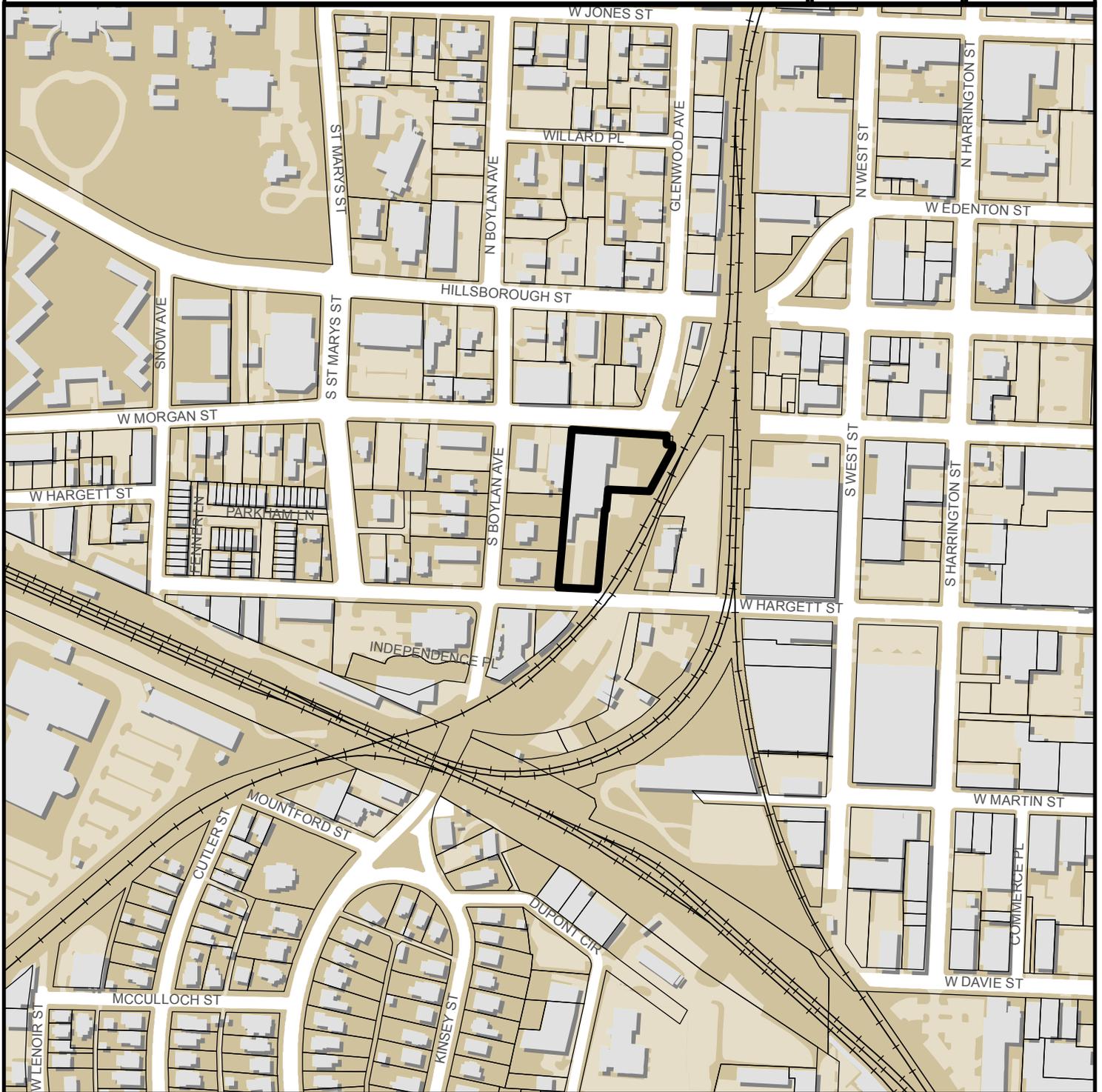


# TWO GLENWOOD SUBDIVISION S-1-2017



0 300 600 Feet

Zoning: **DX-7-UL**

CAC: **Hillsborough**

Drainage Basin: **Rocky Branch**

Acreage: **1.51**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Glenwood HPI, LLC**

Phone: **410-769-6139**





## Administrative Action Preliminary Subdivision

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

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**Case File / Name:** S-1-17, Two Glenwood Subdivision

**General Location:** The site is located on the south side of the intersection of Glenwood Avenue and West Morgan Street, and is inside the city limits.

**CAC:** Hillsborough Citizens Advisory Council

**Nature of Case:** Subdivision of a 1.51 acre parcel into two lots zoned DX-7-UL.

**Contact:**

**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for the associated site plan (SR- 92-16) which is tied to this subdivision.

1. As the railroad bisects the block, a Design Adjustment has been approved waiving the block perimeter requirement and allowing for an alternative pedestrian passage.

**Administrative  
Alternate:** NA





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**SUBJECT:** S-1-17, Two Glenwood Subdivision

**CROSS-  
REFERENCE:** Transaction # 499095

**LOCATION:** The site is located on the south side of the intersection of Glenwood Avenue and West Morgan Street, and is inside the city limits.

**PIN:** 1703483747

**REQUEST:** This request is to approve the Subdivision of a 1.51 acre parcel into two lots zoned DX-7-UL.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a grading permit for the site:***

1. 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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, whichever is applicable:***

2. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Chapter 9.2 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That plans for the shared stormwater devices be submitted and approved by the Engineering Services Department;

***Prior to Planning Department authorization to record lots:***

5. That Infrastructure Construction Plans are approved by the City of Raleigh;
6. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on West Morgan Street and Hargett Street is paid to the Development Services Department;

7. That ½ of a 64' required right of way for Hargett Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
8. That a 25' cross access agreement as shown on plan on both proposed lots 1 and 2 owned by Glenwood HPI, LLC is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording;
9. That ½ of a 76' required right of way, for West Morgan Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
10. That a 5' x 10' slope easement is provided adjacent to the 6' sidewalk taper on the west side of the Hargett Street property to provide future access to connect the 6' sidewalk to the adjacent property if developed in the future;
11. That a demolition permit be issued and this building permit number be shown on all maps for recording;
12. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
13. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
14. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
15. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;"

16. That the maximum allowable impervious surface area for each lot per the approved subdivision plan shall be shown on all maps for recording;
17. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Engineering Services Department;
18. That a 5' x 10' slope easement be provided adjacent to the 6' sidewalk taper on the west side of lot 2 to provide future access to connect the 6' sidewalk to the adjacent property if developed in the future;

***Prior to issuance of building permits:***

19. That a tree impact permit is obtained and a determination on the selected subsurface root treatment (PRCR-07) will be required;

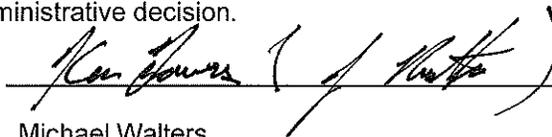
***Prior to issuance of a certificate of occupancy for either lot:***

20. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
21. That in accordance with Part 10A Section 9.2.2, an impervious surface as built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

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I hereby certify this administrative decision.

Signed:(Planning Dir.)



Date: 6/7/17

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 17, 2017 owned by Glenwood HPI, LLC, submitted by Andy Padiak, McAdams Company.

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**ZONING:**

**ZONING DISTRICTS:** DX-7-UL, Downtown Mixed Use - 7- Urban Limited

**TREE**

**CONSERVATION:** This site is less than two acres in size and therefore not subject to Article 9.1, Tree Conservation.

**PHASING:** There is one phase in this development.

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**COMPREHENSIVE  
PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET  
PLAN MAP:** Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Hargett Street	Avenue 2 Lane Undivided	59.6'	½-64' right-of-way	37.3'	½-36' centerline to back-of-curb	5'x10'
Morgan Street	Avenue 2 Lane Divided	66.8'	½-76' right-of-way	48.2'	½-48' centerline to back-of-curb	

Existing streets on the site are classified as Avenue 2 Lane Undivided (Hargett Street), and an Avenue 2 Lane Divided (Morgan Street). A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

A pedestrian passage will be provided between Hargett Street and West Morgan Street on the west side of the property as per the associated site plan for Two Glenwood (SR-92-16). This pedestrian passage will be a condition of approval of the associated site plan (SR-92-16). The required public access easement for the pedestrian passage may be recorded with the plat of this subdivision.

**COMPREHENSIVE  
PLAN:**

This site is located in the Hillsborough Citizens Advisory Council in an area designated as Central Business District.

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**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** There are no minimum lot sizes or widths in the DX zoning district.

**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:** Service to be determined with site plan approval.

**BLOCKS / LOTS /  
ACCESS:**

Block perimeter requirements have been waived via an approved Design Adjustment for the associated site plan (SR-92-2016).

**STREETSCAPE  
TYPE:**

The applicable streetscape along Morgan Street is a Main Street streetscape, and a Commercial streetscape along Hargett Street. Proposed is a 6' sidewalk and planting strip along Hargett, and a 14' sidewalk and street trees in planters along Morgan Street.

**PEDESTRIAN:**

Proposed sidewalk locations conform to City regulations. A sidewalk is required and proposed along West Morgan and Hargett Streets. A pedestrian passage will be provided between Hargett Street and West Morgan Street on the west side of the property as per the associated site plan for Two Glenwood (SR-92-16).

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The site will comply with stormwater quality requirements under Section 9.2.2B with the use of one sand filter and a nitrogen buydown. The site is claiming exemption from stormwater runoff control requirements under UDO Section 9.2.2E2b by demonstrating a 10% or less increase in peak stormwater runoff between pre- and post-development for the 2-, 10-, and 25-year storms.

**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: 6/7/2020**  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review

Center for authorization signature prior to recording with the Wake County Register of Deeds.

- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**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.

# TWO GLENWOOD

## PRELIMINARY SUBDIVISION PLAN CITY OF RALEIGH TRANSACTION #499095 CITY OF RALEIGH CASE #S-1-17

607 W. MORGAN STREET  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: HTG-15030

DATE: DECEMBER 29, 2016  
REVISED: FEBRUARY 16, 2017  
REVISED: MARCH 17, 2017

OWNER:  
**GLENWOOD HPI, LLC**  
501 FAIRMONT AVENUE, SUITE 101  
TOWNSON, MARYLAND 21286  
CONTACT: RYAN BLAIR  
PHONE: (443) 900-2158  
EMAIL: rblair@hpimd.com

**SHEET INDEX**

1 of 1 **EXISTING CONDITIONS** (ALTA SURVEY BY JOHN A. EDWARDS AND COMPANY)

C-2 **DEMOLITION PLAN**

C-3 **SUBDIVISION PLAN**

C-4 **GRADING AND STORM DRAINAGE PLAN**

C-5 **UTILITY PLAN**

P-1 **PLAN AND PROFILE** SS OUTFALL "A" & WEST MORGAN ST.

P-2 **PLAN AND PROFILE** HARGETT ST.

D-1 **DETAILS**

SW-1 **STOWMWATER MANAGEMENT FACILITY DETAILS**

- NOTES**
1. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCRoACH ON THE MINIMUM CORNER CLEARANCE.
  2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
  3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

**SITE IMPERVIOUS ARE DATA TABLE**

PROPOSED LOTS (ON-SITE)	LOT #1	TOTAL PROPOSED AREA = 1.38 AC (60,205 SF)
		EXISTING IMPERVIOUS = 1.11 AC (48,394 SF)
		PROPOSED IMPERVIOUS = 1.21 AC (52,785 SF)
		NET CHANGE IMPERVIOUS = +0.10 AC (+4,391 SF)
PUBLIC RIGHT-OF-WAY	LOT #2	TOTAL PROPOSED AREA = 0.12 AC (5,016 SF)
		EXISTING IMPERVIOUS = 0.09 AC (3,991 SF)
		PROPOSED IMPERVIOUS = 0.04 AC (1,615 SF)
		NET CHANGE IMPERVIOUS = -0.05 AC (-2,376)
WEST MORGAN STREET		TOTAL PROPOSED AREA = 0.15 AC (6,380 SF)
		EXISTING IMPERVIOUS = 0.09 AC (3,766 SF)
		PROPOSED IMPERVIOUS = 0.13 AC (5,703 SF)
		NET CHANGE IMPERVIOUS = +0.04 AC (+1,937 SF)
HARGETT STREET		TOTAL PROPOSED AREA = 0.03 AC (1,479 SF)
		EXISTING IMPERVIOUS = 0.02 AC (838 SF)
		PROPOSED IMPERVIOUS = 0.02 AC (925 SF)
		NET CHANGE IMPERVIOUS = 0.00 AC (+87 SF)

**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409 and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

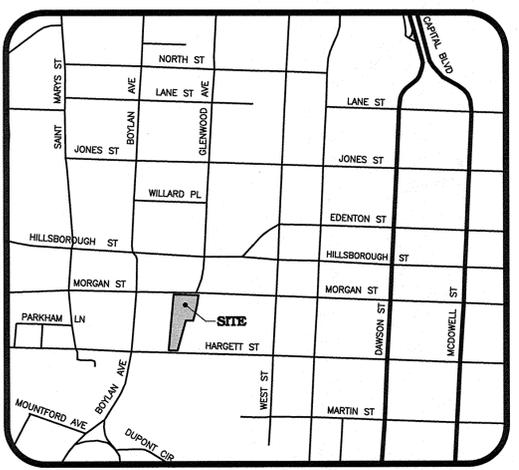
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

**SOLID WASTE COMPLIANCE STATEMENT:**

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE (SEE SITE PLAN SHEET C-3).
3. REFUSE WILL BE COLLECTED IN CENTRAL COMPACTOR AND/OR DUMPSTERS AND RECYCLING AREAS WITHIN THE SITE.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



**VICINITY MAP  
NTS**

**Preliminary Subdivision Plan Application**

Development Services Customer Service Center | 15000 Pines Blvd, Suite 400 | Raleigh, NC 27615 | (919) 996-2409 | (919) 996-1301 | Litchford Satellite Office | 1501 - 1503 Litchford Blvd | Raleigh, NC 27615 | (919) 996-4500

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
	<input type="checkbox"/> 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 #: 494902 (ASR)		
<b>GENERAL INFORMATION</b>		
Development Name: Two Glenwood		
Proposed Use: Hotel and Parking Deck		
Property Address(es): 607 W Morgan St.		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1702463747	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: Glenwood HPI, LLC		Owner/Developer Name: Ryan Blair
Address: 501 Fairmont Avenue, Suite 101, Towson, Maryland 21286		
Phone: (443) 900-2158	email: rblair@hpimd.com	Fax: n/a
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: McAdams Company		Contact Name: Andy Padiak
Address: 2905 Meridian Parkway, Durham, NC 27709		
Phone: (919) 361-5000	email: padiak@mcadamsco.com	Fax: n/a

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

**ZONING INFORMATION**

Zoning District(s): DX-7-UL

If more than one district, provide the acreage of each: 1.51 ac.

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case #: n/a

COA (Certificate of Appropriateness) Case #: n/a

BOA (Board of Adjustment) Case #: A-n/a

**STORMWATER INFORMATION**

Existing Impervious Surface: 52,758 ac(=ft)

Proposed Impervious Surface: 54,084 ac(=ft)

Flood Hazard Area:  Yes  No

Neuse River Buffer:  Yes  No

Wetlands:  Yes  No

If in a Flood Hazard Area, provide the following:

Alluvial Soils: n/a Flood Study: n/a FEMA Map Panel #: n/a

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached: n/a Attached: n/a

Total # of Single Family Lots: n/a Total # of All Lots: 2

Overall Units/Acre Densities Per Zoning Districts: n/a

Total # of Open Space and/or Common Area Lots: n/a

**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 Andy Padiak 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.

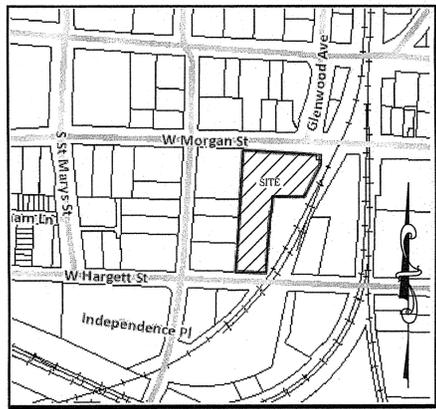
Signature: Andy Padiak, VP, DEVELOPMENT & ACQUISITIONS Date: 12/20/16



**McADAMS**

**THE JOHN R. McADAMS COMPANY, INC.**

2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com  
Contact: Rick Slater, PE  
Slater@mcadamsco.com

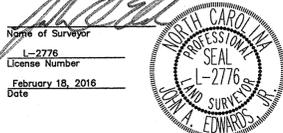


VICINITY MAP  
NOT TO SCALE

**ALTA/ACSM SURVEYOR'S CERTIFICATION**

To: RALEIGH ACQUISITION GROUP, LLC, a Michigan Limited Liability Company, GLENWOOD HPI, LLC, a Maryland Limited Liability Company and METRO TITLE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(A), 8, 11(a), 13, 16, 17, 18, 20(a) of Table A thereof. The field work was completed on February 9, 2016. The date of Plot or Map: February 18, 2016, Last Revised: February 24, 2016



**NOTES CORRESPONDING TO SCHEDULE B, SECTION II (EXCEPTIONS)**

VERBATIM, AS PER COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO: MET2016-00071 COMMITMENT DATE: DECEMBER 31, 2015 AT 8:00 AM IN WAKE COUNTY LAST REVISED: FEBRUARY 8, 2016

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date of the proposed insured occur for value of record the estate or interest or mortgage thereon covered by this Commitment. Note: This exception will not appear on the Policy.
- Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
- NOT A MATTER OF SURVEY.
- Rights of tenants in possession under unrecorded lease(s). (TO BE DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO TENANTS AS REFERENCED IN THE REQUIREMENT SECTION)
- NOT A MATTER OF SURVEY.
- Intentionally Deleted and Combined with Item 8
- NOT A MATTER OF SURVEY.
- Essement(s) in favor of Sprint Communications Company L.P., Qwest Communications Company, LLC and Level 3 Communications, LLC as recorded in Book 15156, Page 1716 AFFECTS PROPERTY, NOT PLOTTABLE and Book 15497, Page 578, AFFECTS PROPERTY, NOT PLOTTABLE, Wake County Registry.
- Essement(s) in favor of City of Raleigh as recorded in Book 8013, Page 911, Wake County Registry. UNABLE TO PLOT AS DESCRIBED IN BOOK 8013, PAGE 911
- Right(s) of way in favor of Carolina Power & Light Company as recorded in Book 2861, Page 850, Wake County Registry, as shown on the survey dated February 18, 2016, by John A. Edwards, Jr., P.L.S. AS SHOWN ON SURVEY.
- 15' Driveway Easement as created in the Warranty Deed recorded in Book 1013, Page 668, Wake County Registry, and as shown on plot recorded in Book 1980, Page 279, Wake County Registry, and as shown on the survey dated February 18, 2016, by John A. Edwards, Jr., P.L.S. AS SHOWN ON SURVEY.
- No coverage is provided as to the amount of acreage or square footage of the land.
- LAND AREA AS SHOWN ON SURVEY.
- Intentionally Deleted.
- NOT A MATTER OF SURVEY.
- Intentionally Deleted.
- NOT A MATTER OF SURVEY.
- The following matters as shown on the survey dated February 18, 2016, by John A. Edwards, Jr., Professional Land Surveyor: a) overhead power lines, drop inlets, power poles with guy wire, water meter, sanitary sewer lines and manholes, underground junction box, storm junction box, transformer, fiber box; b) concrete flume encroachments; c) roof drainage encroachments along building line; d) 15' and 18' storm drain RCP; e) gravel encroaches onto adjoining property; f) building corner encroaches 0.20' into right of way of W. Morgan Street; g) retaining wall encroaches 0.45 feet into right of way of W. Hargett Street. AS SHOWN ON SURVEY.

**AS SURVEYED DESCRIPTIONS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA, PIN NUMBER 1703.06-48-3864 AND IS DESCRIBED AS FOLLOWS:  
BEGINNING AT AN IRON PIPE SET ON THE SOUTHERN RIGHT-OF-WAY OF WEST MORGAN STREET, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE PARCEL AS SHOWN IN BOOK OF MAPS, 1980 AT PAGE 279 AND HAVING NORTH CAROLINA GRID COORDINATES NORTING: 738,923.3210', EASTING: 2,104,513.8848' (NAD83(2011)), RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING, ALONG THE WESTERN NORFOLK SOUTHERN RAILROAD RIGHT OF WAY FOR 8 CALLS, SOUTH 02° 25' 41" EAST FOR A DISTANCE OF 23.82' TO AN IRON PIPE SET; THENCE SOUTH 87° 34' 19" EAST FOR A DISTANCE OF 15.69 FEET TO AN IRON PIPE SET; THENCE SOUTH 01° 13' 30" WEST FOR A DISTANCE OF 11.21 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 28° 02' 41" WEST FOR A DISTANCE OF 126.22 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 87° 46' 08" WEST FOR A DISTANCE OF 110.45 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 04° 54' 35" WEST FOR A DISTANCE OF 53.98 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88° 09' 29" WEST FOR A DISTANCE OF 5.04 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 04° 53' 52" WEST A DISTANCE OF 211.44 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF W. HARGETT STREET; THENCE ALONG SAID RIGHT OF WAY, NORTH 87° 36' 20" WEST FOR A DISTANCE OF 105.03 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 04° 51' 05" EAST FOR A DISTANCE OF 186.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 05° 07' 41" EAST FOR A DISTANCE OF 60.55 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 05° 07' 41" EAST FOR A DISTANCE OF 173.16 FEET TO A MAG NAIL SET IN AN EXISTING DRILL HOLE ON THE SOUTHERN RIGHT OF WAY OF W. MORGAN STREET; THENCE ALONG SAID RIGHT OF WAY SOUTH 86° 25' 10" EAST FOR A DISTANCE OF 252.24 FEET TO AN IRON PIPE SET, SAID IRON PIPE ALSO BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 1.51045 ACRES OR 65,795 SQUARE FEET.

**LEGAL DESCRIPTIONS**

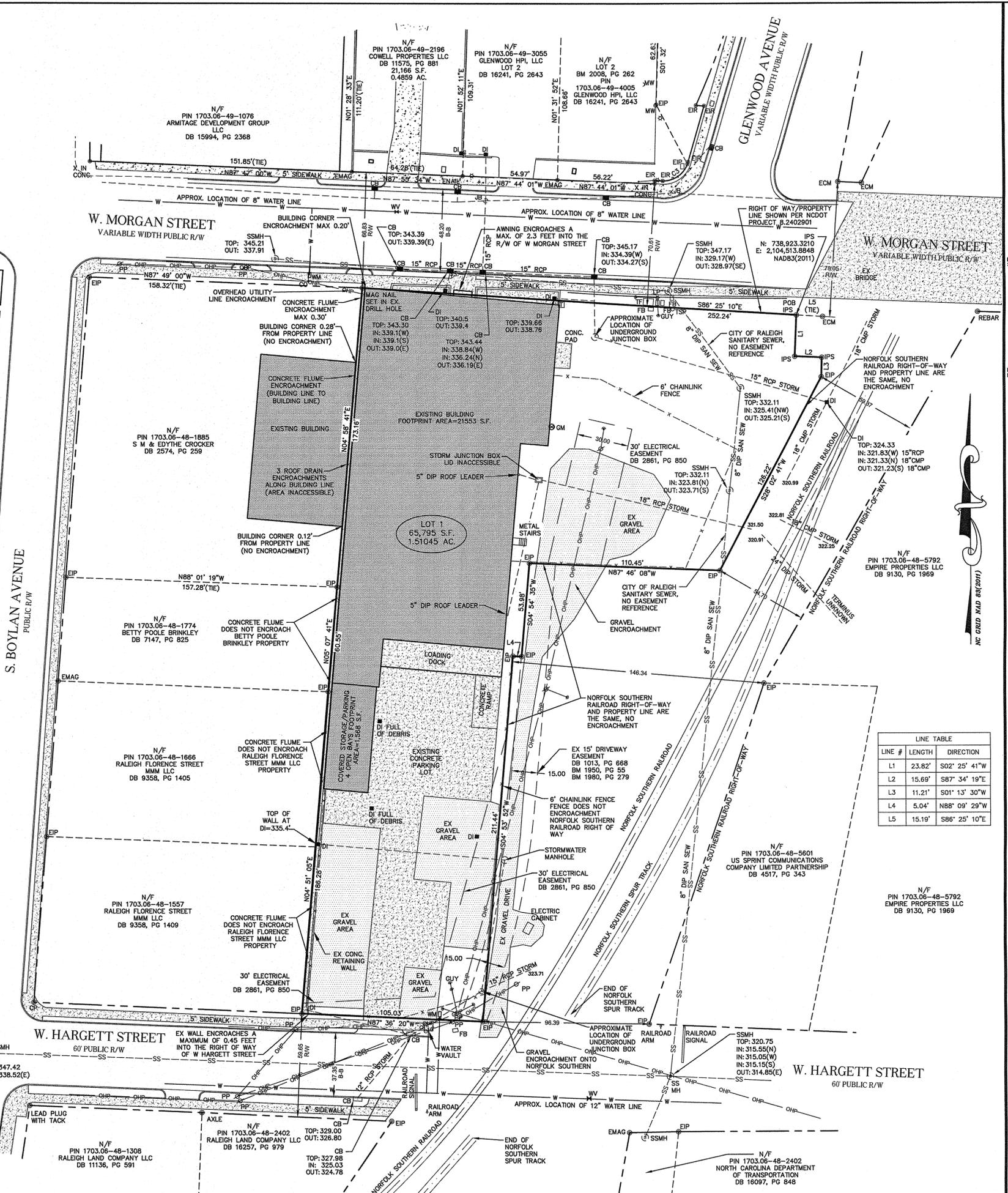
BEING ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WEST MORGAN STREET AND GLENWOOD AVENUE; RUNS THENCE SOUTH 61°18'01" EAST 70.54 FEET TO A POINT; RUNS THENCE SOUTH 01°10'35" WEST 9.32 FEET TO AN IRON PIPE SET IN THE SOUTHERN RIGHT-OF-WAY LINE OF WEST MORGAN STREET, THE POINT AND PLACE OF BEGINNING; RUNS THENCE WITH THE WESTERN LINE OF THAT PROPERTY NOW OR FORMERLY BELONGING TO NORFOLK SOUTHERN AND C&S RAILROADS, THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°10'38" WEST 34.76 FEET TO AN IRON PIPE SET, SOUTH 27°59'45" WEST 126.22 FEET TO AN EXISTING IRON PIPE, NORTH 87°46'01" WEST 110.43 FEET TO AN EXISTING IRON PIPE, SOUTH 04°53'46" WEST 53.96 FEET TO AN EXISTING IRON PIPE, NORTH 88°08'38" WEST 5.04 FEET TO AN EXISTING IRON PIPE, AND SOUTH 04°54'43" WEST 211.45 FEET TO AN IRON PIPE SET IN THE NORTHERN RIGHT-OF-WAY LINE OF WEST HARGETT STREET; RUNS THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF WEST HARGETT STREET NORTH 87°38'17" WEST 105 FEET TO AN EXISTING IRON PIPE; RUNS THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF WEST HARGETT STREET NORTH 04°51'59" EAST 186.34 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 05°00'43" EAST 60.49 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 04°57'16" EAST 173.16 FEET TO A POINT LOCATED IN THE SOUTHERN RIGHT-OF-WAY LINE OF WEST MORGAN STREET; RUNS THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF WEST MORGAN STREET SOUTH 86°26'35" EAST 267.43 FEET TO AN IRON PIPE SET, THE POINT AND PLACE OF BEGINNING, CONTAINING 1.51045 ACRES AS SHOWN ON THAT PLAT ENTITLED "BOUNDARY PLAT PROPERTY OF ROBERT E. WARD, III AND JOANN WARD" DATED JANUARY 22, 1999 AND PREPARED BY BARRY L. SCOTT, REGISTERED LAND SURVEYOR.

**SURVEYOR'S NOTES**

- All distances are horizontal ground.
- All dimensions are in feet unless otherwise noted.
- All areas computed using coordinates from measured field data.
- The ALTA/ACSM Land Title Survey shown hereon is NOT FOR RECORDATION.
- This survey satisfies all state-required minimum standards.
- The Horizontal datum is NAD 83(2011), and vertical datum is NAVD 88.
- Improvements within any offsite easement or servitudes benefiting the subject properties are as shown on survey.
- The subject property is located within an area having a Zone Designation "2c" by FEMA Panel 3720170300J with an effective date of May 2, 2006. Subject property is not located in a flood hazard area.
- Monuments have been placed at all major corners of the boundary of the subject property, unless already marked by existing monuments or unable to set due to concrete or inside building. Monuments include iron pipes, iron pipes with a cap and tack, mag nails, railroad spikes, concrete nails and concrete monuments.
- No observed evidence of recent earth moving work, building construction or building additions.
- No observed evidence of recent street or sidewalk construction or repairs.
- No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- The subject property is DX-7-UL.
- The site was localized utilizing Real-Time Kinematic (RTK) Global Positioning System (GPS) solutions referencing the Continuously Operating Reference Station (CORS) network base station NCRD, Raleigh, NC.
- All references are to the Wake County Registry.
- No observed evidence of a cemetery on the subject property.
- No wetlands on the subject property as determined by the National Wetland Inventory.

**SITE INFORMATION**

PIN NUMBER: 1703.06-48-3864  
SITE ADDRESS: 607 W. MORGAN STREET RALEIGH, NC 27603  
TOTAL PROPERTY AREA: 65,795 S.F. 1.51045 AC.  
REFERENCE: DB 15524, PG 2417  
BM 1980, PG 279  
BM 1950, PG 55  
LAND USE: WAREHOUSE  
TOWNSHIP: RALEIGH  
ZONING DATA  
ZONING: DX-7-UL (NEW CITY OF RALEIGH CODE)  
ZONING SETBACKS: SEBACKS DETERMINED BY FUTURE USE OF PROPERTY  
MAXIMUM HEIGHT: 7 STORIES

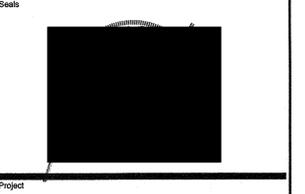


**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	23.82'	S02° 25' 41"W
L2	15.69'	S87° 34' 19"E
L3	11.21'	S01° 13' 30"W
L4	5.04'	N88° 09' 29"W
L5	15.19'	S86° 25' 10"E

**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com  
www.jaeco.com



**607 W. MORGAN STREET**  
RALEIGH, NC 27603

**GLENWOOD HPI, LLC**  
501 FAIRMONT AVE STE 101  
TOWSON, MD 21286

**LEGEND**

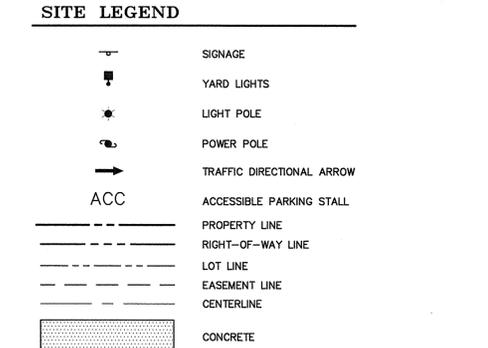
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- MAGS MAG NAIL SET
- CP COMPUTED POINT
- SS SANITARY SEWER
- CS SANITARY SEWER CLEAN OUT
- MHI MANHOLE
- ST STORM
- GW GUY ANCHOR
- CB STORM CATCH BASIN
- WV WATER VALVE
- RCVP REINFORCED CONCRETE STORM PIPE
- CONC CONCRETE
- SSMH SANITARY SEWER
- WM WATER METER
- LP LIGHT POLE
- GM GAS METER
- TP TELEPHONE PEDESTAL
- CI CURB INLET
- FB FIBER BOX
- PP POWER POLE
- MW MONITORING WELL
- EM ELECTRICAL METER
- EB ELECTRICAL BOX
- TF TRANSFORMER
- TSP TRAFFIC SIGNAL POLE
- XXXX DENOTES ADDRESS

**Revisions**

Number	Description	Date
1	Update Survey	2-24-16

**ALTA/ACSM LAND TITLE SURVEY**

Drawing Scale 1"=30'  
Drawn By ZCS  
Checked By CLP/JAE, JR  
Date Issued 2/18/16 1 of 1



- ### SITE PLAN NOTES:
- W. MORGAN STREET IS AN EXISTING 66.6' PUBLIC RIGHT-OF-WAY WITH A 48' BACK TO BACK STREET SECTION. THE AVENUE 2-LANE DIVIDED SECTION IS APPLIED WITH A 76' RIGHT-OF-WAY AND 48' MIN BACK TO BACK STREET SECTION.
  - W. HARGETT STREET IS AN EXISTING 59.5' PUBLIC RIGHT-OF-WAY WITH A 36.3' BACK TO BACK STREET SECTION. THE AVENUE 2-LANE DIVIDED SECTION IS APPLIED WITH A 64' RIGHT-OF-WAY AND 36' MIN BACK TO BACK STREET SECTION.
  - WITHIN THE SIGHT DISTANCE TRIANGLE AREA, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN HEIGHTS OF 24 INCHES AND 8 FEET ABOVE CURB LINE ELEVATION.
  - RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALONG ALL MAJOR, MINOR, & SENSITIVE AREA THOROUGHFARES.
  - WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
  - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
  - ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
  - THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
  - CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
  - CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
  - PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
  - ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
  - ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
  - ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
  - ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCD STANDARDS AND SPECIFICATIONS.

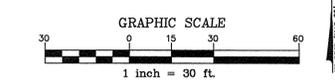
### PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT
UPE	6	ULMUS PARVIFOLIA 'EVERCLEAR'	EVERCLEAR ELM	3"	10' MIN.	-	B&B
PC	2	PISTACIA CHINENSIS	CHINESE PISTACHE	1.5"	6' MIN.	-	B&B

### STREET TREE TABLE

STREET	STREET FRONTAGE	DRIVEWAY WIDTH	TOTAL TREES REQUIRED	TREES PROVIDED
W. MORGAN ST	252'	51' (LESS)	201/40 = 6 TREES	6 TREES
W. HARGETT ST.	105'	25' (LESS)	80/40 = 2 TREES	2 TREES*

\* TWO 1.5" CALIPER UNDERSTORY TREES PROVIDED



# TWO GLENWOOD

## PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

### SUBDIVISION PLAN

PROJECT NO. HTG-15030  
 FILENAME: HTG15030-S1  
 CHECKED BY: ARP  
 DRAWN BY: JMS  
 SCALE: 1" = 30'  
 DATE: 12-29-2016  
 SHEET NO. C-3

THE JOHN R. McADAMS COMPANY, INC.  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 License No. C-0299  
 (800) 735-9646 • McAdamsCo.com

OWNER: HERITAGE PROPERTIES, INC.  
 501 FAIRMONT AVENUE  
 SUITE 101  
 TOWNSON, MARYLAND 21286

REVISIONS:

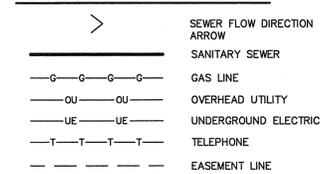
2016/12/29	ST. SUBDIVISION PLAN SUBMITTAL
2017/02/16	2ND SUBDIVISION PLAN SUBMITTAL
2017/03/17	3RD SUBDIVISION PLAN SUBMITTAL

X:\Projects\HTG-15030\Land\Subdivision\Plan\Current Drawings\HTG15030-Deck-Subdivision-S1.dwg, 3/17/2017 9:05:52 AM, Shter, Rick

**CITY OF RALEIGH PUBLIC UTILITIES  
STANDARD UTILITY NOTES (AS APPLICABLE)**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS 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 CORPUS 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 CORPUS HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 3'X3' 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.
- NCDDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 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.
- ALL WATER MAINS AND FIRE SERVICES ARE TO BE DUCTILE IRON PIPE. DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3"Wx3"L PUBLIC UTILITY EASEMENT ONTO ADJACENT PROPERTY.
- ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD BEFORE CONSTRUCTION.
- UTILITY SLEEVES SHALL BE PVC (SCH. 40). INSTALL WITH 2' MINIMUM COVER. CAP AND MARK BOTH ENDS.
- THE HOA FOR THIS DEVELOPMENT IS THE OWNER OF ALL PRIVATE WATER & SEWER LINES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS OR UTILITY EASEMENTS DEDICATED TO THE CITY OF RALEIGH. THE HOA IS ALSO SOLELY RESPONSIBLE FOR THE OPERATION & MAINTENANCE OF THESE FACILITIES.
- CONTRACTOR SHALL COORDINATE MANUFACTURER AND MODEL NUMBER, INSPECTION AND CERTIFICATION OF BACKFLOW PREVENTERS WITH THE CITY OF RALEIGH CROSS CONNECTION DEPT. (919) 996-2742 OR CROSS.CONNECTION@RALEIGHNC.GOV
- HOT BOXES FOR FIRE LINES BE EQUIPPED WITH AN ELECTRICAL CIRCUIT FOR HEAT AND ALARM CIRCUIT FOR VALVE SUPERVISION.
- ALL BUILDINGS SHALL COMPLY WITH PROVISIONS OF FIRE PREVENTION CODE.
- ALL WATER AND SEWER SERVICES AND MAINS SHALL BE ABANDONED PER C.O.R. STANDARDS.
- ALL BACKFLOW PREVENTER SHALL BE AMES 5000 OR APPROVED EQUIVALENT.
- BMP'S SHALL BE DESIGNED BY OTHERS TO HANDLE THE LOAD OF A FIRE TRUCK (80,000 LBS).

**UTILITY LEGEND**

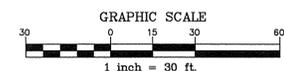


**ATTENTION CONTRACTORS**

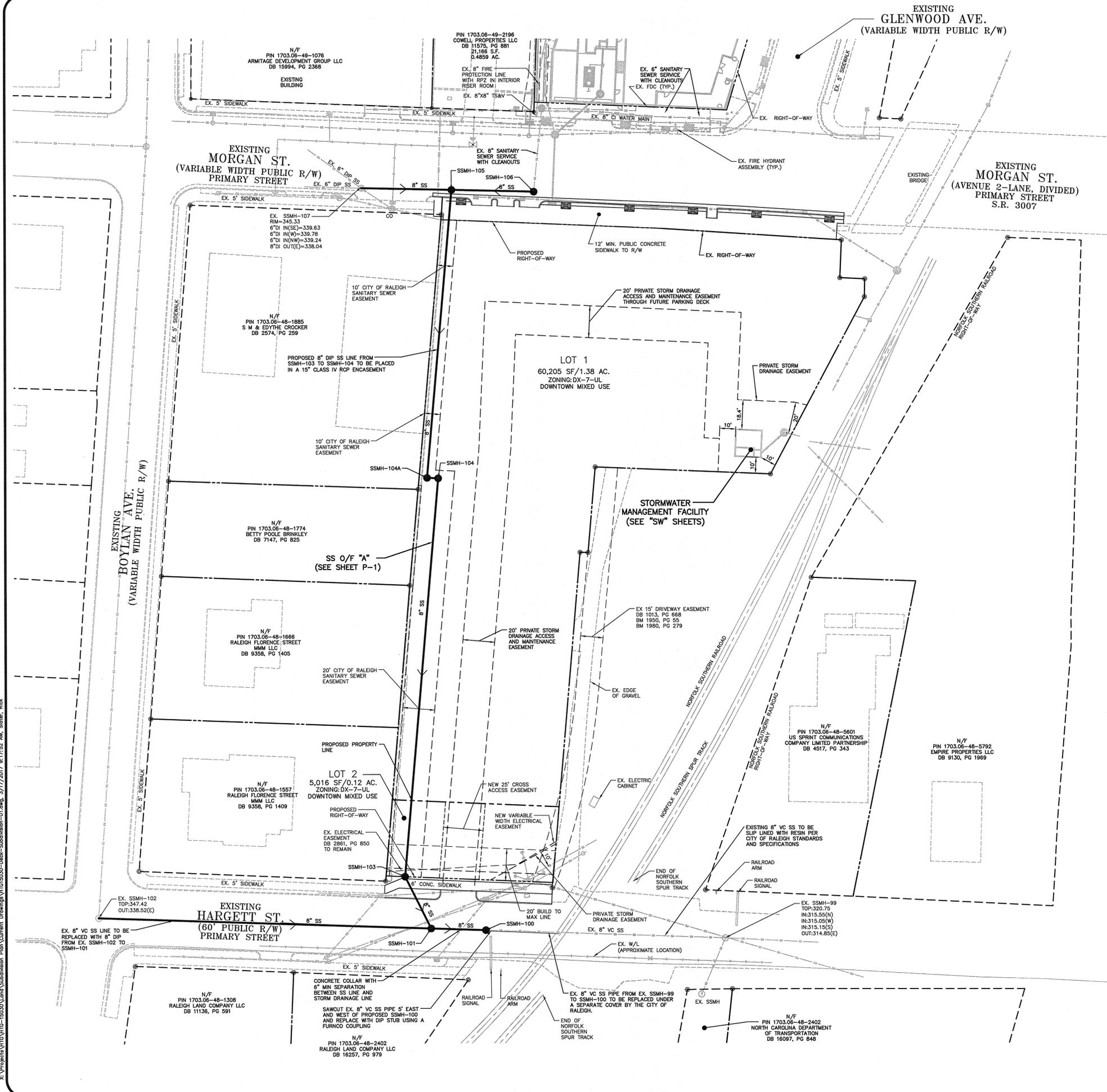
The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540, at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Standards on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**THE JOHN R. MCADAMS COMPANY, INC.**  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0298  
(800) 733-5646 • McAdamsCo.com

**MCADAMS**

REVISIONS:  
 2016/12/29 1ST SUBDIVISION PLAN SUBMITTAL  
 2017/02/16 2ND SUBDIVISION PLAN SUBMITTAL  
 2017/03/17 3RD SUBDIVISION PLAN SUBMITTAL

OWNER:  
**HERITAGE PROPERTIES, INC.**  
 501 FAIRMONT AVENUE  
 SUITE 101  
 TOWNSON, MARYLAND 21286

**TWO GLENWOOD**  
 PRELIMINARY SUBDIVISION PLAN  
 RALEIGH, NORTH CAROLINA  
 UTILITY PLAN

PROJECT NO. HTG-15030  
 FILENAME: HTG15030-U1  
 CHECKED BY: ARP  
 DRAWN BY: JMS  
 SCALE: 1" = 30'  
 DATE: 12-29-2016  
 SHEET NO. **C-5**  
**MCADAMS**

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