



Administrative Approval Action

Case File / Name: ASR-0039-2024
DSLC - Trailwood Townhomes

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

LOCATION: The 10.58-acre site, zoned R-6-CU (Z-22-23), is located on the west side of Trailwood Drive, just south of Avent Ferry Road. A portion of the Walnut Creek Trail runs along the site's northern boundary. The property includes two parcels, identified as 1000 and 1100 Trailwood Drive, with Wake County PINs 0793144260 and 0793134771, respectively. The site is outside the city limits.

REQUEST: The project proposes recombining the two parcels into one and creating a multi-unit living development of 40 units utilizing the townhouse building type. The units will be oriented along private alleyways.

The Board of Adjustment approved a variance related to the proximity of units on private streets from a public street on 12/9/24 (case BOA-0047-2024).

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 4, 2025 by BGE, Inc..

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. Architectural elevations shall be reviewed and approved prior to SPR approval.
2. This approval is conditioned on both (i) the filing of a Petition for Annexation into the City limits which shall be submitted in accordance with City Council policy for water and sewer service extensions and connections to properties currently outside of the City limits and (ii) pursuant to Sec. 8-2063 of the City of Raleigh Code of Ordinances, the approval of the City Council to extend and connect water and sewer service to the property(ies). The City Council's approval of the Petition for Annexation satisfies both of these conditions.
3. A recombination map shall be recorded in the Wake County Registry, recombining the existing two parcels into one as shown on the preliminary plan.
4. Demonstrate compliance with the requirements set forth in UDO Section 1.5.7.A.6., specifically that the floor of any basement level must be located entirely below finished grade.

Engineering



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5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

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

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

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Stormwater



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2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

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

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

General

1. Per zoning condition number 4 of Z-22-23, there shall be a minimum forty foot (40') building setback for any development on 1100 Trailwood Drive (Deed Book 019085, Page 02266) as measured from the property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263).
2. Prior to Site Review and building permit approval, the applicant shall show compliance with screening requirements as stated in UDO 7.2.5.B-E.
3. Per zoning condition number 9 of Z-22-23, any occupiable rooftop space on the units situated immediately adjacent to the northern property line of 1116 Trailwood Dr shall contain screening so that such rooftop space does not have site lines to the property to the south. Provide details on plans to show conformance. Demonstrate that rooftop space does not have site lines to the property to the south.
4. All townhome plans shall show and state that all basements will only be used for storage, mechanical equipment, parking, laundry or waste collection; no habitable space will be made.

Engineering

5. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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Public Utilities

7. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

9. A public infrastructure surety for 26 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion.
10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.67 acres of tree conservation area.
11. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes 26 street trees along Trailwood Drive.

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

General

1. 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")
2. Per zoning condition number 5 of Z-22-23, prior to the issuance of a certificate of occupancy in conjunction with new development on 1100 Trailwood Drive (Deed Book 019085, Page 02266), 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.
3. Final inspection of all tree conservation areas and right-of-way street trees by Urban Forestry Staff

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



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3-Year Expiration Date: July 30, 2028

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.07.30 08:53:11-04'00' Date: 07/30/2025
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

ASR-0039-2024



Phone: 978-276-0111 Email: info@rhinogroup.com
 Website: www.rhinogroup.com (Contact, News, or request when submitting this form.)
 Company: Rhinoceros Ltd.
 Address: 100 Essex Street, Suite C, Cary, NC 27513
 City: Cary State: NC Zip: 27513
 Email: info@rhinogroup.com
 Telephone: 919-276-0111
 Company: Rhinoceros, Inc.
 Address: 1438 State Street, Suite 300, Raleigh, NC 27607
 City: Raleigh State: NC Zip: 27607
 Email: info@rhinogroup.com

DEVELOPMENT SITE - SITE DATA	
Inventory of all development	
DATE DATA	BUILDING DATA
Building footprint (square feet) <i>100,000</i>	Building footprint (square feet) <i>100,000</i>
Roof area (square feet) <i>100,000</i>	Roof area (square feet) <i>100,000</i>
Roof slope (pitch) <i>12:12</i>	Roof slope (pitch) <i>12:12</i>
Roof material <i>Asphalt/Flt</i>	Roof material <i>Asphalt/Flt</i>
Roof color <i>Dark Gray</i>	Roof color <i>Dark Gray</i>
Roof type <i>Flat</i>	Roof type <i>Flat</i>
Roof structure <i>Steel Joist</i>	Roof structure <i>Steel Joist</i>
Roof insulation <i>R-19</i>	Roof insulation <i>R-19</i>
Roof ventilation <i>Yes</i>	Roof ventilation <i>Yes</i>
Roof drainage <i>Internal</i>	Roof drainage <i>Internal</i>
Roof edge type <i>Standard</i>	Roof edge type <i>Standard</i>
Roof edge material <i>Aluminum</i>	Roof edge material <i>Aluminum</i>
Roof edge color <i>Dark Gray</i>	Roof edge color <i>Dark Gray</i>
Roof edge finish <i>Smooth</i>	Roof edge finish <i>Smooth</i>
Roof edge height <i>6"</i>	Roof edge height <i>6"</i>
Roof edge slope <i>1:12</i>	Roof edge slope <i>1:12</i>
Roof edge detail <i>Standard</i>	Roof edge detail <i>Standard</i>
Roof edge fastener <i>Aluminum</i>	Roof edge fastener <i>Aluminum</i>
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SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C3-0	COVER SHEET
C3-1	GENERAL NOTES
C1-0	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C3-0	OVERALL SITE PLAN
C3-1	PAVEMENT MARKING AND STORAGE PLAN
C3-2	EASEMENT PLAN
C3-3	FRYE 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
A201	ELEVATION DIAGRAMS
A202	ELEVATION DIAGRAMS
A203	ELEVATION DIAGRAMS

SITE DATA FOR TRAILWOOD TOWNHOMES						
SITE DATA						
EXISTING ADDRESS(ES)		1000 TRAILWOOD DRIVE, 1000 TRAILWOOD DRIVE				
PLOTS		P01 (MAIN), P01 (ALIAS)				
ZONING DISTRICT(S)		10-15B AC 1 4080R SP				
R-E-C-U						
PROPOSED R/W DEDICATION		0.157 AC 4080R SP				
OVERLAY DISTRICT		10-14L AC 1 4130R SP				
SITE CROSS ACRES		10.58 AC 4080R SP				
SITE		0.17 AC 750R SP				
HYDRA-CACHE		VACANT				
EXISTING USE		RESIDENTIAL TOWNHOUSE				
PROPOSED RESIDENTIAL UNIT TOTAL		86 DU				
PROPOSED DENSITY		8.6 DU/AC				
		MIN. REQUIRED PARKING ALLOWED				
		PROPOSED				
UDO AM, 2.1 CONVENTIONAL DEVELOPMENT OPTIONS						
UDO Sec. 2.2.3 TOWNHOMES						
A1	SITE DIMENSIONS	4300 SF				N/A
A1	NET SITE AREA(ALT. MIN)	10.2 FT				N/A
A2	WIDTH	10.2 FT				N/A
C1	PRINCIPAL BUILDING/STRUCTURE SETBACKS	10.2 FT				10.2 FT
C1	FROM SIDE STREET (MIN)	10.2 FT				10.2 FT
C1	FROM SIDE STREET (MAX)	10.2 FT				10.2 FT
C1	FROM SIDE ST. BOUNDARY LINE (MIN)	10.2 FT				10.2 FT
C1	FROM SIDE ST. BOUNDARY LINE (MAX)	10.2 FT				10.2 FT
C8	INTERNAL BUILDING SEPARATION (MIN)	10.2 FT				10.2 FT
D1	PARKING SETBACKS	10.2 FT				10.2 FT
D1	FROM PRIMARY STREET (MIN)	10.2 FT				10.2 FT
D1	FROM SIDE STREET (MIN)	10.2 FT				10.2 FT
E1	HEIGHT	45 FT/7.5 STORIES				45 FT/7.5 STORIES
F1	PRINCIPAL BUILDING (MAX)	45 FT/7.5 STORIES				45 FT/7.5 STORIES
G1	ACCESSORY STRUCTURE (MAX)	10.2 FT				10.2 FT
UDO AM, 7.1 PARKING						
UDO Sec. 7.2.1 MULTI-UNIT TOWNHOUSE						
VEHICLE PARKING (MAX)						
NO MAXIMUM						
8						
MAXIMUM PERMITTED PARKING (MIN)						
NONE						
N/A						
MAXIMUM PERMITTED PARKING (MAX)						
NONE						
N/A						

[illegible]

SOLID WASTE INSPECTION STATEMENT	
1.	SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
2.	THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3.	WASTE COLLECTION WILL OCCUR BY PRIVATE VEHICLE AND WILL BE COLLECTED AT THE CURB. WASTE CONTAINERS WILL BE STORED OUT OF SIGHT TO THE CURB IN AN AREA BETWEEN COLLECTIONS.
FIRE DEPARTMENT COMMENTS	
1.	THE APPROPRIATE ROAD REQUIREMENTS TO BE: 40' MINIMUM 20' FEET WAPPA 10R OR 20' FEET PAVTOL TO ALL PORTIONS OF THE EXTENDED ROAD. THE FIRST FLOOR OF ALL BUILDING 90'0" SELLING SURFACE SHALL BE LOCATED 9' MIN 30" AS MEASURED ALONG THE PATH OF APPROPRIATE ROAD. ROAD 10" SELLING SURFACE SHALL BE LOCATED 10' MIN 30" AS MEASURED ALONG THE PATH OF APPROPRIATE ROAD (NORTH MEAS.).
2.	ALL NEW FIRE DEPARTMENT SHALL BE EQUIPPED WITH TWO THREADS AND ONE 1.5" NO. 10 NO. 20 CONNECTION.
3.	ONE FIRE FLOW ANALYSIS MUST BE PROVIDED AT THE END OF BUILDING PERFORM THE 2010 NFPA SECTION 904.
STORMWATER NOTES	
1.	STORMWATER MANAGEMENT IS REQUIRED PER 100' LEG, 42.2 & 10.4A
SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT NOTE	
1.	THIS PROJECT LOCATION IN A CATEGORY OF RESIDENTIAL PARKING OVERLAY DISTRICT (SOPD) AND IS SUBJECT TO SPECIAL PROJECT PLACMENT REQUIREMENT AS SET FORTH IN SECTION 10.4 OF ALLIANCE UNDERSTANDING OVERLAY (SOPD).

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PROJECT OWNER AND CONSULTANT INFORMATION			
DEVELOPER:	ENGINEER:	SURVEYOR:	ARCHITECT:
FLORESTA, LLC 104 GREEN PARK LANE CARY, NC, 27518 (919) 491-2780	BGE, INC 5438 WADE PARK BLVD, SUITE 420 RALEIGH, NC, 27607 (919) 275-2684	STEWART-PROCTOR, PLLC 318 CHAMONOK ROAD, SUITE 106 RALEIGH, NC 27603 (919) 779-1855	NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605 (919) 831-1038
CONTACT: ANJUL MITTAL	CONTACT: RYAN FISHER, P.E.		CONTACT: TED VAN DYKE, AIA



GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND U.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 DESTROYED 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, DATED 10/14/2022. 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 NCDDOT AS APPLICABLE.

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

APPROVAL OF THIS PLAN IS NOT 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 NCDDOT AND THE CITY OF RALEIGH.

ALL STANDARD NUMBERS REFER TO THE NCDDOT 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 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, INTERSECTIONS OF THE STONE BASE AND APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR SLOPES. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTRACTOR APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONTRADICT 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 CONTRADICT 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 BEGINNING.

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) TO MAINTAIN SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY Dewatering and INSTALL STORM DRAINAGE 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 UNPREDSEEN CONDITIONS, STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DRAINAGE, 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 = 5.0 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 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 NCDDOT STANDARD DETAILS AND SPECIFICATIONS.

ON-SITE BURIAL PIT'S REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

ANY GRADING BEYOND THE DENOVED 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 EROSION CONTROL 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 17 REQUIRE ADEQUATE TERRACING (APPENDIX B - CHAPTER 21).

DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDDOT 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/EROSION CONTROL ACT, ACT 1493, 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 GRADESSED 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, RESEED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

ALL DRAINAGE SWALES MUST BE GRASSSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 90 TO 125 POUNDS 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 SPILL, 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 AGENCY 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 INTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

A TEMPORARY DIVERSION SHALE 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 SHEAVING 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 RAS BEEN PUSHED INTO THE SOIL BY ORIGINAL 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 DEMOLITION OF ALL SEDIMENT CONTROL DEVICES AND RESTABILIZATION OF ANY DISTURBED AREAS BEFORE CONSTRUCTION.

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 (DOE) 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 CONSTRUCTION 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 SUBMISSION 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 R/W 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 R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY NCDDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH NCDDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NCDDOT AT (919) 707-4020 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT NCDDOT AT (919) 707-4020 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 R/W 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 R/W CLOSURES. CONTRACTOR SHALL CONTACT NCDDOT AT (919) 707-4020.

CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT NCDDOT AT (919) 707-4020.

DEVELOPER TO CONTACT NCDDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH DUKES ENERGY AND NCDDOT 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 ALL 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 1 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 EXCEPTIONS 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 GROUND COVER REQUIREMENT.

ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.

SLOPES 15' 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 PORTIONS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (HQ WCA, 010), 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 ADOPTED 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 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 (NC-811) AT 811 OR (800)633-4546 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 4 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 CONDITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKES 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 UNIFORMY 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, ENGINEERS 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 OF NCDDOT 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 SLOODED.

3. TRAFFIC CONTROL ON ALL NCDDOT, 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 WASHWAYS 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 LEVIGATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. IF DRAINWAYS ARE 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 MATERIAL 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 NCDDOT 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 SEEDDED 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 SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPE PLAN.

13. ALL CUT OR FILL SLOPES SHALL BE 3 HORIZONTAL TO 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.



CITY OF RALEIGH COMMENTS - FOURTH REVIEW

CITY OF RALEIGH COMMENTS - THIRD REVIEW

CITY OF RALEIGH COMMENTS - SECOND REVIEW

CITY OF RALEIGH COMMENTS - FIRST REVIEW

DATE

REV

CT

KB

RF

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

CT

KB

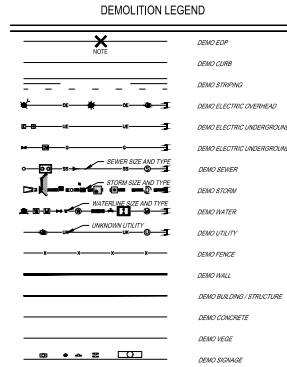
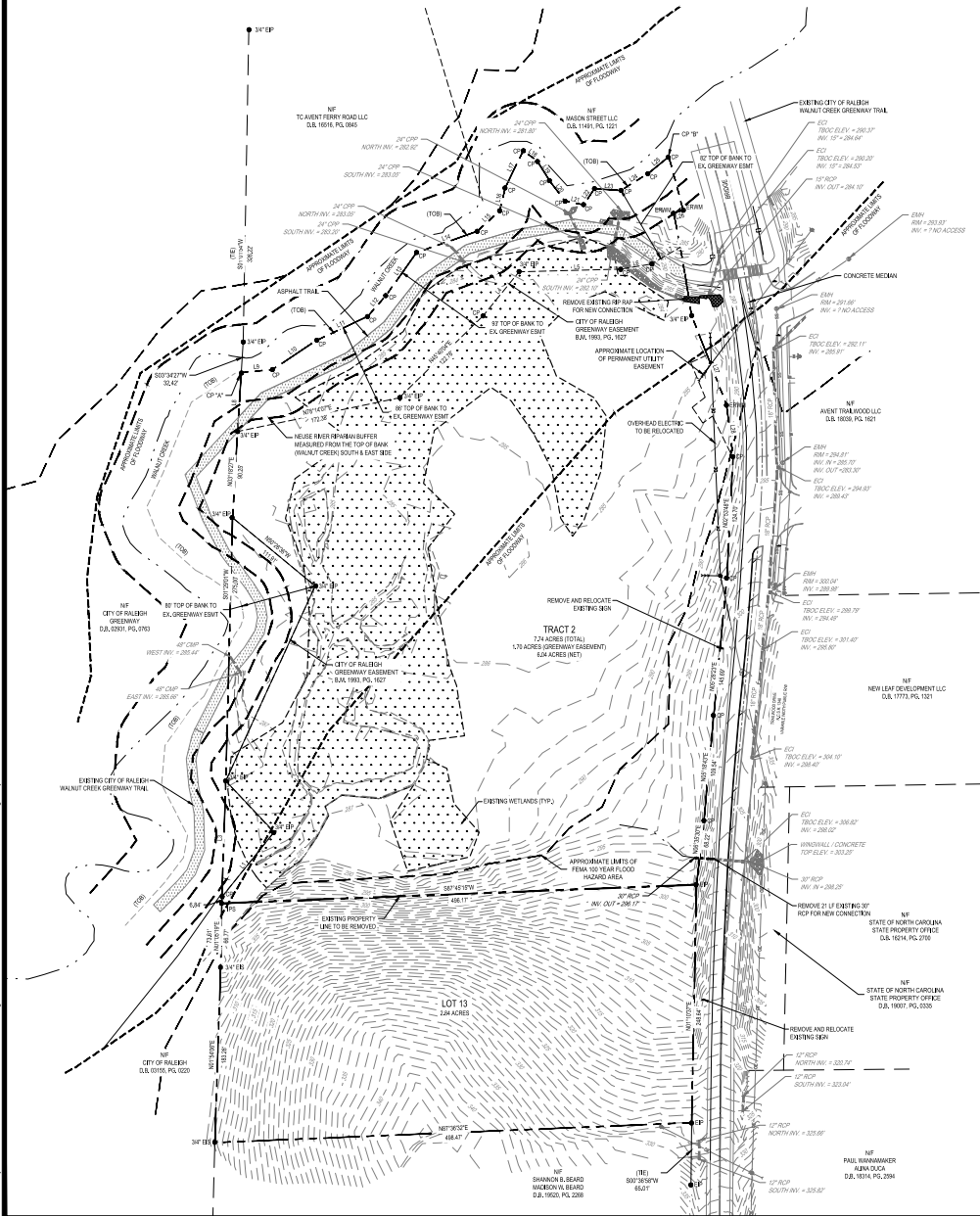
RF

5418 WALTON WAY, SUITE 400
RALEIGH, NC 27604
NC LICENSE #C-4387

FORESTA LLC
1000 TRAILWOOD DRIVE
RALEIGH, NC 27608
CARY, NC 27518

FORESTA TRAILS
ASR-0036-0024
1000 TRAILWOOD DRIVE
RALEIGH, NC 27608

GENERAL NOTES



LINE TABLE		
LINE	LENGTH	BEARING
L1	86.85	N38°50'33\"
L2	73.48	N43°28'46\"
L3	121.06	S01°51'56\"
L4	59.21	N39°14'26\"
L5	105.45	N88°30'03\"
L6	33.38	N80°31'41\"
L7	34.76	N59°43'14\"
L8	61.60	N03°34'27\"
L9	32.85	N84°18'29\"
L10	55.35	N58°28'19\"
L11	58.68	N64°56'30\"
L12	28.66	N41°12'49\"
L13	55.70	N35°24'25\"
L14	66.77	N70°44'43\"
L15	31.86	N48°02'18\"
L16	25.25	N13°19'24\"
L17	43.00	N26°01'37\"
L18	18.67	S52°45'29\"
L19	23.56	S31°14'28\"
L20	26.89	S36°56'57\"
L21	19.76	S78°50'13\"
L22	20.39	N34°33'05\"
L23	27.44	S85°56'07\"
L24	33.61	S58°05'46\"
L25	27.87	S01°15'01\"
L26	10.24	S76°27'57\"
L27	100.76	S21°21'17\"
L28	54.95	S07°00'41\"

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

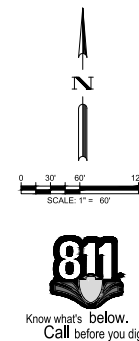
EXISTING CONDITIONS NOTES:

- 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 #172007300K, WITH AN EFFECTIVE DATE OF JULY 18, 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.
- SAW CUT 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 (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 919.996.2400 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 LOCATION 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.



CITY OF RALEIGH COMMENTS - FOURTH REVIEW

11/2/2024

CITY OF RALEIGH COMMENTS - SECOND REVIEW

09/25/2024

CITY OF RALEIGH COMMENTS - FIRST REVIEW

07/18/2024

DESCRIPTION

DESIGNED BY: CT

DRAWN BY: KB

REVIEWED BY: RF

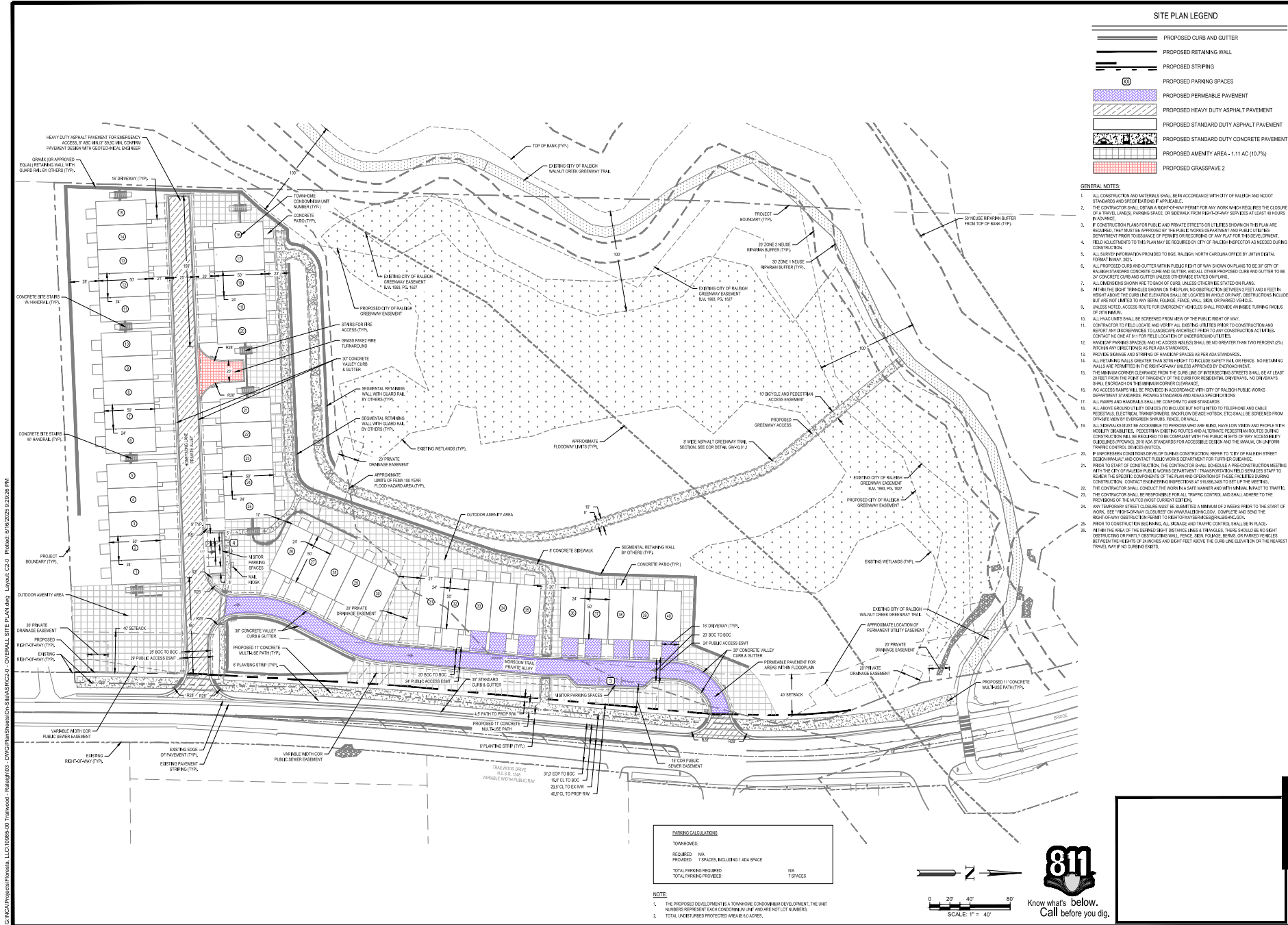
811

FLORESTA, LLC

1700 TRAILWOOD DRIVE, SUITE 420

CARY, NC 27518

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN



SITE PLAN LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED STREPPING
- PROPOSED PARKING SPACES
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED AMENITY AREA - 1.11 AC (10.7%)
- PROPOSED GRASSPAVE 2

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS & APPROVALS.
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 HIGHWAY 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 BEING CONSTRUCTED. THE CITY OF RALEIGH SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, FIELD ADJUSTMENTS TO THE PLAN MAY BE REQUIRED BY THE CITY OF RALEIGH INSPECTOR AT ANY TIME DURING CONSTRUCTION.
4. ALL SURVEY INFORMATION PROVIDED TO BE, RALEIGH, NORTH CAROLINA OFFICE BY JUNE 15, 2024.
5. 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 30" CONCRETE CURB AND GUTTER UNLESS OTHERWISE SPECIFIED ON PLANS.
6. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED ON PLANS.
7. IF THE BEAT TRIANGLE SHOWN ON THE PLAN IS OBSTRUCTED BETWEEN 10 FEET AND 10 FEET 10 INCHES ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO FIVE YARD BUFFER, SIGN, OR OTHER OBSTACLE.
8. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20 FEET.
9. ALL TRAILING TRAILERS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
10. 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. MINIMUM PARKING SPACES AND ACCESS LINES SHALL BE NO GREATER THAN TWO PERCENT (2%) FROM ANY DIRECTION AS PER ADA STANDARDS.
12. PROPOSED DRIVEWAYS AND STREPPING OF HANDICAPPED 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 AT THE PROPERTY LINE UNLESS APPROVED BY THE ENGINEER.
14. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF INTERSECTION OF THE CURB LINE OF INTERSECTING STREETS. NO DRIVEWAYS SHALL EXCEED THE MINIMUM CORNER CLEARANCE.
15. ALL ACCESS RAMP SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROPOSED STANDARDS AND ROAD SPECIFICATIONS.
16. ALL PAVING AND HANDRAILS SHALL BE CONFORM TO ADA STANDARDS.
17. ALL ABOVE GROUND UTILITIES SHALL BE LOCATED BUT NOT LIMITED TO TELEPHONE AND CABLE, PEDESTAL, ELECTRICAL, TRANSFORMERS, BACKFLOW PREVENTER, ETC. SHALL BE SCREENED FROM OFFICER VIEW BY EXISTING LINES, FENCE, OR WALL.
18. ALL UTILITIES MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILE DEVICES. THE CONTRACTOR SHALL PROVIDE A TEMPORARY POSTER BOARD NOTED DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDE) TO ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES MANUAL.
19. IF APPROVED CONTRACTOR IS NOT DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DEPARTMENT AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
20. 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 UTILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTORS AT 811 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 10 BUSINESS DAYS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURE" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY CLOSURE PERMIT TO RIGHT-OF-WAY AND ACCESSIBILITY DIVISION.
24. PRIOR TO CONSTRUCTION BEGINNING, ALL DRIVEWAY AND TRAFFIC CONTROL SHALL BE IN PLACE.
25. THE AREA OF THE DRIVEWAY BEYOND DRIVEWAY AREA IS TRAVELERS. THERE SHALL BE NO OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, POSTAGE, BARRIERS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 36 INCHES AND 8 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

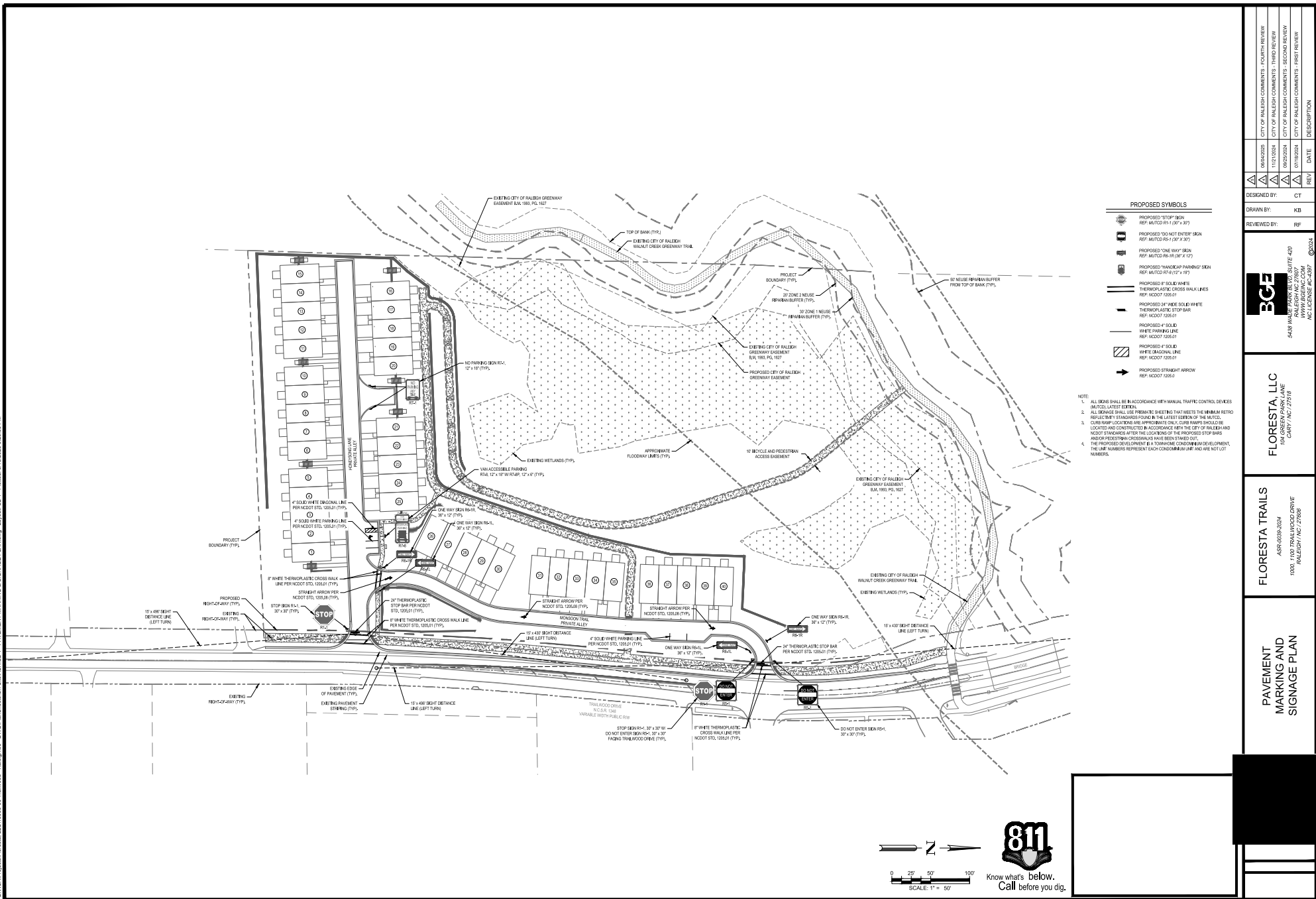
- NOTE
1. THE PROPOSED DEVELOPMENT IS A TOWNHOME CONDOMINIUM DEVELOPMENT. THE UNIT NUMBERS REPRESENT EACH CONDOMINIUM UNIT AND ARE NOT LOT NUMBERS.
 2. TOTAL UNDEVELOPED PROTECTED AREA IS 6.6 ACRES.

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

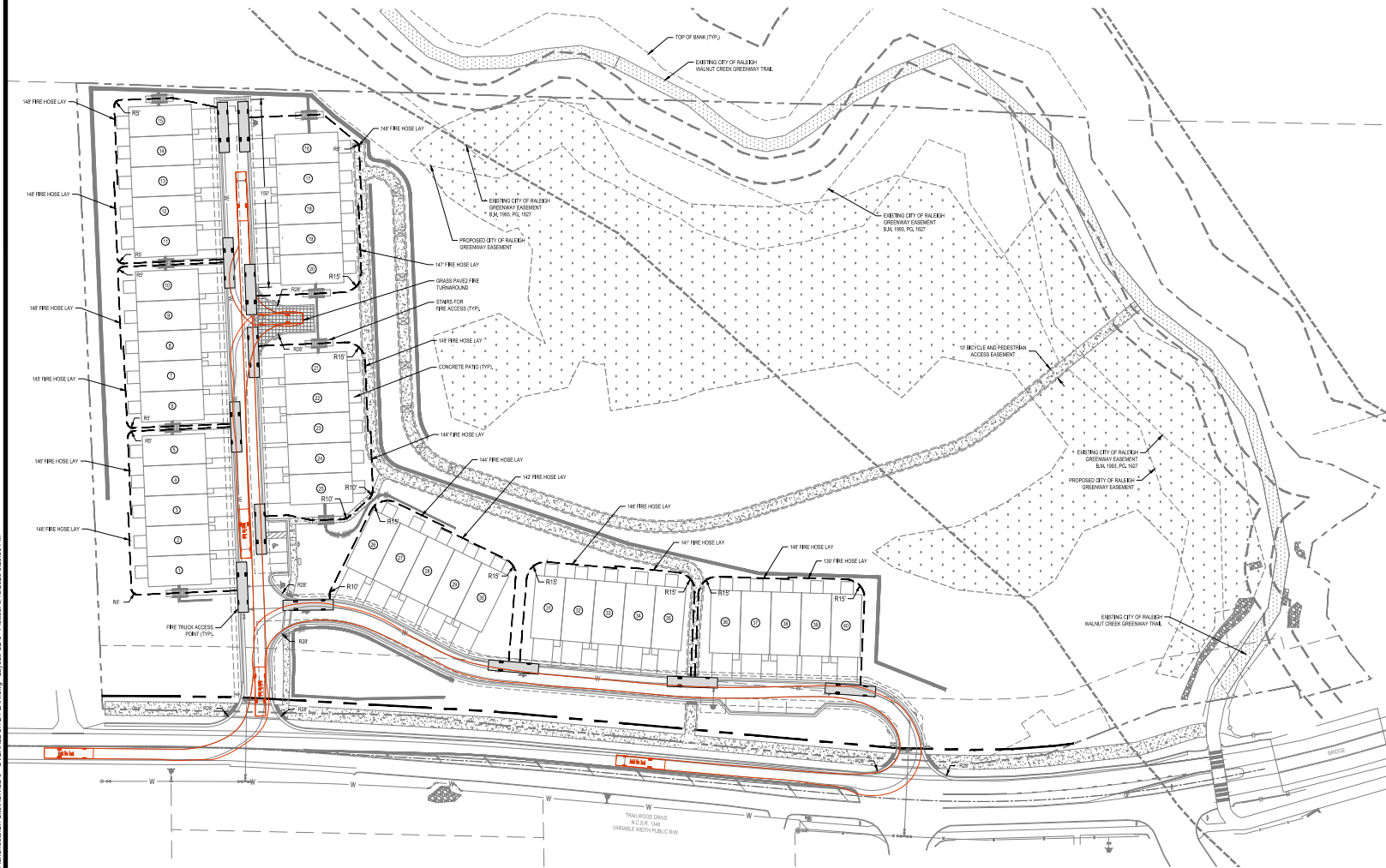
FLORESTA TRAILS
1000 1100 TRAILWOOD DRIVE
RALEIGH, NC 27608
CARRY NC 27218
ASR-0038-2024
RALEIGH NC 27608
NC LICENSE EC-4387

FLORESTA, LLC
1000 1100 TRAILWOOD DRIVE
RALEIGH, NC 27608
CARRY NC 27218
ASR-0038-2024
RALEIGH NC 27608
NC LICENSE EC-4387

OVERALL SITE PLAN

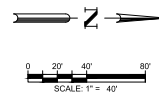


C:\NCA\Projects\Floresta, LLC\10886-00_Trailwood - Raleigh\103 - DWG\Site\Sheets\On-Site\ASRC2-0 - OVERALL SITE PLAN.dwg Layout: C2-3 Plotfile: 6/16/2025 9:20:50 PM



NOTE:

1. THE PROPOSED DEVELOPMENT IS A TOWNHOME CONDOMINIUM DEVELOPMENT. THE UNIT NUMBERS REPRESENT EACH CONDOMINIUM UNIT AND ARE NOT LOT NUMBERS.



Know what's below.
Call before you dig.

FIRE ACCESS PLAN

FLORESTA TRAILS
ASR-0038-0024
1000 1100 TRAILWOOD DRIVE
RALEIGH / NC / 27608

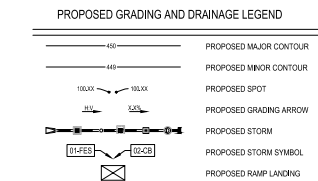
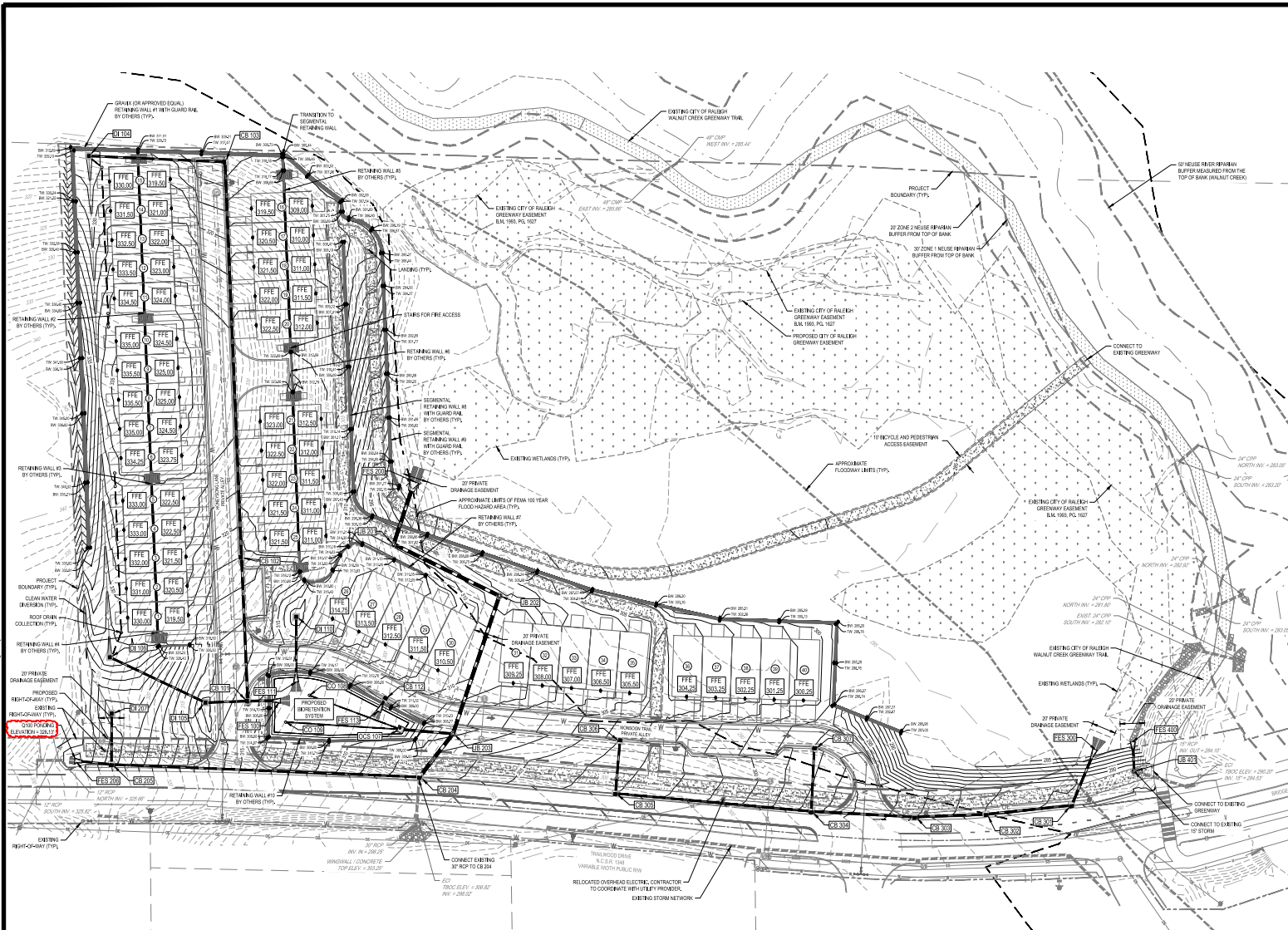
FLORESTA, LLC
1700 CARRVILLE LANE
CARY / NC / 27518



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

REV	DATE	DESCRIPTION
1	07/18/2024	CITY OF RALEIGH COMMENTS - FIRST REVIEW
2	08/29/2024	CITY OF RALEIGH COMMENTS - SECOND REVIEW
3	11/21/2024	CITY OF RALEIGH COMMENTS - THIRD REVIEW
4	06/16/2025	CITY OF RALEIGH COMMENTS - FOURTH REVIEW





- GRADING NOTES**
1. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED STORM PIPE TO BE CLASS II RCP UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID THE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GULCHES, THE MARKS ETC. CAUSED DURING CONSTRUCTION.
 4. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE OBJECTED 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 SC100 EROSION CONTROL MATTING, REFER TO NAG FOR INSTALLATION GUIDELINES.

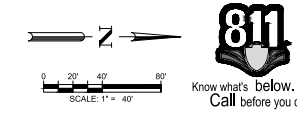
- STORM DRAINAGE NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT SHALL 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. MANHOLE 12" VERTICAL SEPARATION AT ALL INTERSECTIONS AND RCP STORM DRAIN CROSSINGS, MANHOLE 36" VERTICAL SEPARATION AT ALL SANITARY GROUND RCP STORM DRAIN CROSSINGS, WHERE APPROPRIATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY 18" WATERWALLS & CONCRETE CATCH BASINS WITH 18" CLEARANCE PER CORP PUD DETAIL W41 & S-48.
 6. MANHOLE 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSINGS.
 7. STORM DRAINER SHALL BE REINFORCED CONCRETE PIPE RCP CONFORMING TO ASTM OR TABLE 10 OR TABLE 11. JOINTS SHALL BE SEALED WITH A PLASTIC GEMENT PUTTY MEETING FEDERAL SPECIFICATIONS (SSA-200), SUCH AS BENTONITE OR BUTYL RUBBER SEALING.
 8. STORM DRAINER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
 9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHARPED INLET CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MINIMUM 5:1 SLOPE. THE BENCH SHALL BE WITH A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 36 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 36 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
 10. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL STORM DRAIN DISCHARGE POINTS, A FABRIC OR WOVEN STONE BARRIER SHALL BE INSTALLED BETWEEN THE DRAINAGE BOX AND THE NATURAL GROUND. ALL STORM DRAINAGE EXHAUSTS SHALL BE "PRIVATIZED" UNLESS OTHERWISE SPECIFIED.
 11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT AT 866-9400 TO SCHEDULE CONSTRUCTION INSPECTIONS.
 12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL.

- NOTE**
1. THE PROPOSED DEVELOPMENT IS A TOWNHOME CONDOMINIUM DEVELOPMENT, THE UNIT NUMBERS REPRESENT EACH CONDOMINIUM UNIT AND ARE NOT LOT NUMBERS.
 2. THE CALCULATED PIPE ELEVATIONS ARE SHOWN.
 3. ALL BASEMENTS WILL ONLY BE USED FOR STORAGE, MECHANICAL, EQUIPMENT, PARKING, LAUNDRY, OR WASTE COLLECTION. NONHABITABLE SPACE WILL BE MADE.

- CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INTERFERENCE 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 DRAINAGE PERMIT AND/OR DISCHARGE AGREEMENT.
 3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF THURSDAY AND 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 DEPARTMENT DURING OPERATIONS DURING AT 704-666-3000 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 866-9400 TO OBTAIN A STREET CLOSURE PERMIT.
 5. PRIOR TO CONSTRUCTION BEGINNING, ALL STORAGE 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 DRAINAGE DRAINAGE PAVEMENT CURBS & GUTTERS, REPAIRING A STREET TO EXISTING CONDITION OR BETTER.
 8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 30 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NC DOT STANDARD DRAWINGS 110.02 (SHEET 1), 110.24 & 110.31.

- RETAINING WALL NOTES**
1. WALL DESIGN TO BE PROVIDED BY GEOTECHNICAL AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. WALL COVER 30" IN HEIGHT REQUIRE A SAFETY FENCE TO BE INSTALLED, DESIGN OF FALL PROTECTION SHALL COMPLY WITH NC STATE BUILDING CODE SECTION 1011.
 3. THE WALL SHALL BE PROTECTED BY AN EXISTING OR NEW SAFETY FENCE, BUT NOT RESPONSIBLE FOR RETAINING WALL DESIGN.
 4. ANY REFERENCE TO A RETAINING WALL WITHIN THE PLAN SHEET IS FOR APPROVAL, PRETENDING LOCATION, APPEARANCE, AND SIZE ONLY.

Retaining Wall Summary Table		
Wall Number	Maximum Height	Overall Length
1	18.7'	503.1 LF
2	10.5'	11.1 LF
3	10.5'	11.1 LF
4	10.5'	38.1 LF
5	10.5'	29.1 LF
6	10.5'	55.1 LF
7	10.5'	146.1 LF
8	17.1'	753.1 LF
9	12.4'	315.1 LF
10	7.5'	306.1 LF



CITY OF RALEIGH COMMENTS - FOURTH REVIEW
CITY OF RALEIGH COMMENTS - THIRD REVIEW
CITY OF RALEIGH COMMENTS - SECOND REVIEW
CITY OF RALEIGH COMMENTS - FIRST REVIEW

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

DESIGNED BY: ECE
DRAWN BY: ECE
REVIEWED BY: ECE

DESIGNED BY: FLORESTA, LLC
DRAWN BY: FLORESTA, LLC
REVIEWED BY: FLORESTA, LLC

DESIGNED BY: FLORESTA TRAILS
DRAWN BY: FLORESTA TRAILS
REVIEWED BY: FLORESTA TRAILS

DESIGNED BY: OVERALL GRADING AND DRAINAGE PLAN
DRAWN BY: OVERALL GRADING AND DRAINAGE PLAN
REVIEWED BY: OVERALL GRADING AND DRAINAGE PLAN

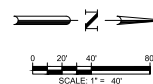


STREET TREE REQUIREMENTS


BUFFER REQUIREMENTS

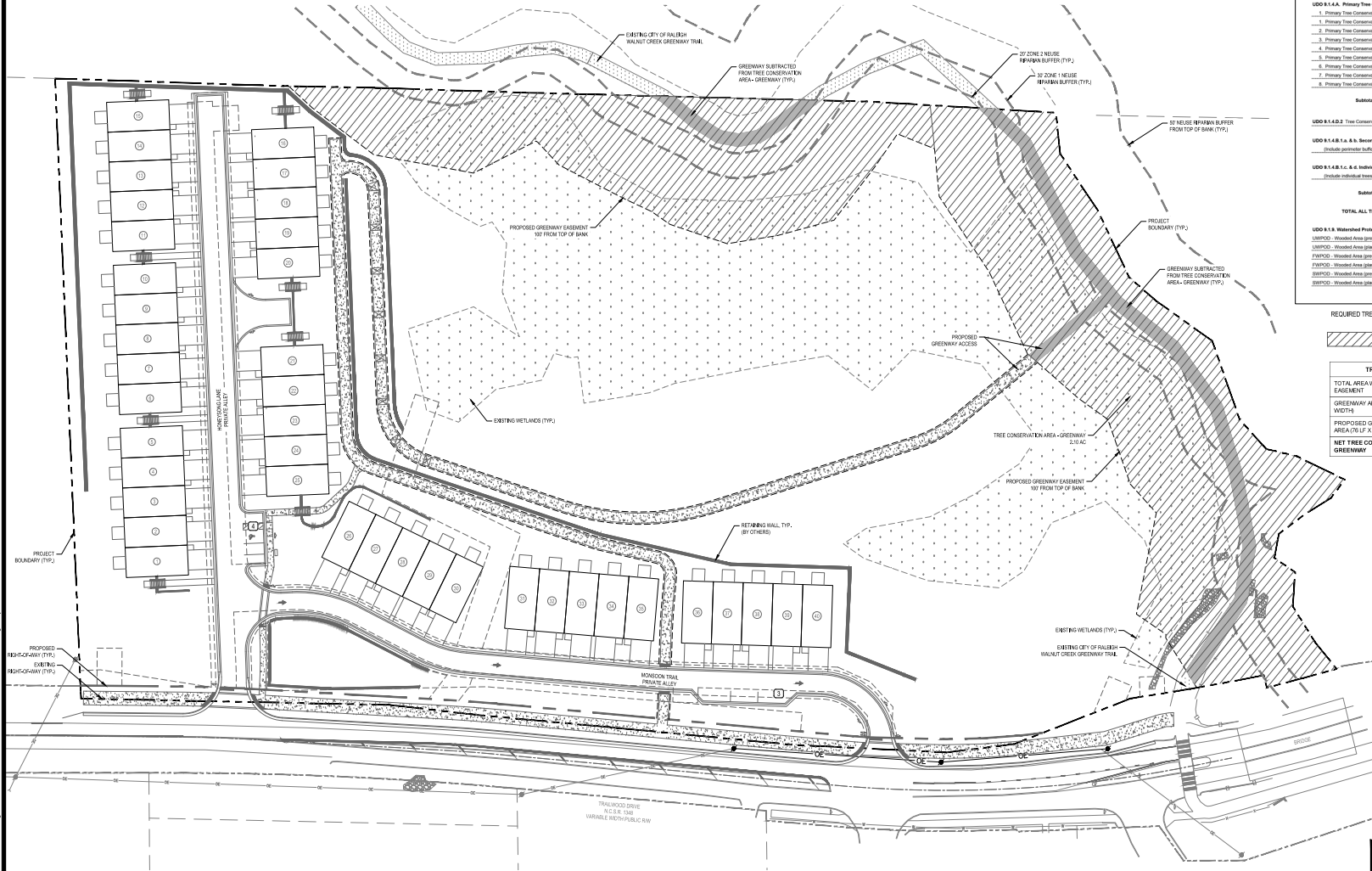
NOTES

- LANDSCAPE BUFFER: TYPICAL 100' SECTION

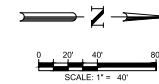


Know what's below.
Call before you dig.

<div>LANDSCAPE PLAN</div> <div>FLORESTA TRAILS</div> <div>FLORESTA, LLC</div> <div>  <div> 5438 WAITE PARK BLVD, SUITE 420 RALEIGH NC 27607 WWW.BCEINC.COM 919.473.5507 </div> </div> <div> ASR-0028-2024 1000, 1100 TOWNWOOD DRIVE RALEIGH/NC/27066 </div>	<div>DESIGNED BY:</div> <div>DRAWN BY:</div> <div>REVIEWED BY:</div>	<div> <div>△</div> <div>06/04/2025</div> <div>CITY OF RALEIGH COMMENTS - FOURTH REVIEW</div> </div> <div> <div>△</div> <div>11/17/2024</div> <div>CITY OF RALEIGH COMMENTS - THIRD REVIEW</div> </div> <div> <div>△</div> <div>09/26/2024</div> <div>CITY OF RALEIGH COMMENTS - SECOND REVIEW</div> </div> <div> <div>△</div> <div>07/18/2024</div> <div>CITY OF RALEIGH COMMENTS - FIRST REVIEW</div> </div>	<div>DATE</div> <div>REVIEW</div> <div>DESCRIPTION</div>
	MPC		
	MPC		
	WSM		



Tree Conservation Plan Data Sheet		
UDO Article 8.1 Tree Conservation (Include applicable information on the plan sheet)		
Project Name: Floresta Trails	Gross Site Acres: 10.58	
Right-of-way to be dedicated with this project:	0.17	
	Net Site Acres: 10.41	
	Number: 6,808	Percent: 65.38%
UDO 8.1.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1		
2. Primary Tree Conservation Area - SHOD 2		
3. Primary Tree Conservation Area - CM		
4. Primary Tree Conservation Area - MPO		
5. Primary Tree Conservation Area - Champion Tree: 30" dbh species		
6. Primary Tree Conservation Area - Nees Buffer Zone 2		
7. Primary Tree Conservation Area - 45% Buffer		
8. Primary Tree Conservation Area - Thicketline		
Subtotal of Primary Tree Conservation Areas:		
UDO 8.1.B.2 Tree Conservation Area - Greenway		
1.67	16.04	
UDO 8.1.B.3.a. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		
UDO 8.1.B.3.b. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		
Subtotal of Secondary Tree Conservation Areas:		
TOTAL ALL TREE CONSERVATION AREA PROVIDED:		
1.67	16.04	
UDO 8.1.B. Watershed Protection Overlay Districts		
WPOD - Wetland Area (permitted)		
WPOD - Wetland Area (permitted)		
WPOD - Wetland Area (permitted)		
WPOD - Wetland Area (permitted)		
WPOD - Wetland Area (permitted)		
WPOD - Wetland Area (permitted)		
REQUIRED TREE CONSERVATION AREA: 1.04 AC (10% OF NET SITE AREA)		
TREE CONSERVATION AREA - GREENWAY		
TOTAL AREA WITHIN GREENWAY EASEMENT		
91,581 SF	2.10 AC	
GREENWAY AREA (67' LF X 25' WIDTH)		
16,925 SF	0.39 AC	
PROPOSED GREENWAY ACCESS AREA (15' LF X 25' WIDTH)		
1,900 SF	0.04 AC	
NET TREE CONSERVATION AREA - GREENWAY		
72,756 SF	1.67 AC	



Know what's below.
Call before you dig.

NO. DATE	DESCRIPTION
1 07/12/2024	CITY OF RALEIGH COMMENTS - FOURTH REVIEW
2 07/12/2024	CITY OF RALEIGH COMMENTS - THIRD REVIEW
3 07/12/2024	CITY OF RALEIGH COMMENTS - SECOND REVIEW
4 07/12/2024	CITY OF RALEIGH COMMENTS - FIRST REVIEW

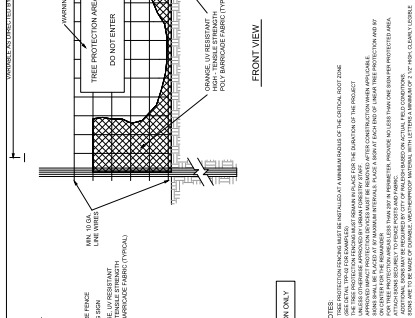
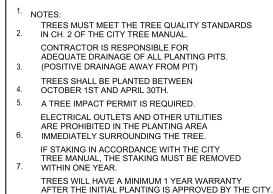
DESIGNED BY:	MPC
DRAWN BY:	MPC
REVIEWED BY:	WSM

BCE
5418 WALTON PARK BLVD, SUITE 420
RALEIGH, NC 27604
NC LICENSE #C-487

FLORESTA, LLC
1700 TRAILWOOD DRIVE
CARY, NC 27518

FLORESTA TRAILS
ASR-0039-0024
1000 1100 TRAILWOOD DRIVE
RALEIGH, NC 27608

TREE CONSERVATION PLAN

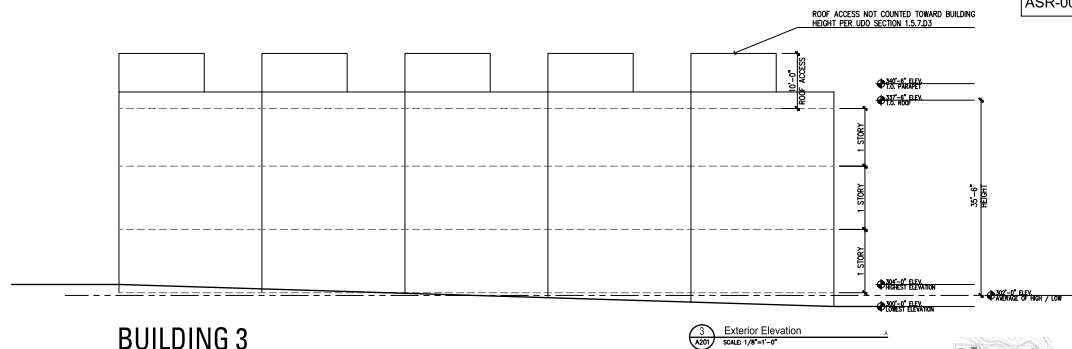


ASR-0039-2024

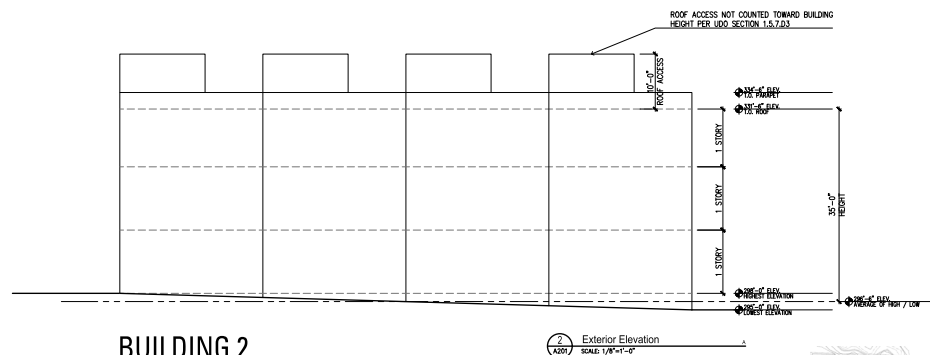


1304 HILLSBOROUGH ST.
RALEIGH, NC 27606
919.881.1300
FAX 919.881.9737

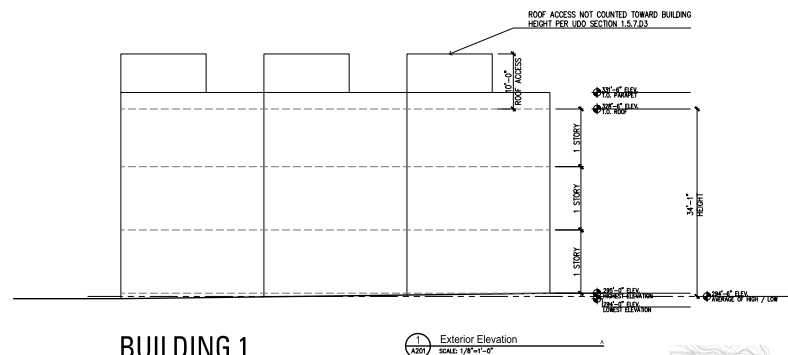
August 26, 2024



BUILDING 3



BUILDING 2



BUILDING 1

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

8.26.24 SUBMITTAL DOCUMENT

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE HEREBY SUBMITTED TO THE PROJECT AND USED EXCLUSIVELY FOR THE PROJECT AND NO OTHER PROJECTS. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED FOR ANY OTHER PROJECTS OR OTHER PROJECTS FOR ANY OTHER PROJECTS. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED FOR ANY OTHER PROJECTS OR OTHER PROJECTS FOR ANY OTHER PROJECTS. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED FOR ANY OTHER PROJECTS OR OTHER PROJECTS FOR ANY OTHER PROJECTS.

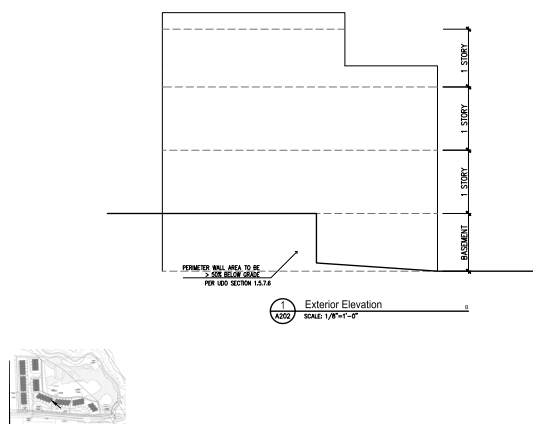
Trailwood Townhomes

1100 Trailwood Dr
Raleigh NC

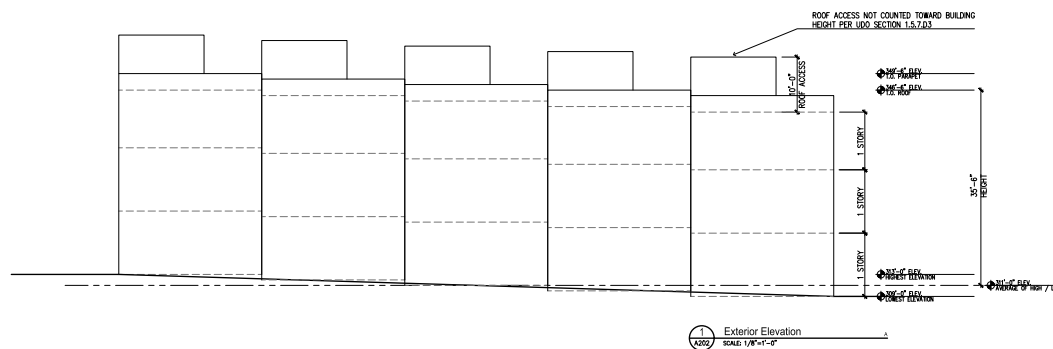
SITE PLAN SET

DESIGNER :
DRAWN : CS
CHECKED : TWO
SCALE : AS SHOWN
JOB NUMBER : 8353
SHEET TITLE : Elevation Diagrams

SHEET NUMBER
A201



BUILDING 4



SHEET NUMBER
A202

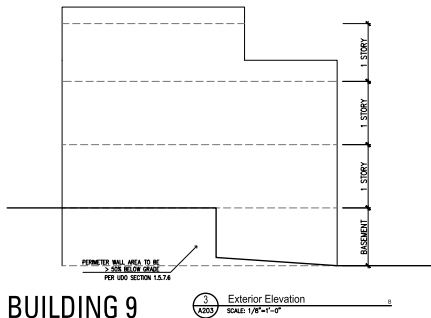


1304 HILLSBOROUGH ST.
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919.881.1308
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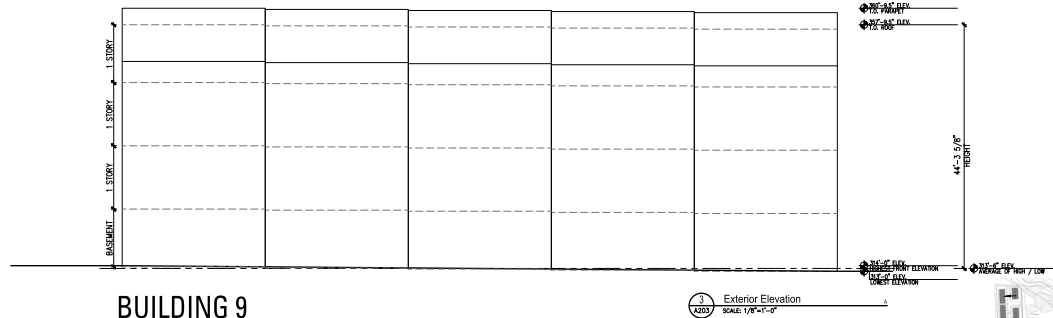
ASR-0039-2024



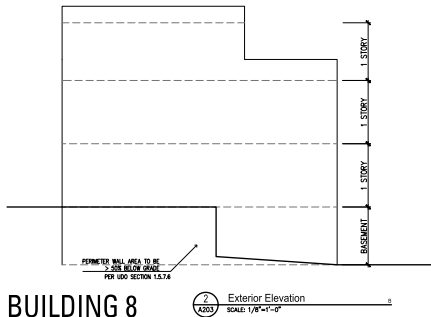
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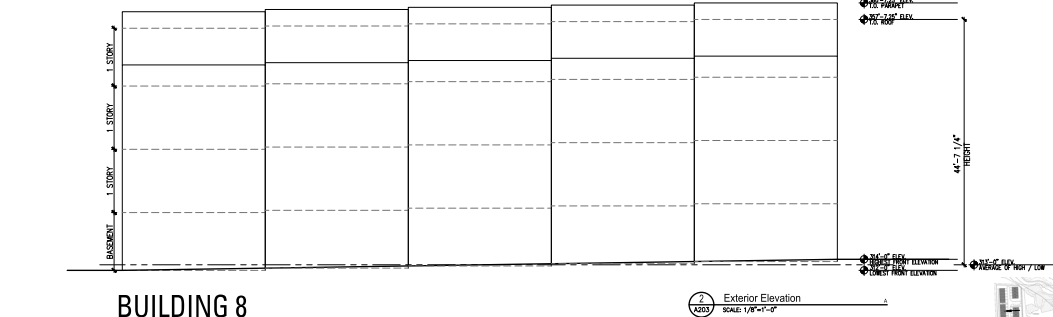
BUILDING 9



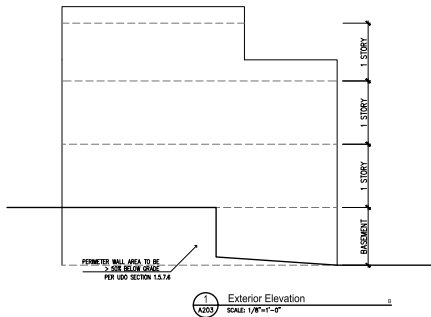
BUILDING 8



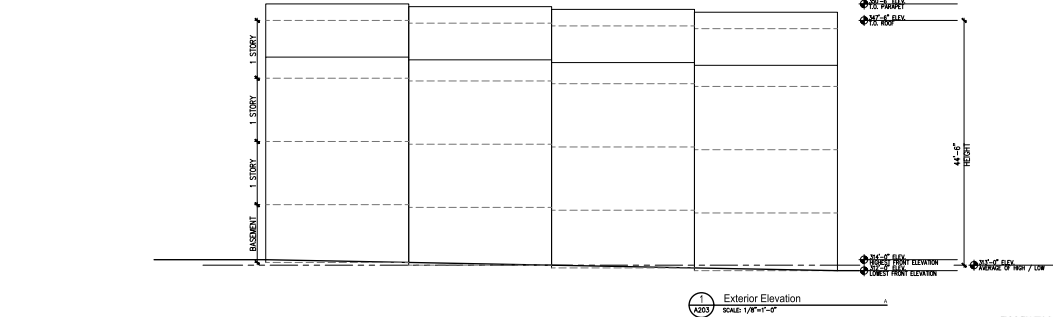
BUILDING 8



BUILDING 7



BUILDING 7



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

8.26.24 SUBMITTAL DOCUMENT



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Trailwood Townhomes
1100 Trailwood Dr
Raleigh NC
SITE PLAN SET

DESIGNER :
DRAWN : CS
CHECKED : TWO
SCALE : AS SHOWN
JOB NUMBER : 8353
SHEET NUMBER :
Elevation Diagrams

SHEET NUMBER
A203