



Administrative Approval Action

Case File / Name: SUB-0055-2019
4000 Sumner Blvd

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 at the southwest corner of the intersection of Sumner Boulevard and Triangle Oaks Drive. The address is 4000 Sumner Boulevard and the PIN number is 1726782806.
- REQUEST:** Development of a gross site 16.98 acre tract area zoned CX-4-CU with zoning conditions in Z-5-01. The applicant is proposing to subdivide the site into a proposed 2 lot subdivision, being New Lots 2 & 4 and an existing Lot 3 (approved under S-17-11 "The Village at Town Center"). The gross area incorporates .15 of right-of-way acreage being recombined into New Lots 2, 4. Proposed New Lot 2 being a proposed 13.84 acres & New Lot 4 being 1.95 acres. Existing Lot 3, 1.19 acres, is being included with this subdivision plan for Stormwater device sharing purposes and reference only.
- 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 August 26, 2020 by Hathaway Development.

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:

General

1. That the improvements outlined in the TIA for Sumner Boulevard and these sites (ASR-0013-2020) are incorporated into an SPR submittal.

Public Utilities

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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. 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).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions of all new tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	City Code Covenant Required

☒ **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. 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. A recombination plat is recorded in conjunction with the subdivision recording of lots 2, 4 for area of existing right-of-way being recombined into lots 2, 4.

Engineering

3. A cross access agreement among the lots shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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4. A 5' utility placement 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.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

6. 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.
7. The final subdivision map for recording at the Wake County Register of Deeds office shall show all utility easement dedications in accordance with the preliminary subdivision plan.

Stormwater

8. 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).
9. 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).
10. 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).
11. 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).
12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
13. 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).

Urban Forestry

14. A fee-in-lieu for 6 street trees along Triangle Oaks Drive is paid to the City of Raleigh (UDO 8.1.1C).
15. A public infrastructure surety for 22 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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16. A tree conservation plat shall be recorded with metes and bounds showing the new designated tree conservation areas (UDO 9.1). This development proposes 0.101 acres of new tree conservation area.

☒ **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:

Engineering

1. That the existing right-of-way for Triangle Towne Blvd is abandoned and recombined into Lot 4, and a resolution number shown on all plats.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 16 street trees along Sumner Boulevard and 6 street trees along Triangle Oaks Drive for a total of 22 street trees.

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

Stormwater

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

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: October 7, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: October 7, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 10/07/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

4000 SUMNER BOULEVARD

PRELIMINARY SUBDIVISION PLAN DRAWINGS FOR LOTS 2, 4, & EXISTING LOT 3

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

RALEIGH, NC
SUB-0055-2019

OWNER/DEVELOPER:



5901-C PEACHTREE DUNWOODY ROAD - SUITE 510
ATLANTA, GEORGIA 30328 - 770.448.7047

PROJECT STATISTICS

PROPERTY OWNER: FOR ROAD LLC, CAPITAL LAND INVESTMENT CO.
4412 DELTA LANE DR.
RALEIGH, NC 27612-1008
DEVELOPER: HATHAWAY DEVELOPMENT
5901-C PEACHTREE DUNWOODY RD, SUITE 510
ATLANTA, GA 30328

TABLE C1.1	TABLE C1.1
TABLE C1.1	TABLE C1.1
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PROPOSED ZONING: D44-2C
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
REAR YARD: 100.00' (100.00' MINIMUM REQUIRED)
REAR YARD: 100.00' (100.00' MINIMUM REQUIRED)

NET SITE AREA: 16.10 AC
EXISTING LOT 2 (TO BE SUBDIVIDED INTO 2 NEW LOTS): 15.64 AC
EXISTING LOT 3 (NOT SUBDIVIDED, INCLUDED FOR STORMWATER DEVICE (SHAWNS BURROWS)): 1.14 AC
AREA OF EXISTING LOT 2 TO BE RE-CONFINED INTO LOT 2 & 4: 0.10 AC

NET SITE AREA: 16.10 AC
PROPOSED LOT 2: 15.64 AC
PROPOSED LOT 4: 1.14 AC
EXISTING LOT 3 (TO BE RE-CONFINED INTO LOT 2 & 4): 0.10 AC

PUBLIC IMPROVEMENT QUANTITIES

QUANTITY	UNIT	AMOUNT
NUMBER OF LOTS		3
LOT NUMBERS BY PHASE		2
OPEN SPACE		NO
LINEAR FOOTAGE OF PUBLIC WATERLINE	LF	2170
LINEAR FOOTAGE OF PUBLIC SANITARY SEWER	LF	0.0
LINEAR FOOTAGE OF PUBLIC SIDEWALK	LF	0.0
LINEAR FOOTAGE OF PUBLIC STREET	LF	0.0
LINEAR FOOTAGE FOR SIGNAGE	LF	0.0
WATER SERVICE STUBS		0
SEWER SERVICE STUBS		0

IMPERVIOUS CALCULATIONS

IMPERVIOUS	AMOUNT
SEWAGE	0.00 AC
MULTI-PURPOSE PATH	0.01 AC
TOTAL	0.01 AC

LANDSCAPING CALCULATIONS

LANDSCAPING	AMOUNT
STREET TREES	10 TREES
STREET TREES (10' L.F. OF FRONTAGE)	10 TREES
STREET TREES (10' L.F. OF FRONTAGE)	10 TREES

STORMWATER DEVICE (SHAWNS BURROWS)
WETLAND #2: 71 SHAWNS
WETLAND #3: 14 SHAWNS

TREE CONSERVATION CALCULATIONS

TREE CONSERVATION	AMOUNT
TREE CONSERVATION (PREVIOUSLY APPROVED BY CITY OF RALEIGH AND RECORDED N. 2010'S RES. 000-000)	37.00 AC
STREET TREES (10' L.F. OF FRONTAGE)	0.00 AC
STREET TREES (10' L.F. OF FRONTAGE)	0.00 AC

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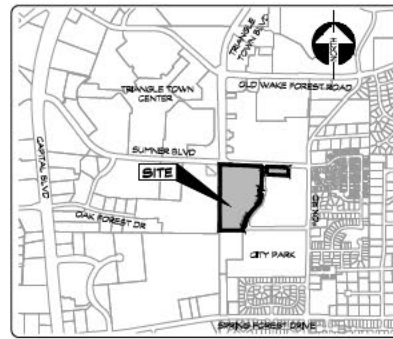
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VICINITY MAP 1"=1000'

NO.	SHEET TITLE
00.00	COVER SHEET
01.00	EXISTING ZONING CONDITIONS 2-5-01
01.01	EXISTING ZONING CONDITIONS 2-5-01 - EXHIBITS
01.00	EXISTING CONDITIONS PLAN
02.00	PRELIMINARY SUBDIVISION PLAN
03.00	PRELIMINARY UTILITY PLAN
04.00	PRELIMINARY GRADING PLAN
05.00	PRELIMINARY STORMWATER MANAGEMENT PLAN
06.00	PRELIMINARY LANDSCAPE PLAN
07.00	TREE CONSERVATION PLAN
08.00	REFERENCE SHEETS
09.00	REFERENCE SHEETS



Digitally signed by
Jermon Purifoy
Reason: I am
approving this
document
Date: 2020.09.29
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DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

This form is to be completed by the applicant and submitted to the City of Raleigh, NC, for review and approval. The applicant must provide a copy of this form to the City of Raleigh, NC, for review and approval.

Please print your name and address in the space provided below.

NAME: _____ ADDRESS: _____

PHONE: _____ FAX: _____

EMAIL: _____

DATE: _____

SIGNATURE: _____

DATE: _____

REMARKS: _____

APPROVED BY: _____

DATE: _____

REMARKS: _____

APPROVED BY: _____

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REMARKS: _____



CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.

PR FOR

REVISIONS: SUBMITTAL DATE: 10/2/2019

01/10/19 QTY COMMENTS

02/04/2020 QTY COMMENTS

03/04/2020 QTY COMMENTS

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05/04/2020 QTY COMMENTS

06/04/2020 QTY COMMENTS

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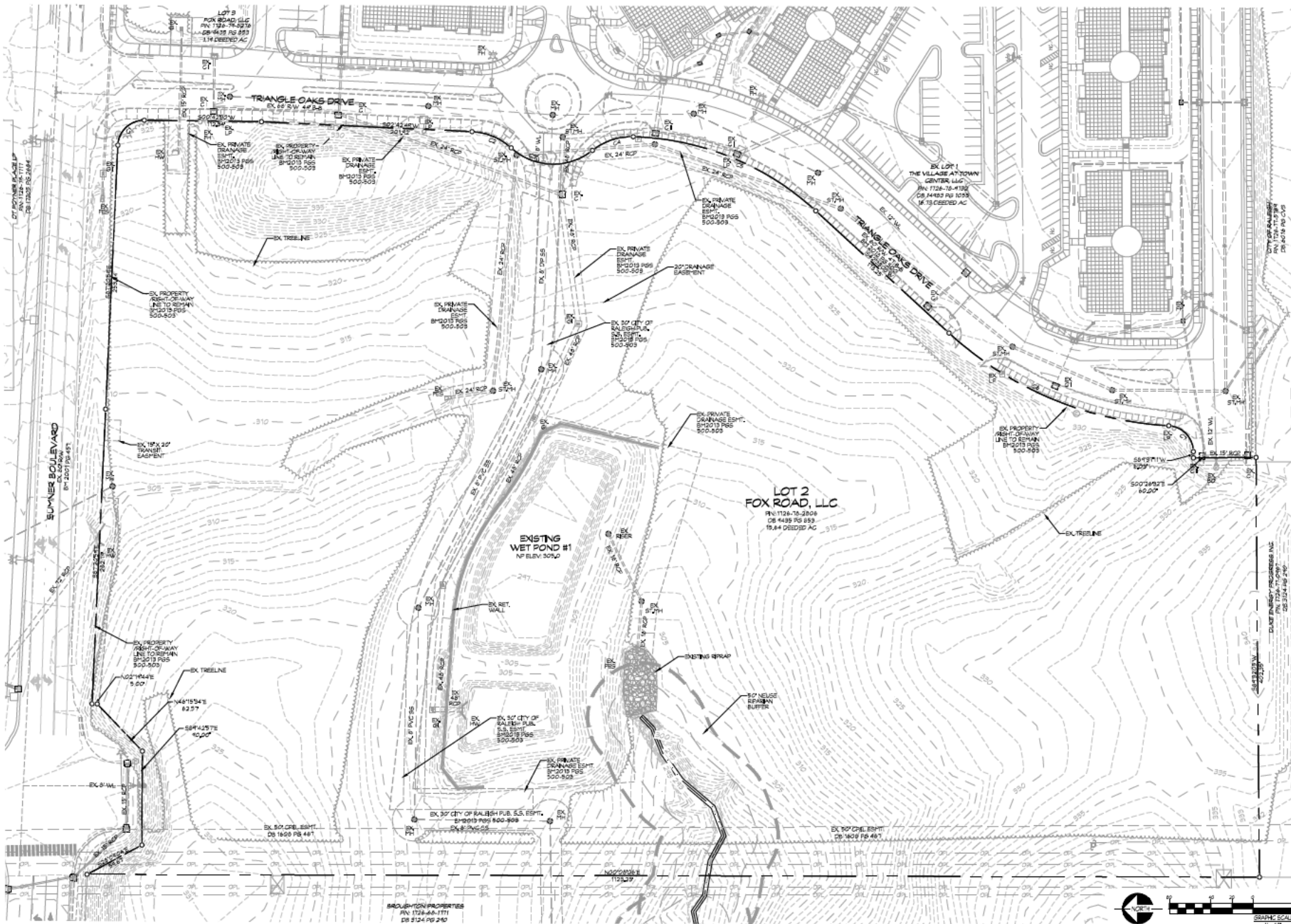
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04/11/2027 QTY COMMENTS

05/11/2027 QTY COMMENTS

06/11/2027 QTY COMMENTS



SURVEY SYMBOL LEGEND

— CABLE PEDESTAL	— UNDERGROUND ELECTRIC
— CABLE TV	— UNDERGROUND POWER
— CATCH BASIN	— OVER-HEAD POWER
— CLEAN OUT	— UNDERGROUND TELEPHONE
— CURB INLET	— UTILITY POLE
— ELECTRIC BOX	— WATER LINE
— FIRE HYDRANT	— WATER LINE MAN-OLE
— GAS VALVE	— WATER METER
— GRATED INLET	— WATER VALVE
— LIGHT POLE	— TELEPHONE PEDESTAL
— SEWER MANHOLE	— TELEPHONE MANHOLE
— STORM MANHOLE	— TEMPORARY BENCHMARK
— SWAMP	— RISK OPTIC
— TRAIL INLET	— FLARED END SECTION
— TREE	— GAS
— FENCE LINE	

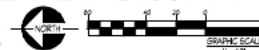
GENERAL NOTES:

1. THIS MAP IS FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
2. BOUNDARY INFORMATION IS TAKEN FROM A B-2013 PGS 500-509.
3. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY TAYLOR LAND CONSULTANTS, P.L.C.
4. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM FIELD SURVEYS BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION.
5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NC DOT, AND NC DOT STANDARDS AND SPECIFICATIONS.
6. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
7. CHANNEL BANK AND SUBSEQUENT NEUSE RIVER BUFFER LOCATIONS BASED ON A PREVIOUS STUDY BY OTHERS AND ON FILE WITH DWM.
8. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
9. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEM.

CURVE TABLE					
STA	ARC LEN	CHORD	DELTA	DELTA	DELTA
10+00	10.00	10.00	0.00	0.00	0.00
10+10	10.00	10.00	0.00	0.00	0.00
10+20	10.00	10.00	0.00	0.00	0.00
10+30	10.00	10.00	0.00	0.00	0.00
10+40	10.00	10.00	0.00	0.00	0.00
10+50	10.00	10.00	0.00	0.00	0.00
10+60	10.00	10.00	0.00	0.00	0.00
10+70	10.00	10.00	0.00	0.00	0.00
10+80	10.00	10.00	0.00	0.00	0.00
10+90	10.00	10.00	0.00	0.00	0.00

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY CONSTRUCTION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

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



4000 SUMNER BOULEVARD
LOTS 2, 4, & E EXISTING LOT 3

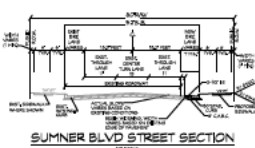
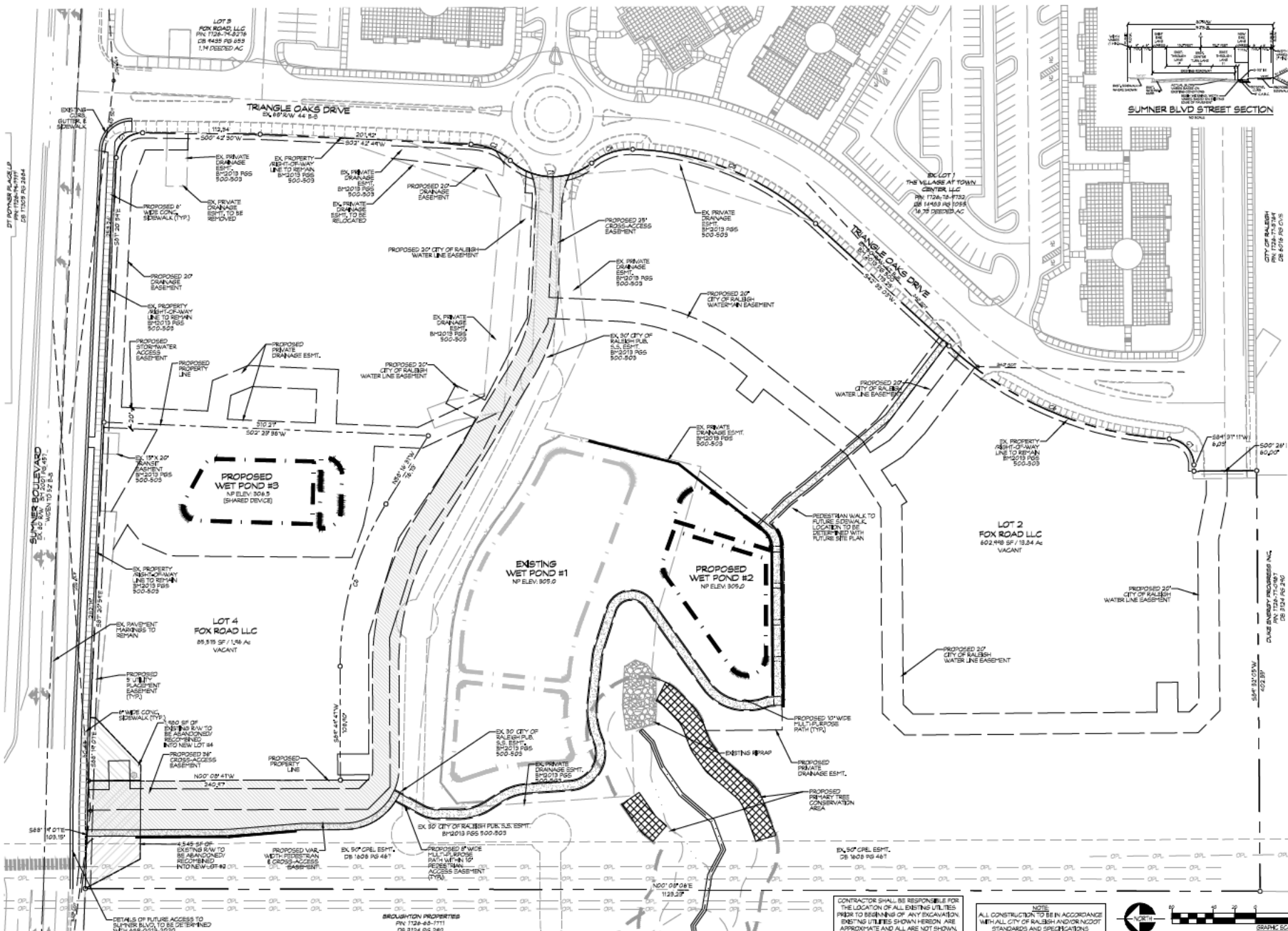
SCALE: 1"=40'
DATE: 10/03/2014
PROJECT NUMBER: 2014-003-001
CLIENT: HATHAWAY DEVELOPMENT
PLAN TYPE: PRELIMINARY SUBDIVISION SUBMITTAL

EXISTING CONDITIONS PLAN

12/18/14	CITY COMMENTS
2/24/2020	CITY COMMENTS
3/28/2020	CITY COMMENTS

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3800-D Computer Drive, Suite 104 Raleigh, NC 27604 • Phone 919 / 781-6400 • Fax 919 / 781-6400 • Email PCRA@PriestCraven.com • Website: www.priestcraven.com

SHEET #
C1.00



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 4. PLANNING AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE SITE ARE TAKEN FROM FIELD SURVEYS BY THE OFFICE AND WAKE COUNTY GIS INFORMATION.
 5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH, NC DOT AND NCEM STANDARDS AND SPECIFICATIONS.
 6. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
 7. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH.
 8. CHANNEL BANK AND SUBSEQUENT EROSION BUFFER LOCATIONS BASED ON A PREVIOUS STUDY BY OTHERS AND ON FILE WITH DWM.
 9. LOCATIONS AND SIZES SHOWN FOR STORM WATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
 10. STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
 11. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATIONS PRIOR TO ANY CONSTRUCTION.
 12. HANDICAP ACCESSWAYS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD-T-201 OR AND 406.1A.
 13. ALL STREET CLOSINGS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.
 14. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEM.
 15. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
 16. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
 17. ALL STREET CLOSINGS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE NOTED.

CROSS ACCESS NOTE:
PER ZONING ORDINANCE 22-270.

UPON SUBDIVISION OF THE SUBJECT TRACT INTO SMALLER PARCELS FOR DEVELOPMENT, ALL RESULTING PARCELS SHALL BE CROSS-CONNECTED TO A THROUGH OR ONE OTHER ADJACENT PARCELS, VIA EITHER A SHARED OR A CROSS-ACCESS FACILITY AND RELATED EASEMENT. A SHARED ACCESS FACILITY WOULD BE A SINGLE DRIVEWAY SERVING A COMMON PARCEL. BOUNDARY LINE A CROSS-ACCESS FACILITY WOULD BE LOCATED ENTIRELY ON ONE PARCEL, AND CONTINUE ONTO THE ADJACENT PARCELS. ALL SHARED ACCESS AND CROSS-ACCESS FACILITIES SHALL BE CONNECTED THROUGH TO BOTH PUBLIC STREETS AND THE INTERNAL PRIVATE PRIMARY VEHICULAR/PEDESTRIAN WAYS.

CURVE TABLE

NO.	ANGLE (DEG)	RADIUS (FEET)	CHORD (FEET)	ARC LENGTH (FEET)	AREA (SQ. FEET)
1	113.24	100.00	100.00	100.00	100.00
2	113.24	100.00	100.00	100.00	100.00
3	113.24	100.00	100.00	100.00	100.00
4	113.24	100.00	100.00	100.00	100.00
5	113.24	100.00	100.00	100.00	100.00
6	113.24	100.00	100.00	100.00	100.00
7	113.24	100.00	100.00	100.00	100.00
8	113.24	100.00	100.00	100.00	100.00
9	113.24	100.00	100.00	100.00	100.00
10	113.24	100.00	100.00	100.00	100.00

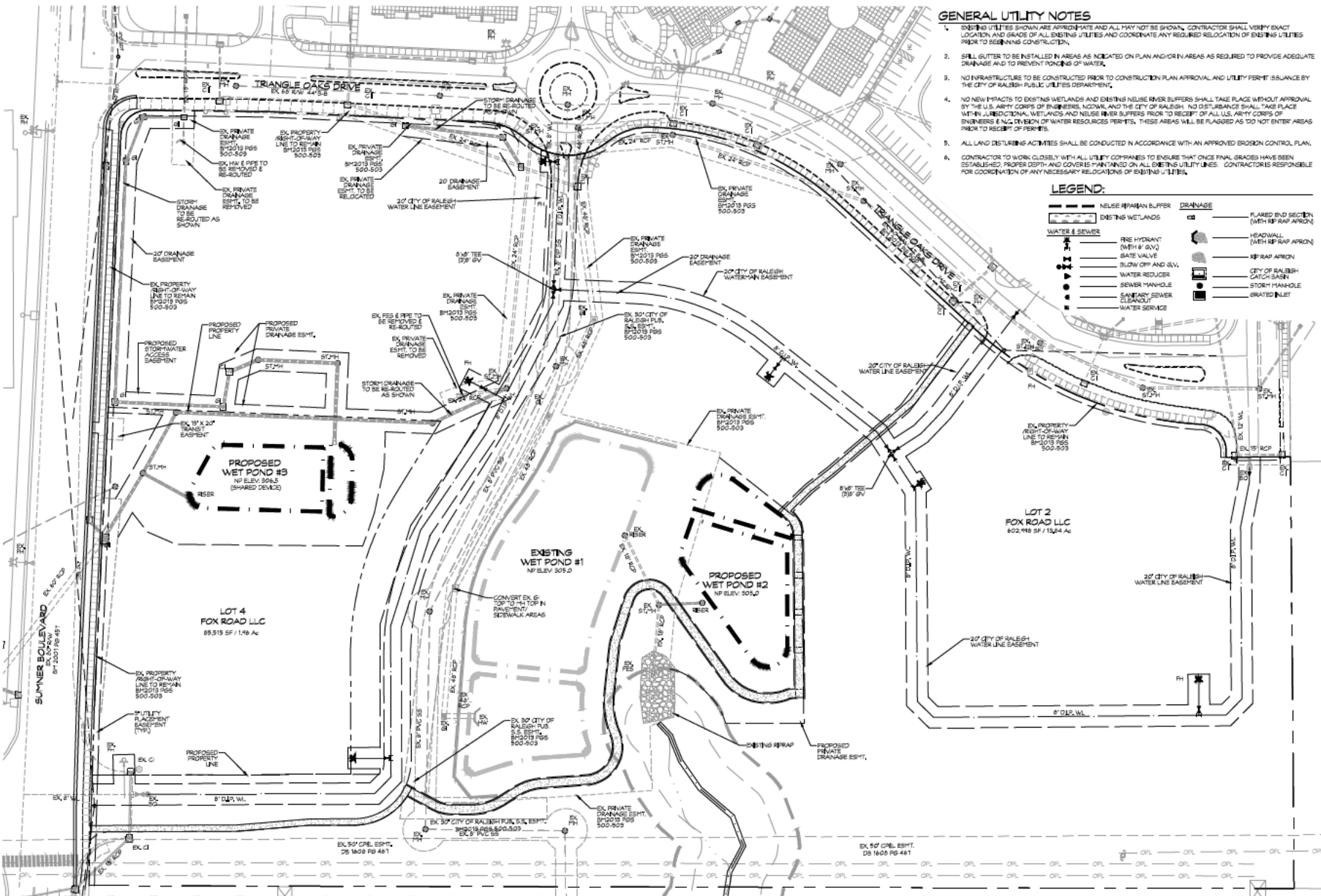
- LEGEND:**
- EASEMENT LINE
 - LOT LINE
 - RIGHT-OF-WAY LINE
 - STORMWATER DEVICE
 - CROSS-ACCESS ESENT.
 - RIGHT-OF-WAY TO BE RE-OPENED INTO LOT
 - TREE CONSERVATION AREA
 - MULTI-PURPOSE PATH

4000 SUMNER BOULEVARD
LOTS 2, 4, & EXISTING LOT 3

PRELIMINARY SUBDIVISION PLAN

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3800-B Computer Drive, Suite 104 Raleigh, NC 27604, Phone 919 / 754-0900, Fax 919 / 754-0286, Email PCRA@priestcraven.com / TCR@pcra.com

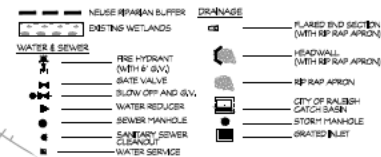
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GENERAL UTILITY NOTES

- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ALL MAY NOT BE SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION AND GRADE OF ALL EXISTING UTILITIES AND COORDINATE ANY REQUIRED RELOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- SHALL BUTTER TO BE INSTALLED IN AREAS AS NOTED ON PLAN AND/OR IN AREAS AS REQUIRED TO PROVIDE ADEQUATE DRAINAGE AND TO PREVENT PONDING OF WATER.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- NO NEW IMPACTS TO EXISTING WETLANDS AND EXISTING NUISSE RIVER BUFFERS SHALL TAKE PLACE WITHOUT APPROVAL BY THE U.S. ARMY CORPS OF ENGINEERS, NCOR, AND THE CITY OF RALEIGH. NO DISTURBANCE SHALL TAKE PLACE WITHIN JURISDICTIONAL WETLANDS AND NUISSE RIVER BUFFERS PRIOR TO RECEIPT OF ALL U.S. ARMY CORPS OF ENGINEERS' AND U.S. ARMY CORPS OF WATER RESOURCES PERMITS. THESE AREAS WILL BE FLAGGED AS 'DO NOT ENTER' AREAS PRIOR TO RECEIPT OF PERMITS.
- ALL LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH AN APPROVED EROSION CONTROL PLAN.
- CONTRACTOR TO WORK CLOSELY WITH ALL UTILITY COMPANIES TO ENSURE THAT ONCE FINAL GRADING HAS BEEN ESTABLISHED, PROPER DEPTH AND COVER IS MAINTAINED ON ALL EXISTING UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY NECESSARY RELOCATIONS OF EXISTING UTILITIES.

LEGEND:

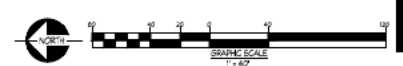


CITY OF RALEIGH STANDARD UTILITY NOTES:

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER MAIN. NO JOINTS SHALL BE USED IN JOINTS. JOINTS SHALL BE USED AS A SOURCE OF DRINKING WATER. IF A JOINT IS USED, IT SHALL BE APPROVED BY THE CITY OF RALEIGH. SANITARY SEWER LINES SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WATER OR 30' FROM A PUBLIC WATER.
 - WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS. THE MINIMUM 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. IF NOT APPROVED BY THE PUBLIC UTILITIES DEPARTMENT, ALL CHANGES ARE REQUIRED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS POSSIBLE TO OBTAIN PROPER SEPARATION, OR ANY OTHER SANITARY SEWER PASSES OVER A WATERMAIN, IF TYPICALS OR STEEL ENGAGEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE PROVIDED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS. IF ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY OTHER DETAILS & A CONCRETE CATCH BASIN TO PROTECT ADEQUATE FLOW & PRESSURES.
 - 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 APPROVED PLAN FOR PROBLEMS 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.
- 5" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IF THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 30" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 20' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIDE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURES.
- INSTALL 4" PVC SEWER SERVICES 9" MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 15' LINEAR FEET MANHOLE.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINAGE LOWER THAN 12' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCOW, LEASE & OR PERMITS FOR ANY NUISSE RIVER, 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.
- DRAINAGE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO BEGINNING OF A BUILDING PERMIT. CONTACT THE RESIDENTIAL (774) 846-2334 OR THE COMMERCIAL (774) 846-2334 FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON CRUISE OR HEALTH HAZARD RATED AS LISTED IN APPENDIX OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES 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 (THAT PERIOD) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT DANA HARTLEY AT (774) 846-2334 FOR MORE INFORMATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION. EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



4000 SUMNER BOULEVARD
LOTS 2, 4, & EXISTING LOT 3
CITY OF RALEIGH

SCALE: 1"=40'

DATE: 10/03/2014

PROJECT NUMBER: 2014-003/201

CITY: HATHAWAY DEVELOPMENT

PLAN TYPE: PRELIMINARY SUBDIVISION SUBMITTAL

TWO

12/18/14

CITY COMMENTS: 2/24/2020 CITY COMMENTS: 3/28/2020 CITY COMMENTS:

PRELIMINARY UTILITY PLAN

12/18/14

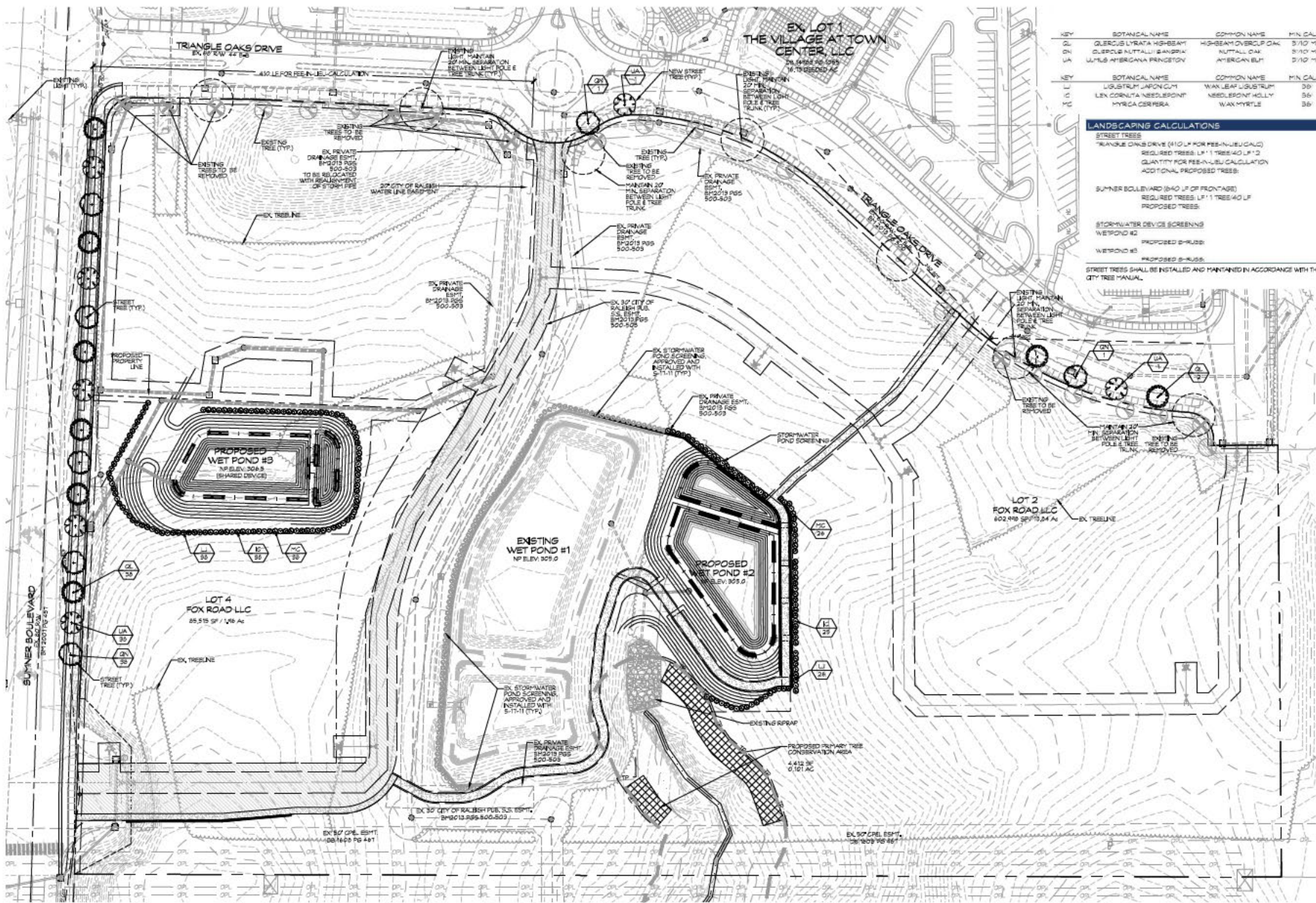
CITY COMMENTS: 2/24/2020 CITY COMMENTS: 3/28/2020 CITY COMMENTS:

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3800-B Computer Drive, Suite 104 Raleigh, NC 27604, Phone 919 / 754-0090, Fax 919 / 754-0286, Email PCRA@priestcraven.com / TWC@priestcraven.com

SHEET #

C3.00

PLAN REVISIONS: 1/20/15 (1) 1/20/15 (2) 1/20/15 (3) 1/20/15 (4) 1/20/15 (5) 1/20/15 (6) 1/20/15 (7) 1/20/15 (8) 1/20/15 (9) 1/20/15 (10) 1/20/15 (11) 1/20/15 (12) 1/20/15 (13) 1/20/15 (14) 1/20/15 (15) 1/20/15 (16) 1/20/15 (17) 1/20/15 (18) 1/20/15 (19) 1/20/15 (20) 1/20/15 (21) 1/20/15 (22) 1/20/15 (23) 1/20/15 (24) 1/20/15 (25) 1/20/15 (26) 1/20/15 (27) 1/20/15 (28) 1/20/15 (29) 1/20/15 (30) 1/20/15 (31) 1/20/15 (32) 1/20/15 (33) 1/20/15 (34) 1/20/15 (35) 1/20/15 (36) 1/20/15 (37) 1/20/15 (38) 1/20/15 (39) 1/20/15 (40) 1/20/15 (41) 1/20/15 (42) 1/20/15 (43) 1/20/15 (44) 1/20/15 (45) 1/20/15 (46) 1/20/15 (47) 1/20/15 (48) 1/20/15 (49) 1/20/15 (50) 1/20/15 (51) 1/20/15 (52) 1/20/15 (53) 1/20/15 (54) 1/20/15 (55) 1/20/15 (56) 1/20/15 (57) 1/20/15 (58) 1/20/15 (59) 1/20/15 (60) 1/20/15 (61) 1/20/15 (62) 1/20/15 (63) 1/20/15 (64) 1/20/15 (65) 1/20/15 (66) 1/20/15 (67) 1/20/15 (68) 1/20/15 (69) 1/20/15 (70) 1/20/15 (71) 1/20/15 (72) 1/20/15 (73) 1/20/15 (74) 1/20/15 (75) 1/20/15 (76) 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4000 SUMNER BOULEVARD
LOTS 2, 4, & EXISTING LOT 3

CITY OF RALEIGH NORTH CAROLINA

SCALE: 1"=40'
DATE: 10/03/2014
PROJECT NUMBER: 2014-003-001
CLIENT: HATHAWAY DEVELOPMENT
PLAN TYPE: PRELIMINARY SUBDIVISION SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

12/18/14 CITY COMMENTS
2/24/2022 CITY COMMENTS
3/31/2022 CITY COMMENTS
REVISED FOR CONSTRUCTION DATE SEE CONDO 11-01-15

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3800+ Computer Drive, Suite 104 Raleigh, NC 27604, Phone 919 / 781-4399, Fax 919 / 781-4398, Email PCRA@PriestCraven.com / 7700 N. 4040

SHEET #
LS1.00

