

#### GENERAL CONDITIONS OF APPROVAL:

- THE FOLLOWING MUST BE DONE PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE FORM

  1. THE TREE PROTECTION FENCING MUST BE CERTIFIED BY THE LANDSCAPE INSPECTORS
  BEFORE THE ZONING COMPLIANCE FORMS WILL BE ISSUED.
- THE FOLLOWING ITEMS MUST BE DONE PRIOR TO ISSUANCE OF A GRADING PERMIT:

  2. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE, OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS:

  "NO TRESPASSING/TREE PROTECTION AREA/
- PROHIBIDO ENTRAR/ZONA PROTECTORA PARA LOS RBOLES.

  3. A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A LAND-DISTURBANCE PERMIT.

  4. IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
- THE FOLLOWING ITEMS MUST BE DONE PRIOR TO START OF CONSTRUCTION: 5. CONSTRUCTION DRAWINGS REQUIRED. THE DESIGN ENGINEER (A NCPE) WILL SUBMIT 3 SETS
  OF SITE CONSTRUCTION DRAWINGS, (PLAN & PROFILE IF REQUIRED) TO CITY ENGINEERING
  FOR REVIEW AND APPROVAL BEFORE STARTING CONSTRUCTION. THIS SUBMITTAL MUST BE
  DONE PRIOR TO APPLYING FOR A BUILDING PERMIT. NOTE: THE APPROVAL OF CONSTRUCTION
  DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL.
  6. ALL SIZES, MATERIALS, SLOPES, GEOMETRY, LOCATIONS, EVALUATIONS, EXTENSIONS AND DEPTHS
- FOR ALL EXISTING AND PROPOSED STREETS AND UTILITIES (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) SHALL BE DESIGNED TO THE SPECIFICATIONS SET FORTH IN THE DESIGN CRITERIA AND STANDARDS OF THE PUBLIC WORKS DEPARTMENT AND BE SUBJECT TO REVIEW AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT AT CONSTRUCTION DRAWING SUBMITTAL.
- 7. FIRE FLOW ANALYSIS REQUIRED. WATERLINE SIZES MAY CHANGE BASED ON ACCEPTABLE FIRE FLOW ANALYSIS, CONTACT ENGINEERING AT 560—4326 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.
- TO OBTAIN CURRENT SYSTEM DATA.

  WATER AND SEWER PERMITS ARE REQUIRED FOR THIS PROJECT.

  NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION. CONTACT NCDOT AT 560-6854.

  THE LOCATION OF THE SIDEWALKS SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NCDOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. AFTER OBTAINING THE REQUIRED PERMITS, PLEASE CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE AT 560-4326 FOR A PRE-CONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALK.
- THE FOLLOWING ITEMS MUST BE DONE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

  11. ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY.

  CONTACT DURHAM SITE INSPECTION STAFF TO THE COMPLETION OF CONSTRUCTION AND LANDSCAPING

  TO REQUEST AN INSPECTION PRIOR TO USE OF THE FACILITY.

  12. EACH LANDSCAPING COMPLIANCE INSPECTION AFTER THE INITIAL INSPECTION WILL INCUR A

  RE-INSPECTION FEE
- RE—INSPECTION FEE

  13. FOR ALL RESIDENTIAL DEVELOPMENTS: SPECIAL CONDITION (PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY): "TO RECEIVE ONGOING OR AS—NEEDED PROVISION OF ANY CITY SOLID WASTE SERVICE INCLUDING DEBRIS CLEANUP OR COLLECTION OF GARBAGE, RECYCLABLES, YARD WASTE, OR BULKY ITEMS ON ANY PRIVATE ROAD OR OTHER PRIVATE PROPERTY, A RESIDENTIAL WAIVER OF LIABILITY MUST BE EXECUTED BY THE APPROPRIATE LEGAL ENTITY (E.G., HOMEOWNER'S ASSOCIATION), FORM TO BE PROVIDED BY THE DEPARTMENT OF SOLID WASTE MANAGEMENT, PRIOR TO ISSUANCE OF ANY
- CERTIFICATE OF OCCUPANCY. SEE THE SWM WEB SITE AT WWW.DURHAMNC.GOV/DEPARTMENTS/SOLID

  FOR RESIDENTIAL DEVELOPMENTS USING CURBSIDE COLLECTION: SPECIAL CONDITION (GENERAL):

  "AN AUTOMATED SOLID WASTE COLLECTION VEHICLE HAS AN 18—FOOT WHEELBASE AND A TURNING
  RADIUS OF 45 FEET WALL—TO—WALL AND 43 FEET CURB—TO—CURB. THE DEPARTMENT OF SOLID WASTE
  MANAGEMENT RESERVES THE RIGHT TO MODIFY COLLECTION OF GARBAGE AND RECYCLABLES FOR ANY
- MANAGEMENT RESERVES THE RIGHT TO MODIFY COLLECTION OF GARBAGE AND RECYCLABLES FOR ANY ROADWAY OR CUL—DE—SAC NOT CONSTRUCTED TO ACCOMMODATE THOSE SPECIFICATIONS."

  15. FOR ALL RESIDENTIAL DEVELOPMENTS: SPECIAL CONDITION (PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY): "TO RECEIVE ONGOING OR AS—NEEDED PROVISION OF ANY CITY SOLID WASTE SERVICE INCLUDING DEBRIS CLEANUP, STREET CLEANING, OR COLLECTION OF GARBAGE, RECYCLABLES, YARD WASTE, OR BULKY ITEMS ON ANY PORTION OF ROAD WHICH TERMINATES, TEMPORARILY OR PERMANENTLY, WITHOUT PROVISION OF A TURNAROUND AREA THAT CONFORMS TO PERMANENT CITY CUL—DE—SAC AND ROAD CONSTRUCTION SPECIFICATIONS, THE COMMUNITY MUST SUBMIT A PLAN DETAILING AN ALTERNATIVE TURNAROUND TO, AND OBTAIN WRITTEN APPROVAL OF THAT ALTERNATIVE FROM THE DIPECTOR'S DESIGNED PRIOR TO ISSUANCE FROM, THE DIRECTOR OF SOLID WASTE MANAGEMENT OR THE DIRECTOR'S DESIGNEE PRIOR TO ISSUANCE
- OF ANY CERTIFICATE OF OCCUPANCY ON SUCH PORTION OF ROAD. CONTACT SWM AT 560—4186."

  16. AN AS-BUILT SURVEY MUST BE SUBMITTED TO THE BUILDING INSPECTOR, CONDUCTED BY OR AUTHORIZED BY THE ARCHITECT OF RECORD, CERTIFYING THE SITE AS MEETING FEDERAL FAIR HOUSING AND NC ACCESSIBILITY CODE REQUIREMENTS FOR SITE ACCESS PRIOR TO THE ISSUANCE OF A CERTIFICATE
- OF OCCUPANCY

  17. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES

  (ANSI 17.1—2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE

  AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES

  SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE
- METHODS OF COMPLIANCE ARE POSSIBLE

  18. STATE AND FEDERAL PERMIT AUTHORIZATION MAY BE REQUIRED FROM THE DEHNR AND THE U.S.

  CORPS OF ENGINEERS PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES IN

  OR NEAR A LAKE, STREAM, CREEK, TRIBUTARY OR ANY UNNAMED BODY OF WATER AND ITS ADJACENT
- WETLANDS.

  19. AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE IRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.

  20. ROOT ZONE PROTECTION AREA: EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.

  21. INTERNAL PEDESTRIAN ACCESS SHALL CONNECT WITH PUBLIC ROW SIDEWALK

  22. GRADING FOR ROADWAYS AND UTILITY CORRIDORS WILL BE GRADED PRIOR TO GRADING OF LOTS WHERE FEASIBLE. MASS GRADING TO BE MINIMIZED WHERE POSSIBLE.

  23. ALL CONSTRUCTION SHALL CONFORM TO LATEST CITY OF DURHAM STANDARDS. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

  24. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO:

- THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT—OF—WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

  25. THE DEVELOPER IS RESPONSIBLE FOR FABRICATION AND INSTALLATION OF ALL REQUIRED SIGNS AND PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT—OF—WAY. THE DEVELOPER SHALL SUBMIT A SIGNING AND MARKINGS PLAN TO THE CITY AT CONSTRUCTION PLAN STAGE FOR REVIEW AND APPROVAL. ALL SIGNS AND PAVEMENT MARKINGS, SHOWN ON THE CONSTRUCTION PLANS, MUST BE IN PLACE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY AND/OR STREET ACCEPTANCE, AS DETERMINED BY THE CITY.
- THE CITY.

  26. ALL CONCENTRATED RUNOFF SHALL BE BROUGHT BACK TO SHEET CONDITION BEFORE DISCHARGING TO
- THE STREAM BUFFER.

  ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND

  STREET TREES MEETING THE REQUIREMENTS OF SECTION 9.6.4 OF THE UDO SHALL BE PLANTED

  BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED, UNLESS THE PLANTING HAS BEEN POSTPONED

  IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 9.11.2, EXTENSIONS FOR ALL OTHER

## Surveyor's Certificate

### State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (n/a), that the boundaries not surveyed are clearly indicated as drawn from information found in Durham County registry; that the ratio of precision positional accuracy is as calculated is 1:20,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600) and was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this date: May 10, 2017 A.D.

nen D. Puckett L-2683

- I, Stephen D. Puckett, certify to one or more of the following:
- $\checkmark$ A. That this Survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land. B. That this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land. C. One of the following:
- 1. That this is of an existing parcel or parcels of land and does not
- create a new street or change an existing street. 2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
- 3. That this Survey is a Control Survey.

  D. That this plat is of a Survey of another category, such as a
- recombination of existing parcels, a court-ordered survey or other exception
- to the definition of subdivision. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the
- provisions in A-D above. Stephen B. Puckett L-2683

The "Common Elements" and/or "Open Spaces" expressly are dedicated hereby for the use and enjoyment of the homeowners in Valley Springs Subdivision and are to be conveyed by SAB Valley Springs, LLC to Valley Springs Owners Association, Inc., as more fully provided in the declaration of covenants, conditions, and restrictions applicable to (enter name of development) dated \_\_\_\_\_ and recorded in book \_\_\_\_, pages \_\_\_\_, in the Durham County registry, as amended for this and future sections and maps, said declaration being hereby incorporated and made a part of this

STREET TREE TABLE

12/os 13

14

18

21

33 34

36

37 38 39

40

41

42 43

44

45 46/os

those terms.

easement except according to those terms.

Entar/ Zona Protectora Para los Artoles.

and that \_

Durham County

Notary Public

State of North Carolina Durnam County

# OF TREES # OF TREES
PRESERVED PLANTED

STREET ADDRESS TABLE

1027 Valley Rose Way 1025 Valley Rose Way 1023 Valley Rose Way 1017 Valley Rose Way

1015 Valley Rose Way

1009 Valley Rose Way

1005 Valley Rose Way

1003 Valley Rose Way

20 1007 Crescent Moon Court

1005 Crescent Moon Court

23 1004 Crescent Moon Court 24 1006 Crescent Moon Court 25 1008 Crescent Moon Court 26 1102 Crescent Moon Court 27 1104 Crescent Moon Court

28 1106 Crescent Moon Court 1108 Crescent Moon Court

30 1110 Crescent Moon Court 1114 Crescent Moon Court

33 1115 Crescent Moon Court 1113 Crescent Moon Court 1109 Crescent Moon Court 1105 Crescent Moon Court

1002 Valley Rose Way 38 1006 Valley Rose Way 1010 Valley Rose Way

1016 Valley Rose Way

40 1012 Valley Rose Way

41 1014 Valley Rose Way

43 1020 Valley Rose Way

44 1022 Valley Rose Way 45 1024 Valley Rose Way 46 1026 Valley Rose Way

Centerline of 25/30 foot wide County of Durham Sanitary Sewer Easement; Subject to terms stated in the Declaration in Real Estate Book 1626, page 145.. No structures, fill, embankments, trees or obstructions permitted within the

40/50 foot wide City of Durham Public Street Easement, subject to the terms stated in the declaration in Real Estate Book 2350, page 938. No structures, fills,

Street trees meeting the requirements of UDO Section 9.6 shall be planted prior to

Tree protection fencing must be in place prior to any demolition, land disturbance, or issuance of a grading permit and shall include warning signs posted in both English and Spanish, as follows: "No Trespassing/Tree Protection Area/Prohibido

I, Richard C. Vicintis, The in my capacity as Local Counsel for SAS Valles Sungs UC hereby certify that to the best of my Knowledge and belief the owner of record of the tract of land described hereon

the owner of record of the tract of land described hereon,

Bruce la. Knott

a Notary Public for the said County certify that Richard F. Prentis, Jr.
personally appeared before me the personally appeared before me this day and acknowledged the

official seal this the am day of may Deanna a. Dunham

The undersigned owner of the property lying within

the attached plat and subdivision hereby certifies that he/she ordered the work of the surveying and platting to be done, and that all public streets, alleys, easements, and other open spaces so designated upon said plat are

hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted

Deanne P. Fabricatore

My Commision expires: November 4,2019

personally appeared before me this day and acknowledge cities execution of the foregoing certificate. Witness my hand official seal this the 2th day of

SAB Valley Springs, LLC

Durham, North Carolina

6:27:17 Mayor Conon by Lucar Review Officer

5310 N.C. Highway 55, Suite 101

of Durham County, certify that the map or plat to which this certification is affixed meets all statuatory requirements for

FINAL PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY

THE DURHAM CITY-COUNTY PLANNING DEPARTMENT

Planning Director or Designee

Rull and vojd if not recorded within 180 days, or by

06/21/2017

M124/2017

Thomas oure Cultu

DEANNE Notary Pub

žŽ

a Notary Public for the said County certify that

Meanne P. Fabricatore

Owner:

ALOYSIUS CONCORNO

State of North Carolina

Case Number: S1600174

County of Durham

Die W. mot Manager SAB Valley Springs, UC

the issuance of a Certificate of Compliance, unless the planting has been

postponed in accordance with the requirements of UDO Sec. 9.11

embankments or obstructions permitted within the Easement except according to

1116 Crescent Moon Court

1002 Crescent Moon Court

14 1013 Valley Rose Way 15 1011 Valley Rose Way

17 1007 Valley Rose Way

LOT # HOUSE # STREET

Stormwater Facility responsibility: the Valley Springs Owners Association, Inc. shall be responsible for maintaining the completed permanent Stormwater facility(ies) in accordance with the operation and maintenance manual(s) or as directed by the government office having jurisdiction for stormwater performance standards and, if the owner's association should be dissolved or cease to exist, then in that event the owners of record at the time of required maintenance shall be jointly and severally liable for any and all costs attendant thereto.

The Stormwater Control Measure (SCM) Access & Maintenance Easement grants the City of Durham and their assigns right of access to the permanent stormwater control measure(s) for inspections and enforcement of operation & maintenance. No obstruction shall be allowed in the easement which could impede necessary maintenance by the owner or enforcement by the City.

- 29. CONSTRUCTION IN PRESERVED TREE COVERAGE AREA:

  A. PRESERVED TREE COVERAGE AREAS SHALL NOT BE USED FOR ACTIVE RECREATIONAL PURPOSES,
  EXCEPT FOR WALKING PATHS AND FOOT TRAILS CONSTRUCTED WITH MINIMAL DISTURBANCE OF
  TREE ROOTS AND EXISTING VEGETATION PROVIDED A REGISTERED ARBORIST HAS CERTIFIED
  THAT THE CONSTRUCTION OF A TRAIL HAS BEEN DESIGNED TO MINIMIZE IMPACT TO THE EXISTING
  TREES. NO TREE OVER 10 INCHES SHALL BE REMOVED FOR THE CONSTRUCTION OF TRAILS.
  SITE PLAN APPROVAL IS REQUIRED FOR CONSTRUCTION OF TRAILS IN PRESERVED TREE COVERAGE
  - ALL BUILDINGS SHALL BE SET BACK AT LEAST 10 FEET FROM THE EDGE OF ANY PRESERVED TREE
- B. ALL BUILDINGS SHALL BE SET BACK AT LEAST 10 FEEL FROM THE EDGE OF AND TREGERIES TO COVERAGE AREA.

  C. UTILITY LINES AND DRAINAGE CHANNELS SHALL BE MINIMIZED WITHIN THE ROOT PROTECTION ZONES OF THE TREES TO BE SAVED. PREFERABLY, SUCH FACILITIES SHOULD BE LOCATED ADJACENT TO DRIVEWAYS AND IN GROUPINGS ALLOWED BY SOUND ENGINEERING PRACTICES.

  STREET EASEMENT NOTE: 40' FOOT WIDE CITY OF DURHAM PUBLIC STREET EASEMENT, SUBJECT TO THE TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 2350, PAGE 938. NO STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.
- EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

  31. TREE PROTECTION NOTE (UDO SEC. 8.3): TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE, OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS RBOLES."

  32. FOR RESIDENTIAL DEVELOPMENTS USING CURBSIDE COLLECTION: AN AUTOMATED SOLID WASTE COLLECTION VEHICLE HAS AN 18-FOOT WHEELBASE AND A TURNING RADIUS OF 45 FEET WALL—TO—WALL AND 43 FEET CURB—TO—CURB. THE DEPARTMENT OF SOLID WASTE MANAGEMENT RESERVES THE RIGHT TO MODIFY COLLECTION OF GARBAGE AND RECYCLABLES FOR ANY ROADWAY OR CUL—DE—SAC NOT CONSTRUCTED TO ACCOMMODATE THOSE SPECIFICATIONS.

  33. OPEN SPACE WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION.

PUBLIC WORKS CONDITIONS OF APPROVAL:

- 1. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA AS REQUIRED) SHALL SUBMIT THREE (3)
  SETS OF CONSTRUCTION DRAWINGS TO THE PUBLIC WORKS DEPARTMENT DEVELOPMENT REVIEW FOR
  REVIEW AND APPROVAL. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO COMMENCING
  CONSTRUCTION (SEE CONSTRUCTION PLAN APPROVAL PROCESS). THE APPROVAL OF CONSTRUCTION
  DRAWINGS IS SEPARATE FROM SITE PLAN APPROVAL. CITY OFFICIALS SHALL REVIEW ALL SIZES,
  MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES
- MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES
  (WATERLINES, SANITARY SEWER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS) FOR COMPLIANCE
  WITH ALL APPLICABLE REGULATORY STANDARDS, SPECIFICATIONS, AND BEST MANAGEMENT PRACTICES.

  2. THE DESIGNING PROFESSIONAL (A NCPE, NCPLS OR NCRLA AS REQUIRED) SHALL SUBMIT ONE (1)
  SET OF AS—BUILT DRAWINGS TO THE PUBLIC WORKS DEPARTMENT DEVELOPMENT REVIEW FOR REVIEW
  AND APPROVAL. AS—BUILT DRAWING APPROVAL IS REQUIRED PRIOR TO WATER METER INSTALLATION
  AND/OR SANITARY SEWER SERVICE CONNECTION AND PRIOR TO ISSUANCE OF A CERTIFICATE OF
  OCCUPANCY.

  3. FIRE FLOW ANALYSIS REQUIRED FOR REVIEW AND APPROVAL AS PART OF THE CONSTRUCTION DRAWING
  APPROVAL PROCESS. TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA, COMPLETE THE
  ONLINE APPLICATION (HTTP://DURHAMNC.GOV/ICH/OP/PWD/PAGES/FIRE\_FLOW.ASPX).

  4. IF A METER 2" OR LARGER IS PROPOSED, CONTACT WATER MANAGEMENT AT 560—4381 PRIOR TO THE
  CONSTRUCTION OF THE METER VAULT TO VERIFY THE TYPE AND DIMENSIONS OF THE METER.

  5. WATER PERMIT REQUIRED AFTER CONSTRUCTION DRAWING APPROVAL AND PRIOR TO COMMENCING WATER
  MAIN INSTALLATION.

- MAIN INSTALLATION. 6. SEWER PERMIT REQUIRED AFTER CONSTRUCTION DRAWING APPROVAL AND PRIOR TO COMMENCING SANITARY SEWER MAIN INSTALLATION.
- SEWER MAIN INSTALLATION.

  7. AN NCDOT OR CITY OF DURHAM DRIVEWAY PERMIT IS REQUIRED.

  8. AT A MINIMUM, THE STORMWATER DESIGN DETAILS FOR THIS PROJECT SHALL BE GOVERNED BY THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE CITY OF DURHAM (CITY) REFERENCE GUIDE FOR DEVELOPMENT (RGD) AND ANY LETTERS TO INDUSTRY (POSTED ON THE CITY'S WEBSITE) OR SUPPLEMENTAL NOTIFICATIONS OF RGD UPDATES (ALSO POSTED ON THE CITY'S WEBSITE) THAT ARE IN EFFECT THE DATE THE FIRST SUBMITTAL OF THE CONSTRUCTION DRAWINGS ARE RECEIVED FOR REVIEW BY THE CITY.
- 9. FINAL DESIGN CALCULATIONS FOR THE STORMWATER CONTROL MEASURE(S) (SCM[S]) WILL REQUIRE THE USE OF STORAGE INDICATION ROUTING METHODOLOGY SUCH AS TR-20 OR HEC-1 MODELS. FOR EACH SCM, AS APPLICABLE, PROVIDE STAGE-STORAGE RELATIONSHIP AND INFLOW AND OUTFLOW HYDROGRAPHS. PROVIDE ALL TABULATED DATA INCLUDING CALCULATIONS SHOWING THE OUTLET UNDER ORIFICE CONTROL, BARREL
- PROVIDE ALL TABULATED DATA INCLUDING CALCULATIONS SHOWING THE OUTLET UNDER ORIFICE CONTROL, BAF CONTROL AND WEIR CONTROL,
  AS APPROPRIATE, TO SHOW HOW THE ROUTING WAS DEVELOPED.

  10. STORMWATER CONTROL MEASURE(S) (SCM[S]) PERMIT FEE(S), THE EXECUTED STORMWATER FACILITY
  AGREEMENT AND COVENANTS (PREPARED BY THE CITY OF DURHAM STORMWATER SERVICES AND EITHER
  A PAYMENT INTO THE STORMWATER REPLACEMENT FUND OR THE PROVISION OF AN ALTERNATE
  PERPETUAL MAINTENANCE SECURITY ARE REQUIRED FOR ALL SCM(S) ASSOCIATED WITH THIS DEVELOPMENT.
  CONSTRUCTION OF THE DEVELOPMENT IS NOT ALLOWED TO COMMENCE UNTIL THESE ITEMS ARE PROVIDED
  IN ACCORDANCE WITH THE TERMS AND CONDITIONS OUTLINED IN THE STORMWATER FACILITY AGREEMENT
  AND COVENANTS. THE DESIGNER SHALL SUBMIT A CERTIFIED CONSTRUCTION COST ESTIMATE FOR
  EVERY STORMWATER SCM PROPOSED IN THE DEVELOPMENT AT THE FIRST SUBMITTAL OF THE CONSTRUCTION
  DRAWINGS.
- 11. AN AS-BUILT CERTIFICATION FOR THE STORMWATER CONTROL MEASURE(S) (SCM[S]), PROVIDED BY THE DESIGN ENGINEER, IS REQUIRED. THE AS-BUILT SHALL BE SUBMITTED IN ACCORDANCE WITH THE CITY OF DURHAM BMP CERTIFYING ENGINEER (BCE) PROGRAM (REFER TO SECTION 8.6, BMP CERTIFYING ENGINEER PROGRAM FOR STORMWATER SCMS IN THE CITY OF DURHAM, OF THE REFERENCE GUIDE FOR DEVELOPMENT) AND APPROVED BY STORMWATER SERVICES PRIOR TO ISSUANCE OF ANY CERTIFICATES OF
- OCCUPANCY OR CERTIFICATES OF COMPLIANCE FOR THE PROJECT.
- 2. A COMPLETED CITY OF DURHAM DESIGN SUMMARY IS REQUIRED FOR EACH STORMWATER CONTROL MEASURE(S)

  NO LATER THAN AT THE FIRST SUBMITTAL OF THE CONSTRUCTION DRAWNGS.

  13. STORMWATER CONTROL MEASURE(S) (SCM[S]) DESIGN CALCULATIONS WILL NOT BE REVIEWED OR APPROVED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMITTAL. ALL SCM DESIGNS WILL BE REVIEWED AND APPROVED DURING THE CONSTRUCTION DRAWNG (CD) SUBMITTAL PROCESS. IF, AT THE TIME OF CD SUBMITTAL, IT IS FOUND THAT THE PROPOSED SCM(S) IS UNDERSIZED OR OTHERWISE INSUFFICIENT OR UNSUITABLE FOR THE SITE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO INSURE THAT THE APPLICABLE STORMWATER ORDINANCE REQUIREMENTS ARE MET. A REVISED SITE PLAN OR PRELIMINARY PLAT MAY BE REQUIRED IF THE ORIGINALLY PROPOSED SCM(S) ARE FOUND INSUFFICIENT OR UNSUITABLE, AND ALTERNATIVE SCM(S) TO MEET THE APPLICABLE STORMWATER ORDINANCE REQUIREMENTS ARE REQUIRED.

  14. FOR SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENTS MAKING USE OF A NUTRIENT BANK: TO RECEIVE
- SITE PLAN/PRELIMINARY PLAT APPROVAL FOR SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENTS THAT ARE MAKING USE OF NUTRIENT BANKS, THE APPROVAL OF THE SITE PLAN/PRELIMINARY PLAT IS CONTINGENT UPON THE PURCHASE OF NUTRIENT CREDITS FROM AN APPROVED NUTRIENT BANK. IF A REVISED SITE PLAN/PRELIMINARY PLAT IS SUBMITTED FOR THIS DEVELOPMENT, THE REVISED SITE PLAN/PRELIMINARY PLAT WILL BE SUBJECT TO ANY ORDINANCES IN PLACE AT THE TIME OF THE REVISED SITE PLAN/PRELIMINARY PLAT WILL BE SUBJECT TO ANT ORDINANCES IN PLACE AT THE TIME OF THE REVISED SHE FLAN PRELIMINARY PLAT, A LETTER SHOWING THE PURCHASE OF THE NUTRIENT CREDITS FOR THIS DEVELOPMENT AND A COPY OF THE NUTRIENT BANK LEDGER, SHOWING THE TOTAL NUTRIENT CREDITS AVAILABLE MINUS ANY AND ALL DEDUCTIONS, IS TO BE PROVIDED TO THE CITY OF DURHAM STORMWATER SERVICES SECTION.

- SPECIAL CONDITIONS OF APPROVAL:
  PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

  1. DEDICATE 5' OF ADDITIONAL RIGHT—OF—WAY FOR THE FRONTAGE OF THE SITE ALONG BOTH SIDES OF VALLEY
  SPRINGS ROAD. A COPY OF THE RECORDED PLAT MUST BE SUBMITTED WITH THE FIRST BUILDING PERMIT APPLICATION.

  2. DEDICATE 10' OF ADDITIONAL RIGHT—OF—WAY FOR THE FRONTAGE OF THE SITE ALONG ROSE OF SHARON ROAD. A COPY
  OF THE RECORDED PLAT MUST BE SUBMITTED WITH THE FIRST BUILDING PERMIT APPLICATION."
  PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

  3. AN APPROVED AND EXECUTED DUKE ENERGY STREET LIGHT SERVICE AGREEMENT MUST BE PROVIDED TO THE CITY OF
  DURHAM. FOR ADDITIONAL DETAILS CONCERNING LIGHTING REQUIREMENTS AND DESIGN PROCESS, CONTACT THE CITY
  DEPARTMENT OF TRANSPORTATION (TERRY THOMPSON AT 919—560—4366)."

  4. NO—PARKING SIGNAGE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS SHALL BE INSTALLED ALONG
  ROAD B AND ROAD C TO DESIGNATE THE APPROVED CONSTRUCTION DRAWINGS SHALL BE INSTALLED ALONG

- \*\*. INC-FARRING SIGNAGE IN ACCURDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS SHALL BE INSTALLED ALONG ROAD B AND ROAD C TO DESIGNATE THE AREAS WHERE PARKING IS NOT PERMITTED."

  5. WIDEN VALLEY SPRINGS ROAD TO PROVIDE A CONTINUOUS THREE-LANE SECTION WITH NORTHBOUND AND SOUTHBOUND LEFT—TURN LANES ON VALLEY SPRINGS ROAD AT ROSE OF SHARON ROAD, ROAD A, AND ROAD C AS SHOWN ON SHEET C3.00
- 6. PERMANENT SIGNS SHALL BE INSTALLED CLEARLY DEMARCATING THE RIPARIAN BUFFER BOUNDARIES PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND MAINTAINED IN PERPETUITY PER THE STANDARDS OF UDO SECTION 8.5.4.D.

SEWER LIFT STATION NOTE
ALL SANITARY SEWER LIFT STATIONS MUST BE COMPLETE PRIOR TO APPROVAL OF FINAL PLATS. PERFORMANCE BONDS OR
ANY OTHER SURETY WILL NOT BE ACCEPTED IN LIEU OF COMPLETION OF ANY SANITARY SEWER LIFT STATIONS. CERTIFICATES
OF OCCUPANCY CANNOT BE ISSUED TO ANY RESIDENCES UNTIL ALL PERMITTING PAPERWORK, INCLUDING FINAL NC DENR
APPROVAL, IS COMPLETE FOR ALL SANITARY SEWER LIFT STATIONS DOWNSTREAM OF THE AFFECTED RESIDENCE.

#### Site Data 24.06 acres - Phase 1

- Existing Zoning: RS-20 (Residential Low Density). River Basin: Neuse River
- Stream Basin: Eno River Watershed Protection: E-B.
- Development Tier: Suburban
- Density Allowed: 2.0 DU/AC
- Density Proposed: 1.6 DU/AC
- Housing Type: Single family detached Proposed Lots: 38 units Phase 1
- Max. Building Height: 35' Overlay District: N/A

References

DB 7887 PG 997

PB 185 PG 383

County: Durham

PIN: 0813-01-27-6061

- Regulatory Basin: Falls Lake
- Minimum Lot Size: 20,000/17,000 sq. ft. (with averaging);
- Proposed Lot Average (w/averaging) = 21,760

  15. The subject property does not lie within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the Durham community in which the subject property is located. The subject property lies within Zone "X" Minimal Risk of the Flood Insurance Rate Panel 0813
- 16. Proposed area of Impervious surface per single family lot = 5,000 sq. ft.
- and 374,605 sq. ft. for entire Valley Springs Subdivision.

  17. Total Phase 1 area of right of way dedication along Valley Springs and Rose of Sharon Road is 14,881 sq. ft., or 0.34 acres.

Township: Durham

5314 Hwy. 55, Suite 104 Durham, N.C. 27713 Phone (919) 544-7717 - Fax (919) 544-1274 Stephen D. Puckett - NCPLS L-2683 spuckett@puckettsurveys.com

SUBDIVISION PLAT

Valley Springs Phase 1

3601 Valley Springs Road Durham, North Carolina 27712

Scale: 1" = 100' Surveyed by: Drawn by: WAR Date: July 8, 2016

INSTRUMENT # 2017022127





FOR REGISTRATION

Sharon A. Davis REGISTER OF DEEDS

Durham County, NC

2017 Jun 28 08:32 AM

BK:197 PG:275-275

PLAT

FEE: \$21.00

State: North Carolina

Map 3720081300J bearing an effective date of May 2, 2006.

S.D. PUCKETT & ASSOCIATES P.C. PROFESSIONAL LAND SURVEYORS

License No. C-0506

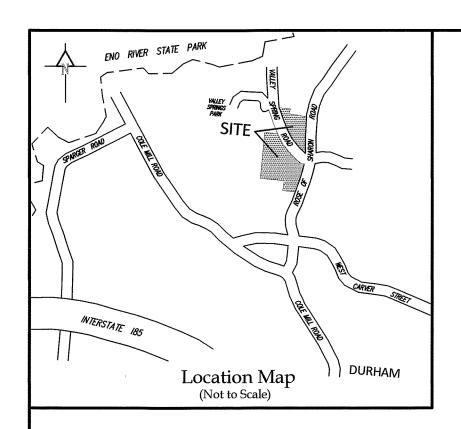
File: JLB\150427B1\dwg\VALLEY SPRINGS SUBDIVISION

Sheet 1 of 2

ORTH CAROLINA, A POFESSION **SEAL** THE D. L-2683 SURVENIE

William Internation

CITY OF DURHAM



Curve Table						
<del> </del>	<u> </u>					
CURVE	LENGTH	RADIUS	BEARING	CHORD	TANGENT	DELTA
C1	63.97	275.00	S49°02'24"W	63.83	32.13	13°19′40 <b>′</b>
C2	133.20	275.00	S28*30'01 <b>"</b> W	131.90	67,93	27°45′06 <b>″</b>
C3	89.85	275.00	\$05°15′51 <b>″</b> W	89.45	45.33	18°43′14 <b>″</b>
C4	92,49	475,00	N01°28′56 <b>″</b> E	92,34	46,39	11°09′23 <b>″</b>
C5	3.65	475.00	N07°16′51 <b>″</b> E	3,65	1.83	0°26′27 <b>′</b>
C6	92.62	275.00	S02*08'52 <b>'</b> E	92.18	46.75	19*17′51 <b>″</b>
C7	90.33	275.00	S21°12′22 <b>°</b> E	89.92	45.57	18°49′09 <b>″</b>
C8	112.09	275.00	S42°17′32 <b>″</b> E	111.31	56.83	23*21′13*
C9	65,61	275.00	\$60°48′14 <b>″</b> E	65,45	32.96	13°40′10 <b>″</b>
C10	14.59	206.00	S69°40′02 <b>°</b> E	14.58	7.30	4°03′26 <b>″</b>
C11	26.01	17.00	N27°51′37″W	23,55	16.32	87°40′17 <b>″</b>
C12	74.04	1020.00	S13°53′46″W	74.02	37.04	4°09′32 <b>′</b>
C13	95.18	1020.00	209°08'36'W	95.14	47.62	5°20′47 <b>″</b>
C14	15.81	27.50	N22°56′10″E	15.59	8.13	32°55′56 <b>′</b>
C15	7.02	27.50	N46°42'44"E	7,00	3.53	14°37′11″
C16	101.04	45.00	\$10°18′06 <b>°</b> E	81.11	93.60	128°38′51 <b>″</b>
C17	24.80	45.00	N89°35′01 <b>″</b> E	24.49	12.73	31°34′55 <b>″</b>
C18	76,59	45.00	N25°02′12 <b>′</b> E	67.67	51.32	97°30′42 <b>″</b>
C19	15.99	45.00	\$33°53′56 <b>°</b> E	15,91	8.08	20°21′34″
C20	15.88	27.50	\$27°32′05 <b>°</b> E	15,66	8.17	33°05′17 <b>″</b>
C21	8.89	27.50	\$01°43′44 <b>″</b> E	8.85	4.48	18°31′25 <b>′</b>
C55	96.18	980.00	S09°27′24″W	96.14	48.13	5°37′23 <b>″</b>
C23	104,46	980.00	\$15°19′19″W	104.41	52,28	6*06'26*
C24	104.05	980.00	S21°25′02″W	104.00	52.07	6°04′59 <b>′</b>
C25	103.95	980.00	\$27°29′51 <b>″</b> W	103.90	52.03	6°04′39″
C26	36,45	980.00	S31°36′06″W	36.45	18.23	2°07′52 <b>′</b>
C27	81.10	220.00	N22°06'22"E	80.65	41.02	21°07′21″
C28	75,64	220.00	N01°41′43″E	75.27	38,20	19°41′56″
C29	11.87	27.50	S04°12′47″W	11.78	6.03	24°44′03″
C30	11.68	27.50	\$28°44′48″W	11.59	5.93	24°19′59 <b>″</b>
C31	55.51	45.00	N05°34′22″E	52.06	31.91	70°40′51 <b>″</b>
C35	50.92	45.00	N62°11′14″W	48.25	28.58	64°50′20 <b>″</b>
C33	51.96	45.00	S52°18′50″W	49.12	29.31	66°09′32 <b>″</b>
C34	60.05	45.00	\$18°59′37 <b>″</b> E	55.69	35.45	76°27′22 <b>″</b>
C35	23.55	27.50	N32°41′16″W	22.84 125.55	12.55	49°04′02″
C36 C37	128.24	180.00	N12°15′24″E S31°00′20″W	59.16	66.98 29.59	40°49′17″
	59.16	1020,00		155.19		3°19′24″
C38	155,34 26,02	1020.00	\$24°58′51 <b>″</b> W N64°27′40 <b>″</b> E	23.55	77.82 16.33	8°43′34″ 87°41′10″
C40	11.05	17.00 156.00	S69°40′02 <b>″</b> E	23,33	5,53	4°03′26 <b>″</b>
C40 C41	32,93	225,00	\$63°26'45 <b>"</b> E	32,90	16,49	8°23′08″
			\$36°52′29 <b>″</b> E	171.33		
C42 C43	175.76	225.00 225.00	236,25,52,E	85,85	92.64 43.73	44°45′25 <b>°</b> 21°59′50 <b>°</b>
	86.38		N05°39′11 <b>″</b> E	33.86	16.94	
C44	33.87	525.00	N05°39′11′E	72,34	36.26	3°41′46 <b>″</b> 7°54′03 <b>″</b>
C45	72.40	525.00	NUU'U8'44"W	/2,34	36,26	7.24.03.

5.48 72.04

42,73

16.88

65.48

31.20

0.75

8.08

115.81

10.95

137.21

83,95

33.75

130.45

62.34

1.49 15.91

Line Table									
	LINE	LENGTH	BEARING						
	L1	81.61	N16°58′48 <b>′</b> E						
	L2	135.19	N16°58′48 <b>″</b> E						
	L3	25,40	N16°58′48 <b>′</b> E						
	L4	84.78	N16°58′48 <b>″</b> E						
	L5	81.57	N16°58′48 <b>″</b> E						
	L6	81.81	N16°58′48 <b>″</b> E						
	L7	84.03	N16°58′48 <b>″</b> E						
	L8	98,40	N16°58′48 <b>″</b> E						
	L9	80.15	N16°58′48 <b>′</b> E						
	L10	10.00	N34°19′38 <b>″</b> W						
	L13	12.26	N16°58′48 <b>″</b> E						
	L14	13.14	N16*58′48 <b>*</b> E						

N02°42'05"W

S16°26'49"W

S44°57′08″W

N00°44′00"E

N07°05'46"E

N14°33′58'E

S58°52'41"W

\$33°53′56**°**E

S08°12′13″W 228.90

# Map Notes:

1. Area by Coordinate Method

C46 C47

C48

C49

C50

C51

C52

C53

CC4

10.95

139.44

84.45

33.75

130.62

62.36

1.50

15,99

229.80

225.00

225.00

225.00

740.07

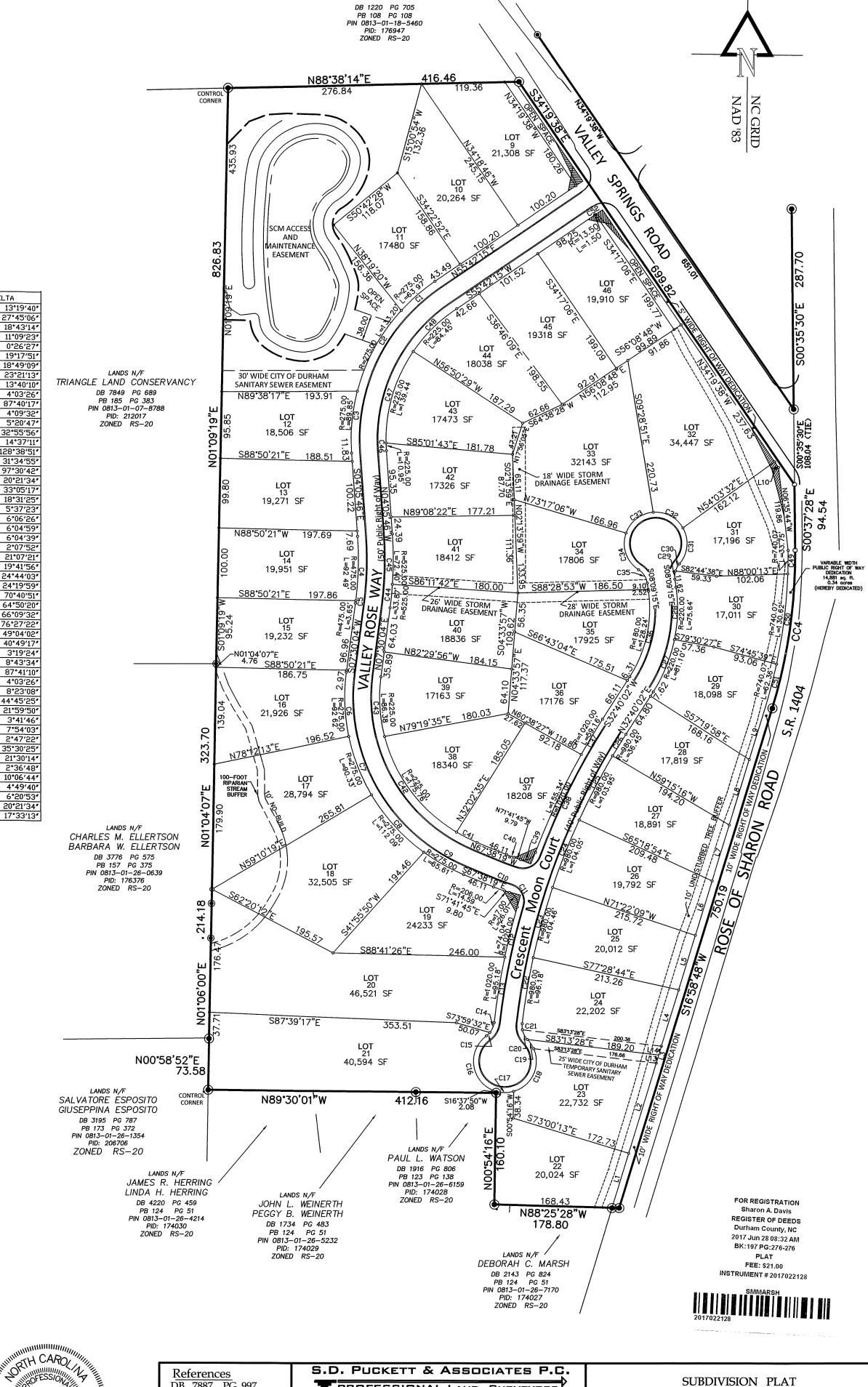
740.07

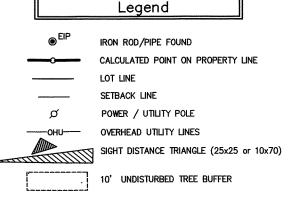
740.07

13.50 45.00

750.07

- 2. No Published Horizontal Control Monument found within 2,000 feet.
- 3. All buildings, surface and subsurface improvements are not necessarily depicted hereon.
- 4. New Monumentation is 3/4" diameter iron pipes unless otherwise noted.
- 5. All distances are horizontal ground distances in U.S. survey feet.





GRAPHIC SCALE (IN FEET)

10' undisturbed tree buffer

GRAPHIC SCALE (IN FEET)

10' linch = 100' ft.

DB 7887 PG 997 PROFESSIONAL LAND SURVEYORS PB 185 PG 383 5314 Hwy. 55, Suite 104 PIN: 0813-01-27-6061 Valley Springs Phase 1 Durham, N.C. 27713 Phone (919) 544-7717 - Fax (919) 544-1274 3601 Valley Springs Road Stephen D. Puckett - NCPLS L-2683 spuckett@puckettsurveys.com Durham, North Carolina 27712 License No. C-0506 Scale: 1'' = 100'Sheet 2 of 2 Surveyed by: Drawn by: WAR Date: July 8, 2016 County: Durham Township: Durham State: North Carolina JLB\150427B1\dwg\VALLEY SPRINGS SUBDIVISION