

# Preliminary Subdivision Application

## Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT OPTIONS (UDO Chapter 2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option	
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Brooks Subdivision			
Property Address(es): 7819 Harps Mill Rd			
Recorded Deed PIN(s): 1717485476			
<b>Building type(s):</b>	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot
			<input type="checkbox"/> Apartment
			<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b> Brady, R Daniel Trustee of Fred G Brooks and Margaret A. Guy Brooks	
Company: Brady Cobin Law Group	Title: <i>Trustee</i>
Address: 4141 Parklake Ave., Suite <i>310</i> 130, Raleigh, NC 27612	
Phone #: 919 573-1416	Email: dbrady@ncestateplanning.com
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 27,595 SF, 0.633 acre

Zoning districts (if more than one, provide acreage of each):

R-6

Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) 5,756 Proposed total (sf) 0	Impervious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf)
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: 2 # of Attached House Lots: Brady, Rd # of Townhouse Lots:

# of Tiny House Lots: # of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):

Total # of Lots: 2 Total # Dwelling Units: 2

# of bedroom units (if known): 1br 2br 3br 4br 2

Proposed density for each zoning district (UDO 1.5.2.F): 3.16

**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

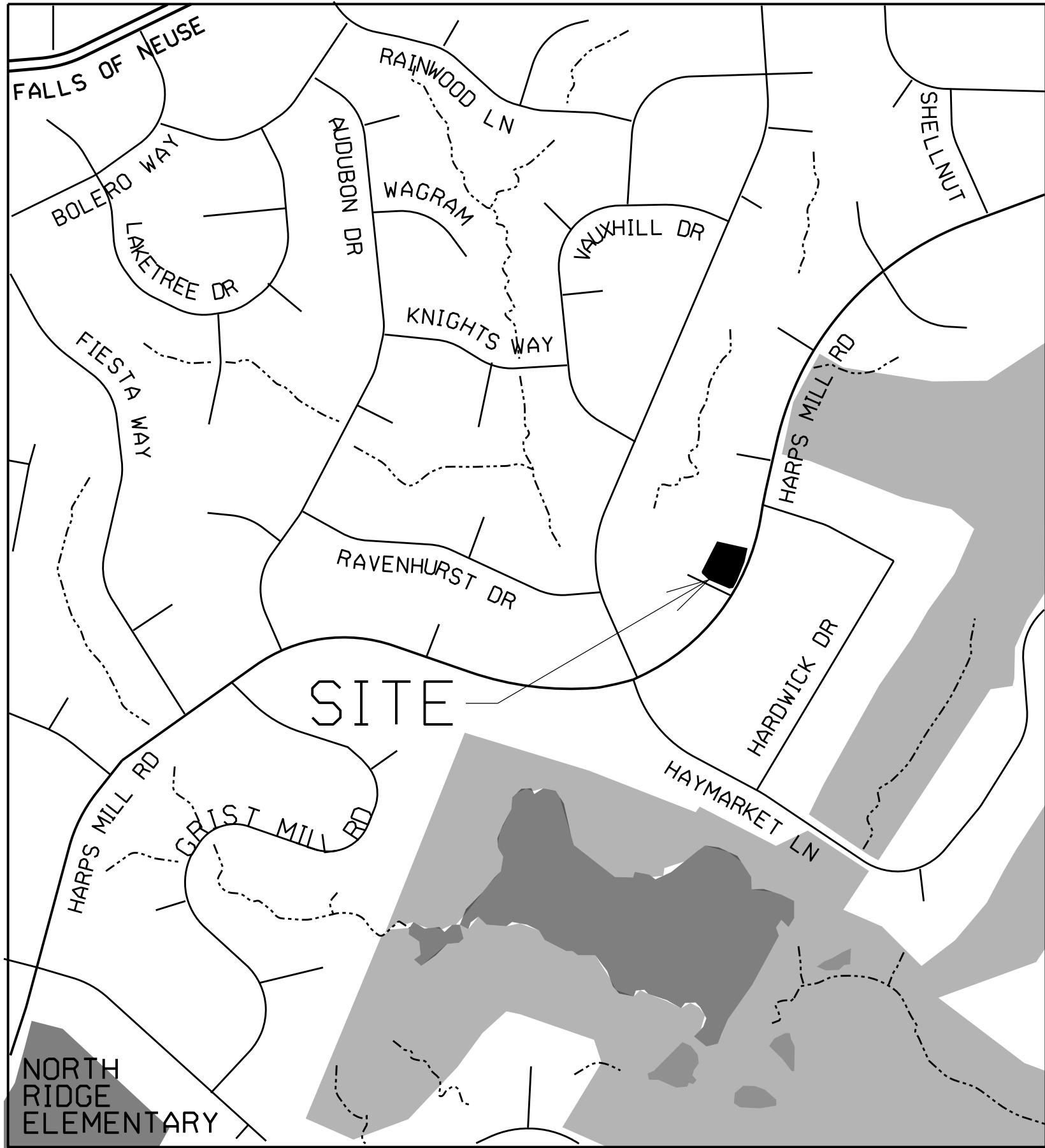
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:  . TRUSTEE Date: 1/22/2023

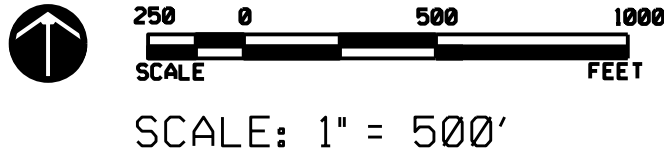
Printed Name: R. DANIEL BRADY, TRUSTEE

Signature: Date:

Printed Name:



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	U-1	UTILITY PLAN
5	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:  
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

RESIDENTIAL INFILL RULES APPLICABLE AT BUILDING PERMIT REVIEW.

BROOKS  
SUBDIVISION

7819 HARPS MILL RD  
RALEIGH, NORTH CAROLINA

OWNER:  
R. DANIEL BRADY, TRUSTEE  
OF THE  
FRED G. BROOKS  
MARGARET A. GUY BROOKS  
REVOCABLE TRUST  
7819 HARPS MILL RD.  
RALEIGH, NC 27615

CONTACT: R. DANIEL BRADY  
PHONE - 919 573-1416

### SITE DATA

ADDRESS: 7819 HARPS MILL RD., RALEIGH  
PIN #: 1717485476

GROSS ACREAGE: 27,595 SF - 0.633 AC  
NET ACREAGE: 25,928.99 SF - 0.595 AC  
(RIGHT OF WAY DEDICATION - 1,666.0 SF)

ZONING: R-6  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
WATERSHED: NEUSE RIVER BASIN

THE SITE IS A SUBDIVISION OF LOT 33, BLOCK 37, PART D  
NORTH RIDGE, SECTION FOUR ADDITIONS TO HAYMARKET VILLAGE

EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 5,756 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 21 %

PROPOSED USE -  
TWO RESIDENTIAL SINGLE FAMILY LOTS  
LOT 1 - 12,942.78 SF - 0.297 AC  
LOT 2 - 12,986.21 SF - 0.298 AC

SETBACK & LOT DIMENSIONS AS PER UDO SEC.2.2.1 - SINGLE FAMILY  
A1 - MIN. LOT AREA = 6,000 SF / UNIT  
A2 - MIN. LOT WIDTH = 50', A3 - MIN. LOT DEPTH = 80'  
B - MIN. SETBACKS = FROM PRIMARY STREET - 10', FROM SIDE  
STREET - 10', FROM SIDE LOT LINE - 5', FROM REAR LOT  
LINE - 20'  
D - MAX. HEIGHT = PRINCIPAL BLDG - 40'/3 STORIES

PROJECTED WASTEWATER FLOW = 600 GPD  
2 DWELLINGS X 4 BEDROOMS X 75 GPD



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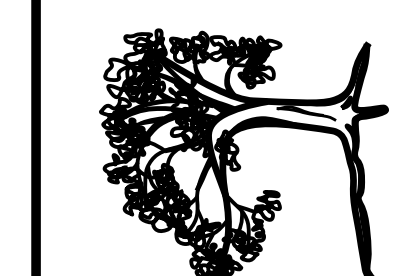
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Signature: R. DANIEL BRADY, TRUSTEE	Date: 1/22/2023
Printed Name: R. DANIEL BRADY, TRUSTEE	Date:
Signature:	Date:
Printed Name:	

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN INFORMATION, IS THE PROPERTY OF THE CITY OF RALEIGH. IT IS TO BE USED FOR THE PURPOSES FOR WHICH IT WAS SUBMITTED AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF RALEIGH.

**RWMA, PA**  
Raleigh, NC 27601  
101 W. Main St., Suite 202  
Phone (919) 779-4854  
Fax (919) 779-4056



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

BROOKS SUBDIVISION  
& PLANTING PLAN  
7819 HARPS MILL RD., RALEIGH, NC  
R. DANIEL BRADY, TRUSTEE OF THE  
FRED G. BROOKS AND MARGARET A. GUY  
BROOKS REVOCABLE TRUST  
4141 PARKLAKE AVE., SUITE 130  
RALEIGH, NC 27612

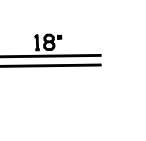








REVISIONS									
1									

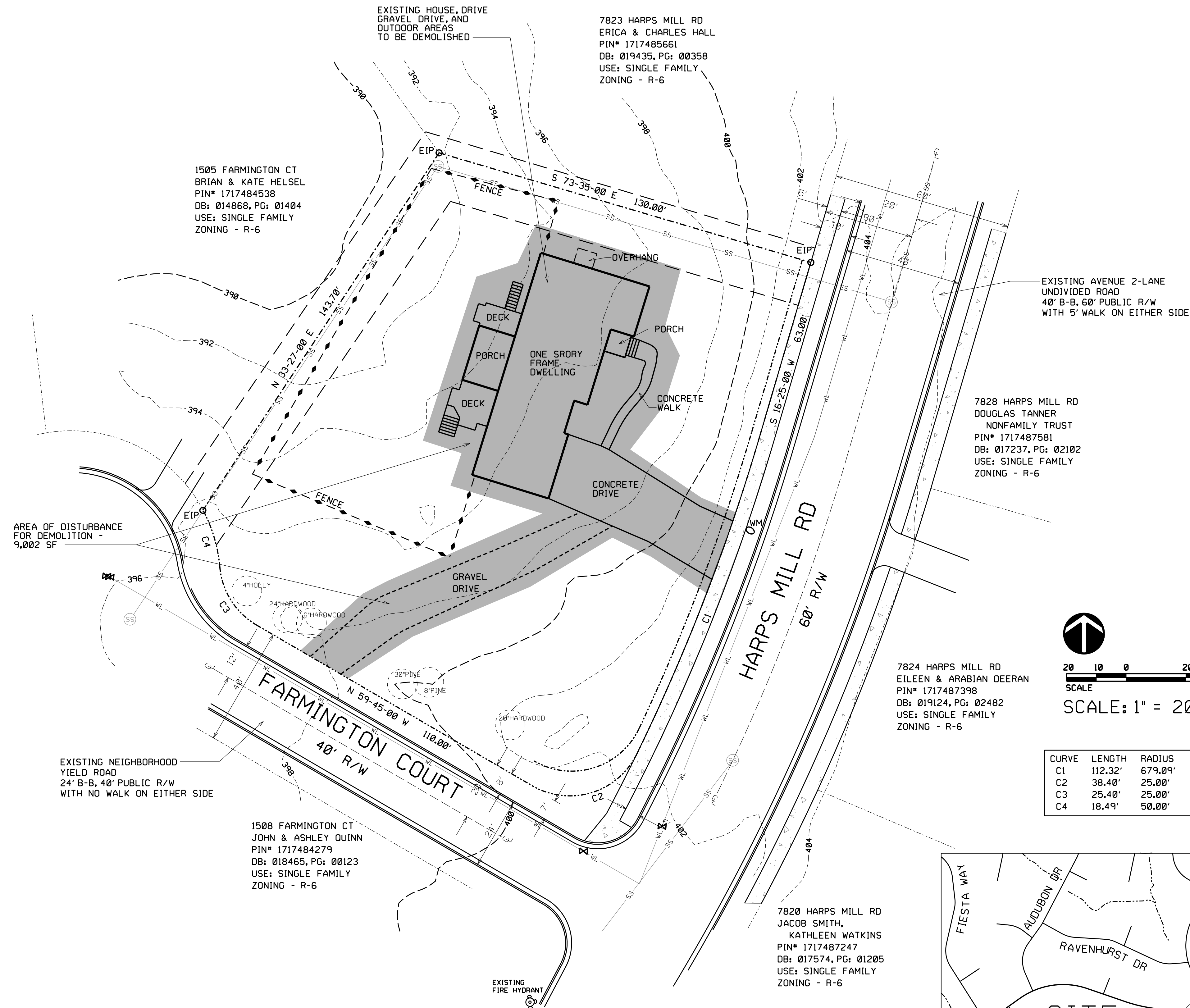
SCALE: NTS  
DATE: DEC. 11, 2023  
SHEET NO.:  
COVER SHEET  
CO-1  
SEQUENCE NO. 1 OF 5



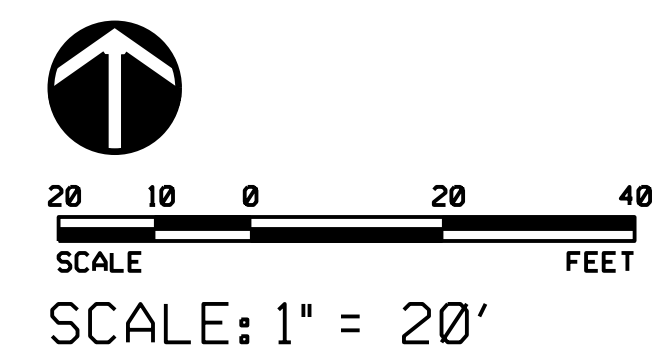
PIN NUMBER - 1717485476  
ADDRESS: 7819 HARPS MILL RD.  
LOT 33, BLOCK 37, PART D  
NORTH RIDGE, SECTION FOUR  
ADDITIONAS TO HAYMARKET VILLAGE  
BOM 1972, PAGE 208  
DB 019071, PAGE 01342  
TOTAL GROSS ACREAGE - 27,595 SF - 0.633 AC  
EXISTING IMPERVIOUS AREA - 5,756 SF - 0.132 AC  
HOUSE - 2,391 SF, PORCHES & DECK - 691 SF,  
WALK - 143 SF, CONCRETE DRIVE - 1,294 SF  
GRAVEL DRIVE - 1,237 SF  
EXISTING HOUSE / PORCHES / WALK / DRIVES TO BE DEMOLISHED  
AREA OF DISTURBANCE FOR DEMOLITION = 9,002 SF

LEGEND:

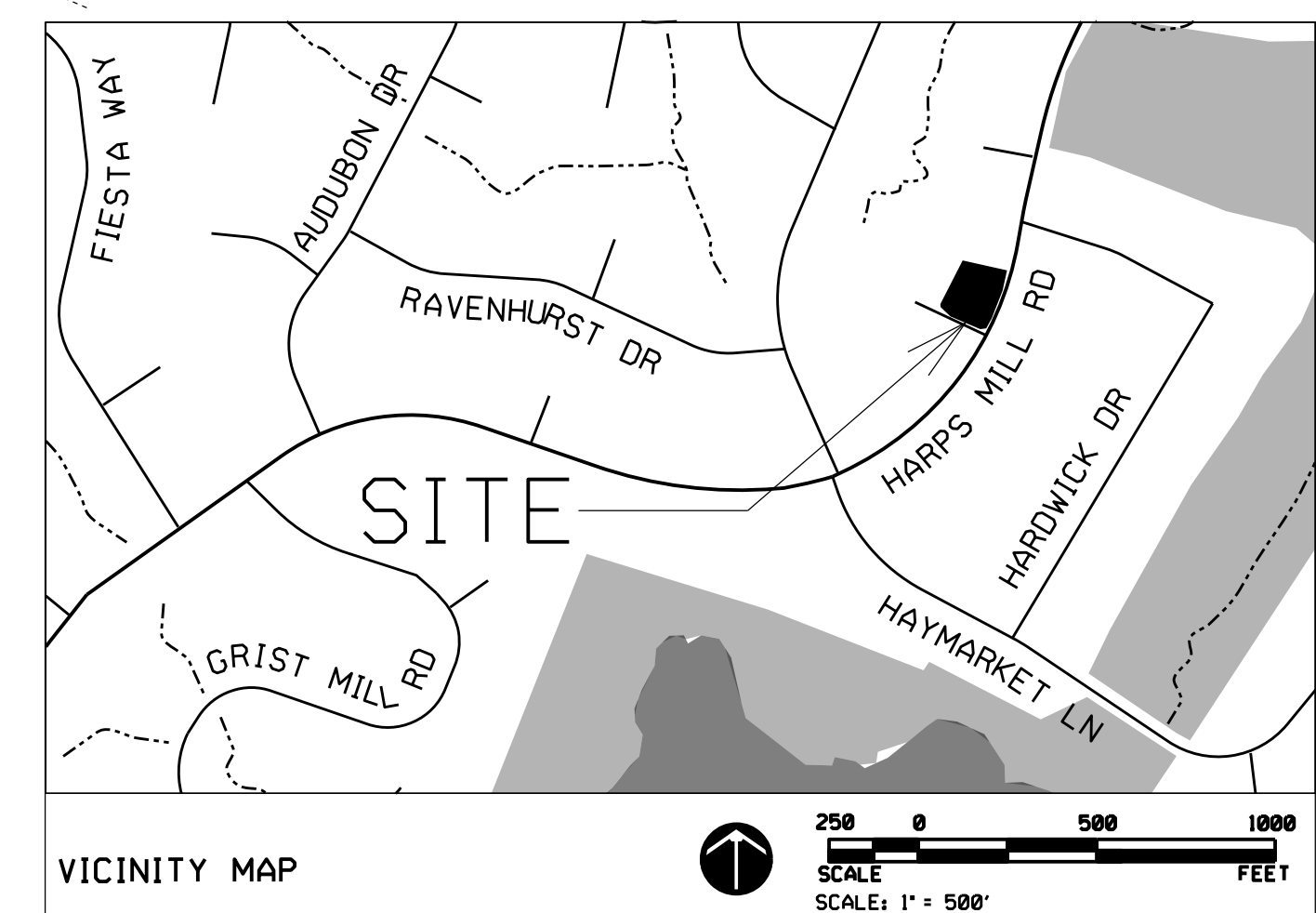
- 
 EXISTING TOPOGRAPHY  

 18" STORMWATER DRAIN LINE  

 SANITARY SEWER LINE  

 PROPERTY LINE  

 CO CLEANOUT  

 WM WATER METER  

 WV WATER VALVE  

 MH MAN HOLE  

 EXISTING RIGHT OF WAY



1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH, NC 27612, PHONE NUMBER: 919 781-2034, ENTITLED "R. DANIEL BRADY, TRUSTEE - LOT 33, BLOCK 37, PART D NORTH RIDGE, SECTION FOUR - 7819 HARPS MILL ROAD" AND DATED 11-1-2023. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	112.32'	679.09'	9-28-36	N 21-09-18 E	112.19
C2	38.40'	25.00'	88-00-23	N 69-53-47 E	34.73
C3	25.00'	25.00'	58-13-25	S 30-49-55 E	24.33
C4	18.49'	50.00'	21-11-17	N 17-25-44 W	18.38



**RALEIGH CASE NUMBER: SUB-**

ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

**DESIGNED:** AAP  
**DRAWN:**  
**APPROVED:**

**BROOKS SUBDIVISION**  
7819 HARPS MILL RD., RALEIGH NC  
**R. DANIEL BRADY, TRUSTEE OF THE  
FREDERICK C BROOKS AND MARGARET A GUY  
BROOKS REVOCABLE TRUST**  
4141 PARKLAKE AVE., SUITE 130  
RALEIGH, NC 27612

[illegible]

SCALE: NTS  
DATE: DEC. 11, 2023  
SHEET NO.:

## EXISTING CONDITIONS

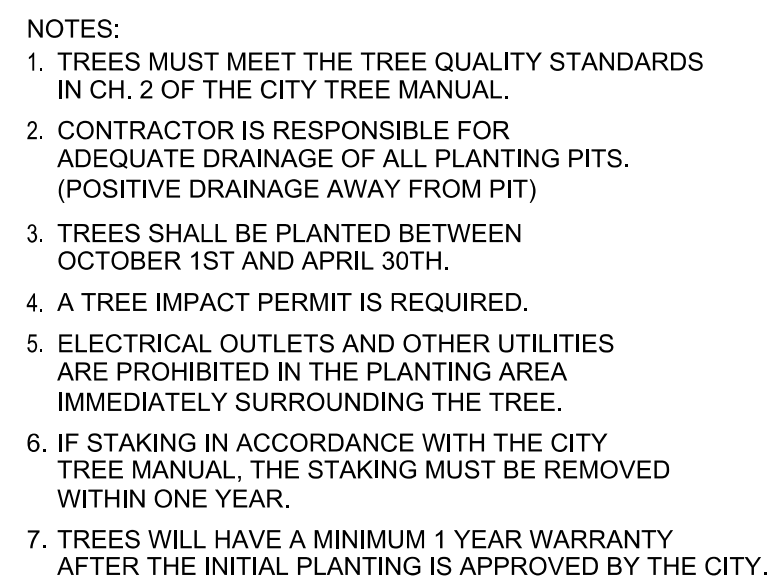
EC-1

SEQUENCE NO. 2 OF 5

**RWK, PA**  
engineering ~ surveying  
101 W. Main St., Suite 202  
Coroner, NC 27529  
Phone (919) 779-4854  
Fax (919) 779-4056



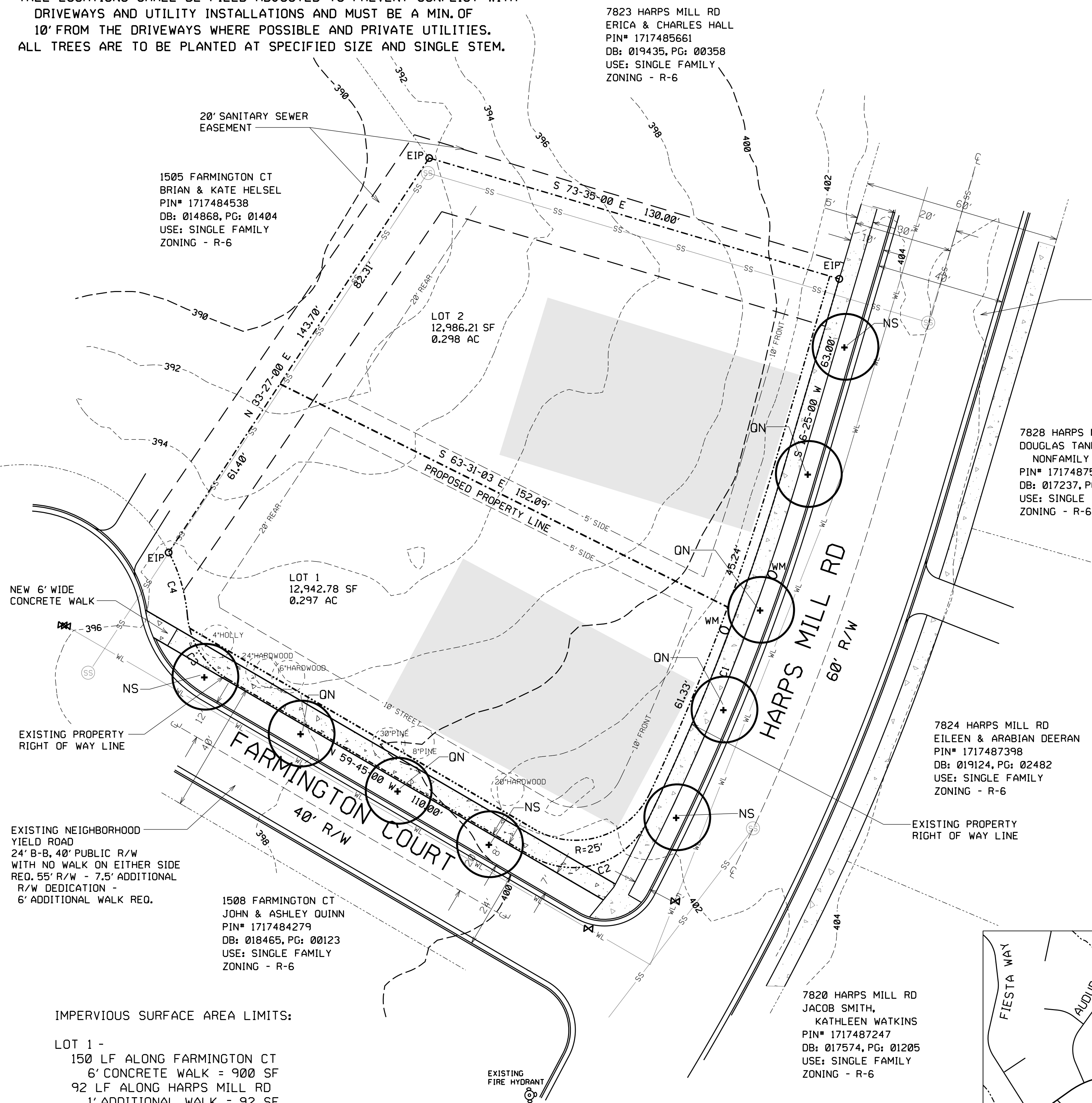
1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 27,595 SF - 0.63 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.63 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, THE DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR 5 TREES ALONG HARPS MILL RD. (197 LF FRONTAGE) AND FOR 4 TREES ALONG FARMINGTON CT. (170 LF FRONTAGE).
7. A FEE-IN-LIEU WILL BE REQUIRED FOR THE ADDITIONAL 1' OF SIDEWALK ALONG THE 197 LF ALONG HARPS MILL RD.
8. A 6' CONCRETE SIDEWALK IS TO BE LOCATED TWO FEET INSIDE THE RIGHT OF WAY. A SURETY BOND WILL BE REQUIRED FOR THE 145 FEET OF FRONTAGE ALONG FARMINGTON COURT.
9. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. THE SUBDIVISION PLAN CREATES TWO LOTS.
12. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
13. BUILDING FOOTPRINTS AND POTENTIAL DRIVES ARE SHOWN FOR REFERENCE ONLY.



<p align="center"><b>CITY OF RALEIGH</b> <b>STANDARD DETAIL</b></p>		
<p>REVISIONS</p>	<p>DATE: 8/2020</p>	<p>NOT TO SCALE</p>
<p>10/2019</p>	<p align="center">TREE PLANTING DETAIL</p>	
	<p align="center"><b>TPP-03</b></p>	

KEY	COUNT	PLANT NAME	SPACE	PLANTING SIZE
NS	4	NYSSA SYLVATICA, TUPELA	40'	3" CAL, 10' HT
ON	5	QUERCUS NUTTALLI, NUTTALL OAK	40'	3" CAL, 10' HT

NOTES:  
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH  
DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF  
10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES.  
ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



LOT 1 -  
150 LF ALONG FARMINGTON CT  
6' CONCRETE WALK = 900 SF  
92 LF ALONG HARPS MILL RD  
1' ADDITIONAL WALK = 92 SF  
(12,942.78 X .51) - 992 = 5,608.8 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,608.8 SF

LOT 2 -  
105 LF ALONG HARPS MILL RD  
1' CONCRETE WALK = 105 SF  
 $(12,986.21 \times .51) - 105 = 6,518.0$  SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 4,971.5 SF

PROPERTY NOTES:

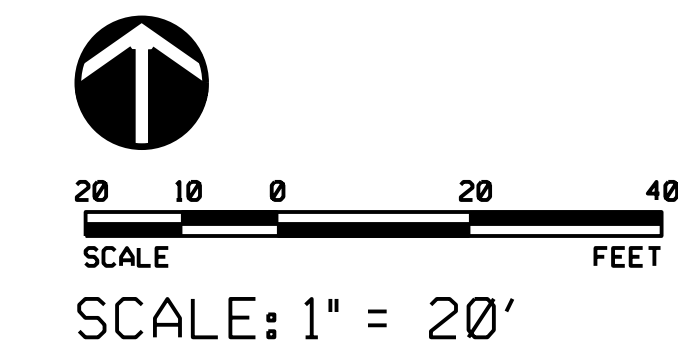
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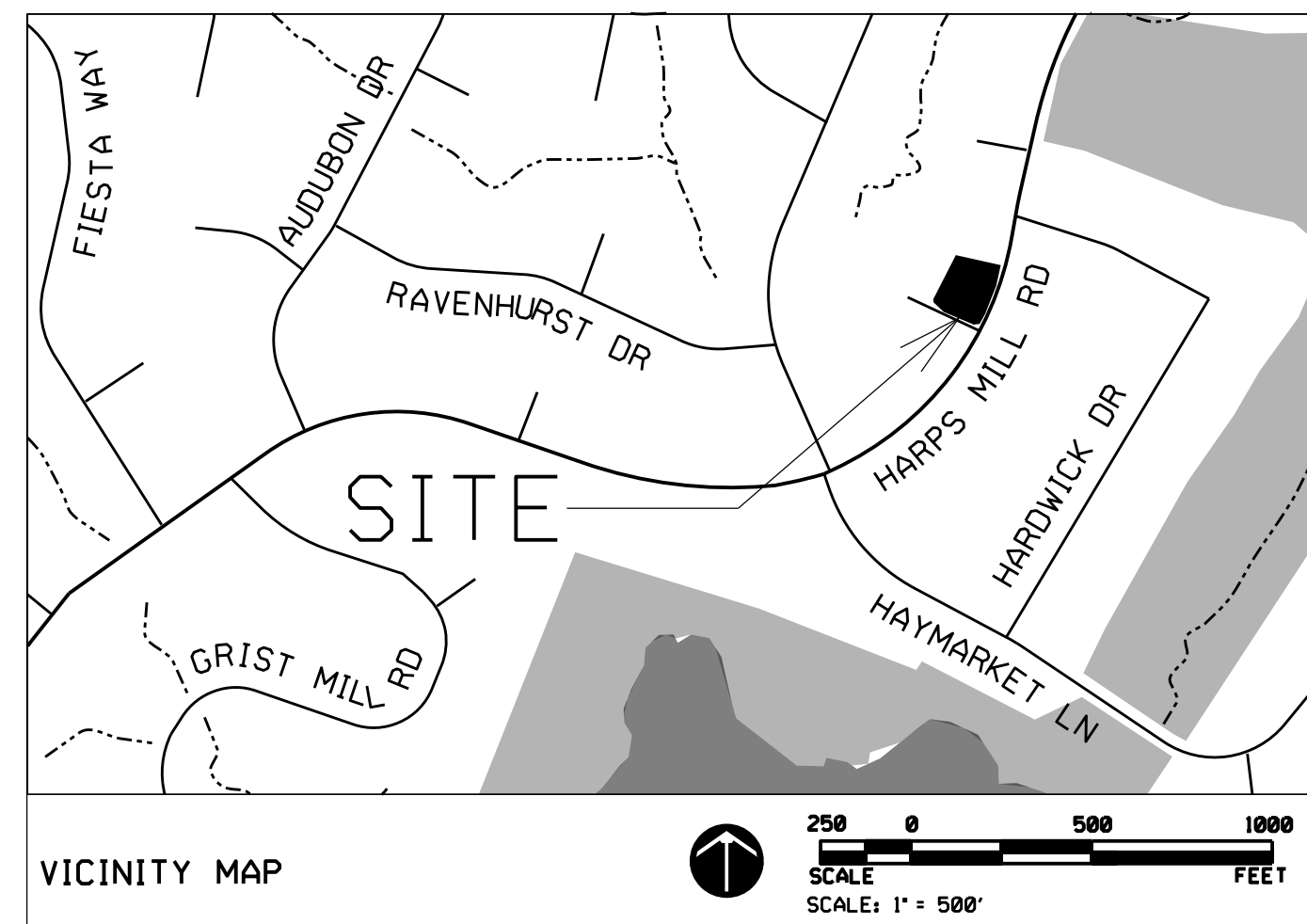
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ZONING - R-6

EXISTING TOPOGRAPHY  
E -- OVERHEAD POWER LINE  
- - - - - PROPERTY LINE  
- - - - - PROPOSED PROPERTY LINE  
- - - - - EXISTING RIGHT OF WAY  
50' X 80' MIN. LOT DIMENSIONS



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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RALEIGH CASE NUMBER: SUB-

SCALE: NTS  
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PROPOSED  
SUBDIVISION  
LAYOUT

SP-1  
SEQUENCE NO. 3 OF 5

**SEQUENCE NO. 3 OF 5**

ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

<b>DESIGNED:</b>	AAP
<b>DRAWN:</b>	
<b>APPROVED:</b>	

**BROOKS SUBDIVISION**  
7819 HARPS MILL RD., RALEIGH NC

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4141 PARKLAKE AVE., SUITE 130  
RALEIGH, NC 27612

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- 1

EXISTING WATER METER AND WATER SERVICE LINE TO REMAIN
- 2

NEW 5/8" WATER METER AND METER BOX  
W/ 3/4" TYPE K COPPER WATER SERVICE PIPE
- 3

NEW 4" PVC SANITARY SEWER SERVICE CLEAN-OUT  
W/ SCH 40 PVC SANITARY SEWER SERVICE PIPE
- 4

SSMH  
RIM 404.2  
INV. IN 395.9  
INV. OUT 395.85
- 5

SSMH  
RIM 391.6  
INV. IN 386.3  
INV. OUT 386.2
- 6

SSMH  
RIM 396.1  
INV. IN 384.1  
INV. OUT NOT MEASURED
- 7

SSMH  
RIM 403.0  
INVERTS NOT ACCESSIBLE

- UTILITY NOTES:
1. WATER UTILITY SIZES, PIPE MATERIALS AND APPROXIMATE LOCATIONS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  2. ALL NEW WATER METERS AND SANITARY SEWER SERVICES SHALL BE INSTALLED PER CITY OF RALEIGH STANDARD DETAIL.

NOTES FOR ABANDONING EXISTING WATER UTILITY SERVICES:

ANY UNUSED WATER SERVICE SHALL BE ABANDONED PER CORPUD STANDARDS. THE ENTIRE SERVICE STUB SHALL BE REMOVED. A MECHANICAL PLUG SHALL BE USED TO ABANDON THE CORPORATION COCK WHEN AVAILABLE. IF THE EQUIPMENT NECESSARY TO PLUG THE MAIN IS NOT AVAILABLE, THE CORPORATION STOP SHALL BE TURNED OFF AND CAPPED. A 1/2" INCH DIA. PVC PIPE SHALL EXTEND A MINIMUM ABOVE THE CAPPED CORPORATION STOP, WRAPPED AT LEAST 3 TIMES WITH CAUTION TAPE TO IDENTIFY THE ABANDONED TAP. REMAINING PORTIONS OF THE SERVICE STUB SHALL BE REMOVED FROM THE MAIN AND DISPOSED OF PROPERLY. SERVICE ABANDONMENT REQUIRES A STUB PERMIT FOR INSPECTION BY THE PUBLIC WORKS DEPARTMENT, 919-996-2409.

ANY UNUSED SEWER SERVICE SHALL BE ABANDONED BY REMOVING THE SADDLE AND REPLACING THE SADDLE WITH A 360 DEGREE STAINLESS STEEL SLEEVE. AT IN-LINE WYES, THE SERVICE LATERAL SHALL BE CUT WITHIN 12" OF THE WYE AND A MECHANICAL CAP INSTALLED ON DIP/CAST SERVICES OR GLUED TO PVC SERVICES AND THE ABANDONED WYE TO BE SURROUNDED WITH 1 CF OF CONCRETE. THE REMAINING PORTION OF THE SERVICE SHALL BE DISPOSED OF PROPERLY. SERVICE STUB ABANDONMENT REQUIRES A STUB PERMIT BY THE PUBLIC WORKS DEPARTMENT, 919-996-4540.

- PROPERTY NOTES:
1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY TURNING POINT SURVEYING, PLLC, 4113 JOHN S. RABOTEAU WYND, RALEIGH, NC 27612, PHONE NUMBER: 919 781-0234, ENTITLED 'R. DANIEL BRADY, TRUSTEE - LOT 33, BLOCK 37, PART D NORTH RIDGE, SECTION FOUR - 7819 HARPS MILL ROAD' AND DATED 11-1-2023. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
  2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

- STANDARD 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 10' 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 wateline 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 &/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
    - 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 wateline 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 18" 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. Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
  5. 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
  6. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains
  7. 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
  8. Install 1/2" copper water services with meters located at ROW or within a 2'x2' Wateline Easement immediately adjacent to ROW. It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
  9. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
  10. 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
  11. 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
  12. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
  13. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC / Bldg Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information
  14. 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. A Certificate of Compliance shall also be obtained from the RW Cross-

Connection Coordinator for each device prior to issuance of a UC / Bldg Permit. Contact (919) 996-5923 or [cross.connection@raleighnc.gov](mailto:cross.connection@raleighnc.gov) for more information

15. **NOTICE** for projects with replaced or oversized mains: If the City's reimbursement for an oversized main or urban main replacement project is \$250,000 or greater - the project must be publicly bid

\* Edit typical service size & material as appropriate

Bypass Pumping Operations

Sewer Bypass Pumping:

A bypass plan sealed by a NC Professional Engineer must be submitted to Public Utilities prior to pumping operations to coordinate with administration engineering staff. Pumps should be sized to handle the peak daily flow (2.5 times the average daily flow with a minimum of 50 gpm) for the line or area of work. The contractor shall secure pumps from a pump supplier according to the provided flow information. Pumping operations must be monitored 24 hours a day for each day of the pumping operation by qualified personnel in order to respond to problems or failures. 100% redundancy is required for pumping operations. In addition, back up pumps are to be connected to the bypass force main to facilitate immediate use upon failure of the prim

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	112.32'	679.09'	9-28-36	N 21-09-18 E	112.19
C2	38.40'	25.00'	88-00-23	N 69-53-47 E	34.73
C3	25.40'	25.00'	58-13-25	S 30-49-55 E	24.33
C4	18.49'	50.00'	21-11-17	N 17-25-44 W	18.38

EXISTING NEIGHBORHOOD  
YIELD ROAD  
24' B-B, 40' PUBLIC R/W  
WITH NO WALK ON EITHER SIDE

1505 FARMINGTON CT  
BRIAN & KATE HELSEL  
PIN# 1717484538  
DB: 014868, PG: 01404  
USE: SINGLE FAMILY  
ZONING - R-6

1508 FARMINGTON CT  
JOHN & ASHLEY QUINN  
PIN# 1717484279  
DB: 018465, PG: 00123  
USE: SINGLE FAMILY  
ZONING - R-6

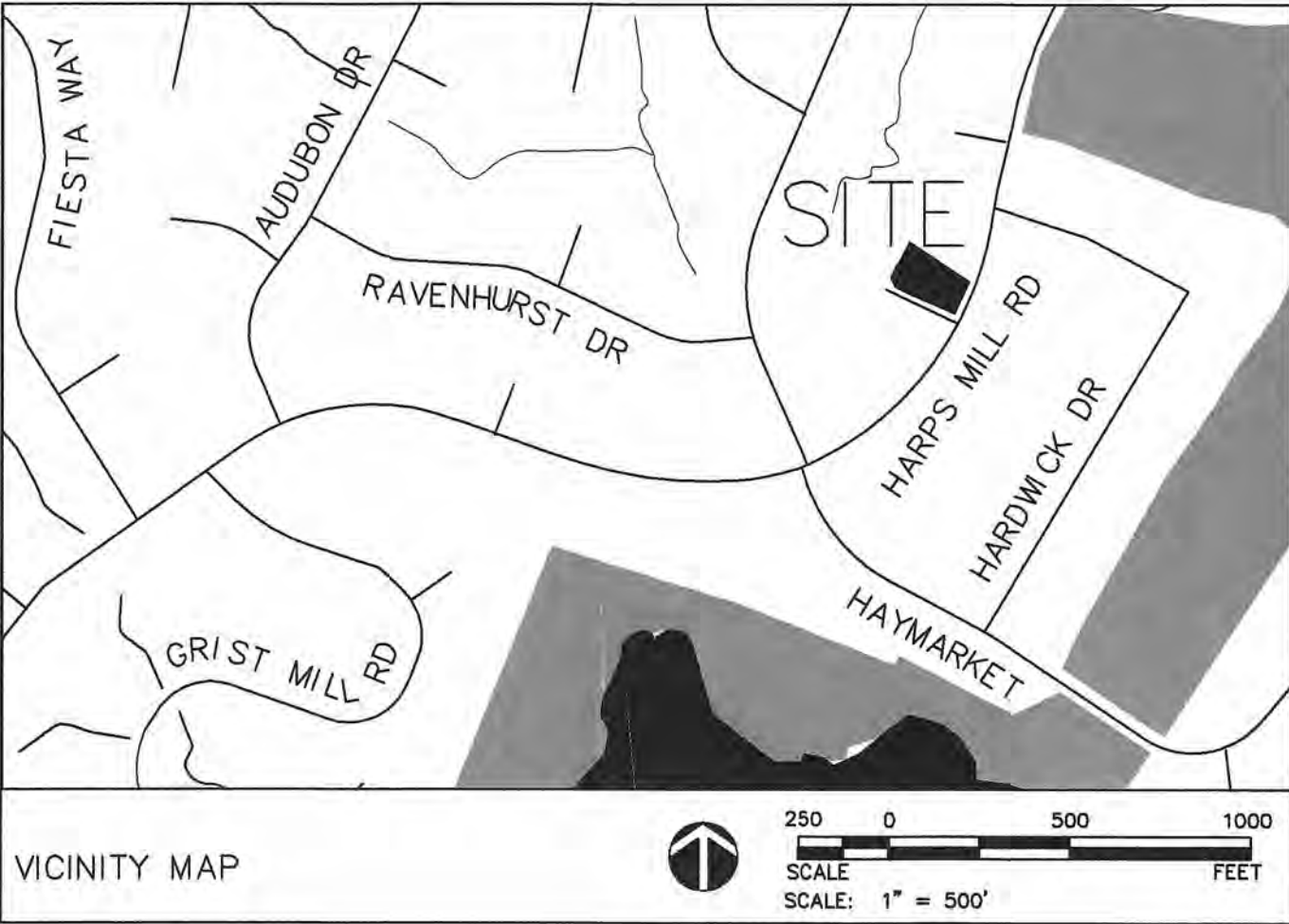
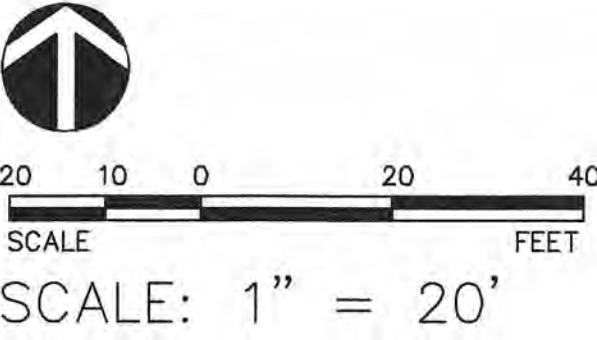
7823 HARPS MILL RD  
ERICA & CHARLES HALL  
PIN# 1717485661  
DB: 019435, PG: 00358  
USE: SINGLE FAMILY  
ZONING - R-6

EXISTING AVENUE 2-LANE  
UNDIVIDED ROAD  
40' B-B, 60' PUBLIC R/W  
WITH 5' WALK ON EITHER SIDE

7828 HARPS MILL RD  
DOUGLAS TANNER  
NONFAMILY TRUST  
PIN# 1717487581  
DB: 017237, PG: 02102  
USE: SINGLE FAMILY  
ZONING - R-6

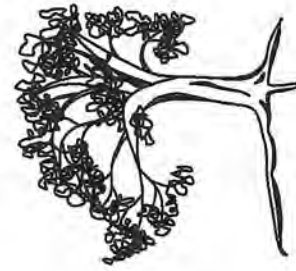
7824 HARPS MILL RD  
EILEEN & ARABIAN DEERAN  
PIN# 1717487398  
DB: 019124, PG: 02482  
USE: SINGLE FAMILY  
ZONING - R-6

7820 HARPS MILL RD  
JACOB SMITH,  
KATHLEEN WATKINS  
PIN# 1717487247  
DB: 017574, PG: 01205  
USE: SINGLE FAMILY  
ZONING - R-6



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**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

BROOKS SUBDIVISION  
7819 HARPS MILL RD., RALEIGH NC

R. DANIEL BRADY, TRUSTEE OF THE  
FRED G. BROOKS AND MARGARET A. GUY  
BROOKS REVOCABLE TRUST  
4141 PARKLAKE AVE., SUITE 130  
RALEIGH, NC 27612

RALEIGH CASE NUMBER: SUB-

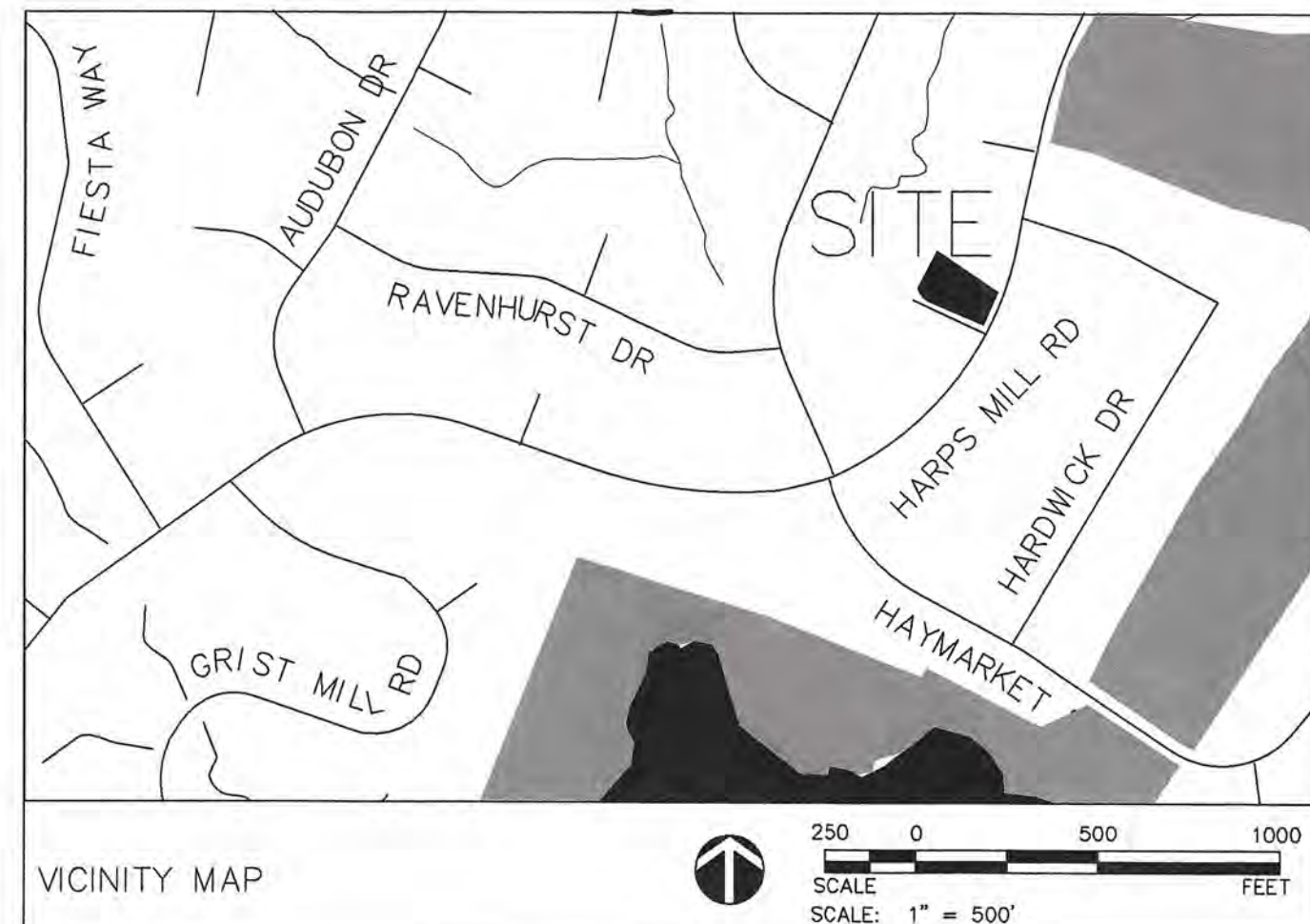
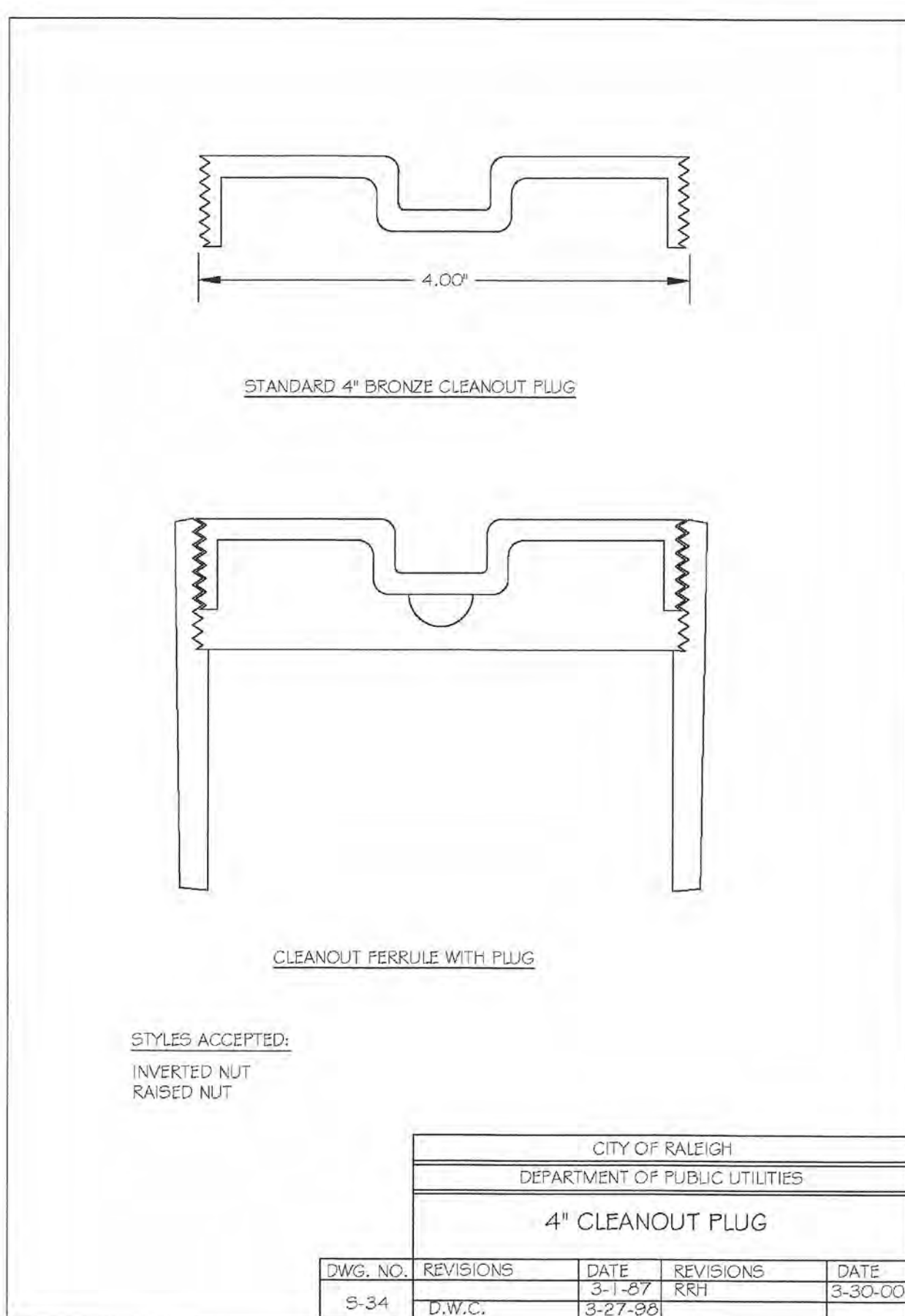
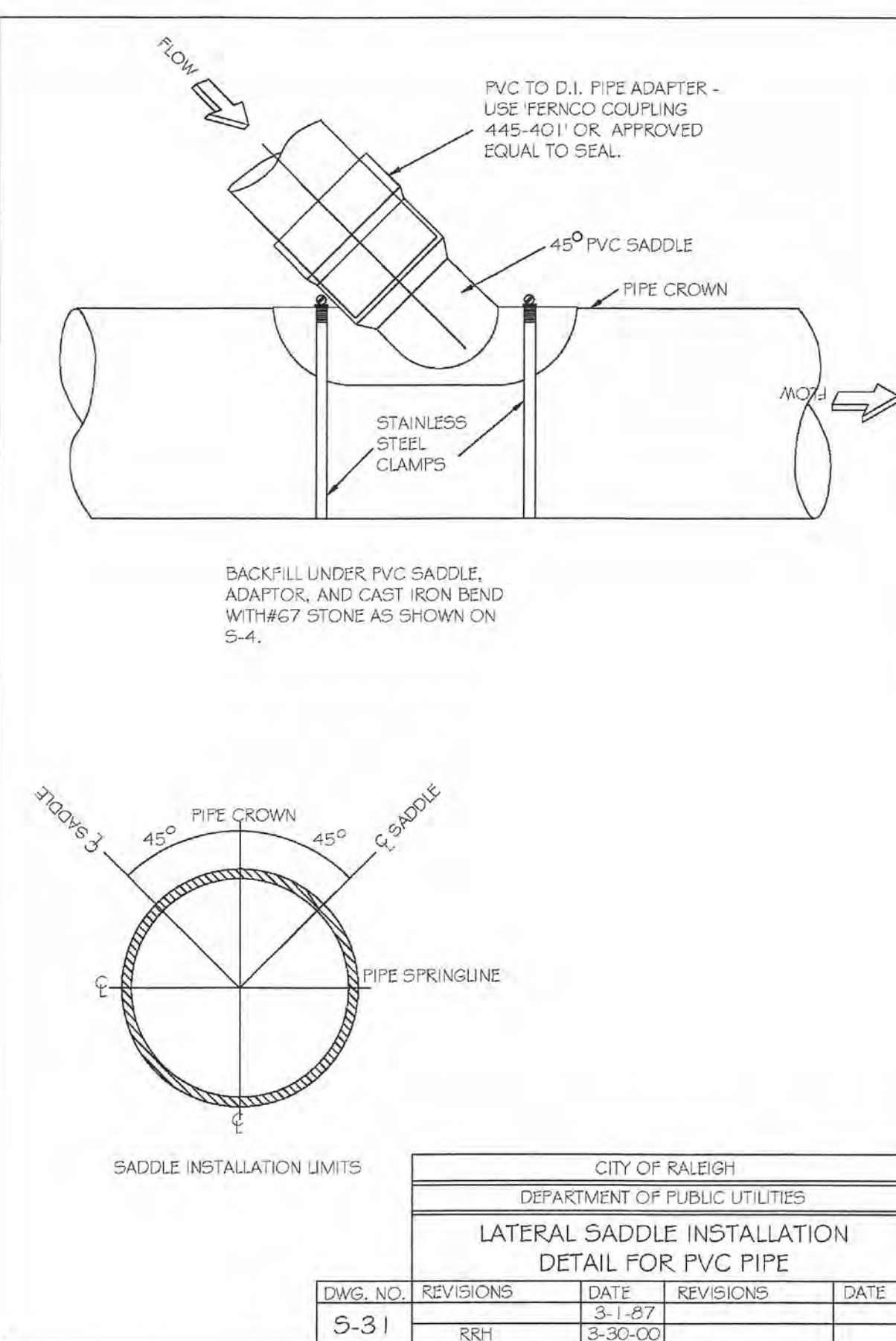
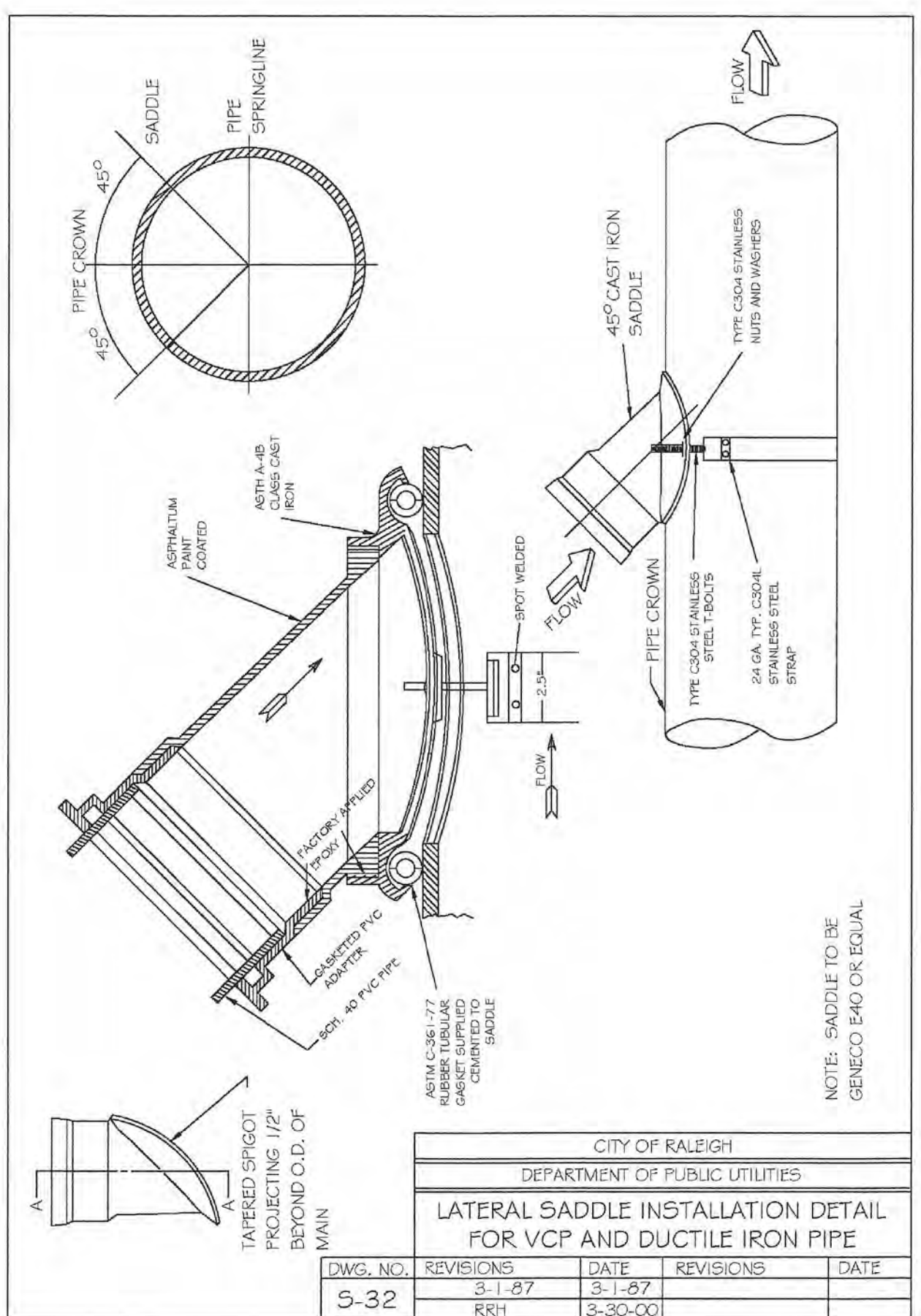
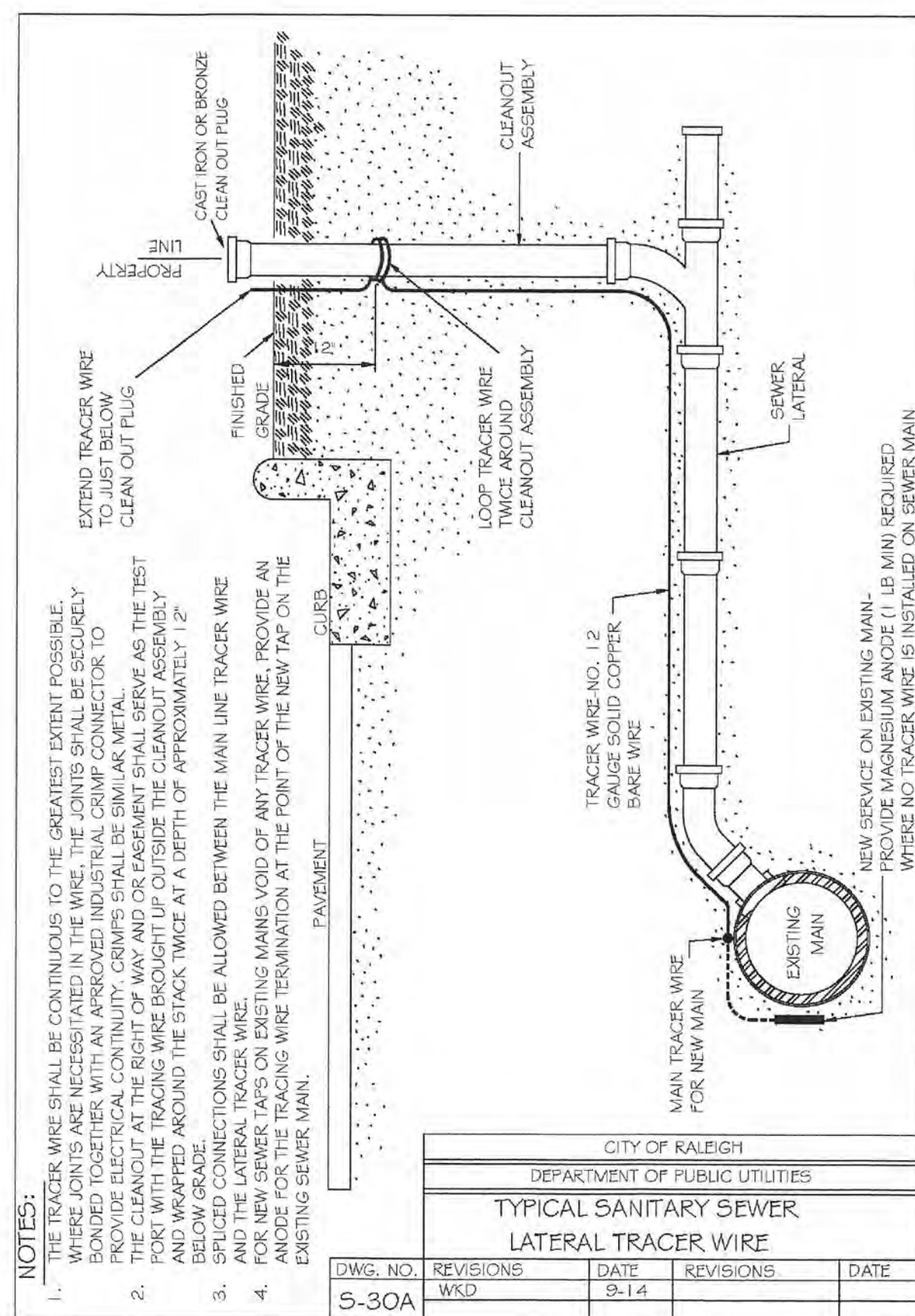
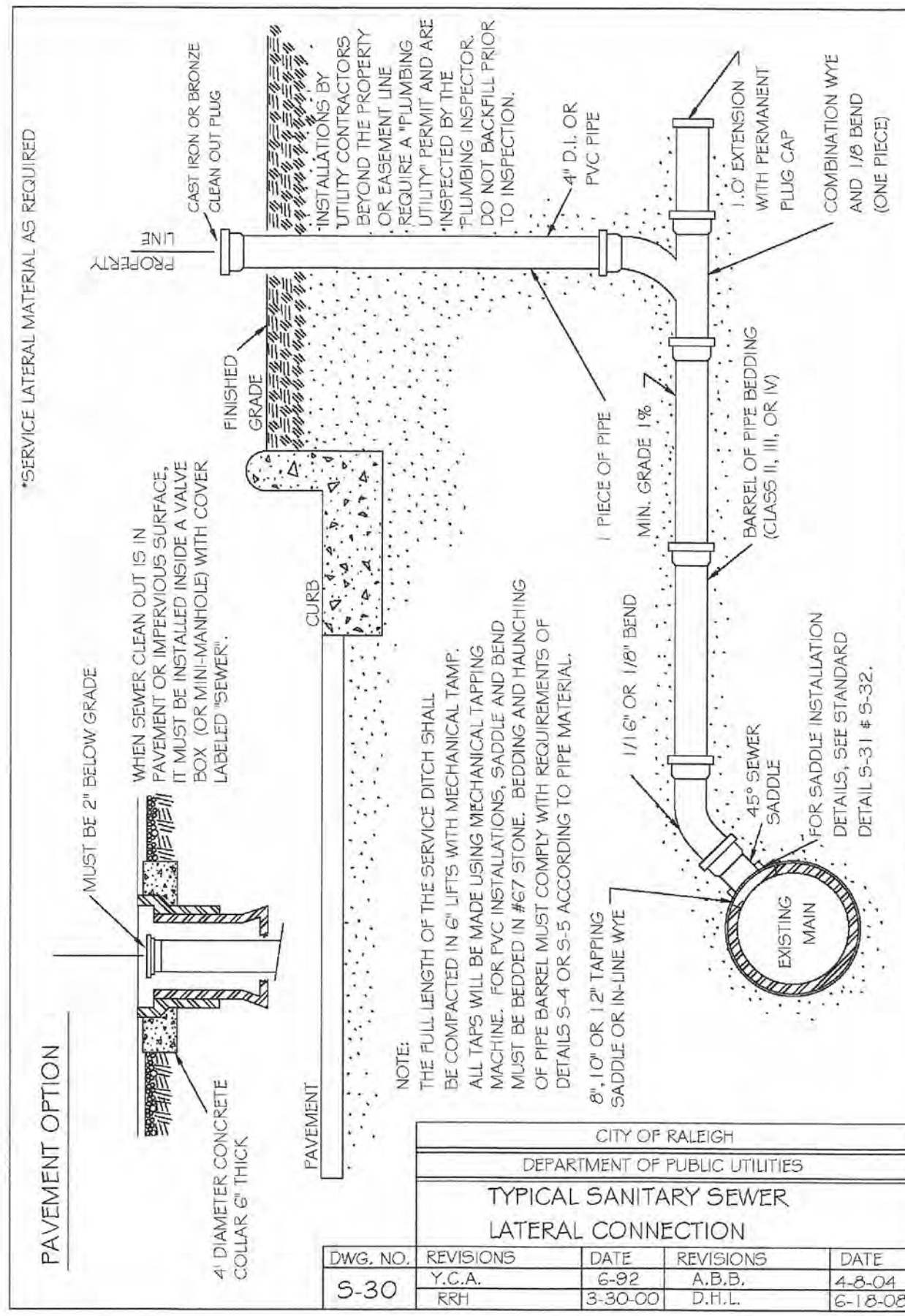
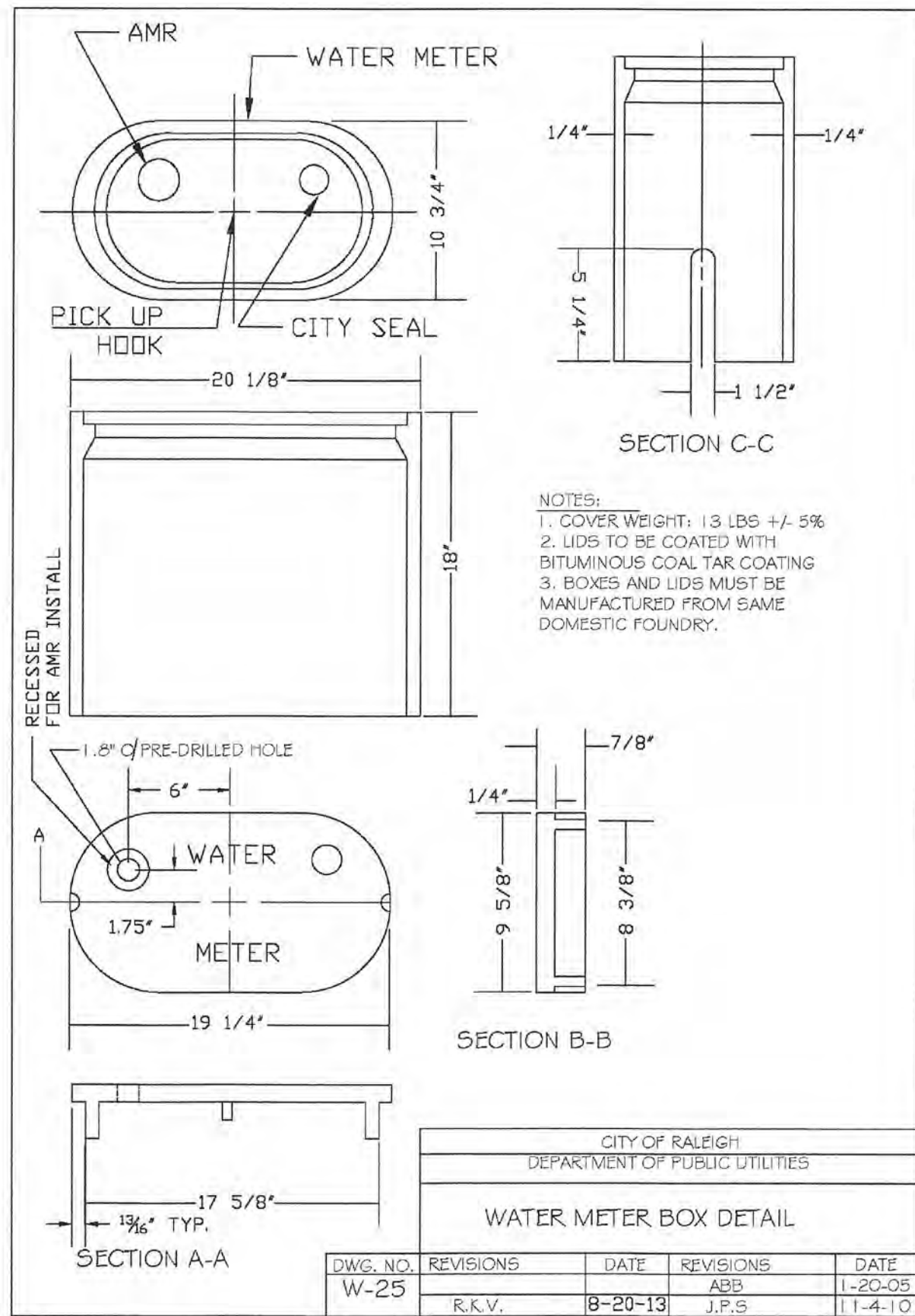
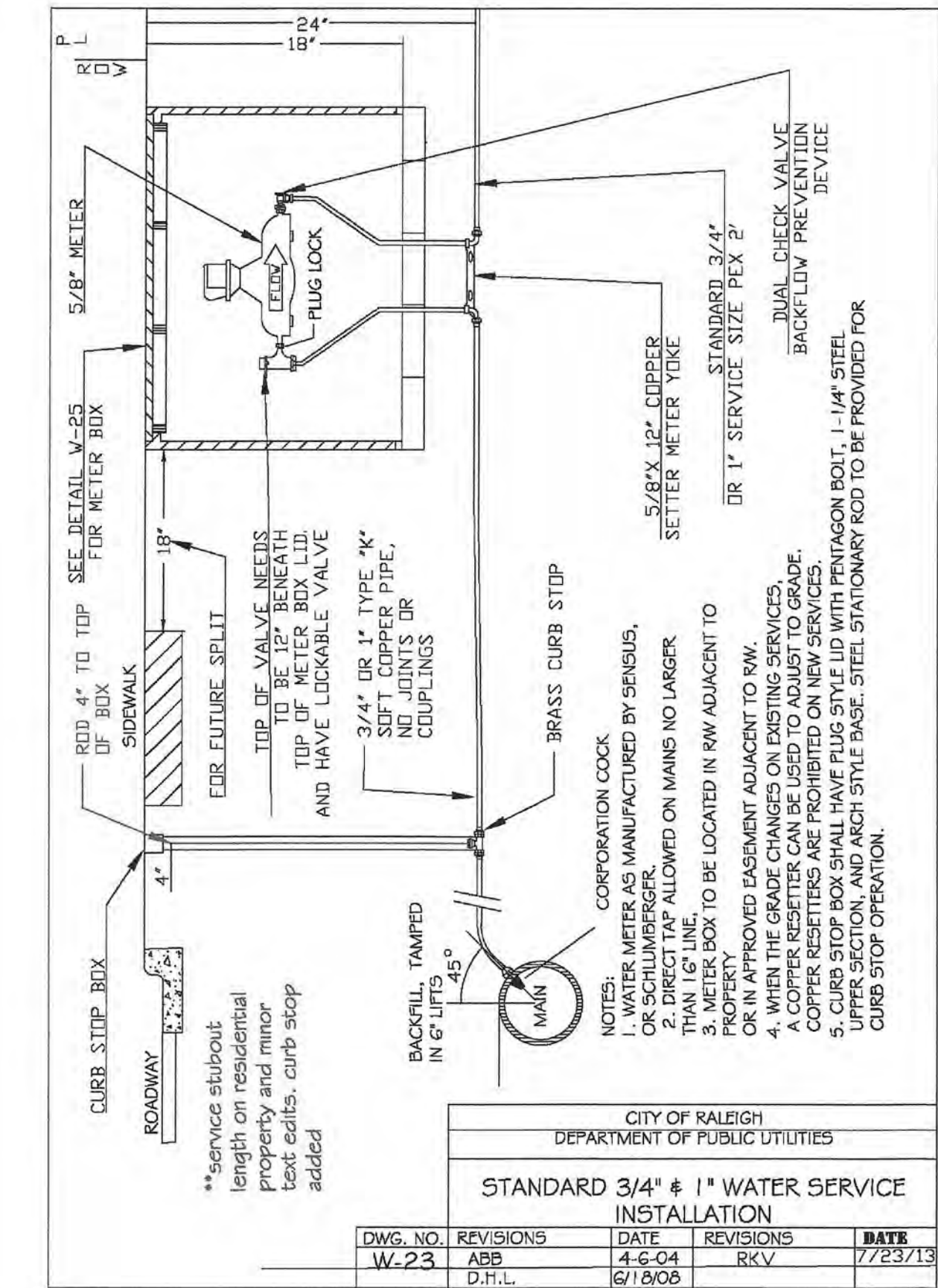
SCALE: NTS  
DATE: DEC. 11, 2023  
SHEET NO.:

PROPOSED  
UTILITY  
PLAN

U-1

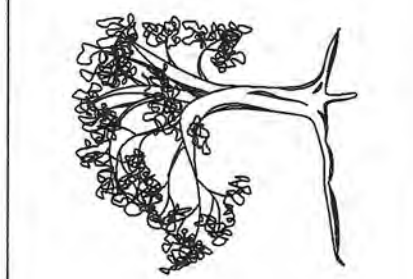
SEQUENCE NO. 4 OF 5





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REVISIONS	DATE	BY	DESCRIPTION
1			

SCALE: NTS  
 DATE: DEC. 11, 2023  
 SHEET NO.:

UTILITY DETAILS  
 D-1  
 SEQUENCE NO. 5 OF 5

RALEIGH CASE NUMBER: SUB-