



# Administrative Approval Action

Case File / Name: SUB-0019-2021  
DSLC - Oaks View Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the Southside of Hunting Ridge Road. The site is zoned R-6 and within the corporate city limits of the City of Raleigh.

**REQUEST:** Conventional Subdivision for existing 0.79 acre lot into two lots for Detached, Single Family Residential. Lot 1 and 2 will be created with access from Hunting Ridge Road.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**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 June 14, 2021 by ALISON A POCKAT, ASLA.

## **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:*

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

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

### **Stormwater**

1. 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).
2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

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

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

### **General**

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

### **Engineering**



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2. A fee-in-lieu for 1ft of sidewalk (178 l.f.) along Hunting Ridge Road is paid to the City of Raleigh (UDO 8.1.10).
3. 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.

## Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
6. 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).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:*

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for the proposed subdivisor

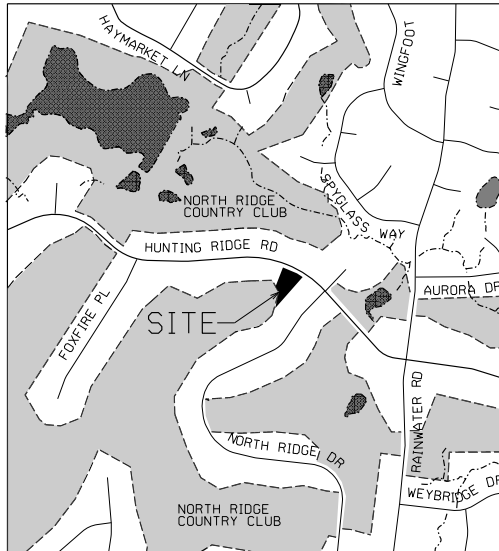
**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

**3-Year Sunset Date: November 30, 2024**  
**Record at least ½ of the land area approved.**

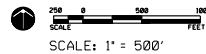
**5-Year Sunset Date: November 30, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 08/03/2021  
Development Services Dir/Designee  
Staff Coordinator: Daniel Stegall



VICINITY MAP



LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	SP-2	UTILITY PLAN
5	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH A/JOR NC DOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

## OAKS VIEW SUBDIVISION

1716 HUNTING RIDGE RD.  
RALEIGH, NORTH CAROLINA

OWNER:  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615  
OFFICE PHONE - 919 395-1529  
CONTACT: TIM THOMPSON

### SITE DATA

ADDRESS: 1716 HUNTING RIDGE RD., RALEIGH  
PIN #: 1717556580 ACREAGE: 32,771 SF, 0.7523 AC  
ZONING: R-6  
BOOK OF MAPS 1971, PAGE 475  
DB - 16832, PG - 2442 - 2445  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE  
WATERSHED: LOWER NEUSE  
NEUSE RIVER BASIN

PROPOSED USE - SINGLE FAMILY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 44,  
NORTH RIDGE HIGHMARKET BLOCK 32

TOTAL SURFACE AREA FOR LOT = 32,771 SF, 0.7523 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 6,770 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 44 = 20.66%

PROPOSED USE - TWO RESIDENTIAL LOTS  
LOT 1 - 10,772 SF - 0.247 AC  
LOT 2 - 21,999 SF - 0.505 AC  
AREA TO BE DEDICATED TO RIGHT OF WAY - 360.2 SF = 0.008 AC  
DENSITY = 2.688 DU / ACRE

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 51%  
LOT 1 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 5,431.42 SF  
LOT 2 MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 11,101.69 SF

PROJECTED WASTEWATER FLOW = 960 GPD  
2 DWELLINGS X 4 BEDROOMS X 120 GRP

### Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Oaks View Subdivision			
Property Address(es): 1716 Hunting Ridge Rd			
Recorded Deed PIN(s): 1717556580			
What is your project type?			
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses
<input type="checkbox"/> Apartment	<input type="checkbox"/> Other:		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Raleigh Custom Homes, Inc. Owner/Developer Name and Title: Tim Thompson			
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615			
Phone #: 919 395-1529 Email: <a href="mailto:tim@raleighcustomhomes.net">tim@raleighcustomhomes.net</a>			
APPLICANT INFORMATION			
Company: Allison A Pockat, ASLA Contact Name and Title: Allison Pockat			
Address: 106 Steep Bank Dr., Cary NC 27518			
Phone #: 919 363-4415 Email: <a href="mailto:aspockat@earthlink.net">aspockat@earthlink.net</a>			

Continue to page 2 >>

Page 1 of 2

REVISION 03.18.21  
[raleighnc.gov](http://raleighnc.gov)

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.7523	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: Conditional Use District (CUD) Case # Z- Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Board of Adjustment (BOA) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.155 Square Feet: 6,770	Proposed Impervious Surface: Acres: Square Feet: No
Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 2.688	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>TIMOTHY W. THOMPSON</u> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
We have read, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of readiness.	
Signature: <u>Timothy W. Thompson</u>	Date: <u>2-26-21</u>
Printed Name: <u>TIMOTHY W. THOMPSON</u>	Date:
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

Page 1 of 2

REVISION 03.18.21  
[raleighnc.gov](http://raleighnc.gov)

Cara Russell  
Digitally signed by Cara Russell  
DN: cn=Cara Russell, o=City of Raleigh Planning and Development Department, ou=Current Planning, ou=Cara Russell  
Reason: I am approving this document  
Date: 2021.02.25 11:53:00 AM EDT



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:



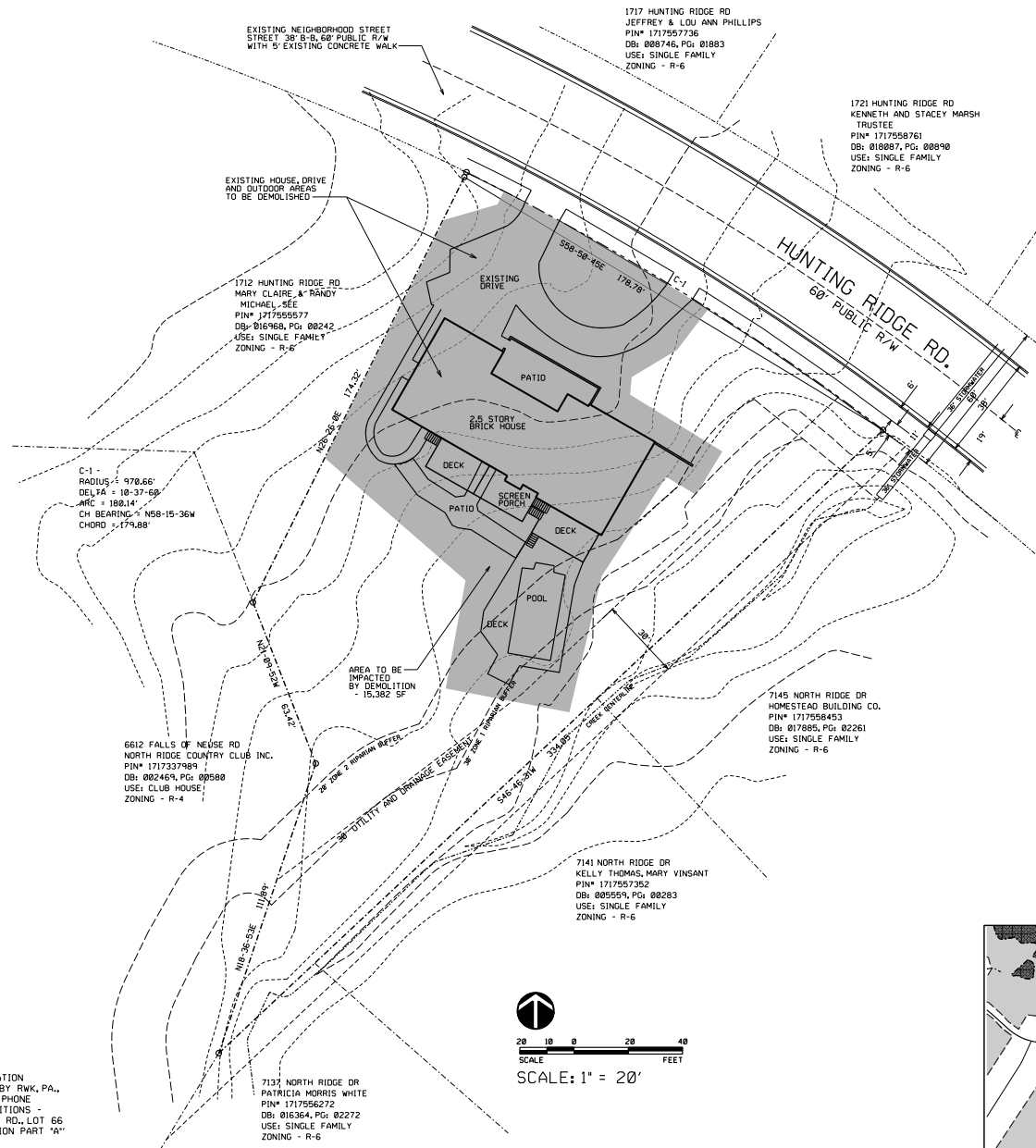
OAKS VIEW SUBDIVISION  
1716 HUNTING RIDGE RD., RALEIGH, NC  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

REVISIONS	
NO.	DESCRIPTION
1	15-4-21 FINAL COMMENTS

SCALE: NTS  
DATE: DEC. 14, 2020

SHEET NO.:  
COVER SHEET  
CO-1

SEQUENCE NO. 1 OF 5



SITE DATA:

PIN NUMBER - 1717556580  
ADDRESS: 1716 HUNTING RIDGE RD., RALEIGH  
LOT 66, NORTH RIDGE SUBDIVISION,  
PART A, BLOCK 10  
BOM 1971, PAGE 475  
DB 16832, PAGE 2442 - 2445  
TOTAL ACREAGE - 32,771 SF - 0.75 AC  
EXISTING IMPERVIOUS AREA - 6,770 SF - 0.155 AC  
HOUSE - 3,240 SF, PORCH - 240 SF,  
PATIO / MISC - 950 SF, DRIVE / WALK - 2,340 SF  
EXISTING HOUSE / WALK / DRIVE TO BE DEMOLISHED  
AREA OF DISTURBANCE FOR DEMOLITION = 15,382 SF

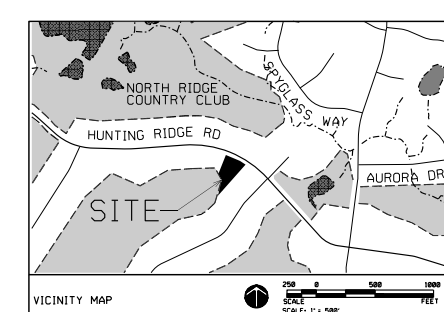
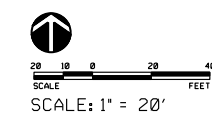
ZONING - R-6  
WATERSHED - LOWER NEUSE RIVER

EXISTING POOL / POOL DECK / DECK IN NEUSE  
BUFFER ZONE 2 - 806 SF  
EXISTING POOL / POOL DECK IN NEUSE BUFFER  
ZONE 1 - 120.5 SF

C1 - R: 970.66, DELTA: 10-37-60, ARC: 180.14  
CHORD BEARING: N58-15-36W, CHORD: 179.88'

- LEGEND:
- EXISTING TOPOGRAPHY
  - STORMWATER DRAIN LINE
  - SANITARY SEWER LINE
  - PROPERTY LINE
  - CLEANOUT
  - WATER METER
  - WATER VALVE
  - MAN HOLE
  - EXISTING RIGHT OF WAY
  - PROPOSED RIGHT OF WAY

- PROPERTY NOTES:
- EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919-779-4854, ENTITLED 'EXISTING CONDITIONS - RALEIGH CUSTOM HOMES, INC., 1716 HUNTING RIDGE RD., LOT 66 NORTH RIDGE, HUNTING RIDGE RD., EXTENDED SECTION PART 'A' AND DATED 12-09-2020.
  - TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS. CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
  - UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED -----.



ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

OAKS VIEW SUBDIVISION  
SUBDIVISION & PLANTING PLAN  
1716 HUNTING RIDGE RD., RALEIGH, NC  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

RALEIGH CASE NUMBER: SUB-0013-2021

1	15	21
RALEIGH COMMENTS		
SCALE: NTS		
DATE: DEC. 14, 2020		
SHEET NO.:		
EXISTING CONDITIONS		
EC-1		
SEQUENCE NO. 2 OF 5		

# SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 32,771 SF - 0.7523 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.6 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.7523 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR 4 TREES ALONG HUNTING RIDGE.
7. A FEE IN LIEU WILL BE REQUIRED FOR 10' OF ADDITION WALK TO BE PROVIDED FOR THE FRONTAGE ALONG HUNTING RIDGE.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL, SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUS STANDARDS, PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

## IMPERVIOUS SURFACE AREA LIMITS:

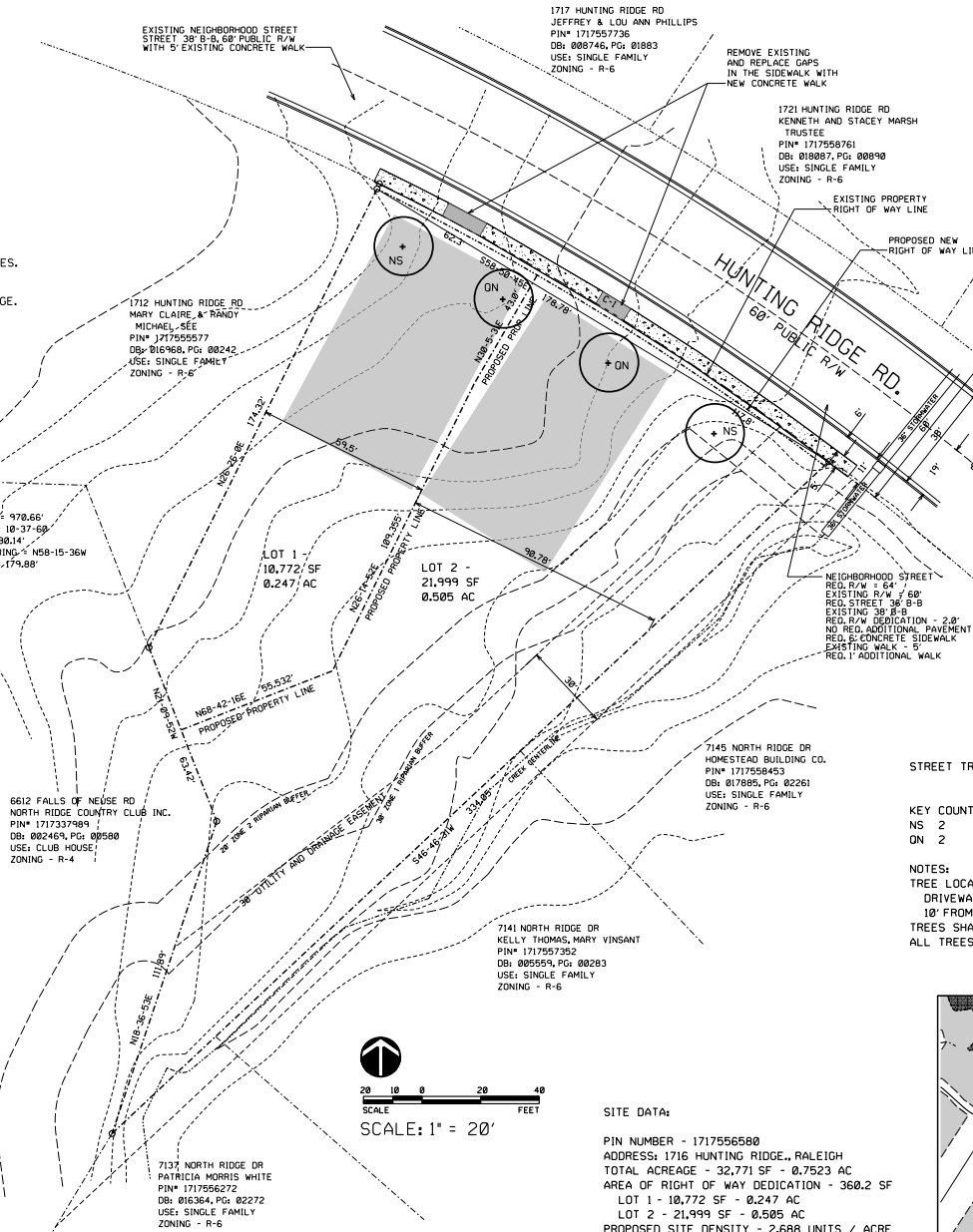
- LOT 1 -  
62,25 LF ALONG HUNTING RIDGE  
1' FUTURE WALK = 62.3 SF  
(10,772 X .51) - 62.3 = 5,431.42 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,431.42 SF
- LOT 2 -  
117.8 LF ALONG TUDOR PLACE  
1' FUTURE WALK = 117.8 SF  
(21,999 X .51) - 117.8 = 11,101.69 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 11,101.69 SF

## LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 50' X 80' MIN. LOT AREA

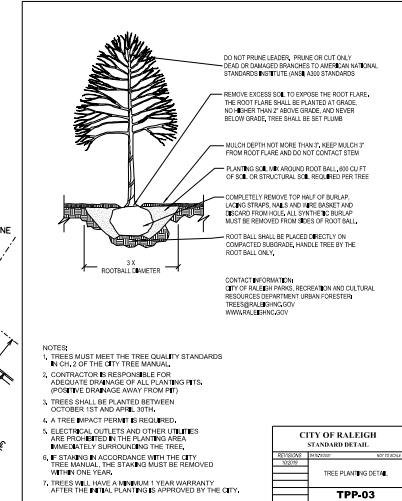
## PROPERTY NOTES:

1. EXISTING BOUNDARY, AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER 919-779-4964, ENTITLED EXISTING CONDITIONS - RALEIGH CUSTOM HOMES, INC., 1716 HUNTING RIDGE RD., LOT 66 NORTH RIDGE, HUNTING RIDGE RD., EXTENDED SECTION PART "A" AND DATED 12-09-2020.
2. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
4. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 01-11-2021.



## SITE DATA:

PIN NUMBER - 1717556580  
ADDRESS: 1716 HUNTING RIDGE, RALEIGH  
TOTAL ACRES - 32,771 SF - 0.7523 AC  
AREA OF RIGHT OF WAY DEDICATION - 360.2 SF  
LOT 1 - 10,772 SF - 0.247 AC  
LOT 2 - 21,999 SF - 0.505 AC  
PROPOSED SITE DENSITY - 2,688 UNITS / ACRE  
EXISTING IMPERVIOUS AREA - 6,770 SF - 0.155 AC  
HOUSE - 3,240 SF, PORCH - 240 SF  
PATIO - 950 SF, DRIVE, WALK - 2,340 SF  
ZONING - R-6

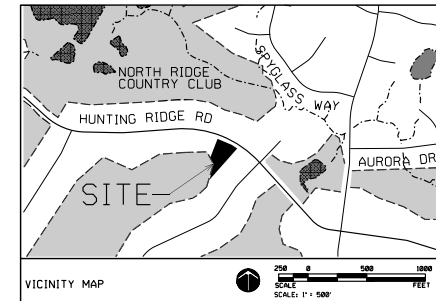


## STREET TREE PLANTING

KEY COUNT	PLANT NAME	D/C	SPACE	PLANTING SIZE
NS 2	NYSSA SYLVATICA, TUPELA	40'	3'CAL, 10'HT	
ON 2	QUERCUS NUTTALLI, NUTTALL OAK	40'	3'CAL, 10'HT	

## NOTES:

TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



**RWK, P.A.**  
101 WEST MAIN ST., SUITE 202  
GARNER, NC 27529  
PHONE 919-779-4964  
FAX 919-779-4006



**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN:  
APPROVED:

OAKS VIEW SUBDIVISION  
SUBDIVISION & PLANTING PLAN  
1716 HUNTING RIDGE RD., RALEIGH, NC  
RALEIGH CUSTOM HOMES  
6736 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

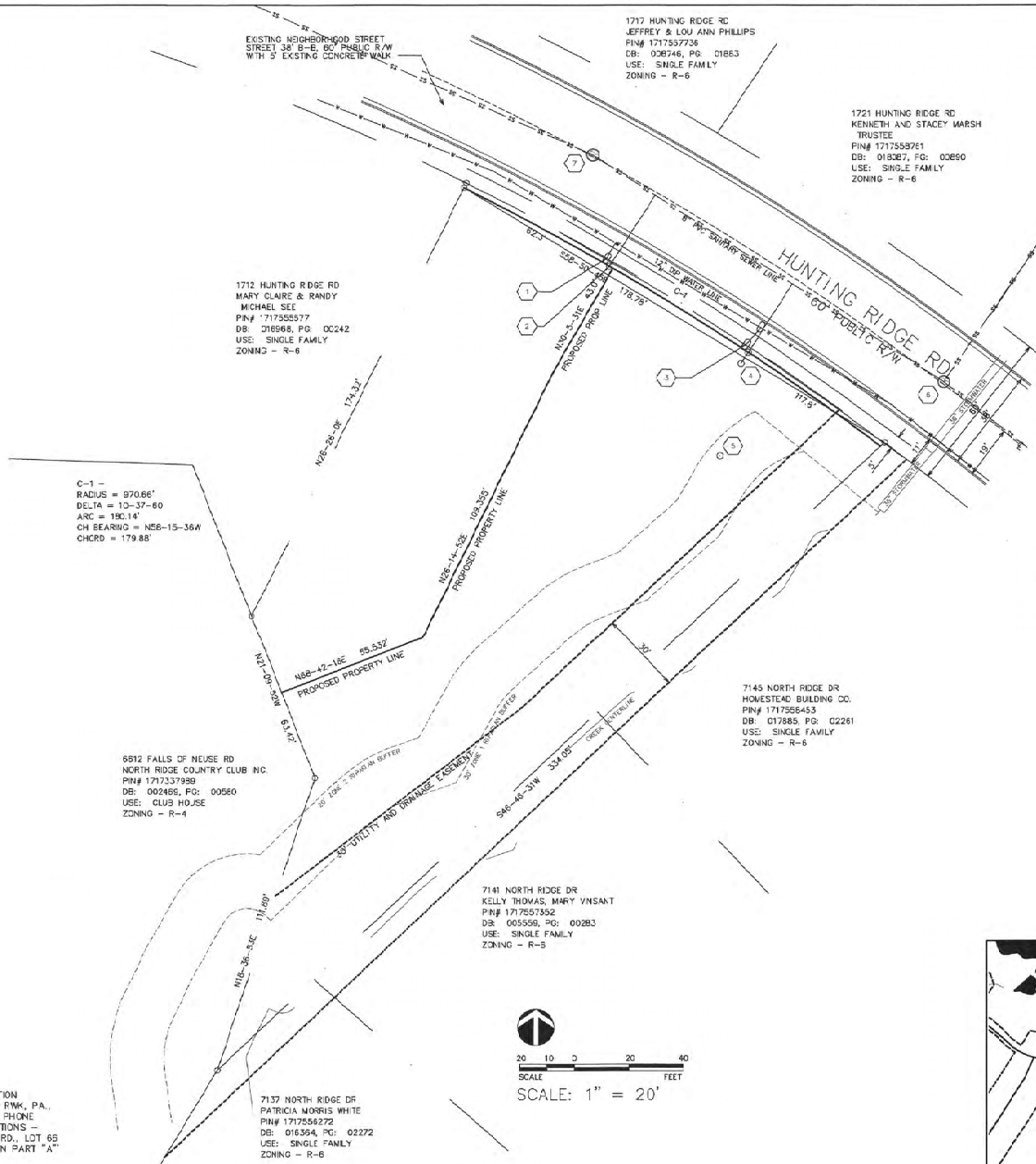
DATE	REVISION
12-14-21	1. 15.14.21: RALEIGH COMMENTS
12-14-21	2. 15.14.21: REMOVE UTILITY PLACEMENT

SCALE: NTS  
DATE: DEC. 14, 2020

SHEET NO. 1  
PROPOSED SUBDIVISION & PLANTING PLAN  
SP-1

REVISION NO. 3 OF 5



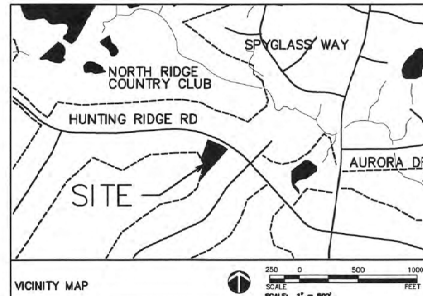
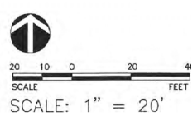


- KEY:
- 1 NEW 3/4" WATER METER AND BOX WITH 3/4" TYPE K COPPER WATER SERVICE PIPE
  - 2 NEW 4" PVC SANITARY SEWER SERVICE CLEAN OUT WITH NEW 4" SCH 40 PVC SANITARY SEWER SERVICE PIPE CONTRACTOR SHALL FIELD VERIFY THE EXISTING SANITARY SEWER LOCATION PIPE SIZE AND PIPE MATERIAL
  - 3 REMOVE EX. WATER METER AND BOX AND REPLACE AT THE PROPERTY LINE PER 21" OF BALDWIN DETAIL W-23. DISCONNECT THE EXISTING WATER SERVICE PIPE AND REPLACE WITH NEW 3/4" TYPE K COPPER WATER SERVICE PIPE AND CONNECT TO THE RELOCATED WATER METER
  - 4 REMOVE EX. 4" SANITARY SEWER CLEAN OUT AND 4" SANITARY SERVICE PIPE TO THE NEAR PROPERTY LINE AND CONNECT THE REMAINING EXISTING PIPE TO THE NEW 4" PVC SANITARY SEWER SERVICE CLEAN OUT. THE NEW SANITARY SEWER SERVICE CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE PER CITY OF WAKECO DETAIL W-30.
  - 5 REMOVE EX. 4" SANITARY SEWER CLEAN OUT AND REPAIRING EX. 4" SANITARY SERVICE PIPE
  - 6 SDMH RM 543.37 INV. IN 332.77' N INV. IN 335.87' S INV. CUT 332.57
  - 7 SSW RM 352.42 INV. N 342.42 INV. CUT 342.22

- LEGEND:
- EXISTING TOPOGRAPHY
  - 18" STORMWATER DRAIN LINE
  - SS SANITARY SEWER LINE
  - PROPERTY LINE
  - CC CLEANOUT
  - WM WATER METER
  - WV WATER VALVE
  - MH MAN HOLE
  - EXISTING RIGHT OF WAY
  - PROPOSED RIGHT OF WAY

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, P.A., 101 WEST MAIN ST., SUITE 202, GARNER, NC 27529. PHONE NUMBER: 919 779-4854, ENTITLED 'EXISTING CONDITIONS - RALEIGH CUSTOM HOMES, INC., 1716 HUNTING RIDGE RD., LOT 68 NORTH RIDGE, HUNTING RIDGE RD., EXTENDED SECTION PART "A" AND DATED 12-09-2020.
- TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NC DOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED MARCH 12, 2021.



**ALISON A. POCKAT, ASLA**  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27519

DESIGNED: AAP  
DRAWN:  
APPROVED:

**RWK, P.A.**  
engineering & surveying  
101 West Main Street, Suite 202  
Garner, NC 27529  
Phone (919) 779-4854

OAKS VIEW SUBDIVISION  
SUBDIVISION & PLANNING PLAN  
1716 HUNTING RIDGE RD., RALEIGH, NC

RALEIGH CUSTOM HOMES  
8726 FALLS OF NEUSE RD., SUITE 300  
RALEIGH, NC 27615

RALEIGH CASE NUMBER:

SCALE: NTS  
DATE: DEC. 14, 2020

SHEET NO.:  
PROPOSED  
SUBDIVISION  
UTILITY PLAN  
PLAN  
SP-2

REFERENCE NO. 4 OF 5