

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): _____
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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 type="checkbox"/>
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Building and Development Type (Check all that apply)	Site Transaction History												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"><input type="checkbox"/> Detached</td> <td style="width: 50%; padding: 5px;"><input type="checkbox"/> General</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/> Attached</td> <td style="padding: 5px;"><input type="checkbox"/> Mixed use</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/> Townhouse</td> <td style="padding: 5px;"><input type="checkbox"/> Civic</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/> Apartment</td> <td style="padding: 5px;"><input type="checkbox"/> Cottage Court</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/> Tiny house</td> <td style="padding: 5px;"><input type="checkbox"/> Frequent Transit Development Option</td> </tr> <tr> <td style="padding: 5px;"><input type="checkbox"/> Open lot</td> <td></td> </tr> </table>	<input type="checkbox"/> Detached	<input type="checkbox"/> General	<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	<input type="checkbox"/> Open lot		Subdivision case #: _____ Scoping/sketch plan case #: _____ Certificate of Appropriateness #: _____ Board of Adjustment #: _____ Zoning Case #: _____ Design Alternate #: _____
<input type="checkbox"/> Detached	<input type="checkbox"/> General												
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use												
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic												
<input type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court												
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option												
<input type="checkbox"/> Open lot													

GENERAL INFORMATION

Development name:

Inside City limits? Yes <input type="checkbox"/> No <input type="checkbox"/>

Property address(es):

Site P.I.N.(s):

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).

Current Property Owner(s):

Company:	Title:
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Address:

Phone #:	Email:
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Applicant Name (If different from owner. See “who can apply” in instructions):

Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner’s authorized agent <input type="checkbox"/> Easement holder

Company:	Address:
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Phone #:	Email:
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 DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br _____ 4br or more _____	
# of lots:	Is your project a cottage court? <input type="radio"/> Yes <input type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input type="radio"/> 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 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. 143-755(b1)), 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:

Printed Name:

Signature:

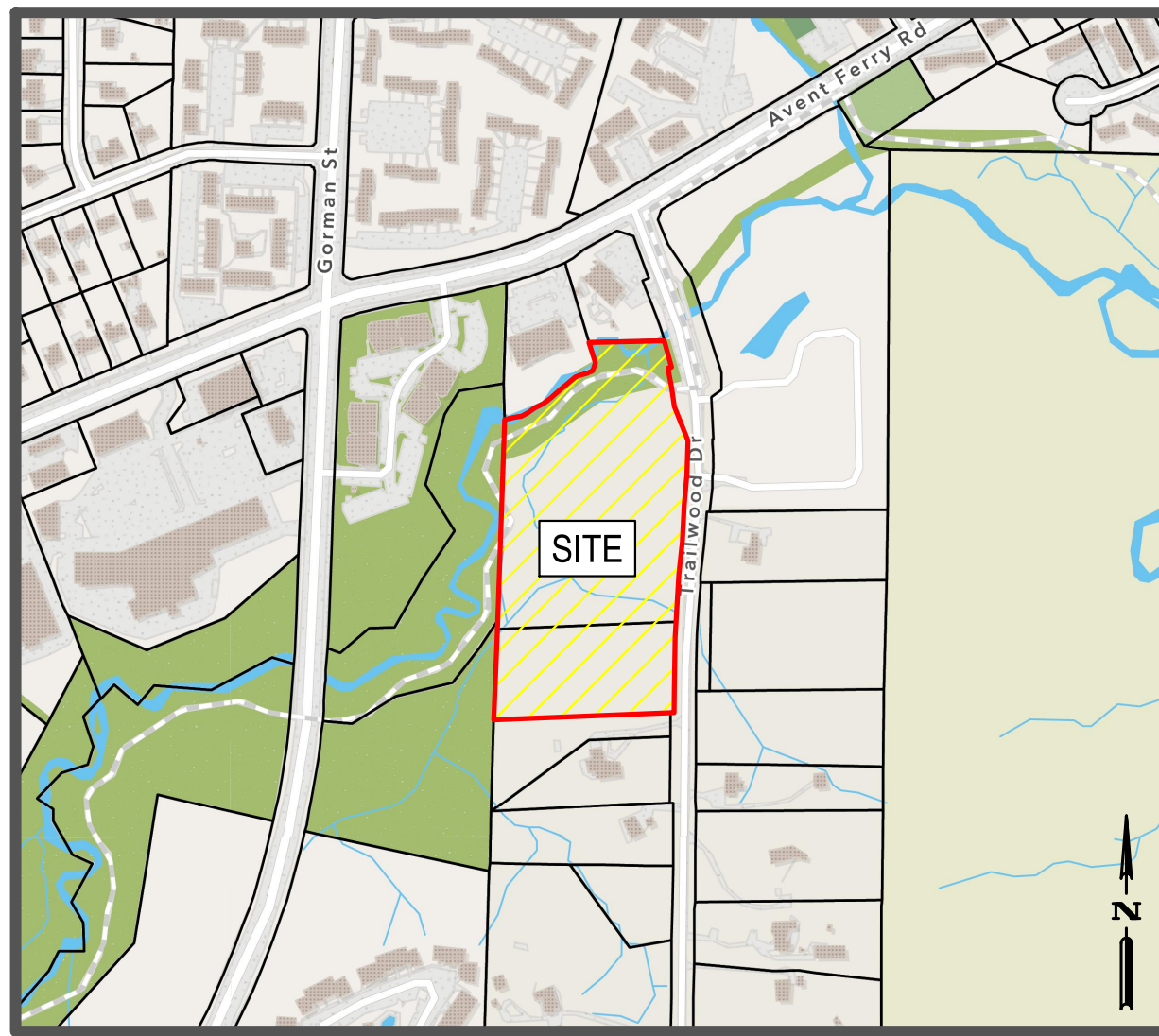
Date:

Printed Name:

ADMINISTRATIVE SITE REVIEW FOR TRAILWOOD TOWNHOMES

1000, 1100 TRAILWOOD DRIVE RALEIGH, NC 27606

JUNE 6, 2024



VICINITY MAP
SCALE: 1" = 500'

ZONING CONDITIONS PER Z-22-23 (ADOPTED 1/16/2024)

1000, 1100 TRAILWOOD DRIVE, LOCATED 1/4 MILE EAST OF THE INTERSECTION OF GORMAN STREET AND AVENET FERRY ROAD, BEING WAKE COUNTY PINS 078344260, 0793134771, APPROXIMATELY 11.30 ACRES REZONED TO RESIDENTIAL-6, WITH CONDITIONS, WITH SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (R-6-CU W/ SRPOD).

CONDITIONS DATED: JANUARY 12, 2024

- THE FOLLOWING LIMITS ON DEVELOPMENT INTENSITY SHALL APPLY ON THE PROPERTY. DEVELOPMENT INTENSITY SHALL NOT EXCEED 40 RESIDENTIAL UNITS.
RESPONSE: DEVELOPMENT INTENSITY DOES NOT EXCEED 40 RESIDENTIAL UNITS.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST RESIDENTIAL UNIT, THE DEVELOPER WILL CONSTRUCT A PRIVATELY-MAINTAINED, MULTI-USE PATH ("GREENWAY CONNECTION"). THE GREENWAY CONNECTION WILL PROVIDE AT LEAST ONE DIRECT PEDESTRIAN CONNECTION FROM THE INTERNAL SIDEWALK SYSTEM WITHIN THE DEVELOPMENT TO THE EXISTING GREENWAY TRAIL ALONG THE NORTHERN BOUNDARY OF THE SUBJECT PROPERTY. THE GREENWAY CONNECTION WILL BE AT LEAST 400 LINEAR FEET IN TOTAL LENGTH. THE GREENWAY CONNECTION WILL BE DESIGNED & CONSTRUCTED TO CITY OF RALEIGH GREENWAY STANDARDS AND PUBLICLY ACCESSIBLE. ANY PORTIONS OF THE GREENWAY CONNECTION OUTSIDE OF THE EXISTING CITY OF RALEIGH GREENWAY EASEMENT ON THE SUBJECT PROPERTY SHALL BE PLACED IN A BICYCLE AND PEDESTRIAN ACCESS EASEMENT.
RESPONSE: PROPOSED DEVELOPMENT INCLUDES A 415 LF GREENWAY CONNECTION TO THE EXISTING GREENWAY TRAIL.
- THERE SHALL BE A MINIMUM OF SIX ACRES OF UNDISTURBED PROTECTED AREA AS DEFINED PER UDO SECTION 12.2 (U), EXCLUSIVE OF THE GREENWAY CONNECTION PER CONDITION. LANDSCAPING AND PLANTINGS ENHANCEMENTS SHALL BE PERMITTED, AND SUCH APPROVAL(S) SHALL BE OBTAINED FROM THE CITY OF RALEIGH PARKS, RECREATION CULTURAL RESOURCES DEPARTMENT.
RESPONSE: THE MINIMUM OF SIX ACRES OF UNDISTURBED PROTECTED AREA REQUIREMENT HAS BEEN MET.
- THERE SHALL BE A MINIMUM FORTY FOOT (40') BUILDING SETBACK FOR ANY DEVELOPMENT ON 1100 TRAILWOOD DRIVE (DEED BOOK 01985, PAGE 02286) AS MEASURED FROM THE PROPERTY LINE OF 1116 TRAILWOOD DRIVE (DEED BOOK 017352, PAGE 02263).
RESPONSE: THE MINIMUM 40' BUILDING SETBACK FOR ANY DEVELOPMENT ON 1100 TRAILWOOD DRIVE REQUIREMENT HAS BEEN MET.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN CONJUNCTION WITH NEW DEVELOPMENT ON 1100 TRAILWOOD DRIVE (DEED BOOK 01985, PAGE 02286), THE FOLLOWING PLANT MATERIAL SHALL BE INSTALLED WITHIN 40 FEET OF THE SOUTHERN PROPERTY LINE ALONG THE PROPERTY LINE MEASURED EAST TO WEST: TEN (10) EVERGREEN TREES PER 100 LINEAR FEET THAT ARE A MINIMUM 3" CALIPER AND 12" IN HEIGHT, FIVE (5) UNDERSTORY TREES PER 100 LINEAR FEET THAT ARE A MINIMUM 2" CALIPER AND 8" IN HEIGHT, AND TWELVE (12) EVERGREEN SHRUBS PER 100 LINEAR FEET THAT ARE A MINIMUM OF 24" IN HEIGHT. THE SIZES INDICATED FOR EACH PLANT TYPE REFER TO THE SIZE AT THE TIME OF INSTALLATION.
RESPONSE: THE REQUIRED PLANT MATERIAL INSTALLATION HAS BEEN PROVIDED FOR THE PROJECT.
- STORMWATER CONTROL MEASURES FOR NEW DEVELOPMENT ON SITE SHALL MEET THE STANDARDS SET FORTH IN UDO SECTION 9.2.2.E. SUCH STORMWATER TREATMENT SHALL INCLUDE GREEN STORMWATER INFRASTRUCTURE MEASURES. A MINIMUM OF 50% OF STORMWATER RUNOFF ON SITE THAT IS REQUIRED TO BE TREATED SHALL BE TREATED USING GREEN STORMWATER INFRASTRUCTURE. AT LEAST ONE OF THE FOLLOWING TYPES OF GREEN STORMWATER INFRASTRUCTURE SHALL BE INCLUDED ON ANY TIER THREE ADMINISTRATIVE SITE REVIEW:
A. BIO-RETENTION AREAS.
B. PERMEABLE PAVEMENT SYSTEMS
RESPONSE: BIORETENTION AREA HAS BEEN PROVIDED FOR THE PROJECT.
- IN THE EVENT FILL IS PERMITTED WITHIN THE EXISTING FLOODPLAIN, ANY VEHICULAR SURFACE IN SUCH AREA SHALL UTILIZE PERMEABLE PAVEMENT.
RESPONSE: THERE ARE NO VEHICULAR SURFACES WITHIN THE FLOODPLAIN.
- THE APARTMENT BUILDING TYPE IS PROHIBITED. DWELLING UNITS LOCATED WITHIN ANY OTHER BUILDING TYPE SHALL BE VERTICALLY SEPARATED BY A PARTY WALL; NO DWELLING UNITS SHALL BE STACKED.
RESPONSE: APARTMENT TYPE BUILDINGS ARE NOT PROVIDED.
- ANY OCCUPABLE ROOFTOP SPACE ON THE UNITS SITUATED IMMEDIATELY ADJACENT TO THE NORTHERN PROPERTY LINE OF 1116 TRAILWOOD DRIVE (DEED BOOK 017352, PAGE 02263) SHALL CONTAIN SCREENING SO THAT SUCH ROOFTOP SPACE DOES NOT HAVE SITE LINES TO THE PROPERTY TO THE SOUTH.
RESPONSE: ALL ROOFTOP SPACE SHALL CONTAIN SCREENING TO OBSTRUCT THE SITE LINES TO THE PROPERTY TO THE SOUTH.
- RESIDENT PARKING SHALL BE LIMITED TO THE FOOTPRINT OF THE INDIVIDUAL UNITS (I.E., THE FIRST LEVEL AND DRIVEWAY), EXCEPT FOR VISITOR PARKING WHICH SHALL BE LIMITED TO NO MORE THAN SEVEN SPACES.
RESPONSE: ALL RESIDENT PARKING IS LIMITED TO THE INDIVIDUAL UNITS, AND VISITOR PARKING DOES NOT EXCEED SEVEN SPACES.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS DUMPSTER FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1) FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1/2 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NFCC, SECTION 507.3.

STORMWATER NOTES

- STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2.A & 10.3.4.E

SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT NOTE

- THIS PROJECT IS LOCATED IN A CITY OF RALEIGH SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SRPOD) AND IS SUBJECT TO SRPOD DEVELOPMENT REQUIREMENTS AS LISTED IN SECTION 5.6.1 OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO).

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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.)

Building and Development Type (Check all that apply)		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> Mixed use	Subdivision case #:	_____
<input type="checkbox"/> Attached	<input type="checkbox"/> Civic	Scoping/sketch plan case #:	_____
<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Cottage Court	Certificate of Appropriateness #:	_____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Frequent Transit Development Option	Board of Adjustment #:	_____
<input type="checkbox"/> Tiny house		Zoning Case #:	Z-22-23
<input type="checkbox"/> Open lot		Design Alternate #:	_____

GENERAL INFORMATION	
Development name: Trailwood Townhomes	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 1000, 1100 Trailwood Drive	
Site P.I.N.(s): 793144260, 793134771	
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).	
39 townhome lots with associated roadway, utilities, and bioretention stormwater control measure.	

Current Property Owner(s): Anuj Mittal	
Company: Floresta, LLC	Title: Developer
Address: 104 Green Park Ln, Cary, NC 27518	
Phone #: 919-491-2780	Email: anuj@mjmreg.com
Applicant Name (if different from owner. See "who can apply" in instructions): Ryan Fisher, PE	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: BGE, Inc.	Address: 5438 Wade Park Blvd, Suite 420, Raleigh, NC 27607

Phone #: 919-276-0111	Email: rfisher@bgeinc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Anuj Mittal	
Company: Floresta, LLC	Title: Principal
Address: 104 Green Park Ln, Cary, NC 27518	
Phone #: 919-491-2780	Email: anuj@mjmreg.com
Applicant Name: Ryan Fisher, P.E.	
Company: BGE, Inc.	Address: 5438 Wade Park Blvd, Suite 420, Raleigh, NC 27607
Phone #: 919-276-0111	Email: rfisher@bgeinc.com

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): R-6-CU: 11.30 AC, 492,228 SF	Existing gross floor area (not to be demolished): 0
Gross site acreage: 11.30 AC, 492,228 SF	Existing gross floor area to be demolished: 0
# of parking spaces proposed: 7	New gross floor area: 0
Max # of parking permitted (7.1.2.C): N/A	Total # of gross (to remain and new): 0
Overlay District (if applicable): SRPOD	Proposed # of buildings: 0
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 0
Proposed use (UDO 6.1.4): Residential Townhomes	Proposed # of basement levels (UDO 1.5.7.A.6): 0

STORMWATER INFORMATION	
Impervious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 106444.6	Impervious Area for Compliance (includes ROW): Existing (sf) 0 Proposed total (sf) 147,668

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units: 39	Total # of hotel bedrooms: 0
# of bedroom units: 1br 2br 3br 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

Continue to Applicant Signature Block on Page 4.

PROJECT OWNER AND CONSULTANT INFORMATION

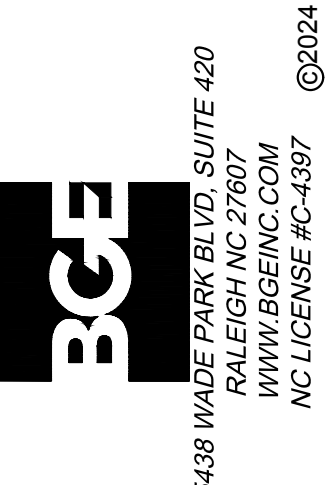
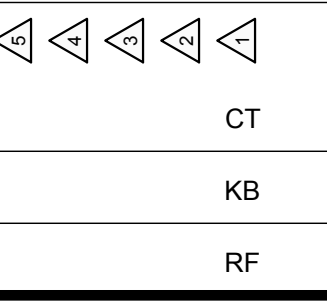
DEVELOPER: FLORESTA, LLC 104 GREEN PARK LANE CARY, NC, 27518 (919) 491-2780 CONTACT: ANUJ MITTAL	ENGINEER: BGE, INC 5438 WADE PARK BLVD, SUITE 420 RALEIGH, NC, 27607 (919) 275-2684 CONTACT: RYAN FISHER, P.E.	SURVEYOR: STEWART-PROCTOR, PLLC 319 CHAPANOKE ROAD, SUITE 106 RALEIGH, NC 27603 (919) 779-1855	ARCHITECT: NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605 (919) 831-1308 CONTACT: TED VAN DYK, AIA
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GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A TRAVEL-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED BY STEWART-PROCTOR, PLLC IN DIGITAL FORMAT IN JULY 2022, WITH SUPPLEMENTAL REVISIONS PROVIDED IN AUGUST, SEPTEMBER, AND OCTOBER 2022.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERRI, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 911 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRONCH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERRI, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE
- 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).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 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.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

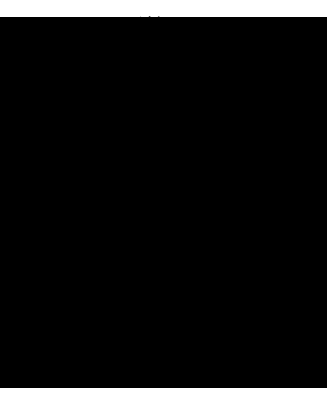
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-1	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C2-0	OVERALL SITE PLAN
C2-1	LOT & EASEMENT PLAN
C2-2	FIRE ACCESS PLAN
C3-0	OVERALL UTILITY PLAN
C4-0	OVERALL GRADING AND DRAINAGE PLAN
C7-0	SCM 1 DETAIL PLAN
L1-0	LANDSCAPE PLAN
L2-0	TREE CONSERVATION PLAN
L3-0	LANDSCAPE DETAILS
L3-0	LANDSCAPE DETAILS
A110	KEY SITE PLAN
A201	ELEVATION DIAGRAMS
A202	ELEVATION DIAGRAMS

SITE DATA FOR TRAILWOOD TOWNHOMES			
SITE DATA			
EXISTING ADDRESS(ES)	1000 TRAILWOOD DRIVE, 1100 TRAILWOOD DRIVE		
PIN(S)	793144260, 793134771		
ZONING DISTRICT(S)	R-6-CU		
R-6-CU	11.30 AC	492,228 SF	
OVERLAY DISTRICT	SRPOD		
SITE GROSS ACREAGE	11.30 AC	492,228 SF	
PROPOSED R/W DEDICATION	0.17 AC	7,566 SF	
SITE NET ACREAGE	11.13 AC	484,672 SF	
EXISTING USE	VACANT		
PROPOSED USE	RESIDENTIAL TOWNHOMES		
PROPOSED RESIDENTIAL UNIT TOTAL	39	DU	
PROPOSED DENSITY	3.5	DU/AC	
UDO Art. 2.2 CONVENTIONAL DEVELOPMENT OPTIONS	MIN. REQUIRED OR MAX. ALLOWED	PROVIDED	
UDO Sec. 2.2.3 TOWNHOMES			
A SITE DIMENSIONS			
A1 NET SITE AREA/UNIT (MIN)	4500 SF		N/A
A2 WIDTH (MIN)	50 FT		N/A
B LOT DIMENSIONS			
B1 AREA (MIN)	N/A		N/A
B2 WIDTH (MIN)	16 FT		N/A
C PRINCIPAL BUILDING/STRUCTURE SETBACKS			
C1 FROM PRIMARY STREET (MIN)	10 FT		10 FT
C2 FROM SIDE STREET (MIN)	10 FT		10 FT
C3 FROM SIDE SITE BOUNDARY LINE (MIN)	10 FT		10 FT
C4 FROM REAR SITE BOUNDARY LINE (MIN)	20 FT		20 FT
C6 INTERNAL BUILDING SEPARATION (MIN)	10 FT		10 FT
D PARKING SETBACKS			
D1 FROM PRIMARY STREET (MIN)	20 FT		20 FT
D2 FROM SIDE STREET (MIN)	10 FT		10 FT
D3 FROM SIDE LOT LINE (MIN)	0 FT		0 FT
D4 FROM REAR LOT LINE (MIN)	3 FT		3 FT
E HEIGHT			
E1 PRINCIPAL BUILDING (MAX)	45 FT/3 STORIES		45 FT/3 STORIES
E2 ACCESSORY STRUCTURE (MAX)	26 FT		26 FT
UDO Art. 7.1 PARKING	UDO Sec. 7.1.2 REQUIRED PARKING		
VEHICLE PARKING (MAX)			
MULTI-UNIT LIVING: TOWNHOUSE		NO MAXIMUM	7
SHORT-TERM BICYCLE PARKING (MIN)			
MULTI-UNIT LIVING: TOWNHOUSE		NONE	N/A
LONG-TERM BICYCLE PARKING (MIN)			
MULTI-UNIT LIVING: TOWNHOUSE		NONE	N/A



FLORESTA, LLC
104 GREEN PARK LANE
CARY, NC 27518

TRAILWOOD TOWNHOMES
1000 TRAILWOOD DRIVE
RALEIGH, NC 27606



FILE NUMBER:
10985-00
DATE: 06/06/2024

C0-0

Know what's below.
Call before you dig.

GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NO WORK WITHIN NCDOT OR CITY OF RALEIGH RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY STEWART-PROCTOR, PLLC. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION NCDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF RALEIGH.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE CITY OF RALEIGH.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

GRADING NOTES

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS.

THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES, UNLESS OTHERWISE NOTED.

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.

LIMITS OF CLEARING SHOWN ON GRADING AND DRAINAGE PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCRoACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = 4.89 AC

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.

PRIOR TO CLEARING AND EARTHWORK ACTIVITIES THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH INSPECTOR; INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM THE SITE.

ALL "STD." NUMBERS REFER TO THE CITY OF RALEIGH GUIDELINES FOR LAND DISTURBING ACTIVITIES AND THE NCDOT STANDARD DETAILS AND SPECIFICATIONS.

ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.

SLOPES SHALL BE GRADED NO STEEPER THAN 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (APPENDIX B - CHAPTER 21)

DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PERMIT, AND THESE PLANS AND SPECIFICATIONS.

SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NONEROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. SLOPES SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS.

THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY. AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.

SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCING WHEN IT BECOMES 6-INCHES DEEP AT THE FENCE. THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIENT BARRIER.

ALL SEEDED AREAS WILL BE FERTILIZED, RESEDED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 TO 125 POUND STONES PLACED AT ALL HEADWALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. (SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART)

ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE CITY INSPECTOR.

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:
A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL, DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON NOTIFICATION BY THE CITY INSPECTOR AND/OR THE OWNER.

FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.

ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.

THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS.

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.
A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE RUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

CONTRACTOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES DURING THE CONSTRUCTION.

PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES AND RESTABILIZATION OF ANY DISTURBED AREAS BEFORE DEMOBILIZATION.

CITY OF RALEIGH STANDARD NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT TRAILWOOD DRIVE ARE TO BE COORDINATED WITH THE CITY OF RALEIGH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

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.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CITY INSPECTOR.

CURB AND GUTTER SHOWN ON THESE PLANS ALONG TRAILWOOD DRIVE MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATE STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

SEALED SHOP DRAWINGS BY A PROFESSIONAL ENGINEER FOR RETAINING WALL (BY OTHERS) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

AS-BUILT DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF RALEIGH IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT RALEIGH DEPARTMENT OF TRANSPORTATION

NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCRoACHMENT AGREEMENT WITH THE RALEIGH DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

SIDEWALK WITHIN THE CITY'S RW THAT REQUIRE REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY NCDOT AND WILL REQUIRE A RW USE PERMIT OR RW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH NCDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-6200 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-6200 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A RW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF RW CLOSURES. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-6200.

CONSTRUCTION STAGING WITHIN CITY RW LASTING MORE THAN 30 DAYS REQUIRES A RW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-6200.

DEVELOPER TO CONTACT NCDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND NCDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

GROUND STABILIZATION NOTES

SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:

ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS' EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUND COVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7 DAY-REQUIREMENT APPLIES.

SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.

ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.

FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (I5A NCAC 04A. 0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED EASC PLAN OR ADDED BY THE PERMITTING AUTHORITY.

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

SEEDBED PREPARATION NOTES

GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.

LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS.

IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.

LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

RETAINING WALL NOTES

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO CONSTRUCTION.

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDD AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

13. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.

16. SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

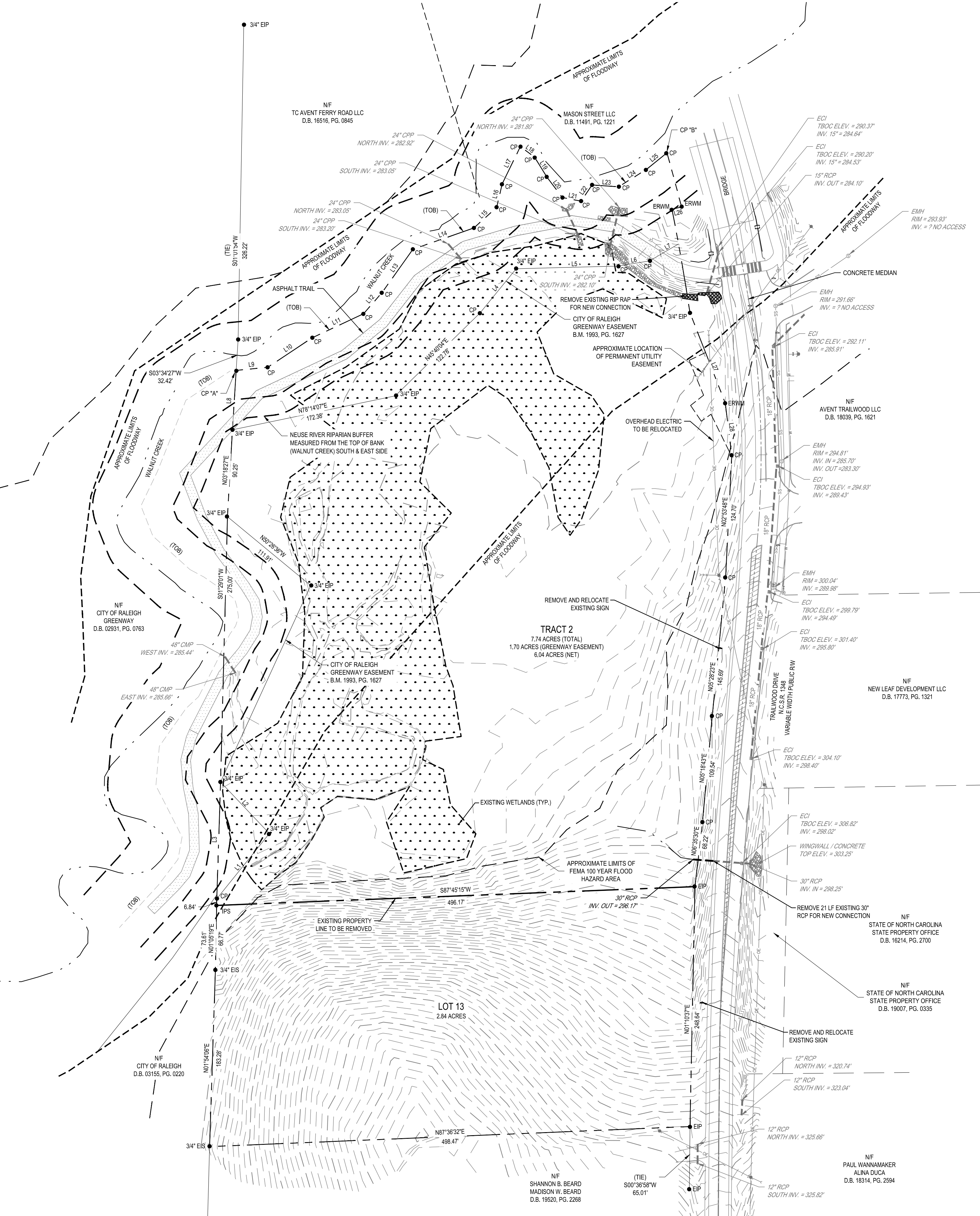


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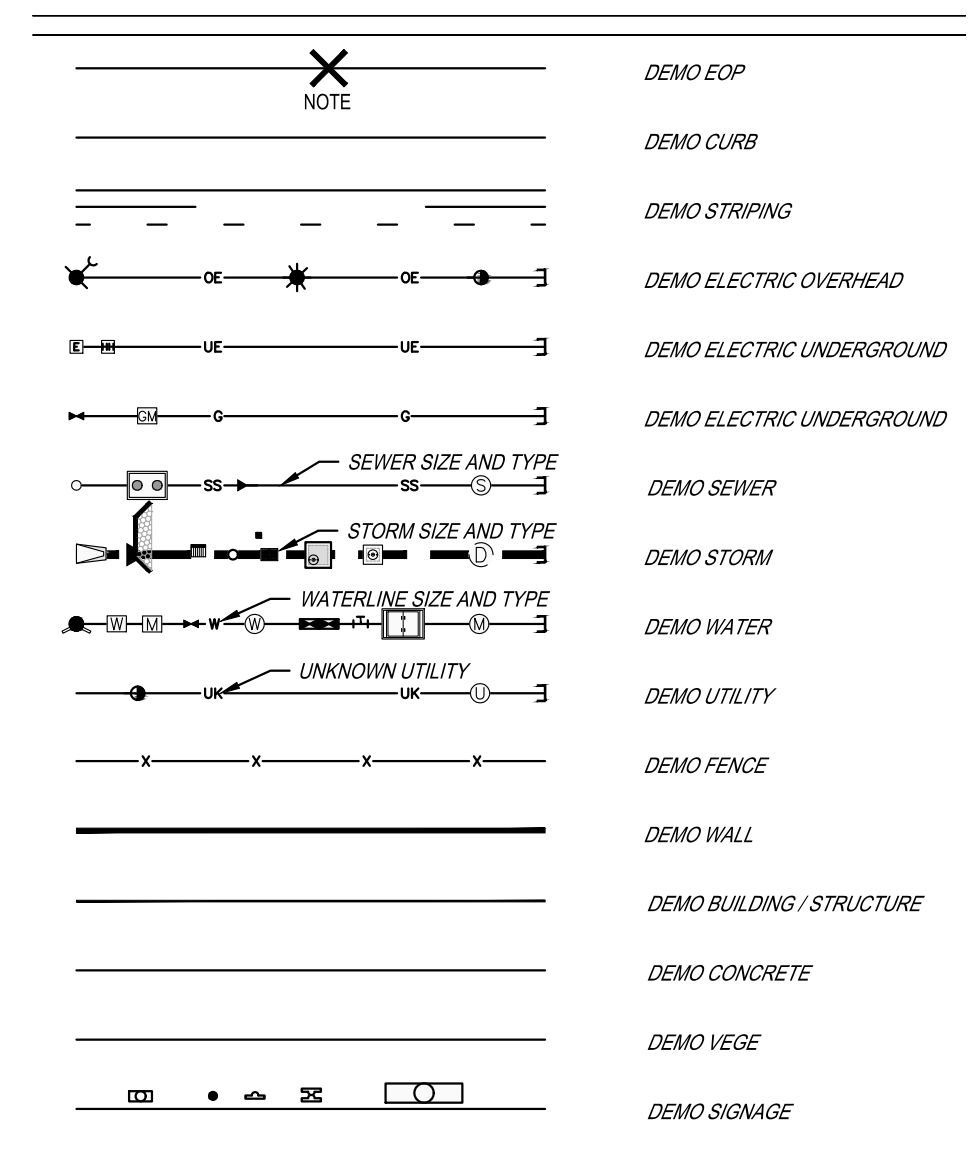


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DRAWN BY:			KB		
REVIEWED BY:			RF		
BCE					
5438 WIDE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4387					
FLORESTSA, LLC 104 GREEN PARK LANE CARY, NC 27518					
TRAILWOOD TOWNHOMES 1000 TRAILWOOD DRIVE RALEIGH, NC 27606					
GENERAL NOTES					
FILE NUMBER: 10985-00					
DATE: 06/06/2024					
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DEMOLITION LEGEND



EXISTING CONDITIONS NOTES :

- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY STEWART-PROCTOR, PLLC DATED OCTOBER 14, 2022.
- WETLAND AND STREAM DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, PA DATED OCTOBER 14, 2022.
- THE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE IN ACCORDANCE WITH FIRM MAP #3720079300K, WITH AN EFFECTIVE DATE OF JULY 19, 2022.

**EXISTING ZONING: R-6-CU
CURRENT USE: VACANT**

DEMOLITION NOTES:

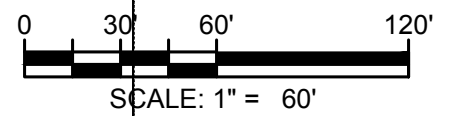
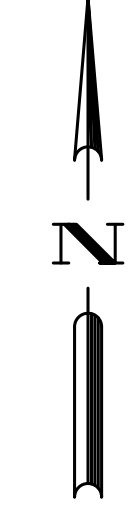
- ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
- SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
- NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
- TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
- SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
- SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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 (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 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.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY STEWART-PROCTOR, PLLC IN DIGITAL FORMAT IN JULY 2022, WITH SUPPLEMENTAL REVISIONS PROVIDED IN AUGUST, SEPTEMBER, AND OCTOBER 2022.

LINE TABLE

LINE	LENGTH	BEARING
L1	86.85	N38°50'33"E
L2	73.48	N43°26'46"W
L3	121.06	S01°51'56"W
L4	59.21	N39°14'26"E
L5	105.45	N88°30'03"E
L6	33.38	N80°37'41"E
L7	34.76	N59°43'14"E
L8	61.60	N03°34'27"E
L9	32.85	N84°18'29"E
L10	55.35	N56°28'19"E
L11	58.68	N64°56'30"E
L12	28.66	N41°12'49"E
L13	55.70	N35°32'15"E
L14	66.77	N70°46'43"E
L15	31.86	N48°02'18"E
L16	25.25	N13°19'24"E
L17	43.00	N26°01'37"E
L18	18.67	S52°45'29"E
L19	23.56	S31°34'28"E
L20	26.89	S36°55'57"E
L21	19.76	S78°55'13"E
L22	20.39	N34°33'05"E
L23	27.44	S85°56'07"E
L24	33.61	S58°05'46"W
L25	27.87	S51°15'01"W
L26	10.24	S76°27'57"W
L27	100.76	S21°21'17"E
L28	54.95	S07°00'41"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD.
C1	58.04	3554.72	00°56'08"	N15°03'55"W	58.04
C2	36.60	2338.45	00°53'48"	N10°44'28"W	36.60
C3	72.01	2338.45	01°45'52"	N09°24'38"W	72.01



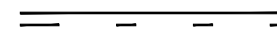
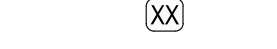
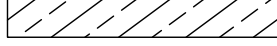
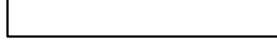




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DESIGNED BY:	CT	DATE		DESCRIPTION	
DRAWN BY:	KB	REV		DATE	
REVIEWED BY:	RF	REV		DATE	
5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4387 ©2024					
FLORESTSA, LLC 104 GREEN PARK LANE CARY, NC 27518					
TRAILWOOD TOWNHOMES 1000 TRAILWOOD DRIVE RALEIGH, NC 27606					
OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN					
FILE NUMBER: 10985-00 DATE: 06/06/2024 C1-1					

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SITE PLAN LEGEND

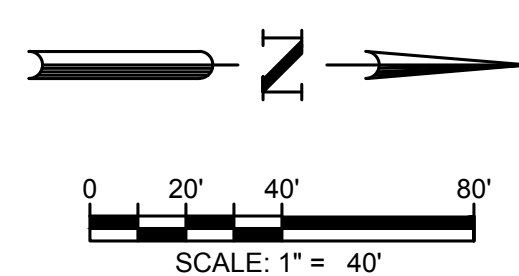
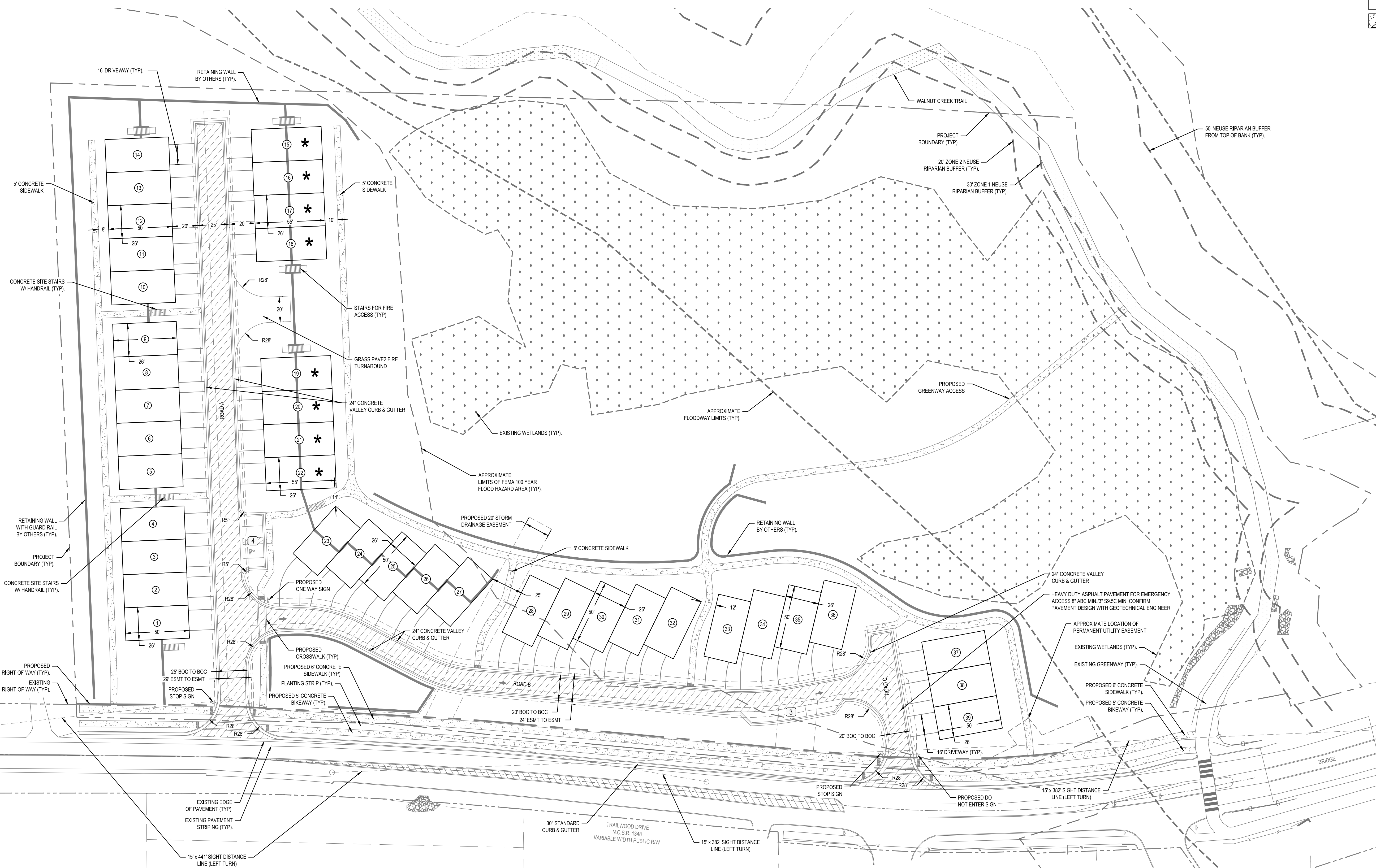
-  PROPOSED CURB AND GUTTER
-  PROPOSED RETAINING WALL
-  PROPOSED STRIPING
-  PROPOSED PARKING SPACES
-  PROPOSED HEAVY DUTY ASPHALT PAVEMENT
-  PROPOSED STANDARD DUTY ASPHALT PAVEMENT
-  PROPOSED STANDARD DUTY CONCRETE PAVEMENT
-  PROPOSED 26' x 55' UNIT

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY JMT IN DIGITAL FORMAT IN MAY, 2021.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
11. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
12. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
13. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
14. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENDOUCH ON THIS MINIMUM CORNER CLEARANCE.
15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
16. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS
17. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PESTERS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC.) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
18. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY 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).
19. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A FIRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.986.2409 TO SET UP THE MEETING.
21. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
23. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
24. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
25. WITHIN THE AREA OF THE DEFINED SIGHT DISTANCE LINES & TRIANGLES, THERE SHOULD BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURBING EXISTS.

PARKING CALCULATIONS

TOWNHOMES:	
REQUIRED:	N/A
PROVIDED:	7 SPACES, INCLUDING 1 ADA SPACE
TOTAL PARKING REQUIRED:	N/A
TOTAL PARKING PROVIDED:	7 SPACES



REV	DATE	DESCRIPTION

DESIGNED BY: CT
 DRAWN BY: KB
 REVIEWED BY: RF

BCE
 5438 WADE PARK BLVD, SUITE 420
 RALEIGH, NC 27607
 WWW.BCEINC.COM
 NC LICENSE #C-4397

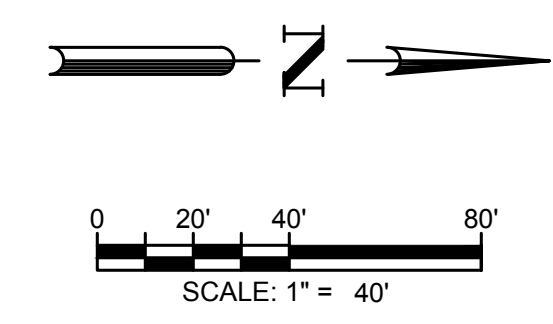
FLORESTSA, LLC
 104 GREEN PARK LANE
 CARY, NC 27518

TRAILWOOD TOWNHOMES
 1000 TRAILWOOD DRIVE
 RALEIGH, NC 27606

OVERALL SITE PLAN

FILE NUMBER: 10985-00
 DATE: 06/06/2024
 C2-0

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 CARY, NC 27518

TRAILWOOD TOWNHOMES
 1000 TRAILWOOD DRIVE
 RALEIGH, NC 27606

LOT & EASEMENT PLAN

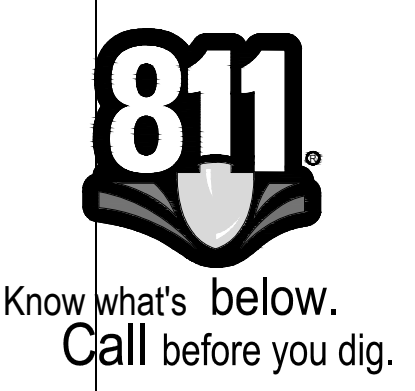
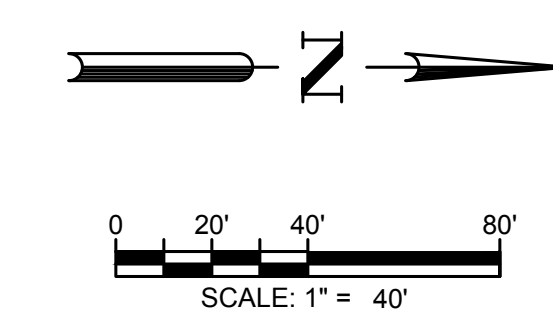
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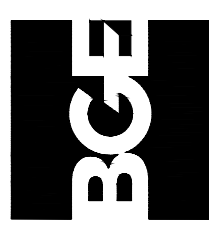
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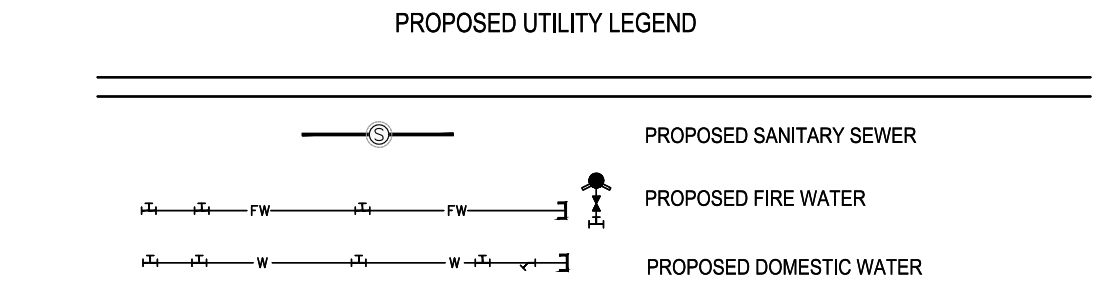
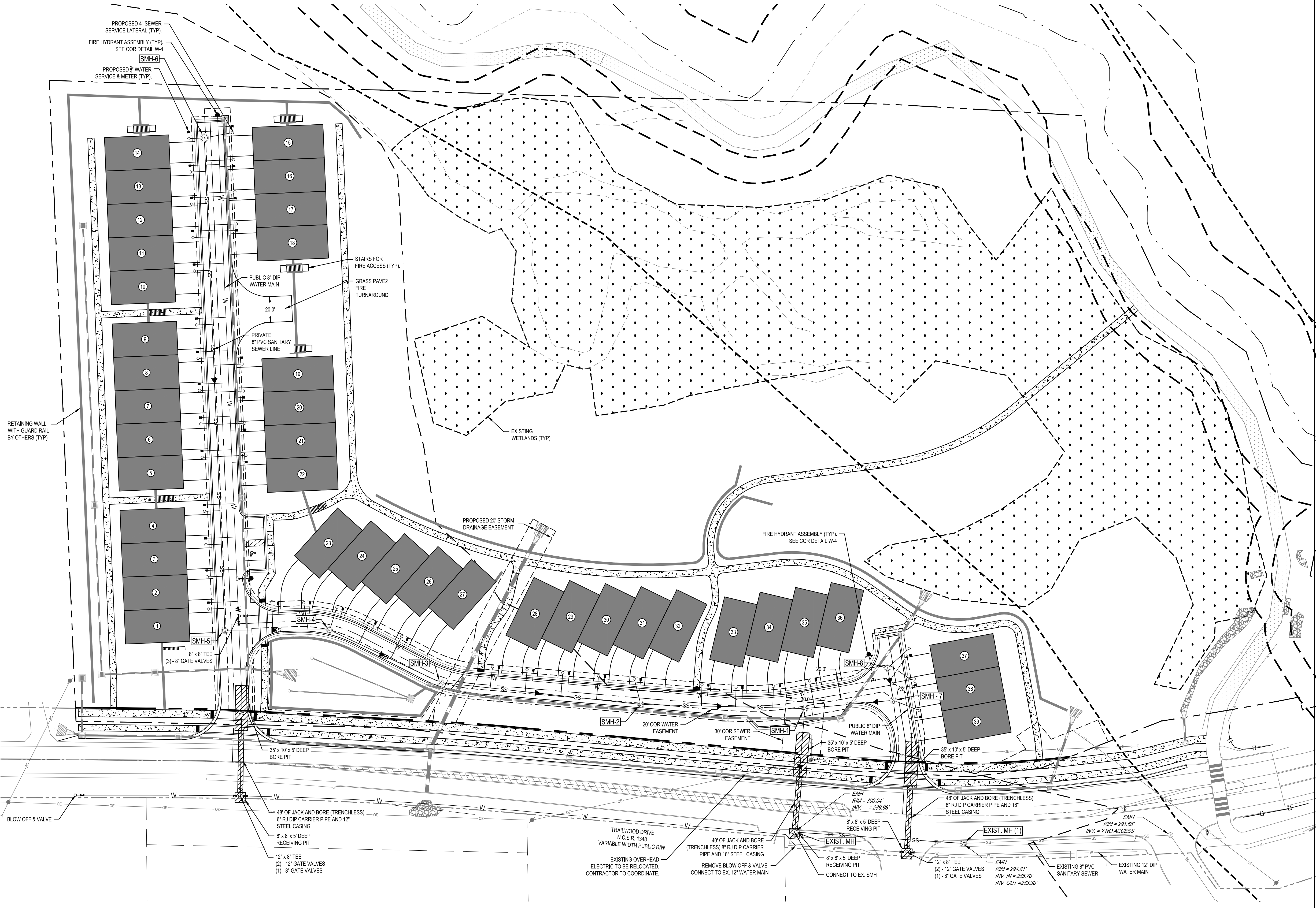


TRAILWOOD DRIVE
N.C.S.R. 1348
VARIABLE WIDTH PUBLIC RW



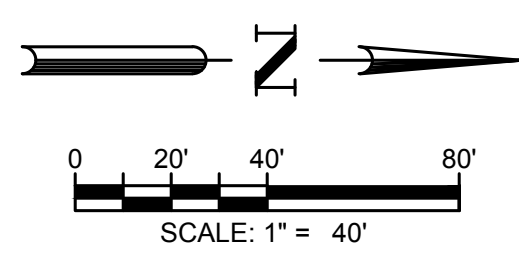
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REVIEWED BY:	RF			
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FLORESTSA, LLC 104 GREEN PARK LANE CARY, NC 27518				
TRAILWOOD TOWNHOMES 1000 TRAILWOOD DRIVE RALEIGH, NC 27606				
FIRE ACCESS PLAN				
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FILE NUMBER: 10985-00				
DATE: 06/06/2024				
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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 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 5' 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 ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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 24" 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-4 & S-48).
 - 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
- 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 FORCEMAINS. 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 TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE 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) 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 TIM BEASLEY AT (919) 996-2176 OR TIMOTHY.BEASLEY@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 APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION



REV	DATE	DESCRIPTION

DESIGNED BY: CT
 DRAWN BY: KB
 REVIEWED BY: RF

BCE
 5438 WIDE PARK BLVD, SUITE 420
 RALEIGH, NC 27607
 WWW.BCEINC.COM
 NC LICENSE #C-4397

FLORESTSA, LLC
 104 GREEN PARK LANE
 CARY, NC 27518

TRAILWOOD TOWNHOMES
 1000 TRAILWOOD DRIVE
 RALEIGH, NC 27606

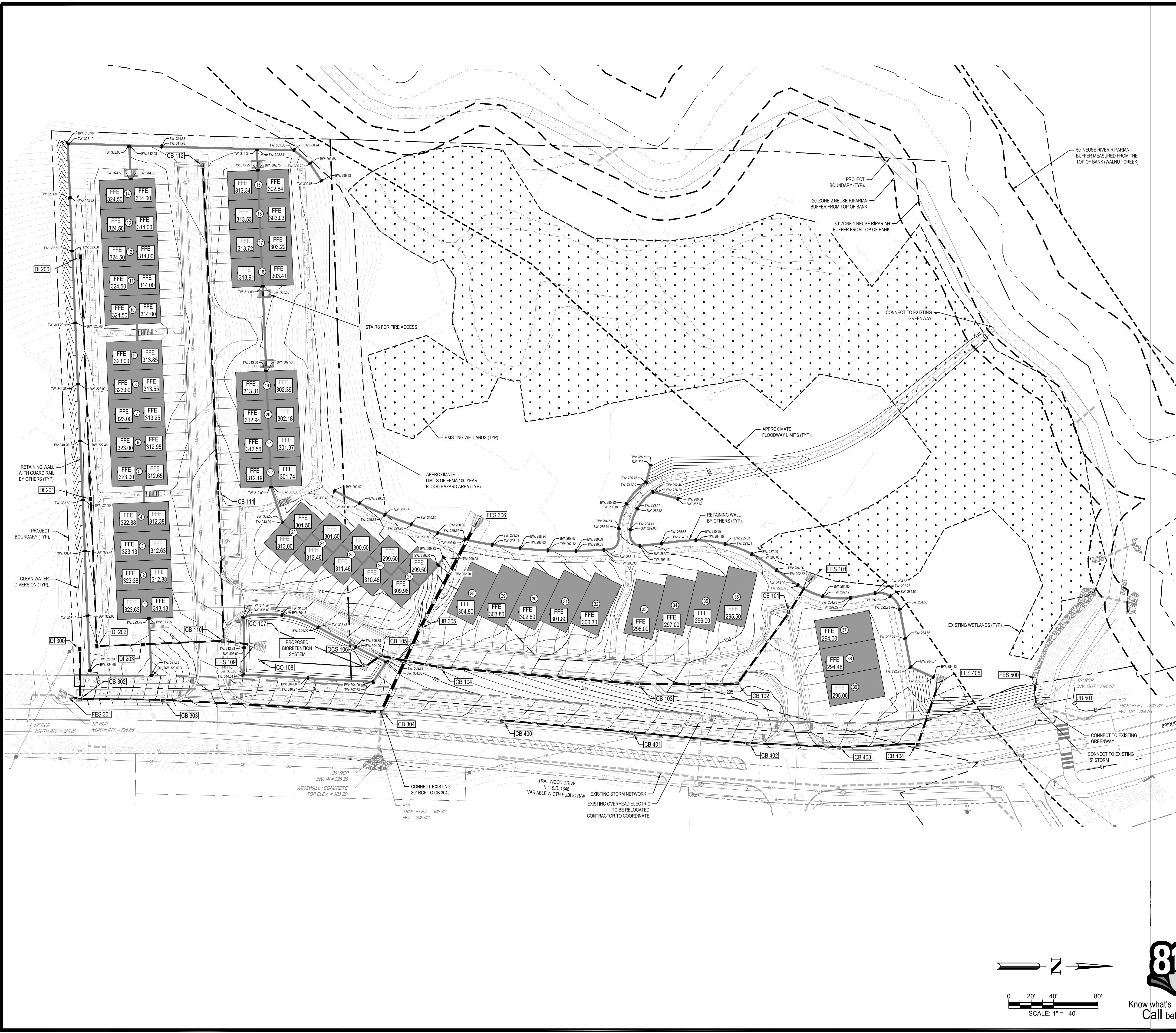
OVERALL UTILITY PLAN

FILE NUMBER:
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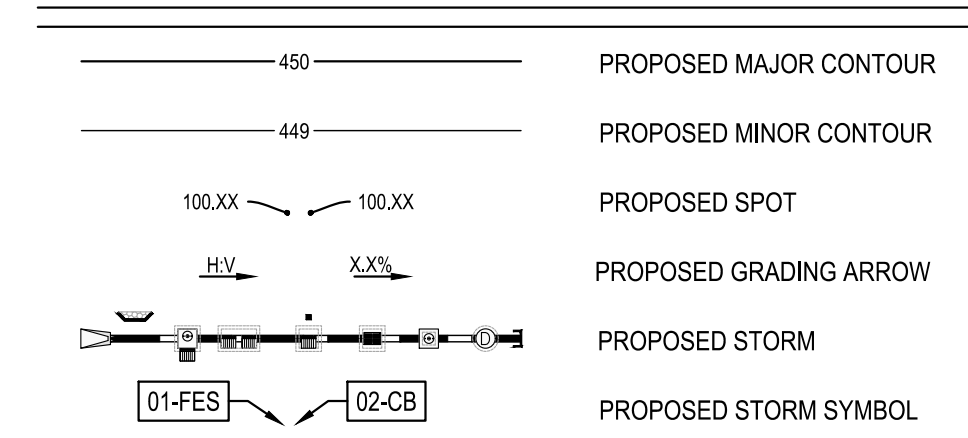
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S:\NCA\Projects\Floresta, LLC\10985-00 trailwood - raleigh\03 - DWG\plansheets\On-Site\ASR\C4-0 - OVERALL GRADING AND DRAINAGE PLAN.dwg Layout: C4-0 Plotted: 07/2024 8:43:33 AM



PROPOSED GRADING AND DRAINAGE LEGEND



GRADING NOTES

1. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
4. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
5. ON ALL SLOPES 3:1 OR STEEPER, CONTRACTOR SHALL INSTALL NORTH AMERICAN GREEN PRODUCT SC150 EROSION CONTROL MATTING. REFER TO NAG FOR INSTALLATION GUIDELINES.

STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
5. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY 2" SPACERS & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER COR PUD DETAILS W-41 & S-49).
6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
7. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C76, TABLE III OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-S-00210, SUCH AS RAM-NEK OR BUTYL RUBBER SEALANT.
8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE BENCH SHALL BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30 - 48 INCH PIPE, AND ONE-FOURTH THE PIPE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
10. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS, A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND. ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT AT 800-3430 TO SCHEDULE CONSTRUCTION INSPECTIONS.
12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCROACHMENT AGREEMENT.
3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT., TRANSPORTATION OPERATIONS DIVISION AT 919-996-3000 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-2495 TO OBTAIN A STREET CUT PERMIT.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB & GUTTER, SIDEWALKS & STREET TO EXISTING CONDITION OR BETTER.
8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1101.02 (SHEET 1), 1101.04 & 1101.11.

RETAINING WALL NOTES

1. WALL DESIGN TO BE PROVIDED BY GEOTECHNICAL AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. WALL OVER 30" IN HEIGHT REQUIRE A SAFETY FENCE TO BE INSTALLED. DESIGN OF FALL PROTECTION SHALL COMPLY WITH NC STATE BUILDING CODE SECTION 1013.
3. THE WALL PLAN & PROFILE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. BGE, INC. IS NOT RESPONSIBLE FOR RETAINING WALL DESIGN.
4. ANY REFERENCE TO A RETAINING WALL WITHIN THE PLAN SET IS FOR APPROVAL PRETAINING TO LOCATION, APPEARANCE, AND SIZE ONLY.

DESIGNED BY:	CT
DRAWN BY:	KB
REVIEWED BY:	RF

BCE
5438 WADE PARK BLVD, SUITE 420
RALEIGH NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4387

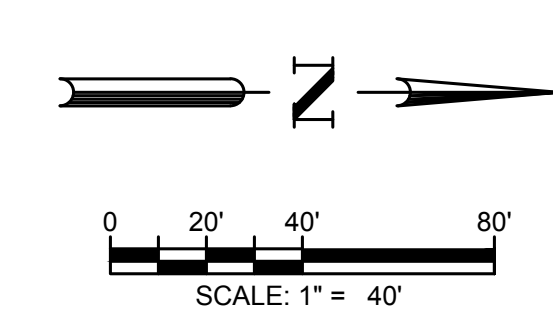
FLORESTSA, LLC
104 GREEN PARK LANE
CARY, NC 27518

TRAILWOOD TOWNHOMES
1000 TRAILWOOD DRIVE
RALEIGH, NC 27606

OVERALL GRADING AND DRAINAGE PLAN

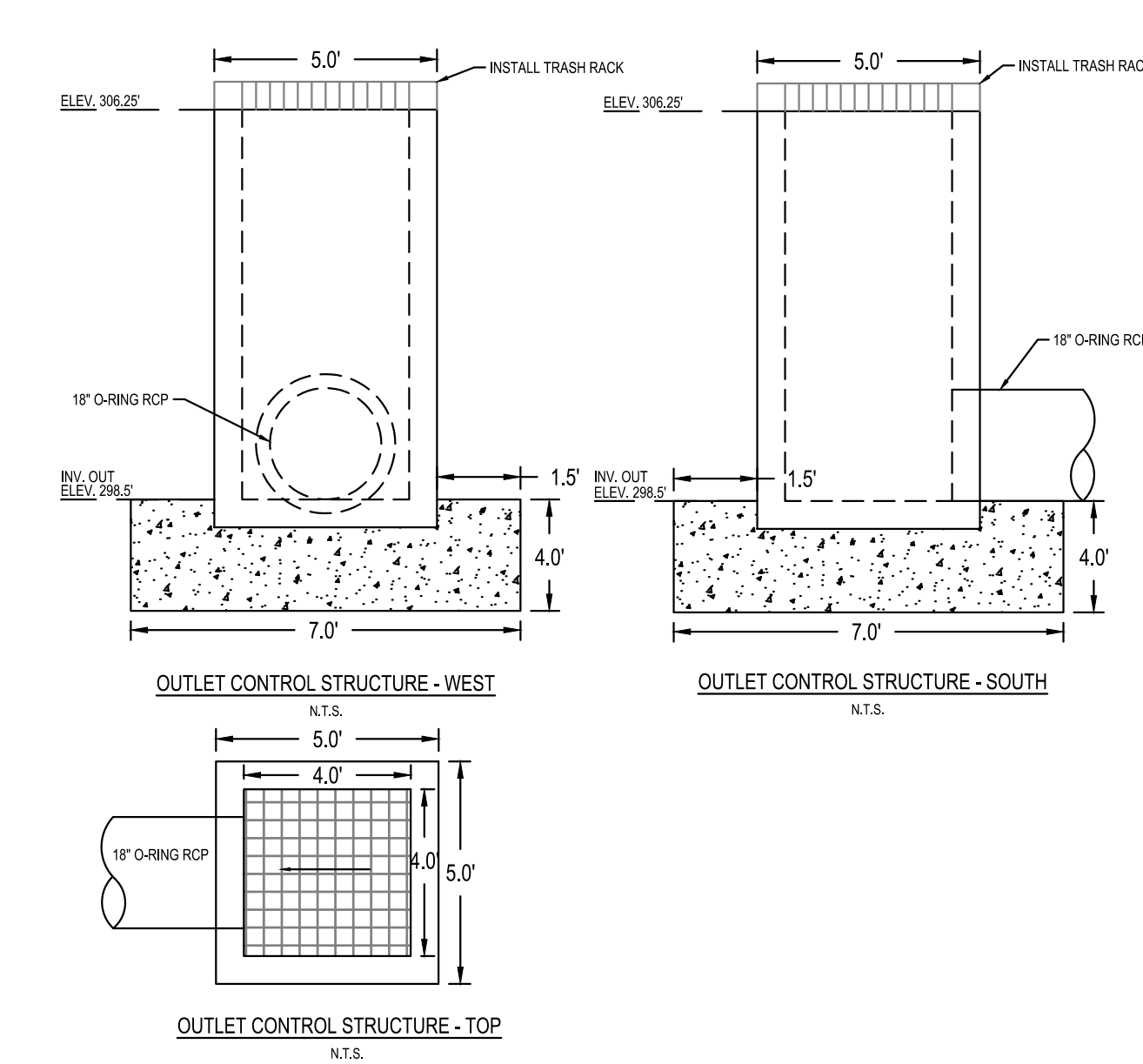
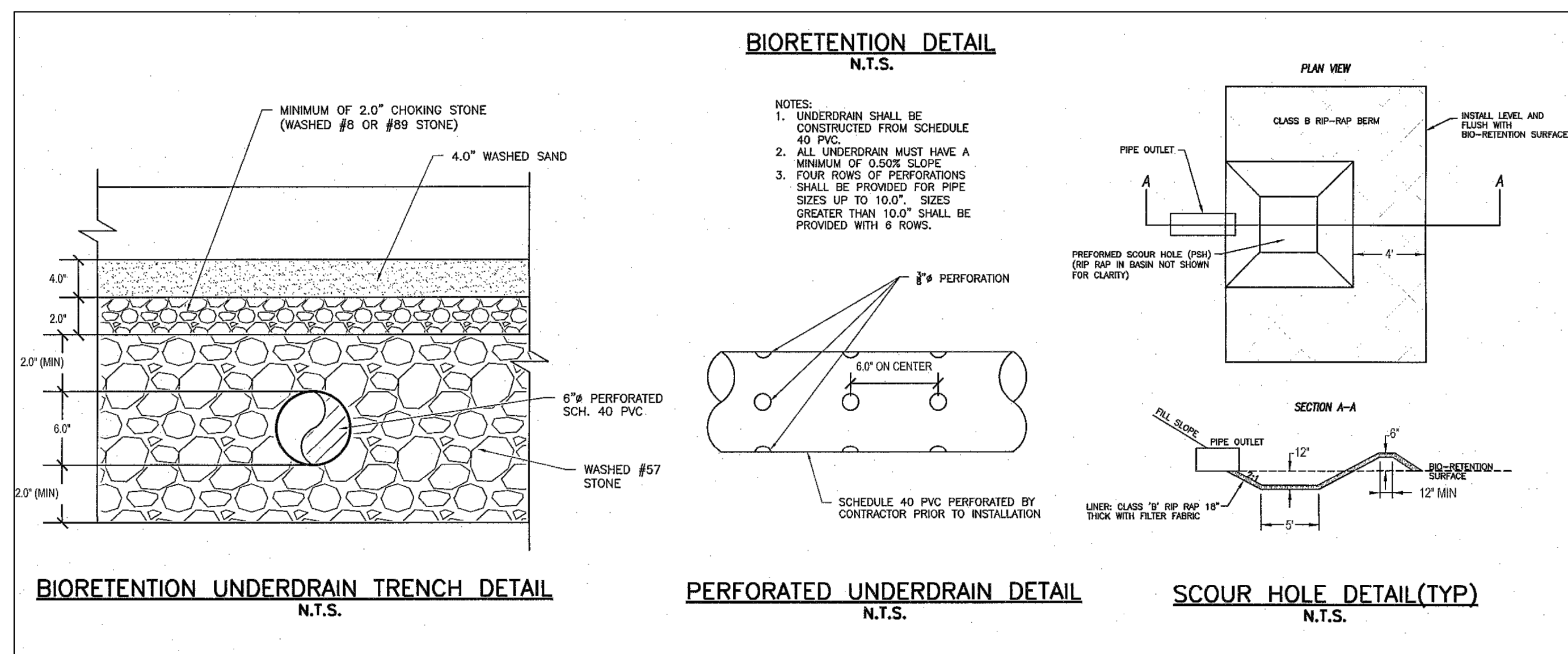
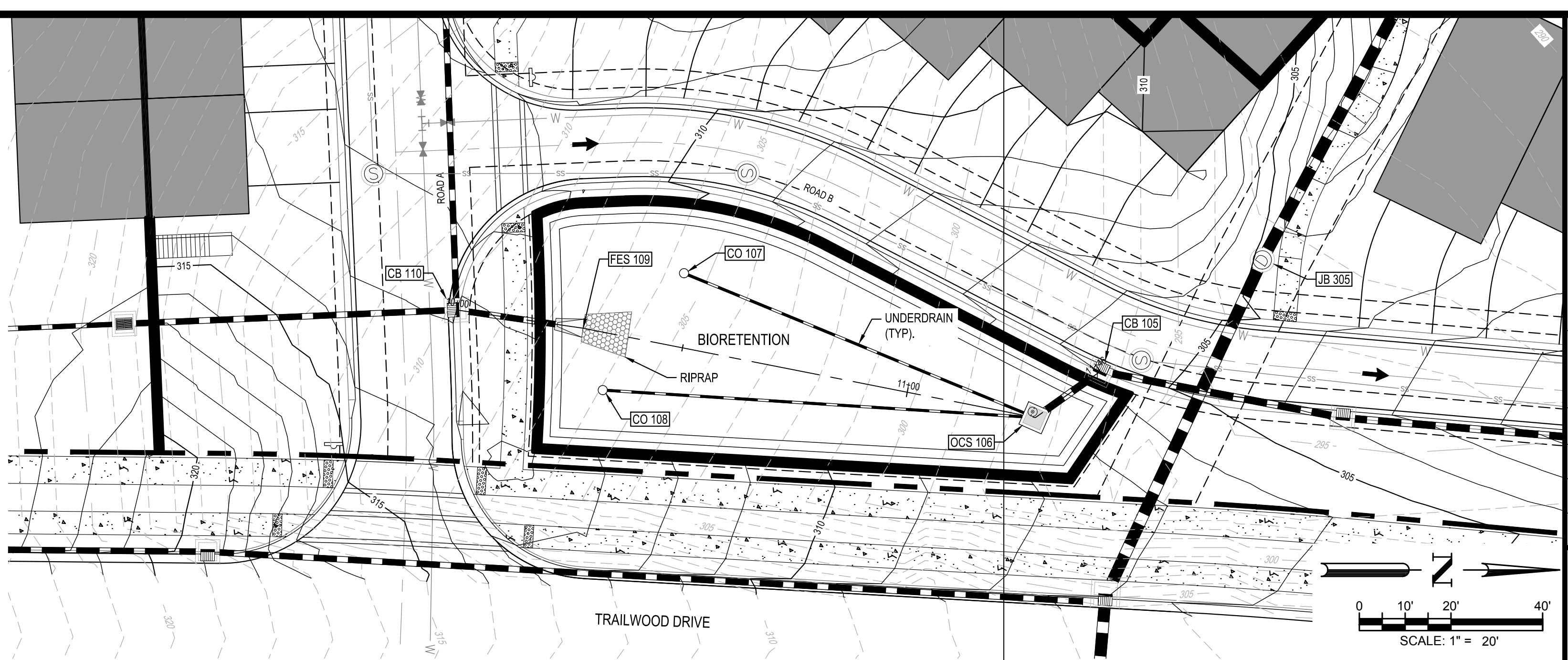
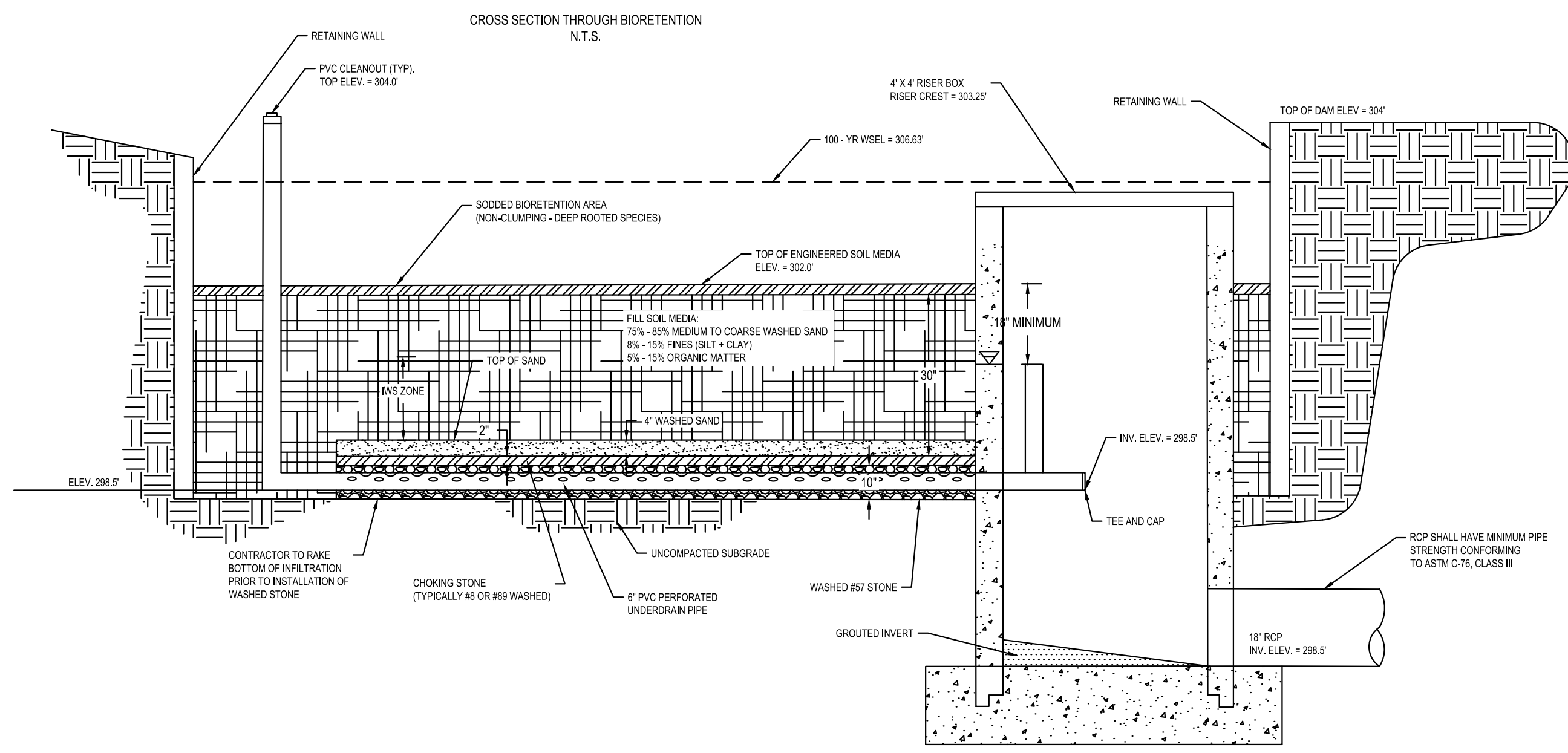
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DATE: 06/06/2024

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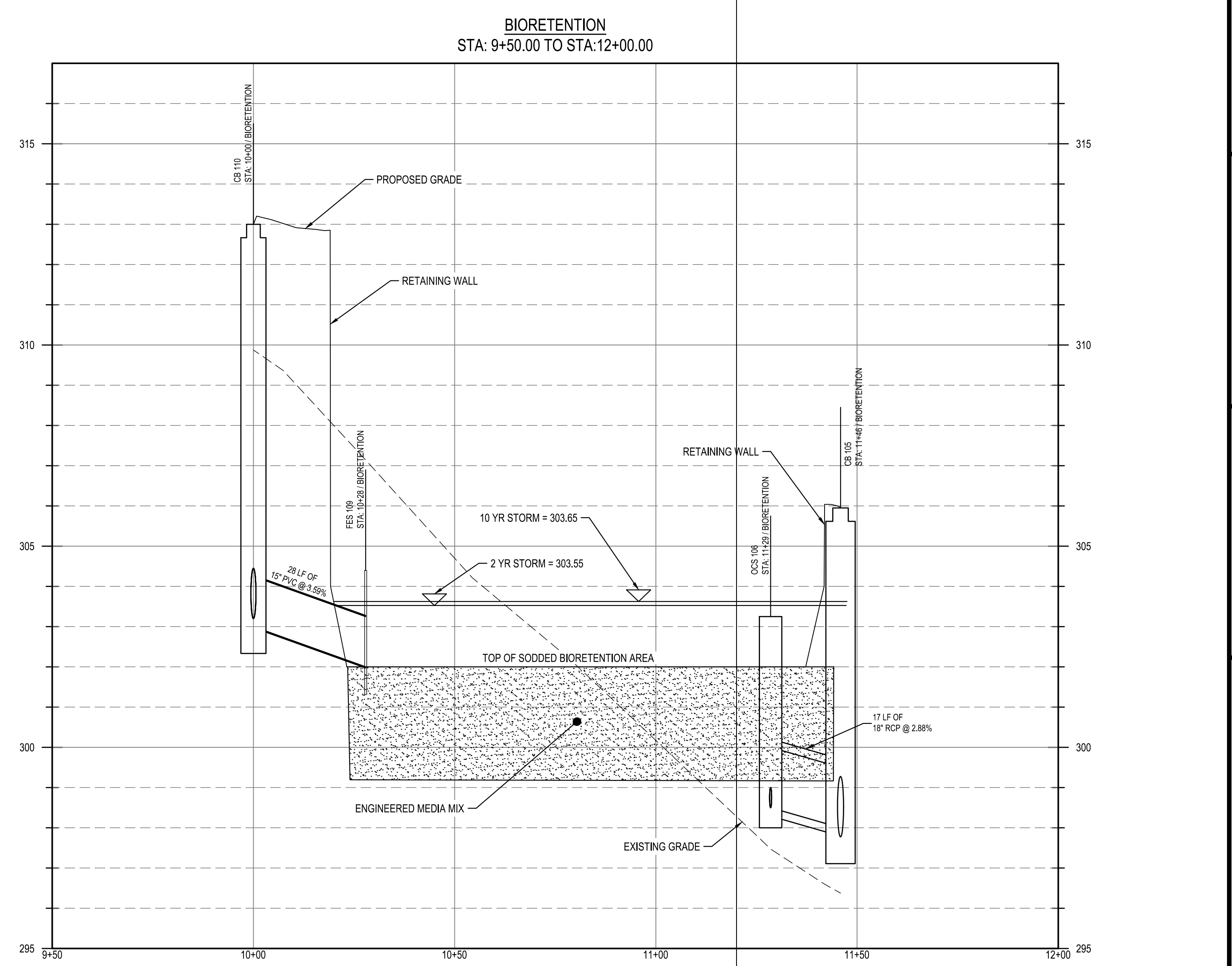


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Know what's below.
Call before you dig.

S:\NCA\Projects\foresta_lic10985-00 trailwood - raleigh\03 - DWG\plansheets\On-Site\ASRC7-X - SCM 1 DETAIL PLAN.dwg Layout: U2-0 Plotted: 6/7/2024 8:43:56 AM



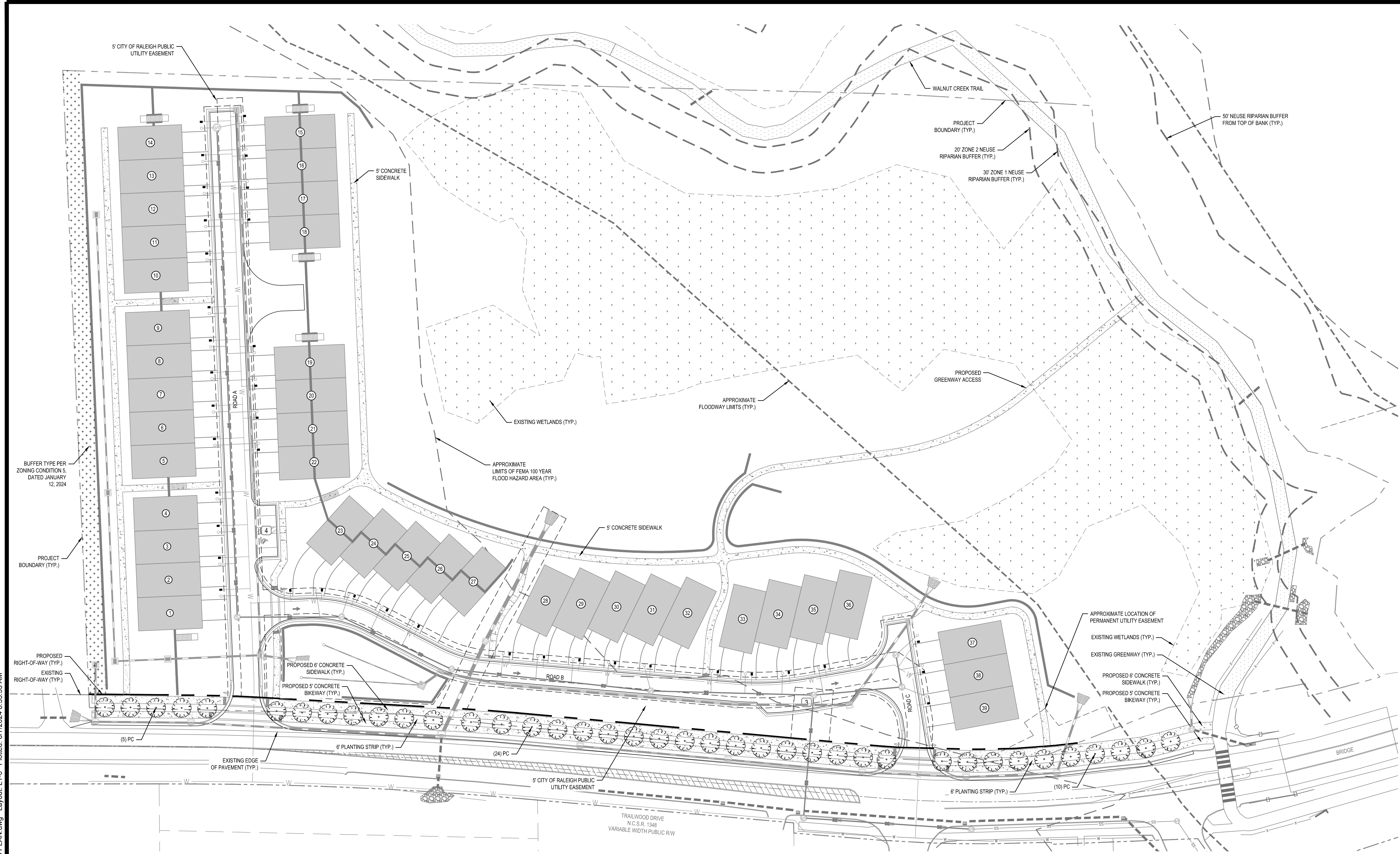
- NOTES:**
- ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE IN PLACE AND THE SLOPES DRAINING TO THE BIORETENTION AREA SHALL BE STABILIZED BEFORE CONSTRUCTION OF THE BIORETENTION AREA BEGINS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING LABORATORY TEST RESULTS OF ENGINEERED SOIL MEDIA FOR APPROVAL BY OWNER, ENGINEER, OR BOTH PRIOR TO INSTALLATION. TEST RESULTS SHALL, AT A MINIMUM, INCLUDE P-INDEX, PH, AND MINIMUM INFILTRATION RATE OF THE MEDIA. ONLY APPROVED MEDIA SHALL BE USED. SOIL MEDIA SHALL HAVE A MINIMUM INFILTRATION RATE OF 1.0 IN/HR AND SHALL HAVE P-INDEX LESS THAN 50. NO FERTILIZER IS TO BE ADDED.
 - SOIL MEDIA SECTION TO COVER ENTIRE PLANTING SURFACE AREA.
 - THE ELEVATION SHOWN FOR THE BOTTOM OF CELL REPRESENTS THE ELEVATION AT THE FURTHEST POINT FROM THE RISER STRUCTURE. THIS ELEVATION VARIES WITH THE SLOPE OF THE UNDERDRAIN PIPE.
 - AN UNDERDRAIN PIPE SYSTEM WILL NOT BE REQUIRED IF THE INFILTRATION RATE IS 2 IN/HR OR GREATER, INCLUDING STONE EMBEDMENT.
 - AN UNDERDRAIN WITH INTERNAL WATER STORAGE SHALL BE INSTALLED UNLESS IT IS DEMONSTRATED THAT THE IN-SITU SOIL INFILTRATION RATE IS TWO INCHES PER HOUR OR GREATER IMMEDIATELY PRIOR TO THE INITIAL PLACEMENT OF THE MEDIA. THE TOP OF THE INTERNAL WATER STORAGE ZONE SHALL BE SET AT A MINIMUM OF 18 INCHES BELOW THE PLANTING SURFACE.
 - THE MINIMUM DEPTH OF THE MEDIA DEPENDS ON THE DESIGN OF THE CELL AS FOLLOWS:
 - ALL CELLS WITH TREES AND SHRUBS: 36 INCHES;
 - CELLS WITHOUT TREES AND SHRUBS:
 - WITH NO INTERNAL WATER STORAGE: 24 INCHES; OR
 - WITH INTERNAL WATER STORAGE: 30 INCHES.
 - THE MEDIA SHALL BE A HOMOGENEOUS SOIL MIX ENGINEERED MEDIA BLEND WITH APPROXIMATE VOLUMES OF:
 - 75 TO 85 PERCENT MEDIUM TO COARSE WASHED SAND (ASTM C33, AASHTO M 6/M 80, ASTM C330, AASHTO M195, OR THE EQUIVALENT);
 - 8 TO 15 PERCENT FINES (SILT AND CLAY); AND
 - 5 TO 15 PERCENT ORGANIC MATTER (SUCH AS PINE BARK FINES).
 - THE PHOSPHORUS INDEX (P-INDEX) FOR THE MEDIA SHALL NOT EXCEED 30 IN NSW WATERS AS DEFINED IN 15A NCAC 02B .0202 AND SHALL NOT EXCEED 50 ELSEWHERE.
 - NO MECHANICAL COMPACTION. THE MEDIA SHALL NOT BE MECHANICALLY COMPACTED. IT IS RECOMMENDED TO EITHER WATER IT OR WALK ON IT AS IT IS PLACED.



REV	DATE	DESCRIPTION
DESIGNED BY:	CT	
DRAWN BY:	KB	
REVIEWED BY:	RF	

BCE	5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397
FLORESTSA, LLC	104 GREEN PARK LANE CARY, NC 27518
TRAILWOOD TOWNHOMES	1000 TRAILWOOD DRIVE RALEIGH, NC 27606
SCM 1 DETAIL PLAN	
FILE NUMBER:	10985-00
DATE:	06/06/2024
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PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CAL	HT
EVERGREEN TREES					
	1S	<i>Ilex x attenuata</i> 'Savannah'	Savannah Holly	3" MIN.	12' MIN.
	MG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Southern Magnolia	3" MIN.	12' MIN.
	TO	<i>Thuja occidentalis</i>	American Arborvitae	3" MIN.	12' MIN.
UNDERSTORY TREES					
	AM	<i>Amelanchier x grandiflora</i>	Serviceberry	2" MIN.	8' MIN.
	CV	<i>Chionanthus virginicus</i>	American Fringetree	2" MIN.	8' MIN.
	PC	<i>Pistacia chinensis</i>	Chinese Pistache	2" MIN.	8' MIN.
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	HT	SPR
SHRUBS					
	AEG	<i>Abelia x 'Edward Goucher'</i>	Compact Abelia	24" MIN.	
	DBC	<i>Distylium x 'Blue Cascade'</i>	Blue Cascade Distylium	24" MIN.	
	IVN	<i>Ilex vomitoria</i> 'Nano'	Dwarf Yaupon Holly	24" MIN.	

STREET TREE REQUIREMENTS

1 UNDERSTORY TREE EVERY 20' O.C. (OVERHEAD POWER LINES PRESENT)
 TRAILWOOD DRIVE
 REQUIRED: 777' FRONTAGE / 20' = 39 TREES
 PROVIDED: 39 TREES

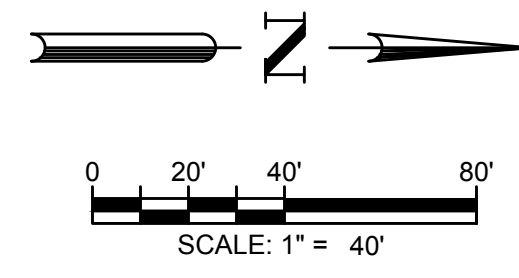
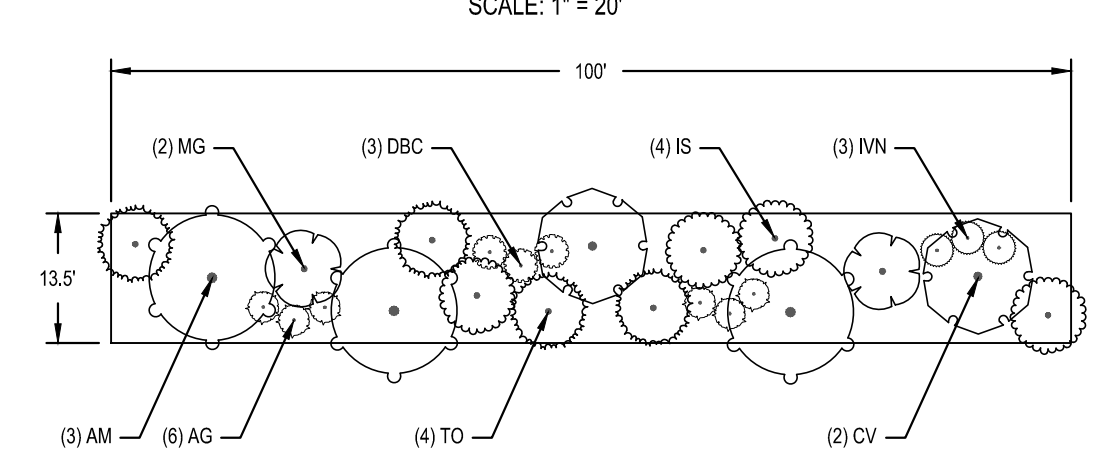
NOTES

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03. SEE SHEET L3-0.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- TREE PROTECTION FENCE TO BE INSTALLED PER CITY OF RALEIGH DETAIL TPP-01.

BUFFER REQUIREMENTS

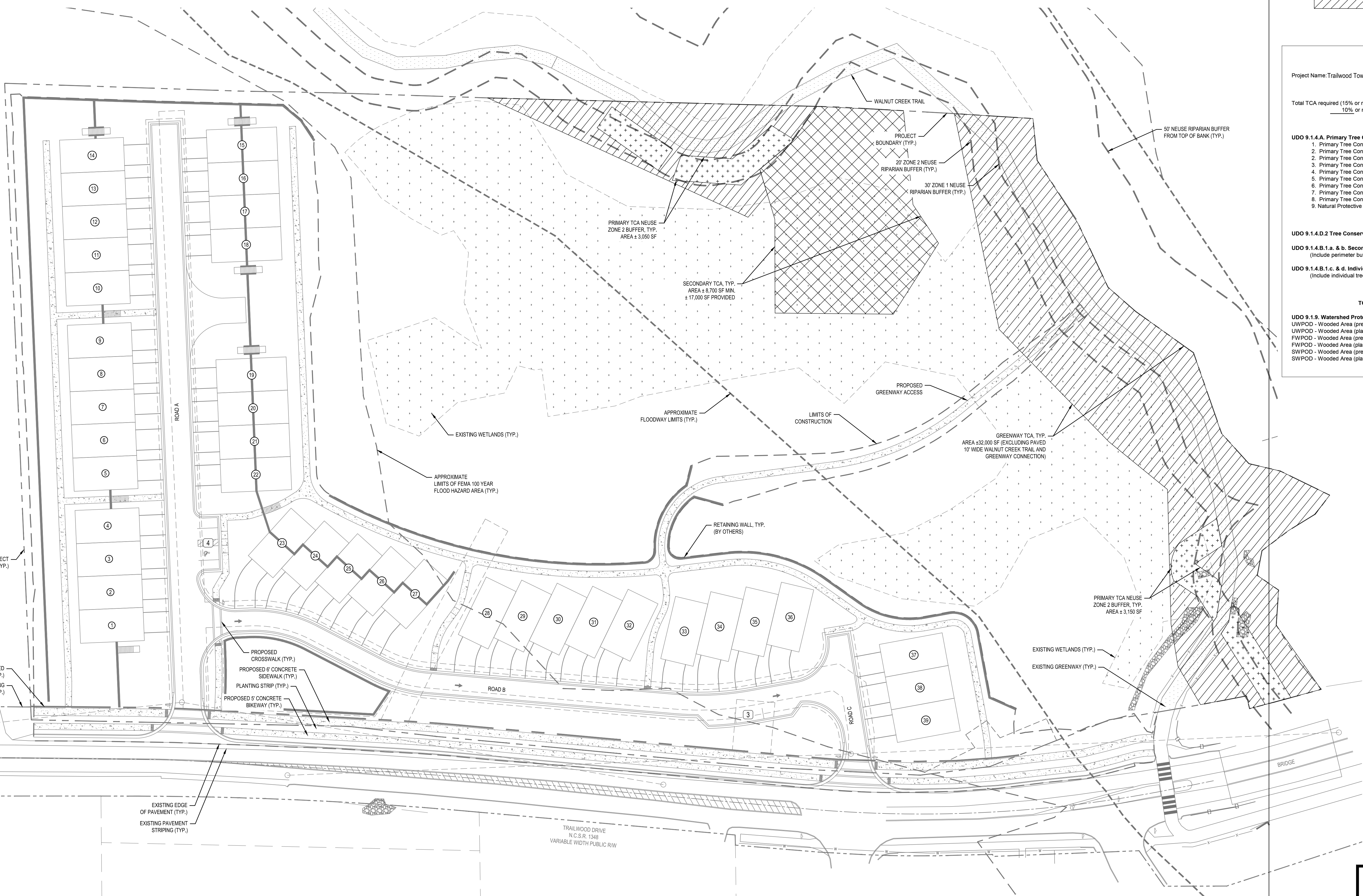
BUFFER TYPE PER ZONING CONDITION 5, DATED JANUARY 12, 2024
 REQUIRED: 10 EVERGREEN TREES PER 100 LF X 460 LF = 46 EVERGREEN TREES
 5 UNDERSTORY TREES PER 100 LF X 460 LF = 23 UNDERSTORY TREES
 12 SHRUBS PER 100 LF X 460 LF = 55 SHRUBS
 PROVIDED: 46 EVERGREEN TREES
 23 UNDERSTORY TREES
 55 SHRUBS

LANDSCAPE BUFFER: TYPICAL 100' SECTION

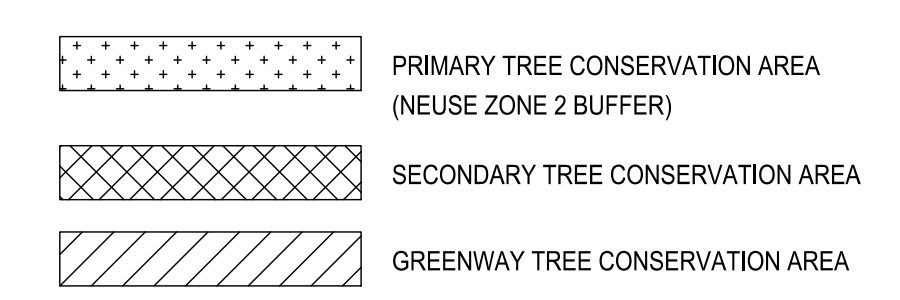


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DRAWN BY:	MC						
REVIEWED BY:	YM						
BCE	5438 WADE PARK BLVD, SUITE 420 RALEIGH, NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397						
FLORESTSA, LLC 104 GREEN PARK LANE CARY, NC 27518							
TRAILWOOD TOWNHOMES 1000 TRAILWOOD DRIVE RALEIGH, NC 27606							
LANDSCAPE PLAN							
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LEGEND



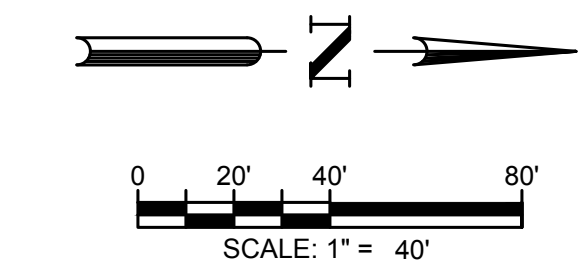
Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation

Project Name: Trailwood Townhomes

Gross Site Acres: 10.58 Acres
Right-of-way dedicated with this project: 0.91
Net Site Acres: 9.67 Acres

Total TCA required (15% or more for R1, R2, 10% or more for all other zoning districts)
10% or more required = 0.97 Acres

	Number of Acres	Percent of Tract
UDO 9.1.4 A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0.00	0.00%
2. Primary Tree Conservation Area - SHOD 2	0.00	0.00%
3. Primary Tree Conservation Area - Parkway Frontage	0.00	0.00%
4. Primary Tree Conservation Area - CM	0.00	0.00%
5. Primary Tree Conservation Area - MPOD	0.00	0.00%
6. Primary Tree Conservation Area - Champion Tree XX' DBH species	0.00	0.00%
7. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.11	1.14%
8. Primary Tree Conservation Area - 45% slopes	0.00	0.00%
9. Primary Tree Conservation Areas - Thoroughfare	0.00	0.00%
9. Natural Protective Yards Required by Re-Zoning or Other Conditions	0.00	0.00%
Subtotal of Primary Tree Conservation Areas:	0.11	1.14%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		
	1.03	10.65%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		
	0.27	2.79%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		
	0.00	0.00%
Subtotal of Secondary Tree Conservation Areas:	0.27	2.79%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	1.41	14.58%
UDO 9.1.9. Watershed Protection Overlay Districts Areas		
UWPOD - Wooded Area (preserved)	0.00	0.00%
UWPOD - Wooded Area (planted)	0.00	0.00%
FWPOD - Wooded Area (preserved)	0.00	0.00%
FWPOD - Wooded Area (planted)	0.00	0.00%
SWPOD - Wooded Area (preserved)	0.00	0.00%
SWPOD - Wooded Area (planted)	0.00	0.00%



REV	DATE	DESCRIPTION

DESIGNED BY: MC

DRAWN BY: MC

REVIEWED BY: YM

5438 WADE PARK BLVD, SUITE 420
RALEIGH, NC 27607
WWW.BCEINC.COM
NC LICENSE #C-4397

FLORESTSA, LLC
104 GREEN PARK LANE
CARY, NC 27518

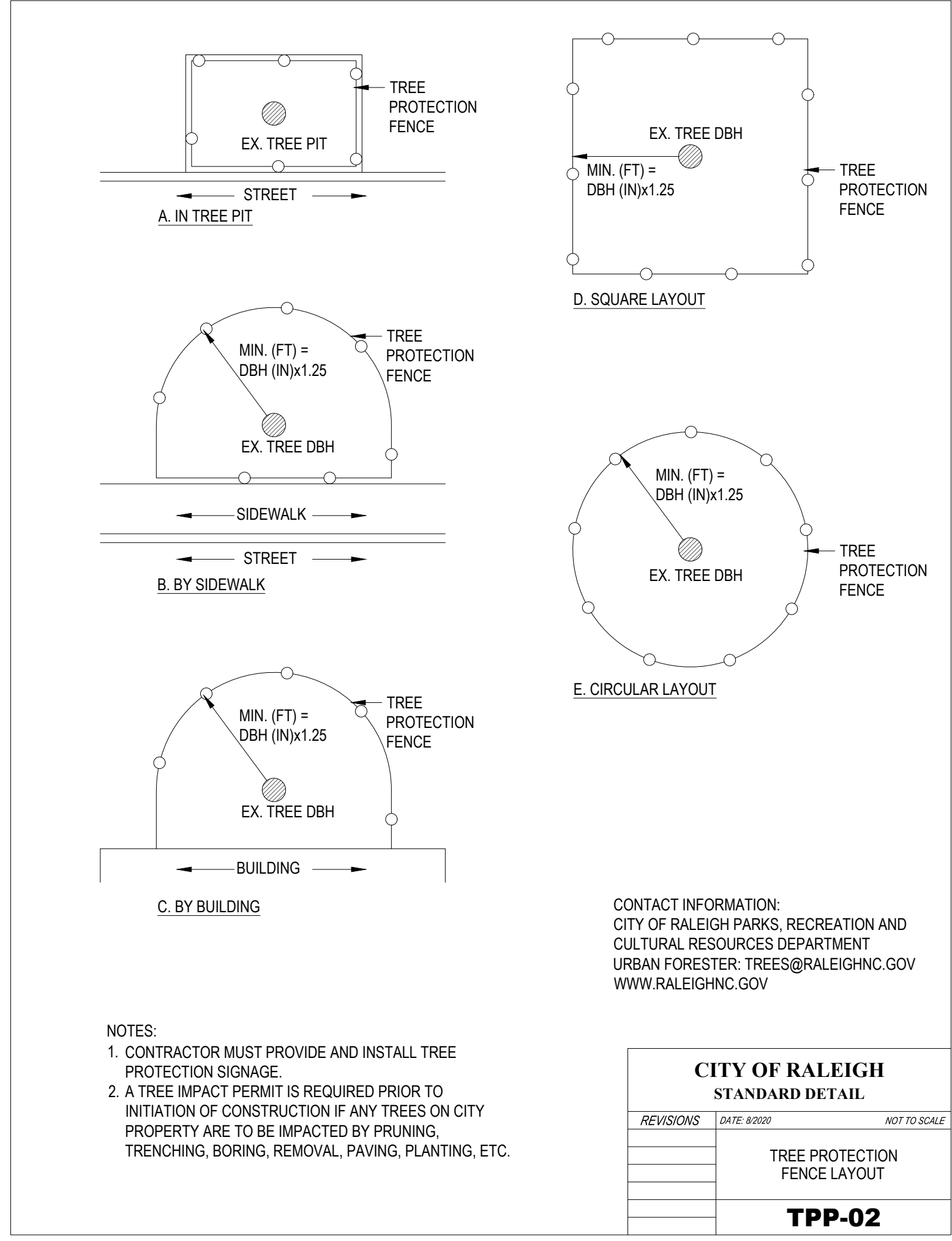
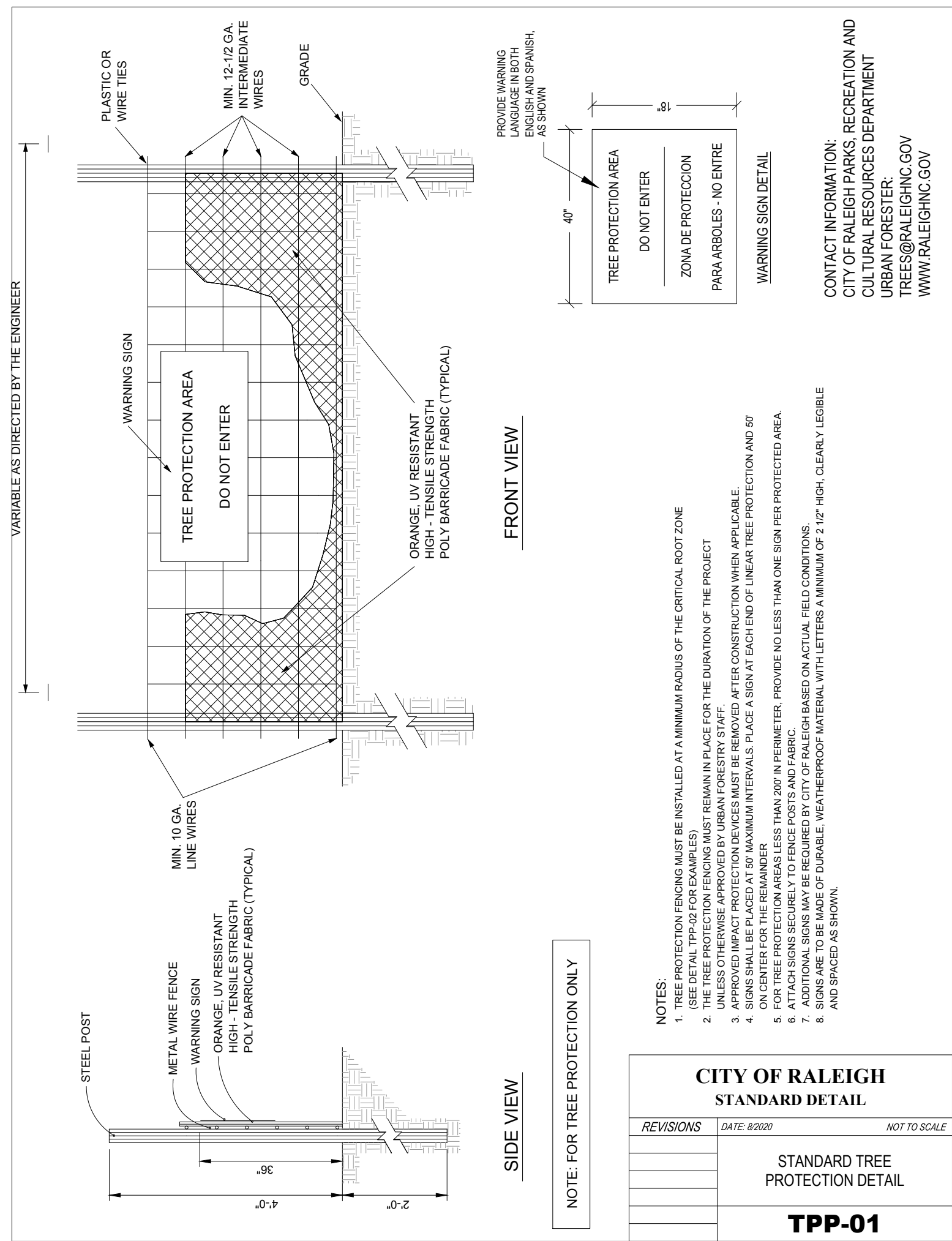
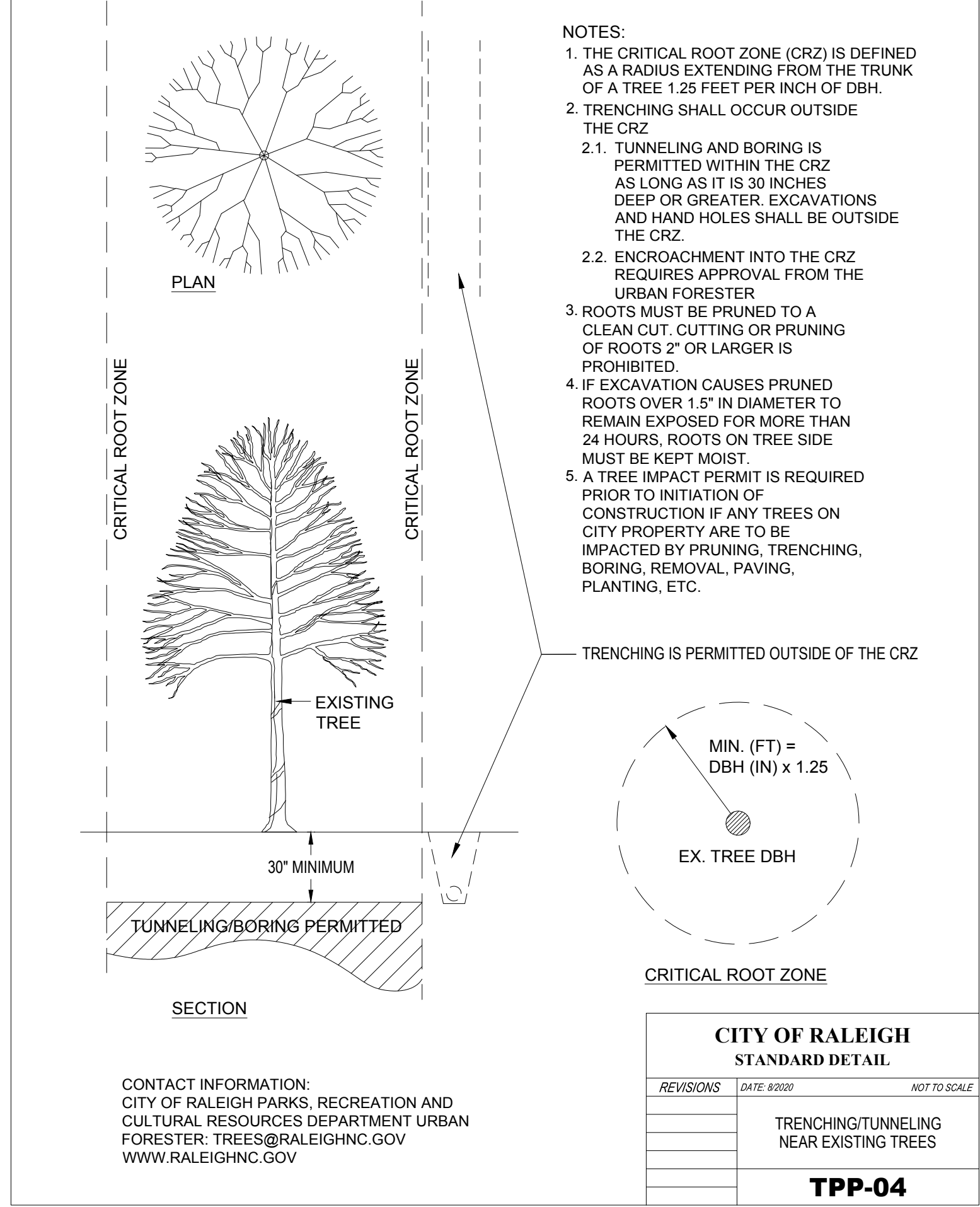
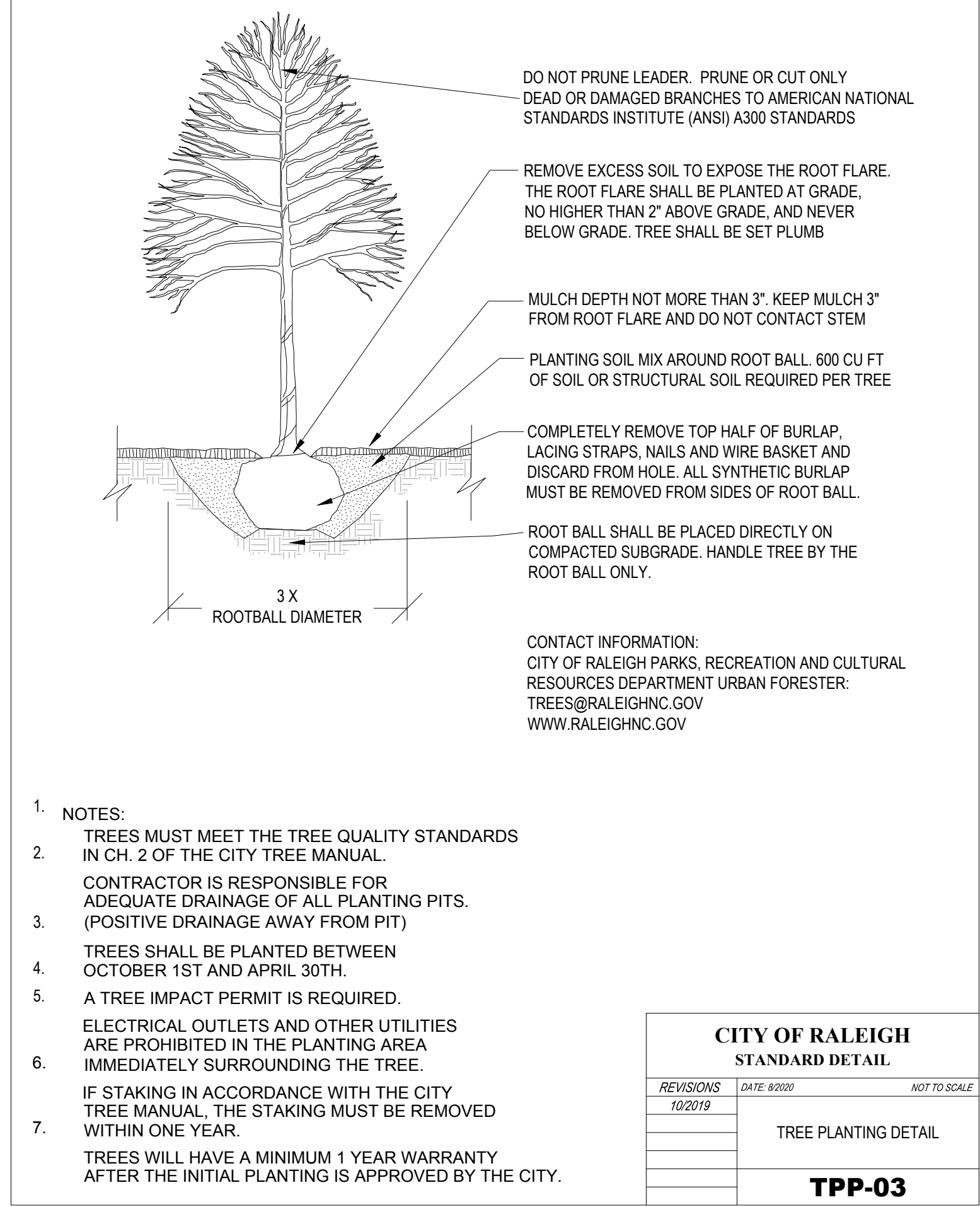
TRAILWOOD TOWNHOMES
1000 TRAILWOOD DRIVE
RALEIGH, NC 27606

TREE CONSERVATION PLAN

FILE NUMBER:
10985-00

DATE: 06/06/2024

L2-0



LANDSCAPE NOTES

- ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 3" OF CLEAN FRIABLE TOPSOIL FREE OF ROCKS, ROOTS, AND OTHER DELETERIOUS MATERIALS.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN, FIELD GROWN, BALLED AND BURLAPPED OR AS INDICATED IN THE PLANT LIST.
- NEW TREES SHALL MEET REQUIREMENTS AS SPECIFIED. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS OR PER LOCAL JURISDICTIONAL REQUIREMENTS.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES "IN LEAF" SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AS A MINIMUM FOR QUALITY REQUIREMENTS.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM OF FOUR INCHES (4") OF MULCH. MULCH SHALL BE ACQUIRED FROM A LOCAL SOURCE AND HARVESTED IN A SUSTAINABLE MANNER.
- PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
- PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SIX FEET (6').

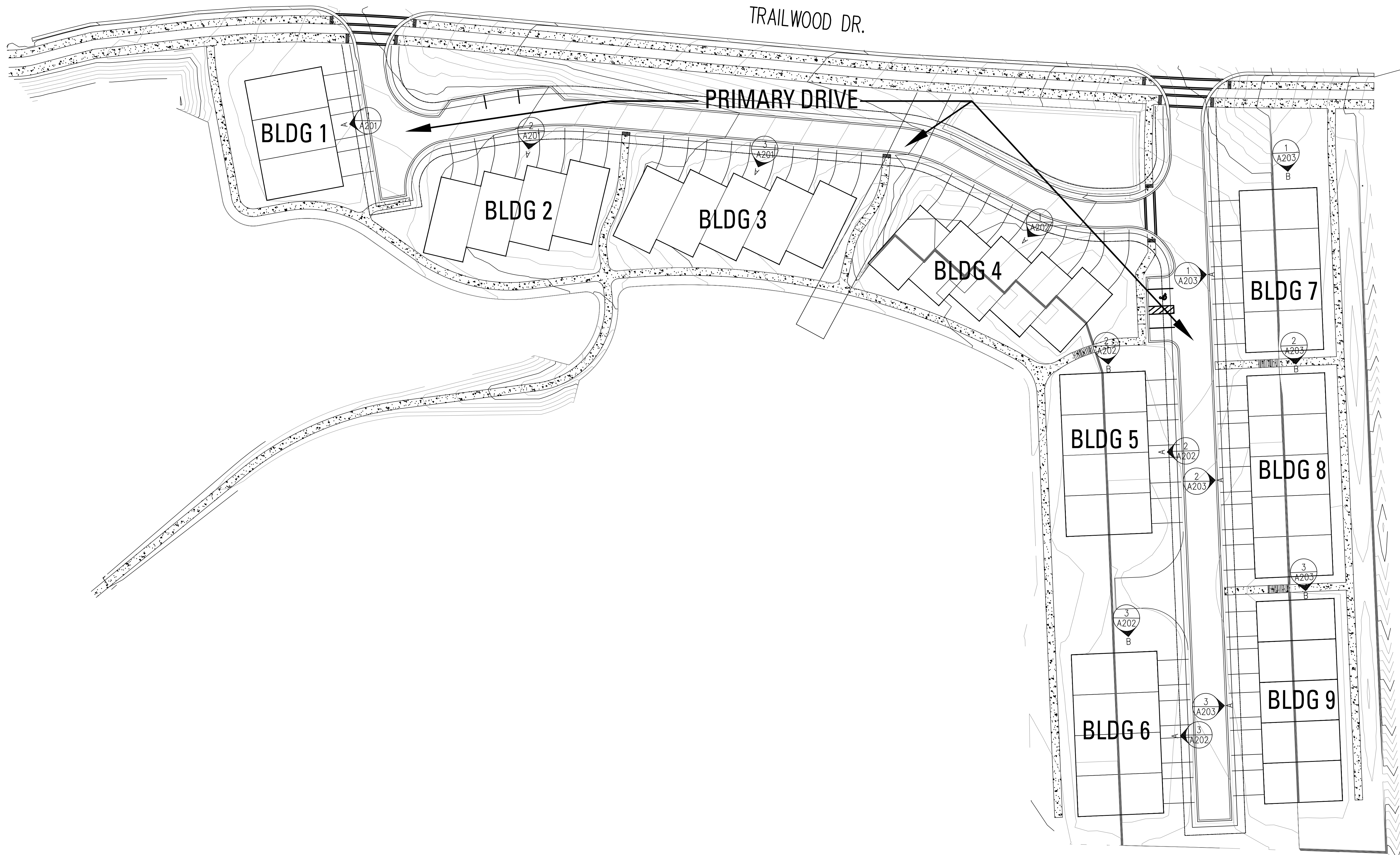
GENERAL NOTES:

- PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITY LINES ADJACENT TO WORK AREAS. CONTRACTOR SHALL PROTECT ALL UTILITY LINES IN AND ADJACENT TO THE WORK AREA DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE APPURTENANCES, WHICH OCCUR AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR, OR ANY OF THEIR SUBCONTRACTORS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULE OF DELIVERY AND PROTECTION OF PLANT MATERIALS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL OF THE PLANT MATERIALS AND LAWN FOR THE FULL MAINTENANCE PERIOD OF THE CONTRACT. THIS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, WATERING, MULCHING, PEST CONTROL AND FERTILIZING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- PERMANENT STABILIZATION SHALL BE ESTABLISHED IN ALL UNPAVED AREAS ON-SITE OR OFF-SITE FOR ANY DISTURBED AREA. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABILIZATION ON THE ENTIRE SITE. THIS MAY REQUIRE WATERING, MOWING, RAKING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
- ANY PLANT MATERIAL WHICH IS DISEASED, INFESTED, DISTRESSED, DEAD, OR OTHERWISE REJECTED, PRIOR TO SUBSTANTIAL COMPLETION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY.
- THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- PRIOR TO PLANTING, SOIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ACROSS THE SITE, AND LAB TESTED, TO CONFIRM PROPER SOIL CONDITION AND NUTRIENT LOAD FOR THE ESTABLISHMENT OF THE SPECIFIED PLANT MATERIALS. IF UNACCEPTABLE PH OR INADEQUATE SOIL NUTRIENTS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER'S AGENT. REFER TO PLANTING MIX NOTES.
- FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. IN AREAS WHERE SEED IS USED FOR TEMPORARY STABILIZATION, THE TEMPORARY GRASS SHALL BE REMOVED PRIOR TO LAYING SOD.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.



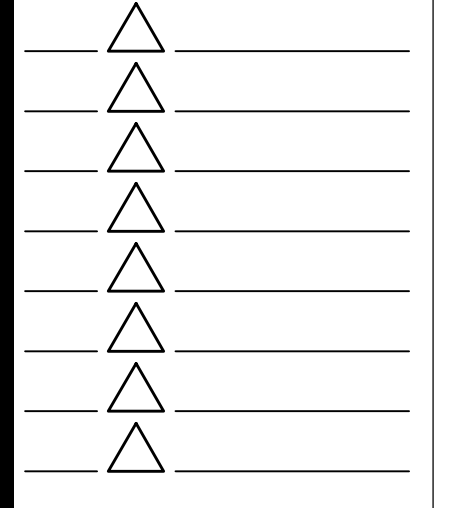
Know what's below. Call before you dig.

DESIGNED BY:	MC	DATE		DESCRIPTION
DRAWN BY:	MC			
REVIEWED BY:	YM			
5438 WADE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM NC LICENSE #C-4397				
FLORESTSA, LLC 104 GREEN PARK LANE CARY, NC 27518				
TRAILWOOD TOWNHOMES 1000 TRAILWOOD DRIVE RALEIGH, NC 27606				
LANDSCAPE DETAILS				
811				
Know what's below. Call before you dig.				
FILE NUMBER: 10985-00				
DATE: 06/06/2024				
L3-0				



- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET

6/5/2024 ■ SUBMITTAL DOCUMENT



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Trailwood Townhomes

1100 Trailwood Dr
Raleigh NC

SITE PLAN SET

DESIGNER :
DRAWN : CG
CHECKED : TVD
SCALE : AS SHOWN
JOB NUMBER : 8303
SHEET TITLE

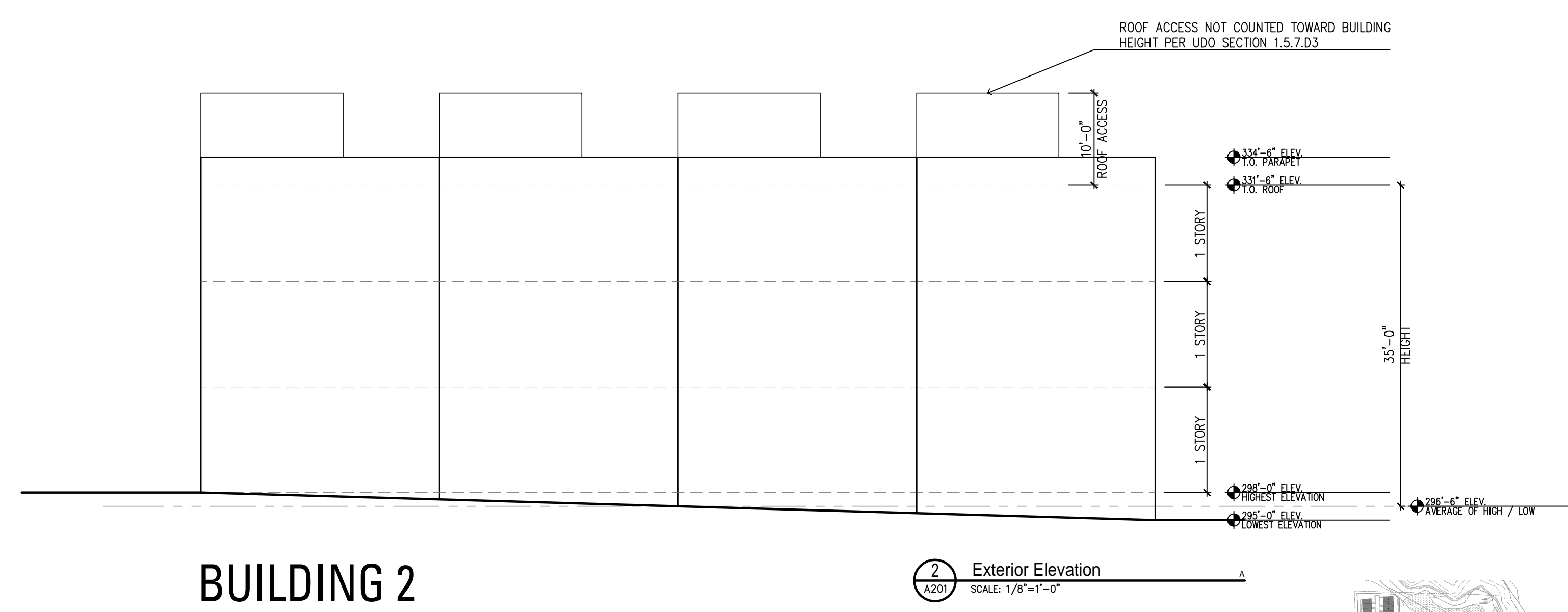
Key Site Plan

SHEET NUMBER
A110

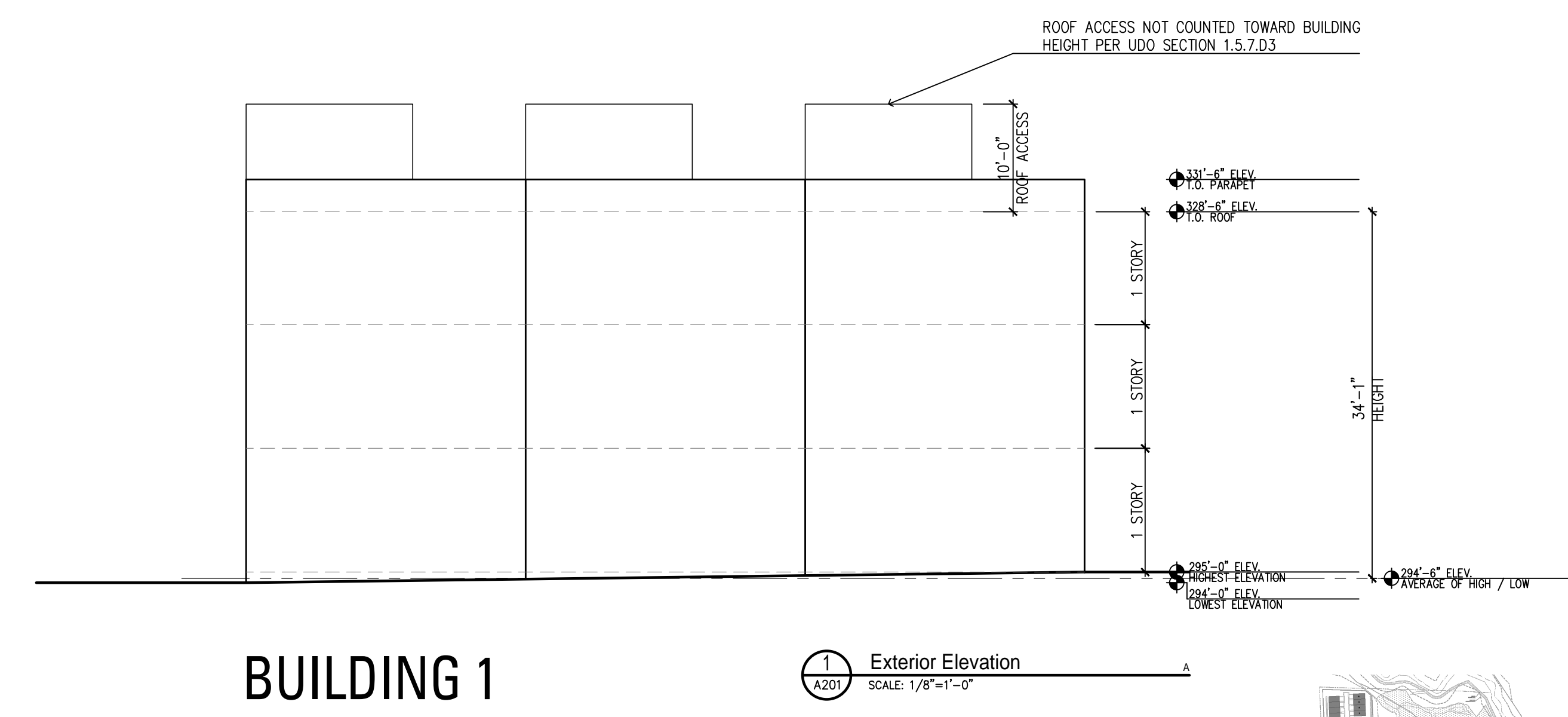
1 Elevation Key Plan
A110 SCALE: 1/32"=1'-0"



BUILDING 3



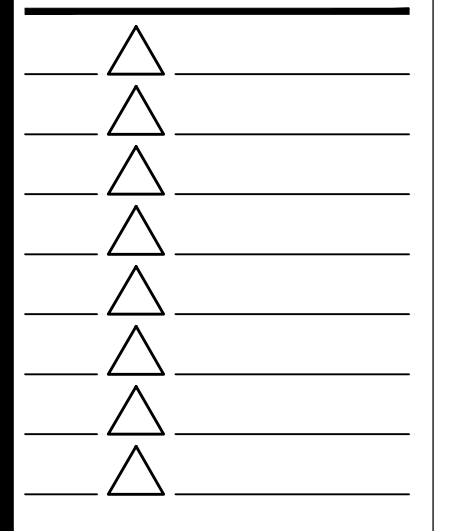
BUILDING 2



BUILDING 1

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET

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Trailwood Townhomes

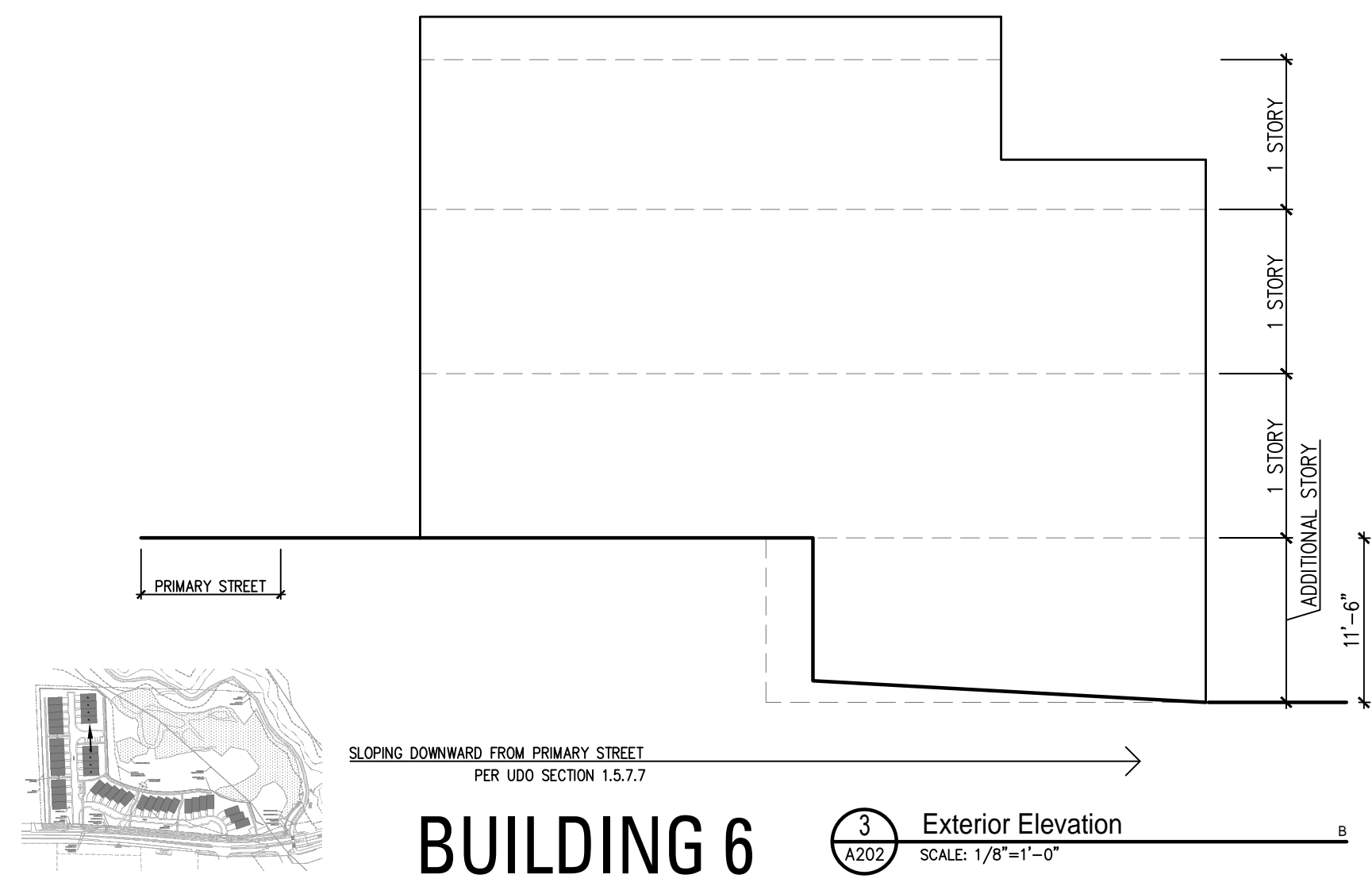
1100 Trailwood Dr
Raleigh NC

SITE PLAN SET

DESIGNER :
DRAWN : CG
CHECKED : TVD
SCALE : AS SHOWN
JOB NUMBER : 8.303

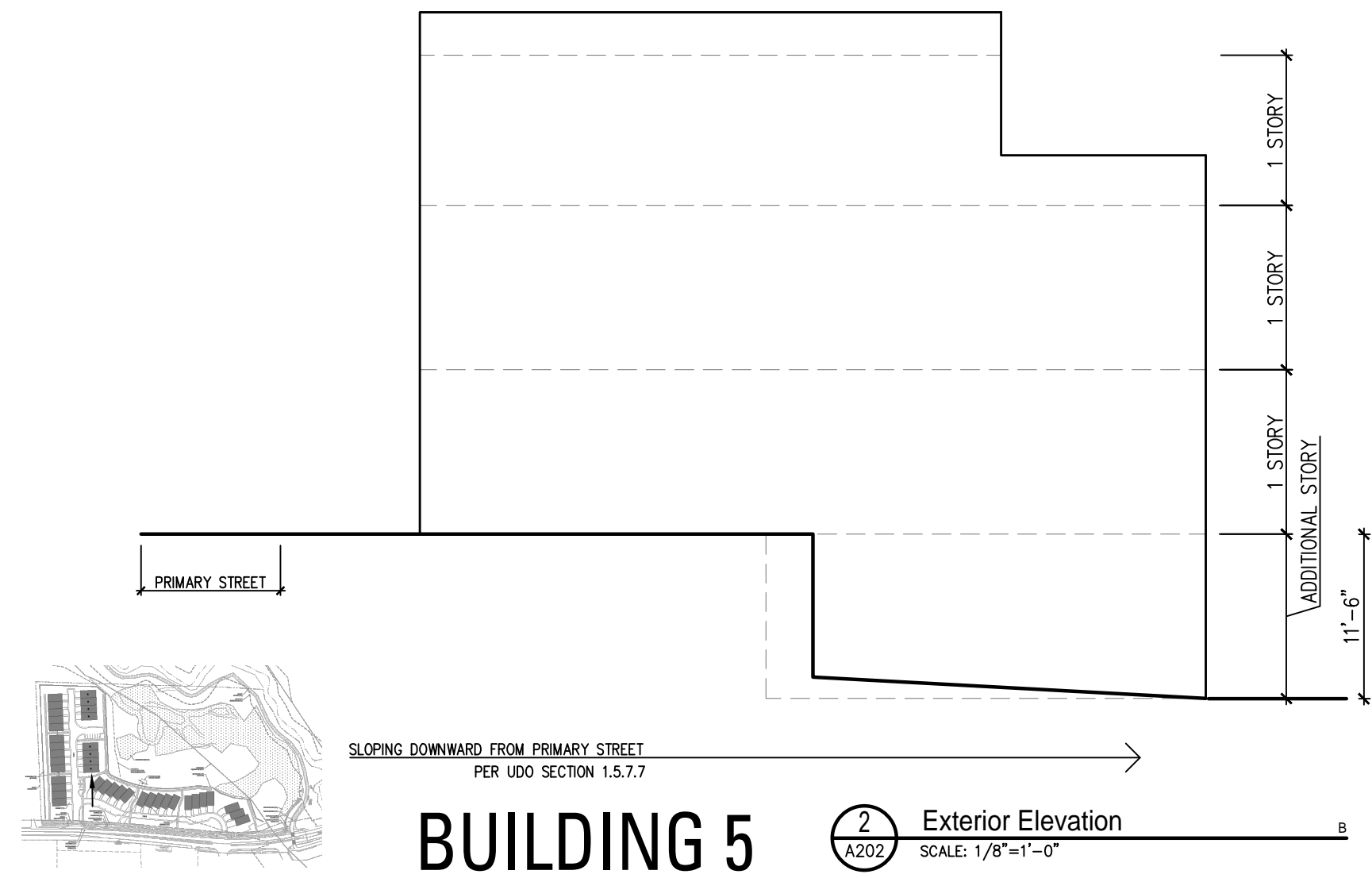
SHEET TITLE
Elevation Diagrams

SHEET NUMBER
A201



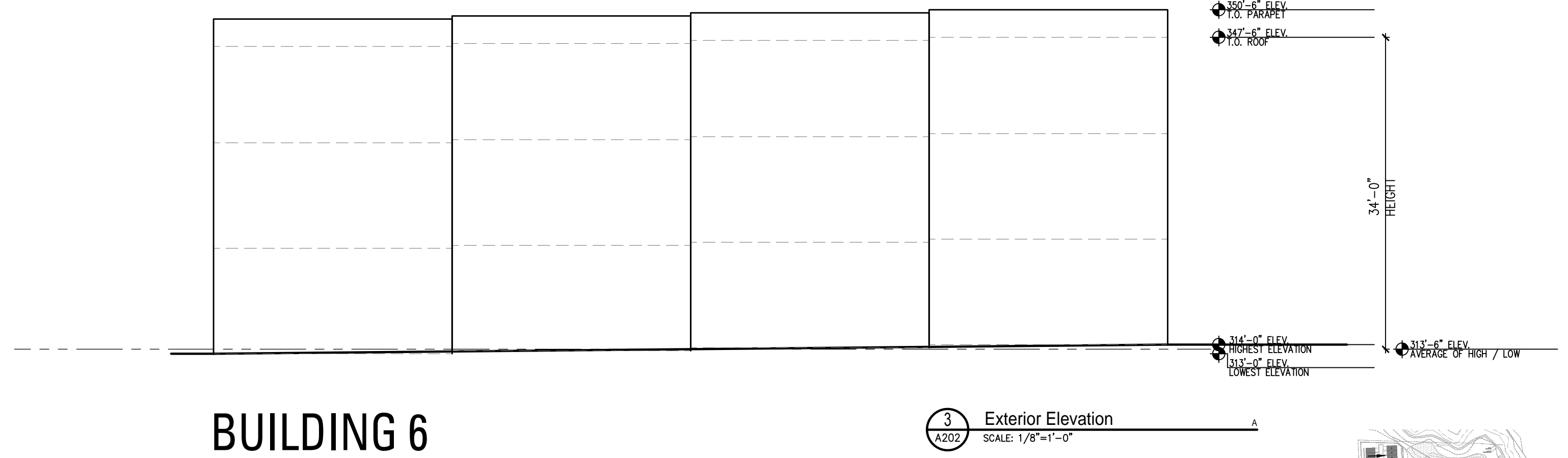
BUILDING 6

3 Exterior Elevation
A202 SCALE: 1/8"=1'-0"



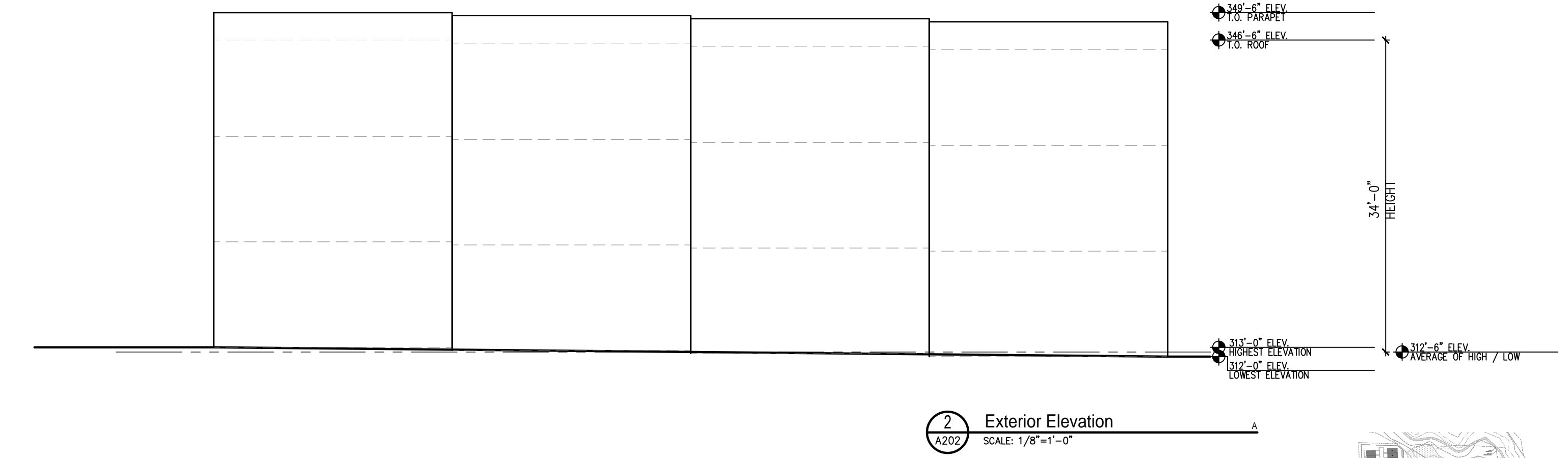
BUILDING 5

2 Exterior Elevation
A202 SCALE: 1/8"=1'-0"



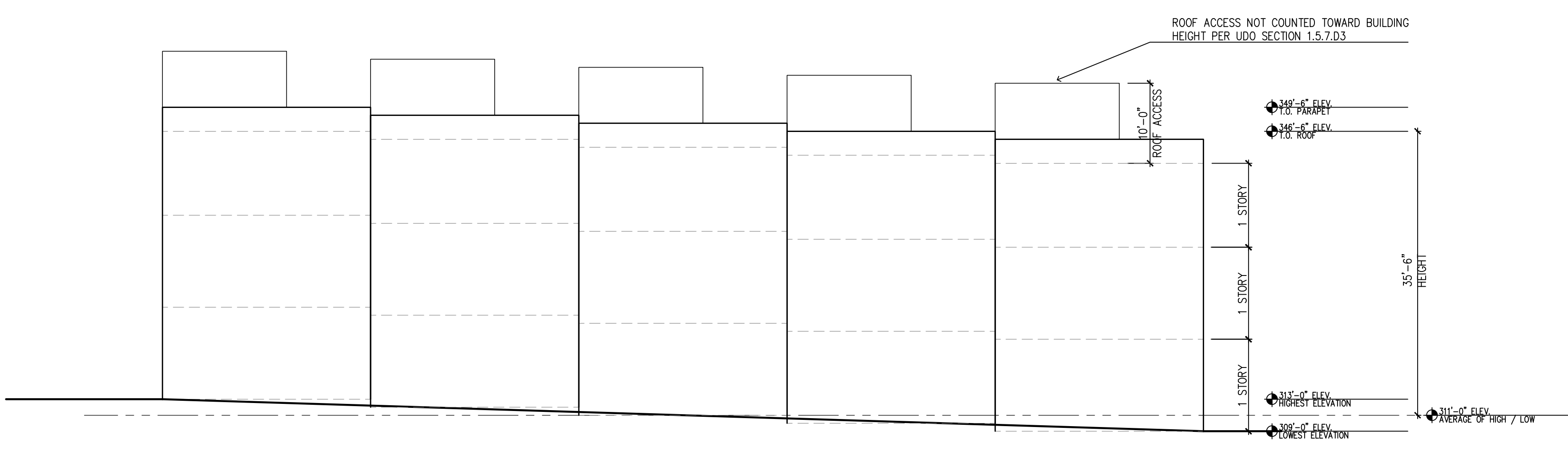
BUILDING 6

3 Exterior Elevation
A202 SCALE: 1/8"=1'-0"



BUILDING 5

2 Exterior Elevation
A202 SCALE: 1/8"=1'-0"

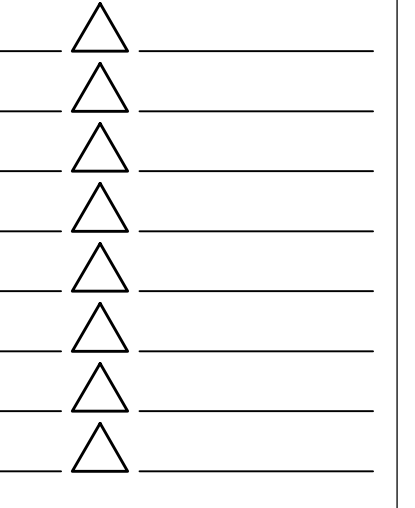


BUILDING 4

1 Exterior Elevation
A202 SCALE: 1/8"=1'-0"

- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET

6/5/2024 ■ SUBMITTAL DOCUMENT



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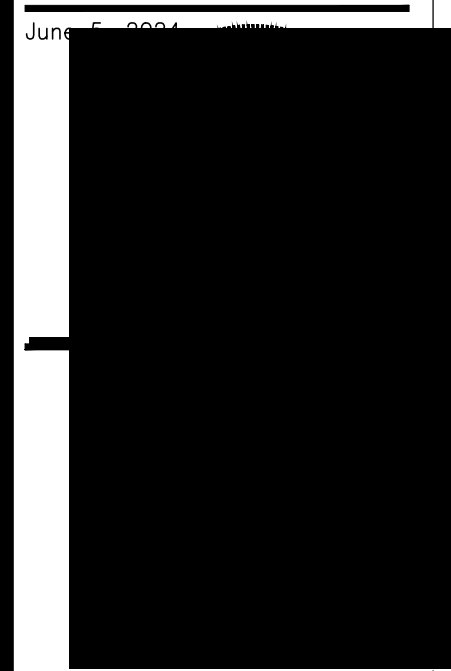
Trailwood Townhomes

1100 Trailwood Dr
Raleigh NC

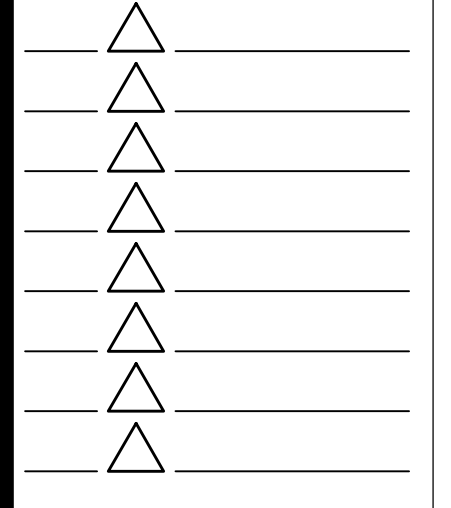
SITE PLAN SET

DESIGNER :
DRAWN : CG
CHECKED : TVD
SCALE : AS SHOWN
JOB NUMBER : 8.303
SHEET TITLE
Elevation Diagrams

SHEET NUMBER
A202



- PROGRESS PRINT
- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- 6/5/2024 SUBMITTAL DOCUMENT

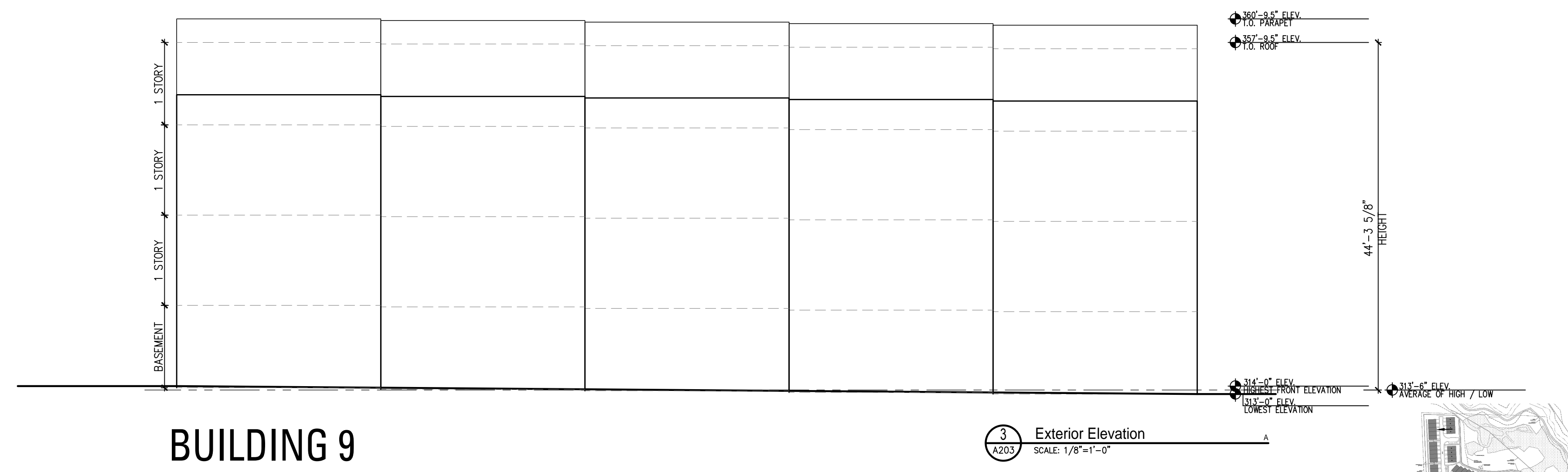


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Trailwood Townhomes
1100 Trailwood Dr
Raleigh NC
SITE PLAN SET

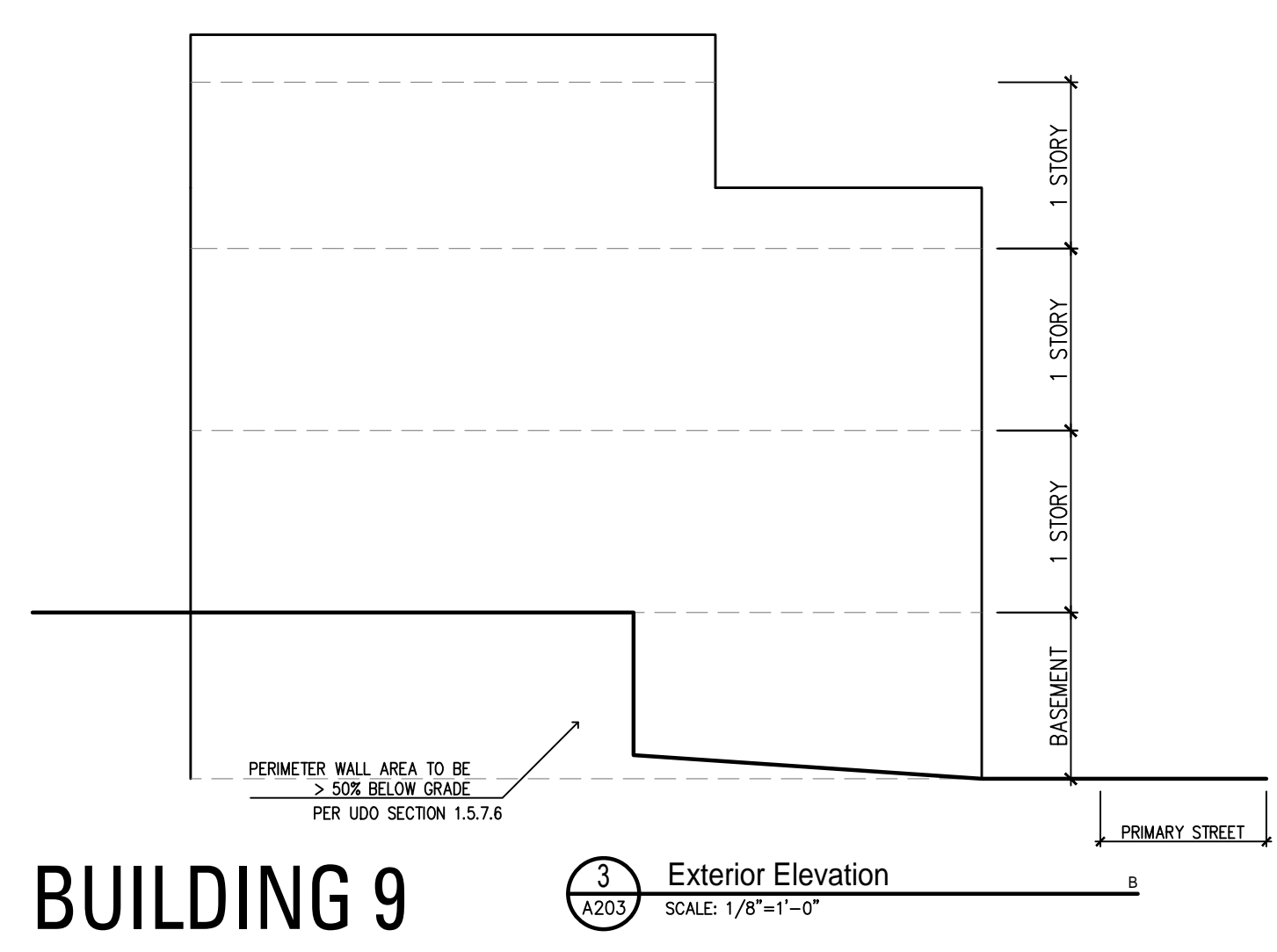
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Elevation Diagrams

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A203



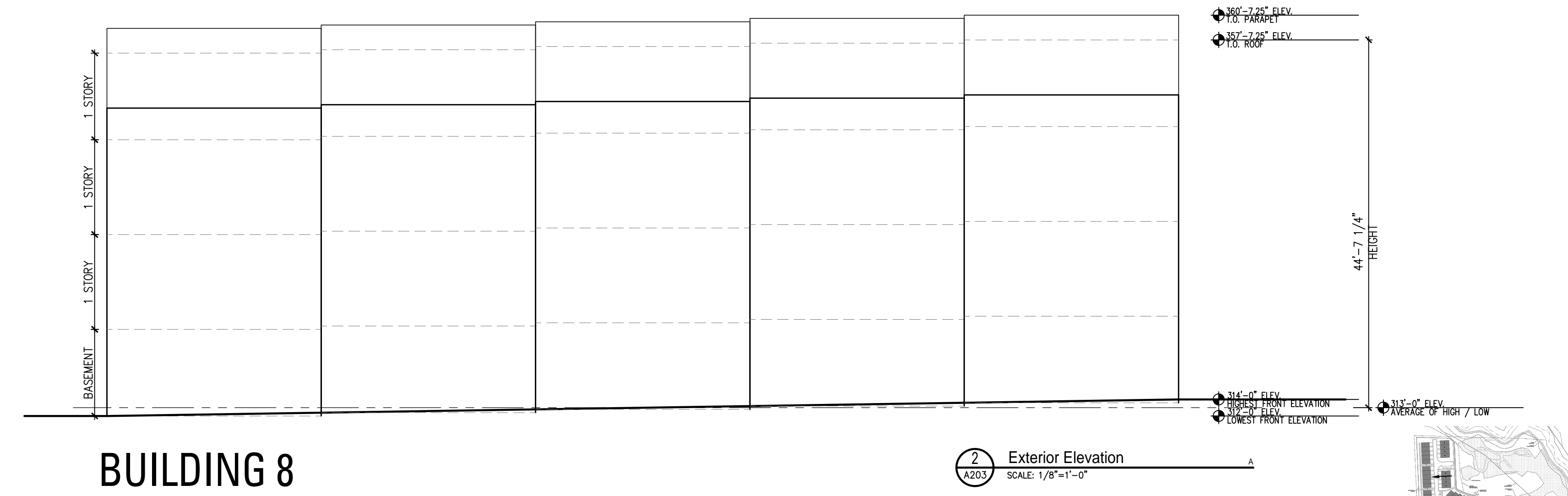
BUILDING 9

3 Exterior Elevation
A203 SCALE: 1/8"=1'-0"



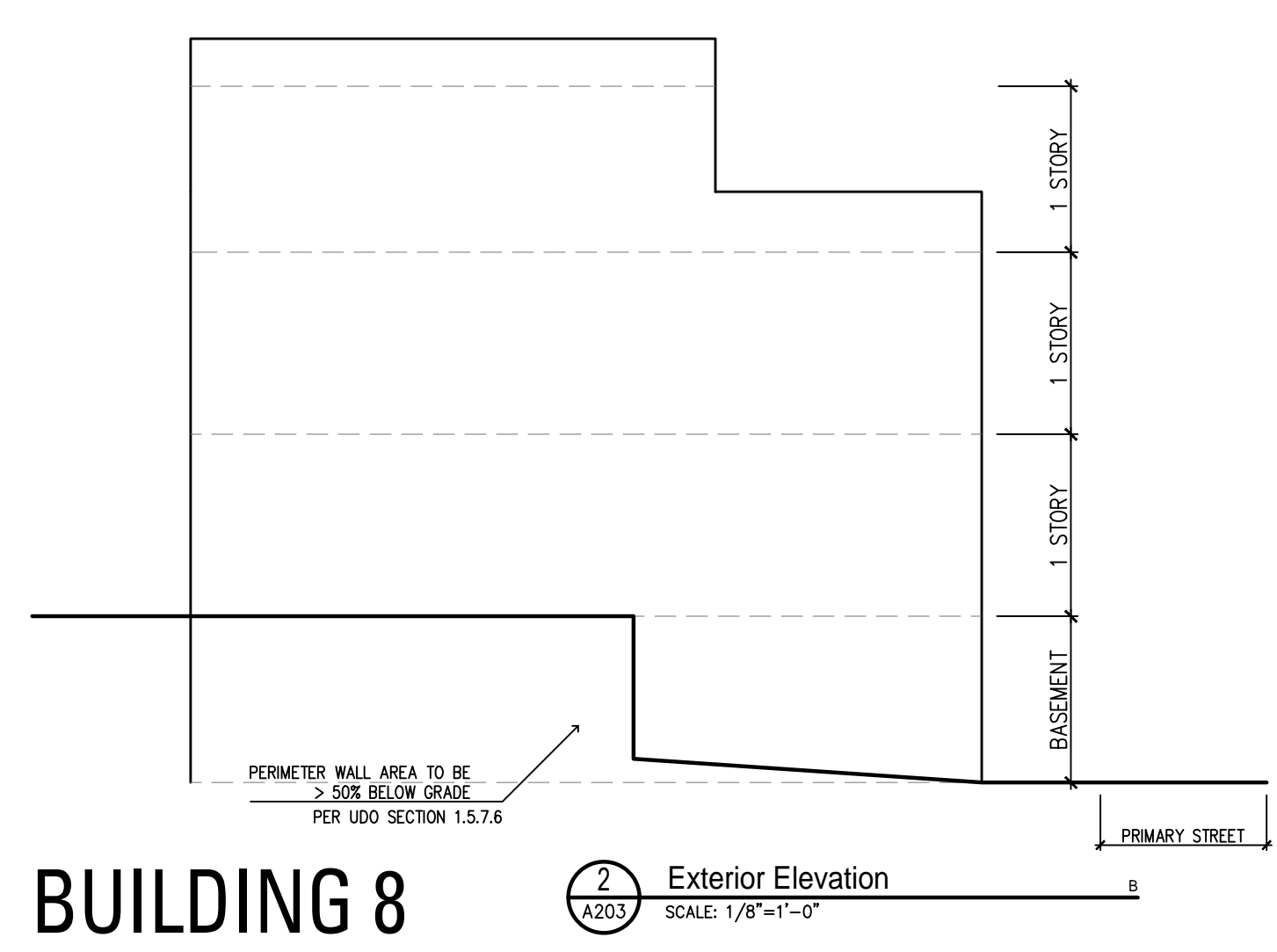
BUILDING 9

3 Exterior Elevation
A203 SCALE: 1/8"=1'-0"



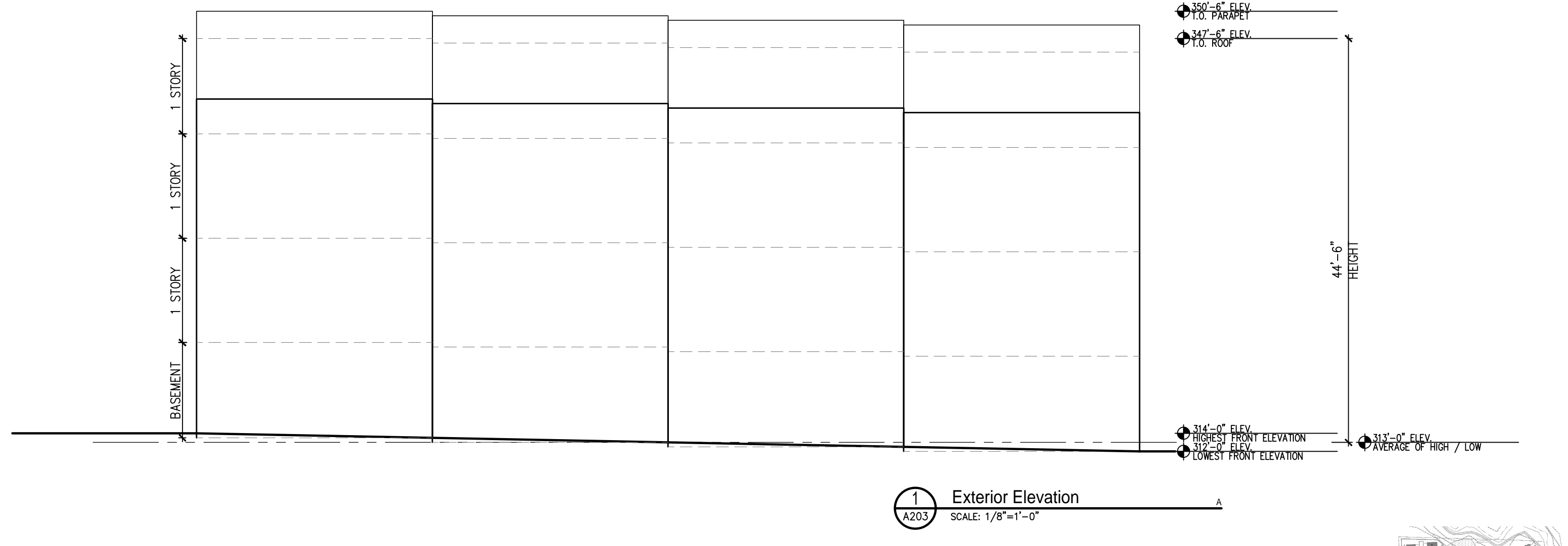
BUILDING 8

2 Exterior Elevation
A203 SCALE: 1/8"=1'-0"



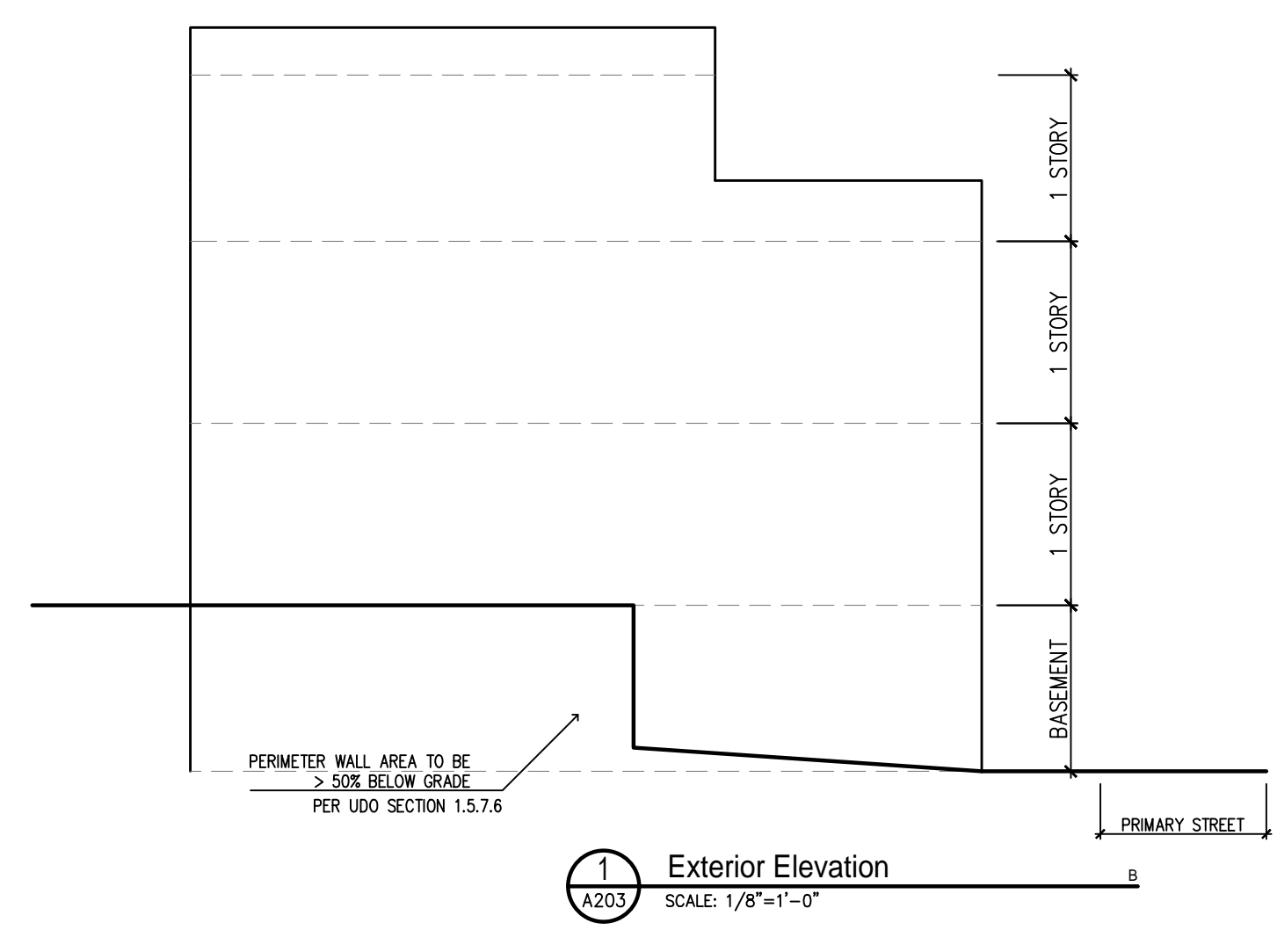
BUILDING 8

2 Exterior Elevation
A203 SCALE: 1/8"=1'-0"



BUILDING 7

1 Exterior Elevation
A203 SCALE: 1/8"=1'-0"



BUILDING 7

1 Exterior Elevation
A203 SCALE: 1/8"=1'-0"

