### **Preliminary Subdivision Application**



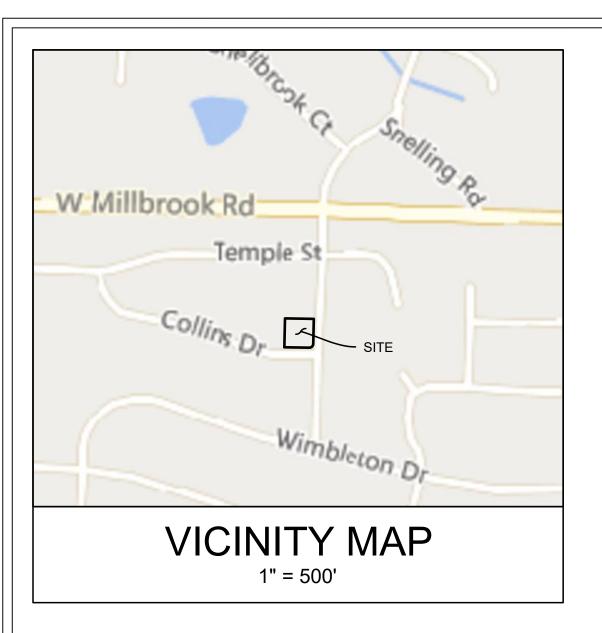
**Site Review** 

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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

DEVELOPMENT OPTIONS (UDO Chapter 2)							
☐ Conventional Subdivision			Compact Developmen	Development $\square$		☐ Conservation Development	
☐ Cottage Court			☐ Flag lot	Jot ☐ Frequent Tran		sit Development Option	
NOTE: Subdivisions n	nay require City Cou	ncil a	approval if located in a	Histo	ric Overlay District.		
		G	ENERAL INFORMAT	ON			
Scoping/sketch plan c	ase number(s):						
Development name (s	subject to approval):						
Property Address(es):							
Recorded Deed PIN(s	s):						
Building type(s):	☐ Detached Hous	е	☐ Attached House		Townhouse	☐ Apartment	
☐ General Building	☐ Mixed Use Buil	ding	☐ Civic Building		Open Lot	☐ Tiny House	
CI	JRRENT PROPERT	Y O	WNER/APPLICANT/D	EVEL	OPER INFORMATION	ON	
Current Property Owr	ner(s) Names:						
Company:			Title:				
Address:							
Phone #: Email:							
Applicant Name (If different from owner. See "who can apply" in instructions):							
Relationship to owner:	☐ Lessee or contr	act p	ourchaser   Owner's	autho	orized agent □ Eas	sement holder	
Company:			Address:				
Phone #: Email			Email:				
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.							
Developer Contact Names:							
Company: Title:							
Address:							
Phone #: Email:							

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION					
Gross site acreage: 0.516 ac					
Zoning districts (if more than one	e, p	provide acreage of ea	ch)	);	
R-4					
Overlay district(s): n/a		Inside City Limits?	~	Yes No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-		Board of Adjustment BOA-	Ca	ase#	Design Alternate Case # DA-
	W/III	STORMWATER	) IN	EORMATION	
Imperious Area on Parcel(s):  Existing (sf) 4,562 Proposed total (sf) 8,541 Imperious Area for Compliance (includes right-of-way):  Existing (sf) 4,562 Proposed total (sf) 8,541					
		NUMBER OF LO	TS	AND DENSIT	ry
# of Detached House Lots: 2		# of Attached Hou	ıse	Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# (	of Open Lots:		# of Other L Mixed Use,	ots (Apartment, General,
Total # of Lots: 2	To	tal # Dwelling Units:	2		
# of bedroom units (if known): 1b	or_	2br	3	br	4br
Proposed density for each zonin	g d	istrict (UDO 1.5.2.F):	3.8	37 u/a	
					J
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.					
Printed Name: Site Property De	eve	lopment, LLC	-		Date:
Signature: By: JA Managem	By: JA Management, Joc., Manager				
Printed Name: Michael E. Jordan, President					



### PRELIMINARY SUBDIVISION PLANS FOR

## 5301 DIXON DRIVE

SUB-00XX-2024

5301 DIXON DRIVE RALEIGH, NORTH CAROLINA 27609 PIN: 1706-36-4157

### STREET ADDRESS: 5301 DIXON DRIVE PIN NUMBER(S): 1706-36-4157 **TOTAL ACREAGE**: 0.516 AC (22,457 SF) LESS ROAD R/W DEDICATION: 0.007 AC (294 SF) **NET ACREAGE:** 0.509 AC (22,163 SF) PROPOSED SINGLE FAMILY LOTS: 2 AVERAGE LOT SIZE: 11,081 SF MINIMUM LOT SIZE: 11,063 SF **LOT 1**: 0.25 AC (11,063 SF) **LOT 2**: 0.25 AC (11,100 SF) MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF MINIMUM LOT WIDTH: 65' MINIMUM LOT DEPTH: 100' PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT DEVELOPER: SITE PROPERTY DEVELOPMENT, LLC 933 OLD KNIGHT ROAD KNIGHTDALE, NC 27545 919.422.3933 ENGINEER: FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.423.8975

**SUMMARY INFORMATION** 

**DEVELOPMENT NAME: DIXON DRIVE SUBDIVISION** 

Preliminary Subdiv	ision Application							
ite Review			Raleigh		Section of the Court of the Cou	ENT TYPE + SITE	DATE TABLE - ZON	ING INFORMATION
anning and Development Customer Service Co	enter • One Exchange Plaza, Suite 400   Ral	eigh, NC 27601   919-996-	-2500	Gross site acrea				
ISTRUCTIONS: This form is used who propriate review type and include the				R-4		provide acreage of	11.	
ubdivision plans to <u>SiteReview@raleig</u>			and your promining	Overlay district(s		Inside City Limits		Historic District/Landmark: N/A
DI	EVELOPMENT OPTIONS (UDO C	Chapter 2)		Conditional Use Case # Z-	District (CUD)	Board of Adjustm BOA-	ent Case #	Design Alternate Case # DA-
Conventional Subdivision	Compact Development		vation Development			STORMWAT	TER INFORMATION	
Cottage Court	Flag lot	Frequent Tra	ansit Development Option	Imperious Area	n Parcel(s):	8 541		for Compliance (includes right-of-way):
NOTE: Subdivisions may require City	Council approval if located in a His	storic Overlay Distric	t.	Existing (sf) 4,56	Proposed	total (sf) 8,541	Existing (sf)4,5	Proposed total (sf) 8,541
	GENERAL INFORMATION					NUMBER OF	LOTS AND DENSIT	ΤΥ
Scoping/sketch plan case number(s):				# of Detached H	GF SU	# of Attached I	House Lots:	# of Townhouse Lots:
Development name (subject to approv			now with a sunt of the	# of Tiny House	Lots: #	f of Open Lots:	# of Other L Mixed Use,	ots (Apartment, General,
Property Address(es): 5301 Dixon D		to the transfer of the transfe	4-1	Total # of Lots: 2	: T	otal # Dwelling Uni		
				# of bedroom un	ts (if known): 1br	2br	3br	4br
Recorded Deed PIN(s): 1706-36-414		To re-	**************************************	Proposed densit	y for each zoning	district (UDO 1.5.2.	.F): 3.87 u/a	
account by by the by the by the by	Marie de Caraca Branca de Caraca de							
Building type(s):   Detached H	House Attached House	Townhouse	Apartment	15			TURE BLOCK	
CURRENT PROPI urrent Property Owner(s) Names: M	ERTY OWNER/APPLICANT/DEVI	ELOPER INFORMA	TION	landowner. An ea easement.	sement holder ma	y also apply for deve	elopment approval for	ase land, or an authorized agent of the such development as is authorized by the hey are either the property owner or one contents.
ompany: Site Investments, LLC	Title: Manac	ner		the persons author	rized by state law	(N.C.G.S. 160D-403	3(a)) to make this app	lication, as specified in the application. The the application are correct and the
ddress 933 Old Knight Road, Kni				undersigned under	rstands that devel	lopment approvals a	re subject to revocati	on for false statements or N.C. Gen. Stat. § 160D-403(f).
none #: 919-422-3933	Email: mike.jordan@jvmg	mt.net		The undersigned	indicates that the p	property owner(s) is	aware of this applica	ion and that the proposed project describe
pplicant Name (If different from ow	ner. See "who can apply" in inst	ructions):		in this application	will be maintained	l in all respects in ac	cordance with the pla	ns and specifications submitted herewith, Unified Development Ordinance.
elationship to owner: Lessee or co	contract purchaser Owner's au	thorized agent E	asement holder	The undersigned	hereby acknowled	ges that, pursuant to	state law (N.C.G.S.	143-755(b1), if this permit application is
ompany: Site Property Development, LI	LC Address: 933 Old Knight F	Road, Knightdale	NC 27545	respond to comme	ents or provide add	ditional information r	equested by the City	nonths or more, or if the applicant fails to for a period of six consecutive months or
none #: 919-422-3933					plication review is	discontinued and a r	new application is rec umed shall apply to th	uired to proceed and the development
OTE: please attach purchase agree			ing this form	Signature:				Date:
	201 M & MM & 40 M			Printed Name:	Site Property Dev By: JA Managemen By:	nt, Inc., Manager		production and those property ages to
eveloper Contact Names: Mike Jor				Signature: Printed Name:		rdan, President		Date: /-/9 - 202 4
ompany: Site Property Developme	ent, LLC Title: Manag	er		Finited Name:				
ddress: 933 Old Knight Road, Knig	ghtdale, NC 27545							
one #: 919-422-3933	Email: mike.jordan@jvmg	ımt.net	en anno an teachta	Page 2 of 2	O O		ļ	REVISION 09
ge <b>1</b> of <b>2</b>			REVISION 09.22.23					raleighnc.
			raleighnc.gov					

C-1

C-2

C-3

- 1. DUE TO THE SIZE OF THE PARCEL (0.52 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.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.
- 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
- 5. THIS PROJECT REQUIRES RECORDATION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT
- 6. 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
- SOLID WASTE COMPLIANCE STATEMENT: "DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL."

**ENGINEERING** 

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

	REVISION HISTORY				
REV #	DESCRIPTION	DATE	BY		

ORIGINAL PLAN SIZE: 24" X 36" TITLE SHEET COVER EXISTING CONDITIONS PLAN SUBDIVISION, UTILITY & LANDSCAPING PLAN

> 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

### OWNER/DEVELOPER:

SITE INVESTMENTS, LLC SITE PROPERTY DEVELOPMENT, LLC 933 OLD KNIGHT ROAD KNIGHTDALE, NC 27545 919.422.3933 MIKE.JORDAN@JVMGMT.NET

### 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.

PRELIMINARY SUBDIVISION PLANS

> 5301 DIXON DRIVE RALEIGH, NC 27609 SUB-00XX-2024

SITE PROPERTY DEVELOPMENT, LLC

DATE:	02-09-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23044

COVER

SHEET 1 OF 3

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

CALL 48 HOURS BEFORE

YOU DIG

lortn

# EX. PROPERTY LINE EX. RIGHT-OF-WAY EX. ROAD CENTERLINE EX. MAJOR CONTOUR (5') EX. MINOR CONTOUR (1') EX. FENCE OHW OHW EX. WATER LINE EX. WATER LINE EX. SANITARY SEWER

# ENGINEERING

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

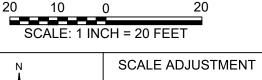
REVISION HISTORY

TAL VIOLOTATION OF THE				
REV #	DESCRIPTION	DATE	BY	

ORIGINAL PLAN SIZE: 24" X 36"

### PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

1"

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

PRELIMINARY SUBDIVISION PLANS

5301 DIXON DRIVE RALEIGH, NC 27609 SUB-00XX-2024

SITE PROPERTY DEVELOPMENT, LLC

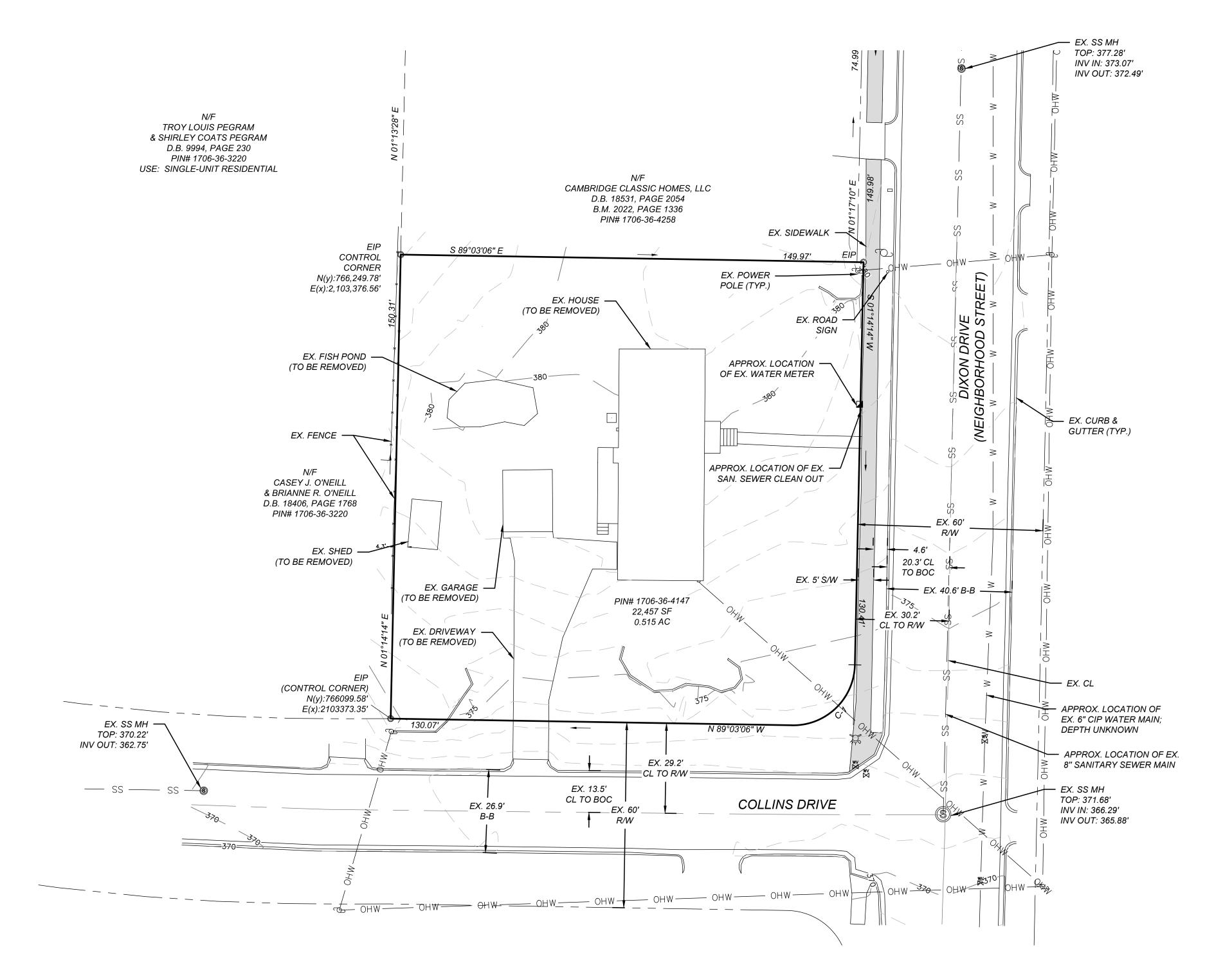
DATE:	02-09-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23044

**EXISTING CONDITIONS PLAN** 

**C-2**SHEET 2 OF 3

### NOTES

- 1. BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JANUARY 10, 2024.
- 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.



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 ---- OHW ----- OHW ---- EX. OVERHEAD ELECTRIC LINE EX. WATER LINE ----- SS ------ SS ---- EX. SANITARY SEWER ---- PROP. EASEMENT

PROVIDED: 7 TREES PLANT LIST SCIENTIFIC NAME KEY STREET TREES

LANDSCAPING CALCULATIONS

JUNIPERUS VIRGINIANA

QUAN. CAL.

HT.

10'

COMMON NAME

EASTERN RED CEDAR

REQUIRED: TREES SPACED AT 40' O.C.

282 LF = 7 TREES REQUIRED

PROP. MAJOR CONTOUR (5') PROP. MINOR CONTOUR (1')

PROP. STREET TREE (JV)

PROP. 3/4" COPPER WATER SERVICE

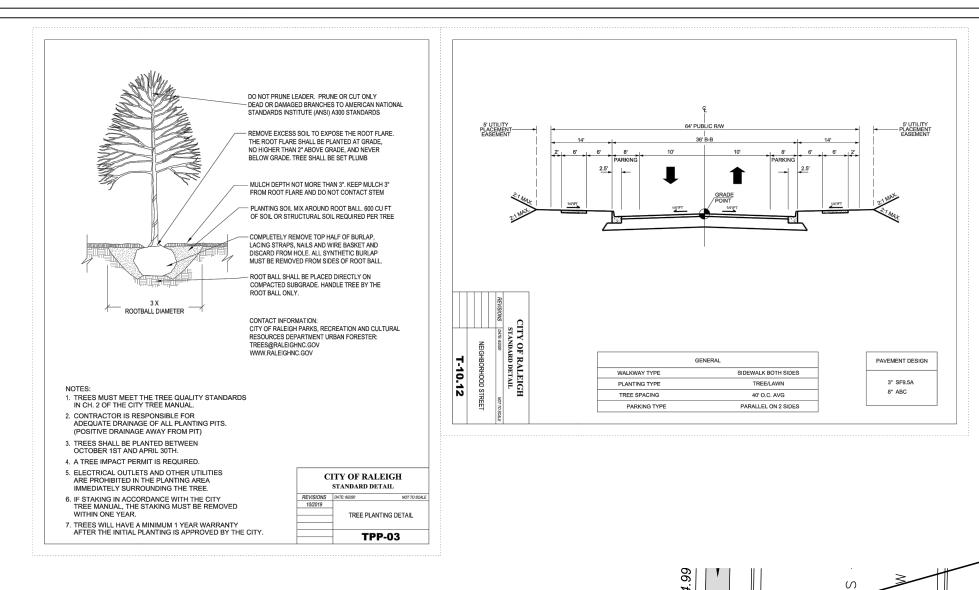
PROP. 4" PVC SANITARY SEWER SERVICE

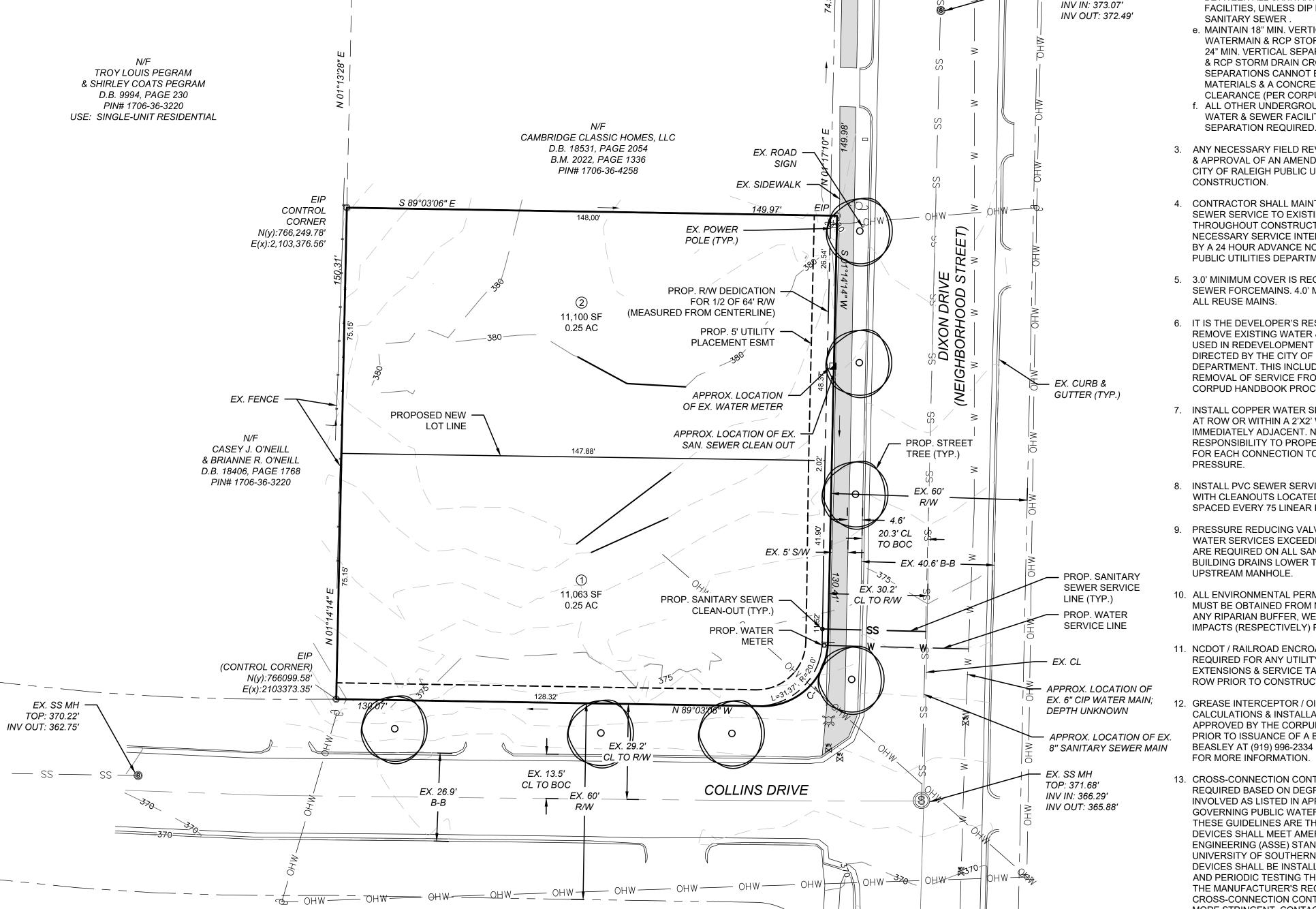
### **NOTES**

- BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JANUARY 10, 2024.
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- . 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.
- 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.
- B. OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT WITH THE PROPOSED SIDEWALK SHOULD BE RE-LOCATED.
- 9. 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.
- 10. FEE-IN-LIEU REQUIRED TO MEET STANDARD 6' SIDEWALK SECTION.
- 11. MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER UDO 9.2.2.A.4.b & c: LOT 1 IMPERVIOUS LIMIT (11,100 SF \* 38%) - 76 SF IMPERVIOUS IN R/W = 4,142 SF LOT 2 IMPERVIOUS LIMIT (11,063 SF \* 38%) - 76 SF IMPERVIOUS IN R/W = 4,127 SF
- 12. IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO **BUILDING PERMITS.**

### **SUMMARY INFORMATION DEVELOPMENT NAME:** DIXON DRIVE SUBDIVISION STREET ADDRESS: 5301 DIXON DRIVE PIN NUMBER(S): 1706-36-4157 **TOTAL ACREAGE:** 0.516 AC (22,457 SF) LESS ROAD R/W DEDICATION: 0.007 AC (294 SF) **NET ACREAGE:** 0.509 AC (22,163 SF) PROPOSED SINGLE FAMILY LOTS: 2 AVERAGE LOT SIZE: 11,081 SF MINIMUM LOT SIZE: 11,063 SF **LOT 1**: 0.25 AC (11,063 SF) **LOT 2**: 0.25 AC (11,100 SF) **ZONING DISTRICT**: R-4 MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF MINIMUM LOT WIDTH: 65' MINIMUM LOT DEPTH: 100' JURISDICTION: CITY OF RALEIGH PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT DEVELOPER: SITE PROPERTY DEVELOPMENT, LLC 933 OLD KNIGHT ROAD KNIGHTDALE, NC 27545 919.422.3933 ENGINEER: FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.423.8975







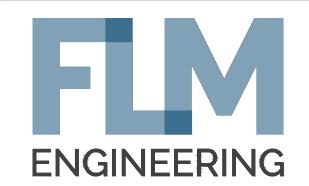
### CITY OF RALEIGH UTILITY NOTES

- 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 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.
- 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 WATERLINE SPECIFICATIONS.
- d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.

EX. SS MH

TOP: 377.28'

- e. 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) f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL
- 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 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.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' 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 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.
- 7. 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.
- 8. INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 9. 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.
- 10. 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.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. 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.
- 13. 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.goc FOR MORE INFORMATION



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

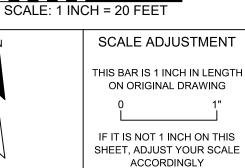
**REVISION HISTORY** 

REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 36"

**PRELIMINARY PLANS** 

DO NOT USE FOR CONSTRUCTION



PRELIMINARY SUBDIVISION PLANS

> 5301 DIXON DRIVE RALEIGH, NC 27609 SUB-00XX-2024

SITE PROPERTY DEVELOPMENT, LLC

DATE:	02-09-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	23044

SUBDIVISION, UTILITY & LANDSCAPING PLAN

SHEET 3 OF 3