



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision Rutledge Landing Ph 3 & 4

(X) cluster subdivision () lot-by-lot subdivision (X) open space
Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No
If yes, when and under what name? Rutledge Landing Phase 3 and 4

Property
Parcel Identification Number: 1752-99-3872
Address: 9009 Poole Road
Location: North side of Rutledge Landing Drive at/between

Total site area in square feet and acres: 51.90 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: CU-R-10

Conditions of any Conditional Use Zoning Districts:
1. The infrastructure including utilities and street improvements shall conform to the Town of Knightdale development standards.
2. All lots to be developed in the subdivision shall have community water and sewer. 3. Single family detached dwellings only
Present land use(S): Vacant under development as residential

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
Name: Rutledge Development Co, LLC
Address: 12900 Billings Gate Lane
City: Raleigh State: NC Zip Code: 27614
E-mail Address: chris@advisorywms.com FAX:
Telephone Number:

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
Name: Aiken & Yelle Associates, PA Attn Harold A Yelle II, P, PLS
Address: 3755 Benson Drive
City: Raleigh State: NC Zip Code: 27609
E-mail Address: ayes@raleigh.twcbc.com FAX:
Telephone Number: Relationship to Owner: Engineer/ consultant

Proposal
Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 4.35 / ac per approved CUD
Max. # of lots allowable*: 225 Proposed # of lots*: 159
Min. allowable lot area*: 5000 sf Proposed min. lot area*: 5000 sf
Average lot area*: 6000 sf
Min. allowable lot width*: 40 ft Proposed min. lot width*: 55 ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): (x) 10% () 25% () 30% () 40% of site area
Min. open space area: 5.19 acres
Proposed open space area [by parcel]: 16.84 acres
Proposed open space use(s) [by parcel]: passive uses for all areas
Proposed future development site area [by site]: 0 acres
Proposed impervious surfaces area: 15.50 acres or 675,306 sf
Proposed impervious surface coverage (impervious surfaces area/site area x 100): 29.87 %
Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 7.96 acres
within floodway: 4.36 acres

Vehicular Access

Names of access street(s) and number of access points along each:

Table with 8 columns: Name of access or adjacent street, Right-of-way width (ft), Pavement width (ft), No. of lanes, Paved? (Y or N), Roadway design capacity, Traffic volume (ADT), Est. traffic generated (ADT). Rows include North Bend and Wood Run.

1 See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix
2 See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit
3 Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) see TIA
Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):
Type of vehicle: see TIA ADT:
Type of vehicle: ADT:

Utilities and Services

Water supply provided by: () municipal system ()
(x) community system (Carolina Water Services, Inc.) () individual well(s)
Estimated total water demand: 47,700 gpd
Wastewater collection/treatment provided by: () municipal system ()
(x) community system - specify type (Package treatment facility Carolina Water Services, Inc) () individual on-site system
Estimated total wastewater discharge: 47,700 gpd
Electrical service provided by: Progress Energy Underground (x) yes () no
Natural gas service provided by:
Telephone service provided by: AT&T Underground (x) yes () no
Cable television service provided by: Time Warner Underground (x) yes () no
Fire protection provided by: Wake County

Miscellaneous

Generalized slope of site: slope of land is gentle to hilly. Property has been rough graded for PH 3 an PH4
Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: None visible
Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None Visible



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Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

() Short-Range Urban Services Area _____

() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed _____

(x) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Other information (additional relevant information about the site or proposal you wish to note or cite)

This plan is a Major Change Plan to a previously approved plan for Ph 3 and 4 Rutledge

Landing Subdivision. The site has been cleared and rough graded per plan approved 2006.

Water, sewer and drainage system were installed in phase 3 as shown.

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Handwritten Signature] **MANAGING PARTNER** Date: 2/29/12

Signature: _____ Date: _____

Signature: _____ Date: _____

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Handwritten Signature] Date: 2-29-12

RUTLEDGE LANDING PHASE 3 & 4

9009 POOLE ROAD

WAKE COUNTY, NORTH CAROLINA

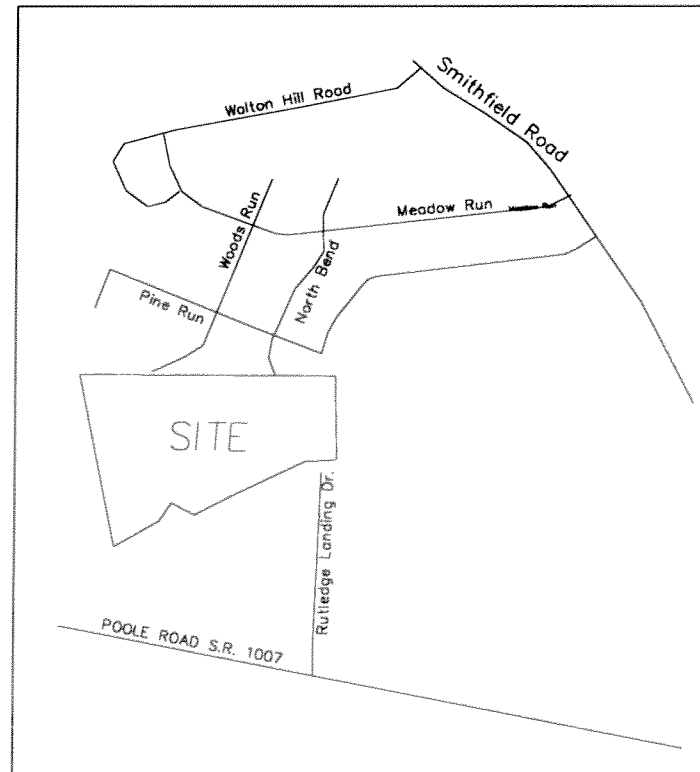
PRELIMINARY SUBDIVISION PLAN

(S-XX-20XX)

OWNER / DEVELOPER:
RUTLEDGE LANDING DEVELOPMENT CO., LLC
 12900 BILLINGSGATE LANE
 RALEIGH, NC 27614
 (919) 624-3188
CONTACT: ROBERT SCHULTZ, MANAGER

PREPARED BY:

AYES
Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3755 Benson Drive
 Raleigh, North Carolina 27609
 919-877-9992 Fax: 919-877-9979
 E-mail: ayes@raleigh.twcbc.com



VICINITY MAP
(NTS)

Zoning Conditions

- The infrastructure including utilities and street improvements shall conform to the Town of Knightdale development standards.
- All lots to be developed in the subdivision shall have community water and sewer services and may have fire public water and sewer service from the Town of Knightdale.
- Only single family detached dwellings will be developed on in this subdivision.

Notes

- Pedestrian access will be provided at regular intervals that will be shown on actual construction drawings to reflect topographic features as field surveyed.
- A right turn lane will be provided on Smithfield Road at the intersection with Walton Hill Road and Meadow Run - as shown on sheet 2 hereon. All work to be performed in accordance with NCDOT standards and specifications and NCDOT encroachment agreements.
- Fire Hydrant stubs to be installed at time of construction. Fire hydrants to be installed when Town of Knightdale sewer and water service becomes available or when elevated water tank has been installed.
- The use for Permanent Common Open Space shall be natural conservation areas to remain undisturbed. Trails for walking and jogging in areas allowed by Neuse River Riparian Buffer rules.
- Before acquiring a building permit the builder may be required to obtain a flood hazard permit from wake county zoning administration. The builder's engineer, architect or surveyor must certify that all floodhazard requirements are met before a building permit is issued.
- There shall be no filling or the erection of a permanent structure within the areas of Wake county flood hazard soils and or FEMA agency zones until a flood study is approved by Wake county and/or FEMA.
- Community water and sewer system to be served by Carolina Water Systems, Inc.
- Construction plans for all improvements shall be submitted to NCDOT and Wake County for approval, including sedimentation and erosion control plans prior to the commencement of development activities.
- Alluvial soil location derived for Wake County Soils information.
- This revised preliminary plan was prepared by this firm from the auto cad information provided by the Record Engineer, McIntyre & Associates, PLLC, for Rutledge Landing Subdivision. All base information was provided by others.

The following conditions still apply to Phase 3 and Phase 4 Rutledge Landing Subdivision

- The access points to NCDOT roadways shall conform to NCDOT and Town of Knightdale standards on specifications as set forth on this plan.
- Provide proof of approval from NC Division of water quality that Neuse River Riparian buffer crossings are permitted.
- Existing structures which do not comply with the zoning conditions shall be removed prior to record plat approval.
- Submission of the utility plans and details on d finish floor elevations shall be submitted and approved prior to the commencement of construction activities.
- All open space shall be labeled as permanent open space.
- The site data listed on this plan has been combined for Rutledge Landing Subdivision all phases.

Lane addition notes

- The access points to NCDOT roadways shall conform to NCDOT and Town of Knightdale standards and specifications as set forth on this plan.
- NCDOT encroachment agreements and construction drawings for the right turn lanes must be approved, permitted and executed prior to recordation of subdivision plots for each phase.
- Meadow Run right turn lane shall be installed prior to the issuance of building permits for final 50% of the Phase 3 lots.
- Walton Hill Road right turn lane shall be installed prior to the issuance of building permits for final 50% of the Phase 4 lots.
- All lane improvements shall be installed in accordance with current NCDOT and Wake County standards and specification.

AREA	# LOTS	OPEN SPACE	IMP AREA	TOTAL	IMP AREA	TOTAL
RUTLEDGE LANDING PH 1	117	26.49	3,330	8,227	2,723	8,598
RUTLEDGE LANDING PH 2	186	5.58	2,335	8,900	4,500	13,400
RUTLEDGE LANDING PH 3	85	13.48	2,875	4,288	3,288	8,677
RUTLEDGE LANDING PH 4	84	2.88	2,875	3,300	2,889	6,989
RUTLEDGE LANDING ALL PHASES	442	48.34	11,415	38,112	13,300	51,412
PERCENT IMP AREA ALL PHASES	37.95	138.19	28.44%			
PERCENT IMP AREA PH 3-4	15.56	31.90	26.99%			

AREA	# LOTS	OPEN SPACE	FUTURE	AREA	AREA	AREA
RUTLEDGE LANDING						
ROW						
2001 256-1256	PH1	8.18	AC	46	20.48	AC
2001 2260-2261	PH1	8.25	AC	88	0	AC
2003 807-810	PH2	21.08	AC	156	5.88	AC
SUB TOTAL		36.49	AC	283	26.17	AC
201-	PH3	11.14	AC	80	13.49	AC
201-	PH4	14.44	AC	84	2.19	AC
		25.57	AC	164	15.68	AC

WELL LOT	PH	AREA
701	PH 3	0.72 AC
702	PH 4	0.72 AC
703	PH 4	0.72 AC
704	PH 4	0.72 AC

WELL LOT	PH	AREA
801	PH 3	0.27 AC
802	PH 3	0.94 AC
803	PH 3	0.3 AC
804	PH 3	11.56 AC
805	PH 3	0.48 AC
SUB		13.48 AC
806	PH 4	0.98 AC
SUB		0.18 AC
TOTAL PH 3 & 4		13.66 AC

WELL LOT	PH	AREA
907	PH 4	2.47 AC
908	PH 3	0.18 AC
TOTAL PH 3 & 4		2.65 AC

SITE DATA TABLE

OWNER OF RECORD:	RUTLEDGE DEVELOPMENT CO. LLC 12900 BILLINGSGATE LANE RALEIGH, NC 27614
DEVELOPER:	RUTLEDGE DEVELOPMENT CO. LLC 12900 BILLINGSGATE LANE RALEIGH, NC 27614
WAKE COUNTY P.L.N.:	1752-99-3872 CURRENT
WAKE COUNTY TWP:	MARK'S CREEK TWP.
WATER SUPPLY WATERSHED:	NO
ZONING:	CU-R-10
CURRENT USE:	RESIDENTIAL DEVELOPMENT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
INSIDE CITY LIMITS?	NO
INSIDE FLOOD HAZARD AREA?	YES
IN NEUSE RIVER BASIN?	YES
TRACT AREA ALL PHASES	128.91 AC
TRACT AREA PHASE 3 AND 4	31.80 AC
AREA IN R/W PHASE 3 AND 4	7.94 AC
AREA OF DEDICATED OPEN SPACE ALL PHASES	39.85 AC
PROPOSED LOTS & DENSITY:	
TOTAL TRACT AREA =	128.91 AC
MAXIMUM ALLOWED DENSITY:	4.356 DU /AC (CLUSTER DEVELOPMENT)
MAXIMUM ALLOWED LOTS:	4.356 x 128.91 AC= 561 LOTS
PROPOSED DWELLING UNITS PHASE 1 AND 2:	263 LOTS
PROPOSED DWELLING UNITS PHASE 3:	85 LOTS
PROPOSED DWELLING UNITS PHASE 4:	94 LOTS
TOTAL PROPOSED DWELLING UNITS PHASE 3 & 4:	158 LOTS
PROPOSED DWELLING UNITS ALL PHASES:	442 LOTS
MINIMUM LOT AREA:	3,000 SF
AVERAGE LOT AREA:	5,720 SF
MINIMUM LOT WIDTH:	40 FT
OPEN SPACE REQUIRED:	
PERMANENT COMMON OPEN SPACE REQUIRED	12.81 ACRES
10% OF GROSS LAND AREA (128.91 x .10)	
PERMANENT COMMON OPEN SPACE PROVIDED PHASES 1 AND 2 (ROW 2001, PG 1257; ROW 2003, PG. 806)	26.17 ACRES
PERMANENT COMMON OPEN SPACE PROVIDED PHASES 3 AND 4 (LOTS 801 THROUGH 806)	14.37 ACRES
PERMANENT COMMON OPEN SPACE PROVIDED ALL PHASES	39.85+ ACRES
AREA RESERVED BY OWNER FOR RECOMBINATION TO PERMETER TRACTS PHASES 3 AND 4 (LOTS 807 & 808)	2.83 ACRES
WELL LOT AREA (CAROLINA WATER SERVICES, INC) PHASES 3 AND 4 (LOTS 701, 703 & 704)	2.16 ACRES
BUILDING SETBACKS	
PERMETER LOTS	
FRONT YARD	10'
REAR YARD	30'
SIDE YARD	5' (30' WHEN ADJOINING PERMETER OF SUB)
ALL OTHER LOTS	
FRONT YARD	10'
REAR YARD	15'
SIDE YARD	5'
PERSON TO CONTACT REGARDING STAFF COMMENTS OR QUESTIONS ABOUT THE PLANS:	
NAME/ST: AIKEN & YELLE ASSOCIATES (HAROLD A. YELLE, II)	
ADDRESS: 3755 BENSON DR., RALEIGH, NC, 27609	
TELEPHONE: 919-877-9992 FAX: 919-877-9979	
E-MAIL ADDRESS: ayes@raleigh.twcbc.com	

INDEX OF DRAWINGS

- EXISTING CONDITIONS COMPOSITE
- OVERALL SITE LAYOUT PLAN PH 3 & 4
- ENLARGED LAYOUT PLAN - PHASE 3
- ENLARGED LAYOUT PLAN - PHASE 4 NORTH AREA
- ENLARGED LAYOUT PLAN - PHASE 4 SOUTH AREA
- OVERALL SITE GRADING PLAN PH 3 & 4
- ENLARGED GRADING PLAN - PHASE 3
- ENLARGED GRADING PLAN -PHASE 4 NORTH AREA
- ENLARGED GRADING PLAN -PHASE 4 SOUTH AREA
- ENLARGED SITE UTILITY PLAN - PHASE 3
- ENLARGED SITE UTILITY PLAN -PHASE 4 NORTH AREA
- ENLARGED SITE UTILITY PLAN -PHASE 4 SOUTH AREA
- OFF SITE ROADWAY IMPROVEMENTS - SMITHFIELD ROAD

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NOTE:
 THIS PLAN IS COMPOSITE IN NATURE.
 BOUNDARY WAS FIELD VERIFIED BY THIS
 FIRM AND TAKEN FROM A SURVEY
 ENTITLED "PLAT OF SURVEY FOR FAITH
 KEITH", RUTLEDGE LANDING PHASE 1 AND
 PHASE 2.
 TOPOGRAPHIC INFORMATION WAS
 OBTAINED FROM WAKE COUNTY GIS, FIELD
 SURVEYS BY OTHERS AND CONSTRUCTION
 PLANS.



COMPOSITE EXISTING
 CONDITIONS MAP

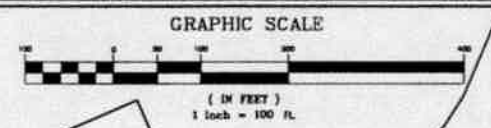
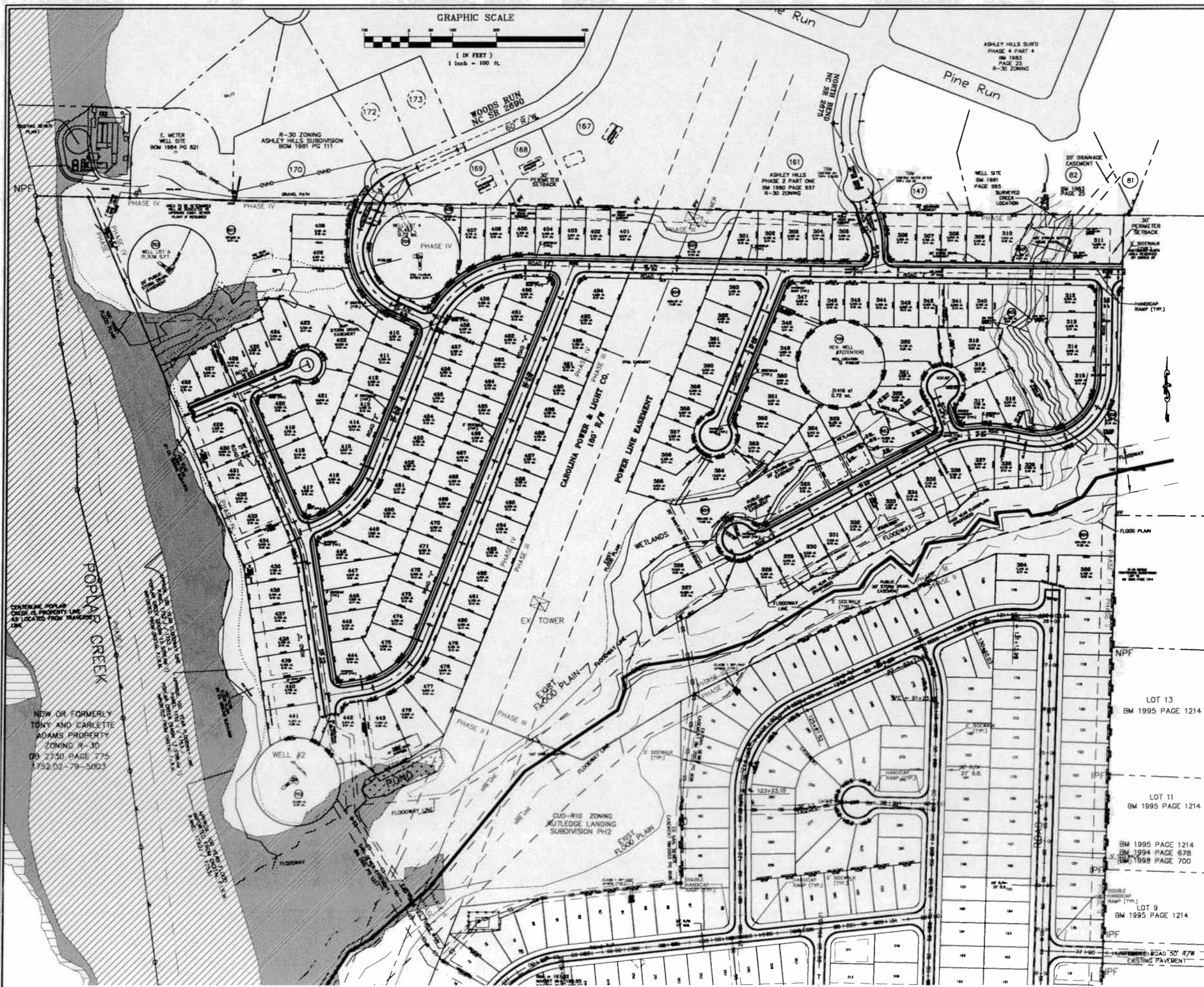
PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC

Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3705 Benson Drive
 Raleigh, North Carolina 27609
 Phone: 919-877-9999
 Email: aya@ralph.lacbc.com
 Corporate License No. C-1084

DRAWN BY: HAY/ADR
CHECKED BY: HAY
SCALE: 1"=100'
DATE: 1-18-12
REVISIONS:

LOT 13 BM 1995 PAGE 1214
LOT 11 BM 1995 PAGE 1214
BM 1995 PAGE 1214 BM 1994 PAGE 678 BM 1998 PAGE 700
LOT 9 BM 1995 PAGE 1214

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OWNER OF RECORD:	RUTLEDGE DEVELOPMENT CO. LLC 12900 MULBERRY LANE RALEIGH, NC 27614
DEVELOPER:	RUTLEDGE DEVELOPMENT CO. LLC 12900 MULBERRY LANE RALEIGH, NC 27614
WAKE COUNTY P.L.N.:	1731-99-3873 CURRENT
WAKE COUNTY TWP.:	MARK'S CREEK TWP.
WATER SUPPLY WATERSHED:	NO
ZONING:	CU-R-10
CURRENT USE:	RESIDENTIAL DEVELOPMENT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
INSIDE CITY LIMITS:	NO
INSIDE FLOOD HAZARD AREA:	NO
IN HOUSE RIVER BASIN:	YES
TRACT AREA ALL PHASES:	128.91 AC
TRACT AREA PHASE 3 AND 4:	51.90 AC
AREA IN R/W PHASE 3 AND 4:	7.94 AC
AREA OF DEDICATED OPEN SPACE ALL PHASES:	36.85 AC

PROPOSED LOTS & DENSITY:	
TOTAL TRACT AREA = 128.91 AC	
MINIMUM ALLOWED DENSITY: 4,356 DU / AC (CLUSTER DEVELOPMENT)	
MINIMUM ALLOWED LOTS: 4,356 x 128.91 AC = 561 LOTS	
PROPOSED DWELLING UNITS PHASE 1 AND 2:	263 LOTS
PROPOSED DWELLING UNITS PHASE 3:	65 LOTS
PROPOSED DWELLING UNITS PHASE 4:	94 LOTS
TOTAL PROPOSED DWELLING UNITS PHASE 3 & 4:	159 LOTS
PROPOSED DWELLING UNITS ALL PHASES:	442 LOTS
MINIMUM LOT AREA:	3,000 SF
AVERAGE LOT AREA:	5,720 SF
MINIMUM LOT WIDTH:	40 FT

OPEN SPACE REQUIRED:	
PERMANENT COMMON OPEN SPACE REQUIRED 10% OF GROSS LAND AREA (128.91 x .10)	12.89 ACRES
PERMANENT COMMON OPEN SPACE PROVIDED PHASES 1 AND 2 (DOM 2001, PG 1257, DOM 2003, PG 506)	28.17 ACRES
PERMANENT COMMON OPEN SPACE PROVIDED PHASES 3 AND 4 (LOTS 601 THROUGH 608)	14.37 ACRES
PERMANENT COMMON OPEN SPACE PROVIDED ALL PHASES	38.85+ ACRES
AREA RESERVED BY OWNER FOR RECONSTRUCTION TO PERMETER TRACTS PHASES 3 AND 4 (LOTS 607 & 608)	2.93 ACRES
WELL LOT AREA (CAROLINA WATER SERVICES, INC) PHASES 3 AND 4 (LOTS 701, 703 & 704)	2.16 ACRES
BUILDING SETBACKS	
PERMETER LOTS	
FRONT YARD	10'
REAR YARD	30'
SIDE YARD	5' (30' WHEN ADJOINING PERMETER OF SUB)
ALL OTHER LOTS	
FRONT YARD	10'
REAR YARD	15'
SIDE YARD	5'

PERSON TO CONTACT REGARDING STAFF COMMENTS OR
QUESTIONS ABOUT THE PLANS:
MANICED: ALKEN & YELLE ASSOCIATES (HAROLD A. YELLE, P.E.)
ADDRESS: 3755 BURNING OAK, RALEIGH, NC 27604
TELEPHONE: 919-877-9976 FAX: 919-877-9979
E-MAIL ADDRESS: ayelle@ayellegroup.com

- Zoning Conditions**
- The infrastructure including utility and street improvements shall conform to the Town of Knightdale development standards.
 - All lots to be developed in the subdivision shall have community water and sewer services and may have to have public water and sewer service from the Town of Knightdale.
 - Only single family detached dwellings will be developed on in this subdivision.

- Notes**
- Protection access will be provided of regular intervals that will be shown on actual construction drawings to reflect topographic features as field surveyed.
 - A right turn lane will be provided on Smithfield Road at the intersection with Halls Hill Road and Halls Hill Road as shown on sheet 2 hereon. All work to be performed in accordance with MCDOT standards and specifications and MCDOT encroachment agreements.
 - The hydrant shall be installed at time of construction. The hydrant to be installed when Town of Knightdale sewer and water service becomes available or when elevated water tank has been installed.
 - The use for Permanent Common Open Space shall be natural conservation areas to remain undisturbed. Trails for walking and jogging in areas closed by Halls Hill Riparian Buffer rules.
 - Before acquiring a building permit the builder may be required to obtain a flood hazard permit from Wake County zoning administration. The builder's engineer, architect or surveyor shall certify that all flood hazard requirements are met before a building permit is issued.
 - There shall be no filling or the erection of a permanent structure within the area of Wake County flood hazard zone and/or FEMA agency zones until a flood study is approved by the county and FEMA.
 - Community water and sewer system to be served by Carolina Meter Systems, Inc.
 - Construction plans for all improvements shall be submitted to MCDOT and Wake County for approval, including administration and erosion control plans prior to the commencement of development activities.
 - Worked well location defined for Wake County Sets information.
 - This revised preliminary plan was prepared by this firm from the site and information provided by the Record Engineer, Alken & Yelle Associates, PLLC, for Rutledge Landing Subdivision. All other information was provided by others.

- The following conditions still apply to Phase 3 and Phase 4 Rutledge Landing Subdivision:
- The access points to MCDOT roadways shall conform to MCDOT and Town of Knightdale standards as specifications as set forth in this plan.
 - Provide proof of approval from NC Division of water quality that Halls Hill Riparian Buffer crossings are permitted.
 - Existing structures which do not comply with the zoning conditions shall be removed prior to record plat approval.
 - Submittal of the utility plans and details on a final floor elevations shall be submitted and approved prior to the commencement of construction activities.
 - All open space shall be labeled as permanent open space.
 - The site data listed on this plan has been compiled for Rutledge Landing Subdivision of phases.

Alken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 BURNING OAK DRIVE, RALEIGH, NC 27604
919-877-9976 FAX: 919-877-9979
ayelle@ayellegroup.com
Corporate License No. C-1084

SHAUN RYAN
CHECKED BY: [Signature]
SCALE: 1"=100'
DATE: 11-24-11
REVISED:

AYES
PRELIMINARY
REVISED SITE LAYOUT PLAN
9-17-11

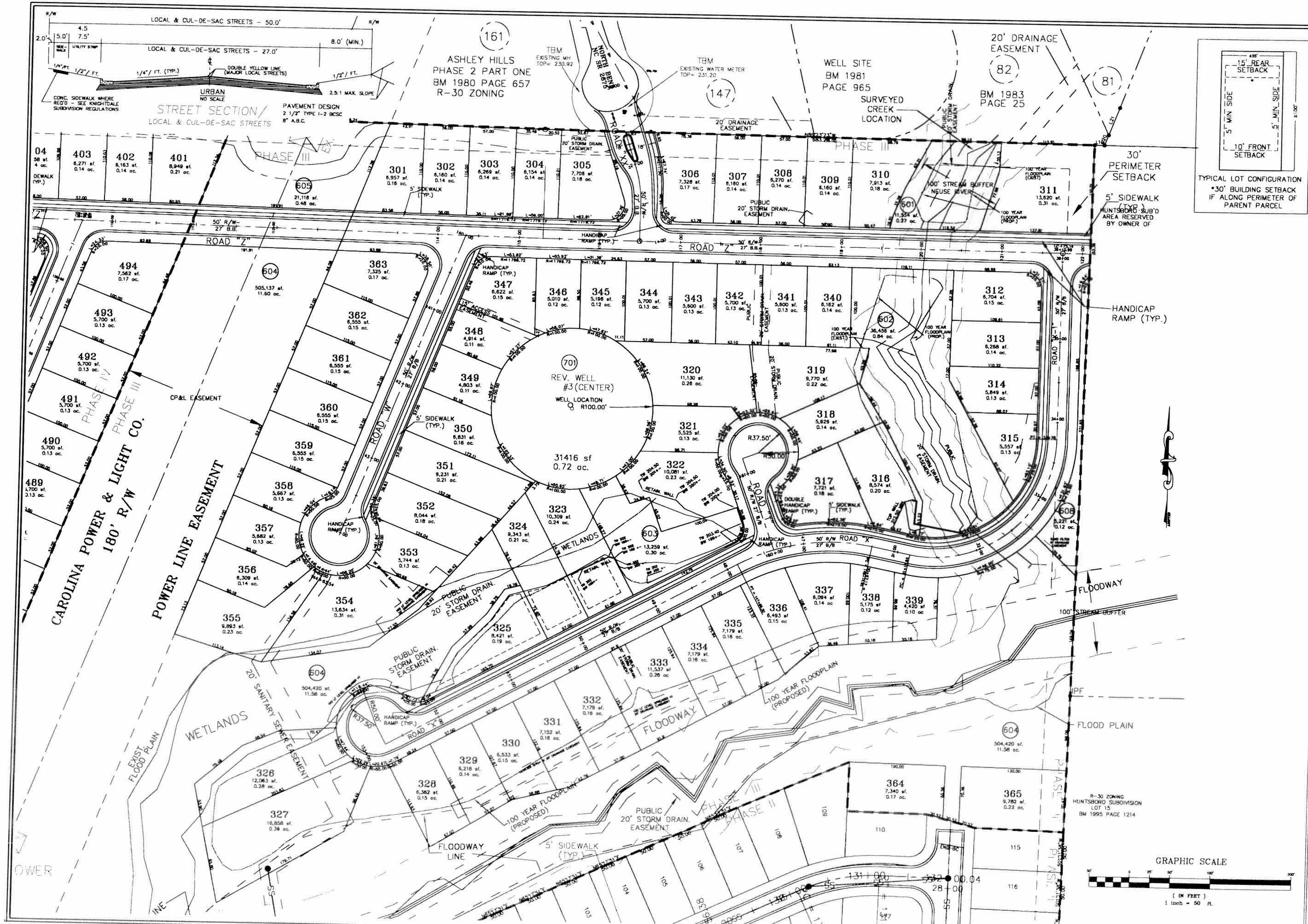
PHASE 3 AND 4
RUTLEDGE LANDING
WAKE COUNTY, NC

LOT 13
BM 1995 PAGE 1214

LOT 11
BM 1995 PAGE 1214

LOT 9
BM 1995 PAGE 1214

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Professional Engineers & Land Surveyors
2410 Benson Drive, Raleigh, NC 27609
919-877-9999 Fax 919-877-9879
email: aya@aikenandelle.com
Corporate License No. C-11084

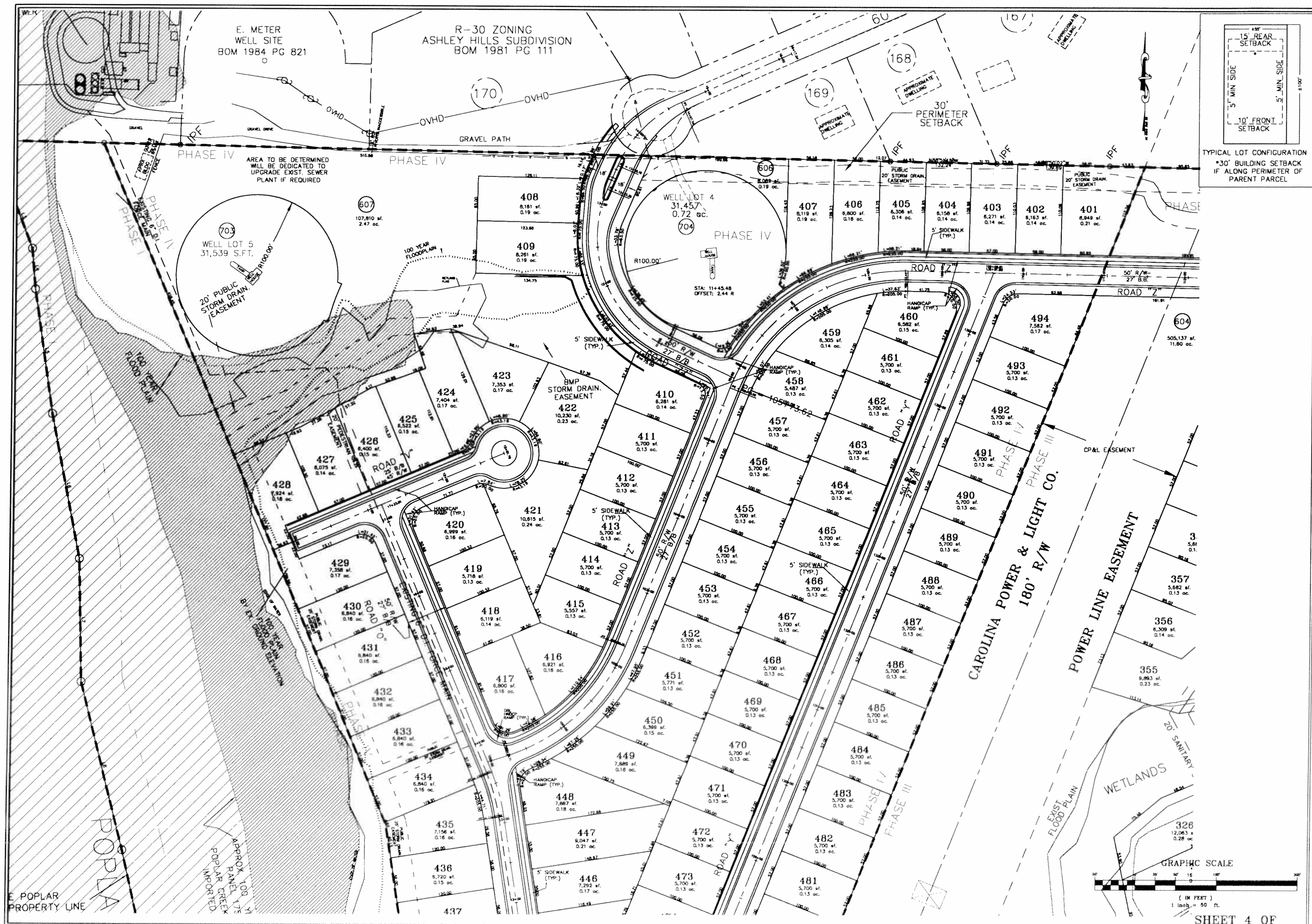


DRAWN BY: HWY
CHECKED BY: LSC
SCALE: 1"=50'
DATE: 11-24-11
REVISIONS:

PRELIMINARY
REVISED SITE LAYOUT PLAN
PHASE 3

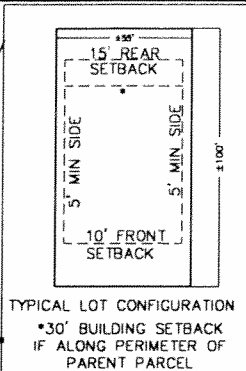
PHASE 3 AND 4
RUTLEDGE LANDING
WAKE COUNTY, NC

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E. METER WELL SITE BOM 1984 PG 821

R-30 ZONING ASHLEY HILLS SUBDIVISION BOM 1981 PG 111



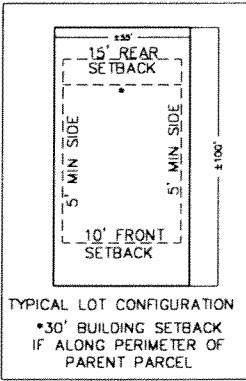
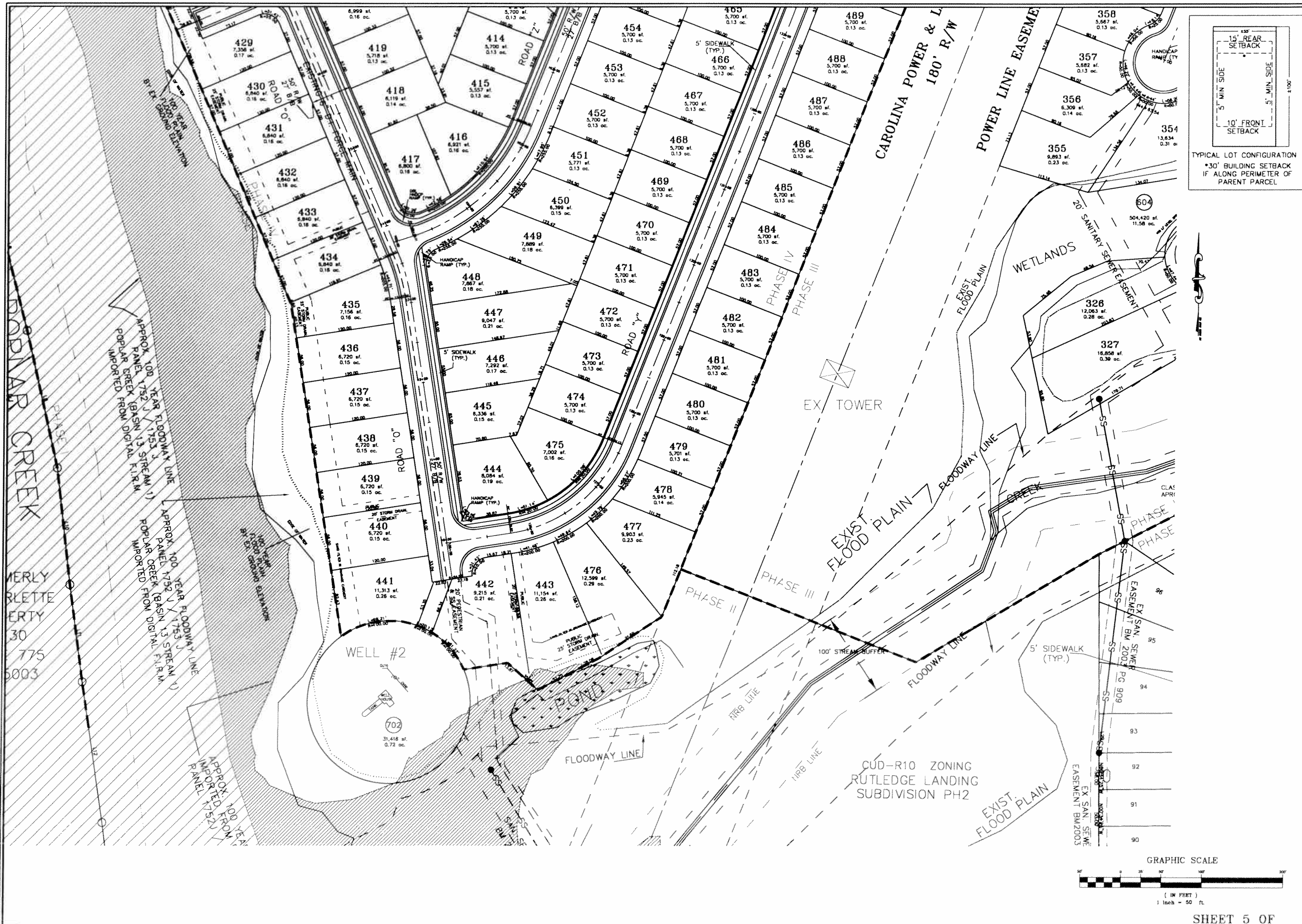
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Fax: 919-877-1101
www.aikenandye.com
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DRAWN BY: JMT
CHECKED BY: JMT
SCALE: 1"=50'
DATE: 11-24-11
REVISED:

PRELIMINARY
REVISED SITE LAYOUT PLAN
PHASE 4

PHASE 3 AND 4
RUTLEDGE LANDING
WAKE COUNTY, NC

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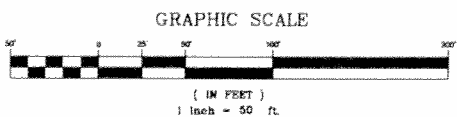


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 Corporate License No. C-1084

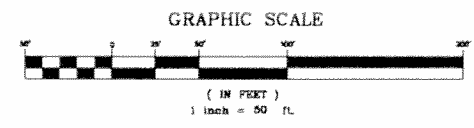
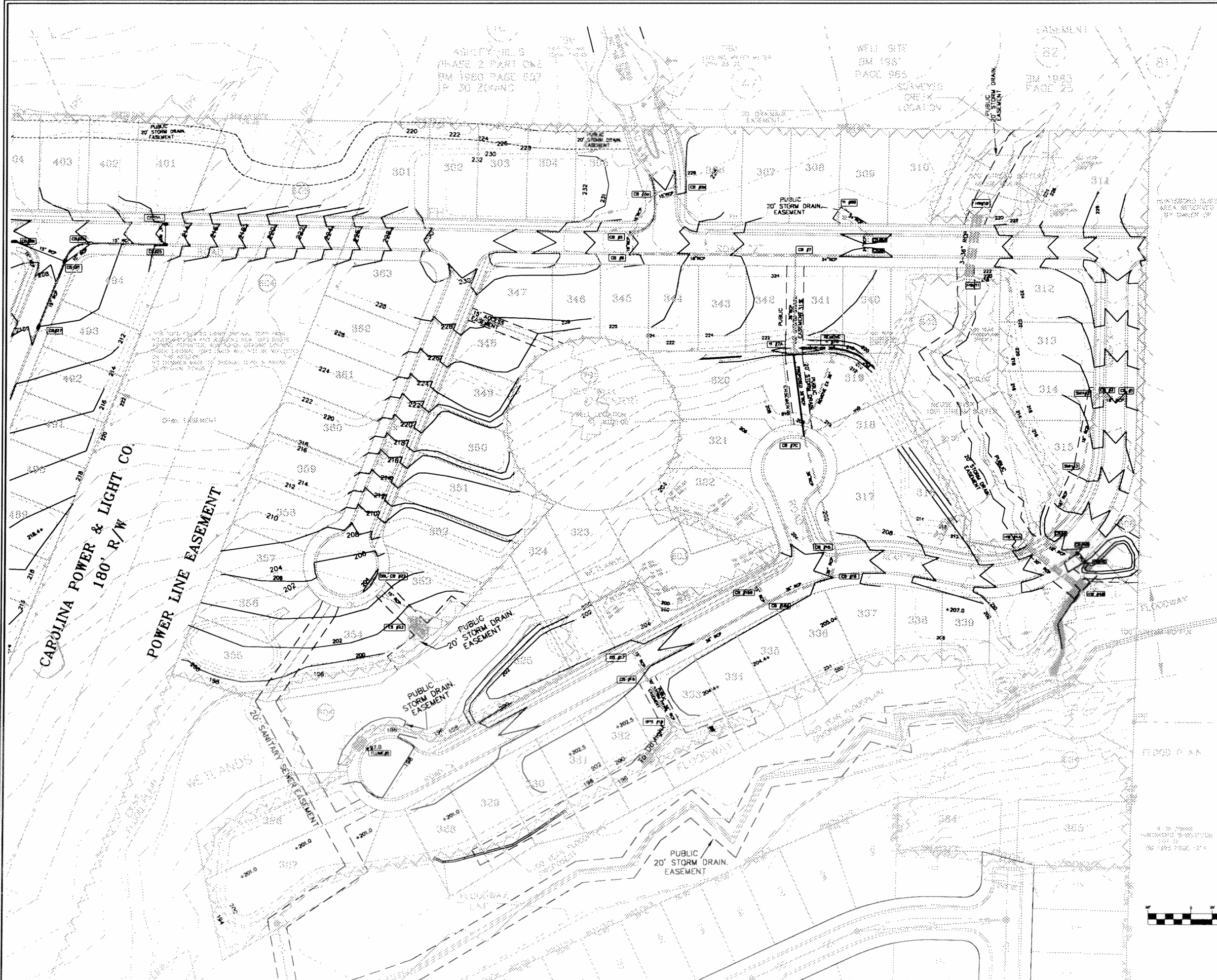
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REVISIONS:

PRELIMINARY
 REVISED SITE LAYOUT PLAN
 PHASE 4

PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC



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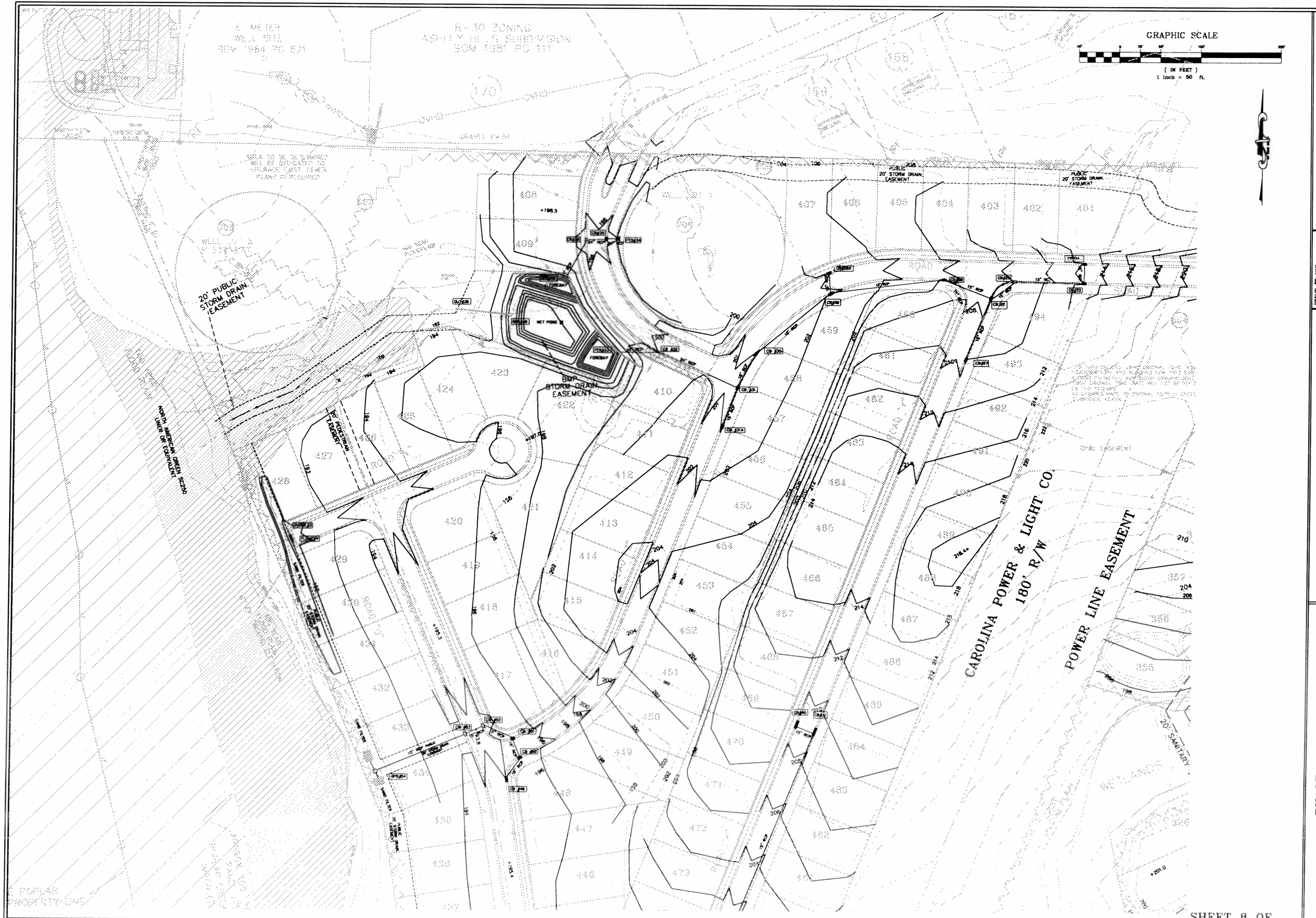
AYES
 Aiken & Yelle Associates, PA
 Professional Engineers & Land Surveyors
 3765 Benson Drive
 Raleigh, NC 27609
 919-877-9922 Fax: 919-877-9979
 email: ayes@ayelle.com
 Corporate License No. C-1084

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SCALE: 1"=50'
DATE: 11-24-11
REVISIONS:

REVISED PRELIMINARY
 SITE GRADING & DRAINAGE PLAN
 PHASE 3

PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC

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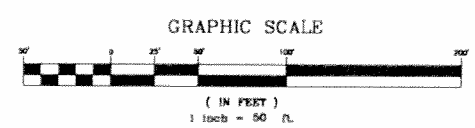
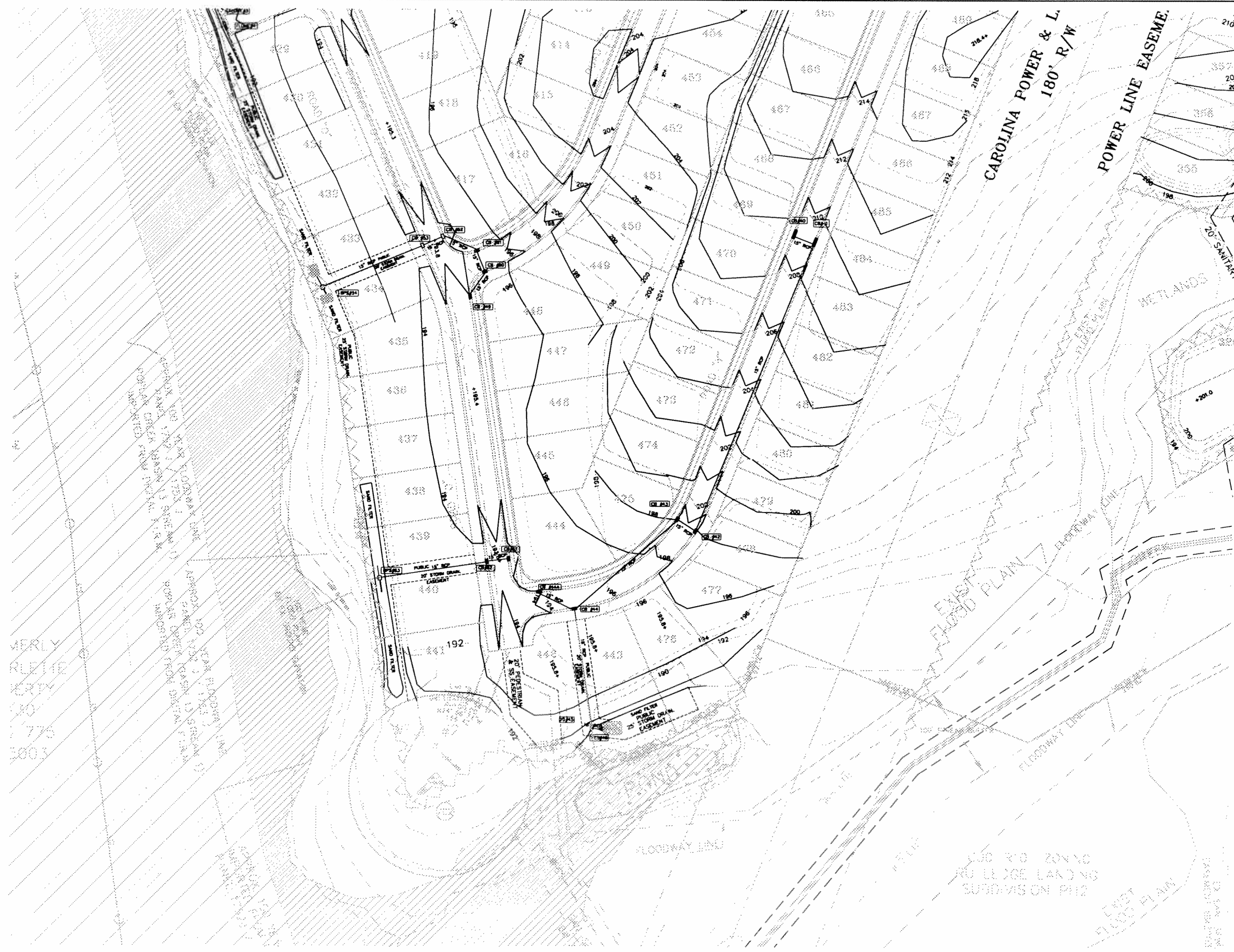
Professional Engineers & Land Surveyors
 3766 Renslow Drive
 Raleigh, North Carolina 27609
 919-877-9988 Fax 919-877-9979
 e-mail: ayes@ayesinc.com
 Corporate License No. C-1004

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DATE: 11-24-11
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REVISED PRELIMINARY
 SITE GRADING & DRAINAGE PLAN
 PHASE 4

PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC

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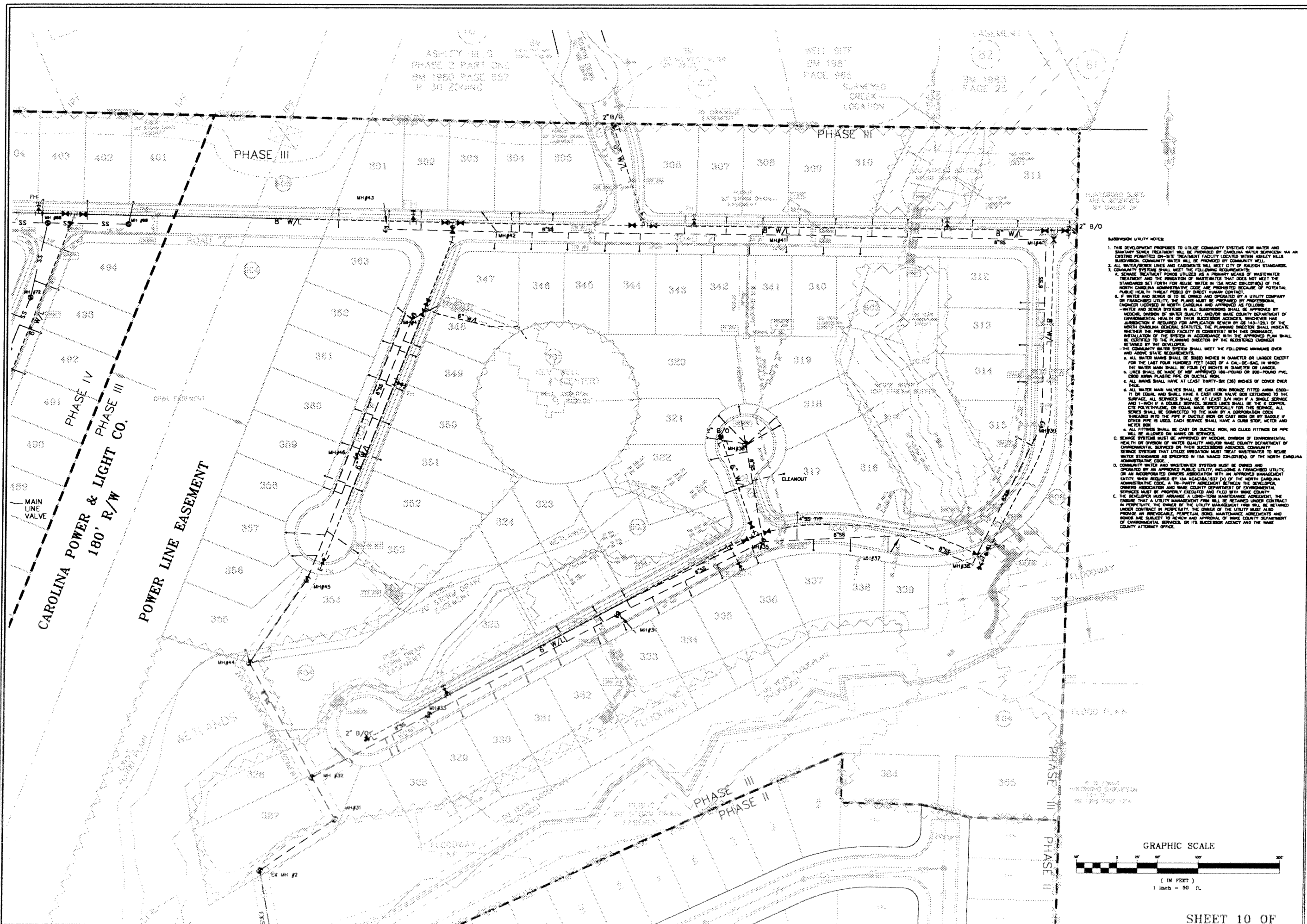
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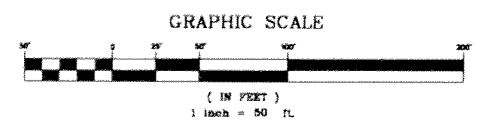
Aiken & Yelle Associates, PA
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 3766 Benson Drive
 Raleigh, North Carolina 27609
 919-877-9998 Fax 919-877-9979
 Equal Opportunity Employer
 Corporate License No. C-1084



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- SUBDIVISION UTILITY NOTES**
- THIS DEVELOPMENT PROPOSES TO UTILIZE COMMUNITY SYSTEMS FOR WATER AND SANITARY SEWER TREATMENT WILL BE PROVIDED BY CAROLINA WATER SERVICES VIA AN EASEMENT PERMITTED ON THE TREATMENT FACILITY LOCATED WITHIN ASHLEY HILLS SUBDIVISION. COMMUNITY WATER WILL BE PROVIDED BY COMMUNITY WELL.
 - ALL WATER/SEWER LINES AND CONNECTIONS WILL MEET CITY OF RALEIGH STANDARDS. COMMUNITY SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SEWAGE TREATMENT PONDS UTILIZED AS A PRIMARY MEANS OF WASTEWATER TREATMENT AND THE DISPOSITION OF WASTEWATER THAT DOES NOT MEET THE STANDARDS SET FORTH FOR REUSE WATER IN 15A NCAC 02C.0201 OF THE NORTH CAROLINA ADMINISTRATIVE CODE ARE PROHIBITED BECAUSE OF POTENTIAL PUBLIC HEALTH THREAT POSED BY DIRECT HUMAN CONTACT.
 - IF WATER AND SEWER IS TO BE OWNED AND OPERATED BY A UTILITY COMPANY OR FRANCHISED UTILITY, THE PLANS MUST BE PREPARED BY PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA AND APPROVED AS FOLLOWS:
 - WATER AND SEWER SYSTEMS IN ALL SUBDIVISIONS SHALL BE APPROVED BY LOCAL DIVISION OF WATER QUALITY, AND FOR WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH OR THEIR SUCCESSOR AGENCIES WHOEVER HAS JURISDICTION IF REQUIRED FOR APPLICATION REVIEW BY §§ 143-123.1 OF THE NORTH CAROLINA GENERAL STATUTES. THE PLANNING DIRECTOR SHALL INDICATE WHETHER THE PROPOSED FACILITY IS CONSISTENT WITH THIS ORDINANCE.
 - INSTALLATION OF THE SYSTEM IN ACCORDANCE WITH THE APPROVED PLAN SHALL BE CERTIFIED TO THE PLANNING DIRECTOR BY THE REGISTERED ENGINEER RETAINED BY THE DEVELOPER.
 - THE COMMUNITY WATER SYSTEM SHALL MEET THE FOLLOWING MINIMUMS OVER AND ABOVE STATE REQUIREMENTS:
 - ALL WATER MAINS SHALL BE 30 INCHES IN DIAMETER OR LARGER DEEPT FOR THE LAST FOUR HUNDRED FEET (400) OF A CAL-DE-SAC IN WHICH THE WATER MAIN SHALL BE FOUR (4) INCHES IN DIAMETER OR LARGER.
 - LINE SHALL BE MADE OF NEW APPROVED 180-POUND OR 200-POUND PVC, C900 ARMA PLASTIC PIPE OR DUCTILE IRON.
 - ALL MAINS SHALL HAVE AT LEAST THIRTY-SE (30) INCHES OF COVER OVER THE TOP.
 - ALL WATER MAIN VALVES SHALL BE CAST IRON BRONZE FITTED ARMA C900-71 OR EQUAL, AND SHALL HAVE A CAST IRON VALVE BOX EXTENDING TO THE SURFACE. ALL SERVICES SHALL BE AT LEAST 3/4 INCH IF A SINGLE SERVICE AND 1 INCH IF A DOUBLE SERVICE. SERVICE LINES SHALL BE OF 1/2 INCH, CTS POLYETHYLENE, OR EQUAL MADE SPECIFICALLY FOR THE SERVICE. ALL SERVICES SHALL BE CONNECTED TO THE MAIN BY A COPPERATION COOD THREADED INTO THE PIPE DUCTILE IRON OR CAST IRON OR BY SADDLE IF OTHER PIPE IS USED. EACH SERVICE SHALL HAVE A CURB STOP, WATER AND METER BOX.
 - ALL FITTINGS SHALL BE CAST OR DUCTILE IRON, NO CLAS FITTINGS OR PIPE WILL BE ALLOWED ON MAINS OR SERVICES.
 - SEWER SYSTEMS MUST BE APPROVED BY LOCAL DIVISION OF ENVIRONMENTAL HEALTH OR DIVISION OF WATER QUALITY AND FOR WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES OR THEIR SUCCESSORS AGENCIES. COMMUNITY SEWER SYSTEMS THAT UTILIZE INFILTRATION MUST TREAT WASTEWATER TO REUSE WATER STANDARDS AS SPECIFIED IN 15A NCAC 02C.0201 OF THE NORTH CAROLINA ADMINISTRATIVE CODE.
 - COMMUNITY WATER AND WASTEWATER SYSTEMS MUST BE OWNED AND OPERATED BY AN APPROVED PUBLIC UTILITY, INCLUDING A FRANCHISED UTILITY, OR AN INCORPORATED OWNERS ASSOCIATION WITH AN APPROVED MANAGEMENT ENTITY, WHEN REQUIRED BY 15A NCAC 02C.0201 (h) OF THE NORTH CAROLINA ADMINISTRATIVE CODE. A TRIPARTY AGREEMENT BETWEEN THE DEVELOPER, OWNERS ASSOCIATION AND WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES MUST BE PROPERLY EXECUTED AND FILED WITH WAKE COUNTY.
 - THE DEVELOPER MUST ARRANGE A LONG-TERM MAINTENANCE AGREEMENT, THE ENSURE THAT A UTILITY MANAGEMENT FIRM WILL BE RETAINED UNDER CONTRACT IN PERPETUITY. THE OWNER OF THE UTILITY MUST ALSO PROVIDE AN IRREVOCABLE PERPETUAL BOND MAINTENANCE AGREEMENTS AND BONDS ARE SUBJECT TO REVIEW AND APPROVAL OF WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, OR ITS SUCCESSOR AGENCY AND THE WAKE COUNTY ATTORNEY OFFICE.



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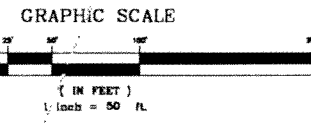
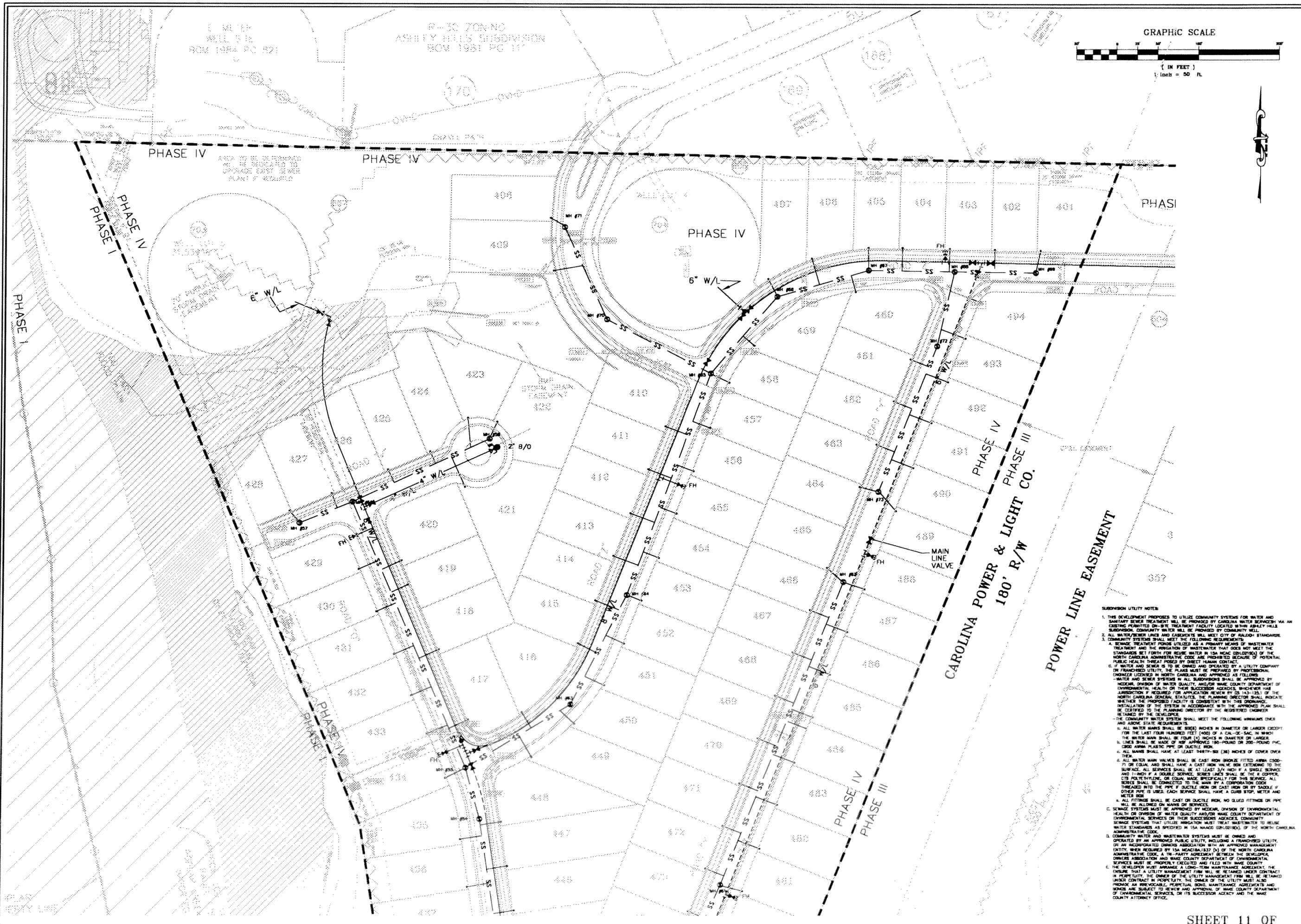
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REVISED PRELIMINARY
SITE UTILITY PLAN
PHASE 3

PHASE 3 AND 4
RUTLEDGE LANDING
WAKE COUNTY, NC

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 3756 Benson Drive
 Raleigh, North Carolina 27609
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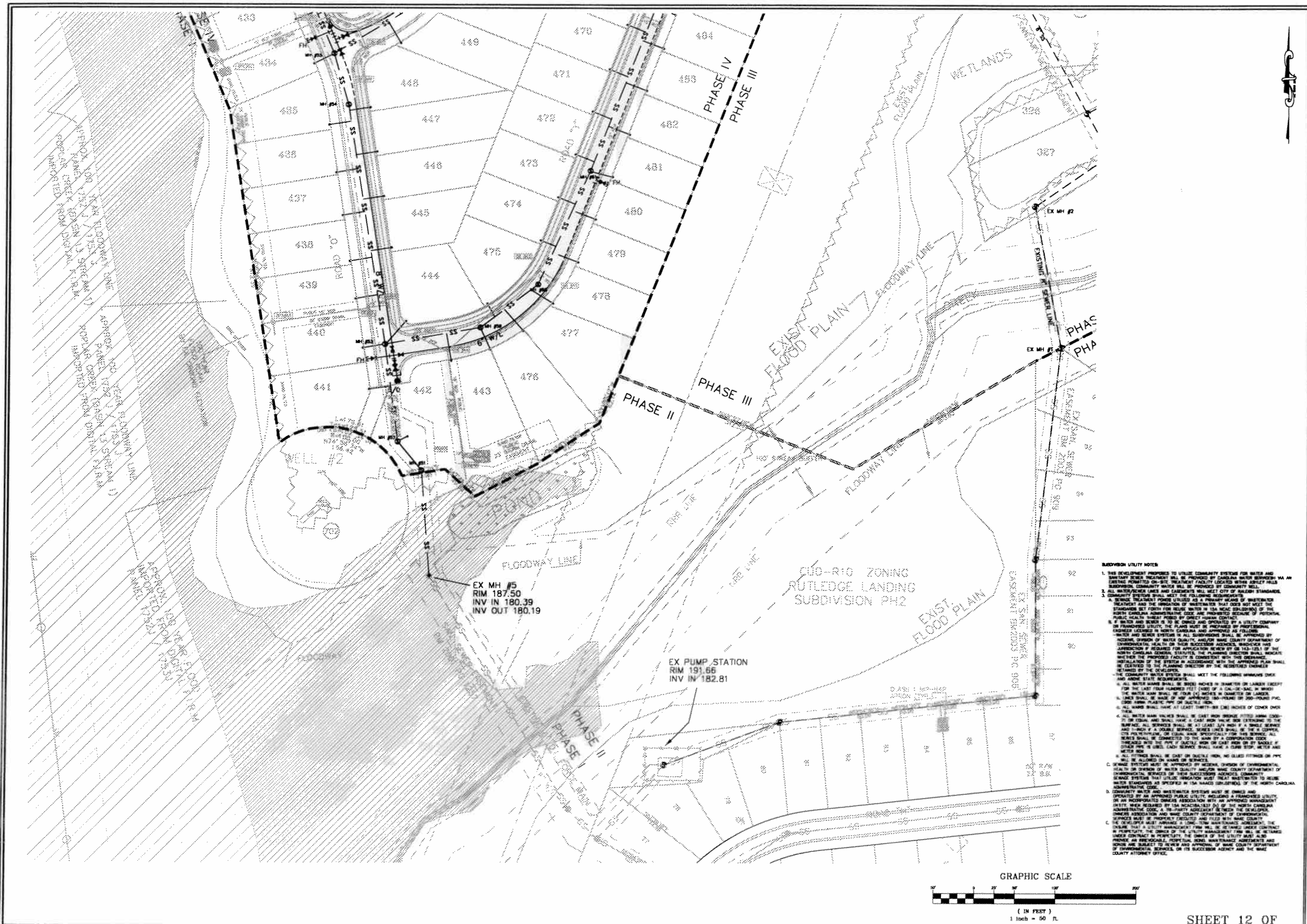
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REVISIONS:

REVISED PRELIMINARY
 SITE UTILITY PLAN
 PHASE 4

PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC

- SUBDIVISION UTILITY NOTES:**
1. THIS DEVELOPMENT PROPOSES TO UTILIZE COMMUNITY SYSTEMS FOR WATER AND SANITARY SEWER TREATMENT. ALL SEWER TREATMENT SHALL BE PROVIDED BY CAROLINA WATER SERVICES VIA AN EXISTING PERMITTED ON-SITE TREATMENT FACILITY LOCATED WITHIN ASHLEY HILLS SUBDIVISION. COMMUNITY WATER WILL BE PROVIDED BY COMMUNITY WELL.
 2. ALL WATER/SEWER LINES AND EASEMENTS WILL MEET CITY OF RALEIGH STANDARDS. COMMUNITY SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. SEWER TREATMENT PONDS UTILIZED AS A PRIMARY MEANS OF WASTEWATER TREATMENT AND THE IRRIGATION OF WASTEWATER THAT DOES NOT MEET THE STANDARDS SET FORTH FOR REUSE WATER IN 15A NCAC 02C0905 OF THE NORTH CAROLINA ADMINISTRATIVE CODE ARE PROHIBITED BECAUSE OF POTENTIAL PUBLIC HEALTH THREAT CAUSED BY DIRECT HUMAN CONTACT.
 - B. IF WATER AND SEWER IS TO BE OWNED AND OPERATED BY A UTILITY COMPANY OR FRANCHISED UTILITY, THE PLANS MUST BE PREPARED BY PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA AND APPROVED AS FOLLOWS:
 - WATER AND SEWER SYSTEMS IN ALL SUBDIVISIONS SHALL BE APPROVED BY LOCAL OR DIVISION OF WATER QUALITY AND/OR WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH OR THEIR SUCCESSORS AGENCIES, WHICHEVER HAS JURISDICTION IF REQUIRED FOR APPLICATION NUMBER BY 20-143-121.1 OF THE NORTH CAROLINA GENERAL STATUTES. THE PLANNING DIRECTOR SHALL INDICATE WHETHER THE PROPOSED FACILITY IS CONSISTENT WITH THIS ORDINANCE.
 - INSTALLATION OF THE SYSTEM IN ACCORDANCE WITH THE APPROVED PLAN SHALL BE CERTIFIED TO THE PLANNING DIRECTOR BY THE REGISTERED ENGINEER RETAINED BY THE DEVELOPER.
 - THE COMMUNITY WATER SYSTEM SHALL MEET THE FOLLOWING MINIMUMS OVER AND ABOVE STATE REQUIREMENTS:
 - 1. ALL WATER MAINS SHALL BE 30 INCHES IN DIAMETER EXCEPT FOR THE LAST FOUR HUNDRED FEET (400) OF A CAL-DE-SAC IN WHICH THE WATER MAIN SHALL BE FOUR (4) INCHES IN DIAMETER OR LARGER.
 - 2. LINES SHALL BE MADE OF HDPE APPROXIMATE 180-POUND OR 200-POUND PVC, COHD ARMA PLASTIC PIPE OR DUCTILE IRON.
 - 3. ALL MAINS SHALL HAVE AT LEAST THIRTY-SIX (36) INCHES OF COVER OVER THEM.
 - 4. ALL WATER MAIN VALVES SHALL BE CAST IRON BRONZE FITTED ARMA COOP-71 OR EQUAL AND SHALL HAVE A CAST IRON VALVE BOX EXTENDING TO THE SURFACE. ALL SERVICES SHALL BE AT LEAST 1 1/2 INCH IF A SINGLE SERVICE AND 1 INCH IF A DOUBLE SERVICE. SERVICE LINES SHALL BE 1/2 INCH COPPER, POLYETHYLENE GLYCOL MADE SPECIFICALLY FOR THIS SERVICE. ALL SERVICES SHALL BE CONNECTED TO THE MAIN BY A COPPER COCK. ALL SERVICES THREADED INTO THE PIPE IF DUCTILE IRON OR CAST IRON OR BY SADDLE IF OTHER PIPE IS USED. EACH SERVICE SHALL HAVE A CURB STOP, METER AND METER BOX.
 - 5. ALL FITTINGS SHALL BE CAST OR DUCTILE IRON, NO GUNDRILL FITTINGS OR PIPE WILL BE ALLOWED ON MAINS OR SERVICES.
 - 3. SERVICE SYSTEMS MUST BE APPROVED BY LOCAL, DIVISION OF ENVIRONMENTAL HEALTH OR DIVISION OF WATER QUALITY AND/OR WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES OR THEIR SUCCESSORS AGENCIES, COMMUNITY SERVICE SYSTEMS THAT UTILIZE IRRIGATION MUST TREAT WASTEWATER TO REUSE WATER STANDARDS AS SPECIFIED IN 15A NCAC 02C0905 OF THE NORTH CAROLINA ADMINISTRATIVE CODE.
 - 4. COMMUNITY WATER AND WASTEWATER SYSTEMS MUST BE OWNED AND OPERATED BY AN APPROVED PUBLIC UTILITY INCLUDING A FRANCHISED UTILITY, OR AN INCORPORATED OWNERS ASSOCIATION WITH AN APPROVED MANAGEMENT ENTITY, WHEN REQUIRED BY 15A NCAC 02C0905 (D) OF THE NORTH CAROLINA ADMINISTRATIVE CODE. A PARTY AGREEMENT BETWEEN THE DEVELOPER, OWNERS ASSOCIATION AND WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES MUST BE PREPARED AND FILED WITHIN WAKE COUNTY.
 - 5. THE DEVELOPER MUST ARRANGE A LONG-TERM MAINTENANCE AGREEMENT, THE ENSUREMENT THAT A UTILITY MANAGEMENT FIRM WILL BE RETAINED UNDER CONTRACT IN PEACEFULLY. THE OWNER OF THE UTILITY MANAGEMENT FIRM WILL BE RETAINED UNDER CONTRACT IN PEACEFULLY. THE OWNER OF THE UTILITY MUST ALSO PROVIDE AN APPROVED MAINTENANCE AGREEMENT, THE ENSUREMENT THAT A UTILITY MANAGEMENT FIRM WILL BE RETAINED UNDER CONTRACT IN PEACEFULLY. THE OWNER OF THE UTILITY MUST ALSO PROVIDE AN APPROVED MAINTENANCE AGREEMENT, THE ENSUREMENT THAT A UTILITY MANAGEMENT FIRM WILL BE RETAINED UNDER CONTRACT IN PEACEFULLY. THE OWNER OF THE UTILITY MUST ALSO PROVIDE AN APPROVED MAINTENANCE AGREEMENT, THE ENSUREMENT THAT A UTILITY MANAGEMENT FIRM WILL BE RETAINED UNDER CONTRACT IN PEACEFULLY.

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SUBDIVISION UTILITY NOTES

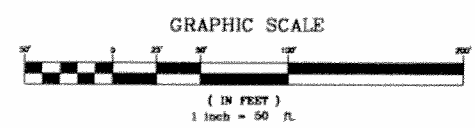
1. THIS DEVELOPMENT PROPOSED TO UTILIZE COMMUNITY SYSTEMS FOR WATER AND SANITARY SEWER TREATMENT SHALL BE PROVIDED BY CAROLINA WATER SERVICES VIA AN EXISTING POINT-TO-POINT TREATMENT FACILITY LOCATED WITHIN ADJACENT HILLS SUBDIVISION. COMMUNITY WATER WILL BE PROVIDED BY COMMUNITY WELL.
2. ALL WATER/SANITARY LINES AND CONNECTIONS WILL MEET CITY OF RALEIGH STANDARDS.
 - A. SERVICE TREATMENT PONDS UTILIZED AS A PRIMARY MEANS OF WASTEWATER TREATMENT AND THE DISCHARGE OF WASTEWATER THAT DOES NOT MEET THE STANDARDS SET FORTH FOR REUSE WATER IN 15A N.C. REGULATIONS OF THE NORTH CAROLINA ADMINISTRATIVE CODE ARE PROHIBITED BECAUSE OF POTENTIAL PUBLIC HEALTH THREAT CAUSED BY DIRECT HUMAN CONTACT.
 - B. IF BUILT AND BELIEVED TO BE OWNED AND OPERATED BY A UTILITY COMPANY OR FRANCHISED UTILITY, THE PLAN MUST BE APPROVED BY PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA AND APPROVED AS FOLLOWS:
 - WATER AND SEWER SYSTEMS IN ALL SUBDIVISIONS SHALL BE APPROVED BY REGIONAL DIVISION OF WATER QUALITY AND/OR WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH OR THEIR SUCCESSOR AGENCIES. WRITERS AND JURISDICTION IF REQUIRED FOR APPLICATION REVIEW BY OR 143-1211 OF THE NORTH CAROLINA GENERAL STATUTES. THE PLANNING DIRECTOR SHALL MONITOR WHETHER THE PROPOSED FACILITY IS CONSISTENT WITH THE ORGANIC INSTALLATION OF THE SYSTEM IN ACCORDANCE WITH THE APPROVED PLAN SHALL BE CERTIFIED TO THE PLANNING DIRECTOR BY THE REGISTERED ENGINEER RETAINED BY THE DEVELOPER.
 - THE COMMUNITY WATER SYSTEM SHALL MEET THE FOLLOWING MINIMUM CODE AND AGENCIES REQUIREMENTS:
 - a. ALL WATER MAINS SHALL BE 30 INCHES IN DIAMETER OR LARGER (EXCEPT FOR THE LAST FOUR HUNDRED FEET (400') OF A CUL-DE-SAC, IN WHICH THE WATER MAIN SHALL BE FOUR (4) INCHES IN DIAMETER OR LARGER).
 - b. LINES SHALL BE MADE OF NEW APPROVED 150-POUND OR 200-POUND PCL (CLASS) HDPE PLASTIC PIPE OR DUCTILE IRON.
 - c. ALL MAINS SHALL HAVE AT LEAST THIRTY-(30) INCHES OF COVER OVER THE TOP.
 - d. ALL WATER MAIN VALVES SHALL BE CAST IRON BRONZE FITTED WITH COPPER COATED OR COAL AND SHALL HAVE A CAP FROM THE TOP EXTENDING TO THE SURFACE. ALL SERVICES SHALL BE AT LEAST 1/4" INCH IF A SINGLE SERVICE AND 1/2" INCH IF A DOUBLE SERVICE. SERVICE LINES SHALL BE 1/2" COPPER, CITY POLYETHYLENE, OR LOCAL WAGE SPECIFICALLY FOR THIS SERVICE. ALL SERVICES SHALL BE CONNECTED TO THE MAIN BY A CONNECTION COORDINATED INTO THE PIPE AT EACH END OR CAST IRON OR BY BRASS IF OTHER PIPE IS USED. EACH SERVICE SHALL HAVE A CURB STOP, WATER METER AND METER BOX.
 - e. ALL FITTINGS SHALL BE CAST IRON DUCTILE IRON, NO GLEDE FITTINGS OR PVC WILL BE ALLOWED ON MAINS OR SERVICES.
3. SEWER SYSTEMS MUST BE APPROVED BY REGIONAL DIVISION OF ENVIRONMENTAL HEALTH OR DIVISION OF WATER QUALITY AND/OR WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES OF THEIR SUCCESSOR AGENCIES. COMMUNITY SEWER SYSTEMS THAT UTILIZE INFLUENT MUST TREAT WASTEWATER TO REUSE WATER STANDARDS AS SPECIFIED IN 15A N.C. REGULATIONS OF THE NORTH CAROLINA ADMINISTRATIVE CODE.
4. WASTEWATER SYSTEMS MUST BE OWNED AND OPERATED BY AN APPROVED PUBLIC UTILITY, INCLUDING A FRANCHISED UTILITY, OR AN INCORPORATED OWNERS ASSOCIATION WITH AN APPROVED MANAGEMENT PLAN. WHEN REQUIRED BY 15A N.C. REGULATIONS (15A-101) OF THE NORTH CAROLINA ADMINISTRATIVE CODE, A TRIPARTY AGREEMENT BETWEEN THE DEVELOPER, OWNERS ASSOCIATION AND WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES MUST BE PROPERLY EXECUTED AND FILED WITH WAKE COUNTY.
5. THE DEVELOPER MUST APPROVE A UTILITY MANAGEMENT PLAN THAT WILL BE RETAINED UNDER CONTRACT IN PROPERITY. COPIES OF THE UTILITY MANAGEMENT PLAN WILL BE RETAINED UNDER CONTRACT IN PROPERITY. THE OWNER OF THE UTILITY MUST ALSO PROVIDE AN APPROVED, POTENTIAL, RENT, MAINTENANCE AGREEMENTS AND SERVICE ARE SUBJECT TO REVIEW AND APPROVAL OF WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, OR ITS SUCCESSOR AGENCY AND THE WAKE COUNTY ATTORNEY OFFICE.

AYES
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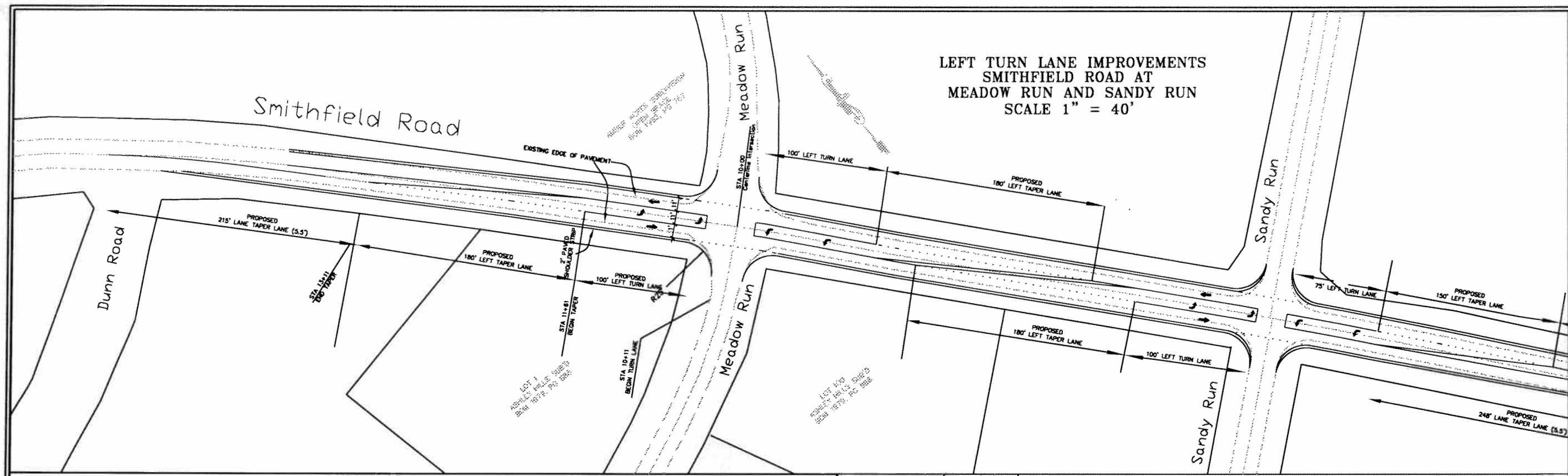
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 REVISIONS:

**PRELIMINARY SITE UTILITY PLAN
 REVISED SITE UTILITY PLAN
 PHASE 4**

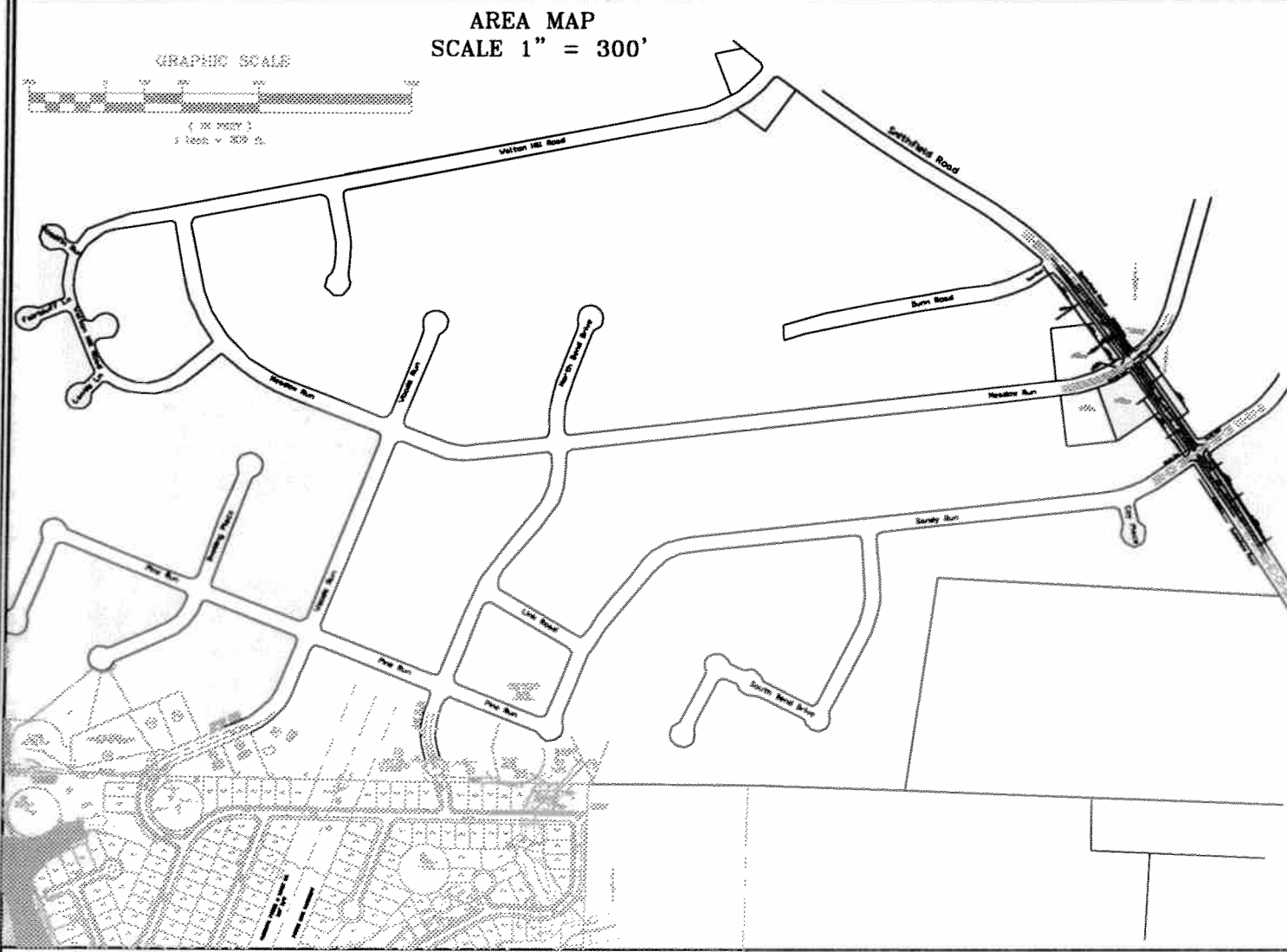
**PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC**



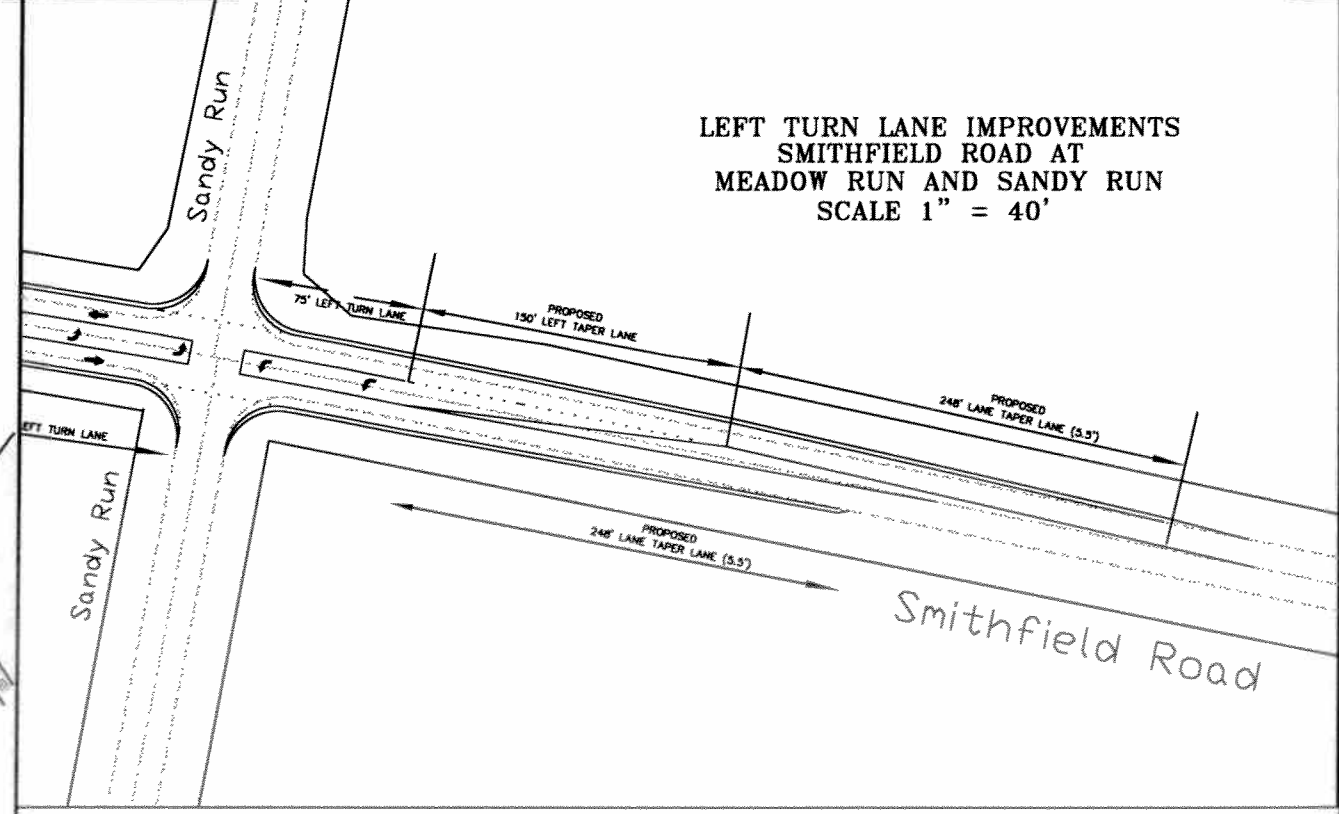
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LEFT TURN LANE IMPROVEMENTS
SMITHFIELD ROAD AT
MEADOW RUN AND SANDY RUN
SCALE 1" = 40'



AREA MAP
SCALE 1" = 300'



LEFT TURN LANE IMPROVEMENTS
SMITHFIELD ROAD AT
MEADOW RUN AND SANDY RUN
SCALE 1" = 40'

NOTE
LEFT TURN LANE IMPROVEMENTS
SHOWN HEREON ARE PER RECOMMENDATIONS
BY KIMLY HORN ASSOCIATES
SEE TRAFFIC IMPACT ANALYSIS DATED 1-30-12
THE IMPROVEMENTS HAVE BEEN REVIEWED BY
NCDOT DISTRICT ENGINEERS OFFICE

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 Professional Engineers & Land Surveyors
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 919-877-9996 Fax 919-877-9979
 Email: aiken@ayellex.com
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REVISED PRELIMINARY
 OFFSITE ROAD IMPROVEMENTS

PHASE 3 AND 4
 RUTLEDGE LANDING
 WAKE COUNTY, NC