

# Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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.

Level 1

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

<b>Office Use Only:</b> Case #: <u>SUB-0012-2020</u>	Planner (print): <u>Vermont Pinfog</u>
Pre-application Conference Date: _____	Planner (signature): <u>[Signature]</u>

## DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision    ☐ Compact Development    ☐ Conservation Development    ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

## GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): 914 Tyrrell Road Subdivision

Property Address(es): **914 Tyrrell**

Recorded Deed PIN(s): 1706-11-6433

What is your project type?	<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other: _____

## CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Dixon Kirby    Owner/Developer Name and Title: Mark Kirby, President

Address: PO Box 6469, Raleigh, C 27628

Phone #: 919-422-3001    Email: [mkirby@dixonkirbyhomes.com](mailto:mkirby@dixonkirbyhomes.com)

## APPLICANT INFORMATION

Company: FLM Engineering    Contact Name and Title: Chase Massey, Principal

Address: PO Box 91727, Raleigh, NC 27675

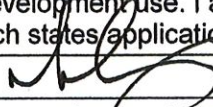
Phone #: 919.423.8975    Email: [cmassey@flmengineering.com](mailto:cmassey@flmengineering.com)

Continue to the next page&gt;



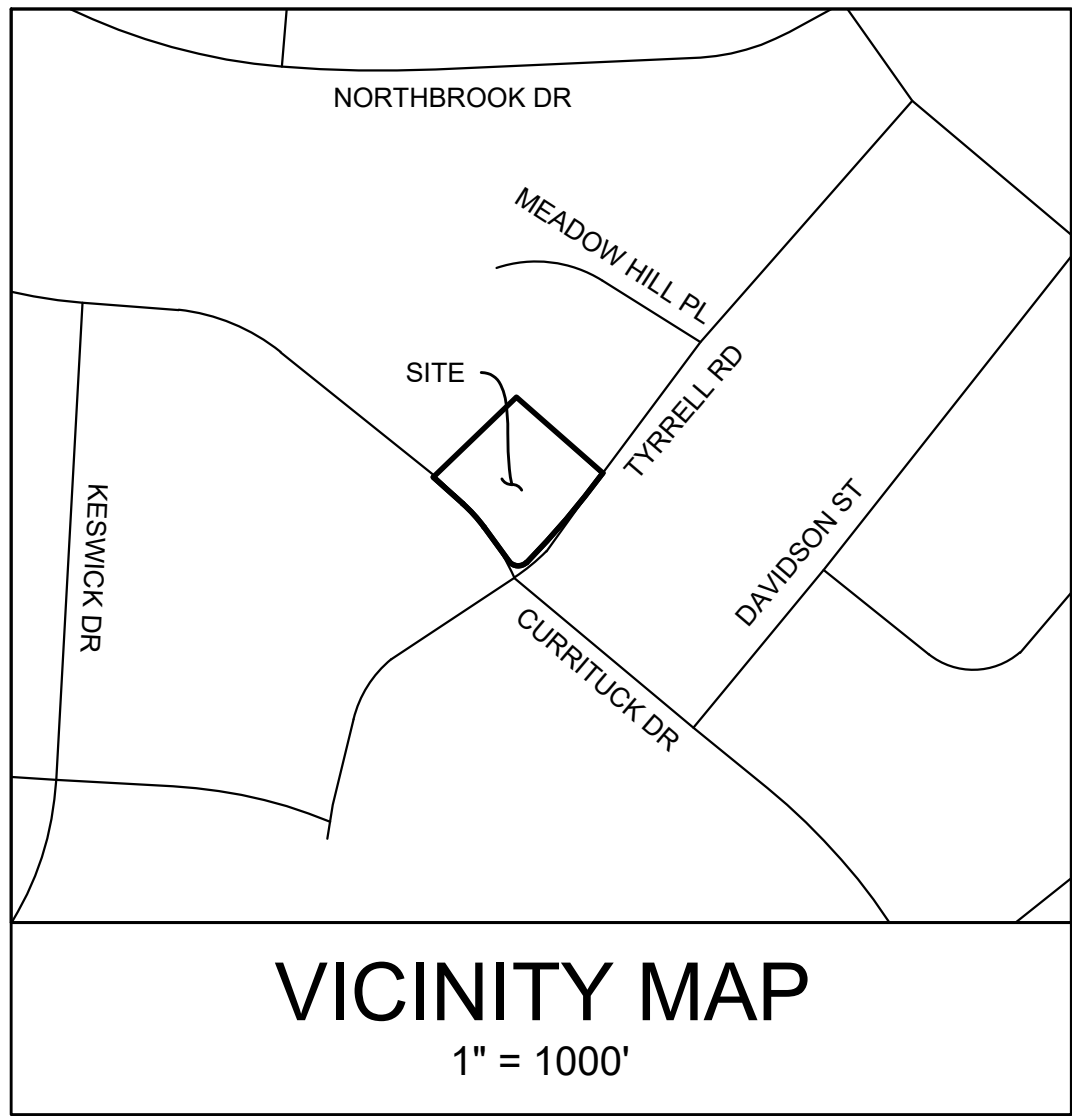
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.09 Square Feet: 3,985	Proposed Impervious Surface: Acres: 0.21 Square Feet: 9,118
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please 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	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
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 development plan as approved by the City of Raleigh.	
I hereby designate <u>Chase Massey</u> to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 2.24.20
Printed Name: <u>MARK KIRBY</u> PRESIDENT	
Signature:	Date:
Printed Name:	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).





SUMMARY INFORMATION

DEVELOPMENT NAME: 914 TYRRELL ROAD

STREET ADDRESS: 914 TYRRELL ROAD

PIN NUMBER(S): 1706-11-6433

TOTAL ACREAGE: 0.569 AC (24,809 SF)

LESS ROAD R/W DEDICATION: 0.019 AC (813 SF)

NET ACREAGE: 0.55 AC (23,996 SF)

PROPOSED SINGLE FAMILY LOTS: 2

AVERAGE LOT SIZE: 11,998 SF

MINIMUM LOT SIZE: 10,523 SF

ZONING DISTRICT: R-4

MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF

MINIMUM LOT WIDTH: 65' (80' CORNER LOT)

MINIMUM LOT DEPTH: 100'

PROPOSED DENSITY: 3.6 UNITS/AC

MAXIMUM DENSITY: 4 UNITS/AC

JURISDICTION: CITY OF RALEIGH

PROPOSED USE: RESIDENTIAL SUBDIVISION

DEVELOPER:  
DIXON KIRBY  
PO BOX 6469  
RALEIGH, NC 27628  
919.422.3001

ENGINEER:  
FLM ENGINEERING, INC.  
PO BOX 91727  
RALEIGH, NC 27675  
919.423.8975

PRELIMINARY SUBDIVISION  
PLANS  
FOR

914 TYRRELL ROAD

SUB-0012-2020

914 TYRRELL ROAD  
RALEIGH, NORTH CAROLINA 27609  
PIN: 1706-11-6433

NOTES

- DUE TO THE SIZE OF THE PARCEL (0.38 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- PER SECTION 9.2.2.A.2.B.1 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.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL LINES NECESSARY TO PROVIDE SERVICE TO THIS SITE.
- NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SERVICE.
- THIS PROJECT REQUIRES RECORDATION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- DIAMETER & MATERIAL OF WATER & SEWER SERVICES ARE 3/4" COPPER WITH 5/8" METER & 4" PVC @ 1.0% MIN. GRADE FOR EACH LOT.
- RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2. AND TABLE 6.5A. PLOT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION 6.5.7. DRIVEWAYS ARE DETERMINED AT SUBMITTAL OF THE PLOT PLAN.



POST OFFICE BOX 91727  
RALEIGH, NORTH CAROLINA 27675  
PHONE: 919.610.1051  
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	7/31/2020	FLM
2	COR COMMENTS	9/3/2020	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY  
PLANS  
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT  
THIS BAR IS 1 INCH IN LENGTH  
ON ORIGINAL DRAWING  
0 1"  
IF IT IS NOT 1 INCH ON THIS  
SHEET, ADJUST YOUR SCALE  
ACCORDINGLY

PRELIMINARY SUBDIVISION  
PLANS

914 TYRRELL ROAD  
RALEIGH, NC 27609  
SUB-0012-2020

DIXON KIRBY

DATE:	02-24-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20009

COVER

C-1  
SHEET 1 OF 4

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE, UTILITY & LANDSCAPING PLAN
C-4	DETAILS

DEVELOPER:

DIXON KIRBY  
CONTACT: MARK KIRBY  
PO BOX 6469  
RALEIGH, NC 27628  
919.422.3001  
MKIRBY@DIXONKIRBYHOMES.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC  
CONTACT: CHASE MASSEY, PE  
PO BOX 91727  
RALEIGH, NC 27675  
919.423.8975  
CMASSEY@FLMENGINEERING.COM

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

DEVELOPMENT SERVICES

PRELIMINARY SUBDIVISION PLAN APPLICATION

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Office Use Only: Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Pre-application Conference Date: \_\_\_\_\_ Planner (signature): \_\_\_\_\_

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court

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GENERAL INFORMATION

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What is your project type? ☒ Single family ☐ Apartment ☐ Townhouse ☐ Non-residential ☐ Other: \_\_\_\_\_ ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Dixon Kirby

Owner/Developer Name and Title: Mark Kirby, President

Address: PO Box 6469, Raleigh, C 27628

Phone #: 919-422-3001

Email: mkirby@dixonkirbyhomes.com

APPLICANT INFORMATION

Company: FLM Engineering

Contact Name and Title: Chase Massey, Principal

Address: PO Box 91727, Raleigh, NC 27675

Phone #: 919.423.8975

Email: cmassey@flmengineering.com

Continue to the next page>

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REVISION 08.01.19

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DEVELOPMENT TYPE + SITE DATA TABLE  
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.569 AC

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

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:  
Acres: 0.09 Square Feet: 3,985

Proposed Impervious Surface:  
Acres: 0.24 AC Square Feet: 10,558 AC

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please 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

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

Total # of open space and/or common area lots: 0

Total # of requested lots: 2

SIGNATURE BLOCK

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 development plan as approved by the City of Raleigh.

I hereby designate, Chase Massey, to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: \_\_\_\_\_ Date: 2.24.20

Printed Name: MARK KIRBY PRESIDENT

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

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REVISION 08.01.19

raleighnc.gov

CALL 48 HOURS BEFORE  
YOU DIG  
  
NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949



## LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. MAJOR CONTOUR (5')
---	EX. MINOR CONTOUR (1')
---	EX. FENCE
---	EX. OVERHEAD ELECTRIC LINE
---	EX. STORM SEWER
---	EX. WATER LINE
---	EX. SANITARY SEWER
---	PROP. RIGHT-OF-WAY
---	PROP. LOT LINES
---	PROP. EASEMENT
---	PROP. MAJOR CONTOUR (5')
---	PROP. MINOR CONTOUR (1')
---	PROP. WATER LINE
---	PROP. SANITARY SEWER



## NOTES

- BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JANUARY 22, 2020.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT WITH THE PROPOSED SIDEWALK SHOULD BE RE-LOCATED.
- MAXIMUM IMPERVIOUS WITHOUT DEVICE OR STUDY PER UDO 9.2.2.A.4.B & C. LOT 1 IMPERVIOUS LIMIT: (13,473 SF X 38%) - 1,664 SF IMPERVIOUS IN RIGHT-OF-WAY = 3,455 SF  
LOT 2 IMPERVIOUS LIMIT: (10,523 SF X 38%) - 439 SF IMPERVIOUS IN RIGHT-OF-WAY = 3,560 SF
- 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.
- IMPERVIOUS LIMIT FOR REACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- IMPERVIOUS LIMITS EXCEEDING THOSE LISTED IN NOTE 9 AND ON THIS SHEET REQUIRE FLOOD STUDY. FLOOD STUDY TO BE PERMITTED AT SPR.

## SUMMARY INFORMATION

DEVELOPMENT NAME: 914 TYRELL ROAD

STREET ADDRESS: 914 TYRELL ROAD

PIN NUMBER(S): 1706-11-6433

TOTAL ACREAGE: 0.569 AC (24,809 SF)  
LESS ROAD R/W DEDICATION: 0.019 AC (813 SF)  
NET ACREAGE: 0.55 AC (23,996 SF)

PROPOSED SINGLE FAMILY LOTS: 2

AVERAGE LOT SIZE: 11,998 SF  
MINIMUM LOT SIZE: 10,523 SF

ZONING DISTRICT: R-4  
MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF  
MINIMUM LOT WIDTH: 65' (80' CORNER LOT)  
MINIMUM LOT DEPTH: 100'

PROPOSED DENSITY: 3.6 UNITS/AC  
MAXIMUM DENSITY: 4 UNITS/AC

JURISDICTION: CITY OF RALEIGH  
PROPOSED USE: RESIDENTIAL SUBDIVISION

DEVELOPER:  
DIXON KIRBY  
PO BOX 6469  
RALEIGH, NC 27628  
919.422.3001

ENGINEER:  
FLM ENGINEERING, INC.  
PO BOX 91727  
RALEIGH, NC 27675  
919.423.8975

CALL 48 HOURS BEFORE  
YOU DIG



NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

## LANDSCAPING CALCULATIONS

## STREET TREES

REQUIRED: TREES SPACED AT 40' O.C.  
323 LF = 8 TREES REQUIRED

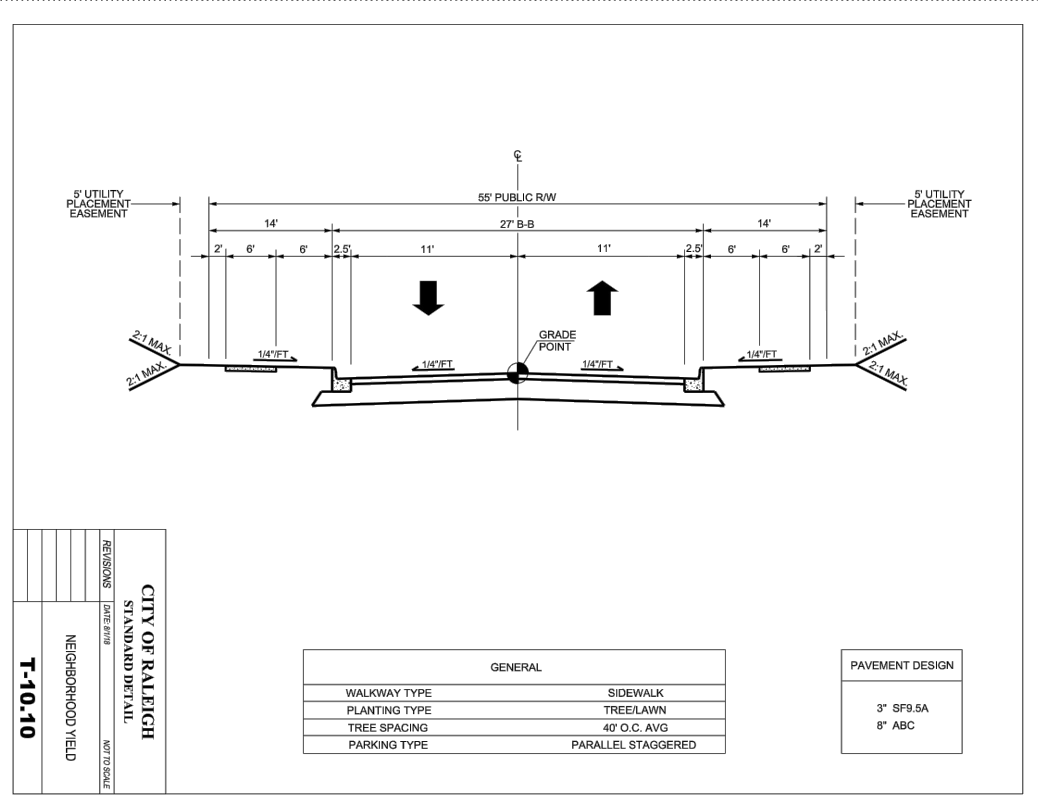
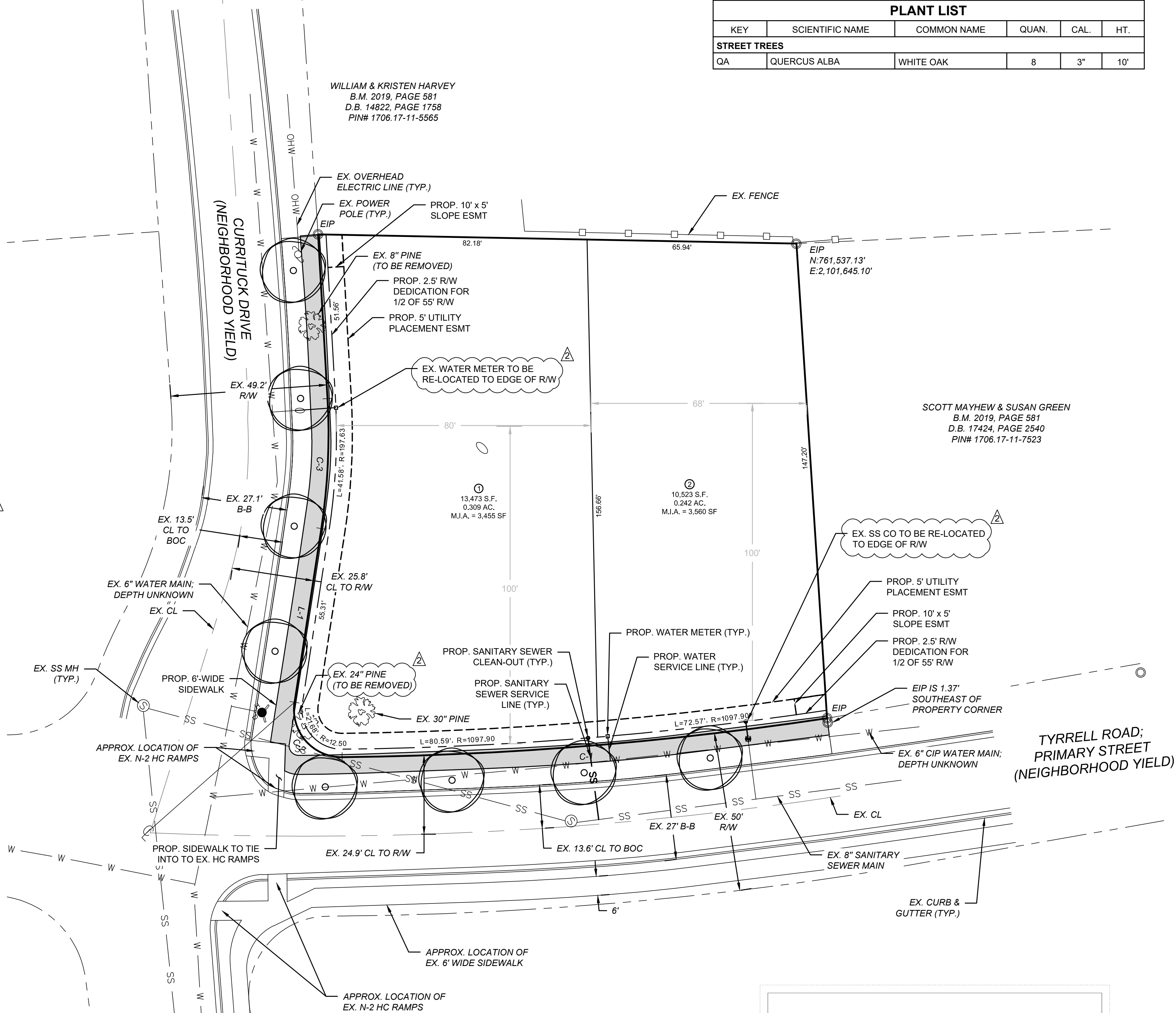
PROVIDED: 8 TREES

## EXISTING TREE CRZ DISTURBED BY SIDEWALK CONSTRUCTION:

EX. 24" PINE: 452 SF; 22.7% OF CRZ  
EX. 30" PINE: 640 SF; 16.8% OF CRZ

## PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
STREET TREES					
QA	QUERCUS ALBA	WHITE OAK	8	3"	10'



## CITY OF RALEIGH 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 AMENDMENT PLAN &/OR PROVIDED 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 FORCEMAINS. 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 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 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 NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT 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



POST OFFICE BOX 91727  
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PHONE: 919.610.1051  
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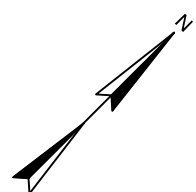
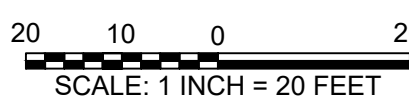
## REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	7/31/2020	FLM
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ORIGINAL PLAN SIZE: 24" X 36"

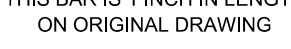
## PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



## SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING



IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

## PRELIMINARY SUBDIVISION PLANS

914 TYRELL ROAD  
RALEIGH, NC 27609  
SUB-0012-2020

DIXON KIRBY

DATE:	02-24-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20009

## SITE, UTILITY &amp; LANDSCAPING PLAN

C-3

SHEET 3 OF 4