



Administrative Approval Action

Case File / Name: SUB-S-30-2019
FARRIS COURT SUBDIVISION

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 south side of New Bern Avenue, east of Farris Court at 2300 New Bern Avenue.

REQUEST: Development of a 1.13 acre tract zoned OX-3 (Office Mixed-Use) into a 5 (five) lot subdivision. The site development will have 4 residential lots totaling 36,517 sf/.64 acres & 1 common area lot of 11,665 sf/.27 acres. Site development also includes 1,350 sf/.031 acres of right-of-way dedication along Farris Court.

ADMINISTRATIVE ALTERNATE: A-33-19 on 5/13/19: Relief from the Neighborhood Transition Yards.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0110-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 20, 2019 by Pabst Design Group.

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. The applicant amends Lot 5, as shown on the preliminary subdivision sheet C2.0, by adding a note: "Common Area Lot" with the lot # reference on the SPR (Site Permit Review) & Recorded Plat plans.
2. A note is placed on the SPR (Site Plan Review) coversheet & summary information table stating that Primary Street Determination for Lot 1 is New Bern Avenue, per the COR Primary Street Determination & TC-5A-18.

Engineering

3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.



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Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<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. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. The case #: A-33-19 is noted on all plat recordings, with approval date, as shown on the approved preliminary subdivision plan set, for the variance for relief of providing a Neighborhood Transition Yard.
3. A note is placed on all recorded plats stating that Primary Street Determination for Lot 1 is New Bern Avenue, per the COR Primary Street Determination & TC-5A-18.
4. That Lot 5 be labeled on all maps for recording as "Common Area Lot" and that a note be placed on all maps for recording stating "Lot 5 to be owned and maintained by the Homeowners Association.
5. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering



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6. 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.
7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
9. A fee-in-lieu for 6' sidewalk across the New Bern Avenue frontage is paid to the City of Raleigh (UDO 8.1.10).
10. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

11. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
13. 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).
14. 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

15. A public infrastructure surety for 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.



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

General

1. A recorded copy of the subdivision plat & legal documents are approved and recorded with the Wake Co. Register of Deeds.
2. Comply with all conditions of A-33-19.
3. A note is placed on all building plans coversheet & summary information table stating that Primary Street Determination for Lot 1 is New Bern Avenue, per the COR Primary Street Determination & TC-5A-18.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (8) understory street trees along New Bern Ave. and (7) shade street trees along Farris Court.

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

General

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

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:

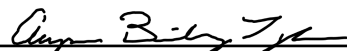
3-Year Sunset Date: July 4, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: July 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: FARRIS COURT SUBDIVISION

SUB-S-30-2019

A-33-2019

RALEIGH, NORTH CAROLINA

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-986-2495

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____
Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s): **N/A**

Development name (subject to approval): Farris Court Subdivision

Property Address(es): **2300 New Bern Avenue, Raleigh, NC 27610**

Recorded Deed PIN(s): 1713-78-9776

What is your project type? ☒ Single family ☐ Apartment ☐ Townhouse ☐ Non-residential ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form.

Company: CityPlat LLC Owner/Developer Name and Title: Jonathan W. Anderson, Registered Agent
Address: 2021 Fairview Road, Raleigh, North Carolina 27608
Phone #: 919-650-2643 Email: info@cityplat.com

Company: CityPlat LLC Contact Name and Title: Jonathan W. Anderson, Registered Agent
Address: 2021 Fairview Road, Raleigh, North Carolina 27608
Phone #: 919-650-2643 Email: info@cityplat.com

Continue to the next page>

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DEVELOPMENT TYPE • SITE DATA TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 1.13

Zoning districts (if more than one, provide acreage of each): **OX-3**

Overlay district: None

Conditional Use District (CUD) Case # Z: _____

Board of Adjustment (BOA) Case # A: 10-19

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: .055 Square Feet: 2,387

Proposed Impervious Surface:
Acres: .365 Square Feet: 16,026

Neuse River Buffer: ☒ Yes ☐ No

Wetlands: ☐ Yes ☒ No

Is this a flood hazard area? ☒ Yes ☐ No

If yes, please provide the following:
Flood study: **RALEIGH**
FEMA Map Panel #: **1713-0111 (1000)**

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 0 Detached: 0 Attached: 0

Total # of single-family lots: 4

Proposed density for each zoning district (UDO 15.2.F): **N/A for OX-3 Zone**

Total # of open space and/or common area lots: 0

Total # of requested lots: 4

SIGNATURE BLOCK

I, the undersigned, hereby agree and certify that I am the owner of the property described in this application, and I am the person who has prepared this application, or I am the person who has caused this application to be prepared, and I am the person who has caused this application to be submitted to the City of Raleigh.

I hereby designate **Jonathan W. Anderson** to serve as my agent regarding this application, to receive and respond to administrative comments, to respond to public comments, 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. I acknowledge that this application is subject to the filing calendar and submission policy, which states applications will expire after 180 days of inactivity.

Signature: **Jonathan W. Anderson** Date: **9/27/19**

Printed Name: _____ Date: _____

Please email your completed application to DS.intake@raleighnc.gov.

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VICINITY MAP
1" = 500'

INDEX TO PLANS

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-2.0	SUBDIVISION PLAN
C-2.1	CITY OF RALEIGH STREET TYPE SECTIONS
C-2.2	FIRE APPARATUS ACCESS PLAN
C-2.3	SIGHT TRIANGLE PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-2.0	UTILITY DETAIL SHEET
D-2.1	UTILITY DETAIL SHEET
D-2.2	UTILITY DETAIL SHEET
D-3.0	STORM DRAINAGE DETAIL SHEET
L-1.0	LANDSCAPE PLAN

SITE DATA TABLE	
OWNER / DEVELOPER:	CITYPLAT, LLC 119 SW MAYNARD ROAD, SUITE 200 CARY, NC 27511
PIN(S):	1713-78-9776
EXISTING ZONING:	OX-3 (OFFICE MIXED USE)
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY (DETACHED) RESIDENTIAL
PROJECT AREA:	1.13 ACRES
PROPOSED SINGLE FAMILY LOTS:	PROPOSED 4 LOTS 36,517 SF / 0.84 ACRES
PROPOSED COMMON AREA LOTS:	PROPOSED 1 LOT 11,665 SF / 0.27 ACRES
WATERSHED:	CRABTREE CREEK
ADDITIONAL OVERLAY:	NONE
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720172300J DATED MAY 2, 2006.
RIGHT-OF-WAY DEDICATION:	FARRIS COURT: NEIGHBORHOOD LOCAL 1/2 OF ULTIMATE SECTION - EX. = 25' 1/2 OF ULTIMATE SECTION - REQ. = 29.5' PROPOSED DEDICATION = 4.5' TOTAL ROW SF/AC DEDICATION = 1,350 SF / 0.031 AC NEW BERN AVENUE: AVENUE 6-LANE, DIVIDED 1/2 OF ULTIMATE SECTION - EX. = 88' 1/2 OF ULTIMATE SECTION - REQ. = 63' PROPOSED DEDICATION = 0' (NO ROW DEDICATION REQ.) TOTAL ROW SF/AC DEDICATION = 0 SF / 0 AC
IMPERVIOUS AREA:	OFFSITE EXISTING IMPERVIOUS = 0 SF / 0.00 ACRES (REMOVED) PROPOSED IMPERVIOUS = 2,104 SF / 0.05 ACRES ONSITE EXISTING IMPERVIOUS = 2,387 SF / 0.05 ACRES PROPOSED IMPERVIOUS = 16,026 SF / 0.368 ACRES
LOT DIMENSIONS:	AREA (MIN): 4,000 SF WIDTH (MIN): 45'
PRINCIPAL BUILDING SETBACKS:	DETACHED HOUSE (ALL STRUCTURES) PRIMARY (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN): 5' SUM OF SIDE SETBACKS (MIN): 10' REAR LOT LINE (MIN): 20'
PRINCIPAL HEIGHT:	40/3 STORIES
PARKING:	SINGLE FAMILY DETACHED (4 UNITS) REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT)
BUFFERS/PROTECTIVE YARDS:	50' STREAM BUFFER
ZONING NEIGHBORHOOD TRANSITION:	REQUIRED ZONE A: PROTECTIVE YARD (VARIES) ZONE B: USE RESTRICTIONS (50') PROVIDED A-33-19 - 5/13/19 REQUEST COMPLETE RELIEF FROM ZONE A: PROTECTIVE YARD AND ZONE B: USE RESTRICTED. DECISION: APPROVED WITH THE CONDITION THE USE IS RESTRICTED TO SINGLE FAMILY RESIDENCES.

A-33-19 - 5/13/19

Decision: Approved with the condition the use is restricted to single-family residences.

WHEREAS, The John P. McConnell Family Foundation, property owner, requests complete relief from the Zone A Protective Yard requirements set forth in Sections 3.5.2.A, and 3.5.3, of the Unified Development Ordinance and complete relief from the Zone B Use Restricted Transition Yard requirements set forth in Sections 3.5.2.B, and 3.5.4, in order to construct detached houses without a Zone A or Zone B transition zone on a 1.13-acre property zoned Office Mixed-Use-3 located at 2300 New Bern Avenue.

Motion

Chairperson Kennelrat moved to grant the variances with the condition the use is restricted to single-family residences. Her motion was seconded by Mr. Mail and received the following vote: Ayes - 5 (Kennelrat, Mail, Root, McCasili, Riemann); Noes - 0. Chairperson Kennelrat ruled the motion adopted on a 5-0 vote and the variances granted with condition.

OWNER / DEVELOPER:
CITYPLAT, LLC
119 SW MAYNARD ROAD, SUITE 200
CARY, NC 27511
TEL: 919.650.2643
E-MAIL: nikita@cityplat.com

CIVIL ENGINEER:
PABST DESIGN GROUP, PA
404-B GLENWOOD AVENUE
RALEIGH, NC 27603
TEL: 919.848.4399
FAX: 919.848.4395
E-MAIL: dpabst@pabstdesign.com

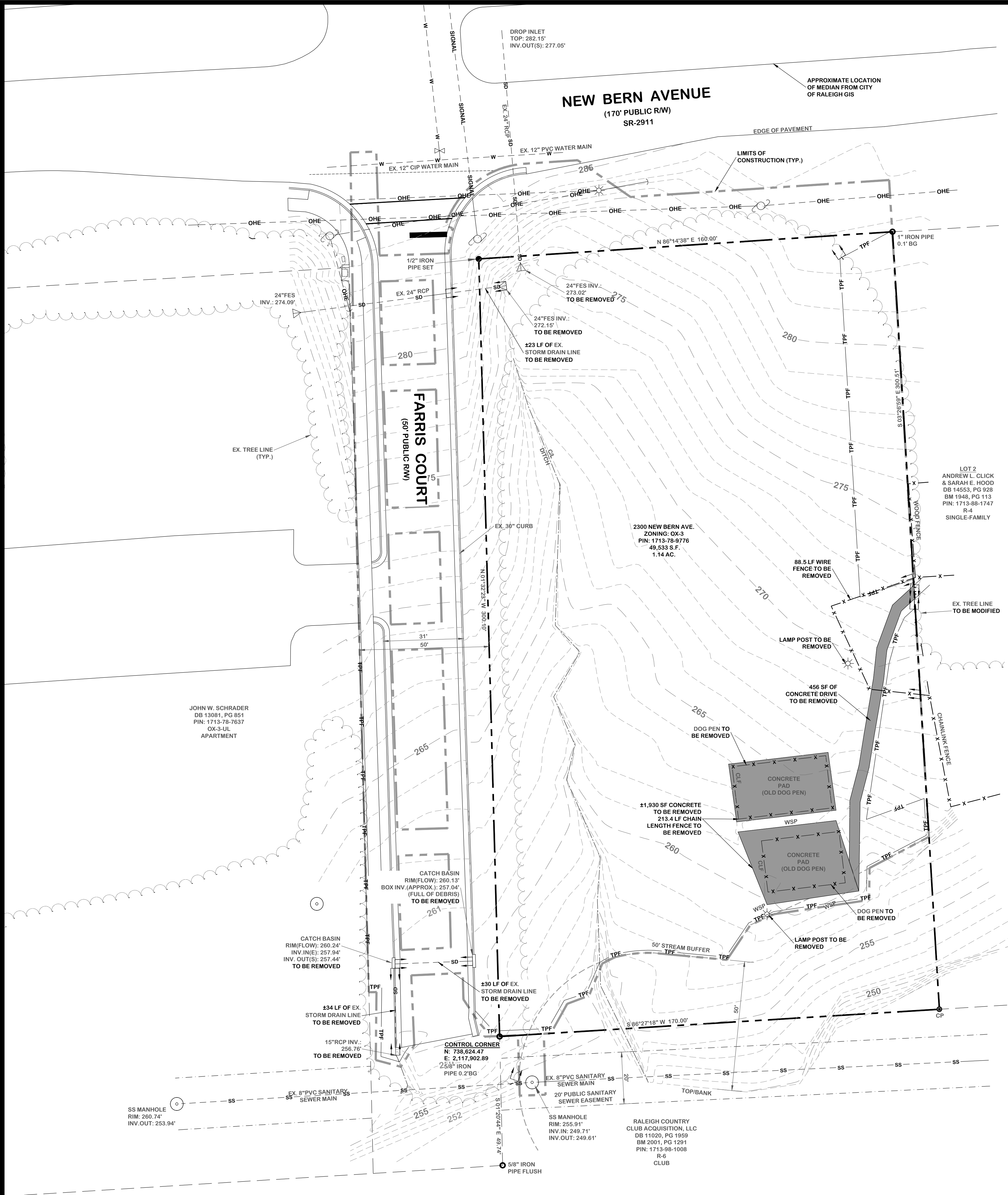
SURVEYOR:
NEWCOMB LAND SURVEYORS, PLLC
7008 HARPS MILL ROAD, STE. 105
RALIEGH, NC 27615
TEL: 919.847.1800
E-MAIL: justin@nls-nc.com

PHASE NUMBER(S)	PHASE 1
NUMBER OF LOT(S)	4
LOT NUMBER(S) BY PHASE	1-4
NUMBER OF UNITS	N/A
LIVABLE BUILDINGS	N/A
# OPEN SPACE?	N/A
NUMBER OF OPEN SPACE LOT(S)	N/A
PUBLIC WATER (LF)	334
PUBLIC SEWER (LF)	258
PUBLIC STREET (LF) - FULL	N/A
PUBLIC STREET (LF) - PARTIAL	N/A
PUBLIC SIDEWALK (LF)	310
STREET SIGNS (LF)	N/A
WATER SERVICE STUB(S)	4
SEWER SERVICE STUB(S)	4

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

- NOTE(s):
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.
 - PROPOSED TREE CONSERVATION PLAN REQUIRED IS NOT REQUIRED BECAUSE THE TRACT IS LESS THAN 2 ACRES, PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.
 - SOLID WASTE COMPLIANCE STATEMENT: "DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL."

F:\Public\10-Projects\400-499\438-18_2300 New Bern (BlueSky Services)\50-Drawings\54-Design\NC-1.0.dwg Dec 20, 2019 - 1:24pm By:rbminhart



SURVEY NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS. STREAM BUFFER AS SHOWN HEREON MEASURED FROM FIELD LOCATED TOP OF BANK AND NO OFFICIAL DETERMINATION HAS BEEN MADE REGARDING CLASSIFICATION OF SAID STREAM.
3. FIELD SURVEY PERFORMED BY NEWCOMB LAND SURVEYORS, PLLC ON FEBRUARY 19 AND MARCH 4, 2019.
4. 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.
5. THE LOCATIONS OF ANY UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND ABOVEGROUND VISUAL EVIDENCE. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
6. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #37201713001, EFFECTIVE DATE May 2, 2006.
7. THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTK GPS OBSERVATIONS AND PROCESSED USING THE NORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL INFORMATION IS $\pm 0.07'$.

HORIZONTAL DATUM = NAD 83 / 2011
VERTICAL DATUM = NAVD 88

LEGEND	
	SURFACE TO BE REMOVED
	LIMITS OF CONSTRUCTION
	EX. FENCE
	EX. STORMWATER
	EX. WATERLINE
	EX. SANITARY SEWER
	EX. OVERHEAD UTILITIES
	EX. TELEPHONE COMMUNICATIONS
	EX. TREE LINE

SURVEY LEGEND AND NOMENCLATURE	
SYMBOLS	ABBREVIATIONS
	DB Deed Book
	PB or BM Plat Book / Book of Maps
	N/F Now or formerly
	Pg. Page
	SF Square feet
	Ac. Acres
	R/W Right-of-way
	NCSR North Carolina State Route
	NC DOT North Carolina Dept. of Transportation
	R/W Right-of-way
	Ex. Existing
	RCP Reinforced concrete pipe
	PVC Polyvinyl chloride pipe
	(M) Measured
	AG Above ground
	BG Below ground

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
2. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
3. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF NEW CONSTRUCTION SHALL BE RAZED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET, ARCHITECTURAL PLANS AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. MUNICIPAL AND UTILITY CONTACTS ARE LISTED ON COVER SHEET C-0.0.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
10. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
14. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH ARE INTENDED TO REMAIN IN USE AND THE ROUTING OF WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM THAT INDICATED OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE OWNER, ENGINEER AND ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSITION.
15. ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
16. EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL, WHICH IS DAMAGED DURING DEMOLITION/CONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL CONDITION.
17. SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
18. ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
19. ALL PIPE INSTALLATION, WHEN REQUIRED BY PIPE DEPTHS AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES. ALL EXCAVATIONS, UTILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
20. THE GENERAL CONTRACTOR SHALL PROVIDE ALL SAFETY AND SECURITY FENCING, BARRIERS, PROTECTION MATERIAL AND METHODS AS REQUIRED TO COMPLETE ANY OFF SITE WORK IN A SAFE AND TIMELY MANNER.
21. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
22. UNLESS OTHERWISE NOTED, ALL EXISTING VEGETATION TO REMAIN AND TO BE UNDISTURBED FOR THE DURATION OF CONSTRUCTION. IF DAMAGES OCCUR TO EXISTING VEGETATION, PLANTS SHALL BE REPLACED IN KIND.
23. ANY EXISTING PRIVATE SERVICE NOT TO BE USED (LABELED TO BE REMOVED) SHALL BE ABANDONED PER CORPUD STANDARDS (PU HANDBOOK, PAGE 67 AND 125).
24. ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT STANDARDS.
25. A DEMOLITION PERMIT WILL BE REQUIRED, AS A CONDITION OF APPROVAL, FOR REMOVAL OF THE EXISTING ELEMENTS ON SITE.

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

NOTE(s):
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

PROJECT NUMBER

438-18

PAST DESIGN GROUP, PA

Engineering | Consulting

404-S Glenwood Avenue, Raleigh, North Carolina 27603

Phone: 919 846 4399 | Fax: 919 846 4395 | NC LICENSE NUMBER: C-3911

PREPARED FOR:

CITY/PLAT, LLC

119 BW MAYNARD ROAD, SUITE 200

CARY, NORTH CAROLINA 27511

DATE: 6.23.2019

PROJECT ENGINEER: PJP

PROJECT CADD DESIGNER: RJM

PROJECT SURVEYOR: NEWCOMB LAND SURVEYORS, PLLC

FARRIS COURT SUBDIVISION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

SEAL:

DATE: 9/20/2019

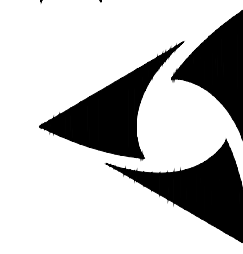
REVISION NO. 2

REVISED PER COR COMMENTS

REVISED PER COR COMMENTS

DRAWING SHEET

C-1.0



PREPARED FOR:
CITYPLAT, LLC
119 SW MAYNARD ROAD, SUITE 200
CARY, NORTH CAROLINA 27511
DATE: 6.20.2019
PROJECT ENGINEER:
PDP
PROJECT CAD/DRAWN:
RJLM
PROJECT SURVEYOR:
NEWCOMB LAND SURVEYORS, PLLC

FARRIS COURT SUBDIVISION
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN
SUBDIVISION PLAN

NO.	REVISION	DATE	REVISOR	REVISIONS
1	REVISION	09/08/2019		
2	REVISION	12/20/19		

DRAWING SHEET
C-2.0
PROJECT NUMBER
438-18

LEGEND:

1 PROPOSED LOT NUMBERS

PROPOSED CONCRETE

R/W TO BE DEDICATED

PROPOSED ACCESS EASEMENT

PROPOSED RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

OHE

SIGNAL

EXISTING OVERHEAD UTILITY

EXISTING TRAFFIC SIGNAL

EXISTING FENCE

PROPOSED TREE LINE

EX. TREE LINE

PROPOSED FIRE HYDRANT

EXISTING POWER POLE

MISA

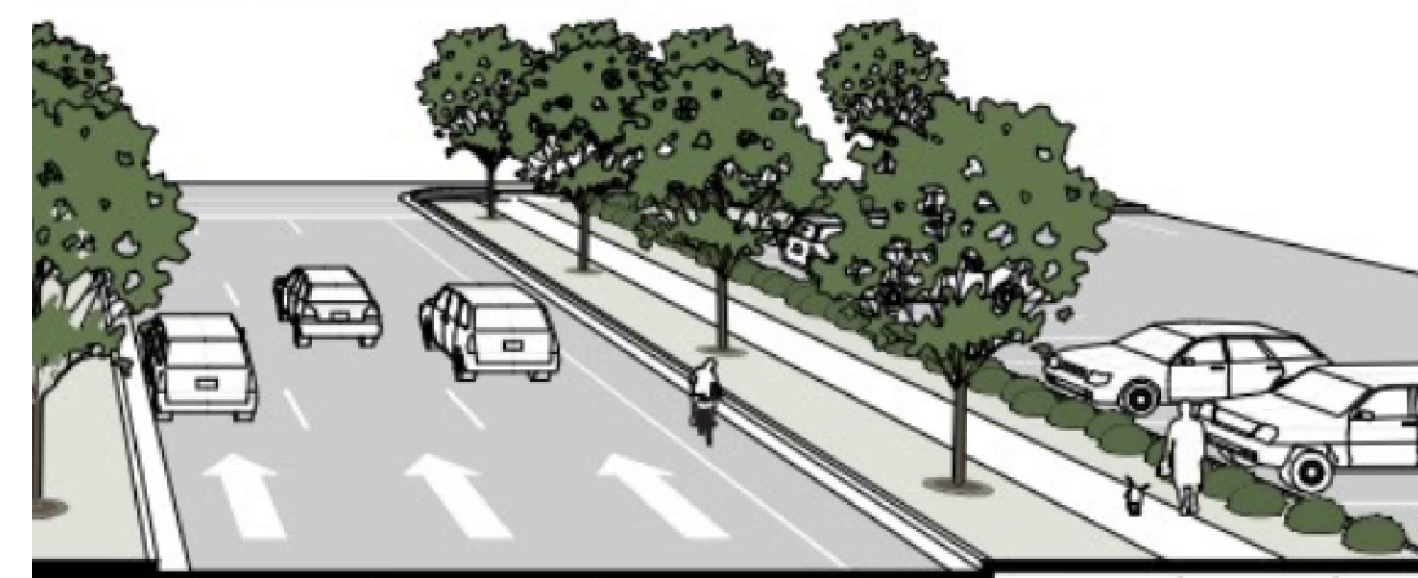
MAXIMUM IMPERVIOUS SURFACE AREA

Width	
A Right-of-way width	59'
B Back-of-curb to back-of-curb	31'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	15.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel



NEIGHBORHOOD LOCAL
FARRIS COURT

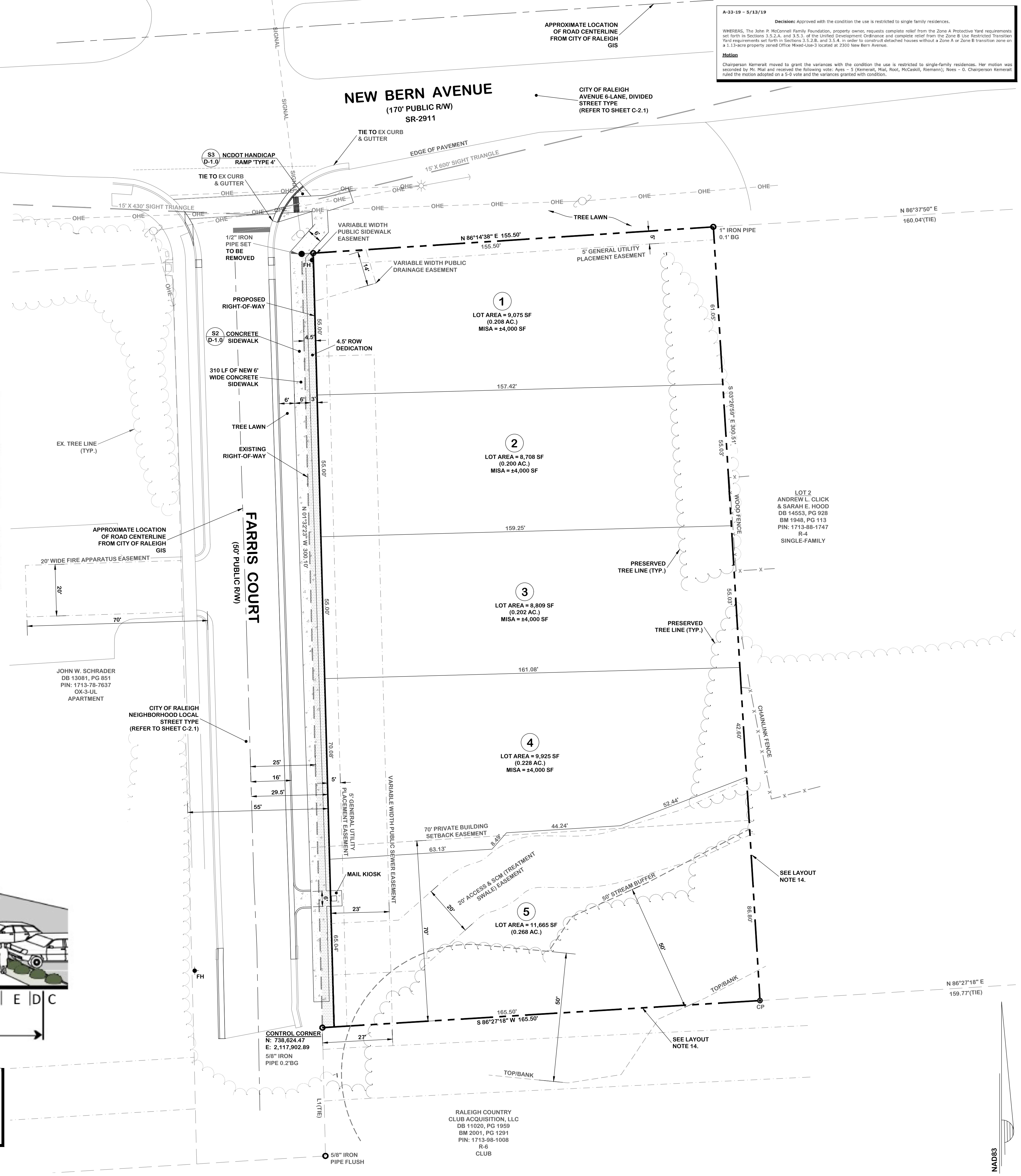
Width	
A Right-of-way width	125'
B Back-of-curb to back-of-curb	98'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7.5'
H Travel lane	11'
I Median	17'
General	
Walkway type	Sidewalk
Planting type	Tree grate / lawn
Tree spacing	40' o.c. avg



AVENUE 6-LANE, DIVIDED
NEW BERN AVENUE

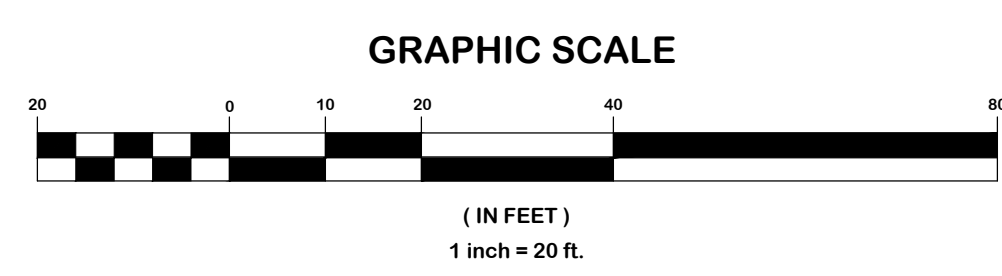
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NOTE(S):
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.

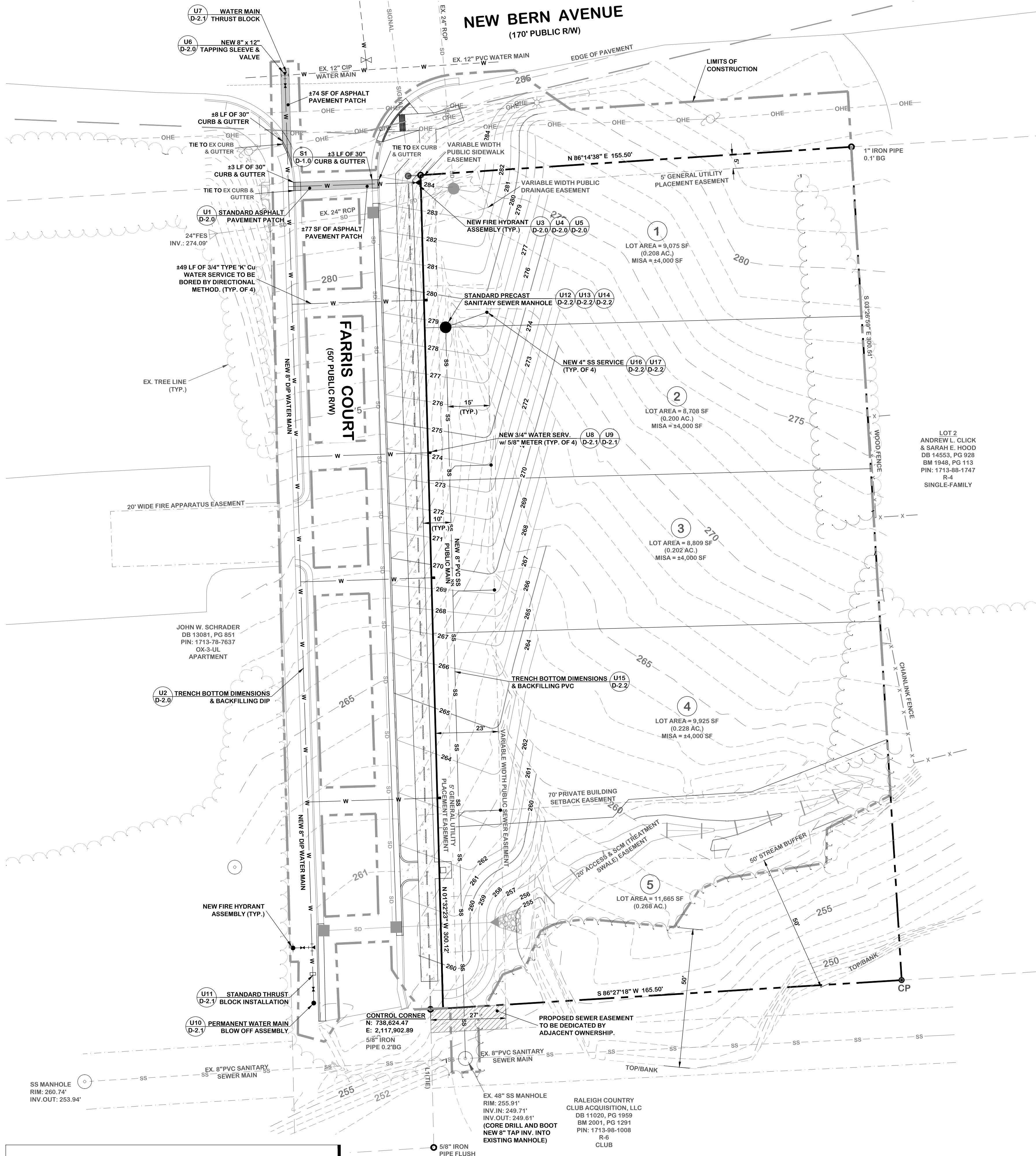


SITE DATA TABLE	
OWNER / DEVELOPER:	CITYPLAT, LLC 119 SW MAYNARD ROAD, SUITE 200 CARY, NC 27511
PIN(S):	1713-78-9776
EXISTING ZONING:	OX-3 (OFFICE MIXED USE)
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY (DETACHED) RESIDENTIAL
PROJECT AREA:	1.13 ACRES
PROPOSED SINGLE FAMILY LOTS:	4 LOTS 36,617 SF / 0.84 ACRES
PROPOSED COMMON AREA LOTS:	1 LOT 11,665 SF / 0.27 ACRES
WATERSHED:	CRABTREE CREEK
ADDITIONAL OVERLAY:	NONE
RIVERBASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3720172300J DATED MAY 2, 2006.
RIGHT-OF-WAY DEDICATION:	FARRIS COURT: NEIGHBORHOOD LOCAL 1/2 OF ULTIMATE SECTION - EX. = 25' 1/2 OF ULTIMATE SECTION - REQ. = 29.5' PROPOSED DEDICATION = 4.5' TOTAL ROW SF/AC DEDICATION = 1,350 SF / 0.031 AC NEW BERN AVENUE: AVENUE 6-LANE, DIVIDED 1/2 OF ULTIMATE SECTION - EX. = 88' 1/2 OF ULTIMATE SECTION - REQ. = 63' PROPOSED DEDICATION = 0' (NO ROW DEDICATION REQ.) TOTAL ROW SF/AC DEDICATION = 0 SF / 0 AC
IMPERVIOUS AREA:	OFFSITE EXISTING IMPERVIOUS = 0 SF / 0.00 ACRES (REMOVED) PROPOSED IMPERVIOUS = 2,104 SF / 0.05 ACRES ONSITE EXISTING IMPERVIOUS = 2,387 SF / 0.05 ACRES PROPOSED IMPERVIOUS = 16,026 SF / 0.368 ACRES
LOT DIMENSIONS:	AREA (MIN): 4,000 SF WIDTH (MIN): 45'
PRINCIPAL BUILDING SETBACKS:	DETACHED HOUSE (ALL STRUCTURES) PRIMARY (MIN): 10' SIDE STREET (MIN): 10' SIDE LOT LINE (MIN): 5' SUM OF SIDE SETBACKS (MIN): 10' REAR LOT LINE (MIN): 20'
PRINCIPAL HEIGHT:	40/3 STORIES
PARKING:	SINGLE FAMILY DETACHED (4 UNITS) REQUIRED: 2 SPACES PER UNIT (ALL PARKING ON LOT)
BUFFERS/PROTECTIVE YARDS:	50' STREAM BUFFER
ZONING NEIGHBORHOOD TRANSITION	REQUIRED ZONE A: PROTECTIVE YARD (VARIES) ZONE B: USE RESTRICTIONS (50') PROVIDED A-33-19 - 5/13/19 REQUEST COMPLETE RELIEF FROM ZONE A: PROTECTIVE YARD AND ZONE B: USE RESTRICTED. DECISION: APPROVED WITH THE CONDITION THE USE IS RESTRICTED TO SINGLE FAMILY RESIDENCES.

- LAYOUT NOTES**
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
 - ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE CURRENT SPECIFICATIONS OF THE CITY OF RALEIGH.
 - VERIFY ALL SETBACKS WITH LOCAL CODES.
 - ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
 - CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING. 1-800-632-4949
 - ALL PROPERTY LINES, TOPOGRAPHY, AND ROW EXTENTS ARE PER SURVEY PERFORMED BY NEWCOMB LAND SURVEYORS, LLC.
 - COORDINATES ON THIS DRAWING ARE IN STATE PLANE, NORTH CAROLINA, NAD83 FEET.
 - 4.5' RIGHT OF WAY DEDICATION FOR FARRIS COURT SHOWN HEREON.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND SIX (6) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
 - NEIGHBORHOOD TRANSITION ALONG THE SOUTHERN AND EASTERN BOUNDARY OF THE SUBJECT PROPERTY HAS BEEN REMOVED BY VARIANCE.



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NOTE(S):
ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.

GENERAL NOTES:

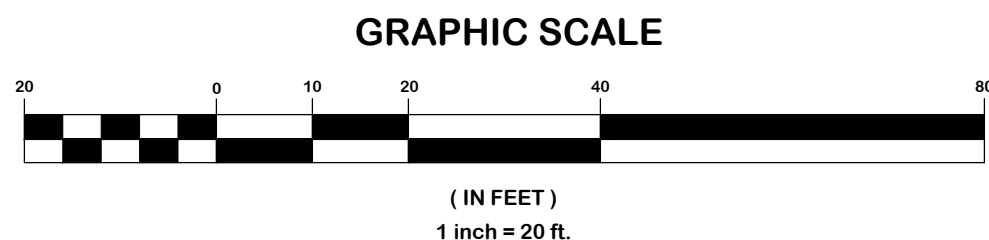
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PAST DESIGN GROUP, PA, THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY N.C. "ONE CALL" AT 1-800-632-4949. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL AND/OR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALT PLANT.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER BEFORE COMPLETION OF THE PROJECT FOR CITY APPROVAL.
- ALL SANITARY SEWER MAINS SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SERVICES SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- CONTRACTOR SHALL VERIFY EXISTING UTILITIES WITHIN PROPOSED ALIGNMENTS WATER / SEWER PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF CONFLICTS ARE ENCOUNTERED.

LEGEND:

	PROPOSED OPEN CUT
	PROPOSED SEWER EASEMENT
	LIMITS OF CONSTRUCTION
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING OVERHEAD UTILITY
	EXISTING TRAFFIC SIGNAL
	EXISTING UNDERGROUND COMMUNICATION
	PROPOSED THRUST BLOCK
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED BLOWOFF ASSEMBLY
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	PROPOSED STORM MANHOLE
	PROPOSED FLARED END SECTION
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING POWER POLE
	EXISTING SEWER MANHOLE

STANDARD CITY OF RALEIGH UTILITY NOTES:

- 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 ENCASUREMENT 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.



PAST DESIGN GROUP, PA
Engineering | Consulting
404-S Glenwood Avenue, Raleigh, North Carolina 27603
Phone: 919 848 4399 | Fax: 919 848 4395 | NC LICENSE NUMBER: C-3211

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FARRIS COURT SUBDIVISION
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN
UTILITY PLAN

SEAL:
DATE: 9/20/19
NO. 2

REVISION	DATE	REVISOR	REVISION
1	9/20/19	RB	REVISED PER COR COMMENTS
2	12/20/19	RB	REVISED PER COR COMMENTS

DRAWING SHEET
C-3.0
PROJECT NUMBER
438-18

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LEGEND:	
	LIMITS OF CONSTRUCTION
	PROPOSED MULCH LINE
	EX. FENCE
	PROPOSED TREE LINE
	EX. TREE LINE
	PROPOSED TREE PROTECTION FENCE
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING OVERHEAD UTILITY
	EXISTING TRAFFIC SIGNAL
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING POWER POLE

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

HIGH QUALITY SOIL MIX AS SPECIFIED

WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

3 X ROOTBALL DIAMETER

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER - APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

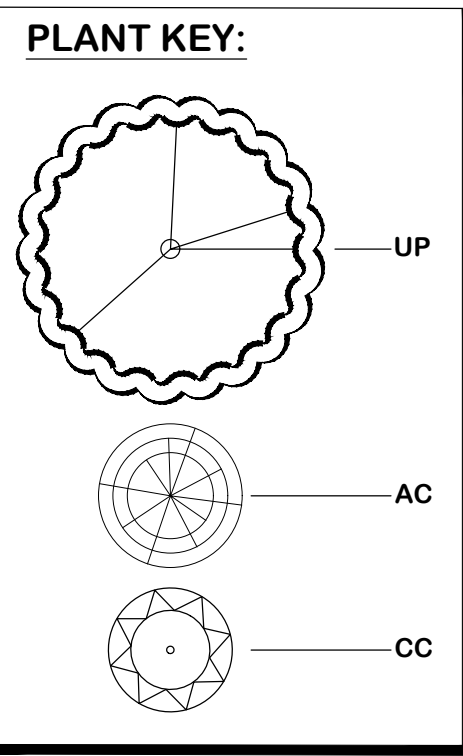
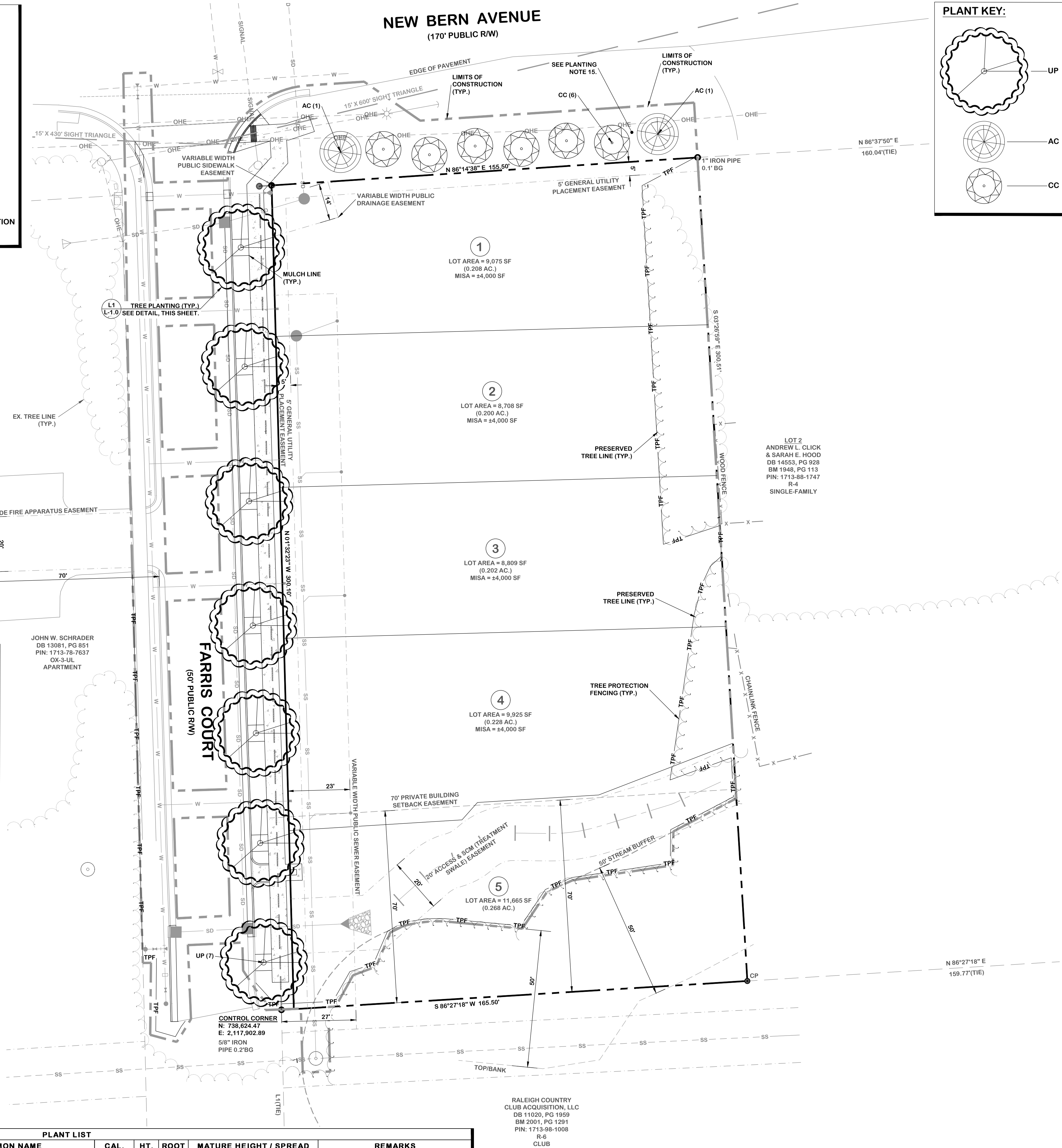
CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH STANDARD DETAIL	
REVISIONS	DATE 8/11/10
TREE PLANTING DETAIL	
TTP-03	

L1 TREE PLANTING

PLANT LIST							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	MATURE HEIGHT / SPREAD
SHADE TREES							
UP	7	<i>Ulmus parvifolia</i>	Chinese Elm	3" MIN.	10'	B&B	* 40'-50' / 25'-40'
UNDERSTORY TREES							
AC	2	<i>Prunus yedoensis 'Akebono'</i>	Akebono Cherry	1.5" MIN.	6'	B&B	** 20'-30' / 20'-25'
CC	6	<i>Lagerstroemia indica 'Catawba'</i>	Catawba Crape Myrtle	1.5" MIN.	6'	B&B	** 12'-15' / 8'-10'

*MATURE HEIGHT / SPREAD NUMBERS HAVE BEEN OBTAINED FROM MISSOURI BOTANICAL GARDEN.
**MATURE HEIGHT / SPREAD NUMBERS HAVE BEEN OBTAINED FROM TAYLOR'S NURSERY.



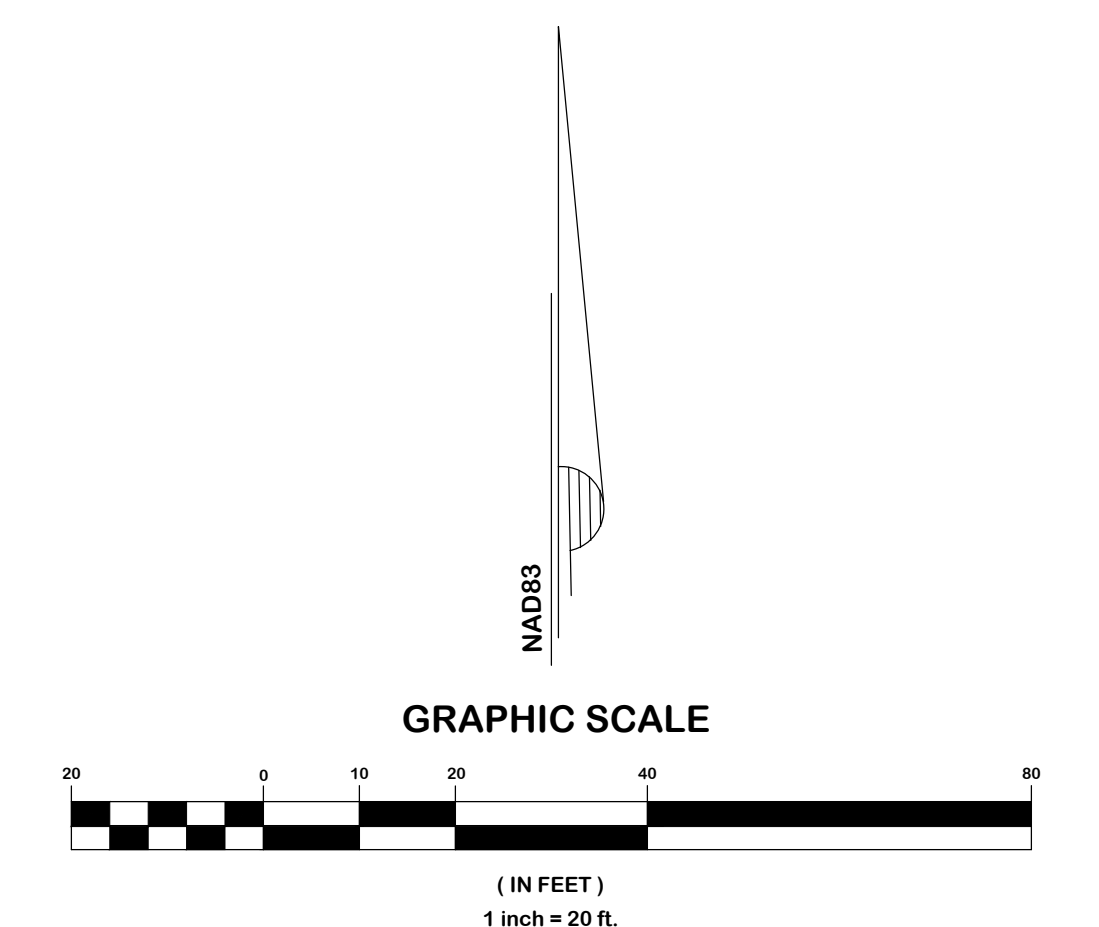
- GENERAL PLANTING NOTES:
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'.
 - PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE DESIGNER.
 - CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HIS/HER WORK.
 - METHODS OF TREE STAKING INDICATED ON THE DRAWINGS ARE SUGGESTIONS ONLY. THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE DEEMS FIT, HOWEVER HE WILL BE HELD LIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STAKING METHODS (OR ABSENCE OF STAKING) AND IS RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN OVER.
 - ALL AREAS NOT SHOWN AS HARD SURFACES, PLANT BED, MULCHED OR UNDISTURBED AREAS, SHALL BE SEED OR SODDED AS LAWN WITH "REBEL IV", CONFEDERATE PLUS OR LESCO TALL TURF TYPE FESCUE FOR IN ALL AREAS IN RIGHT OF WAY UP TO THE ROAD.
 - ALL LANDSCAPE BEDS CONTAIN TRIPLE SHREDDED HARDWOOD MULCH AT A THICKNESS OF 3".
 - ALL LANDSCAPE BEDS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 - ALL PLANT BEDS SHALL BE TREATED WITH PRE-EMERGENT WEED CONTROL (I.E. TREFLON GRANULES).
 - ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL BE VIGOROUS, HEALTHY MATERIAL FREE OF PESTS AND DISEASE.
 - VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
 - OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
 - PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THE REQUIRED WORK.
 - STREET TREES PROPOSED WITHIN NEW BERN AVE RIGHT-OF-WAY ARE PROPOSED BEHIND THE ULTIMATE SIDEWALK LOCATION AND ARE SUBJECT TO NCDOT APPROVAL (FINAL LOCATION SIZE & SPECIES).
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 - STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TTP-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.

LANDSCAPE CALCULATIONS:
STREETSCAPE REQUIREMENT (UDO SEC. 8.5.2.):
1 UNDERSTORY TREE REQUIRED PER EVERY 20 LINEAR FEET
NEW BERN AVENUE - 160 LF
TOTAL LF STREETSCAPE DIVIDED BY 20' 160 / 20 = 8
OF TREES PROVIDED = 8 TREES
1 SHADE TREE REQUIRED PER EVERY 40 LINEAR FEET
FARRIS COURT - 300.12 LF
TOTAL LF STREETSCAPE DIVIDED BY 40' 300.12 / 40 = 7.50 (7 TREES)
OF TREES PROVIDED = 7 TREES

SITE DISTANCE CALCULATIONS:
1. NEW BERN AVENUE IS AN AVENUE-4 LANE DIVIDED WITH DESIGN SPEED OF 45 MPH. SIGHT TRIANGLES ON NEW BERN AVENUE ARE 15' x 430' FOR A RIGHT TURN (LOOKING WEST) AND 15' x 600' FOR A LEFT TURN (LOOKING EAST).

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT, AND MUTCD STANDARDS & SPECIFICATIONS.



PAST DESIGN GROUP, PA
Engineering | Consulting

404-S Glenwood Avenue, Raleigh, North Carolina 27603
Phone: 919 848 4399 | Fax: 919 848 4395 | NC LICENSE NUMBER: C-3911

PREPARED FOR:
CITYPLAT, LLC
119 SW MAYNARD ROAD, SUITE 200
CARY, NORTH CAROLINA 27511

DATE: 6.23.2019

PROJECT ENGINEER:
PJDP

PROJECT CADD DESIGNER:
RJMJ

PROJECT SURVEYOR:
NEWCOMB LAND SURVEYORS, PLLC

FARRIS COURT SUBDIVISION

RALEIGH, WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

LANDSCAPE PLAN

SEAL:

NO.	REVISION	DATE	REVISOR	REVISIONS	DATE	REVISOR
1	REVISED PER COMMENTS	9/20/18				
2	REVISED PER COMMENTS	12/20/19				

DRAWING SHEET

L-1.0

PROJECT NUMBER

438-18