



# Administrative Approval Action

Case File / Name: ASR-0017-2024  
DSLCL - PARADISE COVE EXPRESS CARWASH

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

**LOCATION:** The project site is located on Louisburg Road. It is identified as PIN# 1737429833 with an address of 7111 Louisburg Road. The zoning designation for the property is CX-3-PK. The site encompasses approximately 1.55 acres.

**REQUEST:** This proposal is for a carwash facility and includes a 5692 square foot building and 31 designated parking spaces for customers to vacuum their vehicles.

**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 April 24, 2025 by DON CURRY.

## **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. Provide a detail of the dumpster enclosure stating the material to be used on the building prior to SPR approval.
2. The inside wall leading into the carwash shall be a solid wall by removing the open area with the two exposed posts, as shown on sheet A2.1 illustration 03 (Southwest Elevation).
3. Demonstrate compliance with UDO Section 3.5.4, Zone B Neighborhood Transition, ensuring no principal structures are located within 50 feet of any residential district boundary.

### **Engineering**

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).



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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

## Urban Forestry

8. A tree impact permit must be obtained for the removal of existing trees in the existing right-of-way along Louisburg Road prior to issuance of a demolition permit or grading permit, whichever comes first.

☒ **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:***

## Stormwater

1. 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:***

## Engineering

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

## Stormwater

2. 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).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry



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4. A public infrastructure surety for 4 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 of infrastructure.
5. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 4 street trees along Louisburg Road.

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

## General

1. All retaining walls will need to be permitted and inspected.
2. Final inspection of all right-of-way street trees by Urban Forestry Staff.

## Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. 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: June 13, 2028

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@raleighnc.gov  
Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.06.13 13:08:30-0400

Development Services Dir/Designee

Staff Coordinator: Jeff Caines

Date: 06/13/2025



VICINITY MAP  
SCALE: 1" = 100'

# PARADISE COVE XPRESS CARWASH

CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA

## ADMINISTRATIVE SITE REVIEW (ASR) PACKAGE

ADMINISTRATIVE SITE REVIEW #ASR-0017-2024

1st SUBMITTAL TO CITY OF RALEIGH: MARCH 14, 2024  
2nd SUBMITTAL TO CITY OF RALEIGH: JUNE 18, 2024  
3rd SUBMITTAL TO CITY OF RALEIGH: JANUARY 10, 2025  
4th SUBMITTAL TO CITY OF RALEIGH: MARCH 26, 2025  
5th SUBMITTAL TO CITY OF RALEIGH: APRIL 24, 2025

### SITE INFORMATION:

LOCATION: 7111 LOUISBURG RD. RALEIGH, NC 27616  
COUNTY: WAKE  
PARCEL #: 1737-42-9833  
SEID #: 0214197  
DBP#: 1737.14  
CURRENT ZONING: CA-3PK  
ACREAGE: 1.55 AC

REQUIRED PARKING (VEHICLE SERVICE):  
CARWASH: NO MAX  
REQUIRED HIC PARKING: 1  
REQUIRED BICYCLE PARKING: 0

PROVIDED PARKING:  
VACUUM PARKING SPACES: 31 SPACES  
HIC SPACES: 1 SPACE  
TOTAL PROVIDED PARKING: 32 SPACES

SETBACKS (X DISTRICT):  
BUILDINGS:  
FROM PRIMARY STREET (MIN.): 5'  
FROM SIDE STREET (MIN.): 5'  
FROM SIDE LOT LINE (MIN.): 0' OR 5'  
FROM REAR LOT LINE (MIN.): 0' OR 5'  
FROM ALLEY: 5'

PARKING:  
FROM PRIMARY STREET (MIN.): 10'  
FROM SIDE STREET (MIN.): 10'  
FROM SIDE LOT LINE (MIN.): 0' OR 3'  
FROM REAR LOT LINE (MIN.): 0' OR 3'  
FROM ALLEY: 5'

IMPERVIOUS AREAS:  
EXISTING:  
ROADWAYS/PARKING/GRAVEL: 0 SF  
SIDEWALKS/WALLS/CONC. PAVES: 0 SF  
BUILDINGS/SHEDS/MSDC: 0 SF  
TOTAL EXISTING IMPERVIOUS: 0 SF

PROPOSED:  
PARKING/DRIVEWAYS/SIDEWALK: 36,029 SF (0.83 AC)  
BUILDINGS: 5,135 SF (0.12 AC)  
TOTAL PROPOSED IMPERVIOUS: 41,164 SF (0.94 AC) (61% BASED ON NET ACRES)

AMENITY AREA:  
AMENITY AREA REQUIRED (10%): 6,736 SF (50% MIN. ADA ACCESSIBLE)  
AMENITY AREA PROVIDED: 11,048 SF (5702 SF ADA ACCESSIBLE)

UTILITY DEMANDS:  
SEWER/WATER USAGE: 1200 GAL/BAY X 1 BAY = 1200 GPD (NCAC 27 RULES)

### DRAWING INDEX

- C-00 COVER SHEET
- C-01 CIVIL NOTES
- C-02 EXISTING CONDITIONS & DEMOLITION PLAN
- C-03 SITE PLAN
- C-04 UTILITY PLAN
- C-05 GRADING PLAN
- C-06 LIGHTING PLAN
- C-07 STORMWATER POA PLAN - EXISTING
- C-08 STORMWATER POA PLAN - PROPOSED
- D-01 SITE DETAILS
- D-02 SCM DETAILS
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE DETAILS
- S-01 ORIGINAL SURVEY
- A-01 ARCHITECTURAL ELEVATIONS

### Administrative Site Review Application

Planning and Development Customer Service Center One Exchange Plaza, Suite 400 Raleigh, NC 27601 (919) 996-2020

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.3. Please check the appropriate building type and include the plan checklist document when submitting.

Office Use Only: Check if: ☐ Please (initials)

Please review UDO Section 10.3.8 to determine the site plan for. If nonconformance determining a Site Plan for is needed a Site Plan for Verification request must be submitted online via the Permit and Development Portal. Note: There is a fee for this verification service.

Site Plan Type: ☐ Two-Site Plan ☒ Tier Three Site Plan

Building and Development Type (Check all that apply):  
☐ Detached ☐ Attached ☐ Townhouse ☐ Apartment ☐ Trip house ☐ Open lot

Site Transaction History:  
☐ Subdivision case # ☐ Mixed use ☐ Siting/plan/plan case # ☐ Certificate of Appropriateness # ☐ Change Court ☐ Zoning Case # ☐ Design Allowance #

GENERAL INFORMATION:  
Development name: Paradise Cove Xpress Carwash  
Inside City limits? ☒ Yes ☐ No  
Property address(es): 7111 Lousburg Road, Raleigh, NC 27616  
Site P.I.N. (s): 1737-42-9833  
\*Please describe the scope of work, include any additions, deletions, and/or UDO (LOCAL 1-14)  
Proposed 5135 of carwash and associated parking and utility infrastructure.

Current Property Owner(s): Terry G. Nodine  
Company: ☐ Title: Owner  
Address: 2713 Charleston Oaks Drive, Raleigh, NC 27614-8873  
Phone #: Email: gnodine@paradise.com

Applicant Name (if different from owner, how you can apply in instructions)  
Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder  
Company: Address:

Phone #: 919-369-2086 Email: cstallings@me.com  
NOTE: please attach purchase agreement, contract, lease or easement when submitting this form.

Developer Contact:  
Company: Title:  
Address: Phone #: 919-369-2086 Email: cstallings@me.com  
Company: Address: Phone #: 919-369-2086 Email: cstallings@me.com

DEVELOPMENT TYPE & SITE DATA (Applicable to all developments):  
SITE DATA:  
Zoning district(s) (please provide the zoning district): CA-3PK  
Gross site acreage: 1.55  
# of parking spaces proposed: 32  
Max # parking permitted (7.1.2.C) N/A  
Overlay District (if applicable):  
Existing use (UDO 6.1.4): Vacant  
Proposed use (UDO 6.1.4): Car Wash  
Proposed # of basements (UDO 15.7.A6) 0

BUILDING DATA:  
Existing gross floor area (not to be demolished): 0  
Existing gross floor area to be demolished: 0  
New gross floor area: 5135  
Total of gross (to remain and new): 5135  
Proposed # of buildings: 1  
Proposed # of stories for each: 1  
Proposed # of basements (UDO 15.7.A6) 0

STORMWATER INFORMATION:  
Impervious Area for Compliance (not to be demolished):  
Existing (a) 0 Proposed total (a) 4,184  
Existing (a) 0 Proposed total (a) 43,884

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS:  
Total # of dwelling units:  
# of bedroom units: 10r 20r 30r 40r or more  
# of lots:  
In your project a cottage court? ☐ Yes ☒ No  
A frequent transient development? ☐ Yes ☒ No

Continue to Applicant Signature Block on Page 4.

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

Asking an authorized agent requires written permission from the property owner for the purposes of making the 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 the 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 the application, as identified in the application. The undersigned applicant acknowledges that the information and documents made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentation made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(b).

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. § 163-750(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 be provided and the City's review is required in effect at the time permit processing is resumed shall apply to the new application.

Signature: [Signature] Date: <month>  
Printed Name: Christopher Stallings  
Signature: [Signature] Date: <month>  
Printed Name:

### Architect:

Design Development Architects  
800 Salem Woods Drive  
Raleigh, NC 27615  
919.369.4474 (o)  
Contact: Jim Sherrer, AIA

### Applicant:

Chris Stallings  
cstallings@me.com  
919.369.2086 (o)  
Contact: Chris Stallings

### Surveyor:

Taylor Land Consultants, PLLC  
1600 Olive Chapel Road, #140  
Apex, NC 27502  
Firm License #0829  
919.801.1104 (o)  
Contact: Eric Manturuk, PLS

### Landscape Architect:

Southwell Design, PLLC  
P.O. Box 37178  
Raleigh, NC 27627  
919.272.6729 (v)  
Contact: Adam Southwell, PLA, ASLA  
adam@southwelldesign.com

### Civil Engineer:

The Curry Engineering Group, PLLC  
NC License # P-0799  
205 S. Fuquay Ave  
Fuquay-Varina, NC 27626  
919.552.0849 (o)  
919.880.3657 (m)  
Contact: Don Curry, PE  
don@curryeng.com

### GOVERNING AGENCIES:

PLANNING/ZONING:  
CITY OF RALEIGH  
ONE EXCHANGE PLAZA SUITE 304  
RALEIGH, NC 27601  
919.996.2627  
STORMWATER ENGINEERING:  
CITY OF RALEIGH  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
919.996.3515 (o)  
CONTACT: BEN BROWN  
EMAIL: ben.brown@raleighnc.gov  
SEEDIMENTATION & EROSION CONTROL:  
CITY OF RALEIGH  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
919.996.3515 (o)  
CONTACT: BEN BROWN  
EMAIL: ben.brown@raleighnc.gov

### UTILITY AGENCIES:

WATER & SEWER:  
CITY OF RALEIGH PUBLIC UTILITIES  
ONE EXCHANGE PLAZA  
RALEIGH, NC 27601  
919.996.3484 (o)  
CONTACT: KEITH TEW  
EMAIL: keith.tew@raleighnc.gov  
NATURAL GAS:  
DOMINION ENERGY - NORTH CAROLINA  
CARY, NC 27513  
919.819.0485 (o)  
CONTACT: MATTHEW KOEHL  
EMAIL: matthew.koehl@dominionenergy.com  
ELECTRIC:  
PROGRESS ENERGY BUSINESS  
9603 FAYETTEVILLE ROAD  
RALEIGH, NC 27603  
919.557.2611 (o)

PHONE:  
ATTN: NC  
5715 GLENWOOD AVE.  
RALEIGH, NC 27612  
910.765.7556 (o)  
CONTACT: WANDA HARRIS  
EMAIL: wh1741@att.com (e)  
CABLE:  
TIME WARNER CABLE  
101 INNOVATION AVE.  
MORRISVILLE, NC 27560  
919.862.4748 (o)  
CONTACT: JEFF HUNTER  
EMAIL: jehunter@twcable.com

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

### SOLID WASTE NOTES:

- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE. A COPY OF DESIGN MANUAL CAN BE FOUND: <http://www.raleighnc.gov/content/SolidWasteDocuments/SolidWasteDesignManual.pdf>
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY A PRIVATE GARAGE COLLECTION SERVICE.

### CITY OF RALEIGH UDO 8.3.5.D COMPLIANCE:

- CROSS ACCESS IS NOT REQUIRED TO THIS PROPERTY FOR THE FOLLOWING REASONS (REF CURF UDO 8.3.5.D):
- THE ABUTTING PROPERTY TO THE WEST IS RESIDENTIAL (R4).
  - THE ABUTTING PROPERTY TO THE NORTH IS OWNED BY NC DOT.
  - THE ABUTTING PROPERTY TO THE SOUTH IS NEWLY DEVELOPED AND WAS NOT REQUIRED TO STUB TO THIS PROPERTY.

### ATTENTION CONTRACTORS

The Contractor/Contractor responsible for the extension of water, sewer and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2400, and the Public Utilities Department at (919) 996-4560 at least twenty-four hours prior to beginning any of their construction.

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

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

### UDO 6.5.6 VEHICLE SERVICE COMPLIANCE:

- CAR WASH FACILITIES LOCATED WITHIN 200 FEET OF A RESIDENTIAL DISTRICT (DETERMINED BY A STRAIGHT LINE FROM THE PROPERTY LINE TO THE DISTRICT BOUNDARY LINE) SHALL MEET THE FOLLOWING REQUIREMENTS:
- ALL WASHING, WAXING, MACHINE DRYING AND RELATED ACTIVITIES AND OPERATIONS SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING (EXCEPT FOR VEHICULAR OPENINGS A MAXIMUM OF 12 FEET IN WIDTH WITH THE EXCEPTION OF VACUUMING, HAND WASHING, HAND DRYING AND HAND WAXING OF VEHICLES. THE SALE OF ITEMS FROM VENDING MACHINES AND REFUSE STORAGE AND DISPOSAL.
  - THE PROPOSED LAYOUT MEETS THIS REQUIREMENT.
  - NO VEHICULAR OPENINGS PROVIDING ACCESS TO THE ENCLOSED BUILDING SHALL FACE THE RESIDENTIAL DISTRICT. FOR PURPOSES OF THIS SECTION, THE BUILDING WALL PROVIDING ACCESS SHALL BE AT AN ANGLE GREATER THAN 60 DEGREES FROM THE RESIDENTIAL DISTRICT LINE. PER PREVIOUS DISCUSSIONS WITH CITY OF RALEIGH STAFF, A PROPOSED SOUND WALL AS SHOWN PROVIDES SUFFICIENT NOISE MITIGATION FOR THE PROPOSED USE.
  - ALL VACUUMING AND COMPRESSION MACHINES LOCATED OUTSIDE OF THE ENCLOSED BUILDING SHALL BE OF A DESIGN THAT DOES NOT EXCEED A NOISE LEVEL READING OF 45 DB(A) AS MEASURED FROM THE PROPERTY LINE. BETWEEN THE HOUR OF 6 AM AND 55 DB(A) AT ALL OTHER LAWFUL HOURS OF OPERATION. VACUUMS WILL NOT EXCEED THE ALLOWED VOLUME CAP AND THE STORE WILL COMPLY WITH THE STATED HOURS OF OPERATION.
  - OPERATION OF THE ESTABLISHMENT SHALL BE PROHIBITED PRIOR TO 6 AM OR AFTER 11 PM ON ALL DAYS OF THE WEEK. THE HOURS OF OPERATION SHALL BE REQUIRED TO BE POSTED ON SITE AT A CONSPICUOUS LOCATION AND ALL OF THE ESTABLISHMENTS CAR WASH EQUIPMENT SHALL BE REINFORCED IMPERFORABLE AT ALL TIMES OTHER THAN DURING ITS HOURS OF OPERATION. THE STORE WILL COMPLY WITH THE STATED HOURS OF OPERATION.

NOT FOR CONSTRUCTION

DATE: 03-14-2024	NOISE SCALE: NONE
FILED: 20250401	DRG SHEET SET: 30-138
PROJECT: 1737-42-9833	PROJECT: 1737-42-9833
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## PARADISE COVE XPRESS CARWASH COVER SHEET

APR 24 2025  
1737-42-9833  
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1737-42-9833  
1737-42-9833  
1737-42-9833  
1737-42-9833

Digitally signed by  
cstallings@raleighnc.gov  
DN: cn=cstallings@raleighnc.gov, o=City of Raleigh, ou=City of Raleigh, email=cstallings@raleighnc.gov, c=US  
Date: 2025.04.24 10:56:37 -0400

Digitally signed by  
adam@southwelldesign.com  
DN: cn=adam@southwelldesign.com, o=Southwell Design, ou=Southwell Design, email=adam@southwelldesign.com, c=US  
Date: 2025.04.24 10:56:37 -0400

Digitally signed by  
don@curryeng.com  
DN: cn=don@curryeng.com, o=Curry Engineering Group, ou=Curry Engineering Group, email=don@curryeng.com, c=US  
Date: 2025.04.24 10:56:37 -0400

Digitally signed by  
jimsherrer@aia.com  
DN: cn=jimsherrer@aia.com, o=Design Development Architects, ou=Design Development Architects, email=jimsherrer@aia.com, c=US  
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Digitally signed by  
eric@manturuk.com  
DN: cn=eric@manturuk.com, o=Manturuk, ou=Manturuk, email=eric@manturuk.com, c=US  
Date: 2025.04.24 10:56:37 -0400

Digitally signed by  
matthew.koehl@dominionenergy.com  
DN: cn=matthew.koehl@dominionenergy.com, o=Dominion Energy, ou=Dominion Energy, email=matthew.koehl@dominionenergy.com, c=US  
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Digitally signed by  
jeff.hunter@twcable.com  
DN: cn=jeff.hunter@twcable.com, o=Time Warner Cable, ou=Time Warner Cable, email=jeff.hunter@twcable.com, c=US  
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Digitally signed by  
wanda.harris@att.com  
DN: cn=wanda.harris@att.com, o=AT&T Worldline, ou=AT&T Worldline, email=wanda.harris@att.com, c=US  
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Digitally signed by  
ben.brown@raleighnc.gov  
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Digitally signed by  
adam@southwelldesign.com  
DN: cn=adam@southwelldesign.com, o=Southwell Design, ou=Southwell Design, email=adam@southwelldesign.com, c=US  
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Digitally signed by  
jeff.hunter@twcable.com  
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adam@southwelldesign.com  
DN: cn=adam@southwelldesign.com, o=Southwell Design, ou=Southwell Design, email=adam@southwelldesign.com, c=US  
Date: 2025.04.24 10:56:37 -0400

Digitally signed by  
don@curryeng.com  
DN: cn=don@curryeng.com, o=Curry Engineering Group, ou=Curry Engineering Group, email=don@curryeng.com, c=US  
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DN:

## GENERAL CONSTRUCTION NOTES:

1. TOPOGRAPHICAL DATA PERFORMED BY TAYLOR LAND CONSULTANTS, PLLC, SITE BENCHMARK IS AVAILABLE FROM SURVEYOR. CONTOURS SHOWN HEREON ARE FROM AN ACTUAL FIELD SURVEY. BOUNDARY INFORMATION SUPPLIED BY OWNER AND SHOWN FOR REFERENCE ONLY. CONSULT PLS FOR ACTUAL BOUNDARY DATA.
2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS, LATEST EDITION.
3. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2018 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. ALL RIGHT OF WAYS SHALL BE PUBLIC.
5. THIS SITE IS LOCATED IN A FLOOD HAZARD ZONE X PER FEMA MAP 372017300K DATED 07/19/2022.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL, IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATERSEWER PERMITS, ETC.
8. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.6468. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
9. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY TOWN OR NCDOT DAMAGED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
11. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION.
12. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
13. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
14. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
15. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
16. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" DURING EXCAVATION SHALL BE REMOVED.
17. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED, LEGAL DISPOSAL SITE.
18. CONCRETE SIDEWALKS THAT ARE TO BE REMOVED SHALL BE CUT BACK TO NEAREST EXPANSION OR CONTROL JOINT AND REPLACED WITH 4-INCH CONCRETE SIDEWALK FINISHED TO MATCH EXISTING SIDEWALKS.
19. CONTRACTOR TO COORDINATE WITH CITY OF RALEIGH FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
20. THE TRANSITION OF PROPOSED ROADWAY TO EXISTING ROADWAY SHALL BE DONE WITH A MINIMUM 8:1 TRANSITION WHERE THE EXISTING PAVEMENT IS MILLED TO A MINIMUM DEPTH OF 1-1/2" AND OVERLAP.
21. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
22. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MRAP140N OR APPROVED EQUAL).
23. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE MULCHED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER TO AN APPROVED NCDENR LOCATION.
24. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
  - A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
  - B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
  - C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.

## SIGNAGE NOTES:

1. ALL SIGNS SHALL BE I.A.W. THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) STANDARDS & SPECIFICATIONS.
2. ALL SIGNS SHALL BE FABRICATED FROM ALUMINUM ALLOY SHEETS WITH HIGH INTENSITY SHEETING. COLORS SHALL BE RETROREFLECTIVE.
3. STOP & STREET SIGNS SHALL BE MOUNTED ON A 3" DIAMETER BLACK POWDER COATED ALUMINUM POST WITH DECORATIVE CAP AND BRACKET.
4. ALL OTHER SIGNS SHALL BE MOUNTED ON A 3-LB U-CHEMICAL GALVANIZED STEEL (12 GAUGE) MOUNTING POST WITH MINIMUM CLEARANCE OF 8". SIGNS SHALL BE BURIED MINIMUM 8" FEET IN GROUND WITH A BREAKAWAY.
5. MOUNTING HARDWARE FOR SIGNS SHALL BE GALVANIZED STEEL.
6. ALL SIGNS SHALL BE DESIGNATED AS FOLLOWS PER MUTCD STANDARDS.

## CITY OF RALEIGH TRANSPORTATION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF WORK.
8. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

## GENERAL ABBREVIATIONS:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
6	AND	ENTER	ENTER
8	CENTERLINE	MAX	MAXIMUM
10	DIAMETER OR ROUND	MIN	MINIMUM
12	PROPERTY LINE	N	NORTH
14	AGGREGATE BASE ASPH	NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
16	ASPHALT	NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
18	AVENUE	NTS	NOT TO SCALE
20	BOULEVARD	OCH	OVERHEAD
22	BUILDING	OFF-SET	OFF-SET CATCH BASIN
24	BACK OF CURB	PCC	PORTLAND CEMENT CONCRETE
26	BOTTOM OF WALL	PE	POLYETHYLENE
28	CATCH BASIN	PVC	POLYVINYL CHLORIDE
30	CURB INLET	R	RADIUS
32	CAST IRON PIPE	RCP	REINFORCED CONCRETE PIPE
34	CLASS	R.O.W.	RIGHT OF WAY
36	CONTROL JOINT	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
38	CLEANOUT	RPZ	REDUCED PRESSURE ZONE
40	CONCRETE	S	SOUTH
42	DROP INLET	SD	STORM DRAIN
44	DIAMETER	SSMH	STORM DRAIN MANHOLE
46	DUCTILE IRON PIPE	SDE	SIGHT DISTANCE EASEMENT
48	DOMESTIC	SSMH	SANITARY SEWER MANHOLE
50	DRIVE	SS	SANITARY SEWER
52	EXISTING ELEVATION	STA	STATION
54	EAST, EASTING	STD	STANDARD
56	ELEVATION	ST STL	STAINLESS STEEL
58	EXPANSION JOINT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
60	EDGE OF PAVEMENT	TH	TEST HEADER
62	EXISTING	TOTOC	TOP OF CURB
64	EVAPORATIVE	TP	TEMPORARY DIVERSION
66	FIRE DEPARTMENT	TW	TOP OF BARBER
68	CONNECTION	TYP	TOP OF PAVE
70	FLARED END SECTION	UG	UNDERGROUND
72	FINISHED FLOOR ELEVATION	VEG	VEGETATED
74	FINISHED GRADE	VERT	VERTICAL
76	FIRE HYDRANT	W	WEST
78	FLOW LINE	W/O	WITHOUT
80	FOOT OR FEET	Y1	YARD INLET
82	GAS		
84	GALVANIZED		
86	GRADE BREAK		
88	GENERAL ELECTRIC		
90	GRADE		
92	HIGH DENSITY POLYETHYLENE		
94	HORIZONTAL		
96	HIGH OCCUPANCY VEHICLE		
98	HIGH POINT		
100	IN ACCORDANCE WITH		
102	INTERSTATE HIGHWAY		
104	INVERT		
106	LENGTH		
108	LOW EMISSION VEHICLE		
110	LINEAL FEET		
112	LOW POINT		

\*\* ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE \*\*



Don Curry  
7111 LOUISBURG RD  
RALEIGH, NC 27616

Date: June 27, 2024

RE: Disposal Will Serve Letter, Paradise Cove Xpress Carwash project.

To Whom it may concern,

I am writing on behalf of (Your Company Name) to inform that we have reviewed the requirements for waste management services at 7111 LOUISBURG RD, RALEIGH, NC 27616, after careful consideration, we are pleased to authorize Waste Management to provide their services at the mentioned location.

We have confidence in Waste Management's ability to efficiently manage waste and recycling services, ensuring the smooth operation of our facility. If there are any further documents or information required from our end, please do so as soon as possible to contact us.

Sincerely,

*Don Curry*

Don Curry

Inside Sales Executive

[doncurry@wm.com](mailto:doncurry@wm.com)

Waste Management

980-243-7460 Direct

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

NOT FOR CONSTRUCTION

PARADISE COVE XPRESS CARWASH  
CIVIL NOTES

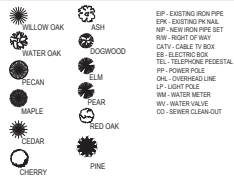
Don Curry  
7111 LOUISBURG RD  
RALEIGH, NC 27616

Curry  
ENGINEERING

C-01



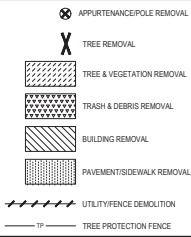
# LEGEND



LINE	LENGTH	BEARING
L-1	26.46	S 89°12'00" E
L-2	26.22	S 32°30'00" E
L-3	39.87	N 04°22'10" E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	75.11	984.87	75.87	N 39°32'13" W

# DEMO LEGEND



# GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION.
2. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY OTHERS. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THIS IT HAS NOT BEEN SEALED. SURVEY INFORMATION SHOWN WITHIN THE PARIENT PROPERTY BOUNDARY REPRESENTS FIELD SURVEY INFORMATION CONDUCTED IN OCTOBER 17, 2022, BY CANTHORNE, MOSS AND PANCIERA LAND SURVEYORS.
3. NO TITLE OPINION ON THIS PROPERTY HAS BEEN FURNISHED.
4. AREAS COMPTED BY THE CORDON METHOD.
5. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.
6. ALL DISTANCES SHOWN ON THE SURVEY ARE HORIZONTAL. GROUND DISTANCES.
7. THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE X. FLOODPLAIN PER FEMA FIRM PANEL 370477300K DATED 07/16/2002.
8. VERTICAL DATUM: NAVD83. HORIZONTAL DATUM: NAD83.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND MATERIALS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITY ON SITE. UNDERGROUND UTILITIES ARE SHOWN BASED ON MARKINGS PROVIDED BY THE NC ONE CALL CENTER AND ABOVE GROUND EVIDENCE. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE IN NATURE. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE INFORMATION GIVEN, ACTUAL FIELD CONDITIONS MAY VARY AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
10. 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.

# DEMOLITION NOTES:

1. NO EQUIPMENT IS ALLOWED ON THE SITE OR DISTURBANCE IS PERMITTED UNTIL ALL THE TREE PROTECTION AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
2. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REGULATIONS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NORTH CAROLINA HEALTH HAZARD CONTROL UNIT AN ASBESTOS INSPECTION REPORT FROM A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO THE START OF DEMOLITION.
3. DEMOLITION OF STRUCTURES AND/OR UTILITIES BASED ON EXISTING CONDITIONS SURVEY. IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN THAT REQUIRES ADDITIONAL DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE ENGINEER PRIOR TO PROCEEDING WITH REMOVAL OF STRUCTURE AND/OR UTILITY. SUBSURFACE UTILITY EXPLORATION, INCLUDING UTILITY "POTHOLING" OR BY THE EXCAVATION OF TEST PITS AS NECESSARY TO DETERMINE THE UTILITY LOCATION, DEPTHS, AND MATERIALS.
4. CONTRACTOR SHALL NOT BEGIN ANY DEMOLITION WORK PRIOR TO APPROVAL AND ISSUANCE OF LAND DISTURBANCE AND DEMOLITION PERMITS ISSUED BY THE CITY OF RALEIGH.
5. DO NOT INTERRUPT EXISTING UTILITY SERVICES FOR FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES.
  - A. NOTIFY OWNER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY SERVICE INTERRUPTIONS.
  - B. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING WRITTEN PERMISSION FROM THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING CITY OF RALEIGH OR NCOT INFRASTRUCTURE, PRIVATE UTILITY, COMPANY INFRASTRUCTURE, OR ADJACENT PROPERTY OWNERS PROPERTY.
7. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS FOR DISPOSAL OF HAZARDOUS MATERIALS.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION OR DEMOLITION OF PRIVATE UTILITIES WITH THE PROPER PRIVATE UTILITY COMPANY.
9. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PER NCOT AND MUTCD STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF HISHER EQUIPMENT AND MATERIALS STORED ON SITE DURING CONSTRUCTION.
11. ANY PAVEMENT CUT SHALL BE DONE AS A FULL DEPTH SAW CUT WITH LINES STRAIGHT AND NEAT.
12. REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. NOTIFY OWNER AND ENGINEER IF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD PAINT, ETC.) ARE ENCOUNTERED.
13. REMOVE SIDEWALK, CURB AND GUTTER, AND OTHER CONCRETE SECTIONS BY SAW CUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
14. NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS, OR OTHER ABOVE GROUND APURTENANCES WITH THE APPROPRIATE UTILITY PROVIDER (I.E. POWER, TELEPHONE, CABLE, AND NATURAL GAS) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
15. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LAWFUL MANNER.
16. CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE, FREE OF DEBRIS, TRASH, OR OTHER CONSTRUCTION MATERIALS. AREAS SUBJECT TO SITE CONSTRUCTION ADJACENT TO THE PUBLIC RIGHT OF WAY AND PEDESTRIAN SIDEWALKS SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORK DAY.
17. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY UTILITIES NEEDED DURING CONSTRUCTION.

# SURVEYOR'S NOTES

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL. GROUND MEASUREMENTS ARE BASED ON APPROXIMATE NC83 DATUM.
4. ALL ELEVATIONS ARE BASED ON APPROXIMATE NC83 DATUM.
5. ALL CONTOURS ARE AT 1' INTERVALS (HIGHLIGHTED EVERY 2'.

**Surveyor:**  
Taylor Land Consultants, PLLC  
1600 Olive Chapel Road, #140  
Apex, NC 27502  
Firm License #P-0829  
919.801.1104 (o)  
Contact: Eric Manturuk, PLS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

PARADISE COVE XPRESS CARWASH  
EXISTING CONDITIONS & DEMOLITION PLAN

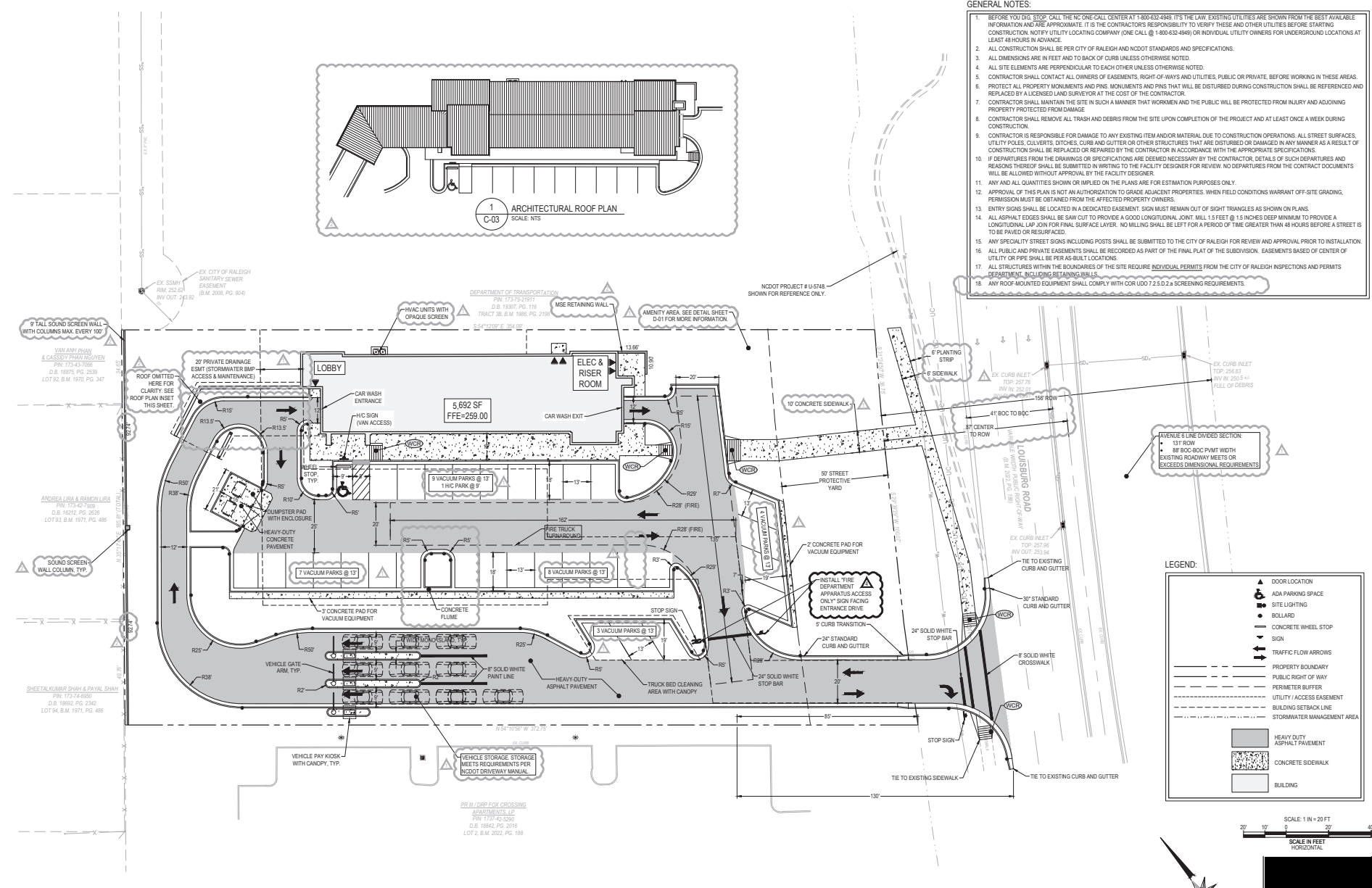
Eric Manturuk, PLS  
Taylor Land Consultants, PLLC  
Firm License #P-0829  
919.801.1104 (o)  
Contact: Eric Manturuk, PLS

**Curry**  
ENGINEERING

C-02

NOT FOR CONSTRUCTION

NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS. 2. ALL DIMENSIONS ARE IN FEET AND INCHES. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED. 5. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS. 6. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR. 7. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. 8. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION. 9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS. 10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER. 11. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY. 12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. 13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS. 14. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED. 15. ANY SPECIALTY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 16. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS. 17. ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS. 18. ANY ROOF-MOUNTED EQUIPMENT SHALL COMPLY WITH COR LOD 7.2.3.2.2.a SCREENING REQUIREMENTS.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

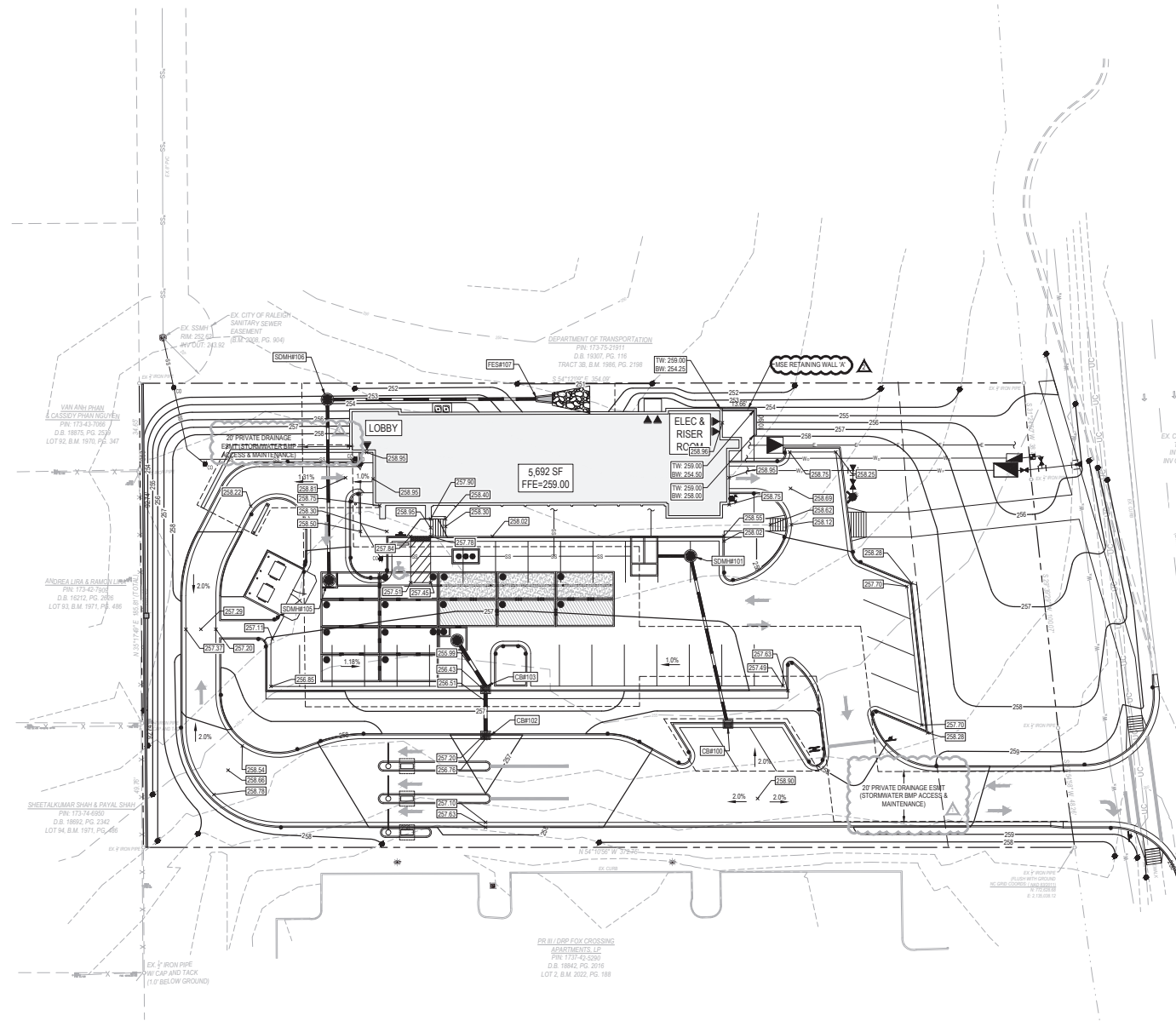
- GENERAL NOTES:
1. BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. IT'S THE LAW. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
  2. ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  3. ALL DIMENSIONS ARE IN FEET AND INCHES. TO AND TO BACK OF CURB UNLESS OTHERWISE NOTED.
  4. ALL SITE ELEMENTS ARE PERPENDICULAR TO EACH OTHER UNLESS OTHERWISE NOTED.
  5. CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, RIGHT-OF-WAYS AND UTILITIES, PUBLIC OR PRIVATE, BEFORE WORKING IN THESE AREAS.
  6. PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT THE COST OF THE CONTRACTOR.
  7. CONTRACTOR SHALL MAINTAIN THE SITE IN SUCH A MANNER THAT WORKMEN AND THE PUBLIC WILL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
  8. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
  9. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL DUE TO CONSTRUCTION OPERATIONS. ALL STREET SURFACES, UTILITY POLES, CULVERTS, DITCHES, CURB AND GUTTER OR OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS.
  10. IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE FACILITY DESIGNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE FACILITY DESIGNER.
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  12. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
  13. ENTRY SIGNS SHALL BE LOCATED IN A DEDICATED EASEMENT. SIGN MUST REMAIN OUT OF SIGHT TRIANGLES AS SHOWN ON PLANS.
  14. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET @ 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOIN FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE PAVED OR RESURFACED.
  15. ANY SPECIALTY STREET SIGNS INCLUDING POSTS SHALL BE SUBMITTED TO THE CITY OF RALEIGH FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  16. ALL PUBLIC AND PRIVATE EASEMENTS SHALL BE RECORDED AS PART OF THE FINAL PLAT OF THE SUBDIVISION. EASEMENTS BASED ON CENTER OF UTILITY OR PIPE SHALL BE PER AS-BUILT LOCATIONS.
  17. ALL STRUCTURES WITHIN THE BOUNDARIES OF THE SITE REQUIRE INDIVIDUAL PERMITS FROM THE CITY OF RALEIGH INSPECTIONS AND PERMITS DEPARTMENT, INCLUDING RETAINING WALLS.
  18. ANY ROOF-MOUNTED EQUIPMENT SHALL COMPLY WITH COR LOD 7.2.3.2.2.a SCREENING REQUIREMENTS.

PARADISE COVE XPRESS CARWASH  
SITE PLAN

DATE: 03-14-2024  
FILED: 20250401  
CDS SHEET 002 - 30 x 36



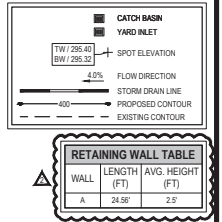




# GENERAL NOTES:

- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. (ITS THE LAW). EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.
- TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL EXISTING RIPRAP AND VEGETATED PERIMETER BUFFER AREAS AS WELL AS TREE CONSERVATION AREAS.
- 20' STORM EASEMENTS SHALL BE CENTERED ON ALL STORM SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
- UTILITY PIPE SIZES & LOCATIONS ARE PRELIMINARY AND SHALL BE FINALIZED DURING CONSTRUCTION DRAWING REVIEW & APPROVAL.
- ALL STORM DRAINAGE WITHIN THE RIGHT OF WAY SHALL BE PUBLIC. ALL STORM DRAINAGE OUTSIDE THE RIGHT OF WAY SHALL BE PRIVATE.
- STORM DRAINAGE PIPING SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. STORM DRAINAGE WITH LESS THAN 2' OF COVER MEASURED FROM SUBGRADE SHALL BE CLASS IV RCP.
- ANY STORM DRAINAGE PIPING THAT IS TO BE LAID FLAT SHALL BE D-RING GASKETTED PIPE CONFORMING TO ASTM C-443.
- PRIVATE UTILITIES (POWER, TELEPHONE, NATURAL GAS, CABLE TV) ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THOSE UTILITIES WHEN INSTALLING STORM DRAINAGE TO AVOID CONFLICTS.
- RIM ELEVATION FOR YARD INLETS (YI) REFERS TO THE CENTER OF THE TOP OF GRATE. RIM ELEVATION OF MANHOLES (SOMH) REFERS TO THE CENTER OF THE TOP OF MANHOLE COVER. TOP ELEVATION OF CATCH BASINS (CB) REFERS TO THE CENTER OF THE TOP OF CASTING ELEVATION.
- PROPOSED CONTOURS ILLUSTRATE THE FINISHED SURFACE ELEVATION FOR PAVEMENT, FINISHED SUBGRADE ELEVATION IN OPEN AREAS AND TOP OF RIP-RAP UNLESS OTHERWISE NOTED.
- CUT/FILL SLOPES SHALL BE GRADED AT A MAXIMUM OF 3:1 V UNLESS OTHERWISE INDICATED.
- NO GRADING EQUIPMENT SHALL BE PERMITTED ON SITE UNTIL A GRADING PERMIT HAS BEEN ISSUED BY THE CITY OF RALEIGH.
- ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAF) 140N OR APPROVED EQUAL.
- WHERE PROPOSED EDGE OF PAVEMENT CONNECTS TO EXISTING, CONTRACTOR SHALL MATCH EXISTING ELEVATION AND CREATE A SMOOTH TRANSITION.
- CONTRACTOR SHALL RAISE ALL STRUCTURES TO FINISHED GRADE ELEVATIONS.
- ALL STORM DRAINAGE LINES OUTSIDE OF PUBLIC RIGHT OF WAY REQUIRE 20' PRIVATE DRAINAGE EASEMENTS CENTERED ON PIPE.
- ANY REQUIRED DISTURBANCE ON ADJACENT PROPERTIES REQUIRE APPROVAL FROM ADJACENT PROPERTY OWNER PRIOR TO ISSUANCE OF GRADING PERMIT. APPROVAL FROM PROPERTY OWNER CAN BE IN FORM OF A TEMPORARY CONSTRUCTION EASEMENT GRANTED OR LETTER OF CONSENT TO DISTURBANCE.

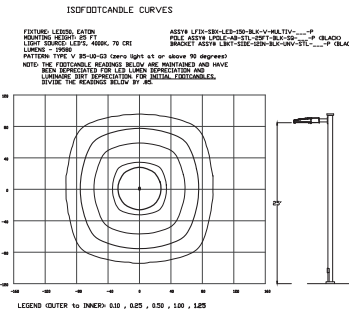
## LEGEND:



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

## PARADISE COVE XPRESS CARWASH GRADING PLAN

DATE: 03-14-2024  
 FILED: 20250401  
 CDS SHEET 002 - 20 X 30

[illegible]

**PROPRIETARY & CONFIDENTIAL**

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### LIGHTING DESIGN TOLERANCE

### 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 Progress. 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.

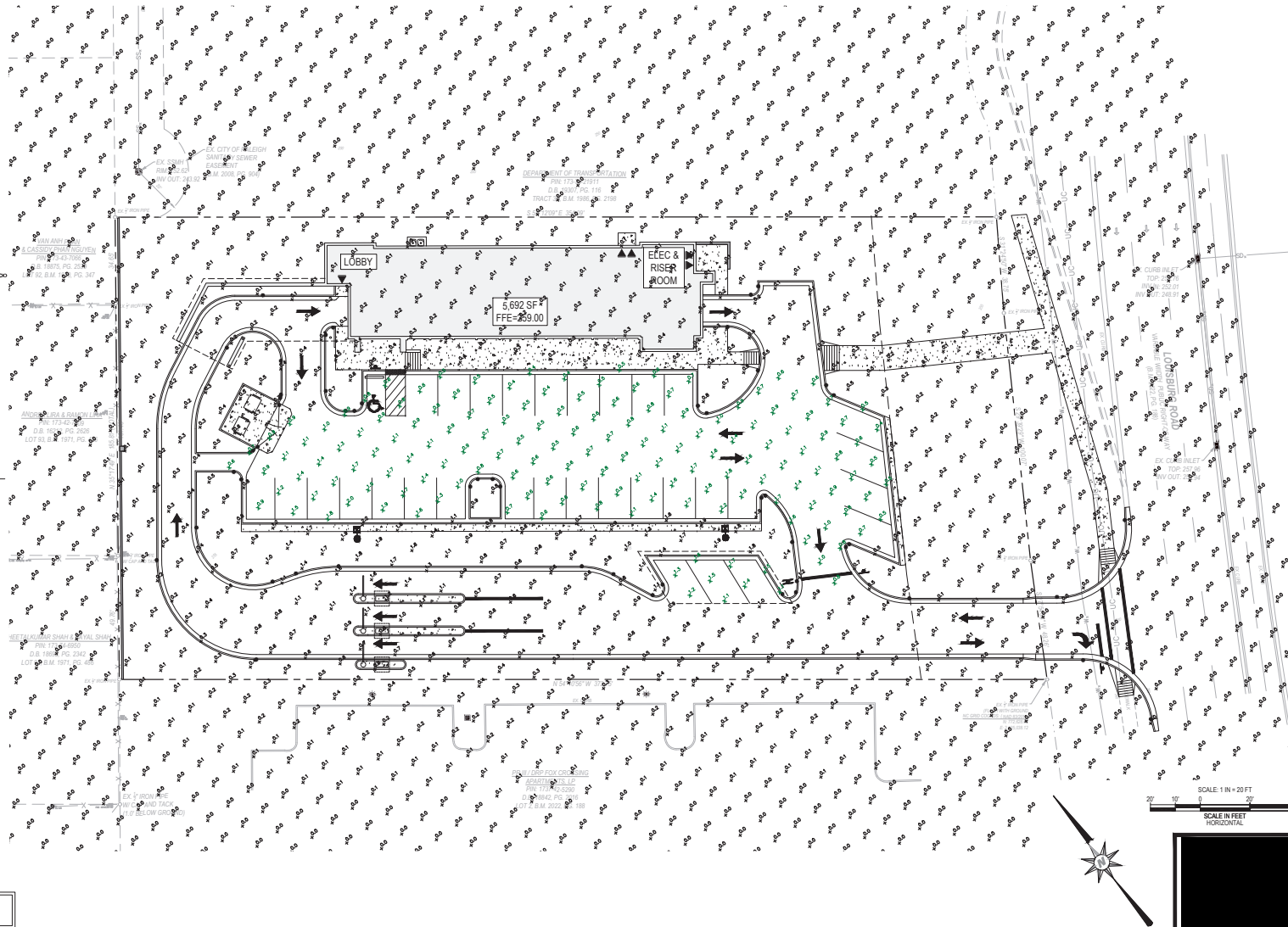


**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
CITY OF RALEIGH STANDARDS & SPECIFICATIONS**

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✖	1.0 fc	2.2 fc	0.4 fc	5.5:1	2.5:1

Schedule					
Symbol	Label	QTY	Description	Number Loops	Loop Outputs
⊗	A	2	LED 150W Shoebox - Type V - 4000K	48	408



**PARADISE COVE XPRESS CARWASH**  
**LIGHTING PLAN**

205 S. Fawcett Avenue  
Fayetteville, NC 27526

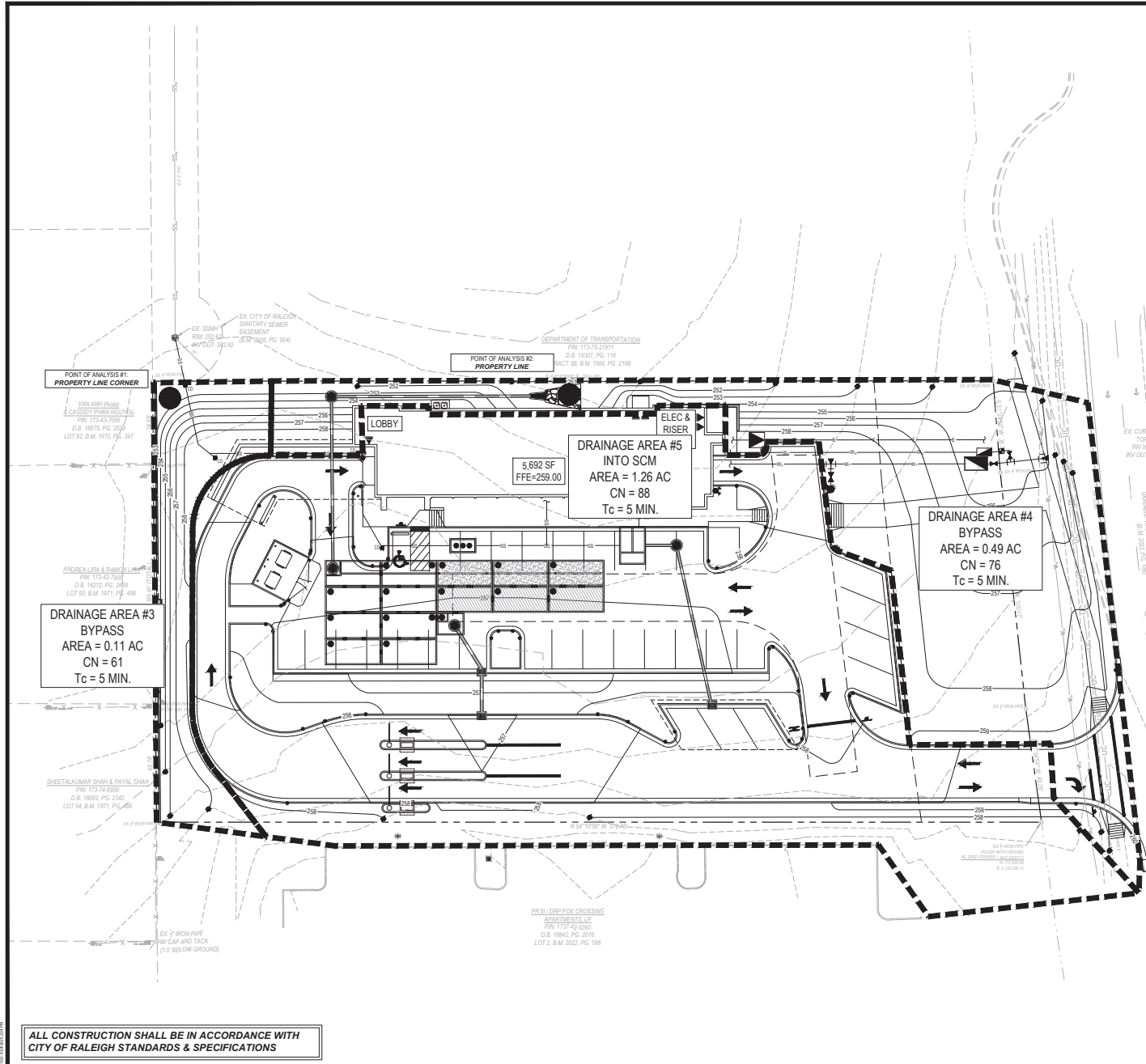


Curry  
ENGINEERING

**C-06**

[illegible]





**Nutrient Management Strategy Watershed - Nutrient Offset Credit Reporting Form**  
SW-4.2.0

Please complete and submit the following information to the local government permitting your development project to characterize it and assess the need to purchase nutrient offset credits. Contact and rule implementation information can be found online at: <http://dca.ecm-prod.com/online-rule-assessment.html#nutrient-management/nutrient-offset-information>

PROJECT INFORMATION			
Applicant Name: <b>Chris Schilling</b>			
Project Name: <b>Paradise Cove Xpress Carwash</b>			
Project Address: <b>6101 Lounsbury Road, Raleigh, NC</b>			
Date: <b>10/18/2023</b>	Development Land Use Type: <b>Commercial</b>		
County: <b>Wake</b>	Project Activity Type: <b>New Development</b>	Project Latitude: <b>0.000000</b>	
Project Area (Ac): <b>0.100</b>	Project Length: <b>0.000000</b>	Project Longitude: <b>0.000000</b>	
Post-Project Built-Up Area %: <b>0.100000</b>			

WATERSHED INFORMATION			
Nutrient Management Watershed: <b>None</b>	N Target Export Rate (lbs/acre/yr): <b>3.00</b>		
Subwatershed: <b>Neuse-Upper</b>	P Target Export Rate (lbs/acre/yr): <b>0.00</b>		
Nitrogen Delivery Zone: <b>Neuse-Upper (002020)</b>	N Target Export Rate (lbs/acre/yr): <b>0.00</b>		
Phosphorus Delivery Zone: <b>outside SMS</b>	Phosphorus Delivery Factor: <b>100%</b>		

PERMANENT NUTRIENT OFFSET REQUEST									
Post-Project Nitrogen Calculations - Projects with No Offsite or Built-Up Area									
(A) TN Unimproved Load (lbs/yr)	(B) TN Export Target Load (lbs/yr)	(C) TN Treated Load (lbs/yr)	(D) TN Remaining Reduction Need (lbs/yr)	(E) TN Delivery Factor (%)	(F) TN Permanent Offsets Requested	(G) TN Approved Offsets (lbs/yr)	(H) Additional Offsets to Buy (lbs/yr)	(I) Total TN Permanent Offsets to Buy (lbs/yr)	
13.5	6.2	11.0	4.8	100.0%	4.8	4.8	0.0	4.8	
Post-Project Phosphorus Calculations - Projects with No Offsite or Built-Up Area									
(A) TP Unimproved Load (lbs/yr)	(B) TP Export Target Load (lbs/yr)	(C) TP Treated Load (lbs/yr)	(D) TP Remaining Reduction Need (lbs/yr)	(E) TP Delivery Factor (%)	(F) TP Permanent Offsets Requested	(G) TP Approved Offsets (lbs/yr)	(H) Additional Offsets to Buy (lbs/yr)	(I) Total TP Permanent Offsets to Buy (lbs/yr)	
0.0	0.0	0.0	0.0	0.0%	0.0	0.0	0.0	0.0	

**LOCAL GOVERNMENT AUTHORIZATION**

Local Government Name: **City of Raleigh** Phone: \_\_\_\_\_ Date: \_\_\_\_\_

Staff Name: \_\_\_\_\_ Staff Email: \_\_\_\_\_

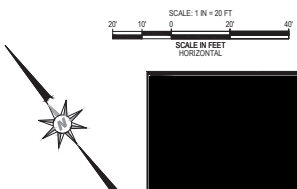
Local Government Authorizing Signature: \_\_\_\_\_

POA#1: PRE #1 & POST #3 (HYD #1, 10)				
Storm Event	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (NO SCM)	Net Change (cfs)	Net Change (%)
2 yr	0.15	0.11	-0.04	-27%
10 yr	0.55	0.32	-0.23	-51%
50 yr	1.33	0.59	-0.74	-55%
100 yr	1.65	0.71	-0.94	-57%

POA#2: PRE #2 & POST #4, 5 (HYD #2, 12)				
Storm Event	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (NO SCM)	Net Change (cfs)	Net Change (%)
2 yr	1.38	1.37	-0.02	-1%
10 yr	4.29	4.29	0.00	0%
50 yr	7.90	12.94	5.04	64%
100 yr	9.57	15.44	5.87	61%

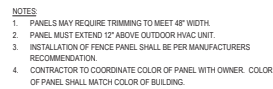
TOTAL SITE: HYD #3, 14				
Storm Event	Pre-Development Peak Flow (cfs)	Post-Development Peak Flow (NO SCM)	Net Change (cfs)	Net Change (%)
2 yr	1.54	1.48	-0.06	-4%
10 yr	4.95	4.59	-0.36	-7%
50 yr	9.23	13.45	4.22	46%
100 yr	11.22	16.12	4.90	44%

- NOTES:**
- PROPERTY LINE INFORMATION SHOWN PER FIELD SURVEY.
  - PLANIMETRICS & TOPOGRAPHY SHOWN PER FIELD SURVEY.
  - SOILS ARE HYDROLOGIC GROUP "B" AND "D" SOILS.
  - DRAINAGE AREA ONLY INCLUDES ON-SITE DRAINAGE AND OFF-SITE DRAINAGE THAT IS DRAINS THROUGH PROJECT IN THE PRE & POST DEVELOPMENT.



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS

PARADISE COVE XPRESS CARWASH  
STORMWATER POA PLAN - PROPOSED



## PARADISE COVE XPRESS CARWASH

T (919) 552-0540  
(919) 552-2543



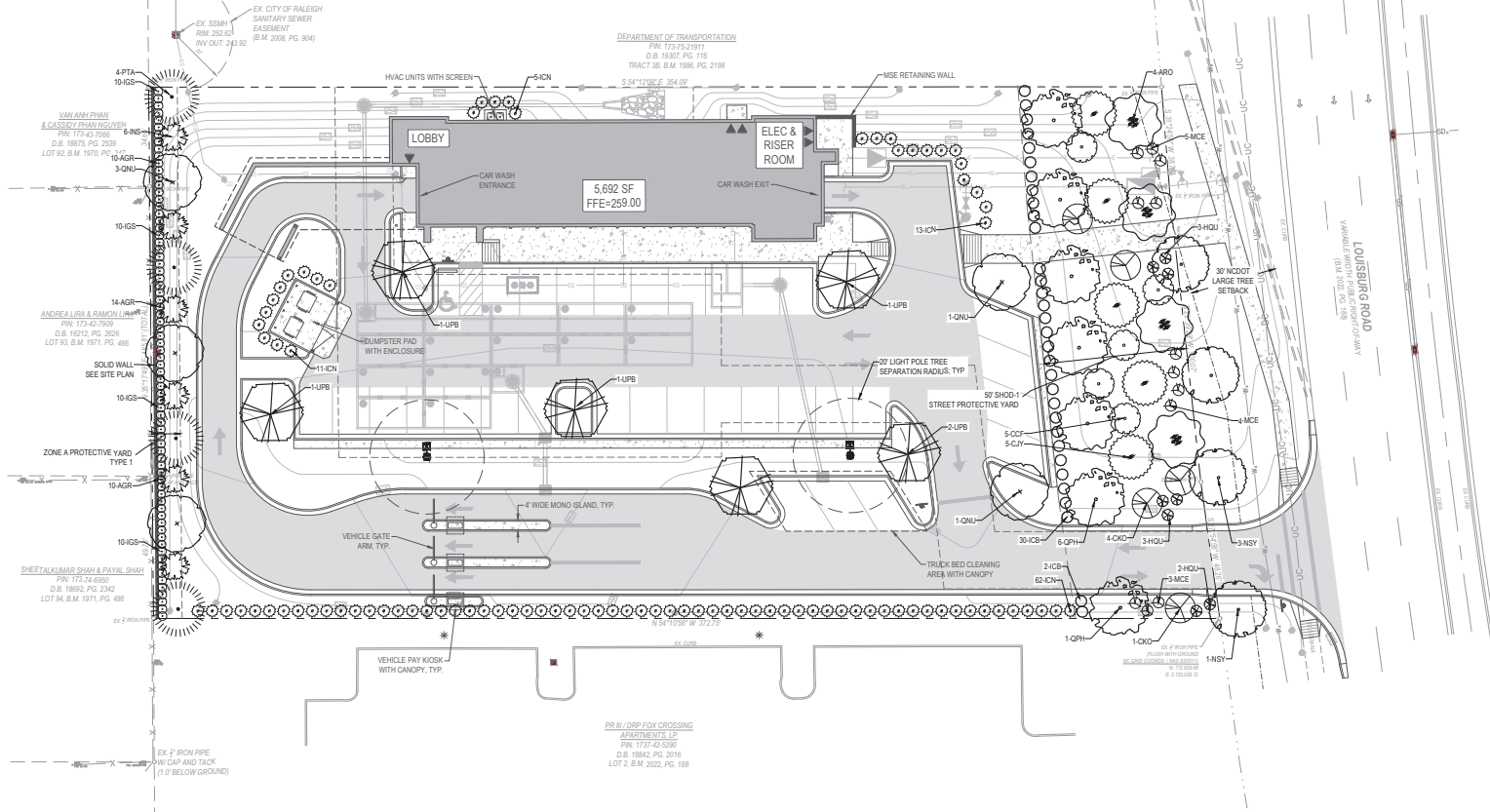
**D-01**





# CITY OF RALEIGH LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS.
2. NO PERMIT FOR THE CONSTRUCTION, RECONSTRUCTION, EXTENSION, REPAIR OR ALTERATION OF ANY BUILDING, STRUCTURE OR USE OF LAND AND NO BUILDING OR LAND OR ANY PART OF ANY BUILDING OR LAND, MAY BE OCCUPIED OR USED UNTIL LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
3. THE DEVELOPMENT SERVICES DIRECTOR CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDO.
4. A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE DEVELOPMENT SERVICES DIRECTOR DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL OR WEATHER CONCERNS, PLANTING LANDSCAPING WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF UP TO 1 YEAR FOLLOWING THE DATE OF APPLICATION FOR A CERTIFICATE OF COMPLIANCE.
5. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TYP-03.
6. TREE AND SHRUB PLANTINGS SHOULD NOT INTERFERE WITH THE SAFE VEHICULAR AND PEDESTRIAN CIRCULATION ON THE SITE.
7. LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AISLES OR THE APPROACH TO ANY STREET INTERSECTION.
8. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE SIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
9. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE.
10. NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
11. THE OWNER OR TENANT IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED LANDSCAPING IN GOOD HEALTH. ANY DEAD, UNHEALTHY OR MISSING LANDSCAPING MUST BE REPLACED WITH LANDSCAPING THAT CONFORMS TO THE UDO WITHIN 30 DAYS (OR WITHIN 180 DAYS WHERE WEATHER CONCERNS WOULD JEOPARDIZE THE HEALTH OF PLANT MATERIALS). IN THE EVENT THAT REQUIRED LANDSCAPE IS SEVERELY DAMAGED DUE TO AN UNUSUAL WEATHER OCCURRENCE OR OTHER ACT OF NATURE, THE OWNER OR TENANT MAY HAVE 2 YEARS TO REPLACE THE REQUIRED LANDSCAPING.
12. ALL PLANTING AREAS MUST BE STABILIZED FROM SOIL EROSION IMMEDIATELY UPON PLANTING AND MUST BE MAINTAINED FOR THE DURATION OF THE USE.
13. ALL REQUIRED LANDSCAPING SHALL BE ALLOWED TO REACH ITS REQUIRED SIZE AND SHALL BE MAINTAINED AT THAT REQUIRED SIZE.
14. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



## LANDSCAPE LEGEND

### SHADE TREES

- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- QNU - QUERCUS NUTTALLII
- NSY - NYSSA SYLVATICA
- ARG - ACER RUBRUM 'OCTOBER GLORY'
- QPH - QUERCUS PHellos
- CJY - CRYPTOMERIA JAPONICA 'YOSHINO'
- PTA - PINUS TAEDA

### UNDERSTORY TREES

- COF - CERCIS CANADENSIS 'FOREST PANSY'
- CKD - CORNUS KOUSA
- INS - ILEX 'NELLIE R. STEVENS'

### SHRUBS

- ICB - ILEX CORNUTA 'BURFORDII NANA'
- MCE - MYRTICA CERIFERA
- HQU - HYDRANGEA QUERCIFOLIA
- IGS - ILEX GLABRA 'SHAMROCK'
- AGR - ABELIA GRANDIFLORA
- ICN - ILEX CORNUTA 'NEEDELEPOINT'

SCALE: 1 IN = 20 FT  
SCALE IN FEET  
HORIZONTAL



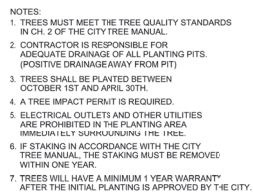
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
CITY OF RALEIGH STANDARDS & SPECIFICATIONS

## PARADISE COVE XPRESS CARWASH LANDSCAPE PLAN

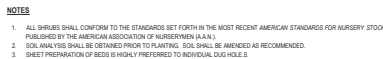
DATE: 03-14-2024  
PROJECT: 2023-043  
SHEET: 2024-10

Curry  
ENGINEERING

L-01



<b>CITY OF RALEIGH</b>		
<b>STANDARD DETAIL</b>		
REVISIONS	DATE: 8/20/07	NOT TO SCALE
10/20/19		
	TREE PLANTING DETAIL	
	<b>TPP-03</b>	



	SEC. 8.4 STREET TREES REQUIREMENTS:
	LOUISBURG ROAD REQUIRED: PROVIDED:

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
CITY OF RALEIGH STANDARDS & SPECIFICATIONS**





# BOUNDARY AND TOPOGRAPHIC SURVEY

7103 LOUISBURG ROAD  
NEUSE TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA

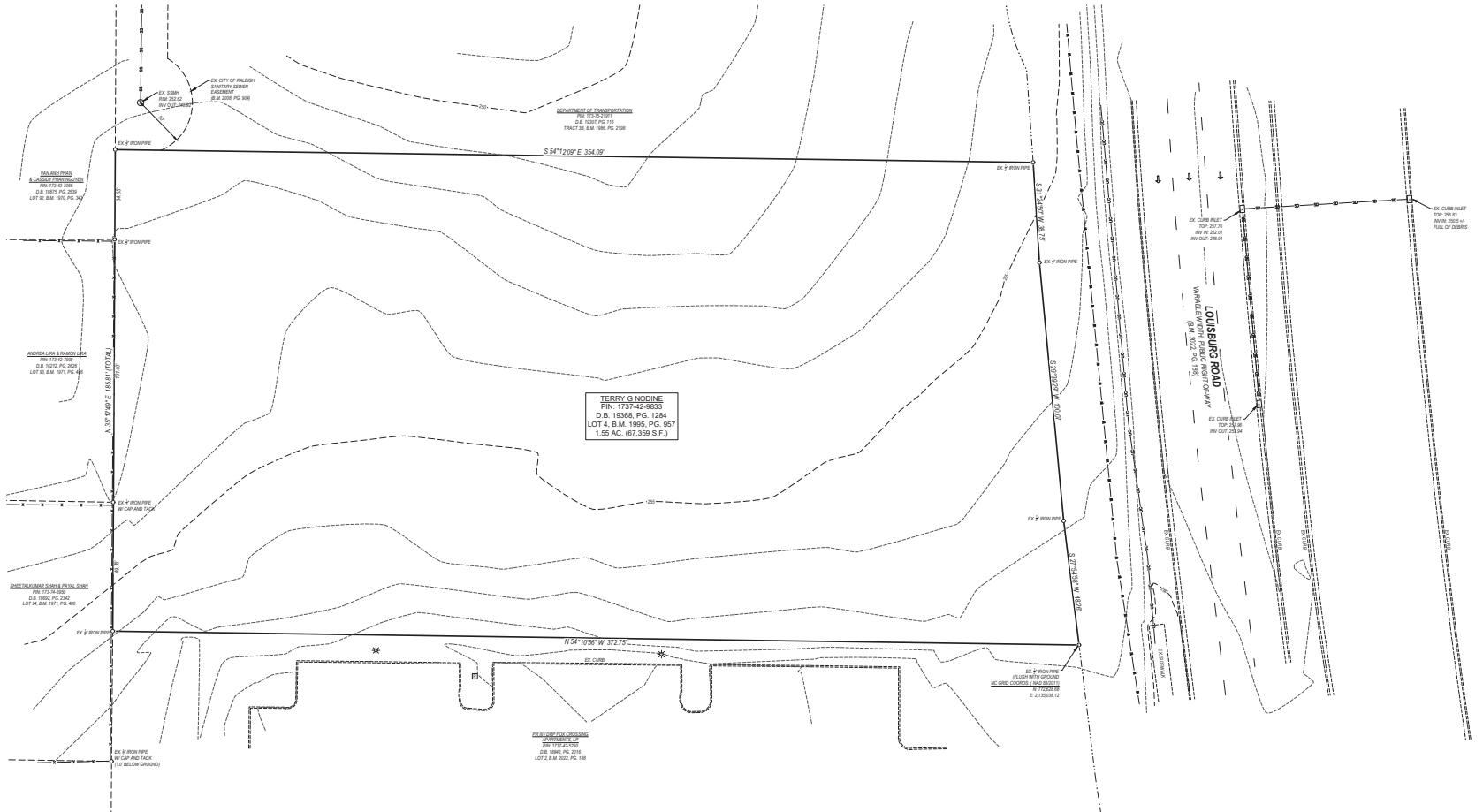
AUGUST 14, 2023



- LEGEND:**
- B.M. Block or Ridge
  - D.B. Deed Book
  - P.P. Page
  - S.F. Square Feet
  - A.C. Acres
  - Fence
  - Sanitary Sewer
  - Sanitary Sewer Cleanout
  - Sanitary Sewer Manhole
  - Storm Drain
  - Overhead Utility
  - Water Main
  - Power Pole
  - Telephone Pole
  - Cable Pole
  - Culvert
  - Property Corner
  - New 3/4" Iron Pipe
  - Calculated point
  - Water Meter

## SURVEY NOTES

- This is a survey of an existing parcel(s) of land. This is a Boundary and Topographic Survey.
- Field survey performed August 9, 2023.
- Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership the existence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon are based on aboveground structures. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- All coordinates and bearings are based on the North American Datum of 1983 (NAD83). Elevations are based on North American Vertical Datum of 1988 (NAVD83). Units of measurement are US Survey Feet.
- Site is NOT located within a special flood hazard zone. It is located in Zone "X" per FEMA Map no. 3705173700K Dated July 18, 2022.



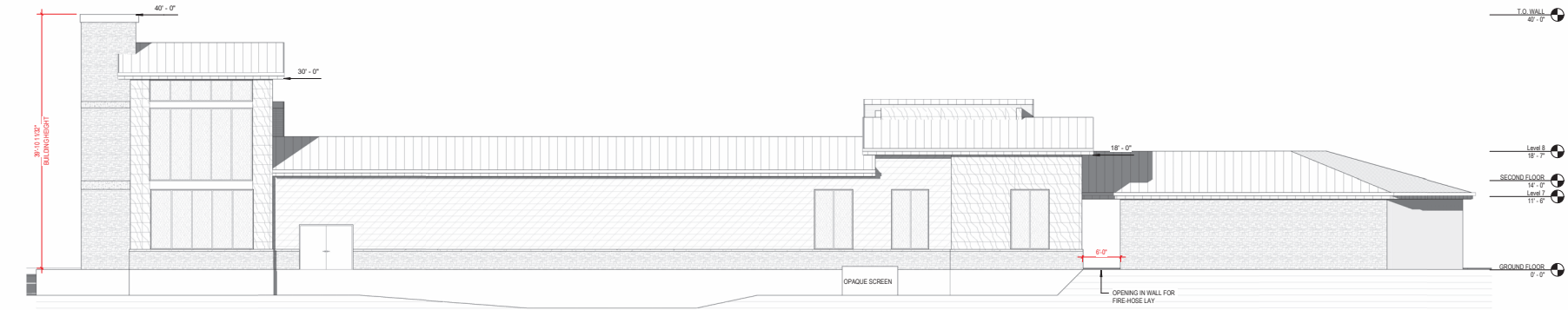
## SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (as indicated and described in the Block referenced) that the boundaries and surveyed are indicated as drawn from information in Block referenced; that the ratio of precision or positional accuracy is 1:250,000; and that this map meets the requirements of The Standard of Practice for Land Surveying in North Carolina (21 NCAC 58-1600). Without my original signature, registration number and seal this 14th day of August, 2023.

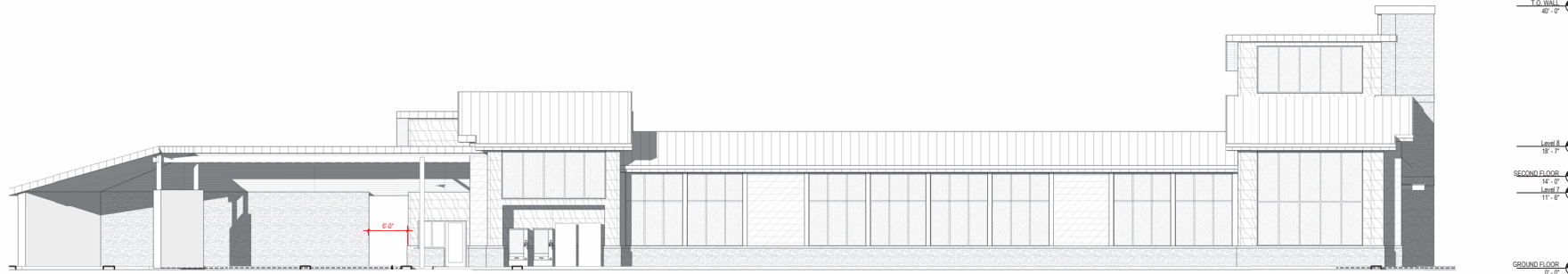
PRELIMINARY PLAT  
FOR REVIEW PURPOSES  
ONLY

**TAYLOR**  
LAND CONSULTANTS, PLLC  
1600 Olive Chapel Rd., #140  
Apex, NC 27502  
License # P-0829  
919.801.1104

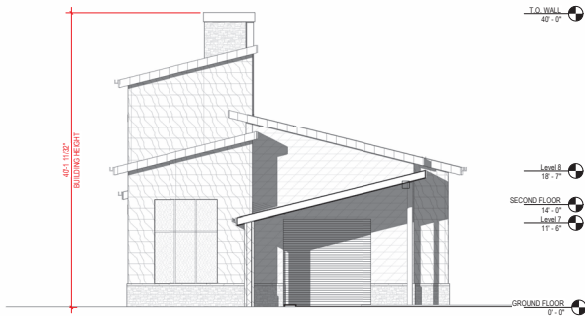




**04 NORTHEAST**  
1/8" = 1'-0"



**03 SOUTHWEST ELEVATION**  
1/8" = 1'-0"

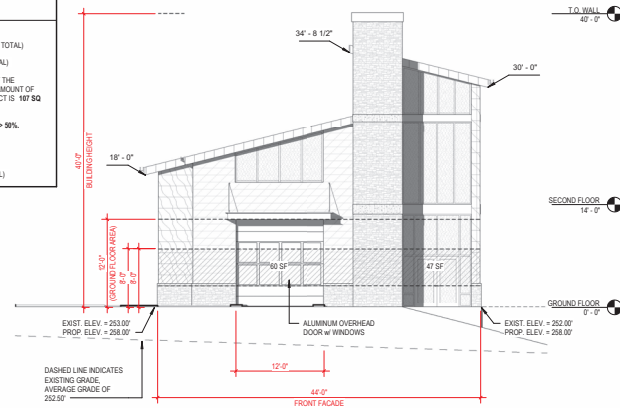


**01 NORTHWEST ELEVATION**  
1/8" = 1'-0"

**SOUTHEAST FRONT CALC'S:**

TOTAL GROUND FLOOR AREA = 528 SQFT  
GROUND FLOOR TRANSPARENCY PROVIDED = 188 SQFT (36% OF TOTAL)  
GROUND FLOOR TRANSPARENCY REQ'D = 175 SQFT (33% OF TOTAL)  
GROUND FLOOR AREA (3' TO 8' REQ'D TRANSPARENCY) IS 30% OF THE GROUND FLOOR TRANSPARENCY REQ'D (175 SQFT). THE TOTAL AMOUNT OF TRANSPARENCY IN THE 3' TO 8' RANGE PROVIDED IN THIS PROJECT IS 107 SQ FT.  
107 SQ FT (PROVIDED) / 175 (TRANSPARENCY REQ'D) = 61% 61% > 50%  
TOTAL UPPER FLOOR AREA = 882 SQFT  
UPPER FLOOR TRANSPARENCY PROVIDED = 212 SQFT  
UPPER FLOOR TRANSPARENCY REQ'D = 113 SQFT (26% OF TOTAL)

NO BLANK WALL EXCEEDING 30' - 0"



**02 SOUTHEAST (LOUISBURG RD)**  
1/8" = 1'-0"

**REVIEW SET  
NOT FOR  
CONSTRUCTION**

**PC CARWASH**  
7111 Louisburg Rd Raleigh, NC 27616

No.	Description	Date
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PROJECT #: 240002

DATE: 03/21/2025

ELEVATIONS

**A2.1**

DIGITAL PRINT DATE: 3/21/2025 10:56:40 AM