



# Administrative Approval Action

Case File / Name: SUB-0060-2020  
410 PASQUOTANK DRIVE

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

**LOCATION:** This site is located on the east side of Granville Drive, south of Pasquotank Drive at 410 Pasquotank Dr.

**REQUEST:** Development of a 0.99 (43,500 sf) acre tract zone R-4 into a 2 lot detached single-family subdivision with approximately 0.02 acres (927 sf) of right-of-way dedication, and a net area of 0.97 acres (42,573 sf). Proposed new lot 126 being 0.50 acres (21,768 sf) and new lot 127 being 0.48 acres (20,805 sf).

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** SUR-0506-2021: DSENG - Surety/Infrastructure  
FIL-0460-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator  
FIL-0461-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator  
SPR-0044-2021: DSLC - Site Permitting Review/Major [Signature Set]  
RCMP-0094-2021: DSLC - Recorded Maps/Subdivision

**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 January 13, 2021 by DJF BUILDERS, INC..

## 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. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
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. 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.



# Administrative Approval Action

**Case File / Name: SUB-0060-2020  
410 PASQUOTANK DRIVE**

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

<input checked="" type="checkbox"/>	Slope Easement Required
-------------------------------------	-------------------------

<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:***

**General**

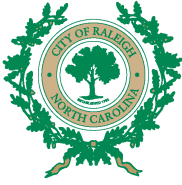
1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

**Engineering**

2. A fee-in-lieu for a 6 ft sidewalk, curb and gutter, and 1 ft of pavement along Pasquotank is paid to the City of Raleigh (UDO 8.1.10).
3. 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.
4. A 20 ft wide 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 along Granville Drive and Pasquotank Drive. 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.
5. 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.
6. A fee-in-lieu for a 6 ft sidewalk and curb and gutter along Granville Drive is paid to the City of Raleigh (UDO 8.1.10).
7. A public infrastructure surety for 16 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**Stormwater**

8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required for demolition only. This is in addition to grading permit required at SPR if demolition is prior to permitting. (UDO 9.4.6)



# Administrative Approval Action

Case File / Name: SUB-0060-2020  
410 PASQUOTANK DRIVE

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

9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
11. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

**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:***

#### **Stormwater**

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

#### **Urban Forestry**

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Granville Dr and 5 street trees along Pasquotank Dr.

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

#### **General**

1. Final inspection of all right of way street trees by Urban Forestry Staff.

#### **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: June 11, 2024**  
**Record at least ½ of the land area approved.**



# Administrative Approval Action

Case File / Name: SUB-0060-2020  
410 PASQUOTANK DRIVE

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

**5-Year Sunset Date: June 11, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 02/12/2021  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

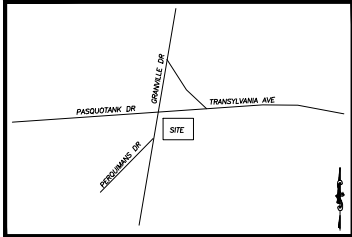
# PROJECT CASE NUMBER: SUB-0060-2020

# PASQUOTANK DRIVE



1ST SUBMITTAL: 09.30.20  
 2ND SUBMITTAL: 11.06.20  
 3RD SUBMITTAL: 12.11.20  
 4TH SUBMITTAL: 01.13.21

410 PASQUOTANK DRIVE  
 RALEIGH, NC 27609  
 WAKE COUNTY



VICINITY MAP

SCALE: NTS

PARCEL DATA	
PIN	1705069097
ADDRESS	410 PASQUOTANK DR
OWNER	COLANCO COMPANY
GROSS TRACT AREA	0.99 AC. (43,500 SF.)
ROW DEDICATION AREA	0.021 AC. (927 SF.)
NET TRACT AREA	0.97 AC. (42,573 SF.)
PROPOSED	2 LOTS
MIN. AREA	10,000 SF/LOT
PROVIDED AREA LOT 127 (W/O ROW DEDICATION)	0.49 AC. (21,532 SF.)
PROVIDED AREA LOT 126 (W/O ROW DEDICATION)	0.50 AC. (21,968 SF.)
LOT 127	
ROW DEDICATION	0.016 AC. (727 SF.)
NEW TRACT AREA	0.48 AC. (20,805 SF.)
LOT 126	
ROW DEDICATION	0.005 AC. (200 SF.)
NEW TRACT AREA	0.50 AC. (21,768 SF.)
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
EXISTING ZONING	R-4
PROPOSED USE	DETACHED SINGLE FAMILY DWELLING
UNITS PROPOSED	2 DETACHED SINGLE FAMILY DWELLING
RESIDENTIAL DENSITY	2.02 UNITS/ACRE
BUILDING SQUARE FOOTAGES	
PARKING	2 SPACES PER LOT-ON SITE

SETBACKS	2.2:1 A MIN.	PROVIDED	LOT DIMENSIONS		2.2:1 A MIN.	PROVIDED
PRIMARY STREET	20'	20'	LOT 127			
SIDE STREET	15'	15'	WIDTH	80'	165.31'	
SIDE LOT LINE	10'	10'	DEPTH	100'	204.7'	
REAR LOT LINE	30'	30'	AREA	10,000 SF	20,805 SF	
SUM OF SIDE SETBACKS	20'	20'	LOT 126			
			WIDTH	65'	99.72'	
			DEPTH	100'	219.3'	
			AREA	10,000 SF	21,769 SF	

IMPERVIOUS AREA	
LOT 127	
TOTAL AREA	0.48 AC. (20,805 SF.)
EXISTING IMPERVIOUS	0.05 AC. (1,977 SF.) = 9.6%
PROPOSED TOTAL IMPERVIOUS	0.18 AC. (7,906 SF.) = 38%
ROW IMPROVEMENTS IMPERVIOUS	0.11 AC. (4,732 SF.)
PROPOSED NET MAX. LOT IMPERVIOUS	(20,805 SF X 38%) - 4,732 SF = 3,174 SF (.07 AC)
LOT 126	
TOTAL AREA	0.50 AC. (21,768 SF.)
EXISTING IMPERVIOUS	0.13 AC. (5,855 SF.) = 12.7%
PROPOSED IMPERVIOUS	0.19 AC. (8,272 SF.) = 38%
ROW IMPROVEMENTS IMPERVIOUS	0.03 AC. (1,426 SF.)
PROPOSED NET MAX. LOT IMPERVIOUS	(21,768 SF X 38%) - 1,426 SF = 6,845.8 SF (1.16 AC)

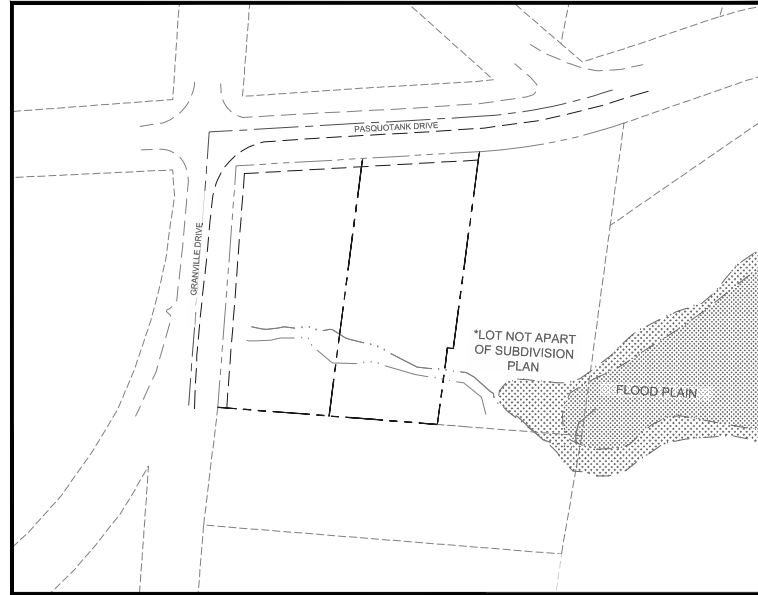
**SOLID WASTE COMPLIANCE STATEMENTS:**

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

**NOTES:**

- PRIMARY STREET DESIGN FOR CORNER LOT 127 AS BEING PASQUOTANK DR PER 10-6-14.
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS
- NO DRIVEWAY SHALL BE PERMITTED TO GRANVILLE DRIVE. ALL DRIVEWAY ACCESS SHALL BE FROM PASQUOTANK DRIVE.

REV #	DATE	DESCRIPTION
1	11.06.2020	PER COR REVIEW COMMENTS
2	12.04.2020	PER COR REVIEW COMMENTS
3	01.12.2021	PER COR REVIEW COMMENTS



PROJECT PLAN

SCALE: 1" = 50'

**OWNER:**  
 COLANCO COMPANY  
 PO BOX 38  
 HOLLY SPRINGS, NC 27540

**DEVELOPER:**  
 DJF BUILDERS, INC.  
 DENNIS FITZGERALD  
 3717 NATIONAL DRIVE, SUITE 140  
 RALEIGH, NC 27615

**ENGINEER:**  
 BATEMAN CIVIL SURVEY, PC  
 S. SHAYNE LEATHERS, PE  
 2504 RELIANCE AVE.  
 APEX, NC 27539



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2524 Reliance Avenue, Apex, North Carolina 27539  
 Phone: 919.577.1080 Fax: 919.577.1081  
 NCBELS FIRM No. C-2378

**ATTENTION CONTRACTORS**

The **Construction Contractor** responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

**Failure** to notify both City Departments in advance of beginning construction, will result in the issuance of **emergency flags**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure** to call for **Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, 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.

SHEET INDEX	
SHEET	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS
C200	SITE PLAN
C201	SITE PLAN DETAILS & EXHIBIT
C300	GRADING & DRAINAGE PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN

**Preliminary Subdivision Application**  
 Planning and Development  
 Raleigh, NC 27601

**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision LCO Section 15.215. Please check the appropriate row type and include the plan checkable documents. Please email all documents and your preliminary subdivision plan to [subdiv@raleighnc.gov](mailto:subdiv@raleighnc.gov).

**DEVELOPMENT TYPE (LCO Section 15.1)**  
 Conventional Subdivision  Conspicuous Development  Conversion Development  College Court

**GENERAL INFORMATION**  
 Project/Neighborhood Name: **SCOPE-0027-2020**  
 Development Name (School or Hospital):  
 Property Address: **410 Pasquotank Drive**  
 Proposed Class (Plan): **1705069097**

**CURRENT PROPERTY OWNER/DEVELOPER INFORMATION**  
 Company/Old Business Name: **DJF Builders, Inc.**  
 Address: **3717 National Dr., Suite 140 Raleigh, NC 27615**  
 Phone #: **919.577.1080**

**APPLICANT INFORMATION**  
 Company: **DJF Builders, Inc.**  
 Address: **3717 National Dr., Suite 140 Raleigh, NC 27615**  
 Phone #: **919.577.1080**  
 Email: **SmallDemos@DJFBuilders.com**

Continue to page 2 >>

**DEVELOPMENT TYPE & SITE DATE TABLE**  
 (Applicable to all developments)

**ZONING INFORMATION**  
 Does the site(s) comply with the zoning district?  Yes  No  
 Zoning District: **R-4**  
 Conditional Use District/Case #:  
 District of Adjacent (R)CA, Case #:

**STORMWATER INFORMATION**  
 Existing Impervious Surface: **12.7%**  
 Proposed Impervious Surface: **38%**  
 Is this a flood hazard area?  Yes  No  
 Flood Hazard: **None**  
 FEMA Map Panel #: **19000A**

**NUMBER OF LOTS AND DENSITY**  
 Total # of lots/tracts: **2**  
 Proposed density for each zoning district (LCO 15.215): **2.02 UNITS/ACRE**  
 Total # of open space in/on common area lots:  
 Total # of impervious lots:

**SHOULDER BLOCK**  
 Identify any designations regarding this application, to include and response to public comments, to be reviewed prior to final approval by the public hearing regarding this application.  
 Use these fields, acknowledge, and allow the project a conforming to all applicable requirements applicable with the proposed development use. Acknowledge that this application is subject to the filing of a final subdivision plat, which will require application and approval after all construction has been completed.

Signature: **[Signature]** Date: **11/06/2020**  
 Printed Name: **Dennis Fitzgerald**  
 Title: **Developer**

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

P\_200150\_PASQUOTANK DRIVE

Date: 09.30.20  
 Project #: P\_200150  
 SHEET  
 C000



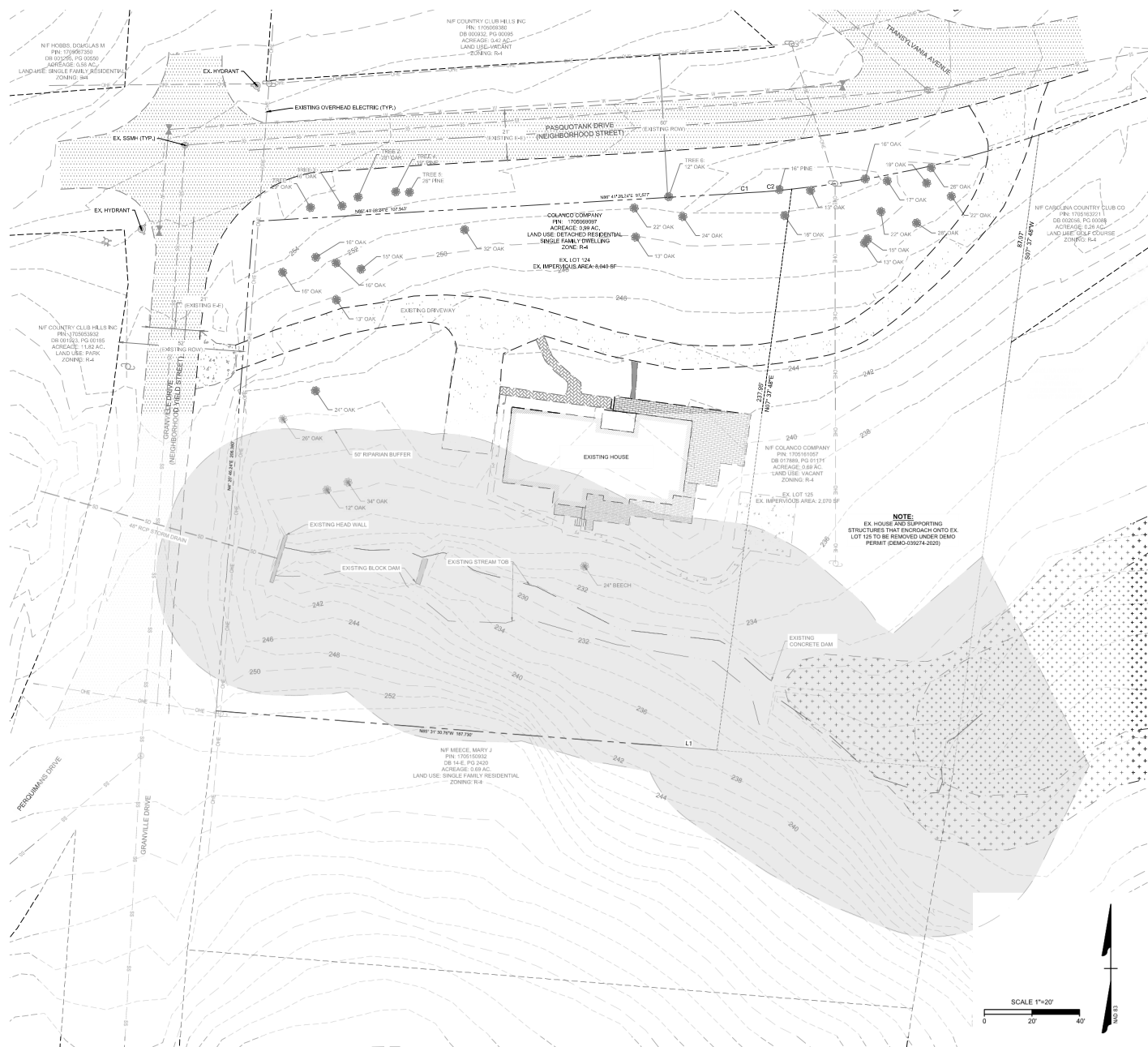
**LEGEND**

- 100 YEAR FLOOD PLAN
- 500 YEAR FLOOD PLAN
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING BRICK SIDEWALK
- EXISTING BRICK DECK
- EXISTING WOOD
- o EXISTING TREES
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- o EXISTING HYDRANT
- o EXISTING GATE VALVE
- o EXISTING SANITARY SEWER MAN HOLE

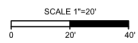
TREE REMOVAL (FEE IN USD)			
ID#	SPECIES	DBH@4.5M	RATE
1	20" OAK		\$2,900
2	28" OAK		\$2,900
3	10" OAK		\$1,600
4	10" PINE		\$1,900
5	20" PINE		\$2,600
6	12" OAK		\$1,200
TOTAL			\$13,000

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.48'	N85°31'31"W

CURVE TABLE				
CURVE#	LENGTH	RADIUS	BEARING	CHORD
C1	2.16'	472.00'	N85°31'31"E	2.16'
C2	16.24'	472.00'	N85°16'53"E	16.24'
C3	106.66'	472.00'	N77°37'01"E	106.43'



**NOTE:**  
EX. HOUSE AND SUPPORTING STRUCTURES THAT ENDOACH ONTO EX LOT 125 TO BE REMOVED UNDER DEMO PERMIT (DEMO-030214-2020)



REV #	DATE	DESCRIPTION
1	11.06.2020	COR REVIEW COMMENTS
2	12.04.2020	COR REVIEW COMMENTS
3	01.12.2021	COR REVIEW COMMENTS



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2505 Redstone Avenue, North Carolina 27138  
 Phone: 919.577.1050 Fax: 919.577.1081  
 NCEBELE FIRM No. C-2378



**PASQUOTANK DRIVE**  
**SUB-0060-2020**  
 410 PASQUOTANK DRIVE  
 RALEIGH, NC  
 WAKE COUNTY

**EXISTING CONDITIONS**

Project Engineer: SSL  
 Designed By: SSL  
 Drawn By: SLS  
 Checked By: SSS  
 Scale: AS SHOWN

Date: 09.30.20  
 Project #: P\_200150

SHEET  
**C100**



**GENERAL NOTES:**

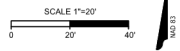
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO COMPLETION. WAIVE AND WAIVER CHANGES AND W/ROSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE-OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DECLARE ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH BY THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING THE FIGHTING APPARATUS (20,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

**NOTE:**

- LOT 121 FUTURE DRIVEWAY CONNECTION SHALL BE OFF GRANVILLE DRIVE.



REV #	DATE	DESCRIPTION
1	11.06.2020	COR REVIEW COMMENTS
2	12.04.2020	COR REVIEW COMMENTS
3	01.12.2021	COR REVIEW COMMENTS



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2315 Redstone Avenue, North Carolina 27138  
 Phone: 919.577.1060 Fax: 919.577.1081  
 NCEBELE FIRM No. C-2378



**PASQUOTANK DRIVE**  
**SUB-0060-2020**  
 410 PASQUOTANK DRIVE  
 RALEIGH, NC  
 WAKE COUNTY

**SITE PLAN**

Project Engineer: SSL  
 Designed By: SSL  
 Drawn By: SLS  
 Checked By: SSL  
 Scale: AS SHOWN

Date: 09.30.20  
 Project #: P\_200150

SHEET  
 C200

s:\2020 project\200150\map\plan\c200\200150\_PASQUOTANK\_DRIVE\_SITE.PDF



**Bateman Civil Survey Company**  
 Engineers • Surveyors • Planners  
 2205 Redstone Avenue, Raleigh, North Carolina 27608  
 Phone: 919.577.1050 Fax: 919.577.1081  
 NCEBE License No. C-22778



**PASQUOTANK DRIVE**  
**SUB-0060-2020**  
 410 PASQUOTANK DRIVE  
 RALEIGH, NC  
 WAKE COUNTY

UTILITY PLAN

Project Engineer: SSL  
 Designed By: SSL  
 Drawn By: SLS  
 Checked By: SSL  
 Scale: AS SHOWN

Date: 09.30.20  
 Project #: P\_200150

SHEET  
 C400

**UTILITY NOTES:**

1. REFER TO SHEET C200 FOR GENERAL NOTES.
2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRECAST CONCRETE STRUCTURES.
3. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE FEET OF THE BUILDING CONNECTION POINT.
4. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISBURSES.
5. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNERS REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE ADOPTED PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL NECESSARY FLAGGING AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
7. THE CONTRACTOR SHALL NOT REUSE ANY FIRE HYDRANT REMOVED AS PART OF THE PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR DEDICATED SHALL BE REINSTALLED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
8. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER AVAILABLE RECORDS. SHADINGS WHICH MAY BE SUBJECTS, DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
9. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. VERTICAL UNKNOWN LINES ARE EXPOSED. THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
10. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPROVED ASPHALT / CONCRETE CONCEPT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
11. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS IN BOTH PLAN AND ELEVATION FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION (HORIZONTAL AND VERTICAL) INFORMATION. THERE SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS AND OTHER APPURTENANCES.

**PROPOSED UTILITY SEPARATION:**

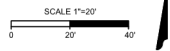
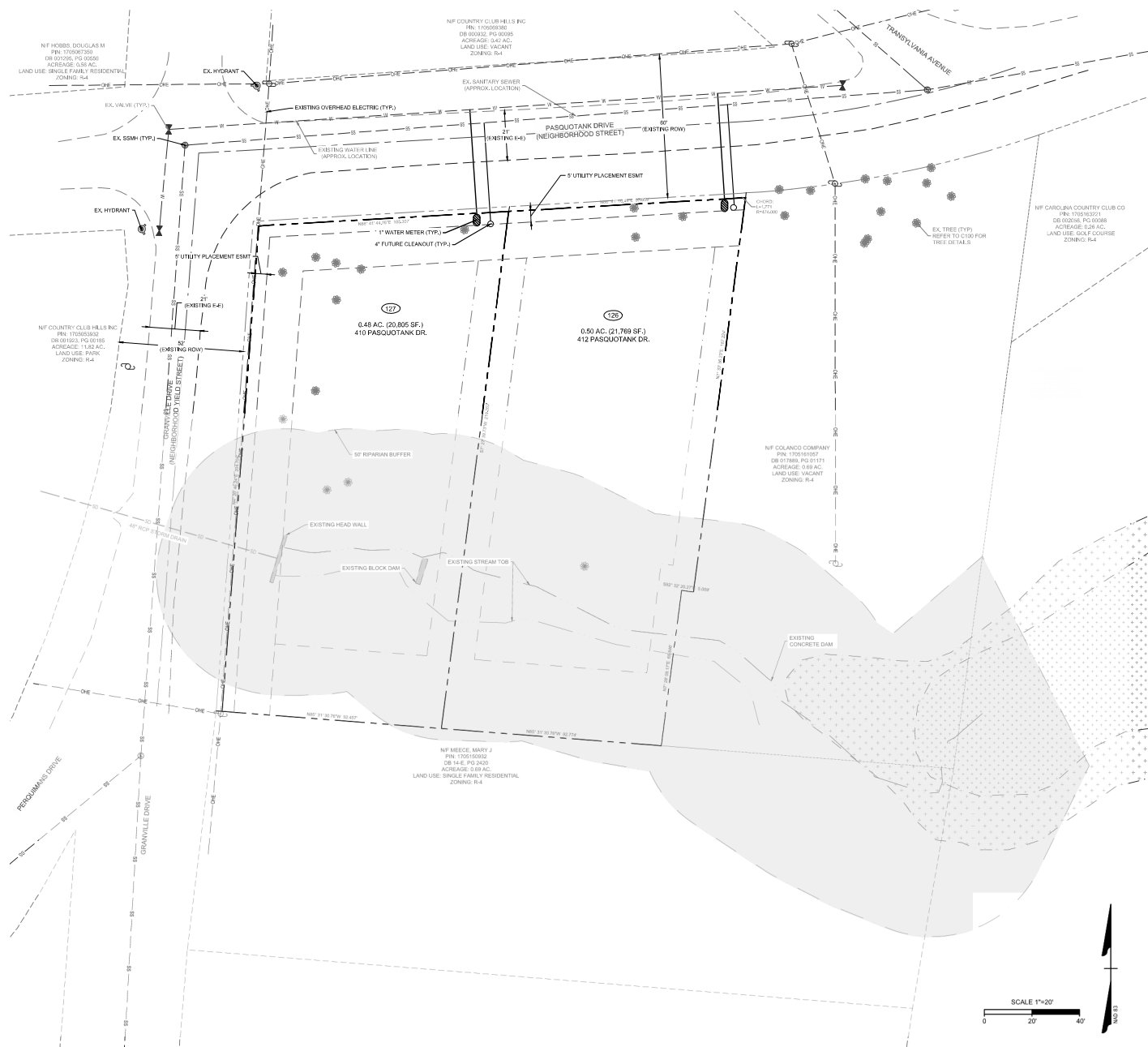
1. WATER MAINS SHALL BE Laid AT LEAST 18 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR ENGINEERS PRECISELY STATE OTHERWISE.
- 1.1. THE WATER MAINS Laid IN A SEPARATE TRENCH WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER OR
- 1.2. THE WATER MAIN IS Laid IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OR UNBENCHED EXCAVATION AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE Laid AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR ENGINEERS PRECISELY STATE OTHERWISE. SEWER SEPARATION IN SUCH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

**WATER NOTES:**

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI/AWWA C900 PRESSURE CLASS 300 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900 CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
3. TESTING NOTES:
  - 3.1. PRESSURE LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 900. MINIMUM TEST PRESSURE SHALL BE 100 PSI FOR CONCRETE AND 50 PSI FOR PIPE PROTECTORS.
  - 3.2. BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST SIX FEET APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFF-SITE FOR PROPER DISPOSAL.
5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

**SEWER NOTES:**

1. ALL PVC SEWER PIPES ARE TO BE SD-35 SPEC, UNLESS SPECIFIED OTHERWISE.
2. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING COVERS.
3. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
4. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (E.G. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATER-TIGHT, BOLTED LIDS.
5. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
  - 4" SEWER SERVICE - 0.004 SLOPE
  - 6" SEWER SERVICE - 0.003 SLOPE
  - 8" SEWER SERVICE - 0.002 SLOPE
6. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION, MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
7. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 90 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
  - 4" SEWER SERVICE - SCH 40
  - 6" SEWER SERVICE - SCH 40
  - 8" SEWER SERVICE - SCH 40
8. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PERMS AND APPURTENANCES SHALL BE PROTECTED FROM AN INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
9. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.



REV #	DATE	DESCRIPTION
1	11.06.2020	COR REVIEW COMMENTS
2	12.04.2020	COR REVIEW COMMENTS
3	01.12.2021	COR REVIEW COMMENTS

S:\2020 project\200150\misc\dwg\0060\SUB-0060-2020\_C400.dwg



