



Administrative Approval Action

Case File / Name: SUB-0076-2021
DSLCL - Starbucks Celebration

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

LOCATION: The parent tract zoned CX-3-PL is located on the southwest corner of the intersection of Sawmill and Six Forks Roads within an existing shopping center site located at 7461 Six Forks Road.

REQUEST: Subdivision of a 9.265 acre tract into two lots of 8.8 acres and 0.47 acres size within an existing Celebration Shopping Center.

One Design Alternate was approved for this subdivision (DA-0030-2021) Alternative driveway spacing and width standard (8.3.5), alternative street cross sections for both Sawmill, and Six Forks Road. (8.4 and 8.5),

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 24, 2022 by Kimley-Horn.

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. NCDOT will need to review the plans to ascertain if the NCDOT stem length standards are being met.
2. Per Raleigh Street Design Manual Article 9.4, 5' accessible sidewalks shall be provided to the street rights of way.

Stormwater

3. A surety equal to of 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 as required (UDO 9.1.5).



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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"/> | Cross Access Agreements 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. A demolition permit shall be issued and this permit number shown on all maps for recording.

Engineering

2. A cross access agreement among the lots identified on the approved plan for SUB-0076-2021 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.

Public Utilities

3. SPR must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. Conversion of any private sewer into public will need to be approved by the City of Raleigh Public Utilities Department. The 6" sewer line to the site will need to have a replacement 8" sanitary sewer line designed with the SPR submittal.

Stormwater

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

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.93 acres of tree conservation area.

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

PRELIMINARY SUBDIVISION PLAN FOR CELEBRATION SHOPPING CENTER

SUB-0076-2021

7461 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
A DEVELOPMENT BY: FCA PARTNERS
300 SOUTH TRYON STREET, SUITE 420
CHARLOTTE, NC 28202

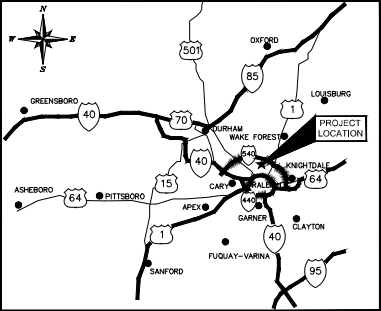
| Sheet Number | Sheet Title |
|--------------|---------------------------------------|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | DEMOLITION PLAN |
| C3.0 | PRELIMINARY SUBDIVISION PLAN |
| C4.0 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| C5.0 | PRELIMINARY UTILITY PLAN |



VICINITY MAP



SCALE: 1" = 500'



PROJECT LOCATION
NTS

DESIGN ALTERNATE (DA-0030-2021)

- UDO SECTION 8.3.5:**
- 8' DESIGN ALTERNATE TO THE MAXIMUM DRIVEWAY WIDTH STANDARD OF 32 FEET FOR A COMMERCIAL/MIXED-USE DRIVEWAY, IN ORDER TO LEGALIZE THE EASTERN-MOST DRIVEWAY ON SAMMILL ROAD MEASURING 40- FEET IN WIDTH.
 - 8' DESIGN ALTERNATE TO THE MAXIMUM DRIVEWAY WIDTH STANDARD OF 32 FEET FOR A COMMERCIAL/MIXED-USE DRIVEWAY, IN ORDER TO LEGALIZE THE NORTHERN-MOST DRIVEWAY ON SIX FORKS ROAD MEASURING 40- FEET IN WIDTH.
 - 115' DESIGN ALTERNATE TO THE DRIVEWAY SPACING STANDARD OF 300 FEET FOR DRIVEWAYS ACCESSING A RIGHT-OF-WAY GREATER THAN 80 FEET IN WIDTH, TO LEGALIZE THE TWO EXISTING SITE ACCESS DRIVEWAYS ON SAMMILL ROAD, WHICH ARE APPROXIMATELY 185 FEET APART.

UDO SECTIONS 8.4 & 8.5

- THE FOLLOWING DESIGN ALTERNATES TO THE STREET CROSS-SECTION AND STREETScape STANDARDS FOR SAMMILL ROAD (AVENUE 2 LANE, UNDIVIDED):
 - a. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE A 7' WIDE BIKE LANE
 - b. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE STREET TREES
 - c. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE PLANTING STRIP
 - d. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE SIDEWALK
 - e. DESIGN ALTERNATE TO NOT PROVIDE THE 2' WIDE MAINTENANCE STRIP
 - f. DESIGN ALTERNATE TO NOT PROVIDE THE 5' WIDE GENERAL UTILITY EASEMENT
- THE FOLLOWING DESIGN ALTERNATES FOR THE STREET CROSS-SECTION AND STREETScape STANDARDS FOR SIX FORKS ROAD (AVENUE 6 LANE, DIVIDED):
 - a. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE A 7' WIDE BIKE LANE
 - b. DESIGN ALTERNATE IN ORDER TO NOT PROVIDE STREET TREES
 - c. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE PLANTING STRIP
 - d. 1' DESIGN ALTERNATE TO MAINTAIN THE 5' WIDE SIDEWALK
 - e. DESIGN ALTERNATE TO NOT PROVIDE THE 2' WIDE MAINTENANCE STRIP
 - f. DESIGN ALTERNATE TO NOT PROVIDE THE 5' WIDE GENERAL UTILITY EASEMENT

BLOCK PERIMETER

- BLOCK PERIMETER IS EXEMPT PER 8.3.2.A.1.b.i.x

CROSS ACCESS (8.3.5.D)

- CROSS ACCESS IS EXEMPT PER 8.3.5.D.A FOR THE FOLLOWING PARCELS: 1707461087, 1707461090, 1707451994, 1707451817, 1707451890, 1707451783, 1707451867, 1707451850, 1707451467, 1707451480, 1707451393, 1707452217, 1707452220, 1707453165, 1707454145, 1707450126, 1707450196
- CROSS ACCESS IS EXEMPT PER 8.3.5.D.C (PLACE OF WORSHIP) FOR THE FOLLOWING PARCELS: 1707448061

SURVEY NOTE:

ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR NEW PARCEL WAS PROVIDED WITHIN A TOPOGRAPHIC SURVEY PREPARED BY KCI ASSOCIATES OF N.C., 4505 FALLS OF NEUSE ROAD, FLOOR 4, (919) 383-9214, DATED 04/08/2021
EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION PREPARED BY WITHERSRAVENEL 115 MACKENAN DRIVE, CARY, NC 27511 DATED 02/14/2017.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, N.C. COUNTY, AND STATE STANDARDS AND SPECIFICATIONS. NONE STRAYING SHALL OCCUR.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: FCA PARTNERS
300 SOUTH TRYON STREET, SUITE 420
CHARLOTTE, NC 28202
PHONE: (919) 683-2959
ATTN: G. WIN KELLY
win.kelly@fcapartners.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 683-2959
ATTN: DANIELLE HAMMOND, P.E.
danielle.hammond@kimley-horn.com

SURVEYOR: KCI ASSOCIATES OF N.C.
4505 FALLS OF NEUSE, FLOOR 4
RALEIGH, NC 27607
PHONE: (919) 763-2114
ATTN: ROBERT BAUMGARTNER, PLS
rob.baumgartner@kci.com

Preliminary Subdivision Application
Planning and Development

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



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

DEVELOPMENT TYPE (UDO Section 2.1.2)

Conventional Subdivision | Compact Development | Conservation Development | Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): STARBUCKS CELEBRATION

Property Address(es): 7461 SIX FORKS ROAD, RALEIGH, NC 27615

Recorded Deed Pin(s): 1707455723

What is your project type? Single family Apartment Townhouse Non-residential Other: Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: SIX FORKS-FCA, LLC. Owner/Developer Name and Title: FCA PARTNERS
Address: 300 SOUTH TRYON ST. STE. 420, CHARLOTTE, NC 28202
Phone #: 704-972-2572 Email: win.kelly@fcapartners.com

APPLICANT INFORMATION

Company: KIMLEY-HORN & ASSOCIATES Contact Name and Title: DANIELLE HAMMOND, P.E., PROJECT MANAGER
Address: 421 FAYETTEVILLE ST. STE. 600, 27601
Phone #: (919) 683-2959 Email: DANIELLE.HAMMOND@KIMLEY-HORN.COM

Continue to page 2 >>

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 9.27
Zoning districts (if more than one, provide acreage of each): COMMERCIAL MIXED USE (CX-3-PL)

Overlay district: N/A Inside City limits? Yes No
Conditional Use District (CUD) Case # Z: Board of Adjustment (BOA) Case # A:

STORMWATER INFORMATION

Existing Impervious Surface: Square Feet: 264,000 Acres: 0.61
Proposed Impervious Surface: Square Feet: 264,000 Acres: 0.61

Neuse River Buffer Yes No
Is this a flood hazard area? Yes No
If yes, please provide the following:
Alluvial soils: N/A
Flood study: N/A
FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached: N/A Attached: N/A
Total # of single-family lots: N/A
Proposed density for each zoning district (UDO 1.5.2.F): N/A
Total # of open space and/or common area lots: 0
Total # of requested lots: 2

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Danielle Hammond will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

(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: [Signature] Date: 10/20/2021
Printed Name: Danielle Hammond
Signature: _____ Date: _____
Printed Name: _____

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| SITE DATA | |
|--------------------------------|---|
| PROPERTY INFORMATION | |
| EXISTING ZONING: | CX-3-PL |
| OVERLAY DISTRICT: | N/A |
| EXISTING USE: | SHOPPING CENTER |
| PROPOSED USE: | LOT 1: COMMERCIAL LOT 2: SHOPPING CENTER |
| SHOPPING CENTER FLOOR AREA | REQUIRED: 25,000 SF PROVIDED: 90,427 SF |
| SHOPPING CENTER ESTABLISHMENTS | REQUIRED: 3 MINIMUM COMMERCIAL OR RECREATIONAL ESTABLISHMENTS |
| EXISTING SHOPPING CENTER USES | REQUIRED: MINIMUM 1 COMMERCIAL OR RECREATIONAL USES PROVIDED: 6+ COMMERCIAL USES PROVIDED |
| PROVIDED SHOPPING CENTER USES | REQUIRED: MINIMUM 1 COMMERCIAL OR RECREATIONAL USES PROVIDED: 6+ COMMERCIAL USES PROVIDED |
| TOTAL SITE AREA: | 9.27 AC |
| GENERAL BUILDING SETBACKS: | 5' FROM PRIMARY/SIDE STREET 6' FROM REAR/SIDE LOT LINE |
| PARKING SETBACKS: | 10' FROM PRIMARY/SIDE STREET 3' FROM SIDE OR REAR LOT LINE |
| EXISTING PARKING: | 345 SPACES |
| REQUIRED PARKING: | LOT 1: TO BE REVIEWED WITH DEVELOPMENT PLANS LOT 2: 90,427 SF/250 SPACES PER SF = 362 SPACES MAX |
| PROVIDED PARKING: | LOT 1: TO BE REVIEWED WITH DEVELOPMENT PLANS LOT 2: 350 SPACES |
| PROJECT DATA | |
| PIN: | 1707455723 |
| PROPOSED NUMBER OF LOTS: | 2 |
| EXISTING BUILDING FLOOR AREA: | 92,995 SF |
| RIGHT-OF-WAY DEDICATION AREA: | 0 AC |
| NET SITE AREA: | 9.27 AC |
| PROPOSED LOT AREAS: | LOT 1: 0.47 AC (20,550 SF) LOT 2: 8.80 AC (383,021 SF) |

- RIGHT-OF-WAY OBSTRUCTION NOTES:**
- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
 - A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV
 - KEYWORD: "RIGHT-OF-WAY SERVICES"
 - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
 - THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
 - ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
 - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (UNIFORM), THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

PREPARED IN THE OFFICE OF:



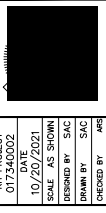
© 2021 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

NC CERTIFICATE OF AUTHORIZATION: F-1012

PRELIMINARY
NOT FOR CONSTRUCTION

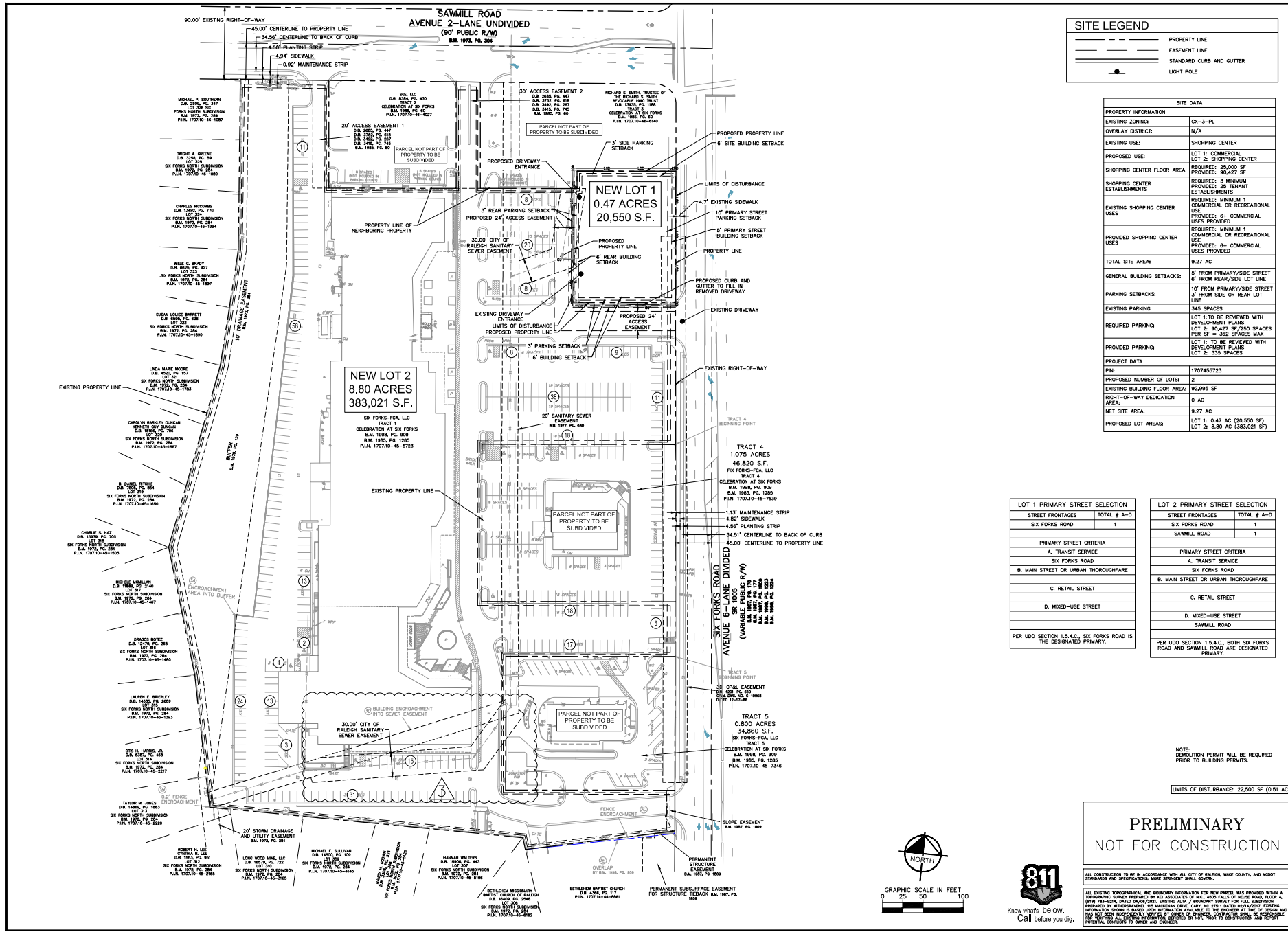
| NO. | REVISIONS | DATE | BY |
|-----|---------------------------|--------------|----|
| 1 | REVISED PER CITY COMMENTS | 06/24/22 DLS | |
| 2 | REVISED PER CITY COMMENTS | 04/27/22 DMH | |
| 3 | REVISED PER CITY COMMENTS | 07/24/22 DMH | |

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM
#F-1012



COVER SHEET
CELEBRATION SHOPPING CENTER
NORTH CAROLINA
RALEIGH

SHEET NUMBER
C0.0



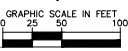
| SITE LEGEND | |
|-------------|--------------------------|
| --- | PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | STANDARD CURB AND GUTTER |
| --- | LIGHT POLE |

| PROPERTY INFORMATION | SITE DATA |
|--------------------------------|--|
| EXISTING ZONING: | CX-3-PL |
| OVERLAY DISTRICT: | N/A |
| EXISTING USE: | SHOPPING CENTER |
| PROPOSED USE: | LOT 1: COMMERCIAL LOT 2: SHOPPING CENTER |
| SHOPPING CENTER FLOOR AREA | REQUIRED: 25,000 SF PROVIDED: 90,427 SF |
| SHOPPING CENTER ESTABLISHMENTS | REQUIRED: 1 MINIMUM ESTABLISHMENTS PROVIDED: 25 TENANT ESTABLISHMENTS |
| EXISTING SHOPPING CENTER USES | REQUIRED: MINIMUM 1 COMMERCIAL OR RECREATIONAL USES PROVIDED: 6+ COMMERCIAL USES PROVIDED |
| PROPOSED SHOPPING CENTER USES | REQUIRED: MINIMUM 1 COMMERCIAL OR RECREATIONAL USES PROVIDED: 6+ COMMERCIAL USES PROVIDED |
| TOTAL SITE AREA: | 9.27 AC |
| GENERAL BUILDING SETBACKS: | 5' FROM PRIMARY/SIDE STREET 4' FROM REAR/SIDE LOT LINE |
| PARKING SETBACKS: | 10' FROM PRIMARY/SIDE STREET LINE 3' FROM SIDE OR REAR LOT LINE |
| EXISTING PARKING: | 345 SPACES |
| REQUIRED PARKING: | LOT 1: TO BE REVIEWED WITH DEVELOPMENT PLANS LOT 2: 90,427 SF / 250 SPACES PER SF = 302 SPACES MAX. |
| PROVIDED PARKING: | LOT 1: TO BE REVIEWED WITH DEVELOPMENT PLANS LOT 2: 335 SPACES |
| PROJECT DATA | |
| PRC: | 1707455723 |
| PROPOSED NUMBER OF LOTS: | 2 |
| EXISTING BUILDING FLOOR AREA: | 92,995 SF |
| RIGHT-OF-WAY DEDICATION AREA: | 0 AC |
| NET SITE AREA: | 9.27 AC |
| PROPOSED LOT AREAS: | LOT 1: 0.47 AC (20,550 SF) LOT 2: 8.80 AC (383,021 SF) |

| LOT 1 PRIMARY STREET SELECTION | |
|--|-------------|
| STREET FRONTAGES | TOTAL # A-D |
| SIX FORKS ROAD | 1 |
| PRIMARY STREET CRITERIA | |
| A. TRANSIT SERVICE | |
| SIX FORKS ROAD | |
| B. MAIN STREET OR URBAN THOROUGHFARE | |
| C. RETAIL STREET | |
| D. MIXED-USE STREET | |
| PER UDO SECTION 1.5.4.C, SIX FORKS ROAD IS THE DESIGNATED PRIMARY. | |

| LOT 2 PRIMARY STREET SELECTION | |
|---|-------------|
| STREET FRONTAGES | TOTAL # A-D |
| SIX FORKS ROAD | 1 |
| PRIMARY STREET CRITERIA | |
| A. TRANSIT SERVICE | |
| SIX FORKS ROAD | |
| B. MAIN STREET OR URBAN THOROUGHFARE | |
| C. RETAIL STREET | |
| D. MIXED-USE STREET | |
| PER UDO SECTION 1.5.4.C, BOTH SIX FORKS ROAD AND SAWMILL ROAD ARE DESIGNATED PRIMARY. | |

PRELIMINARY NOT FOR CONSTRUCTION



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, WAKE COUNTY, AND WOODY STANDARDS AND SPECIFICATIONS MORE STRINGENT SHALL GOVERN.

ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR NEW PARCELS WAS PROVIDED WITH A TOPOGRAPHIC SURVEY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, INC. ON 04/14/2021. EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. ON 04/14/2021. DATE OF SURVEY: 04/14/2021. THE INFORMATION SHOWN IS BASED UPON INFORMATION AVAILABLE TO THE DESIGNER AT THE TIME OF DESIGN AND THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION SHOWN. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION SHOWN. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION SHOWN. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION SHOWN.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 07/24/22 | DMH |
| 2 | 08/24/22 | DMH |
| 3 | 09/24/22 | DMH |
| 4 | 10/20/22 | DMH |
| 5 | 11/02/22 | DMH |
| 6 | 11/02/22 | DMH |
| 7 | 11/02/22 | DMH |
| 8 | 11/02/22 | DMH |
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| 92 | 11/02/22 | DMH |
| 93 | 11/02/22 | DMH |
| 94 | 11/02/22 | DMH |
| 95 | 11/02/22 | DMH |
| 96 | 11/02/22 | DMH |
| 97 | 11/02/22 | DMH |
| 98 | 11/02/22 | DMH |
| 99 | 11/02/22 | DMH |
| 100 | 11/02/22 | DMH |

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SAWMILL ROAD
AVENUE 2-LANE UNDIVIDED
(90' PUBLIC R/W)
R.M. 1973, PG. 304

| UTILITY LEGEND | |
|----------------|-------------------------------|
| — | PROPERTY LINE |
| — | WATER LINE |
| — | FIRE LINE |
| — | SANITARY SEWER LINE |
| — | ELECTRIC |
| — | FIBER OPTIC |
| — | GAS |
| — | POWER |
| — | TELECOMMUNICATION |
| — | CABLE |
| — | LIGHT POLE |
| + | POINT OF CONNECTION |
| ⊙ | SANITARY SEWER MANHOLE (SSMH) |

STANDARD UTILITY NOTES (AS APPLICABLE):

- 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 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE MAINTAINED. SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE LOCATION 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 PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED TO 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 24 MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPOOFY DIP MATERIALS AS A CONCRETE CHADLE HAVING 6 MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49).
 - 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 AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESS 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.
- 3.0 MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 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 INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
- INSTALL 8" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 LINEAL FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOWER 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 NCOW, 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 TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS PFG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- 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 JOANNE HARTLEY AT (919) 996-5923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

LIMITS OF DISTURBANCE: 22,500 SF (0.51 AC)

PRELIMINARY
NOT FOR CONSTRUCTION

CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH WAKE COUNTY, AND WOODY STANDARDS AND SPECIFICATIONS MORE STRINGENT SHALL GOVERN.

ALL EXISTING TOPOGRAPHICAL AND BOUNDARY INFORMATION FOR NEW PARCELS WAS PROVIDED WITHIN A CONVEYING DEEDY INSTRUMENT TO WAKE COUNTY RECORDS. THE INSTRUMENTS ARE: TRACT 1 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 2 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 3 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 4 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 5 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 6 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 7 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 8 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 9 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 10 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 11 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 12 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 13 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 14 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 15 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 16 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 17 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 18 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 19 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 20 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 21 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 22 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 23 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 24 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 25 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 26 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 27 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 28 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 29 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 30 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 31 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 32 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 33 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 34 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 35 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 36 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 37 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 38 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 39 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 40 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 41 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 42 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 43 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 44 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 45 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 46 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 47 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 48 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 49 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 50 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 51 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 52 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 53 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 54 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 55 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 56 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 57 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 58 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 59 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 60 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 61 (1997) 943-0214, DATED 04/09/2007; 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EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 112 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 113 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 114 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 115 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 116 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 117 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 118 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 119 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 120 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 121 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 122 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 123 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 124 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 125 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 126 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 127 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 128 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 129 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 130 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 131 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 132 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 133 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 134 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 135 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 136 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 137 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 138 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 139 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 140 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 141 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 142 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 143 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 144 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 145 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 146 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 147 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 148 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 149 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 150 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 151 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 152 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 153 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 154 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 155 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 156 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 157 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 158 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 159 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 160 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 161 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 162 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 163 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 164 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 165 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 166 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 167 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 168 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 169 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 170 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 171 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 172 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 173 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 174 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 175 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 176 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 177 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 178 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 179 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 180 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 181 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 182 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 183 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 184 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 185 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 186 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 187 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 188 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 189 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 190 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT 191 (1997) 943-0214, DATED 04/09/2007; EXISTING ALTA / BOUNDARY SURVEY FOR FULL SUBDIVISION OF TRACT

