LOCATION: This site is comprised of three lots and located on the east side of Leesville Road, south of Strickland Road at 13001 Strickland Road. The site is outside the city limits.

The purpose of this revised document is to amend the administrative actions/conditions to be met for approval prior to building permits issuance.

REQUEST: Development of an 11.36 acres tract zoned R-4 into a proposed 22 lot subdivision to include 19 residential and 3 open lots with .64 acres of right-of-way dedication along Strickland Road.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A Design Adjustment has been submitted to the block perimeter requirements of UDO Article 8.3.

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 3/4/2019 by Bohler Engineering NC, PLLC

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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. Approval for the mail kiosk location must be provided from the USPS.

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

4. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

| ☒ | City Code Covenant | ☒ | Slope Easement |
| ☒ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☒ | Utility Placement Easement | ☐ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☐ | Public Access Easement |
| ☐ | | ☐ | 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
Administrative Approval Action Revision
S-50-18 / Pine Hollow Estates Subdivision
Transaction# 570625 AA#3967

recordings and building permits will be withheld if the recorded document is not provided to the City.

2. A recombination map shall be recorded recombining the existing 3 lots into a single tract prior to any review and recordation for the subdivision plan.

3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

4. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

6. As shown on the approved preliminary subdivision plan set dated 3/4/19, a note shall be placed on all plat recordings stating the Primary Street determination for Lots 10 & 19, approved by the Planning Director, shall be Field Maple Court (Lot 10) & Grey Willow Drive (Lot 19) respectively.

Engineering

7. 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.

8. 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.

9. Slope easements 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.

10. A fee-in-lieu for the Field Maple Court extension and streetscape to the center of the creek crossing is to be paid to the City of Raleigh (UDO 8.1.10).

11. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

12. 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.
13. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

14. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

15. 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).

16. 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).

17. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

18. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.06 acres of tree conservation area.

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

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

**General**

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

2. A demolition permit shall be obtained for existing structures and shown on all plats of recording.

3. A copy of the final plat for the recordation of lots shall be approved and signed by the Development Services Director & recorded at the Wake County Register of Deeds.
Engineering

4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes __77___ street trees along __three streets____.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

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: 5-23-2022
Record at least ½ of the land area approved.

5-Year Sunset Date: 5-23-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) __________________________ Date: 6/23/19

Staff Coordinator: Jermon Purifoy
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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Pine Hollow Estates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-50-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>570625</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 134 - 2018</td>
</tr>
</tbody>
</table>

**Staff recommendation based upon the findings in the applicable code(s):**

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [X] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

**Staff SUPPORTS [X] DOES NOT SUPPORT [ ] the design adjustment request.**

**DEPARTMENTS**

- [ ] Dev. Services Planner
- [X] Development Engineering
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

**CONDITIONS:**

**Development Services Director or Designee Action:**

- [X] APPROVE
- [ ] APPROVE WITH CONDITIONS
- [ ] DENY

*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).
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 [x] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [x] NO [ ]
C. The requested design adjustment does not increase congestion or compromise safety;
   YES [x] NO [ ]
D. The requested design adjustment does not create any lots without direct street frontage;
   YES [x] 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 [x] NO [ ]

**STAFF FINDINGS**

The proposed development has three blocks which two of the three are compliant with the block perimeter requirements of UDO Article 8.3. The third lot encompasses lots 1 through 6. The extension of a public street is not feasible to bring the lots into full compliance due to the site layout of developed properties along Owl's Nest Drive. Additionally, the adjacent parcel includes two well sites.

The developer has set up for a connected block to the east and south including adding public right of way frontage a street stub to a parcel previously without public frontage.

Therefore, the requested design adjustment is deemed reasonable due to the following code sections: Section 8.3.6 (E) (2) and (3).
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.

<table>
<thead>
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<tr>
<th>OWNER</th>
<th></th>
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<tbody>
<tr>
<td>Name</td>
<td>Terrebon Estates LLC / John O &amp; Carolyn B Henderson</td>
</tr>
<tr>
<td>Address</td>
<td>3025 Westbury Dr / 12909 Strickland Rd</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>North Carolina</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27607 / 27613</td>
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<thead>
<tr>
<th>CONTACT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Mike Roselli, P.E.</td>
</tr>
<tr>
<td>Firm</td>
<td>Bohler Engineering NC, PLLC</td>
</tr>
<tr>
<td>Address</td>
<td>4130 Parklake Ave., Suite 130</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>North Carolina</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27612</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 578-9000</td>
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</tbody>
</table>

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<tr>
<th>REQUEST</th>
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I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access
- See page 2 for findings
- UDO Art. 8.4 New Streets
- See page 3 for findings
- UDO Art. 8.5 Existing Streets
- See page 4 for findings
- Raleigh Street Design Manual
- See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

A design adjustment is requested for lots 1-6 that do not conform to block perimeter requirements due to the following hardships in accordance with COR UDO section 8.3.6 and as shown on attached block perimeter exhibit.

- Field Maple Courts extension to Woodyhill Rd would form block in excess of 5,000 ft for lots 1-6, regardless of extension of Owls Nest Dr, which would provide no practical future development potential. See next sheet for full justification.

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.

 Owners/Owner’s Representative Signature: Carolyn B. Henderson
Date: 12-20-2018

<table>
<thead>
<tr>
<th>CHECKLIST</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>[ ] Included</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>[ ] Included</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>[ ] Included</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>[ ] Included</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>[ ] Included</td>
</tr>
</tbody>
</table>

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601
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 design adjustment is herein submitted in accordance with the article, including pertinent material necessary for review.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The comprehensive plan and other adopted City plans do not reference future roadways which will make compliant blocks in this vicinity.

C. The requested design adjustment does not increase congestion or compromise Safety;
   This design adjustment does impact congestion or safety.

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

Previous development & constructed home sites along Owls Nest Dr prevent a road connection to the west. One remaining parcel (0788-24-9896) between the proposed development & the previous development along Owls Nest Dr already has direct street frontage along Strickland Road.

Per attached iMaps exhibit, if Field Maple Court were to be extended to Woodyhill Road, block formed would be in excess of 5,000 ft, regardless of an extension of Owls Nest Dr.

The presence of a 100' CP&L Transmission Line Easement, tower, & well on adjacent parcel (0788-24-9896) add additional complications, with no practical future development potential.
Individudl
Acknowledgement

STATE OF NORTH CAROLINA
COUNTY OF Utah

Doris S Fullmer, a Notary Public do hereby certify that
John Henderson and Carolyn Henderson personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

This the 20 day of December, 2018.

DORIS S FULLMER
Notary Public – State of Utah
Comm. No. 6966526
My Commission Expires on
Sep 6, 2021

Notary Public

My Commission Expires: 09.10.2021

www.raleighnc.gov

REVISION JAN. 30, 18
PRELIMINARY SUBDIVISION SUBMITTAL
FOR
PINE HOLLOW ESTATES

LOCATION OF SITE
13001 STRICKLAND ROAD
RALEIGH, NC 27612
WAKE COUNTY
PIN #: 0788-34-0985, 0788-34-2765, 0788-35-5113
SKETCH REVIEW TRANSACTION #551122
TRANSACTION #570625
CASE NUMBER S-50-18

OWNER
PREPARED BY
DEVELOPER

CONTACT: MIKE ROSELLI - MROSELLI@BOHLERENG.COM

4130 PARKLAKE AVE., SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000
NC@BohlerEng.com
This drawing and/or file has been prepared by Bohler Engineering at the request of the Project Owner or his representative. It was created based on site investigation and data collected by the engineer. It is the recipient's obligation to understand the design intent and to use this digital data appropriately.

**STANDARD UTILITY NOTES**

1. All materials and construction methods shall be in accordance with the City of Raleigh, NC, standards and specifications. Contractor shall verify all existing utilities prior to construction.
2. Water service lines shall be ductile iron pipe. All water lines shall be laid at least 10' laterally measured edge to edge from any water main.
3. No FEMA mapped floodplains exist on site per FEMA Map No. 3720078500J.
4. Total primary tree prop. ±8' retaining.
5. The primary street for Lot 10 is Field Maple. The primary street for Lot 13 is Grey Willow per the COR Dept.
6. Contractor to construct the lines per CORPUD standards, using pipe grades and sizes as required.
7. Permitting services are required for any utility extension. NCDOT/Railroad Encroachment Agreements are required for any utility extending into right of way.
8. Floodplains shall have a rim elevation a minimum of two feet above the 100 Year Flood Line.
9. Water lines are shown graphically. It is the sole responsibility of the Contractor to properly size the water service for each connection to provide adequate flow and pressure.
10. The primary utility pole & overhead is shown on the plans.
11. NCDOT/Railroad Encroachment Agreements are required for any utility extending into right of way.
12. The utility set for Lot 10 is 0.22 acres.
13. Water main (Typ.) is shown graphically.
14. Force main (Typ.) shall be laid at least 20' laterally measured edge to edge from any water main.
15. The utility set for Lot 9 is 0.807 acres.
16. The utility set for Lot 11 is 1.0 acres.
17. The utility set for Lot 12 is 1.1 acres.
18. Ablowoff is shown graphically.
19. Blowoff shall be extended 10' on each side of any utility crossing. Where adequate separations cannot be maintained, separate trenches with the elevation of the water main at least 18" above the 100 Year Flood Line.
20. The utility set for Lot 13 is 0.22 acres.

**UTILITY NOTES**

- **A)** General notes sheet C-102.
- **B)** Conservation area - 10' x 10' slope.
- **C)** Ablowoff shall be extended 10' on each side of any utility crossing. Where adequate separations cannot be maintained, separate trenches with the elevation of the water main at least 18" above the 100 Year Flood Line.
- **D)** Land surveying.
- **E)** Graphic legend.
- **F)** Total secondary tree prop. 5' cor utility.
- **G)** City comments.

**TRANSPORTATION SERVICES**

- **A)** Landscaping architect.
- **B)** Transportation services.
- **C)** Permitting services.
- **D)** Construction.

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5. The primary street for Lot 10 is Field Maple. The primary street for Lot 13 is Grey Willow per the COR Dept.
6. Contractor to construct the lines per CORPUD standards, using pipe grades and sizes as required.
7. Permitting services are required for any utility extension. NCDOT/Railroad Encroachment Agreements are required for any utility extending into right of way.
8. Floodplains shall have a rim elevation a minimum of two feet above the 100 Year Flood Line.
9. Water lines are shown graphically. It is the sole responsibility of the Contractor to properly size the water service for each connection to provide adequate flow and pressure.
10. The primary utility pole & overhead is shown on the plans.
11. NCDOT/Railroad Encroachment Agreements are required for any utility extending into right of way.
12. The utility set for Lot 10 is 0.22 acres.
13. Water main (Typ.) is shown graphically.
14. Force main (Typ.) shall be laid at least 20' laterally measured edge to edge from any water main.
15. The utility set for Lot 9 is 0.807 acres.
16. The utility set for Lot 11 is 1.0 acres.
17. The utility set for Lot 12 is 1.1 acres.
18. Ablowoff is shown graphically.
19. Blowoff shall be extended 10' on each side of any utility crossing. Where adequate separations cannot be maintained, separate trenches with the elevation of the water main at least 18" above the 100 Year Flood Line.
20. The utility set for Lot 13 is 0.22 acres.

**UTILITY NOTES**

- **A)** General notes sheet C-102.
- **B)** Conservation area - 10' x 10' slope.
- **C)** Ablowoff shall be extended 10' on each side of any utility crossing. Where adequate separations cannot be maintained, separate trenches with the elevation of the water main at least 18" above the 100 Year Flood Line.
- **D)** Land surveying.
- **E)** Graphic legend.
- **F)** Total secondary tree prop. 5' cor utility.
- **G)** City comments.

**TRANSPORTATION SERVICES**

- **A)** Landscaping architect.
- **B)** Transportation services.
- **C)** Permitting services.
- **D)** Construction.