



Administrative Approval Action

Case File / Name: ASR-0004-2023
DSLCL - BIRCH AND BRANCH SUBDIVISION

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

- LOCATION:** This 7.357 acre site is located at 3499 Middle Branch Road adjacent to Walnut Creek Shopping Center. The site is situated south of Poole Road, east of Sunnybrook Rd, north of the Walnut Creek Athletic Complex, west of Interstate 87 South and near the intersection of Birch Ridge Drive and Middle Branch Road. The parcel is zoned CX-3 and is located within a Special Highway Overlay District-1 (-SHOD-1). The property is not located within a Frequent Transit Area.
- REQUEST:** This project proposes 180 affordable housing apartment units including 45 1-bedroom units, 93 2-bedroom units, and 42 3-bedroom units, and a club house along with developing the site with associated parking, infrastructure and amenity area(s) on this vacant property. The total proposed building area is 242,763 square feet. The site is part of a recently approved subdivision case, proposed Lot 2 of SUB-0068-2022, which had not been recorded at the time of this plan approval.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-0098-2023: DSENG - Surety/Infrastructure
FIL-0373-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
SUB-0068-2022: DSLCL - Preliminary Subdivision/Preliminary Subdivision
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 4, 2023 by VHB.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Retaining walls to be permitted prior to site permit review (SPR) approval.

Engineering

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.



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4. SUB SPR must be approved & SUB RCMP recorded prior to ASR SPR approval

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for upgrade of existing transit stop (Route 18) is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

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

The following items must be approved prior to the issuance of building permits:



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General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 21 street trees along Middle Branch Rd and 16 street trees along Birch Ridge Dr.
7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .283 acres of tree conservation area.
8. A public infrastructure surety for the 37 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater



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3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: October 25, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

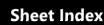
I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 10/25/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

Birch and Branch Apartments

Reference Drawings

No.	Drawing Title	Latest Issue
1	ALTA/NSPS Land Title Survey	June 15, 2022
A1-A3	Exterior Elevations	December 9, 2023
L100	TCA Plan	April 13, 2023
23-0218A	Site Lighting Arrangement	May 24, 2023
A105	Floor Plan Level 0 (Building Type II)	September 5, 2023



No.	Drawing Title	Latest Issue
C0.00	Cover Sheet	October 4, 2023
C0.01	Legend and General Notes	October 4, 2023
C1.01	Demolition Plan	October 4, 2023
C2.00	Site Plan	October 4, 2023
C3.00	Grading and Drainage Plan	October 4, 2023
C3.01	SCM Underground Detention Plan & Details	October 4, 2023
C4.00	Utility Plan	October 4, 2023
C4.01	Apparatus Plan	October 4, 2023
C5.00	ADA Accessibility Plan	October 4, 2023
C6.00	Truck Movement Plan	October 4, 2023
C7.00	Site Details	October 4, 2023
L1.00	Landscape Plan	October 4, 2023
L1.01	Landscape Details	October 4, 2023

[illegible]

BLOCK PERIMETER:

BLOCK GUIDO SEC. 8.3.2:

1. BLOCK MEASUREMENT (UDO SEC. 8.3.2.2.2.4.2) BLOCK PERIMETER IS MEASURED ALONG THE EDGE OF THE PROPERTY ADJOINING THE PUBLIC HIGHWAY/AVENUE. DEAD END STREETS ARE MEASURED FROM INTERSECTING CONTAINERS. IN THE EVENT THERE IS SINGLE BLOCK MEASUREMENT MORE THAN 1 CORNER DISTANCE, THE EAST RESTRICTIVE REQUIREMENT APPLIES.

2. PER DISCUSSION WITH THE CITY OF RALEIGH STATE, THE RESULTING BLOCK FOR THE BLOCK PERIMETER REQUIREMENT IS 100 FEET. THE BLOCK PERIMETER IS INCLUDED IN THE CM DISTRICT IN THE CM DISTRICT THE BLOCK PERIMETER REQUIREMENT IS NOT APPLICABLE.

TRAFFIC CONTROL AND PEDESTRIAN (TCPED) NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT OF WAY, CLOSING OR DETOUR OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO THE STREET LANE, SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE OF CITY STREET AND ALL NOTICES MUST BE TURNED IN WITH RAILROADS SUPERSTITION.

2. A PERMIT REQUEST WITH A TCPED PLAN MUST BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH. A PERMIT AND DEVELOPMENT PORTAL PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING/PLANNING COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

3. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:

- AMERICAN UNION TRAFFIC CONTROL (MUTCD);
- PUBLIC RIGHTS-OF-WAY DESIGN BY GUIDELINES (PROWAG);
- MANUFAID DISABILITY ACT (ADA) REQUIREMENTS;
- RALEIGH STREET DESIGN MANUAL (SDM).

4. ALL PUBLIC RIGHTS/WAYS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED. PEDESTRIAN ACCESSIBILITY REQUIREMENTS SHALL BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY DESIGN GUIDELINES (PROWAG) AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

5. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

FIRE DEPARTMENT NOTES

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (1/4" INCH) TO 250 FEET (1/4" INCH) OF PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR (FLOOR 1) OF THE BUILDING. THE FIRE DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. AS MEASURED ALONG THE PATH OF APPARATUS ACCESS (UDO 107.1.7).

2. THE APPARATUS ROAD SHALL BE 20 FEET WIDE AS MEASURED ALONG THE PATH OF ACCESS. ROAD SHALL BE 20 FEET WIDE AS MEASURED ALONG THE PATH OF ACCESS. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH POSTS AND HANDS AND A 5/8" INCH.

3. FIRE RISK ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NFPA, SECTION 107.3.

TREE CONSERVATION AND STORMWATER NOTES

1. TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.2. AND INCLUDED WITH THE PRELIMINARY SUBDIVISION PLAN SET 0008-1002.

2. STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2. A.

REFERENCES

1. PRELIMINARY SUBDIVISION PLAN SET 0008-1002-2022.

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.

2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.

3. THE DEVELOPER SHALL PROVIDE A SOLID WASTE AND SINGLE-STREAM RECYCLING WASTE CONTAINER OR DUMPSTER FOR SOLID WASTE AND SINGLE-STREAM RECYCLING WASTE.

Applicant
Oppidan Investment Company
400 Water Street Suite 200
Excelsior, MN 55331
Contact: Noah Wagner
Telephone: 262.312.0216
Email: noah.wagner@oppidan.com

Engineer
VHB Engineering NC, P.C.
940 Main Campus Drive Suite
500
Raleigh, NC 27606
Contact: Charles Townsend, PE
Telephone: 919.741.5567
Email: ctownsend@vhb.com

TCA Consultant
Prospect Landscape Architecture, PLLC
Contact:
Jennifer Wagner, PLA, LEED AP, ASLA
Telephone: 919.607.0025
Email:
jenwagnerlandscape@gmail.com



Raleigh

Phone #: 915.741.5567 Email: clanahan@rhhb.com
NOTE: Please complete any purchase agreement or contract, before or concurrent when submitting this form.
 Developer: Clanahan, James Wagoner
 Company: Ogden Investment Company Title: Developer
 Address: 4000 West Street Suite 200, Escalante, NM 85831
 Phone #: 915.741.5567 Email: ronn@ogdenproject.com
 Applicant Name: Charles Townsend, PE Project Manager
 Address: 4814 Main Campus Circle Suite 500, Raleigh, NC
 Phone #: 915.741.7447 Email: clanahan@rhhb.com

DEVELOPMENT TYPE - SITE DATA TABLE
(Applicable to all projects except for the land developed)

SITE DATA	BUILDING DATA
Zoning district (specify the purpose of the acreage of each):	Existing gross floor area (not to be demolished):
CU-1	Existing gross floor area to be demolished:
7.38	New gross floor area: 242,763
# of parking spaces: 255	Total gross (the sum) and net 242,763
Max # parking permitted (per T.M.C. 2.2.4)	Proposed # of buildings: 9
County District or jurisdiction: <u>SHOSKI</u>	Proposed # of acres to be used: 3.00
Using use (UDC 1.4.1) <u>Undeveloped</u>	Proposed # of structures (see UDC 1.7.8.A)
Estimated use (UDC 1.4.1) <u>Multi-Unit Living</u>	

PERMITTING INFORMATION

Is existing land on Parcel(s):	Is the project subject for Compliance (Include ROWS)
Existing lot(s): <u>18,254</u>	
	Existing lot(s): <u>18,252</u> Proposed total lot(s): <u>198,200</u>

RESIDENTIAL OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: <u>100</u>	Is the project subject for Compliance: <u>NO</u>
# of bathroom units: <u>10</u> <u>20</u> <u>30</u> <u>40</u> <u>50</u> <u>60</u> <u>70</u> <u>80</u> <u>90</u> <u>100</u>	Is the project subject for Compliance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is it a:	Is a transient transient development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

APPLICANT SITUATION BLOCK

Purport to state law (N.C. Gen. Stat. § 160D-40(a)), applicants for development approval agree they may be liable to the town or a senior citizen housing or option or contract to purchase or lease, or an authorized agent of the town or senior citizen housing or option may also apply for development approval but shall be deemed to be authorized by the assessor.

I, the undersigned applicant, the undersigned applicant acknowledges that they are either the property owner or authorized agent of the property owner and that the information and statements made in this application are true and correct. The undersigned applicant also acknowledges that the information and statements made in this application are true and correct and that the undersigned applicant understands that the undersigned applicant is responsible for any statements or misstatements made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-40(a)(2).

The undersigned applicant(s) that the property owner(s) is/are of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications as described in the application and in accordance with the provisions and regulations of the City of Raleigh or the Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 14C-750.91) if this permit application is approved, the applicant will be required to provide additional information requested by the City in the period of a consecutive 90 days. Then, the applicant will review in development and a new application is required to be submitted and the development project in effect at the last permit presentation is required to shall be in the new application.

Signature: _____ Date: 01/09/2023


Waste Management of California, Inc.

Date: 08/24/2023
Web Server Letter

Oppinion Investment Company
Address: 3499 Middle Branch Rd, Raleigh, NC 27610

To whom it may concern,

In response to your request, this letter will serve as confirmation that Waste Management is able to provide service for the address of 3499 Middle Branch Rd, Raleigh, NC 27610. Providing service for is for municipal solid waste and recycling. If you have any questions, please feel free to contact me directly.

Thank you,
Malissa Barnes
Inside Sales Representative
Waste Management
on behalf of
Malissa Barnes

No.	Revision	Date	Appr.
1	Per COR Comments	05/26/2023	
2	Per COR Comments	06/02/2023	
3	Per COR Comments	09/11/2023	
4	Per COR Comments	10/04/2023	

Legend

Exist.	Prop.	Exist.	Prop.	
---	---	---	---	PROPERTY LINE
---	---	---	---	PROJECT LIMIT LINE
---	---	---	---	RIGHT-OF-WAY/PROPERTY LINE
---	---	---	---	EASEMENT
---	---	---	---	BUILDING SETBACK
10+00	10+00	27.35 TO X	27.35 TO X	TOP OF CURB ELEVATION
---	---	26.85 TO X	26.85 TO X	BOTTOM OF CURB ELEVATION
---	---	132.75 X	132.75 X	SPOT ELEVATION
---	---	62.2 TO X	62.2 TO X	SPOT & BOTTOM OF WALL ELEVATION
---	---	132.75 X	132.75 X	BORING LOCATION
---	---	---	---	TEST PIT LOCATION
---	---	---	---	MONITORING WELL
---	---	---	---	FLOODPLAIN
---	---	---	---	BORDERING LAND SUBJECT TO FLOODING
---	---	---	---	WETLAND BUFFER ZONE
---	---	---	---	NO DISTURB ZONE
---	---	---	---	200' RIVERFRONT AREA
---	---	---	---	GRAVEL ROAD
---	---	---	---	EDGE OF PAVEMENT
---	---	---	---	BEFUMINOUS BERM
---	---	---	---	BEFUMINOUS CURB
---	---	---	---	CONCRETE CURB
---	---	---	---	CURB AND GUTTER
---	---	---	---	EXTENDED CONCRETE CURB
---	---	---	---	MONOLITHIC CONCRETE CURB
---	---	---	---	PRECAST CONC. CURB
---	---	---	---	SLOPED GRASS EDGING
---	---	---	---	VERT. GRAN. CURB
---	---	---	---	LIMIT OF CURB TYPE
---	---	---	---	SAWCUT
---	---	---	---	BUILDING
---	---	---	---	BUILDING ENTRANCE
---	---	---	---	LOADING DOCK
---	---	---	---	BOLLARD
---	---	---	---	DUMPSITER PAD
---	---	---	---	SIGN
---	---	---	---	DOUBLE SIGN
---	---	---	---	STEEL GUARDRAIL
---	---	---	---	WOOD GUARDRAIL
---	---	---	---	PATH
---	---	---	---	TRAIL LINE
---	---	---	---	WIRE FENCE
---	---	---	---	FENCE
---	---	---	---	STOCKADE FENCE
---	---	---	---	STONE WALL
---	---	---	---	RETAINING WALL
---	---	---	---	STREAM / POND / WATER COURSE
---	---	---	---	DETENTION BASIN
---	---	---	---	HAY BALES
---	---	---	---	SLT FENCE
---	---	---	---	SLT SOCK / STRAW WHITTLE
---	---	---	---	MINOR CONTOUR
---	---	---	---	MAJOR CONTOUR
---	---	---	---	PARKING COUNT
---	---	---	---	COMPACT PARKING STALLS
---	---	---	---	DOUBLE YELLOW LINE
---	---	---	---	STOP LINE
---	---	---	---	STOP WALK
---	---	---	---	ACCESSIBLE CURB RAMP
---	---	---	---	ACCESSIBLE PARKING
---	---	---	---	VAN-ACCESSIBLE PARKING

Abbreviations

General	
ABN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BT	BERTRANDUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LINE LINE
CONC	CONCRETE
CONSTR	CONSTRUCTION DIT
DVCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NEC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PREP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DEPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
UTYP	TYPICAL
CB	CATCH BASIN
CMP	CONCRETE METAL PIPE
CLP	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
QP	CATCHPIPE
COND	CONDUIT
DP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
FC	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I+	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PHW	PAVED WATER WAY
PVC	POLYVINYL CHLORIDE PIPE
R/C	REINFORCED CONCRETE PIPE
RM	RM ELEVATION
RM+	RM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General**
- CONTRACTOR SHALL NOTIFY NORTH CAROLINA 811 (811) OR 1-800-432-4369 AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BETWEEN PAVEMENTS, WALKS, ETC.) SHALL BE SEEDS AND STABILIZED.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENT'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS, DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNALS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFATORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECTED MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
 - THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

- THE LOCATION, SIZE, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND TYPES OF EXISTING UTILITIES AS SHOWN ON THE PLANS. THE INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL LOCATION, SIZE, AND TYPES OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOT RELY ON THIS INFORMATION AS A GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO EXCAVATING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE PORTIONS OF EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- R&R ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE REVEALED AS FOLLOWS:
 - A. PAYMENTS AND CONCRETE SURFACES: FLUSH
 - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - C. LANDSCAPE, LAWN AND SEED, AND OTHER BATH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARMS, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARMS, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - A. WATER PIPES SHALL BE DUCTILE IRON PIPE (DIP).
 - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE.
 - C. STORM DRAINAGE PIPES SHALL BE CLASS B REINFORCED CONCRETE PIPES (RCP) OR HOPE (OUTSIDE OF PUBLIC RIGHT OF WAY).
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHING RELATED EQUIPMENT SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS, IF APPLICABLE, SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES, IF ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 3 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE 24" WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERLACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL REMOVE AND DEPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DEPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNDESIRABLE MATERIAL, BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXISTING AND PROPOSED COLUMNS.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED. IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL, UTILITY COMPANY STANDARDS SPECIFICATIONS AND DETAILS, THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DEPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DETERMINED IN THE PLANS ARE INTENDING TO AVOID THE CONTRACTOR DURING THE REMOVAL AND CONSTRUCTION PROCESS. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL, TO PERFORM THE WORK, AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGN FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABANDONMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIALS, AND CONTRACTOR SHALL INDENTIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. HOWEVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABANDONMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS DETERMINED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THE PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DEPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCROACH OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PREFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDS, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DEPOSE OF BROKEN, CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY STEWART, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE PROJECT SITE BY STEWART, INC. ON JUNE 15, 2022, PROVIDED BY OPPIDAN INVESTMENT CO.
 - A. BUFFER DETERMINATION LETTER (NBRR0 422-206) PROVIDED BY NCDCD DIVISION OF WATER RESOURCES DATED JUNE 21, 2022.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NA83.
- GEOTECHNICAL DATA (INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM GEOTECHNOLOGIES, INC. DATED DECEMBER 1, 2022.
- PHASE I ENVIRONMENTAL ASSESSMENT CONDUCTED BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED APRIL 2022, PROVIDED BY OPPIDAN INVESTMENT CO.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATIC CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATIONS OF PROJECT FEATURES IN ACCORDANCE WITH THE DATA FILES ON THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer and gas, as approved in these plans, is responsible for notifying the **Public Works Department** at (919) 996-2489, and the **Public Utilities Department** at (919) 996-2440 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reimbursement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a **Downstream Plug**, leave **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine** and **Possible Exclusion** from future work in the **City of Raleigh**.

vhb

VHB Engineering Inc. P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Oppidan Development
3499 Middle Branch Road
Raleigh, NC

No.	Revisions	Date	Appr'd
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	06/02/2023	CT
3	PER COR COMMENTS	06/11/2023	CT
4	PER COR COMMENTS	06/04/2023	CT

Prepared by	KT, ME	Checked by	CT
Reviewed by		Reviewed by	
Review		October 4, 2023	

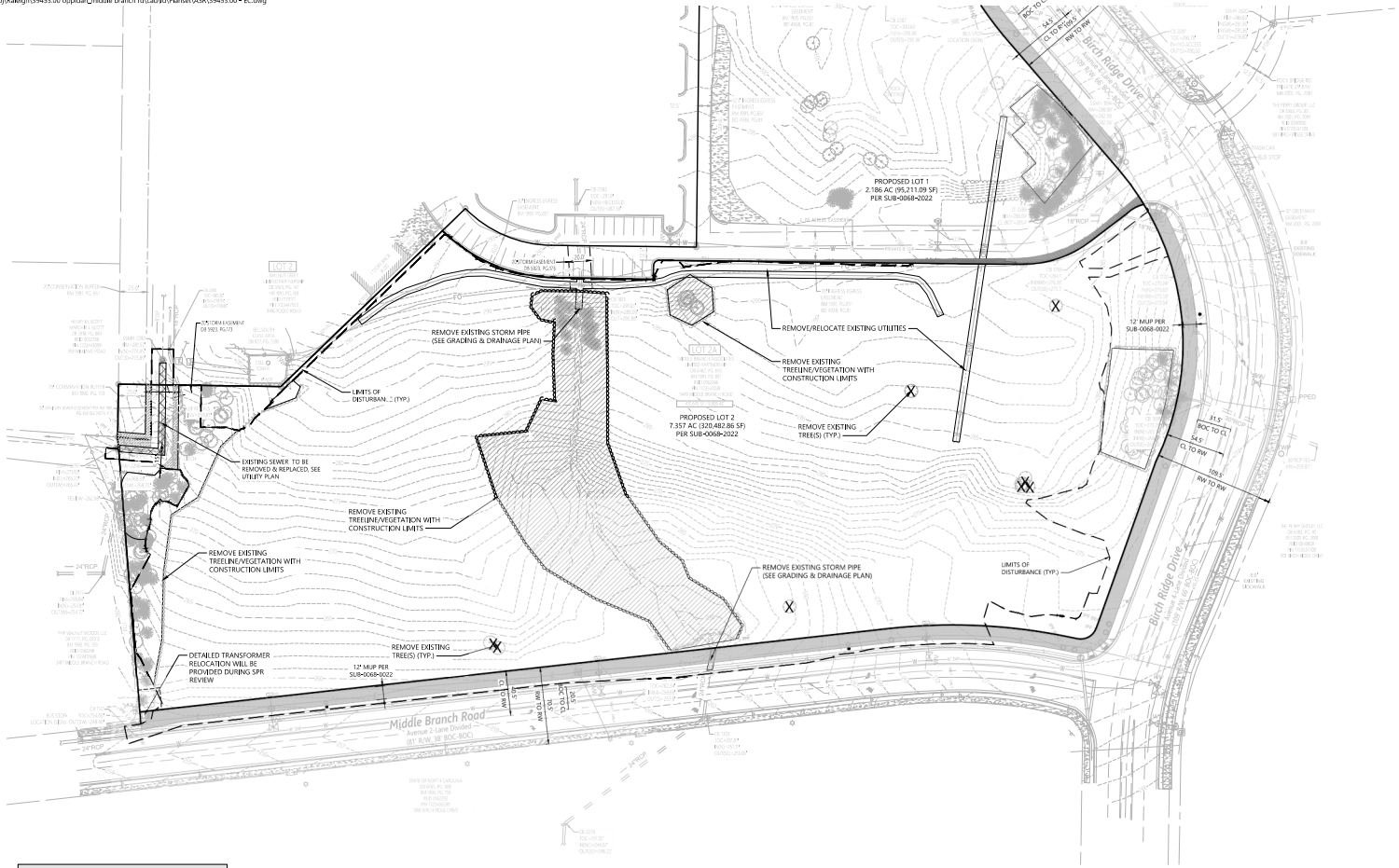
Legend and General Notes

Drawing Number

C0.01

Sheet 2 of 13

Project Number
39453.00



Parcel Curve Data				
Segment	Length	Radius	Data	Chord Bearing
1	10.00	10.00	10.00	10.00
2	10.00	10.00	10.00	10.00
3	10.00	10.00	10.00	10.00
4	10.00	10.00	10.00	10.00
5	10.00	10.00	10.00	10.00
6	10.00	10.00	10.00	10.00
7	10.00	10.00	10.00	10.00
8	10.00	10.00	10.00	10.00
9	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00

Legend

Hatched area: TREE AREA REMOVAL/ UTILITIES TO BE REMOVED



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Raleigh, NC

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4	PER COR COMMENTS	10/04/2023	CT

Designed by	KH, ME	Checked by	CT
Reviewed		Date	October 4, 2023

Demolition Plan

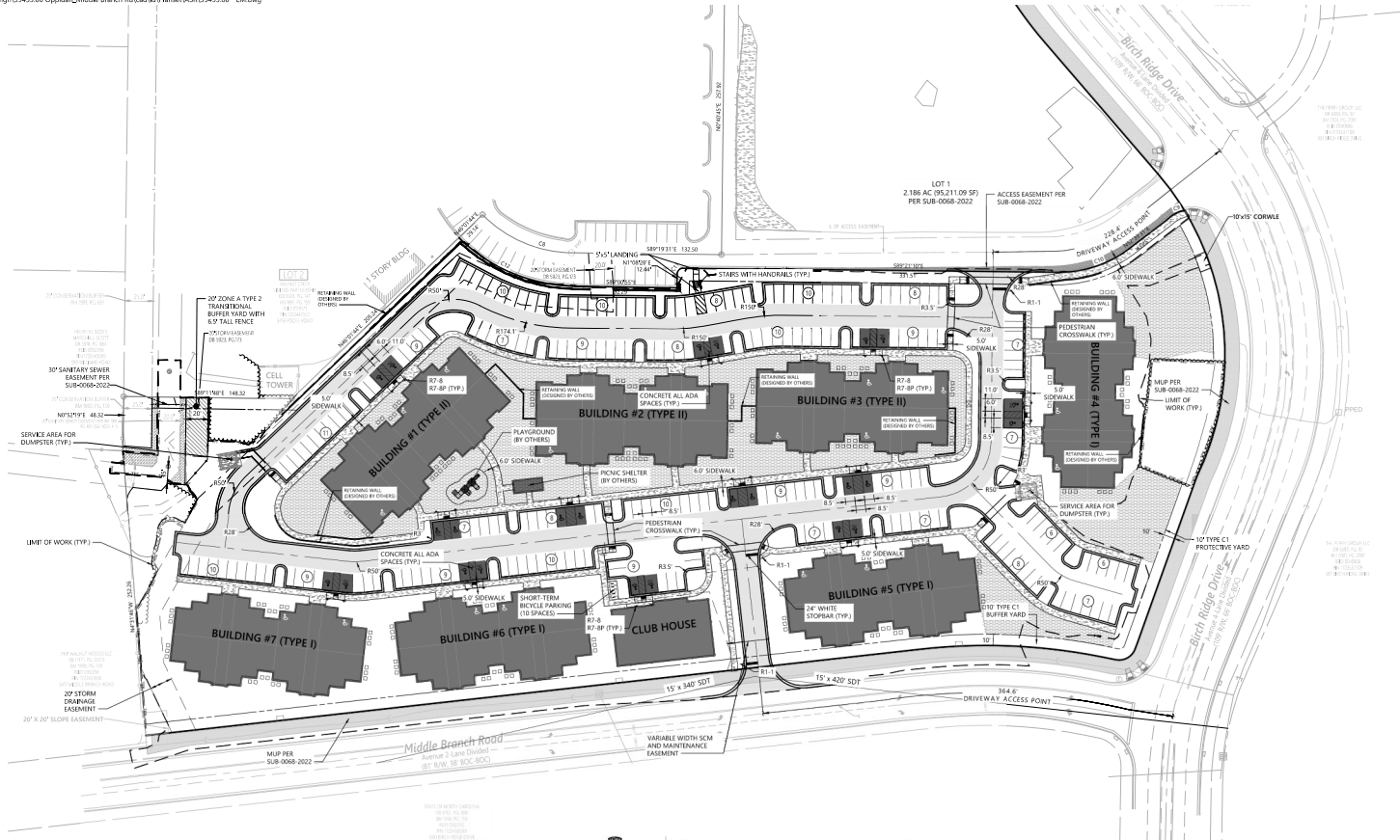
Drawing Number

C1.01

Date: 3 of 13

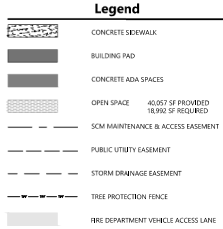
Project Number: 39453.00

ATTENTION CONTRACTORS
The Construction Contractor responsible for the extension of water, sewer, and/or storm, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2400, and the Public Utilities Department at (919) 996-2540 at least twenty-four hours prior to beginning any of their construction.
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of a monetary fine, and require remediation of any water or sewer facilities not inspected as a result of the notification failure.
Failure to call for inspection, install a Downtown Plug, have Permitting Plans on the job site, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



- General Notes**
1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCOTI STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANES, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THE PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THE DEVELOPMENT.
 4. FIELD ADJUSTMENTS TO THE PLAN MAY BE REQUIRED BY THE CITY OF RALEIGH PRIOR TO AS-BUILT DURING CONSTRUCTION.
 5. PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY STANLEY, INC. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE CHANGING HEIGHT OF WAK SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 30" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
 6. ALL EMBANKMENT SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE STATED ON PLANS.
 7. WITHIN THE RIGHT TRIANGLES SHOWN ON THE PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 4 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERA FOLIAGE, FENCE, WALL, SIGN, OR PARDED VEHICLE.
 8. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 30' MINIMUM.
 9. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 10. CONTRACTOR TO RELOCATE AND REPAIR ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 11. HANDICAP PARKING SPACES AND HC ACCESS AREAS SHALL BE NO GREATER THAN TWO PERCENT (2%) FIFTEEN (15') FEET IN LENGTH AND NO GREATER THAN 8' IN WIDTH.
 12. PROVIDE SIGNAGE AND STOPPING OF HANDICAP SPACES PER ADA STANDARDS.
 13. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY THE ENGINEER.
 14. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS, NO DRIVEWAYS SHALL UNLOAD ON THE MINIMUM CORNER CLEARANCE.
 15. NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAL STANDARDS AND ADAS SPECIFICATIONS.
 16. ALL RAMPS AND HANDRAILS SHALL CONFORM TO ADAS STANDARDS.
 17. ALL RAMPS AND HANDRAILS SHALL INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE POSTS, ELECTRICAL TRANSFORMERS, UNDERGROUND POWER, ETC. SHALL BE SCREENED FROM OFF-ROAD VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 18. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DEABILITIES. PEDESTRIAN ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES PROWAL, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 19. UNDESIGNED CONDITIONS DEVELOPED DURING CONSTRUCTION REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE PUBLIC CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION BUREAU TO REVIEW THE SPECIFICATIONS, COMMENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING NOTIFICATION AT 770-540-1234 AND TO SET UP THE MEETING.
 21. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD AND CURRENT EDITION.
 23. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURE" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHT-OF-WAY SERVICES (848.9434) AND 811.
 24. PRIOR TO CONSTRUCTION BEGINNING, ALL SEWAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

- NOTE**
1. LONG TERM BICYCLE PARKING TO BE LOCATED IN THE GROUND FLOOR BREAKWAYS OF THE TYPE II BUILDINGS. SEE REFERENCE DRAWING A105, AND DETAIL THE SHEET FOR MORE INFORMATION.



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3	PER COR COMMENTS	08/11/2023	CT
4	PER COR COMMENTS	10/04/2023	CT

Prepared by: KH, ME
Reviewed by: CT
Date: October 4, 2023

Site Plan

Drawing Number: **C2.00**
Date: 4 of 13
Project Number: 39453.00

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2489, and the **Public Utilities Department** at (919) 996-2449 at least **twenty-four hours** prior to beginning any of their construction.

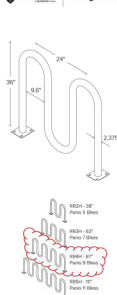
Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **stopwork fines**, and require reimbursement of any water or sewer facilities not inspected as a result of the notification failure.

Failure to call for inspection, install a **Downstream Plug**, have **Permitted Plans** on file at the **Job Site**, or any other **Toleration** of **City of Raleigh Standards** will result in a **Fine** and **Possible Extension** from **Issue** until the **City of Raleigh**.

Sign Summary

Number	Specification	Width	Height	Desc.
R1-1	30"	30"		STOP
R7-8	12"	18"		RESERVED SPACE
R7-BP	12"	6"		CONCRETE

Rolling Rack

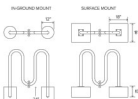


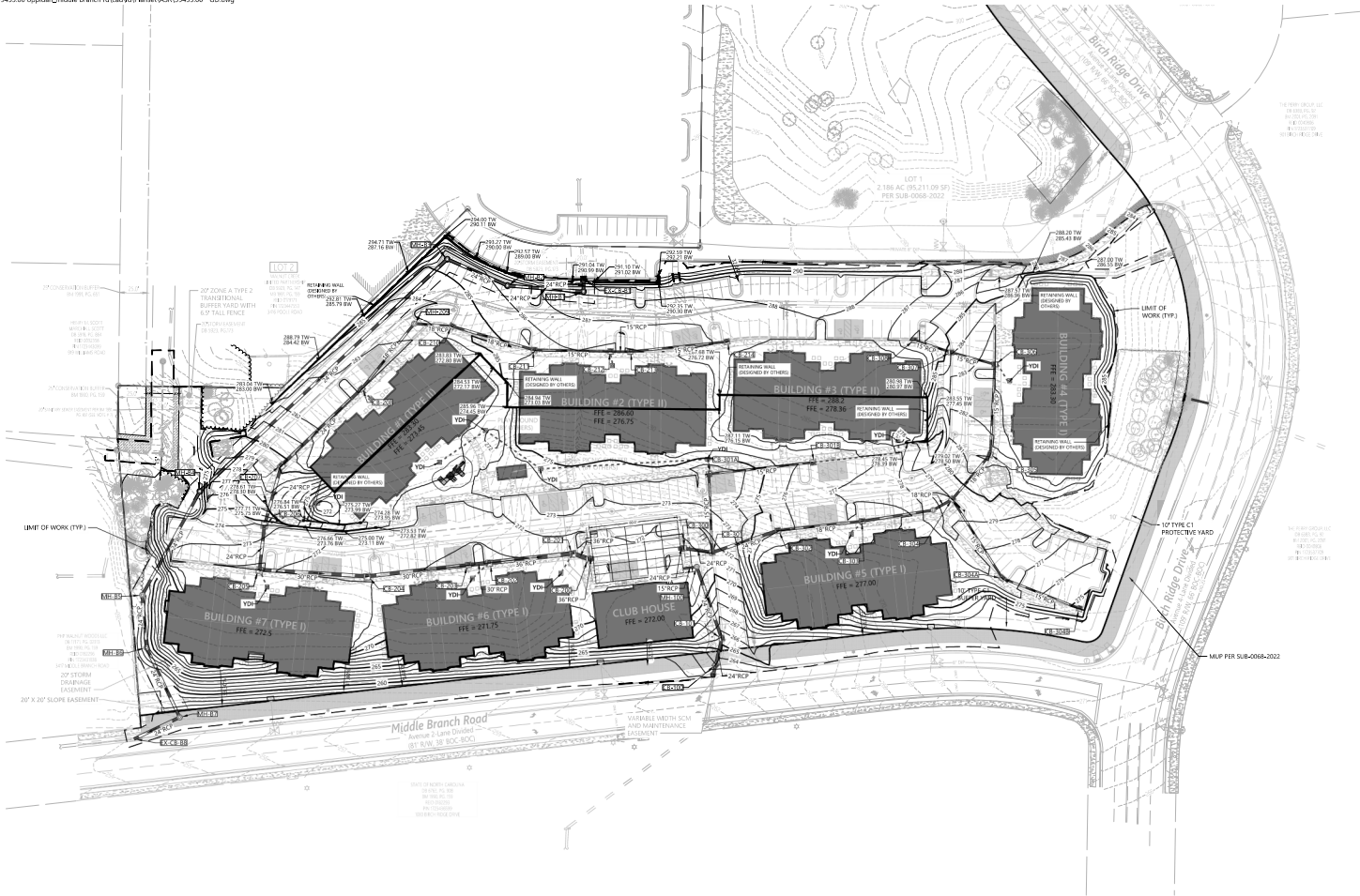
Submission Sheet

CAPACITY	8000 LBS (4000 LBS PER SIDE)
MATERIALS	2" minimum 40 yield A36 steel (20" x 30" x 1/2")
FINISHES	<input type="checkbox"/> Galvanized Use galvanized steel that adheres to a high level of adhesion and durability by following these steps: 1. Clean 2. Prime 3. Paint 4. Finish 5. Final RAL 7002 powder coat
INSTALLATION	<input type="checkbox"/> Galvanized Galvanized steel 8000 grade galvanized steel material finished in white or grey powder coat in a single coat
MAINT. OPTIONS	<input type="checkbox"/> Galvanized Paint (minimum 1/2" x 1/2" x 1/2" with four coats per side. Specify that material be galvanized. Temporarily painted green upon request.)
INSTALLATION	<input type="checkbox"/> Galvanized Impregnated material in weathered into concrete base. Specify impregnated material for this option.

Bike Rack Detail

N.T.S.





GRADING NOTES

1. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE PAIRING IMPROVEMENTS TO AVOID THE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCUFFS, GOGGLES, THE MARKS, ETC. CAUSED DURING CONSTRUCTION.
4. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM OF 1 FOOT TO THE PIPE IN NON-TRAFFIC AREAS.
5. MAINTAIN 18" VERTICAL SEPARATION AT ALL WATERMANN AND REINFORCED CONCRETE PIPE (RCP) STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY CHAMBERLAIN AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER CONFO DETAILS WHAT IS 6-400.
6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
7. STORM SEWER SHALL BE RCP CONFORMING TO ASTM C76, TABLE B OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-58-50.10, SUCH AS KAMARSE OR BUTYL RUBBER SEALANT.
8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHARED INLET RESTRICTED BY CONCRETE, AND A BENCH WITH A MINIMUM 5% SLOPE. THE BENCH SHALL BEGIN AT A MINIMUM OF ONE-SHALF THE PIPE DIAMETER FOR 10' TO 12' TO THE PIPE END. THE PIPE DIAMETER FOR 30-48 INCH PIPE AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
10. BARRIER DEVICES SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS, A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISCHARGE PAD AND THE NATURAL GROUND. ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT 30-40-40-20 TO SCHEDULE CONSTRUCTION INSPECTIONS.
12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD, 2003 EDITION, AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCROACHMENT AGREEMENT.
3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF TRAVEL, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. FOR MORE INFORMATION. ADVANCE NOTICE OF LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 319-360-2020 TO OBTAIN A STREET CUT PERMIT.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PAVES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCOTD STANDARD DRAWINGS 11101.02 (SHEET 1), 11101.04 AND 11101.11.
9. TOTAL DISTURBED AREA IS: 204,633 SF (4.59 ACRES).

No.	Revisions	Date	Appr.
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	08/02/2023	CT
3	PER COR COMMENTS	08/11/2023	CT
4	PER COR COMMENTS	10/04/2023	CT

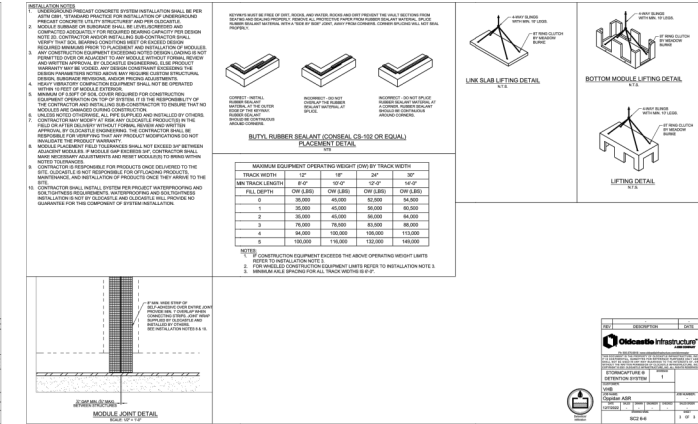
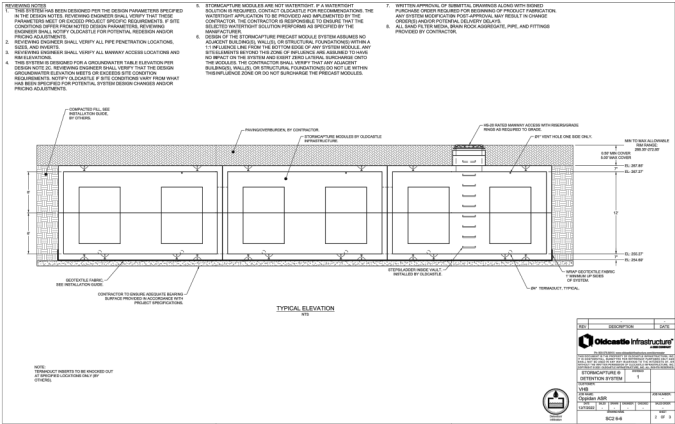
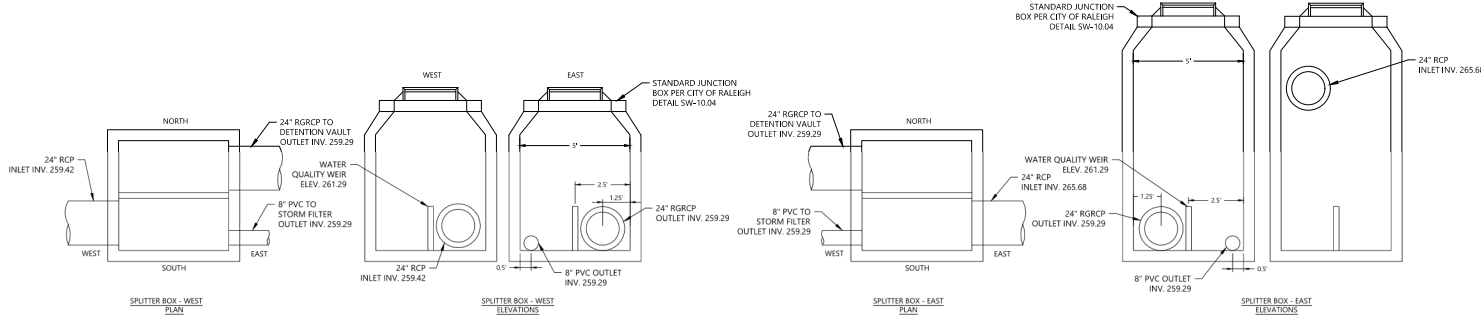
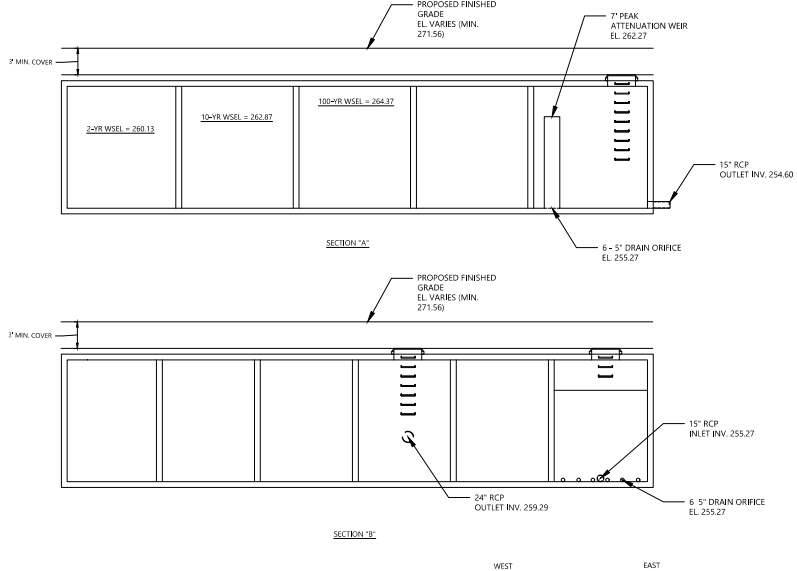
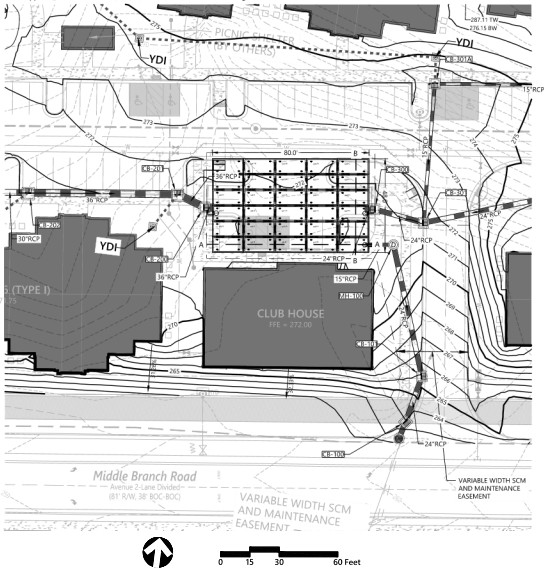
Prepared By	Checked By
KH, ME	CT
Reviewed By	Date
Review	October 4, 2023

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2400, and the **Public Utilities Department** at (919) 996-2440 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require remediation of any water or sewer facilities not inspected as a result of the notification failure.

Failure to call for **Inspection**, install a **Downstream Plug**, have **Permitted Plans** on file **on-site**, or any other **Violation** of **City of Raleigh Standards** will result in a **Fine** and **Possible Extension** from **future work** in the **City of Raleigh**.



- ### GRADING NOTES
- ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
 - ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE PAIRING IMPROVEMENTS TO AVOID THE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCUFFS, COUGES, OR OTHER MARKS CAUSED DURING CONSTRUCTION.
 - DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
- ### STORM DRAINAGE NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
 - ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
 - ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM OF 1 FOOT TO THE PIPE IN NON-TRAFFIC AREAS.
 - MAINTAIN 18" VERTICAL SEPARATION AT ALL WATERMAIN AND REINFORCED CONCRETE PIPE (RCP) STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY OF MATERIALS AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER FOR DETAILS WHAT IS 5-45.
 - MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
 - STORM SEWER SHALL BE RCP CONFORMING TO ASTM C76, TABLE II OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SUCH AS FARMACOR OR BUTYL RUBBER SEALANT.
 - STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
 - EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED BAYNET CONSTRUCTED FROM CONCRETE AND A BENCH WITH A MAXIMUM 5% SLOPE. THE BENCH SHALL BE AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30-48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
 - IF BAYNET OPERATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS, A FABRIC OR WOVEN STONE BARBER SHALL BE INSTALLED BETWEEN THE DISCHARGE PAD AND THE NATURAL GROUND. ALL STORM DRAINAGE EASEMENTS SHALL BE 7' WIDE UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT 919-495-5489 TO SCHEDULE CONSTRUCTION INSPECTIONS.
 - STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

- ### CONSTRUCTION NOTES
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.
 - NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN A STREET CLOSURE PERMIT.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.
 - IF THE EXISTING ROADWAY WIDTHS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1110.02 (SHEET 1), 1110.04 AND 1110.11.

- ### DESIGN NOTES
- THE LOADING CRITERIA:
 - ASPH/1000 PSF DESIGN TRUCK (WITH IMPACT AT 0.057 MINIMUM COVER)
 - LATERAL LIVE LOAD SURCHARGE, 80 PSF (TO 0.057 DEPTH)
 - NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
 - SOIL LOADING CRITERIA:
 - SOIL COVER DEPTH: 0.5 FT (MIN) - 5.0 FT (MAX)
 - SOIL UNIT WEIGHT: 120 PCF
 - ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
 - REQUIRED ALLOWABLE BEARING PRESSURE: 2,000 PSF
 - EQUIVALENT LATERAL EARTH PRESSURE: ACTIVE: 45 PCF (DIAPHRAGM)
 - EQUIVALENT LATERAL EARTH PRESSURE: PASSIVE: 150 PCF (DIAPHRAGM)
 - ASSUMED COEFFICIENT OF FRICTION: 0.40
 - SEMI-EQUIVALENT LATERAL EARTH PRESSURES NOT APPLICABLE
 - STORMCAPTURE MODULE TYPE: DETENTION (UNSTABILIZED)
 - CONCRETE (NORMALWEIGHT)
 - MFR. JCR-200 COMPRESSIVE STRENGTH: 6,000 PSI
 - CEMENT ASH C150
 - STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
 - REFERENCE STANDARDS: ASTM C913 & C983, ACSI 318-14

Oppidan Development

3499 Middle Branch Road
Raleigh, NC

No.	Revisions	Date	Appr'd
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	08/02/2023	CT
3	PER COR COMMENTS	08/17/2023	CT
4	PER COR COMMENTS	08/04/2023	CT

Prepared by: KH, ME Date: CT

Reviewed: October 4, 2023

Drawing Number: C3.01

Project Number: 39453.00

Scale: 1" = 10'

Notes: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.

3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.

4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM OF 1 FOOT TO THE PIPE IN NON-TRAFFIC AREAS.

5. MAINTAIN 18" VERTICAL SEPARATION AT ALL WATERMAIN AND REINFORCED CONCRETE PIPE (RCP) STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY OF MATERIALS AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE PER FOR DETAILS WHAT IS 5-45.

6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.

7. STORM SEWER SHALL BE RCP CONFORMING TO ASTM C76, TABLE II OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SUCH AS FARMACOR OR BUTYL RUBBER SEALANT.

8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.

9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED BAYNET CONSTRUCTED FROM CONCRETE AND A BENCH WITH A MAXIMUM 5% SLOPE. THE BENCH SHALL BE AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30-48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.

10. IF BAYNET OPERATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS, A FABRIC OR WOVEN STONE BARBER SHALL BE INSTALLED BETWEEN THE DISCHARGE PAD AND THE NATURAL GROUND. ALL STORM DRAINAGE EASEMENTS SHALL BE 7' WIDE UNLESS OTHERWISE SPECIFIED.

11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT 919-495-5489 TO SCHEDULE CONSTRUCTION INSPECTIONS.

12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

13. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.

15. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN A STREET CLOSURE PERMIT.

17. PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

18. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.

19. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

20. IF THE EXISTING ROADWAY WIDTHS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1110.02 (SHEET 1), 1110.04 AND 1110.11.

21. THE LOADING CRITERIA:

- ASPH/1000 PSF DESIGN TRUCK (WITH IMPACT AT 0.057 MINIMUM COVER)
- LATERAL LIVE LOAD SURCHARGE, 80 PSF (TO 0.057 DEPTH)
- NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.

22. SOIL LOADING CRITERIA:

- SOIL COVER DEPTH: 0.5 FT (MIN) - 5.0 FT (MAX)
- SOIL UNIT WEIGHT: 120 PCF
- ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
- REQUIRED ALLOWABLE BEARING PRESSURE: 2,000 PSF
- EQUIVALENT LATERAL EARTH PRESSURE: ACTIVE: 45 PCF (DIAPHRAGM)
- EQUIVALENT LATERAL EARTH PRESSURE: PASSIVE: 150 PCF (DIAPHRAGM)
- ASSUMED COEFFICIENT OF FRICTION: 0.40
- SEMI-EQUIVALENT LATERAL EARTH PRESSURES NOT APPLICABLE

23. STORMCAPTURE MODULE TYPE: DETENTION (UNSTABILIZED)

- CONCRETE (NORMALWEIGHT)
- MFR. JCR-200 COMPRESSIVE STRENGTH: 6,000 PSI
- CEMENT ASH C150
- STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
- REFERENCE STANDARDS: ASTM C913 & C983, ACSI 318-14

24. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.

26. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN A STREET CLOSURE PERMIT.

28. PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

29. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.

30. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

31. IF THE EXISTING ROADWAY WIDTHS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1110.02 (SHEET 1), 1110.04 AND 1110.11.

32. THE LOADING CRITERIA:

- ASPH/1000 PSF DESIGN TRUCK (WITH IMPACT AT 0.057 MINIMUM COVER)
- LATERAL LIVE LOAD SURCHARGE, 80 PSF (TO 0.057 DEPTH)
- NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.

33. SOIL LOADING CRITERIA:

- SOIL COVER DEPTH: 0.5 FT (MIN) - 5.0 FT (MAX)
- SOIL UNIT WEIGHT: 120 PCF
- ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
- REQUIRED ALLOWABLE BEARING PRESSURE: 2,000 PSF
- EQUIVALENT LATERAL EARTH PRESSURE: ACTIVE: 45 PCF (DIAPHRAGM)
- EQUIVALENT LATERAL EARTH PRESSURE: PASSIVE: 150 PCF (DIAPHRAGM)
- ASSUMED COEFFICIENT OF FRICTION: 0.40
- SEMI-EQUIVALENT LATERAL EARTH PRESSURES NOT APPLICABLE

34. STORMCAPTURE MODULE TYPE: DETENTION (UNSTABILIZED)

- CONCRETE (NORMALWEIGHT)
- MFR. JCR-200 COMPRESSIVE STRENGTH: 6,000 PSI
- CEMENT ASH C150
- STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
- REFERENCE STANDARDS: ASTM C913 & C983, ACSI 318-14

35. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.

36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.

37. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.

38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN A STREET CLOSURE PERMIT.

39. PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

40. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.

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42. IF THE EXISTING ROADWAY WIDTHS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1110.02 (SHEET 1), 1110.04 AND 1110.11.

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- NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.

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- SOIL COVER DEPTH: 0.5 FT (MIN) - 5.0 FT (MAX)
- SOIL UNIT WEIGHT: 120 PCF
- ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
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- EQUIVALENT LATERAL EARTH PRESSURE: ACTIVE: 45 PCF (DIAPHRAGM)
- EQUIVALENT LATERAL EARTH PRESSURE: PASSIVE: 150 PCF (DIAPHRAGM)
- ASSUMED COEFFICIENT OF FRICTION: 0.40
- SEMI-EQUIVALENT LATERAL EARTH PRESSURES NOT APPLICABLE

45. STORMCAPTURE MODULE TYPE: DETENTION (UNSTABILIZED)

- CONCRETE (NORMALWEIGHT)
- MFR. JCR-200 COMPRESSIVE STRENGTH: 6,000 PSI
- CEMENT ASH C150
- STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
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50. PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

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55. SOIL LOADING CRITERIA:

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- REFERENCE STANDARDS: ASTM C913 & C983, ACSI 318-14

57. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.

58. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.

59. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.

60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN A STREET CLOSURE PERMIT.

61. PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

62. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.

63. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

64. IF THE EXISTING ROADWAY WIDTHS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1110.02 (SHEET 1), 1110.04 AND 1110.11.

65. THE LOADING CRITERIA:

- ASPH/1000 PSF DESIGN TRUCK (WITH IMPACT AT 0.057 MINIMUM COVER)
- LATERAL LIVE LOAD SURCHARGE, 80 PSF (TO 0.057 DEPTH)
- NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.

66. SOIL LOADING CRITERIA:

- SOIL COVER DEPTH: 0.5 FT (MIN) - 5.0 FT (MAX)
- SOIL UNIT WEIGHT: 120 PCF
- ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
- REQUIRED ALLOWABLE BEARING PRESSURE: 2,000 PSF
- EQUIVALENT LATERAL EARTH PRESSURE: ACTIVE: 45 PCF (DIAPHRAGM)
- EQUIVALENT LATERAL EARTH PRESSURE: PASSIVE: 150 PCF (DIAPHRAGM)
- ASSUMED COEFFICIENT OF FRICTION: 0.40
- SEMI-EQUIVALENT LATERAL EARTH PRESSURES NOT APPLICABLE

67. STORMCAPTURE MODULE TYPE: DETENTION (UNSTABILIZED)

- CONCRETE (NORMALWEIGHT)
- MFR. JCR-200 COMPRESSIVE STRENGTH: 6,000 PSI
- CEMENT ASH C150
- STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
- REFERENCE STANDARDS: ASTM C913 & C983, ACSI 318-14

68. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.

69. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.

70. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.

71. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN A STREET CLOSURE PERMIT.

72. PRIOR TO CONSTRUCTION BEGINNING, ALL DRAINAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

73. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND AGREEMENTS ON THE JOB SITE AT ALL TIMES.

74. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

75. IF THE EXISTING ROADWAY WIDTHS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1110.02 (SHEET 1), 1110.04 AND 1110.11.

76. THE LOADING CRITERIA:

- ASPH/1000 PSF DESIGN TRUCK (WITH IMPACT AT 0.057 MINIMUM COVER)
- LATERAL LIVE LOAD SURCHARGE, 80 PSF (TO 0.057 DEPTH)
- NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.

77. SOIL LOADING CRITERIA:

- SOIL COVER DEPTH: 0.5 FT (MIN) - 5.0 FT (MAX)
- SOIL UNIT WEIGHT: 120 PCF
- ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
- REQUIRED ALLOWABLE BEARING PRESSURE: 2,000 PSF
- EQUIVALENT LATERAL EARTH PRESSURE: ACTIVE: 45 PCF (DIAPHRAGM)
- EQUIVALENT LATERAL EARTH PRESSURE: PASSIVE: 150 PCF (DIAPHRAGM)
- ASSUMED COEFFICIENT OF FRICTION: 0.40
- SEMI-EQUIVALENT LATERAL EARTH PRESSURES NOT APPLICABLE

78. STORMCAPTURE MODULE TYPE: DETENTION (UNSTABILIZED)

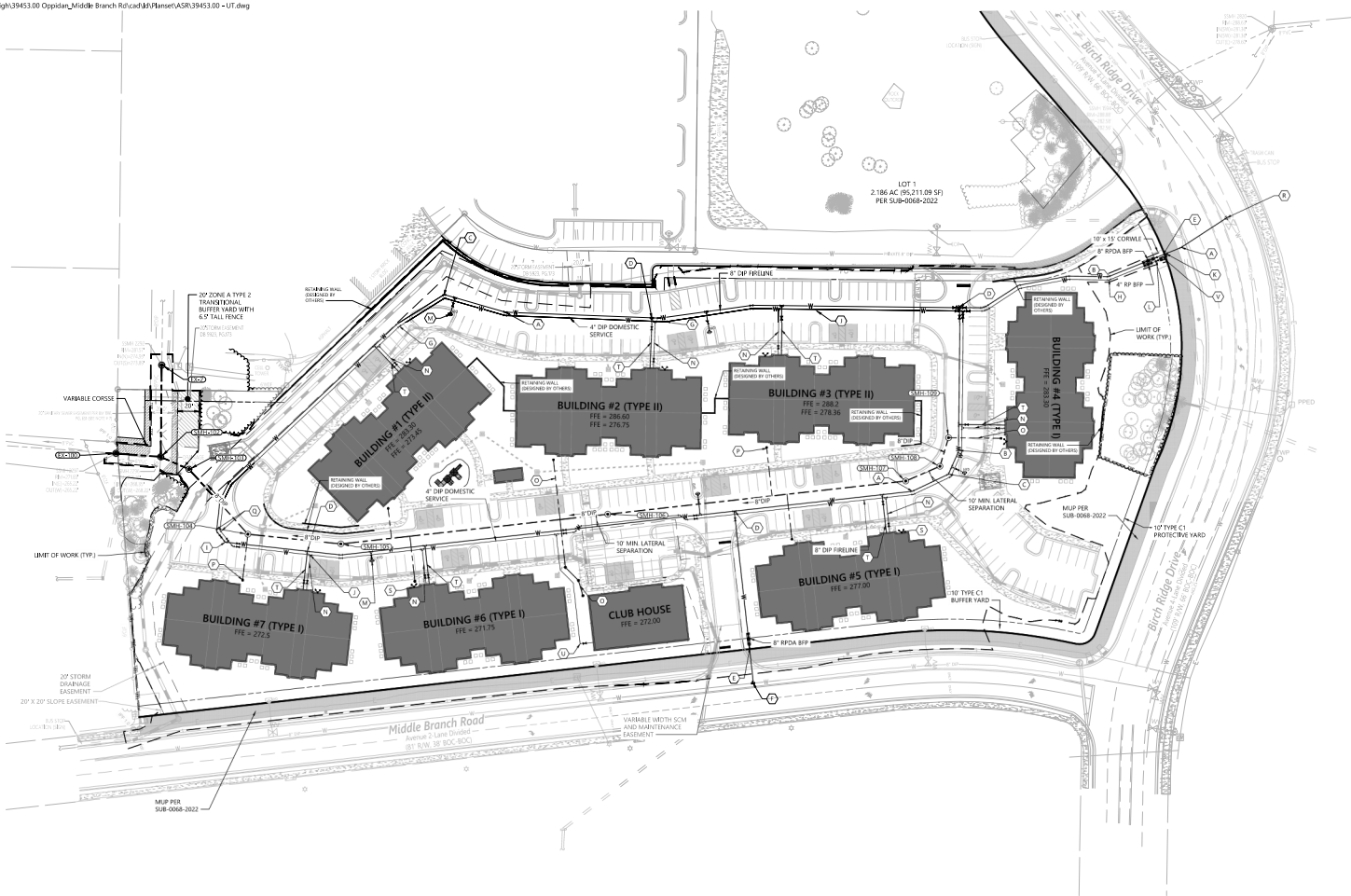
- CONCRETE (NORMALWEIGHT)
- MFR. JCR-200 COMPRESSIVE STRENGTH: 6,000 PSI
- CEMENT ASH C150
- STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
- REFERENCE STANDARDS: ASTM C913 & C983, ACSI 318-14

79. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE TO TRAFFIC.

80. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCLOSURE AGREEMENT.

81. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND FRIDAY. MONDAY THROUGH FRIDAY, THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT. TRANSPORTATION OPERATIONS DIVISION AT 919-495-5489 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES. AT LEAST 2 WEEKS IN ADVANCE, PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.

82. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-3899 TO OBTAIN



Utility Notes Keyed To Plan

- (A) 8" 11.25' BEND W/ CONC. BLOODING (TYP)
- (B) 8" 22.5' BEND W/ CONC. BLOODING (TYP)
- (C) 8" 45' BEND W/ CONC. BLOODING (TYP)
- (D) 8" TEE W/ CONC. BLOODING (TYP)
- (E) 8" VALVE (TYP)
- (F) 8" X 8" STAINLESS STEEL TAPPING SLEEVE AND VALVE (TYP)
- (G) 4" 11.25' BEND W/ CONC. BLOODING (TYP)
- (H) 4" 22.5' BEND W/ CONC. BLOODING (TYP)
- (I) 4" 45' BEND W/ CONC. BLOODING (TYP)
- (J) 4" TEE W/ CONC. BLOODING (TYP)
- (K) 4" 90' BEND W/ CONC. BLOODING (TYP)
- (L) 4" VALVE (TYP)
- (M) 10" FIRE HYDRANT ASSEMBLY WITH 6" VALVE (TYP)
- (N) PROPOSED 2" DIP DOMESTIC WATER SERVICE LATERAL (TYP)
- (O) PROPOSED 4" PVC SEWER SERVICE LATERAL (81.00% MIN) (TYP)
- (P) PROPOSED 4" SANITARY SEWER CLEANOUT (TYP)
- (Q) WATER/SANITARY SEWER CROSSING (TYP)
- (R) 12" X 8" STAINLESS STEEL TAPPING SLEEVE AND VALVE (TYP)
- (S) IDC CONNECTION (TYP)
- (T) PROPOSED 4" DIP FIRE SERVICE LATERAL (TYP)
- (U) PROPOSED 3/4" TYPE 1C HARD COPPER WATER SERVICE (TYP)
- (V) 4" WATER METER (TYP)

Legend

- SCM MAINTENANCE & ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- TREE PROTECTION FENCE

Standard Utility Notes (As Applicable):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCE COMPLY HANDBOOK, CURRENT EDITION.
2. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCE COMPLY HANDBOOK, CURRENT EDITION.
3. UTILITY SEPARATION REQUIREMENTS:
 - A. A DETACHMENT OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FIBROUS SAFETY SLOPE PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE OPERATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 17' FROM A PRIVATE WELL OR 10' FROM A PUBLIC WELL.
4. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE MAXIMUM ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
5. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
6. 50' MINIMUM HORIZONTAL SEPARATIONS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
7. MAINTAIN 6" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SAFETY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS 10411 & 10412) SHALL BE SPECIFIED.
8. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
9. ANY NECESSARY FIELD REPAIRS ARE SUBJECT TO REVIEW & APPROVAL OF AN APPROVED PLAN &/OR PERFORMED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
10. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVELING PRIVATE PROPERTY.
11. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESS THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
12. 13. 1/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.5" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
13. 1/2" MIN. COVER IS REQUIRED ON ALL REUSE MAINS.
14. IF THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT, THE INCLUDES ABANDONING, TOP-AT-MARK & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
15. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 20' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SET THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
16. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
17. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPSTREAM MANHOLE.
18. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWQS, USACE, AND OTHER AGENCIES PRIOR TO CONSTRUCTION.
19. NO CUT / FILL / ROAD / INCREASEMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
20. CROSS INTERCEPTOR / OR WATER SEPARATOR DESIGN CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RWFG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A LIC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOS@RALEIGH.GOV FOR MORE INFORMATION.
21. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DISPOSE OF HEALTH HAZARD INVOLVED AS SET FORTH IN APPENDIX C OF THE RALEIGH GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DESIGNER SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RWFG CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A LIC / BLDG PERMIT. CONTACT (919) 996-4516 OR CROSS-CONNECTION@RALEIGH.GOV FOR MORE INFORMATION.

PROJECT WATER SYSTEM DATA:

1. ARE THE TOTAL DOMESTIC WATER SERVICES ≥ 15 OR THE TOTAL # PEOPLE SERVED ≥ 25 ?
 - YES / NO
2. TYPE OF DEVELOPMENT (SELECT ONE)
 - COMMERCIAL PROPERTY
 - RECREATIONAL DEVELOPMENT
 - RESIDENTIAL DEVELOPMENT
3. NOTE: PERMITTING BY CITY OF RALEIGH OR PROJECTS HAVING ≥ 15 DOMESTIC WATER SERVICES, OR SERVING ≥ 25 PEOPLE, REQUIRES DEVELOPER NOTICE TO SELL WATER (OR MUST HAVE A WR DESIGNATION FROM NCUC FOR APPOINTMENT PROJECTS ONLY).

vhb
VHB Engineering Inc., P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705



Oppidan Development
3499 Middle Branch Road
Raleigh, NC

No.	Revisions	Date	Appr'd
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	06/02/2023	CT
3	PER COR COMMENTS	06/13/2023	CT
4	PER COR COMMENTS	06/04/2023	CT

Prepared by: KT, ME
Reviewed by: CT
Date: October 4, 2023

Utility Plan

ATTENTION CONTRACTORS

The Connection Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at 919.996.2400 and the Public Utilities Department at 919.996.4540 at least seven (7) business days prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require remediation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downtown Plug, have Permitted Plans on file, obtain a City of Raleigh permit, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Extension from future work in the City of Raleigh.

Contract Number
C4.00

Sheet 7 of 13

Project Number
39453.00

Standard Utility Notes (As Applicable):

1. ALL FDC'S ARE LOCATED WITHIN 100' OF PROPOSED FHA.
2. ALL PARTS OF ALL STRUCTURES ARE WITHIN 600' OF THE NEAREST FHA (400' FOR CLUBHOUSE).



-
- SCM MAINTENANCE & ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- TREE PROTECTION FENCE
- 100' RADIUS AROUND FDC TO FHA



100' RADIUS AROUND EDC TO FHA



A horizontal number line is shown with tick marks at 0, 25, 50, and 100. The word "Feet" is written at the end of the line. The segment between 25 and 50 is shaded with a solid black bar.

Oppidan Development

3499 Middle Branch Road
Raleigh, NC

No.	Revisões	Data	Assinatura
1	PER COR COMMENTS	06/06/2023	
2	PER COR COMMENTS	06/02/2023	
3	PER COR COMMENTS	06/11/2023	
4	PER COR COMMENTS	10/04/2023	

Designed by	Checked by
KT, ME	CT

Review

Date
October 4, 2023

Apparatus Plan

Drawing Number:

C4.01

Sheet: 8 of 13

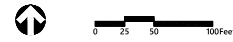
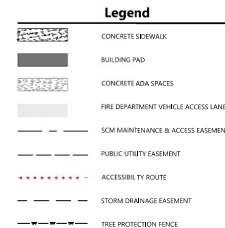
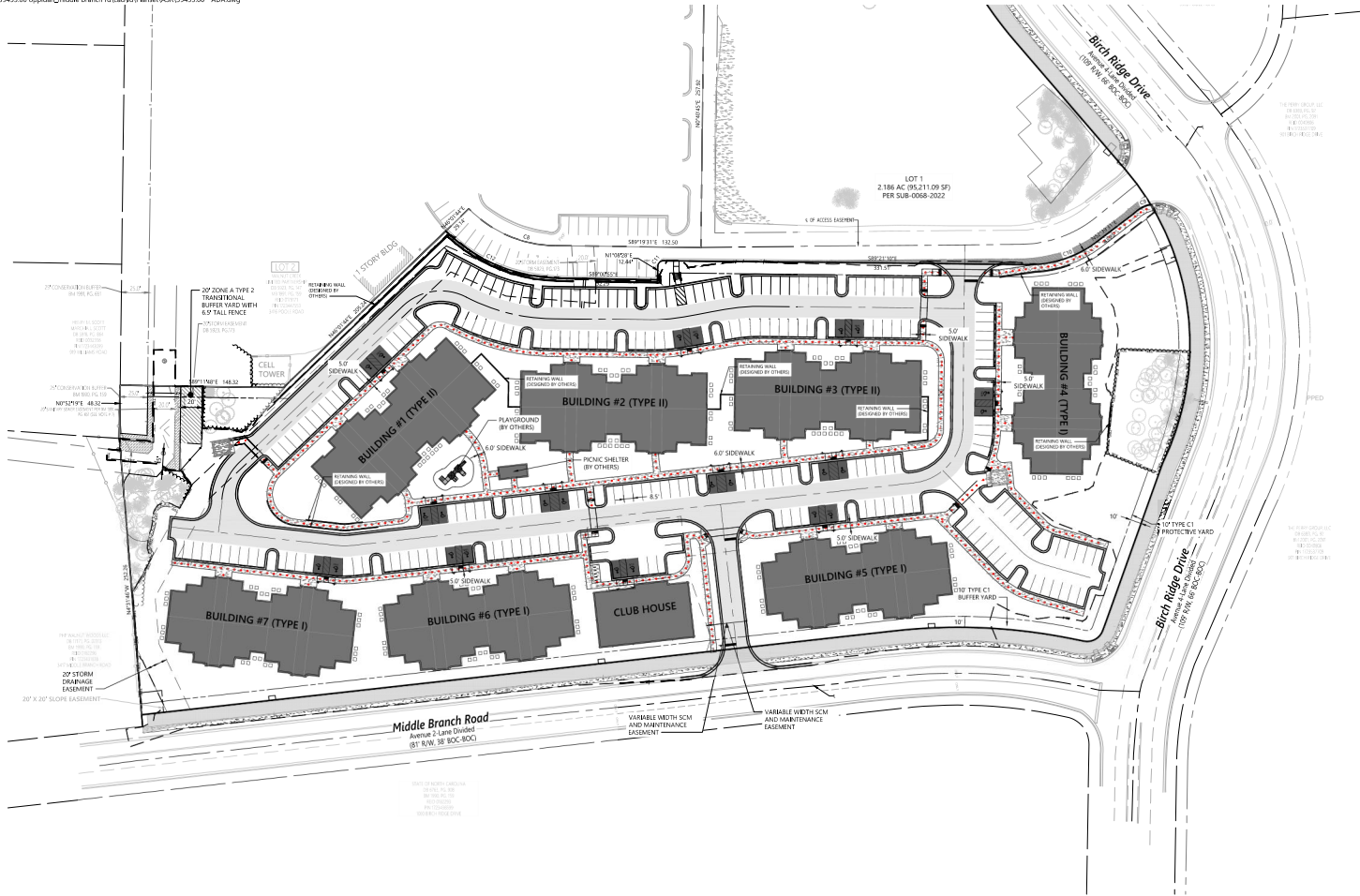
Project Number
39453.00

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2469, or the **Public Utilities Department** at (919) 996-4540 at least *twenty-four hours* prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



Oppidan Development
3499 Middle Branch Road
Raleigh, NC

No.	Revisions	Date	Appr.
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	06/02/2023	CT
3	PER COR COMMENTS	08/11/2023	CT
4	PER COR COMMENTS	10/04/2023	CT

Designed by: KH, ME
Checked by: CT

Review
October 4, 2023

ADA Accessibility Plan

Drawing Number

C5.00

Date: 9 of 13

Project Number
39453.00

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2400, and the **Public Utilities Department** at (919) 996-2540 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **stopwork fines**, and require resubmission of any water or sewer facilities not inspected as a result of the notification failure.

Failure to call for **Inspection, Install a Stopwork Tag**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

Designed by	Checked by
KT, ME	CT

Based for	Date
Review	October 4, 2023

Based for	Date
Review	October 4, 2023

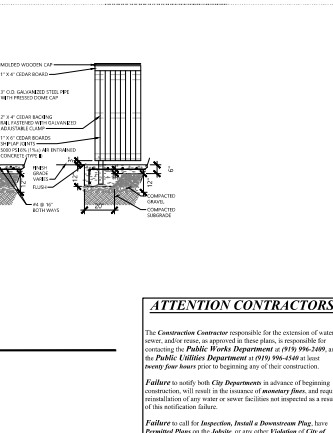
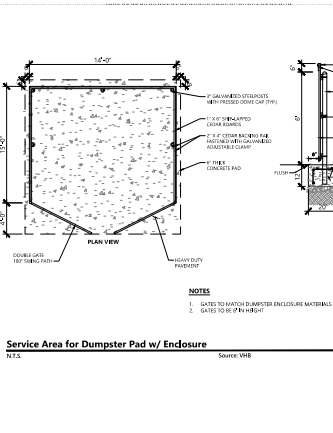
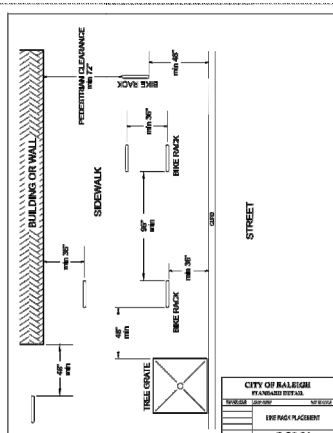
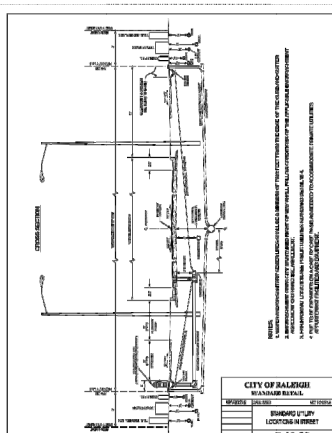
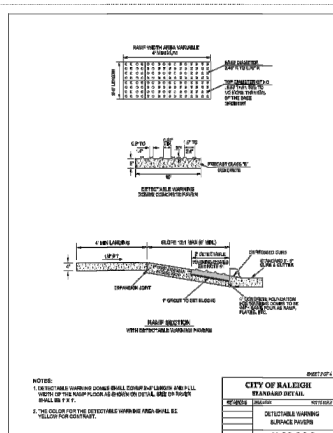
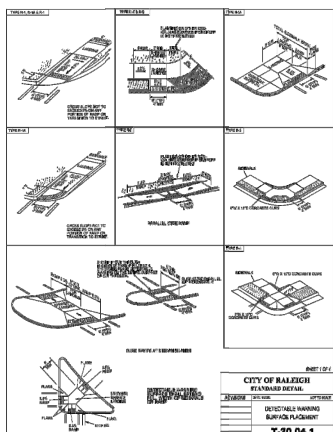
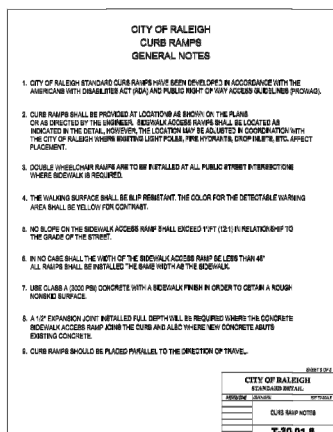
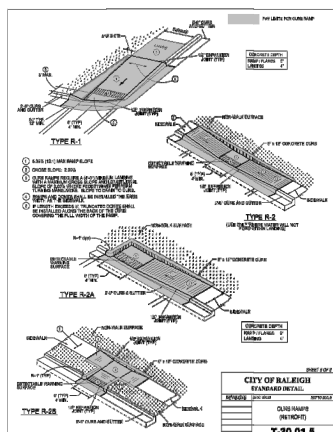
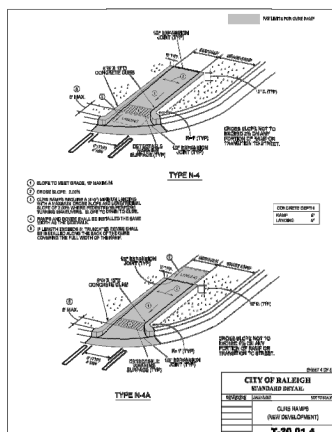
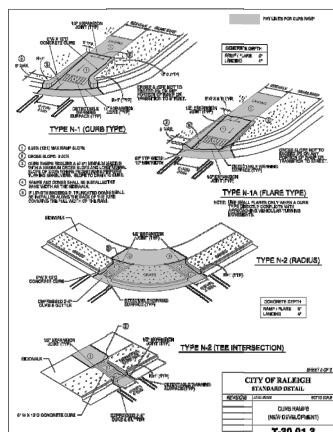
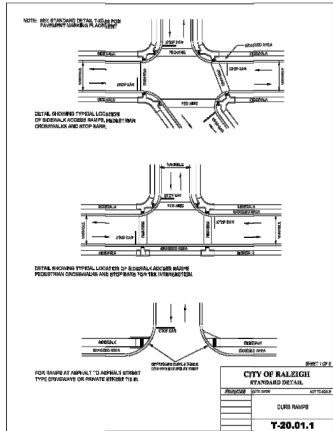
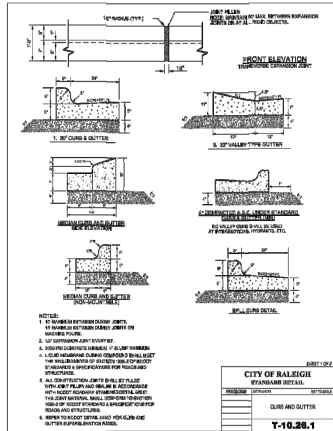
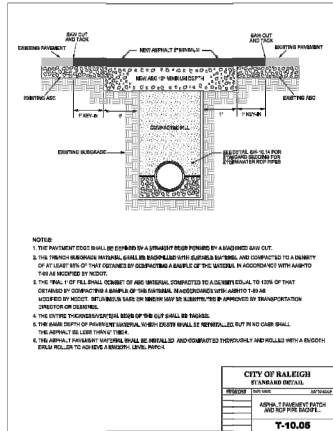
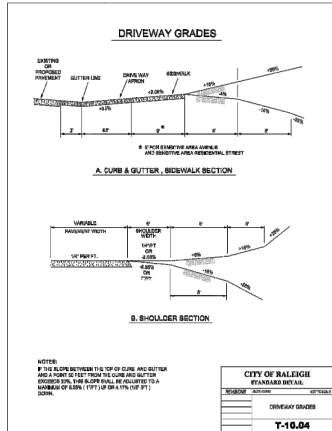
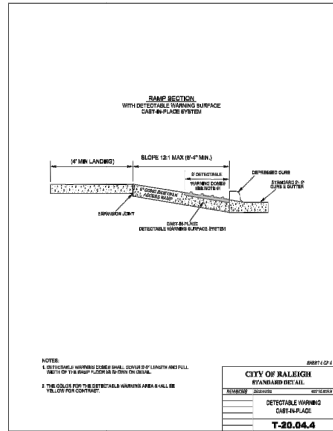
Sheet 10 of 13

Project Number
39453.00

The **Construction Contractor** responsible for the extension of water, sewer, and/or septic, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4548 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **stopwork** signs, and require reinstatement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection**, **Install a Downstream Plug**, have **Permitted Plans** on the jobsite, or at any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Eviction** from the **City of Raleigh**.



Oppidan Development
3499 Middle Branch Road
Raleigh, NC

No.	Revisions	Date	Appr'd
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	06/02/2023	CT
3	PER COR COMMENTS	08/17/2023	CT
4	PER COR COMMENTS	10/04/2023	CT

Prepared by: KH, ME
Reviewed by: CT
Date: October 4, 2023

Site Details

Drawing Number

C7.00

Date: 11 of 13

Project Number: 39453.00



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

General Notes

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, 199-03.

Unified Development Ordinance

SEC 3.5.3.8 ZONE A, PROTECTIVE YARD TYPE 2 (MEDIUM (20 FEET))
-WALL OR FENCE BETWEEN 6.5 AND 9 FEET IN HEIGHT
-10% SHADE TREES PER 100 LINEAL FEET
-40% UNDERSTORY TREES PER 100 LINEAL FEET
-30 SHRUBS PER LINEAL FEET.

SEC 7.1.7 VEHICULAR PARKING LOT LANDSCAPING
C. PERMETER ISLANDS
-LONG PERIMETER INTERNAL DRIVES
-30 SHRUBS PER 100 LF 3"X2" WITHIN 3 YEARS, 18" INSTALL HT.
-SHALL BE TYPE 1" WIDE.

REQUIRED SHRUBS: 312 SHRUBS REQ.
PROPOSED SHRUBS: 316 SHRUBS PRO.

D. INTERIOR ISLANDS
-INTERIOR ISLAND PER 16 PARKING SPACES
-ALL ROWS OF PARKING MUST END WITH ISLAND
-SHALL BE MIN. 8' WIDE & 300 SF

F. TREE COVERAGE
-PLANT 5% VISA
-40% INTERIOR ISLAND SHALL HAVE TREE
-1 SHADE TREE PER 2,000 SF VISA

REQUIRED SHADE TREES: 46 TREES REQ.
PROPOSED SHADE TREES: 46 TREES PRO.

MECHANICAL
-OPAQUE LANDSCAPE SCREEN NO LOWER THAN HIGHEST POINT ON EQUIPMENT

7.2.4 PROTECTIVE YARDS
TYPE C1

WIDTH (MIN.)	10'
FENCE HEIGHT (MIN.)	6.5'
WALL HEIGHT (MIN.)	6.5'
SHADE TREES (MIN. PER 100')	NOT REQUIRED
UNDERSTORY TREES (MIN. PER 100')	NOT REQUIRED
SHRUBS (MIN. PER 100')	30'
SHRUB HEIGHT (MIN.)	NOT ALLOWED

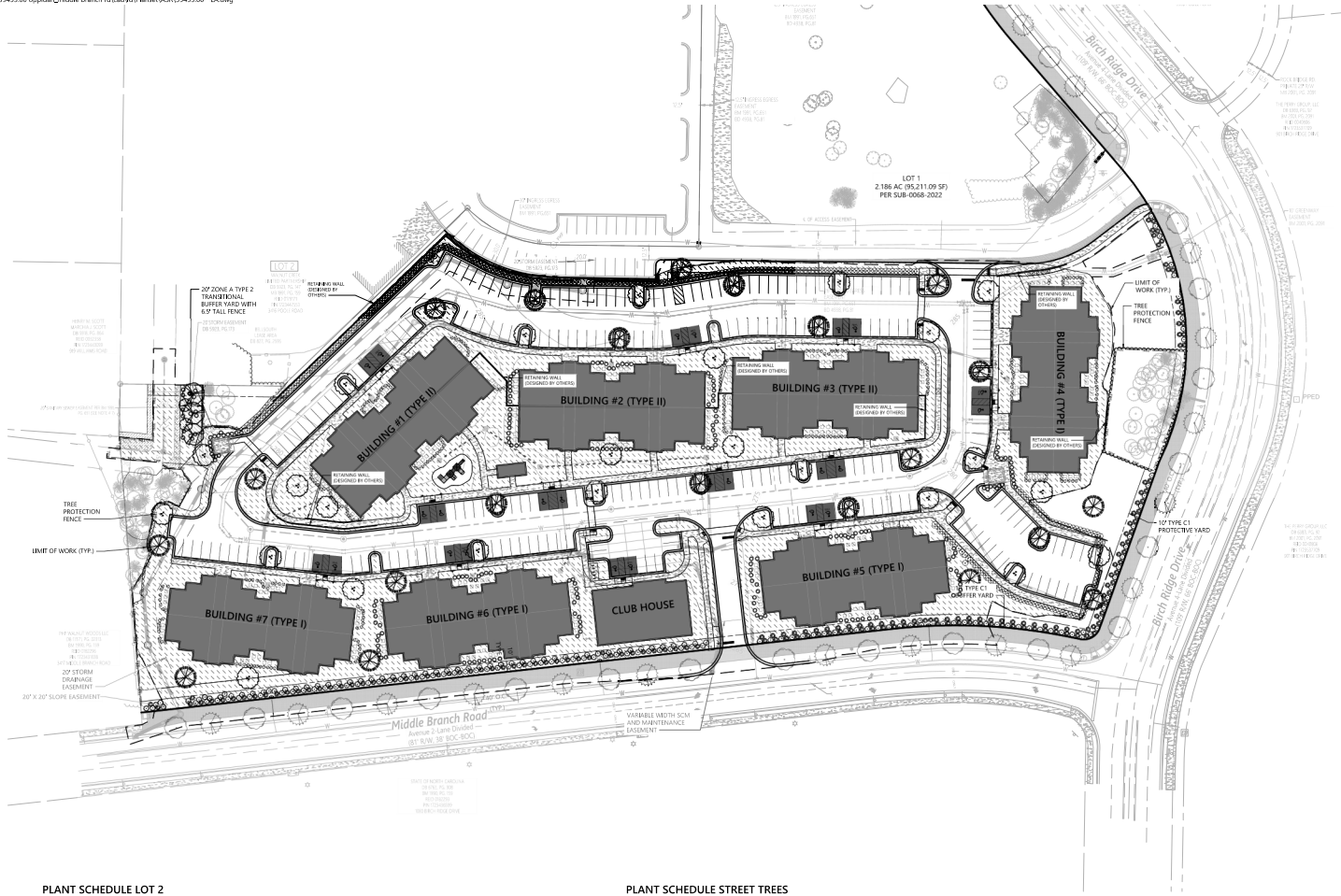
REQUIRED SHRUBS: 332 SHRUBS REQ.
PROPOSED SHRUBS: 332 SHRUBS PRO.

7.2.7 DESIGN AND INSTALLATION
PLANT MATERIAL

-SHADE TREES: 3" MIN CAL INSTALLED, 10' MIN MATURE HT.
-REQUIRED SHADE TREES UNDER POWERLINES MAY HAVE LESS MATURE HEIGHT
-UNDERSTORY TREES: 1.5" MIN CAL & 6' MIN HT. INSTALLED, 10' MIN MATURE HT.
-PARKING SHRUBS: 3" MIN HT. INSTALLED, 3" MIN MATURE HT.
-PROTECTIVE YARD SHRUBS: 18" MIN HT INSTALLED, 3" X 3' MIN MATURE SIZE

8.5.2 STREETSCAPES
STREET TREES, (AVENUE 4-LANE & AVENUE 2-LANE DIVIDED)

-40% C.C.
REQUIRED TREES: 37 TREES REQ.
PROPOSED TREES: 37 TREES PRO.



PLANT SCHEDULE LOT 2

VEHICULAR TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	QP	21	Quercus phellos	Willow Oak	3" MIN. CAL. (12-14" HT.)
	UP	25	Ulmus parviflora	Lacebark Elm	3" MIN. CAL. (12-14" HT.)
EVERGREEN SCREENING SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BB	244	Buxus microphylla	Littleleaf Boxwood	36" HT.
	IM	185	Ilex x latifolia 'Miss Patricia'	Miss Patricia Lusterleaf Holly	36" HT.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AD	309	Abelia x grandiflora 'Dwarf'	Dwarf Glossy Abelia	18" MIN. HT. (10-12" SPRE)
STREET YARD "TYPE C1"	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	IN	176	Ilex cornuta 'Needlepoint'	Needlepoint Chinese Holly	3' HT.
	MC	192	Myrica cerifera	Wax Myrtle	36" HT.
TURF GRASS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	FR	91,004 sf	Festuca arundinacea 'Rebel II'	Tall Fescue - SOD	Cont

PLANT SCHEDULE STREET TREES

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AF	20	Acer floridanum	Southern Sugar Maple	3" MIN. CAL. (12-14" HT.)
	QL	17	Quercus lyrata	Overcup Oak	3" MIN. CAL. (12-14" HT.)

PLANT SCHEDULE TYPE 2 ZONE "A"

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	RM	3	Acer rubrum	Red Maple	2" CAL.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	MG	2	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2" Cal., 8' HT. Min.
EVERGREEN SCREENING SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	IM	15	Ilex x latifolia 'Miss Patricia'	Miss Patricia Lusterleaf Holly	36" HT.

UNIFIED DEVELOPMENT ORDINANCE

8.5.2 STREETSCAPES
STREET TREES, (AVENUE 4-LANE & AVENUE 2-LANE DIVIDED)
-40% C.C.

REQUIRED TREES: 37 TREES REQ.
PROPOSED TREES: 37 TREES PRO.



Oppidan Development
3499 Middle Branch Road
Raleigh, NC

No.	Revisions	Date	Appr'd
1	PER COR COMMENTS	05/06/2023	CT
2	PER COR COMMENTS	06/02/2023	CT
3	PER COR COMMENTS	06/11/2023	CT
4	PER COR COMMENTS	06/04/2023	CT

Prepared by: KH, ME
Reviewed by: CT
Date: October 4, 2023

Drawing Title: Landscape Plan
Drawing Number:

L1.00
Date: 12 of 13
Project Number: 39453.00

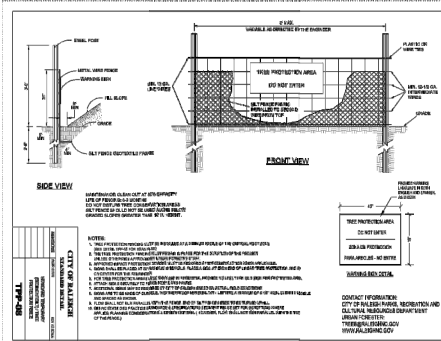
Last Revised: 06/29/2023

ATTENTION CONTRACTORS

The **Commission Contractor** responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2400, and the **Public Utilities Department** at (919) 996-2440 at least **twenty-four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **stopwork** orders, and require resubmission of any water or sewer facilities not impacted as a result of the notification failure.

Failure to call for **Inspection**, install a **Downstream Plug**, have **Permitted Plans** on the **JobSite**, or any other **Toleration** of **City of Raleigh** Standards will result in a **Fine** and **Possible Exclusion** from future work in the **City of Raleigh**.



Review October 4, 2023

Drawing Number

Sheet 13 of 13

Project Number
39453.00

Last Revised: 06/29/2023

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2469, and the **Public Utilities Department** at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

LEGEND

CONTROL POINT

IRON PIPE FOUND

IRON ROD FOUND

IRON NAIL FOUND

NEW POINT SET

STORM CATCH BASIN

STORM CULM INLET

SEWER CLEANOUT

SEWER MANHOLE

FIRE HYDRANT

WATER METER

UTILITY WIRE

LIGHT POLE

UTILITY POLE

SEWER

POWER

PEA

TRANSFORMER

CHAIN LINK FENCE

WOOD FENCE

TREELINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND FIBER OPTIC LINE

UNDERGROUND ELECTRIC LINE

UNDERGROUND WATER LINE

SANITARY SEWER LINE

STORM DRAIN LINE

OVERHEAD WIRES

TOP OF BANK

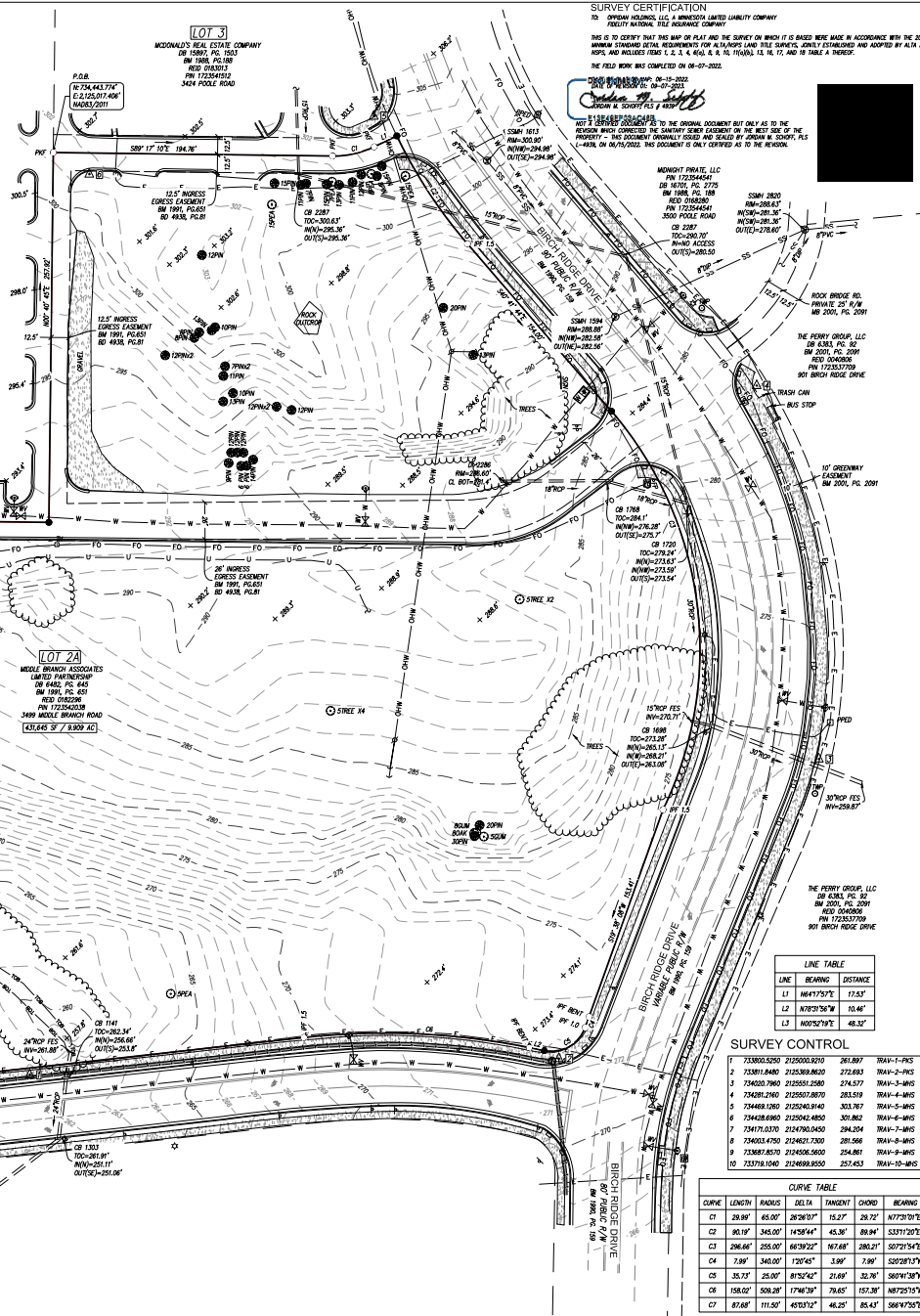
UNDEVELOPED LINE

UNKNOWN DESTINATION

CONCRETE SURFACE

- GENERAL NOTES
1. THIS SURVEY MAP IS INTENDED TO REPRESENT AN ALTA/NSPS LAND TITLE SURVEY FOR THE PROPERTY OF MIDDLE BRANCH ASSOCIATES LIMITED PARTNERSHIP, PIN 172344309, AND IS BASED ON THE TITLE REPORT REFERENCED HEREIN.
2. THE PROPERTY LINES SHOWN HEREIN HAVE BEEN DERIVED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN BASED ON RECOVERED MONUMENTATION AND REFERENCES LISTED HEREIN.
3. THIS DRAWING DOES NOT CONFORM TO NCE 0547-30 AND THEREFORE IS NOT FOR RECORDATION.
4. UTILITIES SHOWN HEREIN ARE BASED ON ABOVE-GROUND VISUAL EVIDENCE AND UTILITY RECORDATION. WARNING SIGNAGE SHOULD BE PROVIDED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
5. TREES SHOWN HEREIN MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
6. THE SANITARY SEWER LOCATED ON THE EASTERN SIDE OF THE TRACT SHOWN HEREIN PER BOOK OF MAPS 1990, PAGE 451. THE SEWER MANHOLES LABELED WY E & WY F ON PLAT ARE NOT FOUND, EXISTING SEWER LOCATED OUTSIDE OF EASEMENT AS SHOWN.
- TABLE A ITEMS
1. AS SHOWN.
2. THE SUBJECT PROPERTY LIES IN ZONE 4 (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FLOOD CONDITIONS ITS ANNUAL CHANCE FLOODPLAIN) BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 370212300J DATED 05-08-2006. PRELIMINARY.
3. AS SHOWN.
4. (A) THE SUBJECT PROPERTY IS ZONED "C-2" (RESIDENTIAL). NO ZONING REPORT PROVIDED.
5. AS SHOWN.
6. REGULAR PARKING SPACES: 21 HANDICAP PARKING SPACES: 0
7. (A) AS SHOWN.
8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FOLLOWING.
9. NO INFORMATION WAS PROVIDED ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIGNAL CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FOLLOWING.
10. NO OFFSET PLOTTABLE EASEMENTS OBSERVED.

- SCHEDULE B, PART II - EXCEPTIONS
- PROPERTY NATIONAL TITLE ASSURANCE COMPANY
COMMUNITY NUMBER: 370212300J
PROPERTY ADDRESS: 3407 MIDDLE BRANCH ROAD, NC 27610
COMPUTED DATE: APRIL 13, 2022 AT 08:00 AM
- (NOTE: EXCEPTIONS 1-10 ARE NOT SURVEY RELATED.)
1. EASEMENTS AND OTHER MATTERS SHOWN ON PLATS OF SURVEY RECORDED IN BOOK OF MAPS 1989 PAGE 108 AND BOOK OF MAPS 1991 PAGE 501, WAKE COUNTY REGISTRY. (AS SHOWN HEREIN)
2. EASEMENTS AND OTHER MATTERS SHOWN ON PLATS OF SURVEY RECORDED IN BOOK OF MAPS 4336, PAGE 81 AND BOOK OF MAPS 4336, PAGE 302, WAKE COUNTY REGISTRY. (AFFECTS PROPERTY, BUT IS UN-LOCATABLE AND/OR BLANKET IN NATURE, HEREON EASEMENTS AS SHOWN HEREIN.)
3. EASEMENTS TO CAROLINA POWER AND LIGHT RECORDED IN BOOK 435, PAGE 417 AND BOOK 436, PAGE 890, WAKE COUNTY REGISTRY. (AFFECTS PROPERTY, BUT IS UN-LOCATABLE AND/OR BLANKET IN NATURE.)
4. EASEMENTS TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 760, PAGE 343, BOOK 1174, PAGE 270, BOOK 1174, PAGE 271, BOOK 1174, PAGE 271, BOOK 1174, PAGE 271, WAKE COUNTY REGISTRY. (AFFECTS PROPERTY, BUT IS UN-LOCATABLE AND/OR BLANKET IN NATURE.)
5. DEED OF EASEMENT/CONVEYANCE IN FAVOR OF WALNUT CREEK LIMITED PARTNERSHIP RECORDED IN BOOK 5951, PAGE 171, WAKE COUNTY REGISTRY. (STORM EASEMENTS AS SHOWN HEREIN.)
6. SEWER LINE EASEMENT TWENTY (20) FEET IN WIDTH RUNNING BOTH NORTH/SOUTH AND EAST/WEST THROUGH LOT 2A, AND TWENTY-FIVE (25) FOOT CONSERVATION WATERS ON NORTHWEST CORNER OF LOT 2A BOTH AS SHOWN ON MAP RECORDED IN BOOK OF MAPS 1991, PAGE 451, WAKE COUNTY REGISTRY. (AS SHOWN HEREIN.)



SURVEY CERTIFICATION

TO: STEWART ENGINEERING, LLC A MEMBER LIMITED LIABILITY COMPANY
PROPERTY NATIONAL TITLE ASSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY THEREON IS BASED UPON THE BEST AVAILABLE STANDARD DATA REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES PARAS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

THE FIELD WORK WAS COMPLETED ON 06-07-2022.

STEWART

5415 OLD FORD RD
RALEIGH, NC 27615
P: 919.886.8718

PROJECT Y: C20025

Vicinity Map

North Arrow

LEGAL DESCRIPTION

LOCATED IN WAKE COUNTY, NORTH CAROLINA:

BEING ALL OF LOT 2A CONTAINING 8.51 ACRES, MORE OR LESS, AS SHOWN ON MAP AND SURVEY ENTITLED "RECONSTRUCTION LOTS 1 AND 2 AND RECONSTRUCTION OF LOT 2A CENTURY CENTER BY ROBERT L. NEWCOMB AND ASSOCIATES, P.C., RESTRICTED LAND SURVEY, DATED APRIL 25, 1999, AND RECORDED IN BOOK OF MAPS 1991, PAGE 451, WAKE COUNTY REGISTRY; TO BRANCH PLAT REFERENCE 5.

HERETOFOR MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

TOGETHER WITH ALL EASEMENTS APPROPRIATE THEREIN, INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN DECLARATION OF EASEMENTS AND CONVEYANCES AFFECTING LAND RECORDED IN BOOK 4936, PAGE 081, WAKE COUNTY REGISTRY.

Title: ALTA/NSPS LAND TITLE SURVEY FOR: BIRCH RIDGE DRIVE

RALEIGH TOWNSHIP, CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
DATE: JUNE 15, 2022 SCALE: 1" = 40'
CONTOUR INTERVAL = 1 FOOT
PREPARED FOR: WEAVERCOE CONST.

Revisions:

No.	Date	Description
01	06-07-2022	SS Easement

Project #: C20025 Sheet: 1 of 1
Date: 06-15-2022
Drawn by: NMH
Checked by: JMS

FOR REVIEW

07/25/23

BIRCH AND BRANCH
MULTIFAMILY APARTMENTS

SUNNYSIDE LANE, BROAD
 RALEIGH, NC 27615

Building ID	Building Height				
	Max. Height (ft.)	Base Elevation	Structure Height (ft.)	Average Grade	Average Height (ft.)
Building #1	50'	283.30	41.25	283.22	41.33
Building #2	50'	286.60	41.25	286.60	41.25
Building #3	50'	288.20	41.25	288.25	41.25
Building #4	50'	283.30	38.33	283.30	38.33
Building #5	50'	277.00	38.33	275.59	39.74
Building #6	50'	271.75	38.33	268.69	41.35
Building #7	50'	277.50	38.33	267.77	43.09
Clubhouse	50'	272.00	21.25	267.69	25.56

EXTERIOR ELEVATIONS KEYNOTES

SOME KEYNOTES MAY NOT APPEAR ON THIS SHEET
 MARK KEYNOTES

- 01 BRICK VENEER WITH ROWLOCK.
- 02 FIBER CEMENT HORIZONTAL LAP SIDING.
- 03 FIBER CEMENT PANEL SIDING.
- 04 FIBER CEMENT BOARD AND BATTEN SIDING.
- 05 FIBER CEMENT SHAKE SIDING.
- 06 FIBER CEMENT TRIM (1X4).
- 07 FIBER CEMENT TRIM (1X6).

BUILDING NUMBER	BUILDING TYPE
#1	II
#2	II
#3	II
#4	I
#5	I
#6	I
#7	I

NOT FOR CONSTRUCTION

07/25/23

REVISIONS		
No.	Description	Date

Designed By **MLM**

Drawn By **SE**

Checked By **JRH**

Date **07/25/23**

Project No. **MHA 22-03**

TITLE

EXTERIOR ELEVATIONS

A1



1 BUILDING #1 (BUILDING TYPE "II") - PARKING LOT VIEW
 A1 1/8" = 1'-0"



2 BUILDING #2 (BUILDING TYPE "II") - PARKING LOT VIEW
 A1 1/8" = 1'-0"



3 BUILDING #3 (BUILDING TYPE "II") - PARKING LOT VIEW
 A1 1/8" = 1'-0"

**FOR
REVIEW**

07/25/23

**BIRCH AND BRANCH
MULTIFAMILY APARTMENTS**

SUNSHINE LANE, ROUND
RALEIGH, NC 27601

Building ID	Building Height				
	Max. Height (ft.)	Base Elevation	Structure Height (ft.)	Average Grade	Average Height (ft.)
Building #1	50'	283.30	41.25	283.22	41.33
Building #2	50'	286.60	41.25	286.60	41.25
Building #3	50'	288.20	41.25	288.25	41.25
Building #4	50'	283.30	38.33	283.30	38.33
Building #5	50'	277.00	38.33	275.59	39.74
Building #6	50'	271.75	38.33	268.69	41.35
Building #7	50'	277.50	38.33	267.77	43.06
Clubhouse	50'	272.00	21.25	267.69	25.56

EXTERIOR ELEVATIONS KEYNOTES

SOME KEYNOTES MAY NOT APPEAR ON THIS SHEET
MARK KEYNOTES

- 01 BRICK VENEER WITH ROWLOCK.
- 02 FIBER CEMENT HORIZONTAL LAP SIDING.
- 03 FIBER CEMENT PANEL SIDING.
- 04 FIBER CEMENT BOARD AND BATTEN SIDING.
- 05 FIBER CEMENT SHAKE SIDING.
- 06 FIBER CEMENT TRIM (1X4).
- 07 FIBER CEMENT TRIM (1X6).

BUILDING NUMBER	BUILDING TYPE
#1	I
#2	I
#3	I
#4	I
#5	I
#6	I
#7	I

NOT FOR CONSTRUCTION

07/25/23



1 BUILDING #4 (BUILDING TYPE "I") - STREET VIEW
A2
1/8" = 1'-0"



2 BUILDING #5 (BUILDING TYPE "I") - STREET VIEW
A2
1/8" = 1'-0"



3 BUILDING #6 (BUILDING TYPE "I") - STREET VIEW
A2
1/8" = 1'-0"

REVISIONS		
No.	Description	Date

Designed By **MLM**

Drawn By **SE**

Checked By **JRH**

Date **07/25/23**

Project No. **MHA 22-03**

TITLE

**EXTERIOR
ELEVATIONS**

A2

**FOR
REVIEW**

07/25/23

BIRCH AND BRANCH
MULTIFAMILY APARTMENTS

SUNSHINE LANE, ROAD
 RALEIGH, NC 27615

EXTERIOR ELEVATIONS KEYNOTES

SOME KEYNOTES MAY NOT APPEAR ON THIS SHEET
 MARK KEYNOTES

- 01 BRICK VENEER WITH ROWLOCK.
- 02 FIBER CEMENT HORIZONTAL LAP SIDING.
- 03 FIBER CEMENT PANEL SIDING.
- 04 FIBER CEMENT BOARD AND BATTEN SIDING.
- 05 FIBER CEMENT SHAKE SIDING.
- 06 FIBER CEMENT TRIM (1X4).
- 07 FIBER CEMENT TRIM (1X6).

BUILDING NUMBER	BUILDING TYPE
#1	II
#2	II
#3	II
#4	I
#5	I
#6	I
#7	I

NOT FOR CONSTRUCTION
 07/25/23

No.	Description	Date

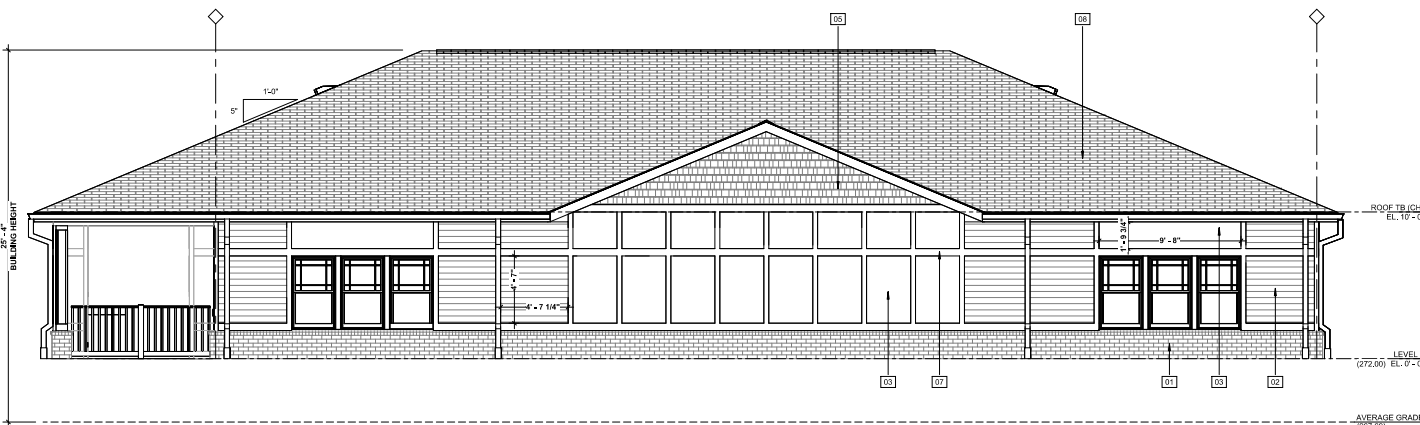
Designed By MLM
 Drawn By SE
 Checked By JRH
 Date 07/25/23
 Project No. MHA 22-03

**EXTERIOR
ELEVATIONS**

A3



1 BUILDING #7 (BUILDING TYPE "I") - STREET VIEW
 A3 1/8" = 1'-0"



2 CLUBHOUSE - STREET VIEW
 A3 1/4" = 1'-0"

