



Administrative Action

Preliminary Subdivision

City of Raleigh Development Plans Review Center One Exchange Plaza Raleigh, NC 27602 (919) 996-2626 www.raleighnc.gov

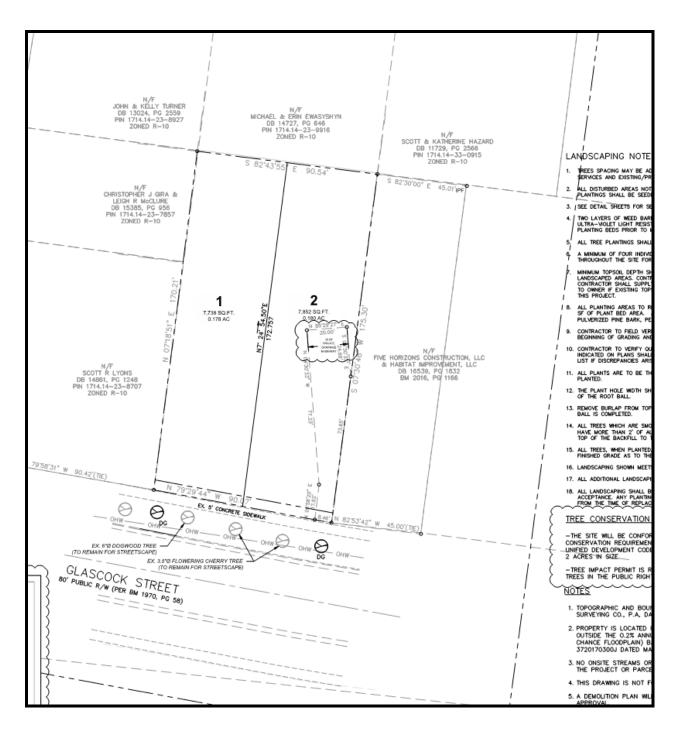
Case File / Name:	S-10-17, FHD-809 Glascock Subdivision
General Location:	The site is located on the north side of Glascock Street, east of the intersection of North State Street, and Glascock Street and is inside the city limits.
CAC:	East
Nature of Case:	Subdivision of a .36 acre parcel into two lots zoned Residential-10, and all inside the city limits.
Contact:	Josh Crumpler PE, Crumpler Consulting Services, PLLC
Design Adjustment:	N/A
Administrative Alternate:	NA
	PLAINVIEWARE PLAINVIEWARE MERITER

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AA: 3616 Case File: S-10-17, FHD-809 Glascock Subdivision



SUBJECT:	S-10-17, FHD-809 Glascock Subdivision
CROSS- REFERENCE:	Transaction # 504339
LOCATION:	The site is located on the north side of Glascock Street, east of the intersection of North State Street, and Glascock Street and is inside the city limits.
PIN:	1714238799
REQUEST:	This request is to approve the Subdivision of a .36 acre parcel into two lots zoned Residential-10, and all inside the city limits.
OFFICIAL ACTION:	Approval with conditions
CONDITIONS OF APPROVAL:	Prior to issuance of a grading permit for the site:
	 That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
	Prior to Planning Department authorization to record lots:
	(2) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
	(3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including two streetscape trees on Glascock Street is paid to the Development Services Department;
	 (4) That a demolition permit be issued and this building permit number be shown on all maps for recording;
	(5) That a 5' Utility easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;

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	administrative decision.
Signed:(Planning [Dir.) Kenneth Bowers Date: 5/26/2017
Staff Coordinator:	Michael Walters
	SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.
FINDINGS	City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 4/14/17 owned by Patrick and Leigh Pisano, submitted by Josh Crumpler PE, Crumpler Consulting Services, PLLC.
ZONING	
ZONING DISTRICTS	-
	—
PHASING	There is one phase in this development.
COMPREHENSIVE PLAN	
GREENWAY	΄: ΝΑ.
STREE ⁻ PLAN MAP	
Street Na	ame Designation Exist Required Existing Proposed Slope R/W R/W street street Easement (b to b) (b to b)

Existing streets on the site are classified as Avenue 2 Lane, Undivided. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

39'

Glascock

Avenue

Avenue 2

Lane, Undivided 80'

na

na

-

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN:	This site is located in the East, Citizens Advisory council and is designated as low density residential.
SUBDIVISION STANDARDS:	
LOT LAYOUT:	The minimum lot size in an R-10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.
PUBLIC UTILITIES:	City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
SOLID WASTE:	Individual lot service by the City is to be provided.
BLOCKS / LOTS / ACCESS:	Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.
STREETSCAPE TYPE:	The applicable streetscape is a Residential Streetscape. A fee in lieu for a 1' sidewalk is required prior to lot recordation. Three existing understory trees are to be utilized to meet the street tree requirement.
PEDESTRIAN:	Proposed sidewalk locations conform to City regulations. A 5' sidewalk is existing.
FLOOD HAZARD:	There are no flood hazard areas on this site.
STORMWATER MANAGEMENT:	This site is subject to stormwater regulations under Section 9.2 of the UDO. This subdivision is claiming an exemption under UDO 9.2.2.A.2 (as amended by TC-2-16)
WETLANDS / RIPARIAN BUFFERS:	No wetland areas or Neuse River riparian buffers are required on this site.
STREET NAMES:	No new streets are being proposed with this development.
OTHER REGULATIONS:	Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.
SUNSET 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: 05/26/2020 Record at least ½ of the land area approved.

5-Year Sunset Date: 05/26/2022 Record entire subdivision.

WHAT NEXT?:

• MEET ALL CONDITIONS OF APPROVAL.

• <u>COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY</u> <u>PUBLIC IMPROVEMENTS</u> Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.

• <u>HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR</u> <u>RECORDING.</u> These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.

• <u>MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED</u> <u>ABOVE.</u>

FACILITY FEES REIMBURSEMENT:

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.

1	N STATE TATE		
	VICINITY MAP		
	Preliminary Subdivision DEVELOPME Plan Application DEVELOPME Development Services Customer Service Center 1 Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2495 efax 919-996-1831		
	Litchford Satellite Office 8320 – 130 Litchford Road Raleigh, NC 27601 919-996-4200		
	When submitting plans, please check the appropriate review type and include the Plan Checklist document.		
	Office Use Only: Transaction # Project Coordinator Team Leader		
	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 FHD-809 Glascock Proposed Use Residential		
	Property Address(es) 809 Glascock Street, Raleigh, NC 27601		
	What is your project type? Image: Single family in the top of top of the top of the top of to		
	Company Name Five Horizons Development, Owner/Developer Name Stuart Cullinan Address 302 Glascock Street, Raleigh, NC 27604		
	Phone 919-398-3927 Email stuart@fivehorizonsdevelopment.com Fax 919-516-0705		
	CONSULTANT/CONTACT PERSON FOR PLANS Company Name Crumpler Consulting Services, PLLC Contact Name Josh Crumpler, PE		
	CONSULTANT/CONTACT PERSON FOR PLANS		
	CONSULTANT/CONTACT PERSON FOR PLANS Company Name Crumpler Consulting Services, PLLC Contact Name Josh Crumpler, PE Address 2308 Ridge Road, Raleigh, NC 27612 Contact Name Josh Crumpler, PE		
	CONSULTANT/CONTACT PERSON FOR PLANS Company Name Crumpler Consulting Services, PLLC Contact Name Josh Crumpler, PE Address 2308 Ridge Road, Raleigh, NC 27612 Phone 919-413-1704 Email josh@crumplerconsulting.com Fax PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11		
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SUBDIVISION PLANS FOR FHD-809 GLASCOCK 809 GLASCOCK STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: S-10-17 CITY OF RALEIGH TRANSACTION #: 504339

PREPARED FOR: FIVE HORIZONS DEVELOPMENT 302 GLASCOCK STREET RALEIGH, NC 27604



1008 Winona Road Raleigh, North Carolina 27609 Ph. 919-413-1704 P-1533

	CRUMPLER	Consulting Services, PLLC		Raleigh, North Carolina 27612 Ph. 919-413-1704	P-1533
		SUEI			
DATE	03/16/17	04/14/17			
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS			
REV.	~	2			
	COVER SHEET		FHD - 809 GLASCOCK	809 GLASCOCK STREET	KALEIGH, NOKIH CAKOLINA
DRAV		r: <u>BY:</u> 0 N	jac jac 2/19 07 -		CALE

\rangle	SITE EXEMPTION NOTES:
·	-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
> > \	-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

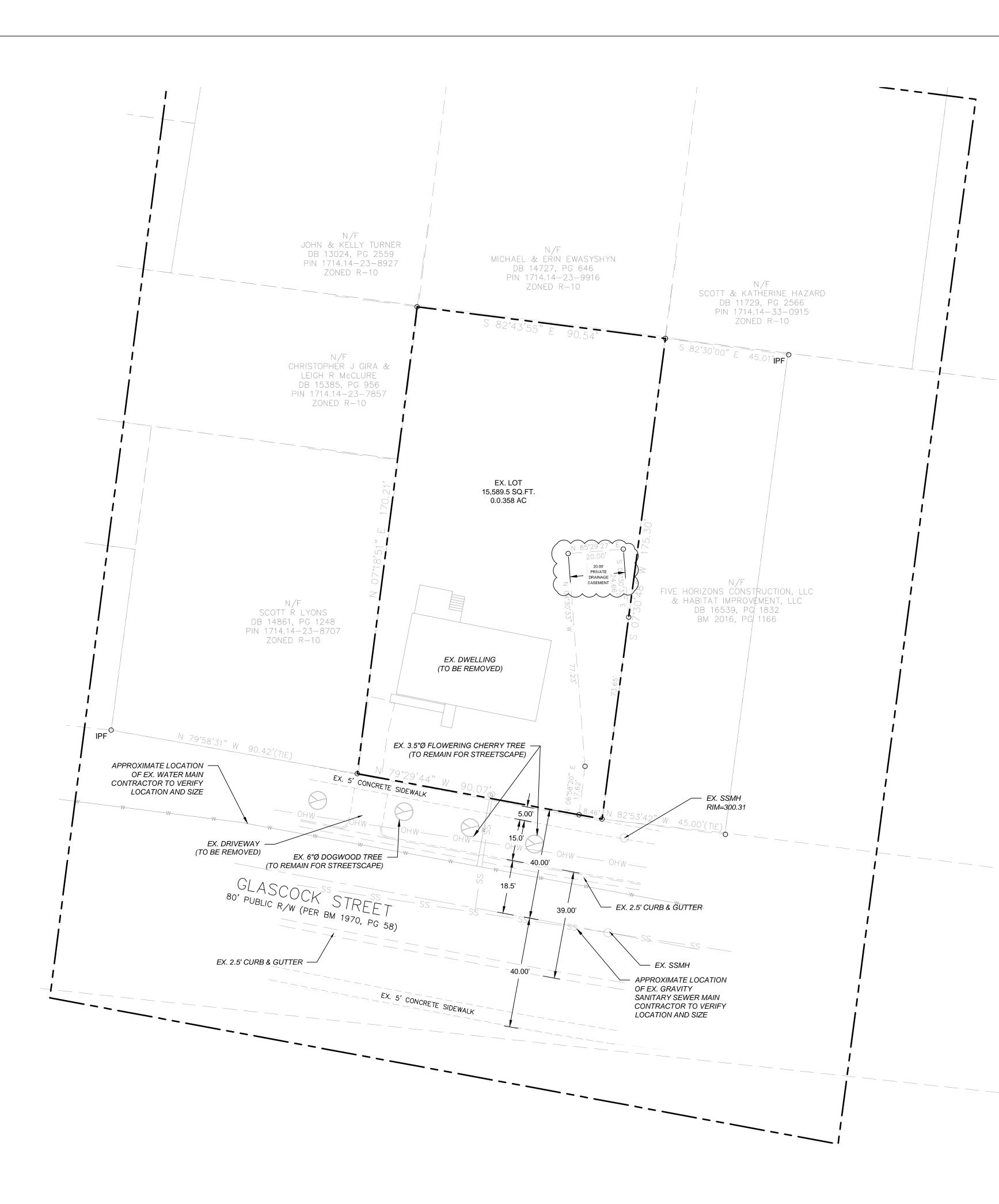
<u>SHEET</u>	<u>DESCRIPTION</u>
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	LANDSCAPING PLAN
D-1	DETAILS

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





-OTTED: 17 Apr 2017, 11:26am, jcrumpler



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 EXISTING OVERHEAD POWER

 EXISTING ABUTTING PROPER
 EXISTING ABUTTING PROPER
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 EXISTING SANITARY SEWER

EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER

ER	PLLC	 27612)4
CRUMPL	Consulting Services, PLLC	2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704 P-1533

	PE				
DATE	03/16/17	04/14/17			
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS			
REV.		2			
	EXISTING CONDITIONS	(FHD - 809 GLASCOCK	809 GLASCOCK STREET	RALEIGH, NORTH CAROLINA

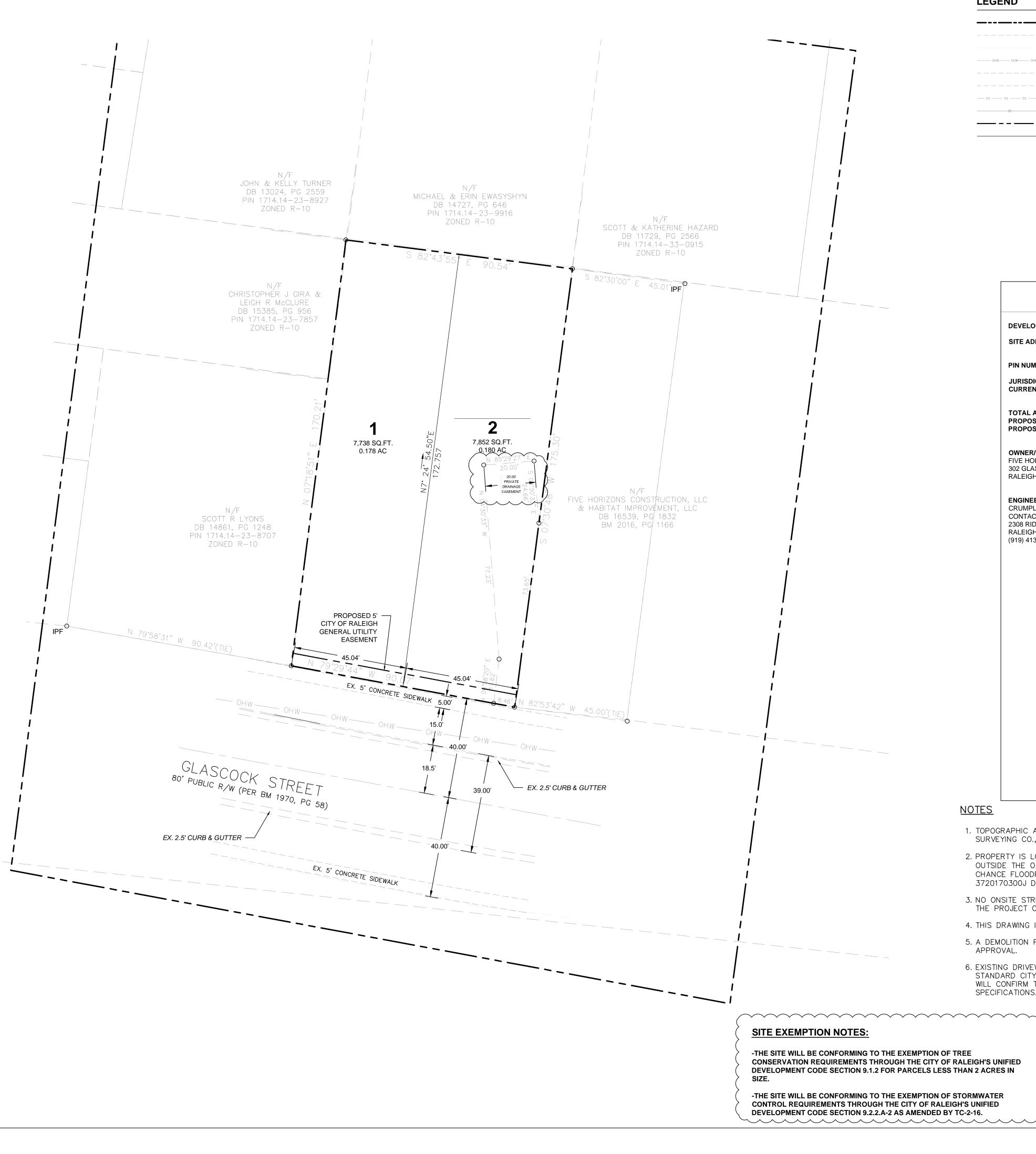
2 of 6

<u>NOTES</u>

- TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 01-20-2017.
- 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL.
- 6. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

10 20 SCALE: 1 INCH = 20 FEET



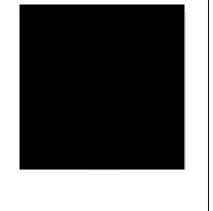


LEGEND

 EXISTING PROPERTY LINE OHW OHW OHW OHW OHW OHW OHW _____

EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE

FLC \sim 2761 4 dge Road Carolina -413–170¹ 1533 ces, vic Serverth North P-15 **UN** Ulting 23 gh, Ľ



DEVELOPMENT NAME: FHD-809 GLASCOCK

SITE ADDRESS: 809 GLASCOCK STREET RALEIGH, NORTH CAROLINA 27601

PIN NUMBER: 1703.10-46-8620

JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 0.358 ACRES (15,589 SF) **PROPOSED LOT 1:** 0.178 ACRES (7,737 SF) PROPOSED LOT 2: 0.180 ACRES (7,852 SF)

OWNER/DEVELOPER: FIVE HORIZONS DEVELOPMENT 302 GLASCOCK STREET RALEIGH, NC 27604

ENGINEER: CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

<u>NOTES</u>

- 1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A, DATED 01-20-2017.
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-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED **DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

20	10	0	20
S	SCALE: 1	INCH = 2	0 FEET

ISSUED FOR PERMITTING										
DATE	03/16/17	04/14/17								
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS								
REV.	~									
	site plan		SUY GLASCUCK	GLASCOCK STREET	GH, NOKIH CAKULINA					

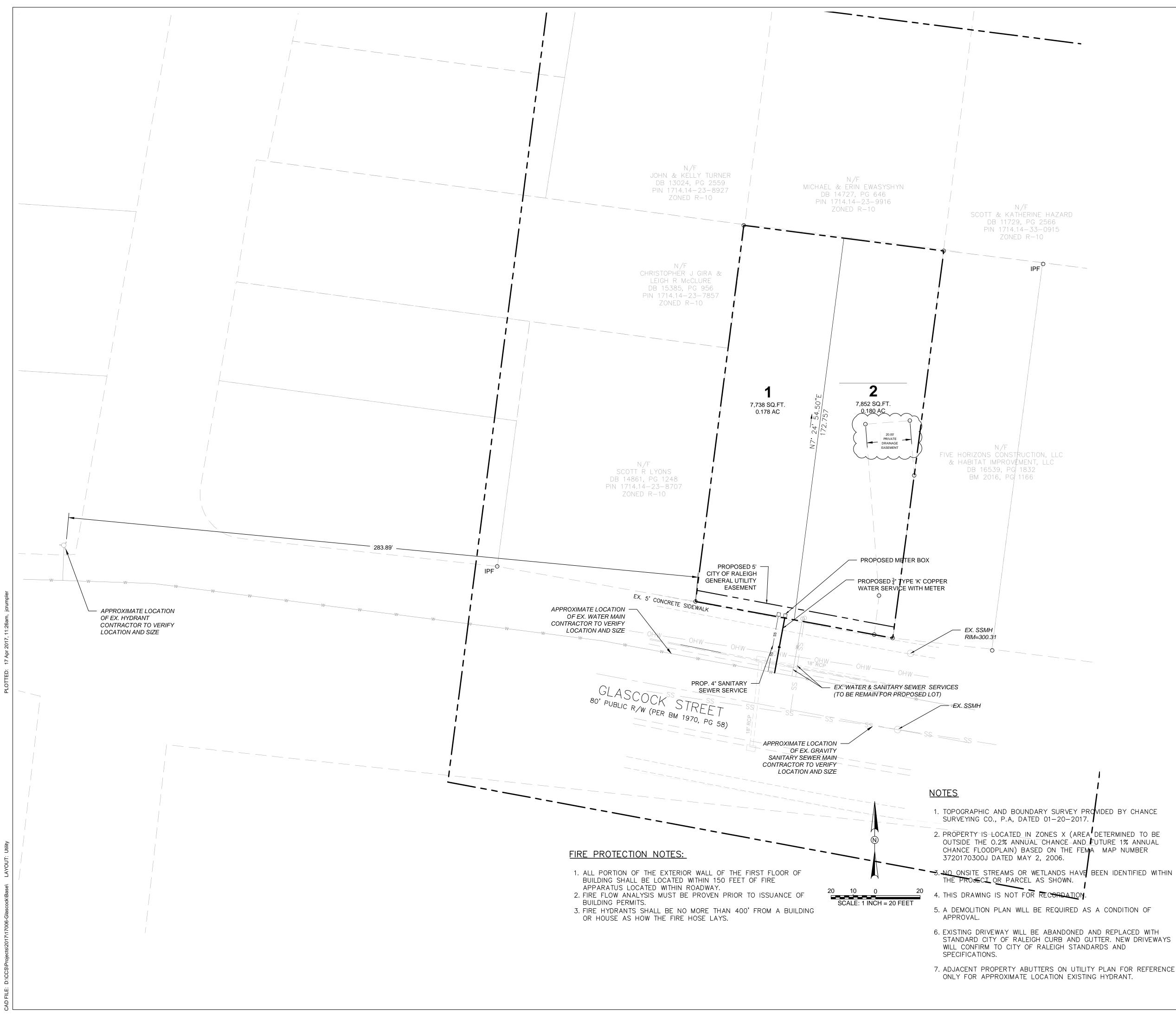
PROJECT NO.: 17006
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 02/19/17
SCALE: 1" = 20'
C-3

 \square

60 E

80 AL

3 of 6



LEGEND

EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE - онw — онw EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER ss ----- ss ----- ss ----- ss ----- ss ----- ss ----- ss -----EXISTING SANITARY SEWER ------ ss ------ ss ------ ss ------ PROPOSED SANITARY SEWER SERVICE PROPOSED WATER SERVICE PROPOSED CITY OF RALEIGH _____ GENERAL UTILITY EASEMENT PROPOSED LOT LINE

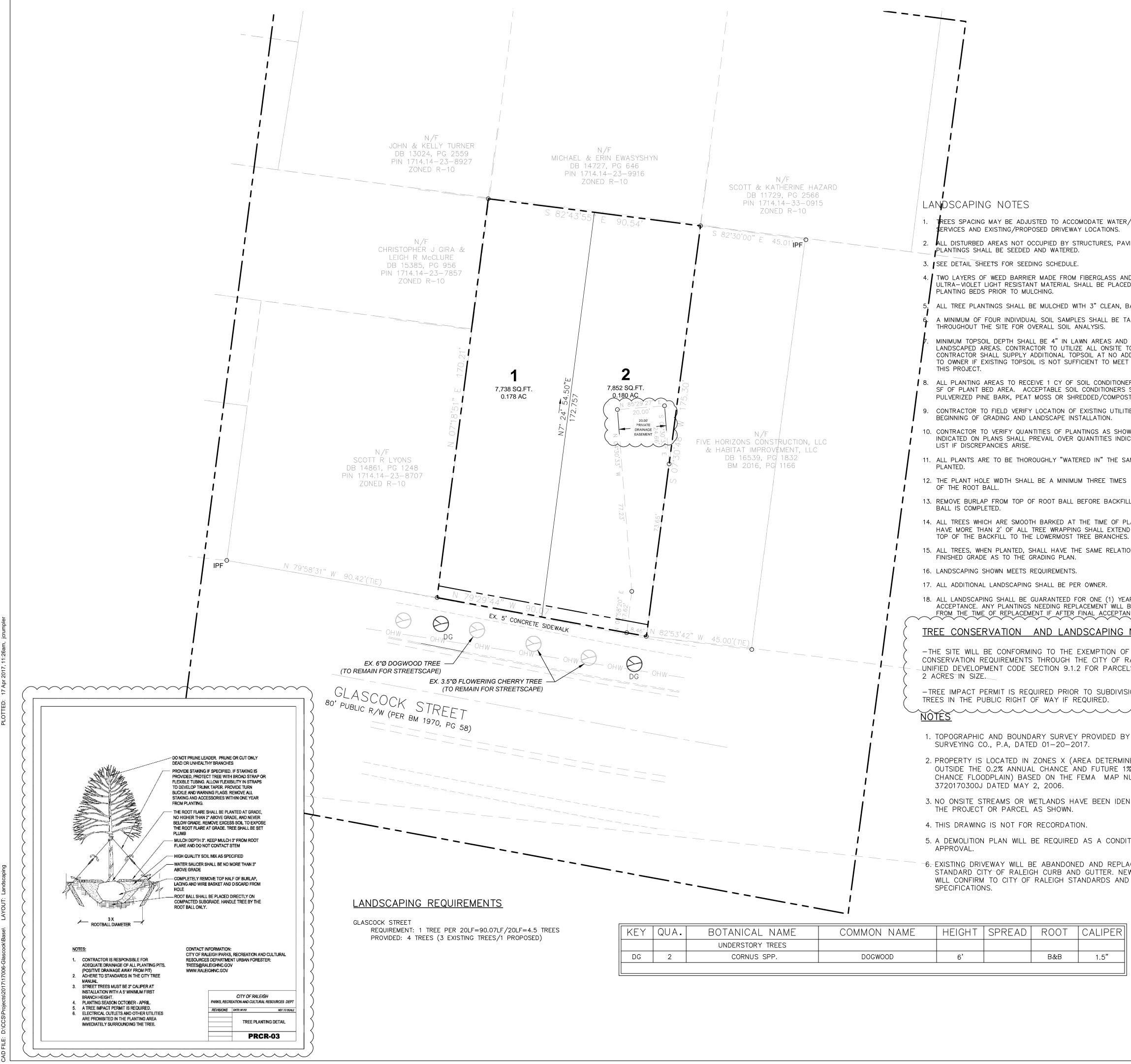
EXISTING PROPERTY LINE

CITY OF RALEIGH UTILITY NOTES

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- 2. UTILITY SEPARATION REQUIREMENTS: a. 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.
- b. 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. c. 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.
- d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
- e. 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) f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 3. 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.
- 4. 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.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS 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.
- 7. 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.
- 8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 9. 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.
- 10. 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.
- 11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 12. 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.
- 13. 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.goc FOR MORE INFORMATION
- 14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

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EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING SANITARY SEWER EXISTING SANITARY SEWER PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE

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ER/SEWER	PLANTING REQUIREMENTS					
AVING OR AND CED UNDER ALL	 1.1 GENERAL PRODUCT REQUIREMENTS A. PROVIDE A STRUCTURAL PLANTING SOIL USING THE TWO COMPONENTS LISTED BELOW THAT MEET ASTM STANDARDS AS FOLLOWS: 3/4" EXPANDED SLATE 80% 2. SANDY CLAY LOAM 20% 3. PERCENTAGES OF SAND AND CLAY MAY VARY TO MEET TEST REQUIREMENTS. B. COMPACTION: WHEN CALCULATING THE VOLUME NECESSARY FOR THE PROJECT, ADD ADD THE TO THE PROJECT. 					
BARK MULCH.	APPROXIMATELY 18% TO THE CALCULATED VOLUME TO ALLOW FOR COMPACTION WHICH OCCURS DURING INSTALLATION DUE TO DRIVING SMALL EQUIPMENT OVER THE PRODUCT, IN ADDITION TO THE NATURAL SETTLING PROCESS.					
TAKEN	 1.2 STRUCTURAL SOIL COMPONENTS: A. SIZE 3/4" ROTARY KILN EXPANDED SLATE 1. ONLY NON-HAZARDOUS FUELS SUCH AS COAL OR NATURAL GAS MAY BE USED TO PROCESS THE SLATE. 	ISSUED FOR PERMITTING				
ND 12" IN TOPSOIL. ADDITIONAL COST ET THE NEEDS OF	 2. UNIT DRY WEIGHT LOOSE: 48 LB./C.F. TO 55 LB./C.F. (ASTM C29)(SATURATED SURFACE LOOSE: 55 LBS./C.F. TO 60 LBS./C.F.) 3. SPECIFIC GRAVITY: 1.45 TO 1.60, DRY BULK (ASTM C127) 4. GRADATION: 3/4" - #4 SIZE SIEVE SIZE % PASSING 		/17	/17		
NER FOR EACH 75 S SHALL BE OSTED LEAVES.	3/4" 90-100 3/8" 10-50	DATE	03/16,	04/14		
LITIES BEFORE	#4 0–10 5. TEST FOR DEGRADATION LOSS USING LOS ANGELES ABRASION TESTING IN ACCORDANCE WITH ASTM C–131 MODIFIED METHOD FM 1–T096. NO MORE THAN 28% OF THE WEIGHT OF THE AGGREGATE MUST BE LOST TO DEGRADATION.					
IOWN. PLANTINGS DICATED IN PLANT	B. SANDY CLAY LOAM: SANDY CLAY LOAM IS FOR MIXING WITH STRUCTURAL SOIL ONLY AND NOT TO BE CONFUSED WITH 'PLANTING SOIL" TEXTURE:					
SAME DAY AS	40 – 65% SAND 15 – 25% SILT 20 – 35% CLAY		COMMENTS	OMMENTS		
S THE DIAMETER	2 – 5 % ORGANIC MATTER 3.0 PREPARATION:		MM	IMMO		
FILLING AROUND	A. GENERAL:	TION		U		
PLANTING AND ND FROM THE ES.	 STRUCTURAL SOIL IS SHOWN IN A PUBLIC RIGHT-OF-WAY OR EASEMENT. OBTAIN APPROVALS FROM PROPER AUTHORITIES BEFORE AND AFTER PLACING STRUCTURAL SOIL ACHIEVE 90% OF MAXIMUM DRY DENSITY FOR THE SUBGRADE. (ASTM D698) 	ESCRIPTI	RALEIGH	RALEIGH		
TIONSHIP TO	 B. PREPARING SUBGRADE: 1. THE SUBGRADE SHALL BE PREPARED ACCORDING TO THE FOLLOWING PROCEDURE: REMOVE ALL ORGANIC MATTER, DEBRIS, LOOSE MATERIAL AND LARGE ROCKS. 2. DIG OUT SOFT AND MUCKY SPOTS AND REPLACE WITH SUITABLE MATERIAL. 3. LOOSEN HARD SPOTS; UNIFORMLY COMPACT SUBGRADE TO 95% OF ITS MAXIMUM DRY DENSITY. 	D	CITY OF	CITY OF		
EAR AFTER FINAL _ BE GUARANTEED ANCE.	C. PERFORATED UNDERDRAIN SYSTEM (IF USED): 1. INSTALL UNDER DRAIN SYSTEM, WITH SOCK OR SOIL SEPARATOR FABRIC, ACCORDING TO DRAWINGS AND CONNECTED TO STORM DRAIN.					
NOTES:	3.3 INSTALLATION OF STRUCTURAL SOIL MIX: A. GENERAL: 1. INSTALL THE SOIL DRAINS ENSURING THE STRUCTURAL SOIL IS PROPERLY					
OF TREE	 COMPACTED UNDER AND AROUND EACH PIPE. 2. CONSIDER USING ROOT BARRIERS IF IT IS DESIRED TO AVOID ROOT PENETRATION INTO ADJACENT UTILITIES. 	REV.	-	2		
RALEIGH'S ELS LESS THAN	B. PLACING AND COMPACTING STRUCTURAL SOIL: 1. PLACE STRUCTURAL SOIL MIX IN HORIZONTAL LIFTS NOT EXCEEDING 12 INCHES DEPTH. COMPACT USING A VIBRATORY PLATE COMPACTING MACHINE. PERFORM A			1	I	
ISION TO PLANT	MINIMUM OF TWO PASSES, OF NOT LESS THAN 10 SECONDS PER PASS, BEFORE MOVING THE VIBRATORY PLATE TO THE NEXT ADJACENT LOCATION. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER. CONTINUE PLACING AND COMPACTING 12 INCH LIFTS UNTIL THE SPECIFIED DEPTH IS					
BY CHANCE	REACHED. 2. FOR LARGE SPACES, A VIBRATORY STEEL ROLLER WEIGHING NO MORE THAN 12 TONS STATIC WEIGHT CAN BE USED. HORIZONTAL LIFTS SHOULD NOT EXCEED 12 INCHES COMPACTED. THE MINIMUM NUMBER OF PASSES IS TWO AND MAXIMUM NUMBER IS FOUR. ADDITIONAL PASSES MAY BE REQUIRED SHOULD THE FIELD ENGINEER DETERMINE ADDITIONAL COMPACTION IS NECESSARY TO INSURE STABILITY OF THE LAYER.		PLAN	XCOCK		
1INED TO BE 1% ANNUAL NUMBER	3.5 TREE PIT PREPARATION: A. TREE PIT EXCAVATION: 1. EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE: a. EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF		PING P	A C	OCK STF	
ENTIFIED WITHIN	THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA. b. PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON		\bigcirc	0. C 0.	ASC	
DITION OF	AS POSSIBLE. c. NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED. B. TREE PIT BACKFILL PLANTING MIX: BACKFILL TREE PIT USING THE FOLLOWING PROCEDURE:		LANDS		809	
LACED WITH IEW DRIVEWAYS	 REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING: DEMANTING SOUL FOR TREES AS SPECIFIED]		- -	
ND	 b. PLANTING SOIL FOR TREES AS SPECIFIED c. HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE. d. DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS. 					
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SCALE: 1 INCH = 20 FEET