



Administrative Approval Action

Case File / Name: SUB-0065-2024
DSLCL - Winters Hollow

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 west side of Leesville Rd, specifically at 8215 Leesville Rd (PIN# 0787488414). The site is currently zoned R-4 and is 14.26 acres in size. It is outside the city limits.

REQUEST: The applicant is requesting to develop a Conventional Subdivision to create a public street and two open lots of 4.356 and 7.626 acres in size.

**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 13, 2025 by William C. Piver, PE.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. 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

4. 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).
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



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☒ **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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A fee-in-lieu for streetscape, for Avenue 4 Lane Divided Road that Leesville Rd is designated as, is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

7. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

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

Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.3537 acres of tree conservation areas.
12. A public infrastructure surety for 68 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure. The public infrastructure surety required for 37 understory trees shall be equivalent to 18 Street Tree (Tree Lawn) cost along Leesville Road.

☒ **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:



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Public Utilities

1. A water and/or sanitary sewer deed of easement, in addition to a plat must be recorded at the Wake County Register of Deeds office for all water and sanitary sewer easement dedications.

Stormwater

2. 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

3. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 42 street trees along Leesville Road and 26 street trees along Winters Hollow Trail.

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

General

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

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. 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: September 23, 2028
Record at least ½ of the land area approved.

5-Year Sunset Date: September 23, 2030
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.09.23 16:37:27-04'00' **Date:** 09/23/2025

Staff Coordinator: Jeff Caines

Development Services Dir/Designee

Preliminary Subdivision Application

Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 • Raleigh, NC 27601 • (919) 696-2000



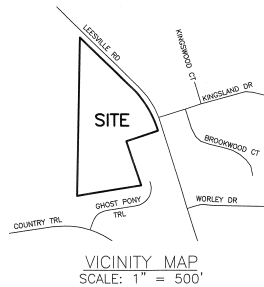
INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist documents. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.		
GENERAL INFORMATION		
Scoping/sketch plan case number(s): N/A		
Development name (subject to approval): Winters Hollow		
Property Address(es): 8215 Leesville Road, Raleigh NC 27613		
Recorded Deed PIN(s): 0787488414		
Building type(s): <input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment		
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input checked="" type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House		

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: See Owner Info on Cover sheet C-1	
Company:	Title:
Address:	
Phone #: 801-240-1000	Email: marcheschmih@churchofjesuschrist.org
Applicant Name (if different from owner, see "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: William C. Piver, PE	Address: 2709 Scottsdale Lane, Raleigh, NC 27613
Phone #: (919) 880-4217	Email: bill_piver@yahoo.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Bennett Keasler	
Company: Development Partners, LLC	Title: Managing Partner
Address: 2723 Amstel Way Raleigh, NC 27613	
Phone #: (919) 201-8100	Email: bennetkeasler@gmail.com

Revision 04.07.24
raleighnc.gov

8215 LEESVILLE ROAD 2-LOT SUBDIVISION RALEIGH, NC SUB-0065-2024



VICINITY MAP
SCALE: 1" = 500'

6-13-25	Project Background
The current owner of the tract being subdivided has regulatory requirements that the tract be subdivided and the tract (Lot 1) that will be remaining under the current tract's ownership not be involved in any way with the development of Lot 2. This is the reason for the disclaimer on each sheet of the set.	
Once this subdivision is permitted and recorded, another subdivision will be submitted proposing a 9 lot residential subdivision on lot 2.	
The proposed infrastructure improvements shown are some of the conditions of the sale agreement. The proposed stormwater improvements will not only meet but will exceed the requirements that would be required by this subdivision in an anticipation of the residential project on lot 2.	

PUBLIC IMPROVEMENT QUANTITY TABLE	
PHASE NUMBER	1
NUMBER OF LOTS	2
NUMBER OF LOTS BY PHASE	2
NUMBER OF UNITS	0
UNITS BUILDINGS	0
OPEN SPACE	-
NUMBER OF OPEN SPACE LOTS	-
PUBLIC WATER (LF)	705
PUBLIC SEWER (LF)	867
PUBLIC STREET (LF) - FULL	702
PUBLIC STREET (LF) - PARTIAL	0
PUBLIC SIDEWALK (LF) - FULL	364
PUBLIC SIDEWALK (LF) - PARTIAL	75
STREET SIGNS (LF)	702
WATER SERVICE STUBS	9
SEWER SERVICE STUBS	9

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION		
Gross site acreage: 14.26		
Zoning district (if more than one, provide acreage of each):		
R-4		
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD):	Board of Adjustment Case #	Design Alternate Case #
Case # Z-N/A	BOA- N/A	DA- N/A
STORMWATER INFORMATION		
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):	
Existing (sf): 0	Proposed total (sf): 25,681	Existing (sf): 0
Proposed total (sf): 25,681		
NUMBER OF LOTS AND DENSITY		
# of Detached House Lots: 0	# of Attached House Lots: 0	# of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 0	# of Other Lots (Apartment, General, Mixed Use, Civic): 0
Total # of Lots: 2	Total # Dwelling Units: 0	
# of bedroom units (if known): 1br	2br	3br
Proposed density for each zoning district (UDO 1.5.2.F) 0.0		

APPLICANT SIGNATURE BLOCK	
Pursuant to state law (N.C. Gen. Stat. § 160C-403(a)), applications for development approvals may be made by the landowner, a lease or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.	
As an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.	
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160C-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160C-403(b).	
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.	
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.	
Signature:	Date: 11/18/24
Printed Name: William C. Piver, PE	
Signature:	Date:
Printed Name:	

THE PROPOSED STREET IS EXEMPT FROM THE UDO ART. 8.3 BLOCK PERMETER AND MAXIMUM DEAD END STREET LENGTH, UNDER SECTION 8.3.2.A.1.b.ix

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, participates in this plan to establish the boundaries of its parcel shown hereon as Lot 1 only, to comply and cooperate with municipal planning requirements, and to dedicate to the public the parcels of land shown by the plat as intended for public use. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, has not participated and does not participate in the planning or engineering of those portions of the plat other than Lot 1 and those dedicated to the public.

OWNER

THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS, A UTAH CORPORATION
SOLE FORMERLY KNOWN AS
CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS,
A UTAH CORPORATION SOLE

ATTENTION: REAL ESTATE SERVICES
DIVISION (PN 500-6022)
50 EAST NORTH TEMPLE STREET,
12TH FLOOR
SALT LAKE CITY, UTAH 84150
PHONE: (801) 240-1000
MARCHESCHMHH@CHURCHOFJESUSCHRIST.ORG

DEVELOPER

BENNETT KEASLER
DEVELOPMENT PARTNERS, LLC
2723 AMSTEL WAY, RALEIGH, NC 27613
PHONE: (919) 201-8100
BENNETTKEASLER@GMAIL.COM

ENGINEER

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
BILL_PIVER@YAHOO.COM

SURVEYOR

RWK, PA
101 W. MAIN STREET, SUITE 202
GARNER, NC 27529
PHONE: (919) 779-4854
CPIRATZKY@RWKPA.COM

SITE DATA

SITE ADDRESS
8215 LEESVILLE ROAD
RALEIGH NC 27613-4128

PIN: 0787488414
DB 14595 PG 2530
BM 2013, PG 77
ZONING: R-4

EXISTING LAND USE: VACANT
PROPOSED BLDG USE:
LOT 1: VACANT
LOT 2: RESIDENTIAL

TOTAL TRACT ACREAGE: 14.26
TOTAL NUMBER OF LOTS: 2
DENSITY = 0 UNITS/14.26 = 0 UNITS/AC

SETBACKS R-4
FRONT: 20'
SIDE: 10'
REAR: 30'

FOR PERMITTING
NOT FOR CONSTRUCTION

kasey.evans@raleighnc.gov I am approving this document

FILED FOR THE CITY OF RALEIGH, NC

C-1

8215 LEESVILLE ROAD
2-LOT SUBDIVISION
LEESVILLE TOWNSHIP
WAKE COUNTY, NC

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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ALL RIGHTS RESERVED
DATE: 11-20-24
DRAWN: TC
SHEET:
COVER SHEET



1	07/27/2021	11/27/2021
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97	07/27/2021	11/27/2021
98	07/27/2021	11/27/2021
99	07/27/2021	11/27/2021
100	07/27/2021	11/27/2021

N/T
KATHERINE HOUSE TEMPLE
PIN: 0787584704
DB 18765 PG 1798
BM 1983 PG 447
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T
KATHERINE HOUSE TEMPLE
PIN: 0787583808
DB 13802 PG 2467
BM 1988 PG 2226
ZONED: R-4
USE: VACANT

N/T
KATHERINE HOUSE TEMPLE
PIN: 0787584116
DB 13802 PG 2467
BM 1988 PG 2226
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T
TABERNACLE BAPTIST CHURCH OF RAL
PIN: 0787585008
DB 8224 PG 501
BM 2000 PG 1467
ZONED: R-4
USE: CHURCH

APPROXIMATE LOCATION OF
EXISTING 18" DUCTILE IRON
WATER MAIN

TELE. BOX
Y1 RM: 455.23'

EXISTING 4" CONCRETE SIDEWALK

N/T
TABERNACLE BAPTIST CHURCH OF RALEIGH
PIN: 0787407540
DB 8608 PG 542
ZONED: R-4
USE: SINGLE FAMILY HOME

CEMETERY

NOT HELD (TYPICAL)

N/T
WAKE COUNTY BOARD OF EDUCATION
PIN: 0787330663
DB 13625 PG 1724
BM 1980 PG 759
ZONED: R-4
USE: SCHOOL

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, participates in this plat to establish the boundaries of its parcels shown herein as Lot 1, only, to comply and cooperate with municipal platting requirements, and to dedicate to the public the parcels of land shown by the plat as intended for public use. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, has not participated and does not participate in the planning or engineering of those portions of the plat other than Lot 1 and those dedicated to the public.

SITE DATA:
THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS
PIN: 0787488414
DB 14555 PG 2530
BM 2013 PG 177
ZONED: R-4
USE: VACANT
621,114 SF 14,259 AC

RIPARIAN BUFFER LIMITS
DETERMINATION RE-AFFIRMED
IN LETTER FROM DCO
DWR PROJECT RRO 24-410 V2
DATED JANUARY 17, 2025.

N/T AND USE & DENSITY Y MC
PIN: 0787584116
DB 1745 PG 1844
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T GREGORY CROWHEW
PIN: 0787584116
DB 1745 PG 1844
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T KYLE STEVEN SMITH &
KYLE STEVEN SMITH
PIN: 0787584116
DB 1824 PG 1320
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

EXISTING 8" (1")
SS EASEMENT
BM 2011 PG 2530

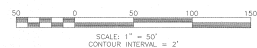
N/T MICHAEL GORDON
& MICHAEL GORDON
PIN: 0787584116
DB 1745 PG 1844
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T ANDREW BARNETT ELLIOTT
& ANDREW BARNETT ELLIOTT
PIN: 0787584116
DB 1745 PG 1844
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T CHRISTOPHER SUTTERFIELD
& MICHAEL SUTTERFIELD
PIN: 0787584116
DB 1824 PG 1320
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

N/T TRACY CLARK
& TRACY CLARK
PIN: 0787584116
DB 1745 PG 1844
BM 2011 PG 2530
ZONED: R-4
USE: SINGLE FAMILY HOME

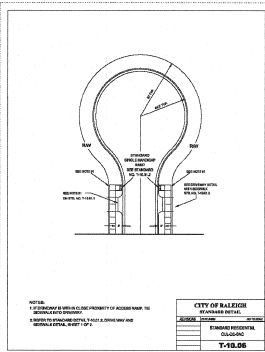
FOR PERMITTING
NOT FOR CONSTRUCTION



8215 LEESVILLE ROAD
3-Lot SUBDIVISION
LEESVILLE TOWNSHIP
WAKE COUNTY, NC

William C. Piver, PE
2708 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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DATE: 08-02-24
DRAWN: TC
SHEET:
EXISTING CONDITIONS
C-2



SITE DATA

OWNER:
THE CHURCH OF JESUS CHRIST OF THE LATTER-DAY SAINTS, a Utah corporation sole
formerly known as
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
600-4002
101 EAST NORTH TOWNSHIP STREET,
UTAH FLOOR
SALT LAKE CITY, UTAH 84103
PHONE: (801) 240-1000
president@churchofjesuschrist.org

ATTENTION: FOR CIVIL SERVICES DIVISION (P/N 600-4002)
SALT LAKE CITY, UTAH 84103
PHONE: (801) 240-1000
president@churchofjesuschrist.org

ENGINEER:
WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NC 27613
PHONE: (919) 778-4854
cpiver@wcpa.com

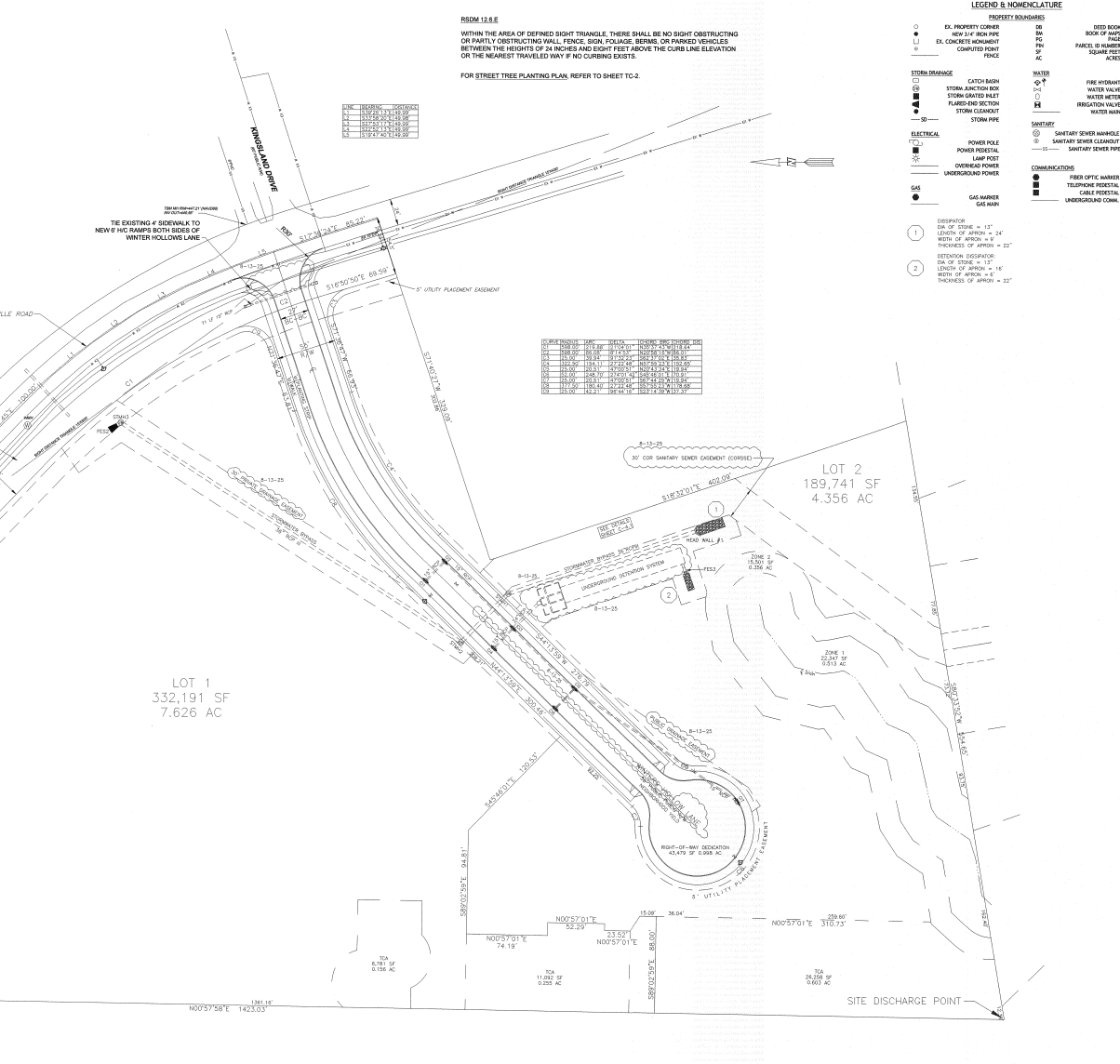
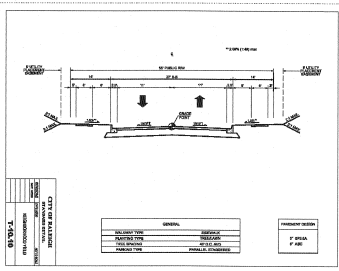
SURVEYOR:
WILLIAM C. PIVER, PE
P.O. BOX 444
GARNER, NC 27629
PHONE: (919) 778-4854
cpiver@wcpa.com

CITY OF RALEIGH
CIVIL SERVICES DIVISION
PLANNING & DESIGN
700 SOUTH MAIN STREET
RALEIGH, NC 27601
Y-10.08

PROJECT ADDRESS:
8215 LEEVILLE ROAD
RALEIGH, NC 27613

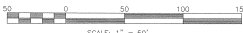
PROJECT NO.:
P/N 600-4002

TOTAL ACRES: 14.26 ACRES
TOTAL NUMBER OF LOTS: 2



ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS.

AREAS TABLE		
DESCRIPTION	SF	AC
8215 LEEVILLE ROAD	621,114	14.259
Lot 1	332,191	7.626
Lot 2	189,741	4.356
LEEVILLE RD DEDICATION	59,155	1.358
WINTERS HOLLOW LANE DEDICATION	40,027	0.919
TOTAL	621,114	14.259



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, participates in this plat to establish the boundaries of its parcel shown hereon as Lot 1 only, to comply and cooperate with municipal planning requirements, and to dedicate to the public the parcels of land shown by the plat as intended for public use. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, has not participated and does not participate in the planning or engineering of those portions of the plat other than Lot 1 and those dedicated to the public.

FOR PERMITTING
NOT FOR CONSTRUCTION

DATE

11-20-24

REVISION

1 REVISED PER CITY COMMENTS

2 REVISED PER CITY COMMENTS

NO.

1

8215 LEEVILLE ROAD

LOT 2

189,741 SF

4.356 AC

William C. Piver, PE

2709 SCOTTSDALE LANE

RALEIGH, NORTH CAROLINA 27613

TELEPHONE: (919) 880-4217

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DATE: 11-20-24

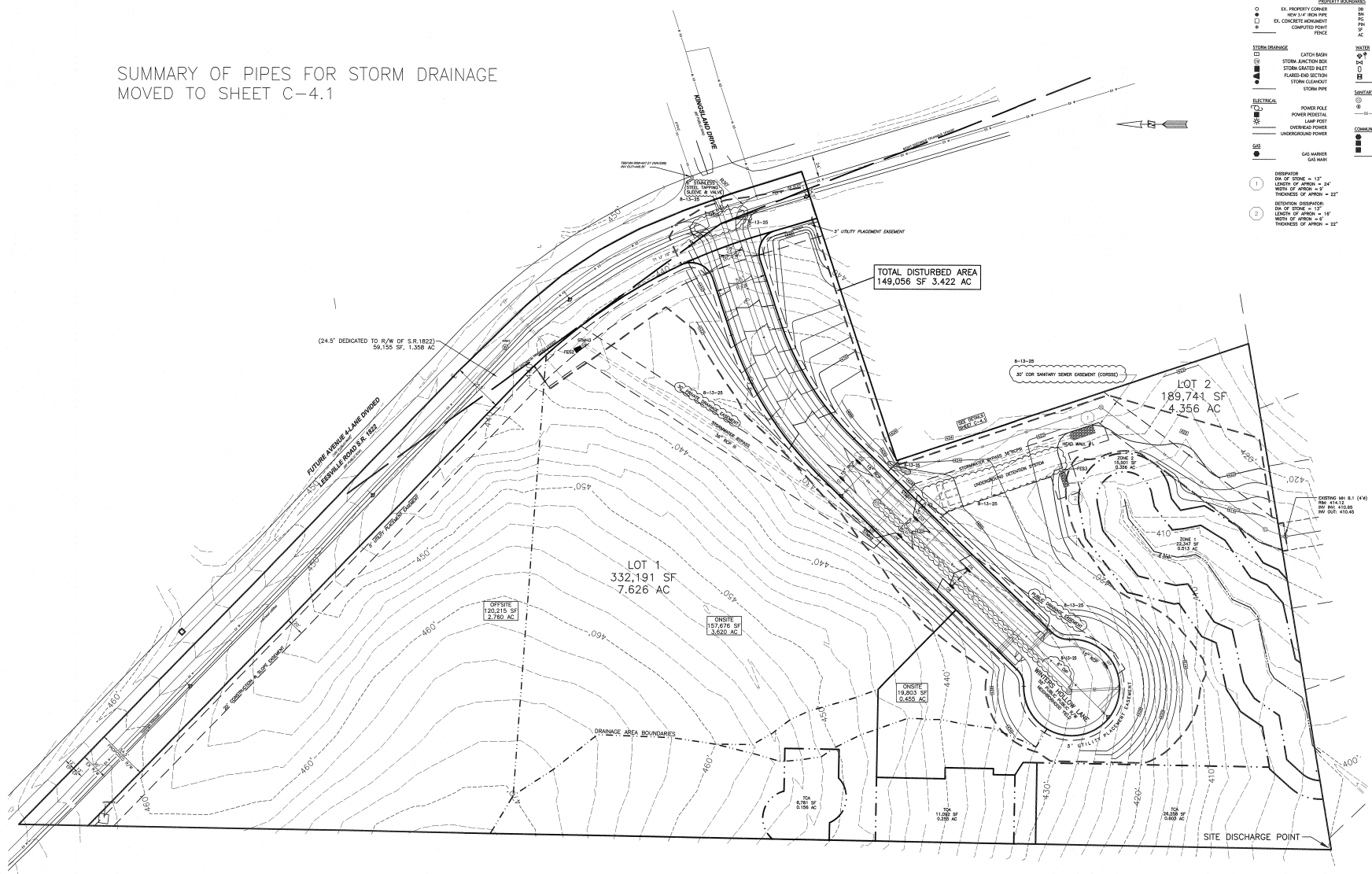
DRAWN: TC

SHEET:

SITE PLAN

C-3

SUMMARY OF PIPES FOR STORM DRAINAGE
MOVED TO SHEET C-4.1



LEGEND & NOMENCLATURE

PROPERTY BOUNDARIES	STORM DRAINAGE	ELECTRICAL	GAS	WATER	SEWER	COMMUNICATIONS
EX. PROPERTY CORNER NEW 1/4" IRON PIPE EX. CONCRETE MONUMENT COMPUTED POINT FENCE	CATCH BASIN STORM ANTI-TURN BOX STORM GRATED INLET FLARED END SECTION STORM CLEANOUT STORM PIPE	POWER POLE POWER PEDestal LAMP POST OVERHEAD POWER UNDERGROUND POWER	GAS MAIN GAS METER	FIRE HYDRANT WATER VALVE WATER METER IRIGATION VALVE WATER MAIN	SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT SANITARY SEWER PIPE	FIBER OPTIC MARKER TELEPHONE PEDestal CABLE PEDestal UNDERGROUND CABLE

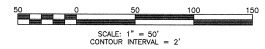
1. DETENTION: DIA. OF TONNE = 12"
LENGTH OF APRON = 24"
WIDTH OF APRON = 24"
THICKNESS OF APRON = 22"
2. DETENTION: DIA. OF TONNE = 12"
LENGTH OF APRON = 18"
WIDTH OF APRON = 8"
THICKNESS OF APRON = 22"

ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH ALL CITY OF
RALEIGH AND NC DOT STANDARDS AND
SPECIFICATIONS.

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portions of the plat other than Lot 1 and those dedicated to the public.

AREAS TABLE			
DESCRIPTION	SF	AC	
8215 LEESVILLE ROAD	621,114	14,259	
Lot 1	332,191	7.626	
Lot 2	189,741	4.356	
LEESVILLE RD DEDICATION	56,543	1.298	
WINTERS HOLLOW LANE DEDICATION	40,164	0.922	
TOTAL	621,114	14,259	

LAND COVER AREAS	SF	AC
PUBLIC STREET	21,849	0.502
PUBLIC SIDEWALK	6,812	0.156
MANAGED PERVIOUS	592,453	13.601
TOTAL	621,114	14.259



FOR PERMITTING
NOT FOR CONSTRUCTION

8215 LEESVILLE ROAD
2-Lot SUBDIVISION
LEESVILLE TOWNSHIP
WAKE COUNTY, NC

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

DATE: 11-20-24
DRAWN: TC
SHEET: GRADING & STORMWATER
C-4

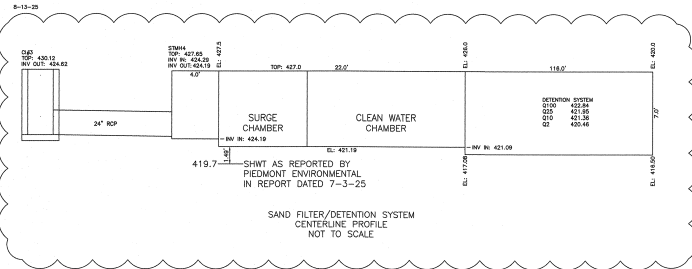
1. REVISED PER CITY COMMENTS
2. REVISED PER CITY COMMENTS

DATE: 04-09-22
DATE: 08-15-23

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WQV ELEVATIONS AND VOLUMES

PEAK FLOW Q2 = 15.25 CFS ELEVATION: 420.46 VOLUME: 9.038 CF
 PEAK FLOW Q10 = 17.26 CFS ELEVATION: 421.36 VOLUME: 11.719 CF
 PEAK FLOW Q25 = 18.45 CFS ELEVATION: 421.95 VOLUME: 13.609 CF
 PEAK FLOW Q100 = 20.12 CFS ELEVATION: 422.84 VOLUME: 16.646 CF



WQV = (P)(R)(A)(12)

WQV = Water quality volume in ac-ft
 P = 1 inch rainfall
 R = 0.05 + 0.006(i) where i = the percent impervious cover
 A = drainage area in acres

A = 14.26 Total area of new development	14.26 Ac Total area	621,166 SF	67,680 Winters Hollow
I = 40.58%	5.79 Ac New Impervious	252,085 SF	184,408 7.697 Ac x 0.55
Rv = 0.0239437			252,085 SF

WQV = 0.0284531 ac-ft = 1,239 c.f. Required Storage Volume

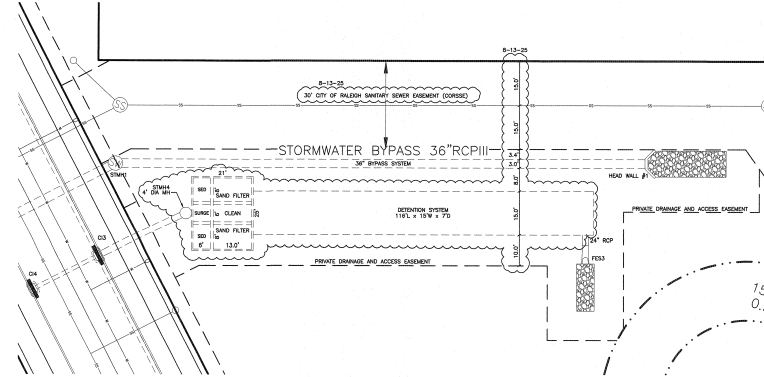
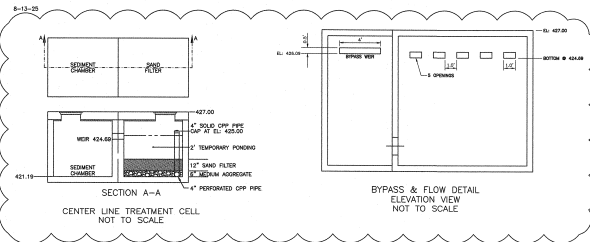
Applying 75% sand filter factor yields 930 c.f.

Min. treatment volume above sand filter 50% 485 c.f.
 Assume 2' pond above sand filter, filter area is: 232 SF Minimum

Sand Media Specification

The media in the sand filter shall be cleaned, washed, coarse masonry sand such as ASTM C33 or the equivalent. The sand particles shall be less than 2 mm average diameter. The entire surface area of the sand chamber must contain sand.

The filter bed shall have a minimum depth of 18 inches, with a minimum depth of sand above the drainage pipe of 12 inches.



DETENTION SYSTEM
 SCALE: 1" = 20'

8-13-20

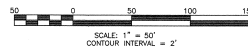
Intensity
7.22 in/hr

Summary of Pipes for Storm Drainage

Area Served (acres)	Impervious Surface	From	To	Length (ft)	Diameter (Inches)	Material**	Slope (%)	Top (From)	Top (To)	Invert (From)	Invert (To)	Q10 (AT)	Q10 (Total)	Cover* (ft) (From)	Cover* (ft) (To)
Subdivision															
3.10	1%	CI #1	CI #2	24	15	RCP	1.00	428.40	428.40	425.15	424.91	0.22	0.22	2.00	2.24
0.40	35%	CI #2	CI #3	83	15	RCP	0.50	428.40	430.12	424.71	424.30	1.01	1.23	2.44	4.58
0.97	95%	CI #4	CI #5	24	15	RCP	1.00	430.12	430.12	425.87	424.72	4.60	5.83	3.00	4.15
0.05	95%	CI #3	STM#4	33	24	RCP	1.00	430.12	427.65	424.82	424.29	0.34	8.69	3.50	1.36
0.00	0%	STM#4	Sand Filter	4	24	RCP	2.50	427.65	427.50	424.19	424.09	0.00	8.69	1.46	1.41
0.00	0%	Sand Filter	Detention	6	24	RCP	1.00	427.50	427.00	424.09	424.03	0.00	11.21	1.41	0.97
0.00	0%	Detention	FES #3	116	15 x 116 x 7	Concrete	0.50	427.00	427.00	417.08	416.50	0.00	2.92	3.50	
0.07	95%	CI #5	CI #5	74	15	RCP	1.00	430.50	430.12	425.56	424.82	0.48	2.52	3.69	4.05
0.52	25%	CI #6	CI #5	24	15	RCP	1.00	430.50	430.50	427.00	426.78	0.94	2.25	2.49	
0.16	95%	CI #7	CI #5	178	15	RCP	0.50	429.00	430.50	426.75	425.96	1.10	1.10	1.00	3.39
Offsite Lot #1															
System 2															
5.29	66%	FES #2	STM#3	4	36	RCP	1.00	437.63	437.74	434.63	434.59	25.21	25.21	0.00	0.15
3.32	66%	STM#3	STM#2	371	36	RCP	1.92	437.74	430.80	430.59	424.59	15.62	41.03	4.15	3.21
0.00	0.00	STM#2	STM#1	62	36	RCP	1.00	430.80	428.79	421.00	420.39	0.00	41.03	8.60	5.41
0.00	0.00	STM#1	HW #1	181	36	RCP	1.00	428.79	419.72	420.18	418.41	0.00	41.03	5.61	-1.69

* The amount of cover does not take into account the thickness of the pipe wall.

* The amount of cover does not take into account the thickness of the pipe wall.



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FOR PERMITTING
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	04-08-25
2	REVISED PER CITY COMMENTS	08-13-25

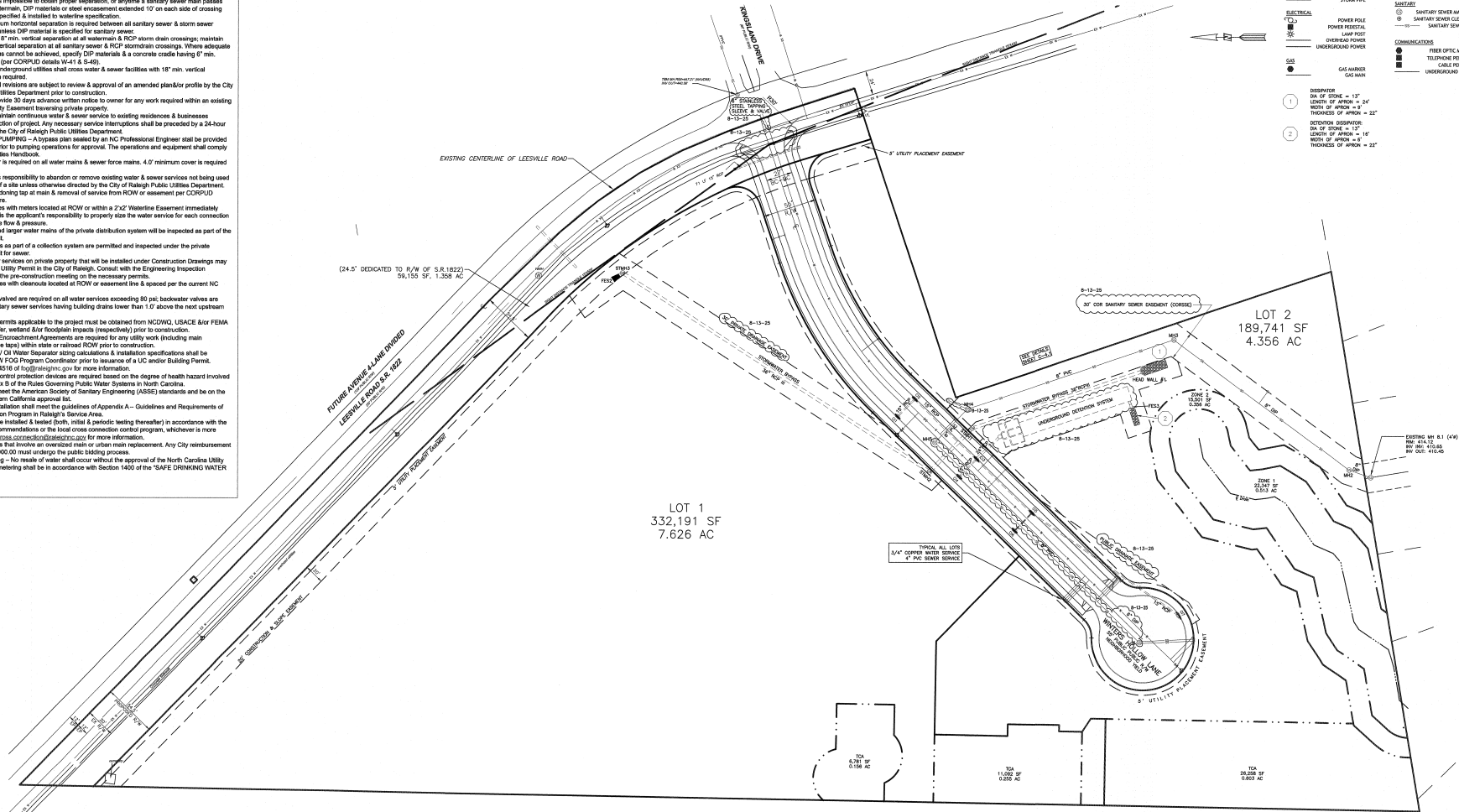
8215 LEESVILLE ROAD
 2-Lot SUBDIVISION
 LEESVILLE TOWNSHIP
 WAKE COUNTY, NC

William C. Piver, PE
 2709 SCOTTSDALE LANE
 RALEIGH, NORTH CAROLINA 27613
 TELEPHONE: (919) 880-4217































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 DATE: 11-20-24
 DRAWN: TC
 SHEET: C-4.1
 C-4.1

STANDARD UTILITY NOTES

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, remove sanitary sewer pipe shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in the water main is a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer main passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" 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 V-4.1 & S-4.5.
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan/profile by the City of Raleigh Public Utilities Department prior to construction.
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
- 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.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This included abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 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.
- Inspections of 4" and larger water mains of the private distribution system will be inspected as part of the infrastructure permit.
- Private sewer mains as part of a collection system are permitted and inspected under the private infrastructure permit for sewer.
- Any water or sewer services on private property that will be installed under Construction Drawings may require a Plumbing Utility Permit in the City of Raleigh. Consult with the Engineering Inspection Coordinator during the pre-construction meeting on the necessary permits.
- Install sewer services with cleanouts located at ROW or easement line & spaced per the current NC Plumbing Code.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1'0" above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDOW, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT Railroad Encroachment Agreements are required for any utility work (including main extensions & service later) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a US Unclassified Building Permit. Contact (919) 966-4516 of fog@raleighnc.gov for more information.
- Cross connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.
- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements of the Cross Connection Program in Raleigh's Service Area.
- The devices shall be installed & tested (both, initial & periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross connection control program, whichever is more stringent. Contact crossconnection@raleighnc.gov for more information.
- NOTICE for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.
- Private sub-metering - No resale of water shall occur without the approval of the North Carolina Utility Commission. Sub-metering shall be in accordance with Section 1400 of the "SAFE DRINKING WATER ACT".



LEGEND & NOMENCLATURE

PROPERTY BOUNDARIES			
	EX. PROPERTY CORNER	DL	DEED BOOK
	NEW 1/4\" data-bbox="15 65 35 85"/>	PG	PARCELS, D. NUMBER
	EX. CONCRETE MONUMENT	PG	SQUARE FEET
	COMPUTED POINT	AC	ACRES
	COMPONENT FENCE		
STORM DRAINAGE			
	CATCH BASIN		FIRE HYDRANT
	STORM JUNCTION BOX		WATER VALVE
	STORM CLEANOUT		WATER METER
	STORM INLET		IRRIGATION WATER
	STORM CLEANOUT		WATER MAIN
	STORM PIPE		
ELECTRICAL			
	POWER POLE		SANITARY SEWER MANHOLE
	POWER PEDestal		SANITARY SEWER CLEANOUT
	LAMP POST		SANITARY SEWER CLEANOUT
	OVERHEAD POWER		
	UNDERGROUND POWER		
GAS			
	GAS MARKER		FIBER OPTIC MARKER
	GAS MAIN		TELEPHONE PEDestal
			CABLE STRAIN
			UNDERGROUND CABLE

STORM DRAINAGE		WATER	
CATCH BASIN	1	FIRE HYDRANT	1
STORM ACHTAR BOX	2	WATER VALVE	1
STORM GRATED INLET	3	WATER METER	1
PLASTIC SIDE INLET	4	REGULATION VALVE	1
STORM CLEANOUT	5	WATER MAIN	1
STORM PIPE	6		

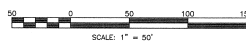
ELECTRICAL		SEWERAGE	
POWER POLE	1	SANITARY SEWER MANHOLE	1
POWER FEEDTAL	2	SANITARY SEWER CLEANOUT	1
LAMP POST	3	SANITARY SEWER PIPE	1
UNDERGROUND POWER	4		
UNDERGROUND POWER	5		

COMMUNICATIONS		FIBER OPTIC MARKER	
TELEPHONE FEEDTAL	1	TELEPHONE FEEDTAL	1
CABLE FEEDTAL	2	CABLE FEEDTAL	1
UNDERGROUND COMM.	3	UNDERGROUND COMM.	1

DISSEMINATOR		DETENTION DISSEMINATOR	
DA OF STONE = 12"	1	DA OF STONE = 12"	1
LENGTH OF APPROX = 24"	2	LENGTH OF APPROX = 12"	1
THICKNESS OF APPROX = 22"	3	THICKNESS OF APPROX = 18"	1
		THICKNESS OF APPROX = 22"	1

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DRAWN: TC

SHEET:

UTILITY PLAN

C-6

8215 LEESVILLE ROAD
2-Lot SUBDIVISION
LEESVILLE TOWNSHIP
WAKE COUNTY, NC

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

L. ROBERT S. JONES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION REQUIRED IN PARAGRAPHS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 8

 PROFESSIONAL LAND SURVEYOR
L-3939
REGISTRATION NUMBER

THE STATE PLANE COORDINATES FOR THIS PROJECT WERE
PRODUCED WITH RTK GPS OBSERVATIONS.
THE NETWORK POSITIONAL ACCURACY OF THE RTK DERIVED
POSITIONAL INFORMATION IS: 0.10' HORIZONTAL
POSITIONS ARE REFERENCED TO NAD 83(NSRS 2007) AND
VERTICAL POSITIONS ARE REFERENCED TO NAVD 88.
COMBINED FACTOR= 0.9999129

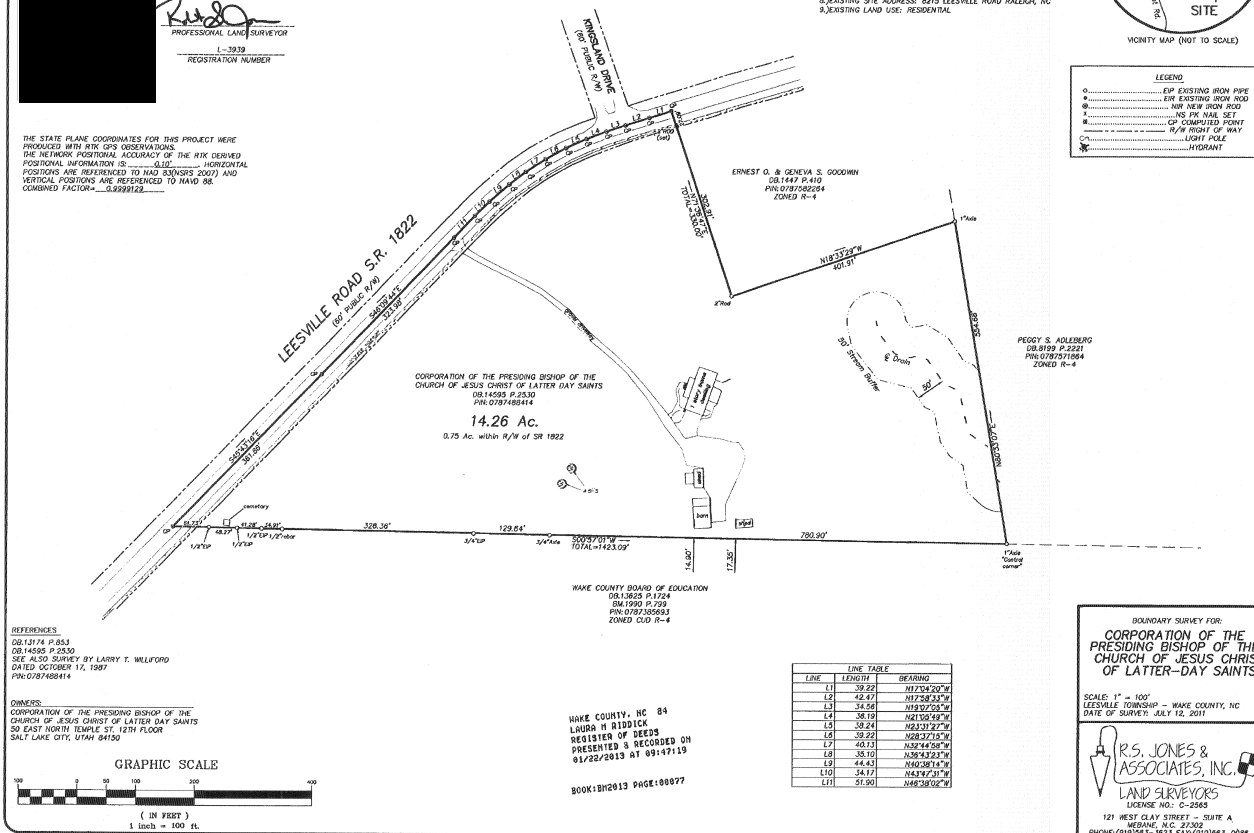
NOTES:

1. TWO H.C.S. MOUND FURN WITHIN 2000' OF PROPERTY.
2. CALL AREAS BY COORDINATE COMPUTATION.
3. LINES 1/2" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. PROPERTY ADDRESS IS 8215 LEEVILLE ROAD RALEIGH, NC 27813-4126.
5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. REFERENCED MATERIALS ONLY USED. THERE MAY BE ANY OTHER DOCUMENTS OF RECORD THAT AFFECT THIS PROPERTY.
6. NO ATTEMPT MADE TO LOCATE CEMENTS, METALS, HAZARDOUS MATERIALS SITES, UNDERGROUND UTILITIES, OR OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.
7. PROPERTY IS ZONED R-4.
8. 8215 LEEVILLE ROAD, RALEIGH, NC 27813-4126.
9. EXISTING LAND USE: RESIDENTIAL.



LEGEND

○.....EP EXISTING IRON PIPE
●.....EIR EXISTING IRON ROD
●.....NIR NEW IRON ROD
X.....NS PK NAIL SET
□.....CP COMPUTED POINT
----- R/W RIGHT OF WAY
C.....LIGHT POLE
X.....HYDRANT



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, parties in interest, hereby certify that the following is a true and correct copy of the plat filed in this court to establish the boundaries of its parcel shown on Map No. 1 only, to comply and cooperate with municipal platting requirements, and to dedicate to the public the parcels of land shown by the plat as intended for public use. THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, has not participated and does not participate in the planning or engineering of those portions of the plat other than Lot 1 and those dedicated to the public.

BM 2013 Pg 77

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	08-13-25

3215 LEESVILLE ROAD
2-LOT SUBDIVISION
LEESVILLE TOWNSHIP
WAKE COUNTY, NC

William C. Piver, PE
2709 SCOTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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DATE: 11-20-24

DRAWN: TC

SURVEY

C-8

FOR PERMITTING

NOT FOR CONSTRUCTION

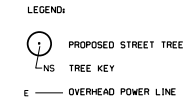


NOTES:

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 NO CLOSER THAN 3' TO THE EDGE OF THE FUTURE SIDEWALKS.


ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

STREET TREES SHALL BE INSTALLED TO CITY OF RALEIGH STANDARD DETAIL TYP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.



1. EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS PLAN BY WILLIAM C. PIVER, 2789 SCOTSDALE LANE, RALEIGH, NC 27613, PHONE NUMBER: 919 880-4217, ENTITLED '8215 LEESVILLE RD., 2-LOT SUBDIVISION' AND DATED 11-20-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SCALE: 1" = 50'

<small> I, the undersigned, being a duly Licensed Professional Engineer in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records. My Commission Expires: 12/31/2025 My License No. is: 10000 My Seal No. is: 10000 My Office Address is: 10000 My Office Phone is: 10000 My Office Fax is: 10000 My E-Mail Address is: 10000 My Signature is: 10000 </small>			
			
ALISON A. POCKAT, ASLA LANDSCAPE ARCHITECT LAND PLANNER (919) 363-4415 106 STEEPBANK DRIVE CARY, NC 27518			
DESIGNED: DRAWN: APPROVED: AEP			
8215 LEESVILLE RD. 2-LOT SUBDIVISION, RALEIGH, NC STREET TREE PLANTING PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; height: 100px;"></td> <td style="width: 50%; height: 100px;"></td> </tr> </table>		
SCALE: 1" = 50' DATE: FEB. 26, 2025			
SHEET NO. 1 STREET TREE PLANTING TC-2			
REVISIONS:			
PROJECT NO. OF			

Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: 8215 Leesville Rd. - 3 Lot Subdivision

Gross Site Acres: 14.26 ac

Right-of-way to be dedicated with this project: 1.298 ac

Net Site Acres: 12.04 ac

Number
of Acres Percent
of Tract

UDO 9.1.4.A. Primary Tree Conservation Areas

1. Primary Tree Conservation Area - SHOD 1	ac	%
1. Primary Tree Conservation Area - SHOD 2	ac	%
2. Primary Tree Conservation Area - Parkway Frontage	ac	%
3. Primary Tree Conservation Area - CM	ac	%
4. Primary Tree Conservation Area - MPOD	ac	%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	<u>0.34</u> ac	<u>2.82</u> %
7. Primary Tree Conservation Area - 45% Slopes	ac	%
8. Primary Tree Conservation Area -Thoroughfare	ac	%
Subtotal of Primary Tree Conservation Areas:	<u><u>0.34</u></u> ac	<u><u>2.82</u></u> %

UDO 9.1.4.D.2 Tree Conservation Area - Greenway ac %

UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas

(Include perimeter buffers and their alternate compliance areas) 1.0137 ac 8.42 %

UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas

(Include individual trees and their alternate compliance areas) ac %

Subtotal of Secondary Tree Conservation Areas: 1.0137 ac 8.42 %

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 1.3537 ac 11.24 %

UDO 9.1.9. Watershed Protection Overlay Districts

UWPOD - Wooded Area (preserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%