



# Administrative Approval Action

**S-35-18 / Belmont Subdivision (Phase 5)**  
**Transaction# 564543, AA#3948**

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located at the north end of Walker Hallow Street at the northeast corner of the intersection of Brinton's Cottage Street and Heathshire Drive. The parent tract is located at 4820 Heathshire Drive.

**REQUEST:** This request (S-35-18) is for a single family lot conventional subdivision within a 24.17 acre tract zoned R-6 CU (Z-33-05) proposing 80 residential lots and 4 open space lots. A previous development plan was approved on this tract, but the original subdivision phase, Phase 5 of Belmont Subdivision ( case S-12-2010) sunset prior to recordation.

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** Design Adjustment(s) have been approved for this project, noted below.

1. Design adjustments have been submitted to the block perimeter requirements of UDO Article 8.3 and to the dimensional streetscape requirements of UDO Article 8.5.

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/19/2019 by Hugh J Gilleece and Associates.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☐ **CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ **CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Concurrent Site Review plans:***

### **Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

### **Public Utilities**



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2. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

## Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

4. Tree protection fence for previously recorded tree conservation area must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

<input checked="" type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Comply with all conditions of Z-33-05.



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## **Engineering**

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. Slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
7. A fee-in-lieu for 220 feet of sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).
8. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## **Public Utilities**

9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
10. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.
11. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## **Stormwater**

12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G). [This subdivision flows to existing SWMF and should be covered already by the shared stormwater legal documents. We just need proof of this]



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13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

This development proposes:

- 39 street trees along Walker Hallow St,
- 6 street trees along Brinton Cottage St
- 20 street trees along Heathshire Dr.
- 19 street trees along Windmere Chase Dr.
- 49 street trees along Glen Morgan Ln.
- 14 street trees along Cambridge Knoll Way.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date: 4-24-2022**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: 4-24-2024**

**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:**(Development Services Dir./Designee)

**Date:** 4/24/19

**Staff Coordinator: Michael Walters**



# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Belmont Phase 5	
	Development Case Number	DA-23-2019	
	Transaction Number	564543	
	Design Adjustment Number	DA - 23 - 2019	
<b>STAFF RESPONSE</b>	Staff recommendation based upon the findings in the applicable code(s):		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>[Signature]</i> 4-11-19	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

*[Signature]*  
Authorized Signature

*DANIEL G. KINCH, PE*  
ENGINEERING REVIEW MANAGER

*4/11/19*  
Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.  
Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES ☒ NO ☐
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES ☒ NO ☐
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES ☒ NO ☐
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES ☒ NO ☐
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES ☒ NO ☐

### STAFF FINDINGS

The request for a design adjustment to the block perimeter standards is deemed reasonable due to the presence of existing buildings, stream and other natural features and site layout of developed properties.

The proposed development has a total of five blocks of which three are compliant with the block perimeter requirements. The other two have adjacent features that prohibit public streets to create compliant blocks. The northernmost block is bound by a stormwater device for the adjacent subdivision, a FEMA Special Flood Hazard Area and an existing community with cul-de-sac streets bound by existing single family dwellings. The easternmost block is bound by a stream and existing residential properties.

# Staff Response

## Article 8.5 Existing Streets



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

- A. The requested design adjustment meets the intent of this Article;  
**YES** ☒ **NO** ☐
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**YES** ☒ **NO** ☐
- C. The requested design adjustment does not increase congestion or compromise safety;  
**YES** ☒ **NO** ☐
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
**YES** ☒ **NO** ☐
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
**YES** ☒ **NO** ☐

### STAFF FINDINGS

A portion of the project faces on Heathshire Drive where existing 5' sidewalks and 3.5' planting strips exist approaching the site frontage. The required ROW width is in place, but the pavement width exceeds the current UDO requirement. As such, there is not enough width between back of curb and the ROW to install a 6' planting strip, 6' sidewalk and 2' maintenance strip. There is approximately 9' in width.

Additionally, the adjacent subdivision only has sidewalks on one side of the street. The sidewalks are 5' sidewalks on the opposite side of the street. The other side is not set up for sidewalk installation. Therefore the 5' sidewalk being constructed on Belmont Phase 5 frontage would service those lots and allow pedestrian access to the open space associated with Belmont Phase 5.

The requested design adjustment reduces maintenance responsibilities, provides an accessible path to the open space and allows pedestrian access that is ADA compliant.

# Design Adjustment Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b> Belmont Subdivision Phase 5		
	<b>Case Number</b> S-35-2018		
	<b>Transaction Number</b> 564543		
	<b>Name</b> Buffalo Partners LLC		
	<b>Address</b> 100 Weston Estates Way		<b>City</b> Cary
	<b>State</b> NC	<b>Zip Code</b> 27513	<b>Phone</b> 919-481-3000
	<b>Name</b> Brad Haertling		<b>Firm</b> Hugh J Gillece and Assoc.
	<b>Address</b> 875 Walnut Street Suite 360		<b>City</b> Cary
	<b>State</b> NC	<b>Zip Code</b> 27511	<b>Phone</b> 919-489-1101
	<b>OWNER</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>	
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		- See page 2 for findings	
<input type="checkbox"/> UDO Art. 8.4 New Streets		- See page 3 for findings	
<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets		- See page 4 for findings	
<input type="checkbox"/> Raleigh Street Design Manual		- See page 5 for findings	
<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>			
<b>CONTACT</b>			
<b>REQUEST</b>			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

*Karl D. Booday* Agent for: Buffalo Partners LLC 3/21/19  
Owner/Owner's Representative Signature President Preston Development Co. Date

CHECKLIST	
Signed Design Adjustment Application	<input type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

**Submit all documentation, with the exception of the required addressed envelopes and letters to**  
[designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

**Deliver the addressed envelopes and letters to:**  
Development Services, Development Engineering  
One Exchange Plaza, Suite 500  
Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	<b>DA -</b>
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## **Article 8.3, Blocks, Lots, Access**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

**The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:**

**A. The requested design adjustment meets the intent of this Article;**

The perimeter blocks of this site plan do not meet the intent because of the existing natural environmental features and road network which this site is tying into.

**B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;**

Yes, because the site meets all other UDO requirements.

**C. The requested design adjustment does not increase congestion or compromise Safety;**

No, we are completing the existing road network between to existing subdivision to allow for steady traffic flow.

**D. The requested design adjustment does not create any lots without direct street Frontage;**

No all lots have road frontage.

**E. The requested design adjustment is deemed reasonable due to one or more of the following:**

- ① Topographic changes are too steep;
- ② The presence of existing buildings, stream and other natural features;
- ③ Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project
7. adjacent to or in the vicinity of the site.

Existing topo, dedicated/recorded tree conservation easements, open space, as well as the stream buffer to not allow for this site to meet this design requirement because of this being an infill site plan. The site is being dictated by the existing subdivision.

## **Article 8.5 Existing Streets**

### **Administrative Design Adjustment Findings**



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

**The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:**

**A. The requested design adjustment meets the intent of this Article;**

We are providing a sidewalk extension along the existing road frontage to provide pedestrian access to the public sidewalk network. Due to the existing roadway and right of way width a 5' sidewalk with a 3.5' utility strip which matches the existing road cross-section.

**B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;**

The proposed lots are fronting on an existing road and we are providing a sidewalk connection.

**C. The requested design adjustment does not increase congestion or compromise safety;**

No, this does not increase congestion due to the fact that we are tying the sidewalk into an existing network where handicap points and ramps have been established.

**D. The requested design adjustment does not create additional maintenance responsibilities for the City; and**

We are adding additional sidewalk that was not initially required at the time of the development of the existing roadway. What would have been required per today's standards would have increased the amount of sidewalk to be maintained.

**E. The requested design adjustment has been designed and certified by a Professional Engineer.**

Yes, it has been certified by John R Harman, P.E.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

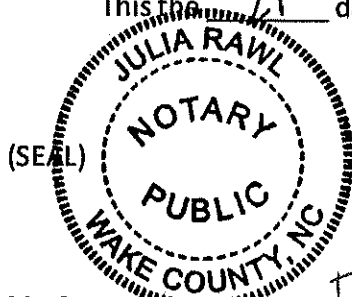
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Julia Rawl, a Notary Public do hereby certify that  
Karl D. Blackley personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

This the 21<sup>st</sup> day of March, 2019.



Notary Public

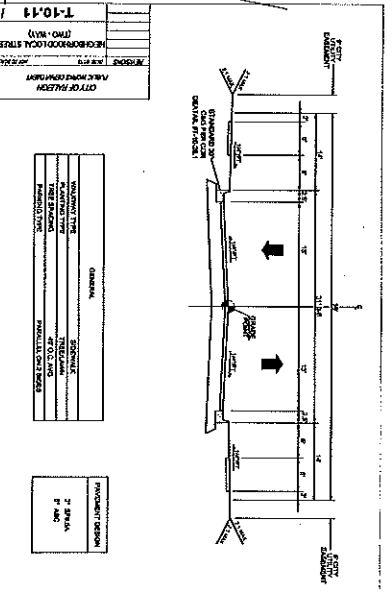
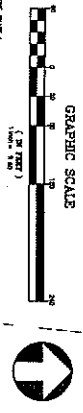
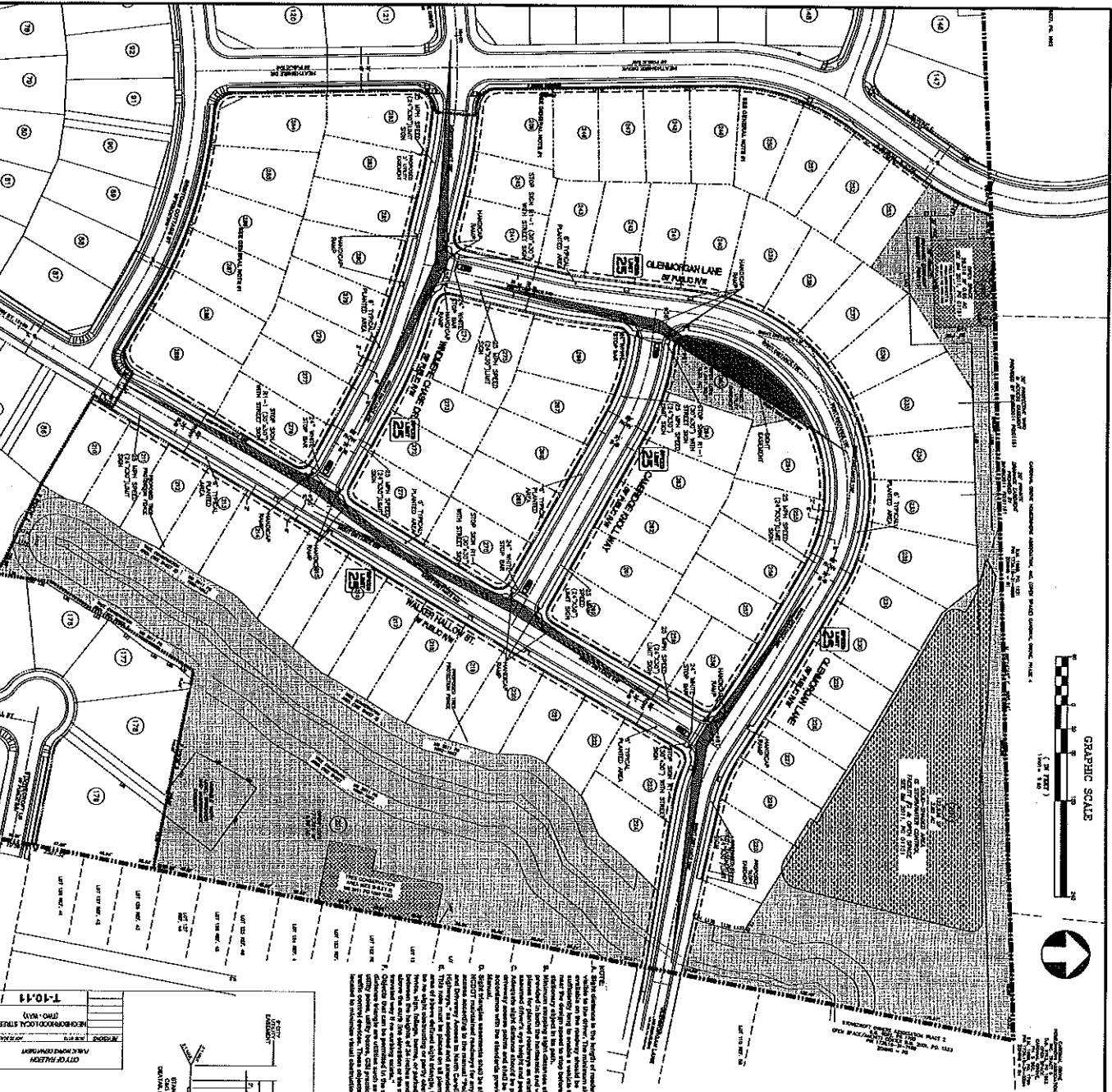
Julia Rawl

My Commission Expires:

February 7<sup>th</sup> 2024







NOTES:  
1. The bridge is to be constructed on the right of way of the road.  
2. The bridge is to be constructed on the right of way of the road.  
3. The bridge is to be constructed on the right of way of the road.  
4. The bridge is to be constructed on the right of way of the road.  
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9. The bridge is to be constructed on the right of way of the road.  
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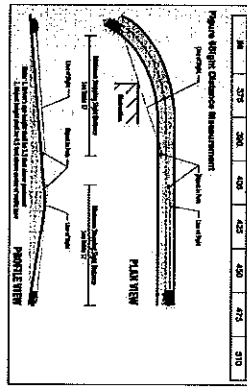


Table 1: Bridge Span Dimensions

Span	Length	Width	Height	Volume
1	100	10	10	1000
2	100	10	10	1000
3	100	10	10	1000
4	100	10	10	1000
5	100	10	10	1000
6	100	10	10	1000
7	100	10	10	1000
8	100	10	10	1000
9	100	10	10	1000
10	100	10	10	1000

Table 2: Bridge Span Dimensions

Span	Length	Width	Height	Volume
1	100	10	10	1000
2	100	10	10	1000
3	100	10	10	1000
4	100	10	10	1000
5	100	10	10	1000
6	100	10	10	1000
7	100	10	10	1000
8	100	10	10	1000
9	100	10	10	1000
10	100	10	10	1000

**TRANSPORTATION PLAN**  
FOR  
**BELMONT (PHASE 5)**  
**SAINT MATTHEW TOWNSHIP**  
SITUATED AT  
**RALEIGH**  
WAKE COUNTY, NORTH CAROLINA

**Hugh J. Gillette and Associates**  
875 Walnut Street  
Suite 200  
Cary, NC 27513  
BUSINESS L.L.C. # C-488  
Phone: (919) 488-1101

**DATE**  
10/10/11  
**BY**  
J. Gillette  
**FOR**  
J. Gillette

**REVISION**

NO.	DATE	DESCRIPTION
1	10/10/11	Initial Design
2	10/10/11	Revised Design

**DRIVER**

NO.	DATE	DESCRIPTION
1	10/10/11	Initial Design
2	10/10/11	Revised Design

**SCALE**  
1" = 100'

**PROJECT NO.**  
C7

**DATE**  
10/10/11

**BY**  
J. Gillette



CITY OF RALEIGH PROJECT NUMBER:

S-35-18

TRANSACTION NUMBER: 564543

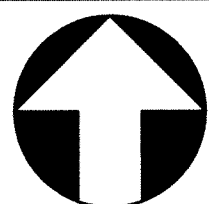
BELMONT  
(PHASE 5)

SITUATED AT

RALEIGH

SAINT MATTHEWS TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

THESE IMPROVEMENTS AND ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH THE FOLLOWING DRAWINGS AND WITH ALL  
CITY OF RALEIGH STANDARDS AND SPECIFICATIONS



VICINITY MAP

SCALE: 1"=500'

Preliminary Subdivision  
Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 919-996-1831  
Lackford Satellite Office | 1520 - 130 Lackford 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
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision * <input checked="" 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 #:		
<b>GENERAL INFORMATION</b>		
Development Name Belmont (Phase 5)		
Proposed Use Residential		
Property Address(es) 4820 Heathshire Drive Raleigh NC 27616		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 175006762	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name Buffalo Partners I LLC		Owner/Developer Name Karl Blackley
Address 100 Weston Estates Way, Cary NC 27513		
Phone 919-481-3000	Email	Fax 919-677-8600
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name Hugh J. Gilleece and Associates		Contact Name Brad Haertling
Address 875 Walnut Street Suite 360 Cary NC 27511		
Phone 919-469-1101	Email bhaertling@bellsouth.net	Fax

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REVISION 03.11.16

<b>DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)</b>		
<b>ZONING INFORMATION</b>		
Zoning District(s) R-6-CU		
If more than one district, provide the acreage of each:		
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # 2-33-05		
COA (Certificate of Appropriateness) Case #		
BOA (Board of Adjustment) Case # A-		
<b>STORMWATER INFORMATION</b>		
Existing Impervious Surface 0	acres/ft	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 8,438,904	acres/ft	Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:		
Alluvial Soils NO	Flood Study NO	FEMA Map Panel # 1736
<b>NUMBER OF LOTS AND DENSITY</b>		
Total # of Townhouse Lots: Detached 0	Attached 0	Total # of All Lots 80
Total # of Single Family Lots 80		
Overall Units/Acre Densities Per Zoning Districts 3.31 DU/AC		
Total # of Open Space and/or Common Area Lots 4 LOTS/7.80 AC.		
<b>SIGNATURE BLOCK (Applicable to all developments)</b>		
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 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 <i>Karl Blackley</i>		Date 7/24/18
Signature <i>Buffalo I LLC</i>		Date

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REVISION 03.11.16

Y:\Jobs\3690\Belmont Sidwgl\_Working Dwg\Belmont (Phase 5).dwg

**Hugh J. Gilleece and Associates**

BUSINESS LICENSE C-496

875 Walnut Street Suite 360 Cary, NC Phone: (919)469-1101 Fax: (919)460-7637

SHEET INDEX

CVR1	COVER (SITE)
C1	GENERAL NOTES AND LEGEND
C2	EXISTING CONDITIONS/TREE SURVEY PLAN
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PROJECT DATA

WAKE COUNTY PROPERTY ID NUMBER(S) (PIN): 1736208782	
ZONING: R-6 CUD	
TOTAL EXISTING AREA OF TRACT(S):	(INCLUDES R/W TO BE GRANTED) 23.42 AC.
AREA:	23.42 AC.
PROPOSED SINGLE FAMILY LOTS:	80
DENSITY:	3.31 DU/AC.
R6 MIN. LOT SIZE:	6,012 SF (6,000 SF)
AREA IN LOTS:	620,779 SF
AVERAGE LOT SIZE:	7760 SF
OPEN SPACE PROVIDED:	7.80 AC.
OPEN SPACE LOTS:	4 TOTAL
(PREVIOUSLY RECORDED LOT 201 = 4.08 AC,	
LOT 207 = 2.82 AC, LOT 208 AC = 0.65.)	
PROP LOT 265=0.25 AC TOTAL= 7.80 AC	
AREA OF RESIDENTIAL STREETS:	4.05 AC.
OPEN SPACE REQUIRED (20%):	4.68 AC.
TOTAL AREA OF OPEN SPACE PROVIDED:	7.80 AC.
AREA OF OPEN SPACE IN LAKE & STORM WATER FACILITIES (MANAGED):	2.82 AC.
AREA OF OPEN SPACE NOT IN LAKE & STORM WATER FACILITIES (MANAGED):	4.48 AC.
AREA OF OPEN SPACE IN THE TREE CONSERVATION AREAS (UNMANAGED):	0.50 AC.
PERCENT OF OPEN SPACE W/ LAKE & STORM WATER FACILITIES:	12.04%

PUBLIC IMPROVEMENT QUANTITIES

PHASE NUMBER(S)	5
TOTAL NUMBER OF LOT(S)	80
LOT NUMBER(S) BY PHASE	201, 207-289
LIVABLE BUILDINGS	80
OPEN SPACE	YES
NUMBER OF OPEN SPACE	4
PUBLIC WATER (LF)	3,200'
PUBLIC SEWER (LF)	1,677'
PUBLIC STREET (LF)	3,148'
PUBLIC SIDEWALK (LF)	5,880'

MISC. AREAS AND DENSITY INFORMATION

TREE CONSERVATION AREA DEDICATED: 3.76 AC. (3.81% OF NET PROJECT AREA)
R-4 TRACT - 1.82 D.U. PER ACRE (NOT INCLUDING PHASE 5)
R-6 TRACT - 3.12 D.U. PER ACRE (NOT INCLUDING PHASE 5)

OWNER

BUFFALOE PARTNERS I LLC  
CONTACT: KARL BLACKLEY  
100 WESTON ESTATES WAY  
CARY, NC 27513  
PHONE: (919) 481-3000  
FAX: (919) 677-8600

SURVEYOR

ROBINSON & PLANTE  
CONTACT: BUDDY PLANTE  
1330 S.E. MAYNARD ROAD #201  
CARY, NC 27511  
PHONE: (919) 481-1245  
FAX: (919) 481-1213

LANDSCAPE ARCH.

WILLIAM B. HOOD  
CONTACT: WILLIE HOOD  
302 JEFFERSON ST SUITE 225  
RALEIGH, NC 27603  
PHONE: (919) 750-3577  
FAX: (919) 851-7547

EXISTING BOUNDARY SURVEY BY:

WITHERS & RAVENEL  
CONTACT: JIMMY E. BASS  
111 MacKENAN DRIVE  
CARY, NC 27511  
PHONE: (919) 469-3340  
FAX: (919) 467-6008

1	12-12-18	C.O.R REVIEW CYCLE 1	JRH
2	02-11-19	C.O.R REVIEW CYCLE 2	JRH
3	03-19-19	C.O.R REVIEW CYCLE 3	JRH
No.	DATE	REVISION	DWN/CHK

COVER (SITE)

FOR  
BELMONT (PHASE 5)

SITUATED AT

RALEIGH

SAINT MATTHEWS TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

JOB # 3690

DSN/CHK BY: JRH START DATE: 02/28/18  
DWN BY: EDS PRINT DATE: 3/19/2019  
VRT SCALE: NONE HRZ SCALE: NONE

SHEET:

CVR1

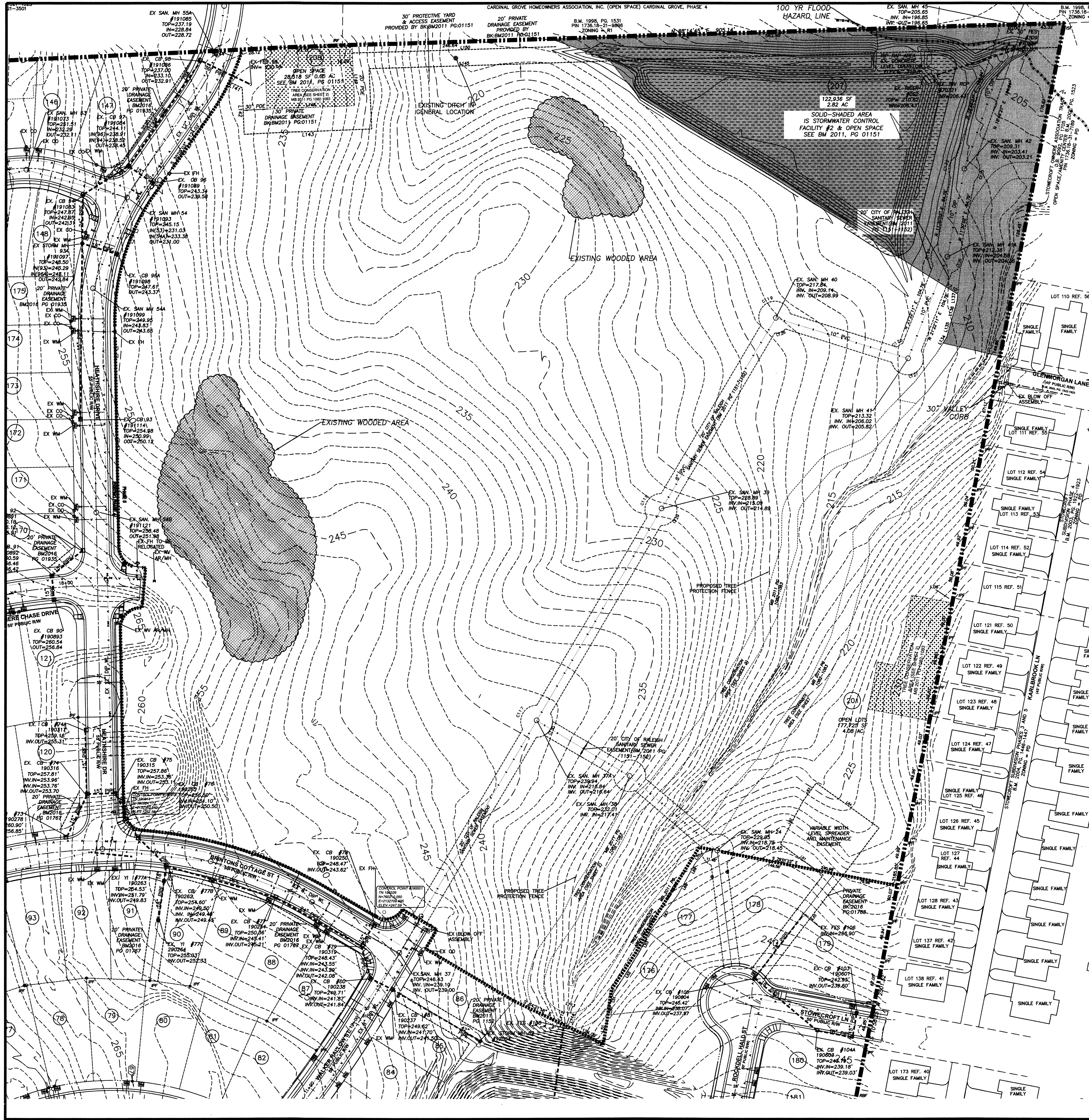
ATTENTION CONTRACTORS

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) 996-6810, and the Public Utilities Department at (919) 857-4540 at least twenty four hours prior to beginning any of their construction.

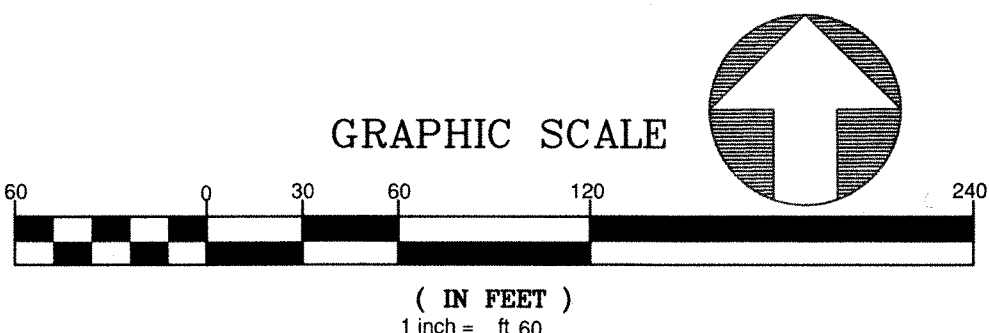
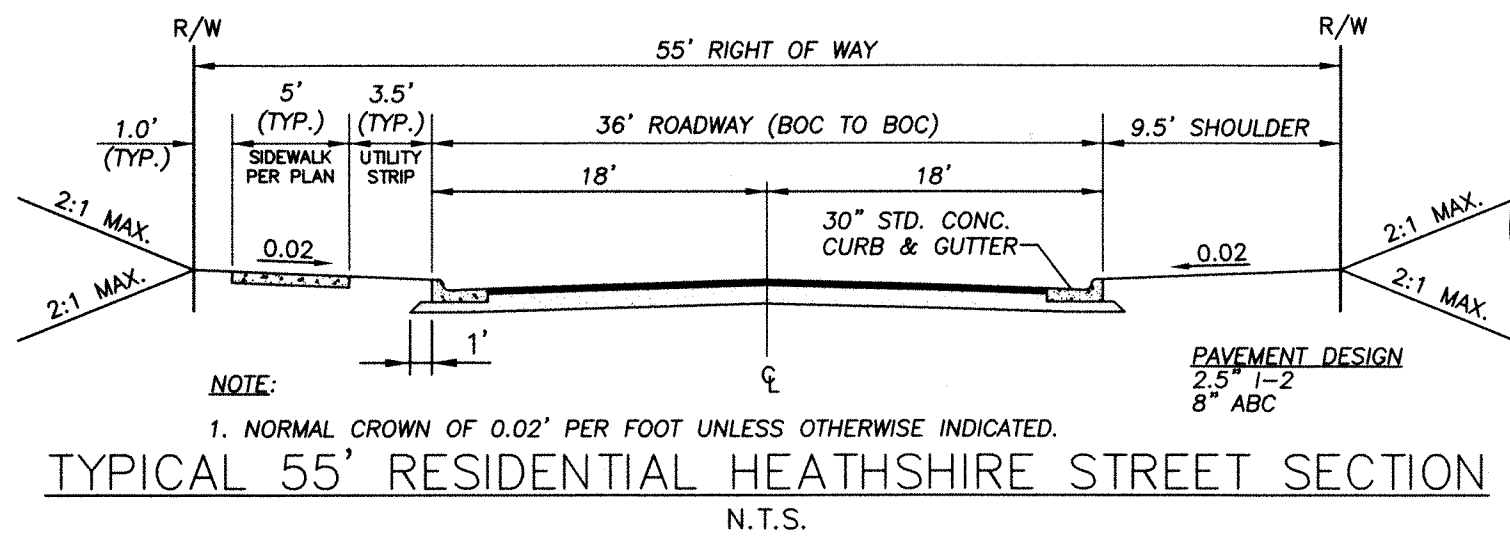
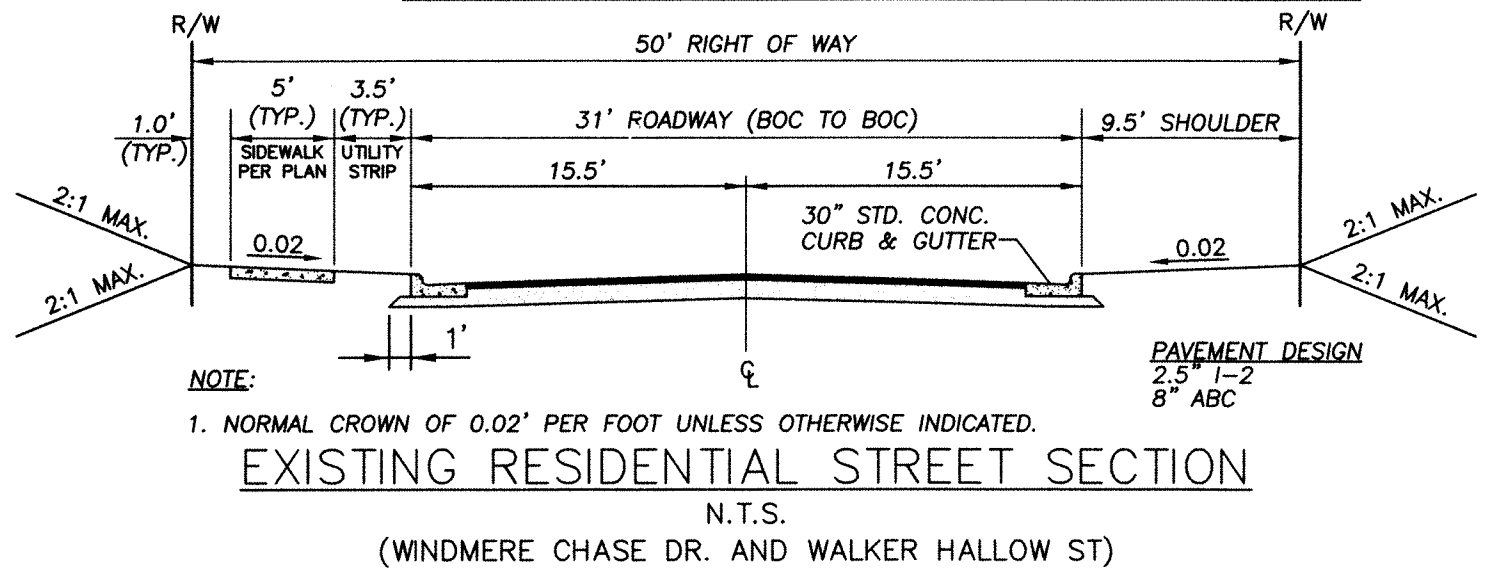
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

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





EXISTING UTILITY CHART	
EXISTING FIRE HYDRANT	
EXISTING WATER SERVICE	
EXISTING CURB INLET	
EXISTING STORM PIPE	
EXISTING VALVE	
EXISTING MANHOLE	
EXISTING SEWER LINE	
EXISTING WATER LINE	
EXISTING CLEANOUT	
EXISTING AIR RELEASE VALVE	
EXISTING STORM MANHOLE	
EXISTING FLARED END SECTION	
EXISTING RISER	



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BUSINESS LIC. # C-496  
Phone: (919)469-1101

DATE	REVISION	BY	CHK
12-12-18	1	JRH	JRH
02-11-19	2	JRH	JRH
03-18-19	3	JRH	JRH

EXISTING CONDITIONS/TREE SURVEY PLAN

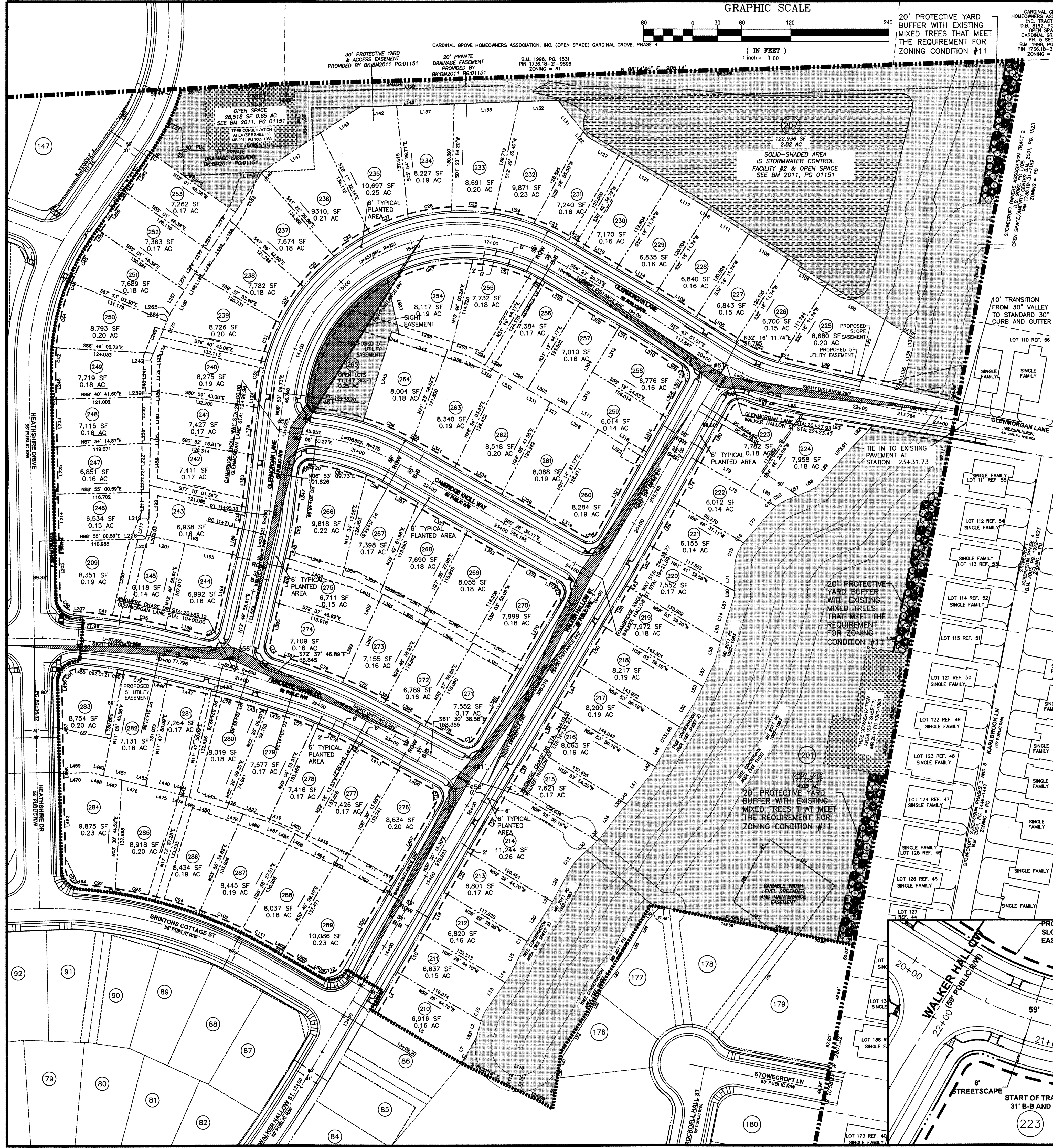
FOR  
**BELMONT (PHASE 5)**  
**SAINT MATTHEW TOWNSHIP**

SITUATED AT  
**RALEIGH**  
WAKE COUNTY, NORTH CAROLINA

JOB #3690  
DSN/CHK BY: JRH  
DWN BY: EDS  
START DATE: 02/28/18  
PRINT DATE: 3/19/2019  
HRZ SCALE: 1"=60'  
VRT SCALE: NONE

SHEET NO.  
**C2**

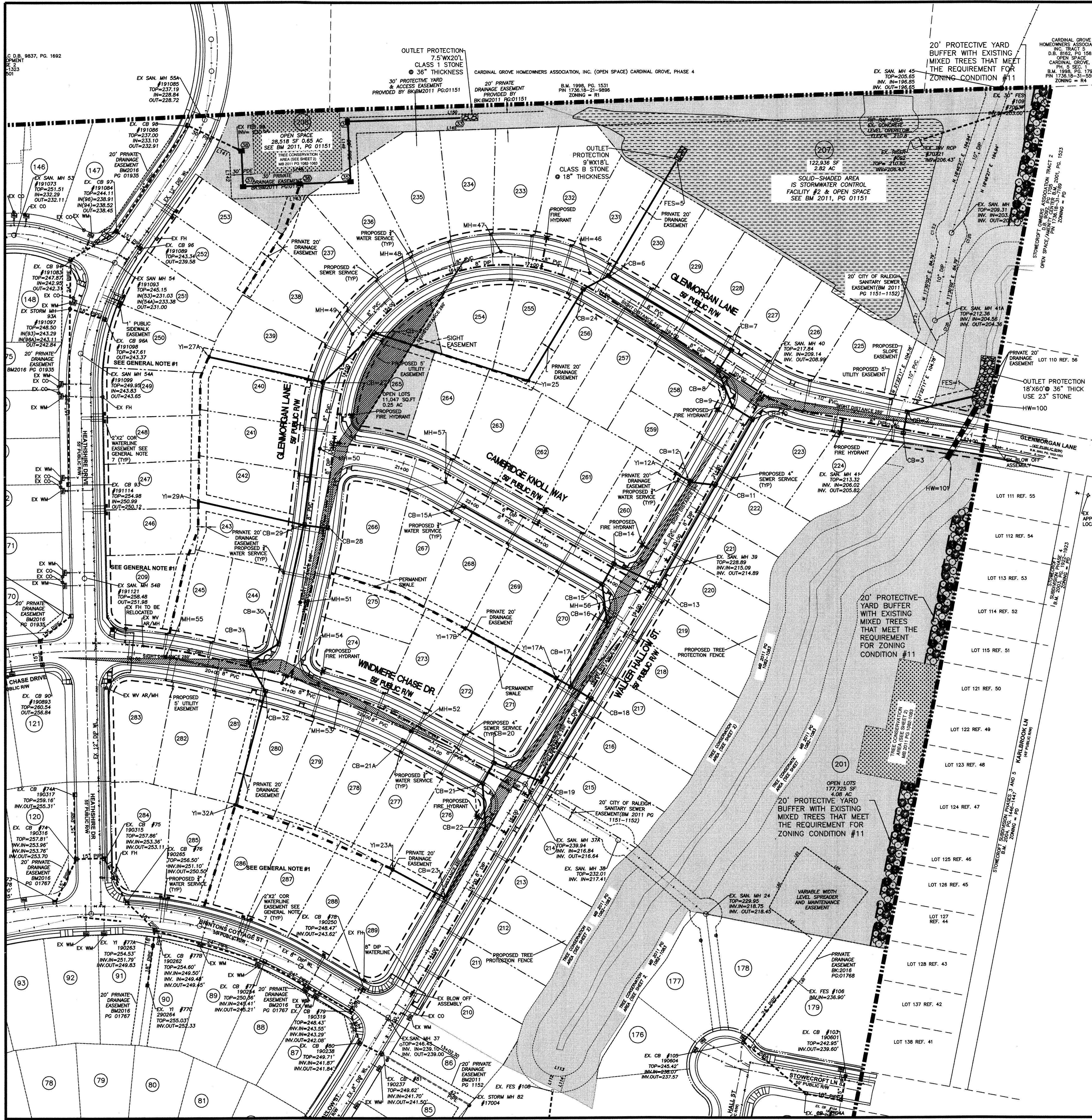




Line Table		
Line #	Length	Direction
L1	0.000	N16° 05' 11.74"E
L2	18.129	N16° 31' 27.92"E
L3	56.005	S30° 28' 10.75"W
L4	124.244	S59° 27' 15.16"E
L5	0.156	S84° 21' 18.44"E
L6	28.615	N30° 30' 15.30"E
L7	6.518	N30° 30' 15.30"E
L8	56.000	S30° 27' 19.85"W
L9	39.135	N34° 46' 00.01"E
L10	13.246	N34° 46' 00.01"E
L11	36.391	N27° 13' 08.90"E
L12	57.000	S30° 30' 15.30"E
L13	32.554	N33° 30' 09.60"E
L14	4.517	N28° 21' 44.40"E
L15	57.000	S30° 30' 15.30"E
L16	93.254	S30° 30' 15.30"E
L17	45.531	N28° 21' 44.40"E
L18	36.109	N46° 41' 20.80"E
L19	5.323	N47° 00' 24.69"E
L20	45.133	N37° 29' 26.99"E
L21	7.151	N41° 53' 20.04"E
L22	57.000	S31° 06' 00.81"W
L23	0.411	N41° 53' 20.04"E
L24	46.080	N39° 22' 20.31"E
L25	11.016	N30° 31' 07.64"E
L26	57.000	S31° 06' 00.81"W
L27	34.304	N30° 31' 07.64"E
L28	21.563	N31° 49' 17.00"E
L29	57.000	S31° 06' 00.81"W
L30	42.572	N31° 49' 17.00"E
L31	14.481	N26° 19' 05.83"E
L32	57.000	S31° 06' 00.81"W
L33	57.000	S31° 06' 00.81"W
L34	57.000	S31° 06' 00.81"W
L35	57.000	S31° 06' 00.81"W
L36	57.000	S31° 06' 00.81"W
L37	57.000	S31° 06' 00.81"W
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L172	57.000	S31° 06' 00.81"W
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L174	57.000	S31° 06' 00.81"W
L175	57.000	S31° 06' 00.81"W
L176	57.000	S31° 06' 00.81"W
L177	57.000	S31° 06' 00.81"W
L178	57.000	S31° 06' 00.81"W
L179	57.000	S31° 06' 00.81"W
L180	57.000	S31° 06' 00.81"W

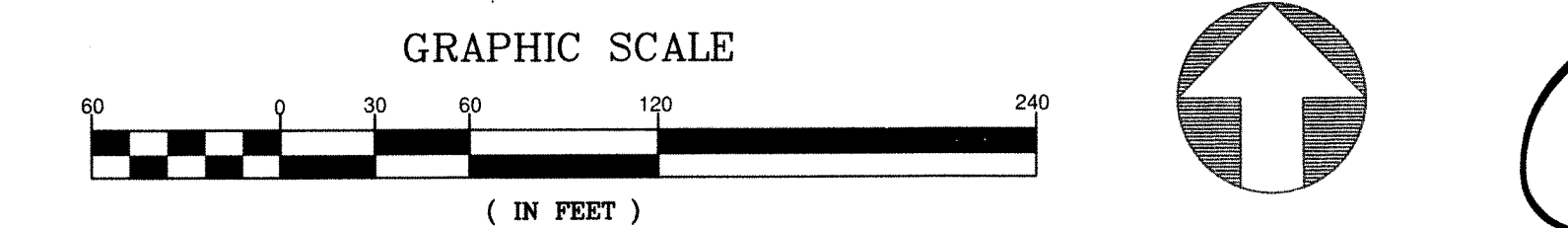
Line Table		
Line #	Length	Direction
L181	47.352	S01° 02' 28.73"W
L182	64.103	N06° 53' 09.73"E
L183	2.682	S01° 02' 28.73"W
L184	54.114	S01° 02' 28.73"W
L185	113.000	S77° 10' 01.39"E
L186	32.688	N12° 49' 58.61"E
L187	47.635	S01° 02' 28.73"W
L188	12.577	S12° 49' 58.61"E
L189	93.500	N12° 50' 57.61"E
L190	85.021	N77° 03' 24.22"W
L191	49.790	S76° 22' 55.90"E
L192	48.006	N77° 18' 59.32"W
L193	5.144	S12° 49' 58.61"E
L194	9.266	S88° 55' 00.59"W
L195	66.932	S01° 04' 59.41"E
L196	11.024	S84° 58' 51.67"E
L197	101.942	N12° 49' 58.61"E
L198	33.298	N01° 02' 28.73"E
L199	56.772	S01° 04' 59.41"E
L200	17.721	N12° 49' 58.61"E
L201	17.721	N12° 49' 58.61"E
L202	6.280	N01° 02' 28.73"E
L203	42.018	N01° 02' 28.73"E
L204	42.018	N01° 02' 28.73"E
L205	56.736	S01° 12' 40.56"E
L206	17.556	N01° 02' 28.73"E
L207	37.280	N01° 02' 28.73"E
L208	56.300	S00° 58' 13.10"E
L209	16.764	N01° 02' 28.73"E
L210	7.872	N01° 02' 28.73"E
L211	40.086	N01° 02' 28.73"E
L212	40.086	N01° 02' 28.73"E
L213	40.086	N01° 02' 28.73"E
L214	5.554	N23° 02' 13.74"E
L215	37.083	S01° 04' 59.41"E
L216	41.827	N23° 02' 13.74"E
L217	10.449	S35° 05' 02.88"W
L218	6.673	N23° 02' 13.74"E
L219	4.908	N23° 02' 13.74"E
L220	32.317	N31° 26' 46.45"E
L221	57.000	S35° 05' 02.88"W
L222	18.011	N31° 26' 46.45"E
L223	17.054	N33° 10' 06.31"E
L224	21.988	N33° 10' 06.31"E
L225	39.596	N34° 03' 25.74"E
L226	56.574	S35° 05' 02.88"W
L227	15.718	N37° 19' 07.90"E
L228	18.792	S35° 05' 02.88"W
L229	77.228	N29° 34' 44.99"E
L230	29.038	S80° 53' 57.99"E
L231	36.420	S80° 28' 27.04"E
L232	28.622	N68° 18' 28.54"E
L233	11.696	N63° 42' 23.69"E
L234	47.712	N41° 07' 16.22"E
L235	2.884	N42° 46' 47.19"E
L236	14.884	N44° 26' 18.16"E
L237	34.876	N43° 47' 53.76"E
L238	86.622	N80° 53' 57.99"E
L239	78.671	N21° 22' 11.06"E
L240	82.961	N67° 43' 48.26"E
L241	93.045	S77° 14' 38.32"E
L242	57.000	S67° 43' 48.26"E
L243	57.000	S67° 43' 48.26"E
L244	57.000	S67° 43' 48.26"E
L245	57.000	S67° 43' 48.26"E
L246	57.000	S67° 43' 48.26"E
L247	57.000	S67° 43' 48.26"E
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L255	57.000	S67° 43' 48.26"E
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L261	57.000	S67° 43' 48.26"E
L262	57.000	S67° 43' 48.26"E
L263	57.000	S67° 43' 48.26"E
L264	57.000	S67° 43' 48.26"E
L265	57.000	S67° 43' 48.26"E
L266	57.000	S67° 43' 48.26"E
L267	57.000	S67° 43' 48.26"E
L268	57.000	S67° 43' 48.26"E
L269	57.000	S67° 43' 48.26"E
L270	57.000	S67° 43' 48.26"E
L271	57.000	S67° 43' 48.26"E
L272	57.000	S67° 43' 48.26"E
L273	57.000	S67° 43' 48.26"E
L274	57.000	S67° 43' 48.26"E
L275	57.000	S67° 43' 48.26"E
L276	57.000	S67° 43' 48.26"E
L277	57.000	S67° 43' 48.26"E
L278	57.000	S67° 43' 48.26"E
L279	57.000	S67° 43' 48.26"E
L280	57.000	S67° 43' 48.26"E
L281	57.000	S67° 43' 48.26"E
L282	57.000	S67° 43' 48.26"E
L283	57.000	S67° 43' 48.26"E
L284	57.000	S67° 43' 48.26"E
L285	57.000	S67° 43' 48.26"E
L286	57.000	S67° 43' 48.26"E
L287	57.000	S67° 43' 48.26"E
L288	57.000	S67° 43' 48.26"E
L289	57.000	S67° 43' 48.26"E
L290	57.000	S67° 43' 48.26"E
L291	57.000	S67° 43' 48.26"E
L292	57.000	S67° 43' 48.26"E</





STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC\* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, 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. 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



- GENERAL NOTES:
- LOTS (284-289), 209 AND (246-253) WILL REQUIRE NEW WATER AND SEWER SERVICES OFF EXISTING SEWER AND WATER MAINS OFF OF HEATHSHIRE DRIVE AND BRINTONS COTTAGE STREET.
  - WATER VALVES AND BLOW-OFF ASSEMBLIES ARE LOCATED AT THE END OF EXISTING WATER MAINS. MH-56 WILL BE A DOGHOUSE STYLE MH OVER EXISTING SEWER MAIN AND MH-37A AND MH-40 WILL BE CORED TO MATCH THE EXISTING INV. IN. THE EXISTING VALVES WILL BE CLOSED AND THE EXISTING BLOWOFF ASSEMBLIES WILL BE REMOVED AT THE TIME OF EXTENSION.
  - FIRE FLOW ANALYSIS IS REQUIRED AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3.
  - COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION.
  - WATER METERS SHOULD BE LOCATED WITHIN R/W, BEHIND SIDEWALK, AND OUTSIDE OF ANY GENERAL UTILITY PLACEMENT EASEMENT.
  - SANITARY SEWER CLEANOUTS SHOULD BE LOCATED ON R/W LINE IF IT DOES NOT CONFLICT WITH SIDEWALK, REGARDLESS OF GENERAL UTILITY PLACEMENT
  - ALONG BRINTONS COTTAGE STREET AND HEATHSHIRE DRIVE THE WATER SERVICE AND FIRE HYDRANT WILL HAVE A 2'X2' CITY OF RALEIGH WATERLINE EASEMENT

PROPOSED UTILITY LEGEND	
PROPOSED FIRE HYDRANT	
PROPOSED WATER SERVICE	
PROPOSED STORM WATER	
PROPOSED CULVERT	
PROPOSED CURB INLET	
PROPOSED MANHOLE	
PROPOSED SEWER LINE	
PROPOSED WATER LINE	
PROPOSED VALVE	
PROPOSED YARD INLET	
PROPOSED SEWER SERVICE	
CULVERT HEADWALL	
PERMANENT SWALE	

**Hugh J. Gilleece and Associates**

875 Walnut Street  
Suite 360  
Cary, NC 27511  
BUSINESS LIC. # C-496  
Phone: (919)469-1101

UTILITY PLAN  
FOR  
**BELMONT (PHASE 5)**  
SAINT MATTHEW TOWNSHIP  
SITUATED AT  
**RALEIGH**  
WAKE COUNTY, NORTH CAROLINA

JOB #3690

DSN/CHK BY:	JRH
OWN BY:	EDS
START DATE:	02/28/18
PRINT DATE:	3/19/2019
HRZ SCALE:	1"=60'
VRT SCALE:	NONE

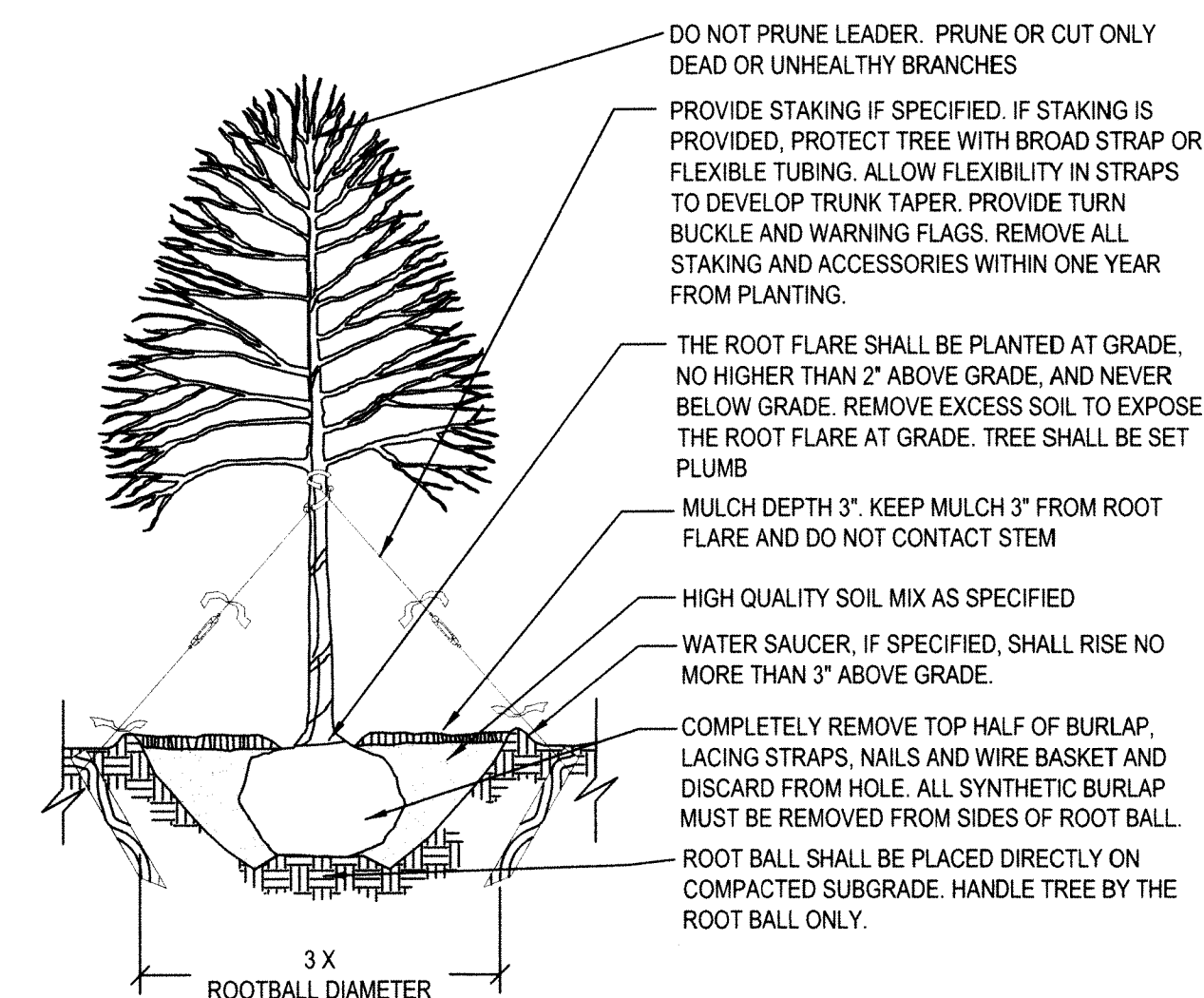
SHEET NO.  
**C4**



CARDINAL GROVE  
HOMEOWNERS ASSOCIA  
INC. TRACT 5  
D.B. 8162, PG 156.  
OPEN SPACE  
CARDINAL GROVE,  
PH. 5 SEC. 1  
B.M. 1998, PG. 179  
PIN 1736.18-31-55  
ZONING = R4

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and Associates**

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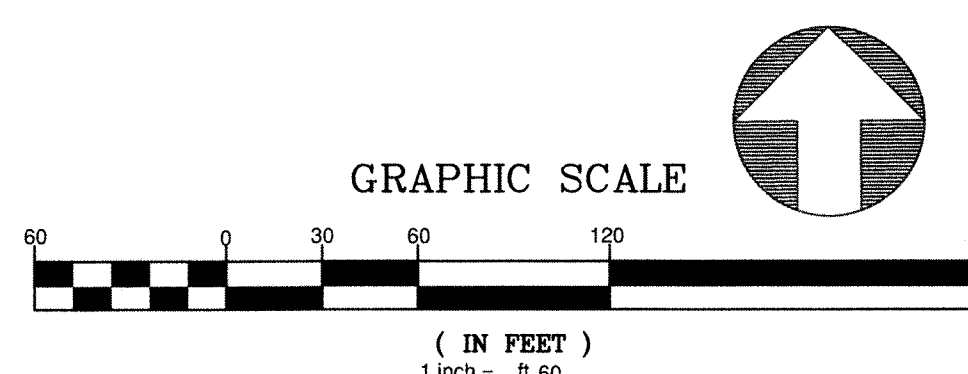


CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

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

<b>CITY OF RALEIGH</b>		
<b>STANDARD DETAIL</b>		
<i>REVISIONS</i>	<i>DATE: 8/1/16</i>	<i>NOTED BY:</i>
	TREE PLANTING DETAIL	
	<b>TPP-03</b>	

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	REMARKS
	STREET TREES					
Ql	<i>Quercus lyrata</i>	Overcap Oak	22	3" MIN	12' MIN	
Qn	<i>Quercus nuttalli</i>	Nuttall Oak	36	3" MIN	12' MIN	
Qp	<i>Quercus phellos</i>	Willow Oak	21	3" MIN	12' MIN	
Td	<i>Taxodium distichum</i>	Bald cypress	21	3" MIN	12' MIN	
Up	<i>Ulmus parvifolia</i>	Lace bark elm	20	3" MIN	12' MIN	
Zs	<i>Zelkova serrata</i>	Zelkova	17	3" MIN	12' MIN	



# LANDSCAPE PLAN

**FOR  
BELMONT (PHASE 5)**

**SAINT MATTHEW TOWNSHIP**

SITUATED AT  
**RALEIGH**

WAKE COUNTY, NORTH CAROLINA

**JOB #3690**

DSN/CHK BY:	JRH
DWN BY:	EDS
START DATE:	02/28/18
PRINT DATE:	3/19/2019
HRZ SCALE:	1"=60'
VRT SCALE:	NONE

SHEET NO.

## C6



