



Administrative Site Review Application

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

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

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

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

Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

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

GENERAL INFORMATION

Development name: **THE CIVIL GROUP**

Inside City limits? Yes No

Property address(es): **6850 Litchford Road, Raleigh, NC**

Site P.I.N.(s): **1727-02-1958**

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Clear site and construct 2 Light Industrial Use buildings that will be used as contractor offices. One building is 5,000 SF. with gravel laydown / maintenance yard, and the other building is 7,975 SF.

Current Property Owner(s): Civil Group Properties, LLC

Company: _____ Title: _____

Address: **3509 Haworth Drive, Suite #302, Raleigh, NC 27609**

Phone #: **(919) 341-6444** Email: **sbilodeau@civilgroupnc.com**

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: _____ Address: _____

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): R-6 (5.72 ac.), IX-3 (3.68 ac.)	Existing gross floor area (not to be demolished): 0 SF.
Gross site acreage: 9.40 AC.	Existing gross floor area to be demolished: 0 SF.
# of parking spaces proposed: 57 Spaces	New gross floor area: 12,975 SF.
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new): 12,975 SF.
Overlay District (if applicable): N/A	Proposed # of buildings: 2
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Light Industrial	Proposed # of basement levels (UDO 1.5.7.A.6) 0

STORMWATER INFORMATION	
Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):
Existing (sf) <u>0</u> Proposed total (sf) <u>71,986</u>	Existing (sf) <u>0</u> Proposed total (sf) <u>14,026</u>

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

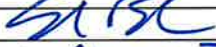
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

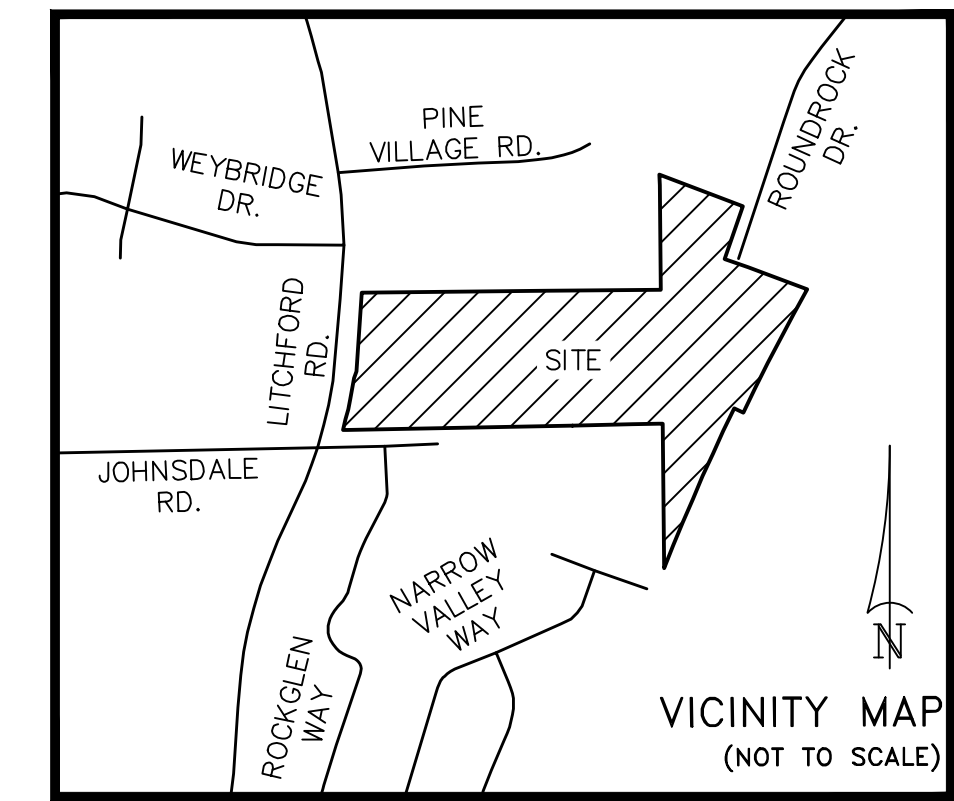
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested 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: 8/29/24
Printed Name: Shawn Bilodeau	
Signature:	Date:
Printed Name:	

THE CIVIL GROUP

6850 Litchford Road Raleigh, North Carolina

ADMINISTRATIVE SITE REVIEW C.O.R. PROJECT # ASR-XXXX-2024



Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.3. Please check the appropriate building type and indicate the plan sheet document when submitting.

Office Use Only: Case # _____ Planner (initials) _____
Please review UDO Section 10.2.8 to determine the site plan fee. Assistance determining a Site Plan Fee is located in the Site Plan Fee Verification request can be addressed online in the Permit and Development Portal. (Note: There is a fee for this verification service.)

Site Plan Type: Tier Two Site Plan Tier Three Site Plan

Building and Development Type (Check all that apply)	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> Owner Substitution case # _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Change of use case # _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Certificate of Appropriateness # _____
<input type="checkbox"/> Apartment	<input type="checkbox"/> Board of Adjustment # _____
<input type="checkbox"/> Dry house	<input type="checkbox"/> Zoning Case # _____
<input type="checkbox"/> Open lot	<input type="checkbox"/> Design Alternate # _____

Development name: THE CIVIL GROUP
Inside City limits? Yes No
Property address(es): 6850 Litchford Road, Raleigh, NC
Site P.I.N. #: 1727-02-1958
Please describe the scope of work. Include any additions, alterations, and uses (UDO 6.1.4).
Clear site and construct 2 Light Industrial Use buildings that will be used as contractor offices. One building is 5,000 SF with gravel laydown / maintenance yard, and the other building is 7,975 SF.

Current Property Owner(s): Civil Group Properties, LLC
Company Name: _____ Title: _____
Address: 3509 Haworth Drive, Suite #302, Raleigh, NC 27609
Phone # (919) 341-6444 Email: sbilodeau@civgroupnc.com

Applicant Name: _____ Title: _____
Address: _____
Phone # _____ Email: _____
Company: _____
Phone # _____ Email: _____

DEVELOPMENT TYPE & SITE DATE TABLE

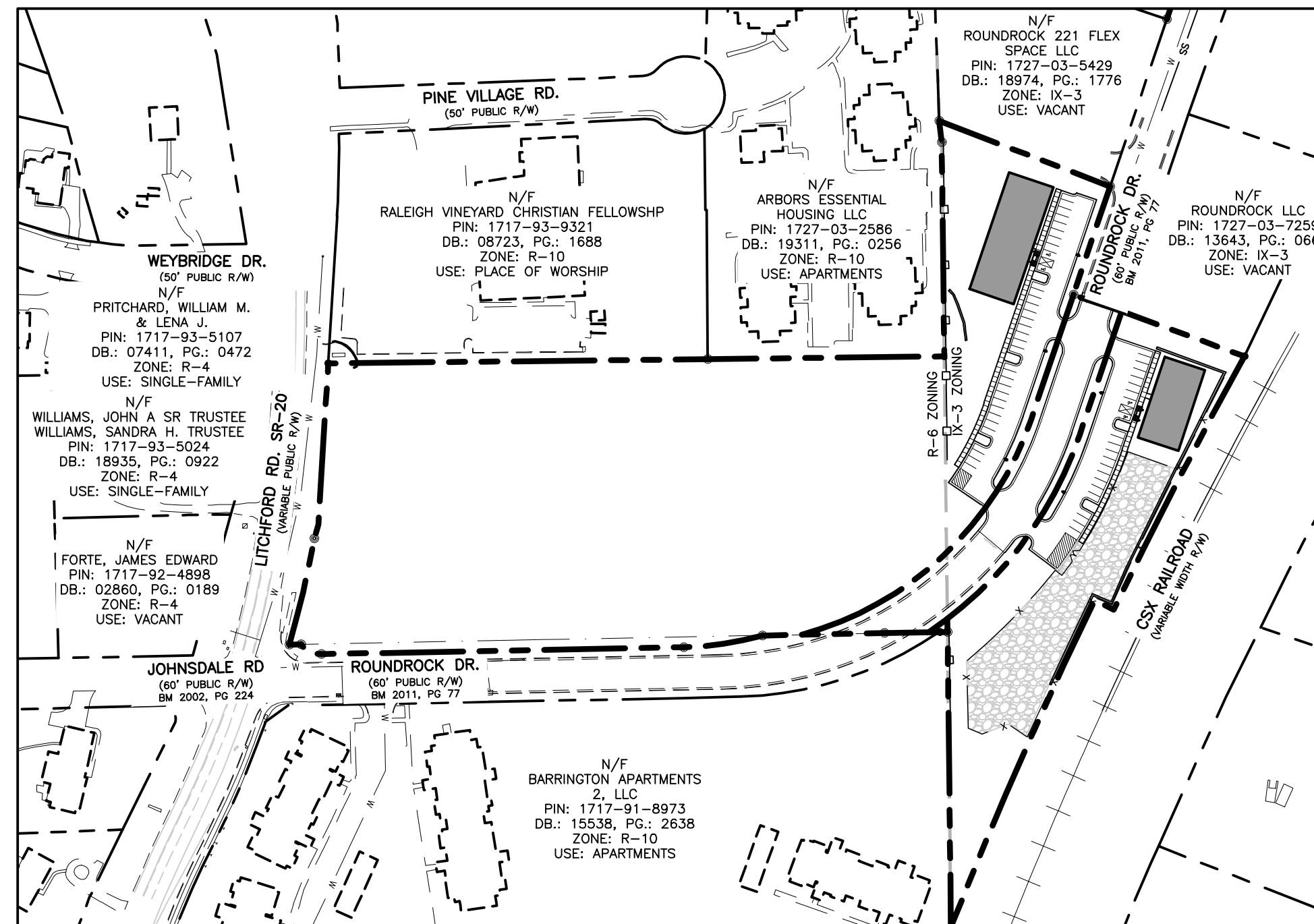
DEVELOPMENT TYPE	APPLICABLE UDO SECTION	BUILDING DATA
Single-Family Detached	10.2.3.1	Existing gross floor area (not to be demolished) 0 SF
Single-Family Attached	10.2.3.2	Existing gross floor area to be demolished 0 SF
Multi-Family	10.2.3.3	Existing gross floor area to be demolished 0 SF
Commercial	10.2.3.4	Existing gross floor area to be demolished 0 SF
Industrial	10.2.3.5	Existing gross floor area to be demolished 0 SF

Stormwater Information
Impervious Area or Permeable: _____
Existing (sf): _____ Proposed total (sf): 31,886
Existing (sf): _____ Proposed total (sf): 14,026

Residential & Overnight Lodging Developments
Total # of dwelling units: _____
of bedrooms: _____
of beds: _____

Applicant Signature Block
I, the undersigned, hereby certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am the owner or authorized agent of the applicant.

Signature: _____ Date: _____
Printed Name: _____ Title: _____



SHEET INDEX:

ASR 0.1	COVER SHEET
ASR 1.0	CONDITIONS & DEMO PLAN
ASR 2.0	SITE LAYOUT PLAN
ASR 3.0	GRADING PLAN
ASR 3.1	SCM PLAN
ASR 4.0	UTILITY PLAN
ASR 4.1	LIGHTING PLAN
ASR 5.0	LANDSCAPE PLAN
ASR 5.1	TREE CONSERVATION PLAN
ASR 6.0	DETAILS
ASR 6.1	DETAILS
ASR 6.2	DETAILS
ASR 7.0	BUILDING ELEVATIONS

PUBLIC IMPROVEMENTS QUANTITIES

PHASE NUMBER(S)	2
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	1
NUMBER OF UNITS	2
LIVABLE BUILDINGS	0
OPEN SPACE?	N/A
NUMBER OF OPEN SPACE LOTS	N/A
PUBLIC WATER (LF)	307
PUBLIC SEWER (LF)	NO CHANGE
PUBLIC STREET (LF) - FULL	265
PUBLIC STREET (LF) - PARTIAL	317
PUBLIC SIDEWALK (LF) - FULL	0
PUBLIC SIDEWALK (LF) - PARTIAL	0
STREET SIGNS	1
WATER SERVICE STUBS	2
SEWER SERVICE STUBS	2

SITE DATA SUMMARY

PROJECT NAME:	THE CIVIL GROUP
SITE ADDRESS:	6850 LITCHFORD RD.
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1727-02-1958
RIVER BASIN:	NEUSE
EXISTING ZONING:	R-6, IX-3
PROPOSED ZONING:	NO CHANGE
ZONING OVERLAY DISTRICT:	N/A
TOTAL LOT AREA:	409,461 SF/9.40 AC.
PROPOSED ON-SITE-ROW AREA:	29,266 SF/0.67 AC.
NET SITE AREA:	380,195 SF/8.73 AC.
PROPOSED LIGHT INDUSTRIAL LOT 1 AREA:	160,160 SF/3.68 AC.
FUTURE RESIDENTIAL LOT 2 AREA:	249,301 SF/5.72 AC.
CURRENT USE:	VACANT
COMMERCIAL LOT 1 AREA PROPOSED USE:	LIGHT INDUSTRIAL
MAX. BUILDING HEIGHT:	3-STORY MAX.
PROPOSED BUILDING HEIGHT:	1-STORY
BUILDING GFA:	BUILDING I: 7,975 SF. BUILDING II: 5,000 SF. TOTAL: 12,975 SF.
ZONING IX-3 BUILDING SETBACKS	
FROM PRIMARY STREET (MIN.):	3'
FROM SITE STREET (MIN.):	3'
FROM SIDE YARD (MIN.):	0' OR 6'
FROM REAR YARD (MIN.):	0' OR 6'
ZONING IX-3 PARKING SETBACKS	
FROM PRIMARY STREET (MIN.):	10'
FROM SIDE STREET (MIN.):	10'
FROM SIDE LOT LINE (MIN.):	0' OR 3'
FROM REAR LOT LINE (MIN.):	0' OR 3'
RIGHT-OF-WAY SETBACK:	50'
EXISTING IMPERVIOUS AREA:	
R-6	0 SF / 0.00 AC.
IX-3	0 SF / 0.00 AC.
MAXIMUM ALLOWED SITE IMPERVIOUS	
R-6	127,144 SF / 2.92 AC (51%)
IX-3	104,104 SF / 2.39 AC (65%)
PROPOSED TOTAL SITE IMPERVIOUS	
R-6	0 SF / 0.00 AC. (0% OF NET SITE)
IX-3	71,986 SF / 1.65 AC. (17.6% OF NET SITE)
TREE CONSERVATION AREA REQUIRED:	38,019 SF / 0.87 AC. (10% OF NET SITE)
TREE CONSERVATION AREA PROVIDED:	40,692 SF / 0.93 AC. (10.0%)
OUTDOOR AMENITY AREA REQUIRED:	16,016 SF / .37 AC. (10% OF IX LOT)
OUTDOOR AMENITY AREA PROVIDED:	15,949 SF / 0.36 AC. (15.6%)
PARKING SUMMARY:	
LIGHT INDUSTRIAL MAX. PARKING:	NO MAXIMUM
LIGHT INDUSTRIAL PARKING PROVIDED:	57 SPACES
SHORT TERM BICYCLE PARKING REQUIRED:	0

DISTURBED AREA = 173,982 SF. (3.99 AC.)

FLOODPLAIN NOTE:
NO PORTION OF THIS SITE IS LOCATED IN A FLOOD HAZARD AREA ZONE ACCORDING TO FIRM PANEL 37201704006 DATED JULY 19, 2022.

PROJECT SCOPE NOTE:
THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING DUPLEX TO CONSTRUCT SIX, 3-STORY TOWN HOMES. THESE PLANS DISPLAY THE NEW BUILDING FOOTPRINTS, DRIVE ACCESS FROM E. WHITAKER MILL RD, REQUIRED LANDSCAPING, AND THE REQUIRED UTILITY CONNECTIONS. EACH UNIT CONTAINS ONE PARKING AREA IN FRONT OF THE UNIT AND A ONE-CAR GARAGE.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY EDR ENGINEERING DATED FEBRUARY 16TH 2024. EXISTING TOPOGRAPHIC DATA IS TAKEN FROM A DIGITAL SURVEY BY EDR ENGINEERING DATED JUNE 20TH 2024. OTHER SITE DATA HAS BEEN TAKEN FROM WAKE COUNTY GIS DATA.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

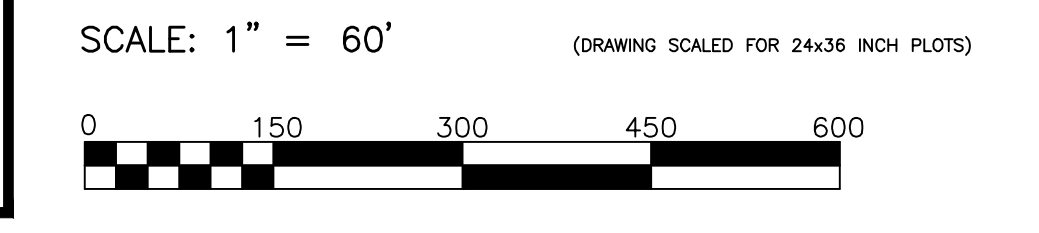
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

OWNER:
CIVIL GROUP PROPERTIES, LLC
C/O: SHALIN BILODEAU
3509 HAWORTH DRIVE
SUITE #302
RALEIGH, NC 27609
PH: (919) 341-6444
EMAIL: sbilodeau@civgroupnc.com

CONTACT:
SAMUEL R. NYE, PE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 996-9136
FAX: (919) 839-2255
EMAIL: SRN@thesitegroup.net



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



FOR PRELIMINARY REVIEW ONLY

THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605-1136 USA
PHONE: (919) 996-9136
FAX: (919) 839-2255
E-MAIL: SRN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW FOR:
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: MRK
Checked By: SRN

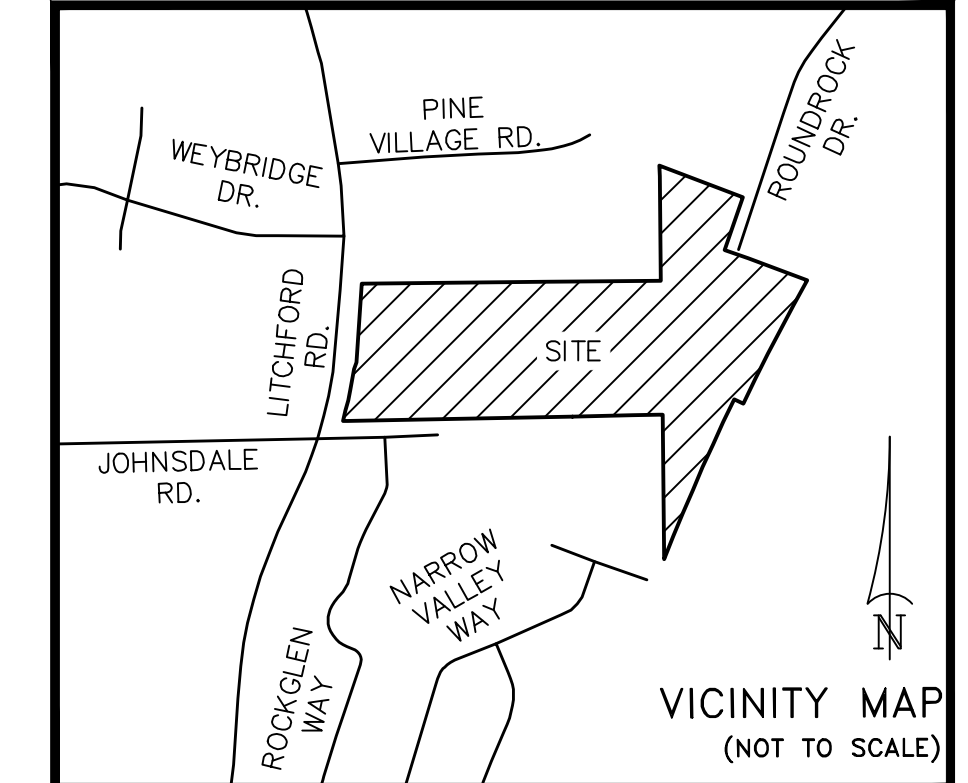
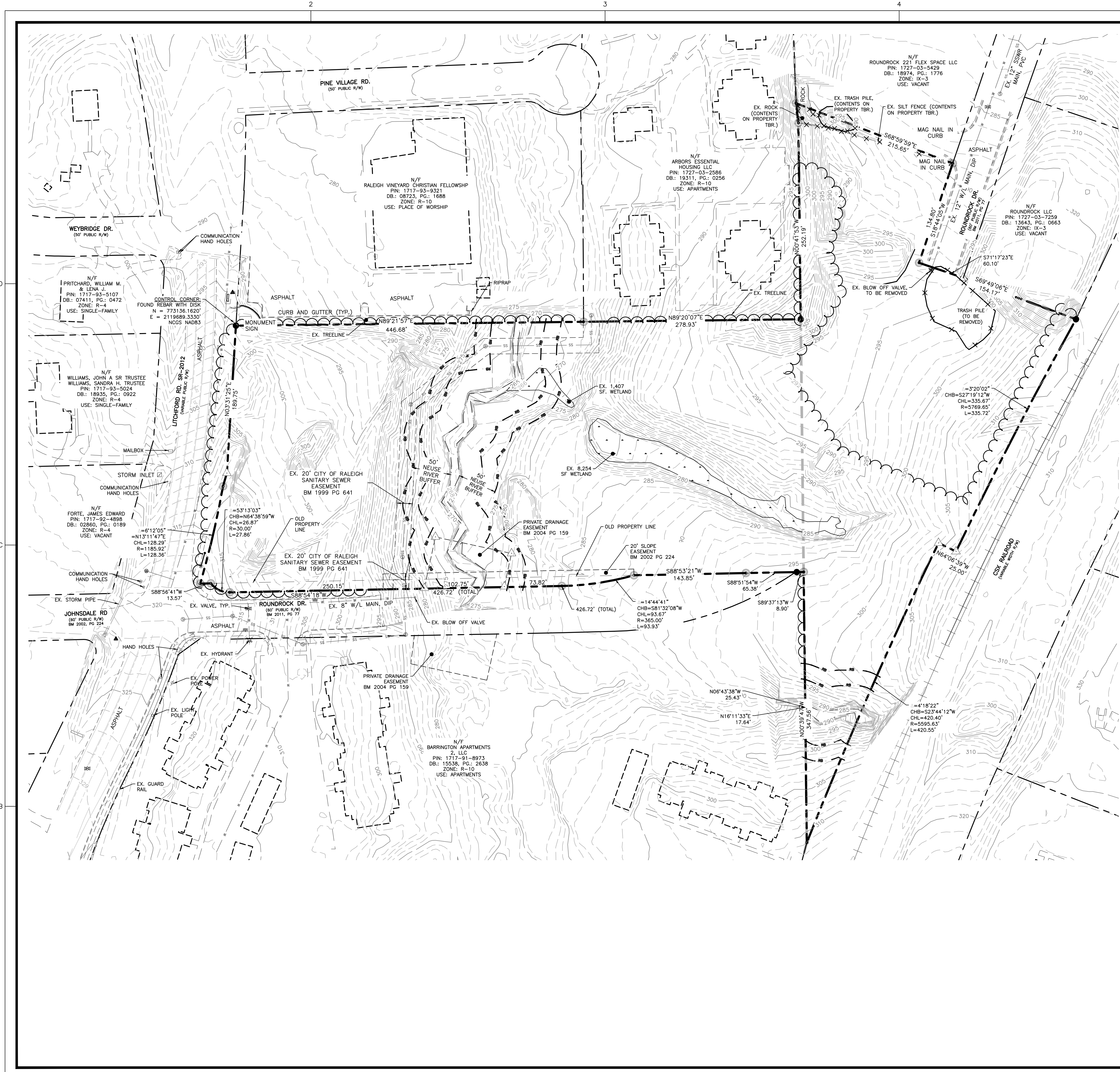
DATE:
30 AUG 2024
REVISED:
03 SEPT 2024

ADMINISTRATIVE SITE REVIEW

COVER SHEET

Job Code: CGLR

Dwg No.
ASR 0.1



GENERAL NOTES

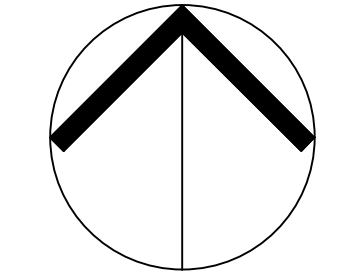
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A DIGITAL SURVEY BY EDR ENGINEERING DATED FEBRUARY 16TH 2024. EXISTING TOPOGRAPHIC DATA IS TAKEN FROM A DIGITAL SURVEY BY EDR ENGINEERING DATED JUNE 20TH 2024. OTHER SITE DATA HAS BEEN TAKEN FROM WAKE COUNTY GIS DATA.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.

SURVEY LEGEND

	BOUNDARY LINES
	UN-SURVEYED LINES
	REBAR FOUND
	IRON PIPE FOUND
	CALCULATED POINT
	WATER VALVE
	WATER MANHOLE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	POWER POLE
	LIGHT POLE
	CATCH BASIN
	FIBER OPTIC MARKER

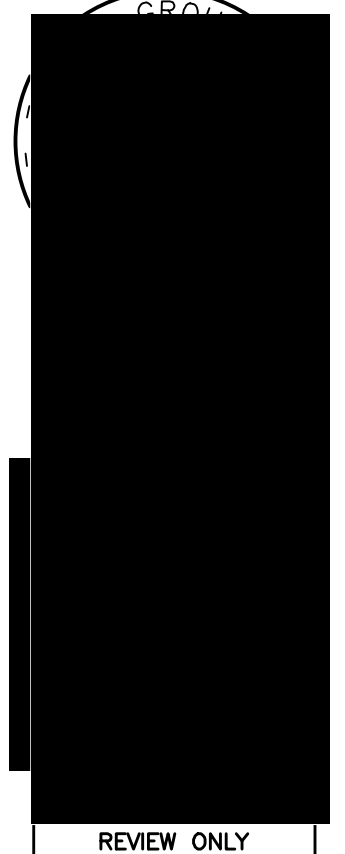
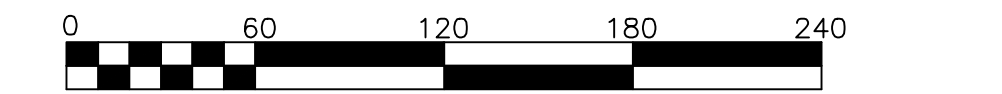
LEGEND

	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EASEMENTS
	EX. SAN SEWER LINE
	EX. WATER LINE
	EX. STORM DRAIN
	EX. OVERHEAD POWER LINE
	EX. FIBER OPTIC LINE
	EX. FENCE
	EX. TOPO MAJOR
	EX. TOPO MINOR
	EX. TREE LINE
	TO BE REMOVED
	STREAM



NORTH
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Phone: 919.839.2255
E-Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW FOR:
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: **MRK**
Checked By: **SRN**

DATE:
30 AUG 2024

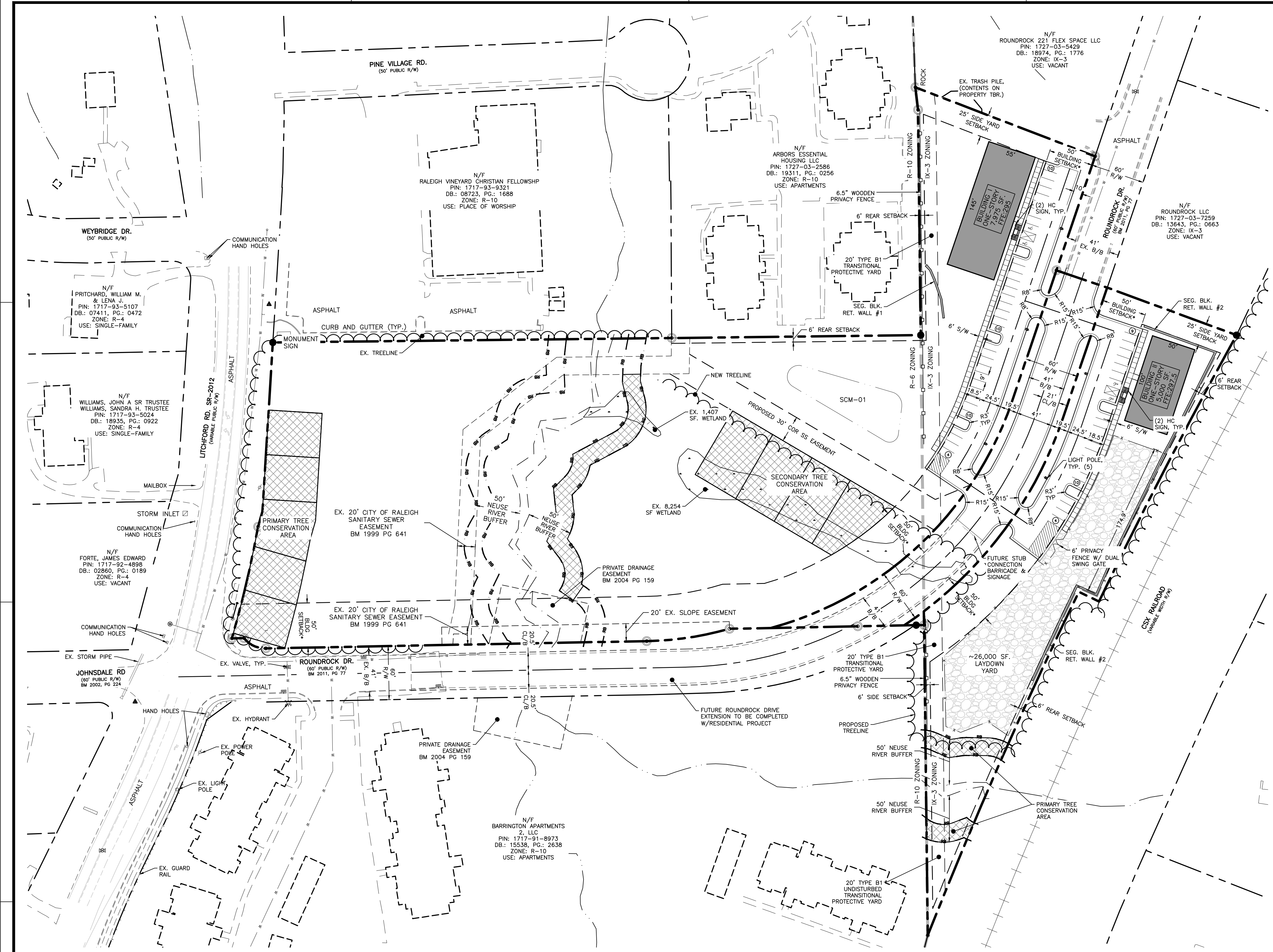
ADMINISTRATIVE SITE REVIEW

EXISTING CONDITIONS & DEMOLITION PLAN

Job Code: **CGLR**

Dwg No.
ASR
1.0

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SITE DATA SUMMARY

PROJECT NAME:	THE CIVIL GROUP
SITE ADDRESS:	6850 LITCHFORD RD.
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1727-02-1958
RIVER BASIN:	NEUSE
EXISTING ZONING:	R-6, IX-3
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ZONING OVERLAY DISTRICT:	N/A
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PROPOSED BUILDING HEIGHT:	1-STORY
BUILDING GFA:	BUILDING I: 7,975 SF. BUILDING II: 5,000 SF. TOTAL: 12,975 SF.
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TREE CONSERVATION AREA REQUIRED:	38,019 SF. / 0.87 AC. (10% OF NET SITE)
TREE CONSERVATION AREA PROVIDED:	40,692 SF. / 0.93 AC. (10.0%)
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OUTDOOR AMENITY AREA PROVIDED:	15,949 SF. / 0.36 AC. (15.6%)
PARKING SUMMARY:	
LIGHT INDUSTRIAL MAX. PARKING:	NO MAXIMUM
LIGHT INDUSTRIAL PARKING PROVIDED:	57 SPACES
SHORT TERM BICYCLE PARKING REQUIRED:	0

SURVEY LEGEND

- BOUNDARY LINES
- UN-SURVEYED LINES
- REBAR FOUND
- IRON PIPE FOUND
- CALCULATED POINT
- WATER VALVE
- WATER MANHOLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- FIBER OPTIC MARKER

LEGEND

- PROPERTY BOUNDARY
- EX. INTERIOR/ADJ LOT LINE
- EX. EASEMENTS
- EX. SAN SEWER LINE
- EX. WATER LINE
- EX. STORM DRAIN
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. FENCE
- EX. TOPO MAJOR
- EX. TOPO MINOR
- EX. TREE LINE
- TO BE REMOVED
- STREAM

- ### GENERAL NOTES
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 - NO GRADING, DEVELOPMENT, OR LAND-DISTURBING ACTIVITIES SHALL OCCUR WITHIN A BUFFER YARD IF FOREST CANOPY, SPECIMEN TREES, OR SIGNIFICANT VEGETATION EXISTS WITHIN THESE AREAS, UNLESS APPROVED BY THE LAND USE ADMINISTRATOR. IF GRADING WITHIN A BUFFER YARD IS PROPOSED, SLOPES OF 1:3 OR LESS ARE ENCOURAGED TO ENSURE THE PROPER TRANSITION OF GRADES TO THE ADJACENT PROPERTY AND TO FACILITATE LANDSCAPING AND MAINTENANCE.

50' BUILDING SETBACK OFF OF ROUNDROCK DRIVE IS STIPULATED BY THE PROPERTY OWNERS ASSOCIATION NOT CITY OF RALEIGH.

NORTH

SUBDIVISION & LAYOUT PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)

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

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 O'NEAL RD.
RALEIGH, NC 27605-1136 USA
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Fax: 919.839.2255
E-Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW FOR:
THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By: RLA
Checked By: SRN

DATE: 30 AUG 2024

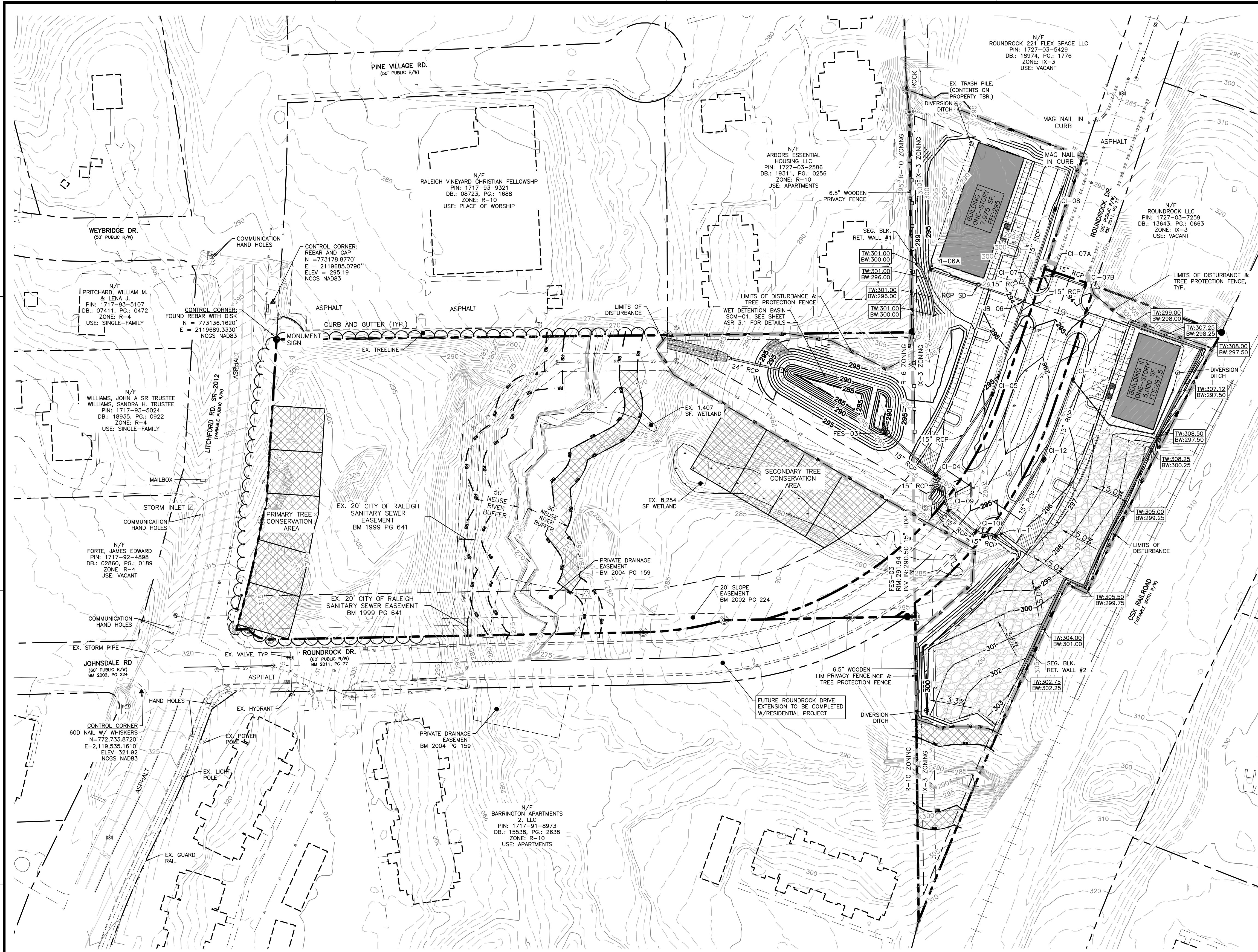
ADMINISTRATIVE SITE REVIEW

SUBDIVISION & LAYOUT PLAN

Job Code: CGLR

Dwg No. ASR 2.0

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DISTURBED AREA = 3.99 AC (173,982 SF.)

- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
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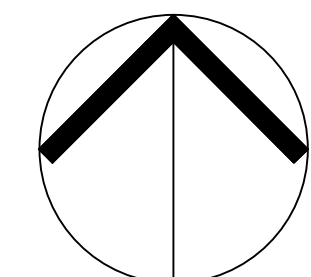
- GRADING & EROSION CONTROL NOTES**
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS, INSPECTIONS, CERTIFICATIONS, AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT ARE OBTAINED.
 - IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFOR SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
 - THE ENGINEER DISCLAIMS ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
 - THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL TIMES OR A WASH STATION WILL BE REQUIRED.

SURVEY LEGEND

	BOUNDARY LINES
	UN-SURVEYED LINES
	REBAR FOUND
	IRON PIPE FOUND
	CALCULATED POINT
	WATER VALVE
	WATER MANHOLE
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	POWER POLE
	LIGHT POLE
	CATCH BASIN
	FIBER OPTIC MARKER

LEGEND

	PROPERTY BOUNDARY
	EX. INTERIOR/ADJ LOT LINE
	EX. EASEMENTS
	EX. SAN SEWER LINE
	EX. WATER LINE
	EX. STORM DRAIN
	EX. OVERHEAD POWER LINE
	EX. FIBER OPTIC LINE
	EX. FENCE
	EX. TOPO MAJOR
	EX. TOPO MINOR
	EX. TREE LINE
	TO BE REMOVED
	STREAM



NORTH
 GRADING &
 DRAINAGE PLAN
 SCALE: 1" = 60'
 (DRAWING SCALED FOR 24x36 INCH PLOTS)



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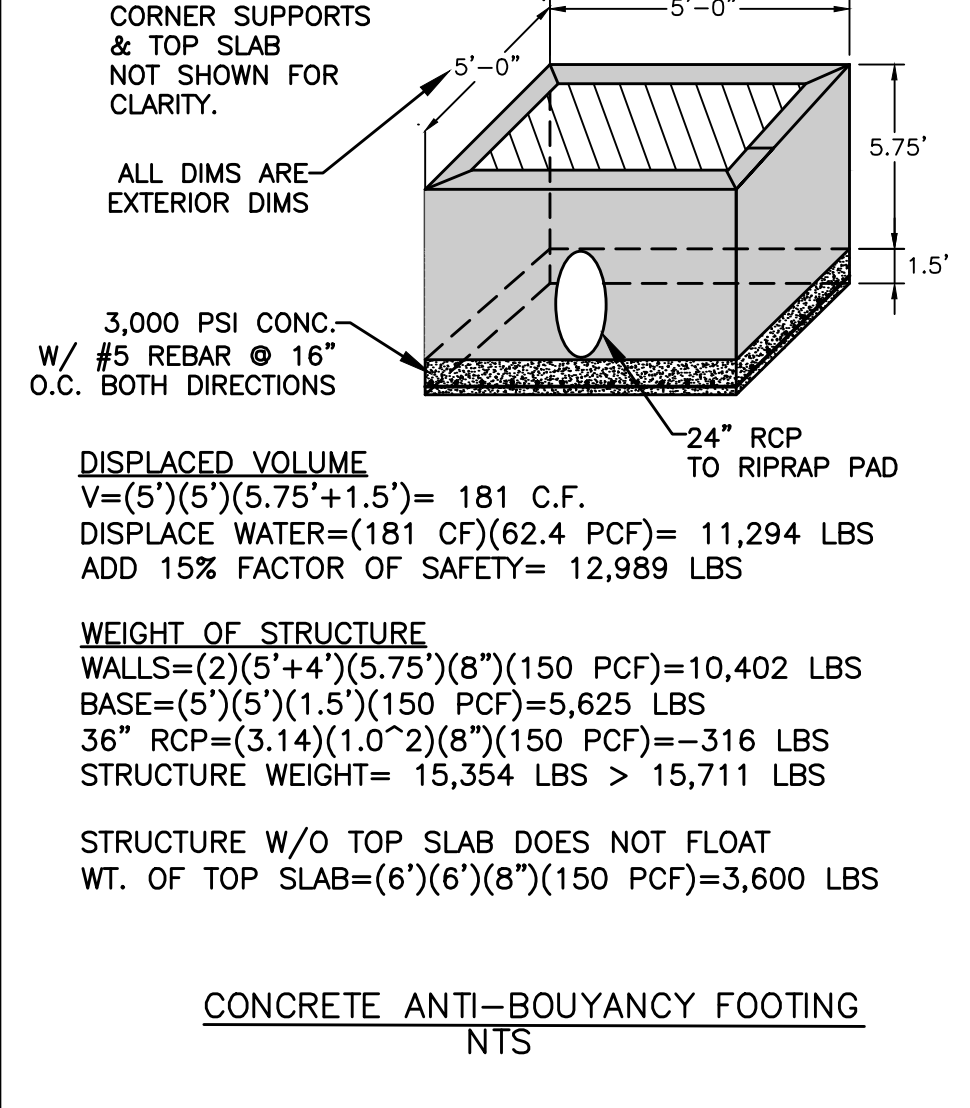
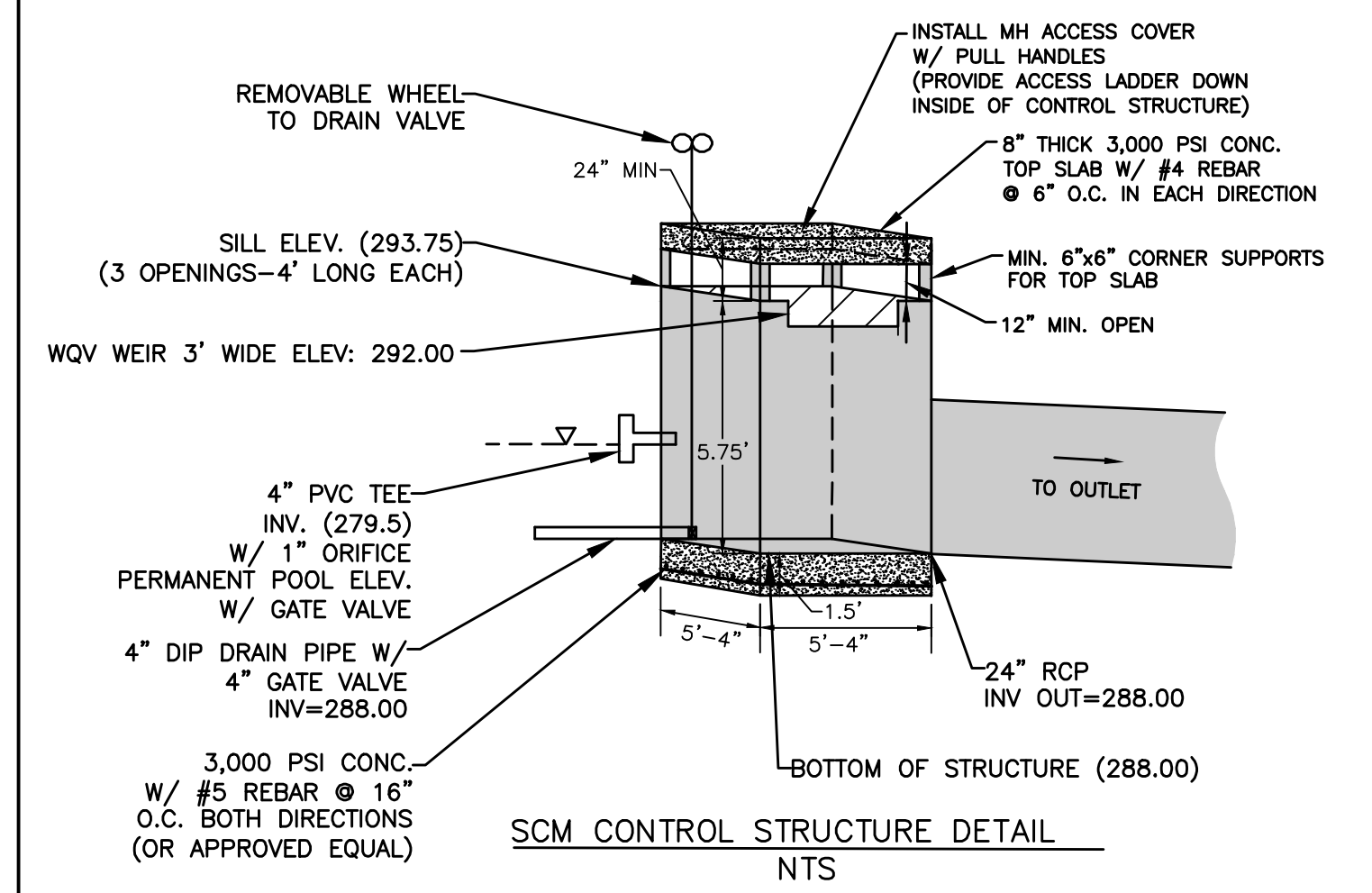
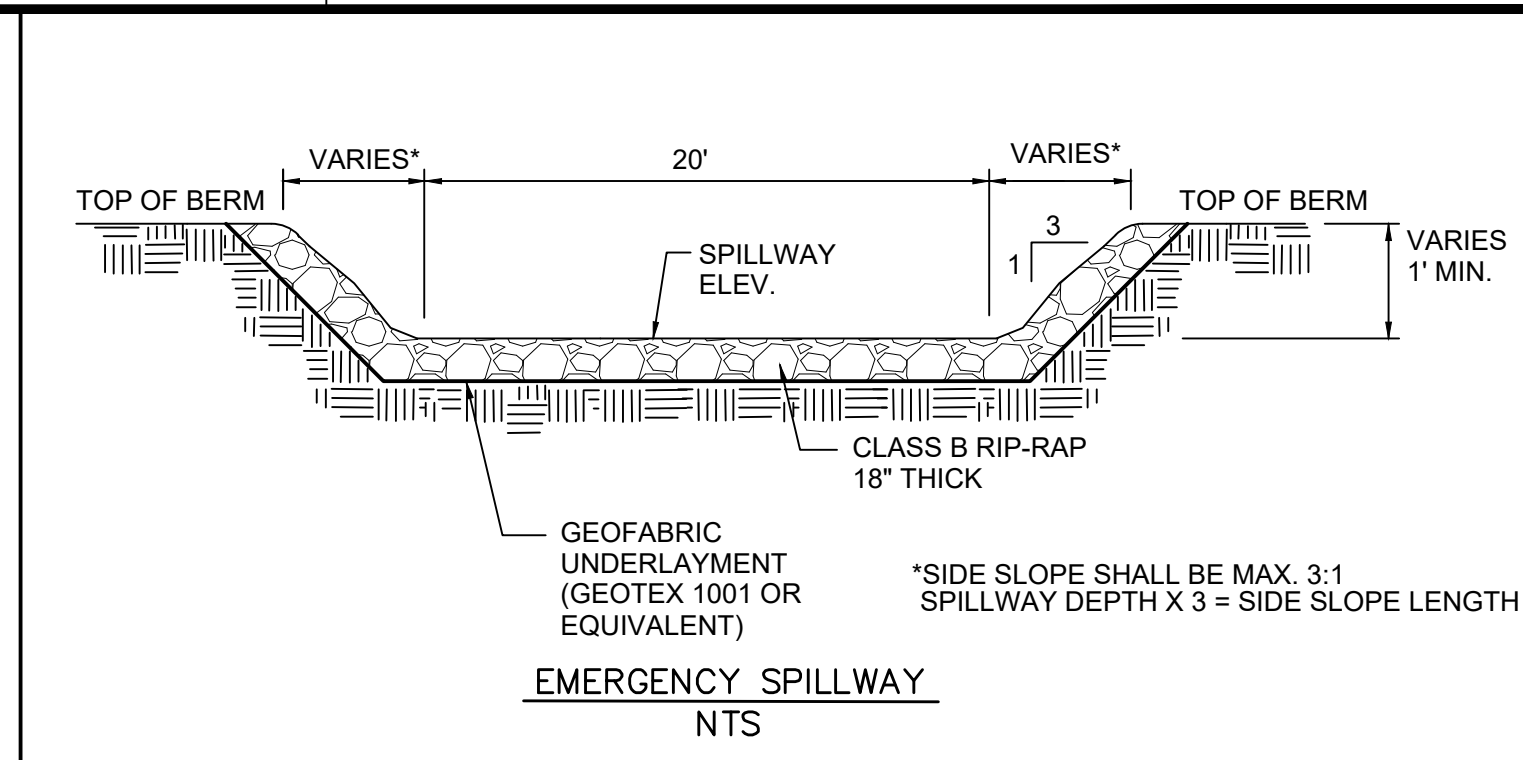
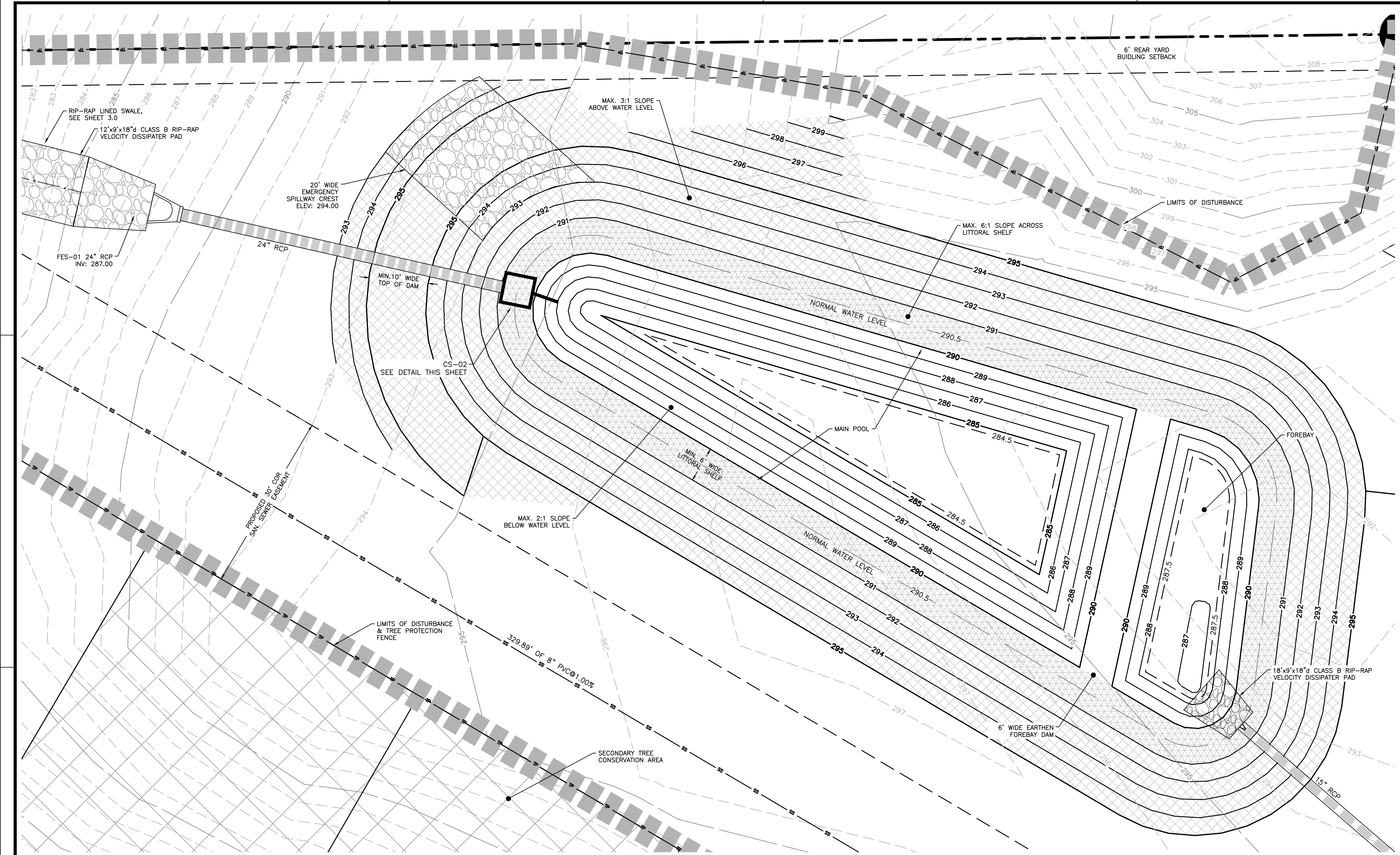
ADMINISTRATIVE SITE REVIEW

GRADING & DRAINAGE PLAN

Job Code: **CGLR**

Dwg No.
ASR 3.0

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SCM PLANTING LEGEND

CENTPEDE SOD ±6,030 SF	
LITTORAL SHELF PLANTINGS 2,007 SF	

SCM PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
WET POND LITTORAL SHELF - 2,639 SF / 200 x 50 = 660 PLUGS REQUIRED				
CT	165	Carex tenera	Quill Sedge	3" x 2.5" SQUARE PLUGS (MIN)
EM	165	Eupatoriadelphus maculatus	Spotted trumpetweed	3" x 2.5" SQUARE PLUGS (MIN)
PV	165	Saccharum Baldwinii	Narrow plumegrass	3" x 2.5" SQUARE PLUGS (MIN)
SA	165	Chelone Glabra	White Turtlehead	3" x 2.5" SQUARE PLUGS (MIN)
SLOPE STABILIZATION GRASSES				
CENTPEDE GRASS	12,000 SF	Eremochloa ophiuroides		SOD

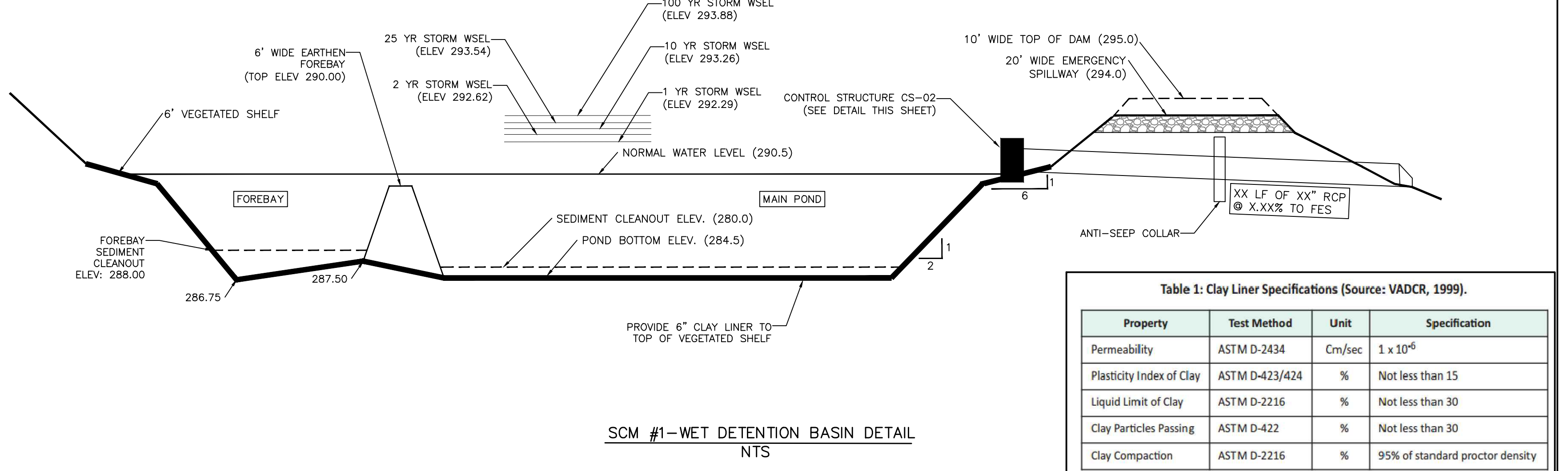
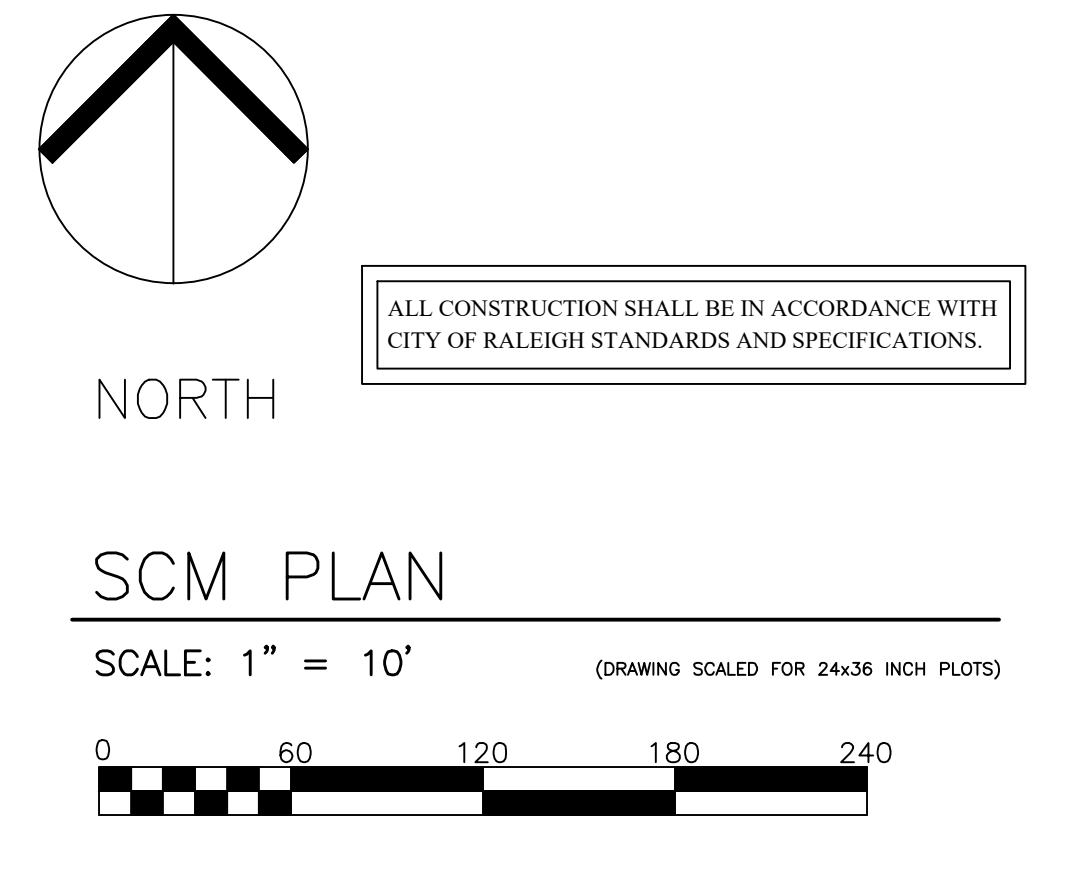
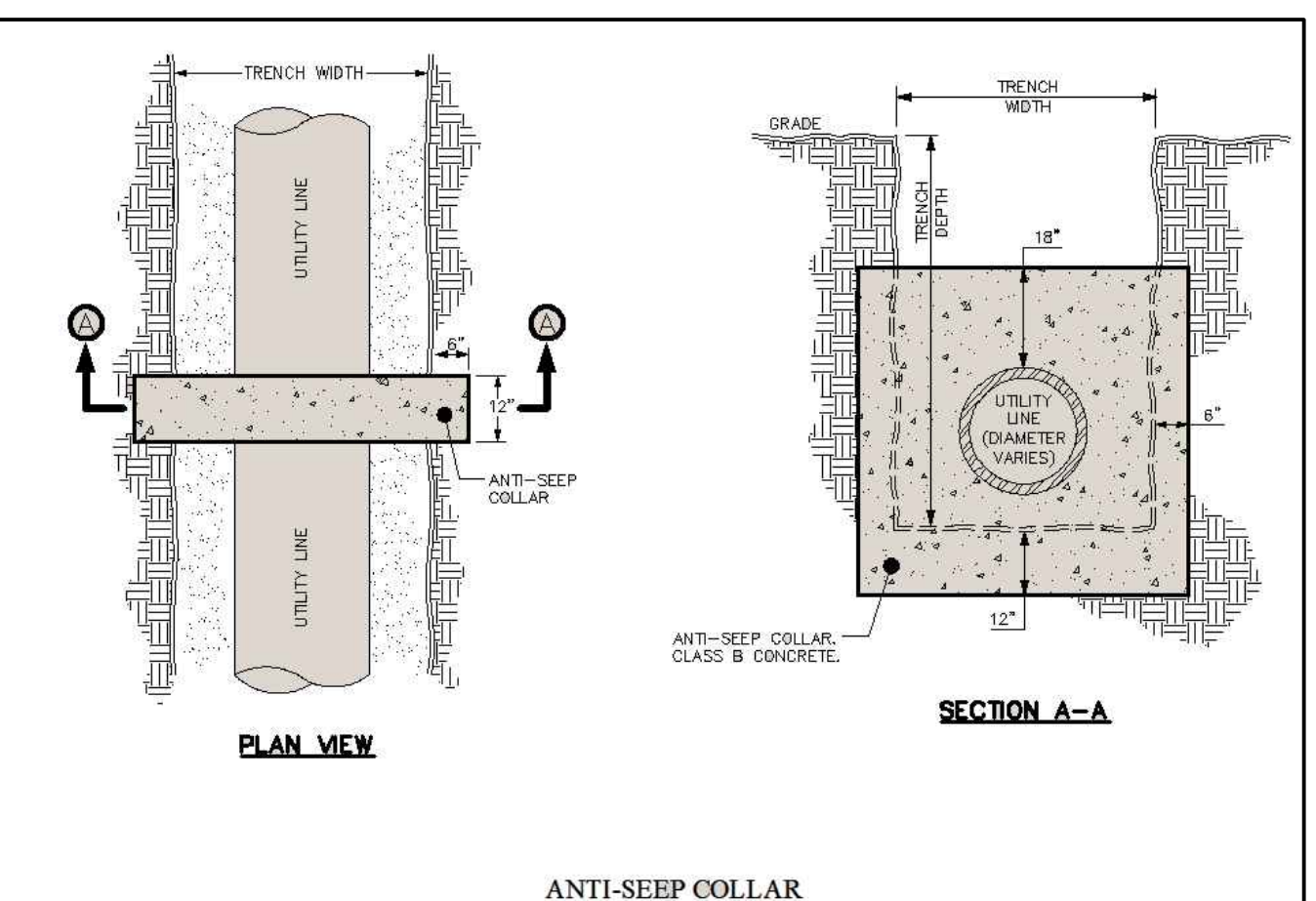


Table 1: Clay Liner Specifications (Source: VADCR, 1999).

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	Cm/sec	1×10^{-6}
Plasticity Index of Clay	ASTM D-423/424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of standard proctor density



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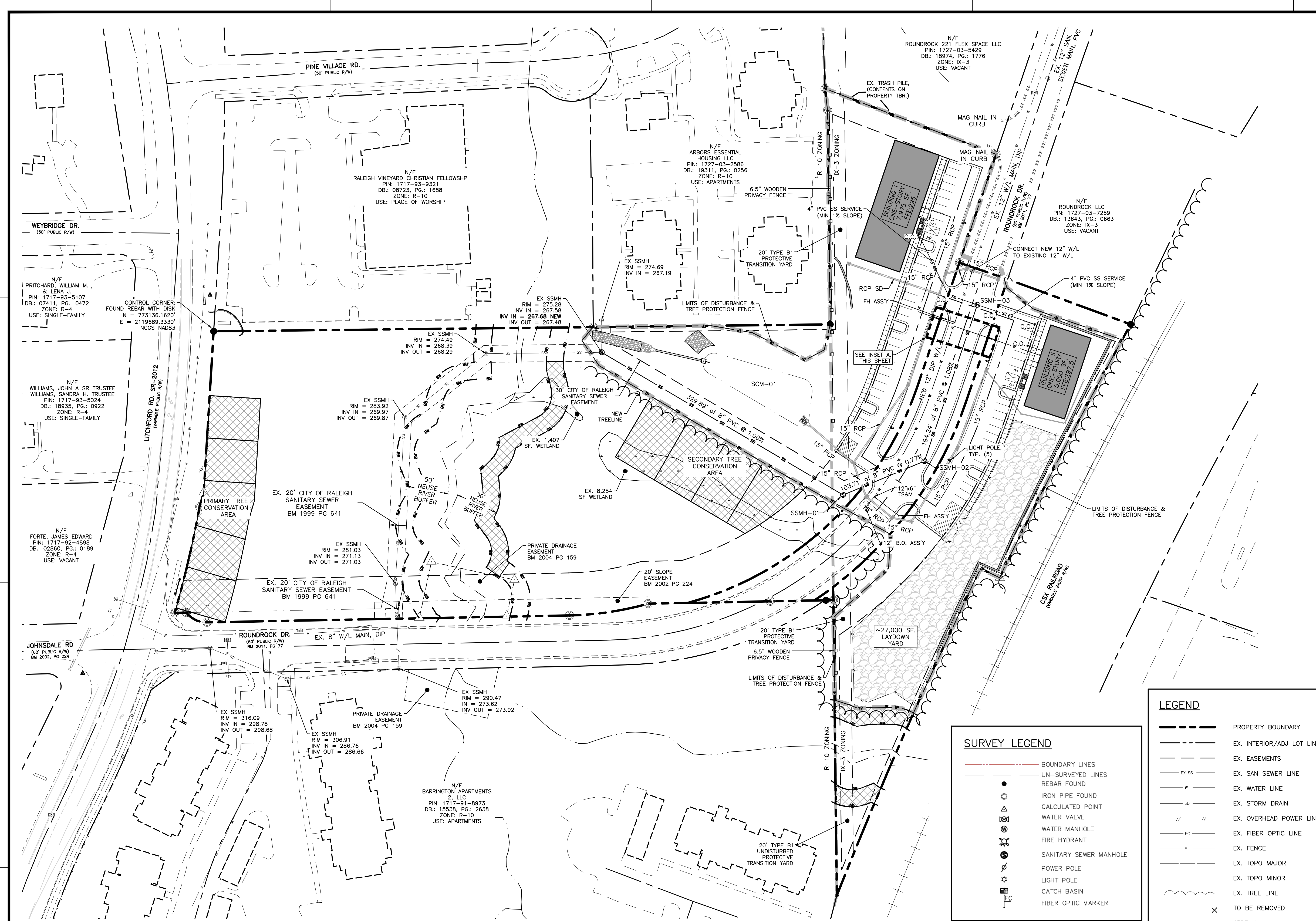
SCM PLAN

Job Code: **CGLR**

Dwg No.
ASR 3.1

STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO 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 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH PUBLIC UTILITIES PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 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 1" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' 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 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@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.
- THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- 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 CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



LEGEND

---	PROPERTY BOUNDARY
- - -	EX. INTERIOR/ADJ LOT LINE
- - -	EX. EASEMENTS
- - -	EX. SAN SEWER LINE
- - -	EX. WATER LINE
- - -	EX. STORM DRAIN
- - -	EX. OVERHEAD POWER LINE
- - -	EX. FIBER OPTIC LINE
- - -	EX. FENCE
- - -	EX. TOPO MAJOR
- - -	EX. TOPO MINOR
- - -	EX. TREE LINE
X	TO BE REMOVED
- - -	STREAM

SURVEY LEGEND

---	BOUNDARY LINES
- - -	UN-SURVEYED LINES
○	REBAR FOUND
○	IRON PIPE FOUND
○	CALCULATED POINT
○	WATER VALVE
○	WATER MANHOLE
○	FIRE HYDRANT
○	SANITARY SEWER MANHOLE
○	POWER POLE
○	LIGHT POLE
○	CATCH BASIN
○	FIBER OPTIC MARKER

GENERAL NOTES

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UTILITY NOTES

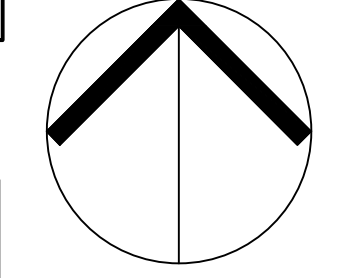
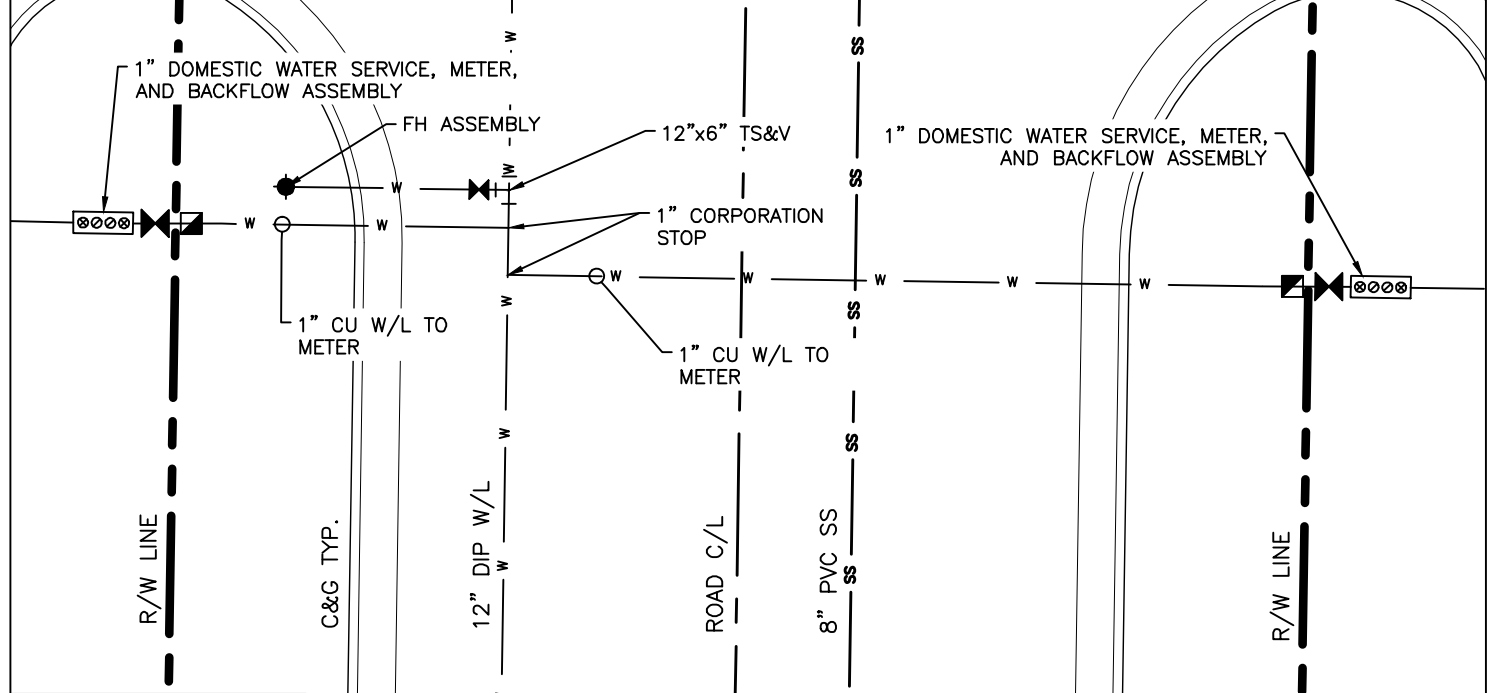
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- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

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

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



NORTH
UTILITY
PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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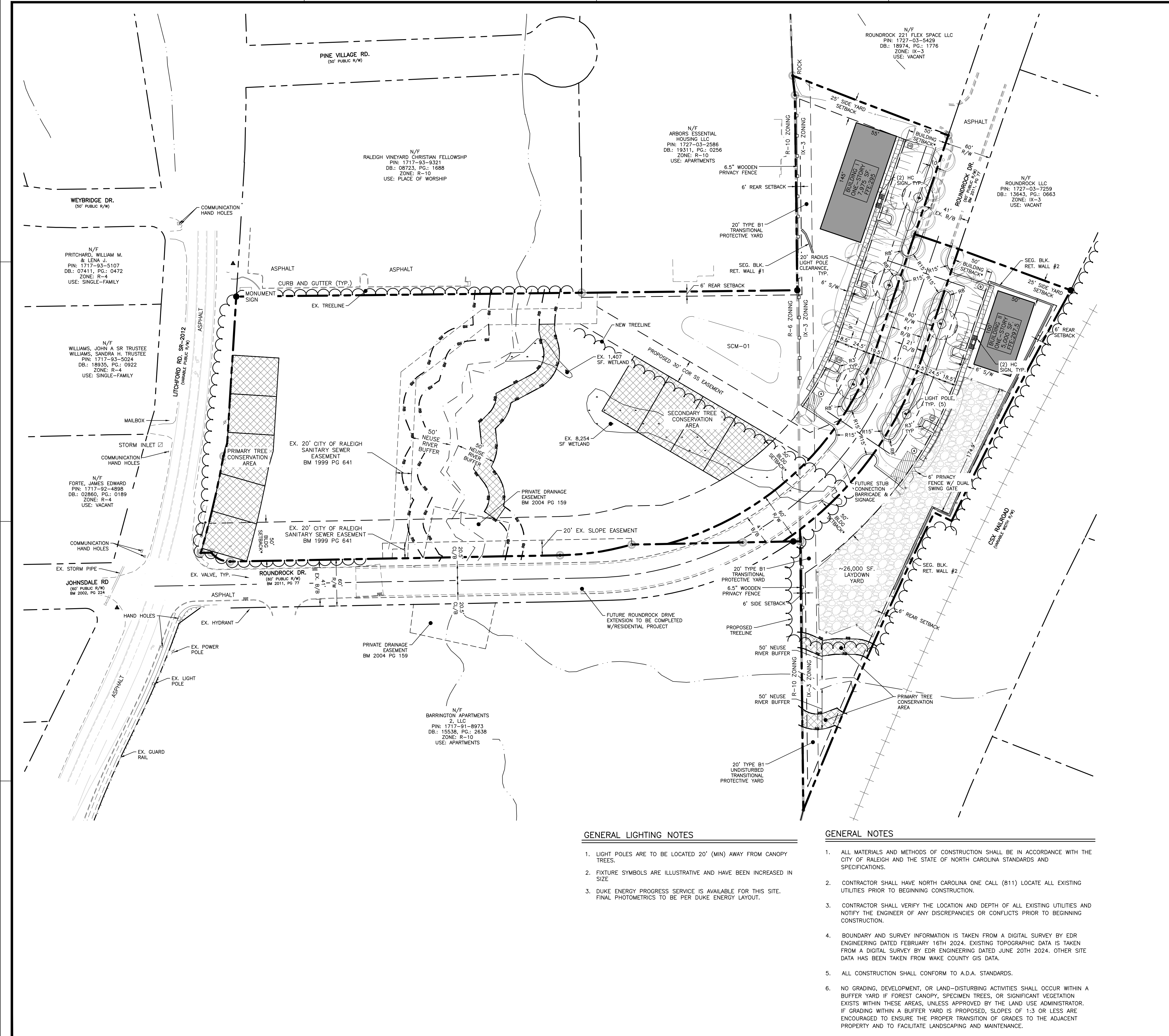
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ADMINISTRATIVE
 SITE REVIEW

UTILITY
 PLAN

Job Code: **CGLR**


Dwg No.
**ASR
 4.0**



- GENERAL LIGHTING NOTES**
1. LIGHT POLES ARE TO BE LOCATED 20' (MIN) AWAY FROM CANOPY TREES.
 2. FIXTURE SYMBOLS ARE ILLUSTRATIVE AND HAVE BEEN INCREASED IN SIZE.
 3. DUKE ENERGY PROGRESS SERVICE IS AVAILABLE FOR THIS SITE. FINAL PHOTOMETRICS TO BE PER DUKE ENERGY LAYOUT.

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Outdoor Lighting
Shoobox LED



The energy efficient Shoobox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoobox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED (Light Emitting Diode) 205, 420, 530 watts

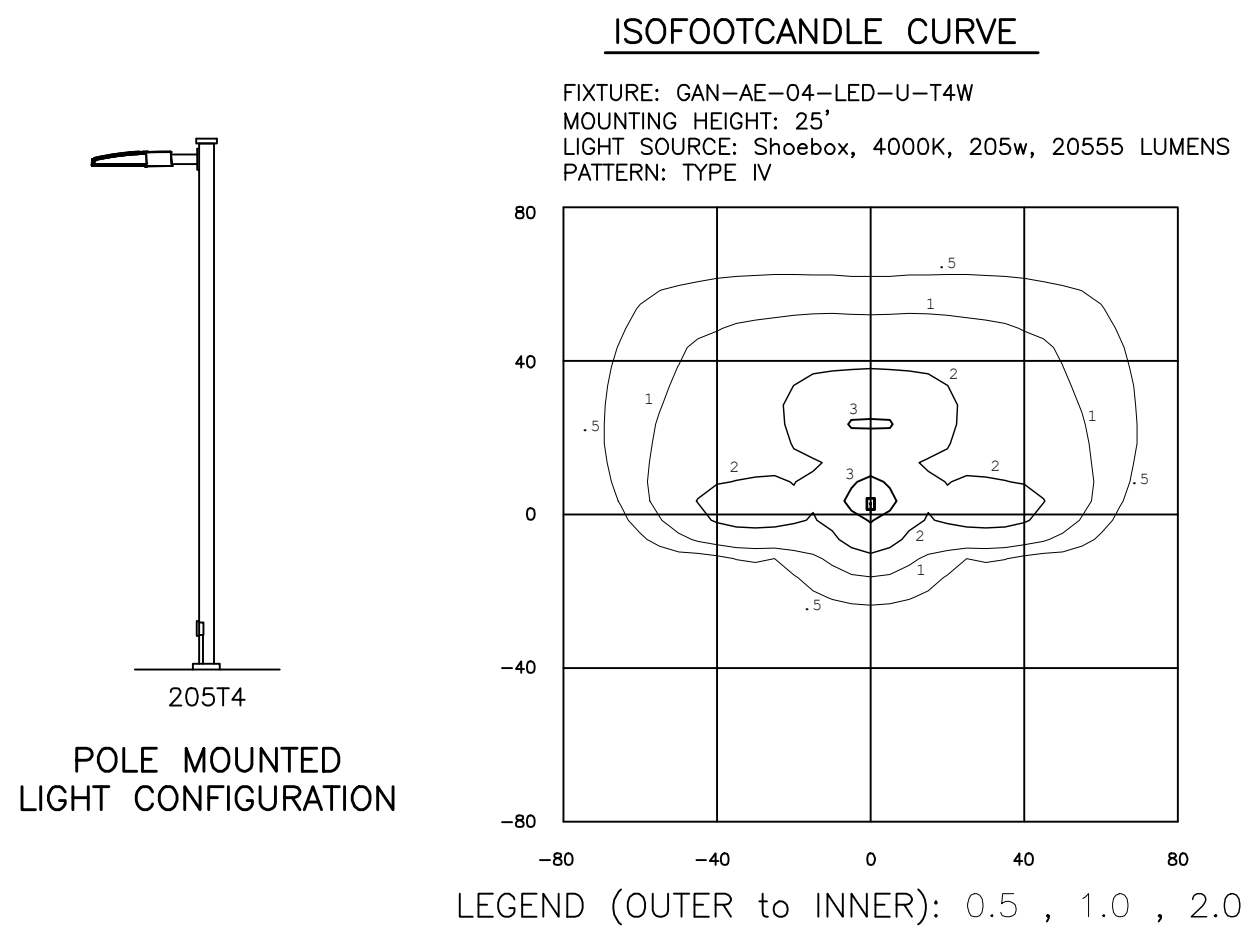
Mounting heights 30', 36', 25'

Colors Black, Bronze, Gray, White

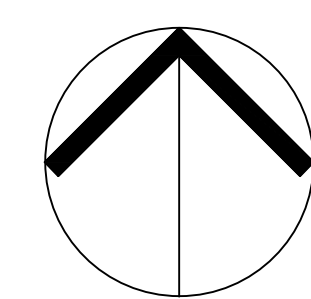
Poles Fiberglass (205W only, 1 or 2 fixtures per pole), Decorative tapered metal, Decorative square metal

Note: 20' pole available in black or bronze only.

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.768.6477.



POLE MOUNTED LIGHT CONFIGURATION



NORTH LIGHTING PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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DATE:
30 AUG 2024

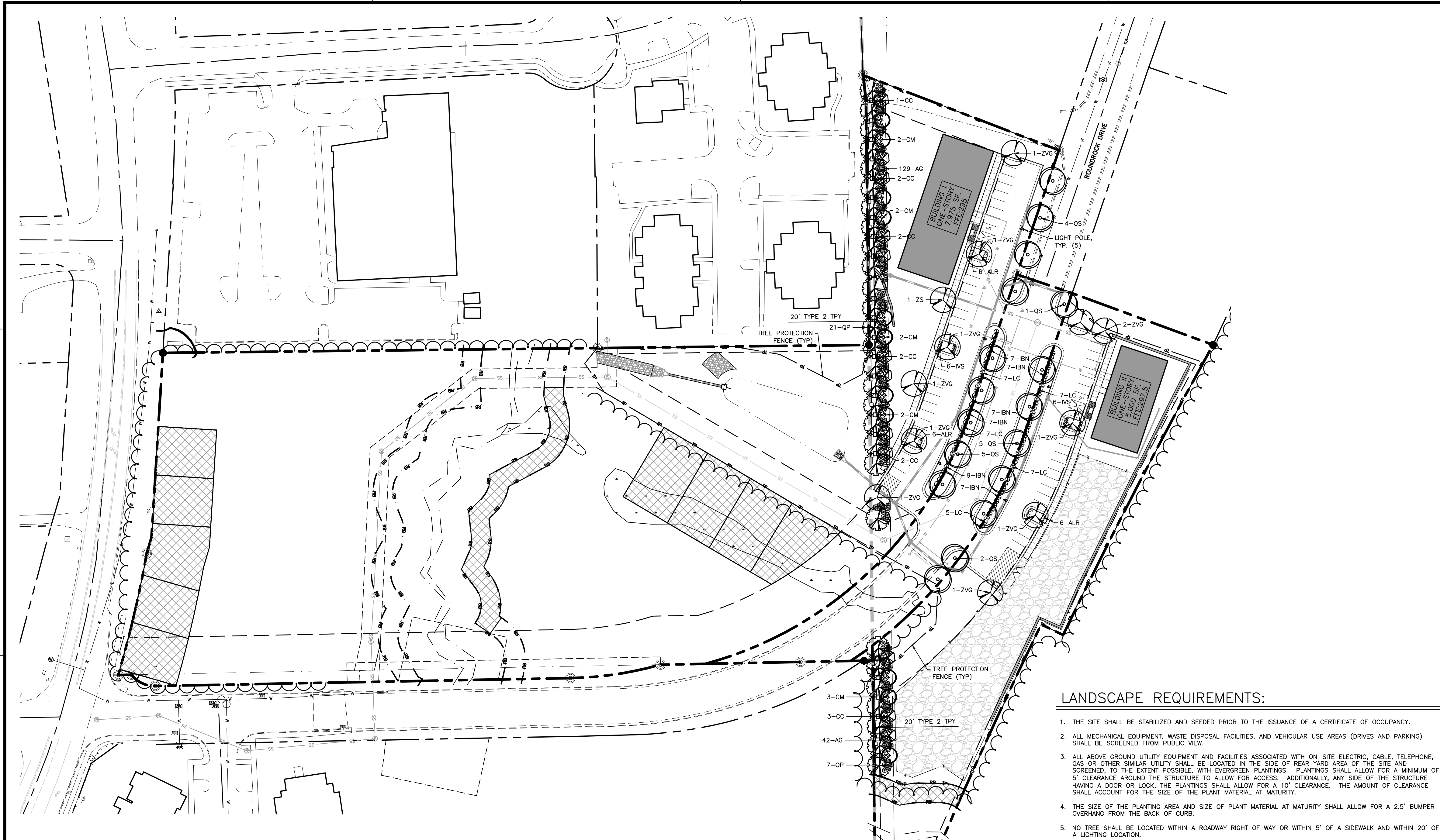
ADMINISTRATIVE SITE REVIEW

LIGHTING PLAN

Job Code: **CGLR**

Dwg No.
ASR 4.1

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OVERALL PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE	MATURE HEIGHT/CROWN	ROOT	REMARKS	LOCATION
SHADE TREES									
QS	16	QUERCUS SHUMARDII	SHUMARD OAK	10'	3" CAL.	50'/50'	B&B	DECIDUOUS	STREET TREE
QP	22	QUERCUS PALUSTRIS	PIN OAK	10'	3" CAL.	50'/30'	B&B	DECIDUOUS	TPY
ZVG	15	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	10'	3" CAL.	50'/40'	B&B	DECIDUOUS	PARKING LOT
UNDERSTORY TREES									
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	6" HT. MIN.	1.5" CAL.	20'/15'	B&B	SINGLE-STEM	TPY
CM	11	MAGNOLIA x 'JANE'	JANE MAGNOLIA	6" HT. MIN.	1.5" CAL.	20'/10'	B&B	SINGLE-STEM	TPY
SHRUBS									
AG	171	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" HT. MIN.	5 GAL.	6'/6'	CONT.	EVERGREEN	TPY
ALR	148	ABELIA GRANDIFLORA 'LITTLE RICHARD'	LITTLE RICHARD GLOSSY ABELIA	24" HT. MIN.	3 GAL.	4'/4'	CONT.	EVERGREEN	VUA
IBN	56	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT. MIN.	5 GAL.	6'/6'	CONT.	EVERGREEN	VUA SCREEN
IVS		ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS DWARF YAUPON HOLLY	24" HT. MIN.	3 GAL.	4'/4'	CONT.	EVERGREEN	VUA
LC	46	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND LOROPETALUM	24" HT. MIN.	5 GAL.	6'/6'	CONT.	EVERGREEN	VUA SCREEN

PLANTING NOTES:
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSESMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

SYMBOLS: B&B = BALLED & BURLIAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, (R) = TO REMAIN, O.C. = ON-CENTER.

MULCH: MULCH ALL BED AREAS WITH SHREDDED PINE MULCH TO A DEPTH OF 3".

LANDSCAPE NOTES:
 1. * ANY TREES IN SIGHT TRIANGLES WILL BE LIMBED UP TO A HEIGHT OF 8'. ALL SHRUBS LOCATED IN SIGHT TRIANGLES WILL BE MAINTAINED BELOW 2'.
 2. STREET TREE LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE FIELD ADJUSTED TO AVOID DRIVEWAYS AND UTILITY SERVICES. THE FINAL NUMBER OF TREES WILL NOT CHANGE.
 3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 4. ALL SHRUB SPECIES SHALL REACH A MINIMUM OF 36" WITHIN THREE YEARS OF INSTALLATION.

STREET TREE REQUIREMENT CALCULATIONS:

ROUNDROCK DR. EAST TOTAL FRONTAGE: 320 LF.
 SHADE TREES REQUIRED(1/40'): 8 REQ'D
 SHADE TREES PROVIDED: 8 PROV.

ROUNDROCK DR. WEST TOTAL FRONTAGE: 394 LF.
 SHADE TREES REQUIRED(1/40'): 9 REQ'D
 SHADE TREES PROVIDED: 5 PROV.

TPY REQUIREMENT CALCULATIONS:

NORTH TYPY LENGTH: 430 LF.
 SHADE TREES REQUIRED (5/100'): 21 REQ'D
 SHADE TREES PROVIDED: 21 PROV.
 UNDERSTORY TREES REQUIRED (4/100'): 17 REQ'D
 UNDERSTORY TREES PROVIDED: 17 PROV.
 SHRUBS REQUIRED (30/100'): 129 REQ'D
 SHRUBS PROVIDED: 129 PROV.

TREE COVERAGE REQUIREMENT:

1 SHADE TREE FOR EVERY 2,000 SF. OF PARKING AREA

PARKING AREA EAST: 11,302 SF.
 SHADE TREES REQUIRED: 5
 SHADE TREES PROVIDED: 6

PARKING AREA WEST: 15,230 SF.
 SHADE TREES REQUIRED: 7
 SHADE TREES PROVIDED: 7

LANDSCAPE REQUIREMENTS:

- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED TO THE EXTENT POSSIBLE WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
- NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT OF WAY OR WITHIN 5' OF A SIDEWALK AND WITHIN 20' OF A LIGHTING LOCATION.
- ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
- WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE CITY OF RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- UPON ESTABLISHMENT OF FINISHED GRADES AND PRIOR TO BEGINNING INSTALLATION OF ANY TREES, A SOIL AMENDMENT SCHEDULE FOR ALL TREE PLANTINGS SHALL BE PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT AND BE PROVIDED TO THE CITY OF RALEIGH PLANNING DEPARTMENT.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A CERTIFIED STATEMENT SHALL BE PROVIDED TO TOWN STAFF SITE INSPECTOR ATTESTING TO THE FACT THAT THE SOIL AMENDMENT SCHEDULE WAS FOLLOWED AS SPECIFIED IN THE APPROVED SITE AND/OR SUBDIVISION PLAN. THIS STATEMENT SHALL BE CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED ARBORIST, OR OTHER SPECIALIST AS DETERMINED ACCEPTABLE BY THE PLANNING DIRECTOR.
- THE PROPERTY OWNER OR DEVELOPER SHALL PROVIDE FOR CONTINUOUS MAINTENANCE OF THE LANDSCAPE AREAS AFTER OCCUPANCY OF THE BUILDING. THE PROPERTY OWNER SHALL ENSURE THAT PERFORMANCE CRITERIA WITHIN THIS ORDINANCE AND/OR INCLUDED ON THE APPROVED SITE AND/OR SUBDIVISION PLAN ARE MET. FAILURE TO CORRECT DEFICIENCIES IN A TIMELY MANNER SHALL RESULT IN A CITATION FOR VIOLATION OF THIS ORDINANCE IN ACCORDANCE WITH CHAPTER 11.
- ALL FOUNDATION PLANTINGS SHALL BE DESIGNED TO CITY OF RALEIGH UDO SECTION REQUIREMENTS. THE CITY OF RALEIGH SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS BASED ON ACTUAL FIELD CONDITIONS.

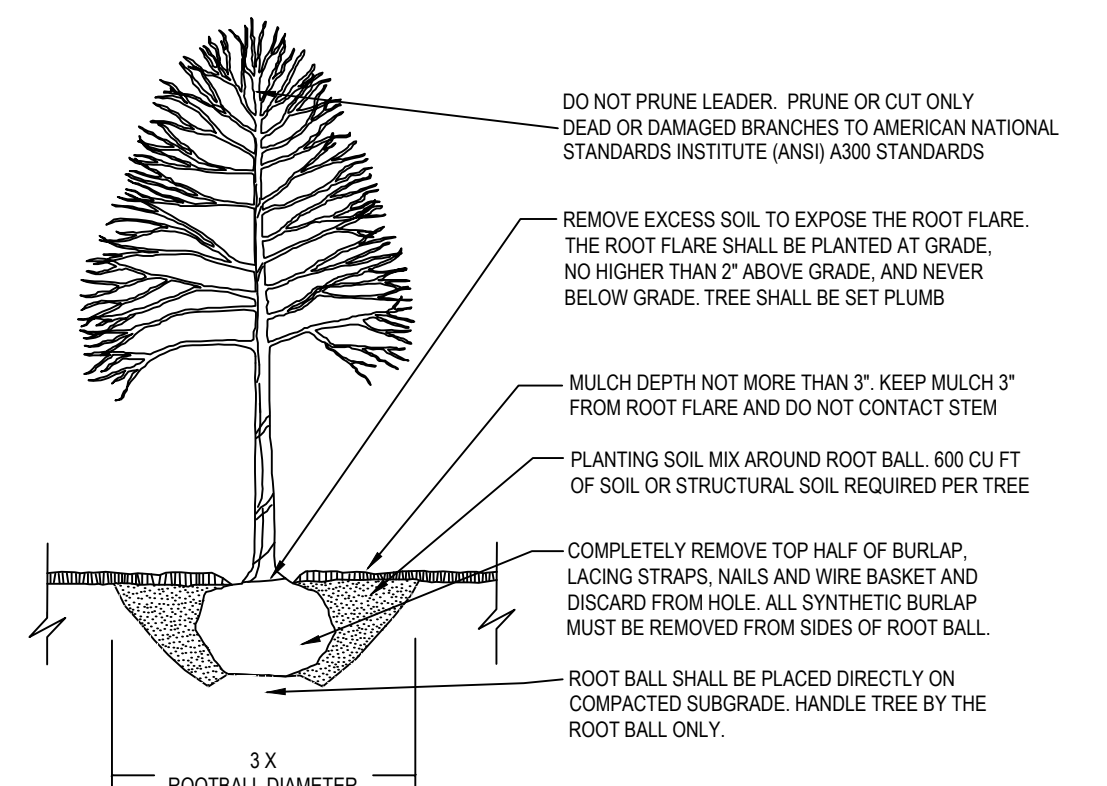
LANDSCAPE MAINTENANCE PLAN:

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT LIMITED TO:

- FERTILIZATION:** FERTILIZE LAWNS TWICE PER YEAR (FEBRUARY 15-MARCH 15 AND AGAIN SEPTEMBER 1-OCTOBER 31) ACCORDING TO SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING THE GROWING SEASON PER SOIL TEST.
- PRUNING:** PRUNING SHALL BE LIMITED TO REMOVAL OF DEAD WOOD OR BRANCHES FOR TREES OR FOR SIGHT DISTANCES/SAFETY REASONS. THE ANSI A300 STANDARDS SHOULD BE ADHERED TO. THE PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT EXCEPT FOR SHEARED HEDGES.
- WEED CONTROL:** PRE-EMERGENT WEED CONTROL FOR SHRUB BEDS MAY BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE MAY BE APPLIED AND SHALL BE SPECIFIC TO THE PROBLEM.
- MULCHING:** MULCHING SHALL BE MAINTAINED AT A DEPTH OF 2-3" IN SHRUB BEDS. MULCH SHALL BE REAPPLIED EVERY TWO YEARS, AS NECESSARY TO MAINTAIN THE AVERAGE DEPTH OF THE PLANT BED.
- MOWING:** PRIMARY FESCUE LAWNS SHALL BE MAINTAINED AT A HEIGHT OF 3" AND SHALL BE MOWED APPROXIMATELY 30 TIMES PER YEAR. SECONDARY TURF AREAS MAY BE MAINTAINED HIGHER AND LESS FREQUENTLY. WARM SEASON GRASSES SHALL BE MOWED AS NEEDED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE SPECIES OF TURF GRASS.
- PLANT PROTECTION:** AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
- IRRIGATION:** IF ANY IRRIGATION SYSTEM IS UTILIZED, THE SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON. (PENDING CITY OF RALEIGH WATER/IRRIGATION SUPPLIES.)
- PLANT REPLACEMENT:** ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER DATE OF PLANTING SHALL BE REPLACED DURING THE NEXT PLANTING SEASON. ALSO, ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES SHALL BE REPLACED DURING THE NEXT PLANTING SEASON.

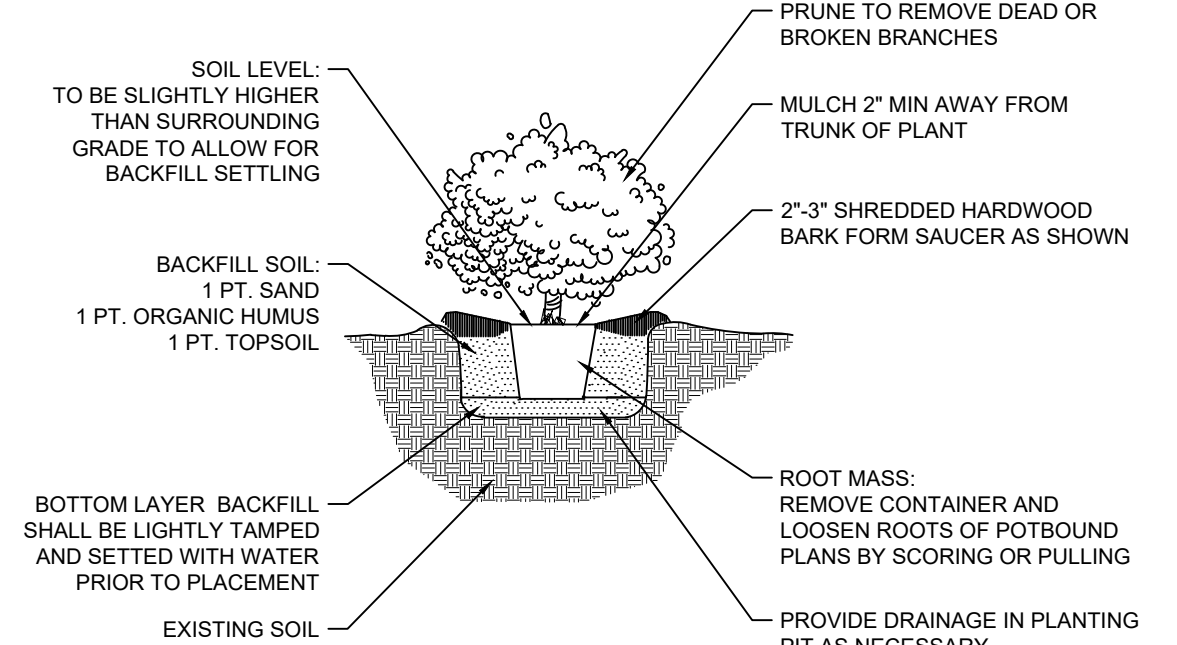
REMOVAL OF DISEASE INFESTED MATERIAL SHALL BE ALLOWED SO LONG AS REQUIRED SHRUBS ARE REPLACED AT THE REQUIRED RATES AND SIZES.

FAILURE TO MAINTAIN REQUIRED LANDSCAPE AREAS SHALL CONSTITUTE A VIOLATION OF THIS UDO ENFORCEABLE UNDER THE PROVISIONS OF SECTION 10-ENFORCEMENT.



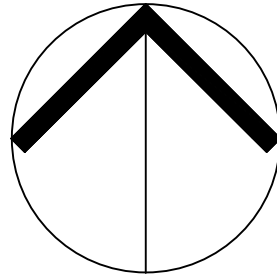
- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
TPP-03		



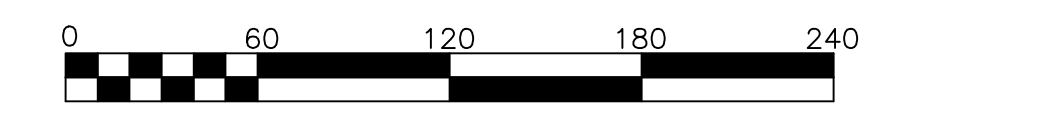
- NOTES:**
- TO PROMOTE AERATION AND PERCOLATION IN HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING GRADE AS SHOWN.
 - PROVIDE AN EARTH SAUCER FOR WATER RETENTION.
 - BACKFILL WITH 80% PARENT MATERIAL AND 20% DECOMPOSED ORGANIC MATERIAL BY VOLUME WELL MIXED AS APPROVED BY THE ARCHITECT.
 - PROVIDE 6" MINIMUM OF BACKFILL ON EACH SIDE OF ROOTBALL TO PROMOTE RAPID REESTABLISHMENT.
 - PROVIDE MINIMUM 4" THICK PINE STRAW IN 5" WIDE PLANTING BED OR AS DIRECTED ON PLANS.
 - SHRUBS WILL HAVE A MINIMUM 1 YEAR WARRANTY FROM DATE OF INSTALLATION.

SHRUB PLANTING DETAIL		
SPD-01		



NORTH LANDSCAPE PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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 E-Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW FOR:
THE CIVIL GROUP
 6850 LITCHFORD RD.
 RALEIGH, NORTH CAROLINA

Drawn By: **RLA**
 Checked By: **SRN**

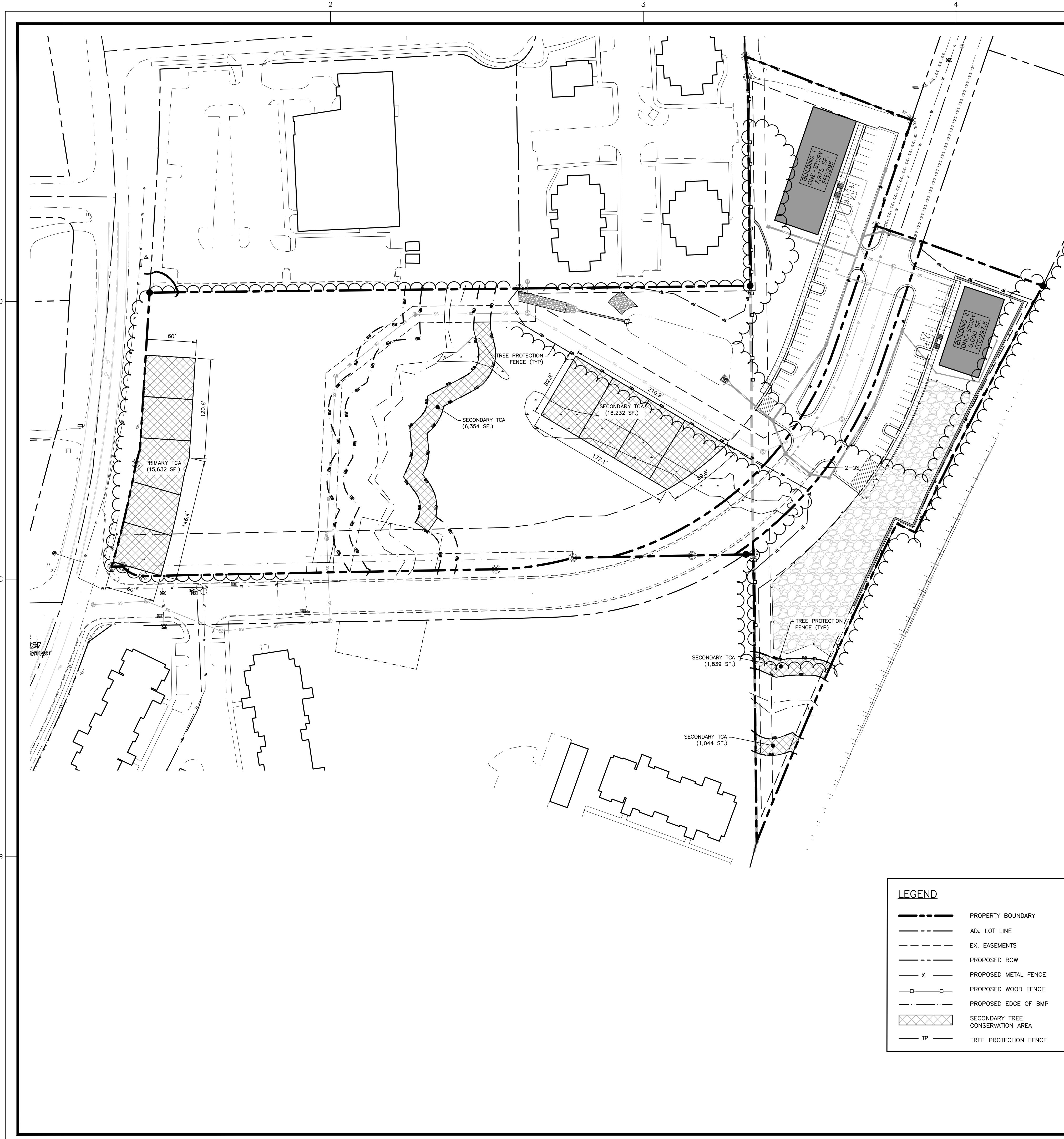
DATE: 30 AUG 2024

Job Code: **CGLR**

LANDSCAPE PLAN

Dwg No. **5.0**

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Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

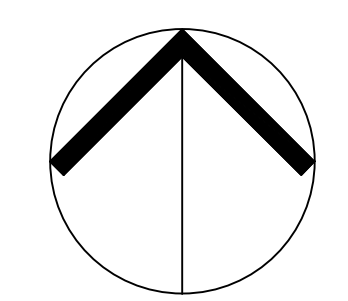
Project Name: Litchford Rd

Gross Site Acres:	9.40	ac
Right-of-way to be dedicated with this project:	0.67	ac
Net Site Acres:	8.73	ac

	Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1	0	ac 0 %
1. Primary Tree Conservation Area - SHOD 2	0	ac 0 %
2. Primary Tree Conservation Area - Parkway Frontage	0	ac 0 %
3. Primary Tree Conservation Area - CM	0	ac 0 %
4. Primary Tree Conservation Area - MPOD	0	ac 0 %
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	0	ac 0 %
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	0.20	ac 2.29 %
7. Primary Tree Conservation Area - 45% Slopes	0	ac 0 %
8. Primary Tree Conservation Area -Thoroughfare	0.36	ac 4.12 %
Subtotal of Primary Tree Conservation Areas:	0.56	ac 6.41 %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		
	0	ac 0 %
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		
	0.37	ac 4.24 %
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)		
	0	ac 0 %
Subtotal of Secondary Tree Conservation Areas:	0.37	ac 4.24 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.93	ac 10.65 %
UDO 9.1.8. Watershed Protection Overlay Districts		
UWPOD - Wooded Area (preserved)		ac %
UWPOD - Wooded Area (planted)		ac %
FWPOD - Wooded Area (preserved)		ac %
FWPOD - Wooded Area (planted)		ac %
SWPOD - Wooded Area (preserved)		ac %
SWPOD - Wooded Area (planted)		ac %

LEGEND

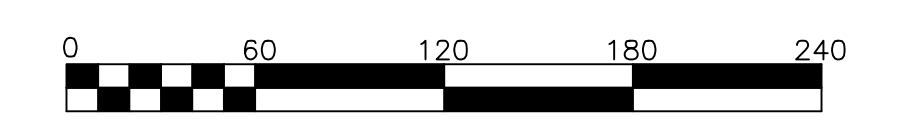
	PROPERTY BOUNDARY
	ADJ LOT LINE
	EX. EASEMENTS
	PROPOSED ROW
	PROPOSED METAL FENCE
	PROPOSED WOOD FENCE
	PROPOSED EDGE OF BMP
	SECONDARY TREE CONSERVATION AREA
	TREE PROTECTION FENCE



NOT FOR CONSTRUCTION

NORTH
TREE CONSERVATION
AREA PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS

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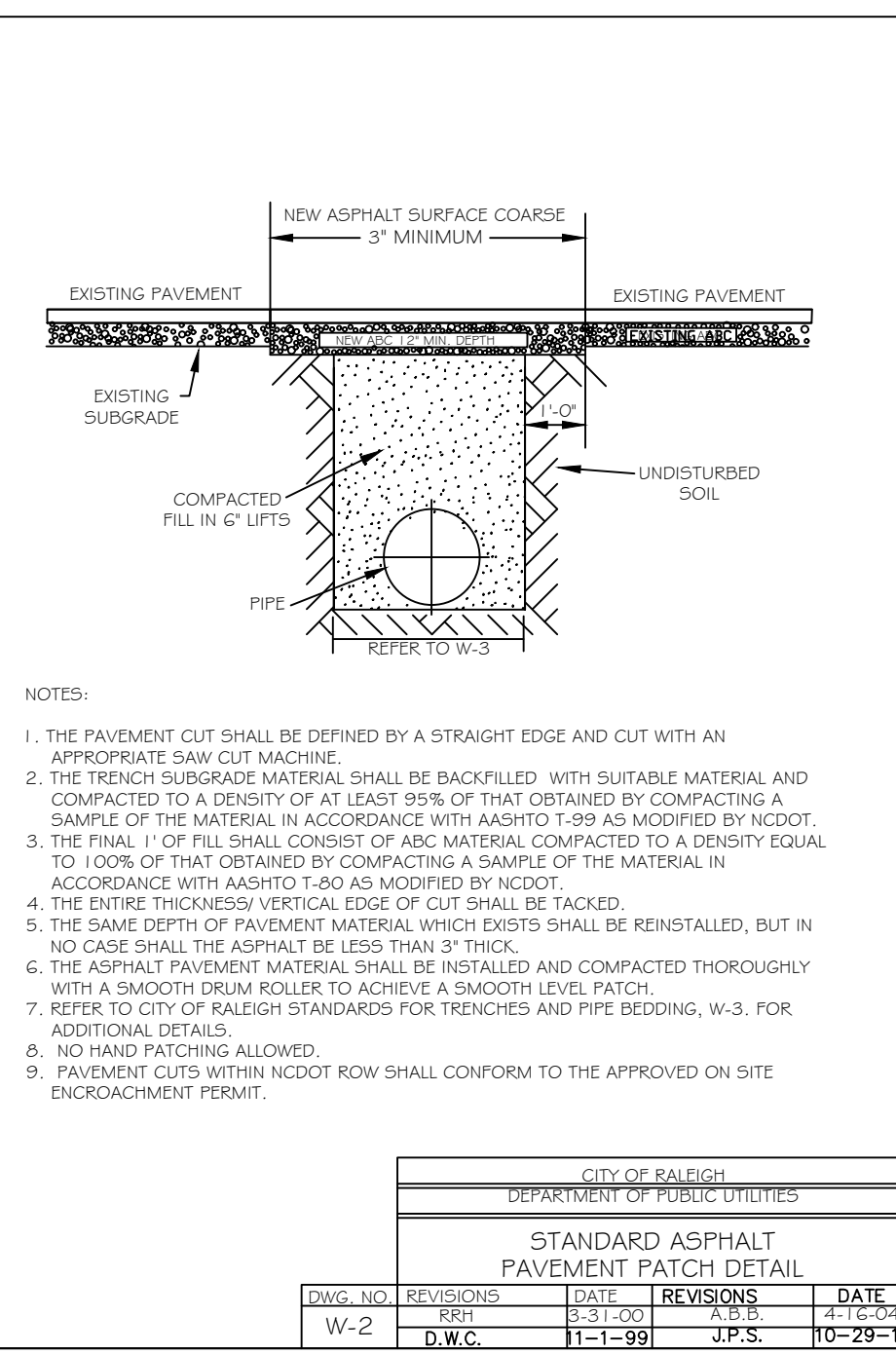
ADMINISTRATIVE
SITE REVIEW

TREE
CONSERVATION
AREA
PLAN

Job Code: CGLR

Dwg No.
**SITE
5.1**

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DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	1-1-99	A.B.B.	10-29-10
	D.W.C.	1-1-99	J.P.S.	10-29-10

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.

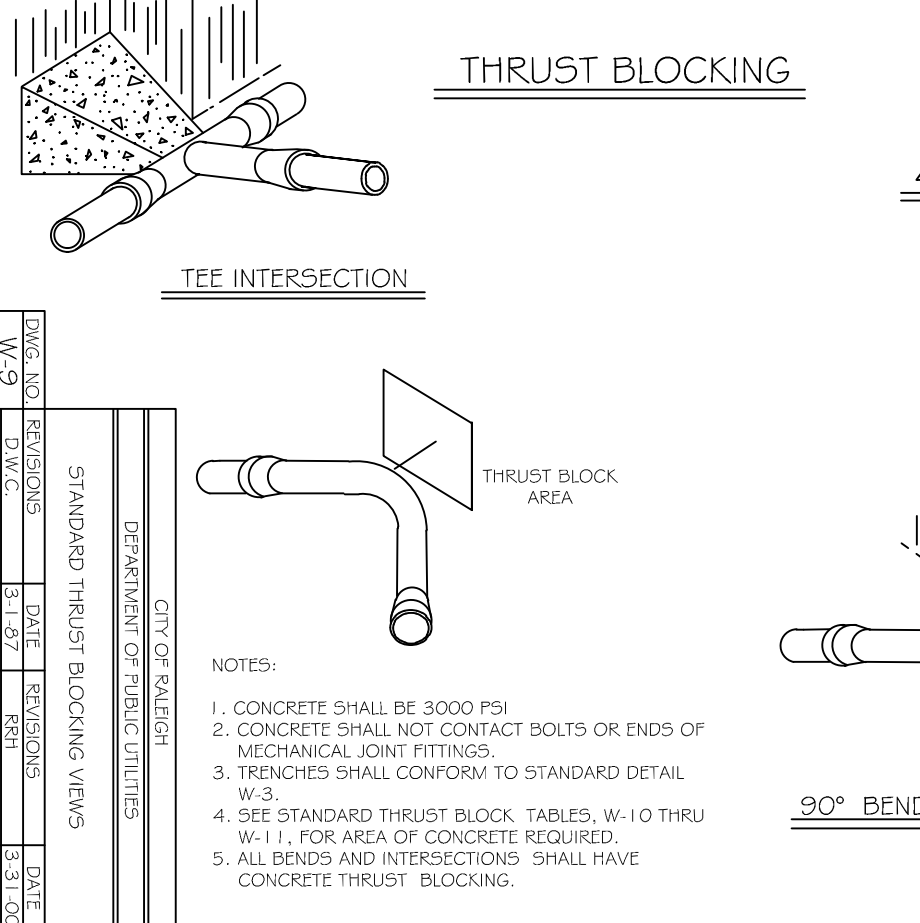
ALL AREAS GIVEN IN SQUARE FEET

PIPE SIZE	90° BEND	45° BEND	TEE INTERSECTION	THRUST BLOCKING
6"	1,108	1	1	1
11 1/4"	3,922	1	2	1
22 1/2"	4,328	2	3	1
45"	7,996	2	4	1
90"	5,655	2	3	1
12"	1,970	1	1	1
18"	3,922	1	2	1
24"	7,844	2	4	1
30"	14,215	4	8	2
36"	10,053	3	5	2
42"	4,433	2	3	1
48"	8,826	3	5	2
54"	17,312	5	9	3
60"	31,983	8	16	4
66"	22,619	6	12	3
72"	7,881	2	4	1
78"	15,691	4	8	2
84"	30,779	8	16	4
90"	56,861	15	29	8
96"	40,213	10	21	5

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

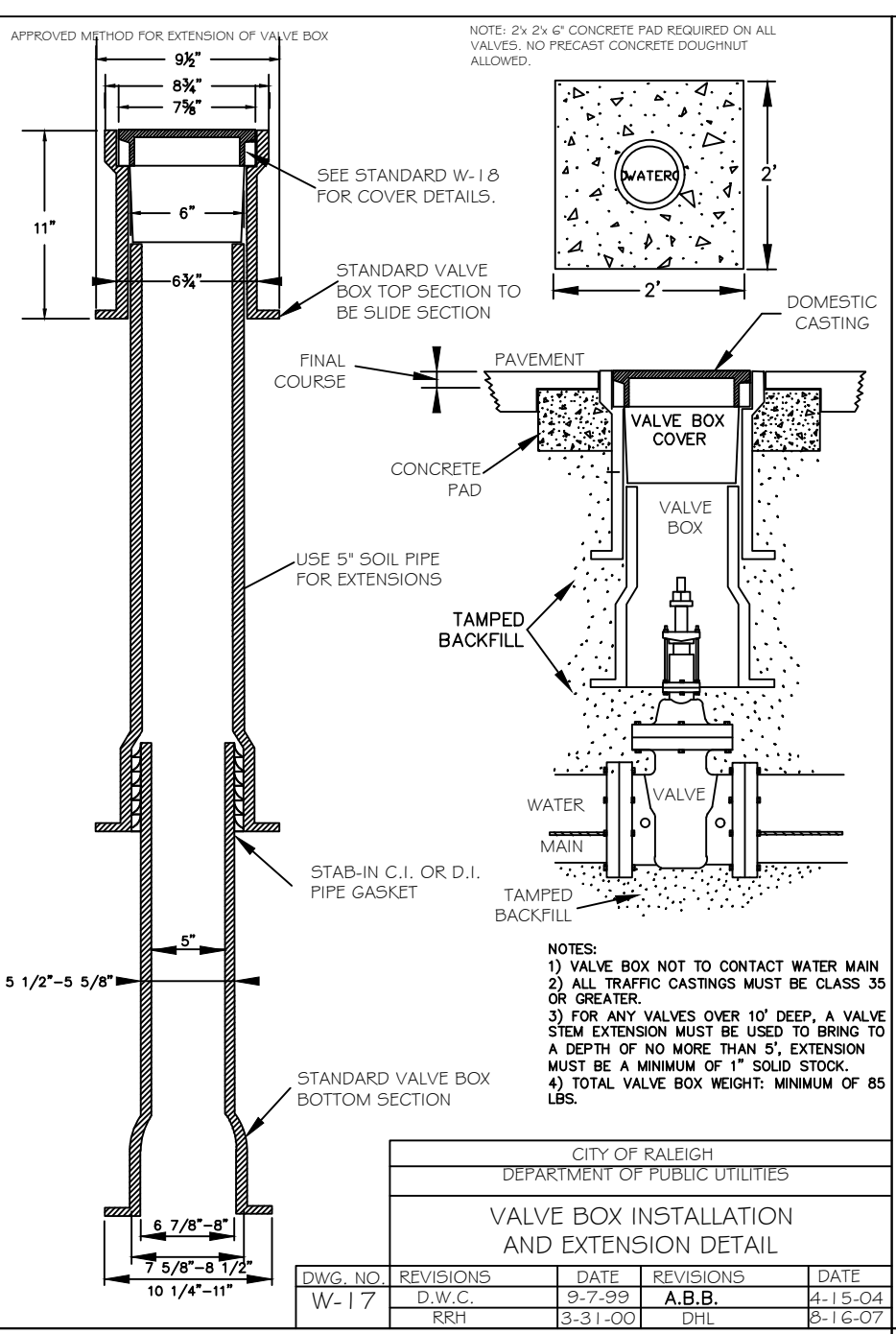
USE C-30 BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	RRH	8-23-99	A.B.B.	11-1-10
	D.W.C.	8-23-99	J.P.S.	11-1-10

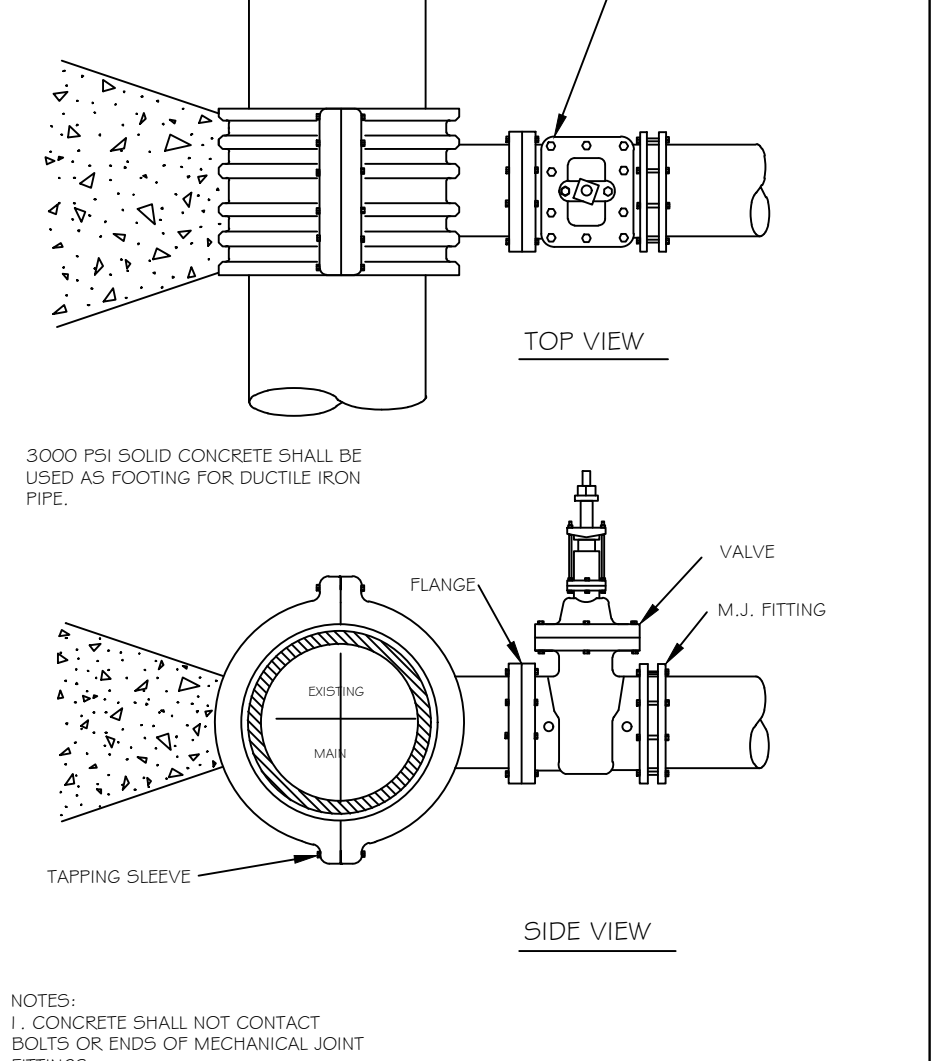


STANDARD THRUST BLOCKING QUANTITY TABLE

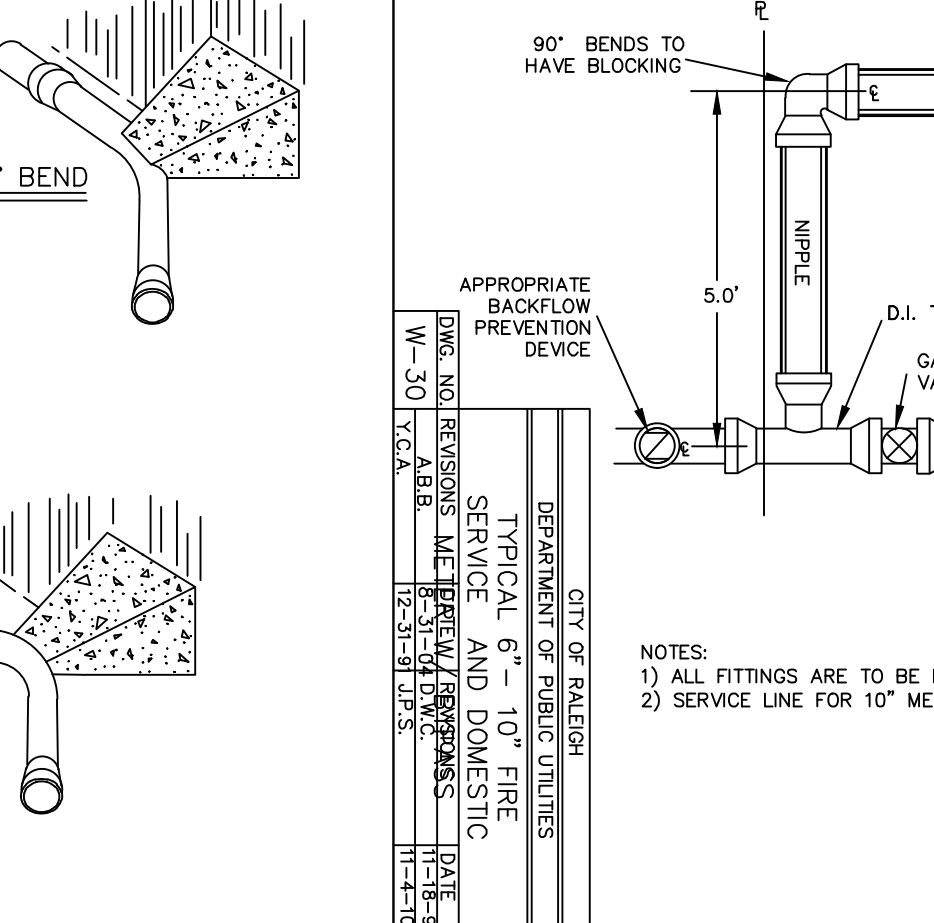
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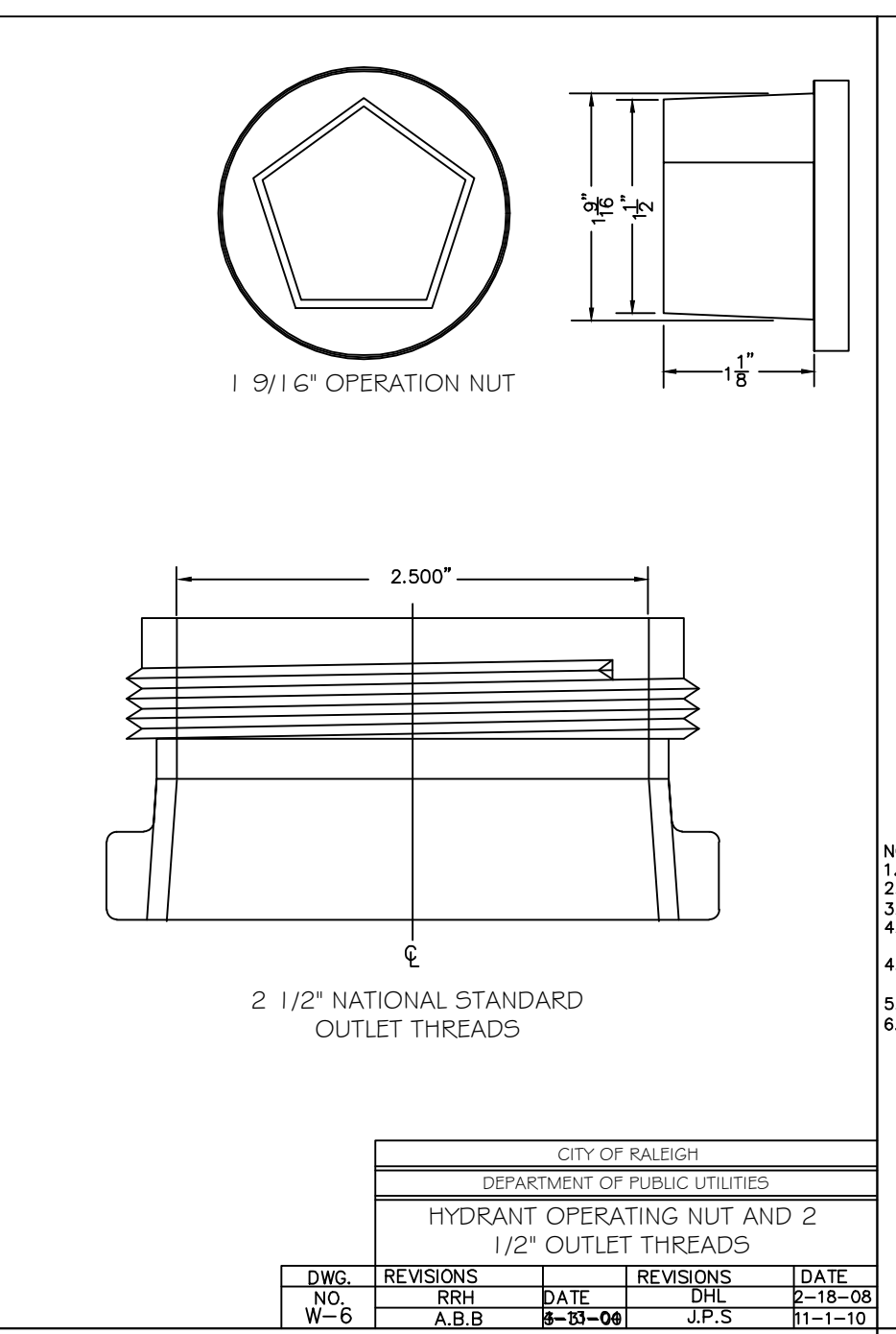
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	D.W.C.	8-23-99	J.P.S.	11-13-04



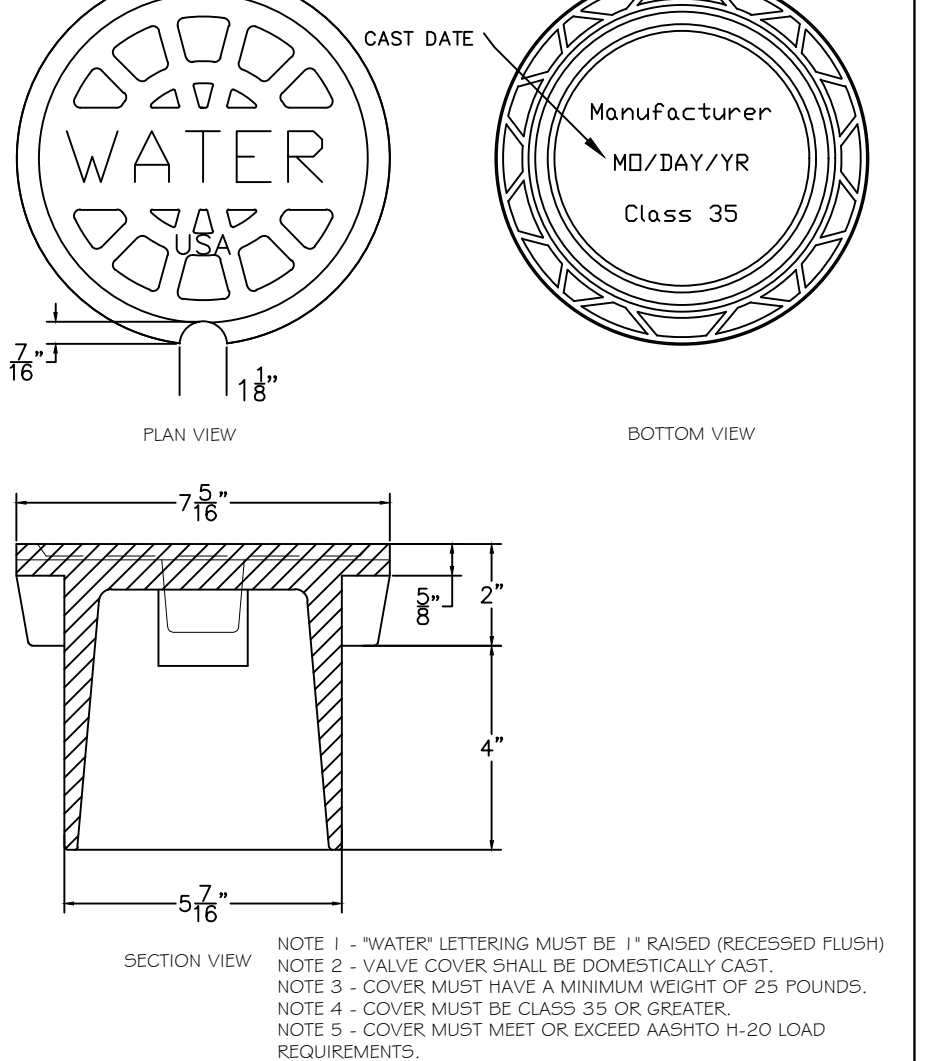
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	D.W.C.	2-21-99	J.P.S.	3-31-00



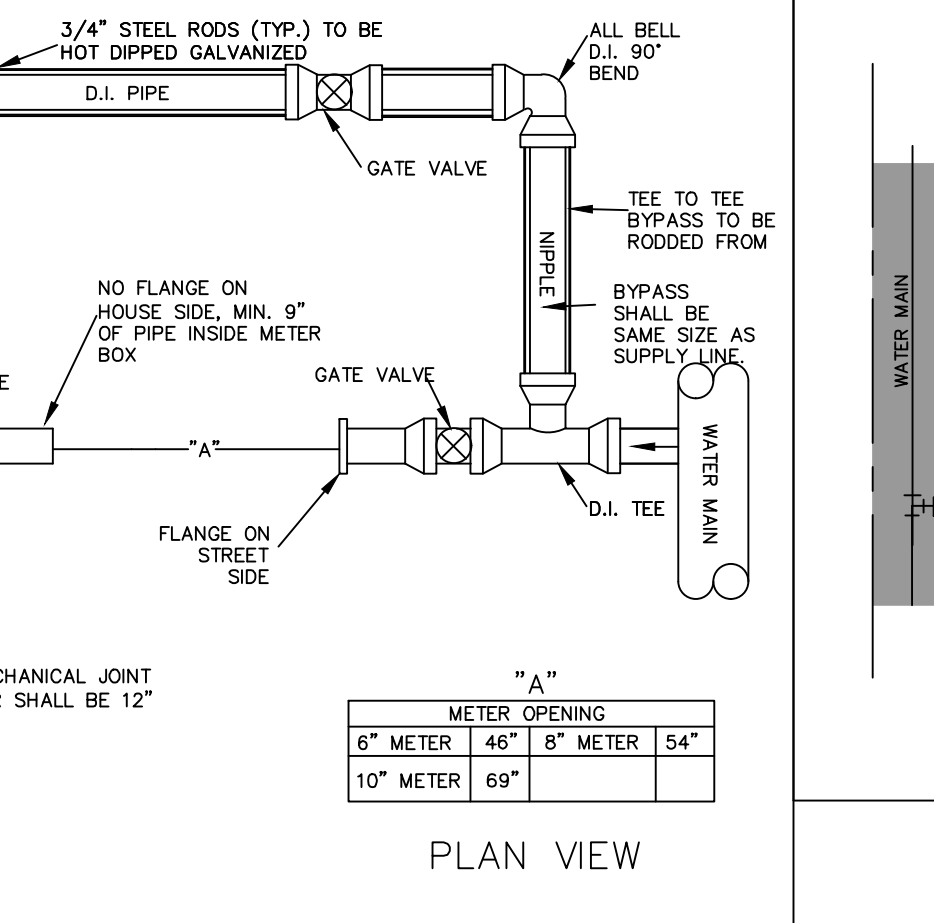
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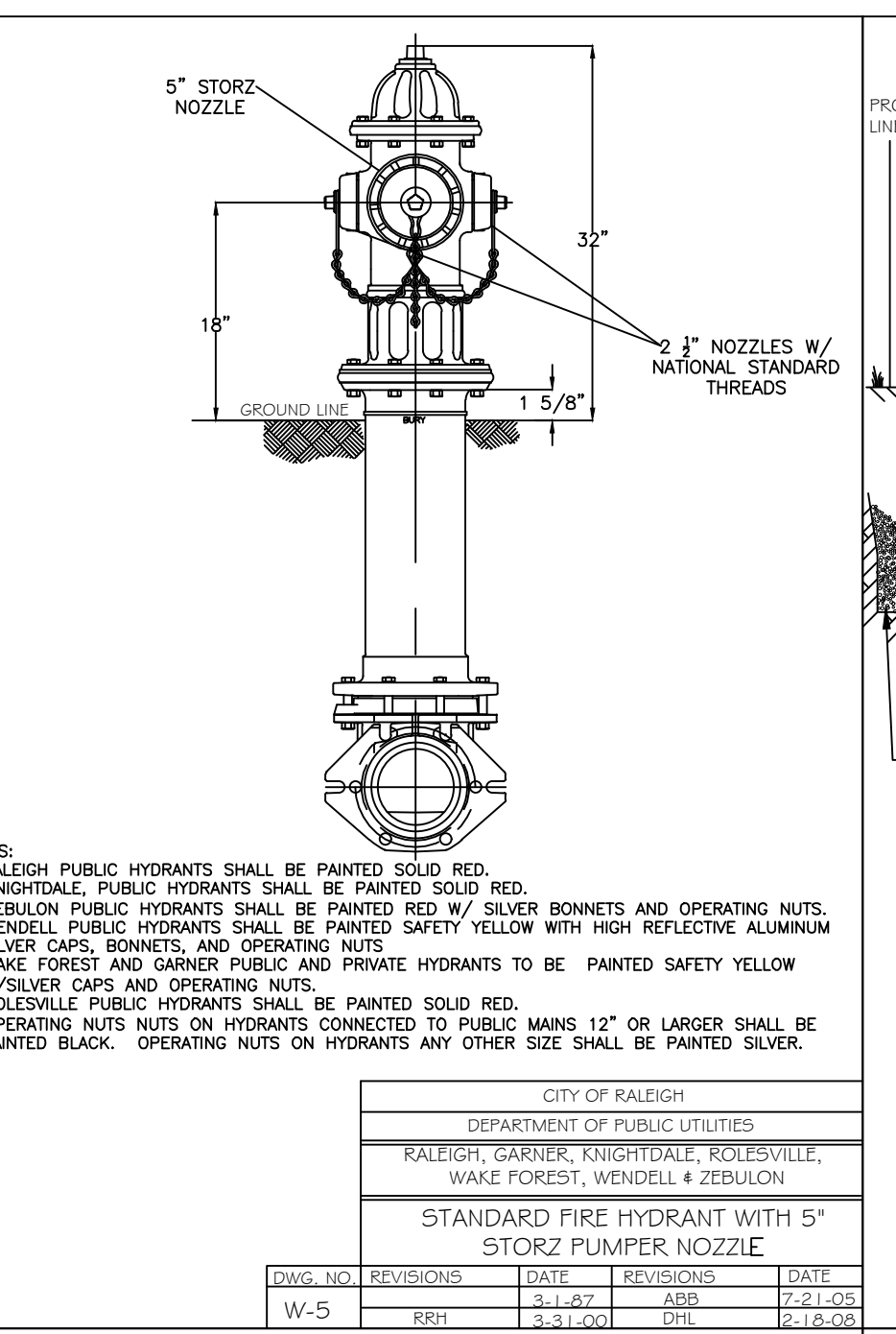
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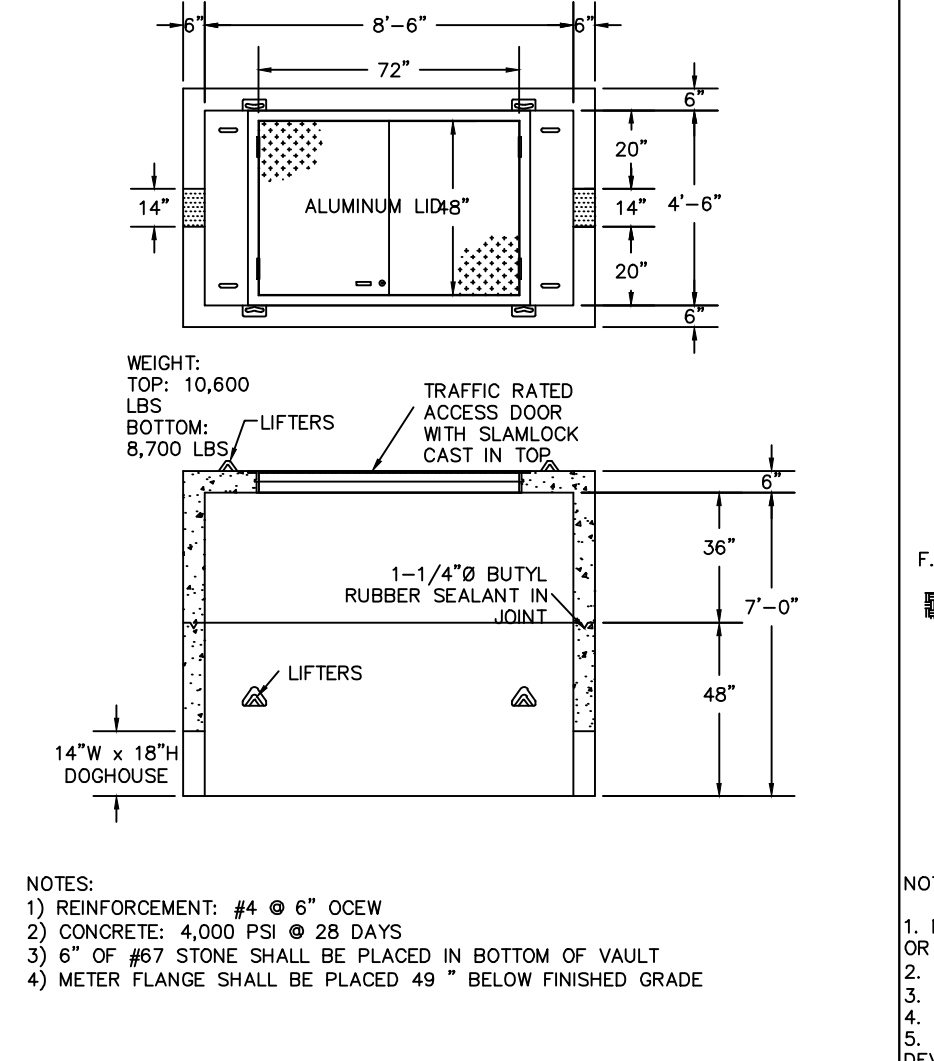
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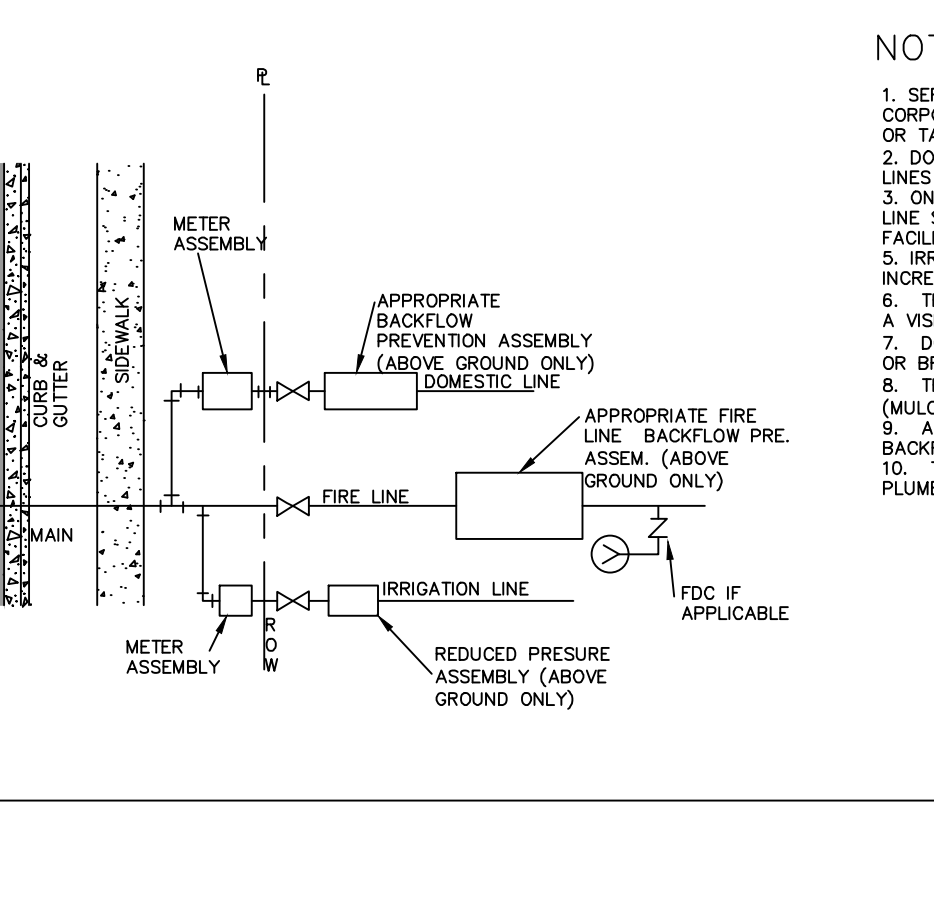
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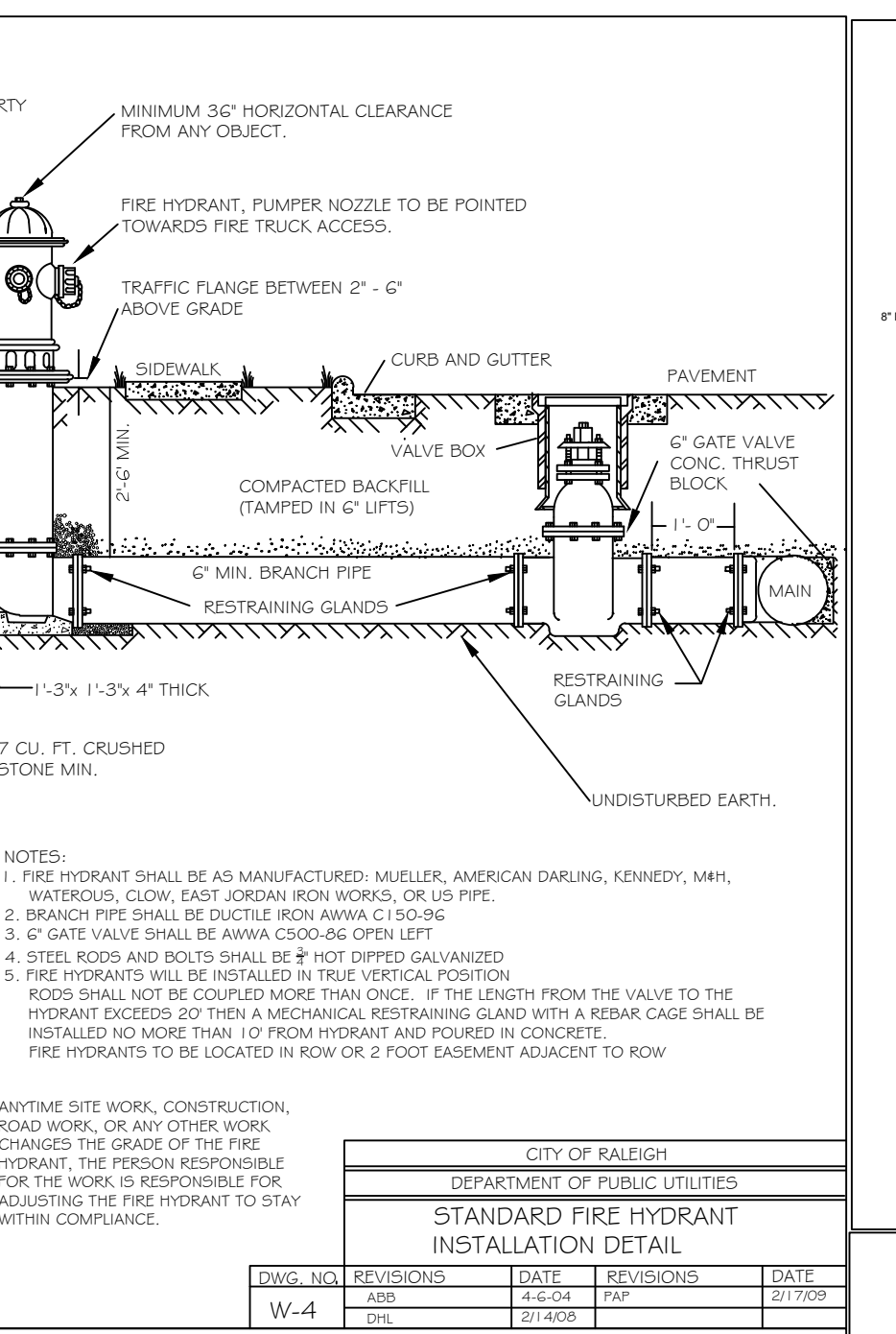
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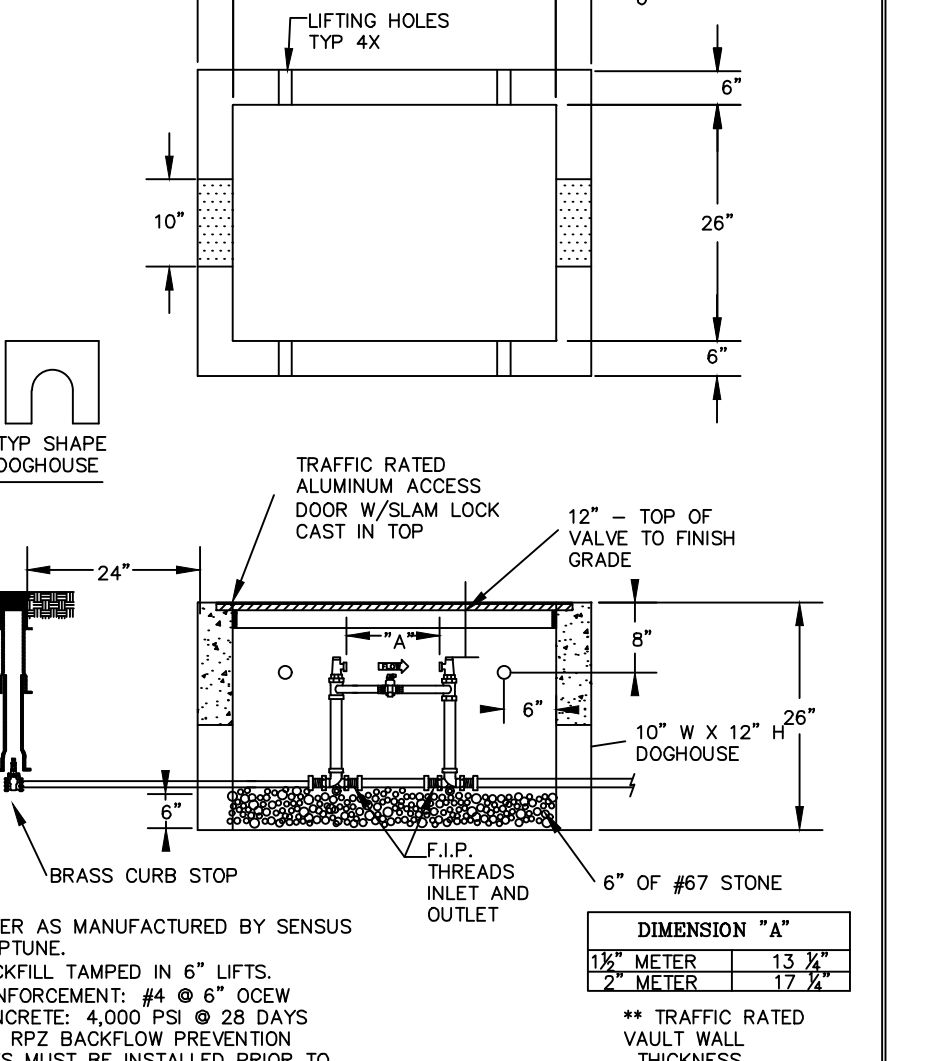
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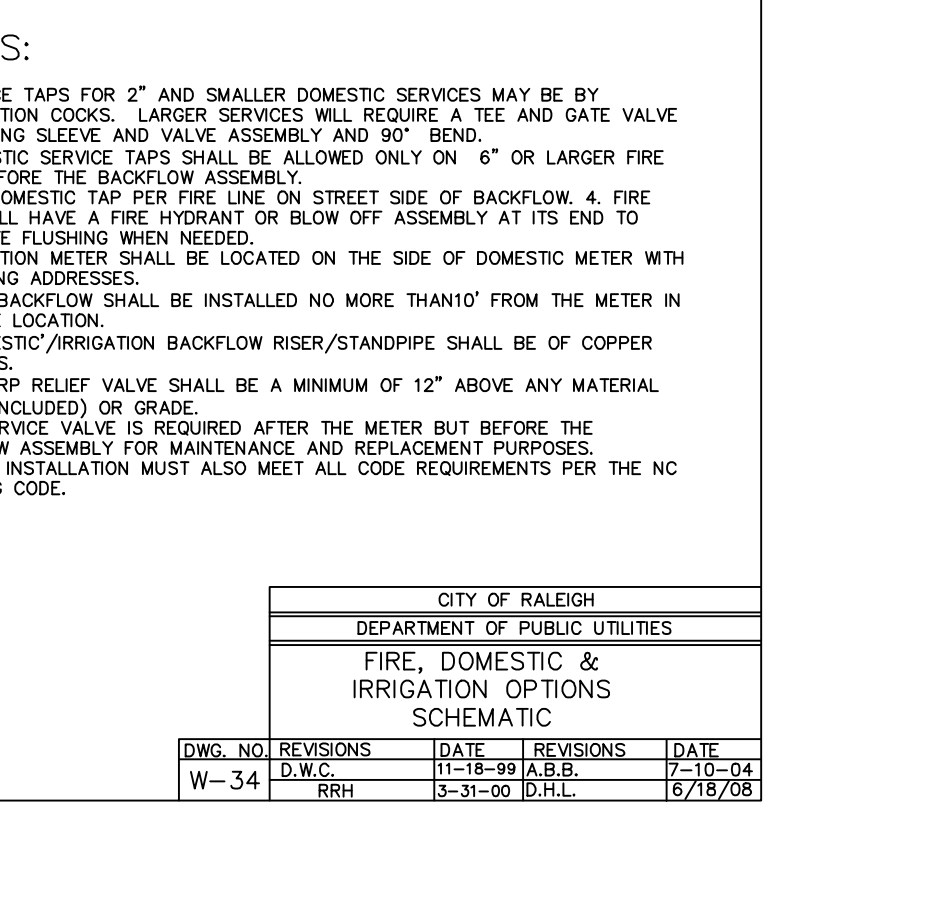
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
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	D.W.C.	8-17-04	J.P.S.	11-4-10



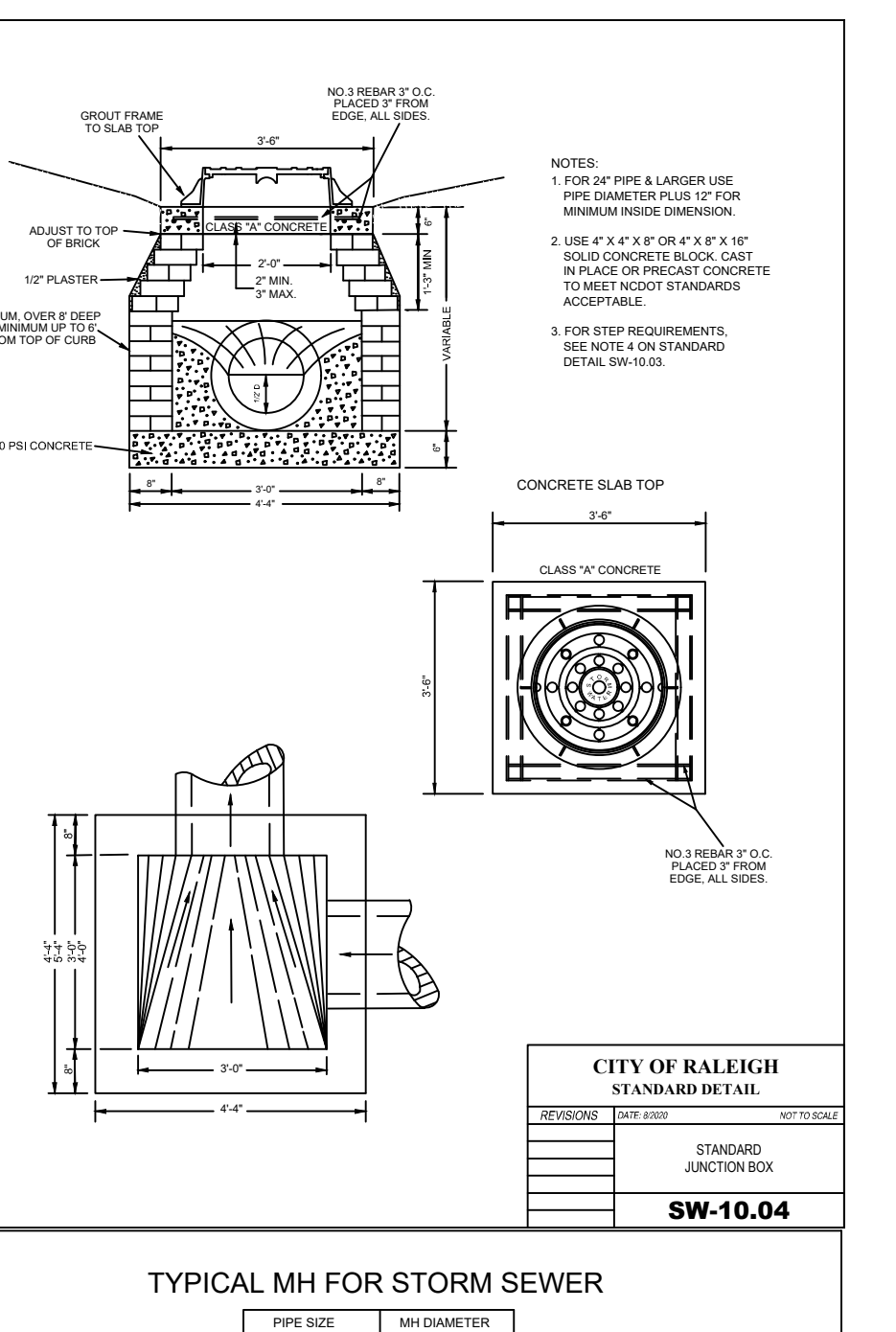
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	D.W.C.	8-26-04	J.P.S.	11-1-10



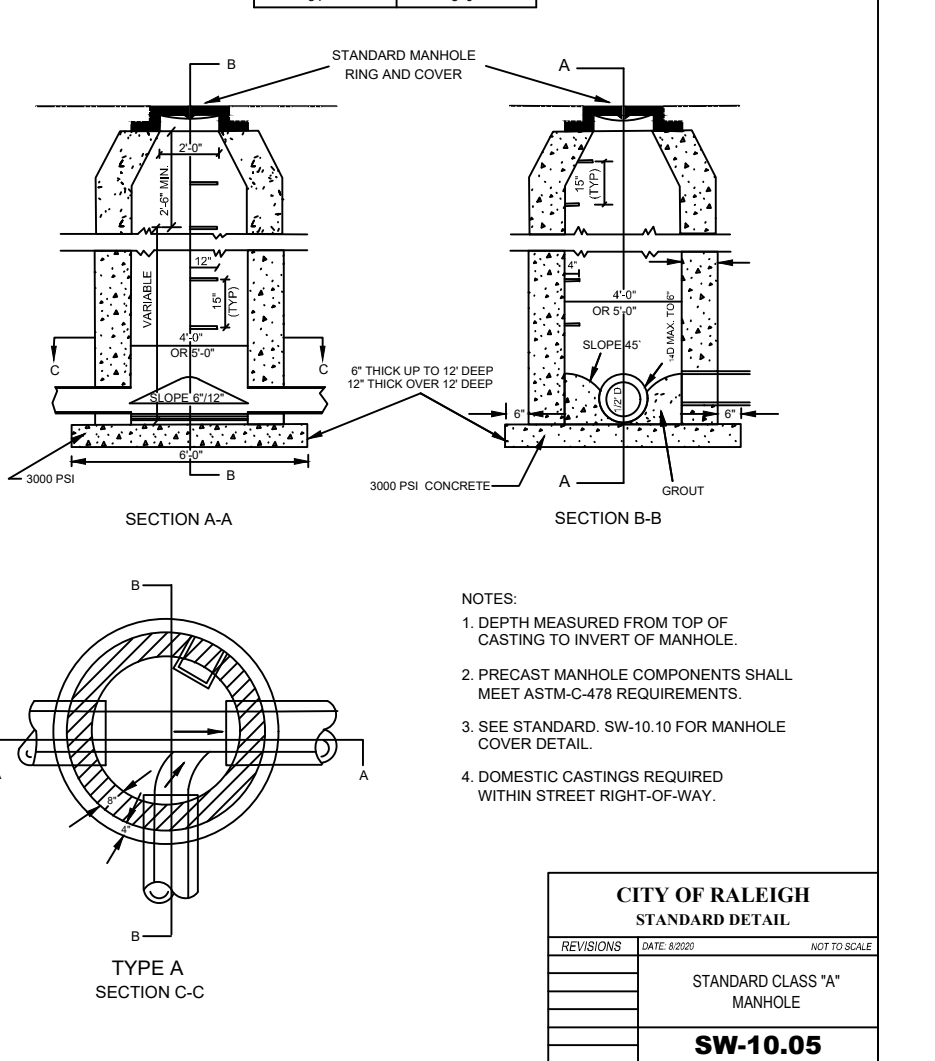
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-31	RRH	8-17-04	A.B.B.	11-4-10
	D.W.C.	8-17-04	J.P.S.	11-4-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	RRH	11-18-99	A.B.B.	7-10-04
	D.W.C.	11-18-99	J.P.S.	6/18/08



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	RRH	4-4-04	A.B.B.	2/1/09
	D.W.C.	4-4-04	J.P.S.	2/1/09



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	RRH	8-23-99	A.B.B.	11-1-10
	D.W.C.	8-23-99	J.P.S.	11-1-10



DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-34	RRH	11-18-99	A.B.B.	7-10-04
	D.W.C.	11-18-99	J.P.S.	6/18/08

THE SITE GROUP
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 THE SITE GROUP, PLLC.
 1111 South McDowell Road
 Raleigh, NC 27605-1136 USA
 Office: 919.835.4787
 Fax: 919.839.2255
 E Mail: SRN@thesitegroup.net

ADMINISTRATIVE SITE REVIEW FOR:
THE CIVIL GROUP
 6850 LITCHFORD RD.
 RALEIGH, NORTH CAROLINA

Drawn By: **CJB**
 Checked By: **SRN**

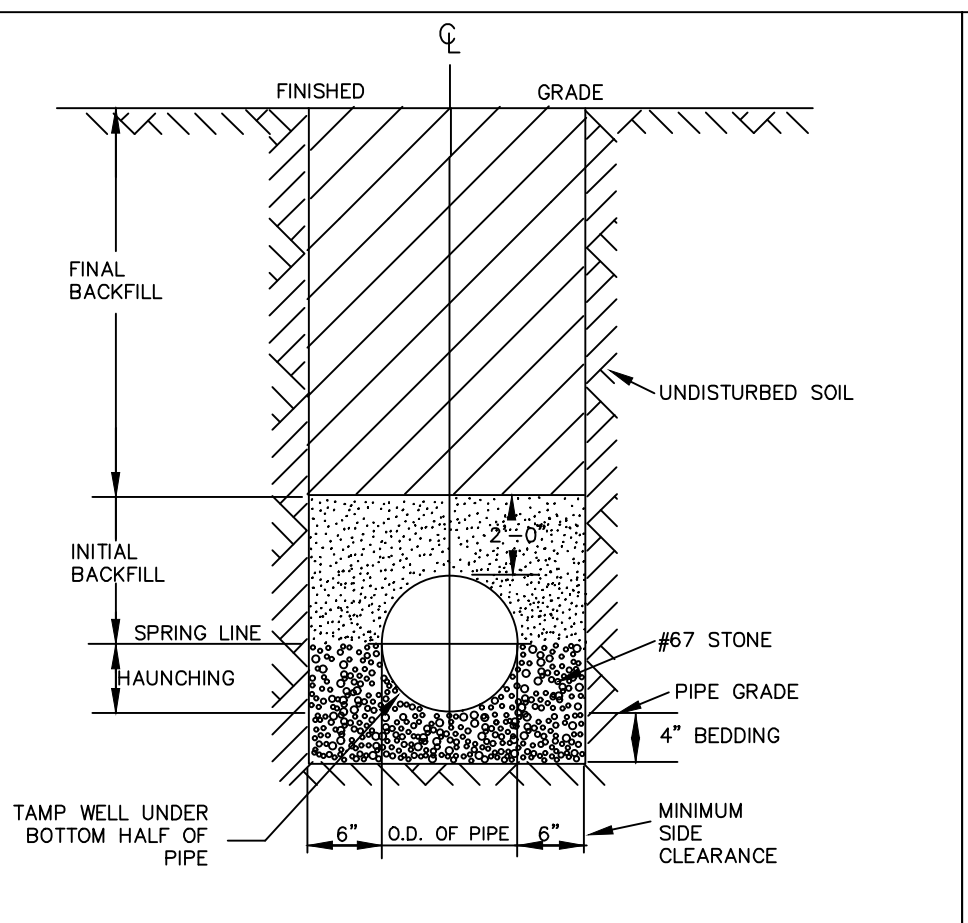
DATE:
 30 AUG 2024

ADMINISTRATIVE SITE REVIEW

SITE DETAILS

Job Code: **CGLR**

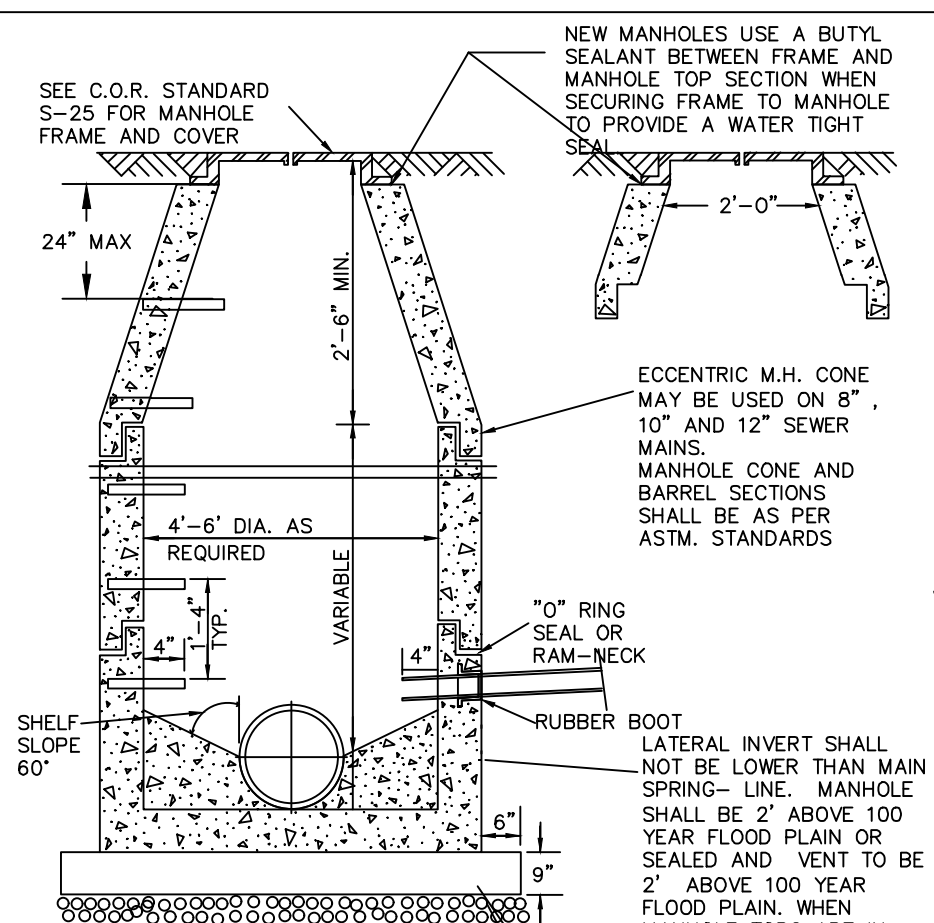
Dwg No.
PA 6.1



TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

- NOTES:
- FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 - NO ROCKS OR BOULDERS 4\"/>

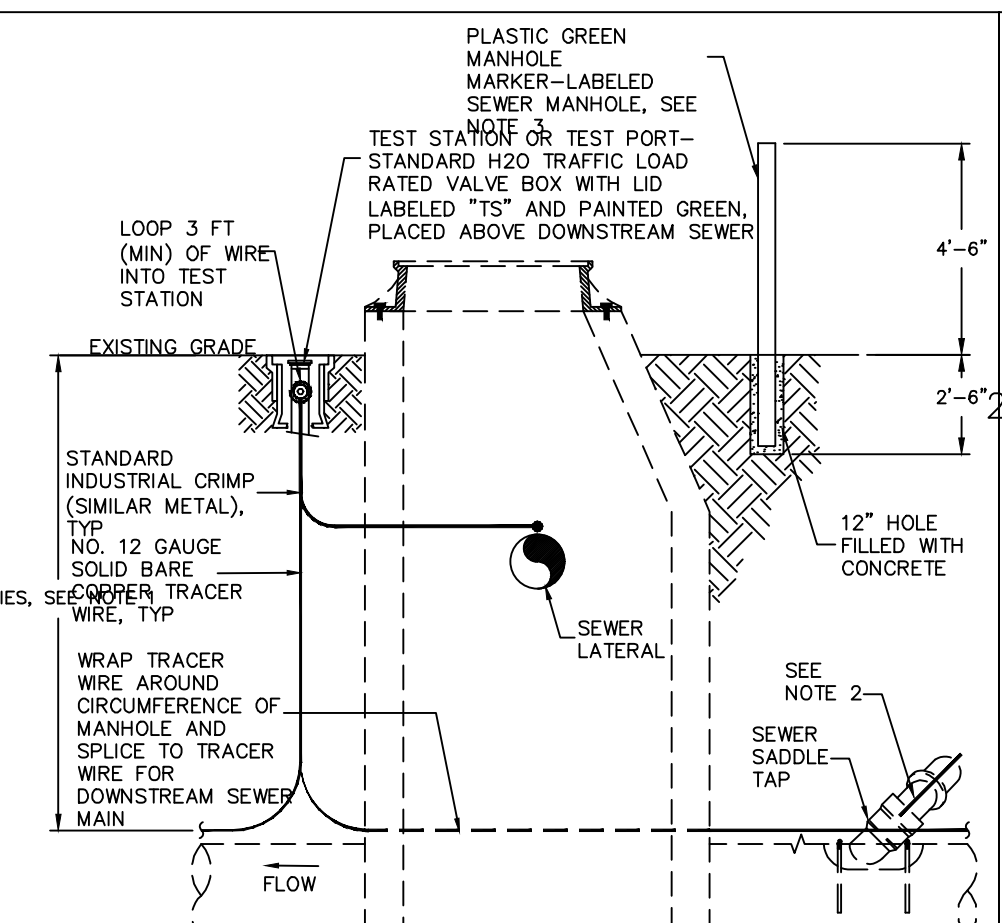
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
TRENCH BOTTOM DIMENSIONS AND BACKFILL REQUIREMENTS FOR PVC GRAVITY SEWER MAIN			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-5	10	3-1-87	3-3-99
	10	12-2-99	RRH



STANDARD PRECAST SANITARY SEWER MANHOLE

- NOTES:
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT. THE TRACER WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT. THE TRACER WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
 - WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
 - MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

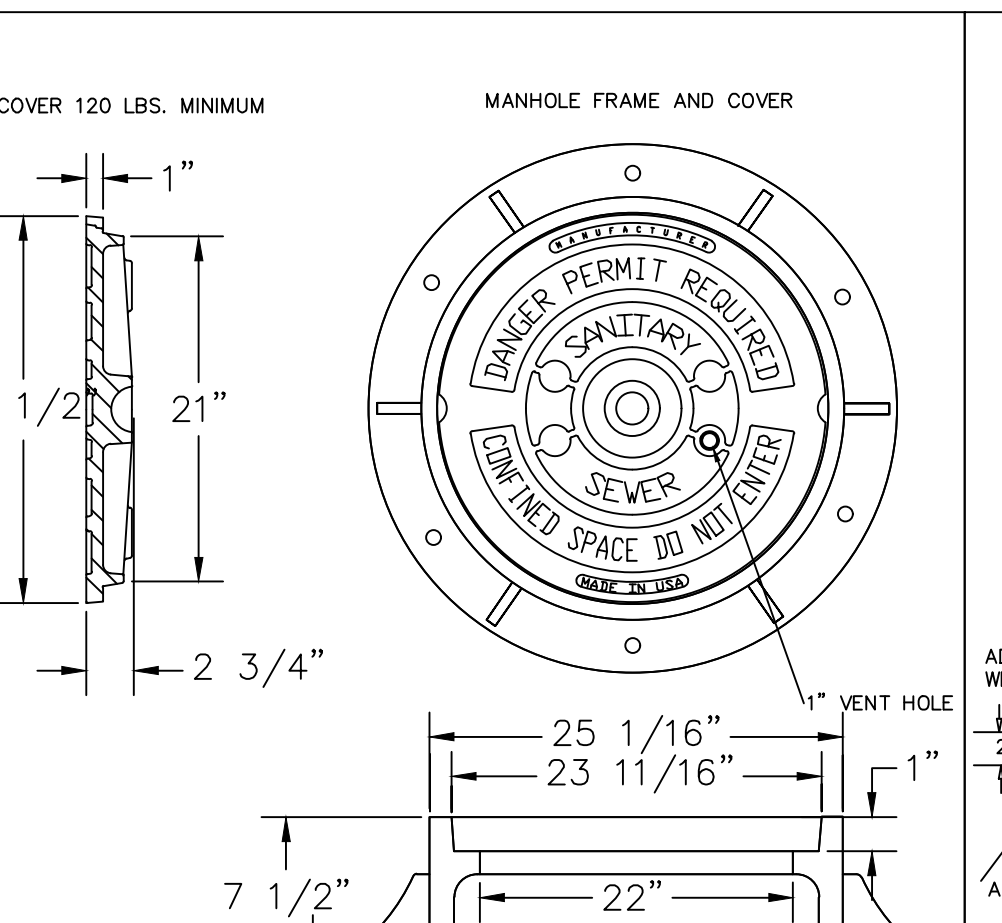
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD PRECAST SANITARY SEWER MANHOLE			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-20	1	12-31-99	ARR
	2	12-31-99	DHL



GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER

- NOTES:
- THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT. THE TRACER WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT. THE TRACER WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
 - WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND MAIN.
 - MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

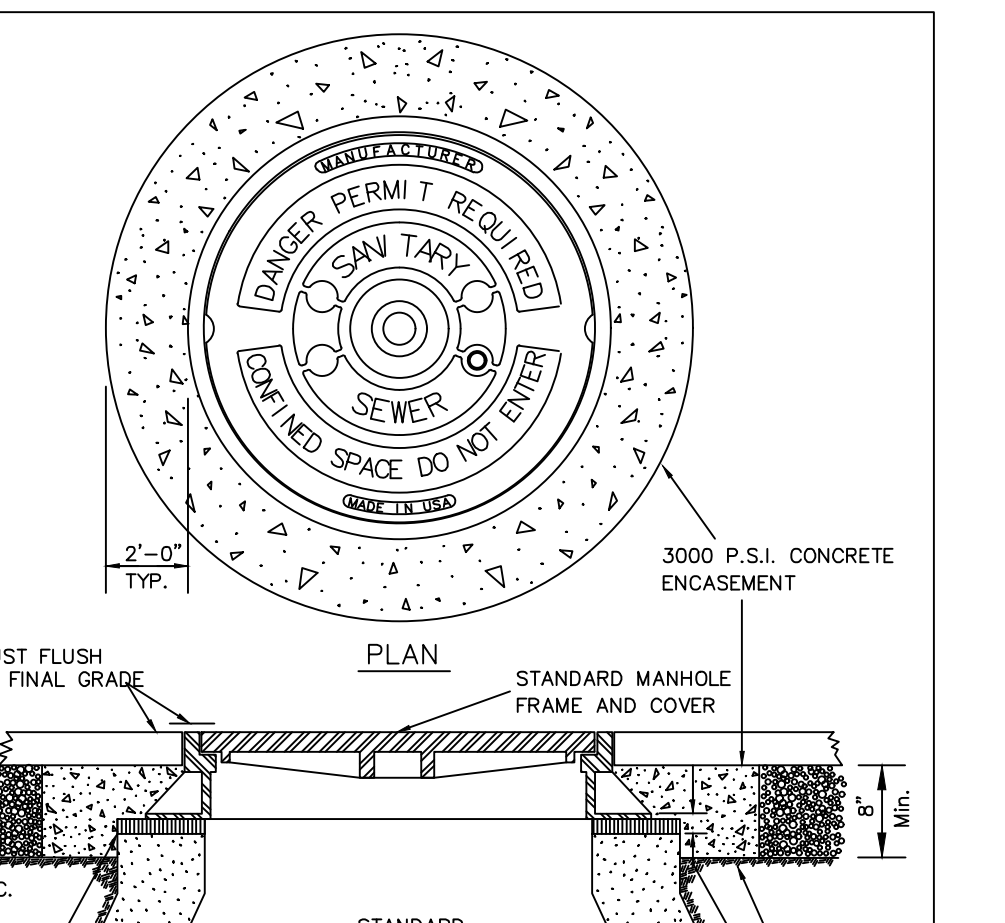
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-20A	1	09-14	



STANDARD MANHOLE COVER

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MIN. OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

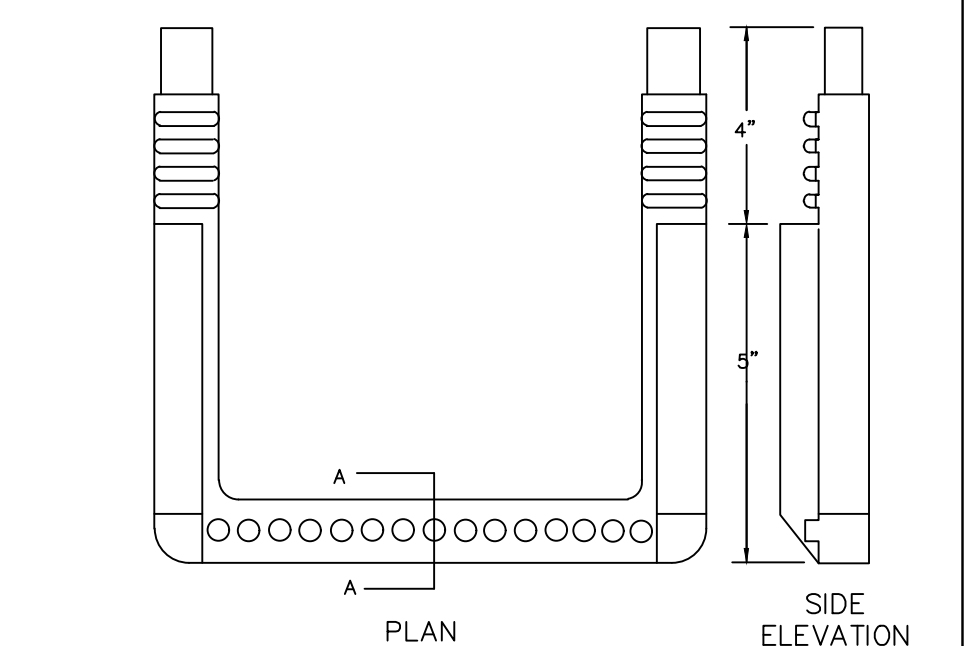
CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE COVER			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-25	3	3-1-87	A.B.B.
	4	12-30-00	DHL



STANDARD MANHOLE FRAME AND COVER

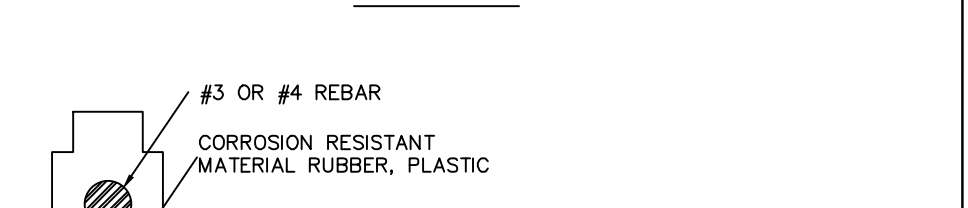
- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MIN. OF 120 LBS.
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CITY OF RALEIGH			
DEPARTMENT OF PUBLIC UTILITIES			
STANDARD MANHOLE FRAME AND COVER			
DWG. NO.	REVISIONS	DATE	REVISIONS
S-29	1	12-31-99	ARR
	2	12-31-99	DHL



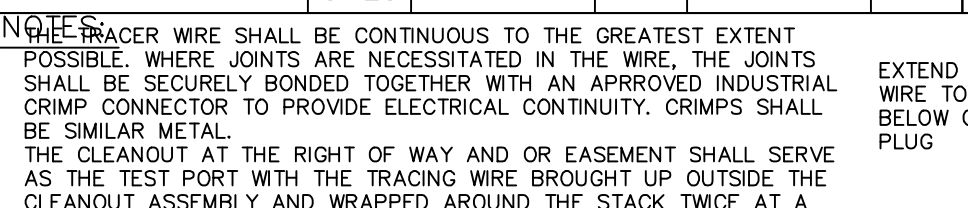
STANDARD SLIP RESISTANT MANHOLE STEP DETAIL

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



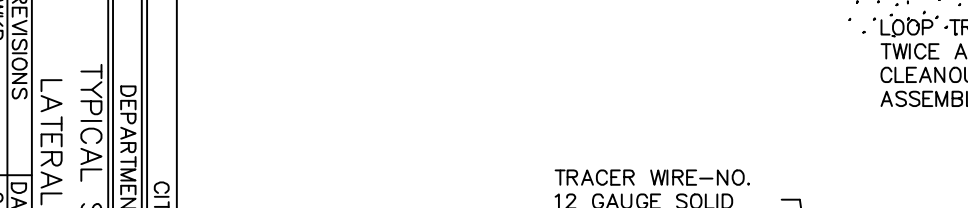
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- NOTES:
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 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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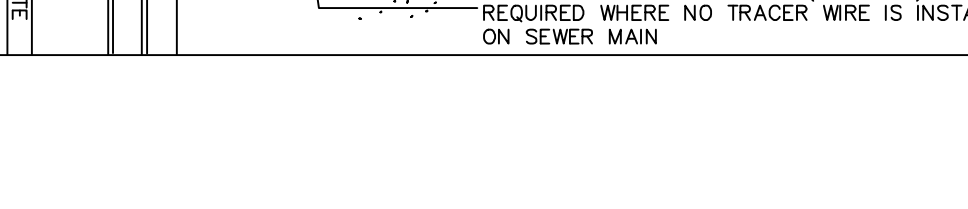
LATERAL SADDLE INSTALLATION DETAIL FOR PVC PIPE

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



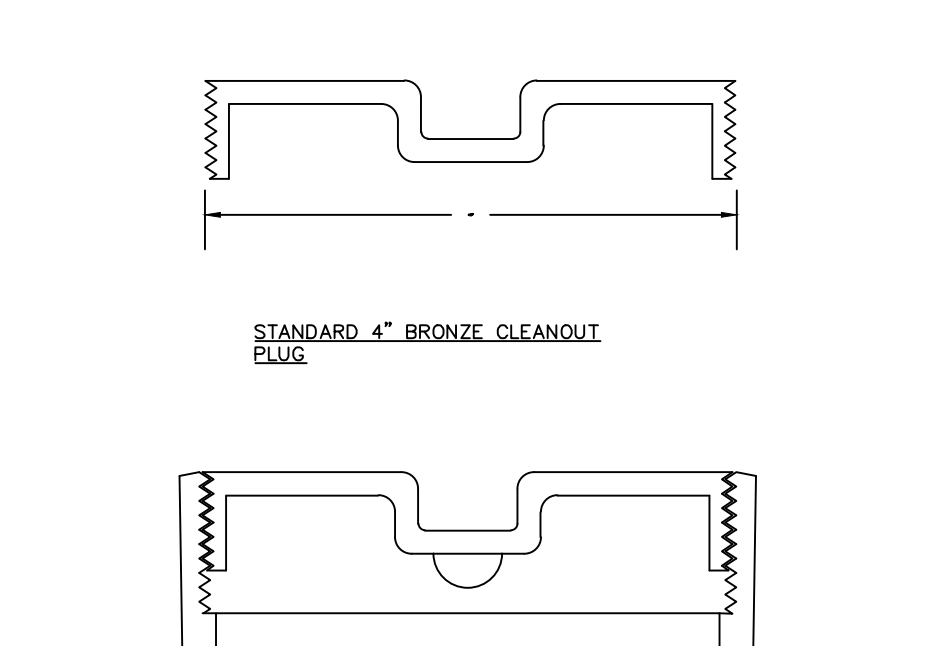
STANDARD STORM MANHOLE COVER

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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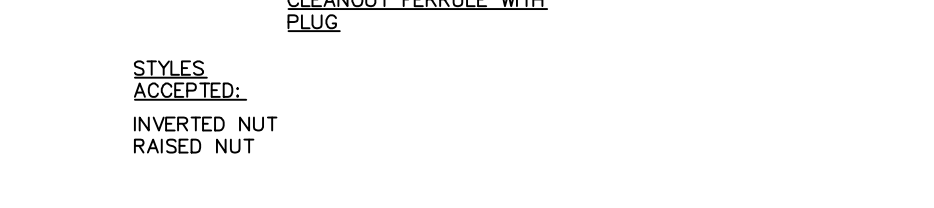
STANDARD STORM MANHOLE COVER

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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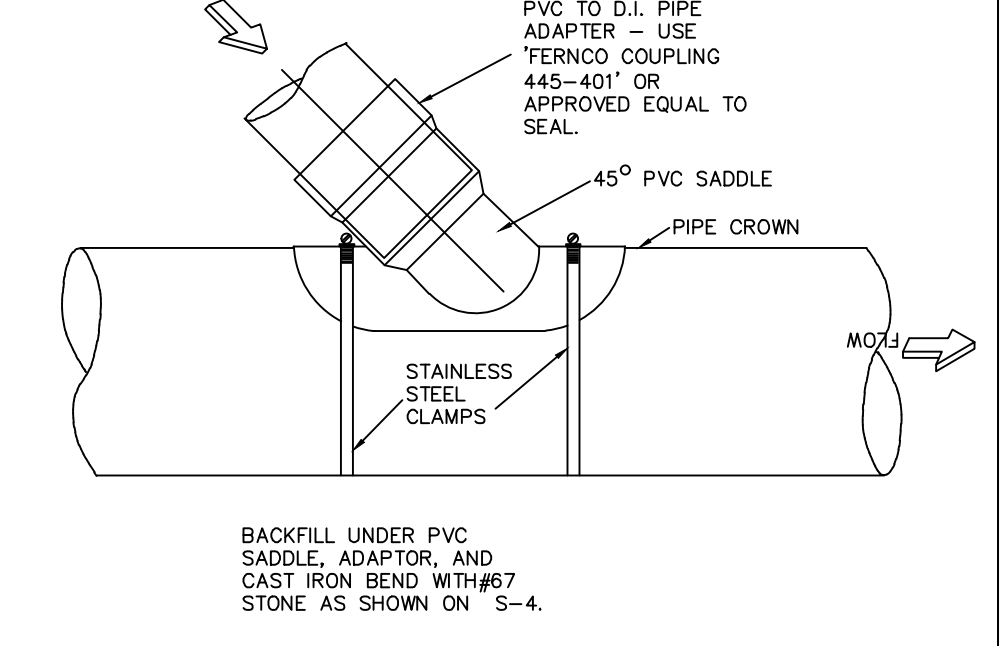
CLEANOUT FERRULE WITH PLUG

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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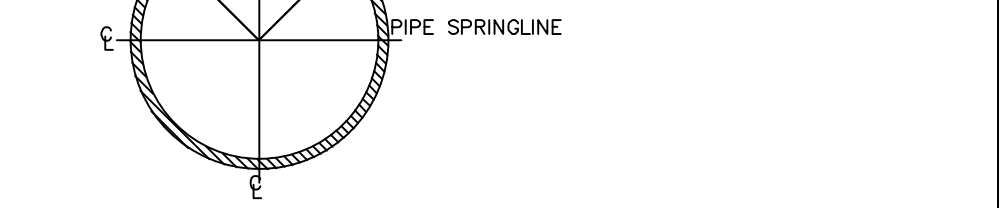
SADDLE INSTALLATION LIMITS

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



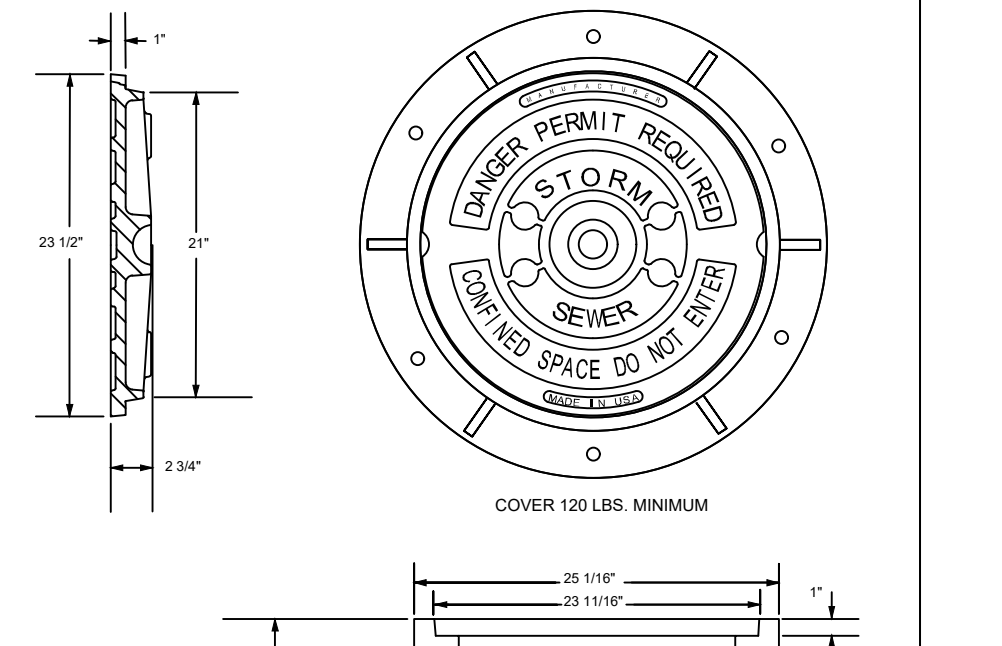
PVC TO D.I. PIPE ADAPTER

- NOTES:
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 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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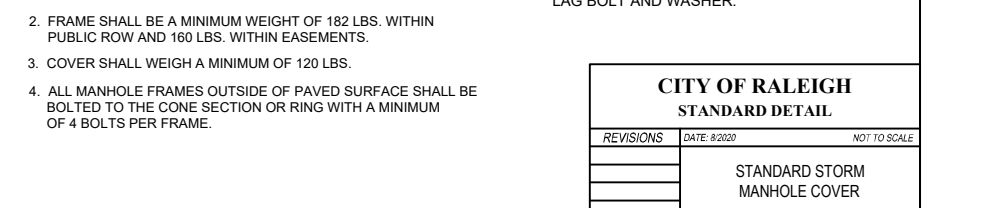
STANDARD 24\"/>

- NOTES:
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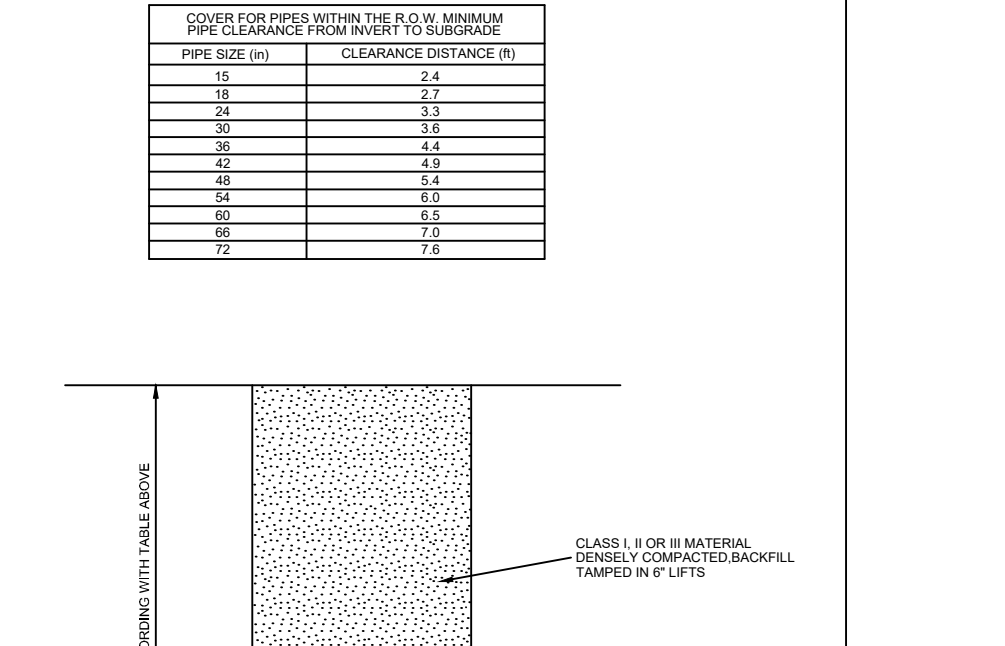
STANDARD MANHOLE COVER

- NOTES:
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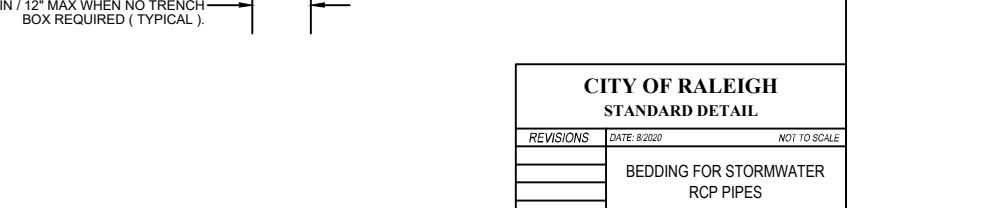
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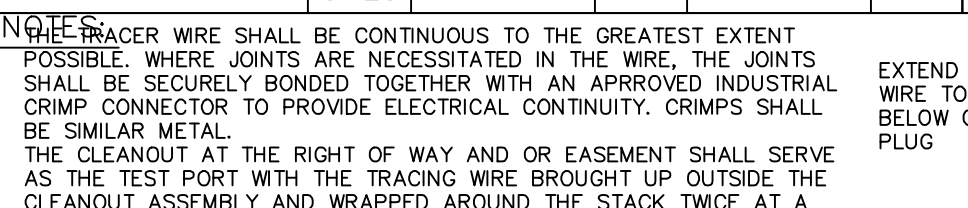
STANDARD MANHOLE COVER

- NOTES:
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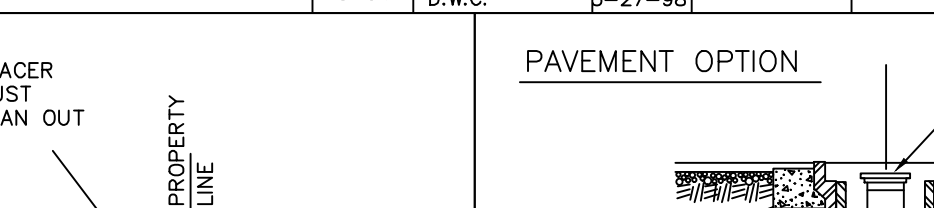
STANDARD MANHOLE COVER

- NOTES:
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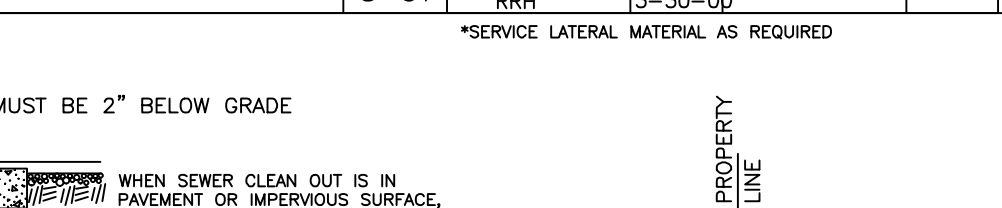
TYPICAL SANITARY SEWER LATERAL CONNECTION

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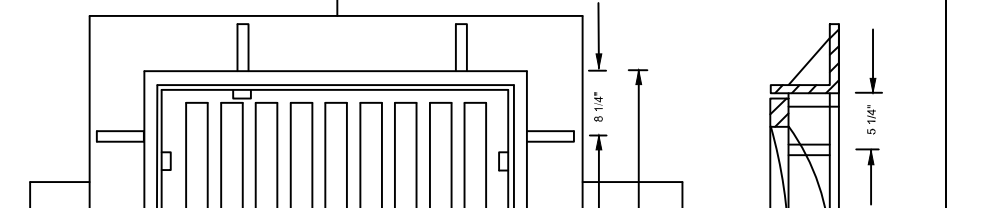
PAVEMENT OPTION

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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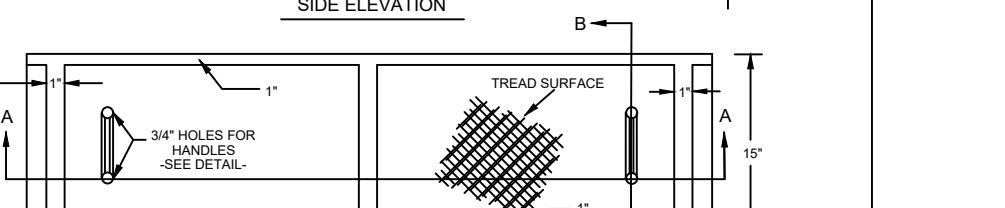
SERVICE LATERAL MATERIAL AS REQUIRED

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
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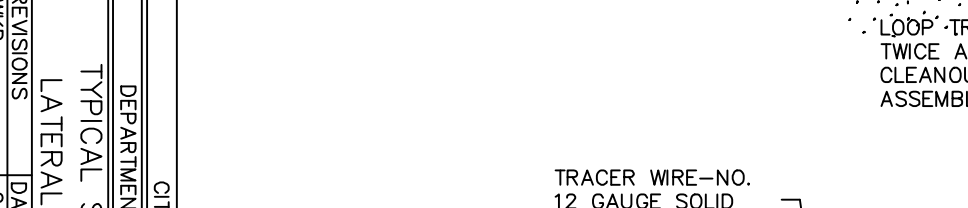
STANDARD 24\"/>

- NOTES:
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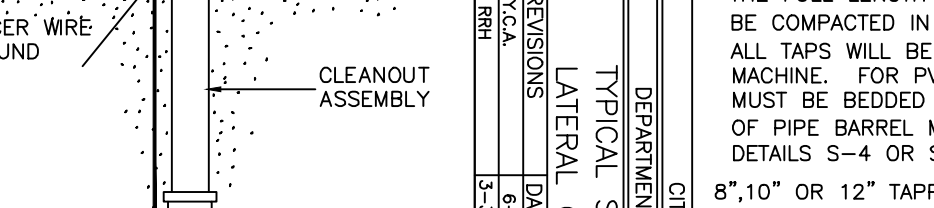
STANDARD MANHOLE COVER

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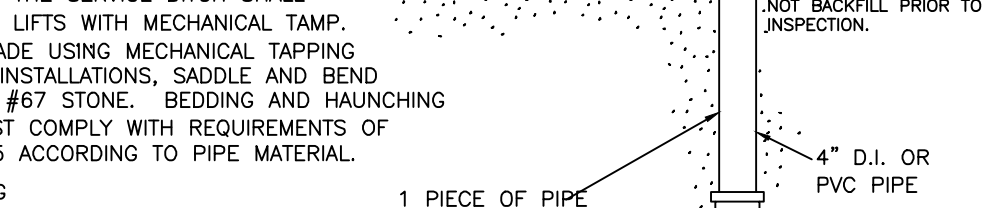
TYPICAL SANITARY SEWER LATERAL CONNECTION

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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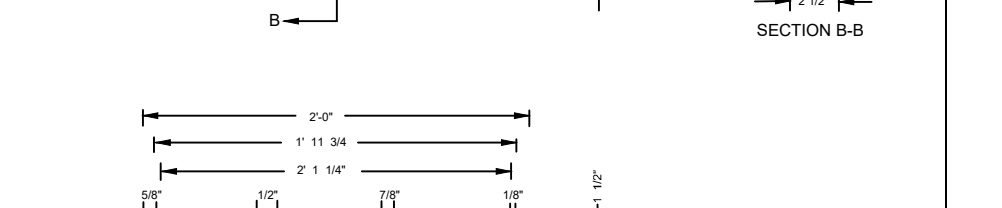
PAVEMENT OPTION

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
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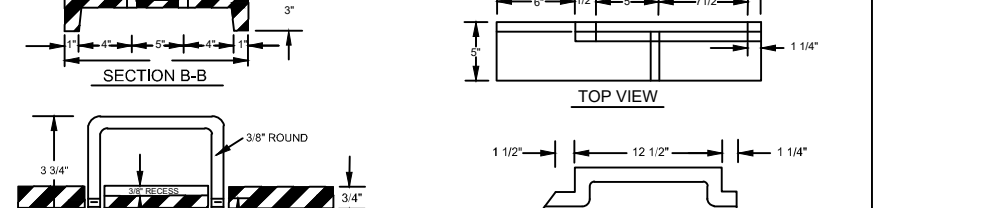
SERVICE LATERAL MATERIAL AS REQUIRED

- NOTES:
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 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
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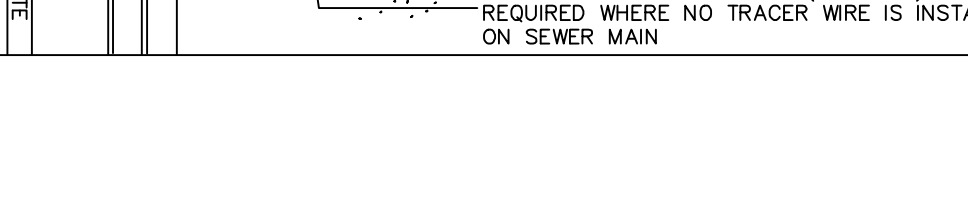
STANDARD 24\"/>

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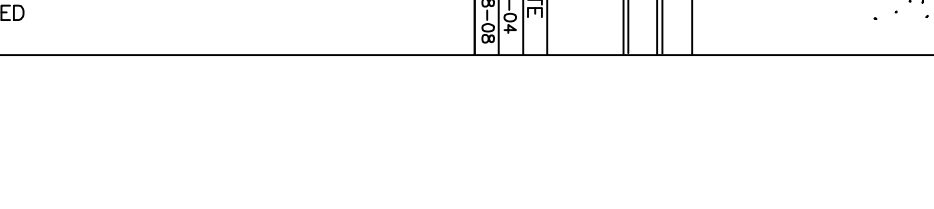
STANDARD MANHOLE COVER

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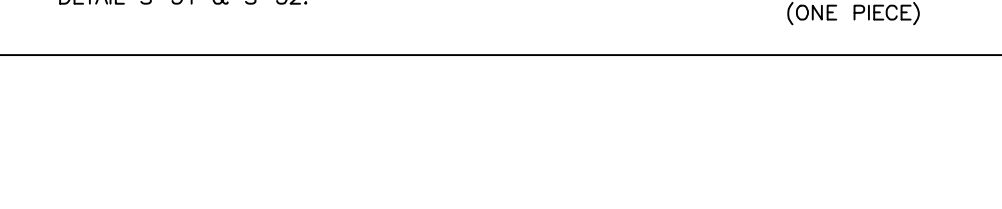
TYPICAL SANITARY SEWER LATERAL CONNECTION

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 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



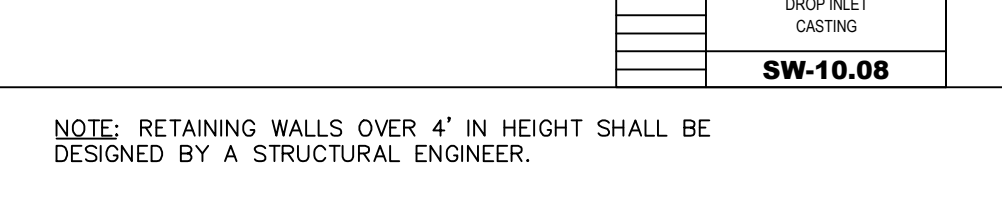
PAVEMENT OPTION

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



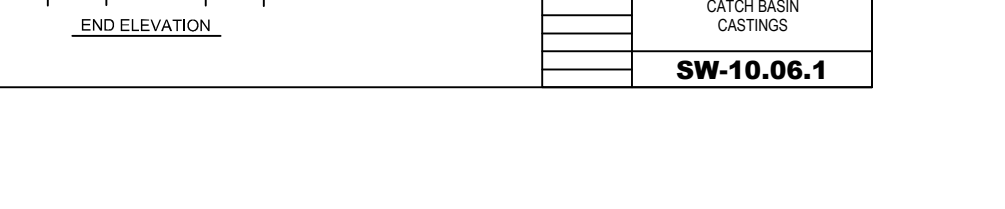
SERVICE LATERAL MATERIAL AS REQUIRED

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



STANDARD 24\"/>

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



STANDARD MANHOLE COVER

- NOTES:
- ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
 - FRAME SHALL BE A MINIMUM WEIGHT OF 162 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
 - COVER SHALL WEIGH A MINIMUM OF 120 LBS.
 - ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACE SHALL BE BOLTED TO THE CONC. SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.



THE CIVIL GROUP
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 E-Mail: SRN@thecivilgroup.net

ADMINISTRATIVE SITE REVIEW FOR:
THE CIVIL GROUP
 6850 LITCHFORD RD.
 RALEIGH, NORTH CAROLINA

Drawn By: CJB
 Checked By: SRN

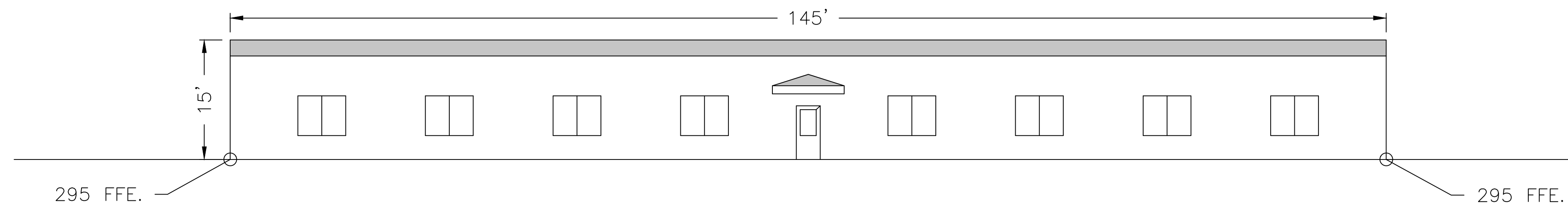
DATE: 30 AUG 2024

ADMINISTRATIVE SITE REVIEW
 SITE DETAILS

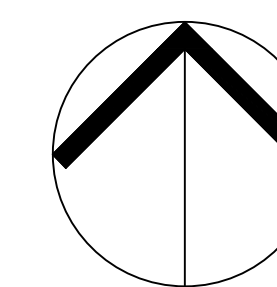
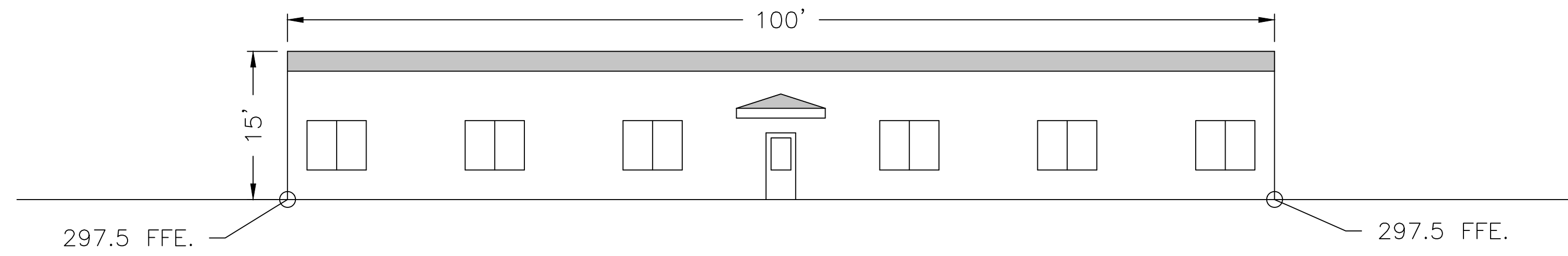
Job Code: CGLR

Dwg No. PA 6.2

FRONT BUILDING (#1) ELEVATION
(ONE-STORY 7,975 SF.)



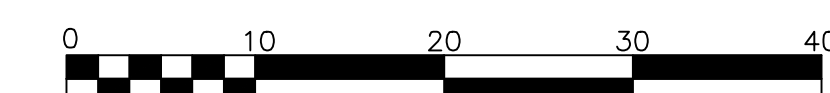
FRONT BUILDING (#2) ELEVATION
BUILDING II (ONE-STORY 5,000 SF.)



NORTH

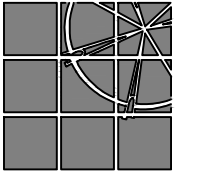
PRELIMINARY BUILDING
ELEVATIONS, UNITS 1-2

SCALE: 1" = 10' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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

THE SITE GROUP
CIVIL ENGINEERS + LANDSCAPE ARCHITECTS



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ADMINISTRATIVE SITE REVIEW FOR:

THE CIVIL GROUP
6850 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

Drawn By MRK
Checked By SRN

DATE:
30 AUG 2024

ADMINISTRATIVE
SITE REVIEW

PRELIMINARY
BUILDING
ELEVATIONS
UNITS 1-2

Job Code CGLR

Dwg No.

ASR
4.0

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