



Administrative Approval Action

Case File / Name: ASR-0015-2024
DSLC - Mitchell Mill Apartments

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

LOCATION: This 10.41 acre site is located northeast of I-540 East, south of Forestville Road Crossing Shopping Center, east of Louisburg Road, and west of Forestville Road. It is adjacent to the Brighton Subdivision and specifically identified as 3805 Mitchell Mill Road. The property is zoned RX-3-PL-CU and is inside the city limits.

REQUEST: This development includes extending Caliber Woods Drive from Brighton Subdivision south to Mitchell Mill Road. Site infrastructure and improvements are proposed including outdoor amenity areas, stormwater, and parking. The plan proposes eight apartment buildings, a total of 290,688 square feet gross floor area; and, a mix of 1-bedroom, 2-bedroom, and 3-bedroom units for a total of 216 dwelling units for multi-unit living. The subdivision plan to create the two lots and public street right-of-way for this development has been approved, case number SUB-0027-2024.

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 15, 2024 by Advanced Civil Design.

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. Prior to SPR approval, zoning permit(s) shall be issued for all retaining walls less than 5 feet in height. Walls greater than 5 feet in height will be issued building permits. Plan set shall demonstrate compliance with all standards for retaining walls (see UDO Section 7.2.8).
2. Verify conformance with UDO section 7.1.7 D requiring that interior parking lot landscape islands must be a minimum of 8 feet in width and be a minimum of 300 square feet in area and revise the plans if needed.
3. Demonstrate compliance with the pedestrian access requirements set forth in UDO Section 3.4.5.1

Engineering



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4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review 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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit. Please be aware, construction of retaining walls cannot pass the tree protection fence nor can work occur within Tree Conservation Areas.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

3. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
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).

☒ **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:

General

1. The subdivision creating the two lots and public street right-of-way for this development, case SUB-0027-2024, shall be recorded and all conditions of subdivision approval shall be met.
2. Provide verification of conformance with zoning condition number 5 of Z-82-22, affordable housing, which states "Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City."

Engineering

3. A fee-in-lieu for sidewalk shortage along Mitchell Mill Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities



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

Stormwater

5. 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).
6. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 20 street trees along Mitchell Mill Rd, and 50 street trees along Caliber Wood Dr. Please note the following: 1) Understory trees are conditionally approved in planting strip along Mitchell Mill Rd, which is a NCDOT maintained road, per approval from NCDOT Roadside Environmental Unit; 2) Street trees along Caliber Wood Dr will require adjustment to improve spacing between street trees and proposed utilities.
8. A public infrastructure surety for 20 street trees 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.
A public infrastructure surety for 50 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of and 125% of the improvement cost for the City of Raleigh infrastructure.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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
3. Provide verification of payment to the City's affordable housing program in accordance with zoning condition number 5 of Z-82-22.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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5. 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: November 27, 2027

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: Keegan McDonald Date: 11/27/2024
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

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SITE DATA TABLE

PROPERTY INFORMATION:	
PIN:	1747379686
ADDRESS:	3805 MITCHELL MILL RD.
TOTAL SITE AREA:	10.462/455,731 ACRES/SF
ZONING INFORMATION:	
EXISTING ZONING:	RX-3-PL-CU (RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE)
CUD CASE NUMBER:	Z-82-2022
DEVELOPMENT INFORMATION:	
FRONTAGE TYPE:	PARKING LIMITED
BUFFER TYPE:	ZONE A PROTECTIVE YARD - TYPE 1 ZONE A PROTECTIVE YARD - TYPE 2
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-UNIT LIVING
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	
APARTMENT	290,688 SF
TOTAL AREA:	290,688 SF
BUILDING DIMENSIONAL STANDARDS:	
BUILDING HEIGHT:	
APARTMENT BUILDINGS	BLDG. TYPE I - 46' 2" BLDG. TYPE II - 46' 0" BLDG. TYPE II - 46' 0"
UNIT BREAKDOWN:	
1-BR UNITS:	84
2-BR UNITS:	108
3-BR UNITS:	24
TOTAL UNITS:	216
GROUND FLOOR HEIGHT MINIMUM:	11'
PR. BUILDING HEIGHT:	3 STORY
GROUND STORY TRANSPARENCY:	20% MINIMUM
ACCESSORY STRUCTURE:	26' MAX
PR. ACCESSORY STRUCTURE:	N/A
PRIMARY STREET:	MITCHELL MILL ROAD
BUILDING SETBACKS:	
PRIMARY STREET-	5'
SIDE STREET-	5'
SIDE LOT LINE-	0' OR 6'
REAR LOT LINE-	0' OR 6'
REQUIRED BUILD-TO:	
PRIMARY STREET (MITCHELL MILL)	50% 5'-100' FROM R/W
SIDE STREET (CALIBER WOODS)	25% 0'-100' FROM R/W
LOT 1 - PROVIDED BUILD-TO:	
PRIMARY STREET (MITCHELL MILL)	121.17/178.44 = 67.91%
SIDE STREET (CALIBER WOODS)	512.46/1,018.52 = 50.31%
LOT 2 - REQUIRED BUILD-TO:	
PRIMARY STREET (MITCHELL MILL)	191.75/265.66 = 72.18%
SIDE STREET (CALIBER WOODS)	442.13/1,046.22 = 42.26%
PARKING DIMENSIONAL STANDARDS:	
PARKING SETBACKS:	
PRIMARY STREET-	10'
SIDE STREET-	10'
SIDE LOT LINE-	0'
REAR LOT LINE-	0'
IMPERVIOUS AREA CALCULATIONS:	
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	5.647/245,965 ACRES/SF
SITE COVERAGE:	5.647/10,462 = 54.0%
PR. IMPERVIOUS AREA (LOT 1)	2.510/109,343 ACRES/SF 2.510/3,625 = 69.2%
PR. IMPERVIOUS AREA (LOT 2)	2.005/87,343 ACRES/SF 2.005/5,348 = 37.5%
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #3720174700K
REQUIRED AMENITY AREA: (10% OF SITE AREA)	8.973 AC * 10% = 0.897 (39,087 SF)
PROVIDED AMENITY AREA:	0.909 AC (39,579 SF)
PARKING CALCULATIONS:	
MAX PARKING ALLOWED	1.5(1BR)+2.25(2BR)+3(3BR) 1.5(84)+2.25(108)+3(24) = 441 SPACES MAX 306 SPACES
TOTAL PROPOSED PARKING	
ACCESSIBLE PARKING:	
REQUIRED ACCESSIBLE PARKING:	301 TO 400 = 8 TOTAL (2 VAN)
TOTAL PROVIDED ACCESSIBLE PARKING:	20 SPACES
PROVIDED STANDARD ACCESSIBLE SPACES:	9 SPACES
PROVIDED VAN PARKING SPACES:	11 SPACES
BICYCLE CALCULATIONS:	
SHORT TERM BICYCLE PARKING	1 PER 20 UNITS 216 UNITS/20 = 10.8 =11 SPACES
PROVIDED SHORT TERM SPACES:	16 SPACES
LONG TERM BICYCLE PARKING	
PROVIDED LONG TERM SPACES:	1 PER 7 BR 372 BR /7 = 53.1 = 53 SPACES 53 SPACES (BUILDING)

ZONING CONDITIONS (Z-82-22):

Z-82-22 - 3805 Mitchell Mill Road, located on its north side approximately 1,000 feet west of Forestville Road, being Wake County PIN 1747379686. Approximately 10.41 acres rezoned to Residential Mixed Use-3 Stories-Parking Limited-Conditional Use (RX3-PL-CU).

CONDITIONS DATED: MARCH 10, 2023

- The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- District shall be prohibited: (1) cemetery. RESPONSE:USE IS MULTI-UNIT LIVING, NO CEMETERY PROPOSED.
- There shall be no more than twenty-four (24) residential units within any singlebuilding that is located within five hundred (500) feet of the northern boundary of the property. There shall be no more than thirty-six (36) residential units within any single building that is located on all other portions of the property. RESPONSE:BUILDINGS 3, 4, 5, & 6 HAVE TWENTY-FOUR UNITS PER BUILDING. NO BUILDINGS HAVE MORE THAN 36 UNITS.
- For those buildings fronting along Mitchell Mill Road, there shall be no private, on-site vehicular parking areas located between the Mitchell Mill Road right-of-way and the building facade located closest and most parallel to the Mitchell Mill Road right-of-way.RESPONSE:NO PARKING AREAS PROPOSED BETWEEN FACADE OF BUILDINGS AND MITCHELL MILL R/W.
- For those buildings fronting along Caliber Woods Drive, there shall be no private,on-site vehicular parking areas located between the Caliber Woods Drive right-of-way and the building facade located closest and most parallel to the Caliber Woods Drive right-of-way. However, this condition shall not prohibit vehicular parking areas located closer to the Caliber Woods Drive right-of-way than the closest and most parallel building facade so long as the vehicular parking areas are located to the sides of each building's facade located closest and most parallel to the Caliber Woods Drive right-of-way. RESPONSE:NO PARKING AREAS PROPOSED BETWEEN FACADE OF BUILDINGS AND CALIBER WOODS R/W.
- The property owner shall pay to the City a total of \$20,000.00 to be placed in the fund designated for the City's Affordable Housing Program. The \$20,000.00 amount may be payable in four annual installments of \$5,000.00, with the first payment being due prior to the issuance of the first certificate of occupancy and with each other annual installment due on or before the same day of the successive years, although the property owner has a right to prepay any amounts due. Prior to the issuance of any building permit, this payment obligation shall be evidenced by a promissory note to the City. If a sale of the project or the property (or a portion thereof), including a sale of controlling interests of an ownership entity within the project, occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership RESPONSE:UNDERSTOOD, PAYMENT WILL BE MADE TO CITY'S AFFORDABLE HOUSING PROGRAM.

ADMINISTRATIVE SITE REVIEW
MITCHELL MILL APARTMENTS
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
2024



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. ANY DIFFERENCES SHALL BE REPORTED TO THE OWNER, ENGINEER, AND ARCHITECT.
- NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
- LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
- PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
- THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
- HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.
- NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY GFL ENVIRONMENTAL.
- THE DEVELOPER WILL COMPLY WILL ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- PLEASE SEE SHEET:
C.0.1 - FOR GFL WILL SERVE LETTER
C.3.0 - FOR DUMPSTER PAD SPECIFICATIONS
C.8.0 - FOR COLLECTION PATH EXHIBIT
TCP - FOR TRASH COMPACTOR ENCLOSURE DETAILS

Existing Site Data Table	
Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462

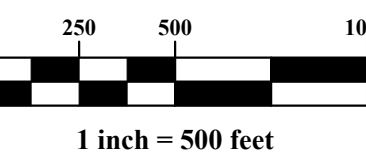
Proposed Site Data Table		
	Acres	Square Feet
New Lot 1 Area:	3.625	157,910
New Lot 2 Area:	5.348	232,941
New R/W Area:	1.489	64,880
Total Area:	10.462	455,731

VICINITY MAP

SCALE: 1" = 500'








GRAPHIC SCALE



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SCM PLAN - UNDERGROUND DETAILS.....	C.5.2
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EXTERIOR ELEVATIONS - BUILDING TYPE II, BLDG #2.....	B2-EL
EXTERIOR ELEVATIONS - BUILDING TYPE I, BLDG #3.....	B1-EL
EXTERIOR ELEVATIONS - BUILDING TYPE I, BLDG #4.....	B1-EL
EXTERIOR ELEVATIONS - BUILDING TYPE I, BLDG #5.....	B1-EL
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CLUB HOUSE ELEVATIONS.....	CH-EL
MAINTENANCE BUILDING PLANS.....	MBP
TRASH COMPACTOR PLANS.....	TCP

OWNER MITCHELL MILL, LLC 3301 BENSON DRIVE, SUITE 304 RALEIGH, NORTH CAROLINA 27619	DEVELOPER DEWITT CAROLINAS, INC. 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-663-1000 CONTACT: NEIL KING EMAIL: NEIL.KING@DEWITTCAROLINAS.COM	CIVIL ENGINEER ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NORTH CAROLINA 27511 PHONE: 919-481-6290 CONTACT: JAKE BUZZELL JBUZZELL@ADVANCEDCIVILDDESIGN.COM	ARCHITECT PLANWORX ARCHITECTURE PA 5711 SIX FORKS ROAD, SUITE 100 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-424-1946 CONTACT: TATE HOLT THOLT@PLANWORX.COM	LANDSCAPE ARCHITECT JDAVIS 510 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-835-1500 CONTACT: SAKAKO BUSH SAKAKO@JDAVISARCHITECTS.COM
				

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Tiny house <input type="checkbox"/> Open lot	<input type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Civic <input type="checkbox"/> Cottage Court <input type="checkbox"/> Frequent Transit Development Option
Subdivision case #: SUB-0027-2024 Scoping/sketch plan case #: SCOPE-0102-2023 Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Z-62-2022 Design Alternate #:	

GENERAL INFORMATION

Development name: Mitchell Mill Apartments
Inside City limits? Yes ☒ No ☐
Property address(es): 3805 Mitchell Mill Road

Site P.I.N (s): 1747-37-9686
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Proposed improvements consist of 8 apartment buildings, a pool/clubhouse, and the necessary parking and site infrastructure.

Current Property Owner(s): Mitchell Mill LLC
Company: Mitchell Mill LLC Title: Owner's Representative
Address: 3301 Benson Dr, Suite 304 Raleigh
Phone #: 919-533-5341 Email: neil.king@dewittcarolinas.com
Applicant Name (If different from owner. See "who can apply" in instructions): Jake Buzzell
Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder
Company: Advanced Civil Design Address: 51 Kilmayne Dr, Suite 102 Cary, NC 27511

Revision 6.01.24
raleighnc.gov

Phone #: 919-460-2024 Email: jbuzzell@advancedcivildesign.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
Developer Contact:
Company: _____ Title: _____
Address: _____
Phone #: _____ Email: _____
Applicant Name: _____
Company: _____ Address: _____
Phone #: _____ Email: _____

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): RX-3-PL-CU (10.462 Ac)	Existing gross floor area (not to be demolished): n/a
Gross site acreage: 10.462	Existing gross floor area to be demolished: n/a
# of parking spaces proposed: 260	New gross floor area: 290,688 sf
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new): 290,688 sf
Overlay District (if applicable):	Proposed # of buildings: 10
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-Unit Living	Proposed # of basement levels (UDO 1.5.7.A.6) n/a

STORMWATER INFORMATION	
Imperious Area on Parcel(s):	Imperious Area for Compliance (includes ROW):
Existing (sf) 0 Proposed total (sf) 196,918	Existing (sf) 0 Proposed total (sf) 245,065

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 216	Total # of hotel bedrooms:
# of bedroom units: 1br ⁸⁴ 2br ¹⁰⁸ 3br ²⁴ 4br or more	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-75(b)1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: _____ Date: 11/15/2024
Printed Name: Neil King
Signature: _____ Date: _____
Printed Name: _____

PLAN PREPARED BY:
FIRM # C-2798

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS



ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS
TITLE SHEET

Issue Dates:	02/14/2024: ASR SUBMITTAL #1	07/15/2024: ASR SUBMITTAL #2	09/30/2024: ASR SUBMITTAL #3	11/15/2024: ASR SUBMITTAL #4		
Date:	11/15/2024					
Scale: 1" =	500'					
Drawn By:	JLB	Checked By:	JDW			
Project Number:	18-0004-742					
Drawing Number:						

ASR-0015-2024

C.0.0

WILL SERVE LETTER FROM GFL ENVIRONMENTAL



July 15, 2024

Neil King
Dewitt
3301 Benson Dr.
Suite #103
Raleigh, NC 27609

Attn: Neil

This is a letter of support for trash and recycling services for your new project being planned for Mitchell Mill Apartments located at 3805 Mitchell Mill Rd, Raleigh, NC.

We have reviewed the plans and have found that GFL Environmental will be able to safely perform all commercial waste and recycling services for this project. The site calls for a single corral with a recycling dumpster and a compactor. The frequency of service is to be determined.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service and the trash enclosure will be large enough to accommodate the volume of trash that will be produced.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at tara.zents@gflenv.com.

Sincerely,
Tara Zents
Account Manager
GFL Environmental – Raleigh
(M) 919-427-2399

SEE SHEET C.3.0 FOR DUMPSTER PAD SPECIFICATIONS
SEE SHEET C.8.0 FOR VEHICLE TURNING EXHIBIT & COLLECTION PATH
SEE SHEET TCP FOR TRASH COMPACTOR ENCLOSURE DETAILS

APPROVAL FROM CITY OF RALEIGH'S SOLID WASTE SERVICES

From: Staley, Marion <Marion.Staley@raleighnc.gov>
Sent: Friday, August 23, 2024 1:28 PM
To: Spence Hutcheson; SWS Code Compliance DL
Cc: Jake Buzzell
Subject: RE: Mitchell Mill (ASR-0015-2024) - Solid Waste

Hello Spence,

I hope you are very well. I do not see any issues. I see everything that we need with no compliance issues. I should receive this when you submit.

Kind Regards,

Marion

Marion O. Staley
Code Compliance Supervisor

**City of Raleigh – Solid Waste Services
Code Compliance Program**
630 Beacon Lake Drive
Raleigh, NC 27610
919-996-6940 - Office
919-219-5437 - Cell
919-212-4290 – Fax

From: Spence Hutcheson <Shutcheson@advancedcivildesign.com>
Sent: Thursday, August 22, 2024 11:32 AM
To: Staley, Marion <Marion.Staley@raleighnc.gov>; SWS Code Compliance DL <SWSCodeCompliance@raleighnc.gov>
Cc: Jake Buzzell <jbuzzell@advancedcivildesign.com>
Subject: RE: Mitchell Mill (ASR-0015-2024) - Solid Waste

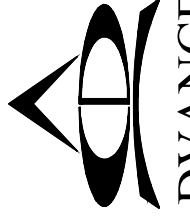
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' button in the banner to report this message.

Good Morning Marion,

We have updated our plans per your email below, could you possibly please review to make sure we are providing all the information you require? We want to make sure everything is acceptable so we can guarantee the "SWS approval" comment gets closed out with our next ASR submittal.

Below is a summary of the changes/updates that have been made to the sheets (attached) from our plan set:

PLAN PREPARED BY:
FIRM # C-2798



ADVANCED
CIVIL DESIGN

51 Kilmore Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ENGINEERS SURVEYORS



PLAN PREPARED FOR:

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS
WILL SERVE LETTER

Issue Dates:
02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: NO SCALE

Drawn By:
JLB

Checked By:
JDW

Project Number:
18-0004-742

Drawing Number:
C.0.1

●	Iron Pipe Found	—	x	—	x	—	Fence Line
●	Iron Pin Set	—	—	—	—	—	Edge of Pavement
▲	Railroad Spike	—	WA	—	WA	—	Underground Water Line
⚡	Light Pole	—	—	OHE	—	—	Overhead Electric Line
MB	Mailbox	—	ST	—	ST	—	Storm Sewer Line
⌂	Traverse Point	—	SA	—	SA	—	Sanitary Sewer Line
⌂	PK Set	—	—	—	—	—	Property Line
CA	CATV Pedestal	—	—	—	—	—	Ex. Property Line
⚡	Sign	—	—	—	—	—	Ex. Right-of-Way
⚡	Gas Valve	—	—	—	—	—	Ex. Easement Line
⚡	Pole Elec	—	—	—	—	—	Setback
⚡	Pole Elec Tele	—	—	—	—	—	Ex. Major Contour(s)
⚡	Pole Elec Tele	—	—	—	—	—	Ex. Minor Contour(s)
⚡	Catch Basin	—	G	—	G	—	Underground Gas
⚡	Curb Inlet	—	—	FO	—	—	Underground Fiber Optic
⚡	Water Meter	—	—	E	—	—	Underground Electric
⚡	Fire Hydrant	—	—	OHE	—	—	Overhead Electric
⚡	Air Release Manhole	—	—	—	—	—	Water Valve
⚡	Sanitary Cleanout	—	—	—	—	—	Sanitary Manhole

Existing Site Data Table	
Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462

LINE TABLE		
LINE	DISTANCE	BEARING
L1	41.17'	N20°10'59"W
L2	55.00'	N72°23'19"W
L3	37.03'	S59°39'01"W

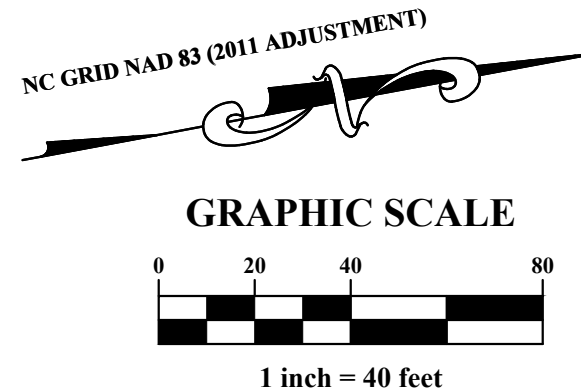
1. EXISTING ZONING OF PROPERTY IS RX-3-PL-CU.
2. BOUNDARY INFORMATION PROVIDED BY ADVANCED CIVIL DESIGN, INC.
3. TOPOGRAPHIC SURVEY PROVIDED BY ADVANCED CIVIL DESIGN, INC.
4. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDED DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATION HEREON.
5. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
6. EXISTING VEGETATION AND NATURAL AREAS WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE AND MINIMUM CLEARING OF LAND SHALL BE UNDERTAKEN DURING DEVELOPMENT.

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3720174700K WITH AN EFFECTIVE DATE OF JULY 19, 2022, IN WAKE COUNTY NORTH CAROLINA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.


SOURCE Coordinates were derived by Real Time Network (RTN) Global Positioning System (GPS). This results in NAD 1983, 2011 Adjustment (CORS 96) and North American Vertical Datum of 1988 (NAVD 88) elevations using the continually operating reference stations (CORS) maintained by the North Carolina Geodetic Survey. Class A Survey, 0.033 feet positional accuracy, VRS Field Procedure, Geoid 18.

BM #1: PK Nail along the centerline of Caliber Woods Drive.
N: 778200.9660
E: 2144104.9640
Elevation: 355.02'

NOTE: SURVEY INFORMATION COMPLETED BY
ADVANCED CIVIL DESIGN, INC. IN 2023



PLAN PREPARED BY:
FIRM # C-2798


ADVANCED
CIVIL DESIGN

51 Klimoyne Drive
Suite 102
Cory, North Carolina 27511
ph **919.481.6290**
fax **919.336.5127**

ENGINEERS SURVEYORS

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR
DEWITT CAROLINAS

EXISTING CONDITIONS

Issue Dates:

02/14/2024: ASR SUBMITTAL #1

07/15/2024: ASR SUBMITTAL #2

09/30/2024: ASR SUBMITTAL #3

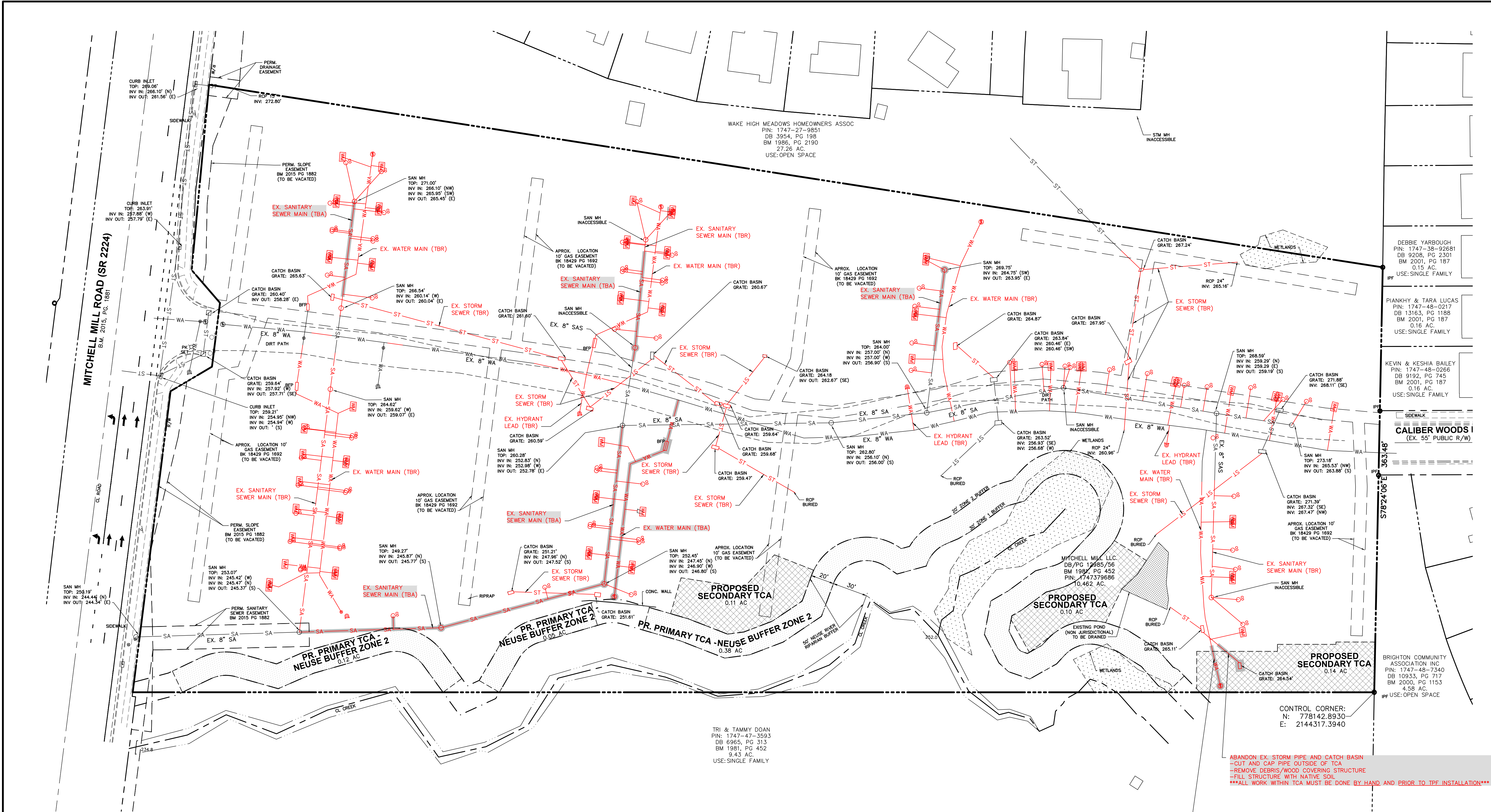
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

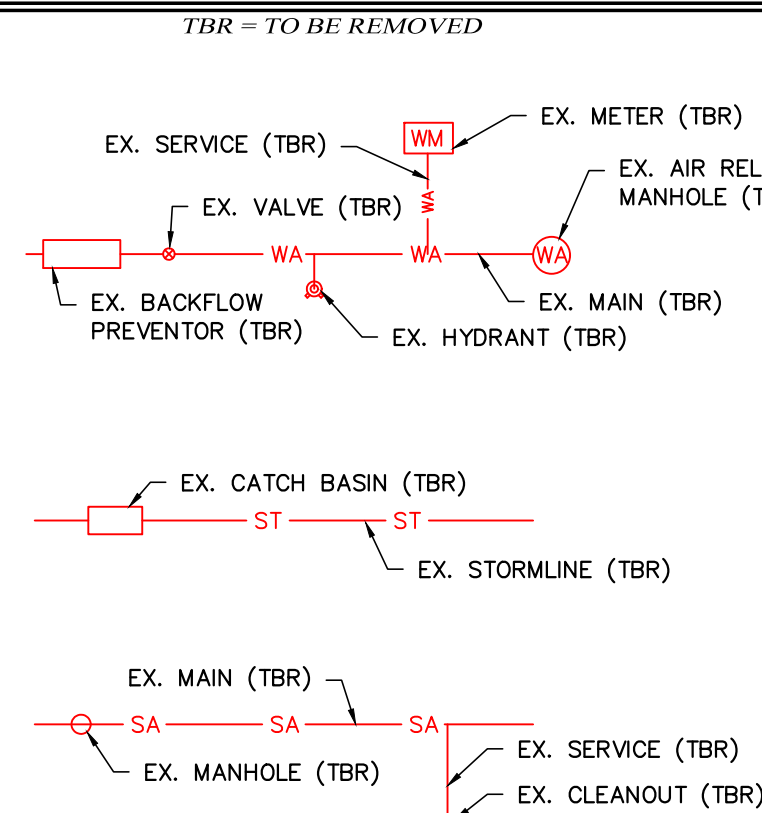
Drawn By:	Checked By
JLB	JDW

Project Number:
18-0004-742

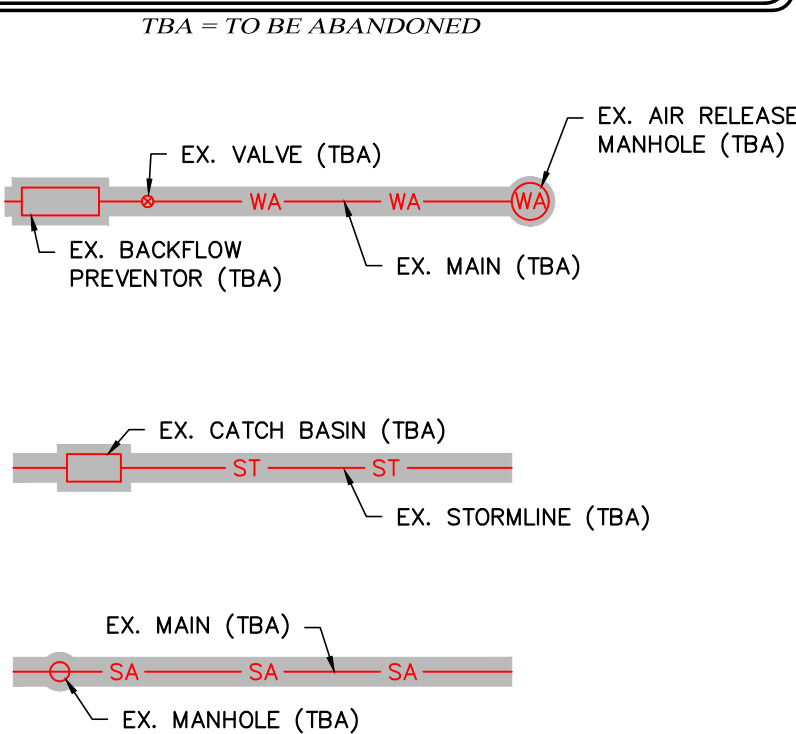
Drawing Number:
C.1.0



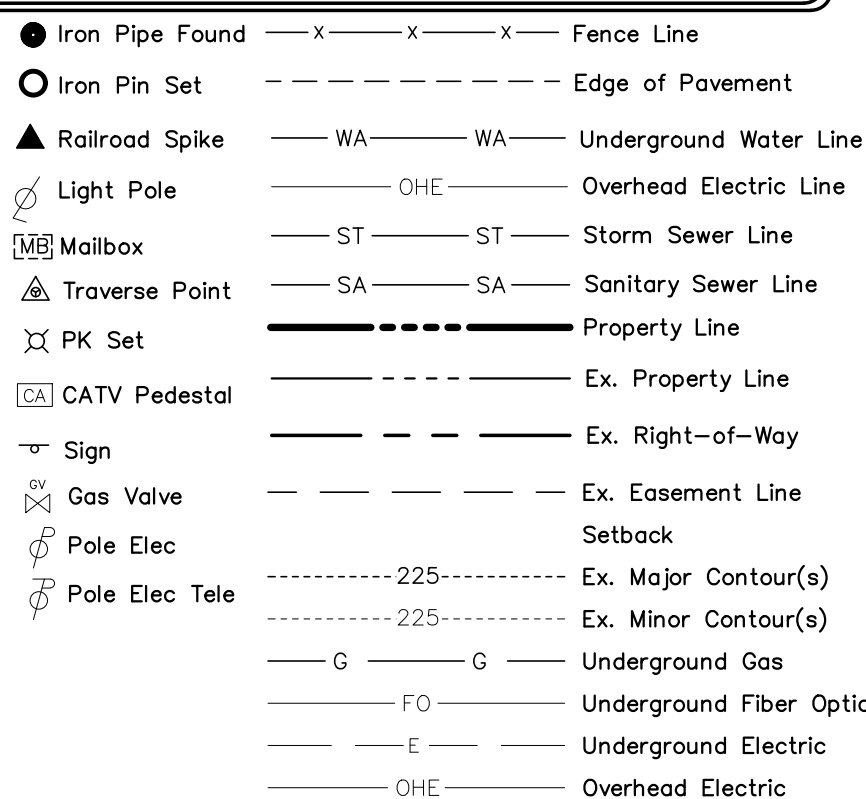
DEMOLITION LEGEND



ABANDONMENT LEGEND



EXISTING CONDITIONS LEGEND

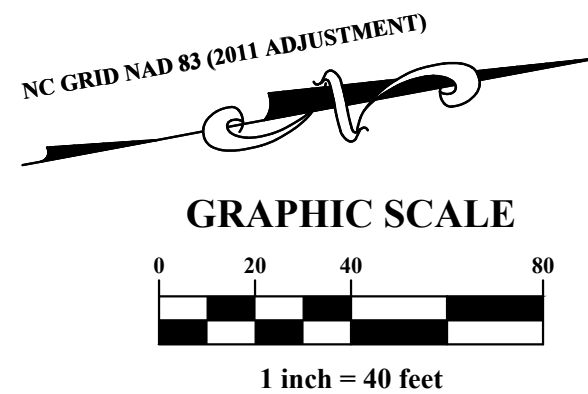


NOTES:

1. REMAINING WATER AND SANITARY SEWER MAINS THAT HAVE NOT BEEN ABANDONED, MUST BE TESTED TO ENSURE THEY MEET RALEIGH PUBLIC WATER MAIN STANDARDS.

ABANDON EX. STORM PIPE AND CATCH BASIN
- CUT AND CAP PIPE OUTSIDE OF TCA
- REMOVE DEBRIS/WOOD COVERING STRUCTURE
- FILL STRUCTURE WITH NATIVE SOIL
ALL WORK WITHIN TCA MUST BE DONE BY HAND AND PRIOR TO TPF INSTALLATION

ABANDON EX. WATER MAIN
- CUT AND CAP PIPE OUTSIDE OF TCA
- REMOVE AIR RELEASE MANHOLE AND FILL STRUCTURE WITH NATIVE SOIL
ALL WORK WITHIN TCA MUST BE DONE BY HAND AND PRIOR TO TPF INSTALLATION



PLAN PREPARED BY:
FIRM # C-2798

PLAN PREPARED FOR:

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS
DEMOLITION PLAN

Issue Dates:
02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

Drawn By: JLB
Checked By: JDW

Project Number:
18-0004-742

Drawing Number:
C.2.0

DEBBIE YARBOUGH
PIN: 1747-38-92681
DB 9208, PG 2301
BM 2001, PG 187
0.15 AC.
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS
PIN: 1747-48-0217
DB 13163, PG 1188
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

KEVIN & KESHA BAILEY
PIN: 1747-48-0266
DB 9192, PG 745
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

BRIGHTON COMMUNITY ASSOCIATION INC.
PIN: 1747-48-7340
DB 10933, PG 717
BM 2000, PG 1153
4.58 AC.
USE: OPEN SPACE

WAKE HIGH MEADOWS HOMEOWNERS ASSOC
PIN: 1747-27-9851
DB 3954, PG 198
BM 1986, PG 2190
27.26 AC.
USE: OPEN SPACE

MITCHELL MILL LLC
DB/PG 12665/56
BM 1984, PG 452
PIN: 1747379686
10.462 AC.

TRI & TAMMY DOAN
PIN: 1747-47-3593
DB 6965, PG 313
BM 1981, PG 452
9.43 AC.
USE: SINGLE FAMILY

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
ENGINEERS SURVEYORS

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

carolinas
dewitt

CODED NOTE

- (A) 18" STRAIGHT CURB
(B) 30" STANDARD CURB & GUTTER
(C) TRASH COMPACTOR & RECYCLING DUMPSTER SEE C.8.0 FOR COLLECTION PATH
(D) CURB RAMP
(E) ACCESSIBLE PARKING SIGN
(F) STOP/DO NOT ENTER SIGN
(G) NO PARKING TO CORNER SIGN
(H) NO PARKING SIGN
(I) RETAINING WALL W. FENCE (DESIGN BY OTHERS)
(J) RETAINING WALL
(K) STEM WALL
(L) COVERED CBU (DESIGN BY OTHERS)
(M) 280' S.D.T.
(N) 240' S.D.T.
(O) BICYCLE RACK (SHORT TERM)
(P) FENCE
(Q) LANDSCAPE WALL
(R) BICYCLE RACK (LONG TERM)
(S) DUMPSTER PAD
SEE THIS SHEET FOR PAVEMENT SPECS
SEE ARCH PLANS FOR TRASH COMPACTOR ENCLOSURE SPECS

AMENITY AREA	
Area #	Square Feet
#1	7,307
#2	3,162
#3	2,422
#4	3,283
#5	5,388
#6	6,396
#7	1,822
#8	1,193
#9	4,773
#10	1,996
#11	1,837
TOTAL	39,579

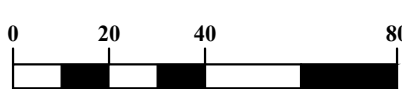
GENERAL NOTES

1. ZONE B & ZONE C BUFFER YARDS ARE NOT REQUIRED PER UDO 3.5.1.D. (APARTMENT BUILDING W/LESS THAN 50' HEIGHT, IN A MIXED-USED DISTRICT)

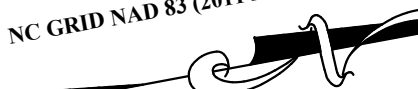
LEGEND

- EX. BOUNDARY LINE
EX. RIGHT-OF-WAY LINE
PR. BOUNDARY LINE
BUFFER LINE
EASEMENT LINE
240' S.D.T.
SIGHT DISTANCE TRIANGLE
ACCESSIBLE PATH
STANDARD SECTION
CONCRETE PAVEMENT SECTION
AMENITY AREA

GRAPHIC SCALE



NC GRID NAD 83 (2011 ADJUSTMENT)



SITE DATA TABLE

PROPERTY INFORMATION:	
PIN:	1747379686
ADDRESS:	3805 MITCHELL MILL RD.
TOTAL SITE AREA:	10.462/455,731 ACRES/SF
ZONING INFORMATION:	
EXISTING ZONING:	RX-3-PL-CU (RESIDENTIAL MIXED USE-3 STORIES-CONDITIONAL USE)
CUD CASE NUMBER:	Z-82-2022
DEVELOPMENT INFORMATION:	
FRONTAGE TYPE:	PARKING LIMITED
BUFFER TYPE:	ZONE A PROTECTIVE YARD - TYPE 1 ZONE A PROTECTIVE YARD - TYPE 2
EXISTING USE:	VACANT
PROPOSED USE:	APARTMENT
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	
APARTMENT	290,688 SF
TOTAL AREA:	290,688 SF

BUILDING DIMENSIONAL STANDARDS:

BUILDING HEIGHT:	
APARTMENT BUILDINGS	
BLDG. TYPE I - 46' 2"	
BLDG. TYPE II - 46' 0"	
BLDG. TYPE II - 46' 0"	
UNIT BREAKDOWN:	
1-BR UNITS:	84
2-BR UNITS:	108
3-BR UNITS:	24
TOTAL UNITS:	216

BUILDING DIMENSIONAL STANDARDS CONT:	
GROUND FLOOR HEIGHT MINIMUM:	11'
PR. BUILDING HEIGHT:	3 STORY
GROUND STORY TRANSPARENCY:	20% MINIMUM
ACCESSORY STRUCTURE:	26' MAX
PR. ACCESSORY STRUCTURE:	N/A
PRIMARY STREET:	MITCHELL MILL ROAD
BUILDING SETBACKS:	PRIMARY STREET- 5' SIDE STREET- 5' SIDE LOT LINE- 0' OR 6' REAR LOT LINE- 0' OR 6'
REQUIRED BUILD-TO:	
PRIMARY STREET (MITCHELL MILL)	50% 5'-100' FROM R/W
SIDE STREET (CALIBER WOODS)	25% 0'-100' FROM R/W
LOT 1 - PROVIDED BUILD-TO:	
PRIMARY STREET (MITCHELL MILL)	121.17/178.44 = 67.91%
SIDE STREET (CALIBER WOODS)	512.46/1,018.52 = 50.31%
LOT 2 - REQUIRED BUILD-TO:	
PRIMARY STREET (MITCHELL MILL)	191.75/265.66 = 72.18%
SIDE STREET (CALIBER WOODS)	442.13/1,046.22 = 42.26%

PARKING DIMENSIONAL STANDARDS:

PARKING SETBACKS:	PRIMARY STREET- 10' SIDE STREET- 10' SIDE LOT LINE- 0' REAR LOT LINE- 0'
-------------------	---

Existing Site Data Table

Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462

Proposed Site Data Table

	Acres	Square Feet
New Lot 1 Area:	3.625	157,910
New Lot 2 Area:	5.348	232,941
New R/W Area:	1.489	64,880
Total Area:	10.462	455,731

IMPERVIOUS AREA CALCULATIONS:

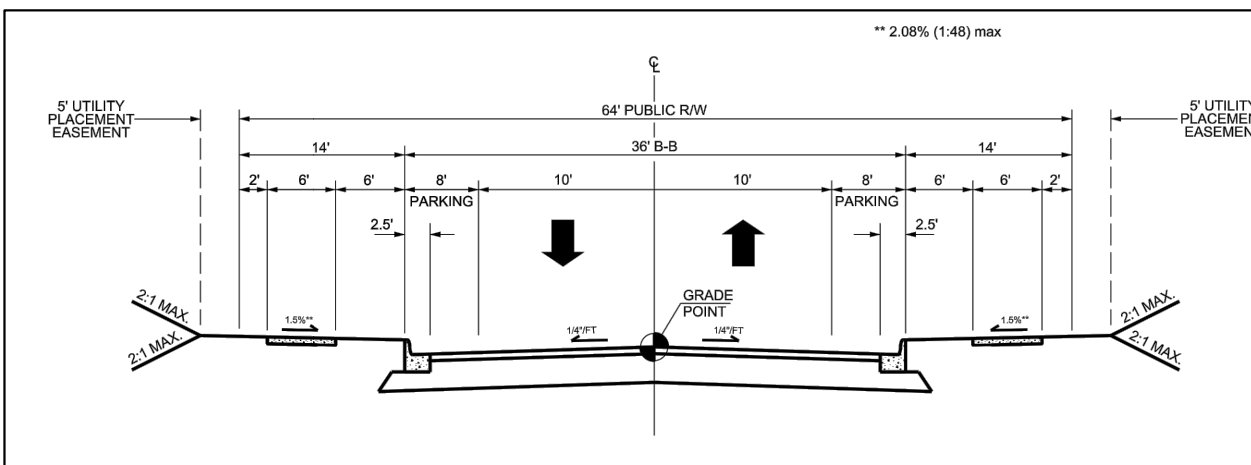
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	5.647/245,965 ACRES/SF
SITE COVERAGE:	5.647/10,462 = 54.0%
PR. IMPERVIOUS AREA (LOT 1)	2.510/109,343 ACRES/SF
	2.510/3,625 = 69.2%
PR. IMPERVIOUS AREA (LOT 2)	2.005/87,343 ACRES/SF
	2.005/5,348 = 37.5%
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #3720174700K
REQUIRED AMENITY AREA: (10% OF SITE AREA)	8.973 AC * 10% = 0.897 (39,087 SF)
PROVIDED AMENITY AREA:	0.909 AC (39,579 SF)
PARKING CALCULATIONS:	
MAX PARKING ALLOWED	1.5(1BR)+2.25(2BR)+3(3BR) 1.5(84)+2.25(108)+3(24) = 441 SPACES MAX 306 SPACES
TOTAL PROPOSED PARKING	
ACCESSIBLE PARKING:	301 TO 400 = 8 TOTAL (2 VAN)
REQUIRED ACCESSIBLE PARKING:	20 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:	9 SPACES
PROVIDED STANDARD ACCESSIBLE SPACES:	11 SPACES
PROVIDED VAN PARKING SPACES:	
BICYCLE CALCULATIONS:	
SHORT TERM BICYCLE PARKING	1 PER 20 UNITS 216 UNITS/20 = 10.8 = 11 SPACES 16 SPACES
PROVIDED SHORT TERM SPACES:	
LONG TERM BICYCLE PARKING	1 PER 7 BR 372 BR /7 = 53.1 = 53 SPACES 53 SPACES (BUILDING)
PROVIDED LONG TERM SPACES:	

CURVE TABLE

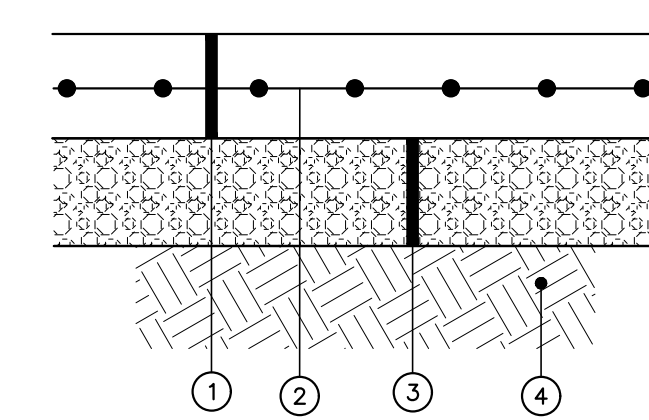
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	011°21'01"	375.00'	74.29'	N13°37'16"E	74.17'
C2	010°17'35"	375.00'	67.37'	S13°05'33"W	67.28'
C3	00°58'16"	375.00'	52.17'	N14°15'13"E	52.13'

LINE TABLE

LINE	DISTANCE	BEARING
L1	41.17'	N20°10'59"W
L2	55.00'	N72°23'19"W
L3	37.03'	S59°39'01"W



GENERAL		PAVEMENT DESIGN	
WALKWAY TYPE	SIDEWALK BOTH SIDES	3" 5/8" SA	4" 6"
PLANTING TYPE	TREE/LAWN		
TREE SPACING	40' O.C. AVG		
PARKING TYPE	PARALLEL ON 2 SIDES		



DUMPSTER PAD CONCRETE PAVEMENT SECTION

NO SCALE

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR DEWITT CAROLINAS

SITE PLAN

Issue Dates:
02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024

Scale: 1" = 40'

Drawn By: JLB

Checked By: JDW

Project Number:

18-0004-742

Drawing Number:

C.3.0

PLAN PREPARED FOR:

carolinas

dewitt

PLAN PREPARED BY:

FORM # C-2798

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

DEBBIE YARBROUGH
PIN: 1747-48-92681
DB 9208, PG 2301
BM 2001, PG 187
0.15 AC.
USE: SINGLE FAMILY

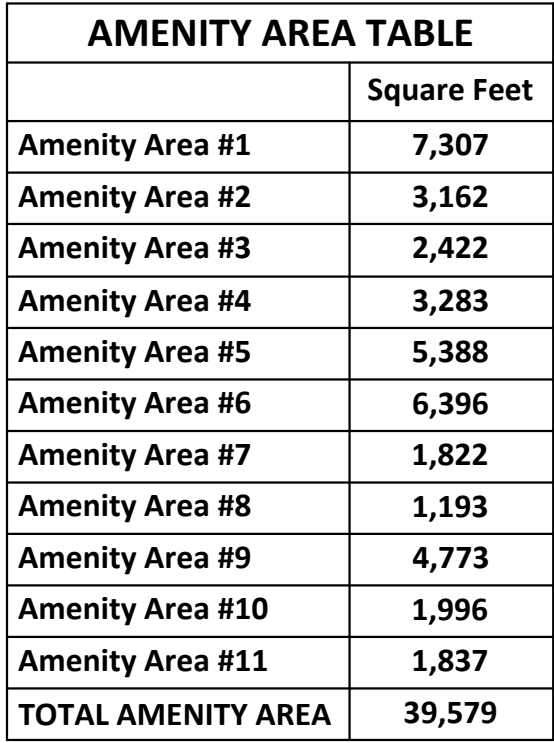
PIANKHY & TARA LUCAS
PIN: 1747-48-0217
DB 13163, PG 1188
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY


KEVIN & KESHA BAILEY
PIN: 1747-48-0286
DB 9192, PG 745
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

BRIGHTON COMMUNITY
ASSOCIATION INC
PIN: 1747-48-7340
DB 10933, PG 717
BM 2000, PG 1153
4.58 AC.
USE: OPEN SPACE

WAKE HIGH MEADOWS HOMEOWNERS ASSOC
PIN: 1747-27-9851
DB 3094, PG 198
BM 1986, PG 2190
27.26 AC.
USE: OPEN SPACE

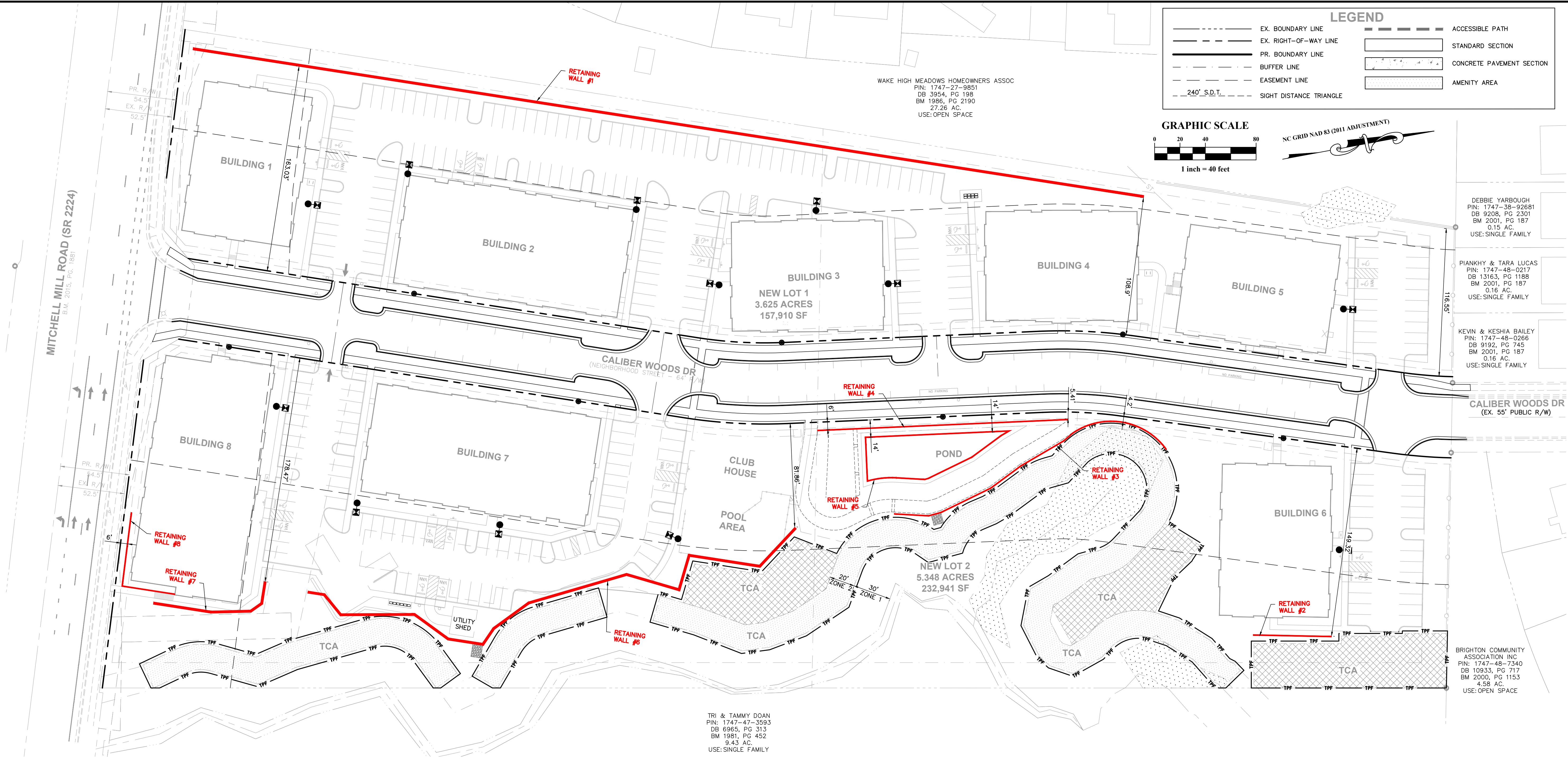
TRI & TAMMY DOAN
PIN: 1747-47-3593
DB 6965, PG 313
BM 1981, PG 452
9.43 AC.
USE: SINGLE FAMILY



ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA		PLAN PREPARED BY: FIRM # C-2798 PLAN PREPARED FOR:	 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 51 Kilmoyne Drive Suite 102 Cary, North Carolina 27511 ph. 919.481.6290 fax 919.536.5127
MITCHELL MILL APARTMENTS FOR DEWITT CAROLINAS			
LOTS & EASEMENTS PLAN			
Issue Dates: 02/14/2024: ASR SUBMITTAL #1 07/15/2024: ASR SUBMITTAL #2 09/30/2024: ASR SUBMITTAL #3 11/15/2024: ASR SUBMITTAL #4			
Date: 11/15/2024 Scale: 1" = 40'			
Drawn By: JLB	Checked By: JDW		
Project Number: 18-0004-742			
Drawing Number: C.3.1			

c:\18-0004-742nc\UWC\production drawings\development plan\0004-742-Retaining Wall Plan.dwg RETAINING WALL PLAN Nov 15, 2024 - 10:39:25am Shultcheson

Retaining Walls		
#	Dist. from R/W	Max Height
RW-1	109	14
RW-2	149	8
RW-3	4.2	6
RW-4	5.4	4.3
RW-5	14	8
RW-6	82	15
RW-7	178	12
RW-8	6	4.5



PLAN PREPARED BY:
FIRM # C-2798

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ENGINEERS SURVEYORS

ADVANCED
CIVIL DESIGN

PLAN PREPARED FOR:

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS

RETAINING WALL PLAN

Issue Dates:
02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

Drawn By: JLB
Checked By: JDW

Project Number:
18-0004-742

Drawing Number:
C.3.2

C:\18-0004-742nc\production drawings\development plan\0004-742-Grading and Drainage Plan.dwg Grading Plan Nov 15, 2024 - 10:39:36am Shutcherson

STANDARD GRADING NOTES (AS APPLICABLE)

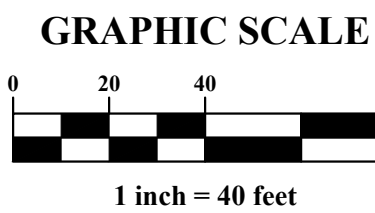
1. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
3. PROPOSED GRADES BY SEPARATE PLAN CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS, LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TXXX.XX. TOP OF CASTING ELEVATIONS DENOTED AS TC XXX.XX.
14. IN CASE ON AN EMERGENCY OR MAINTENANCE RELATED ISSUES WITH THE POND, THE HAND WHEEL AND PLUG VALVE IS TO BE USED TO DRAW DOWN THE POND AS MUCH AS POSSIBLE. IF POND IS TO BE DRAWN DOWN COMPLETELY, OWNER IS TO COORDINATE WITH CONTRACTOR TO BRING IN PUMP TO PUMP OUT REMAINING WATER.
15. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
16. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
18. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
19. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
20. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SITE DEVELOPMENT DATA

OVERALL SITE AREA: 10.462/455,731 ACRES/SF

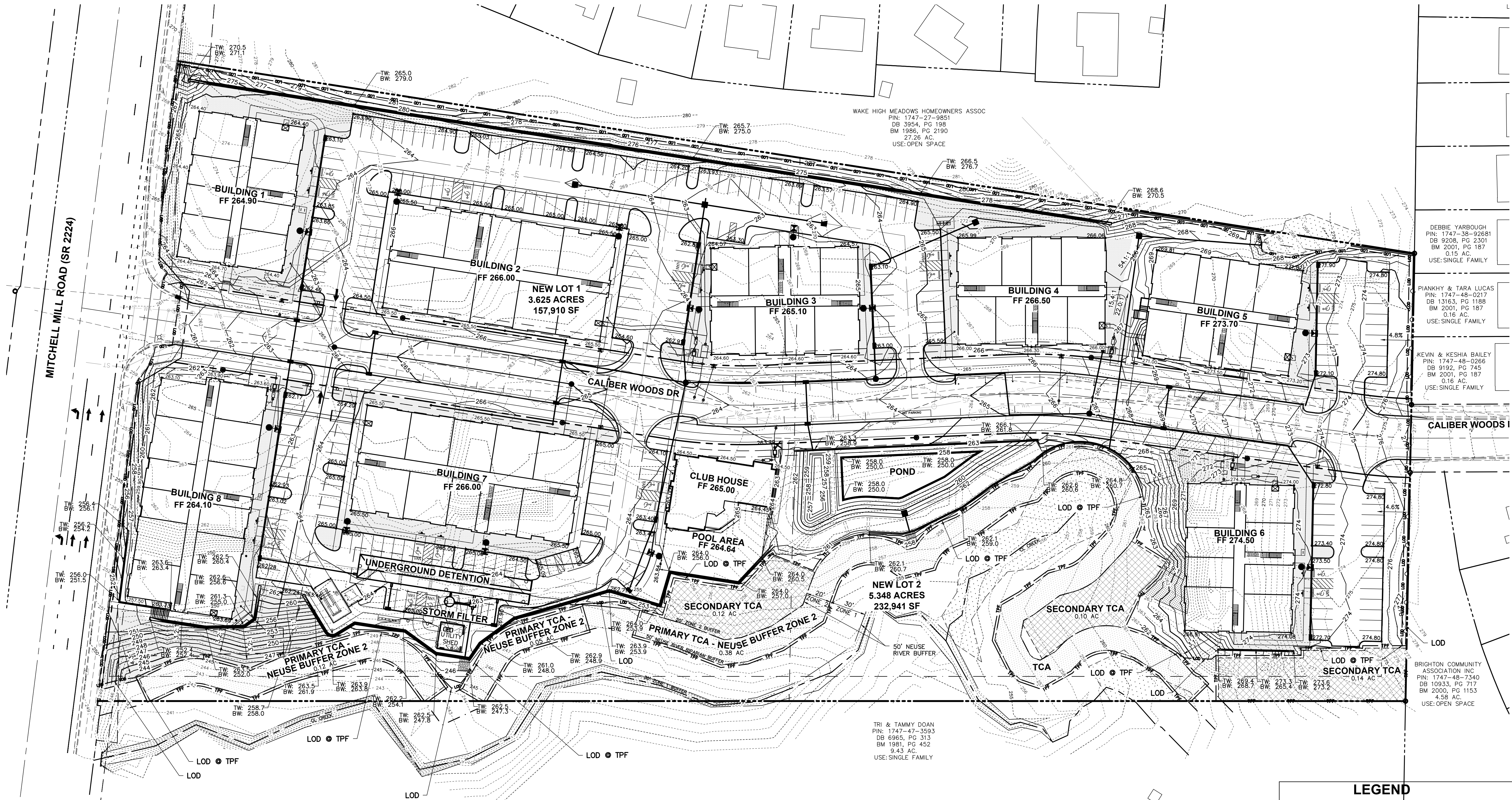
EX. IMPERVIOUS AREA: 0.0/0 ACRES/SF
PR. IMPERVIOUS AREA: 5.647/245,965 ACRES/SF
SITE COVERAGE: 5.647/10.462 = 54.0%

FLOOD HAZARD AREA: NO, FEMA MAP PANEL #3720174700K
NUESE RIVER BUFFER: NO
WETLANDS: NO



LEGEND

- | | | | |
|--|----------------|----|---------------------------|
| | 15" STM | CB | PROPOSED STORM SEWER |
| | 8" SAN | | PROPOSED SANITARY SEWER |
| | 8" WM | WV | PROPOSED WATER MAIN |
| | EX. 12" STM | CB | EXISTING STORM SEWER |
| | EX. 8" SAN | SA | EXISTING SANITARY SEWER |
| | EX. 8" WM | WA | EXISTING WATER MAIN |
| | LOD | | LIMITS OF DISTURBANCE |
| | 294 | | PROPOSED CONTOUR |
| | 294 | | EXISTING CONTOUR |
| | | | SURFACE FLOW ARROW |
| | 345.0 + | | EXISTING GROUND ELEVATION |
| | EX. TC 345.0 + | | EXISTING TOP CASTING |
| | 345.0 • | | PROPOSED GROUND ELEVATION |
| | T345.0 • | | PROPOSED TOP OF CURB |
| | TC 345.0 • | | PROPOSED TOP CASTING |



ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR

DEWITT CAROLINAS

GRADING PLAN

Issue Dates:

02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

Drawn By: JLB

Checked By: JDW

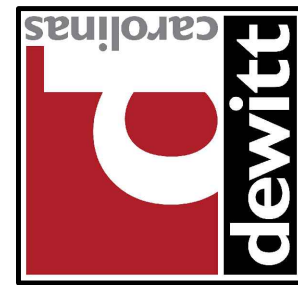
Project Number:
18-0004-742

Drawing Number:
C.4.0

PLAN PREPARED BY:

FIRM # C-2798

PLAN PREPARED FOR:



51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
ENGINEERS SURVEYORS

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

DEBBIE YARBOUGH
PIN: 1747-38-92681
DB 9208, PG 2301
BM 2001, PG 187
0.15 AC.
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS
PIN: 1747-48-0217
DB 13163, PG 1188
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

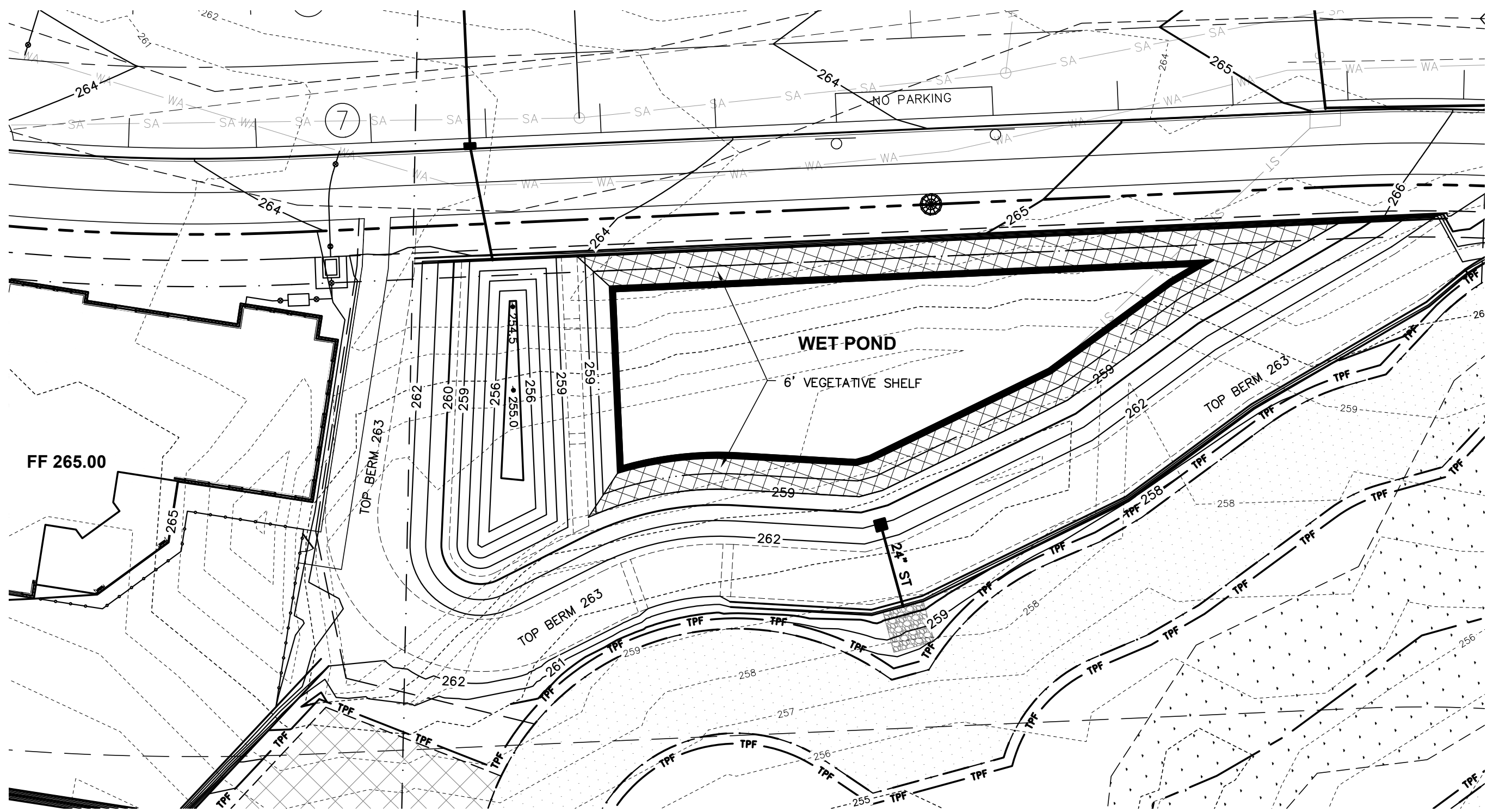
KEVIN & KESHA BAILEY
PIN: 1747-48-0266
DB 9192, PG 745
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

BRIGHTON COMMUNITY
ASSOCIATION INC.
PIN: 1747-48-7340
DB 10933, PG 717
BM 2000, PG 1153
2.58 AC.
USE: OPEN SPACE

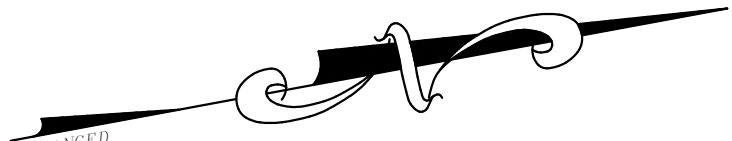
WAKE HIGH MEADOWS HOMEOWNERS ASSOC
PIN: 1747-27-9851
DB 3954, PG 198
BM 1986, PG 2190
27.26 AC.
USE: OPEN SPACE

TRI & TAMMY DOAN
PIN: 1747-47-3593
DB 6965, PG 313
BM 1981, PG 452
9.43 AC.
USE: SINGLE FAMILY

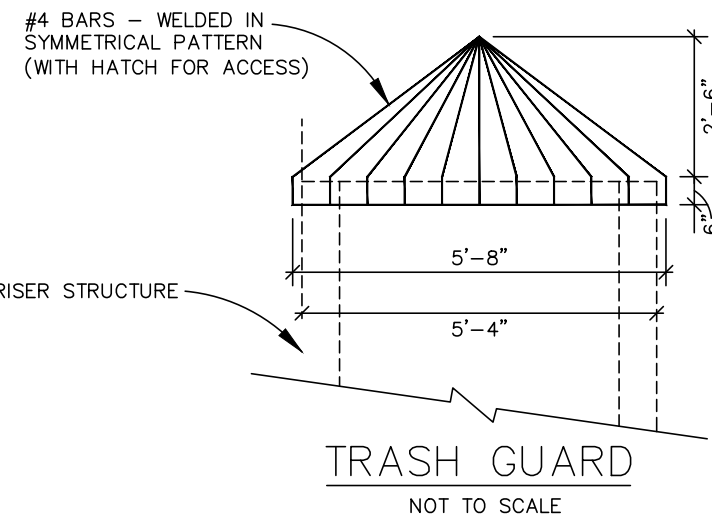
0:\18-0004-742\c:\wco\production drawings\development plan\0004-742-Wet Pond Plan.dwg SCM PLAN -WET POND Nov 15, 2024 - 10:39:52am Shulcheson



GRAPHIC SCALE



VEGETATIVE SHELF (6:1)



STORMWATER MANAGEMENT SUMMARY - OUTLET POINT			
RETURN EVENT (YR)	PRE-DEV. RELEASE RATE (CFS)	POST-DEV. RELEASE RATE (CFS)	TOTAL POST-DEV. RELEASE RATE (CFS)
2	14.25	5.80	13.43
10	39.96	22.15	39.64
100	78.04	33.31	63.93

WET DETENTION POND: BASIN SIZING, CALCULATIONS, AND REQUIREMENTS

REQUIRED SURFACE AREA FOR PERMANENT POOL

TOTAL DRAINAGE AREA TO BASIN: 5.1 AC
IMPERVIOUS AREA DRAINING TO BASIN: 3.4 AC
PERCENT OF IMPERVIOUS FOR DRAINAGE AREA: 66.8%
PERMANENT POOL AVERAGE DEPTH: 6 FT.
SURFACE AREA/DRAINAGE AREA RATIO (SA/DA): 1.56
REQUIRED SURFACE AREA: SA = (1.56/100)*(5.104 AC)*(43,560 SF/AC) = 3,468 SF
PROVIDED SURFACE AREA: SA = 3,870 SF
SURFACE AREA PROVIDED > SURFACE AREA REQUIRED
3,870 SF > 3,468 SF

REQUIRED VOLUME TO CONTROL THE 1" STORM

RUNOFF COEFFICIENT (RV): STORM RUNOFF (IN) / STORM RAINFALL (IN)
PERCENT IMPERVIOUS (I): DRAINAGE AREA (AC) / IMPERVIOUS PORTION OF DA (AC.)

RV = 0.05 + .009 * (I)
= 0.05 + .009 * (66.8)
= 0.651 IN/IN

REQ. VOL. FROM 1" OF RUNOFF= (DESIGN RAINFALL) * (RV) * (DRAINAGE AREA)
= (1") * (0.651 IN/IN) * (5.104 AC) * (43,560 SF/AC) * (1 FT/12 IN)
= 12,067 CF

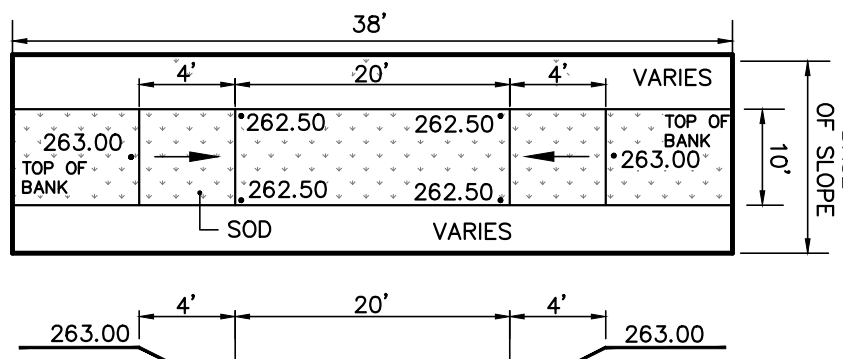
* VOLUME FROM 1-INCH PROVIDED BETWEEN ELEVATIONS 258.5 AND 260.3

PROVIDED VOLUME FROM 1" OF RUNOFF = 12,328 CF

VOLUME PROVIDED > VOLUME REQUIRED
12,328 CF > 12,067 CF

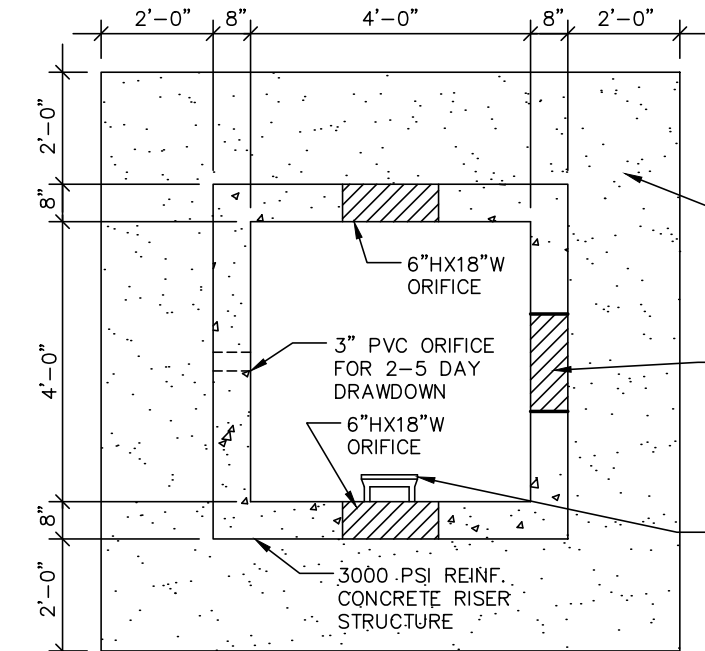
CITY OF RALEIGH SCM REQUIREMENTS

REQUIREMENT: THE POST-DEVELOPMENT PEAK RUNOFF RATE SHALL BE LIMITED TO THE PRE-DEVELOPMENT PEAK RUNOFF RATE FOR THE 1-YEAR, 24-HOUR AND THE 10-YEAR, 24-HOUR STORMS. SOAKS SHALL STORE RUNOFF FROM A ONE-(1) INCH RAINFALL FROM THE SITE ABOVE THE PERMANENT POOL. THE DISCHARGE RATE FROM THE SCM SYSTEM FOLLOWING THE ONE- (1) INCH RAINFALL DESIGN STORM SHALL BE SUCH THAT THE RUNOFF DOES NOT DRAW DOWN TO THE PERMANENT POOL LEVEL IN LESS THAN TWO (2) DAYS AND THAT THE POND IS DRAWN DOWN TO THE PERMANENT POOL LEVEL WITHIN AT LEAST FIVE (5) DAYS.



BASIN EMERGENCY SPILLWAY

NO SCALE



PLAN VIEW OF RISER STRUCTURE

NOT TO SCALE

BUOYANCY CALCULATIONS

WEIGHT OF CONCRETE (DOWNWARD FORCE)

RISER: (2(4'x0.67') + 2(5.33x0.67')) x 14.5' = 181 CF

FOOTING: 1' x 9.33' x 9.33' = 87 CF

GROUT: 1' x 4' x 4' = 16 CF

CONCRETE VOLUME X CONCRETE DENSITY =

= (181 CF + 87 CF + 16 CF) X 150 LBS./CF

= 42,600 LBS.

WEIGHT OF WATER DISPLACED (UPWARD FORCE)

RISER: 5.33' X 5.33' X 14.5' = 412 CF

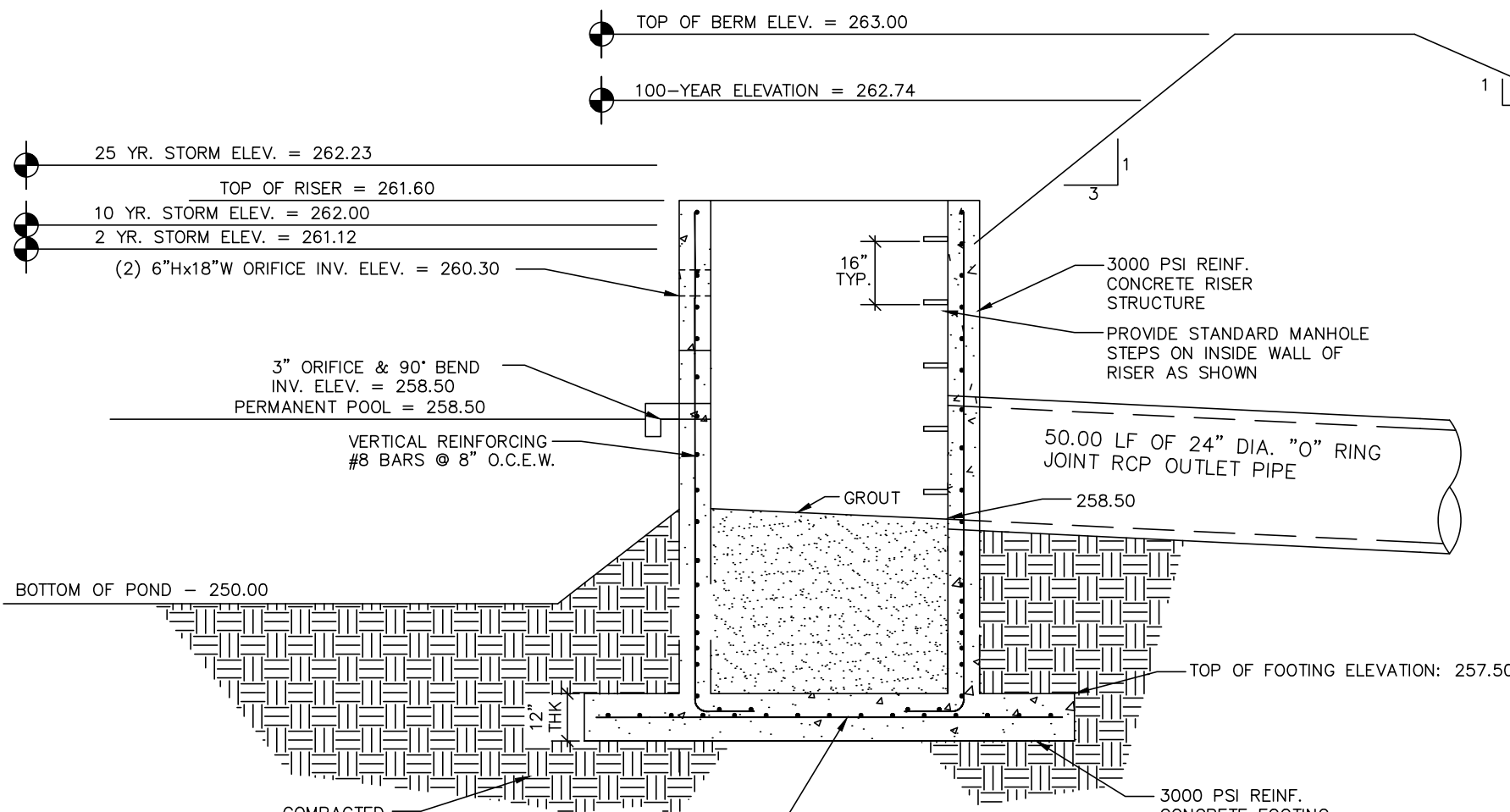
FOOTING: 1' X 9.33' X 9.33' = 87 CF

WATER VOLUME X WATER DENSITY =

= (412 CF + 87 CF) X 62.4 LBS./CF X 1.15 FACTOR OF SAFETY

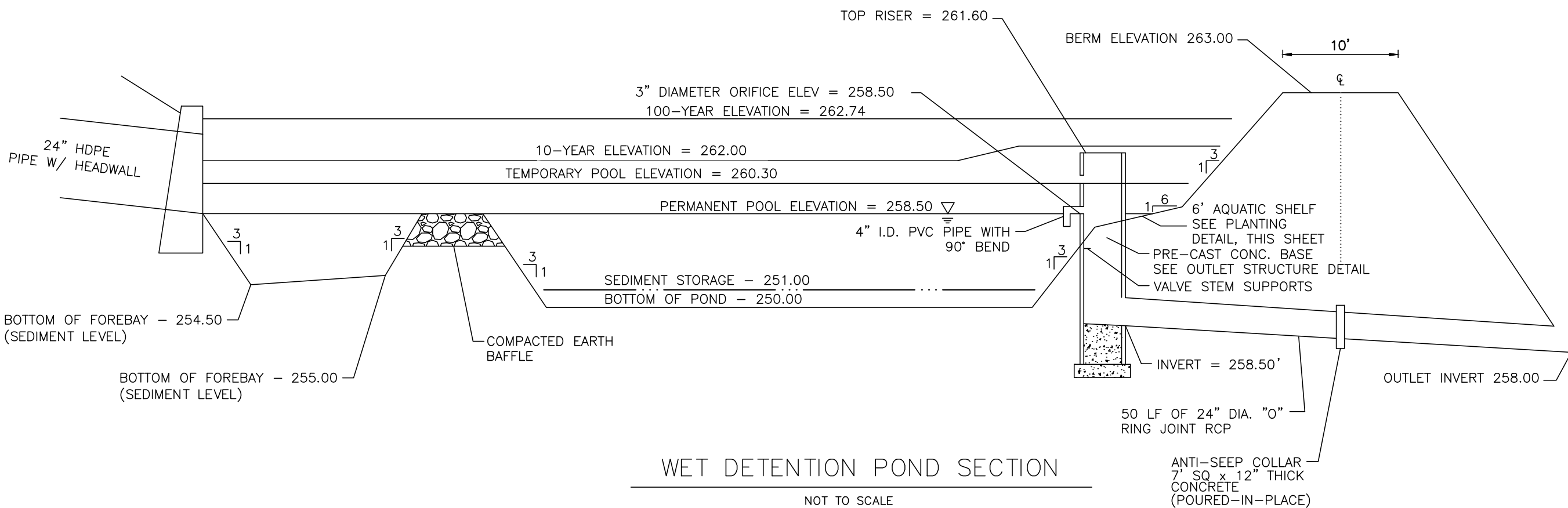
= 35,808 LBS. < 42,600 LBS.

STRUCTURE WILL NOT FLOAT



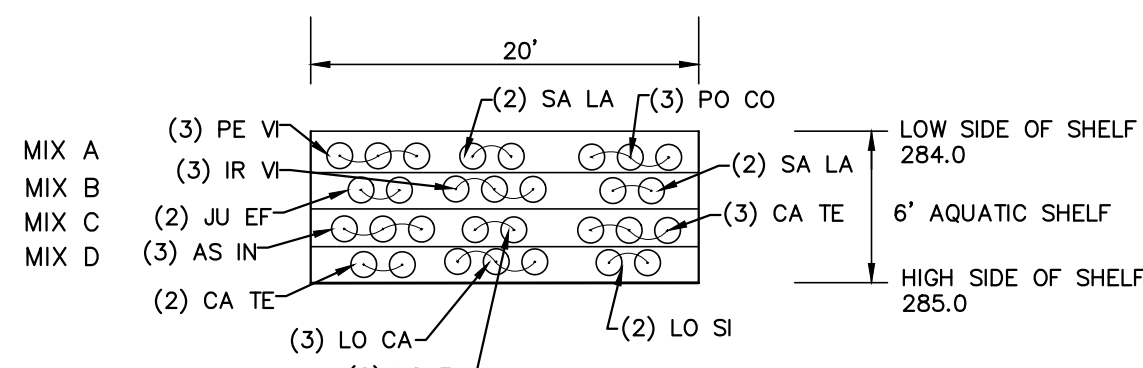
WET DETENTION POND OUTLET STRUCTURE SECTION

NOT TO SCALE



WET DETENTION POND SECTION

NOT TO SCALE

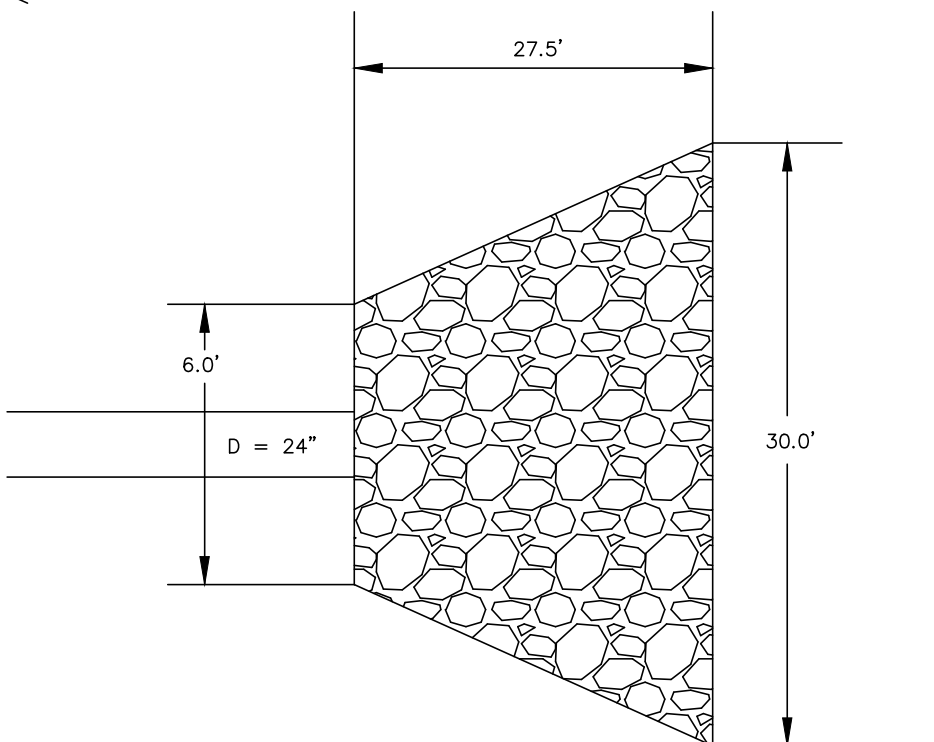


TYPICAL AQUATIC SHELF PLANTING LAYOUT

SCALE: NTS

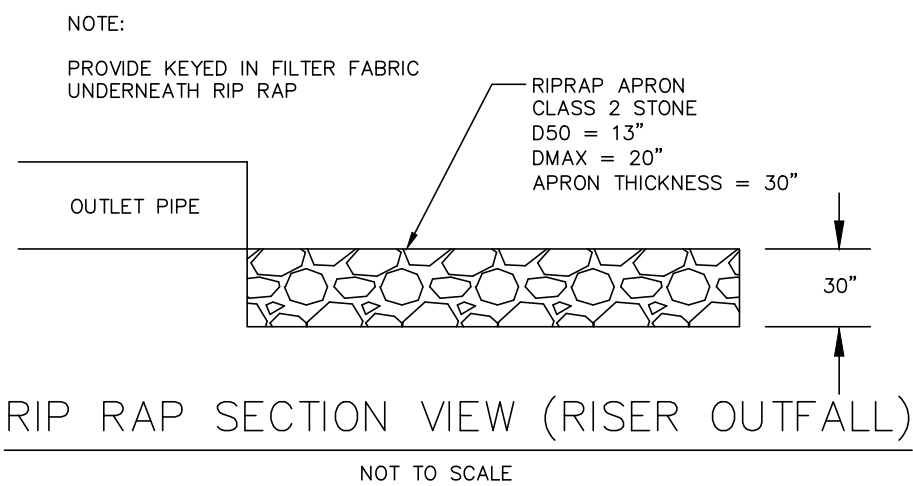
CODE	QTY.	BOT. NAME / COMMON NAME	SIZE	COND	SPACING
MIX A EMERGENT DEEP (6"-3" BELOW WATER LEVEL)					
PE VI	42	Peltandra virginica	18"	plug	24" o.c.
		Arrow Arum			Field Locate
SA LA	28	Sagittaria latifolia	9"	plug	24" o.c.
		Broad-Leaf Arrowhead			Field Locate
PO CO	42	Pontederia cordata	9"	plug	24" o.c.
		Pickeral Weed			Field Locate
MIX B EMERGENT SHALLOW (3"-0" BELOW WATER LEVEL)					
IR VI	42	Iris virginica	18"	plug	24" o.c.
		Blue Flag Iris			Field Locate
JU EF	28	Juncus effusus	9"	plug	24" o.c.
		Common Rush			Field Locate
SA LA	28	Sagittaria latifolia	9"	plug	24" o.c.
		Broad-Leaf Arrowhead			Field Locate
MIX C EDGE (0"-3" ABOVE WATER LEVEL)					
AS IN	42	Asclepias incarnata	24"	plug	24" o.c.
		Swamp Milkweed			Field Locate
CA TE	28	Carex Tenera	18"	plug	24" o.c.
		Quill Sedge			Field Locate
LO EL	28	Lobelia Elongata	18"	plug	24" o.c.
		Longleaf Lobelia			Field Locate
MIX D SATURATED (3"-6" ABOVE WATER LEVEL)					
CA TE	28	Carex Tenera	18"	plug	24" o.c.
		Quill Sedge			Field Locate
LO CA	42	Lobelia cardinalis	18"	plug	24" o.c.
		Cardinal Flower			Field Locate
LO SI	28	Lobelia siphilitica	24"	plug	24" o.c.
		Great Blue Lobelia			Field Locate

NOTE:
1. SIZE INDICATED AT TIME OF PLANTING.



RIP RAP PLAN VIEW (RISER OUTFALL)

NOT TO SCALE



RIP RAP SECTION VIEW (RISER OUTFALL)

NOT TO SCALE

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR

DEWITT CAROLINAS

SCM PLAN - WET POND

Issue Dates:

02/14/2024: ASR SUBMITTAL #1

07/15/2024: ASR SUBMITTAL #2

09/30/2024: ASR SUBMITTAL #3

11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024

Scale: 1" = 20'

Drawn By:

Checked By:

JLB

JDW

Project Number:

18-0004-742

Drawing Number:

C.5.0

PLAN PREPARED BY:

FORM # C-2798

PLAN PREPARED FOR:

carolinas

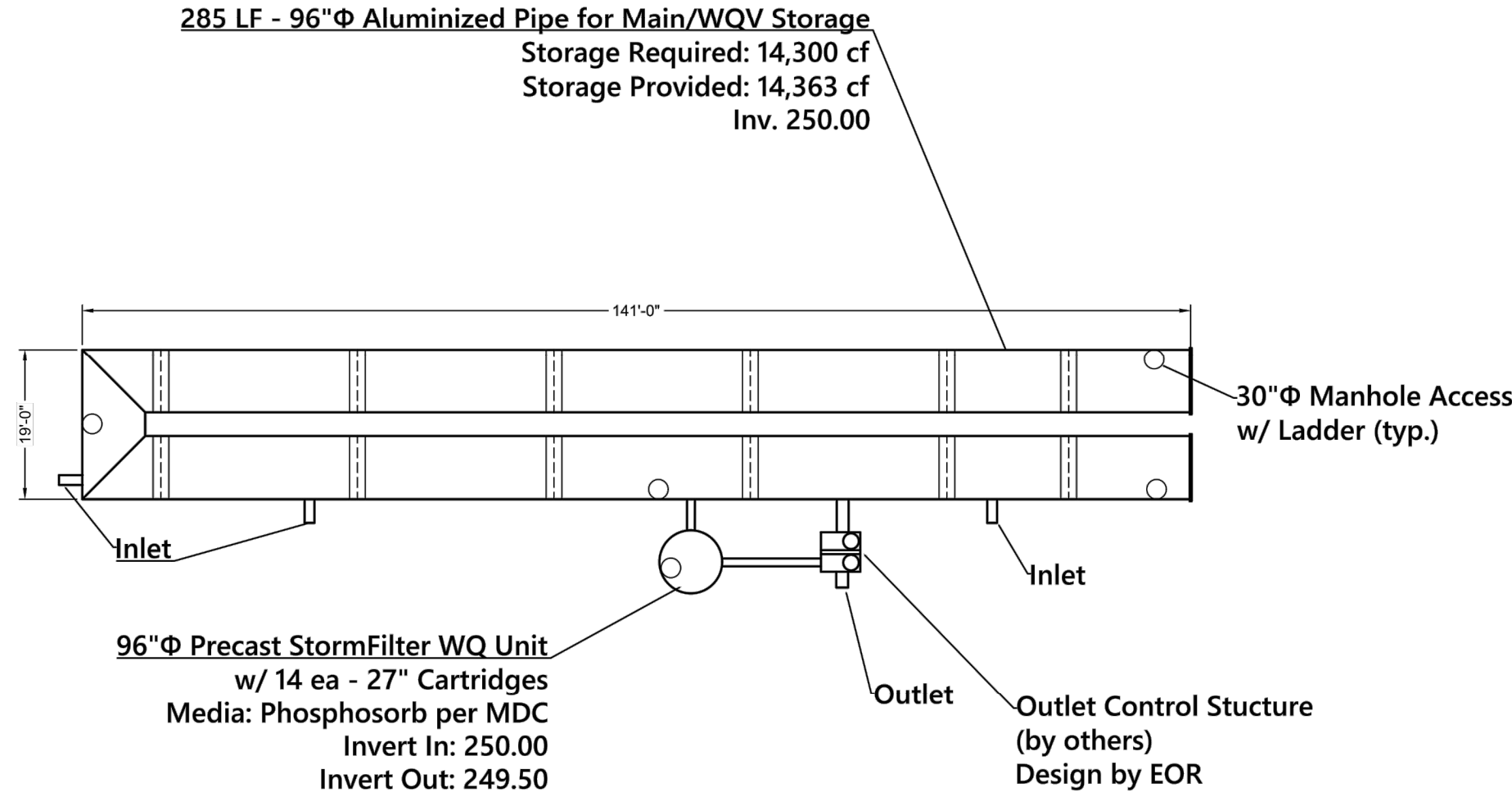
dewitt

ADVANCED

CIVIL DESIGN

ENGINEERS SURVEYORS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127



PROJECT SUMMARY

CALCULATION DETAILS

- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 285 LF

STORAGE SUMMARY

- STORAGE VOLUME REQUIRED = 14,300 CF
- PIPE STORAGE VOLUME = 14,326 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 14,363 CF

PIPE DETAILS

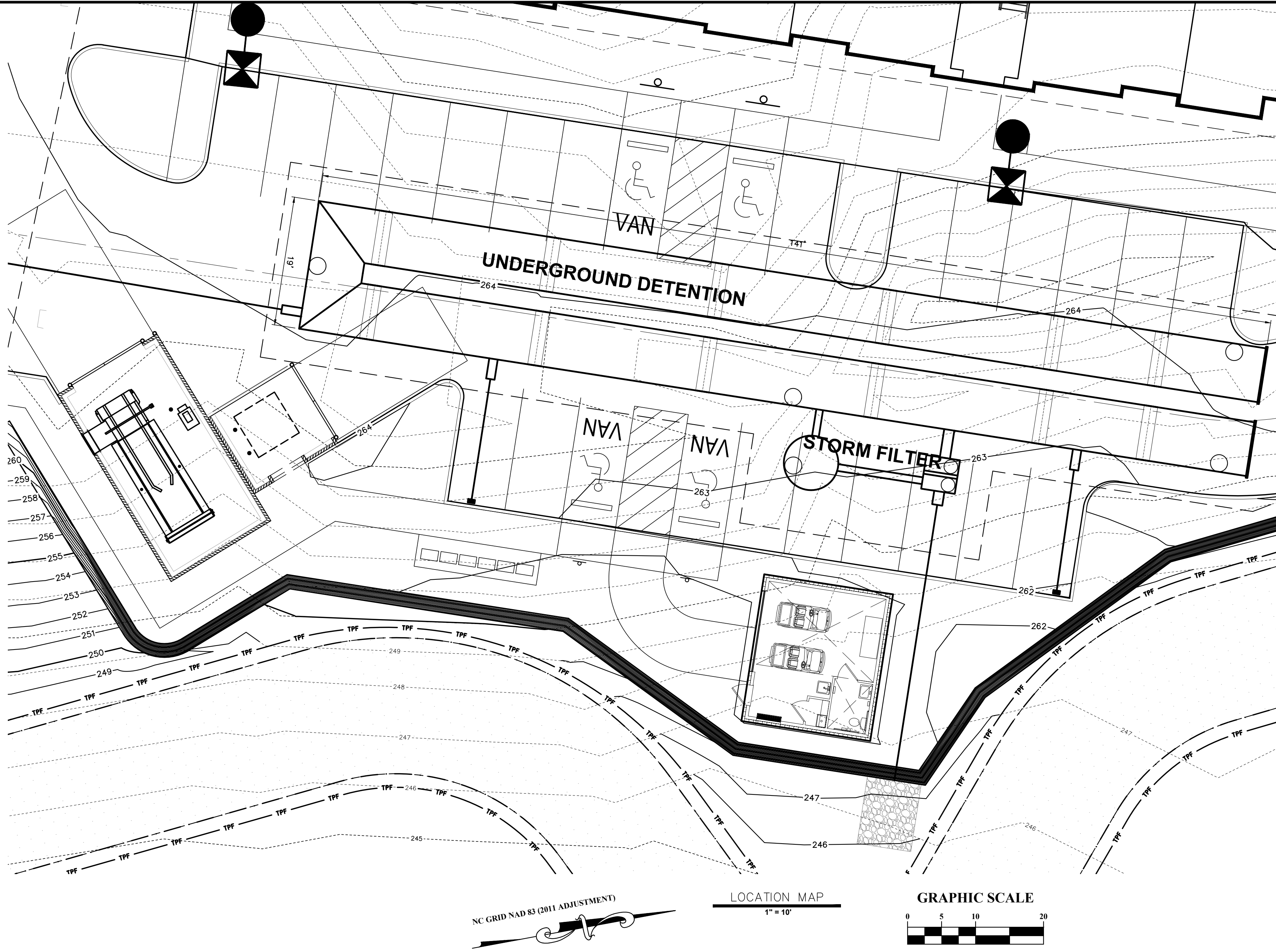
- DIAMETER = 96"
- CORRUGATION = 5x1
- GAGE = 14
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 36"




BACKFILL DETAILS

- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2 $\frac{1}{4}$ " x $\frac{1}{2}$ " CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



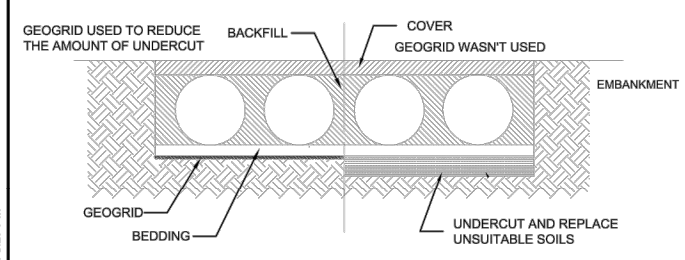
<div>PLAN PREPARED BY: FIRM # C-2798</div> <div>PLAN PREPARED FOR: </div> <div>ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS</div> <div>51 Kilmayne Drive Suite 102 Cary, North Carolina 27511 ph 919.481.6290 fax 919.336.5127</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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CMP DETENTION INSTALLATION GUIDE

IF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG TERM PERFORMANCE, THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION. IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOTIRD REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

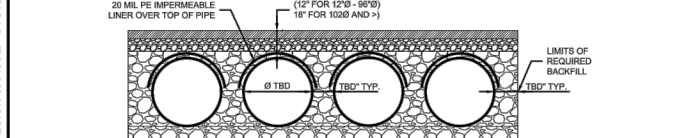


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED. SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINES IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PERMANENT CORROSION AND REDUCED ACTUAL SERVICE LIFE.

THE PROJECTS ENGINEER OR RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. SEE A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.

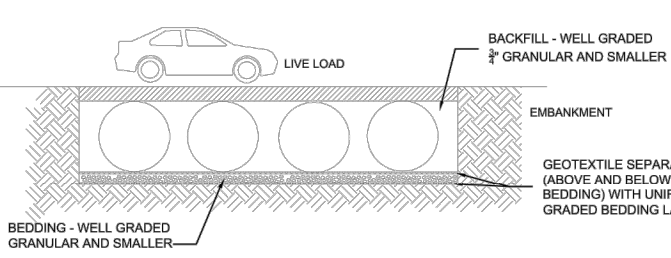


DATE	REVISION DESCRIPTION	BY

IN-SITU TRENCH WALL

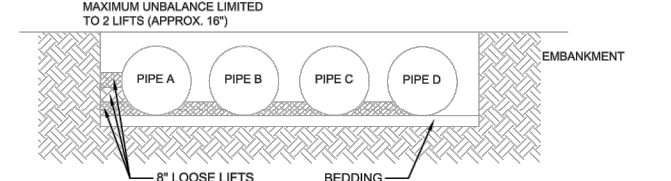
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT, PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



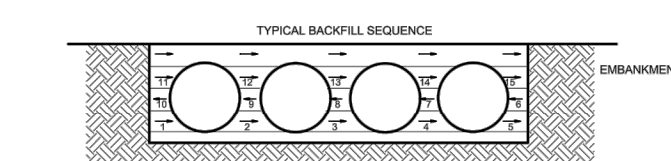
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.



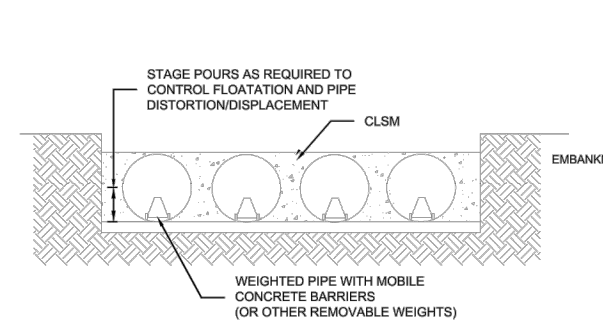
IF AASHTO T99 PROCEDURES ARE DETERMINED FEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE NEXT SECTION OF THE SYSTEM. REPEAT THE PROCESS UNTIL THE ENTIRE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE STOCKPILED DETENTION SYSTEM SHOULD BE LIMITED TO 10-FOOT HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



DATE	REVISION DESCRIPTION	BY

WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

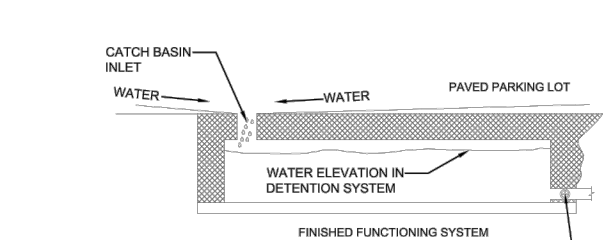


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H=20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE THIS POTENTIAL PROBLEM, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



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DESIGNED	DWG	09/20/24
CHECKED	DWG	09/20/24
APPROVED	DWG	09/20/24

CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS, SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM.

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

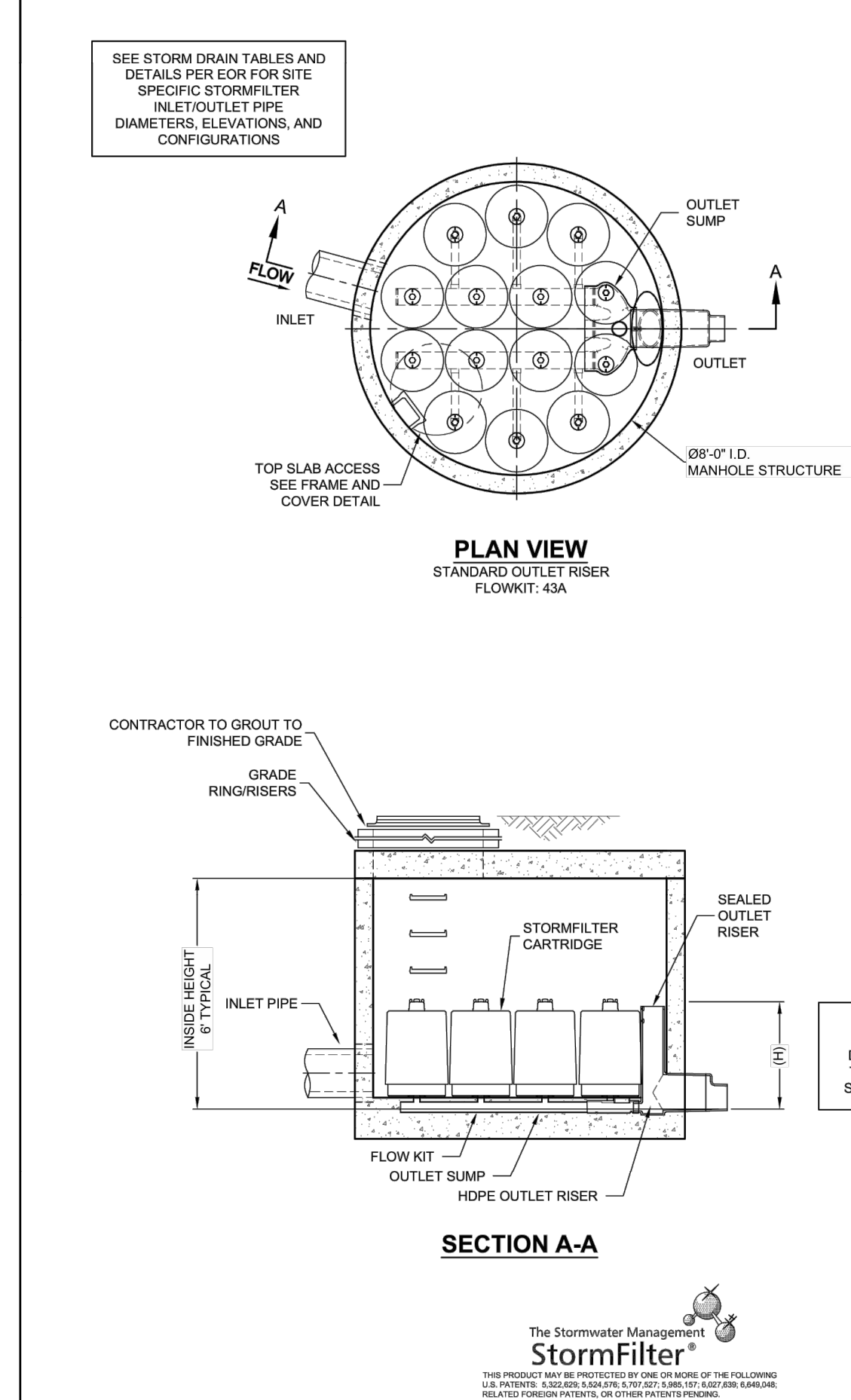
ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALT/DEICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (14). 6" OF DROP FROM INLET TO OUTLET IS REQUIRED FOR ALL CARTRIDGE SIZE OPTIONS.

CARTRIDGE SELECTION:

CARTRIDGE HEIGHT	27"	18"	LOW DROP
MINIMUM ACTIVATION HEAD (H)	3.05'	2.3'	1.6'
SPECIFIC FLOW RATE (PER NCEMO MDC 2)	1 GPM/SF (ALL CARTRIDGE HEIGHTS)	7.5 GPM (ALL CARTRIDGE HEIGHTS)	
CARTRIDGE FLOW RATE			

Mitchell Mill Apts
Raleigh, NC
CES #806,453
CARTRIDGE HEIGHT (SEE TABLE ABOVE) 27"
NUMBER OF CARTRIDGES REQUIRED 14
MEDIA TYPE Phosphorob.
NOTES/SPECIAL REQUIREMENTS:

FRAME AND COVER

N.T.S.

GENERAL NOTES:

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED VALU DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com THESE DRAWINGS AND DETAILS WILL BE PROVIDED AFTER RECEIPT OF PROPER LETTER OF INTENT AND/OR PURCHASE ORDER.
- STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' (1524 mm) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M288 AND BE CAST WITH THE CONTECH LOGO.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 1/8" (3.18 mm). FILTER MEDIA CONTRAINT TIME SHALL BE AT LEAST 30 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) (L/s) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft) (sq m).
- STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES:

- ANY SUB-BASE BACKFILL DEPTH, AND/OR ANTI FLOATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPES.
- CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HOPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES (200 mm), CONTRACTOR TO REMOVE THE 8 INCH (200 mm) OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY PERMO OR EQUAL, AND PROVIDED BY CONTRACTOR.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

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800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
CMP DETENTION SYSTEMS
DYDOS
DRAWING

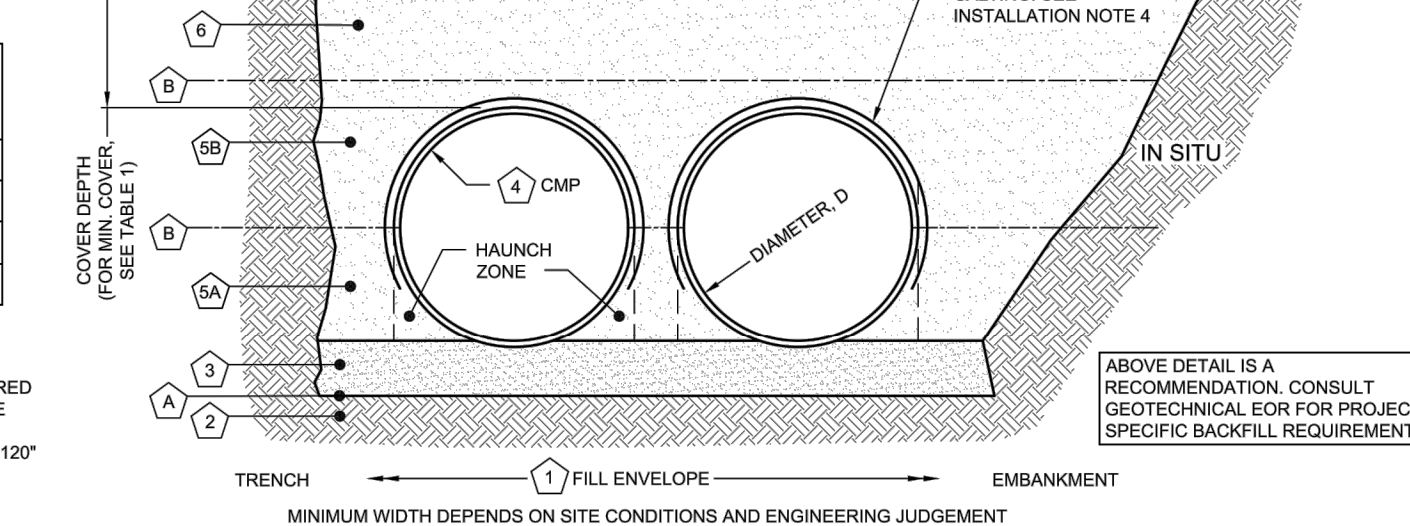
DY053416 Mitchell Mill Apts
Main Detention + WQV
Raleigh, NC
DETENTION SYSTEM

PROJECT NO.	REQ. NO.	DATE
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CHECKED	DWG	09/20/24
APPROVED	DWG	09/20/24

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
8"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D18	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRALO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4"x 3/4" x 7 1/2" CORRUGATION



- INSTALLATION NOTES:
- WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
 - OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
 - BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "LOW DENSITY FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
 - IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: CMP DETENTION AND CMP DRAINAGE STANDARD BACKFILL SPECIFICATIONS			
MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12" : D + 18" PIPE > 12" : 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24" : 3.0D PIPE 24" - 144" : D + 40" PIPE > 144" : D + 100"
FOUNDATION	AASHTO 28.5.2 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
BEDDING	AASHTO M 43: 3, 357, 4, 467, 5, 56, 57 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 28.3.1	
		CORRUGATED METAL PIPE	
CRITICAL BACKFILL	AASHTO M 145: A-1, A-2, A-3 *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED DURING THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING.	
BACKFILL	AASHTO M 145: A-1, A-2, A-3	WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 28.3.1 AND 12.4.1.3).	
COVER MATERIAL	UP TO MIN. COVER - SEE 6A AND 6B ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS	
RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.	
OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

- NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER (2) BUT NO LESS THAN 12" FOR DIAMETERS < 72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 30". CONTACT YOUR CONTECH REPRESENTATIVE FOR NON-STANDARD SPACING.
 - APPROVED REGIONAL EQUIVALENTS FOR SECTION 5A INCLUDE CA-7, CDDOT #67, MDOT 2G, 34G, OR 21AA STONE OR GRAVEL; #6, #57; MDOT 6A, 2G, 3G, 34G.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER (B) MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM.

- SCOPE: THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.
- MATERIAL: THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW.
- ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760
GALVANIZED: AASHTO M-36 OR ASTM A-760
POLYMER COATED: AASHTO M-245 OR ASTM A-762
ALUMINUM: AASHTO M-196 OR ASTM B-745
- THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.
THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.
THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.
- CONSTRUCTION LOADS: CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURERS OR NCSIPA GUIDELINES.
- HANDLING AND ASSEMBLY: SHALL BE IN ACCORDANCE WITH NCSIPA (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
- INSTALLATION: SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A-778 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.
- IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

CONTECH
ENGINEERED SOLUTIONS LLC
www.conteches.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH
CMP DETENTION SYSTEMS
DYDOS
DRAWING

ROUND OPTION PLAN VIEW

NOTES:

- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 3,500 psi
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.

SQUARE OPTION PLAN VIEW

- TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

DY053416 Mitchell Mill Apts
Main Detention + WQV
Raleigh, NC
DETENTION SYSTEM

PROJECT NO.	REQ. NO.	DATE
DESIGNED	DWG	09/20/24
CHECKED	DWG	09/20/24
APPROVED	DWG	09/20/24

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS

SCM PLAN - UNDERGROUND DETAILS

Issue Dates:	Issue Dates:	Issue Dates:	Issue Dates:
02/14/2024: ASR SUBMITTAL #1	07/15/2024: ASR SUBMITTAL #2	09/30/2024: ASR SUBMITTAL #3	11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: AS NOTED

Drawn By: JLB
Checked By: JDW

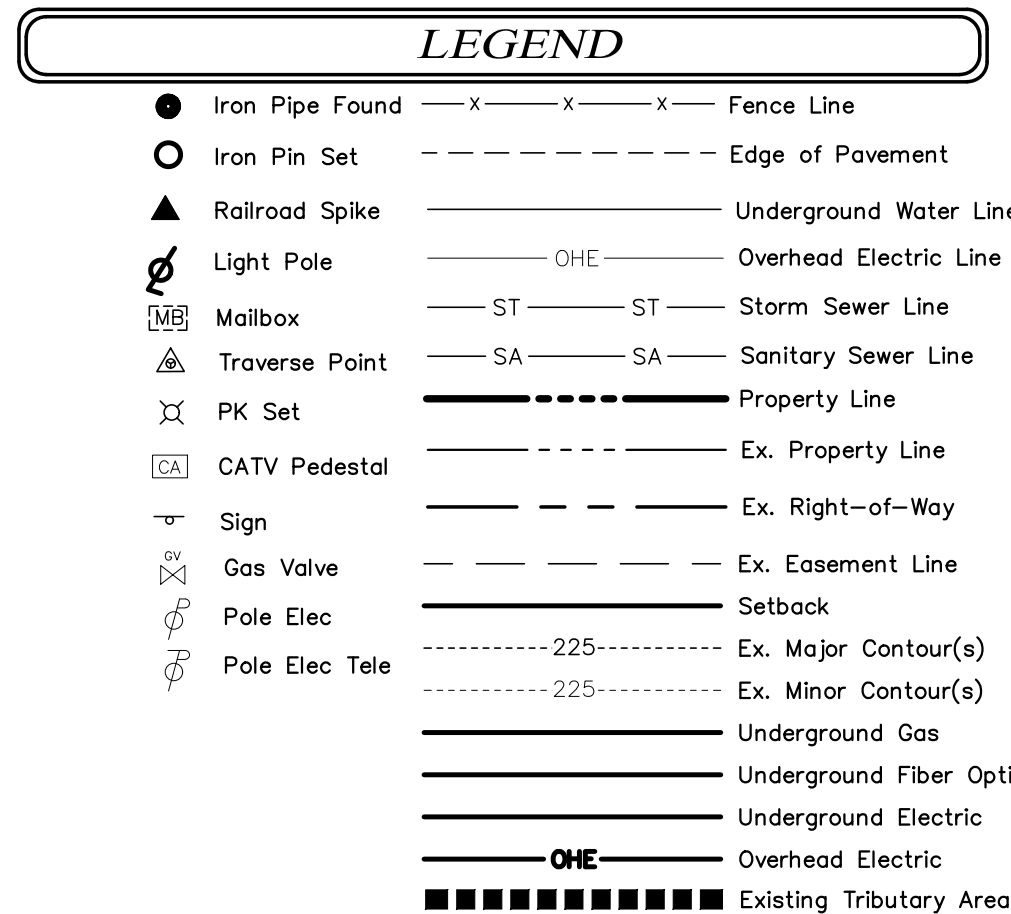
Project Number:
18-0004-742

Drawing Number:
C.5.2

PLAN PREPARED BY:
FIRM # C-27398

51 Kilmorye Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

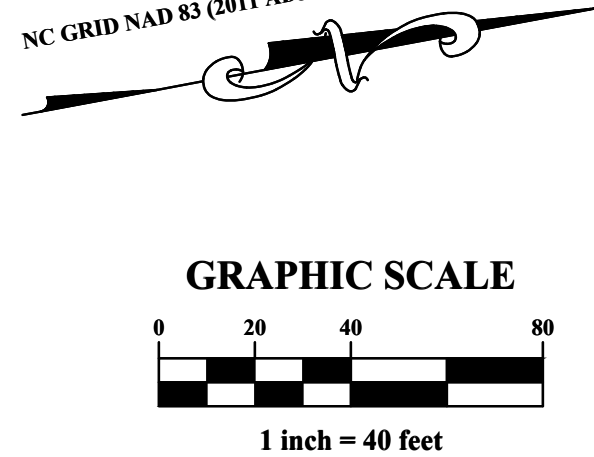


Existing Site Data Table	
Owner:	Mitchell Mill, LLC
Address:	3805 MITCHELL MILL RD
PIN #:	1747-37-9686
Tract Data:	D.B. 12985 Pg. 56
Map Data:	B.M. 1981, Pg. 452 (Lot 6)
Lot Area (square feet):	455,731
Lot Area (acres):	10.462

Rational Method	Pre-Development Peak Runoff Rate (cfs)
	Outlet 1
2- year:	14.25
10- year:	39.96
25- year:	53.15
100-year:	78.04

TC = 11.9 MIN, CN = 74

US GRID NAD 83 (2011 ADJUSTMENT)



PLAN PREPARED BY:
FIRM # C-2798

AN PREPARED B
FIRM # C-2798

PLAN PREPARED FOR:



ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR
DEWITT CAROLINAS

PRE-DEVELOPED STORMWATER PLAN

Issue Dates:

02/14/2024: ASR SUBMITTAL #1

07/15/2024: ASR SUBMITTAL #2

09/30/2024: ASR SUBMITTAL #3

11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

Drawn By:
JLB


Checked By
JDW

Project Number:
18-0004-742

Drawing Number:

C.6.0

PLAN PREPARED BY:
FIRM # C-2798


ADVANCED
CIVIL DESIGN

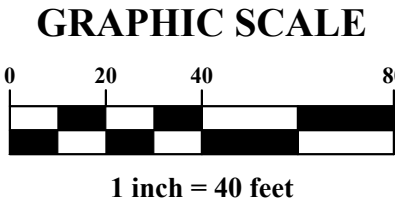
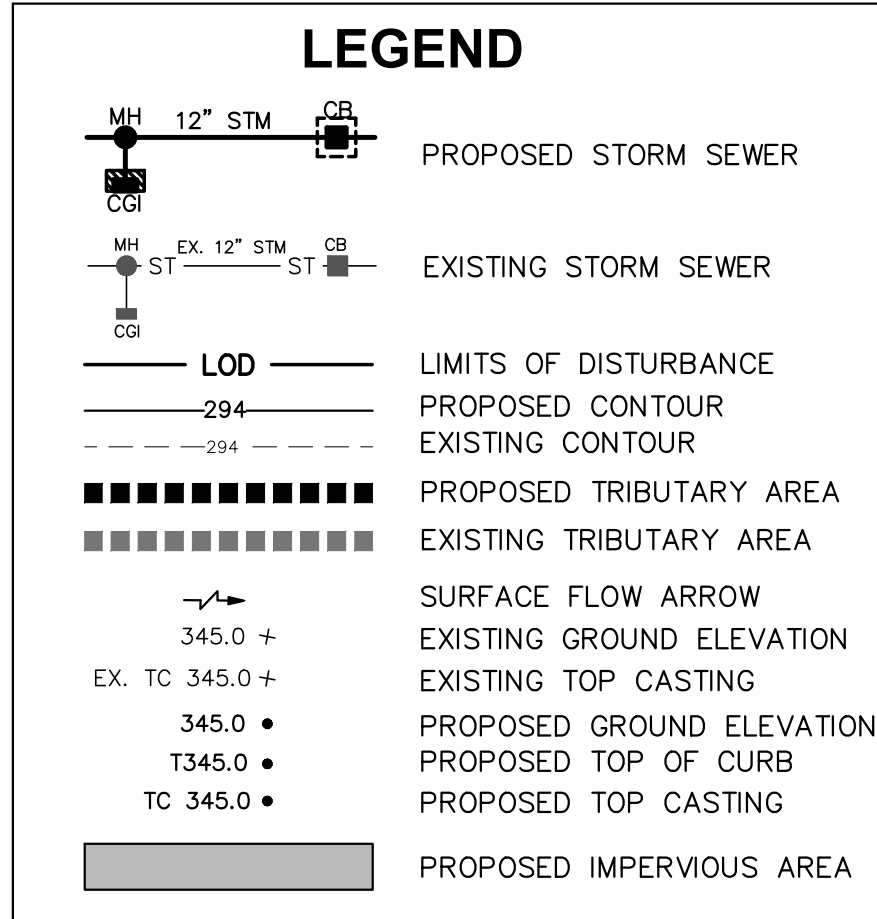
51 Kilmoyre Drive
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ph 919.481.6290
fax 919.336.5127

ENGINEERS SURVEYORS

Q:\18-0004-742nc\DWG\production drawings\STORM\0004-742-Post Trib Map.dwg Layout1 Nov 15, 2024 - 10:40:42am Shutcheson

STANDARD GRADING NOTES (AS APPLICABLE)

1. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
2. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
3. PROPOSED GRADES BY SEPARATE PLAN CONTOURS SHOWN AT 1 FOOT INTERVALS.
4. PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS, LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TXXX.XX. TOP OF CASTING ELEVATIONS DENOTED AS TC XXX.XX.
14. IN CASE ON AN EMERGENCY OR MAINTENANCE RELATED ISSUES WITH THE POND, THE HAND WHEEL AND PLUG VALVE IS TO BE USED TO DRAW DOWN THE POND AS MUCH AS POSSIBLE. IF POND IS TO BE DRAWN DOWN COMPLETELY, OWNER IS TO COORDINATE WITH CONTRACTOR TO BRING IN PUMP TO PUMP OUT REMAINING WATER.
15. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
16. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
17. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
18. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
19. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



Rational Method	Pre-Development Peak Runoff Rate (cfs)	
	Outlet 1	
2- year:	14.25	
10- year:	39.96	
25- year:	53.15	
100-year:	78.04	
TC = 11.9 MIN, CN = 74		

Rational Method	Basin Post-Dev Peak Runoff Rate (cfs)	Total Post-Dev Peak Runoff Rate (cfs)	
	Outlet 1	Outlet 1	
2- year:	5.80	13.43	
10- year:	22.15	39.64	
25- year:	25.00	50.98	
100-year:	33.31	63.93	
TC = 15.0 MIN			

ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS

POST-DEVELOPED STORMWATER PLAN

Issue Dates:	02/14/2024: ASR SUBMITTAL #1
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	09/30/2024: ASR SUBMITTAL #3
	11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

Drawn By: JLB
Checked By: JDW

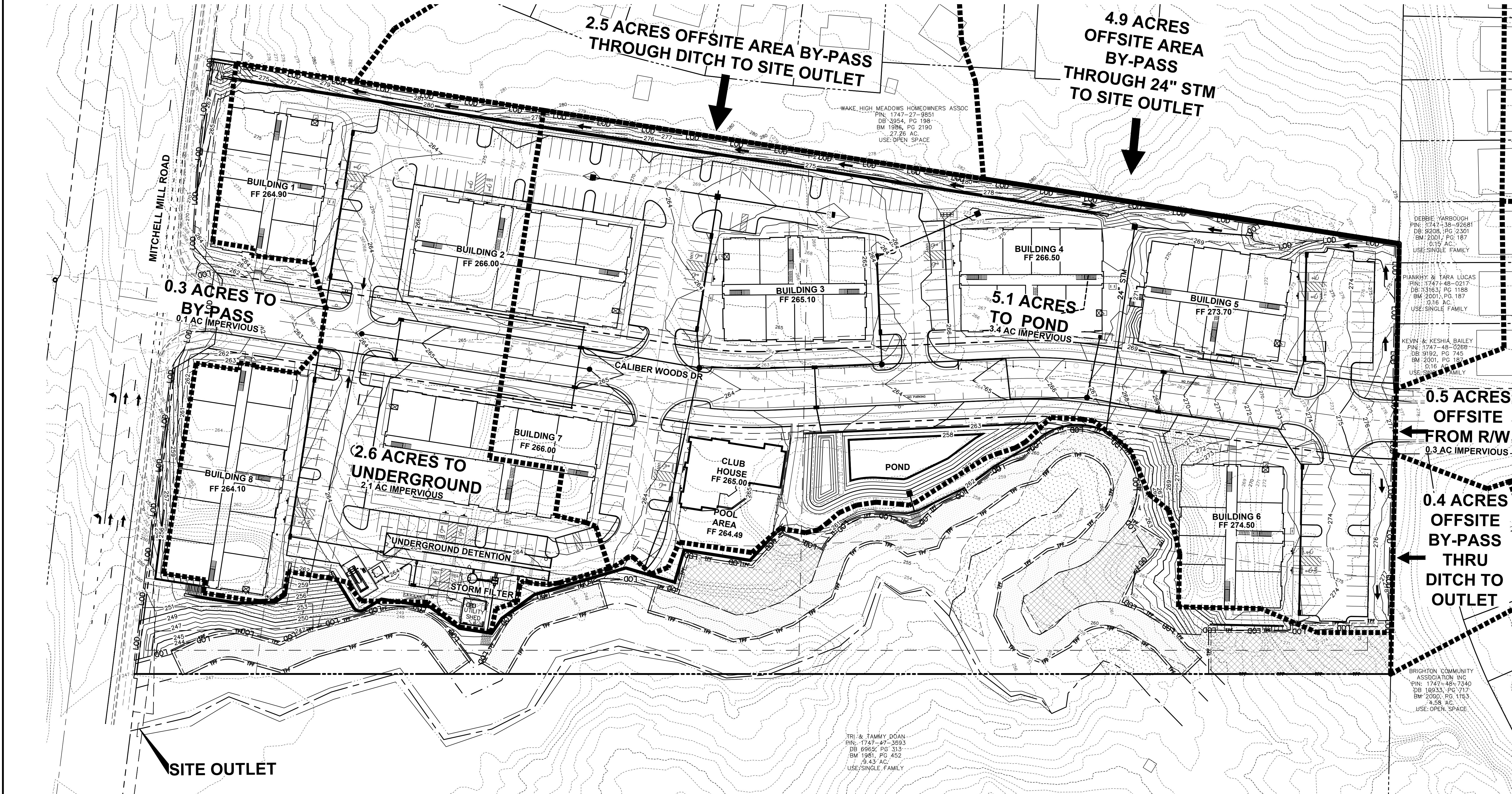
Project Number:
18-0004-742

Drawing Number:
C.6.1



PLAN PREPARED BY:
FIRM # C-2798

51 Kilmayne Drive
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Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

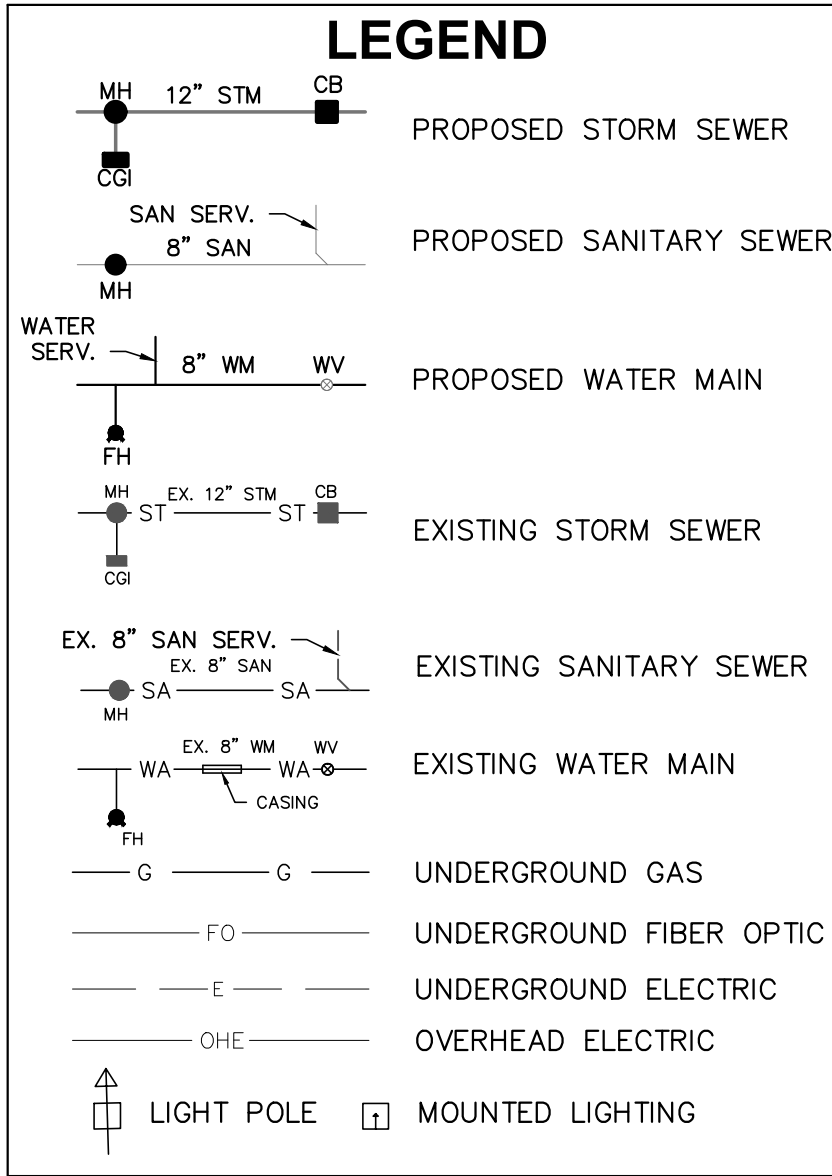


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STANDARD UTILITY NOTES (AS APPLICABLE):

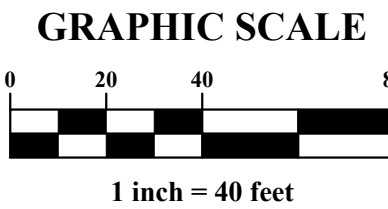
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to wateline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation 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
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to wateline specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning top at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 1.5" - 2" copper water services with meters located at ROW or within a 2'x2' Wateline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
- Install 6" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Calverley at (919) 996-2334 or stephen.calverley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approved 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 for each device prior to issuance of a Building Permit. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information



CODED NOTE
(A) CITY OF RALEIGH PUBLIC WATERLINE EASEMENT

NOTES:

- REMAINING WATER AND SANITARY SEWER MAINS THAT HAVE NOT BEEN ABANDONED, MUST BE TESTED TO ENSURE THEY MEET RALEIGH PUBLIC WATER MAIN STANDARDS.



ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

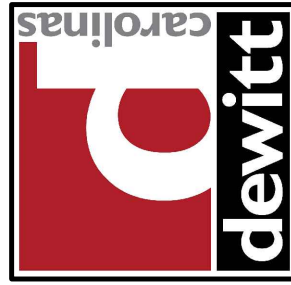
MITCHELL MILL APARTMENTS

FOR DEWITT CAROLINAS

UTILITY PLAN

PLAN PREPARED FOR:

DEWITT CAROLINAS



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN



51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
ENGINEERS SURVEYORS

DEBBIE YARBROUGH
PIN: 1747-38-92681
DB 9208, PG 2301
BM 2001, PG 187
0.15 AC.
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS
PIN: 1747-48-0217
DB 13163, PG 1188
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

KEVIN & KESHA BAILEY
PIN: 1747-48-0266
DB 9192, PG 745
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

BRIGHTON COMMUNITY
ASSOCIATION INC.
PIN: 1747-48-7340
DB 10933, PG 717
BM 2000, PG 1153
2.58 AC.
USE: OPEN SPACE

Issue Dates:

02/14/2024: ASR SUBMITTAL #1	
07/15/2024: ASR SUBMITTAL #2	
09/30/2024: ASR SUBMITTAL #3	
11/15/2024: ASR SUBMITTAL #4	

Date: 11/15/2024
Scale: 1" = 40'

Drawn By:

JLB

Checked By:

JDW

Project Number:
18-0004-742

Drawing Number:

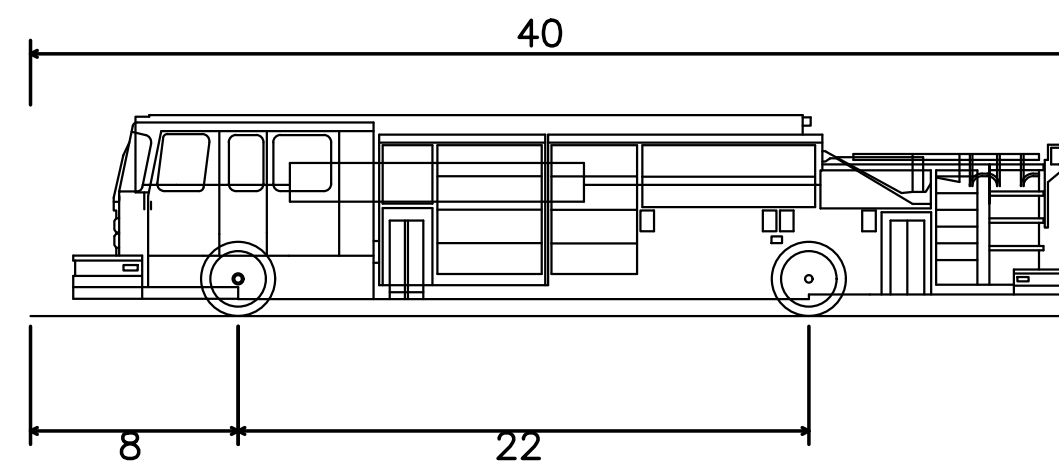
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PLAN NOTES

BUILDING CONTAINS NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

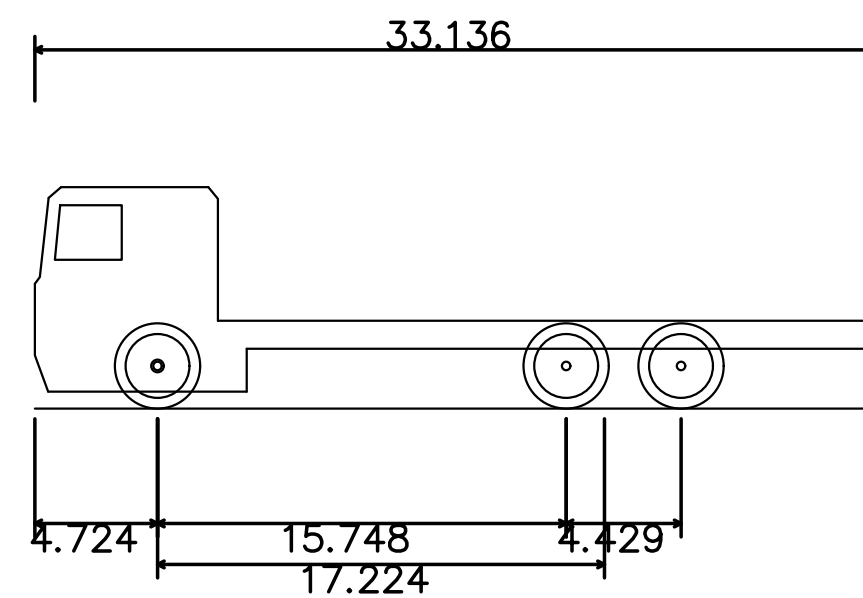
LEGEND

- EX. RIGHT-OF-WAY
- EX. BOUNDARY LINE
- PR. BOUNDARY LINE
- SETBACK LINE
- TRUCK BODY OVERHANG
- OUTER TIRE PATH
- HYDRANT HOSE PULL LINE



Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

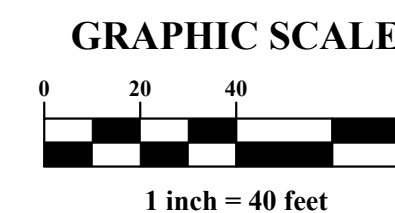
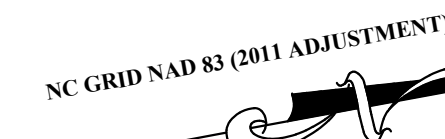
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8.167ft
7.745ft
0.656ft
8.167ft
5.00s
45.00°



Mercedes Actros Rigid 6x2 2536L
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Wall to Wall Turning Radius

33.136ft
8.182ft
11.466ft
0.656ft
8.182ft
5.00s
33.136ft

ROLL-OFF FLATBED TRUCK EQUIVALENT



ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR

DEWITT CAROLINAS

ACCESS PLAN

Issue Dates:

02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: 1" = 40'

Drawn By: JLB
Checked By: JDW

Project Number:

18-0004-742

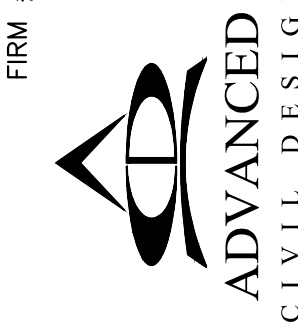
Drawing Number:

C.8.0

PLAN PREPARED FOR:



PLAN PREPARED BY:
FIRM # C-2798



51 Kilnjoye Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127
ENGINEERS SURVEYORS

BRIGHTON COMMUNITY
ASSOCIATION INC
PIN: 1747-48-7340
DB 10933, PG 717
BM 2000, PG 1153
2.58 AC.
USE: OPEN SPACE

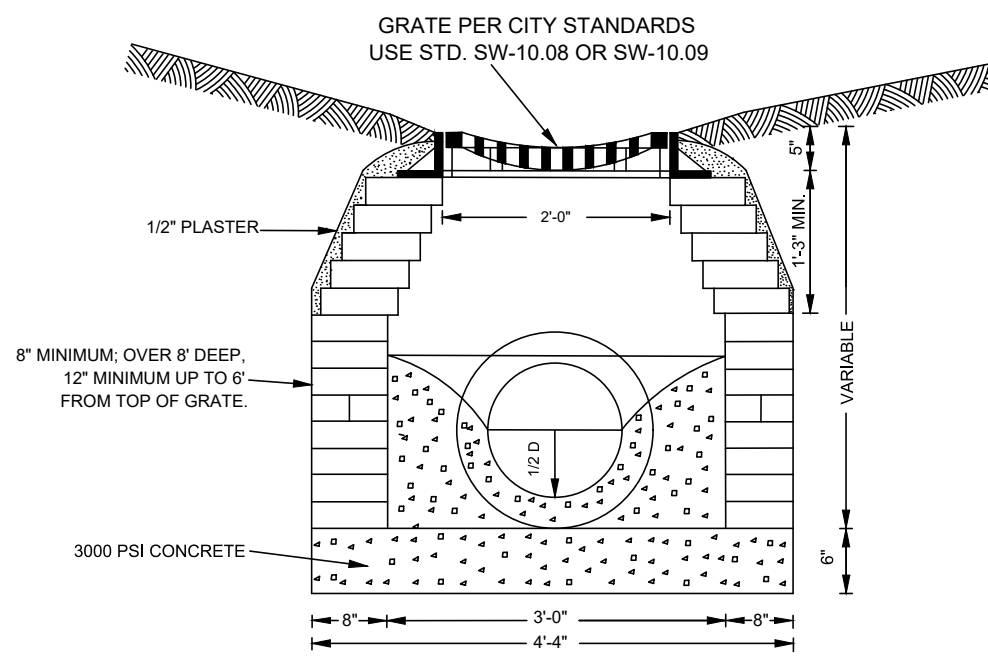
KEVIN & KESHA BAILEY
PIN: 1747-48-0266
DB 9192, PG 745
BM 2001, PG 187
0.16 AC.
USE: SINGLE FAMILY

PIANKHY & TARA LUCAS
PIN: 1747-48-0217
DB 13163, PG 1188
BM 2001, PG 187
0.15 AC.
USE: SINGLE FAMILY

DEBBIE YARBOUGH
PIN: 1747-38-92681
DB 9208, PG 2301
BM 2001, PG 187
0.15 AC.
USE: SINGLE FAMILY

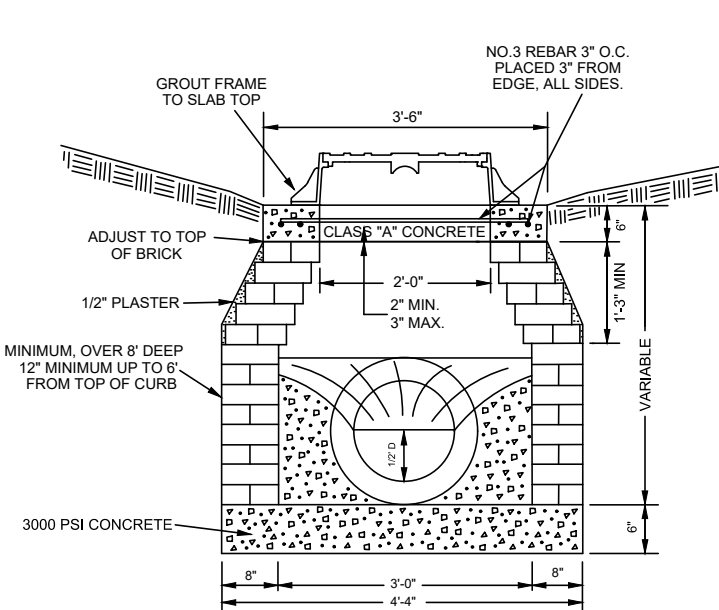
WAKE HIGH MEADOWS HOMEOWNERS ASSOC
PIN: 1747-27-9851
DB 3954, PG 198
BM 1986, PG 2190
27.26 AC.
USE: OPEN SPACE

STORM

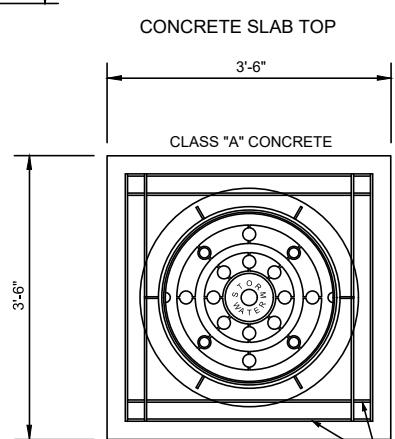


- NOTES:
1. FOR 24" RCP & LARGER USE PIPE DIAMETER PLUS 12" FOR MINIMUM INSIDE DIMENSION.
 2. 24" X 24" CASTING WITH 12", 15" & 18" PIPE. 24" X 36" CASTING USED WITH 24" PIPE OR LARGER. IF PLACED WITHIN PUBLIC R/W CASTING MUST BE TRAFFIC BEARING TYPE PER NCDOT STANDARDS
 3. USE 4" X 4" X 8" OR 4" X 8" X 16" SOLID CONCRETE BLOCK. CAST IN PLACE OR PRECAST CONCRETE TO MEET N.C.D.O.T. STANDARDS ACCEPTABLE.
 4. STEPS SHALL BE INSTALLED IN ALL DROP INLETS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF GRATE TO THE INVERT OF THE DROP INLET.

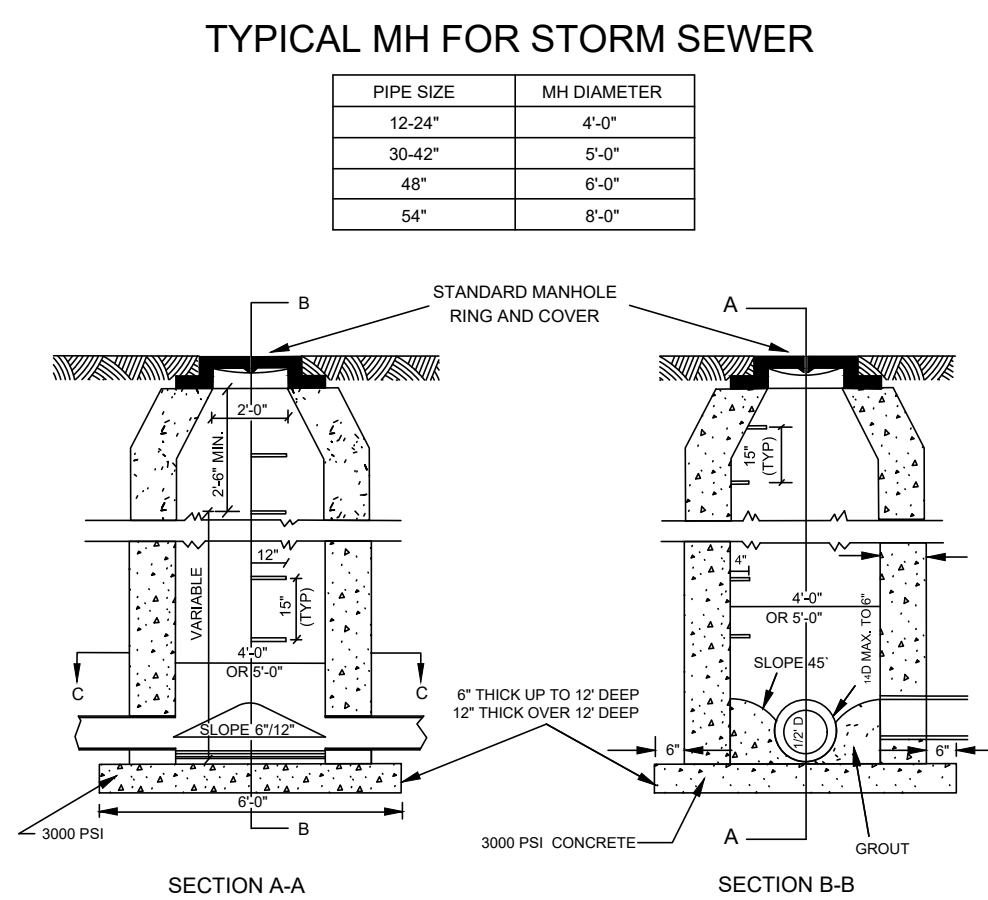
CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 6/1/19	NOT TO SCALE
	STANDARD DROP INLET	
	SW-10.03	



- NOTES:
1. FOR 24" PIPE & LARGER USE PIPE DIAMETER PLUS 12" FC MINIMUM INSIDE DIMENSION
 2. USE 4" X 4" X 8" OR 4" X 8" X SOLID CONCRETE BLOCK. C IN PLACE OR PRECAST CON TO MEET NCDOT STANDARD ACCEPTABLE.
 3. FOR STEP REQUIREMENTS, SEE NOTE 4 ON STANDARD DETAIL SW-10.03.

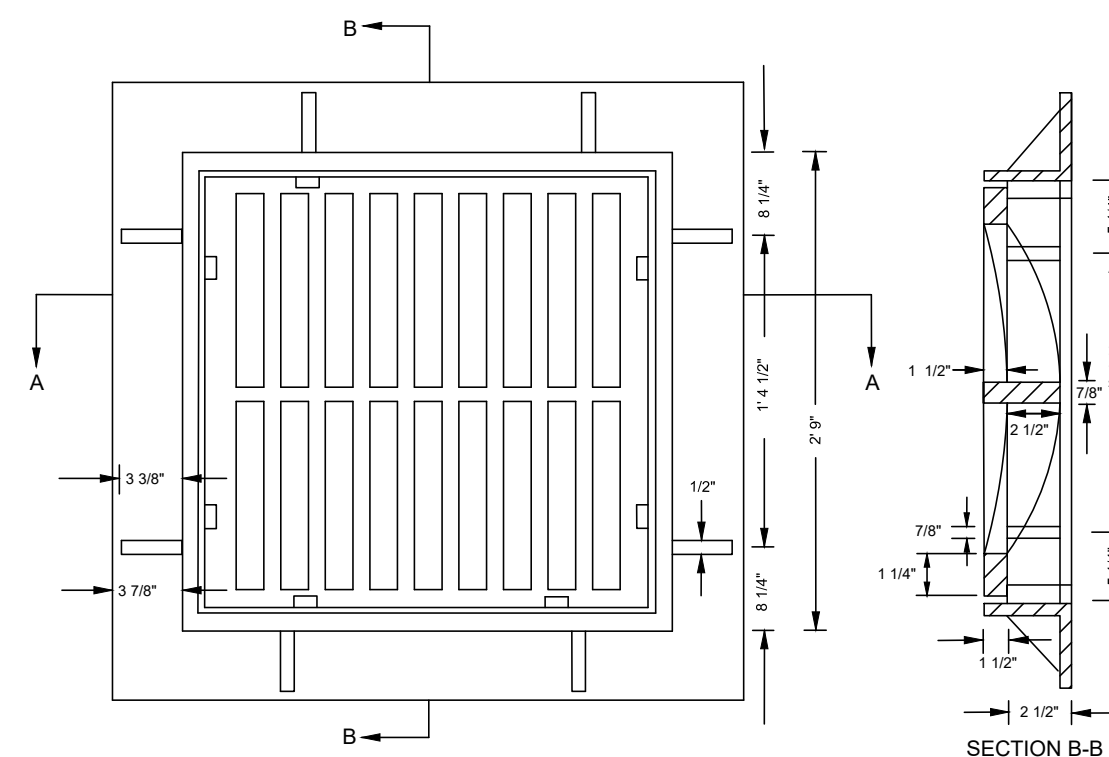


CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 01/15	NOT TO SCALE
	STANDARD JUNCTION BOX	
	SW-10.04	

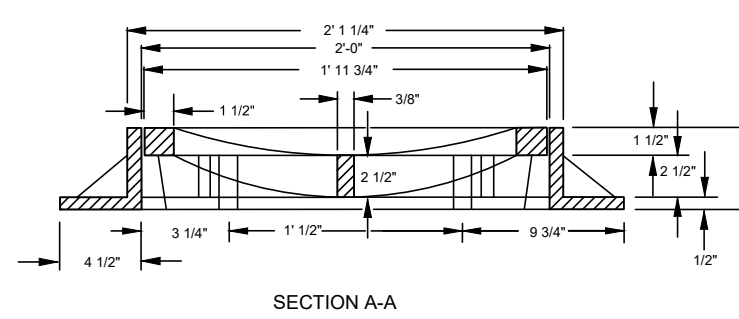
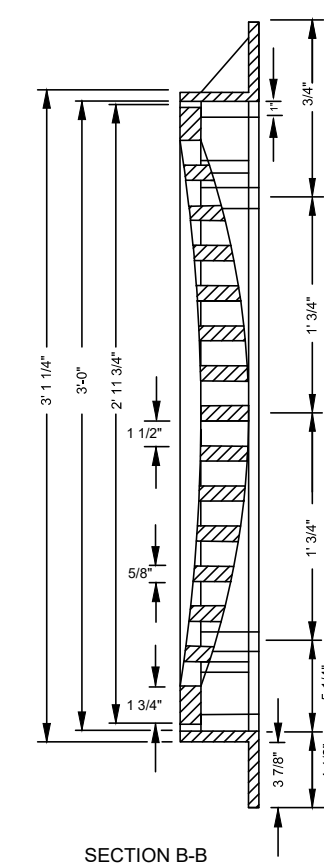
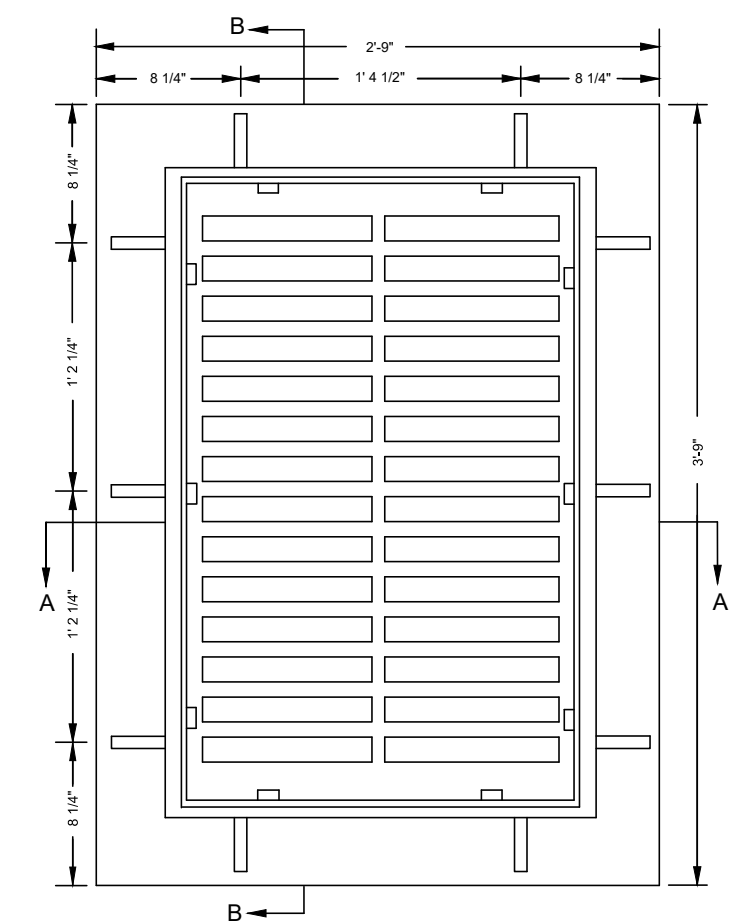


- NOTES:
1. DEPTH MEASURED FROM TOP OF CASTING TO INVERT OF MANHOLE.
 2. PRECAST MANHOLE COMPONENTS SHALL MEET ASTM-C-478 REQUIREMENTS.
 3. SEE STANDARD. SW-10.10 FOR MANHOLE COVER DETAIL..
 4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT-OF-WAY.

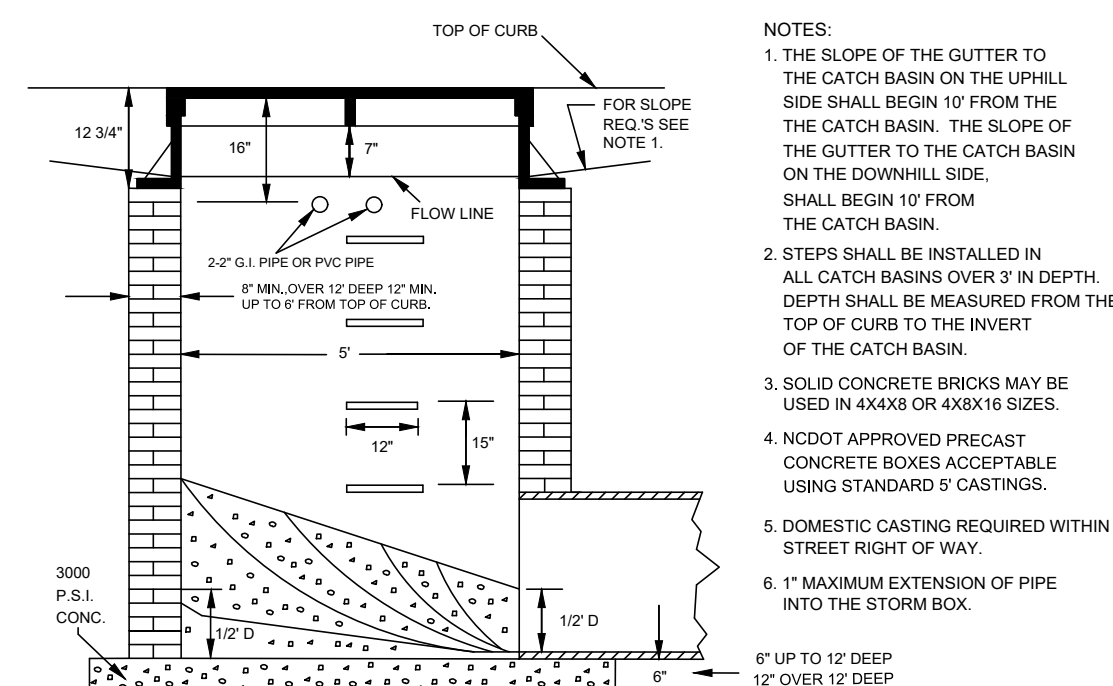
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STANDARD DETAIL		
REVISIONS	DATE: 8/9/78	NOT TO SCALE
	STANDARD CLASS "A"	
	MANHOLE	
	SW-10.05	



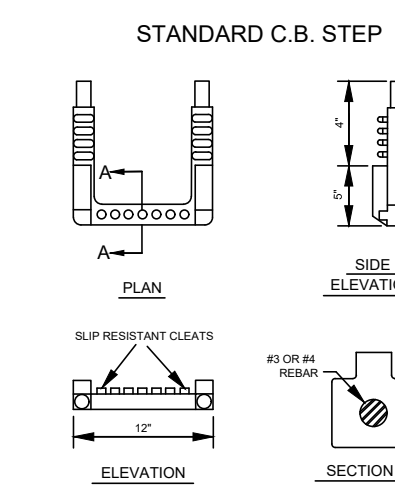
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STANDARD DETAIL		
REVISIONS	DATE: 8/1/15	NOT TO SCALE
	DROP INLET CASTING	
	SW-10.08	



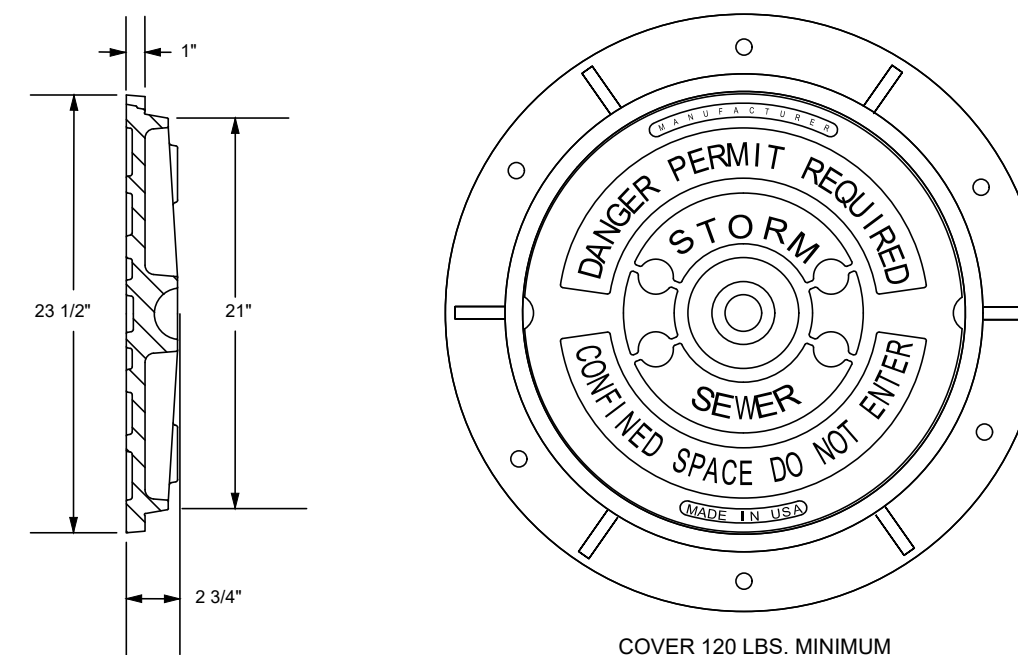
CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/1/19	NOT TO SCALE
	STANDARD DROP INLET CASTING	
	SW-10.09	



- NOTES:
1. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE UPHILL SIDE SHALL BEGIN 1' FROM THE CATCH BASIN. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE DOWNHILL SIDE, SHALL BEGIN 1' FROM THE CATCH BASIN.
 2. STEPS SHALL BE INSTALLED IN ALL CATCH BASINS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF CURB TO THE INVERT OF THE CATCH BASIN.
 3. SOLID CONCRETE BRICKS MAY BE USED IN 4X4X8 OR 4X8X16 SIZES.
 4. NCDOT APPROVED PRECAST CONCRETE BOXES ACCEPTABLE USING STANDARD 5' CASTINGS.
 5. DOMESTIC CASTING REQUIRED WITHIN STREET RIGHT OF WAY.
 6. 1" MAXIMUM EXTENSION OF PIPE INTO THE STORM BOX.

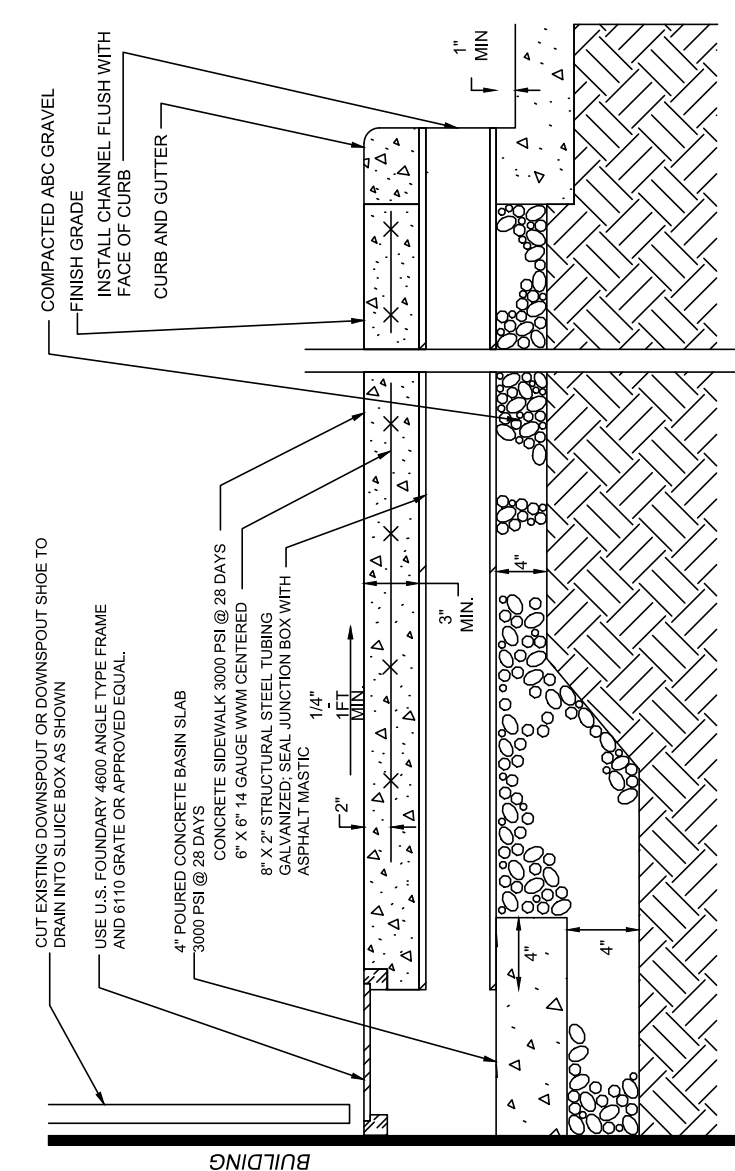


CITY OF RALEIGH		
STANDARD DETAIL.		
REVISIONS	DATE: #1/18	NOT TO SCALE
	5' OM CATCH BASIN	
	SW-10.01	

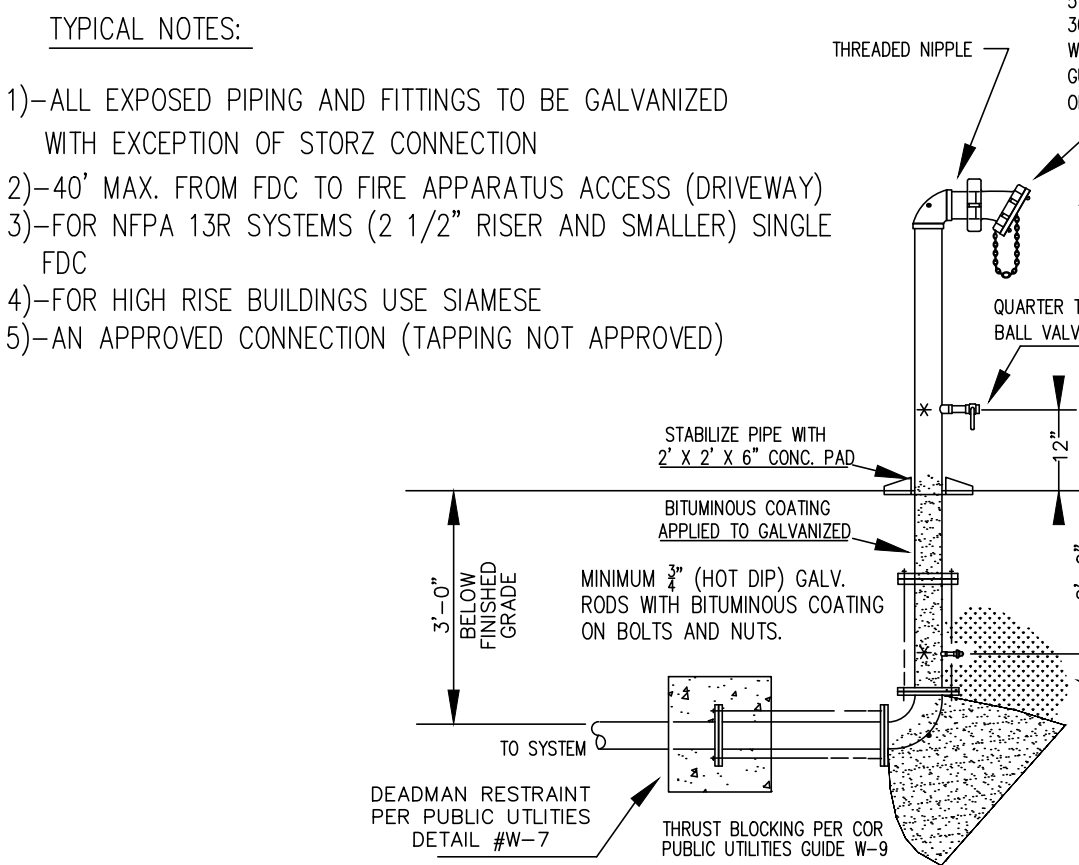
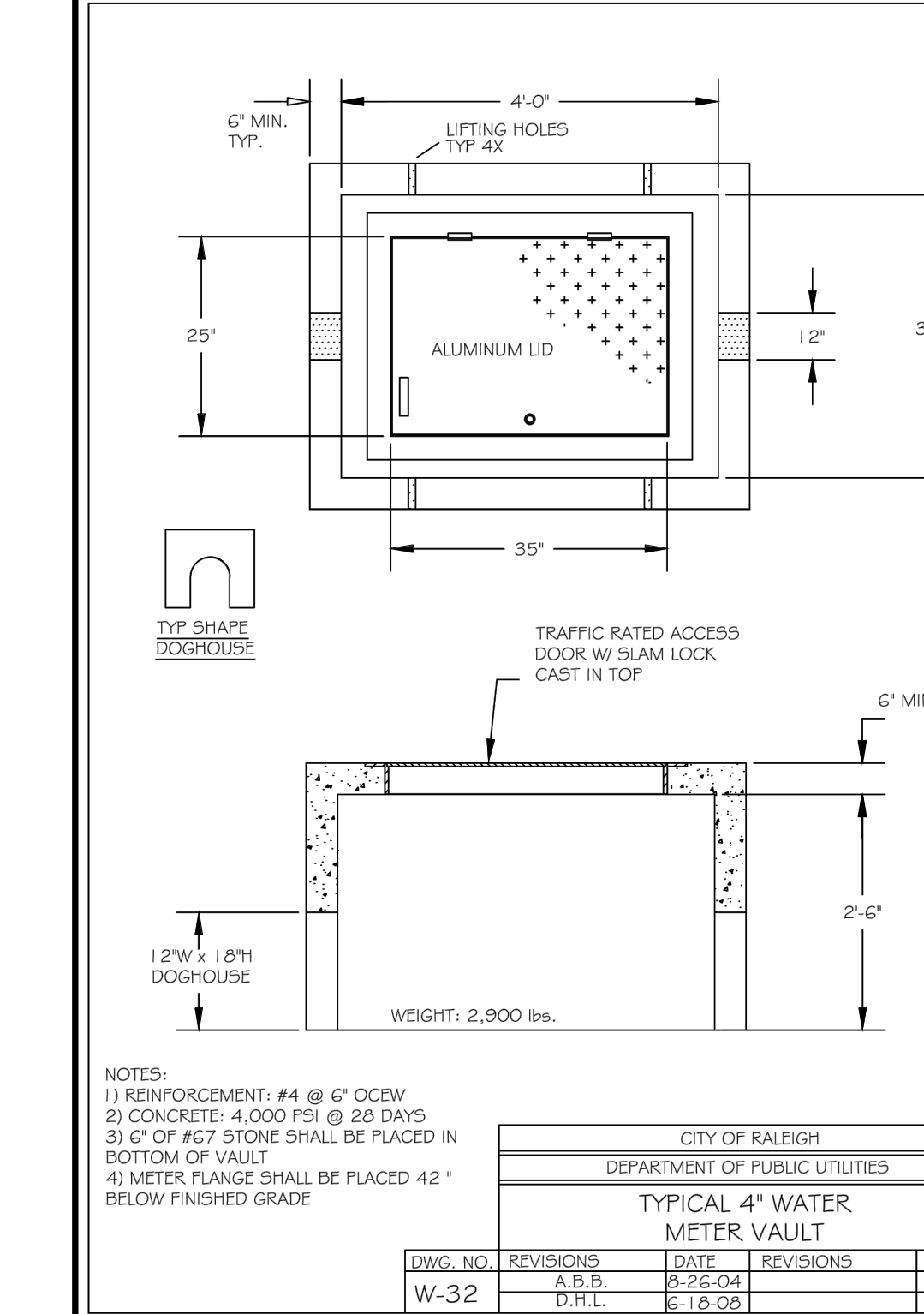
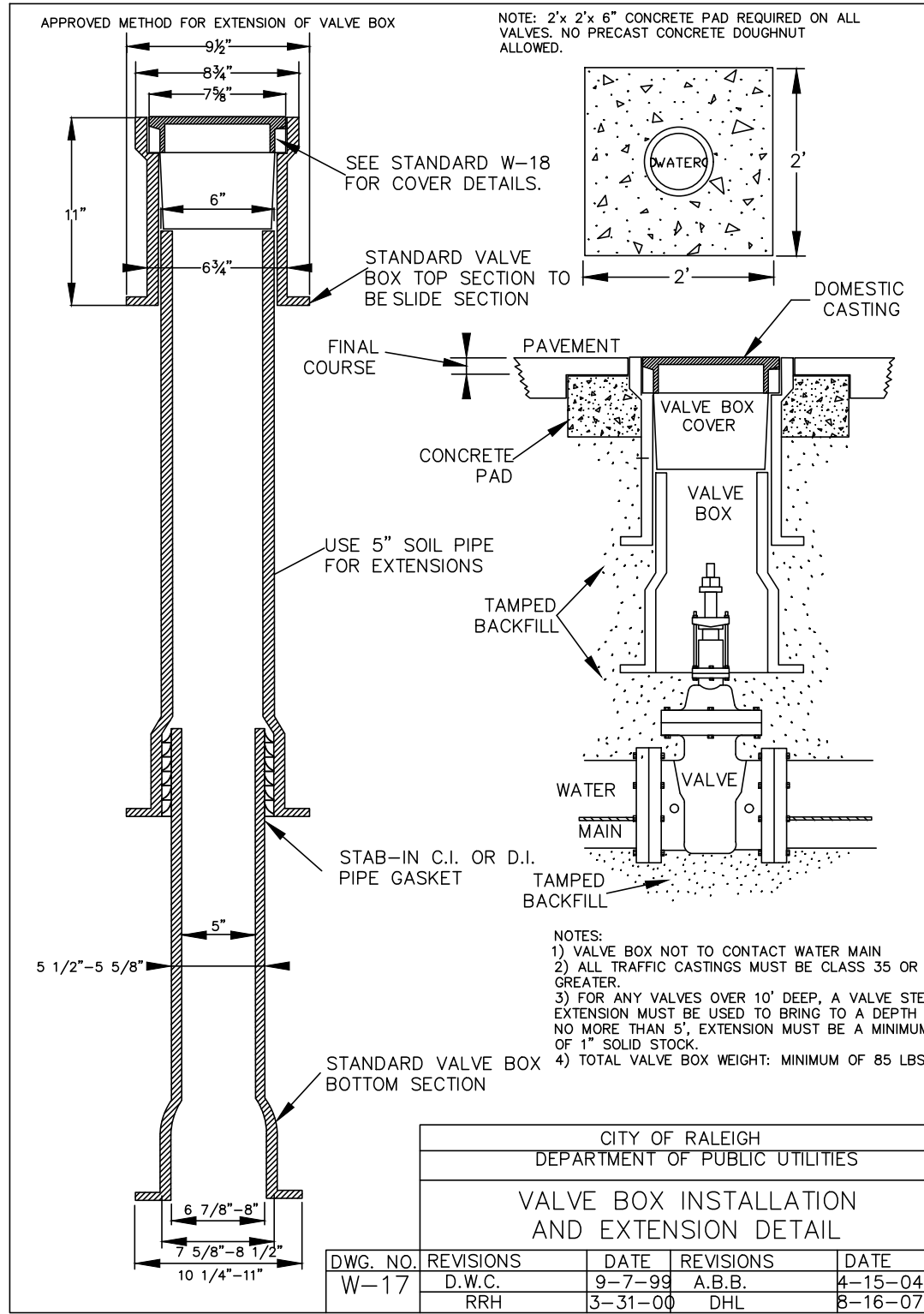
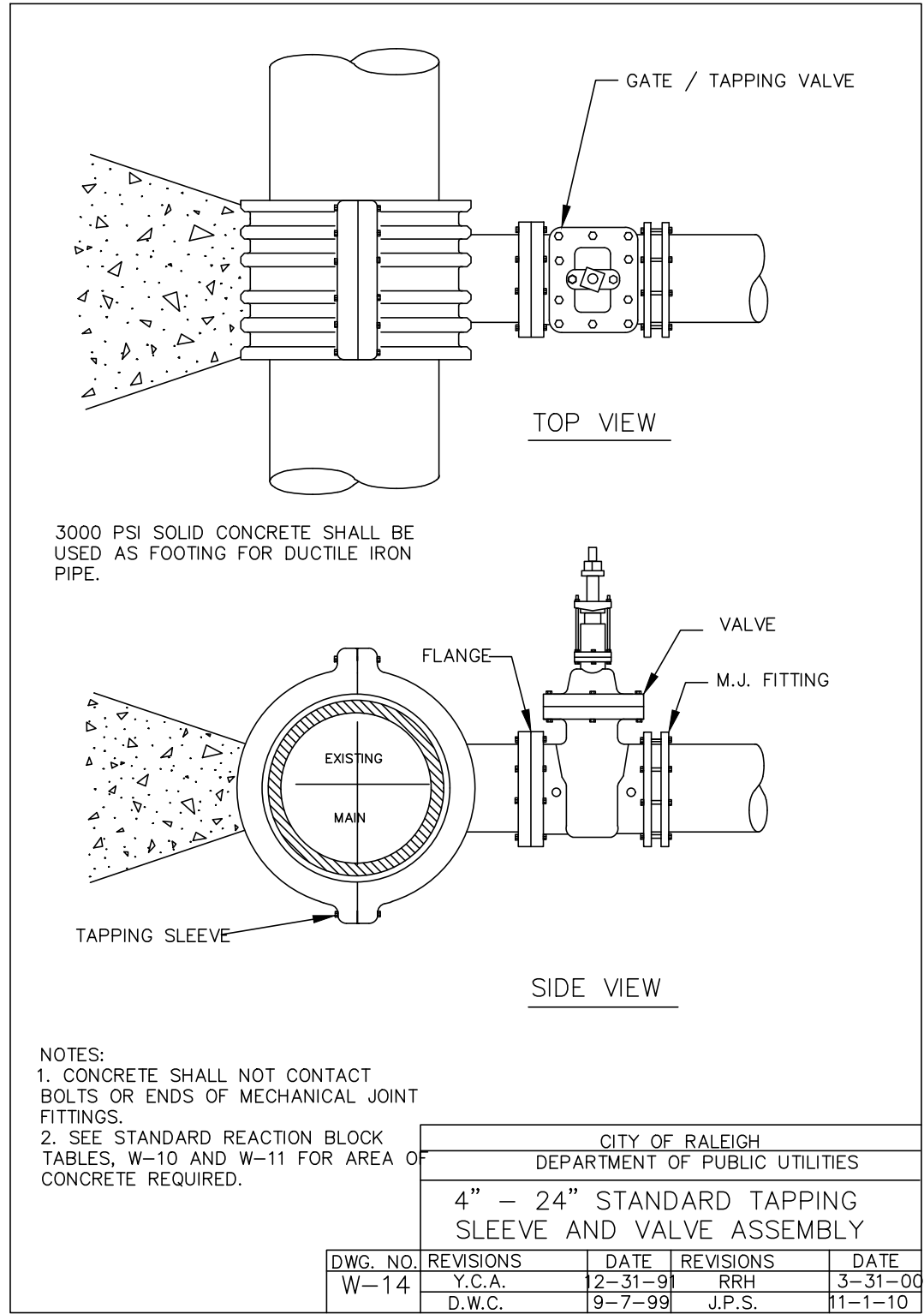
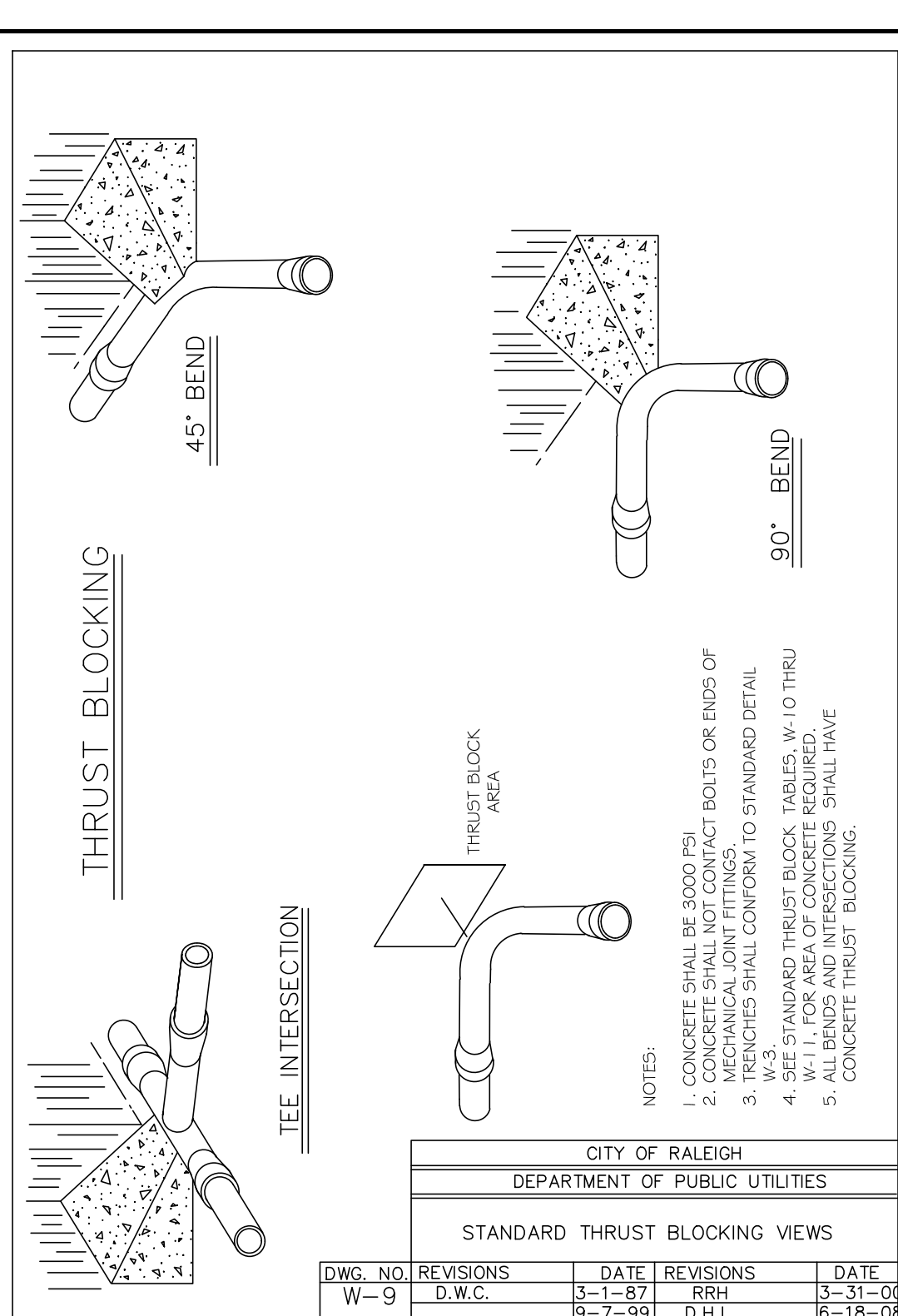
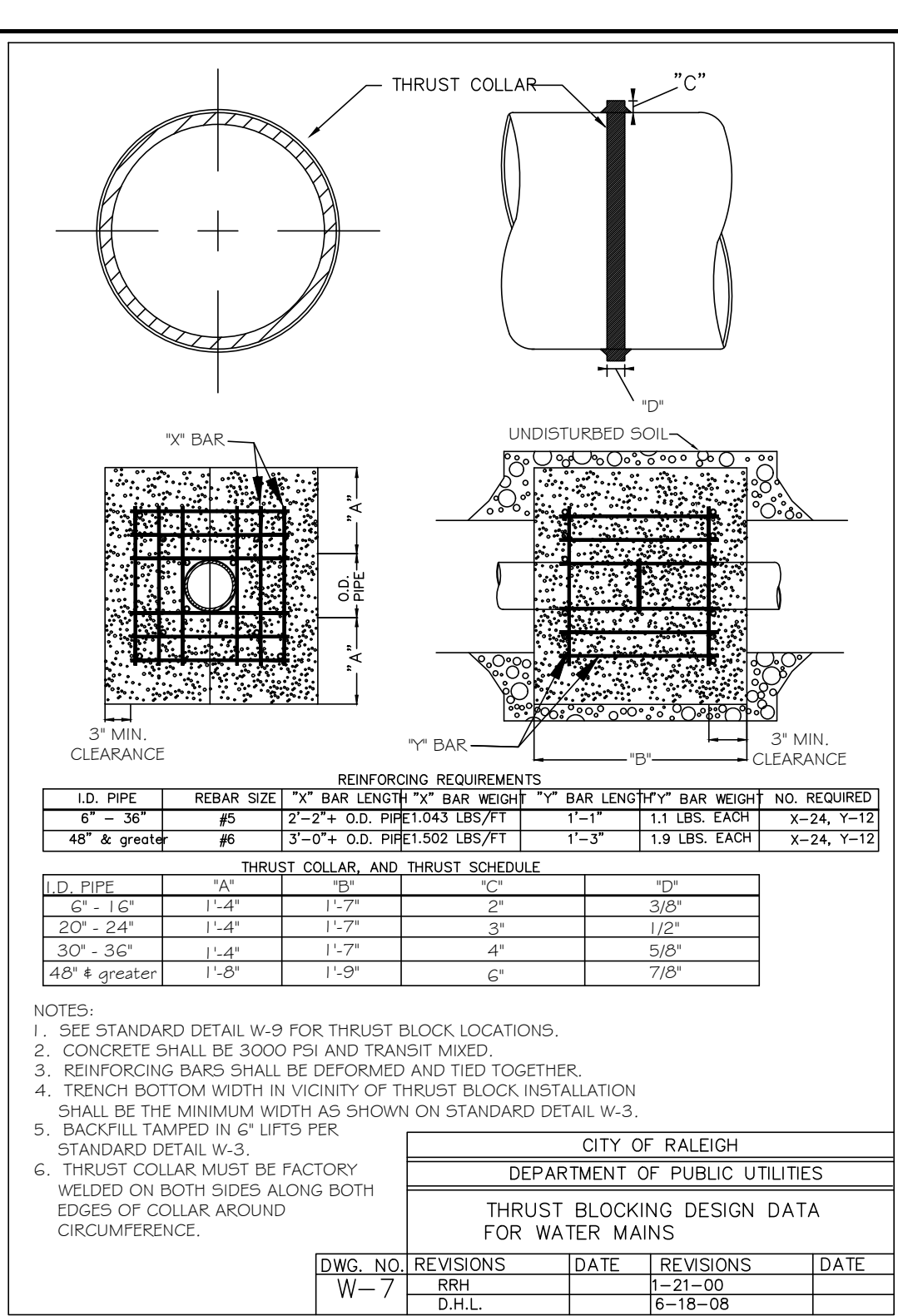
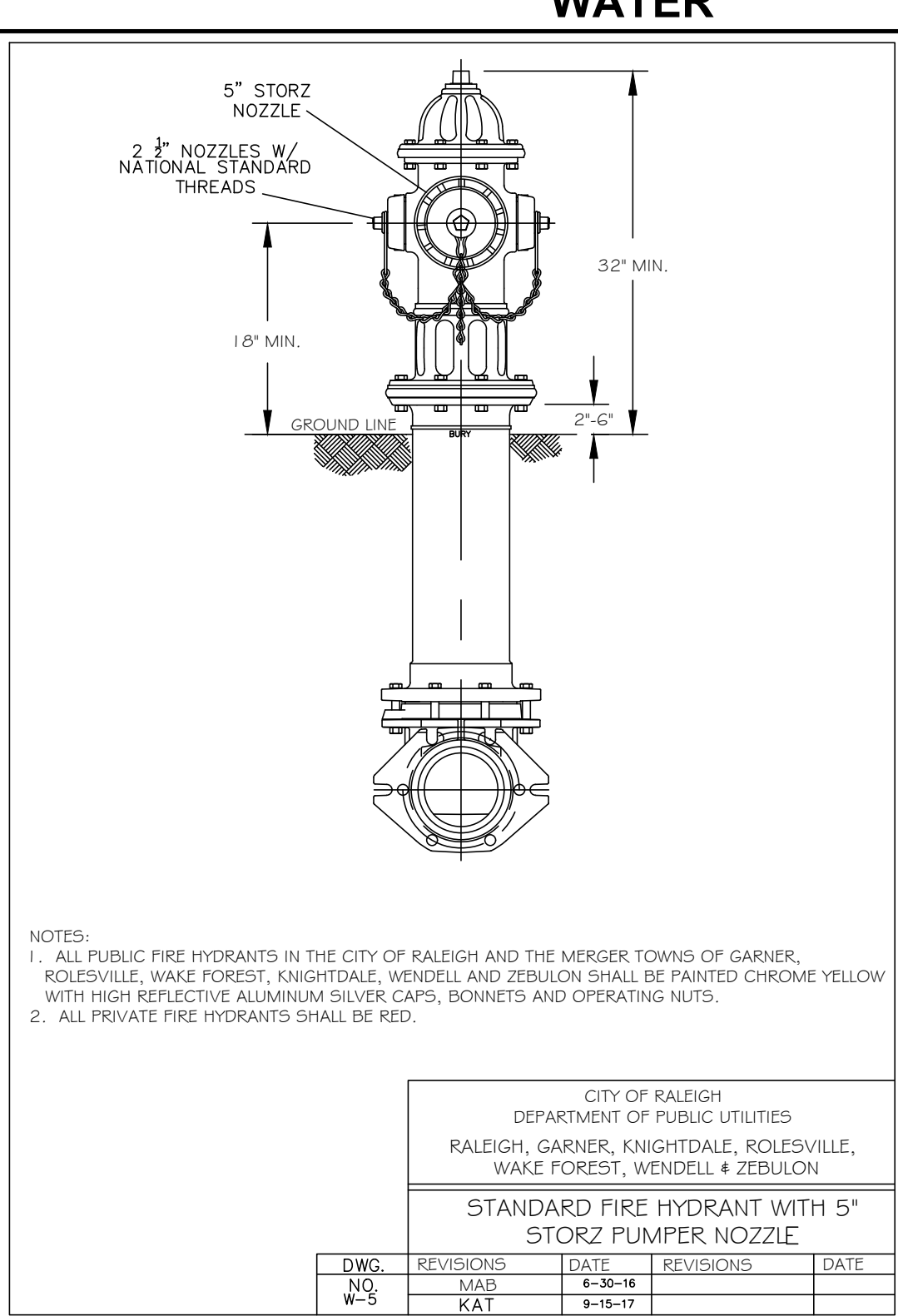
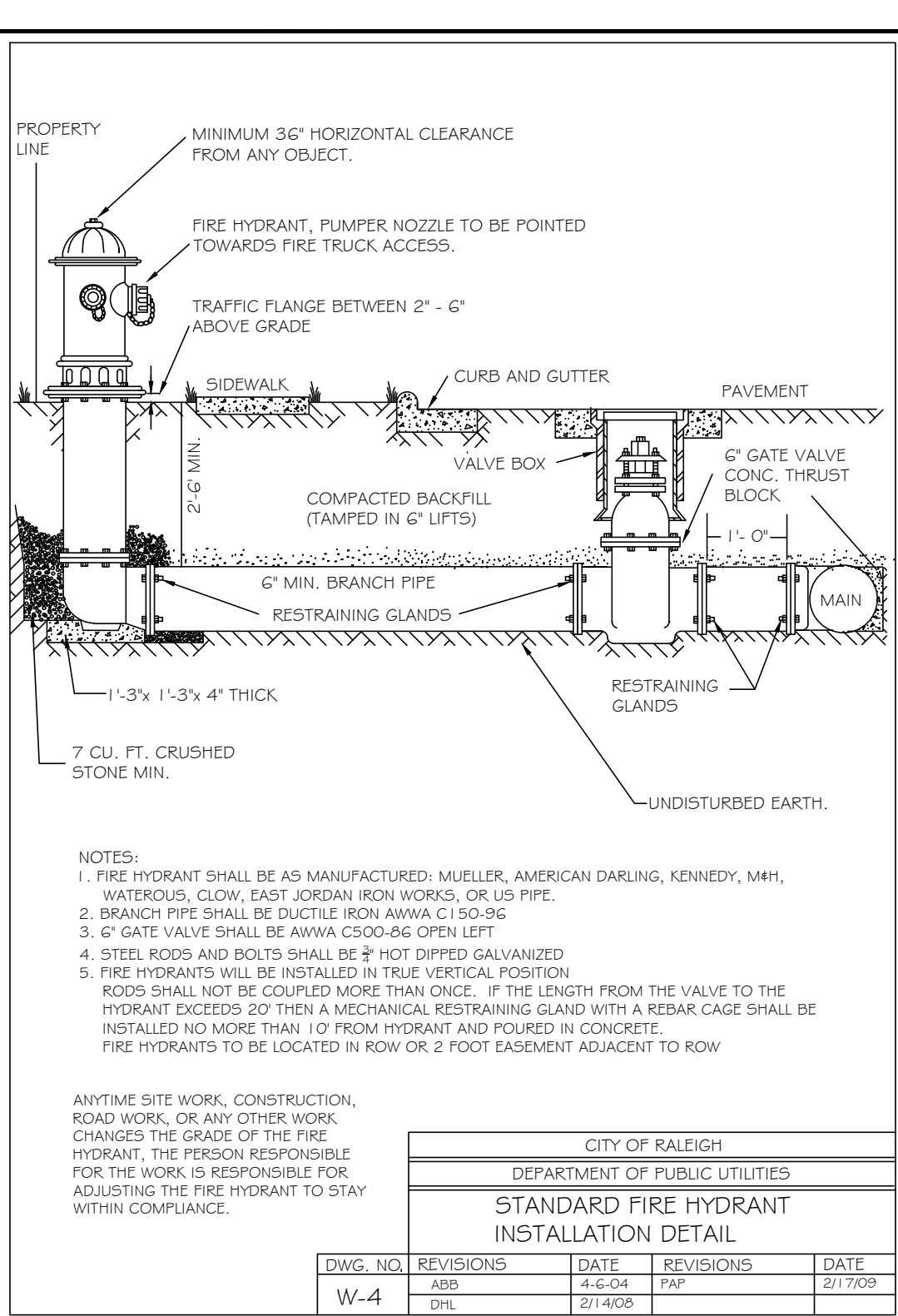
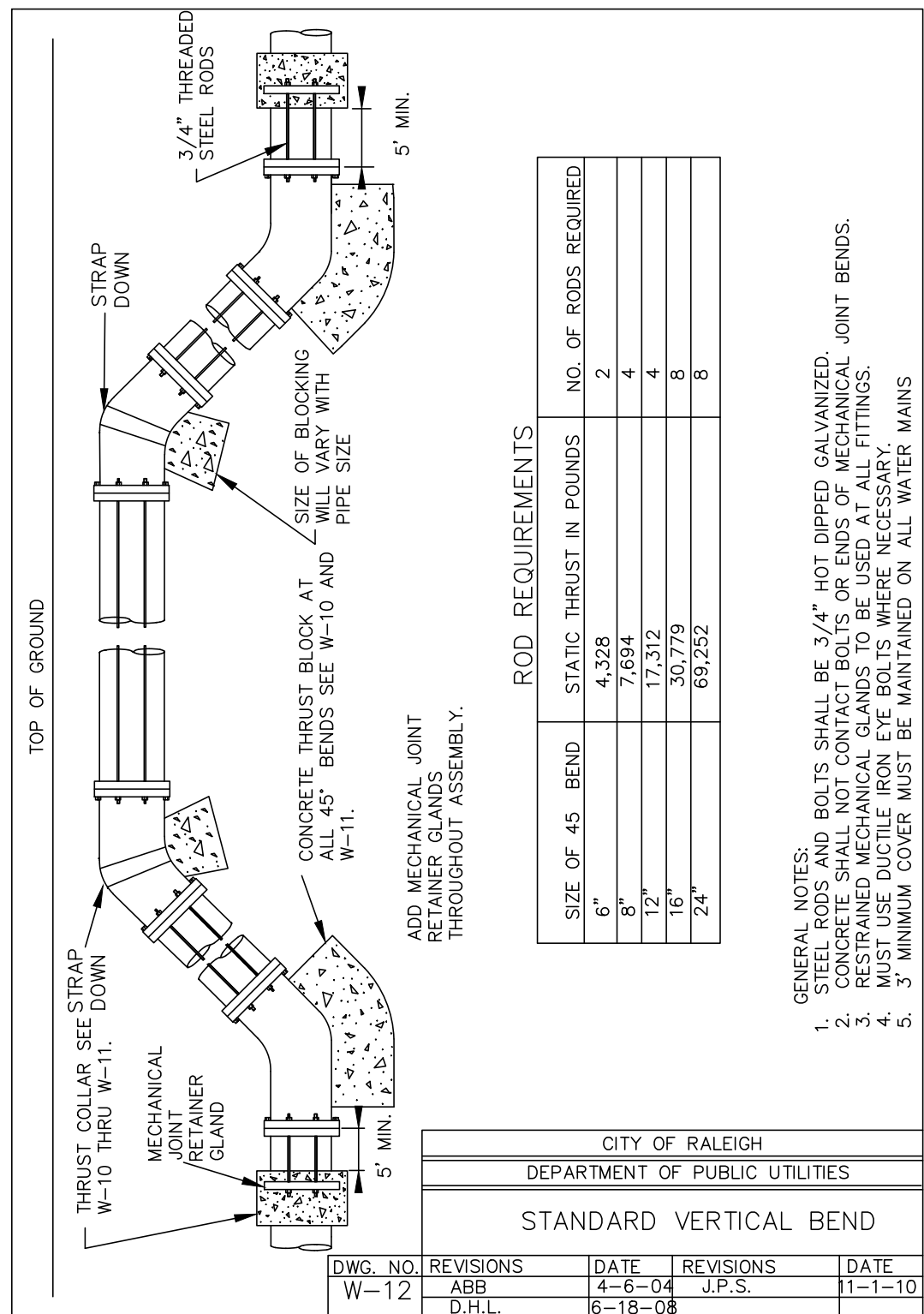
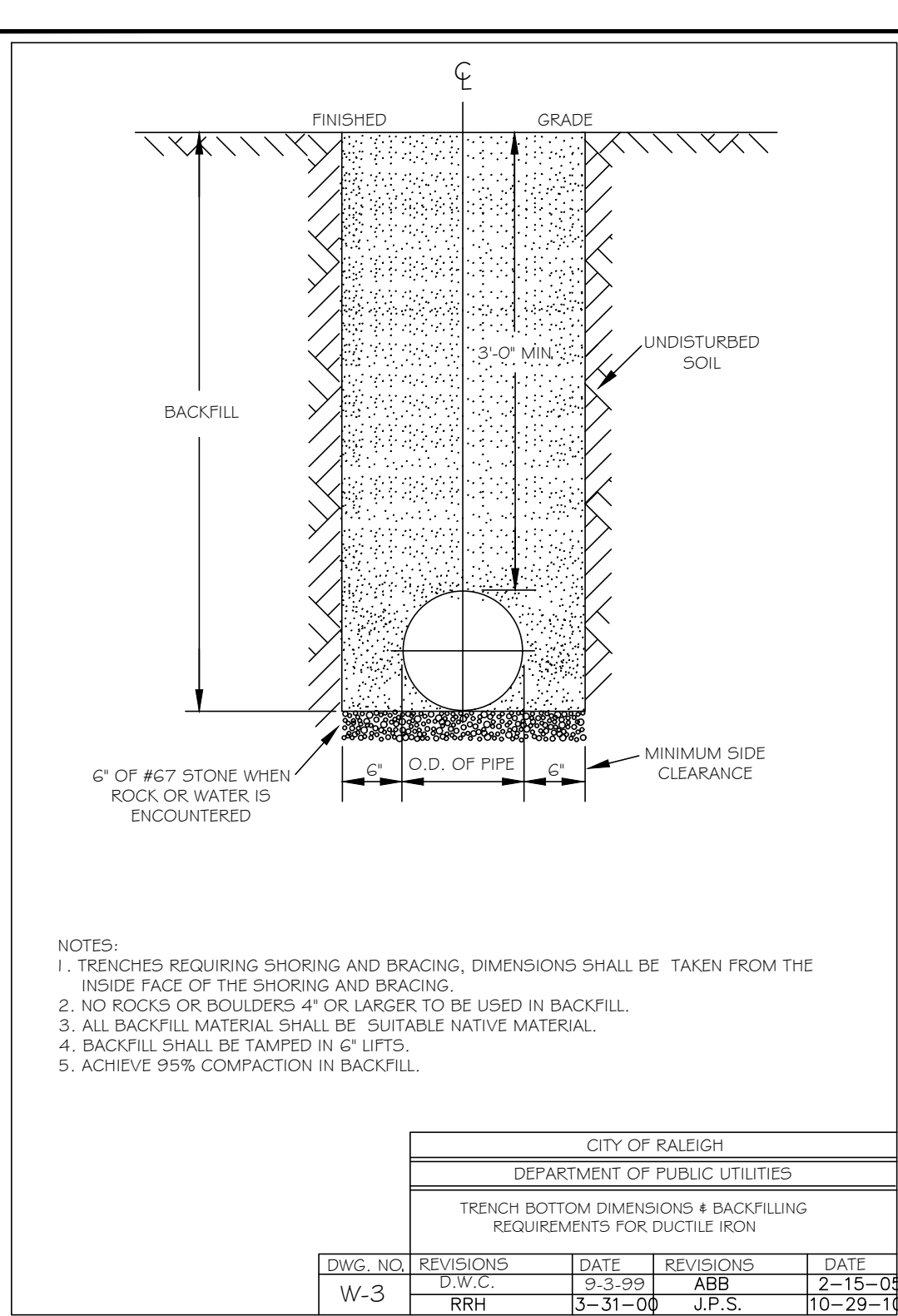


- NOTES:
1. ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 2. FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 3. COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 4. ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/9/19	NOT TO SCALE
	STANDARD STORM MANHOLE COVER	
	SW-10.10	



CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/1/18	NOT TO SCALE
	CURB DRAIN DETAIL	
	SW-10.12	



ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS
STANDARD DETAILS

Issue Dates:	02/14/2024: ASR SUBMITTAL #1
	07/15/2024: ASR SUBMITTAL #2
	09/30/2024: ASR SUBMITTAL #3
	11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024
Scale: NO SCALE
Drawn By: JLB
Checked By: JDW

Project Number:
18-0004-742

Drawing Number:
C.9.1

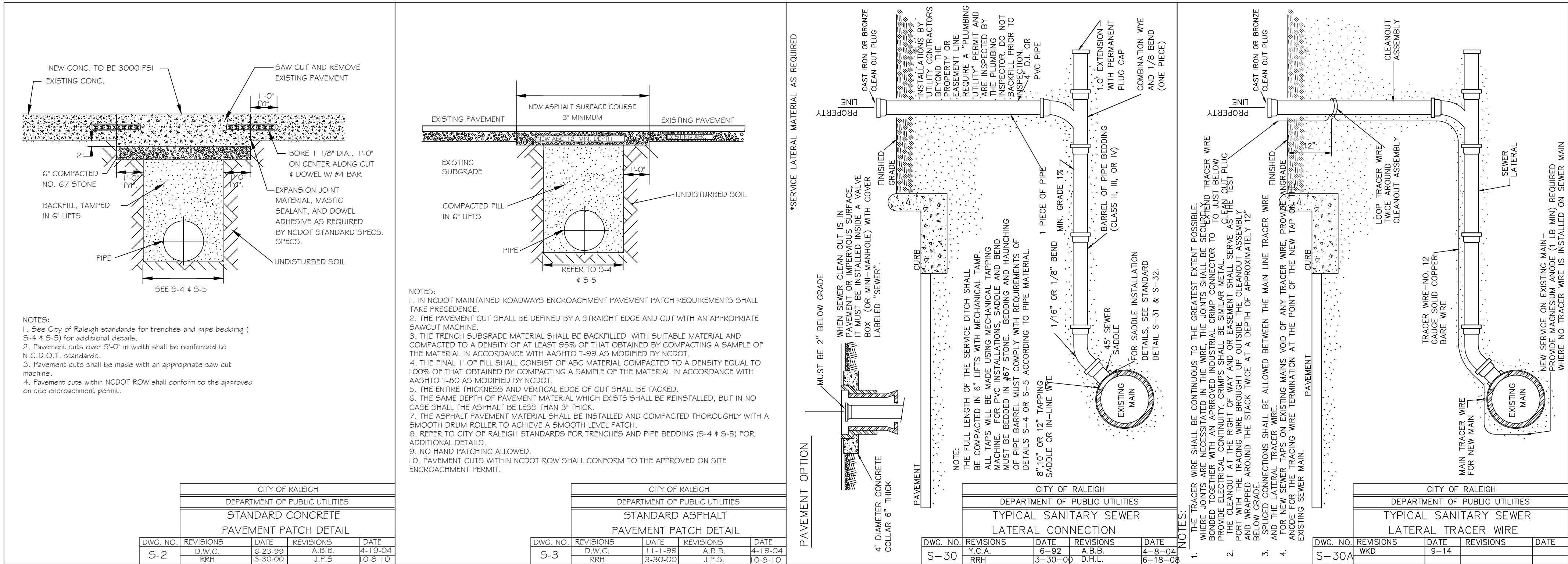
PLAN PREPARED BY:
FIRM # C-2798

carolinas
dewitt

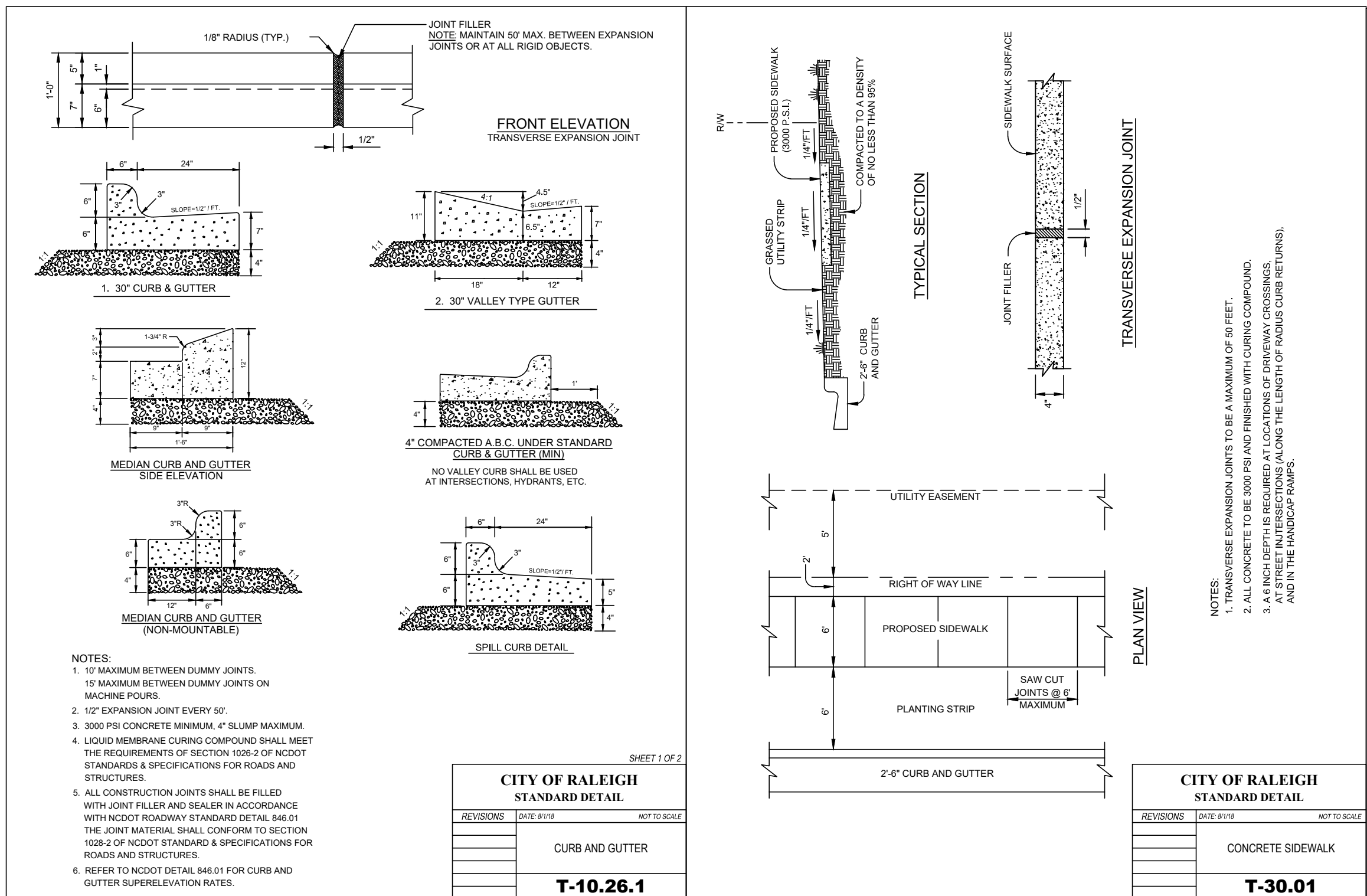
51 Kilmorye Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.0290
fax 919.336.9127

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

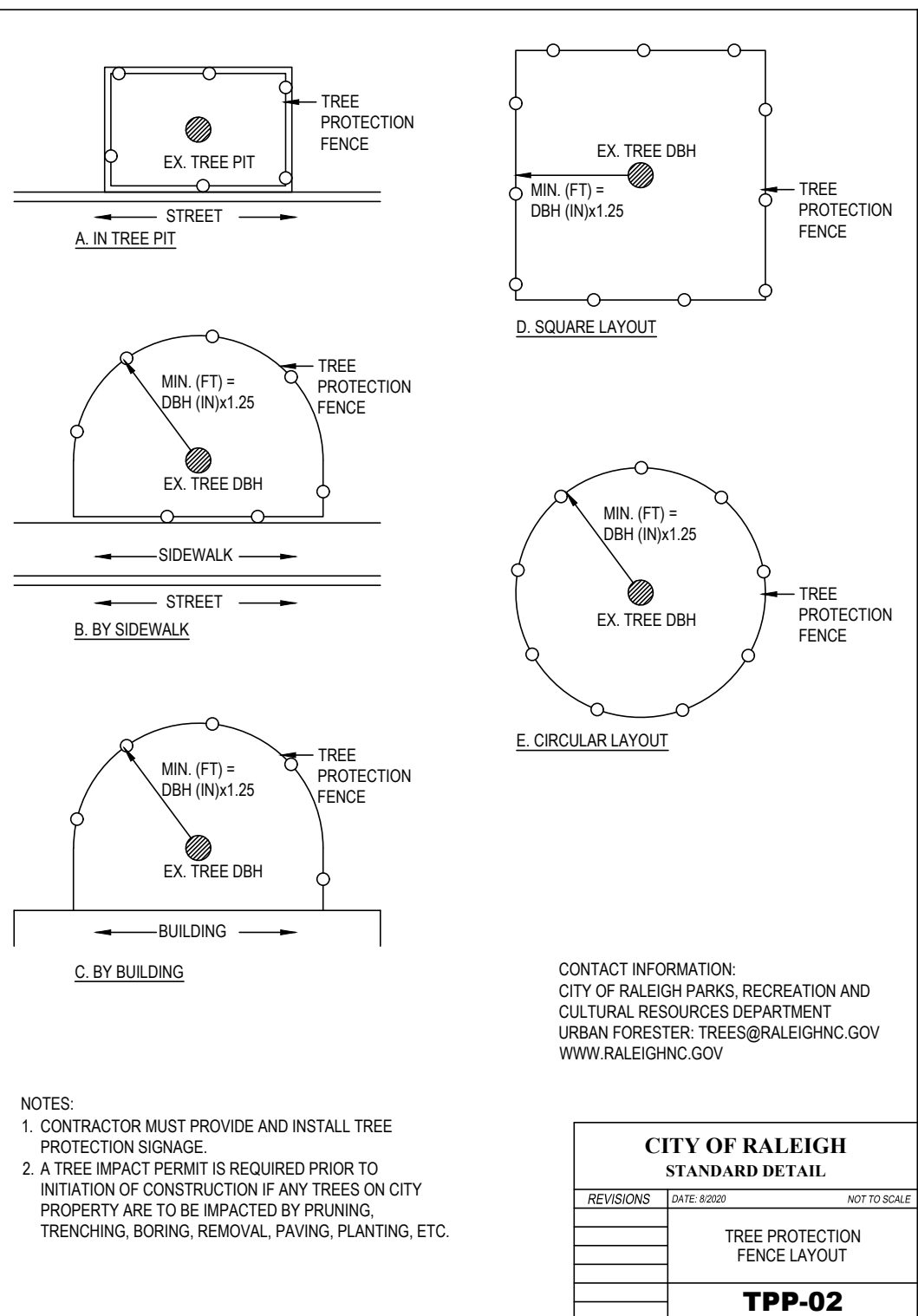
SEWER



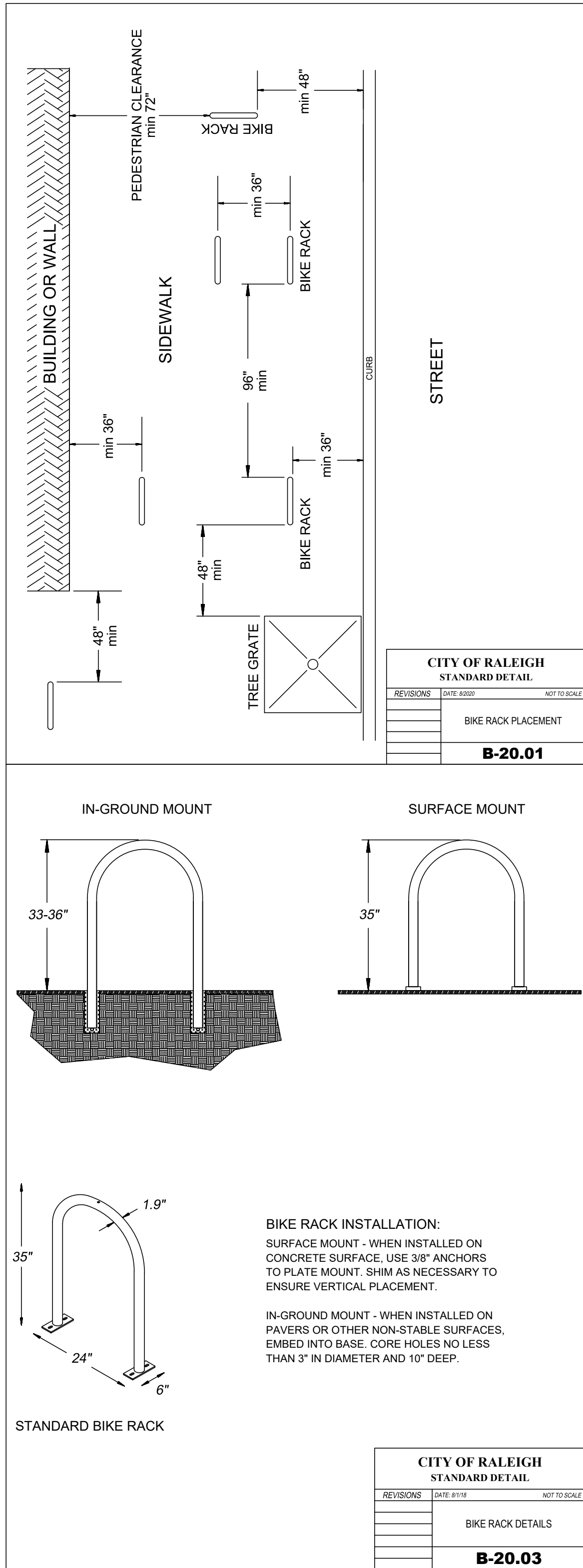
TRANSPORTATION



TREE PROTECTION



SHORT TERM BICYCLE FACILITIES



ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

MITCHELL MILL APARTMENTS

FOR DEWITT CAROLINAS

STANDARD DETAILS

Issue Dates:

02/14/2024: ASR SUBMITTAL #1

07/15/2024: ASR SUBMITTAL #2

09/30/2024: ASR SUBMITTAL #3

11/15/2024: ASR SUBMITTAL #4

Date: 11/15/2024

Scale: NO SCALE

Drawn By: JLB

Checked By: JDW

Project Number:

18-0004-742

Drawing Number:

C.9.2

PLAN PREPARED FOR:

carolinas

dewitt

PLAN PREPARED BY:

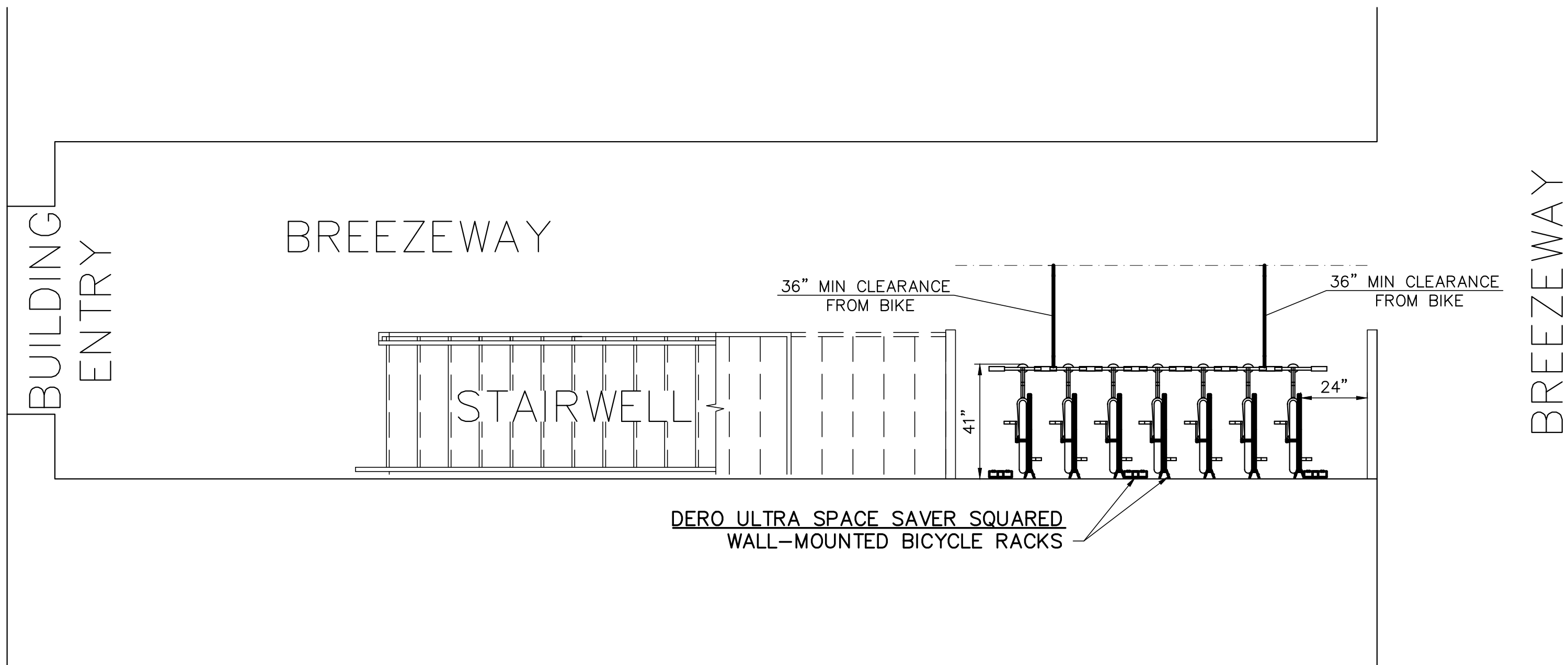
FIRM # C-2798

ADVANCED CIVIL DESIGN

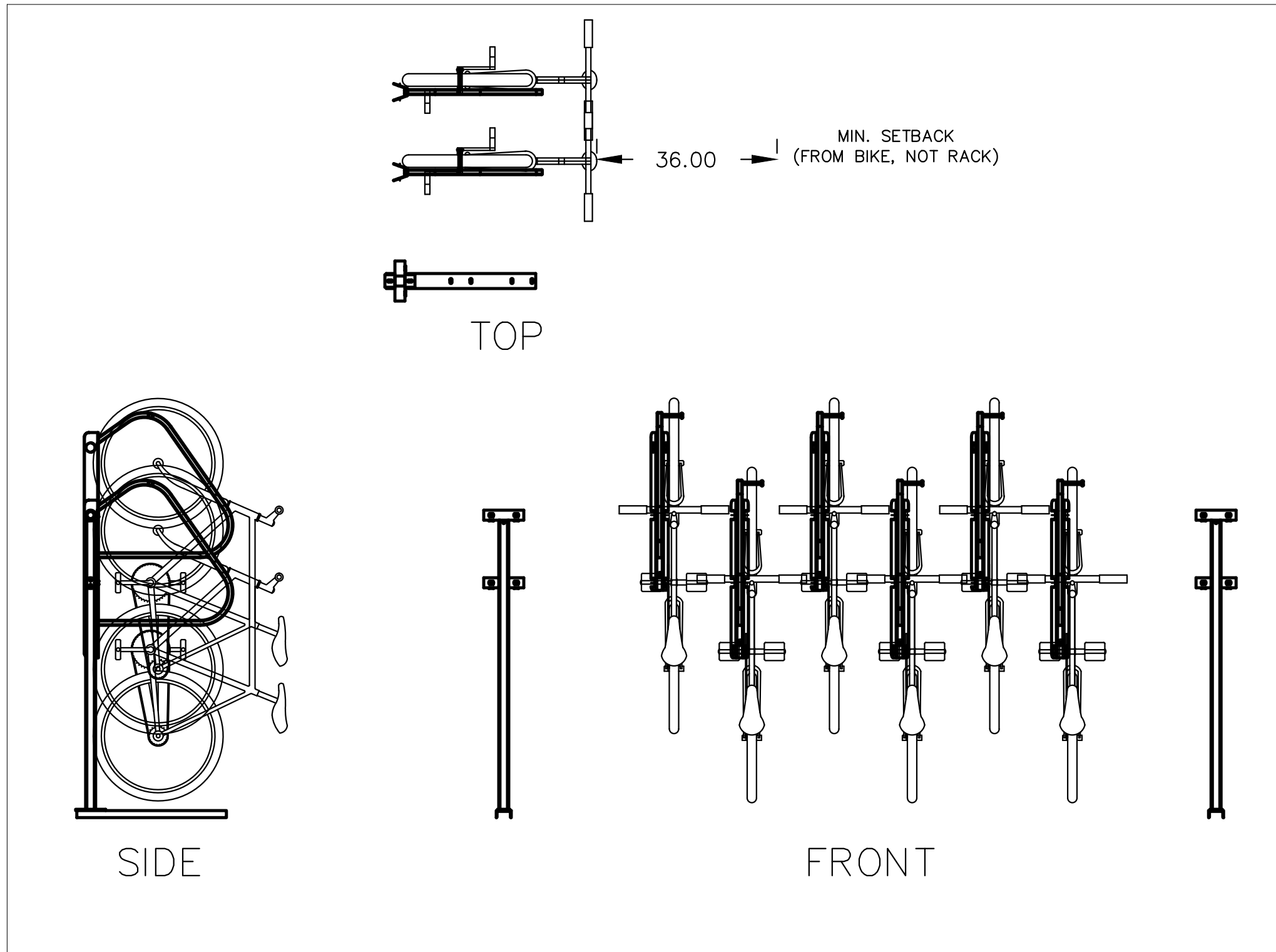
ENGINEERS SURVEYORS

51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.0290
fax 919.336.9127

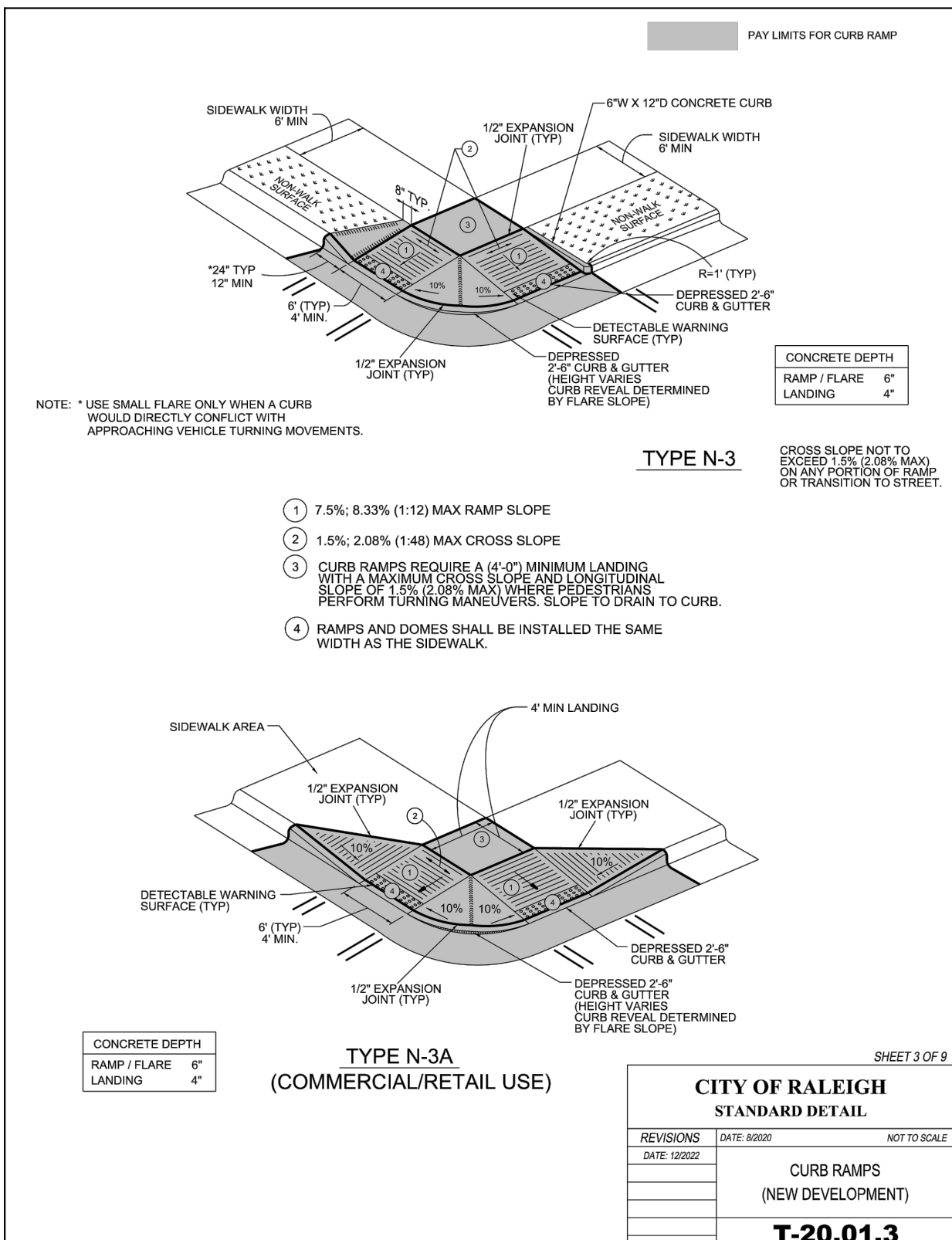
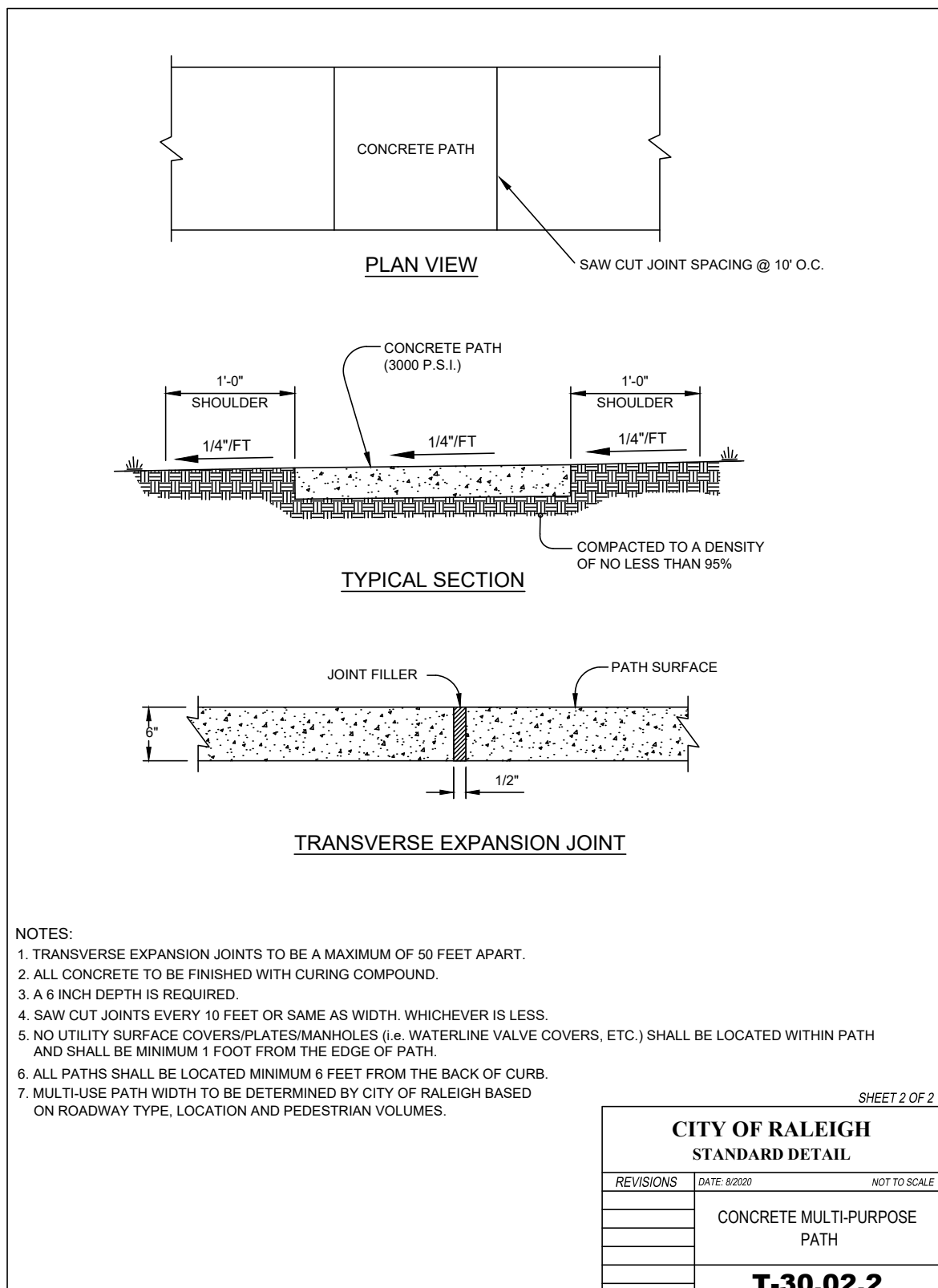
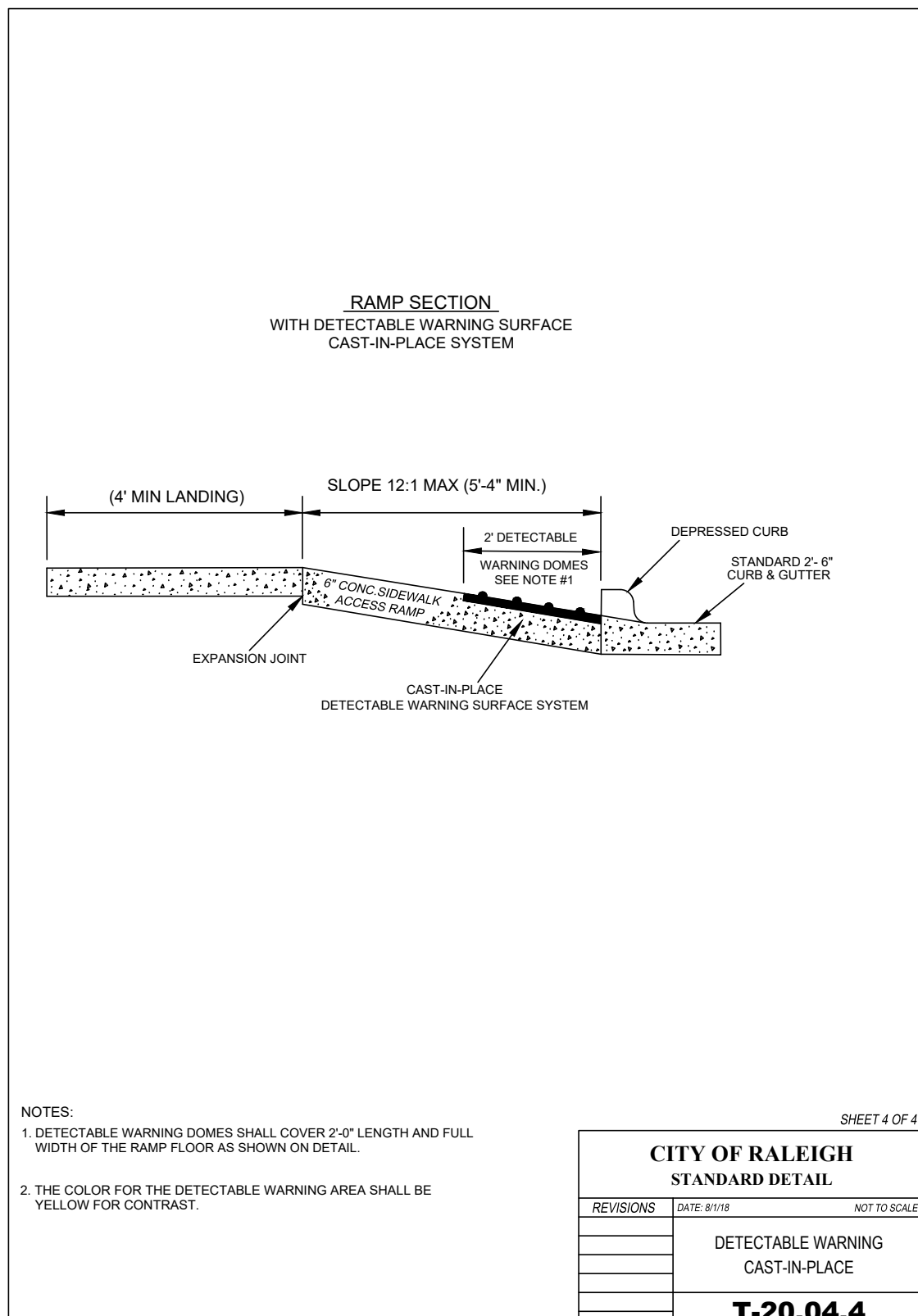
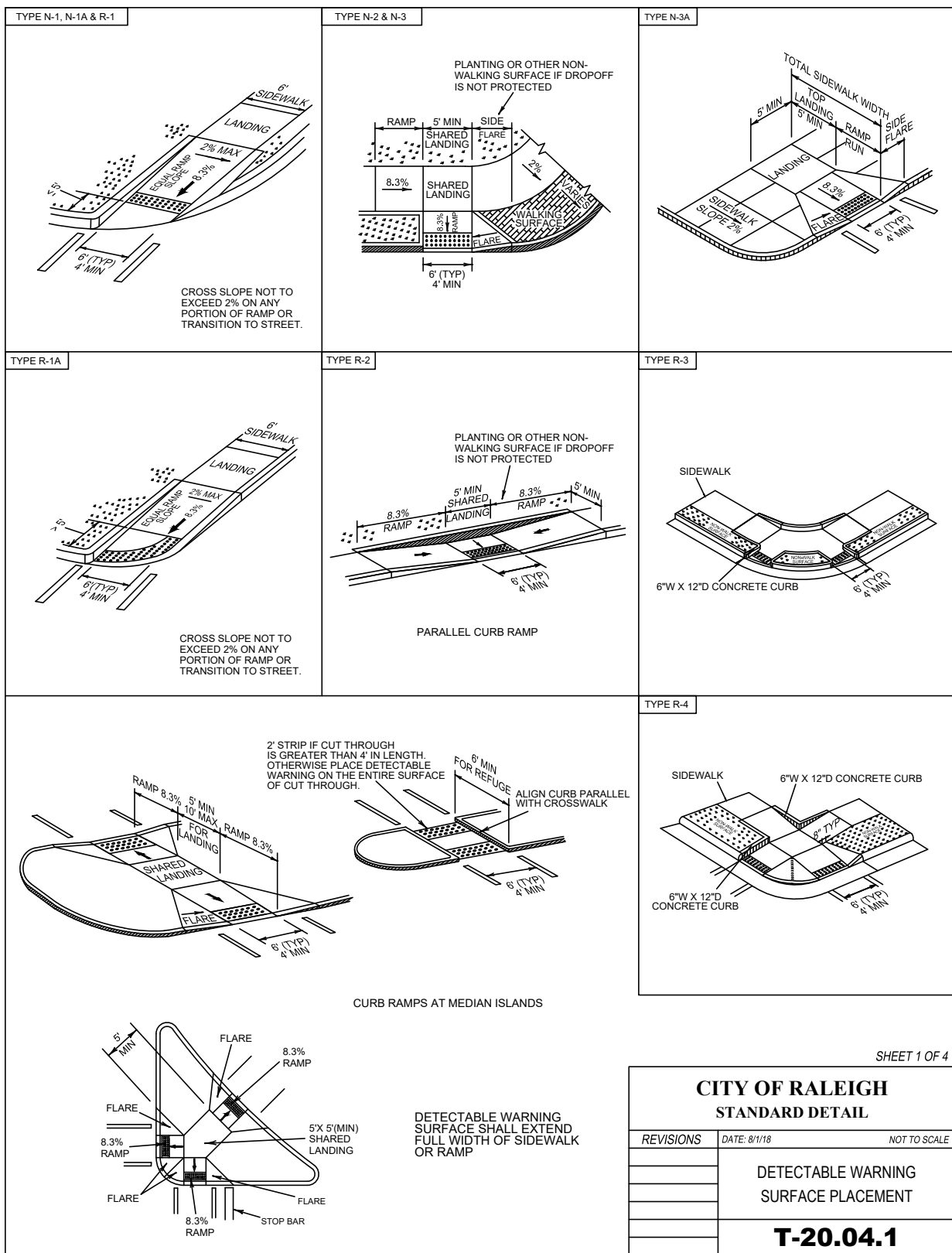
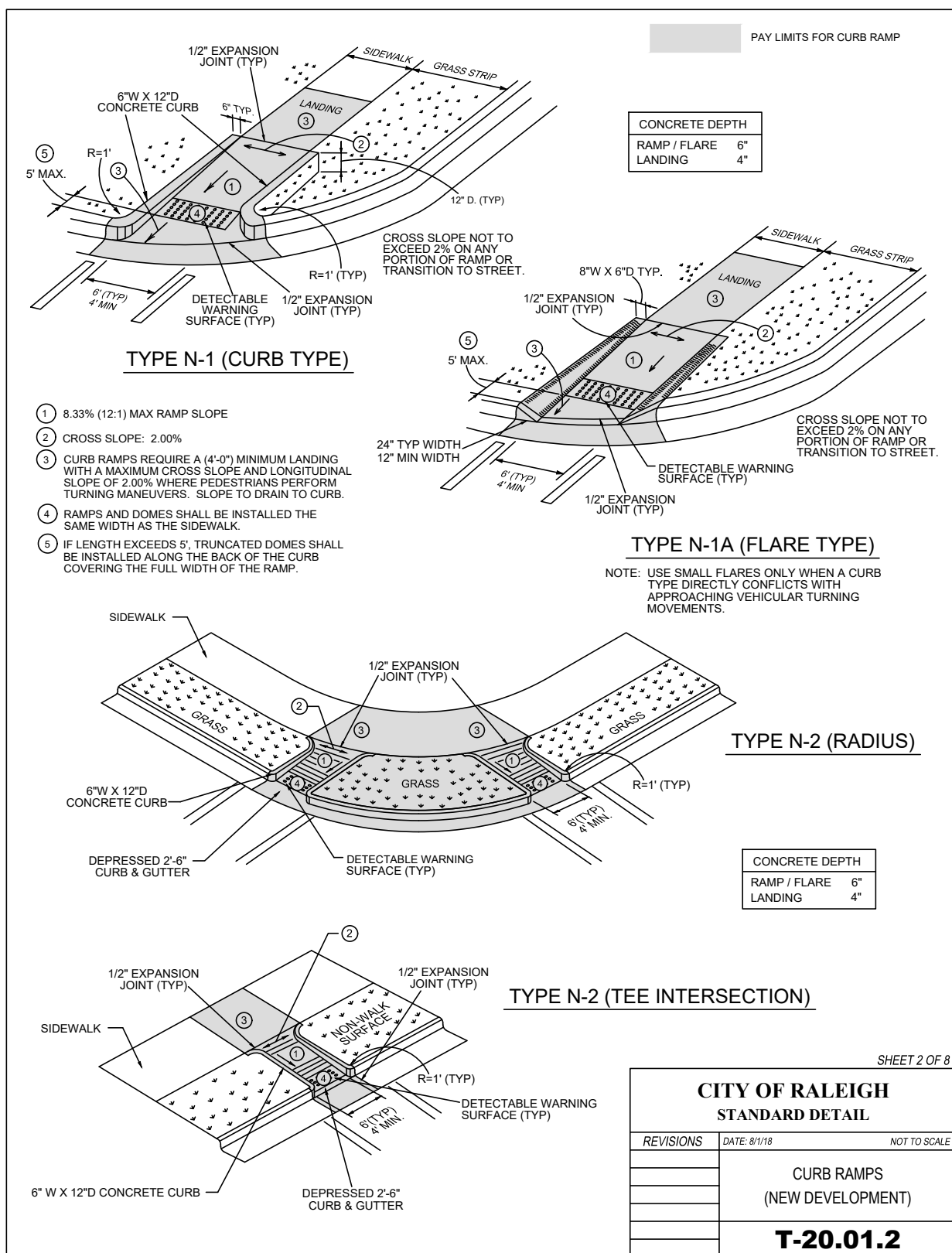
BIKE RACK LOCATION EXHIBIT



DERO ULTRA SPACE SAVER SQUARED SINGLE-SIDED



TRANSPORTATION



ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
MITCHELL MILL APARTMENTS
FOR
DEWITT CAROLINAS
STANDARD DETAILS

Issue Dates:
02/14/2024: ASR SUBMITTAL #1
07/15/2024: ASR SUBMITTAL #2
09/30/2024: ASR SUBMITTAL #3
11/15/2024: ASR SUBMITTAL #4
Date: 11/15/2024
Scale: NO SCALE
Drawn By: JLB
Checked By: JDW
Project Number:
18-0004-742
Drawing Number:
C.9.3

PLAN PREPARED BY:
FIRM # C-2798

PLAN PREPARED FOR:



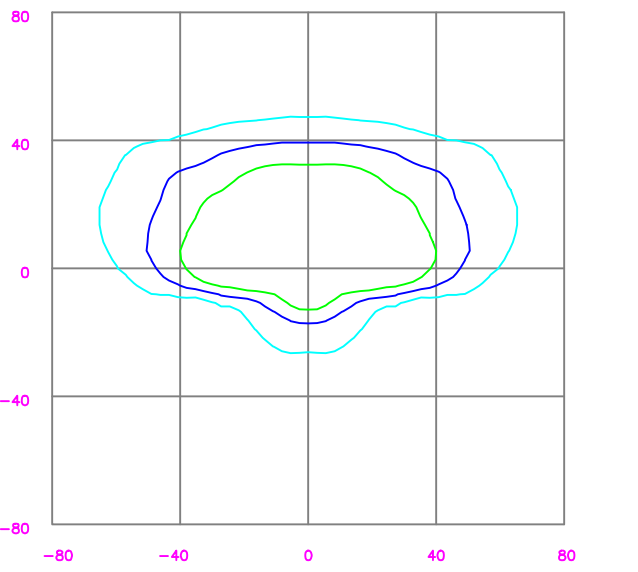
51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.0290
fax 919.336.5127

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.1 fc	2.8 fc	0.3 fc	9.3:1	3.7:1
Street	✕	0.7 fc	2.3 fc	0.1 fc	23.0:1	7.0:1

Schedule						
Symbol	Label	QTY	Description	Number Lamps	Lamp Output	LLF
✕	A	12	LED 110w Roadway – Type IV – 3000K	1	15719	0.85
✕	B	7	LED 50w Open Traditional – Type III – 3000K	24	207	0.85

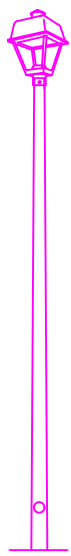
ISOFOOTCANDLE CURVES

FIXTURE: TRADITIONAL OPEN LED
MOUNTING HEIGHT: 15 FT
LIGHT SOURCE: 50W LED'S, 3000K
LUMENS: 4976
PATTERN: TYPE III, B1-U0-G2



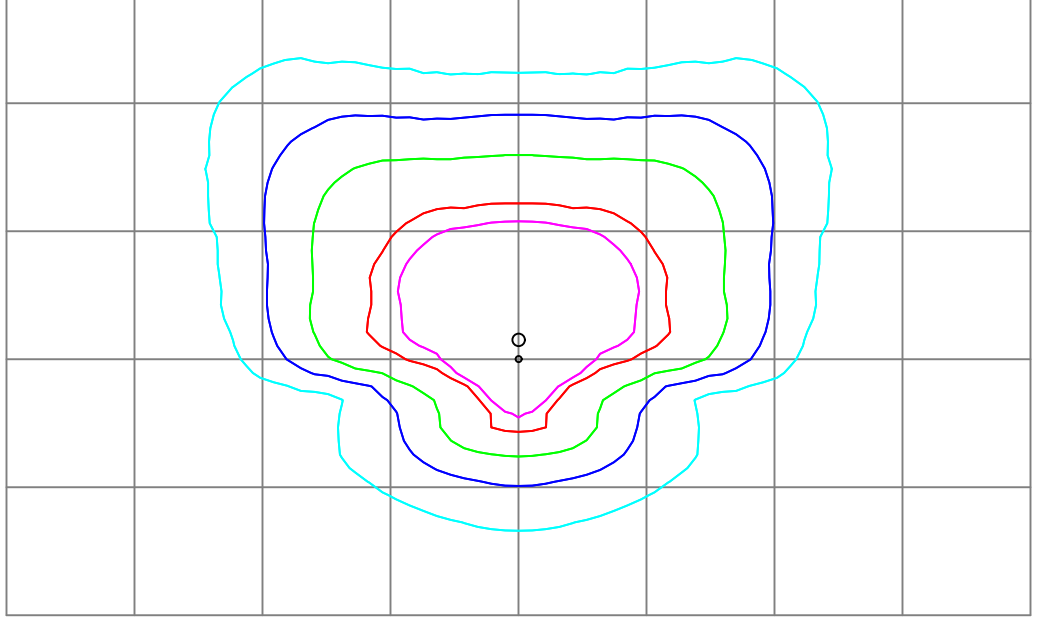
LEGEND (OUTER TO INNER): 0.100 , 0.250 , 0.500

POLE ASSY # LPOLE-A-DB-AL-18FT-BLK-3T-____-P
ASSY # LFIX-OTRAD-LED-50-BLK-III-3000K-____-P



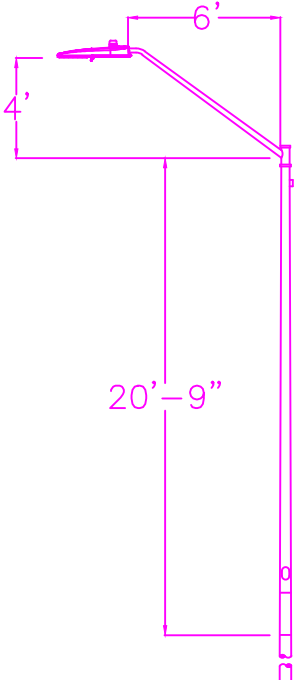
ISOFOOTCANDLE CURVES


FIXTURE: LED 110W ROADWAY
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 3000K, 70 CRI
LUMENS = 15719
PATTERN: TYPE IV, B3-U0-G3(zero light at or above 90 degrees)



LEGEND (OUTER TO INNER): 0.10 , 0.25 , 0.50 , 1.00 , 1.25

ASSY# LFIX-RW-LED-110-BLK-IV-3000K-____-P
POLE ASSY# LPOLE-DB-FG-25FT-BLK-____-P





ROADWAY LED
(Meets Dark Sky Criteria)

Light source: LED (w/ho/h)

Wattage: 110 | 150 | 220 | 280 watts

Light pattern: IESNA Type II | Type IV (forward throw)

IESNA cutoff classification: IC0003

BUG rating:

Type II = IC0003 (1.00W), IC0003 (1.00W), IC0003 (2.00W/100W)

Type IV = IC0003 (1.00W), IC0003 (1.00W), IC0003 (2.00W)

Color temperature: 3,000K | 4,000K

POLE AVAILABLE

	MOUNTING HEIGHT	COLOR
Flagpoles	25', 30', 35'	Gray, Black (additional cost)
Wood	25', 30', 35'	Standard
Metal (special conditions)	25', 30', 35'	Galvanized

FEATURES


- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- Eliminates high and unexpected repair bills
- One low monthly cost on your electric bill

BENEFITS

- Provides hassle-free installation and service
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Convenience and savings for you

For additional information, contact us at 800.240.0000 or www.dukeenergy.com

800.240.0000 (Toll-Free) 800.240.0000 (Toll-Free)



OPEN TRADITIONAL LED
(Meets Dark Sky Criteria)

Light source: LED (w/ho/h)

Wattage: 50 watts

Lumens: 5,261

Light pattern: IESNA Type III | Type V

IESNA cutoff classification: Full cutoff

BUG rating: Type III = IC0002, Type V = IC0002

Color temperature: 3,000K | 4,000K

POLE AVAILABLE

	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Flagpoles	18'	Black
Fluted concrete	13'	Black
Decorative aluminum	12', 16'	Black

FEATURES

- Turnkey operation
- Little or no installation cost
- Design services by lighting professionals included
- Maintenance, electricity & warranty included
- Eliminates high and unexpected repair bills
- One low monthly cost on your electric bill

BENEFITS

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For additional information, contact us at 800.240.0000 or www.dukeenergy.com


800.240.0000 (Toll-Free) 800.240.0000 (Toll-Free)



NO.	DATE	REVISION	BY

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



PROPRIETARY & CONFIDENTIAL

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MITCHELL MILL APARTMENTS

Raleigh, NC

SITE LIGHTING ARRANGEMENT

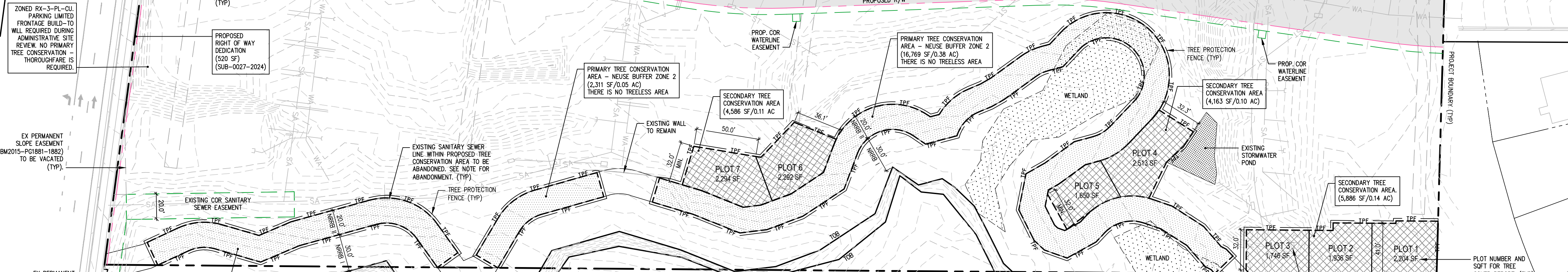
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

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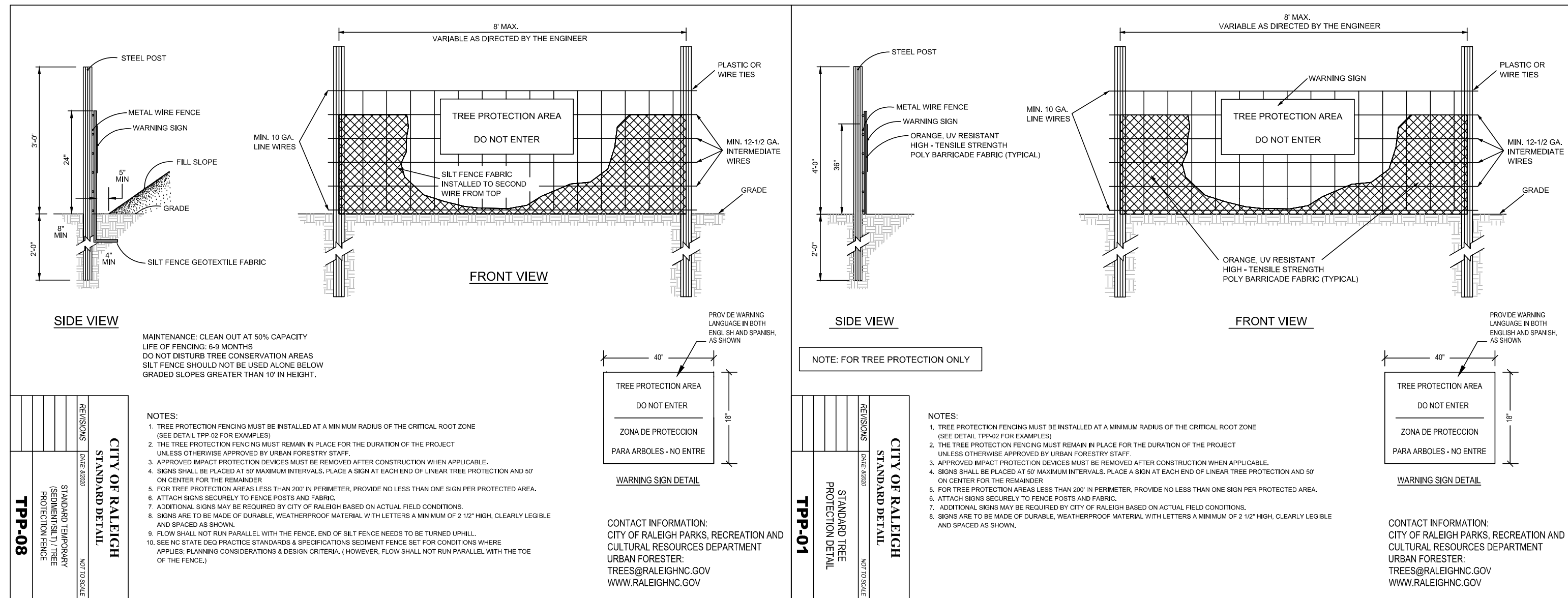
Date 05/15/2024 Size Drawing size "D"

Description Black LED Open Traditional & Roadway

Drawing No. 24-0194A Sht. 1 OF 1



<h2 style="margin: 0;">TREE CONSERVATION PLAN LEGEND:</h2>	
	<p style="text-align: center; margin: 0;">PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2</p>
	<p style="text-align: center; margin: 0;">SECONDARY TREE CONSERVATION AREA</p>
<p><u>NEUSE BUFFER ZONE II NOTE:</u></p>	
<p>1. THE NEUSE BUFFER ZONE II INNER BOUNDARY IS TWENTY (20) FEET PARALLEL TO OUTER BOUNDARY.</p>	
<p><u>EXISTING STORM/SANITARY/WATER STRUCTURE ABANDONMENT IN PROPOSED TREE CONSERVATION AREAS</u></p>	
<p>ALL EXISTING STORMWATER / SANITARY / WATER LINES AND THE STRUCTURES WITHIN PROPOSED TREE CONSERVATION AREAS TO BE ABANDONED.</p> <p>PIES TO BE CUT OUTSIDE OF TREE CONSERVATION AREA AND CAP TO BE PLACED FOR PIPE ABANDONMENT. CATCH BASIN GRATE/PIVWOOD COVER AND AIR RELEASE MANHOLE AT GRADE TO BE REMOVED BY HAND PRIOR TO TREE PROTECTION FENCE INSTALLATION.</p> <p>REFER TO C.2.0 DEMOLITION PLAN.</p>	
<p>REFER TO TREE COVER REPORT BY MICHAEL J. PERRY, NORTH CAROLINA REGISTERED FORESTER.</p>	
<p>REFER TO SUB-0027-2024 MITCHELL MILL SUBDIVISION, L4.00 TREE CONSERVATION PLAN. TREE CONSERVATION DATA, AREAS & PLOTS SHOWN ON THIS PLAN ARE FROM SUB-0027-2024, TREE CONSERVATION PLAN.</p>	

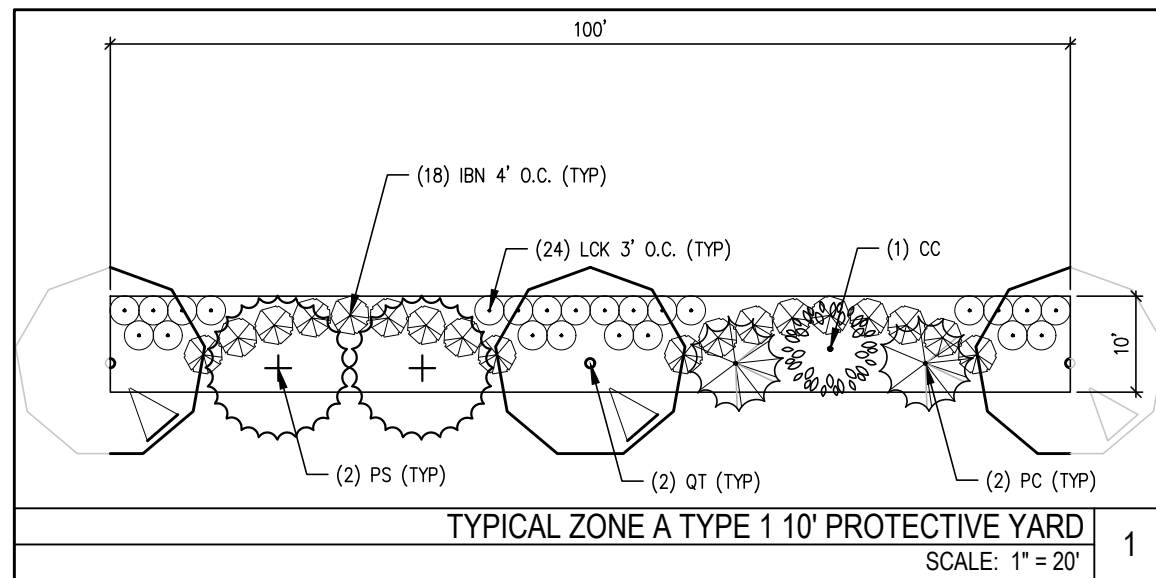
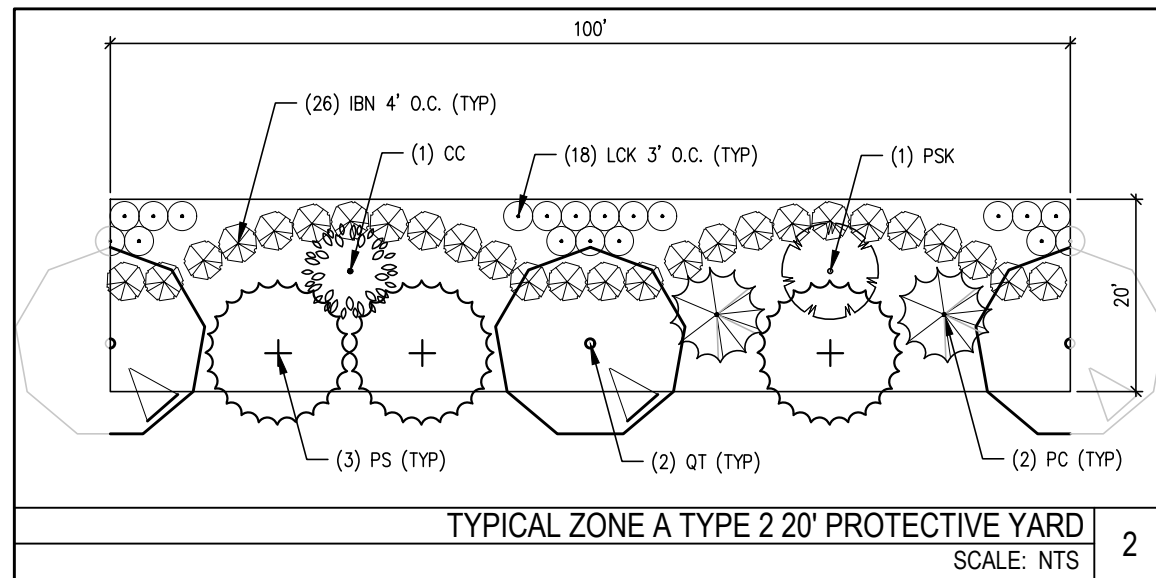


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NCDOT TREE PLANTING REQUIREMENT

- MITCHELL MILL ROAD SPEED LIMIT: 45 MPH
- MIN. DISTANCE FROM EDGE OF TRAVEL LANE TO CENTER OF TREE WITH 4" CALIPER OR GREATER AT MATURITY: 12"
- MIN. DISTANCE FROM EDGE OF TRAVEL LANE TO CENTER OF SMALL TREE:
- APPROVAL FOR SMALL TREES AND DENIAL LETTER FOR LARGE TREES HAVE BEEN OBTAINED FROM NCDOT FOR MITCHELL MILL ROAD STREET TREE PLANTINGS.



ALL MECHANICAL EQUIPMENT TO BE LOCATED ON TOP OF BUILDING AND SCREENED WITH PARAPET WALL. REFER TO BUILDING ELEVATION SHEET(S).

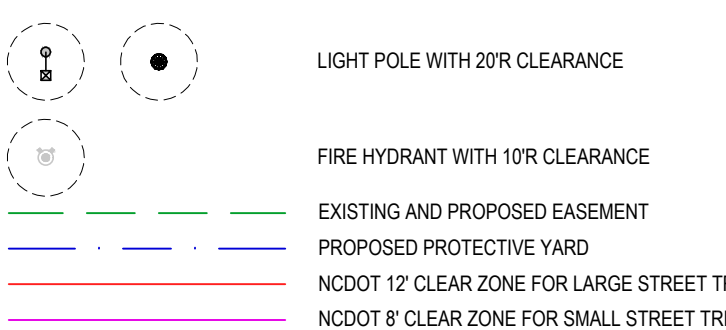
PLANT LIST-LOT 1				MINIMUM INSTALL		MATURE SIZE		REMARKS
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	HEIGHT	SPREAD	
T R E E S								
								All Tree to be Single Stem
11	CC	Cercis canadensis 'Merlot'	Merlot Redbud	1.5" MIN	6' MIN	15'	15'	PY/Deciduous Understory Tree
7	GB	Ginkgo biloba (Male Only)	Maidenhair Tree	3" MIN	10' MIN	50-60'	30-40'	VP/Deciduous Shade Tree
7	LT	Liriodendron tulipifera	Tulip Poplar	3" MIN	10' MIN	40'	70-90'	Street Tree/Deciduous Shade Tree
7	PIC	Pistacia chinensis	Chinese Pistache	1.5" MIN	6' MIN	30-35'	20-25'	Street Tree/Deciduous Small Tree
23	PC	Prunus caroliniana	Carolina Cherry Laurel	1.5" MIN	6' MIN	15-30'	15-20'	PY/Evergreen Understory Tree
1	PSK	Prunus serotina 'Kwanzan'	Kwanzan Cherry	1.5" MIN	6' MIN	25'	25'	PY/Deciduous Understory Tree
23	PS	Pinus strobus	Eastern White Pine	3" MIN	10' MIN	50'	30'	PY/Evergreen Shade Tree
13	QC	Quercus coccinea	Scarlet Oak	3" MIN	10' MIN	50-70'	40-50'	VP/Deciduous Shade Tree
18	QF	Quercus falcata	Southern Red Oak	3" MIN	10' MIN	75'	55'	Street Tree/Deciduous Shade Tree
23	QT	Quercus texana	Nuttall Oak	3" MIN	10' MIN	75'	55'	PY/Deciduous Shade Tree
4	UA	Ulmus americana 'Princeton'	Princeton American Elm	3" MIN	10' MIN	50'	40'	VP/Deciduous Shade Tree
S H R U B S								
22	DP	Distylium 'PIDIST-H' PP#25, 304'	Copperstone Distylium		24" MIN	3'-4'	4'-5'	Screening/Evergreen Shrub
198	IBN	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		24" MIN	6'-8'	8'-10'	PY/Evergreen Shrub
245	LCK	Loropetalum chinense 'Kurena Daiou' USPP 27,744/Jazz Hands Bold Loropetalum	Jazz Hands Bold Loropetalum		24" MIN	5'	5'	PY/Evergreen Shrub
20	VT	Viburnum tinus	Laurustinus Viburnum		24" MIN	6'-12'	6'-10'	Screening/Evergreen Shrub/Keep Hedge Form

P L A N T L I S T - L O T 2				MINIMUM INSTALL		MATURE SIZE		REMARKS
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	HEIGHT	SPREAD	
T R E E S								All Tree to be Single Stem
3	CC	Cercis canadensis 'Merlot'	Merlot Redbud	1.5" MIN	6' MIN	15'	15'	PY/Deciduous Understory Tree
5	GB	Ginkgo biloba (Male Only)	Maidenhair Tree	3" MIN	10' MIN	50-60'	30-40'	VP/Deciduous Shade Tree
7	LT	Liriodendron tulipifera	Tulip Poplar	3" MIN	10' MIN	40'	70-90'	Street Tree/Deciduous Shade Tree
3	PIC	Pistacia chinensis	Chinese Pistache	1.5" MIN	6' MIN	30-35'	20-25'	Street Tree/Deciduous Small Tree
4	PC	Prunus caroliniana	Carolina Cherry Laurel	1.5" MIN	6' MIN	15-30'	15-20'	PY/Evergreen Understory Tree
1	PSK	Prunus serotina 'Kwanzan'	Kwanzan Cherry	1.5" MIN	6' MIN	25'	25'	PY/Deciduous Understory Tree
6	PS	Pinus strobus	Eastern White Pine	3" MIN	10' MIN	50'	30'	PY/Evergreen Shade Tree
6	QC	Quercus coccinea	Scarlet Oak Oak	3" MIN	10' MIN	50-70'	40-50'	VP/Deciduous Shade Tree
18	QF	Quercus falcata	Southern Red Oak	3" MIN	10' MIN	75'	55'	Street Tree/Deciduous Shade Tree
4	QT	Quercus texana	Nuttall Oak	3" MIN	10' MIN	75'	55'	PY/Deciduous Shade Tree
11	UA	Ulmus americana 'Princeton'	Princeton American Elm	3" MIN	10' MIN	50'	40'	VP/Deciduous Shade Tree
S H R U B S								
12	DP	Distylium 'PIDIST-H' PP#25, 304'	Copperstone Distylium		24" MIN	3'-4'	4'-5'	Screening/Evergreen Shrub
35	IBN	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		24" MIN	6'-8'	8'-10'	PY/Evergreen Shrub
18	LCK	Loropetalum chinense 'Kurena Daiou' USPP 27,744	Jazz Hands Bold Loropetalum		24" MIN	5'	5'	PY/Evergreen Shrub
24	VT	Viburnum tinus	Laurustinus Viburnum		24" MIN	6'-12'	6'-10'	Screening/Evergreen Shrub/Keep Hedge Form

DECIDUOUS SHADE TREE - STREET TREE	
(LT) LIRIODENDRON TULIPIFERA / TULIP POPLAR	STREET TREE
(QF) QUERCUS FALCATA / SOUTHERN RED OAK	STREET TREE
(PIC) PISTACIA CHINENSIS / CHINESE PISTACHE	STREET TREE (NCDOT STREET)
DECIDUOUS SHADE TREES - VEHICLE PARKING LOT	
(GB) GINKGO BILOBA / MAIDENHAIR TREE	VEHICLE PARKING LOT SHADE TREE
(QC) QUERCUS COCCINEA / SCARLET OAK	VEHICLE PARKING LOT SHADE TREE
(UA) ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	VEHICLE PARKING LOT SHADE TREE
EVERGREEN SHRUBS - VEHICLE PARKING LOT SCREENING	
(DP) DISTYLIUM 'PIDIST-H' PP#25, 304' COPPERSTONE DISTYLIUM	VEHICLE PARKING LOT SCREENING SHRUB
(VT) VIBURNUM TINUS / LAURUSTINUS VIBURNUM	VEHICLE PARKING LOT SCREENING SHRUB

REFER TO DETAILS ON THIS SHEET FOR PROTECTIVE YARD PLANT SYMBOLS.

ALL TREE TO BE SINGLE STEM.



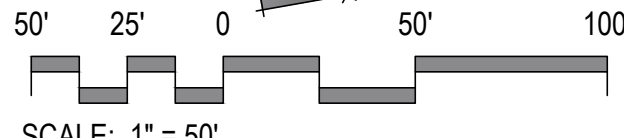
- LANDSCAPE NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A DEPTH OF 3 INCHES. WITH AGED TRIPLE SHREDDED HARDWOOD MULCH FROM A SINGLE SOURCE COMMERCIAL VENDOR WITH A MAXIMUM PARTICLE SIZE OF 2 INCHES. FREE OF WEED SEED AND WASTE MATERIALS. NO PINE STRAW PERMITTED. KEEP MULCH 4 TO 6 INCHES AWAY FROM TREE TRUNKS OR STEMS.
 - ALL LAWN AREAS TO BE SEEDED ORNARD SODDED AS PER MANUFACTURER'S SPECIFICATIONS. REFER TO LANDSCAPE PLANS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
 - HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHALL BE 30' MIN FROM STOP SIGNS AND 10' MIN FROM DRIVEWAYS AND UTILITY POLES.
 - TREES SHALL NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20' FT. OF OVERHEAD POWER LINE(S) SHOULD BE UNDERSTORY TREES.
 - CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
 - A TREE IMPACT PERMIT IS REQUIRED FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).

TREE CONSERVATION PLAN LEGEND:	
	PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
	SECONDARY TREE CONSERVATION AREA

SEE L9.10 & L9.11 FOR LANDSCAPE DETAILS AND NOTES

ASR-0015-2024
REFERENCE: REZN-82-2022;
SCOPE-102-203; SUB-0027-2024

CODE COMPLIANCE
LANDSCAPE PLAN



ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

PROJECT:	DEWITT-23023	DATE	
ISSUE:	Administrative Site Review	02.21.2024	
REVISIONS:	1st Review Comments	07.15.2024	
	2nd Review Comments	09.30.2024	
DRAWN BY:	SB		
CHECKED BY:	KT		
CONTENT:	CODE COMPLIANCE		
	LANDSCAPE PLAN		

L4.00

Dewitt Carolinas
Mitchell Mill Apartments
3805 Mitchell Mill Road
Raleigh, North Carolina 27616

JDAVIS

510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
1218 Chantrelle St., 7th Floor | Philadelphia, PA 19107 | Tel: 215.545.9121

ASR-0015-2024 (Admin. Site Review)
REFERENCE: REZN-82-2022; SCOPE-102-203; SUB-0027-2024

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[illegible]

	TITLE	9
	SCALE: NTS	

	TITLE	6
	SCALE: NTS	

SHRUB PLANTING NOTES

1. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.

2. SET SHRUB 2 INCHES HIGHER THAN ABOVE ADJACENT GRADE.

3. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.

4. PROVIDE 2 INCH DEEP SAUCER AROUND SHRUB.

5. KEEP MULCH AWAY FROM ROOT CROWN.

6. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.

B & B SHRUB INSTALLATION	2
SCALE: NTS	

TREE PLANTING NOTES

1. MATCH PLANTING PROCEDURE FOR EVERGREEN TREES.
2. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
3. IF TREES ARE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
4. FOR CONTAINER-GROWN TREES, EXTRACT THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE MAINTENANCE PERIOD.
6. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAK DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
7. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO FINISHED GRADE AS POSSIBLE.
8. SYNTHETIC BURLAP SHALL BE REMOVED ENTIRELY FROM ROOT BALL.
9. KEEP MULCH AWAY FROM ROOT CROWN.

TREE INSTALLATION (NOT FOR STREET TREES)
SCALE: NTS

MASS PLANTING NOTES

1. PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBIUM EDGE CLEAN.
2. CROWN PLANTING BED A MIN. OF 3 INCHES ABOVE ADJACENT GRADE EXCEPT IN COURTYARD SITUATIONS WHERE BEDS SHALL BE SLOPED TO NEAREST DRAIN BASIN.
3. KEEP MULCH AWAY FROM ROOT CROWN.

CONTAINER PLANT INSTALLATION
SCALE: NTS

ADMINISTRATIVE SITE REVIEW ONLY. NOT FOR CONSTRUCTION.

Dewitt Carolinas
Mitchell Mill Apartments
3805 Mitchell Mill Road
Raleigh, North Carolina 27616

PROJECT:	DEWITT-23023	DATE
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REVISIONS:	1st Review Comments	07.15.2024
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	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
DRAWN BY:	SB	
CHECKED BY:	KT	
CONTENT:	LANDSCAPE DETAILS AND NOTES	
	-	
	-	
	-	

L9.11



ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

FRONT ELEVATION



LEFT SIDE ELEVATION
(CALIBER WOODS DRIVE)



RIGHT SIDE ELEVATION



REAR ELEVATION (MITCHELL MILL ROAD)

Mitchell Mill Apartments Average Grade Table	
Elev.	Building 1
Primary Street	Mitchell Mill
SE	264.4
S	264.4
SW	264.4
Average Grade	264.4
Finish Floor Elevation	264.9
Actual Building Height	46.25'
Max Building Height	50

BUILDING TYPE 1 - BLDG #1

Scale: 1/8" = 1'-0"





FRONT ELEVATION

ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER



LEFT SIDE ELEVATION

RISER ROOM LOCATION VARIES.
VERIFY WITH CIVIL UTILITY PLAN.



RIGHT SIDE ELEVATION
(CALIBER WOODS DRIVE)

RISER ROOM LOCATION VARIES.
VERIFY WITH CIVIL UTILITY PLAN.



REAR ELEVATION (MITCHELL MILL ROAD)

Mitchell Mill Apartments Average Grade Table	
Elev.	Building 2
Primary Street	Caliber Woods
NE	265.5
E	265.5
SE	265.5
Average Grade	265.5
Finish Floor Elevation	266
Actual Building Height	46.16'
Max Building Height	50

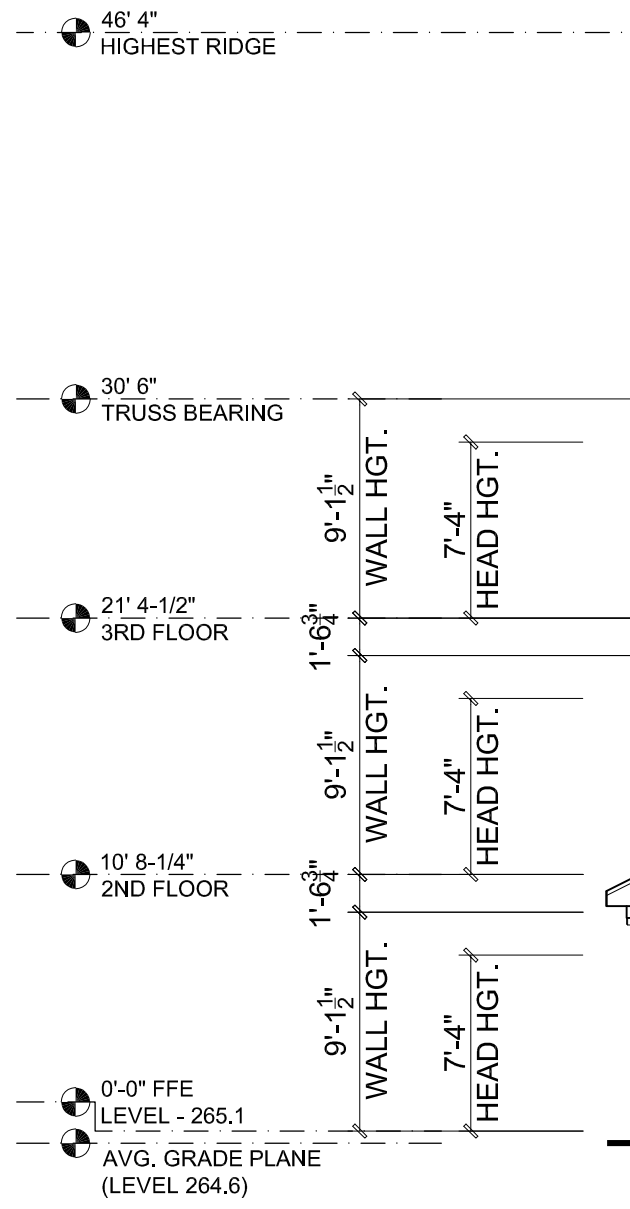
Mitchell Mill Apartments Average Grade Table	
Elev.	Building 7
Primary Street	Caliber Woods
SW	265.5
W	265.5
NW	265.5
Average Grade	265.5
Finish Floor Elevation	266
Actual Building Height	46.16'
Max Building Height	50



BUILDING TYPE 2 - BLDG #2, 7

Scale: 1/8" = 1'-0"

Mitchell Mill Apartments Average Grade Table	
Elev.	Building 3
Primary Street	Caliber Woods
NE	264.6
E	264.6
SE	264.6
Average Grade	264.6
Finish Floor Elevation	265.1
Actual Building Height	46.33'
Max Building Height	50



ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

FRONT ELEVATION (CALIBER WOODS DRIVE)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



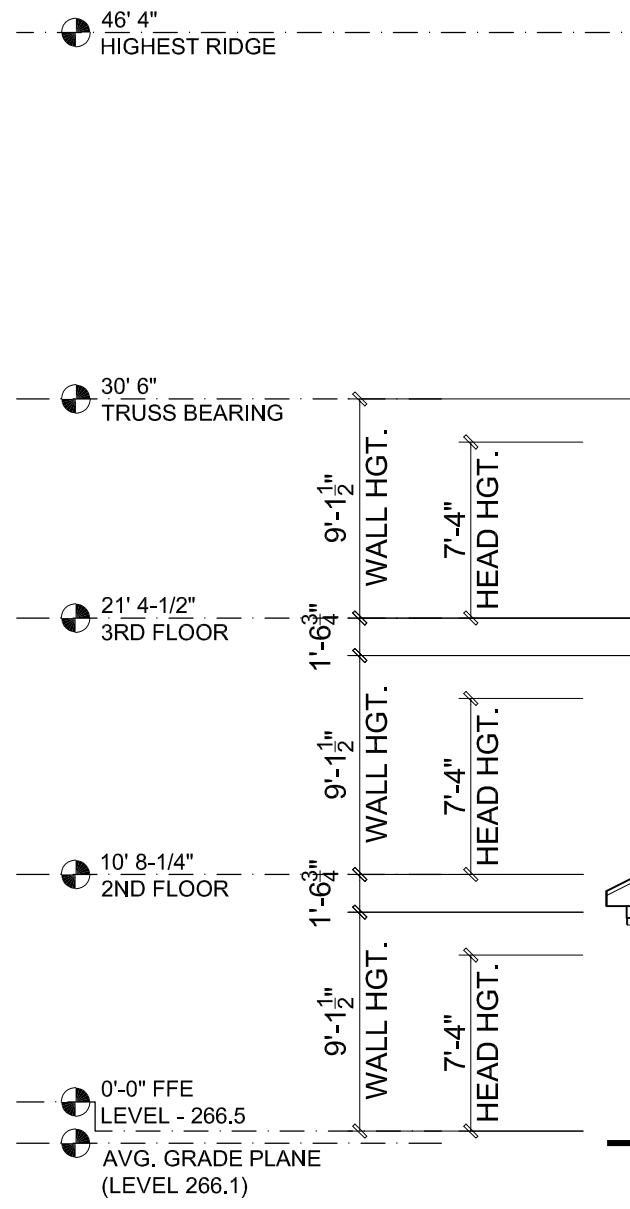
REAR ELEVATION

BUILDING TYPE 1 - BLDG #3

Scale: 1/8" = 1'-0"



Mitchell Mill Apartments Average Grade Table	
Elev.	Building 4
Primary Street	Caliber Woods
NE	266
E	266.3
SE	266
Average Grade	266.1
Finish Floor Elevation	266.5
Actual Building Height	46.33'
Max Building Height	50



ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

FRONT ELEVATION (CALIBER WOODS DRIVE)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

BUILDING TYPE 1 - BLDG #4

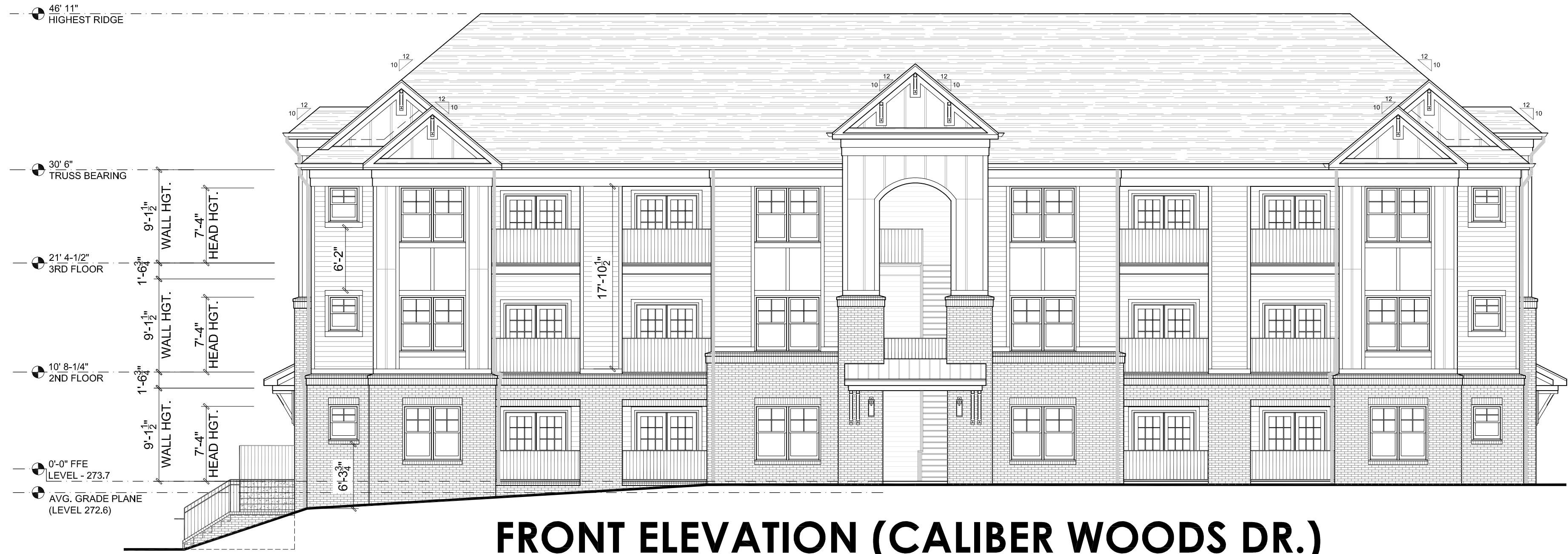
Scale: 1/8" = 1'-0"



Mitchell Mill Apartments
Dewitt Carolinas
Raleigh, NC

Administrative Site Review
09-26-2024
002723

Mitchell Mill Apartments Average Grade Table	
Elev.	Building 5
Primary Street	Caliber Woods
NE	273.2
E	273.5
SE	271
Average Grade	272.6
Finish Floor Elevation	273.7
Actual Building Height	46.91'
Max Building Height	50



ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER



REAR ELEVATION
BUILDING TYPE 1 - BLDG #5

Scale: 1/8" = 1'-0"





ARCHITECTURAL PLANS EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

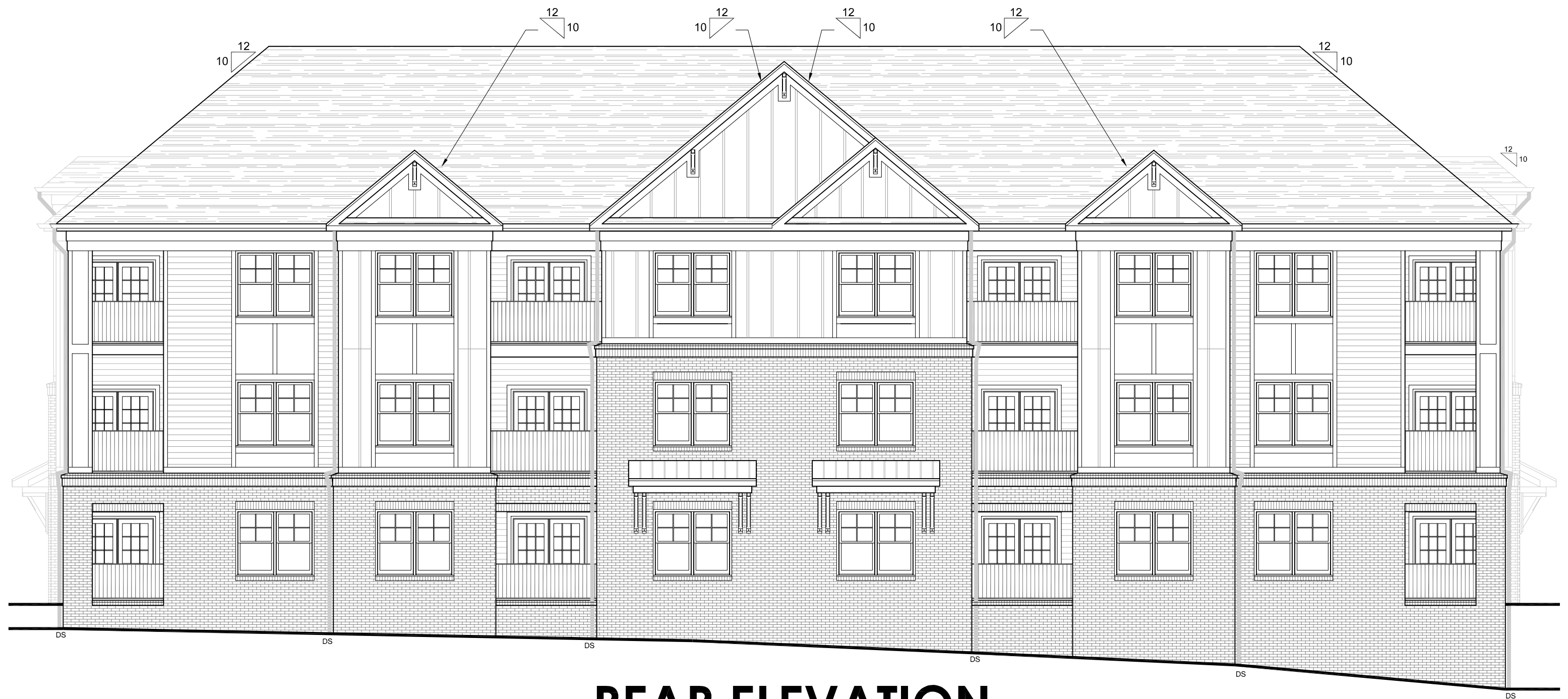
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION
(CALIBER WOODS DR.)



REAR ELEVATION

Mitchell Mill Apartments Average Grade Table	
Elev.	Building 6
Primary Street	Caliber Woods
SW	272
W	274.3
NW	274
Average Grade	273.4
Finish Floor Elevation	274.5
Actual Building Height	46.91'
Max Building Height	50

BUILDING TYPE 1 - BLDG #6

Scale: 1/8" = 1'-0"





FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Mitchell Mill Apartments Average Grade Table	
Elev.	Building 8
Primary Street	Mitchell Mill
SE	257.5
S	259.9
SW	263.1
Average Grade	260.2
Finish Floor Elevation	264.1
Actual Building Height	49.5'
Max Building Height	50



REAR ELEVATION (MITCHELL MILL ROAD)

BUILDING TYPE 3 - BLDG #8

Scale: 1/8" = 1'-0"





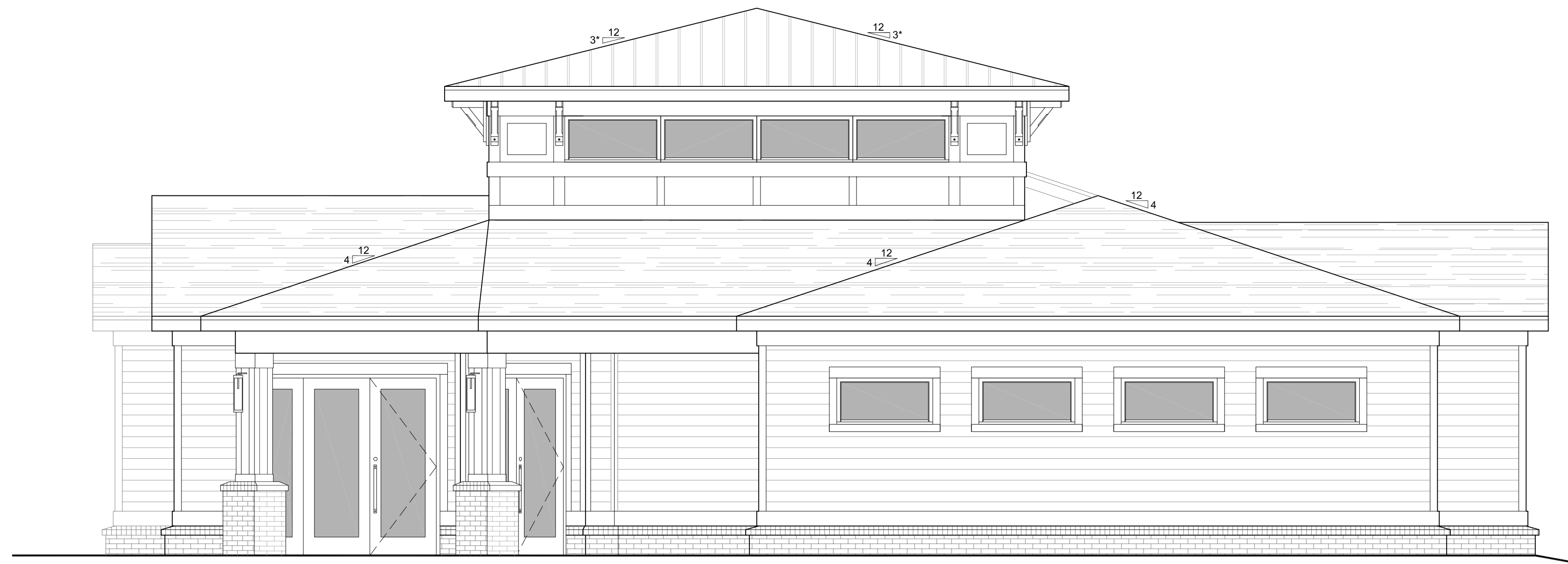
FRONT ELEVATION (PARKING)

ARCHITECTURAL PLANS	
EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

Mitchell Mill Apartments	
Average Grade Table	
Elev.	Clubhouse
Primary Street	Caliber Woods
SW	264.5
W	264.5
NW	264.5
Average Grade	264.5
Finish Floor Elevation	265
Actual Building Height	25.16'
Max Building Height	26



LEFT SIDE ELEVATION (CALIBER WOODS DR.)



ARCHITECTURAL PLANS	
EXTERIOR MATERIALS	
	= ASPHALT SHINGLE ROOF
	= STANDING SEAM METAL ROOF
	= FIBER CEMENT SIDING
	= FIBER CEMENT PANEL BD. W/ 2" BATTENS @ 24" O.C.
	= BRICK VENEER
	= ROWLOCK/SOLDIER

REAR ELEVATION



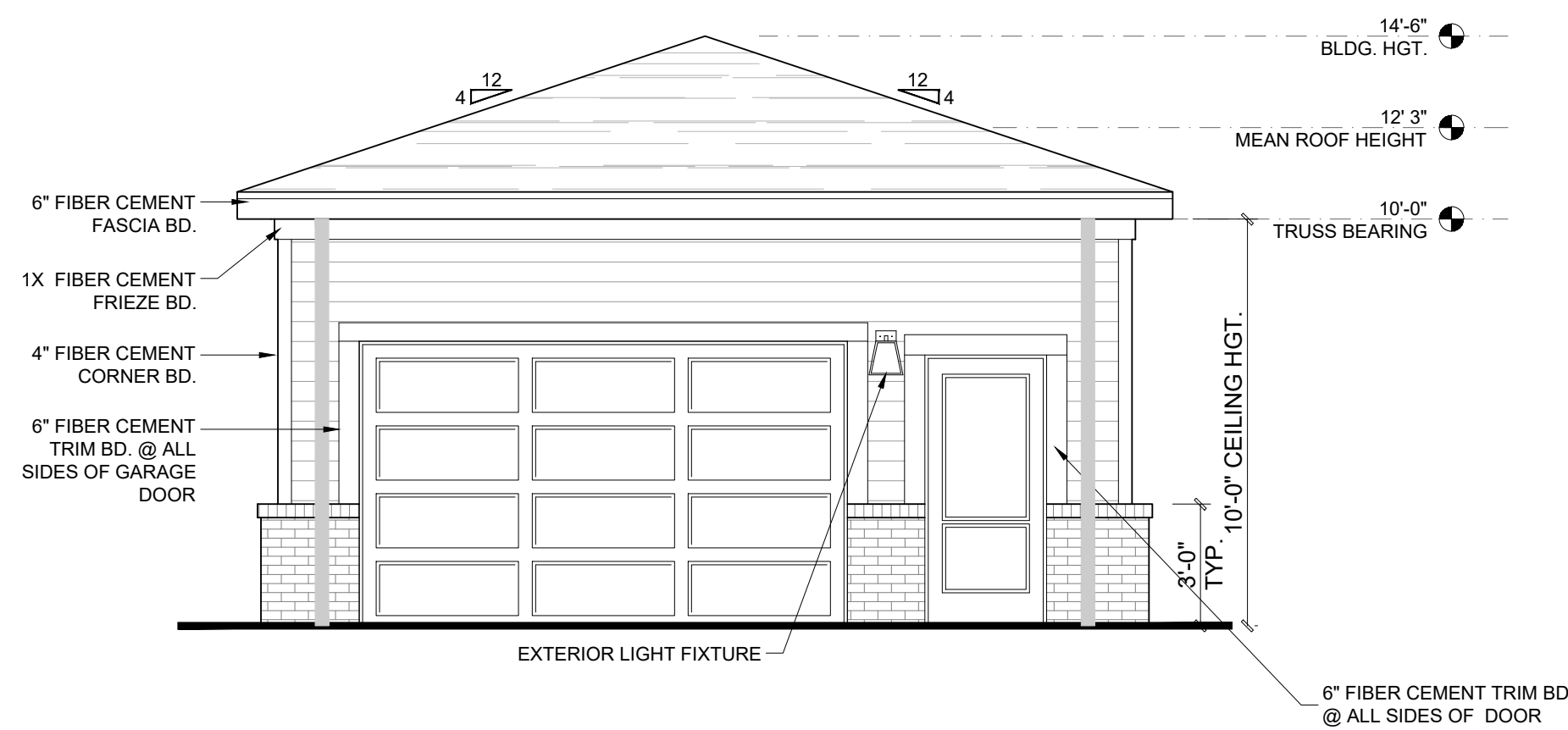
RIGHT SIDE ELEVATION

CLUBHOUSE

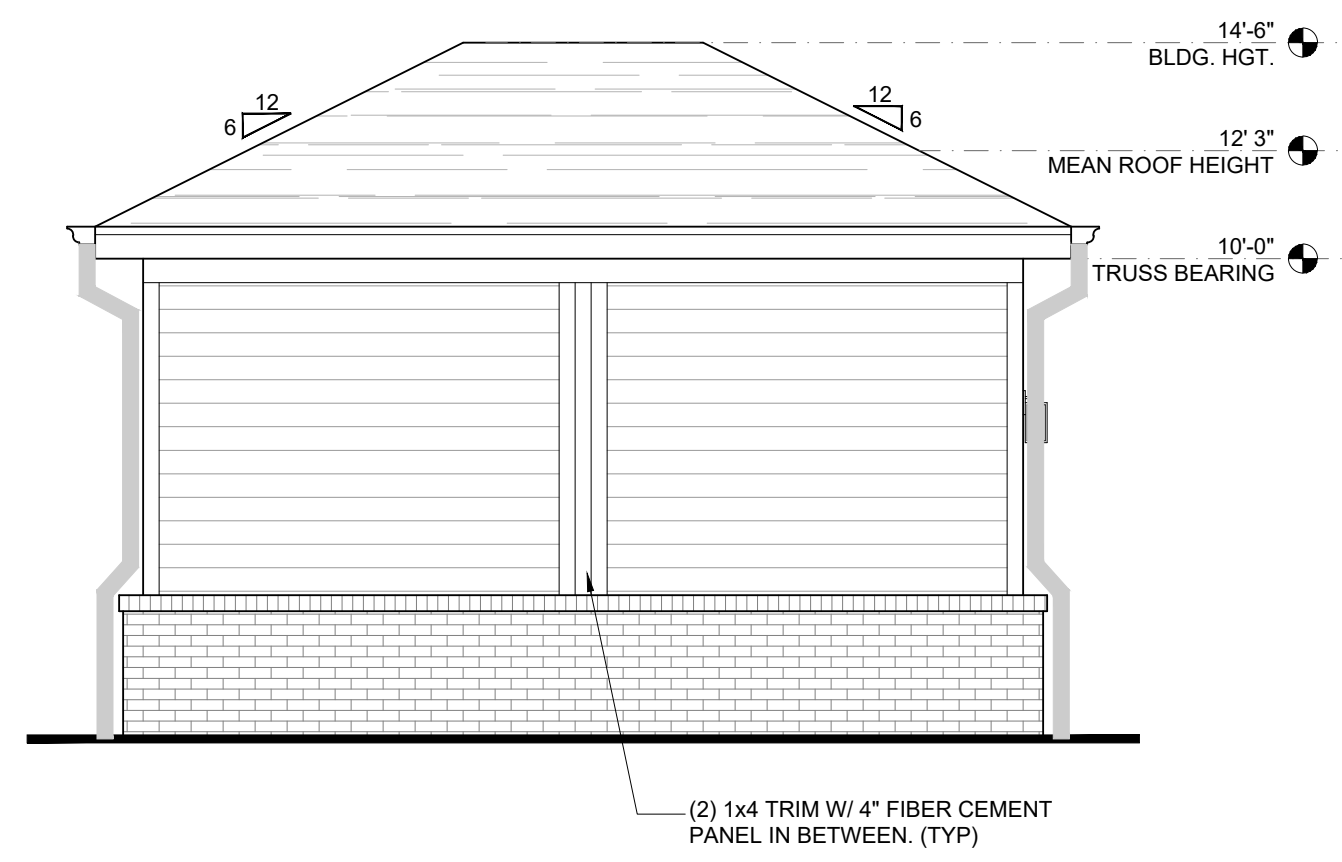
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MAINTENANCE BUILDING

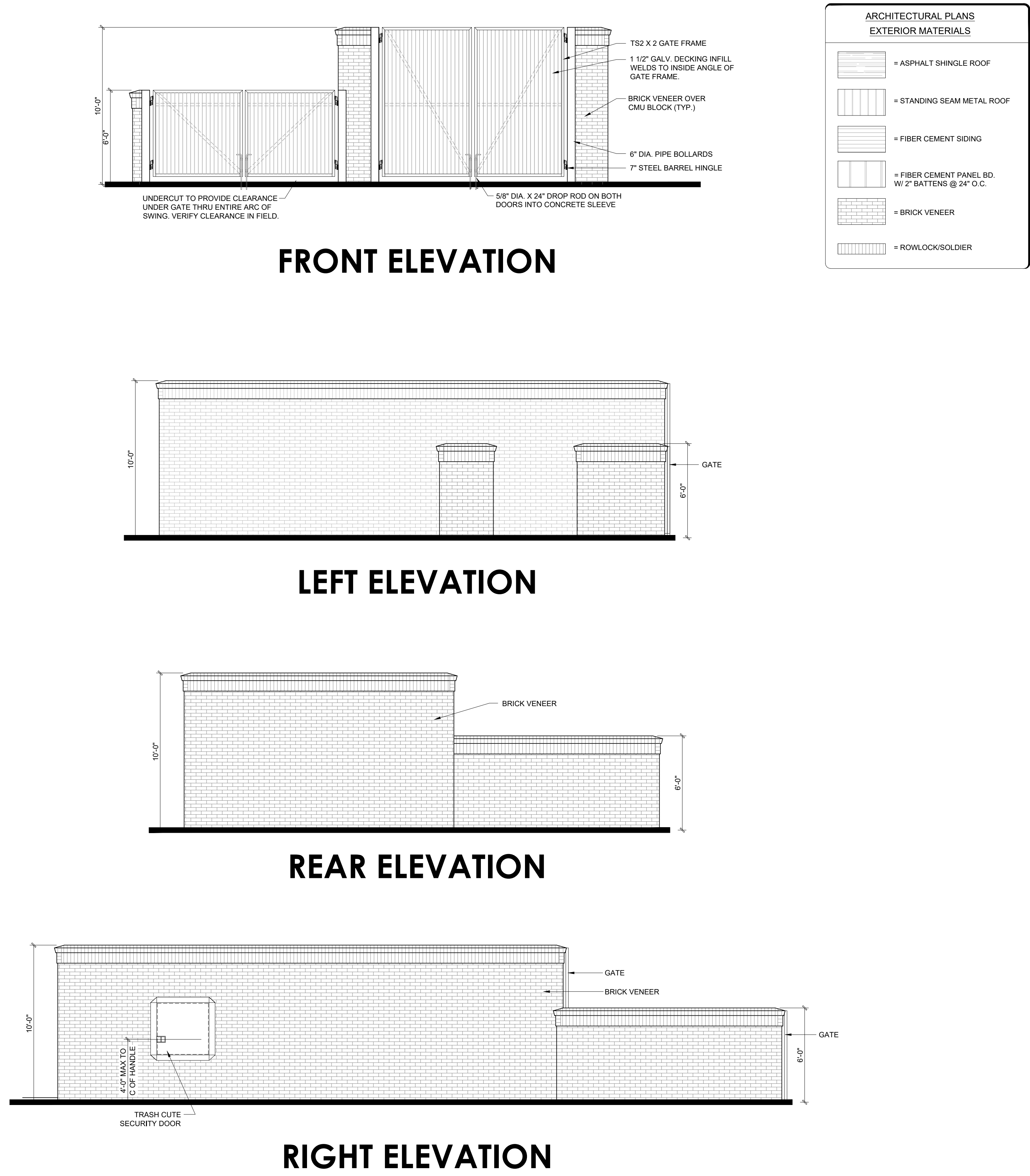
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FRONT ELEVATION



SIDE ELEVATION (PARKING)



TRASH COMPACTOR ENCLOSURE

Scale: 1/4" = 1'-0"