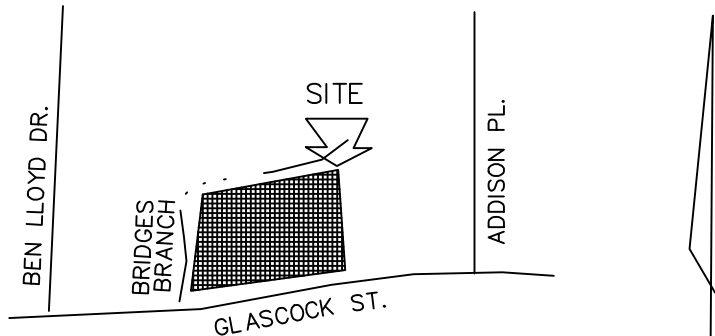
printed name : \_\_\_\_\_ Notary Public

My commission expires \_\_\_\_\_  
STATE OF NORTH CAROLINA

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLANNING AND DEVELOPMENT OFFICER/  
WAKE COUNTY REVIEW OFFICER

LOT 1 AREA = 24072.70 SQ.FT. +/-  
0.553 AC. +/-  
LOT 2 AREA = 17856.85 SQ.FT. +/-  
0.410 AC. +/-  
LOT 3 AREA = 19215.98 SQ.FT. +/-  
0.442 AC. +/-  
LOT 1 AREA = 22428.79 SQ.FT. +/-  
0.515 AC. +/-



### VICINITY MAP (NTS)

LEGEND				
_____	Lines Surveyed	LP	----	LIGHT POLE
----	Lines Not Surveyed	PP	----	POWER POLE
EIP	Existing Iron Pipe	WV	----	WATER VALVE
	Control Corner	FH	----	FIRE HYDRANT
ECM	Exist. Concrete Monument	WM	----	WATER METER
NIP	New Iron Pipe	MH	----	MANHOLE
PKN	P K Nail	CO	----	CLEANOUT
DMD	Double Meridian Distance	F/O	----	FIBER OPTIC
@	New Lot Number	CB	----	CATCH BASIN
@	Old Lot Number	DI	----	DROP INLET
CM	Concrete Monument	RCP	----	CONCRETE PIPE
9900	Street Address	DIP	----	DUCTILE IRON PIPE

WAKE COUNTY, NORTH CAROLINA  
I, HAROLD A. SMITH, PLS L-3345,  
CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY  
SUPERVISION FROM AN ACTUAL SURVEY MADE  
UNDER MY SUPERVISION FROM INFORMATION  
SHOWN IN DEED BOOK 15503 PAGE 164;  
AND DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_  
BOOK OF MAPS 1973 PAGE 31  
THAT THE RATIO OF PRECISION AS CALCULATED  
BY LATITUDES AND DEPARTURES WAS GREATER  
THAN 1:20,000; THAT THIS PLAT WAS PREPARED  
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION  
NUMBER, AND SEAL THIS THE 29TH DAY OF  
DECEMBER A.D., 2018.

THIS PLAT IS OF A SURVEY OF AN EXISTING  
PARCEL OR PARCELS OF LAND,  
A COURT ORDERED SURVEY OR OTHER EXCEPTION TO  
THE DEFINITION OF SUBDIVISION.

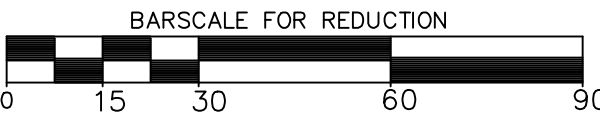
HAROLD A. SMITH, L-3345  
PROFESSIONAL LAND SURVEYOR

FILED FOR REGISTRATION

DATE  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
WAKE COUNTY

BY \_\_\_\_\_  
DEPUTY  
TIME : \_\_\_\_\_

GENERAL NOTES :  
1) THIS LOT IS NOT WITHIN A FLOOD PLAIN  
ACCORDING TO FEMA MAP COMMUNITY PANEL  
NO. 3720171400J, EFFECTIVE DATE : 05-02-06.  
2) NO NCGS MONUMENT WITHIN 2000'.  
3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.  
4) TOP OF BANK DETERMINED AND FLAGGED BY OTHERS,  
FIELD LOCATED BY THIS OFFICE.



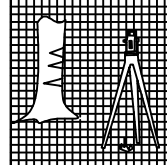
NO.	REVISIONS

A SURVEY FOR  
SHADES PROPERTIES-1 LLC  
OF  
LOTS 1-4, GLASCOCK ST. DUPLEX  
AS RECORDED IN BOOK OF MAPS  
1973 PAGE 31 WAKE COUNTY REGISTRY.

TOWNSHIP: RALEIGH COUNTY: WAKE

STATE: NORTH CAROLINA

ZONE: R-10 PIN. NO.: 1714.14-33-9712



HAROLD "TODD" SMITH  
LAND SURVEYING L-3345  
P.O. BOX 14142  
RALEIGH, N.C. (919) 605-6953

DATE: 12-28-18	SURVEYED BY: RWC	FIELD BOOK S-268/14
SCALE: 1" = 30'	DRAWN BY: HAS	DRAWING NO.
CHECKED & CLOSURE BY: HAS	218-430S	



NOTE :  
1) RECOMBINED PROPERTIES ARE SUBJECT TO PART 10, CHAPTER 9 (STORMWATER CONTROL AND WATERCOURSE BUFFER REGULATIONS) OF THE RALEIGH CITY CODE.  
2) THE AREAS SHOWN ON THE RECORDED PLAT IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER [AND/OR UNDISTURBED, UNMANAGED OPEN SPACE] SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER LAND-DISTURBING ACTIVITIES; NOR CUT, REMOVE, OR HARM ANY VEGETATION; NOR CONSTRUCT ANY STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR ANY OTHER AGRICULTURAL USE ON SUCH PROTECTED AREAS WITHOUT WRITTEN AUTHORIZATION OF THE DIVISION OF WATER QUALITY (DWQ) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233 OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES CLAIMING UNDER IT.

#### FLOOD PLAIN ORDINANCE

☐ FEMA MAPPED AREA  
☐ MAP NUMBER \_\_\_\_\_  
☐ OTHER \_\_\_\_\_

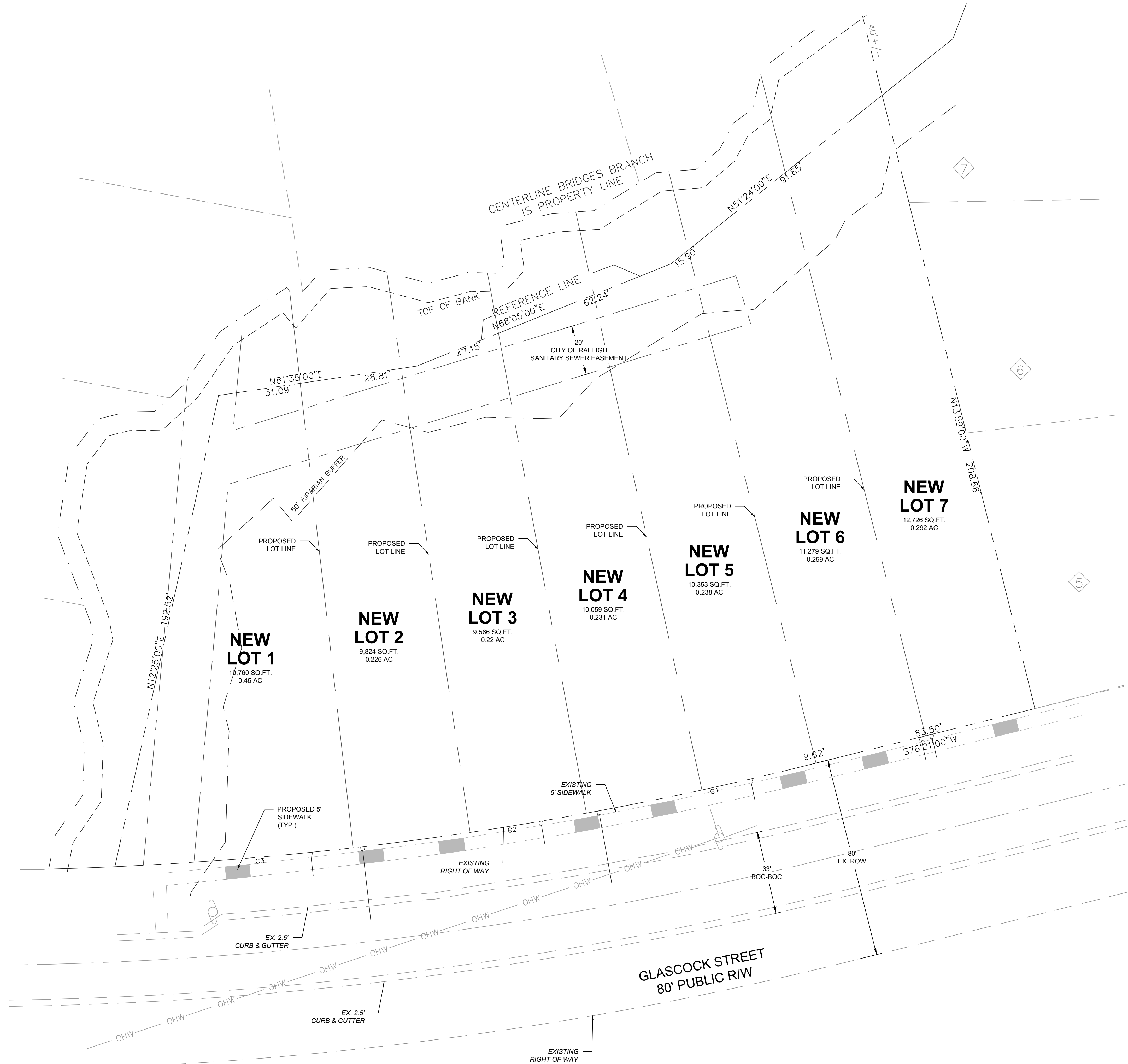
APPROV. BY \_\_\_\_\_

THIS PLAT NOT TO BE RECORDED  
AFTER \_\_\_\_\_ DAY OF \_\_\_\_\_  
1 COPY TO BE RETAINED FOR THE  
CITY.  
THIS PLAT IS ☒ IN ☐ OUT OF THE  
CITY LIMITS.

CURVE	CHORD BEARING	CHORD	DELTA	RADIUS	TANGENT	ARC
C1	S77°29'17"W	77.59	3°11'36"	1392.32	38.81	77.60
C2	S80°52'07"W	86.69	3°34'04"	1392.32	43.36	86.70
C3	S85°02'09"W	115.80	4°46'00"	1392.32	57.95	115.83

Recorded in Book of Maps \_\_\_\_\_ Vol. \_\_\_\_\_ Pg. \_\_\_\_\_

CAD FILE: D:\C35\Projects\2019\19007-Patterson-Glascock\Bare1 LAYOUT Site



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 CENTERLINE OF STREAM
	EXISTING TOP OF STREAM BANK
	EXISTING 50' RIPARIAN BUFFER
	PROPOSED LOT LINE

**SUMMARY INFORMATION**

DEVELOPER: PATTERSON CUSTOM BUILDERS

SITE ADDRESS: 1005, 1009, 1013, AND 1017 GLASCOCK ST.  
RALEIGH, NORTH CAROLINA

PIN NUMBER: 1714-33-9712, 1714-43-0715  
1714-43-0789, 1714-43-1853

JURISDICTION: CITY OF RALEIGH  
CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 1.91 ACRES (83,571 SF)  
PROPOSED LOT 1: 0.45 ACRES (19,760 SF)  
PROPOSED LOT 2: 0.226 ACRES (9,824 SF)  
PROPOSED LOT 3: 0.22 ACRES (9,566 SF)  
PROPOSED LOT 4: 0.231 ACRES (10,059 SF)  
PROPOSED LOT 5: 0.238 ACRES (10,353 SF)  
PROPOSED LOT 6: 0.259 ACRES (11,279 SF)  
PROPOSED LOT 7: 0.292 ACRES (12,726 SF)  
DEDICATED RIGHT OF WAY: 0.0 ACRES (0.0 SF)

PROPOSED DENSITY: 7 UNITS/1.91 ACRES=3.66 U/A

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF  
BLOCK PERIMETER PROVIDED: 11,360LF

RALEIGH CITIZENS ADVISORY COUNCIL (CAC): EAST CAC

OWNER/DEVELOPER:  
PATTERSON CUSTOM BUILDERS  
817 NEW BERN AVENUE, SUITE 4  
RALEIGH, NORTH CAROLINA 27601

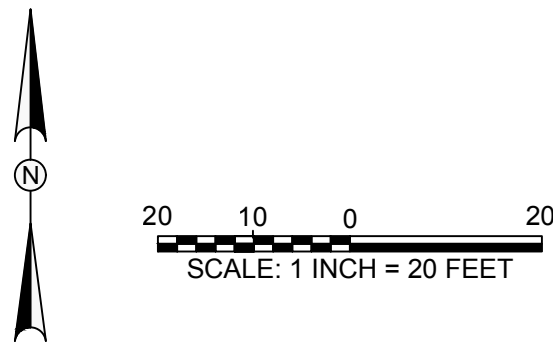
ENGINEER:  
CRUMPLER CONSULTING SERVICES, PLLC  
CONTACT: JOSH CRUMPLER, PE  
2308 RIDGE ROAD  
RALEIGH, NC 27612  
(919) 413-1704

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.

NOTES

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- 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 3720171400J DATED MAY 2, 2006.
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- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



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

ISSUED FOR PERMITTING

DATE					
DESCRIPTION					
REV.					

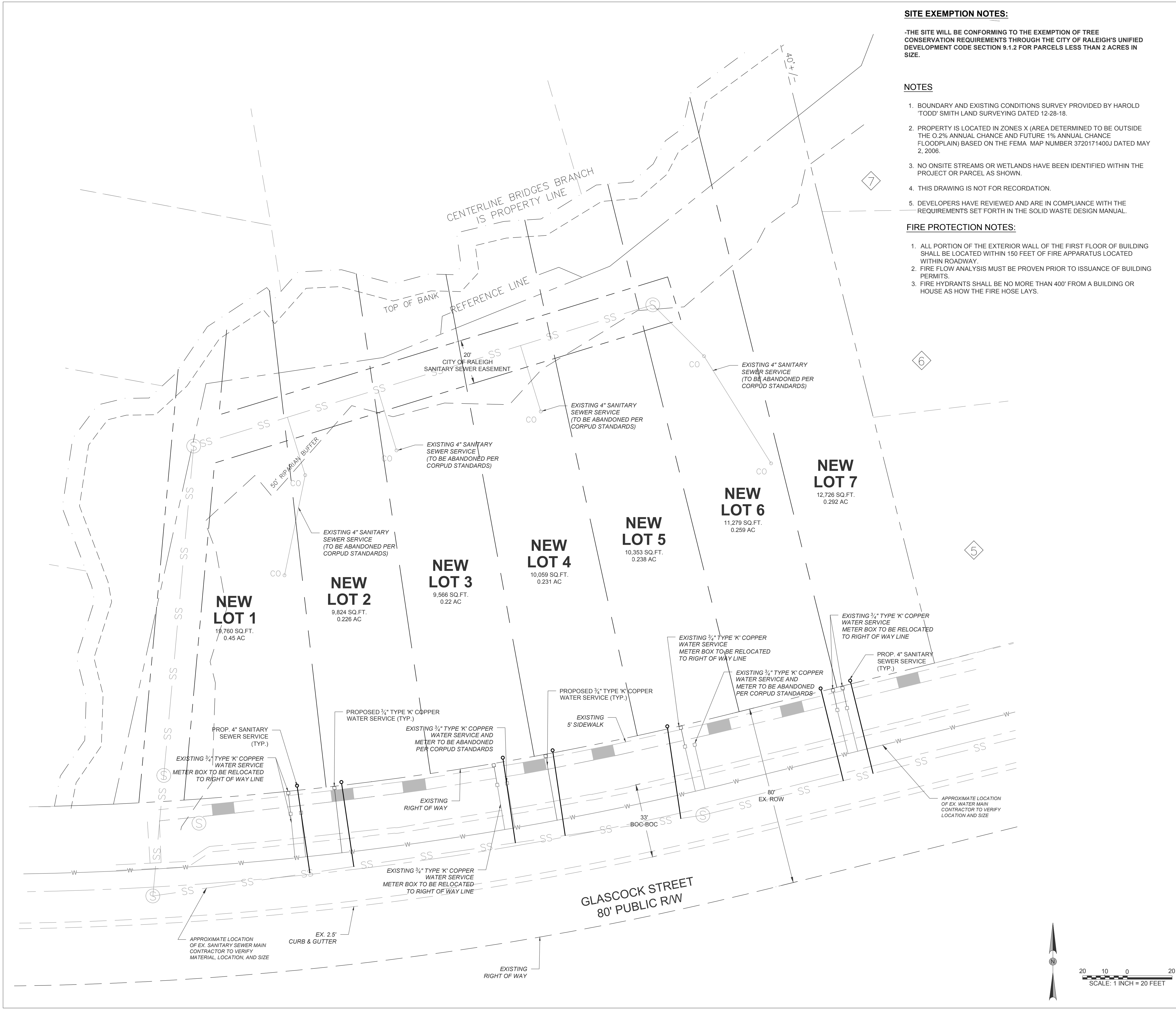
PROPOSED SUBDIVISION PLAN  
GLASCOCK-7 LOT SUBDIVISION  
1005 GLASCOCK STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 19005  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 04/30/19  
SCALE: 1" = 20'

C-3  
3 of 7



CAD FILE: D:\C59\Projects\2019\19007-Patterson-Glascock\Bae1 LAYOUT - Utility



**SITE EXEMPTION NOTES:**

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**NOTES**

1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD 'TODD' SMITH LAND SURVEYING DATED 12-28-18.
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 3720171400J 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. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

**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.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK

**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 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)
  - c. 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.
  - 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 FORCEMAINS. 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 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.
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 NCDWQ, 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) 996-5923 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.

**ISSUED FOR PERMITTING**

REV.	DESCRIPTION	DATE

**UTILITY PLAN**

**GLASCOCK-7 LOT SUBDIVISION**

1005 GLASCOCK STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.:	19005
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	04/30/19
SCALE:	1" = 20'

**C-5**



