

Administrative Approval Action

Case File / Name: SUB-0070-2022
DSLCL - THE OVERLOOK AT NORTH RIDGE

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

LOCATION: This 0.99 acre parcel is located south of the intersection of Hunting Ridge Road and Barcroft Place in the North Ridge Subdivision. The address is 1200 Hunting Ridge Road and the PIN number is 1717245698. The parcel is zoned R-4 and identified as Lot 7, Block 10, Section One, Part A on the North Ridge Subdivision Plat recorded in Book 1968, Page 128.

REQUEST: The applicant is requesting approval of a conventional subdivision which will subdivide the 0.99 acre parcel into 2 two lots (Lot 1: 22,254.81 SF; Lot 2: 20,828.44 SF). The existing lot contains a single family detached dwelling that will be demolished and will accommodate permissible building types in R-4 zoning such as single family detached homes.

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 December 22, 2022 by RALEIGH CUSTOM HOMES.

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:

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"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement 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 along Hunting Ridge and 6' of sidewalk along Barcroft Place is paid to the City of Raleigh (UDO 8.1.10).



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2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A 2' of right-of-way along Hunting Ridge Road deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for 4 street trees along Hunting Ridge Rd and 4 street trees along Barcroft PI shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

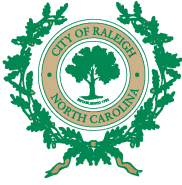
BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Hunting Ridge Rd and 4 street trees along Barcroft Pl.

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:

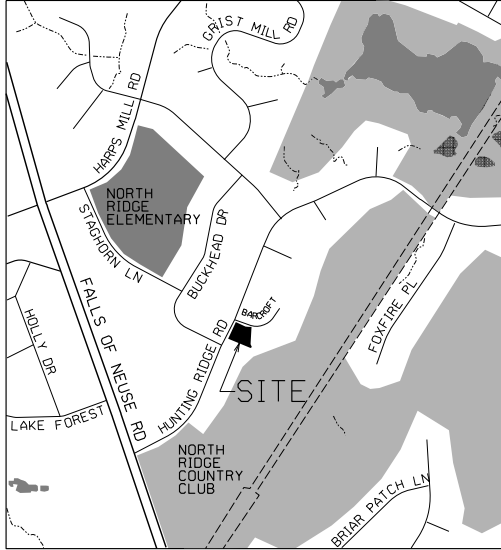
3-Year Sunset Date: July 19, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: July 19, 2028
Record entire subdivision.

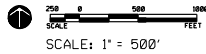
I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 03/22/2023
Development Services Director/Designee

Staff Coordinator: Jessica Gladwin



VICINITY MAP



THE OVERLOOK AT NORTH RIDGE SUBDIVISION

1200 HUNTING RIDGE RD.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	SP-2	UTILITY PLAN
5	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NC DOT STANDARDS AND SPECIFICATIONS.
SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

SITE DATA

ADDRESS: 1200 HUNTING RIDGE RD., RALEIGH
PIN #: 1717245698 GROSS ACREAGE: 43,447 SF, 0.997 AC
ZONING: R-4
BOOK OF MAPS 1968, PAGE 128
DB - 006940, PG - 441, 442
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: LOWER NEUSE RIVER WATERSHED
NEUSE RIVER BASIN

PROPOSED USE - SINGLE FAMILY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 7, NORTH RIDGE
BLOCK 10, SEC. ONE, PART A

TOTAL SURFACE AREA FOR LOT = 43,447 SF, 0.997 ACRES - GROSS
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 5,570 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 10 = 12.8%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 22,254.81 SF - 0.5115 AC
LOT 2 - 20,826.44 SF - 0.4788 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 363.75 SF = 0.0084 AC
NET ACREAGE - 43,083.25 SF - 0.99 AC
DENSITY = 2.02 DU / ACRE

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38%
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 8,361.8 SF
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 6,756.7 SF

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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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 SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District		
GENERAL INFORMATION		
Scoping/sketch plan case number(s):		
Development name (subject to approval): The Overlook at North Ridge		
Property Address(es): 1200 Hunting Ridge Rd., Raleigh, NC 27615		
Recorded Deed PIN(s): 1717245698		
Building type(s):	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House
	<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building
	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot
	<input type="checkbox"/> Tiny House	<input type="checkbox"/> Apartment
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION		
Current Property Owner(s) Names: Kara D. and Steven E. Beust		
Company:	Title:	
Address: 1200 Hunting Ridge Rd., Raleigh, NC 27615		
Phone #:	Email:	
Applicant Name (if different from owner. See "who can apply" in instructions):		
Relationship to owner:	<input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:	
Phone #:	Email:	
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.		
Developer Contact Names: Timothy Thompson		
Company:	Title: Owner	
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615		
Phone #: 919 395-1529	Email: tim@raleighcustomhomes.net	

DocuSign Envelope ID: 6F754D25-1F5D-4B4D-89D8-2E78935D9F9

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION			
Gross site acreage: 43,447 SF = 0.997 ac			
Zoning districts (if more than one, provide acreage of each):			
R-4			
Overlay district(s): none	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A	
Conditional Use District (CUD):	Board of Adjustment Case #	Design Alternate Case #	
Case # Z-	BOA-	DA-	
STORMWATER INFORMATION			
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):		
Existing (sf) 5,570 SF	Existing (sf)	Proposed total (sf)	
NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:	
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 2	Total # Dwelling Units: 2		
Proposed density for each zoning district (UDO 1.5.2.F): 2.02			

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(b)), 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.	
Signature: <i>[Signature]</i>	Date: 11/3/2022
Printed Name: TIM THOMPSON	Title: Thompson
Signature: _____	Date: _____
Printed Name: _____	Title: _____



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

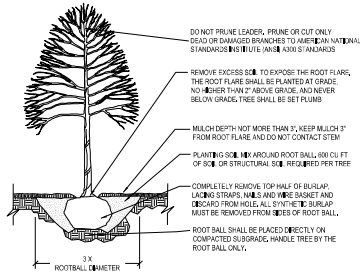
THE OVERLOOK AT NORTH RIDGE SUBD.
1200 HUNTING RIDGE RD., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

REVISIONS	

SCALE: NTS
DATE: OCT. 15, 2022

SHEET NO. 1
COVER SHEET
CO-1

RALEIGH CASE NUMBER: SUB-0070-2022



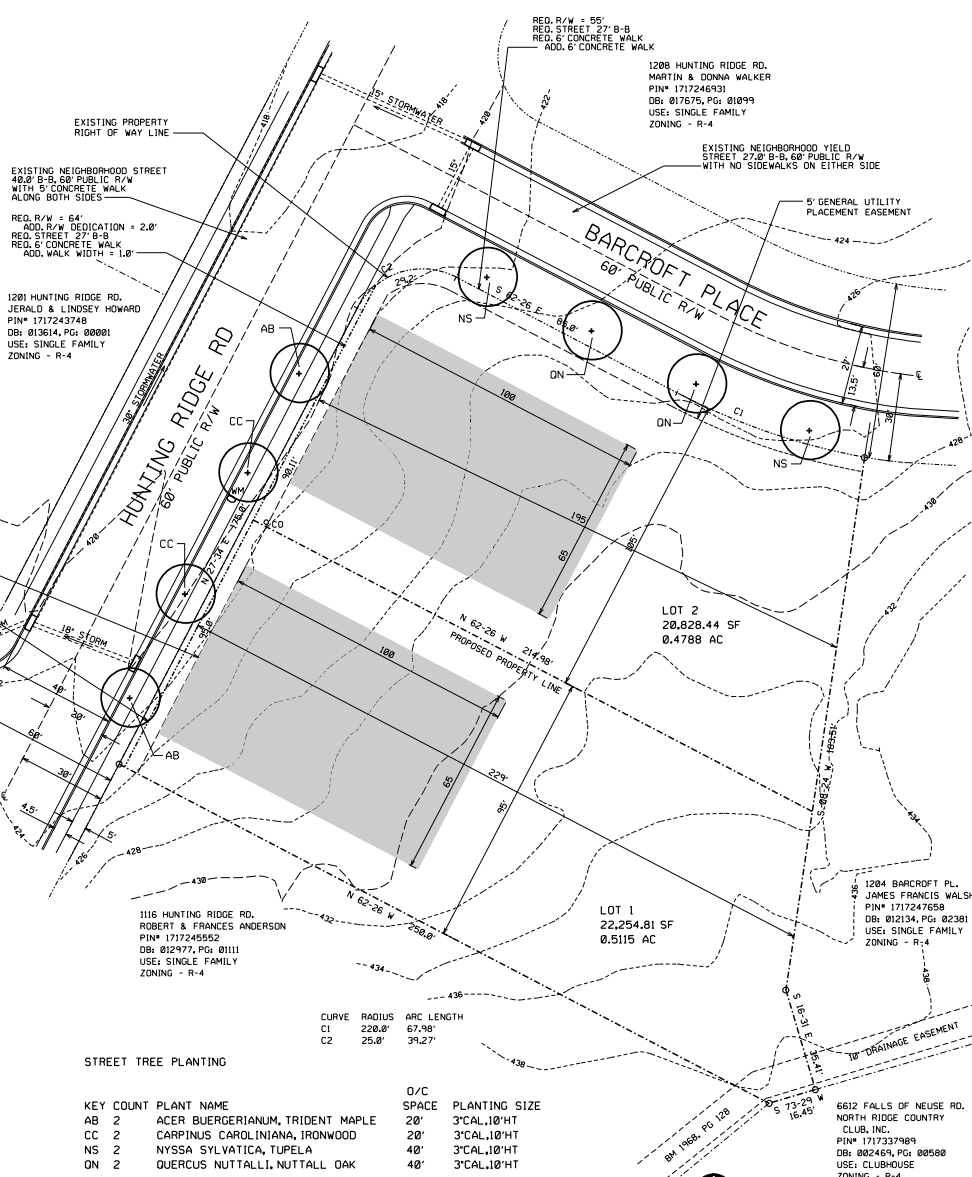
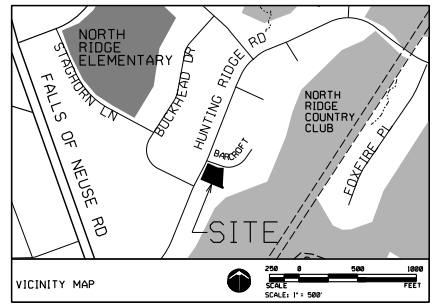
- NOTES:
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING HITS, (POSITIVE DRAINAGE AWAY FROM TREE).
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - TREES WHICH REMAIN AS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROTECTED BY THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - PLANTING IN ACCORDANCE WITH THE CITY TREE MANUAL. THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

REVISION	DATE	DESCRIPTION

TREE PLANTING DETAIL

TPP-03

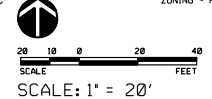
- LEGEND:
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - W/MO WATER METER
 - W/W WATER VALVE
 - M/H MAIN HOLE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - 65' X 100' MIN. LOT DIMENSIONS



- SITE NOTES:
- THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 43,083.25 SF - 0.99 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
 - THE SITE IS 0.99 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
 - EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT. DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
 - ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
 - THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
 - PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR 4 TREES ALONG HUNTING RIDGE RD. AND FOR 4 TREES ALONG BARCROFT PLACE.
 - A FEE IN LIEU WILL BE REQUIRED FOR 1' ADDITIONAL WALK ALONG HUNTING RIDGE ROAD AND FOR A 6' WALK ALONG BARCROFT.
 - A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDED. SEE RALPH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDED. SEE RSDM SECTION 5.6.
 - THE SUBDIVISION PLAN CREATES TWO LOTS.
 - INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
 - ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS.
 - THE SUBDIVISION HANDBOOK, PAGES 67 AND 125.
 - PROPOSED STREET TREE LOCATIONS MAY REQUIRE SHIFTING IN ORDER TO ADDRESS DRIVEWAY AND UTILITY LOCATIONS ONCE LOTS ARE UNDER CONSTRUCTION.

- SITE DATA:
- PIN NUMBER - 1717245698
ADDRESS: 1208 HUNTING RIDGE RD., RALEIGH
TOTAL GROSS ACREAGE - 43,447 SF - 0.997
TOTAL NET ACREAGE - 43,083.25 SF - 0.99 AC
AREA OF RIGHT OF WAY DEDICATION - 363.75 SF
LOT 1 - 22,254.81 SF - 0.5115 AC
LOT 2 - 20,828.44 SF - 0.4788 AC
PROPOSED SITE DENSITY - 2.02 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 5,570 SF - 0.1279 AC
HOUSE - 2,610 SF, DRIVE - 1,520 SF,
WALK / PATIO - 1,360 SF, AC PADS / MISC - 80 SF
ZONING - R-4
- IMPERVIOUS SURFACE AREA LIMITS:
- LOT 1 -
95' FRONTAGE FOR FUTURE WALK
1' FUTURE WALK ADDITION = 95 SF
(22,254.81 X .38) - 95 = 8,361.8 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 8,361.8 SF
- LOT 2 -
90.11' FRONTAGE FOR FUTURE WALK
1' FUTURE WALK ADDITION = 90.11 SF
178' FRONTAGE FOR FUTURE WALK
6' FUTURE WALK = 1,068 SF
(20,828.44 X .38) - 1,158.11 = 6,756.7 SF
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 6,756.7 SF
- PRIMARY STREET FOR LOTS 1 AND 2 - HUNTING RIDGE RD.

- PROPERTY NOTES:
- EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED "SURVEY FOR RALEIGH CUSTOM HOMES, 1208 HUNTING RIDGE ROAD, LOT 7, BLOCK 10, NORTH RIDGE, SECTION 01 AND DATED 10-3-2022. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
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DESIGNED: AAP
DRAWN:
APPROVED:

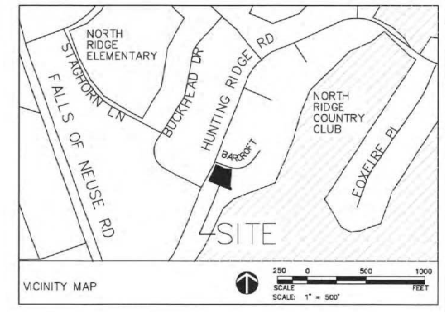
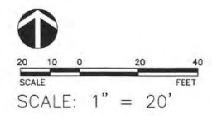
THE OVERLOOK AT NORTH RIDGE
SUBDIVISION & PLANTING PLAN
1208 HUNTING RIDGE RD. RALEIGH, NC
RALEIGH CUSTOM HOMES
6705 FALLS OF NEUSE RD. SUITE 300
RALEIGH, NC 27615

DATE	REVISION

RALEIGH CASE NUMBER: SUB-0070-2022
DATE: OCT. 15, 2022
SHEET NO. 3
PROPOSED SUBDIVISION & PLANTING PLAN
SP-1
SEQUENCE NO. 3 OF 5



CURVE	RADIUS	ARC LENGTH	C-C ORD DIST	CHORD BRG	DELTA
C1	220.0'	67.98'	67.71'	N 71°07' W	17°42'14"
C2	25.0'	39.27'	35.36'	S 72°34' W	60°00'00"



- LEGEND**
- AC AIR CONDITIONER
 - BC BACK OF CURB
 - BP BACK FLOP PREVENTER
 - CL CLEANOUT
 - CI CURB INLET
 - CH CHILL HOLE SET
 - ECM EXISTING CONCRETE MONUMENT
 - EH EXISTING DRILL HOLE
 - ES EXISTING IRON STAKE
 - EP EXISTING IRON PIPE
 - EM ELECTRIC METER
 - EPM EXISTING PM HALL
 - ESL ELECTRIC STUB
 - FLB FLARED END SECTION
 - FI FIRE HYDRANT
 - FO FIBER OPTIC PEDESTAL
 - MS GAS METER
 - GM GUY
 - IN INVERT
 - RS ROW PIPE SET
 - RS ROW ROD SET
 - LI LIGHT POLE
 - WNS MAGNETIC WNS SET
 - ES MARSHLE SANITARY SEWER
 - ES MARSHLE STORM SEWER
 - OW OVERHEAD WIRE
 - PKS PK HALL SET
 - PNS POINT NOT SET
 - RES RAIL ROAD CROSSING
 - TE TELEPHONE PEDESTAL
 - TR TRANSFORMER
 - TV CABLE TV PEDESTAL
 - JP JILITY POLE
 - WM WATER METER
 - AV WATER VALVE
 - YI YARD INLET
 - FM FIELD MEASUREMENT

- 1 REMOVE EXISTING WATER METER AND CONNECT THE NEW 3/4" TYPE K WATER SERVICE LINE TO THE EXISTING SERVICE PIPE WITH A CORPORATION STOP AND BOX PER CITY OF RALEIGH DETAIL W-23. INSTALL NEW 5/8" WATER METER AND BOX AT THE PROPERTY LINE AND CONNECT THE NEW 3/4" TYPE K COPPER WATER SERVICE LINE TO THE NEW METER.
- 2 REMOVE EXISTING CLEAN OUT AND INSTALL A NEW 4" PVC SANITARY SEWER CLEANOUT AT THE PROPERTY LINE.
- 3 NEW 4" SANITARY SEWER SERVICE CLEAN OUT WITH NEW 4" SCH 40 SANITARY SEWER SERVICE PIPE
- 4 INSTALL NEW 5/8" WATER METER AND BOX WITH 3/4" TYPE K COPPER WATER SERVICE PIPE
- 5 3x3' CITY OF RALEIGH WATER LINE EASEMENT.

- NOTES:**
1. SIZES AND APPROXIMATE LOCATIONS SHOWN ON THE PLANS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES AND FIELD VERIFY THE WATER UTILITY PIPE MATERIALS, DIAMETER (SIZE) AND LOCATIONS.
 3. TOPOGRAPHY BY:
RWK, PA
101 W. MAIN STREET, SUITE 202
GARNER, NC 27525
 4. VERTICAL DATUM NAVD '88.

RALEIGH CASE NUMBER: SUB-112-18-22-0000-0000A

SCALE: NTSDATE: OCT. 15, 2022SHEET NO.: 4 OF 5

UTILITY PLAN
U-1

REVISIONS

THE OVERLOOK AT NORTH RIDGE
SUBDIVISION & PLANTING PLAN
1200 HUNTING RIDGE RD., RALEIGH, NC
RALEIGH CUSTOM HOMES
8738 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
100 STEEPBANK DRIVE
CARY, NC 27519

RWK, PA
Engineering & Surveying
101 W. Main Street
Garner, NC 27525
Tel: (919) 731-0088
Fax: (919) 731-0088

STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CCRPUD Handbook, current edition)
- Utility separation requirements:
 - 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, ferruss 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.
 - 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 in 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.
 - 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.
 - 5.0' minimum horizontal separation is required between oil sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete casing having 6" min. clearance (per CCRPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- 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.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement (increasing private property).
- 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.
- 3.0' minimum cover is required on all water mains & sewer force mains; 4.0' minimum cover is required on all reuse mains.
- 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 top of main & removal of services from ROW or easement per CCRPUD Handbook procedure).
- Install 1/2" 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.
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- 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.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Reverse Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CCRPUD PDG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Colverley at (919) 996-2334 or stephen.colverley@raleighnc.gov for more information.
- 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. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanne Hartley at (919) 996-5923 or joanne.hartley@raleighnc.gov for more information.

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