



# Administrative Approval Action

Case File / Name: SUB-0052-2020  
Bethel Park II - Phases 1 & 2

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

**LOCATION:** This 8.52 acre tract zoned R-10 CU (Z-14-17) is located on the east side of S. New Hope Road at the end of Eva Mae Drive at 1421 S. New Hope Road.

**REQUEST:** This is a revision to phases 2 and 3 of Bethel Park II - (S-18-18) proposing seven residential single family lots, one open space lot, and one future development lot. There are two phases in this revised plan. Note the existing Bethel Park - phase 1 is recorded in BM 2020 pages 1038 and 1039.

One Design alternate was approved for this subdivision DA-0005-2021 (4/1/21) - allowing Eva Mae Drive to terminate in a cul de sac (SUB-0052 - 2020). Stub street and block perimeter were approved via this design alternate.

**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 April 29, 2021 by Jones & Crossen Engineering, PLLC.

## **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:***

### **General**

1. Regarding lots 76-80, (see sheet 4) - Cul-de-sac lot depth is measured from where the lot meets the minimum width, in this case 50 feet. (UDO Section 1.5.2.E.2). Demonstrate on the site permit drawings that the proposed lot depth of 60 feet (UDO Section 2.2.1.A.3) is met or exceeded from where the lot width is equal to 50 feet.

### **Stormwater**

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

### **Urban Forestry**



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4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
5. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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
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<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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☒ **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

1. A fee-in-lieu for 1' of sidewalk width is paid to the City of Raleigh (UDO 8.1.10). Evaluation of sidewalk on the south side of the cul-de-sac to be evaluated at SPR as a receiving ramp would be needed for an ADA ramp projecting from the north.
2. 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.
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. 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.

## Stormwater

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.2769 acres of tree conservation areas.
10. A public infrastructure surety for 15 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:*

## Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along S. New Hope Road.

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

## General

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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 6, 2024**



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Record at least  $\frac{1}{2}$  of the land area approved.

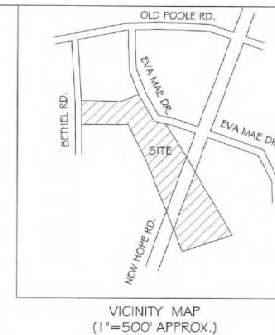
5-Year Sunset Date: October 6, 2026  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alycia Bailey Taylor* Date: 06/09/2021  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



BETHEL PARK II - PHASES 1 & 2  
PRELIMINARY SUBDIVISION PLAN  
SUB-0052-2020

[illegible][illegible]

SITE DATA	
PROJECT NAME	BETHLE PHASE 1 & 2
PREPARED CONTACT INFORMATION	JERRY E. CROSSER, ENGINEERING, PLLC P.C. BOX 1062 ATLANTA, NORTH CAROLINA, 27502 PHONE: (919) 587-1774 FAX: (919) 507-3375 CONTACT PERSON - PETER D. CROSSER
OWNER / DEVELOPER CONTACT INFORMATION	NARDEAU & MOYE, LLC 314 W. MILBROOK ROAD, SUITE 013 RALEIGH, NC 27609 PHONE: (919) 844-7005 FAX: (919) 845-6626 CONTACT PERSON - HOWARD MOYE R-1(C)(1)
CURRENT PROPERTY ZONING	R-1(C)(1)
WAS COUNTY FIND	7131-00-2 6B
ORIGINAL BETHLE PHASE - PHASES 1 & 2 SITE AREA	18.37 ACRES
EXISTING BETHLE PHASE - PHASE AREA	10.28 ACRES (RM 2020, PG 1036 & 1039)
DEVELOPING BETHLE PHASES 1 & 2 SITE AREA	0.56 ACRES (1.90 AC PHASE 1 + 6.62 AC PHASE 2)
DISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY LOT & FUTURE DEVELOPMENT
PHASE 1 - MAXIMUM LOT DENSITY	180.0 UNITS PER ACRE
PHASE 1 - PROPOSED LOT DENSITY	71.36 UNITS PER ACRE
PHASE 2 - MAXIMUM LOT DENSITY	66.0 UNITS PER ACRE
PHASE 2 - PROPOSED LOT DENSITY	17.0 UNITS PER ACRE
TCA AREA REQUIRED	0.63 AC (1.0K OF 0.81 AC)
TCA AREA PROVIDED	1.28 AC (15.4%)
FEMA FLOODPLAIN INFORMATION	MAP #3700 / 172500 (DATED MAY 2, 2005) PRODUCT IS NOT WITHIN 100 YEAR FLOODPLAIN

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY OVERALL LAYOUT PLAN
4	PRELIMINARY LAYOUT PLAN
5	PRELIMINARY LOTTING & PHASING PLAN
6	PRELIMINARY GRADING PLAN
7	PRELIMINARY STORMWATER PLAN
8	PRELIMINARY UTILITY PLAN
9	NOTES & DETAILS SHEET
LA-1	TRAIL CONSERVATION PLAN - EAST
LA-2	TCA MATCHES & BOUNDS - EAST
LA-3	LANDSCAPE PLAN

PHASE DATA	
NUMBER OF PHASES - 2	
PHASE 1 AREA - 1.30 AC	
PHASE 1 LOT#S - 9	
SING-2 FAMILY - 7 (775-81)	
INCA LOT#S - 1 (74)	
PHASE 2 AREA - 6.52 AC	
PHASE 2 LOT#S - 1	
FUTURE DEVELOPMENT LOT# - 1 (LOT 73)	

SOLID WASTE INSPECTION NOTES

1. THE DEVELOPMENT PROPOSES USE OF CURB-SIDE WASTE SERVICES (SWS) FOR TRASH PICKUP. ACCESS TO CURB PICKUP IS AVAILABLE VIA PUBLIC STREET FRONTAGE AS SHOWN ON SHEETS 3 & 4.
2. STANDARD 96 GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN GARAGES OR REAR OF BUILDINGS. THIS REQUIREMENT SHALL BE INCLUDED IN HOA DOCUMENTS.

CONDITIONS OF ZONING CASE Z-14-17

1. The Apartment Building Type (UDO Section 1.4.1.E) is prohibited for Project Parcel PN 1723-00-31-1393 and Project Parcel PN 1723-00-31-14 west of South New Hope Road.
  2. The Attached House Bulking Type (UDO Section 1.4.1.B); the Townhouse Building Type (UDO Section 1.4.1.C); and the Apartment Building Type (UDO Section 1.4.1.D) are prohibited for the Project Parcel PN 1723-00-31-14 east of the existing Duke-energy power line easement.
- On Parcel PN 1723-00-31-14, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement measured from top of bank on each side of the existing high line stream for the full distance through the property. The greenway easement will be dedicated prior to first plat recording.

DESIGN ALTERNATE

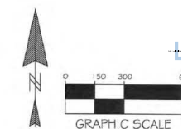
DESIGN ALTERNATE DA-005-2021 WAS APPROVED ON APRIL 2021 BY THE APPEARANCE COMMISSION TO ALLOW EVA MAE DRIVE TO END IN A CUL-DE-SAC AS SUBMITTED UNDER SUB-0052-2020. BLOCK PERIMETER AND STUB STREET EXTENDS ON REQUIREMENTS OF UDO ARTICLE 8.3 AND TC-6-19 ARE APPROVED BY THIS DESIGN ALTERNATE.

	NARRATIVE
1. What was the purpose of the study?	The purpose of the study was to determine whether there were differences in the prevalence of depression between patients who had been treated by a general practitioner (GP) and those who had been treated by a psychiatrist.
2. How was the study conducted?	The study was conducted as a cross-sectional survey. Data were collected from two groups of patients: those who had been treated by a GP and those who had been treated by a psychiatrist. The data were then compared to see if there were any significant differences in the prevalence of depression between the two groups.
3. What were the results of the study?	The results of the study showed that there was no significant difference in the prevalence of depression between patients who had been treated by a GP and those who had been treated by a psychiatrist.
4. What are the implications of the study?	The implications of the study are that it suggests that both GPs and psychiatrists are equally effective at treating depression. This could have important implications for the way in which mental health services are organised and delivered.

THIS SUBDIVISION IS A CHANGE TO PHASES 2 & 3 OF BETHE PARK APPROVED UNDER 5-1-8-15. THE CHANGE IS BEING MADE SINCE DUKE POWER WILL NOT ALLOW ANY FILL ACROSS THEIR TRANSMISSION EASEMENT FOR THE EXTENSION OF EVA MAE DRIVE.

EXISTING BETHEL PARK - PHASE I IS RECORDED IN BM 2020,  
PAGES 1038 & 1039.

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



BETHEL PARK II - PHASES I & 2  
PRELIMINARY SUBDIVISION



**Jones & Cossen**  
ENGINEERING, PLLC

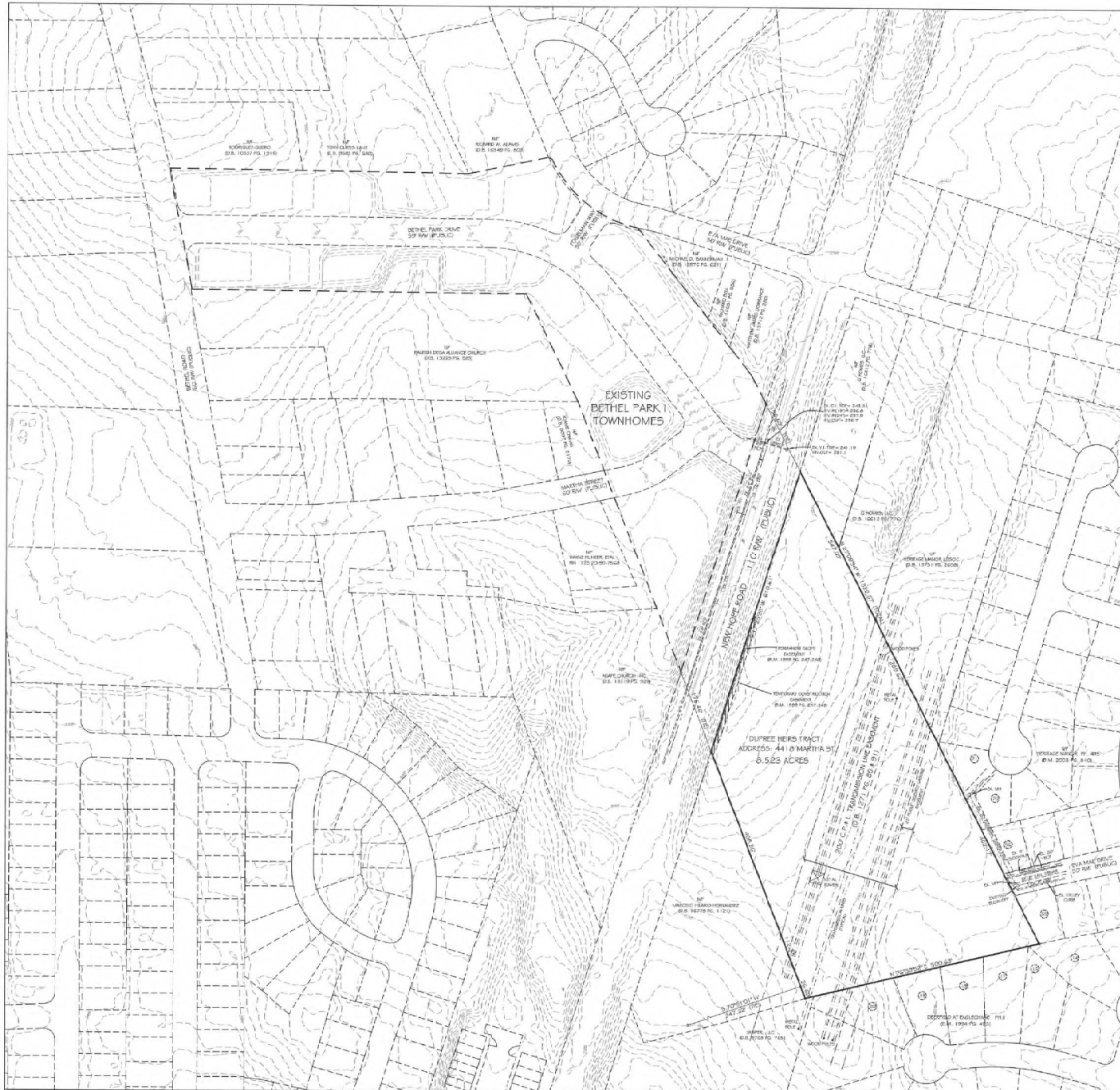
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.jonescressen.com](http://www.jonescressen.com)

COVER SHEET

SUB-0052-2020

SCALE		DRAWN	
1"=300'		PDC	
DATE JULY 16, 2020			
REVISION		1st CYCLE REV	
10/05/20			
04/28/21		2nd CYCLE REV	
DATE 1			
PROJECT 1734			

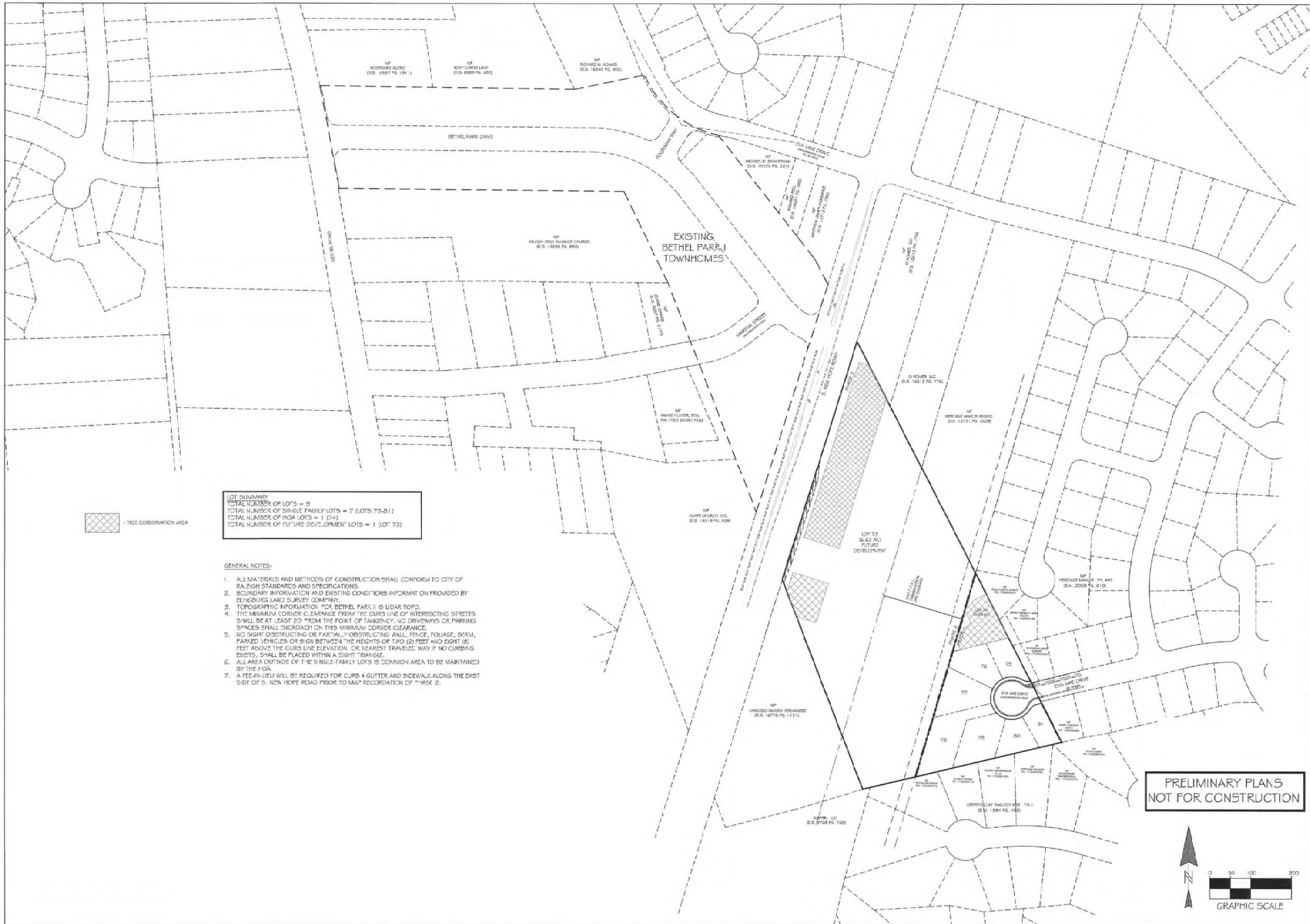


**GENERAL NOTES:**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELLINGBURG LAND SURVEY COMPANY.
3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIDAR TOPO.
4. THERE IS NO FEMA FLOODED AREA ON THIS PROPERTY PER MAP #37201723000 (DATED MAY 2, 2005).
5. EXISTING BETHEL PARK - PHASE I IS RECORDED IN B.M. 2020, PAGES 1038 & 1039.

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

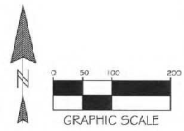




**LOT SUMMARY**  
 TOTAL NUMBER OF LOTS = 3  
 TOTAL NUMBER OF SINGLE FAMILY LOTS = 7 (LOTS 75-81)  
 TOTAL NUMBER OF HOA LOTS = 1 (74)  
 TOTAL NUMBER OF FUTURE DEVELOPMENT LOTS = 1 (LOT 73)

- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY ELKINSBURG LAND SURVEY COMPANY.
  3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS UTM TOPO.
  4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
  5. NO SIGN OBSTRUCTING OR PARTIALLY OBSTRUCTING PAUL, FENCE, FOLIAGE, BURN, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  6. ALL AREA OUTSIDE OF THE SINGLE-FAMILY LOTS IS COMMON AREA TO BE MAINTAINED BY THE HOA.
  7. A FEE-IN-LIEU WILL BE REQUIRED FOR CURB & GUTTER AND SIDEWALKS ALONG THE EAST SIDE OF S. NEW HOPE ROAD PRIOR TO MAP RECORDED OF PHASE 2.

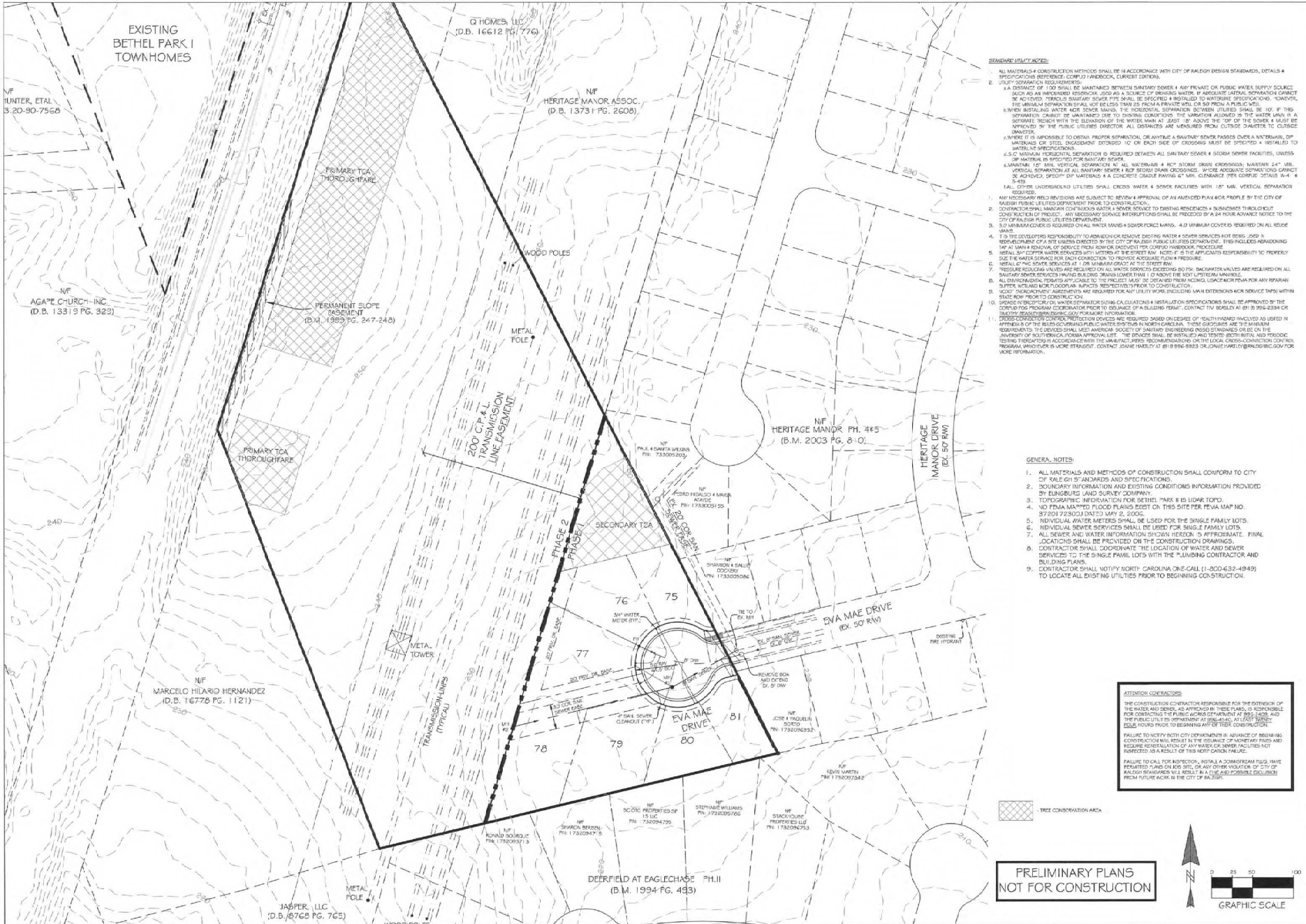
**PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION**



**BETHEL PARK II - PHASES I & 2**  
**PRELIMINARY SUBDIVISION**  
 WAKE COUNTY, NORTH CAROLINA  
**PRELIMINARY OVERALL LAYOUT PLAN**

SCALE	1" = 100'	DATE	PDC
DATE	JULY 16, 2020	DATE	
REVISION	CHANGES	DATE	
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**GENERAL UTILITY NOTES:**

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCED HEREON, LATEST EDITION.
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE, SUCH AS AN IMPROVED RESERVOIR, 20' AS A SOURCE OF DRINKING WATER, IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED. TRENCHES FOR SANITARY SEWER SHALL BE SPECIFIED & INSTALLED TO WATERTIGHT SPECIFICATIONS. 10' MINIMUM, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER MAINS, THE MINIMUM SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE SEPARATION SHALL BE THE WATER MAIN, IF IT IS A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER. A HOLE BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DRAINAGE TO OUTSIDE DRAINAGE.
  - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR WATERMAIN OR STEEL DISBURSEMENT, 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERTIGHT SPECIFICATIONS.
  - d. 12" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWERS & STORM SEWER FACILITIES, UNLESS WHEN MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - e. MINIMUM 14" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & 8" STORM DRAIN CROSSINGS; MINIMUM 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & 8" STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY BY MATERIALS & A CONCRETE JOULE PAVING & MIN. COVERAGE PER CONCRETE DETAIL 1-4-43.
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FORCES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN WORK PEOPLE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONSTRUCTION SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENTS & BUSINESS 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 FORCES MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL SEWER MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADVANCE OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN CONNECTION WITH THIS PROJECT TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES REMOVING THE AT MAIN & REMOVAL OF SERVICE FROM ROW OR ADJACENT PER CONDO HANDBOOK PROCEEDURE.
7. METAL SANITARY WATER SERVICES WITH LUTHERS OF THE STREET ANY. NOTE IF IS THE APPLICABLE RESPONSIBILITY TO PROPERLY USE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. METAL SANITARY WATER SERVICES AT 1.0' MINIMUM GRACE AT THE STREET END.
9. REQUIRE RECORDING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 60 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING 10' MINIMUM. 12" ABOVE THE 10' MINIMUM MINIMUM.
10. ALL OVERHEAD LINES MUST BE REMOVED FROM THE PROJECT. ALL 30' DISTANCE FROM HIGH VOLTAGE LINES FOR ANY REPAIRS. ALL OVERHEAD LINES MUST BE REMOVED FROM THE PROJECT PRIOR TO CONSTRUCTION.
11. SCOT'S INSTRUCTIONS: AGREEMENTS ARE REQUIRED FOR ALL UTILITY WORK, INCLUDING MAIN EXTENSIONS FOR SERVICE TAPS WITHIN SERVICE ROW. REQUEST TO CONSTRUCTION.
12. GRADE INFORMATION: ON WATER SEPARATION & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION. CONTACT T.V. BOLDEN AT (919) 979-2334 OR T.V. BOLDEN@RALPH.GOV FOR FURTHER INFORMATION.
13. PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCED HEREON, LATEST EDITION. THESE STANDARDS ARE THE MINIMUM REQUIREMENTS. THE DEVELOPER SHALL USE AN AMERICAN SOCIETY OF CIVIL ENGINEERING PROFESSIONAL ENGINEER OR THE AUTHORITY OF THE CITY OF RALEIGH APPROVAL. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

- GENERAL NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION PROVIDED BY RALEIGH LAND SURVEY COMPANY.
  3. TOPOGRAPHIC INFORMATION FOR BETHEL PARK II IS LIOAR TOPO.
  4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NO. 87201723003 DATED MAY 2, 2000.
  5. INDIVIDUAL WATER METERS SHALL BE USED FOR THE SINGLE FAMILY LOTS.
  6. INDIVIDUAL SEWER SERVICES SHALL BE USED FOR SINGLE FAMILY LOTS.
  7. ALL SEWER AND WATER INFORMATION SHOWN HEREON IS APPROXIMATE. FINAL LOCATIONS SHALL BE PROVIDED ON THE CONSTRUCTION DRAWINGS.
  8. CONTRACTOR SHALL COORDINATE THE LOCATION OF WATER AND SEWER SERVICES TO THE SINGLE FAMILY LOTS WITH THE JOINING CONTRACTOR AND BUILDING PLANS.
  9. CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL (1-800-433-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

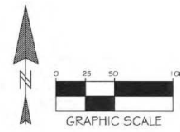
**ATTENTION CONTRACTOR:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR OBTAINING THE PUBLIC UTILITIES DEPARTMENT AT 919-979-2334 AND THE PUBLIC UTILITIES DEPARTMENT AT 919-979-2334, AT LEAST 72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.

FAILURE TO NOTIFY WITH CITY DEPARTMENT IN ADVANCE OF REQUIRED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSTALLED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR RELOCATION, INSTALL A CONCRETE PAVEMENT FLAG, HAVE PERMITTED PAVED AND SET, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



**Jones & Chossen**  
ENGINEERING, PLLC  
Civil Engineering Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 601  
PO BOX 2062  
APEX, NC 27502  
Office: 919-887-1174  
Registration: P-0151  
www.joneschossen.com

BETHEL PARK II - PHASES I & 2  
PRELIMINARY SUBDIVISION  
WAKE COUNTY, NORTH CAROLINA  
CITY OF RALEIGH

PRELIMINARY UTILITY PLAN

SCALE	1"=50'	DATE	PDC
DATE	JULY 6, 2020		
REVISION	1/06/20	1st CYCLE REVIEW	
DATE	04/09/20	2nd CYCLE REVIEW	
FILE	8		
PROJECT	1734		



