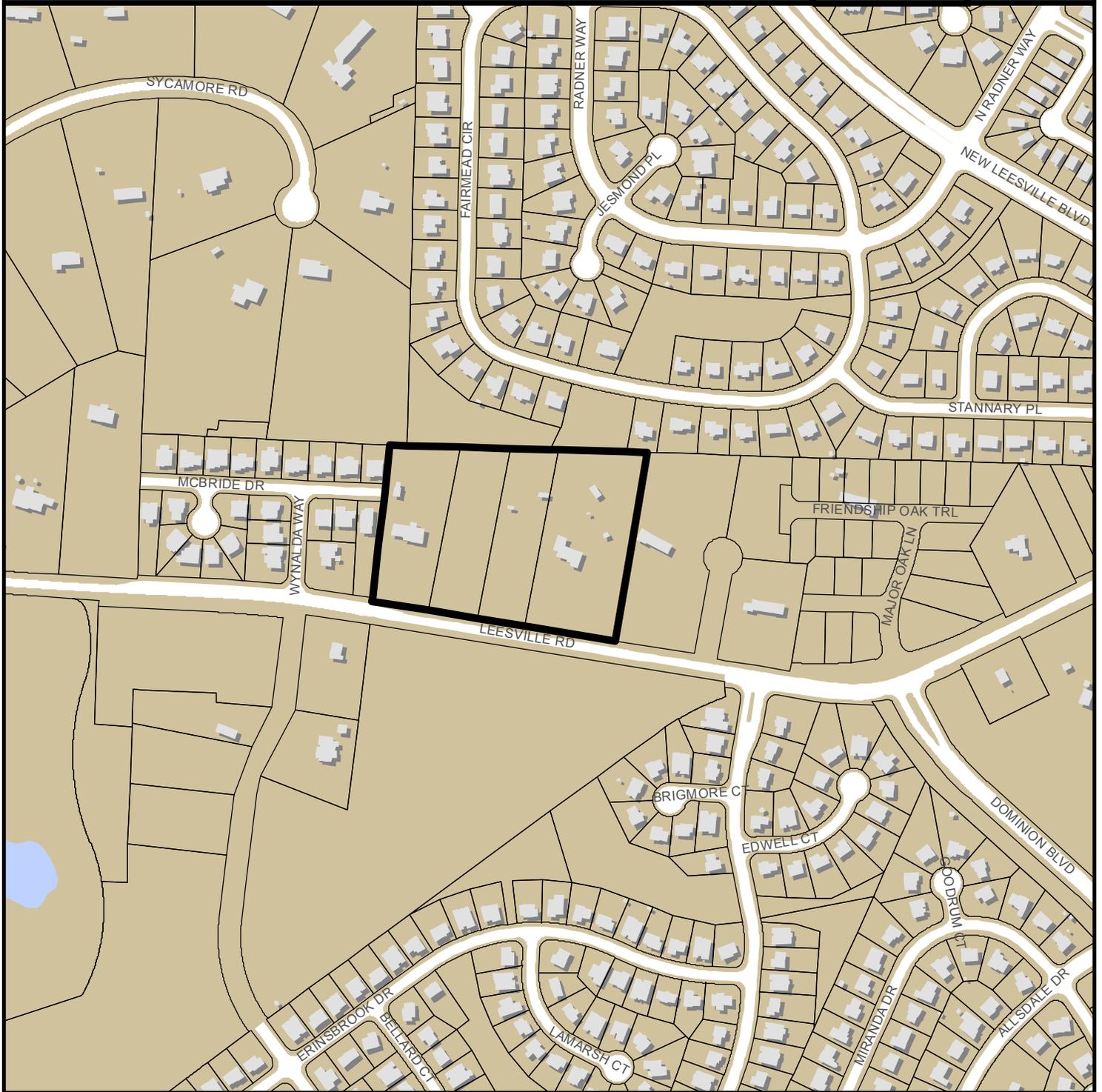


# 12000 LEESVILLE ROAD S-53-2015



0 300 600 Feet

Zoning: **R-6, R-6 CU**

CAC: **Northwest**

Drainage Basin: **Sycamore**

Acreage: **6.97**

Number of Lots: **21**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Terramor Homes**

Phone: **(919) 623-5455**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

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

5-53-15

| Preliminary Approvals   |  | FOR OFFICE USE ONLY   |
|---|--|---|
| <input type="checkbox"/> Site Plans for Planning Commission<br><input type="checkbox"/> Preliminary Administrative Site Plans<br><input type="checkbox"/> Group Housing **<br><input type="checkbox"/> Multifamily (Infill)** | <input checked="" type="checkbox"/> Subdivision*<br><input type="checkbox"/> Cluster Subdivision**<br><input type="checkbox"/> Infill Subdivision**<br><input type="checkbox"/> Expedited Subdivision Review<br><input type="checkbox"/> Conventional Subdivision<br><input type="checkbox"/> Compact Development<br><input type="checkbox"/> Conservation Subdivision | Transaction Number<br><b>445315</b><br>Assigned Project Coordinator<br><br>Assigned Team Leader |
| * May require Planning Commission or City Council Approval      ** Legacy Districts Only  |  |   |

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name **12000 Leesville Road**

Proposed Use **Low Density Residential subdivision**

Property Address(es) **12008, 12004, 12000, 11904 Leesville Road**

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

|   |   |   |   |
|---|---|---|---|
| P.I.N. Recorded Deed<br><b>0778-49-0791</b> | P.I.N. Recorded Deed<br><b>0778-49-2720</b> | P.I.N. Recorded Deed<br><b>0778-49-3659</b> | P.I.N. Recorded Deed<br><b>0778-49-5638</b> |
|---|---|---|---|

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

**CLIENT (Owner or Developer)**

|  |  |
|--|--|
| Company <b>Terramor Homes</b>                              | Name (s) <b>Cameron Jones</b>  |
| Address <b>7208 Falls of Neuse Road, Raleigh, NC 27615</b> |  |
| Phone <b>919-623-5455</b>                                  | Email <b>cameron.jones@terramorhomes.com</b> Fax <b>919-728-9742</b> |

**CONSULTANT (Contact Person for Plans)**

|  |   |
|--|---|
| Company <b>Timmons Group</b>                                   | Name (s) <b>Rick Baker</b>                                  |
| Address <b>5410 Trinity Road, Suite 112, Raleigh, NC 27607</b> |   |
| Phone <b>919-866-4939</b>                                      | Email <b>rick.baker@timmons.com</b> Fax <b>919-859-5663</b> |

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

| Zoning Information  | Building Information                               |
|---|--|
| Zoning District(s) <b>R-6, R-6-CU</b>   | Proposed building use(s)                           |
| If more than one district, provide the acreage of each 1.57 = R-6-CU, 5.4 =R-6                                      | Existing Building(s) sq. ft. gross                 |
| Overlay District <b>N/A</b>   | Proposed Building(s) sq. ft. gross                 |
| Total Site Acres <b>6.97</b> Inside City Limits <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Total sq. ft. gross (existing & proposed)          |
| Off street parking Required <b>Provided</b>   | Proposed height of building(s) <b>40</b>           |
| COA (Certificate of Appropriateness) case #   | FAR (floor area ratio percentage)                  |
| BOA (Board of Adjustment) case # A-   | Building Lot Coverage percentage (site plans only) |
| CUD (Conditional Use District) case # Z- <b>003-15, Z-73-05</b>   |  |

**Stormwater Information**

|   |   |
|---|---|
| Existing Impervious Surface acres/square feet <b>0.50 ac</b>  | Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Proposed Impervious Surface acres/square feet <b>1.08 ac</b>  | If Yes, please provide<br>Alluvial Soils Flood Study FEMA Map Panel #                 |
| Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The proposed subdivision falls entirely within the "Low Density Residential" outline on the Comprehensive Plan 2030. The plans comply with the R-6 zoning and construction of single family detached residential units within the subdivision. Existing zoning remains.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

|   |   |
|---|---|
| 1. Total # Of Townhouse Lots <input type="radio"/> Detached <input type="radio"/> Attached <input checked="" type="radio"/> | 11. Total number of all lots <b>21</b>  |
| 2. Total # Of Single Family Lots <b>21</b>  | 12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| 3. Total # Of Apartment Or Condominium Units <b>0</b>   | If Yes, please answer the questions below:<br><br>a) Total number of Townhouse Lots<br>b) Total number of Single Family Lots<br>c) Total number of Group Housing Units<br>d) Total number of Open Space Lots<br>e) Minimum Lot Size<br>f) Total Number of Phases<br>g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No<br>h) Must provide open space quotient per City Code 10-3071 (5) |
| 4. Total # Of Congregate Care Or Life Care Dwelling Units <b>0</b>  |   |
| 5. Total # Of Mobile Home Lots <b>0</b>   |   |
| 6. Total Number of Hotel Units <b>0</b>   |   |
| 7. Overall Total # Of Dwelling Units (1-6 Above) <b>21</b>  |   |
| 8. Bedroom Units 1br 2br 3br 4br or more  |   |
| 9. Overall Unit(s)/Acre Densities Per Zoning District(s) <b>3.32 DU/AC</b>  |   |
| 10. Total number of Open Space (only) 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 TIMMONS GROUP 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.

Signed Rona S. Williams Date 8/20/15  
Signed \_\_\_\_\_ Date \_\_\_\_\_

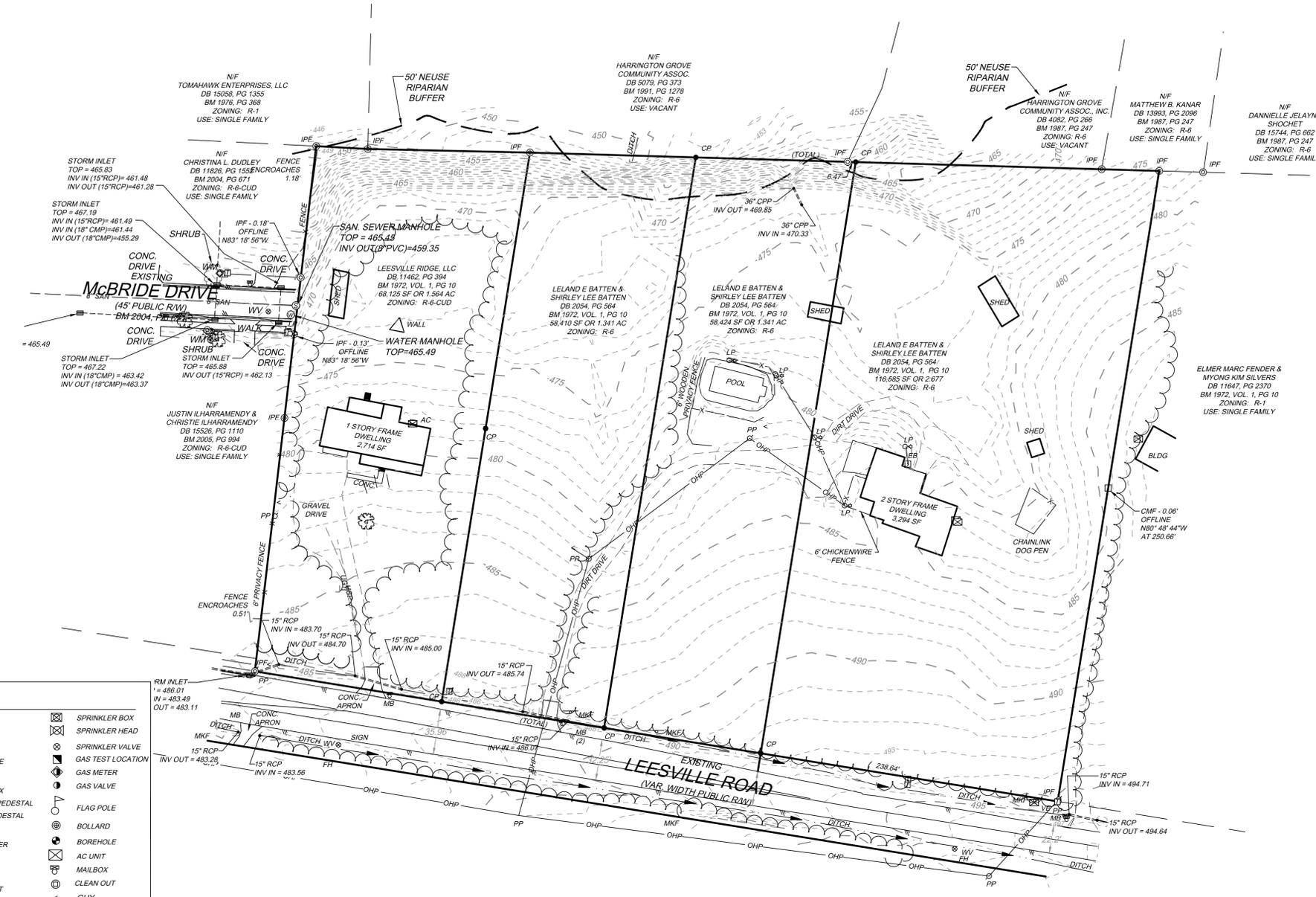
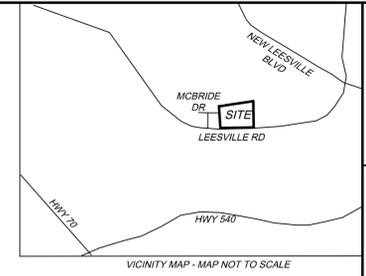
|   | TO BE COMPLETED BY APPLICANT        |                                     | TO BE COMPLETED BY CITY STAFF       |    |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|----|-------------------------------------|
|   | YES                                 | N/A                                 | YES                                 | NO | N/A                                 |
| <b>General Requirements</b>   |                                     |                                     |                                     |    |                                     |
| 1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)   | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner   | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| 4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh  | <input checked="" type="checkbox"/> |                                     |                                     |    |                                     |
| 5. Provide the following plan sheets:   | <input checked="" type="checkbox"/> |                                     |                                     |    |                                     |
| a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                                     |    |                                     |
| b) Existing Conditions Sheet  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| c) Proposed Site or Subdivision Plan  | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| d) Proposed Grading and Stormwater Plan   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| e) Proposed Utility Plan, including Fire  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| f) Proposed Tree Conservation Plan  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| h) Building elevations that show maximum height from natural and finished grade, buildings to be removed  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |    | <input checked="" type="checkbox"/> |
| i) Transportation Plan  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |    | <input checked="" type="checkbox"/> |
| 6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>  | <input type="checkbox"/>            |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 7. Plan size 18"x24" or 24"x36"   | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map  | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review   | <input checked="" type="checkbox"/> |                                     | <input checked="" type="checkbox"/> |    |                                     |
| 11. Wake County School Form, if dwelling units are proposed   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| 12. Preliminary stormwater quantity and quality summary and calculations package  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |    |                                     |
| 13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |    |                                     |

1.57 ac. 1.34 Aae. R-Le Zoning no overlay  
 Sycamore Drainage  
 Northwest CAC

**NOTES**

- 1) NO TITLE REPORT FURNISHED FOR THIS SURVEYING EFFORT.
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 5) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM. BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND IN PART, BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
- 6) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
- 7) BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2007).
- 8) ALL IRON PIPES FOUND ARE ON LINE, UNLESS OTHERWISE NOTED.
- 9) THIS SITE LIES IN ZONE X, WHICH IS ACCORDING TO FLOOD INSURANCE RATE MAP 22007800I PANEL 0778, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

- REFERENCES**
- DB 2054, PG 564
  - DB 4082, PG 266
  - DB 8079, PG 373
  - DB 11462, PG 394
  - DB 13993, PG 2096
  - DB 15526, PG 1355
  - DB 15526, PG 1110
  - DB 15744, PG 662
  - BM 1972, VOL 1, PG 10
  - BM 1976, PG 368
  - BM 1987, PG 247
  - BM 1991, PG 1278
  - BM 2004, PG 671
  - BM 2005, PG 994



I, THOMAS E. TEABO, PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AND DRAWN FROM INFORMATION AS INDICATED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04'
- (3) TYPE OF GPS FIELD PROCEDURE: NCVRS
- (4) DATE OF SURVEY: 08/12/2015
- (5) DATUM/EPOCH: NAD83 NSRS 2007 - 800 EPOCHS
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 (GONUS)
- (8) COMBINED GRID FACTORS: 0.999921492
- (9) UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF JULY, A.D., 2015.

L-3920  
REGISTRATION NUMBER SURVEYOR

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES

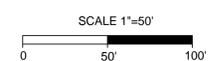
EXISTING IMPERVIOUS = 0.51 Ac

**R-6-CUD**

LIMITS OF EXISTING R-6-CUD ZONING

TOPOGRAPHIC BASE MAP FOR  
TERRAMOR HOMES  
LEESVILLE ROAD  
RALEIGH, NORTH CAROLINA

|                     |                 |
|---------------------|-----------------|
| LEESVILLE TOWNSHIP  | WAKE COUNTY, NC |
| Date: JULY 13, 2014 | Scale: 1" = 50' |
| Sheet 1 of 1        | J.N.: 36940     |
| Drawn by: KS        | Checked by: TET |
| Revised:            |                 |



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

**LEGEND**

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>IPF - IRON PIPE FOUND</li> <li>IRF - IRON ROD FOUND</li> <li>IFS - IRON PIPE SET</li> <li>CP - COMPUTED EASEMENT POINT</li> <li>CMF - CONCRETE MONUMENT</li> <li>MNF - MAG NAIL FOUND</li> <li>RSF - RAILROAD SPIKE FOUND</li> <li>CSF - COTTON SPINDLE FOUND</li> <li>BFP - BACKFLOW PREVENTER</li> <li>WV - WATER VAULT</li> <li>TV - TELEPHONE VAULT</li> <li>TCB - TRAFFIC CONTROL BOX</li> <li>VP - POWER VAULT</li> <li>UV - UTILITY VAULT</li> <li>LSA - LANDSCAPED AREA</li> <li>RCP - REINFORCED CONCRETE PIPE</li> <li>CMP - CORRUGATED METAL PIPE</li> <li>VCP - VITRIFIED CLAY PIPE</li> <li>DIP - DUCTILE IRON PIPE</li> <li>HDPE - HIGH DENSITY POLYETHYLENE PIPE</li> <li>FES - FLARED END SECTION</li> <li>MKF - FIBER OPTIC MARKER</li> <li>MKG - GAS MARKER</li> <li>TVP - TELEVISION PEDASTAL</li> <li>SIGP - SIGNAL POLE</li> <li>HVAC - HEATING, VENTILATION AND AIR CONDITIONING</li> <li>R/W - RIGHT-OF-WAY</li> <li>P/L - PROPERTY LINE</li> <li>C/L - CENTERLINE</li> <li>NTS - NOT TO SCALE</li> <li>GV - GAS VALVE</li> <li>CB - CATCH BASIN</li> <li>GI - GRATE INLET</li> <li>YI - YARD INLET</li> <li>CI - CURB INLET</li> <li>EP - EDGE OF PAVING</li> <li>TBC - TOP BACK OF CURB</li> <li>DB - DEED BOOK</li> <li>PB - PLAT BOOK</li> <li>PG - PAGE</li> <li>SF - SQUARE FEET</li> </ul> | <ul style="list-style-type: none"> <li>MH DRAINAGE</li> <li>MH SANITARY</li> <li>MH ELECTRIC</li> <li>MH TELEPHONE</li> <li>MH WATER</li> <li>ELECTRIC BOX</li> <li>TELEPHONE PEDESTAL</li> <li>CABLE TV PEDESTAL</li> <li>SIGN</li> <li>ELECTRIC METER</li> <li>WATER METER</li> <li>WATER VALVE</li> <li>FIRE HYDRANT</li> <li>POWER POLE</li> <li>LIGHT POLE</li> <li>YARD LIGHT</li> <li>GROUND LAMP</li> <li>SPRINKLER BOX</li> <li>SPRINKLER HEAD</li> <li>SPRINKLER VALVE</li> <li>GAS TEST LOCATION</li> <li>GAS METER</li> <li>GAS VALVE</li> <li>FLAG POLE</li> <li>BOLLARD</li> <li>BOREHOLE</li> <li>AC UNIT</li> <li>MAILBOX</li> <li>CLEAN OUT</li> <li>GUY</li> <li>WELL</li> <li>MONITORING WELL</li> <li>ROOF DRAIN</li> <li>WATER SPIGOT</li> <li>DEED LINE</li> <li>LINE NOT SURVEYED</li> <li>STORM LINE</li> <li>SANITARY LINE</li> <li>FENCE</li> <li>OVERHEAD POWER LINE</li> <li>PAINTED GAS LINE</li> <li>PAINTED POWER LINE</li> <li>PAINTED STORM LINE</li> <li>PAINTED TELEPHONE LINE</li> <li>PAINTED WATER LINE</li> <li>EDGE OF UNDERBRUSH</li> </ul> |
|---|--|

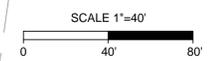
R:\10236940-12000\_Leesville\_Rfd\DWG\_Sheet\CD\36940-102C-010-EXIS.dwg | Plotted on 2/17/2016 11:49 PM | by Patrick Barbeau

THIS DRAWING PREPARED AT THE  
**RALEIGH OFFICE**  
5410 TRINITY ROAD, SUITE 102 | RALEIGH, NC 27607  
TEL 919.486.1100 | FAX 919.486.1101  
WWW.TIMMONSGROUP.COM  
NORTH CAROLINA LICENSE NUMBER C-1582

**TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.

Technology  
Infrastructure  
Residential  
Site Development



**R-6-CUD**

LIMITS OF EXISTING R-6-CUD ZONING

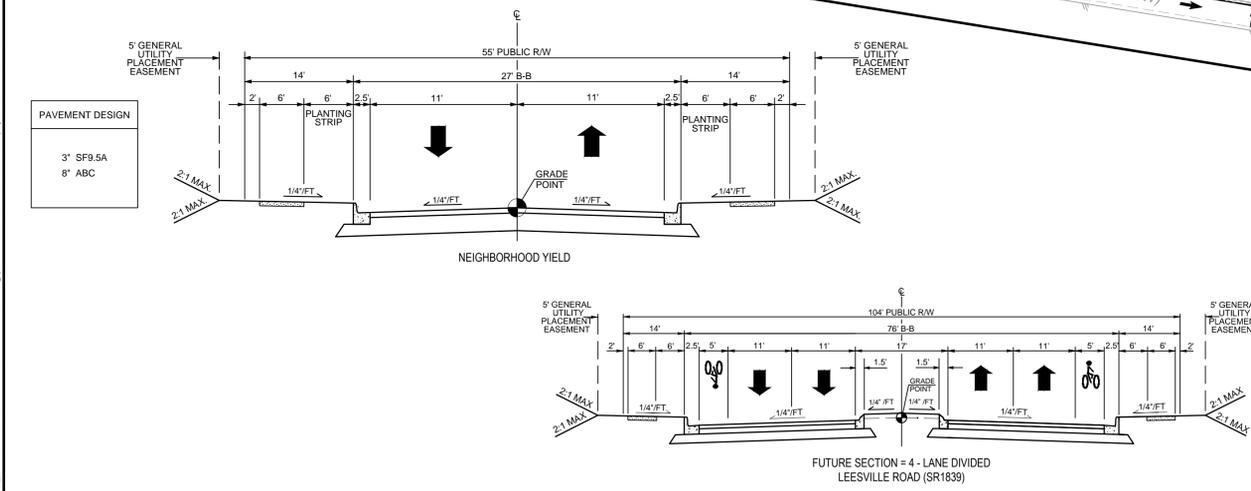
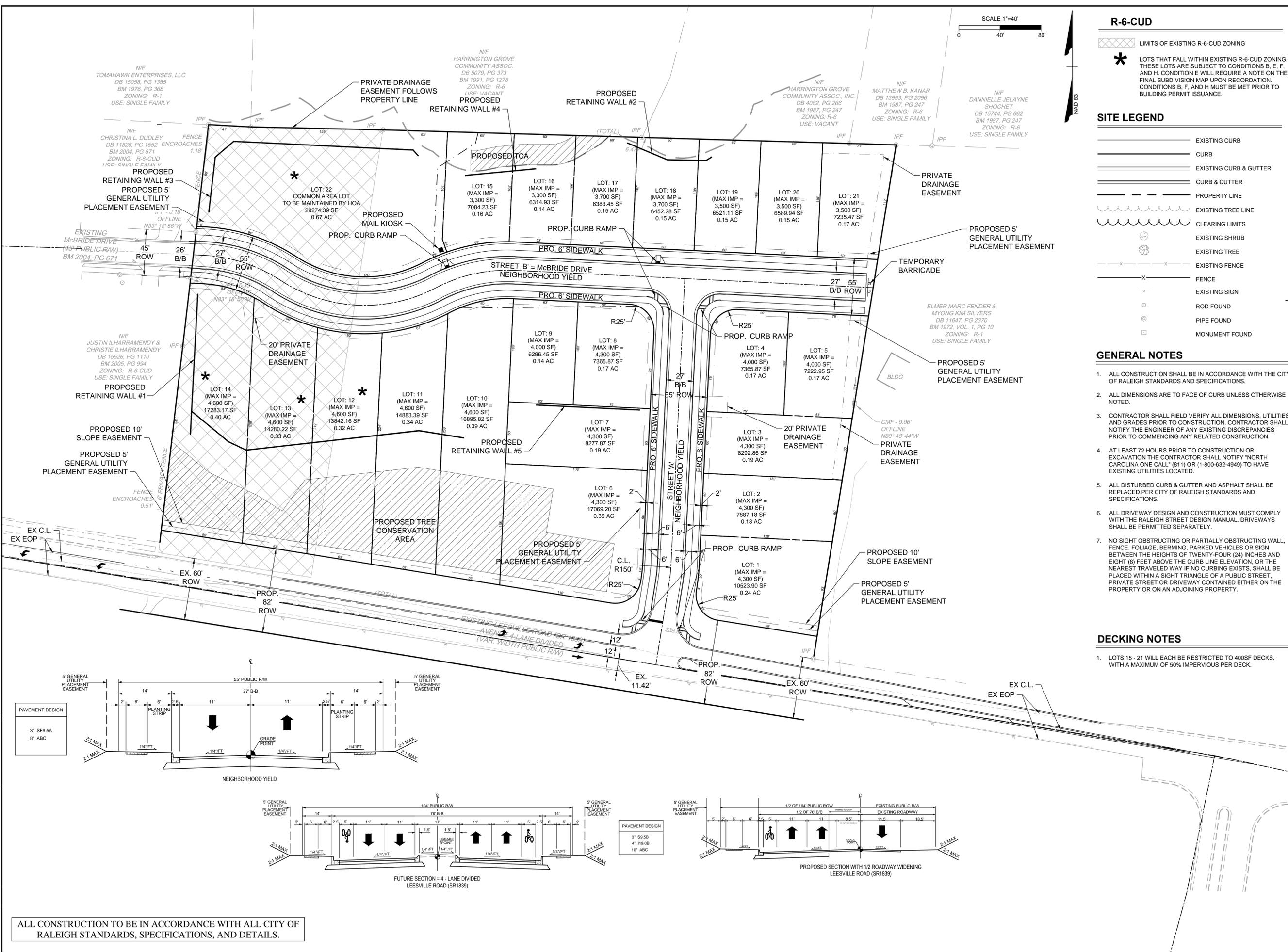
★ LOTS THAT FALL WITHIN EXISTING R-6-CUD ZONING. THESE LOTS ARE SUBJECT TO CONDITIONS B, E, F, AND H. CONDITION E WILL REQUIRE A NOTE ON THE FINAL SUBDIVISION MAP UPON RECORDATION. CONDITIONS B, F, AND H MUST BE MET PRIOR TO BUILDING PERMIT ISSUANCE.

**SITE LEGEND**

|  |                        |
|--|------------------------|
|  | EXISTING CURB          |
|  | CURB                   |
|  | EXISTING CURB & GUTTER |
|  | CURB & CUTTER          |
|  | PROPERTY LINE          |
|  | EXISTING TREE LINE     |
|  | CLEARING LIMITS        |
|  | EXISTING SHRUB         |
|  | EXISTING TREE          |
|  | EXISTING FENCE         |
|  | FENCE                  |
|  | EXISTING SIGN          |
|  | ROD FOUND              |
|  | PIPE FOUND             |
|  | MONUMENT FOUND         |

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
  - AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
  - ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
  - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

- DECKING NOTES**
- LOTS 15 - 21 WILL EACH BE RESTRICTED TO 400SF DECKS. WITH A MAXIMUM OF 50% IMPERVIOUS PER DECK.



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

**TIMMONS GROUP**  
 NORTH CAROLINA LICENSE NO. C-1652  
 12000 LEEVILLE ROAD  
 CITY OF RALEIGH - NORTH CAROLINA  
 PRELIMINARY SUBDIVISION PLAN

|                         |          |             |          |
|-------------------------|----------|-------------|----------|
| DATE                    | 10/29/15 | DATE        | 9-4-2015 |
| PER 1st REVIEW COMMENTS | 12/17/15 | DRAWN BY    | B. DOWNS |
| PER 2nd REVIEW COMMENTS | 02/17/16 | DESIGNED BY | B. DOWNS |
| PER 3rd REVIEW COMMENTS |          | CHECKED BY  | R. BAKER |
|                         |          | SCALE       | 1" = 40' |

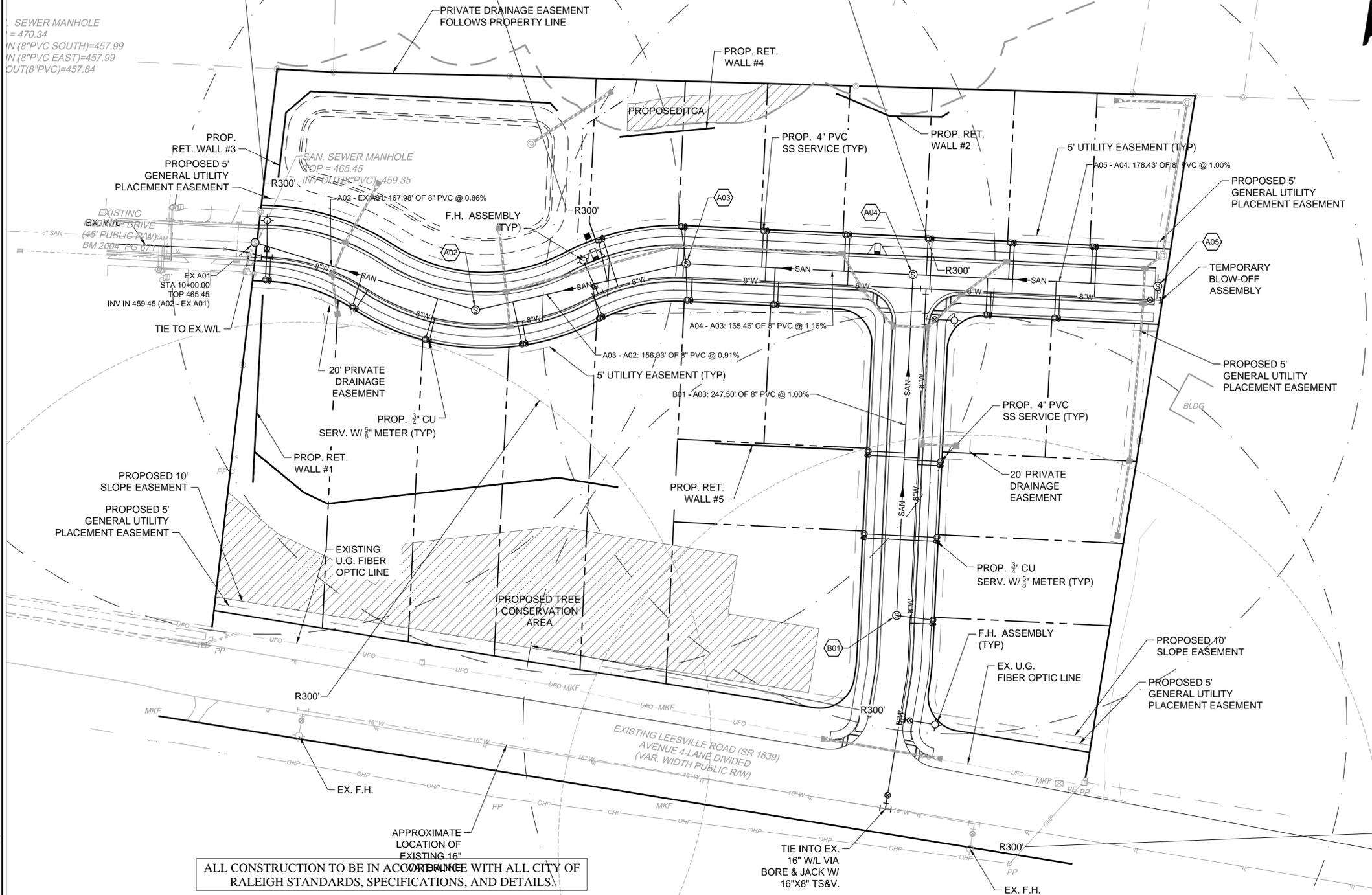
THIS DRAWING PREPARED AT THE RALEIGH OFFICE  
 5410 Trinity Road, Suite 102, Raleigh, NC 27607  
 TEL 919.966.4991 FAX 919.932.5124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

JOB NO. 36940  
 SHEET NO. C-2.0

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SEWER MANHOLE  
= 470.34  
IN (8" PVC SOUTH)=457.99  
IN (8" PVC EAST)=457.99  
OUT (8" PVC)=457.84



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

**UTILITY LEGEND**

|                |                         |             |                             |
|----------------|-------------------------|-------------|-----------------------------|
| --- 8" SAN --- | EXISTING SANITARY SEWER | ◆           | EXISTING GAS METER          |
| --- 8" SAN --- | SANITARY SEWER          | ●           | EXISTING GAS VALVE          |
| ⊙              | EX SANITARY MANHOLE     | — G —       | EXISTING GAS LINE           |
| ●              | CLEAN OUT               | ⊙           | EXISTING UTILITY POLE       |
| --- 8" W ---   | EXISTING WATER LINE     | <           | EXISTING GUY WIRE           |
| --- 8" W ---   | WATER LINE              | ⊙           | EXISTING ELECTRIC METER     |
| ⊗              | EXISTING WATER VALVE    | — OHP —     | EXISTING OVERHEAD ELECTRIC  |
| ⊙              | WATER METER             | --- UGP --- | EX UNDERGROUND ELECT LINE   |
| ⊕              | EXISTING FIRE HYDRANT   | ⊞           | EXISTING TELEPHONE PEDESTAL |
| ⊕              | FIRE HYDRANT            |             |                             |
| ⊞              | WATER LINE TEE          |             |                             |

**UTILITY NOTES**

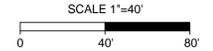
- EXISTING CONDITIONS AS SHOWN HAVE BEEN COMPILED FROM A SITE SURVEY PREPARED BY TIMMONS GROUP IN JUNE 2015.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTED.
- COORDINATE WITH THE CITY OF RALEIGH UTILITY DEPARTMENT AND PUBLIC WORKS DEPARTMENT FOR UTILITIES THAT ARE TO REMAIN UNDISTURBED.
- COORDINATE ALL COMMUNICATIONS, TELEPHONE, FIBER OPTIC, OVERHEAD POWER, AND UNDERGROUND UTILITY REMOVAL OR RELOCATION WITH THE UTILITY PROVIDER, THE CITY OF RALEIGH UTILITY DEPARTMENT AND THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT.
- CURB STOPS ARE REQUIRED FOR 3/4" METERS AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 4" SANITARY SEWER SERVICES MAY BE TAPPED DIRECTLY INTO 12" OR SMALLER MAINS OR MANHOLES IN ACCORDANCE TO CITY OF RALEIGH DETAILS S-31 AND S-32.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

- 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) 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 ENCASUREMENT 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.

- 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 WATER SERVICES (AS SHOWN ON PLANS) 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 SEWER SERVICES (AS SHOWN ON PLANS) @ 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.



AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.  
ALL LOCAL UTILITY PROVIDERS USING THEIR OWN LOCATING SERVICE SHALL BE CONTACTED BY THE CONTRACTOR.



THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS.

|          |             |
|----------|-------------|
| DATE     | DATE        |
| 10/23/15 | 9-4-2015    |
| 12/17/15 | DRAWN BY    |
| 02/17/16 | B. DOWNS    |
|          | DESIGNED BY |
|          | B. DOWNS    |
|          | CHECKED BY  |
|          | R. BAKER    |
|          | SCALE       |
|          | 1" = 40'    |

**TIMMONS GROUP**

**UTILITY PLAN**

12000 LEESVILLE ROAD  
CITY OF RALEIGH - NORTH CAROLINA  
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.  
**36940**

SHEET NO.  
**C-4.0**

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