

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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.

Cash SUB-0038-2019

Office Use Only: Transaction #		Planning Coordinator: <u>Waters</u>	
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Development name (subject to approval): <u>SAMUEL STREET</u>			
Property Address(es): <u>800 SAMUEL STREET</u>			
Recorded Deed PIN(s): <u>1723456736</u>			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: please attach purchase agreement when submitting this form.			
Company: <u>STARLIGHT HOMES</u>		Owner/Developer Name and Title: <u>BOB MISHLER / LD MANAGER</u>	
Address: <u>5711 SIX FORKS RD SUITE 300 RALEIGH NC 27609</u>			
Phone #: <u>919 232-3695</u>		Email: <u>bob.mishler@ashtonwoods.com</u>	
APPLICANT INFORMATION			
Company: <u>SUMMIT DESIGN ENGINEERING SERVICES</u>		Contact Name and Title: <u>DON SEVER / SR PM</u>	
Address: <u>1110 NAVAHO DR SUITE 600 RALEIGH</u>			
Phone #: <u>919 322-0115</u>		Email: <u>DON.SEVER@summitde.net</u>	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: <u>10.86</u>	
Zoning districts (if more than one, provide acreage of each): <u>CX-3</u>	
Overlay district: <u>NONE</u>	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # <u>Z-9-19</u>	Board of Adjustment (BOA) Case # <u>A-</u>

Please continue to page two...

STORMWATER INFORMATION			
Existing Impervious Surface: Acres: <u>0</u> Square Feet: <u>0</u>		Proposed Impervious Surface: Acres: <u>5.0</u> Square Feet: <u>219400</u>	
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:			
Alluvial soils: _____			
Flood study: _____			
FEMA Map Panel #: <u>3720172300 J</u>			
NUMBER OF LOTS AND DENSITY			
Total # of townhouse lots:		Detached Attached <u>80</u>	
Total # of single-family lots: <u>—</u>			
Proposed density for each zoning district (UDO 1.5.2.F): <u>7.4</u>			
Total # of open space and/or common area lots: <u>1</u>			
Total # of requested lots: <u>81</u>			

SIGNATURE BLOCK	
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 development plan as approved by the City of Raleigh.	
I hereby designate <u>SUMMIT DESIGN & ENGINEERING SERVICES</u> to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Thomas Walter Brand III</u>	Date: <u>6-27-19</u>
Printed Name: <u>THOMAS WALTER BRAND III</u>	
Signature: _____	Date: _____
Printed Name: _____	
SIGNATURE: _____	DATE: _____
PRINTED NAME: _____	

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Signature: <u>Paula B. McCoy (Cannon)</u>	Date: <u>6/27/19</u>
Printed Name: <u>Paula B. McCoy (Cannon)</u>	
Signature: _____	Date: <u>6/27/19</u>
Printed Name: _____	
SIGNATURE: _____	
DATE: _____	
PRINTED NAME: _____	

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Signature:	Date:
Printed Name:	
Signature:	Date:
Printed Name:	
SIGNATURE: <u>Beverly Rosser Reitzel</u> DATE: <u>6-28-2019</u>	
PRINTED NAME: <u>BEVERLY ROSSER REITZEL</u>	

800 SAMUEL STREET

METRO TITLE COMPANY, AGENT FOR FIRST AMERICAN TITLE COMPANY
FILE NO.: MET2019-00196
COMMITMENT DATE: JANUARY 18, 2019 AT 08:00 AM

SCHEDULE B EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

NOT A MATTER OF SURVEY

2. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
3. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1960, PAGE 177, BOOK OF MAPS 1965, PAGE 179, BOOK OF MAPS 1979, PAGE 90 AND BOOK OF MAPS 1981, PAGE 469, WAKE COUNTY REGISTRY.

SHOWN HEREON

4. EASEMENT(S) IN FAVOR OF CAROLINA POWER & LIGHT COMPANY AS RECORDED IN BOOK 1498, PAGE 446 AND BOOK 2937, PAGE 341, WAKE COUNTY REGISTRY.
5. EASEMENT(S) IN FAVOR OF CITY OF RALEIGH REFERENCED IN DEED AS RECORDED IN BOOK 1595, PAGE 29, WAKE COUNTY REGISTRY.

SHOWN HEREON

6. DRIVEWAY EASEMENT RESERVED IN DEED RECORDED IN BOOK 2742, PAGE 291, WAKE COUNTY REGISTRY.
7. NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.

CURRENT ACREAGE SHOWN HEREON

8. ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUND, LACK OF ACCESS, VIOLATED PLAT BUILDING LINES, OR ANY MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.

NOT A MATTER OF SURVEY

9. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
- REFERENCE TO PROPOSED SAMUEL ST. RIGHT OF WAY FROM POOLE ST. SHOWN HEREON. NO RIGHT OF WAY DEDICATION FOUND. SEE ALSO BM 1979/90 AND BM 1981/469

EXISTING DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

BEING THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

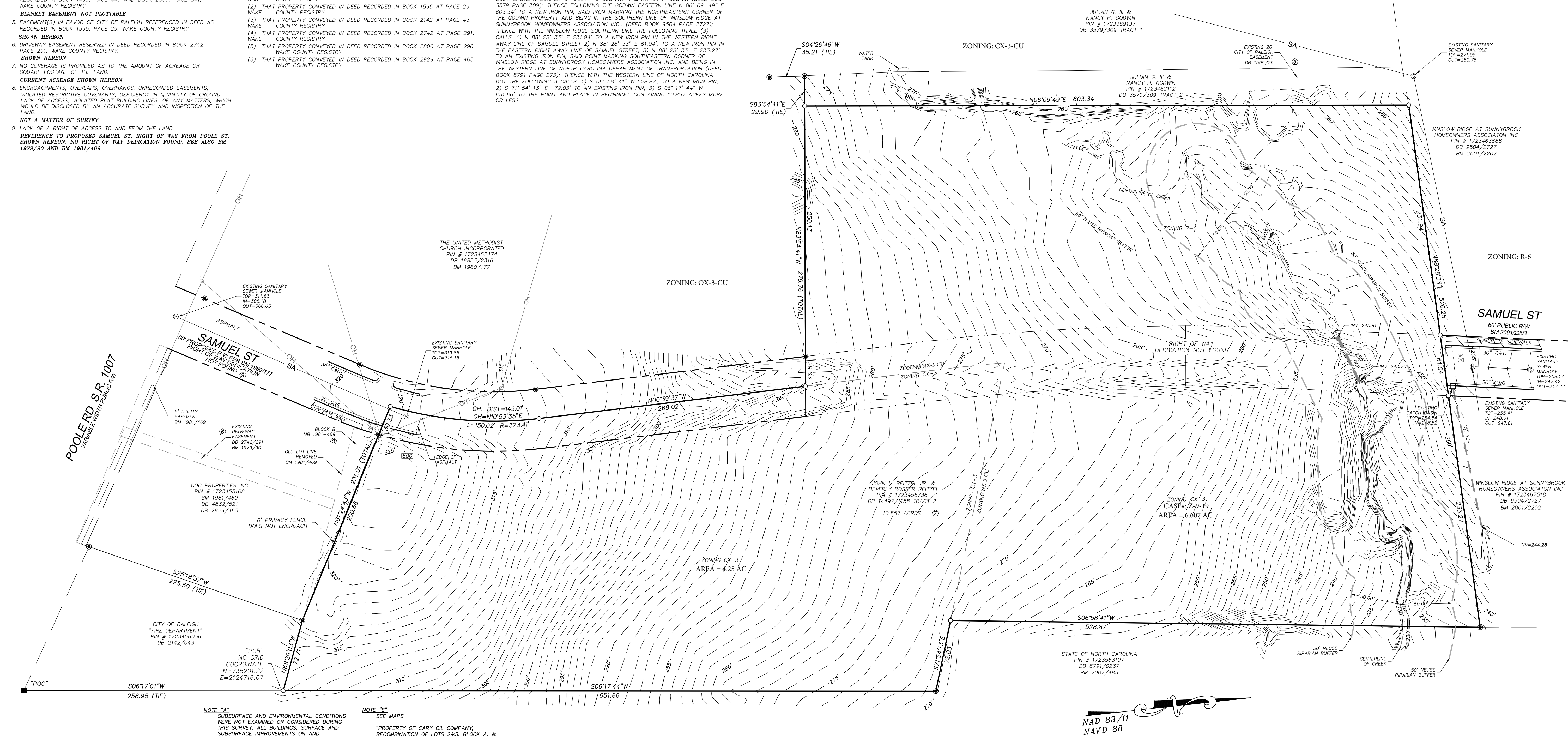
BEGINNING AT A STAKE IN THE NORTHERN BOUNDARY LINE OF SAID POOLE ROAD AT THE CORNER OF TRACTS NOS. 7A AND 4 OF THE DIVISION OF THE LANDS OF THE LATE J.A. FORD; RUNNING THENCE ALONG THE DIVIDING LINE BETWEEN SAID TRACTS, N10°30'E, 1150 FEET TO A STAKE, CORNER OF SAID TRACTS ABOVE MENTIONED AND IN THE SOUTHERN LINE OF TRACT 5, RUNNING THENCE ALONG THE BACK LINE OF TRACT 4 AND ALONG THE SOUTHERN LINE OF TRACT 5, S 87°30'E, 559 FEET TO A STAKE IN THE BRYAN FARM; RUNNING THEN S11°5'W, 528 FEET TO A STAKE, RUNNING THENCE ALONG THE DIVIDING ROAD (THIS LINE ORIGINALLY, BEFORE THE ROAD WAS CHANGED, READ AS FOLLOWS, S10°45'W, 1042 FEET); THENCE ALONG THE NORTHERN BOUNDARY LINE OF SAID POOLE ROAD ON A SLIGHT CURVE AND IN A NORTHWESTLY DIRECTION APPROXIMATELY 670 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 17.7 ACRES AND BEING TRACT NO. 4 IN THE DIVISION OF J.A. FORD LAND.

LESS AND EXCEPT:

- (1) THAT PROPERTY CONVEYED IN DEED RECORDED IN BOOK 1326 AT PAGE 479, WAKE COUNTY REGISTRY.
- (2) THAT PROPERTY CONVEYED IN DEED RECORDED IN BOOK 1595 AT PAGE 29, WAKE COUNTY REGISTRY.
- (3) THAT PROPERTY CONVEYED IN DEED RECORDED IN BOOK 2142 AT PAGE 43, WAKE COUNTY REGISTRY.
- (4) THAT PROPERTY CONVEYED IN DEED RECORDED IN BOOK 2742 AT PAGE 291, WAKE COUNTY REGISTRY.
- (5) THAT PROPERTY CONVEYED IN DEED RECORDED IN BOOK 2800 AT PAGE 296, WAKE COUNTY REGISTRY.
- (6) THAT PROPERTY CONVEYED IN DEED RECORDED IN BOOK 2929 AT PAGE 465, WAKE COUNTY REGISTRY.

SURVEYOR'S DESCRIPTION:

COMMENCING AT AN EXISTING CONCRETE MONUMENT IN THE NORTHERN RIGHT AWAY OF POOLE ROAD, SAID MONUMENT BEING THE SOUTHEASTERN PROPERTY CORNER OF CITY OF RALEIGH FIRE DEPARTMENT (DEED BOOK 2142 PAGE 43); THENCE S 06° 17' 03" W 258.95' TO A NEW IRON PIN, THE POINT AND PLACE OF BEGINNING (N. C. GRID COORDINATES N=735,201.22', E=2,124,716.07' NAD 83(11) SAID IRON BEING IN THE WESTERN LINE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (DEED BOOK 8791 PAGE 237) AND ALSO BEING IN THE NORTHEASTERN CORNER OF CITY OF RALEIGH FIRE DEPARTMENT; THENCE WITH THE NORTHERN LINE OF CITY OF RALEIGH FIRE DEPARTMENT N 68° 29' 03" W 72.71' TO AN EXISTING IRON PIPE, SAID PIPE MARKING THE NORTHWESTERN CORNER OF CITY OF RALEIGH FIRE DEPARTMENT AND THE NORTHEASTERN CORNER OF COC PROPERTIES INC. (DEED BOOK 4832 PAGE 521); THENCE WITH THE NORTHERN LINE OF COC PROPERTIES INC., N 61° 24' 43" W 200.68' TO AN EXISTING IRON PIN, SAID PIN MARKING NORTHWESTERN CORNER OF COC PROPERTIES INC.; THENCE N 61° 24' 43" W 30.33' TO A NAIL SET IN ASPHALT, SAID NAIL BEING IN THE EASTERN LINE OF THE UNITED METHODIST CHURCH INC. (DEED BOOK 16583 PAGE 2316); THENCE FOLLOWING THE EASTERN LINE OF THE UNITED METHODIST CHURCH THE FOLLOWING TWO (2) CALLS: 1) A CURVE TO THE LEFT HAVING RADIUS OF 373.41', CHORD BEARING OF N 10° 53' 35" E, AND CHORD DISTANCE OF 149.01' TO A NEW IRON PIN, 2) N 00° 39' 37" W 268.02' TO A NEW IRON PIN, SAID IRON MARKING THE NORTHEASTERN CORNER OF THE UNITED METHODIST CHURCH; THENCE FOLLOWING THE NORTHERN LINE OF THE UNITED METHODIST CHURCH THE FOLLOWING TWO (2) CALLS, 1) N 83° 54' 41" W 29.63' TO AN EXISTING IRON PIN, 2) N 83° 54' 41" W 250.13' TO A NEW IRON PIN, SAID IRON MARKING THE SOUTHEASTERN CORNER OF JILLIAN G. GODWIN, II & NANCY H. GODWIN (DEED BOOK 3579 PAGE 309); THENCE FOLLOWING THE GODWIN EASTERN LINE N 06° 09' 49" E 603.34' TO A NEW IRON PIN, SAID IRON MARKING THE NORTHEASTERN CORNER OF THE GODWIN PROPERTY AND BEING IN THE SOUTHERN LINE OF WINSLOW RIDGE AT SUNNYBROOK HOMEOWNERS ASSOCIATION INC. (DEED BOOK 9504 PAGE 2727); THENCE WITH THE WINSLOW RIDGE SOUTHERN LINE THE FOLLOWING THREE (3) CALLS, 1) N 88° 28' 33" E 231.94' TO A NEW IRON PIN IN THE WESTERN RIGHT AWAY LINE OF SAMUEL STREET 2) N 88° 28' 33" E 61.04' TO A NEW IRON PIN IN THE EASTERN RIGHT AWAY LINE OF SAMUEL STREET, 3) N 88° 28' 33" E 233.27' TO AN EXISTING IRON PIN, SAID POINT MARKING SOUTHEASTERN CORNER OF WINSLOW RIDGE AT SUNNYBROOK HOMEOWNERS ASSOCIATION INC. AND BEING IN THE WESTERN LINE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (DEED BOOK 8791 PAGE 273); THENCE WITH THE WESTERN LINE OF NORTH CAROLINA DOT THE FOLLOWING 3 CALLS, 1) S 06° 58' 41" W 528.87' TO A NEW IRON PIN, 2) S 71° 54' 13" E 72.03' TO AN EXISTING IRON PIN, 3) S 06° 17' 44" W 651.66' TO THE POINT AND PLACE IN BEGINNING, CONTAINING 10.857 ACRES MORE OR LESS.



SYMBOL LEGEND	
	IRON PIN SET
	IRON PIN FOUND
	STORM INLET
	POWER POLE
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	C&G CURB AND GUTTER

OVERHEAD ELECTRIC LINE	OH
SANITARY LINE	SA
GAS LINE	G
PROPERTY LINE	
RIGHT OF WAY LINE	--
EXISTING STORM PIPE	
LINE NOT SURVEYED	

NOTE "A"
SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "B"
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "C"
DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"
WETLANDS, JURISDICTIONAL WATERS OR OTHER CONDITIONS WHICH MAY BE REGULATED BY FEDERAL OR STATE OR LOCAL AGENCIES WERE NOT INVESTIGATED DURING THIS SURVEY. RIPARIAN BUFFERS AND OTHER RESTRICTIONS ON DEVELOPMENT MAY BE REQUIRED.

NOTE "E"
SEE MAPS

"PROPERTY OF CARY OIL COMPANY. RECOMBINATION OF LOTS 2&3, BLOCK A, & PART OF BLOCK B OF BRAND-REITZEL PROP" BY D.C. SHEARIN, PLS. DATED 4/28 1981, AND RECORDED IN BM 1981/469

"PROPERTY OF T. W. BRAND & JOHN L. REITZEL" BY G.R. BROWN, PLS. DATED 8/29/05 AN UNRECORDED SURVEY.

NOTE "F"
THIS PROPERTY IS LOCATED IN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FEMA PANEL 1723 MAP NUMBER 37201723000 EFFECTIVE 5/2/2006.

NOTE "G"
NO NCGS MONUMENTS WERE FOUND WITHIN 2000' OF THIS SITE.

NOTE "H"
THIS PROPERTY IS WITHIN THE NUSEE RIVER BASIN.

NOTE "I"
ZONING: (CX-3/R-6)
MINIMUM LOT AREA: 1200 SF
MINIMUM LOT WIDTH: 44 FT
MAXIMUM BUILDING HEIGHT: 45 FT
BUILDING FRONT SETBACK: 10 FT
BUILDING SIDE SETBACK: 0 FT TO 6 FT
BUILDING REAR SETBACK: 20 FT

I, THOMAS A. TELLUP, N.C.P.L.S.#4298, CERTIFY THAT NC GRID TIE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: "A"
- (2) POSITIONAL ACCURACY: 0.07
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 01/09/19
- (5) DATUM/EPOCH: 83/11
- (6) PUBLISHED/FIXED CONTROL USED: HELD VRS
- (7) GEOD MODEL: 2012b
- (8) COMBINED GRID FACTOR: 0.99999036789
- (9) UNITS: US SURVEY FEET

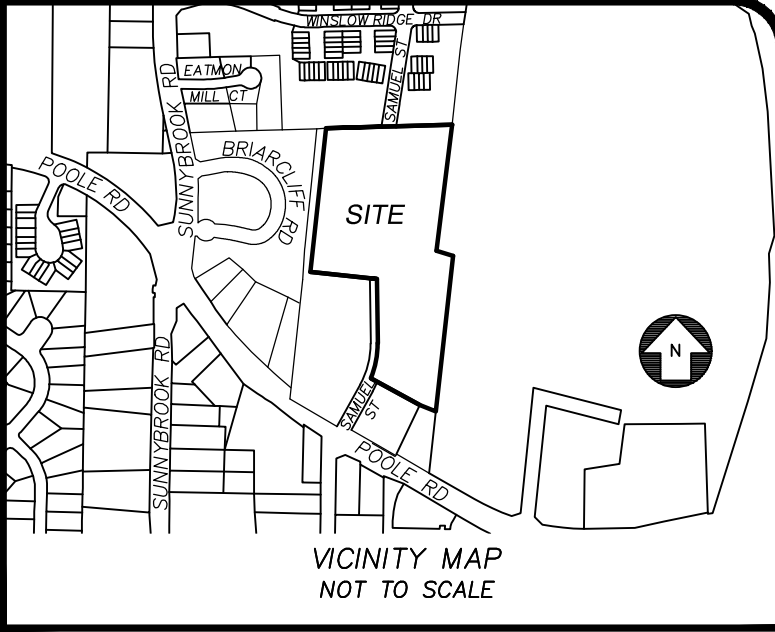
TO STARLIGHT HOMES & METRO TITLE COMPANY AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6,6a,7b,8,11,13,14,15,16, & 18 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 2nd, 2019

DATE OF PLAT OR MAP FEBRUARY 18th, 2019

(SEAL)

THOMAS TELLUP, PLS REGISTRATION #--4298



6	5	4	3	2	1	0	REVISIONS	DATE	BY

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SUMMIT
DESIGN AND ENGINEERING
DRAWING ALTERNATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, FIRM OR CORPORATION TO REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING. BY LAW TO AFFIX HIS OR HER SEAL AND SIGNATURE TO THIS DOCUMENT AND SPECIFIC DESCRIPTION OF THE ACTION DONE.

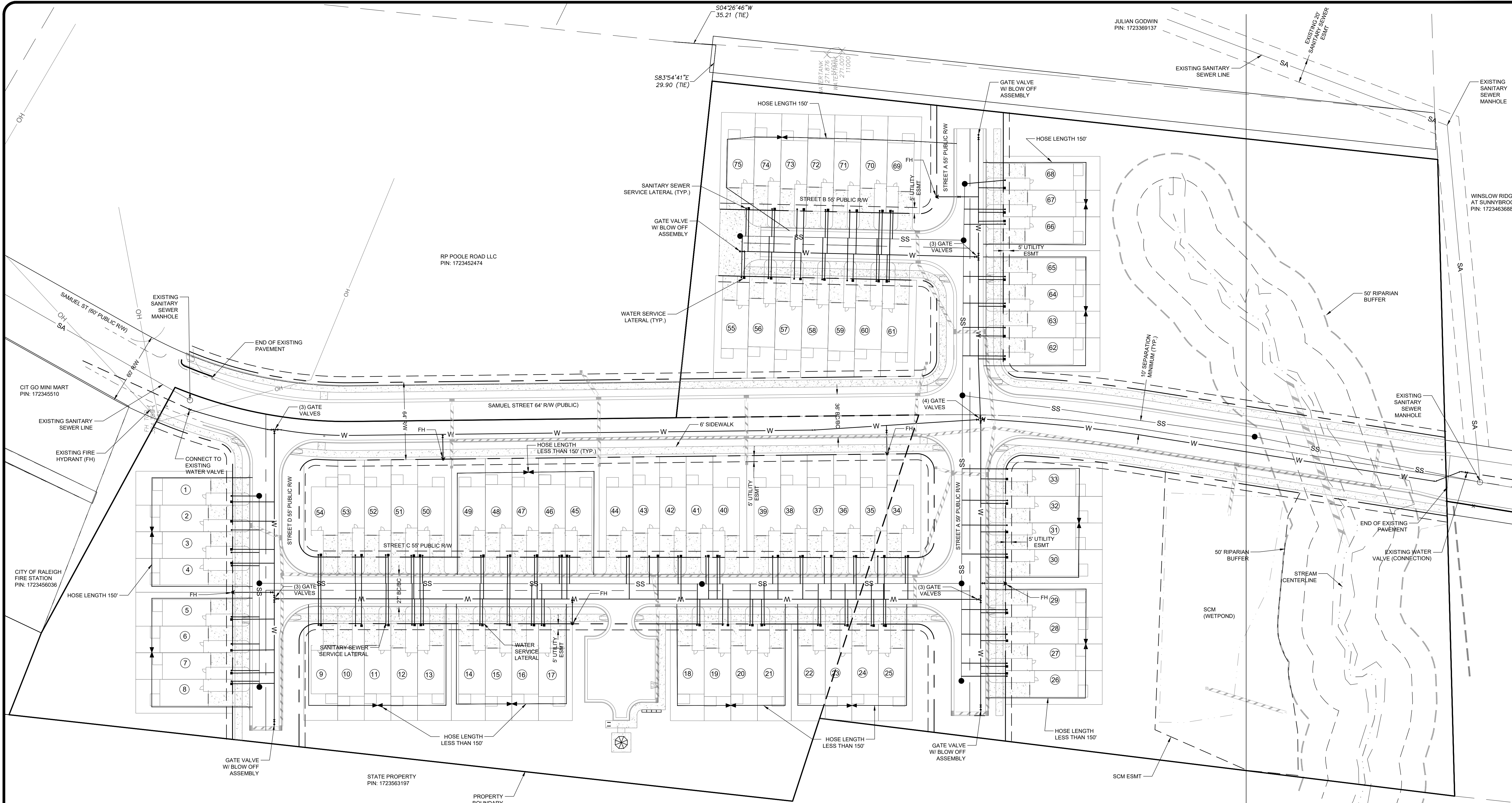
PROJECT MANAGER
TT
DRAWN BY
MUP
SCALE
1"=50'

CLIENT'S ADDRESS
130 EAST RANDOLPH ST. SUITE
2100 CHICAGO, IL 60601

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ALTAPERS LAND TITLE SURVEYSURVEY FOR:
STARLIGHT HOMES
ST. MATTHEWS TWP., WAKE CO., NORTH CAROLINA
FIELD WORK PERFORMED 02/05/19
BEING A PORTION OF THE WILLIAM JOHNSON HART ESTATE
STANDING IN THE NAME OF
JOHN L. REITZEL JR. & BEVERLY ROSSER REITZEL

PROJECT NO.
18-0405
DRAWING NO.
18-0405-ALTA
C-2

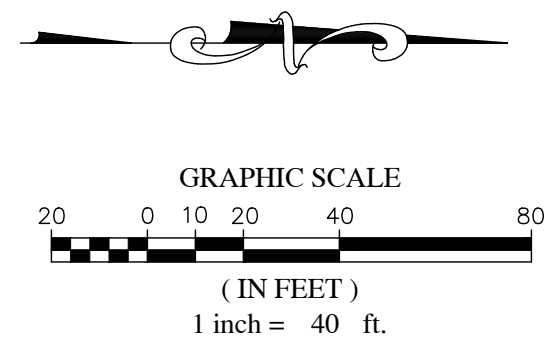


UTILITIES NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 10' 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 2' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER & RCP SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. 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.
7. INSTALL 1/2" 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.
8. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. 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.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. 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.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

UTILITIES LEGEND:

- | EXIST | PROPOSED | |
|-------|----------|-----------------------------|
| | | WATER VALVE |
| | | FIRE HYDRANT |
| | | WATER METER |
| | | LIGHT POLE |
| | | FIRE DEPT. CONNECTION (FDC) |
| | | REDUCER |
| | | PLUG & BLOCK |
| | | MECHANICAL JOINT / BEND |
| | | POST INDICATOR VALVE (PIV) |
| | | AIR RELEASE VALVE (ARV) |
| | | SANITARY SEWER MANHOLE |
| | | SEWER CLEAN OUT |
| | | CURB INLET |
| | | DROP INLET |
| | | JUNCTION BOX |
| | | FLARED END SECTION (FES) |
| | | EXISTING WATER MAIN |
| | | EXISTING GAS MAIN |
| | | EXISTING OVERHEAD ELECTRIC |
| | | EXISTING SEWER MAIN |
| | | EXISTING STORM PIPE |
| | | PROPOSED STORM UNDERDRAIN |
| | | PROPOSED STORM PIPE |



Know what's below.
Call before you dig.

NOTE: FOR WATERLINE, AT ALL TEES, PLACE 3 GATE VALVES, 4 GATE VALVES AT CROSSES. SCM'S ARE CONCEPTUALLY WETPONDS

PROJECT ENGINEER/ARCHITECT	CJ CATHERINE JACOBS@SUMMITDE.NET
PROJECT MANAGER	DS DON SEVER@SUMMITDE.NET
DRAWN BY	AM ALEX HANCOCK@SUMMITDE.NET
FIRST ISSUE DATE	02-12-2019
DATE	09/26/19
BY	DS
REVISIONS	
7	
6	
5	
4	
3	
2	
1	

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CONCEPTUAL SITE PLAN	PROJECT NO.
SAMUEL ST. TOWNHOMES	18-0405
800 SAMUEL ST 27610, RALEIGH, NC	DRAWING NAME:
OVERALL UTILITY PLAN	18-0405_U
	SHEET NO.
	C-5

PROJECT NO.
18-0405
DRAWING NAME:
18-0405_LS
SHEET NO.
1-1