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 <u>SiteReview@raleighnc.gov</u>.

DEVELOPMENT OPTIONS (UDO Chapter 2)								
Conventional Subdivision			mpact Development		Conservat	Conservation Development		
Cottage Court		Flag lot		Frequent Transit Development Option				
NOTE: Subdivisions n	nay require City Council	appr	oval if located in a H	listor	ric Overlay District.			
		GENE	ERAL INFORMATIO	N				
Scoping/sketch plan c	ase number(s): N/A							
	subject to approval): La		Hills Subdivision					
	4124 Laurel Hills Ro							
Recorded Deed PIN(s	^{;):} 0785-79-2394, 078	35-79	9-2295					
Building type(s):	Detached House		Attached House		Townhouse		Apartment	
General Building	Mixed Use Building		Civic Building		Open Lot		Tiny House	
Cl	JRRENT PROPERTY O	OWNE	ER/APPLICANT/DE	VEL	OPER INFORMATIO	ON		
Current Property Owr	ner(s) Names: Chris W	leir						
Company: Elm Street	t Builders, LLC		Title: Owne	er				
Address: 9121 Ansor	n Way, Suite 200, Ra	leigh	n, NC 27615					
Phone #: (919) 810-9	9163 E	mail:	chrisweir@elmstr	reet	bldrs.com			
Applicant Name (If dif	fferent from owner. Se	e "wl	ho can apply" in ins	stru	ctions):			
Relationship to owner:	Lessee or contract	purch	naser 🖌 Owner's a	utho	orized agent Eas	sem	ent holder	
Company: Taylor Lan	d Consultants	ddres	ss: 1600 Olive Cha	apel	I Rd, Ste 140, Ape	ex,	NC 27502	
Phone #: (919) 801-1	104 E	Email: jeremy@taylorlc.com						
NOTE: please attach	purchase agreement o	r cor	ntract, lease or ease	eme	nt when submitting	g th	is form.	
Developer Contact Names: Same as Owner								
Company:	Title:							
Address:	Address:							
Phone #: Email:								

REVISION 09.22.23 raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 0.84

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district(s): None	Inside City Limits?	✓ Yes	No	Historic District/Landmark:	N/A 🗸
Conditional Use District (CUD) Case # Z-	Board of Adjustmen BOA-	t Case #		Design Alternate Case # DA-	

STORMWATER INFORMATION							
Imperious Area on Parcel(s): Existing (sf)_0Proposed total (sf)_0				Impervious Area for Compliance (includes right-of-way): Existing (sf)_1,884 Proposed total (sf)_0			
NUMBER OF LOTS AND DENSITY							
# of Detached House Lots: 2		# of Attached Hou		Lots: 0	# of Townhouse Lots: 0		
# of Tiny House Lots: 0 # of		f Open Lots: 0		# of Other Lots	(Apartment, General,		

		Mixed Use	, CIVIC):	Ū
Total # Dwelling Units	2			
br 2br	31	or	4br	
ng district (UDO 1.5.2.F): 2.4	1		
	br 2br		Total # Dwelling Units: 2	br 2br 3br 4br

SIGNATURE BLOCK

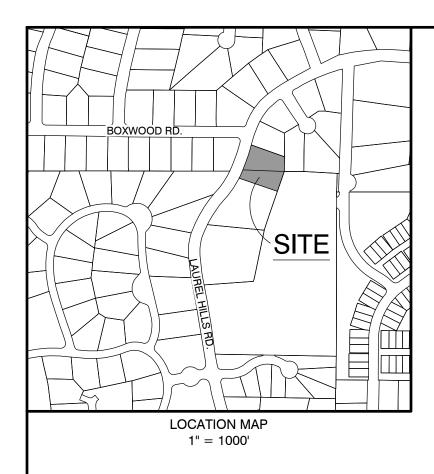
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for 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:	Date: 02/19/2024
Printed Name: Chris Weir	
Signature:	Date:
Printed Name:	



SUMMARY INFORMATION

DEVELOPMENT NAME:	LAUREL HILLS SUBDIVISION
STREET ADDRESS:	4124 LAUREL HILLS ROAD
PIN NUMBER(S):	0785-79-2394, 0785-79-2295
TOTAL ACREAGE:	0.844 AC. (36,755 S.F)
PROPOSED SINGLE FAMILY LOTS:	2
AVERAGE LOT SIZE: MINIMUM LOT SIZE:	18,377 S.F. 7,500 S.F.
LOT 1: LOT 2:	0.432 AC. (18,815 S.F.) 0.412 AC. (17,940 S.F.)
ZONING DISTRICT: MINIMUM LOT AREA (SINGLE FAMILY): MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	7,500 S.F 65'
JURISDICTION: PROPOSED USE:	CITY OF RALEIGH DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT
DEVELOPER:	ELM STREET BUILDERS, LLC 9121 ANSON WAY, SUITE 200 RALEIGH, NC, 27615

PROPOSED PUBLIC IMPROVEMENT

QUANTITIES									
PHASE NUMBER(S)	PHASE 1								
NUMBER OF LOTS	2								
LIVABLE BUILDINGS	2								
NUMBER OF OPEN SPACE LOTS	-								
PUBLIC SEWER (LF)	-								
PUBLIC WATER (LF)	-								
PUBLIC STREET (LF) - FULL	-								
PUBLIC STREET (LF) - PARTIAL	-								
PUBLIC SIDEWALK (LF)	-								
STREET SIGNS (EA)	-								
WATER SERVICE STUBS	1								
SEWER SERVICE STUBS	1								

Project Data Sheet

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This form must be completed and applied to the cover sheet of drawings submitted with a Non-Residential building permit associated with a Site Permit Review, or permits for an apartment, office, and/or commercial uses.

GENERAL INFORMATION								
Development Name: Laurel Hills Subdivision						Prop	osed Use:Sir	ngle-Fam
Property Addres	ss(es):4124 Laure	l Hill	s Road, 0 L	aurel H	- Hills R	load	
Approved Site I	Plan	or Subdivision o	ase a	#: N/A				
Wake County I	Prop	erty Identification	on Ni	umber(s) (PIN	l) for ea	ch par	cel to which t	these guid
PIN #:0785792	394,	0785792295	PIN	#: 0785792394, 078	5792295	PIN	#: 0785792394, 07	85792295
		Apartment		Frequent Transi			Congregate	e care
		Hotel/Motel		Industrial bu			Mixed resid	lential
What is the		Office		Religious in:	stitution		Residential	condo
project type?		School		Shopping ce	enter	~	Single-fami residential	ly
		Townhouse		Civic use: P government		nmuni	ty center, mu	seum or
Scope of work:		o lot single-fa	amily	v subdivisior	ı			
		FOR	ΑΡΑ	RTMENTS, C	ONDO	S, ANI	D TOWNHO	MES ONL
1. Total numbe	er of	townhouse lots	:		Numbe	r attac	hed:	Numb
		apartment or c				.,		
		Congregate Ca				units:		
		nber of dwelling				<u> </u>	000	401
5. Number of t		er acre densitie	BR:		BR:		3BR:	4BI
	• • •		•	<u> </u>			= (annlicable	to all dev
		Zoning Inform						Building Ir
Zoning district						Propo	sed use of bu	-
If more than one district, provide acreage of each:							sed sq. ft. of	•••
Overlay district(s): None						Existir	ng sq. ft. of bi	uilding(s) g
Total site acreage:0.844				Total sq. ft. gross (existing ar				
Off street parking: Required: 0 Provided: 0					Propo	sed height of	building(s	
		Appropriatene		ase #:		FAR (floor area rat	io) %:
		ustment) case					ng lot covera	ge %:
CUD (Conditio	nal l	Jse District) ca	se #	Z -		Inside	City Limits?	Yes 🖌

PAGE **1** OF **2**

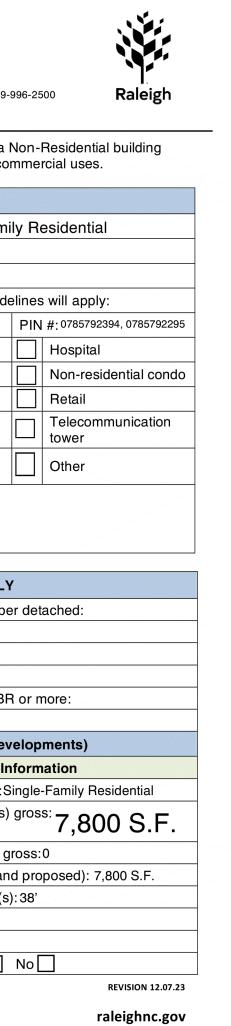
LAUREL HILLS SUBDIVISION PRELIMINARY SUBDIVISION PLAN

SUB-2024-????

4124 LAUREL HILLS ROAD CITY OF RALEIGH, NORTH CAROLINA, 27612

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.



STORMWATER INFORMATION									
Existing impervious surface: 0 acres/square feet									
Proposed impervious surface: 0.246 AC. (10,729 S.F.) acres/squa	are feet								
Neuse River buffer: Yes No 🖌	Wetlands: Yes No								
Flood Hazard Area: Yes No 🖌 If yes, A	Illuvial soils:								
Flood Study:	FEMA Map Panel #:								
Total disturbed area: 0.86 AC. acres/square feet									

PAGE **2** OF **2**

REVISION 12.07.23

raleighnc.gov

TR	AFFIC CONTROL AND PE	DESTRIAN PLAN (TCPED) NOTES	
1.	STREET, LANE, OR SIDE	HAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY WALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH ES. PLEASE DIRECT ANY QUESTIONS ES@RALEIGHNC.GOV.	
2.		EWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY OT STREETS WITHIN RALEIGH'S JURISDICTION.	
3.		TH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES RALEIGH PERMIT AND DEVELOPMENT PORTAL.	
4.	MEETING WITH THE ENG	F WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION GINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.	
5.		L COMPLY WITH ALL LOCAL, STATE, AND FEDERALREQUIREMENTS UDING BUT NOT LIMITED TO:	
	5.2 PUBLIC RIGHTS-OF 5.3 AMERICAN DISABIL	DRM TRAFFIC CONTROL (MUTCD); F-WAY ACCESSIBILITY GUIDELINES (PROWAG); LITY ACT (ADA) REQUIREMENTS; DESIGN MANUAL (RSDM).	PROJECT
6.	VISUALLYIMPAIRED AND ALTERNATIVE PEDESTR COMPLIANT WITH THE F	MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE D/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND IAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC ITCD).	PRELIMINARY SUBDIVISION PLAN
7.	ALL PERMITS MUST BE	AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.	SUB-2024-????
			4124 LAUREL HILLS RD.
	$\overline{\text{ES}}$: DUE TO THE SIZE OF TH	E PARCEL (0.84 ACRES), THE SITE IS EXEMPT FROM TREE	CITY OF RALEIGH NORTH CAROLINA, 27612
	CONSERVATION AREAS (UDO) SECTION 9.1.2.	(TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE	
2.	DEVELOPMENT ORDINA	3.i SUBJECT TO 4.A. OF THE PART 10A RALEIGH UNIFIED NCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER CT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS	DATE
3.	DEVELOPER IS RESPON SERVICE TO THIS SITE.	SIBLE FOR INSTALLATION OF ALL LINES NECESSARY TO PROVIDE	FEBRUARY 21, 2024
		D TO REQUIRE A PRIVATE PUMP SERVICE.	REVISIONS DESCRIPTION DATE
	BUILDING PERMIT.	S RECORDATION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A	
6.	DIAMETER & MATERIAL (4" PVC @ 1.0% MIN. GRA	DF WATER & SEWER SERVICES ARE 3/4" COPPER WITH 5/8" METER & DE FOR EACH LOT.	
7.	TABLE 6.5A. PLOT PLAN	'S ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2. AND CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE DM SECTION DRIVEWAYS ARE DETERMINED AT SUBMITTAL OF THE	
8.	COMPLIANCE WITH THE	NCE STATEMENT: "DEVELOPERS HAVE REVIEWED AND ARE IN REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL." .7, AND TC-1A-18, INFILL STANDARDS WILL BE APPLICABLE AT	
	BUILDING PERMIT SUBN	TITLE	ELM STREET BUILDERS, LLC 9121 ANSON WAY, SUITE 200 RALEIGH, NC, 27615
	C-01	COVER	
	C-02 C-03 D-04	EXISTING CONDITIONS SUBDIVISION UTILITY & LANDSCAPING PLAN DETAILS	
			PRELIMINARY FOR MUNICIPAL REVIEW
			TOTAL SHEET TITLE
			COVER SHEET NUMBER
		ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIO	C-01

SITE DATA

CURRENT OWNER	ELM STREET BUILDERS LLC
SITE ADDRESS	4124 LAUREL HILLS ROAD
PIN	0785-79-2394 & 0785-79-2295
DEED REFERENCE	D.B. 19271, PG. 1717
PLAT REFERENCE	B.M. 1960, PG. 238, LOT 8 B.M. 1972, PG. 68
ZONING	R-4

NOTES:

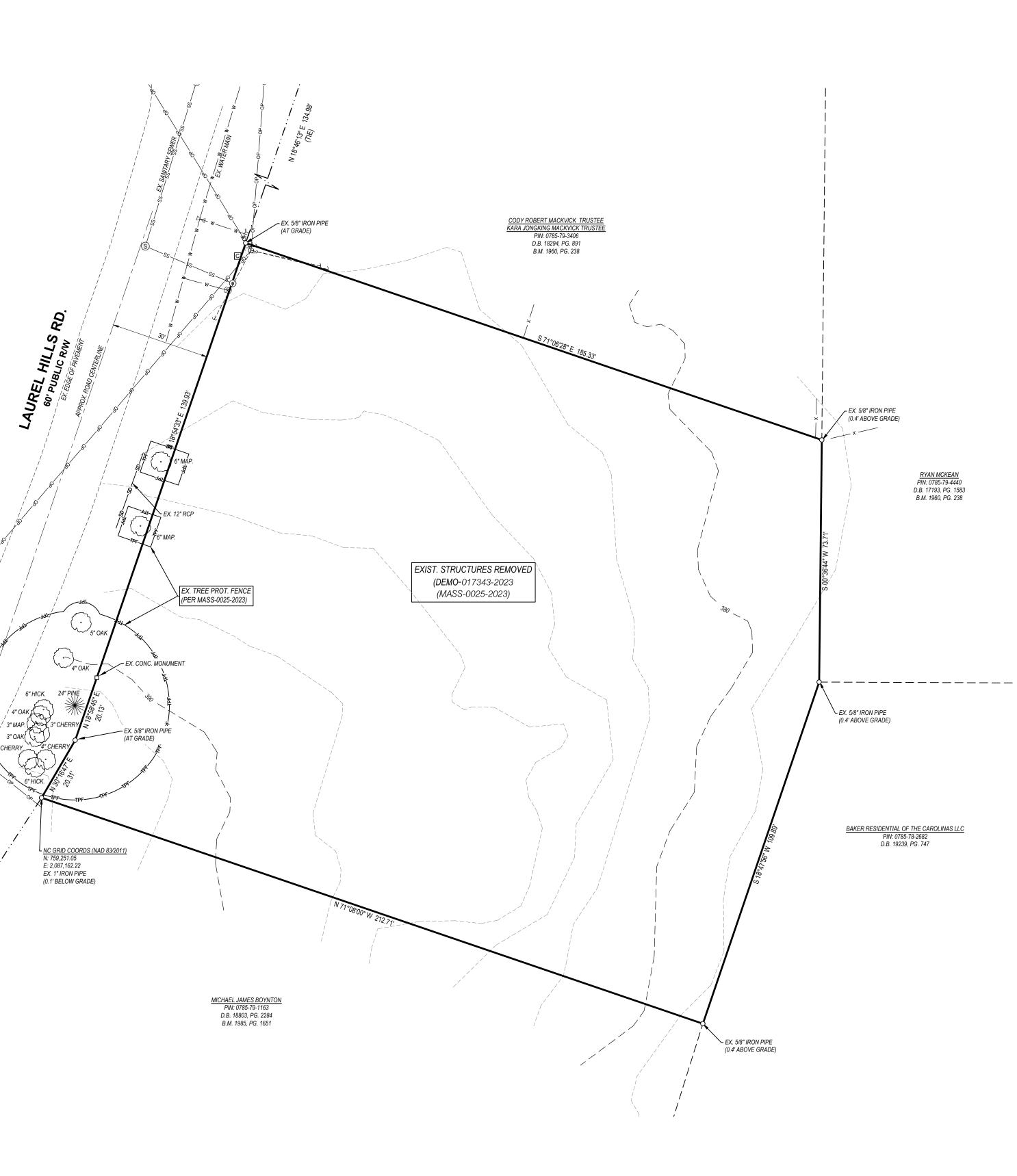
- 1. ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NSRS 2011) USING THE NC REAL-TIME GPS NETWORK. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). UNITS OF MEASUREMENT ARE US SURVEY FEET (GROUND DISTANCES).
- 2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3. THIS PROPERTY IS <u>NOT</u> LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAPS #3720078500K, DATED JULY 19, 2022.
- 4. REFERENCES (WAKE CO. REGISTER OF DEEDS)
- B.M. 1960, PG. 238 B.M.1972, PG. 68

D.B. 3771, PG. 632

(NOTE: SUBJECT PROPERTY CURRENTLY DEPICTED AS TWO PARCELS PER WAKE CO. GIS. HOWEVER, CITY STAFF HAS DETERMINED THE PARCELS WERE RECOMBINED VIA B.M. 1972, PG. 68 PER STAFF COMMENTS)

' CHERRY

- 5. FIELD SURVEY PERFORMED JANUARY 2023.
- 6. NO NCGS GRID MONUMENT FOUND WITHIN 2000' OF SITE.



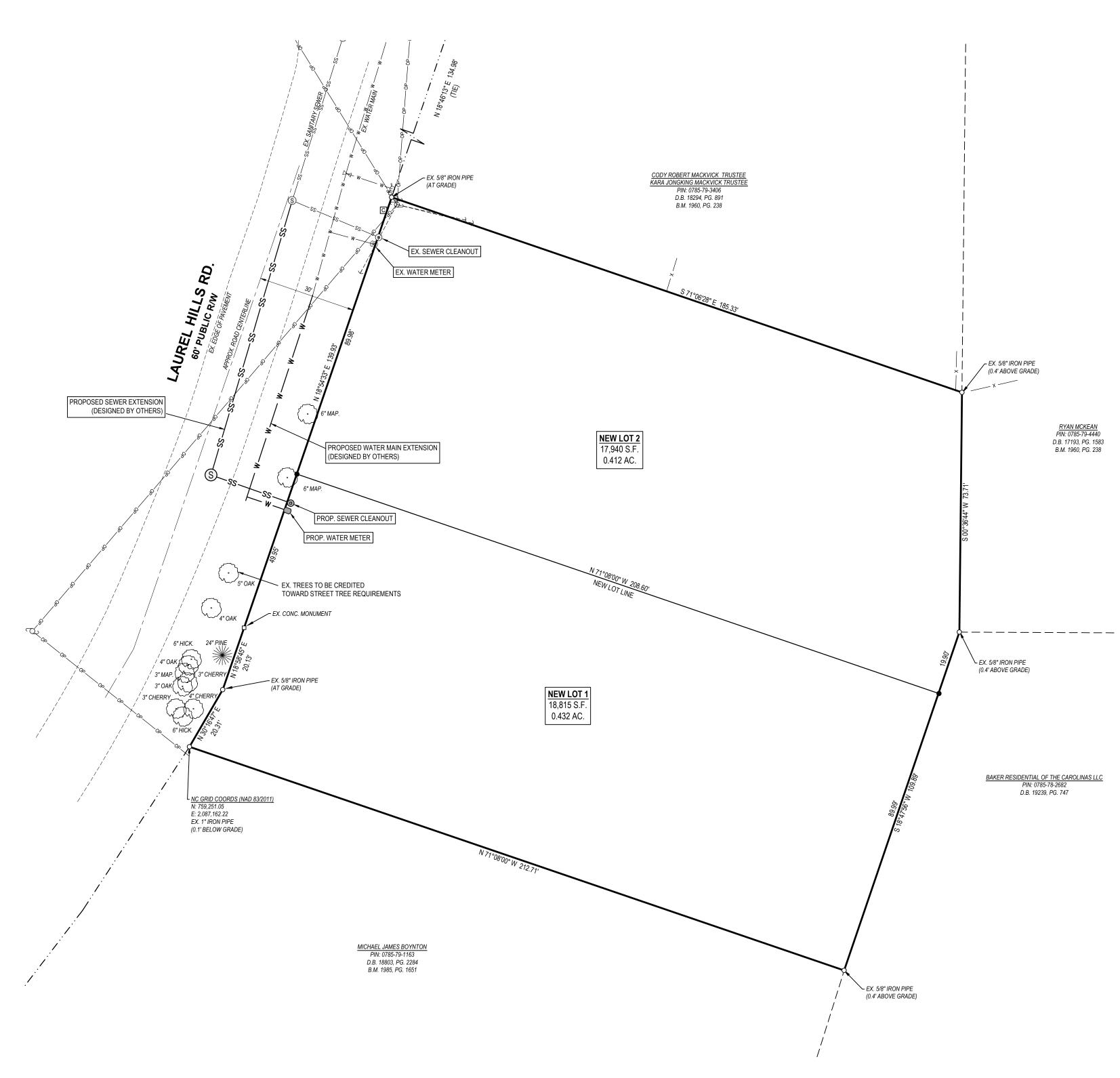
	$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$
	PRELIMINARY SUBDIVISION PLAN SUB-2024-???? 4124 LAUREL HILLS RD. CITY OF RALEIGH NORTH CAROLINA, 27612
	DATE FEBRUARY 21, 2024
	REVISIONS
	NO. DESCRIPTION DATE
	DEVELOPER
LEGEND & NOMENCLATURE ○ EX. PROPERTY CORNER ● NEW 3/4" IRON PIPE ○ COMPUTED POINT D.B. DEED BOOK B.M. BOOK OF MAPS P.G. PAGE PIN PARCEL ID NUMBER S.F. SQUARE FEET Ac. ACRES ⑦ FIRE HYDRANT Ac. ACRES ⑦ FIRE HYDRANT AC. ACRES ⑦ SANITARY CLEANOUT ③ SANITARY SEWER MANHOLE ④ STORM MANHOLE ① STORM MANHOLE ① STORM PIPE	ELM STREET BUILDERS, LLC 9121 ANSON WAY, SUITE 200 RALEIGH, NC, 27615
	PRELIMINARY FOR MUNICIPAL REVIEW
	EXISTING
	EXISTING CONDITIONS SHEET NUMBER
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATION	C-02

SUMMARY INFORMATION

DEVELOPMENT NAME:	LAUREL HILLS SUBDIVISION	
STREET ADDRESS:	4124 LAUREL HILLS ROAD	
PIN NUMBER(S):	0785792394, 0785792295	
TOTAL ACREAGE:	0.844 AC. (36,755 S.F)	
PROPOSED SINGLE FAMILY LOTS:	2	
AVERAGE LOT SIZE: MINIMUM LOT SIZE:	18,377 S.F. 7,500 S.F.	
LOT 1: LOT 2:	0.432 AC. (18,815 S.F.) 0.412 AC. (17,940 S.F.)	
ZONING DISTRICT: MINIMUM LOT AREA (SINGLE FAMILY): MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	7,500 S.F 65'	
JURISDICTION: PROPOSED USE:	CITY OF RALEIGH DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT	
DEVELOPER:	ELM STREET BUILDERS, LLC 9121 ANSON WAY, SUITE 200 RALEIGH, NC, 27615	

NOTES:

- 1. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- 2. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- 3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- 4. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- 5. PER SECTION 9.2.2.A.2.B.i SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- 6. MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER UDO 0.2.2.A.4.b & c: LOT 1 MAX. IMPERVIOUS SURFACE AREA (17,940 SF * 38%) = 6,817 S.F. LOT 2 MAX. IMPERVIOUS SURFACE AREA (18,815 SF * 38%) = 7,150 S.F.
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMITS.



|--|

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDAN CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REF CORPUD HANDBOOK, CURRENT EDITION)
- 2. UTILITY SEPARATION REQUIREMENTS: a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWE PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMP RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEV MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE 50' FROM A PUBLIC WELL.
- b. WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEF BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MA DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATE A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAM OUTSIDE DIAMETER.
- c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR AN SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS (ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPE INSTALLED TO WATERLINE SPECIFICATIONS.
- d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECI SANITARY SEWER .
- e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RC DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEP, CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADL 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
- f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER F WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROV AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC DEPARTMENT PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SEF EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUC PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEI 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC DEPARTMENT.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FOR 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REM SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDU
- 7. INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE F CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- 8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLI LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINE MAXIMUM.
- 9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE UPSTREAM MANHOLE.
- 10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETL/ FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN S RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULA INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE COR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING CON BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FO INFORMATION.
- 13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRE ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLIN GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHA AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS (THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVIC BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5 Joanie.hartley@raleighnc.goc FOR MORE INFORMATION

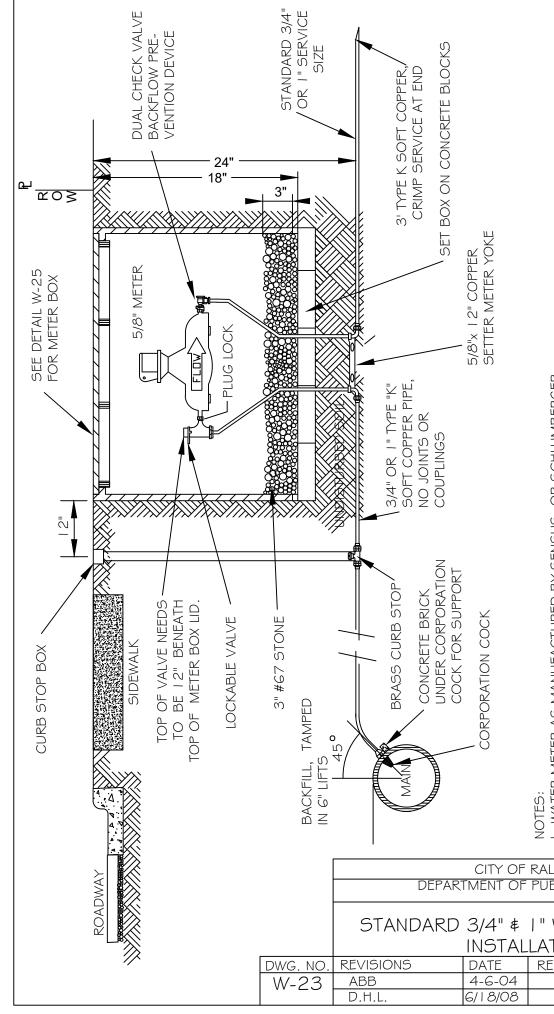
NCE WITH	
FERENCE:	
/ER & ANY POUNDED E LATERAL SHALL BE VER, THE E WELL OR	NC GRID (NAD 83/2011)
PARATION AINTAINED ER MAIN IN LEAST 18" C UTILITIES METER TO	GRAPHIC SCALE 0 10 20 40 (IN FEET) 1 inch = 20 ft. PROJECT
NYTIME A OR STEEL PECIFIED &	
SANITARY	PRELIMINARY SUBDIVISION PLAN
CP STORM SANITARY PARATIONS	SUB-2024-???? 4124 LAUREL HILLS RD.
LE HAVING FACILITIES	CITY OF RALEIGH NORTH CAROLINA, 27612
VAL OF AN UTILITIES	
ERVICE TO CTION OF EDED BY A UTILITIES	DATE FEBRUARY 21, 2024
RCEMAINS.	REVISIONS NO. DESCRIPTION DATE
EXISTING OF A SITE UTILITIES IOVAL OF	
URE. R WITHIN A 「 IS THE FOR EACH	
EANOUTS	
EAR FEET SERVICES SANITARY THE NEXT	CLIENT ELM STREET BUILDERS, LLC 9121 ANSON WAY, SUITE 200
OBTAINED AND &/OR	RALEIGH, NC, 27615
FOR ANY STATE OR	
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	FOR MUNICIPAL REVIEW
	tand consultants. PLLC Land consultants. PLLC License # P-0829 1600 Olive Chapel Rd., #140 Apex, NC 27502 (919) 801-1104
	SHEET TITLE SITE, UTILITY AND LANDSCAPE PLAN

<u>RYAN MCKEAN</u> PIN: 0785-79-4440 D.B. 17193, PG. 1583 B.M. 1960, PG. 238

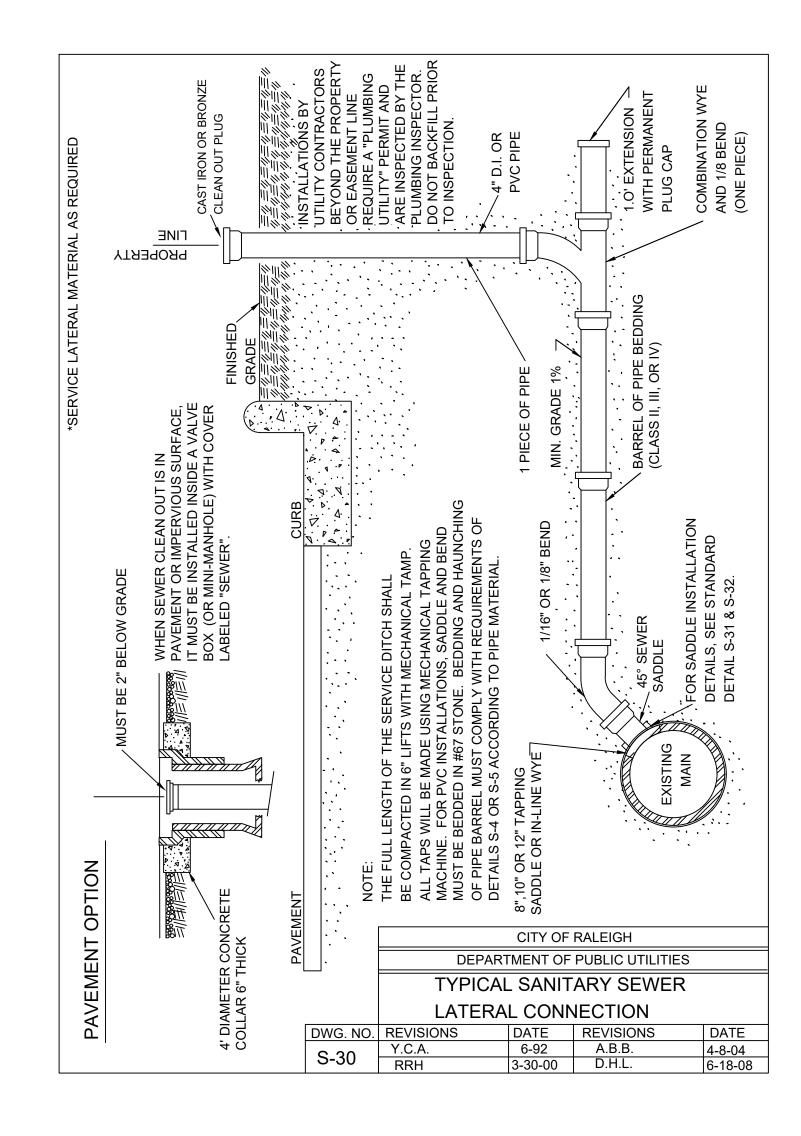
> ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

SHEET NUMBER

C-03



ALEIGH JBLIC UTILITIES ' WATER SERVICE ATION REVISIONS DATE	 WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER. DIRECT TAP ALLOWED ON MAINS NO LARGER THAN 16" LINE, METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY OR IN APPROVED METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY OR IN APPROVED MHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETTER CAN BE WHEN THE GRADE COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES. CURB STOP BOX SHALL HAVE PLUG STYLE LID WITH PENTAGON BOLT. 1-1/4" STEEL 	UPPER SECTION, AND ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.
ATION	ALEIGH JBLIC UTILITIES	
ATION REVISIONS DATE		VICE
	ATION REVISIONS	DATE



	PROJECT	
	PRELIMINARY SUBDIVISION PLAN SUB-2024-???? 4124 LAUREL HILLS RD. CITY OF RALEIGH NORTH CAROLINA, 27612	
	DATE FEBRUARY 21, 2024	
	REVISIONS NO. DESCRIPTION DAT	
	ELM STREET BUILDERS, LL 9121 ANSON WAY, SUITE 200 RALEIGH, NC, 27615	C
	PRELIMINARY FOR MUNICIPAL REVIEW	
	TAYLOR LAND CONSULTANTS. PLLC License # P-0829 1600 Olive Chapel Rd., #140 Apex, NC 27502 (919) 801-1104 SHEET TITLE	9
	DETAILS	
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