



Administrative Approval Action

Case File / Name: SUB-0012-2020
914 Tyrrell Road Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This .57 acre parcel zoned R-4 is located on the northern corner of the intersection of Currituck Drive and Tyrrell Road at 914 Tyrrell Road.

REQUEST: This is a two lot residential conventional subdivision (2.2.1).

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 dated September 3, 2020 by FLM Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

Urban Forestry

3. A tree impact permit must be obtained for the removal of the existing 8" DBH pine tree in the right of way along Currituck Drive.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒ Slope Easement Required

☒ Utility Placement Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



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The following items must be approved prior to recording the plat:

Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. A 5 ft x 10 ft Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3). A surety for all public Infrastructure improvements will be required any time after approval of the Development Plan and prior to Recorded Map approval. A link is added on your SUB case workflow which will allow you to send the INITIAL SURETY ESTIMATE through your Portal Account to start the process. Please review the Surety Process on www.raleighnc.gov keyword "Sureties" for additional information. Please reference SUB-0012-2019 in your submittal.

Stormwater

5. Grading permit must be issued prior to demolition. (UDO 9.4.6)
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for 8 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:



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Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Tyrrell Road and 4 street trees along Currituck Drive.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: 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:

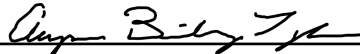
3-Year Sunset Date: October 1, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: October 1, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 10/01/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters



PRELIMINARY SUBDIVISION PLANS FOR

914 TYRRELL ROAD

SUB-0012-2020

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

NOTES

1. DUE TO THE SIZE OF THE PARCEL (0.30 ACRES), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCA) PER ARTICLE 17 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. PER SECTION 9.2.2.2.A1 SUBJECT TO 9.1.2, OF THE PART 10A LAUREL UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM THE STORMWATER MANAGEMENT REQUIREMENTS TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
3. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL LINES NECESSARY TO PROVIDE SERVICE TO THIS SITE.
4. NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SERVICE.
5. THIS PROJECT REQUIRES RECOGNITION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
6. DIAMETER A MATERIAL OF WATER & SEWER SERVICES ARE 34" COPPER WITH 5/8" METER & 4" PVC @ 1.0% MNL GRADE FOR EACH LOT.
7. RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTIONS 6.5.2. AND TABLE 6.5A PLAT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER RSDM SECTION 6.5.2. AND 6.5.3 ARE TO BE CONSTRUCTED AS PER THE UDO PLAT PLAN CRITERIA.



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

REVISION HISTORY

[illegible]

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 THE
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 4 OF 4

SHEET

C-1
C-2
C-3
C-4

TITLE

COVER
EXISTING CONDITIONS
SITE, UTILITY & LANDSCAPING PLAN
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


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 10.2.1.)
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS_intake@raleighnc.gov.

Office Use Only: Case # _____ Planner (print): _____

Pre-application Conference Date: _____ Planner (signature): _____



Raleigh

DEVELOPMENT TYPE (UDO Section 10.2.1)

☒ 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? ☒ Single family ☐ Townhouse ☐ Non-residential ☐ Other ☐ Attached houses ☐ Apartment

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

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

Address: PO Box 6469, Raleigh, NC 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>

DEVELOPMENT TYPE + SITE DATE 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 Inade City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case #: Z- Board of Adjustment (BOA) Case #: A-

STORMWATER INFORMATION

Existing Impervious Surface: _____ Square Feet: 3,985 Proposed Impervious Surface: _____ Square Feet: 10,558 AC

Acres: 0.04 AC Acres: 0.24 AC

Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following: _____

At-risk 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 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. I acknowledge that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.

Signature: [Signature] Date: 6.24.20

Printed Name: MARK KIRBY PRESIDENT

Signature: _____ Date: _____

Printed Name: _____

Please email your completed application to DS_intake@raleighnc.gov.

REVISION 08.01.13

raleighnc.gov

Page 2 of 2

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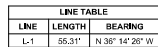
CALL 48 HOURS BEFORE
YOU DIG



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

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

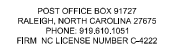
1. BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CANTHORNE, MOSS & PANCIERA, PC ON JANUARY 22, 2023.
2. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
3. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	153.17'	1100.40'	153.17'	S 40° 24' 39" W
C2	22.87'	15.00'	22.87'	N 85° 55' 10" W
C3	40.98'	195.13'	40.98'	N 46° 16' 04" W

North Carolina 811
www.nc811.org

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ORIGINAL PLAN SIZE: 24" X 36"

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

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

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

C-2

SHEET 2 OF 4

EX. PROPERTY LINE
 EX. RIGHT-OF-WAY
 EX. ADJACENT OWNERS
 EX. ROAD CENTERLINE
 ~~~~~ 345' ~~~~~  
 EX. MAJOR CONTOUR (5')  
 EX. MINOR CONTOUR (1')  
 □ □  
 EX. FENCE  
 OHW OHW  
 EX. OVERHEAD ELECTRIC LINE  
 SD SD  
 EX. STORM SEWER  
 W W  
 EX. WATER LINE  
 SS SS  
 EX. SANITARY SEWER  
 PROP. RIGHT-OF-WAY  
 PROP. LOT LINES  
 PROP. EASEMENT  
 325  
 PROP. MAJOR CONTOUR (5')  
 324  
 PROP. MINOR CONTOUR (1')  
 W W  
 PROP. WATER LINE  
 SS SS  
 PROP. SANITARY SEWER

1. BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JANUARY 22, 2020.
2. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
3. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
7. STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPO-03 QTY. DETAIL BETWEEN OCT 1 AND OCT 19, 30. A LANDSCAPE AGREEMENT IS REQUIRED TO BE REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
8. OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT WITH THE PROPOSED SIDEWALK SHOULD BE RE-LOCATED.
9. MAXIMUM IMPERVIOUS SURFACE WITHOUT DRIVE OR STUDY PER U.S. 9.2.2.A.8 + B.C. 1.0000 IMPERVIOUS SURFACE (13.4375 SQ YD @ 35%) = 1,654.59 SF IMPERVIOUS IN RIGHT-OF-WAY = 3,455.5 SF
10. LOT 2 IMPERVIOUS LOT: (10.5225 SQ YD @ 35%) = 439.59 SF IMPERVIOUS IN RIGHT-OF-WAY = 3,565.59 SF
11. PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.A. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT CODE, THE FOLLOWING ARE EXEMPT FROM REQUIREMENTS FOR STORMWATER MANAGEMENT AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS:
12. IMPERVIOUS LIFT FOR REACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
13. IMPERVIOUS LOTS EXCEEDING THOSE LISTED IN NOTE 9 AND ON THIS SHEET SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 9.2.2.A.2.B.1.

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)

**AVERAGE LOT SIZE:** 11,996 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'

**JURISDICTION:** CITY OF RALEIGH  
**PROPOSED USE:** RESIDENTIAL SUBDIVISION

DIXON KIRBY  
PO BOX 6469  
RALEIGH, NC 27628  
919.422.3001

FDM ENGINEERING, INC.  
PO BOX 91727  
RALEIGH, NC 27675  
919.423.8975

**YOU DIG**

**Carolina On**

NORTH CAROLINA  
ONE CALL CENTER

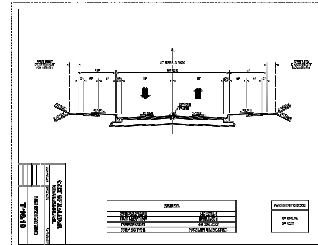
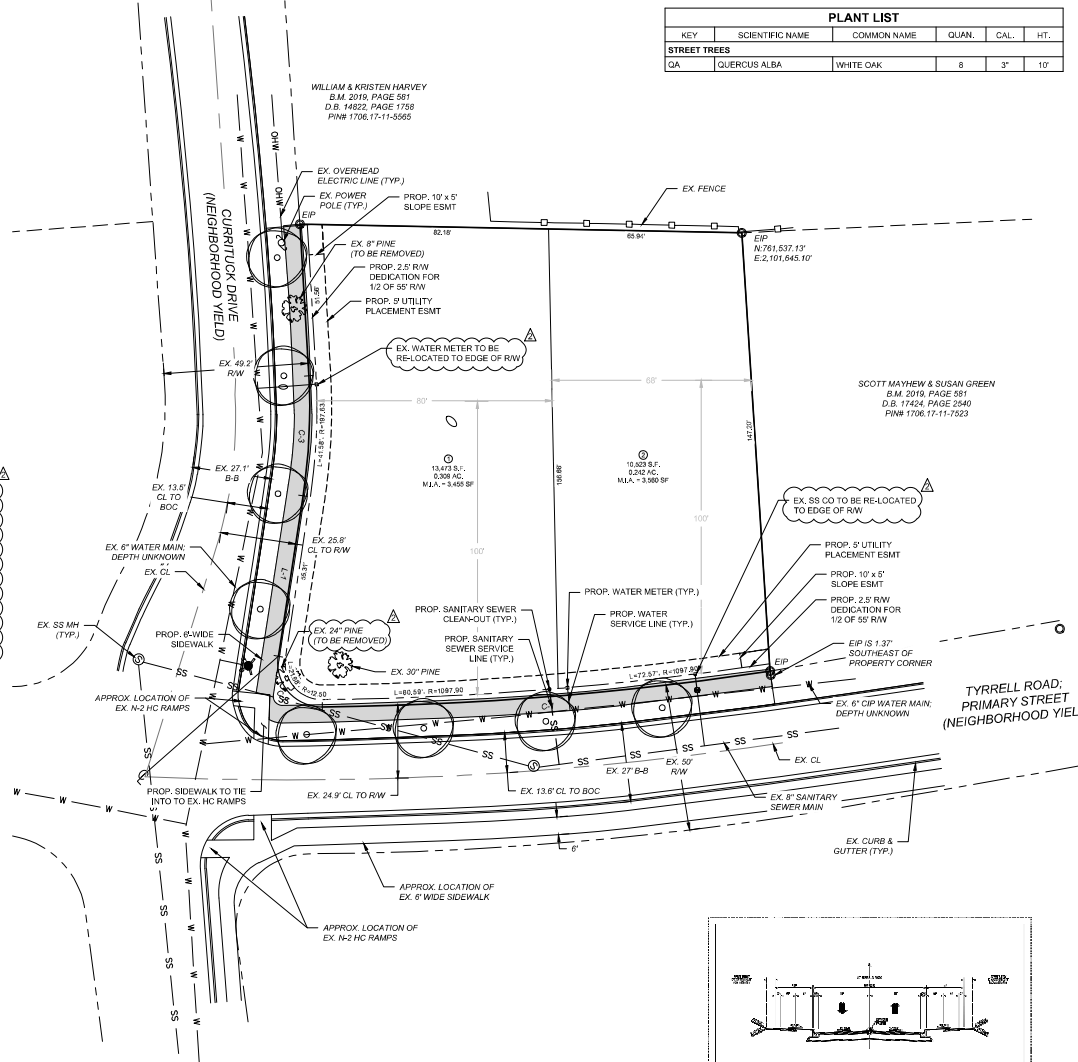
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**STREET TREES**  
REQUIRED: TREES SPACED AT 40' O.C.  
323 LF = 8 TREES REQUIRED

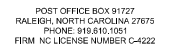
EXISTING TREE CRZ DISTURBED BY SIDEWALK CONSTRUCTION  
EX. 24" PINE: 452 SF; 22.7% OF CRZ  
EX. 30" PINE: 640 SF; 16.8% OF CRZ

| PLANT LIST          |                 |             |       |      |     |
|---------------------|-----------------|-------------|-------|------|-----|
| KEY                 | SCIENTIFIC NAME | COMMON NAME | QUAN. | CAL. | HT. |
| <b>STREET TREES</b> |                 |             |       |      |     |
| QA                  | QUERCUS ALBA    | WHITE OAK   | 8     | 3"   | 10' |



1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

2. UTILITY SEPARATION REQUIREMENTS:
- a. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PROJECT EXISTING OR PROPOSED WATER MAIN, SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE MAINTAINED, FERTILIZER OR PESTICIDE APPLICATIONS SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - b. THE MINIMUM SEPARATION SHALL BE NOT LESS THAN 25' FROM A PRIVATE WELL, OR 50' FROM A PUBLIC WELL.
  - c. WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN THE SEWERS SHALL BE 10'. IF HORIZONTAL SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A TRENCH WITH A TRENCH WITH THE SEWER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT. ALL MEASUREMENTS ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - d. IT IS POSSIBLE TO OBTAIN PROPER SEPARATION OF AN ENTIRE SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDING TO ON EACH SIDE CROSSING MAIN. SEPARATION SHALL BE MAINTAINED TO WATERLINE SPECIFICATIONS.
  - e. WHEN HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIALS IS SPECIFIED FOR SANITARY SEWER.
  - f. 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHEN SEPARATION IS NOT POSSIBLE, IT SHALL BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE TO PROTECT MAIN. CLEARANCE SHALL BE MAINTAINED (4:1 & 5:49).
  - g. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING UTILITIES. IF ANY DISRUPTION OF SERVICE TO CONSTRUCTION OF PROJECT, ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3" MINIMUM COVERS IS REQUIRED ON ALL WATER MAINS & SEWER FORCESMANS, 4" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN CONSTRUCTION OF PROJECT. IF A SEWER SERVICE IS TO BE ABANDONED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THIS INCLUDES THE REMOVAL OF THE TAP AT THE SEWER MAIN FROM THE ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL CROWN WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT, NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE THE TAP AT THE SEWER MAIN. THE TAP SHALL BE INSTALLED TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL PVC SEWER SERVICE OR 10% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED VERTICALLY AT 25' TO 40' FEET.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1/2' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, WETLAND & FLOODPLAIN INQUIRIES (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT /RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ALL UTILITY WORKS INCLUDING SANITARY SEWERS & SERVICE TRACES) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GROUND INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO CONSTRUCTION OF A RAILROAD OR STATE ROW. CONTACT: (919) 996-2324 OR [timothy.beasley@raleighnc.gov](mailto:timothy.beasley@raleighnc.gov) FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROGRAM/CONTROL DEVICES ARE REQUIRED FOR ALL PROJECTS. THE CITY OF RALEIGH HAS ADDED THIS LIST IN APPENDIX-B OF THE RULES GOVERNING PUBLIC UTILITY SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE PROPERTY OF THE NORTH CAROLINA SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE PROPERTY OF THE NORTH CAROLINA SOCIETY OF SANITARY ENGINEERING. THESE DEVICES SHALL BE INSTALLED AND TESTED (WITH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE NORTH CAROLINA SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE PROPERTY OF THE NORTH CAROLINA SOCIETY OF SANITARY ENGINEERING. CONTACT: JOANNE HARTLEY AT (919) 996-5923 OR [johartley@raleighnc.gov](mailto:johartley@raleighnc.gov) FOR MORE INFORMATION.

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

## 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

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      |

C-3

SHEET 3 OF 4