



Administrative Approval Action

Case File / Name: SUB-S-17-2019
FARRIOR HILLS BLOCK J LOT 8 SUBD

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 at the northwest corner of Dartmouth Road and Lambeth Drive at 311 Dartmouth Rd.

REQUEST: Development of a 0.51 acre site, subdividing formerly Lot 8 (311 Dartmouth Rd / PIN 1706-80-5171) comprised of 0.481 acres and recombining an adjacent 0.027 acres portion (of a .507 acre tract) of existing Lot 9 (305 Dartmouth Rd), zoned R-4 into a proposed 2 lot subdivision. The proposed subdivision will create new lots 17 (.235 acres) and lot 18 (.272 acres), from old lot 8, leaving existing Lot 9 with 0.48 acres. The proposed density for the new subdivision will total 3.94 units/acre.

**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 23, 2019 by Taylor Land Consultants, 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 NOT REQUIRED AT THIS TIME** - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

☒ **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
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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:

General

1. A recombination plat, between existing lots 8 & 9, is recorded prior to or in conjunction with the review & recording of the subdivision lots.
2. A demolition permit shall be issued and this demolition permit number is shown on all maps for recording.



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3. Note #8 on the coversheet of the approved preliminary subdivision plan, stating the Primary Street Determination for Lot 18 being Dartmouth Road, shall be placed on all plat recordings.

Engineering

4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3) for the proposed sidewalk on Lambeth Drive.
5. A fee-in-lieu for the difference between the required 6-ft width and the existing variable width of sidewalk (which is less than 6-ft) along the Dartmouth Road frontage for all 3 parcels is paid to the City of Raleigh (UDO 8.1.10).
6. A 5' general utility 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.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3) for the street trees on Lambeth Drive.

Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. A mass grading permit will be required prior to demolition. (UDO 9.4.6)

☒ **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. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

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. Fee in Lieu for sidewalks must be subtracted from max impervious.



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4. 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.)
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half 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.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 (shade) street trees along Dartmouth Rd. and 3 (understory) street trees along Lambeth Dr.

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

Stormwater

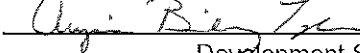
1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for any Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: February 4, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: February 4, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 02/05/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

PRELIMINARY SUBDIVISION PLAN for FARRIOR HILLS, BLOCK "J" EXISTING LOT 8

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CASE #: SUB-S-17-2019
Transaction #: 592122

APRIL 4, 2019
(last rev. 10/23/19)



VICINITY MAP
1" = 1,000'

SITE INFORMATION

PIN: 1706-80-5171 (NEW LOT 17 & 18) & 1706-80-4054 (EX. LOT 9)
SOURCE OF TITLE: DB 17250, PAGE 629
PLAT REFERENCE: B.M. 1955, PG 125
AREA: 22,125 S.F. (0.508 Ac.)
ZONING: R-4
CURRENT USE: SINGLE FAMILY
PROPOSED USE: SINGLE FAMILY
EXISTING LOTS: 1
PROPOSED LOTS: 2
LOT 17: 0.235 Ac. (10,255 S.F.)
LOT 18: 0.272 Ac. (11,869 S.F.)

(R-4 IMPERVIOUS LIMIT IS 38% PER 9.2.2.A.4)

OWNER / DEVELOPER:

EX. LOT 8
TREELINE PROPERTIES & REALTY, LLC
305 LYNWOOD LANE
RALEIGH, NC 27609
PHONE: (919) 413-2140
CONTACT: JASON CARON

EX. LOT 9
RHEA G. GAGE
305 DARTMOUTH RD.
RALEIGH, NC 27609

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
- ALL CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- CONDITION OF APPROVAL - A DEMOLITION PERMIT MUST BE OBTAINED FOR THE EXISTING SINGLE FAMILY DWELLING AND THE PERMIT NUMBER IS TO BE NOTED ON THE PLAT PRIOR TO RECORDEATION.
- THIS SITE IS EXEMPT FROM TREE CONSERVATION PER CITY OF RALEIGH UDO SECTION 9.1.2, SITE IS LESS THAN 2 ACRES.
- AS ADOPTED BY TC-2-16, SECTION 9.2.2.A.1.b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL ALONG WITH THE SOLID WASTE STATEMENT SHOWN IN THE NOTES.
- RESIDENTIAL INFILL RULLES ARE APPLICABLE TO SITE PER SEC. 2.2.7 & TC-7-2017.
- PRIMARY STREET DESIGNATION FOR THIS PROJECT WILL BE DARTMOUTH ROAD PER UDO SEC. 1.5.4.C (OLD STANDARDS PRIOR TO TC-5A-18)



REVISIONS

PRELIMINARY PLAN
FOR MUNICIPAL REVIEW
ONLY

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200



DEVELOPMENT
SERVICES
DEPARTMENT

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # Project Coordinator Team Leader

PRELIMINARY APPROVALS

☐ Subdivision * ☒ Conventional Subdivision ☐ Compact Development ☐ Conservative Subdivision

*May require City Council approval if in a Metro Park Overlay or Historic Overlay District

If your project has been through the Due Diligence process, provide the transaction #:

GENERAL INFORMATION

Development Name Farrior Hills - Block "J", Lot 8

Proposed Use Single-Family

Property Address(es) 311 Dartmouth Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

PIN Recorded Deed 1706-80-5171 PIN Recorded Deed 1706-80-4054 PIN Recorded Deed PIN Recorded Deed

What is your project type?

☒ Single family ☐ Townhouse ☐ Subdivision in a non-residential zoning district

☐ Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name Treeline Properties & Realty, LLC Owner/Developer Name Jason Caron

Address 305 Lynwood Lane, Raleigh, NC 27609

Phone (919) 413-2140 Email jasoncaronnh@gmail.com Fax N/A

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name Taylor Land Consultants, PLLC Contact Name Jeremy Taylor

Address 1600 Olive Chapel Rd., #140

Phone (919) 801-1104 Email jeremy@taylorlc.com Fax N/A

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REVISION 03.11.16

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DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) R-4

If more than one district, provide the acreage of each:

Overlay District? ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface 2,578 SF acres/sf Flood Hazard Area ☐ Yes ☒ No

Proposed Impervious Surface 0 acres/sf Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

If in a Flood Hazard Area, provide the following:

Alluvial Soils Flood Study FEMA Map Panel #

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached Attached

Total # of Single Family Lots 2 (0.508 Ac.) Total # of All Lots 2

Overall Unit(s)/Acre Densities Per Zoning Districts 3.94 units / acre

Total # of Open Space and/or Common Area Lots

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly 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 subdivision plan as approved by the City.

I hereby designate Taylor Land Consultants to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

DocuSigned by: jason caron President of Treeline Properties & Realty, LLC 3/18/2019
Signature Date
Rhea G. Gage Owner, Lot 9 3/19/2019
Signature Date

PAGE 2 OF 3

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REVISION 03.11.16

SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF THE DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWaste/Documents/SolidWasteSeervicesDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH SOLID WASTE SERVICES VIA 96 GALLON ROLL-OUT CART. CARTS SHALL BE STORED INSIDE COVERED GARAGE UNITS AND BE ROLLED OUT TO PUBLIC STREET TO DESIGNATED LOCATIONS AS SHOWN ON THE SUBDIVISION PLAN.

SHEET INDEX

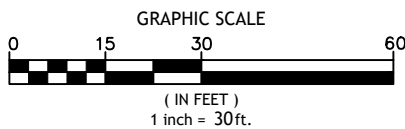
SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - PROPOSED SUBDIVISION & SITE PLAN
SHEET 4 - PROPOSED UTILITY & LANDSCAPE PLAN
SHEET 5 - DETAILS

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
CASE #: SUB-S-17-2019
TRANSACTION #: 592122
APRIL 4, 2019
(last rev. 09/02/19)

(last rev. 09/02/19)

PROPERTY BOUNDARIES			
	EX. PROPERTY CORNER	D.B.	DEED BOOK
	NEW 3/4" IRON PIPE	B.M.	BOOK OF MAPS
	EX. CONCRETE MONUMENT	Pg.	PAGE
	COMPUTED POINT	PIN	PARCEL ID NUMBER
 X	FENCE	S.F.	SQUARE FEET
		Ac.	ACRES
<u>STORM DRAINAGE</u>			
	CATCH BASIN		FIRE HYDRANT
	STORM JUNCTION BOX		WATER VALVE
	STORM GRATED INLET		WATER METER
	FLARED-END SECTION	W	WATER MAIN
	STORM CLEANOUT		
SD	STORM PIPE		
<u>SANITARY</u>			
			SANITARY SEWER MANHOLE
			SANITARY SEWER CLEANOUT
		SS	SANITARY SEWER PIPE
<u>ELECTRICAL</u>			
	POWER POLE		
	POWER PEDESTAL		
	LAMP POST		
OP	OVERHEAD POWER		
UP	UNDERGROUND POWER		
<u>GAS</u>			
	GAS MARKER		FIBER OPTIC MARKER
G	GAS MAIN		TELEPHONE PEDESTAL
			CABLE PEDESTAL
		UC	UNDERGROUND COMM.

1. Iron pipes set at all property corners unless otherwise noted.
2. All coordinates and bearings are based on the North American Datum of 1983 (NAD83/2011). Elevations are based on North American Vertical Datum of 1988 (NAVD88). Units of measurement are US Survey Feet
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose
4. Areas calculated by CAD software (coordinate geometry).
5. Existing sheds to be relocated and to comply with setback distances and TC-2-18 of the UDO.
6. No Site grading is proposed at this time.

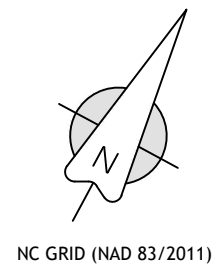


REVISIONS

SHEET 2 OF 5 - EXISTING CONDITIONS

SITE NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-632-4949 BEFORE DIGGING.
- THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
- COORDINATE WITH CITY INSPECTOR WHEN CONSTRUCTING DRIVEWAY RAMPS AS TO MINIMIZE "DRAGGING" OF VEHICLES.
- THE PAVEMENT SHALL BE KEPT FREE AND CLEAR OF DIRT AND DEBRIS.
- DRIVEWAYS FOR EACH LOT WILL BE DETERMINED WITH BUILDING PERMIT/PLOT PLAN APPROVAL.
- EXISTING SEWER SERVICE SHALL BE ABANDONED AT TAP & REMOVED FROM RIGHT-OF-WAY PER CORPUD HANDBOOK PROCEDURE IF NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE.
- USE OF PRIVATE PUMP SERVICES TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- PROPOSED LOTS MAY BE SUBJECT TO INFILL REGULATIONS AT PERMITTING.



NC GRID (NAD 83/2011)

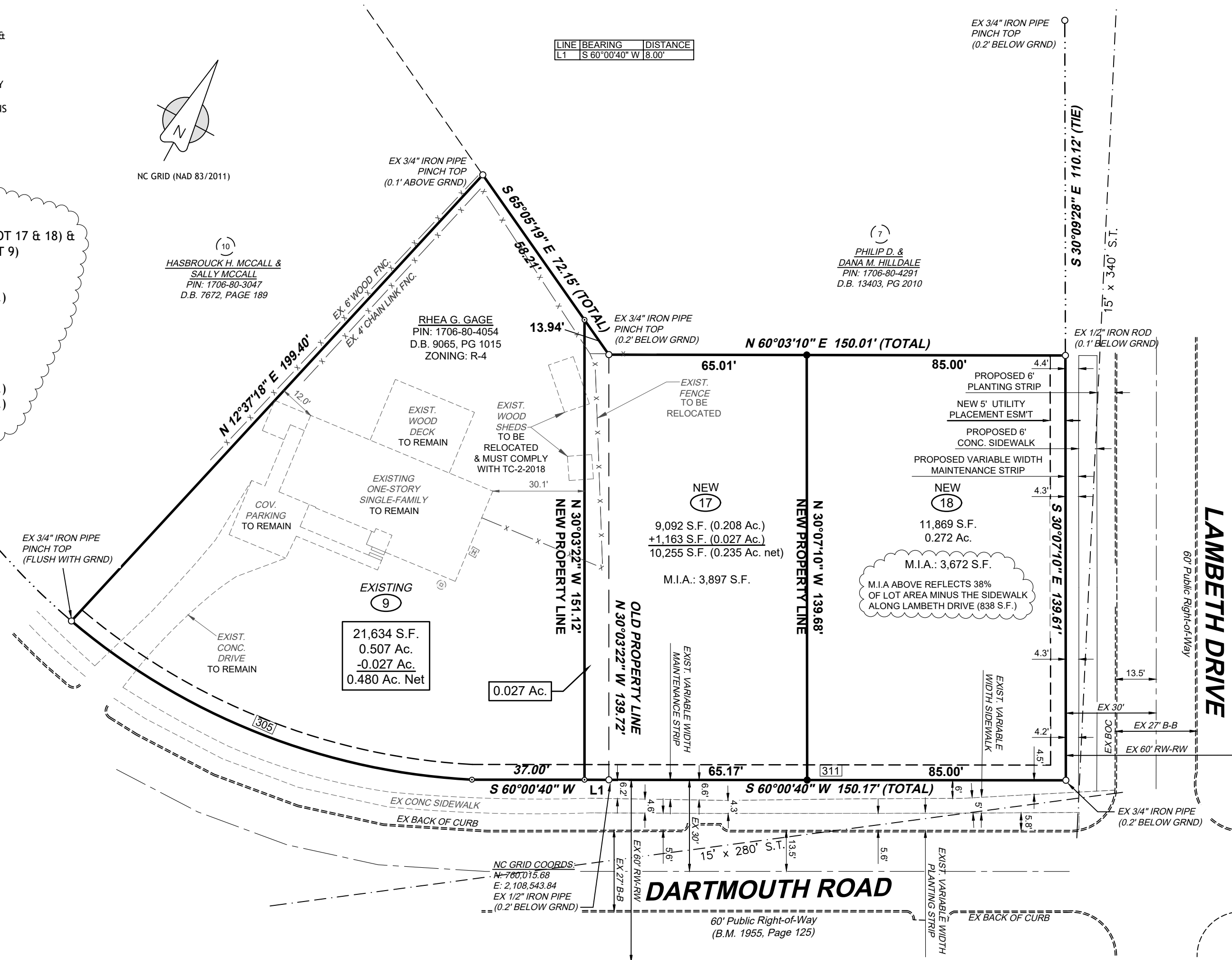
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 PLAT REFERENCE: B.M. 1955, PG 125
 AREA: 22,125 S.F. (0.508 Ac.)
 ZONING: R-4
 CURRENT USE: SINGLE FAMILY
 PROPOSED USE: SINGLE FAMILY
 EXISTING LOTS: 1
 PROPOSED LOTS: 2
 LOT 17: 0.235 Ac. (10,255 S.F.)
 LOT 18: 0.272 Ac. (11,869 S.F.)

(R-4 IMPERVIOUS LIMIT IS 38% PER 9.2.2.A.4)

DENSITY CALCULATIONS

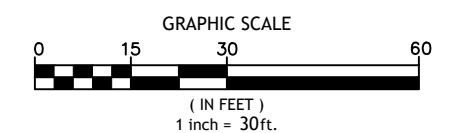
TOTAL SITE AREA: 0.508 ACRES
 PROPOSED LOTS: 2
 2 LOTS / 0.508 ACRES = 3.94 UNITS PER ACRE



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

PRELIMINARY SUBDIVISION PLAN for FARRIOR HILLS, BLOCK "J" EXISTING LOT 8

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
 CASE #: SUB-S-17-2019
 TRANSACTION #: 592122
 APRIL 4, 2019
 (last rev. 10/23/19)



TAYLOR
 LAND CONSULTANTS, PLLC
 License No P-0829
 1600 Olive Chapel Road, #140
 Apex, NC 27502 (919) 801-1104

REVISIONS

PRELIMINARY PLAN
 FOR MUNICIPAL REVIEW
 ONLY

LANDSCAPE NOTES:

- CONTACT THE URBAN FORESTRY INSPECTOR TO SET UP AN APPOINTMENT TO INSPECT THE TREE PROTECTION FENCE AFTER THE FENCE HAS BEEN INSTALLED. A COPY OF THE LANDSCAPE PLAN MOST RECENTLY APPROVED MUST BE ON SITE AT THE TIME OF INSPECTION.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TYP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
- IF THE EXISTING OAK TREE IS DAMAGED DURING CONSTRUCTION AND DOESN'T MEET STANDARDS OUTLINED IN THE UDO UPON INITIAL OR FINAL INSPECTION THE URBAN FORESTRY INSPECTOR HAS THE RIGHT TO REQUEST THE TREE BE REPLACED WITH AN APPROPRIATE SIZE TREE FOR THE SITE CONDITIONS.

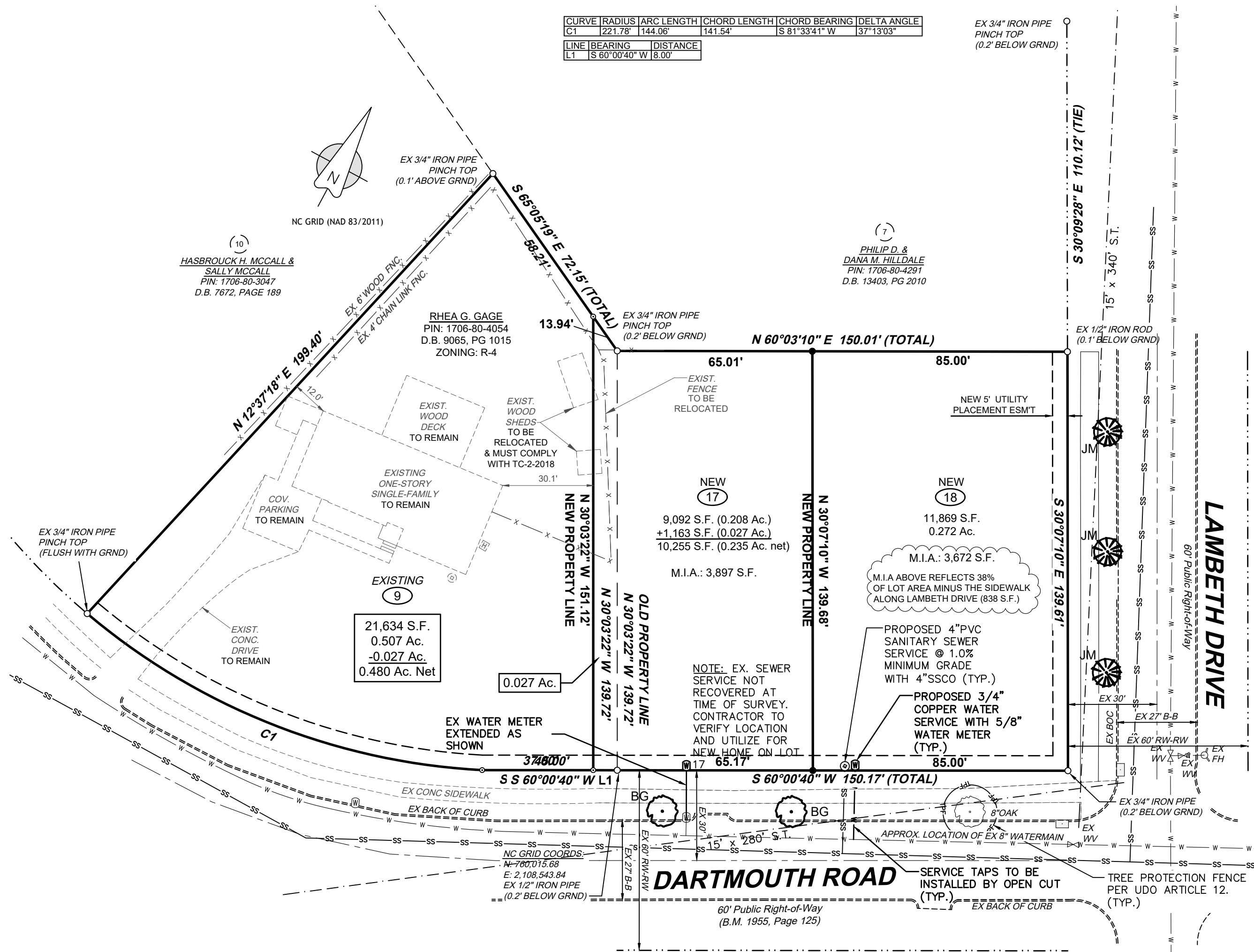
PLANT LIST

DARTMOUTH ROAD - 150 LINEAR FEET OF ROAD FRONTAGE
150 LF / 40' = 3.75 = 3 STREET TREES (1 EXISTING TREE SHOWN)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	MAT. HGT./CROWN SPREAD
BG	NYSSA SYLVATICA	BLACKGUM	3" CAL	2	10' MIN. HT, B&B AT PLANTING	35'/30'

LAMBETH DRIVE - 140 LINEAR FEET OF ROAD FRONTAGE
150 LF / 40' = 3.50 = 3 STREET TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	MAT. HGT./CROWN SPREAD
JM	ACER PALMATUM	JAPANESE MAPLE	1.5" CAL	3	6' MIN. HT, B&B AT PLANTING	20'/15'



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

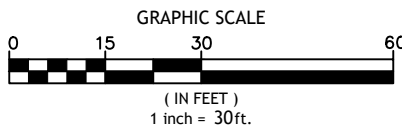
PRELIMINARY
SUBDIVISION PLAN
for
FARRIOR HILLS, BLOCK "J"
EXISTING LOT 8

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STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD 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, ferrous sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - 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 all 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 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - 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
- 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 forcemains. 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 tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 3/4" 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
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina.

These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.



CTAYLOR
LAND CONSULTANTS, PLLC
License No P-0829
1600 Olive Chapel Road, #140
Apex, NC 27502 (919) 801-1104

REVISIONS

NO.	DESCRIPTION

PRELIMINARY PLAN
FOR MUNICIPAL REVIEW
ONLY