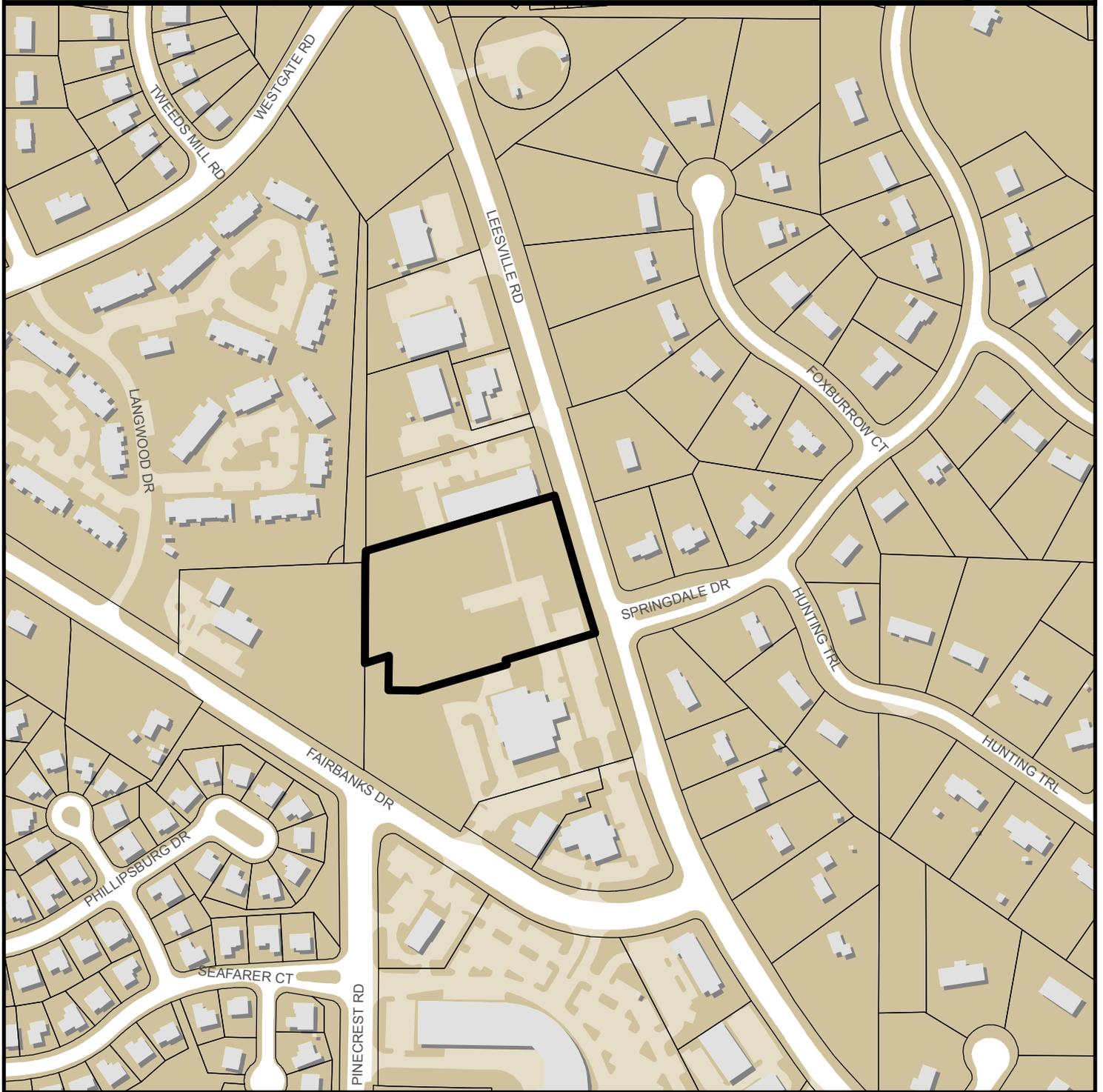


# 9301 LEESVILLE ROAD SUBDIVISION S-76-2016



0 300 600 Feet

Zoning: **OX-3**  
CAC: **Northwest**  
Drainage Basin: **Hare Snipe Creek**  
Acreage: **3.12**  
Number of Lots: **2**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Leesville  
Investments, LLC**  
Phone: **(919) 522-8005**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

<b>Office Use Only:</b> Transaction # <u>495753</u>		Project Coordinator		Team Leader <u>M. Lobo</u>	
<b>PRELIMINARY APPROVALS</b>					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #: <u>08/31/16 Meeting with Stacy Barbour - No TRN Assigned</u>					
<b>GENERAL INFORMATION</b>					
Development Name <u>9301 Leesville Rd. Subdivision</u>					
Proposed Use <u>Future Office</u>					
Property Address(es) <u>9301 Leesville Rd.</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>0788-12-0557</u>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input checked="" type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <u>Leesville Investments LLC</u>			Owner/Developer Name <u>Leesville Investments LLC</u>		
Address <u>REE Southeast Inc. 1732 Crooks Rd. Troy, MI 48084-5501</u>					
Phone <u>(919) 522-8005</u>		Email <u>Bill Walker (nofear4life@hotmail.com)</u>		Fax <u>N/A</u>	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <u>Development Engineering, Inc.</u>			Contact Name <u>David H. Blevins</u>		
Address <u>244 W. Millbrook Rd. Raleigh, NC 27609</u>					
Phone <u>919-847-8300</u>		Email <u>david@d-e-inc.com</u>		Fax <u>919-847-2130</u>	

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) **OX-3**

If more than one district, provide the acreage of each: **N/A**      **3.12**

Overlay District?     Yes     No

Inside City Limits?    Yes    No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA ( Board of Adjustment) Case # A- **N/A**

**STORMWATER INFORMATION**

Existing Impervious Surface	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface	<b>0/0</b> acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If in a Flood Hazard Area, provide the following:

Alluvial Soils **N/A**                      Flood Study **N/A**                      FEMA Map Panel # **N/A**

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots:    Detached **N/A**                      Attached **N/A**

Total # of Single Family Lots **N/A**                      Total # of All Lots **N/A**

Overall Unit(s)/Acre Densities Per Zoning Districts

Total # of Open Space and/or Common Area Lots

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **David H Blevins** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature *MANAGING MEMBER*                      Date *10/25/16*  
*LEEVILLE INVESTMENTS, LLC*

Signature \_\_\_\_\_                      Date \_\_\_\_\_

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>		?	
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		?	
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>				
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		?	
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>			??	
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		?	
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>			?	
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>			?	
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>			???	
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>			?	
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>			?	
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			?
13. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>		?	
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			?

- NOTES:
- AREAS BY COORDINATE COMPUTATION.
  - ALL DISTANCES ARE HORIZONTAL GROUND.
  - ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 3720078800J EFFECTIVE DATE MAY 2, 2006, NO SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD EXIST ON THIS SITE.
  - THIS SURVEY WAS PERFORMED AND PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH PROVIDED BY A LICENSED NORTH CAROLINA ATTORNEY. THIS SURVEY IS SUBJECT TO ANY FACTS AND/OR EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - 50' TELEPHONE EASEMENT RECORDED IN BOOK OF MAPS 1984, PAGE 1024, BOOK OF MAPS 1986, PAGE 1094, & BOOK OF MAPS 1989, PAGE 613. A NON-PLATTABLE PERMITTED 16.5' EASEMENT PER DEED BOOK 1904, PAGE 492.
  - PROPERTY ZONED O&I-1
  - TREE CONSERVATION AREA PROVIDED 15,002 SQ. FT. - 0.344 ACRES.
  - SITE DESIGN PER DRAWINGS PREPARED BY TONY TATE LANDSCAPE ARCHITECTURE.
  - ALL UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM HIS ACTIVITIES.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENDOURCH ON THIS MINIMUM CORNER CLEARANCE.
  - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR NEARSET TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
  - WITHIN PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE AREAS THERE MUST NOT BE ANY LAND DISTURBING ACTIVITY, ANY PLACEMENT OF IMPEROVISED SURFACES, ANY TREE REMOVAL, ANY NEW DEVELOPMENT OR EXPANSION THEREOF, OR NEW USE, CONSTRUCTION, OR ENCROACHMENT WITHOUT FIRST OBTAINING THE PRIOR APPROVAL FROM THE CITY OF RALEIGH.

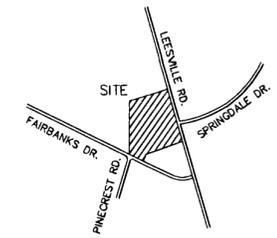
I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE 16th DAY OF NOVEMBER IN THE YEAR 2010, APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE OPENING BODY OF THE CITY OF RALEIGH IS IN THE PUBLIC INTEREST TO DO SO.

*Mitchell Silver*  
PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

- REFERENCES:
- PIN 0788-12-0390
  - PIN 0788-12-0568
  - D.B. 5928, PG. 592
  - D.B. 13900, PG. B43
  - B.M. 2010 PG. 245

- LEGEND:
- = EXISTING IRON PIPE
  - = NEW IRON PIPE
  - = COMPUTED POINT
  - = RIGHT-OF-WAY MONUMENT
  - N/F = NOW OR FORMERLY
  - R/W = RIGHT OF WAY
  - RCP = REINFORCED CONCRETE PIPE
  - MH = MANHOLE
  - OE = OVERHEAD ELECTRIC LINE
  - LP = LIGHT POLE
  - PP = POWER POLE
  - GW = GUYWIRE
  - SA = STREET ADDRESS
  - FH = FIRE HYDRANT
  - WV = WATER VALVE
  - D = DECK
  - P = PORCH
  - CB = CATCH BASIN
  - WM = WATER METER
  - CPP = CORRUGATED PLASTIC PIPE
  - S = STOOP
  - PA = PLANTED AREA
  - CONC = CONCRETE
  - HC = HANDICAP RAMP
  - MB = MAILBOX
  - FO = UNDERGROUND FIBER OPTIC LINE
  - COR = CITY OF RALEIGH

VICINITY MAP (NOT TO SCALE)



STATE OF NORTH CAROLINA  
WAKE COUNTY  
I, RUSSELL K. ELINGBURG, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME (OR UNDER MY DIRECT SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
WITNESS MY HAND AND SEAL THIS 9th DAY OF November, 2010.

N/F  
ALTON B. SMITH JR. & MISHUE E. SMITH  
D.B. 8150, PG. 1963  
D.B. 8150, PG. 1968  
B.M. 1994, PG. 1275

THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
*Mitchell Silver*  
PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

THIS PLAT OR MAP DOES NOT REQUIRE PRELIMINARY APPROVAL AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
*Mitchell Silver*  
PLANNING DIRECTOR / WAKE COUNTY REVIEW OFFICER

R-K K E.L. P.L.S. 3414 (N.C.)



50' TELEPHONE EASEMENT  
D.B. 1904, PG. 492 B.M. 1986, PG. 1094  
M.B. 1984, PG. 1024 M.B. 1989, PG. 613  
SEE NOTE #6

I, RUSSELL K. ELINGBURG, REGISTERED LAND SURVEYOR NO. L-3414, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.  
R-K K E.L. P.L.S. (L-3414)

N/F  
CHRISTINE W. KENNEDY  
D.B. 9023, PG. 2255

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE BY, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS OF WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (B), (C), (D), AND (F) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

William A. Walker, Manager, Beeville Investments LLC  
DB 5728 pg 512 BOOK / PAGE  
Daphne Green, Vice President, Unity Church of Raleigh  
DB 13760 pg 813 BOOK / PAGE

WAKE COUNTY, NC 85  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
11/17/2010 AT 11:38:59

BOOK:BM2010 PAGE:01077

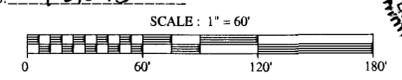
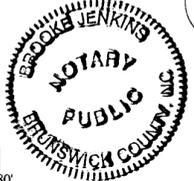
STATE OF North Carolina  
COUNTY OF Wake  
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: William A Walker, Manager for Beeville Investments, LLC  
DATE: 11-08-2010

Ellen Smith  
PRINT NAME: Ellen Smith NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-25-2012



STATE OF North Carolina  
COUNTY OF Wake  
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Daphne Green, Vice President for Unity Church of Raleigh  
DATE: 11-8-10

Brooke Jenkins  
PRINT NAME: Brooke Jenkins NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-28-13



RECORDED IN MAP BOOK 2010, PAGE 01077 WAKE COUNTY REGISTRY.

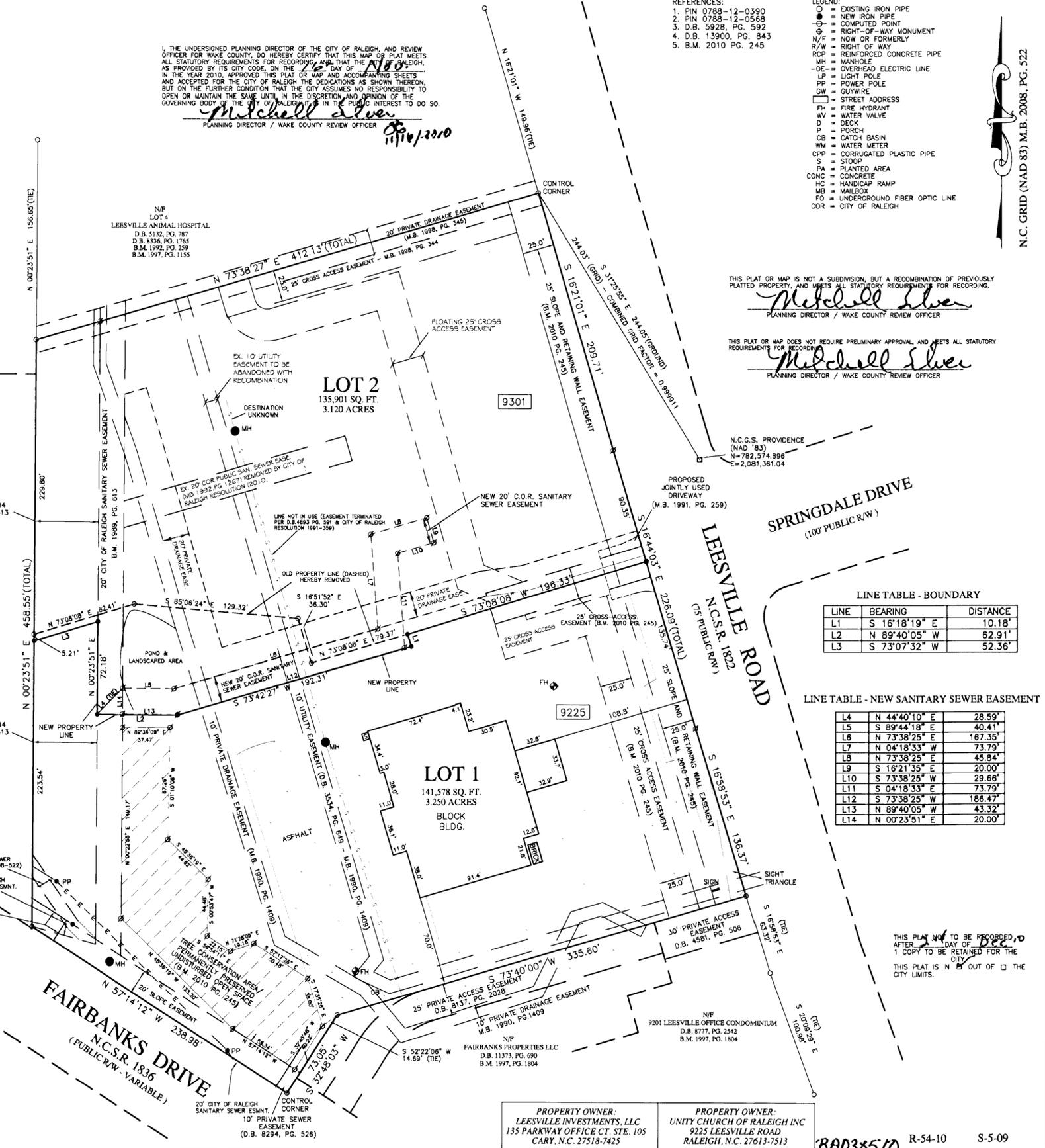
FILED FOR REGISTRATION  
DATE: \_\_\_\_\_  
LAURA M. RIDDICK  
REGISTER OF DEEDS  
WAKE COUNTY  
BY: \_\_\_\_\_ ASST./DEPUTY  
TIME: \_\_\_\_\_

**ELINGBURG LAND SURVEY CO., P.A.**  
RESIDENTIAL - COMMERCIAL  
P.O. BOX 2262  
APEX, NORTH CAROLINA 27502  
PHONE (919) 303 - 5371

SHEET **1** OF **1**

TITLE: **RECOMBINATION, SANITARY SEWER EASEMENT DEDICATION, AND PRIVATE DRAINAGE EASEMENT PLAT**  
**LOTS 1 & 2 UNITY CHURCH OF RALEIGH**  
FOR  
**LEESVILLE INVESTMENTS, LLC**  
LEESVILLE TOWNSHIP WAKE COUNTY NORTH CAROLINA

DATE	REVISIONS	BY	DATE
6/10	COR COMMENTS	RE	7 JUNE 2010
6/10	REVISED EASEMENTS / NEW PL	RE	SCALE: 1" = 60'
7/10	COR COMMENTS	RE	DRAWN BY: BKW
11/10	COR COMMENTS	RE	CHECKED BY: RUSS ELINGBURG
			FILE NAME: UNITY_RECOM_6-30.DWG



LINE TABLE - BOUNDARY

LINE	BEARING	DISTANCE
L1	S 16°18'19" E	10.18'
L2	N 89°40'05" W	62.91'
L3	S 73°07'32" W	52.36'

LINE TABLE - NEW SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
L4	N 44°40'10" E	28.59'
L5	S 89°44'18" E	40.41'
L6	N 73°38'25" E	187.35'
L7	N 04°18'33" W	73.79'
L8	N 73°38'25" E	45.84'
L9	S 16°21'35" E	20.00'
L10	S 73°38'25" W	29.66'
L11	S 04°18'33" E	73.79'
L12	S 73°38'25" W	186.47'
L13	N 89°40'05" W	43.32'
L14	N 00°23'51" E	20.00'

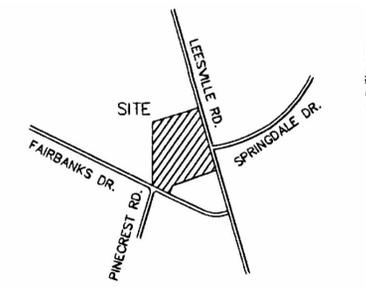
THIS PLAT IS TO BE RECORDED AFTER THE 1st DAY OF Dec, 2010. THIS PLAT IS IN FULL OF THE CITY LIMITS.

PROPERTY OWNER: **LEESVILLE INVESTMENTS, LLC**  
135 PARKWAY OFFICE CT. STE. 105  
CARY, N.C. 27518-7425

PROPERTY OWNER: **UNITY CHURCH OF RALEIGH INC**  
9225 LEESVILLE ROAD  
RALEIGH, N.C. 27613-7513

RA036510 R-54-10 S-5-09

VICINITY MAP



NOT TO SCALE

SITE DATA TABLE

<b>OWNER:</b>	LEESVILLE INVESTMENTS LLC
<b>SITE ADDRESS:</b>	1732 CROOKS ROAD TRYON, MI 48084 9301 LEESVILLE ROAD RALEIGH, NC 27613
<b>WAKE COUNTY PIN:</b>	0788-12-0557
<b>DEED BOOK:</b>	13900, PG 843
<b>EXISTING AREA:</b>	3.12 AC.
<b>CURRENT ZONING:</b>	OX-3
<b>REFERENCE:</b>	BM 2010 PG 1077
<b>INSIDE CITY LIMITS:</b>	YES
<b>RIVER BASIN:</b>	NEUSE

SURVEY INFORMATION

**BOUNDARY, TOPOGRAPHY & TREE SURVEY PROVIDED BY:**  
NEWCOMB LAND SURVEYORS LLC  
244 W MILLBROOK RD RALEIGH, NC 27609  
OFFICE: 919-847-1800 FAX: 919-847-1804

FEMA NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP PANEL #3720078800J EFFECTIVE DATE MAY 2, 2006.

CONTRACTOR NOTES:

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, SITE LAYOUT, GRADING, UTILITIES, LANDSCAPING, OR LIGHTING SHALL BE MADE WITHOUT THE APPROVAL OF DEVELOPMENT ENGINEERING, INC. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM THE CITY OF RALEIGH AND/OR NCDOT PRIOR WORK WITHIN THE ROW OF THE PUBLIC STREETS. GO TO VERIFY RECEIPT OF FINAL PLANS WITH PROJECT ADMINISTRATOR AND CIVIL ENGINEER PRIOR TO ORDERING STORM STRUCTURES & PIPE.

LEGEND:

IPF - IRON PIPE FOUND	⊙ BOLLARD	⊕ SIGN
IRF - IRON ROD FOUND	⊙ MH DRAINAGE	⊗ SPRINKLER HEAD
IPS - IRON PIPE SET	⊙ MH SANITARY	⊗ SPRINKLER VALVE
PT - CALCULATED POINT	⊙ MH ELECTRIC	⊙ GAS METER
CM - CONCRETE MONUMENT	⊙ MH TELEPHONE	⊙ GAS VALVE
⊙ FIRE HYDRANT	⊙ MH WATER	⊙ FLAG POLE
⊙ ELECTRIC BOX	⊙ SPRINKLER BOX	⊙ GROUND LAMP
⊙ TELEPHONE PEDESTAL	⊙ ELECTRIC METER	⊙ BOREHOLE
⊙ CABLE TV PEDESTAL	⊙ CLEAN OUT	⊙ AC UNIT
⊙ POWER POLE < GUY	⊙ WATER METER	⊙ MAILBOX
⊙ LIGHT POLE	⊙ WATER VALVE	⊙ WELL
⊙ YARD LIGHT	⊙ ROOF DRAIN	⊙ EXISTING TREE
R / W - RIGHT-OF-WAY	PG - PAGE	
P / L - PROPERTY LINE	CMP - CORRUGATED METAL PIPE	
C / L - CENTERLINE	VCP - VITRIFIED CLAY PIPE	
NTS - NOT TO SCALE	DIP - DUCTILE IRON PIPE	
GV - GAS VALVE	HOPE - HIGH DENSITY POLYETHYLENE PIPE	

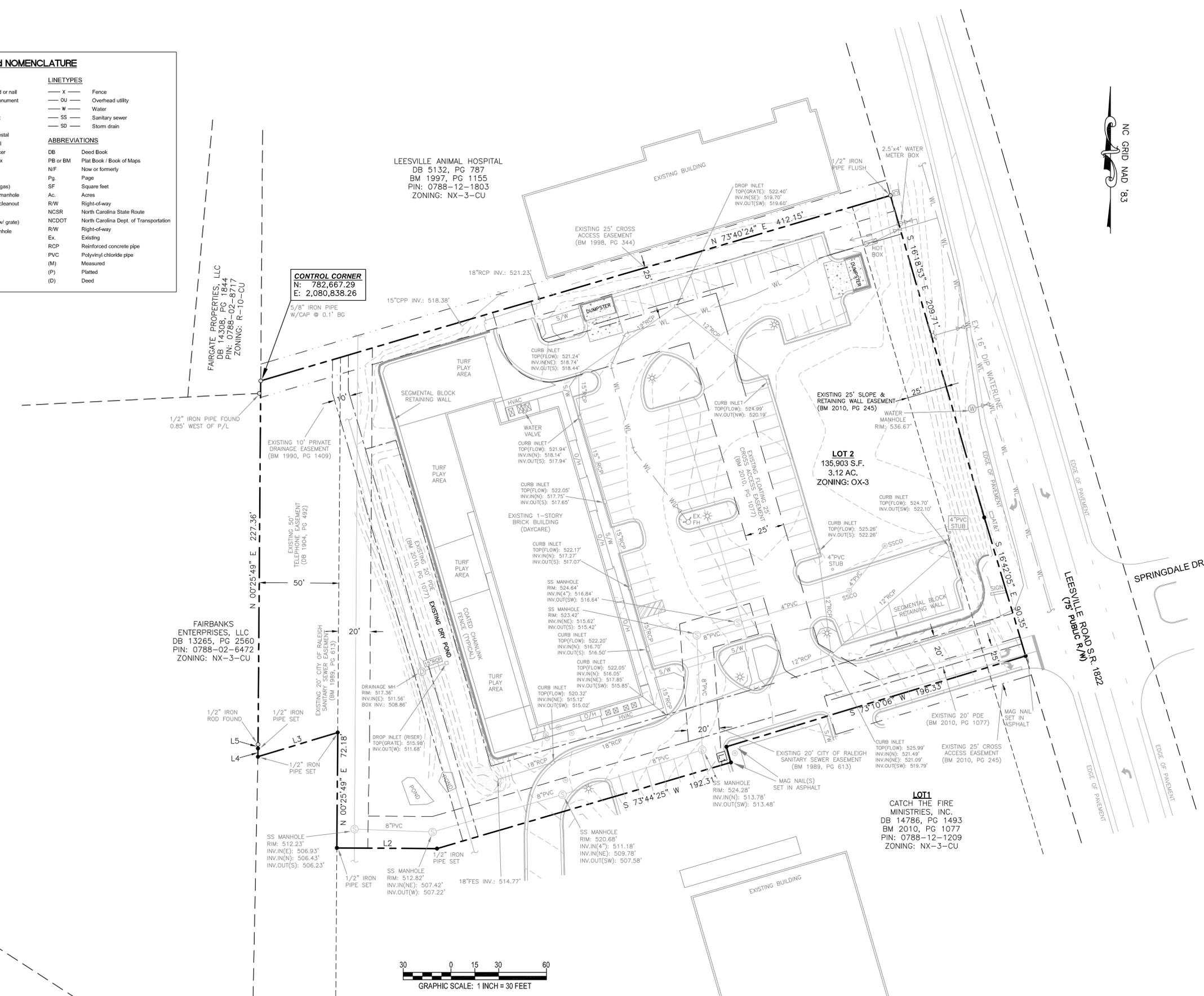
**ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS**  
FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

**LEGEND and NOMENCLATURE**

SYMBOLS	LINETYPES
○ Ex. iron pipe/rod or nail	— X — Fence
● Ex. concrete monument	— OU — Overhead utility
⊙ New iron pipe	— W — Water
⊙ Calculated point	— SS — Sanitary sewer
⊙ Cable pedestal	— SD — Storm drain
⊙ Telephone pedestal	
⊙ Electric pedestal	
⊙ Fiber-optic marker	
⊙ Traffic signal box	
⊙ Water meter	
⊙ Fire hydrant	
⊙ Valve (water or gas)	
⊙ Sanitary sewer manhole	
⊙ Sanitary sewer cleanout	
⊙ Storm curb inlet	
⊙ Drainage inlet (w/ grate)	
⊙ Storm drain manhole	
⊙ Utility pole	
⊙ Lamp post	
⊙ Signal pole	
⊙ Guy wire	
⊙ Sign post	

ABBREVIATIONS
DB Deed Book
PB or BM Plat Book / Book of Maps
NF Now or formerly
Pg Page
SF Square feet
Ac Acres
R/W Right-of-way
NCSR North Carolina State Route
NCDOT North Carolina Dept. of Transportation
R/W Right-of-way
Ex Existing
RCP Reinforced concrete pipe
PVC Polyvinyl chloride pipe
(M) Measured
(P) Platted
(D) Deed



REVISIONS


**9301 LEESVILLE ROAD SUBDIVISION**  
RALEIGH NORTH CAROLINA

SCALE: 1" = 30'  
ORIGINAL DATE: 11-23-16  
LATEST REVISION DATE:  
PROJECT NO.: 16-144

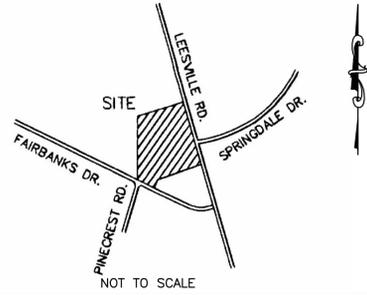
**EXISTING CONDITIONS**

**DEVELOPMENT ENGINEERING, INC.**  
Professional Engineering Consultants  
244 W. Millbrook Road, Raleigh, NC 27609  
Post Office Box 17705, Raleigh, NC 27619  
www.d-e-inc.com  
Phone: 919-847-8300  
Fax: 919-847-2130  
E-mail: Office@d-e-inc.com

SHEET NO. 2 OF 3

Z:\PROJECTS\16144-9301 Leesville Rd. Subdivision - Raleigh\3-DWG\16-144-BM\_SUBDIVISION SHEETS L-3.dwg, C2 EXISTING, 11/23/2016 1:27:17 PM, Brian, 300 DPI Adobe PDF, PostScript Custom Page Size, 1:1

VICINITY MAP



**LEGEND and NOMENCLATURE**

SYMBOLS	LINETYPES
○ Ex. iron pipe/rod or nail	— X — Fence
◻ Ex. concrete monument	— OU — Overhead utility
● New iron pipe	— W — Water
○ Calculated point	— SS — Sanitary sewer
— Cable pedestal	— SD — Storm drain
— Telephone pedestal	
— Electric pedestal	
— Fiber-optic marker	
— Traffic signal box	
— Water meter	
— Fire hydrant	
— Valve (water or gas)	
— Sanitary sewer manhole	
— Sanitary sewer cleanout	
— Storm curb inlet	
— Drainage inlet (w/ grate)	
— Storm drain manhole	
— Utility pole	
— Lamp post	
— Signal pole	
— Guy wire	
— Sign post	

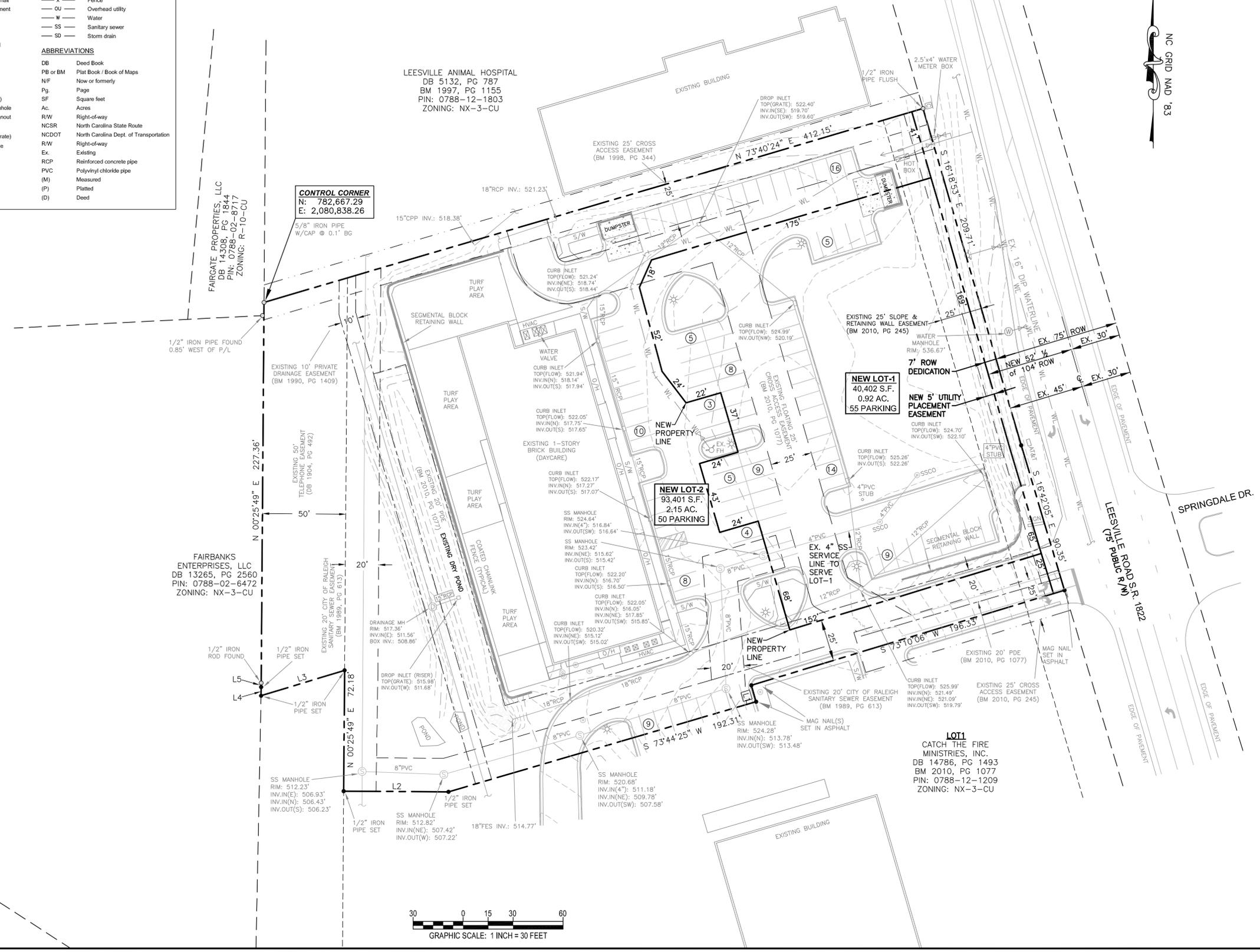
ABBREVIATIONS
DB Deed Book
PB or BM Plat Book / Book of Maps
N/F Now or formerly
Pg Page
SF Square feet
Ac Acres
R/W Right-of-way
NCSR North Carolina State Route
NCDOT North Carolina Dept. of Transportation
R/W Right-of-way
Ex Existing
RCP Reinforced concrete pipe
PVC Polyvinyl chloride pipe
(M) Measured
(P) Platted
(D) Deed

FAIRGATE PROPERTIES, LLC  
DB 14308, PG 1844  
PIN: 0788-02-8717  
ZONING: R-10-CU

FAIRBANKS ENTERPRISES, LLC  
DB 13265, PG 2560  
PIN: 0788-02-6472  
ZONING: NX-3-CU

LEESVILLE ANIMAL HOSPITAL  
DB 5132, PG 787  
BM 1997, PG 1155  
PIN: 0788-12-1803  
ZONING: NX-3-CU

**CONTROL CORNER**  
N: 782,667.29  
E: 2,080,838.26



**SITE DATA TABLE**

<b>OWNER:</b>	LEESVILLE INVESTMENTS LLC 1732 CROOKS ROAD TROY, MI 48084
<b>SITE ADDRESS:</b>	9301 LEESVILLE ROAD RALEIGH, NC 27613
<b>WAKE COUNTY PIN:</b>	0788-12-0557
<b>DEED BOOK:</b>	13900, PG 843
<b>EXISTING AREA:</b>	3.12 AC.
<b>CURRENT ZONING:</b>	OX-3
<b>REFERENCE:</b>	BM 2010 PG 1077
<b>INSIDE CITY LIMITS:</b>	YES
<b>RIVER BASIN:</b>	NEUSE
<b>PROPERTY AREAS:</b>	
EXISTING LOT AREA:	3.12 AC. (135,903 S.F.)
7' R.O.W. DEDICATION :	0.05 AC. (2,100 S.F.)
NEW LOT-1 AREA:	0.92 AC. (40,402 S.F.)
NEW LOT-2 AREA:	2.15 AC. (93,401 S.F.)
<b>EXISTING IMPERVIOUS AREAS (BEFORE R.O.W. DEDICATION):</b>	
EXISTING LOT AREA:	1.66 AC. (72,197 S.F.) 53%
EXISTING LOT-1 AREA:	0.49 AC. (21,281 S.F.) 53%
EXISTING LOT-2 AREA:	1.17 AC. (50,916 S.F.) 54%

**SURVEY INFORMATION**

**BOUNDARY & TOPOGRAPHY PROVIDED BY:**  
NEWCOMB LAND SURVEYORS, LLC  
244 W MILLBROOK RD RALEIGH, NC 27609  
OFFICE: 919-847-1800 FAX: 919-847-1804

**FEMA NOTE:**

THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN PER FEMA MAP PANEL #3720078800J EFFECTIVE DATE MAY 2, 2006.

**CONTRACTOR NOTES:**

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO, SITE LAYOUT, GRADING, UTILITIES, LANDSCAPING, OR LIGHTING SHALL BE MADE WITHOUT THE APPROVAL OF DEVELOPMENT ENGINEERING, INC.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) PRIOR TO CONSTRUCTION. ANY CONFLICTS OR RELOCATION OF UTILITIES SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS TO REFER TO PRIOR TO AND DURING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS FROM THE CITY OF RALEIGH AND/OR NCDOT PRIOR WORK WITHIN THE ROW OF THE PUBLIC STREETS.
- GO TO VERIFY RECEIPT OF FINAL PLANS WITH PROJECT ADMINISTRATOR AND CIVIL ENGINEER PRIOR TO ORDERING STORM STRUCTURES & PIPE.

**STORMWATER NOTE:**

FINAL DESIGN AND CONSTRUCTION OF STORMWATER CONTROL MEASURES TO MEET CITY REQUIREMENTS FOR BOTH LOTS 1 AND 2 IS TO BE PROVIDED AT THE TIME OF SITE PLAN APPROVAL FOR THE PROPOSED BUILDING ON LOT 1. THE OWNERS OF BOTH LOTS WILL PREPARE AN AGREEMENT ASSIGNING THE COST AND RESPONSIBILITIES OF EACH LOT OWNER.

**UTILITY NOTES:**

- NEW LOT-2 TO BE SERVED BY EXISTING SANITARY SEWER (8" PVC) AND WATER LINES.
- NEW LOT-1 TO BE SERVED BY EXISTING 4" PVC SANITARY SEWER SERVICE LINE (SEE EXISTING CLEANOUTS ON DRAWING).
- NEW WATER METER AND SERVICE LINE FOR NEW LOT-1 TO BE PROVIDED AT THE TIME OF SITE PLAN APPROVAL.

**ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS**  
FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

**REVISIONS**

NO.	DATE	DESCRIPTION

**9301 LEESVILLE ROAD SUBDIVISION**  
RALEIGH NORTH CAROLINA

SCALE: 1" = 30'  
ORIGINAL DATE: 11-23-16  
LATEST REVISION DATE:  
PROJECT NO.: 16-144

**PROPOSED SUBDIVISION & TRANSPORTATION PLAN**

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**SHEET NO. 3 OF 3**

Z:\PROJECTS\16144\9301 Leesville Rd. Subdivision - Raleigh\3-DWG\16-144\_BM\_SUBDIVISION SHEETS L-3.dwg, C3 SUBDIVISION, 11/23/2016 1:26:24 PM, Brian, 300 DPI Adobe PDF, pc3, PostScript, Custom Page Size, 1:1