

ARBUTUS DRIVE SUBDIVISION S-54-2017



0 300 600 Feet

Zoning: **R-4 w/NCOD**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **1.24**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Mangrum Building
LLC**
Phone: **(919) 868-3114**





Administrative Approval Action

Arbutus Drive Subdivision Revision / S-54-17
Transaction # 543302 / AA # 3771

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Arbutus Drive, west of the intersection of Arbutus Drive and Galax Road. The site is addressed at 4212 Arbutus Drive, which is inside City limits.

REQUEST: This is a proposed revision to a previously approved subdivision of a 1.24 acre tract zoned R-4, NCOD (Laurel Hills Overlay) into two lots. The original approval was under transaction # 526204 / AA # 3692. This revision includes modified stormwater compliance measures on the plans and updated conditions of approval as stated below. The sunset date for this approval is unchanged.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by The Nau Company, dated 2/20/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

STORMWATER

1. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
2. A stormwater control plan for the shared stormwater device with an operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
3. A nitrogen offset payment must be made to a qualifying mitigation bank;

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. That a demolition permit shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING

2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 408' of 1/2 of a 27' b-b street including curb and gutter, 6' sidewalk, and street trees is paid to the City of Raleigh.



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3. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions
5. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

STORMWATER

6. The maximum allowable impervious surface area allocated to each lot be shown on all maps for recording; (6500 sf per lot)
7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.
8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners' association
9. The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
10. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department.

URBAN FORESTRY

11. That a fee-in-lieu will be paid for the required street trees.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

PUBLIC UTILITIES

12. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

Prior to issuance of building occupancy permit:



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13. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
14. In accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.
15. In accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.

EXPIRATION DATES: THE SUNSET DATE FOR THIS PLAN APPROVAL IS UNCHANGED.

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: 11-1-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 3/6/18

Staff Coordinator: Ryan Boivin

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 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 Arbutus Drive		
Proposed Use Residential		
Property Address(es) 4212 Arbutus Drive, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0785-90-2633	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 Mangrum Building, LLC		Owner/Developer Name Ronnie Adams
Address 412- B East Williams Street, Apex, NC		
Phone 919-868-3114	Email radams@mangrumbuilding.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name The Nau Company		Contact Name David Arnold, PE
Address P.O. Box 810, Rolesville, NC 27571		
Phone 919.630.2552	Email darnold@thenauco.com	Fax

ARBUTUS DRIVE

LOTS 6 AND 7 PRELIMINARY SUBDIVISION PLAN REVISION

RALEIGH, NC

REVISED: FEBRUARY 20, 2018
JANUARY 31, 2018

CITY OF RALEIGH PROJECT NO: 5-54-17
CURRENT TRANSACTION NUMBER: 543302
PREVIOUS TRANSACTION NUMBER: 526204

CLIENT/OWNER

MANGRUM BUILDING, LLC
ATTN: MR. RONNIE ADAMS
412-A EAST WILLIAMS ST
APEX, NC 27502
919-868-3114

THESE PLANS ARE A REVISION TO
PREVIOUSLY APPROVED PLANS

PROPERTY DATA

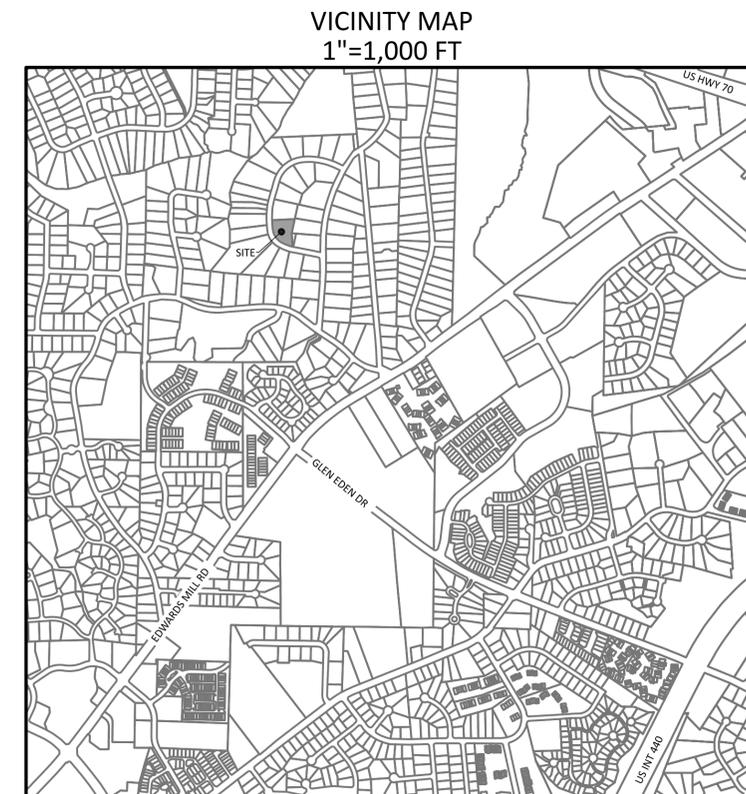
PROJECT NAME: ARBUTUS DRIVE LOTS 6 AND 7 RALEIGH, NORTH CAROLINA	PROPERTY INFORMATION: OWNER: JOHN KACHORIS PIN NO. 0786-90-2633 REAL ESTATE ID: 0044571
SITE LOCATION: 4212 ARBUTUS DRIVE RALEIGH, NORTH CAROLINA	SITE ACREAGE: TOTAL ACREAGE: 1.24 ACRES
DEVELOPER: MANGRUM BUILDING, LLC 412-A EAST WILLIAMS ST APEX, NC 27502 CONTACT: MR. RONNIE ADAMS PHONE: 919-868-3114	ZONING CLASSIFICATION: EXISTING ZONING: R-4 LAND USE: SINGLE FAMILY
CIVIL ENGINEER: THE NAU COMPANY, PLLC PO BOX 810 ROLESVILLE, NORTH CAROLINA 27571 CONTACT: MR. JAMES DAVID ARNOLD, PE PHONE: 919-630-2552	ZONING DIMENSIONS: MIN LOT AREA: 10,000 SF MIN LOT (INTERIOR) WIDTH: 65 FT
SURVEYOR: ROBINSON & PLANTE 1240 SE MAYNARD RD., SUITE 203 CARY, NC 27511 CONTACT: MR. BUDDY PLANTE, PS PHONE: 919-481-1245	OVERLAY DISTRICT: DISTRICT NAME: NCOD/LAUREL HILLS MIN LOT SIZE: 21,780 SF MINIMUM FRONTAGE: 45 FT MINIMUM LOT WIDTH: 100' MEASURED 80' FROM FRONT PROPERTY LINE

- CONDITIONS OF APPROVAL:**
- SUBDIVISION PLAT RECORDATION REQUIRED
 - CONCURRENT SITE PLAN APPROVAL OF THE SEWER MAIN EXTENSION REQUIRED PRIOR TO PLAT RECORDATION.
 - SEWER MAIN EXTENSION WILL REQUIRE CONSTRUCTION APPROVAL.
 - A DEMOLITION PERMIT FOR THE EXISTING SINGLE FAMILY DWELLING SHALL BE REQUIRED PRIOR TO PLAT RECORDATION.
 - ABANDONMENT PERMITS FOR ALL EXISTING WELLS AND SEPTIC SYSTEMS WITHIN THE PROPERTY LIMITS SHALL BE REQUIRED PRIOR TO PLAT RECORDATION.

SHEET INDEX

C-0	COVER SHEET
C-1	EXISTING CONDITIONS PLAN
C-2	SITE AND UTILITY PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UNDERGROUND DETENTION DETAILS

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: 1.24		
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NCOD Laurel Hills Overlay
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	5,400 sf acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	13,000 sf 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	Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning Districts 1.6 units/acre		
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 David Arnold, PE 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 1/29/18
Signature		Date

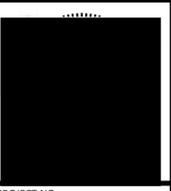


The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919-435-6395
NCBELS License P-0751
FINAL DRAWING - RELEASED FOR CONSTRUCTION

ARBUTUS DRIVE
LOTS 6 AND 7
PRELIMINARY SUBDIVISION PLAN REVISION
REVISED: FEBRUARY 20, 2018
JANUARY 31, 2018

REVISIONS	DATE	DESCRIPTION

**ARBUTUS DRIVE
 LOTS 6 AND 7**
 RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS PLAN



PROJECT NO:	
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=20'
DATE:	2018-01-31
SHEET NO:	C-1

- EXISTING CONDITIONS NOTES**
1. TOPOGRAPHIC SURVEY TAKEN FROM ELECTRONIC CAD FILE PROVIDED BY: ROBINSON & PLANTE SURVEYING ON AUGUST 1ST, 2017.
 2. THE SURVEYOR DID NOT EXAMINE OR CONSIDER SUBSURFACE OR ENVIRONMENTAL CONDITIONS FOR THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
 3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN AND ADDITIONAL BURIED UTILITIES MAY EXIST.
 4. THE PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE SURVEYOR OR THE NAU COMPANY, PLLC.
 5. PROPERTY IS CREATED FROM REFERENCES SHOWN.
 6. PROPERTY IS NOT IN THE 100 YEAR FLOOD BY FEMA FIRM MAP NUMBER 3720078000 PANEL 0786 MAP REVISED MAY 2, 2006.
 7. NO NCCS GRID MONUMENT LOCATED WITHIN 2,000' OF SUBJECT PROPERTY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°23'15" E	46.82'
L2	N 01°28'49" W	60.14'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
C1	24°59'34"	427.40'	186.43'	184.96'	94.72'	N 65°14'29" W
C2	47°30'00"	121.80'	100.98'	98.11'	53.59'	N 28°59'43" W
C3	0°41'26"	668.30'	8.05'	8.05'	4.03'	N 04°54'00" W
C4	1°17'31"	427.40'	9.64'	9.64'	4.82'	S 78°23'02" E

EXISTING CONDITIONS LEGEND

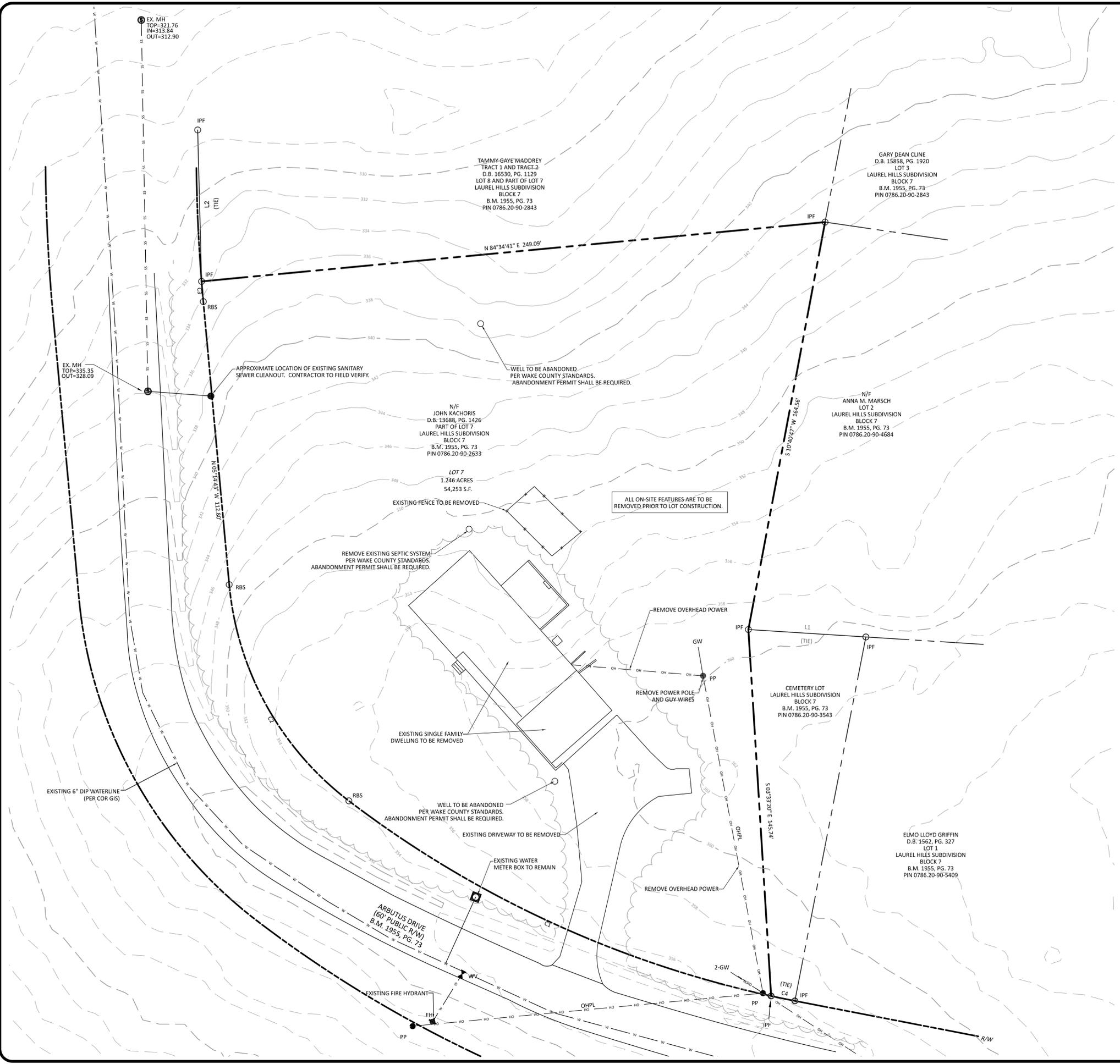
EXISTING PROPERTY BOUNDARY	---
EXISTING RIGHT-OF-WAY	---
EXISTING PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING SETBACK	---
EXISTING PROPERTY BUFFER	---
EXISTING ROAD CENTERLINE	---
EXISTING CURB & GUTTER (ROAD)	---
TREELINE	---
EXISTING GIS CONTOUR	---
EXISTING GIS MAJOR (10') CONTOUR	---
EXISTING GIS MINOR (2') CONTOUR	---
OVERHEAD UTILITY LINE	---
OVERHEAD POWER LINE	---
UNDERGROUND UTILITY LINE	---
UNDERGROUND CABLE TV LINE	---
UNDERGROUND FIBER OPTIC LINE	---
UNDERGROUND GAS LINE	---
UNDERGROUND ELECTRIC LINE	---
UNDERGROUND TELEPHONE LINE	---
EX. SANITARY SEWER PIPE	---
EX. SANITARY SEWER MANHOLE	●
EX. SANITARY SEWER CLEANOUT	○
EX. WATER PIPE	---
EX. WATER METER	□
EX. WATER HYDRANT	◆
EX. WATER VALVES	✦

LEGEND

(IPF)-IRON PIPE FOUND
(RBS)-REBAR SET
(PB)-PHONE BOX
(PP)-POWER POLE
(GW)-GLUY WIRE
(OHPL)-OVERHEAD POWERLINE
(EOP)-EDGE OF PAVEMENT
(SSMH)-SANITARY SEWER MANHOLE
(WV)-WATER VALVE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH SPECIFICATIONS AND DETAILS

SCALE: 1"=20'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ALL ON-SITE FEATURES ARE TO BE REMOVED PRIOR TO LOT CONSTRUCTION.

REMOVE EXISTING SEPTIC SYSTEM PER WAKE COUNTY STANDARDS. ABANDONMENT PERMIT SHALL BE REQUIRED.

WELL TO BE ABANDONED PER WAKE COUNTY STANDARDS. ABANDONMENT PERMIT SHALL BE REQUIRED.

EXISTING FENCE TO BE REMOVED

EXISTING SINGLE FAMILY DWELLING TO BE REMOVED

WELL TO BE ABANDONED PER WAKE COUNTY STANDARDS. ABANDONMENT PERMIT SHALL BE REQUIRED.

EXISTING DRIVEWAY TO BE REMOVED

REMOVE OVERHEAD POWER

REMOVE POWER POLE AND GUY WIRES

REMOVE OVERHEAD POWER

ARBUS DRIVE (60' PUBLIC R/W) B.M. 1955, PG. 73

EXISTING FIRE HYDRANT

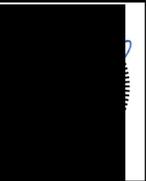
EXISTING WATER METER BOX TO REMAIN

2-GW

(TIE) C4

(IPF)

REVISIONS	REVISION PER CITY OF RALEIGH COMMENTS	REVISION FOR UNDERGROUND DETENTION
2	2018-02-20	1
1	2018-01-31	1



TREE CONSERVATION NOTES:
 PER CITY OF RALEIGH UDO SECTION 9.1.2, TREE CONSERVATION AREAS ARE NOT REQUIRED FOR SUBDIVISION OF PARCELS LESS THAN 2 ACRES IN SIZE.

TRANSPORTATION NOTES:
 ARBUTUS DRIVE IS CLASSIFIED AS A NEIGHBORHOOD YIELD STREET BY THE CITY OF RALEIGH STREET PLAN (SERVES FEWER THAN 40 UNITS). ROADWAY IMPROVEMENTS ARE REQUIRED FOR 1/2 OF THE 27' B-B STREET SECTION, 6' SIDEWALK, AND STREET TREES. IMPROVEMENTS ALONG THE PROPERTY FRONTAGE SHALL BE PAID VIA FEE IN LIEU.

LANDSCAPING NOTES:
 A FEE IN LIEU WILL BE REQUIRED TO MEET THE STREET REQUIREMENTS PROVIDED IN THE CITY OF RALEIGH UDO SECTION 8.5.1.D. TOTAL LENGTH OF STREET FRONTAGE AT ROW: 408.26'

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection**, **Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

- CITY OF RALEIGH STANDARD UTILITY NOTES:
- 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 FORCE MAINS. 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 1/2" 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 ENCHROACHMENT 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

SITE PLAN LEGEND

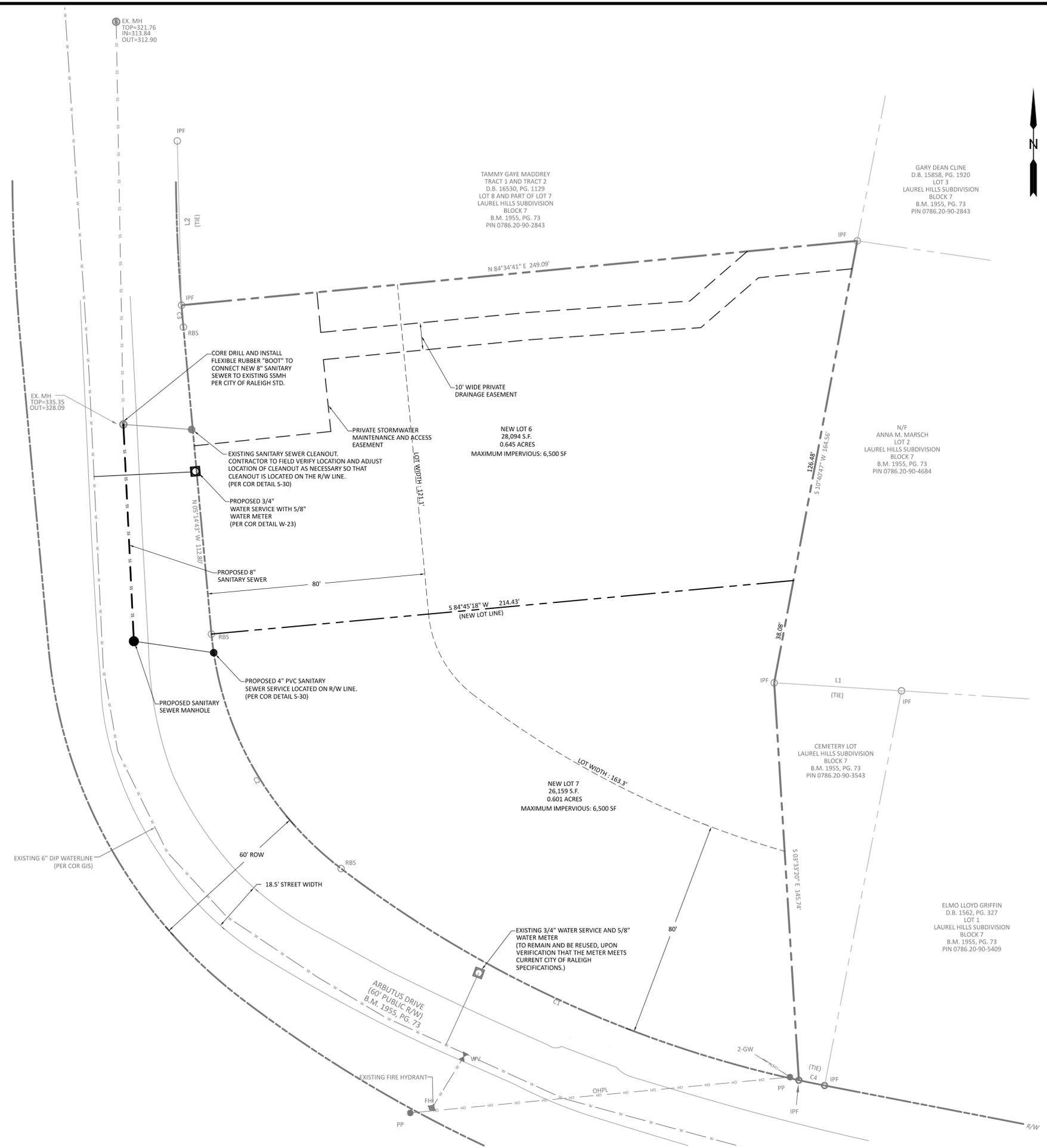
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- SETBACK

UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER PIPE
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- EXISTING WATER PIPE
- WATER METER
- EX. FIRE HYDRANT
- EX. WATER VALVES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH SPECIFICATIONS AND DETAILS

SCALE: 1"=20'
 PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TAMMY GAYE MADDREY
 TRACT 1 AND TRACT 2
 D.B. 16530, PG. 1129
 LOT 8 AND PART OF LOT 7
 LAUREL HILLS SUBDIVISION
 BLOCK 7
 B.M. 1955, PG. 73
 PIN 0786.20-90-2843

GARY DEAN CLINE
 D.B. 15858, PG. 1920
 LOT 3
 LAUREL HILLS SUBDIVISION
 BLOCK 7
 B.M. 1955, PG. 73
 PIN 0786.20-90-2843

N/F
 ANNA M. MARSCH
 LOT 2
 LAUREL HILLS SUBDIVISION
 BLOCK 7
 B.M. 1955, PG. 73
 PIN 0786.20-90-4684

CEMETERY LOT
 LAUREL HILLS SUBDIVISION
 BLOCK 7
 B.M. 1955, PG. 73
 PIN 0786.20-90-3543

ELMO LLOYD GRIFFIN
 D.B. 1562, PG. 327
 LOT 1
 LAUREL HILLS SUBDIVISION
 BLOCK 7
 B.M. 1955, PG. 73
 PIN 0786.20-90-5409

EXISTING 3/4" WATER SERVICE AND 5/8" WATER METER (TO REMAIN AND BE REUSED, UPON VERIFICATION THAT THE METER MEETS CURRENT CITY OF RALEIGH SPECIFICATIONS.)

CORE DRILL AND INSTALL FLEXIBLE RUBBER "BOOT" TO CONNECT NEW 8" SANITARY SEWER TO EXISTING SSMH PER CITY OF RALEIGH STD.

EXISTING SANITARY SEWER CLEANOUT. CONTRACTOR TO FIELD VERIFY LOCATION AND ADJUST LOCATION OF CLEANOUT AS NECESSARY SO THAT CLEANOUT IS LOCATED ON THE R/W LINE. (PER COR DETAIL S-30)

PROPOSED 3/4" WATER SERVICE WITH 5/8" WATER METER (PER COR DETAIL W-23)

PROPOSED 8" SANITARY SEWER

PROPOSED 4" PVC SANITARY SEWER SERVICE LOCATED ON R/W LINE. (PER COR DETAIL S-30)

PROPOSED SANITARY SEWER MANHOLE

18.5' STREET WIDTH

60' ROW

10' WIDE PRIVATE DRAINAGE EASEMENT

PRIVATE STORMWATER MAINTENANCE AND ACCESS EASEMENT

NEW LOT 6
 28,094 S.F.
 0.645 ACRES
 MAXIMUM IMPERVIOUS: 6,500 SF

NEW LOT 7
 26,159 S.F.
 0.601 ACRES
 MAXIMUM IMPERVIOUS: 6,500 SF

ARBUTUS DRIVE (60' PUBLIC R/W)
 B.M. 1955, PG. 73

EXISTING FIRE HYDRANT

EX. MH
 TOP=335.35
 OUT=328.09

EX. MH
 TOP=321.76
 IN=313.84
 OUT=312.90

