



# Administrative Approval Action

Case File / Name: SUB-0049-2020  
SILVERTHORNE SUBDIVISION

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

**LOCATION:** The one acre site, zoned R2 and within a Metro Park Overlay District, is located on the north side of the Silverthorne Drive cul-de-sac at 8712 Silverthorne Drive, west of the intersection of Silverthorne Drive and Ebenezer Church Road, outside the city limits.

**REQUEST:** A two lot (Conventional single family dwelling) subdivision with a shared driveway

**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 October 20, 2020 by GIL JOHNSON.

## **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).

☒ **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.

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | 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.

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

### **Engineering**



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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. 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.

## Public Utilities

3. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
5. Wake County approval for any required Well or Septic Permits abandonment shall be shown on the map for recordation.
6. A plat must be recorded at the Wake County Register of Deeds office for the proposed public sanitary sewer easement dedication prior to or in conjunction with the recordation of the subdivision map.

## Stormwater

7. Total land disturbance will be over 12,000 sq. ft. for demolition and multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. Grading permit required prior to demolition. (UDO 9.4.6)
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☒ **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:***

## Engineering

1. That a driveway easement is shown for the shared driveway between the two properties, Lot 6A and Lot 6B as depicted on this plan.

## Stormwater



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

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

## **General**

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

## **Stormwater**

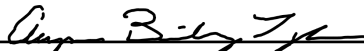
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**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: November 17, 2023**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: November 17, 2025**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed:  Date: 11/17/2020  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

**DEVELOPMENT SERVICES**  
**Preliminary Subdivision Plan Application**  
 Development Services Customer Service Center, One Exchange Place, Suite 400, Raleigh, NC 27601 | 919-996-3462

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 [US.intake@raleighnc.gov](mailto:US.intake@raleighnc.gov).

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 ☐ Cultural/Civic  
 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): N/A  
 Development name (subject to approval): Silverthorne Subdivision  
 Property Address(es): 8712 Silverthorne Drive Raleigh, NC 27612  
 Recorded DBA PIN(s): 0777554293

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

**CURRENT PROPERTY OWNER/DEVELOPER INFORMATION**  
 NOTE: Please attach purchase agreement when submitting this form.  
 Company: \_\_\_\_\_ Owner/Developer Name and Title: Robert G. & Denise T. Johnson, Owners  
 Address: 8716 Silverthorne Drive Raleigh NC 27612  
 Phone #: 919-744-9363 Email: [gl.johnson@raleighnc.gov](mailto:gl.johnson@raleighnc.gov)

**APPLICANT INFORMATION**  
 Company: \_\_\_\_\_ Contact Name and Title: Gl. Johnson, Owner  
 Address: 8716 Silverthorne Drive Raleigh NC 27612  
 Phone #: 919-744-9363 Email: [gl.johnson@raleighnc.gov](mailto:gl.johnson@raleighnc.gov)

Continue to the next page.

Page 1 of 2

# Silverthorne Subdivision

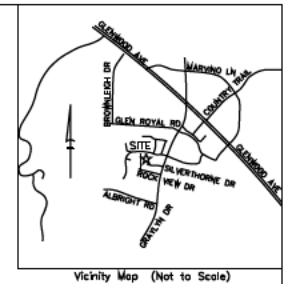
8712 Silverthorne Dr.  
 Raleigh, NC 27612

**SUBDIVISION PLANS**  
**SUB-0049-2020**

6/30/2020

REV 1: 9/1/2020

REV 2: 10/20/2020



**DEVELOPMENT TYPE - SITE DATA TABLE**  
 (Applicable to all developments)

**ZONING INFORMATION**  
 Gross site acreage: 1.1 acre  
 Zoning district (if more than one, provide acreage of each): R-2  
 Overlay district: MPOD Inside City limit: 87.2 Yes ☒ No ☐  
 Conditional Use District (CUD) Case # Z: N/A Board of Adjustment (BOA) Case # A: N/A

**STORMWATER INFORMATION**  
 Existing Impervious Surface: \_\_\_\_\_ Square Feet: 43,550 Proposed Impervious Surface: \_\_\_\_\_ Square Feet: 2,878  
 Acre: \_\_\_\_\_ Acre: \_\_\_\_\_  
 Noise River Buffer: Yes ☐ No ☒ Wetlands: Yes ☐ No ☒  
 Is this a flood hazard area? Yes ☐ No ☒  
 If yes, please provide the following:  
 Flood study: \_\_\_\_\_  
 FEMA Map Panel #: \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**  
 Total # of townhouse lots: \_\_\_\_\_ Detached: \_\_\_\_\_ Attached: \_\_\_\_\_  
 Total # of single-family lots: 12  
 Proposed density for each zoning district (UDO 15.2.F.1) R-2: 2 lots per acre  
 Total # of open space and/or common area lots: N/A  
 Total # of registered lots: 2

**SIGNATURE BLOCK**  
 I, the filer of this plan as the property owner(s), do hereby agree and irrevocably 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 Robert G. (Gl.) Johnson to serve as my agent to submit this application, to receive and respond to administrative comments, to submit plans on my behalf, and to re-submit my plan after public meeting regarding this application.  
 (We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development (UDO) 15.2.F.1 and acknowledge that this application is subject to the filing calendar and submission policy which states applications will expire after 180 days of inactivity.)  
 Signature: *Robert G. Johnson* Date: 6-29-20  
 (Printed Name: Robert G. Johnson III)  
 Signature: *Denise T. Johnson* Date: 6-29-20  
 (Printed Name: Denise T. Johnson III)  
 Please email your completed application to [US.intake@raleighnc.gov](mailto:US.intake@raleighnc.gov).

Page 2 of 2

| Density Calculations |           |           |           |                  |                |
|----------------------|-----------|-----------|-----------|------------------|----------------|
|                      | Allowed   | Existing  | Lot 6A    | Subdivided Lot 6 | ROW Dedication |
| Area                 | 20,000 sf | 43,560 sf | 20,690 sf | 22,785 sf        | 85 sf          |
| Density              | 2 u/a     | 1 u/a     | 2 u/a     | 2 u/a            | n/a            |

| LEGEND |                               |
|--------|-------------------------------|
| ---    | UNDERGROUND ELECTRIC LINE     |
| ---    | OVERHEAD POWER LINE           |
| ---    | UNDERGROUND WATER LINE        |
| ---    | UNDERGROUND GAS LINE          |
| ---    | UNDERGROUND TELEPHONE LINE    |
| ---    | UNDERGROUND FIBER OPTIC CABLE |
| ---    | STORM DRAIN PIPE              |
| ---    | RIP RAP                       |
| ---    | WOOD FENCE                    |
| ---    | PROPERTY LINE NOT SURVEYED    |
| ---    | PROPERTY LINE SURVEYED        |
| ---    | TREE LINE                     |
| ---    | PROPOSED WATER LINE           |
| ---    | LIMITS OF DISTURBANCE         |

| R/W - Right-of-Way |                         | C - Center Line |                  | * - BUSH |  |
|--------------------|-------------------------|-----------------|------------------|----------|--|
| ---                | Existing Iron Pipe      | ---             | Center Line      | ---      | ELECTRIC TRANSFORMER                                   |
| ---                | Existing Iron Pipe      | ---             | Edge of Pavement | ---      | FLARED END SECTION                                     |
| ---                | Concrete Monument       | ---             | Edge of Curb     | ---      | GUY WIRE   |
| ---                | Iron Rebar Set          | ---             | Edge of Road     | ---      | IRON ROD FOUND   |
| ---                | Property Line           | ---             | Edge of Road     | ---      | IRON PIPE FOUND  |
| ---                | Controlled Access       | ---             | Chord Distance   | ---      | MAILBOX  |
| ---                | Concrete Pipe           | ---             | Part of          | ---      | POWER POLE   |
| ---                | Corrugated Metal Pipe   | ---             | Part of          | ---      | SIGN   |
| ---                | Corrugated Plastic Pipe | ---             | Right of Way     | ---      | UTILITY CONTROL  |
| ---                | 100 year Flood Boundary | ---             | Right of Way     | ---      | TELEPHONE PEDESTAL                                     |
| ---                | Overhead Utilities      | ---             | Right of Way     | ---      | UTILITY HANDHOLE                                       |
| ---                | Side Road               | ---             | Right of Way     | ---      | APPROX. LOCATION OF UTILITY ORIGIN/DESTINATION UNKNOWN |
| ---                | Survey/Stream Monitor   | ---             | Right of Way     | ---      |  |
| ---                | Water Valve             | ---             | Right of Way     | ---      |  |
| ---                | Address                 | ---             | Right of Way     | ---      |  |

- GENERAL NOTES**
- NO DEMOLITION PROPOSED.
  - EXEMPT PER UDO SECTION 9.2.2.A.1.B.1 BUT SUBJECT TO IMPERVIOUS LIMITATIONS OF SUBSECTION 9.2.2.A.4.
  - IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - TREE CONSERVATION NOT REQUIRED PER UDO SECTION 9.1.2. SITE IS UNDER 2 ACRES.
  - PETITION FOR ANNEXATION SHALL BE SUBMITTED PRIOR TO RECORDING SUBDIVISION PLAT.
  - AFTER CONSTRUCTION, TESTING, CERTIFICATION AND ACCEPTANCE OF THE PROPOSED WATERLINE, THE EXISTING HOUSE 8712 SILVERTHORNE DRIVE WILL BE CONNECTED TO BOTH WATER AND SEWER AND THE EXISTING SEPTIC SYSTEM WILL BE ABANDONED PER WAKE COUNTY ENVIRONMENTAL HEALTH REGULATIONS.
  - TOTAL DISTURBED AREA IS GREATER THAN 12K SF, BUT LESS THAN 1 ACRE OF CUMULATIVE DISTURBANCE PROPOSED, AND WILL REQUIRE EROSION CONTROL PLAN PRIOR TO ISSUANCE OF PERMITS.
  - INFRASTRUCTURE CONSTRUCTION PLAN (SPR) REVIEW. ALL DETAILS AND PROFILES RELATED TO THE WATER LINE CONSTRUCTION ARE REQUIRED.
  - LOT 6A EXISTING IMPERVIOUS IS 3,390SF.

**SITE DATA**  
 PIN: 0777554293  
 ZONING: R-2  
 OVERLAY DISTRICT: MPOD  
 CURRENT LAND USE: RESIDENTIAL  
 FUTURE LAND USE: RESIDENTIAL  
 PROPOSED # OF LOTS: 2  
 RESIDENTIAL DENSITY/UNITS: 2 UNITS/ACRE

**SHEET INDEX**  
 SILVERTHORNE SUBDIVISION COVER 1  
 EXISTING CONDITIONS SURVEY 2  
 SILVERTHORNE SUBDIVISION UTILITY PLAN 2

**Owner/Applicant:**  
 ROBERT G. JOHNSON III & DENISE T. JOHNSON  
 8712 SILVERTHORNE DR  
 RALEIGH, NC 27612  
 ph: 919.744.9363  
 email: [gl.johnson@raleighnc.gov](mailto:gl.johnson@raleighnc.gov)

**Consultants:**  
 ALLIED LAND SURVEYING CO., P.A.  
 4720 KESTER MILL RD  
 WINSTON-SALEM, NC 27103  
 ph: 336.765.2377  
 email: [info@allied-EngSurvey.com](mailto:info@allied-EngSurvey.com)  
 contact person: Jason Morehead, PLS

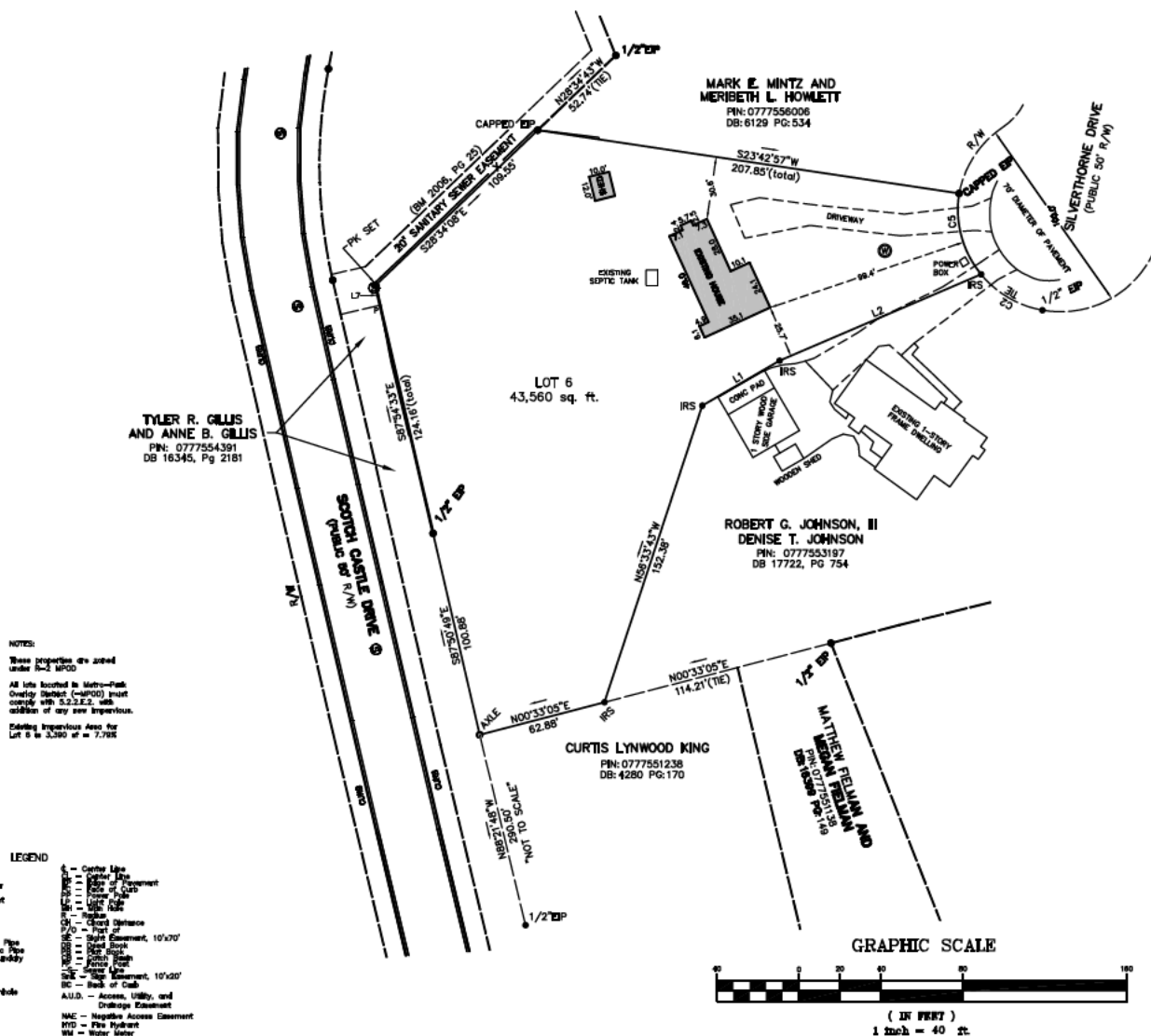
| CURVE TABLE |             |       |        |        |
|-------------|-------------|-------|--------|--------|
| CURVE       | CH BRG      | CHORD | LENGTH | RADIUS |
| C2          | S45°32'34"W | 34.61 | 35.35  | 50.00  |
| C5          | S89°58'47"W | 40.91 | 42.14  | 50.00  |

| CURVE TABLE |             |       |        |        |
|-------------|-------------|-------|--------|--------|
| CURVE       | CH BRG      | CHORD | LENGTH | RADIUS |
| C2          | S45°32'34"W | 34.61 | 35.35  | 50.00  |
| C5          | S89°58'47"W | 40.91 | 42.14  | 50.00  |



**Vicinity Map (Not to Scale)**

**NOTE:**  
This property is subject to all easements, right-of-ways, streets and encumbrances, if any, on the same prior record of record in the office of the Registrar of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and was or was not visible at the time of inspection. This survey is subject to any facts that may be discovered by a full and accurate title search, NOT required on this date.



I declare that on \_\_\_\_\_,  
we surveyed the property shown on  
~~attest~~

Existing Conditions Survey for:  
Robert G. Johnson, III  
and Denise T. Johnson


**Owners:**

LOT 6 ROBERT G. JOHNSON ■  
AND DENISE T. JOHNSON  
8712 SILVERTHORN DR  
RALEIGH, NC 27612  
PIN: 0777554293  
1.00 AC±

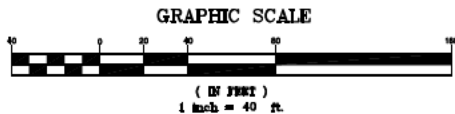
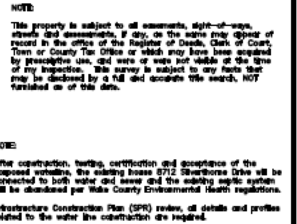
Deed Book 3218, Page 142  
Deed Book 5634, Page 521  
Deed Book 11657, Page 2515  
Book of Maps 1981, Page 377  
1.00 AC.± Total  
Area by computer

SCALE: 1" = 40'

TOWNSHIP: RALEIGH COUNTY: WAKE STATE: NORTH CAROLINA DATE: 07/31/19

SURVISED: Allied Land Surveying Co., P.A. JOB NO. 12-442  
JN/CREW Corporate Number: C-0721 Phone (336) 785-2377 MAP NO. 1  
MAPPED: 4720 Kester Mill Road Winston-Salem, NC 27103 FAX 780-8886 survey.dwg  
NLP/nfz  [www.alliedlandsurveying.com](http://www.alliedlandsurveying.com)

NOTE: BOTH LOTS 6A AND 6B EXCEED MINIMUM 20' WIDTH PER 1.5.2.E.



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 43.59  | S14°58'20"E |
| L2   | 104.86 | S08°02'22"E |
| L3   | 12.64  | S23°42'57"W |
| L4   | 112.33 | N28°34'08"W |
| L5   | 7.56   | N28°34'08"W |
| L6   | 2.86   | N02°07'50"E |
| L7   | 9.93   | S87°54'33"E |

Silverthorne Subdivision

SUB-0049-2020

**Owners:**

LOT 5 ROBERT G. JOHNSON II  
AND DENISE T. JOHNSON  
8712 SILVERTHORN DR  
RALEIGH, NC 27612  
PIN: 0777554293  
1.00 AC.±

Deed Book 3218, Page 142  
Deed Book 5634, Page 521  
Deed Book 11657, Page 2515  
Book of Maps 1981, Page 377  
1.00 AC.± Total  
Area by computer

SCALE: 1" = 40'

TOWNSHIP: RALEIGH


COUNTY: WAKE

STATE: NORTH CAROLINA

DATE: 07/31/19

SURVEYED: JH/crw

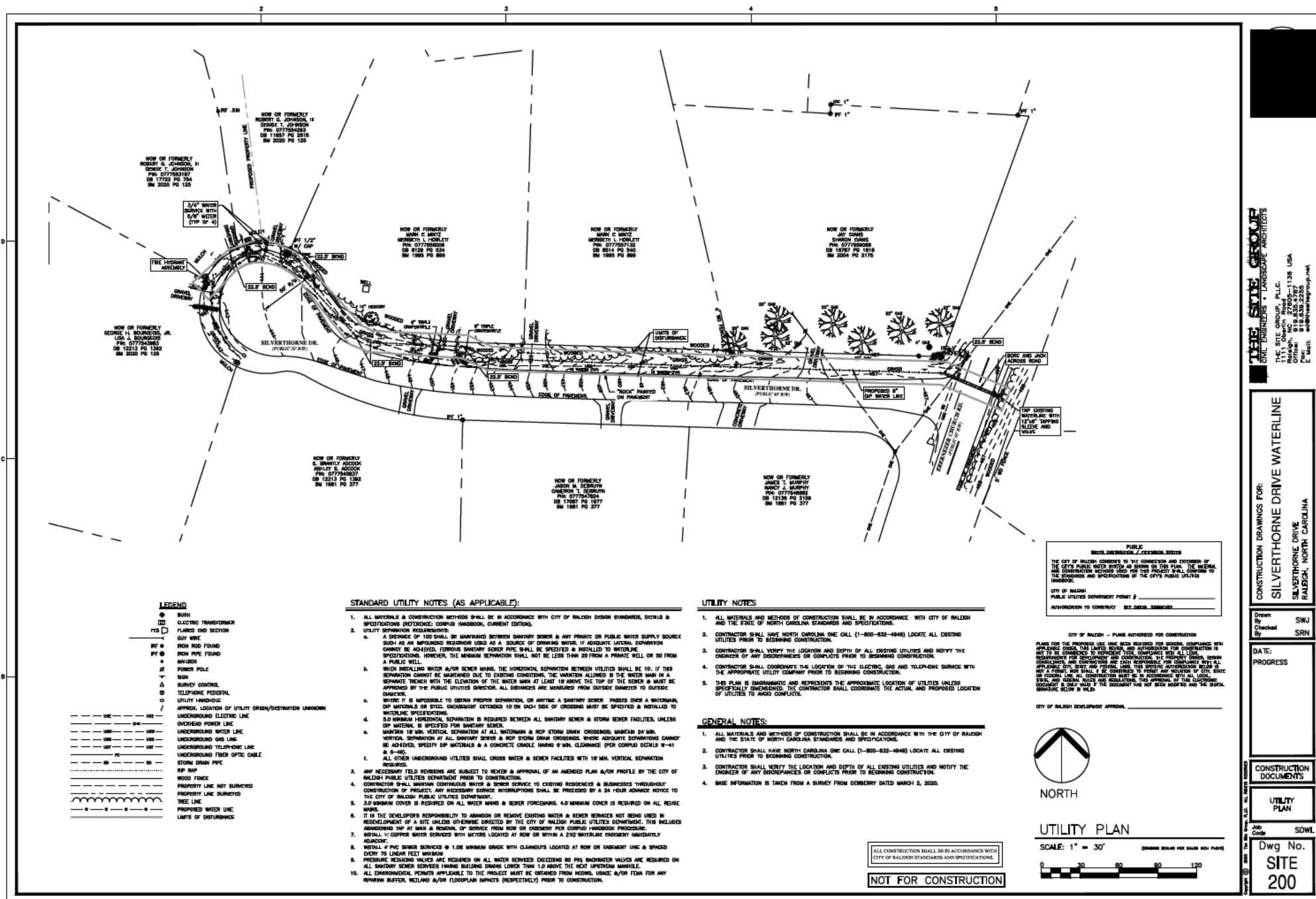
MAPPED: NLP/nfz

 Corporate Number: C-0721

4720 Kessler Mill Road Phone (336) 785-2377 JOB NO. 12-442

Winston-Salem, NC 27103 FAX 785-2377 MAP NO. 12-442

e-mail: info@Allied-EngSurvey.com FAX 785-8866 survey@aes.com



**THE SITE GROUP**  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.  
1111 Chatham Road  
Raleigh, NC 27601  
Office: 919.833.4787  
Fax: 919.833.4787  
E-Mail: info@thesitegroup.net

CONSTRUCTION DRAWINGS FOR:  
**SILVERTHORNE DRIVE WATERLINE**  
SILVERTHORNE DRIVE  
RALEIGH, NORTH CAROLINA

Drawn By: **SWJ**  
Checked By: **SRJ**

DATE:  
PROGRESS

CONSTRUCTION DOCUMENTS

UTILITY PLAN

Job Code: **SOWL**

Dwg No.: **200**

STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COMBID HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A SEPARATION 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, FORMER SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERSIDE.
  - b. SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20 FROM A PRIVATE WELL OR SO FROM A PUBLIC WELL.
  - c. 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 MAINS SHALL BE IN THE WATER MAIN & MUST BE APPROVED BY THE PUBLIC UTILITIES DIVISION. ALL SEPARATIONS ARE MEASURED FROM CENTER-TO-CENTER TO CENTER-TO-CENTER.
  - d. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES UNDER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10 ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERSIDE SPECIFICATIONS.
  - e. 5.0 MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - f. MAINTAIN 18 MIN. VERTICAL SEPARATION AT ALL WATERMAIN & ROP STORM DRAIN CROSSINGS, MAINTAIN 24 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & ROP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CHAMBER HAVING 8 MIN. CLEARANCE (PER COMBID DETAILS W-41 & S-46).
  - 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 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 FORCE MAINS. 4.0 MINIMUM COVER IS REQUIRED ON ALL REAR 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 EXCESSIVE FOR CONDUIT W/UNDERGROUND PROCEDURE.
7. INSTALL V-CORNER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A FIRE WATCHING DISTRICT IMMEDIATELY ADJACENT.
8. INSTALL 4" PVO SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR CHANGING LINE & SPACED EVERY 75 LINEAL FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING BUILDING DRAINING LOWER THAN 1.0 ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDCM, USACE &/OR FEMA FOR ANY REPAIRS, BUFFER, WELAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.

UTILITY NOTES

1. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-832-6846) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE DIVISION OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE EXISTING GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
5. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY ENGINEERED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.

GENERAL NOTES:

1. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-832-6846) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE DIVISION OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BASE INFORMATION IS TAKEN FROM A SURVEY FROM GEMMEY DATED MARCH 2, 2020.

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

**NOT FOR CONSTRUCTION**



UTILITY PLAN

