

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
Detached	General	Subdivision case #: _____
Attached	Mixed use	Scoping/sketch plan case #: _____
Townhouse	Civic	Certificate of Appropriateness #: _____
Apartment	Cottage Court	Board of Adjustment #: _____
Tiny house	Frequent Transit	Zoning Case #: _____
Open lot	Development Option	Design Alternate #: _____
GENERAL INFORMATION		
Development name:		
Inside City limits?	Yes	No
Property address(es):		
Site P.I.N.(s):		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).		
Current Property Owner(s):		
Company:		Title:
Address:		
Phone #:		Email:
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):	Existing gross floor area (not to be demolished):
Gross site acreage:	Existing gross floor area to be demolished:
# of parking spaces proposed:	New gross floor area:
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):
Overlay District (if applicable):	Proposed # of buildings:
Existing use (UDO 6.1.4):	Proposed # of stories for each:
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes ROW): Existing (sf) _____ Proposed total (sf) _____

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
Total # of dwelling units:	Total # of hotel bedrooms:
# of bedroom units: 1br _____ 2br _____ 3br <u>12</u> 4br or more _____	
# of lots:	Is your project a cottage court? Yes No
	A frequent transit development? Yes No

Continue to Applicant Signature Block on Page Three.

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.

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 developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:

Date:

Printed Name:

ADMINISTRATIVE SITE REVIEW ANDERSON TOWNHOMES

CITY OF RALEIGH
115 ANDERSON POINT DRIVE
RALEIGH, NORTH CAROLINA

SHEET INDEX

	SURVEY
C000	COVER SHEET
C100	SITE PLAN
C200	GRADING PLAN
C300	EROSION CONTROL PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN
LP100	LIGHTING PLAN
D100	SITE DETAILS
D200	STORM & UTILITY DETAILS
D300	EROSION CONTROL DETAILS
D400	UTILITY DETAILS
D500	UTILITY DETAILS
D600	LANDSCAPE DETAILS

SITE INFORMATION

LOCATION: 115 ANDERSON POINT DRIVE
RALEIGH, NC 27610

COUNTY: WAKE

PIN: 1733564807

CURRENT LAND USE: VACANT

PROPOSED LAND IMPROVEMENTS: TOWNHOME DEVELOPMENT

GROSS SITE AREA: 44,640 SF (1.025 AC)

NET SITE AREA: 44,640 SF (1.025 AC)

EXISTING IMPERVIOUS AREA: 1313 SF (0.030 AC)

PROPOSED IMPERVIOUS AREA: 13,284 SF (0.303 AC)

OWNER: SKYROCK ESTATES LLC
1000 OLD MILBURNIE RD
RALEIGH, NC 27604

SUBMITTAL RECORD

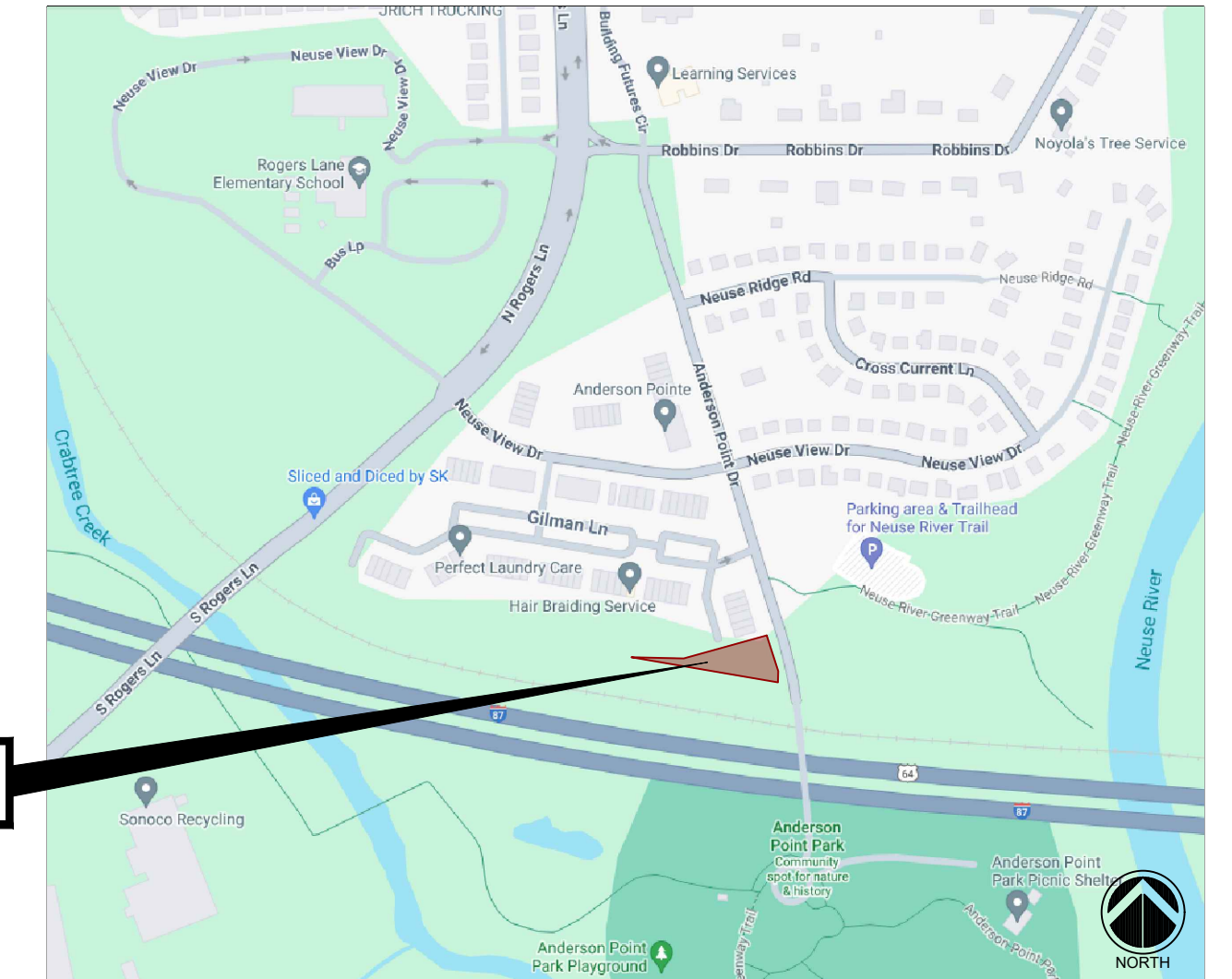
1ST SUBMITTAL: MAY 16, 2022
2ND SUBMITTAL: NOVEMBER 6, 2023

ENGINEER: ASHLEY BICE, PE
PO BOX 26634
LITTLE ROCK, AR 72221
501.593.1298
ASHLEYB@KODAENGINEERING.CO

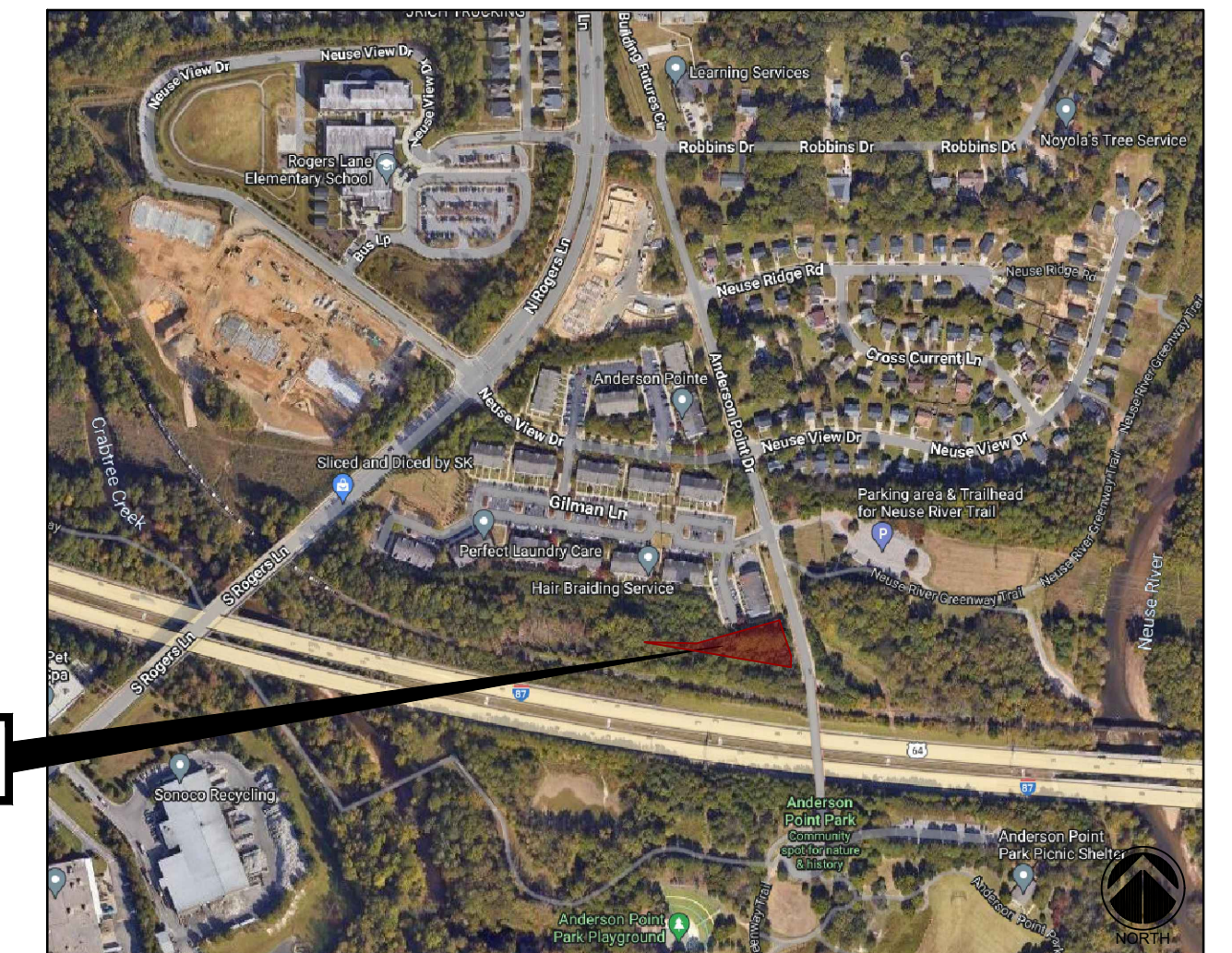
ARCHITECT: OSTERLUND ARCHITECTS, PLLC
5 W HARGETT STREET, #310
RALEIGH, NC 27601
919.838.9337
ANDY@OARCHITECT.COM



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



VICINITY MAP



AERIAL VICINITY MAP



ZONING MAP

INFRASTRUCTURE INSPECTION QUANTITIES TABLE

Phase Number(s)	Phase 2
Number of Lot (s)	1
Lot Number (s) by Phase	1
Number of Units	1
Livable Buildings	12
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	238
Private Water (LF)	0
For water mains 4" and larger	0
Public Sewer (LF)	0
Public Force Main (LF)	0
Private Sewer (LF)	76
Sewer mains and manholes as part of a collection system	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF) - FULL	0
Public Sidewalk (LF) - PARTIAL	0
Multi-Use Path (LF)	0
10 or 12 ft. wide path in lieu of sidewalk or a multi-use path as part of a development amenity.	0
Public Storm Drain (LF)	10
Street Signs (LF)	0
Water Service Stubs	1
Sewer Service Stubs	0

- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TOPED) NOTES:
- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
 - THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NC DOT STREETS WITHIN RALEIGH'S JURISDICTION.
 - A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
 - PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
 - ALL TOPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM).
 - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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

GENERAL INFORMATION

Development name: Anderson Townhomes
Is this City-initiated? Yes No

Property address(es): 115 Anderson Point Drive, Raleigh NC 27610
Site P.I.N. (s): 1733564807
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
New Townhouse Building with Parking

Current Property Owner(s): Skyrock Estates LLC
Company: Skyrock Estates LLC Title: _____
Address: 1000 Old Milburnie Rd, Raleigh, NC 27604
Phone #: 919-745-7941 Email: nmanso@skyrockconstructionllc.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: Skyrock Estates LLC Address: P O Box 99149, Raleigh, NC 27624

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Phone #: 919-745-7941 Email: nmanso@skyrockconstructionllc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact: Skyrock Construction LLC
Company: Skyrock Construction LLC Title: _____
Address: 1000 Old Milburnie Rd, Raleigh NC 27604
Phone #: 919-745-7941 Email: nmanso@skyrockconstructionllc.com

Applicant Name: Jane Karatu
Company: Osterlund Architects Address: 5 W Hargett St, Suite 310, Raleigh, NC 27601
Phone #: 919-745-7941 Email: Jane@osterlundarchitects.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): PD	Existing gross floor area (not to be demolished): NA
Gross site acreage: 1.025	Existing gross floor area to be demolished: NA
# of parking spaces proposed: 12	New gross floor area: 21600
Max # parking permitted (7.1.2.C):	Total of gross (to remain and new):
Overlay District (if applicable): SHOD-1	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-unit living	Proposed # of basement levels (UDO 1.5.7 A.6) 0

STORMWATER INFORMATION

Imperious Area on Parcel(s):	Imperious Area for Compliance (includes ROW):
Existing (sf) 1313 Proposed total (sf) 13284	Existing (sf) 1313 Proposed total (sf) 13284

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 12	Total # of hotel bedrooms:
# of bedroom units: 1br 2br 3br 4br or more	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
# of lots: 1	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

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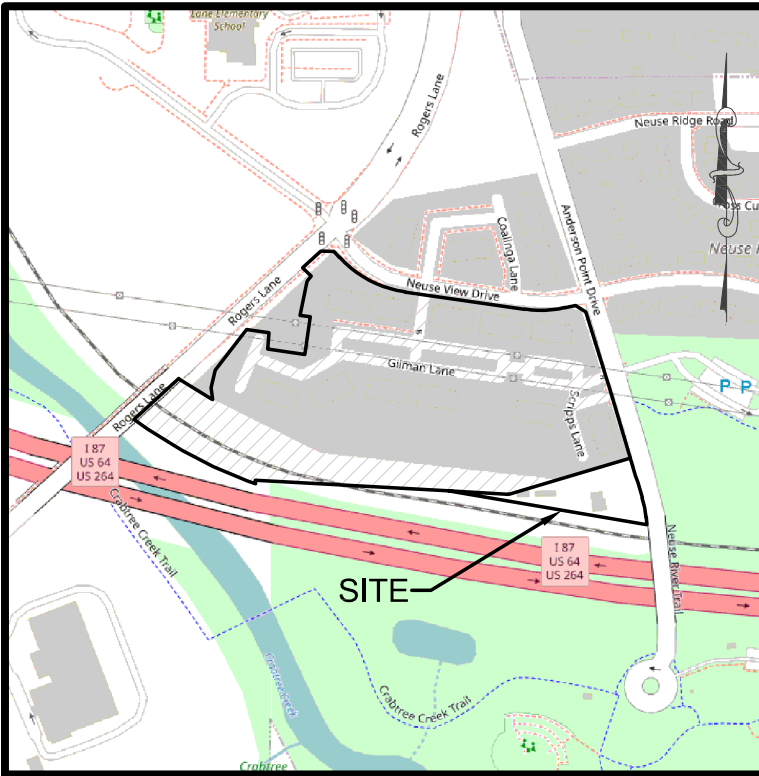
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Signature: _____ Date: 10/05/2023
Printed Name: Jane Karatu

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RECOMBINATION CERTIFICATE
 THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

VICINITY MAP
 (NOT TO SCALE)

STATE OF NORTH CAROLINA
 COUNTY OF _____
 I, _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I, FABIAN LUKEBA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN REFERENCE SOURCE CITED); THAT THE BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH WITH THEIR REFERENCE SOURCE; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE, OR
 3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., _____

FABIAN LUKEBA, PLS L-6448 DATE _____

I, FABIAN LUKEBA, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: 0.07
- (3) TYPE OF GPS FIELD PROCEDURE: RTK NCGS REAL-TIME NETWORK
- (4) DATES OF SURVEY: JANUARY 12 2021
- (5) DATUM/PROJ: NAD 83/2011
- (6) PUBLISHED/FIXED-CONTROL USE: N/A
- (7) COMBINED GRID FACTORS: 0.999909193
- (8) UNITS: US SURVEY FEET

THIS PLAT IS NOT TO BE RECORDED AFTER _____ DAY OF _____ ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS _____ IN _____ OUT OF THE CITY LIMITS.

PROPERTY OWNERS CERTIFICATE

THIS CERTIFIED AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO.: _____
 PAGE NO.: _____
 SIGNATURE(S) & TITLE POSITION OF PROPERTY OWNER(S): _____

STATE OF NORTH CAROLINA
 COUNTY OF _____

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

NAME: _____
 TITLE: _____
 DATE: _____ 2023

NOTARY SIGNATURE
 PRINTED NAME: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROPERTY OWNERS CERTIFICATE

THIS CERTIFIED AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO.: _____
 PAGE NO.: _____
 SIGNATURE(S) & TITLE POSITION OF PROPERTY OWNER(S): _____

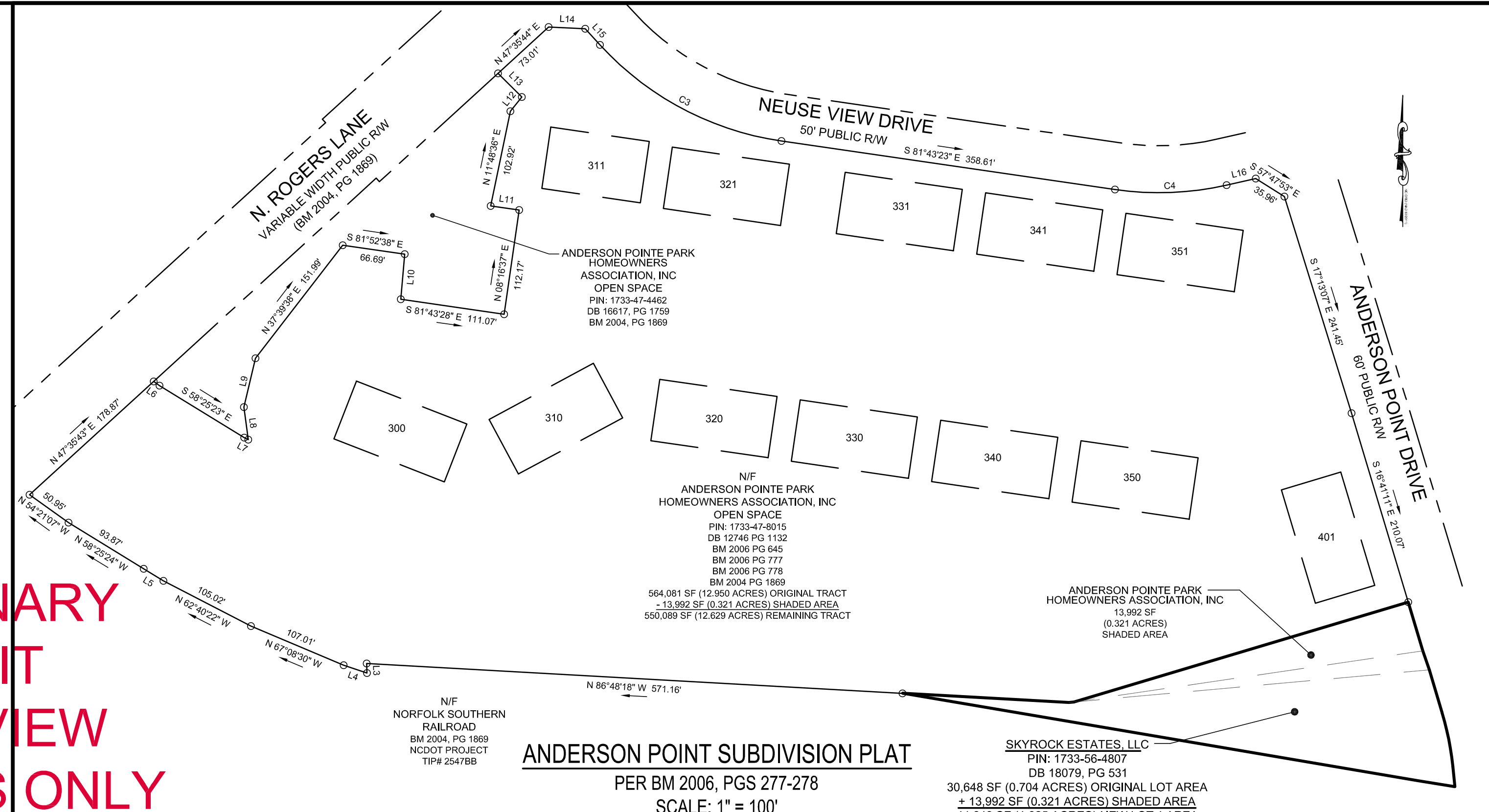
STATE OF NORTH CAROLINA
 COUNTY OF _____

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NAME: _____
 TITLE: _____
 DATE: _____ 2023

NOTARY SIGNATURE
 PRINTED NAME: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



PRELIMINARY EXHIBIT FOR REVIEW PURPOSES ONLY

ANDERSON POINT SUBDIVISION PLAT
 PER BM 2006, PGS 277-278
 SCALE: 1" = 100'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C3	325.00'	223.03'	39°19'09"	218.88'	S 62°03'50" E
C4	325.00'	115.54'	21°04'29"	116.87'	N 87°44'21" E

LINE	BEARING	DISTANCE
L3	S 01°49'09" E	10.26'
L4	N 71°19'34" W	26.17'
L5	N 88°52'41" W	24.63'
L6	S 54°21'07" E	7.70'
L7	S 62°50'48" E	4.87'
L8	N 07°48'55" W	38.01'
L9	N 13°20'22" E	53.45'
L10	S 04°50'22" W	48.27'
L11	N 81°52'38" W	30.78'
L12	N 38°41'08" E	19.43'
L13	N 45°08'38" W	25.76'
L14	S 87°24'16" E	39.05'
L15	S 42°24'16" E	23.14'
L16	N 77°12'06" E	31.93'

PROPERTY DATA
 CURRENT OWNER: SKYROCK ESTATES LLC
 OWNER ADDRESS: 1000 OLD MILLER ROAD RALEIGH, NC 27604
 SITE ADDRESS: 115 ANDERSON POINT DRIVE RALEIGH, NC 27610
 PIN: 1733-56-4807
 REID: 0396419
 ZONING: PD
 EXISTING USE: VACANT
 PARCEL AREA: 44,642 SF (1.025 ACRES)
 REAR: 17'

BUILDING SETBACKS:
 FRONT: 20'
 SIDE: 10'
 REAR: 17'

CURRENT OWNER: ANDERSON POINTE PARK HOMEOWNERS ASSOCIATION, INC.
 CURRENT ADDRESS: PO BOX 99149 RALEIGH, NC 27624
 SITE ADDRESS: SCRIPPS LANE RALEIGH, NC 27610
 FRONT: 1733-47-8015
 REID: 0346935
 ZONING: PD & SHOD-1 OVERLAY
 EXISTING USE: OPEN SPACE
 PARCEL AREA: 564,081 SF (12,950 ACRES)

AREA TABLE

ANDERSON POINT PARK ORIGINAL TRACT AREA	564,081 SF (12,950 ACRES)
SHADED AREA	- 13,992 SF (0.321 ACRE)
ANDERSON POINT PARK REMAINING AREA	550,089 SF (12,629 ACRES)
SKYROCK ESTATES, LLC ORIGINAL LOT AREA	30,648 SF (0.704 ACRE)
SHADED AREA	+ 13,992 SF (0.321 ACRE)
SKYROCK ESTATES, LLC NEW LOT 1 AREA	44,642 SF (1.025 ACRES)

NOTES
 1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE A RECOMBINATION OF TWO (2) EXISTING PARCELS BEARING A PORTION OF PIN 1733-47-8015 HAVING A DEED REFERENCE OF DEED BOOK 12746, PAGE 1132 AND PLAT REFERENCE OF BOOK OF MAPS 2006, PAGES 777-778, AND ALL OF PIN 1733-56-4807, INTO ONE (1) PARCEL, BEING THE PROPERTY OF SKYROCK ESTATES LLC, HAVING A DEED REFERENCE OF DEED BOOK 9322, PAGE 881 RECORDED IN THE WAKE COUNTY REGISTRY.
 2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE TITLE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING THE SAME. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THIS PROPERTY.
 3. THIS IS A SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
 4. ZONING INFORMATION SHOWN PER LOCAL UDO AND IS NOT FROM CERTIFIED ZONING REPORT.
 5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS 'GRID'.
 6. AREAS CALCULATED BY THE COORDINATE METHOD.
 7. A PORTION OF THIS PROPERTY IS NOW LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720173300K PANEL 1733, EFFECTIVE DATE JULY 19, 2022.

- LEGEND**
- CP COMPUTED POINT
 - BC BACK OF CURB
 - CC CONTROL CORNER
 - ECM EX. CONC. MONUMENT
 - EP EX. IRON PIPE
 - EPF EX. IRON PIPE FOUND
 - IRP IRON PIPE SET
 - RW RIGHT-OF-WAY
 - BM TEMP. BENCHMARK
 - U UTILITY POLE
 - ADJ. ADJONER LINE
 - BL. BOUNDARY LINE
 - EA. EASEMENT LINE
 - RI. RIGHT-OF-WAY LINE
 - SB. SETBACK LINE

SHEET 1 OF 1	TOWNSHIP: ST. MATTHEWS	DATE	REVISION(S)
	COUNTY: WAKE		
	STATE: NC		
	ZONING: PD & SHOD-1		
	SCALE: 1" = 40'		
	SURVEY DATE: JANUARY 12, 2021		
	PROJECT: P302230125		
	DWG: AndersonCondosTopo2023-02-23.dwg		

RECOMBINATION SURVEY FOR
115 ANDERSON POINT DRIVE
 FOR
SKYROCK CONSTRUCTION LLC
 RALEIGH, NC 27610

TRANSYSTEMS

1 GLENWOOD AVENUE, SUITE 600
 RALEIGH, NORTH CAROLINA
 919.789.9977
 COMPANY LICENSE: F-0453

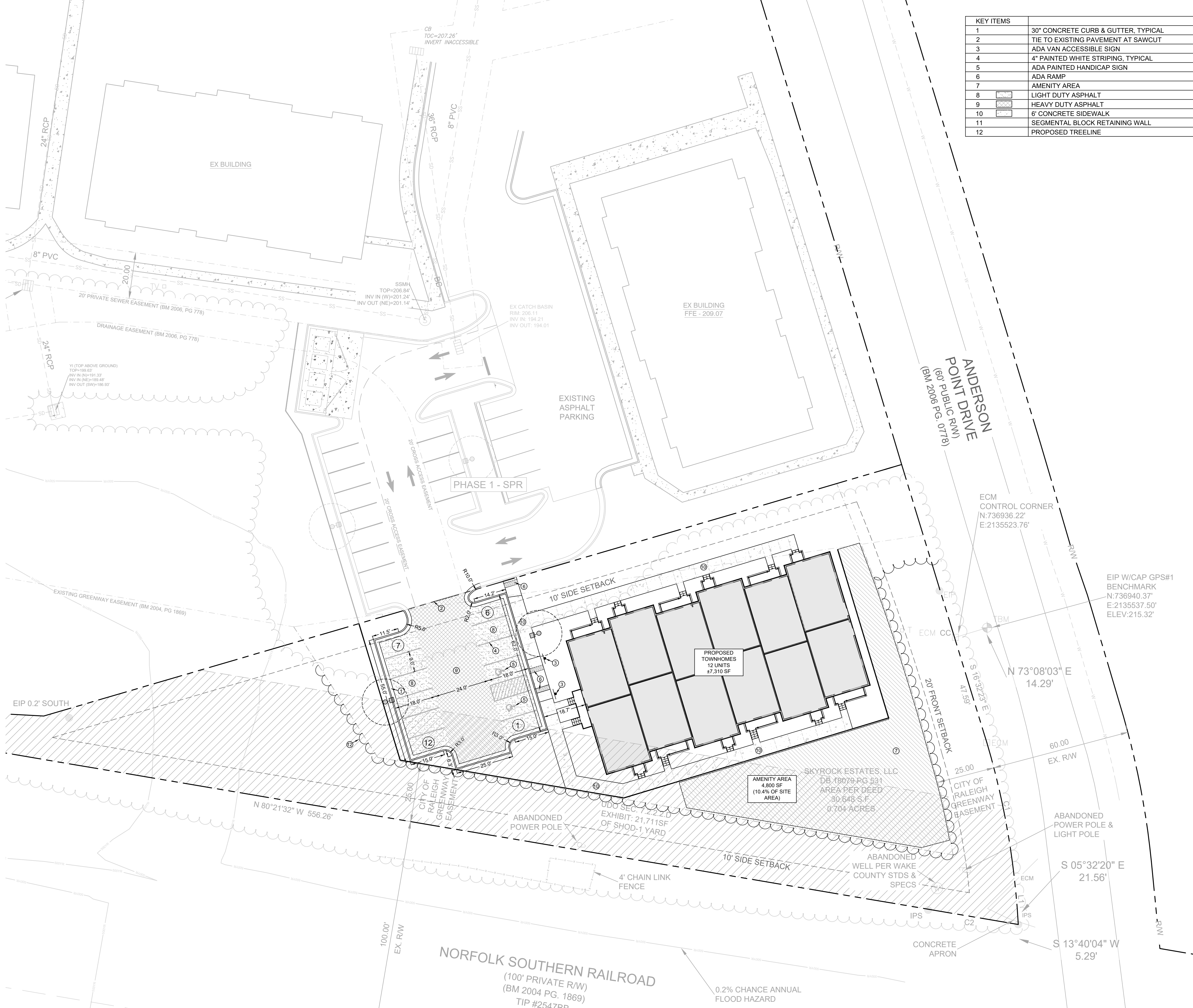
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	298.55'	58.51'	S 11°22'31" E	58.42'	0°54'30"
C2	2494.75'	39.55'	N 80°48'41" W	39.55'	0°54'30"

LINE	BEARING	DISTANCE
L1	N 84°49'36" E	5.30'
L2	S 18°48'50" E	21.39'



RCMP-0081-2023

U1=200.92



KEY ITEMS	
1	30" CONCRETE CURB & GUTTER, TYPICAL
2	TIE TO EXISTING PAVEMENT AT SAWCUT
3	ADA VAN ACCESSIBLE SIGN
4	4" PAINTED WHITE STRIPING, TYPICAL
5	ADA PAINTED HANDICAP SIGN
6	ADA RAMP
7	AMENITY AREA
8	LIGHT DUTY ASPHALT
9	HEAVY DUTY ASPHALT
10	6" CONCRETE SIDEWALK
11	SEGMENTAL BLOCK RETAINING WALL
12	PROPOSED TREELINE

GENERAL NOTES

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- GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

DIMENSION PLAN NOTES:

- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES PERTAINING TO CONTRACTIBILITY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION PRIOR TO PROCEEDING.
- VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

SITE INFORMATION

LOCATION: 115 ANDERSON POINT DRIVE
RALEIGH, NC 27610

ZONING: PLANNED DEVELOPMENT (PD)

PARCEL ACREAGE: 1.06 AC

PROPOSED LAND USE: TOWNHOME DEVELOPMENT

PROPOSED DWELLINGS: 12

WATERSHED: CRABTREE CREEK

RIVER BASIN: NEUSE

PARKING: 14 STANDARD SPACES - OFFSITE
10 STANDARD SPACES - ONSITE
2 ACCESSIBLE SPACES - ONSITE

OVERLAY DISTRICT: SPECIAL HIGHWAY OVERLAY DISTRICT-1

SITE AREA: 46005.67SF (1.056 AC)

IMPERVIOUS AREA: PROPOSED - 13284 SF (0.30 AC)
EXISTING - 1313 SF (0.03 AC)
NET INCREASE - 11971 SF (0.27 AC)

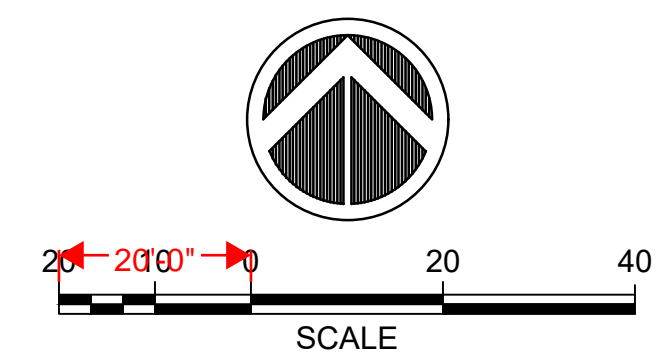
AMENITY AREA: REQUIRED - 10% OF TOTAL SITE AREA
PROPOSED - 4800SF (10.4%)

BUILDING SETBACKS: 20' FRONT SETBACKS

BUILDING HEIGHT: 3 STORY - 37'-10"

REVISIONS	DATE

ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
SITE PLAN



PLAN DATE: 10/31/2023

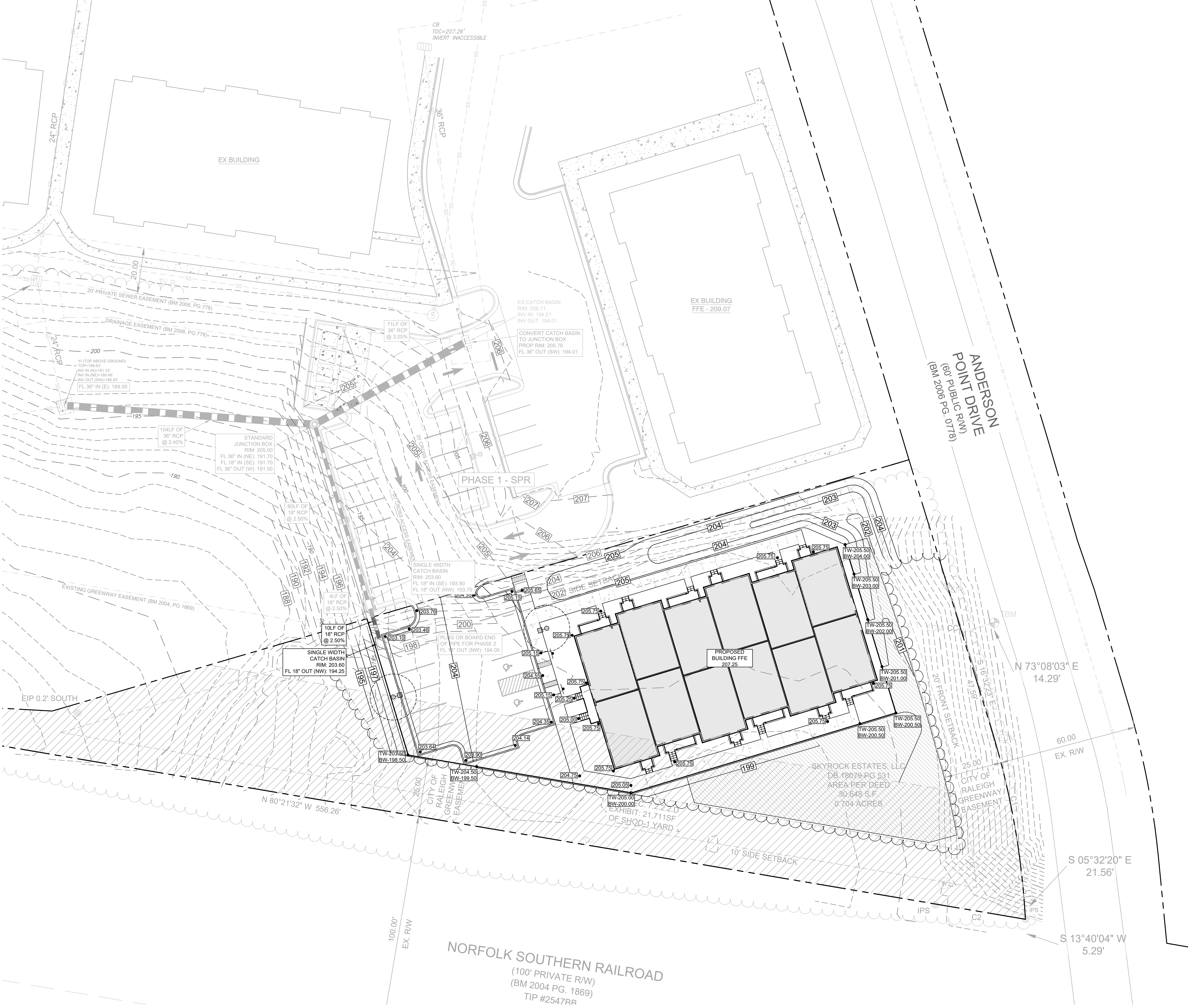
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PROJECT NO. 23-136

FLOODPLAIN INFORMATION
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- GRADING PLAN NOTES:
- CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO COMPLY WITH ALL SAFETY STANDARDS DICTATED BY OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.
 - CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
 - AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE THE ENGINEER MAKE THE FINAL DETERMINATION.
 - CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL.
 - CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOPSOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN FINAL GRADING ALL CRITICAL / UNPAVED AREAS.
 - CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE PAVED PRIOR TO INSTALLATION OF PAVING MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACTED TO THE REQUIRED COMPACTION MINIMUM.
- FEMA STUDY, PUBLISHED BFE FOR PROJECT LOCATION: 175.8



CIVIL ENGINEER
 PO BOX 26634
 LITTLE ROCK, AR 72221
 501.593.1298
 ASHLEY@KODAENGINEERING.CO

REVISIONS	DATE

ANDERSON TOWNHOMES
 ADMINISTRATIVE SITE REVIEW
 115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
GRADING AND DRAINAGE PLAN

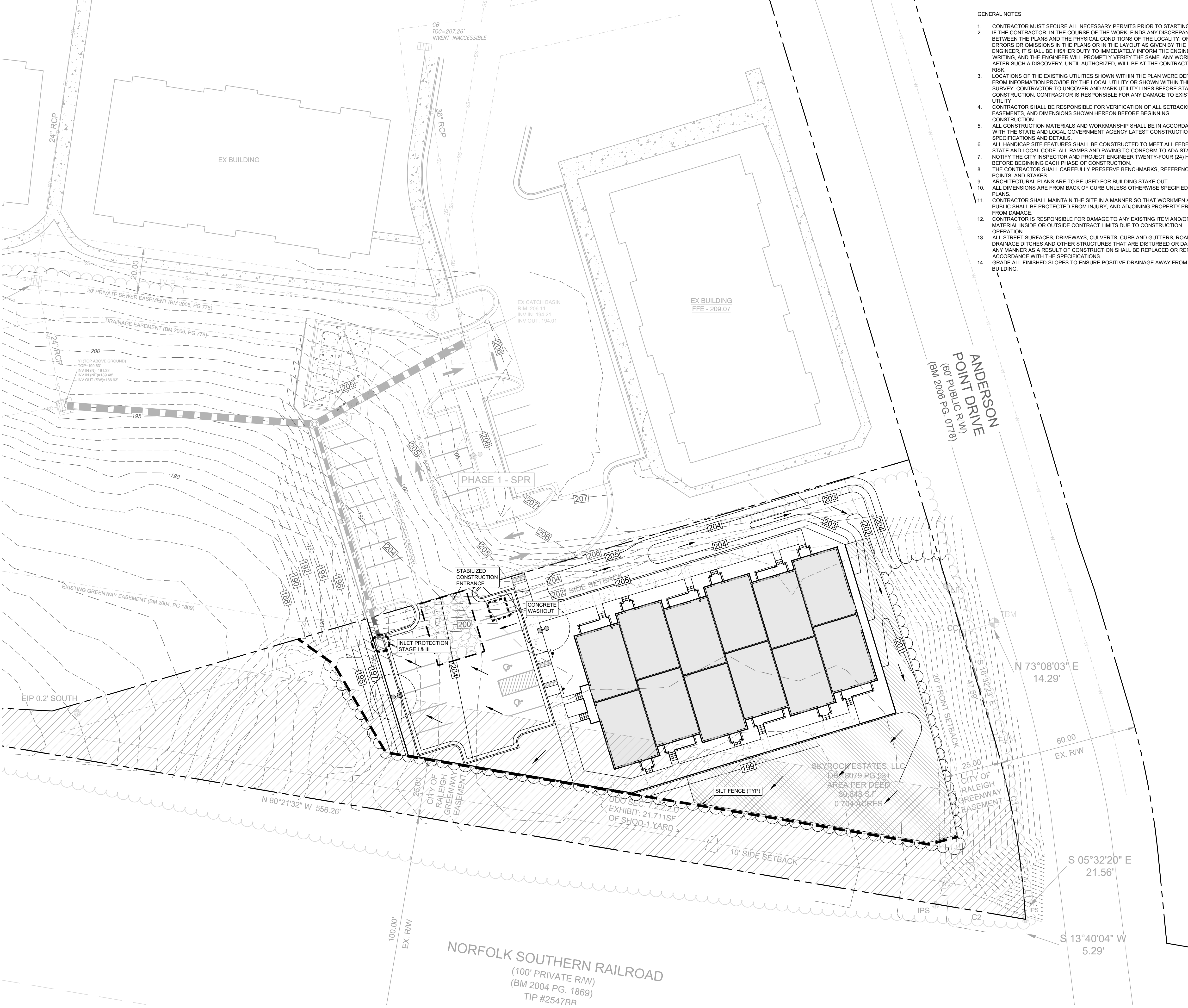
PLAN DATE:	10/31/2023
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DRAWN:	ARB
PROJECT NO.:	23-136

C200



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STORM WATER POLLUTION PREVENTION GENERAL NOTES

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEMS (NPDES) GENERAL PERMIT, LATEST ISSUE, BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA).
2. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, AND IT MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE OWNER, CITY AND EPA.
4. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE AT LEAST ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A 1/2" INCH OR GREATER RAINFALL EVENT. THE INSPECTOR SHALL DOCUMENT THE RESULTS.
5. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
6. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
7. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENTS LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.
10. IT IS ANTICIPATED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL BE ASSOCIATED WITH THIS PROJECT. THESE DISCHARGES ARE AUTHORIZED THROUGH THE CONSTRUCTION GENERAL PERMIT:
 - A. FIRE HYDRANT FLUSHINGS
 - B. WATER USED TO WASH VEHICLES AND TO CONTROL DUST
 - C. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS
 - D. IRRIGATION DRAINAGE
 - E. PAVEMENT WASHDOWN
 - F. UNCONTAMINATED GROUND WATER
 - G. CONSTRUCTION WATER
15. CONSTRUCTION WASTE DISPOSAL CONTAINERS SHALL BE PROVIDED ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS. THE CONTAINERS SHALL BE HAULED TO LANDFILL BY THE CONTRACTOR.
16. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

CONSTRUCTION NOTES:

1. SILT FENCES SHALL BE INSTALLED AS SHOWN PER DETAIL.
2. CONTRACTOR WILL INSTALL ADDITIONAL EROSION CONTROL WHERE EROSION PROTECTION IS NEEDED AS PER THE ENGINEER OF RECORD OR THE CITY INSPECTOR.
3. THE EXISTING VEGETATION ALONG EXISTING PARKWAYS SHALL BE REPLACED TO ITS ORIGINAL CONDITION OR BETTER.
4. ALL CONSTRUCTION EROSION CONTROL SHALL MEET CITY ORDINANCE.
5. EROSION CONSTRUCTION SHALL BE COMPLETED IN THE FOLLOWING PHASES:

PHASE 1 (PRIOR TO START OF ROUGH GRADING)

1. SILT FENCE SHALL BE PLACED AS SHOWN OR PER DETAIL.
2. INSTALL CONSTRUCTION ENTRANCE.

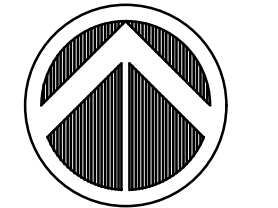
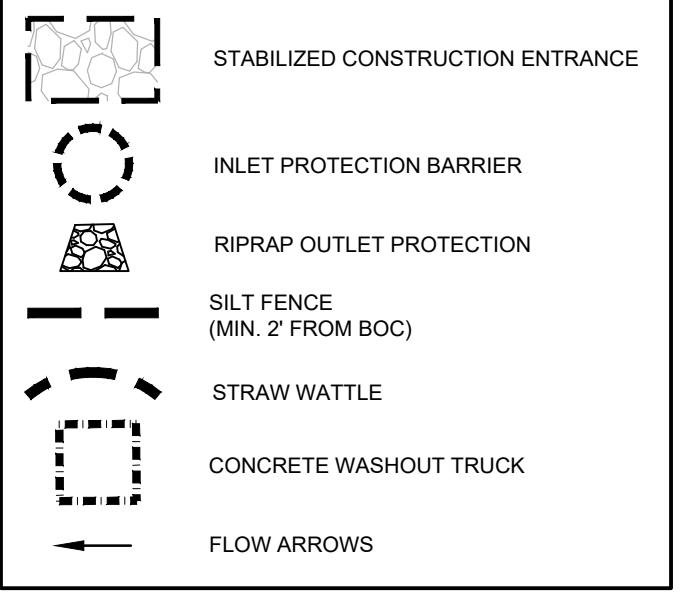
PHASE 3 (AFTER PAVING CONSTRUCTION)

1. SILT FENCE SHALL BE PLACED AS SHOWN PER DETAIL.
2. VEGETATION TO BE ESTABLISHED IN ALL DISTURBED AREAS.

CONSTRUCTION NOTES - SILT FENCE

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. THE POST MUST BE EMBEDDED A MINIMUM OF 18 INCHES.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

EROSION CONTROL LEGEND



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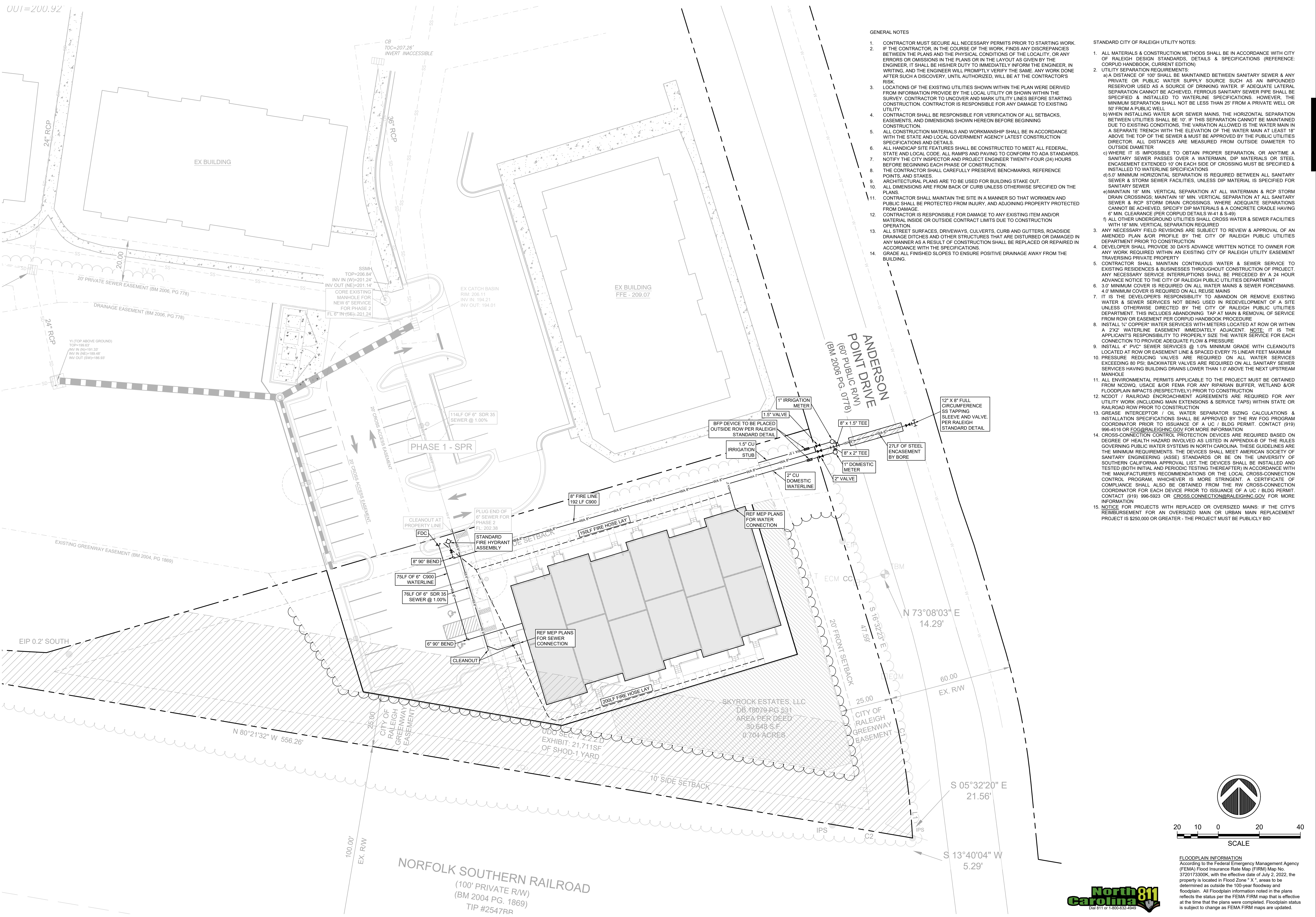
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REVISIONS	DATE

ANDERSON TOWNHOMES
 ADMINISTRATIVE SITE REVIEW
 115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
 EROSION CONTROL PLAN

PLAN DATE:	10/31/2023
DESIGN:	ARB
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DRAWN:	ARB
PROJECT NO.:	23-136

C300



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STANDARD CITY OF RALEIGH UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
 - a) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - b) 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.
 - c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. 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.
4. 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.
5. 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.
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
7. 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.
8. INSTALL 1/2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
9. INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
10. 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.
11. 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.
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS, & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX 49 OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICE SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER - THE PROJECT MUST BE PUBLICLY BID.



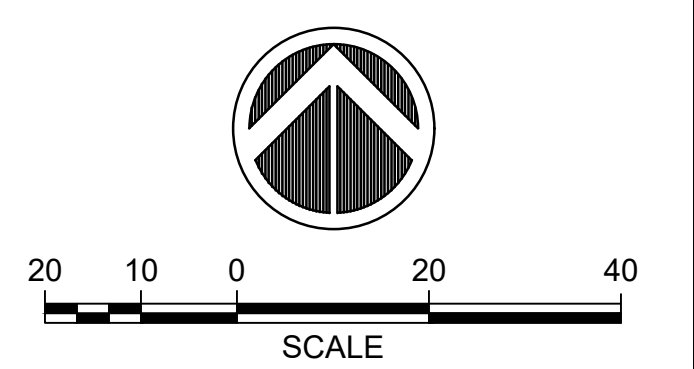
ASHLEY BICE, PE
CIVIL ENGINEER
PO BOX 26634
LITTLE ROCK, AR 72221
501.593.1298
ASHLEY@KODAEENGINEERING.CO

REVISIONS	DATE

ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
UTILITY PLAN

PLAN DATE:	10/31/2023
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.	23-136

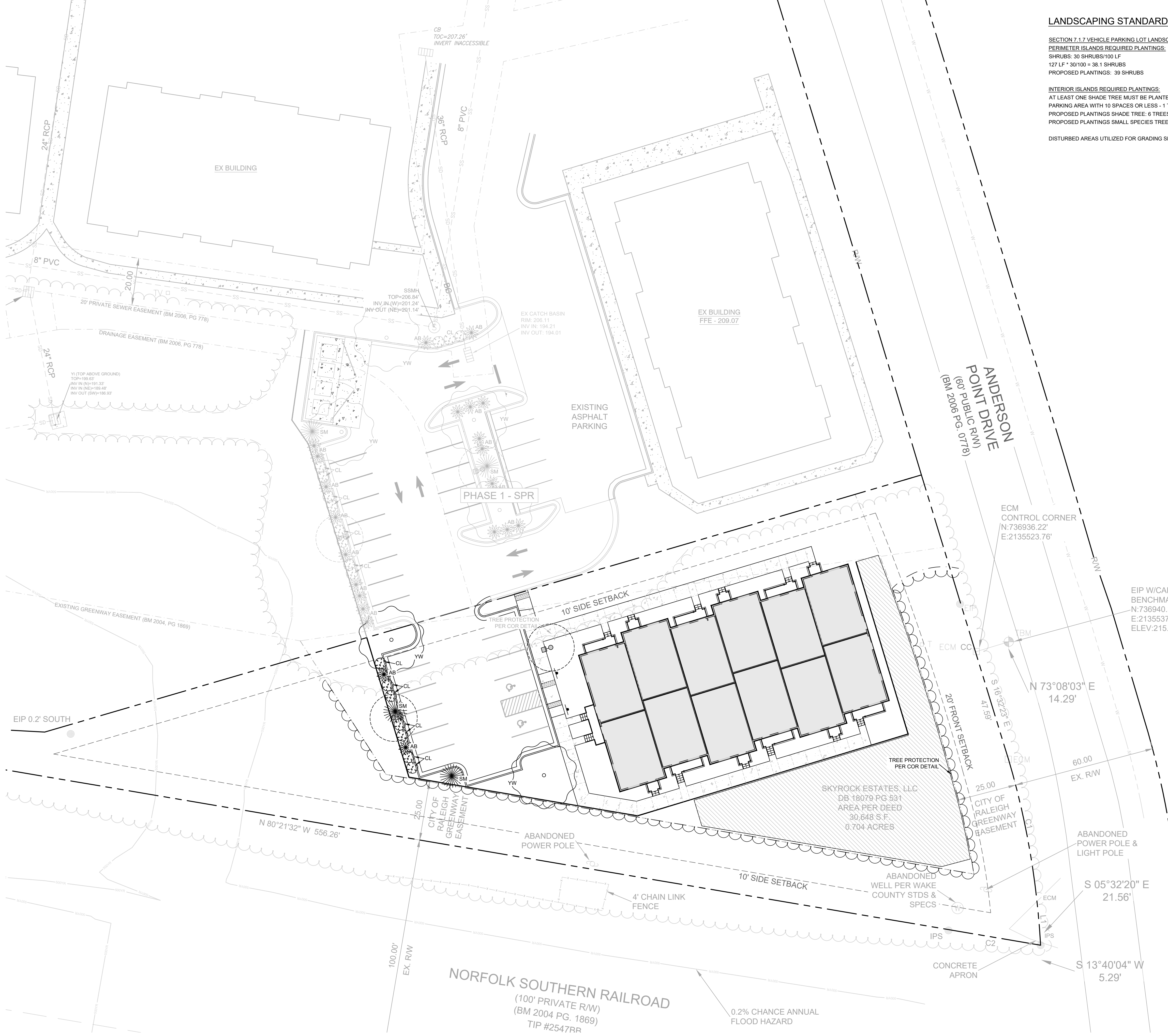
C400



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 3720173300K, with the effective date of July 2, 2022, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.



U1=200.92



LANDSCAPING STANDARDS

SECTION 7.1.7 VEHICLE PARKING LOT LANDSCAPING:

PERIMETER ISLANDS REQUIRED PLANTINGS:
 SHRUBS: 30 SHRUBS/100 LF
 12\"/>

INTERIOR ISLANDS REQUIRED PLANTINGS:
 AT LEAST ONE SHADE TREE MUST BE PLANTED IN EACH SURFACE PARKING AREA WITH 10 SPACES OR LESS - 1 TREE REQUIRED
 PROPOSED PLANTINGS SHADE TREE: 6 TREES
 PROPOSED PLANTINGS SMALL SPECIES TREE: 4 TREES

DISTURBED AREAS UTILIZED FOR GRADING SHALL BE SODED

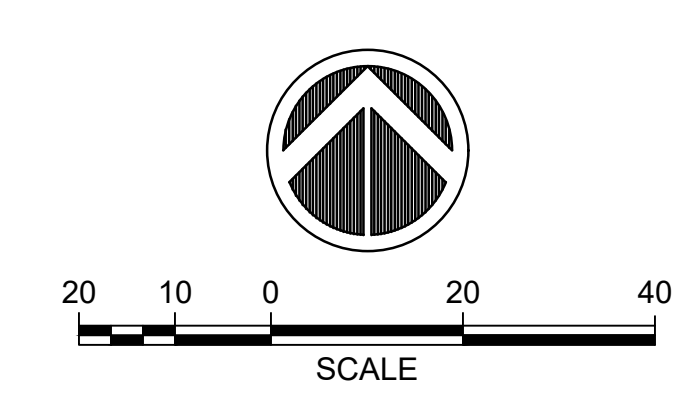
GENERAL NOTES

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- LOCATIONS OF THE EXISTING UTILITIES SHOWN WITHIN THE PLAN WERE DERIVED FROM INFORMATION PROVIDED BY THE LOCAL UTILITY OR SHOWN WITHIN THE SURVEY. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE. ALL RAMP AND PAVING TO CONFORM TO ADA STANDARDS.
- NOTIFY THE CITY INSPECTOR AND PROJECT ENGINEER TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
6		YELLOW WOOD CLADRASIS KENTUKEA	3\"/>	
4		STAR MAGNOLIA MAGNOLIA STELLATA	3\"/>	
21		AMERICAN BEAUTYBERRY CALLIICALPA AMERICANA	18\"/>	
18		OTTO LUYKEN CHERRY LAUREL PRUNUS LAUROCERASUS 'OTTO LUYKEN'	18\"/>	

REVISIONS	DATE

ANDERSON TOWNHOMES
 ADMINISTRATIVE SITE REVIEW
 115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
LANDSCAPE PLAN



FLOODPLAIN INFORMATION
 According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 3720173300K, with the effective date of July 2, 2022, the property is located in Flood Zone "X", areas to be determined as outside the 100-year floodway and floodplain. All Floodplain information noted in the plans reflects the status per the FEMA FIRM map that is effective at the time that the plans were completed. Floodplain status is subject to change as FEMA FIRM maps are updated.

PLAN DATE:	10/31/2023
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.	23-136

L100



U1=200.92

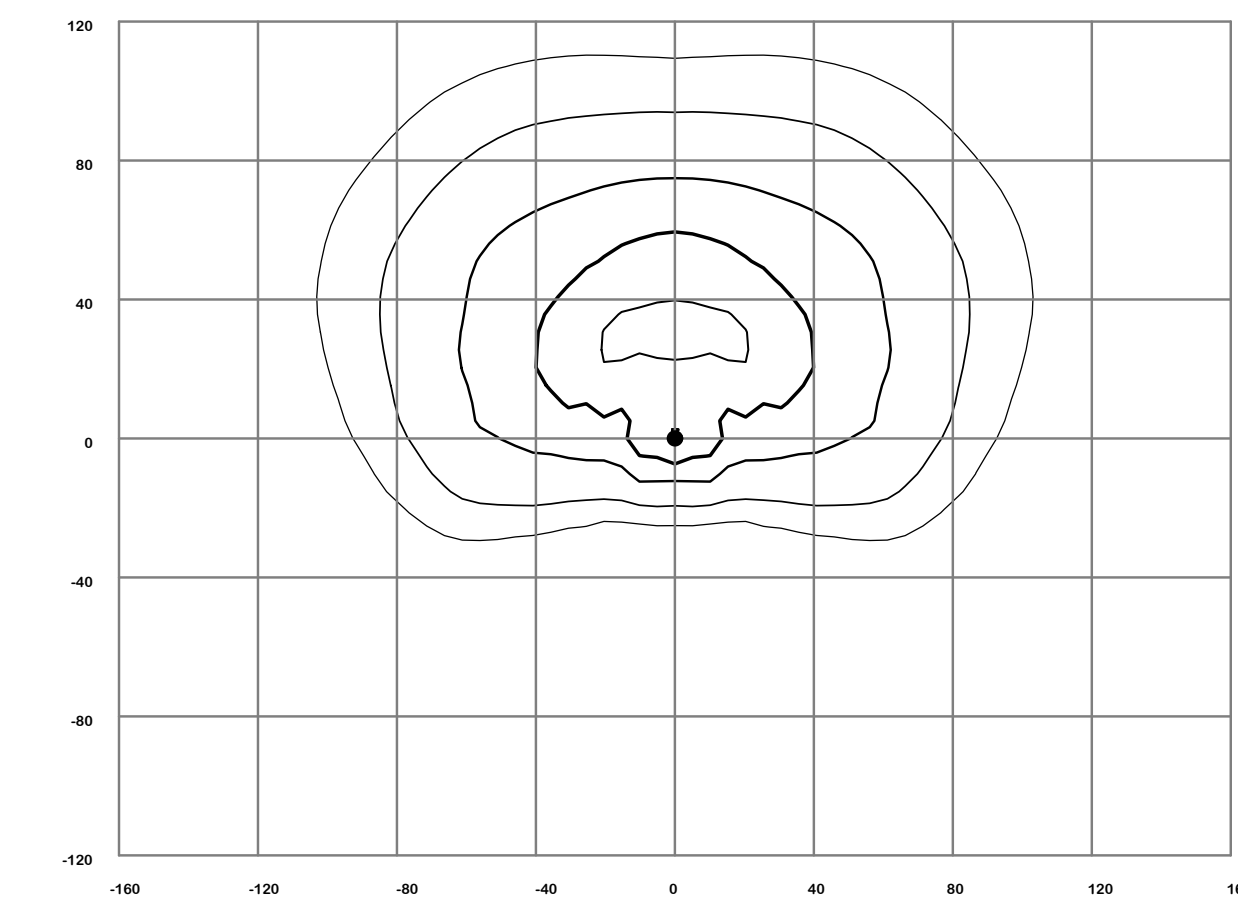
254A

GENERAL NOTES

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
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14. GRADE ALL FINISHED SLOPES TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

FIXTURE: LED205, EMM
MOUNTING HEIGHT: 25FT
LIGHT SOURCE: 180 LEDS, 4000K
PATTERN: TYPE IV, 82 US-C3
ASSEMBLY #: L12KLED205LRMC
POLE ASSEMBLY #: PLFG30BLK - BLACK

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
254A		05 LIGHTING LED205_4_1POLE (1) 2004' LED205_4_1POLE	(1) 4000K	13620	25' MT HT SITE LIGHTER II	0.85	2



LEGEND (OUTER to INNER): 0.100 , 0.200 , 0.450 , 0.750 , 1.10

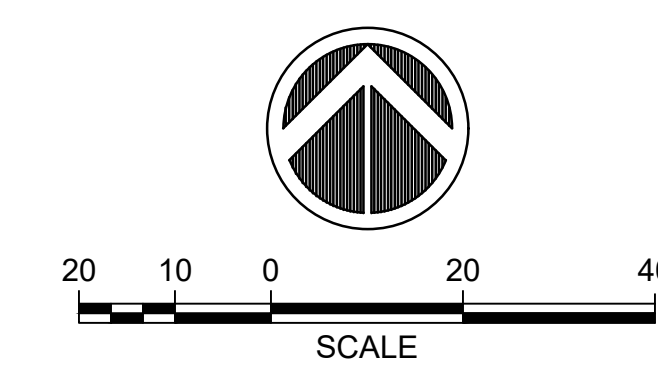
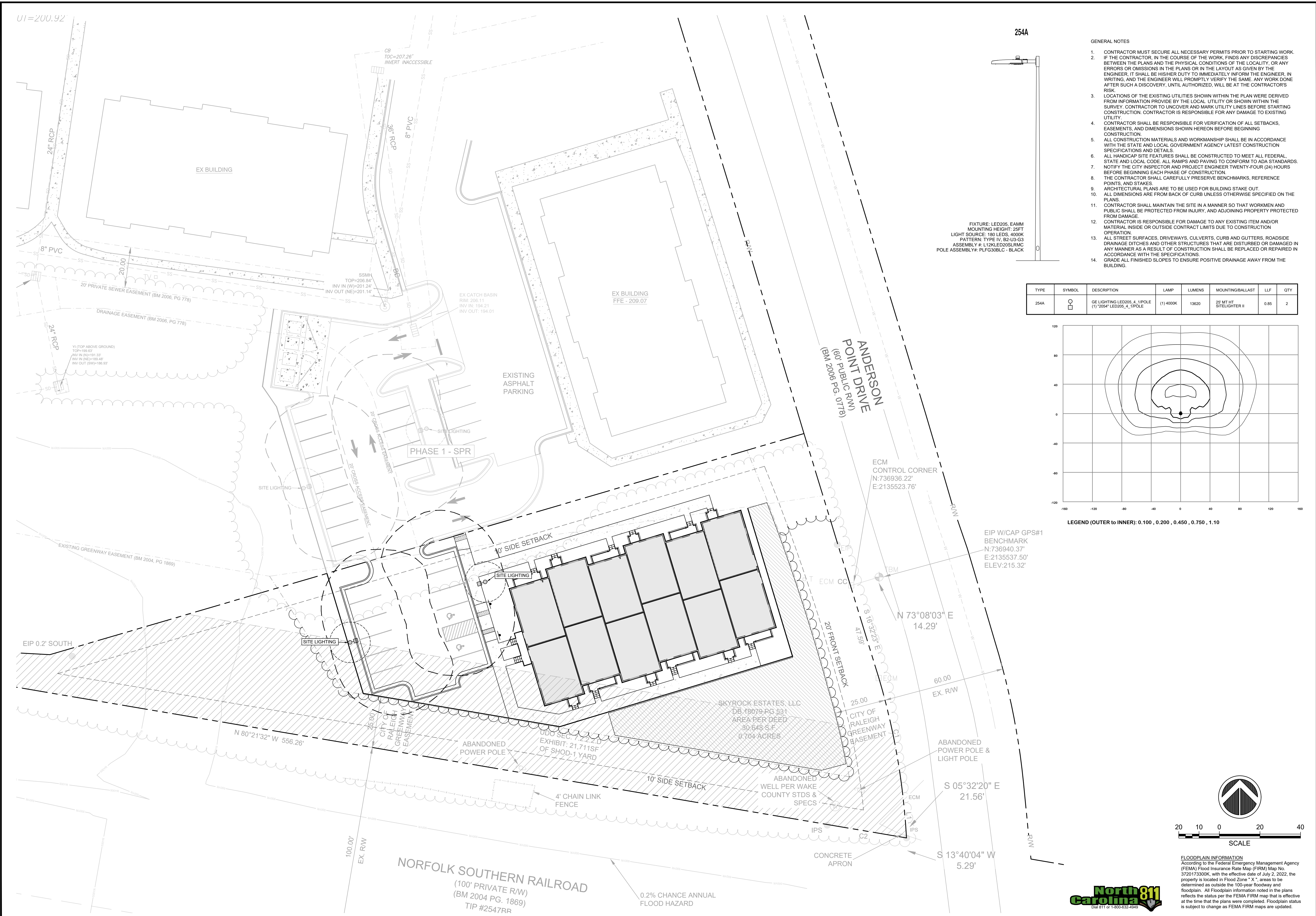
ASHLEY BICE, PE
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ASHLEY@KODAENGINEERING.CO

REVISIONS	DATE

ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
LIGHTING PLAN

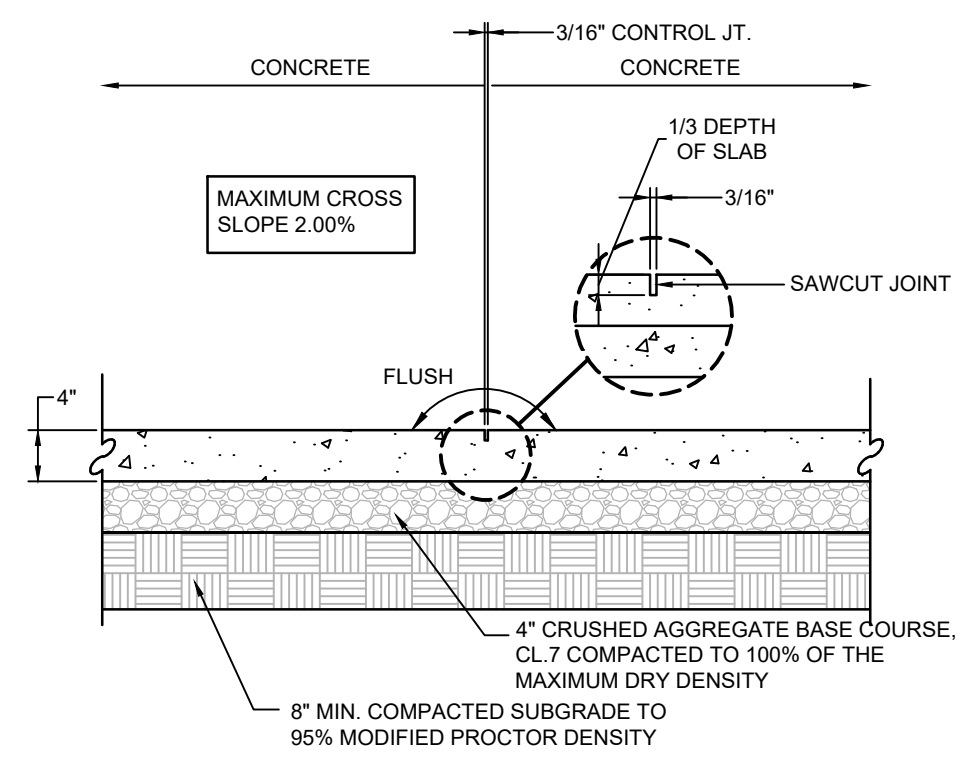
PLAN DATE:	10/31/2023
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.	23-136

LP100

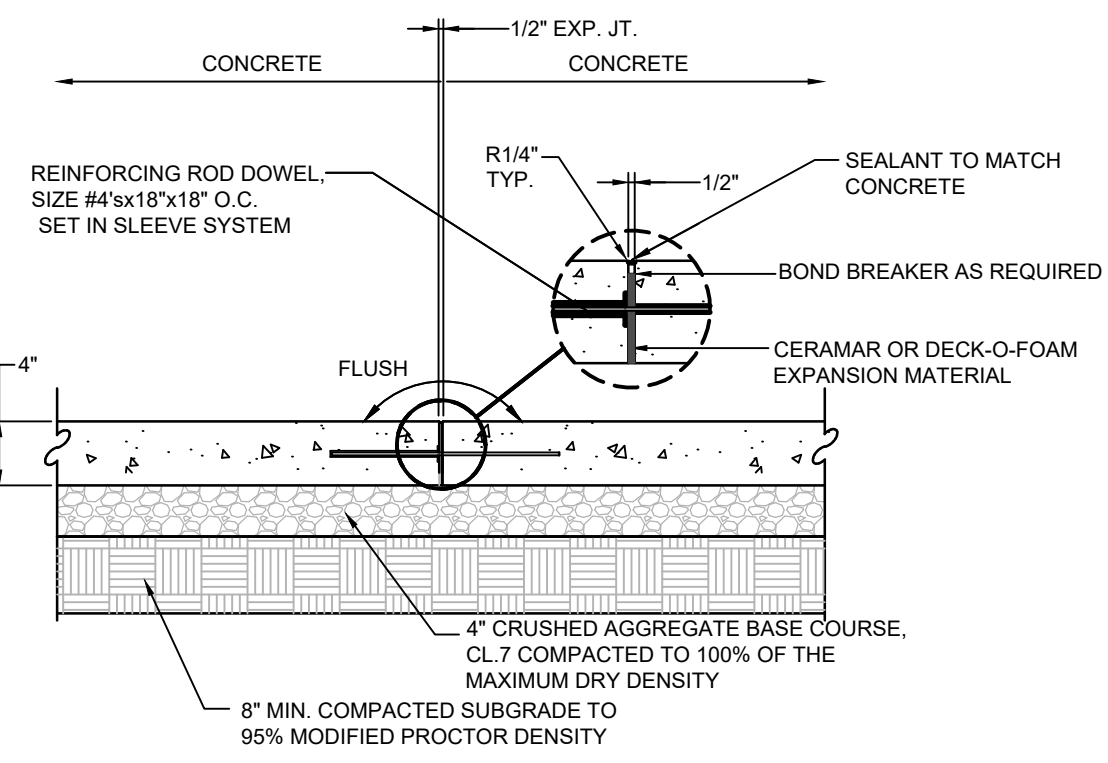


FLOODPLAIN INFORMATION
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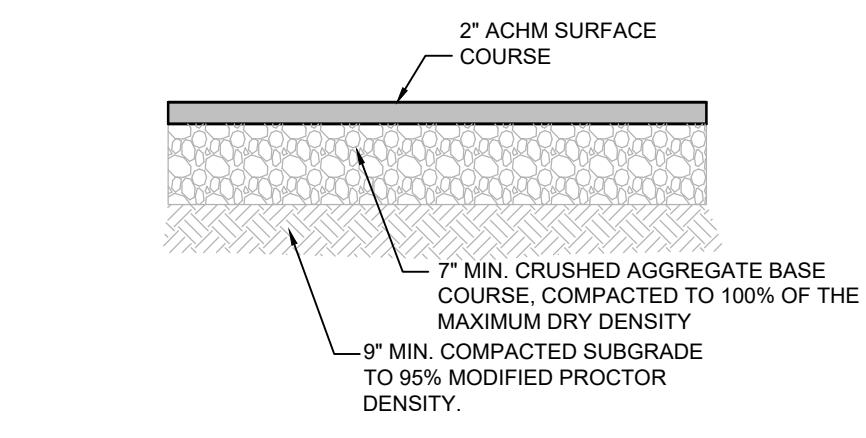




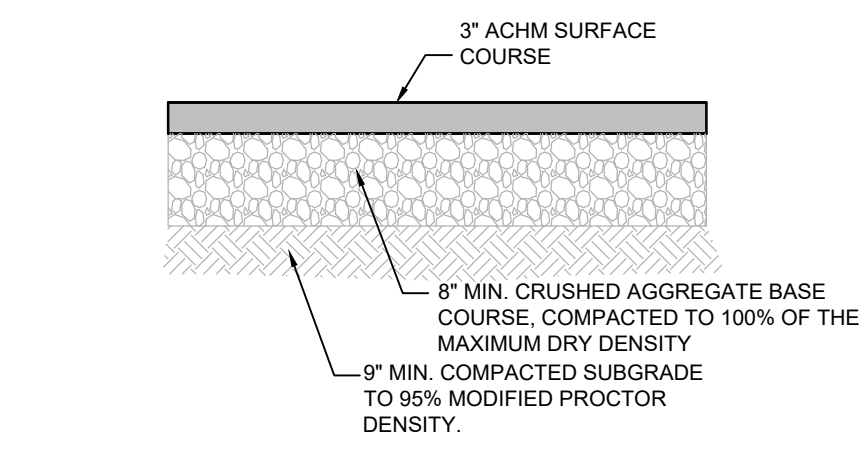
1 CONCRETE SIDEWALK AT SAWCUT CONTROL JOINT
SECTION N.T.S.



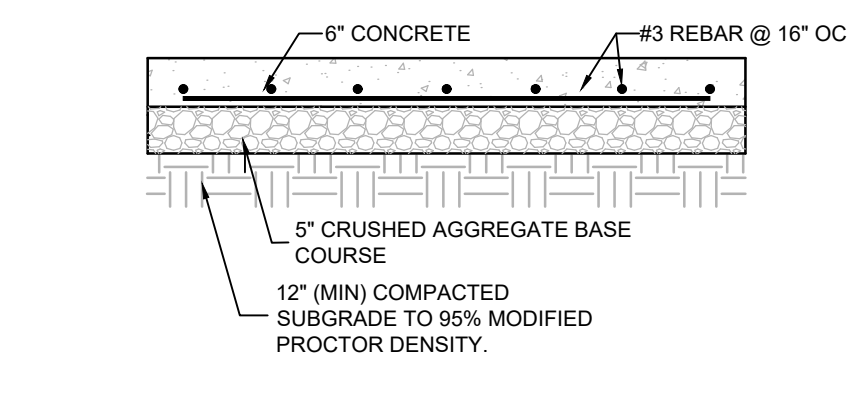
2 CONCRETE SIDEWALK AT EXPANSION JOINT
SECTION N.T.S.



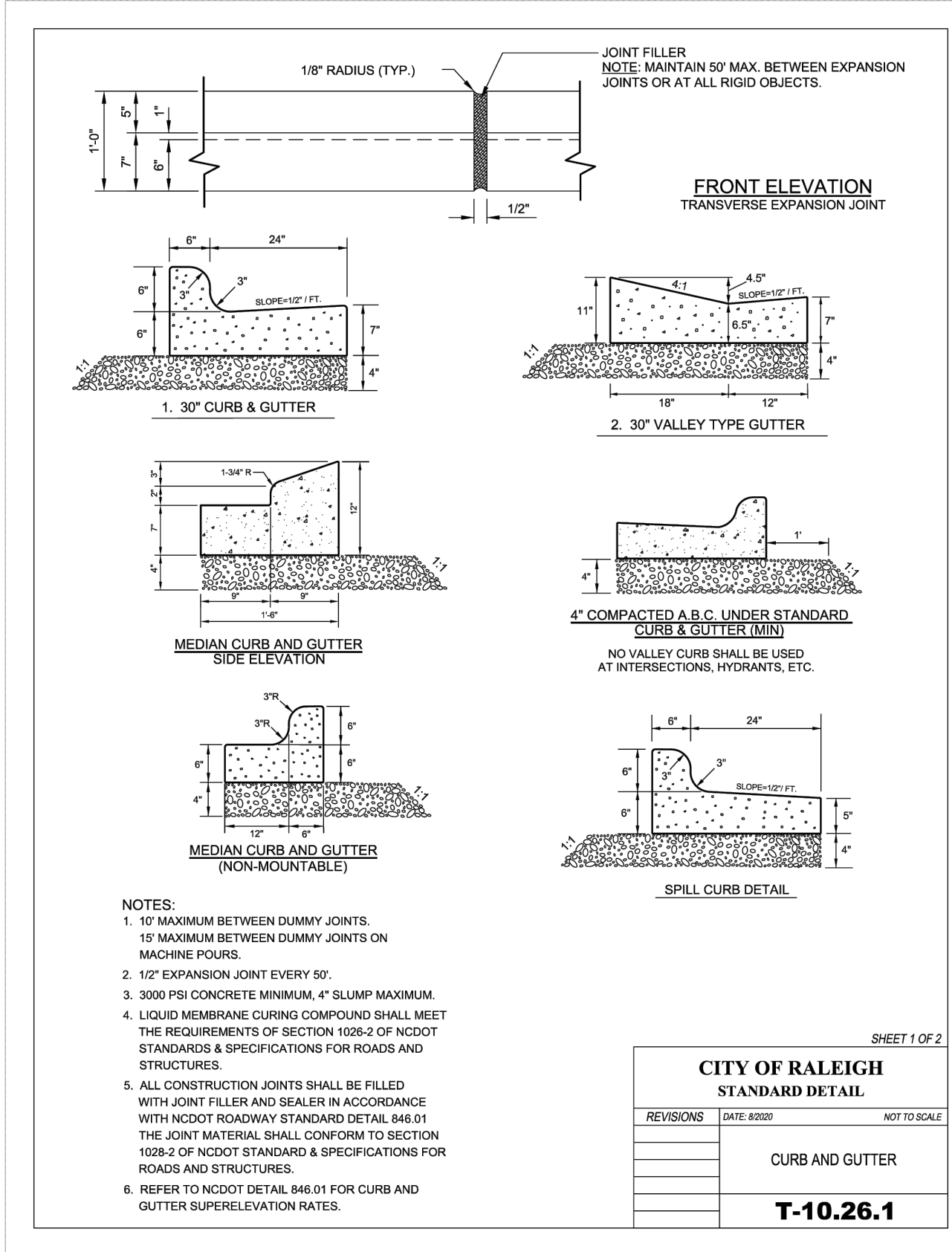
3 LIGHT DUTY ASPHALT
N.T.S.



4 HEAVY DUTY ASPHALT
N.T.S.

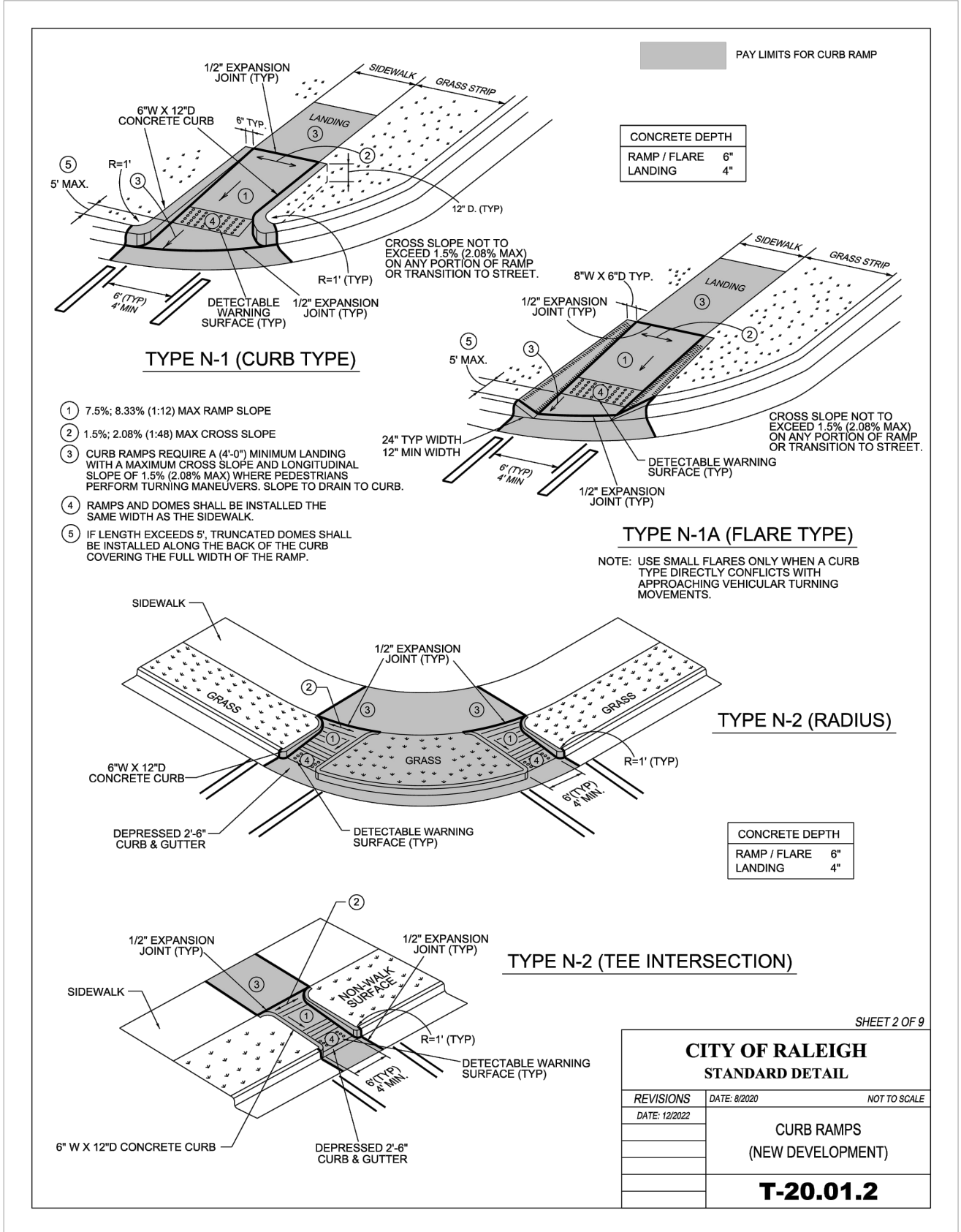


5 DUMPSTER PAVING
N.T.S.



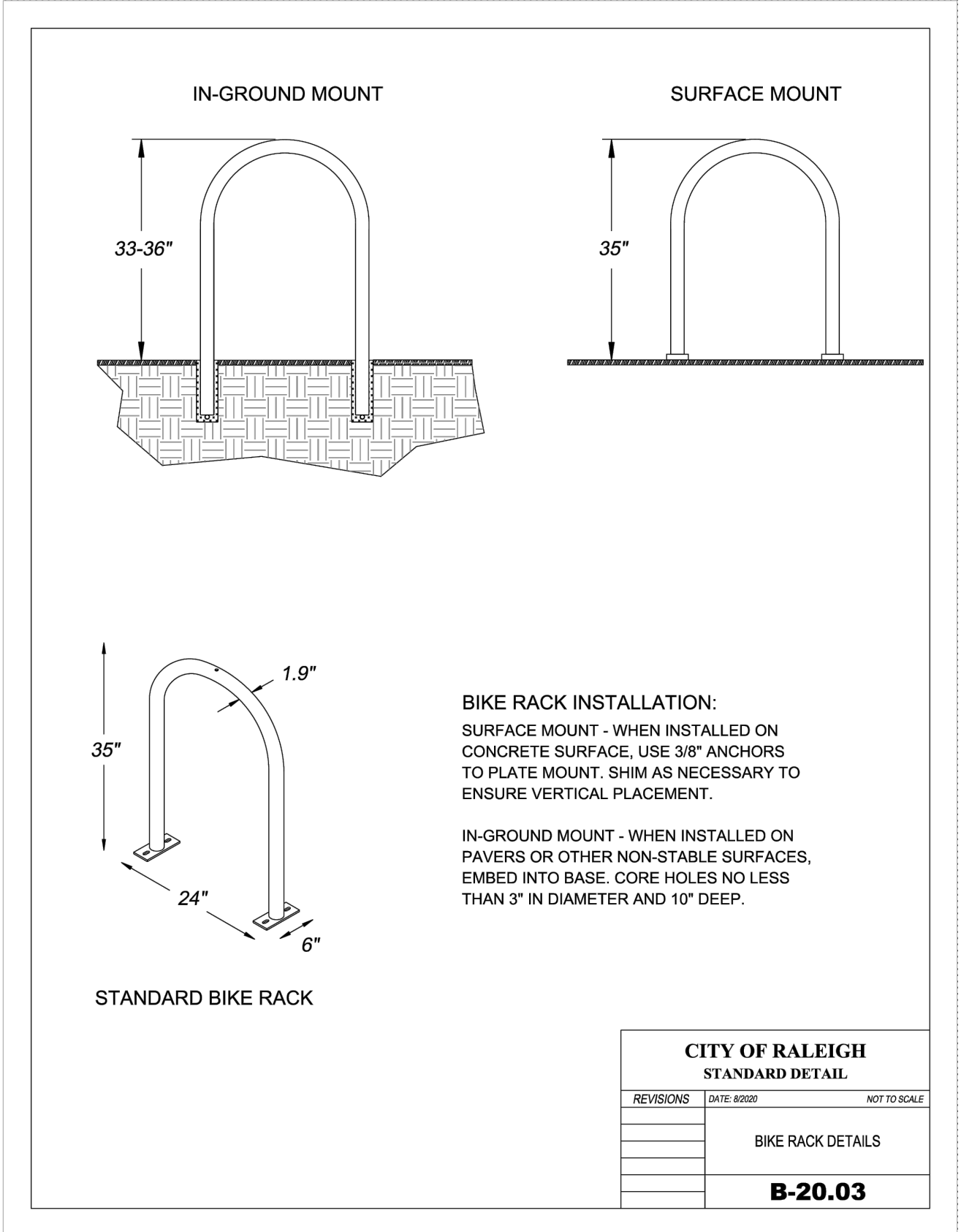
CITY OF RALEIGH STANDARD DETAIL
REVISIONS DATE 8/2007 NOT TO SCALE
CURB AND GUTTER
T-10.26.1

6 COR CURB & GUTTER
N.T.S.



CITY OF RALEIGH STANDARD DETAIL
REVISIONS DATE 8/2007 NOT TO SCALE
CURB RAMPS (NEW DEVELOPMENT)
T-20.01.2

7 COR CURB RAMPS
N.T.S.



CITY OF RALEIGH STANDARD DETAIL
REVISIONS DATE 8/2007 NOT TO SCALE
BIKE RACK DETAILS
B-20.03

8 COR BIKE RACK
N.T.S.

REVISIONS	DATE

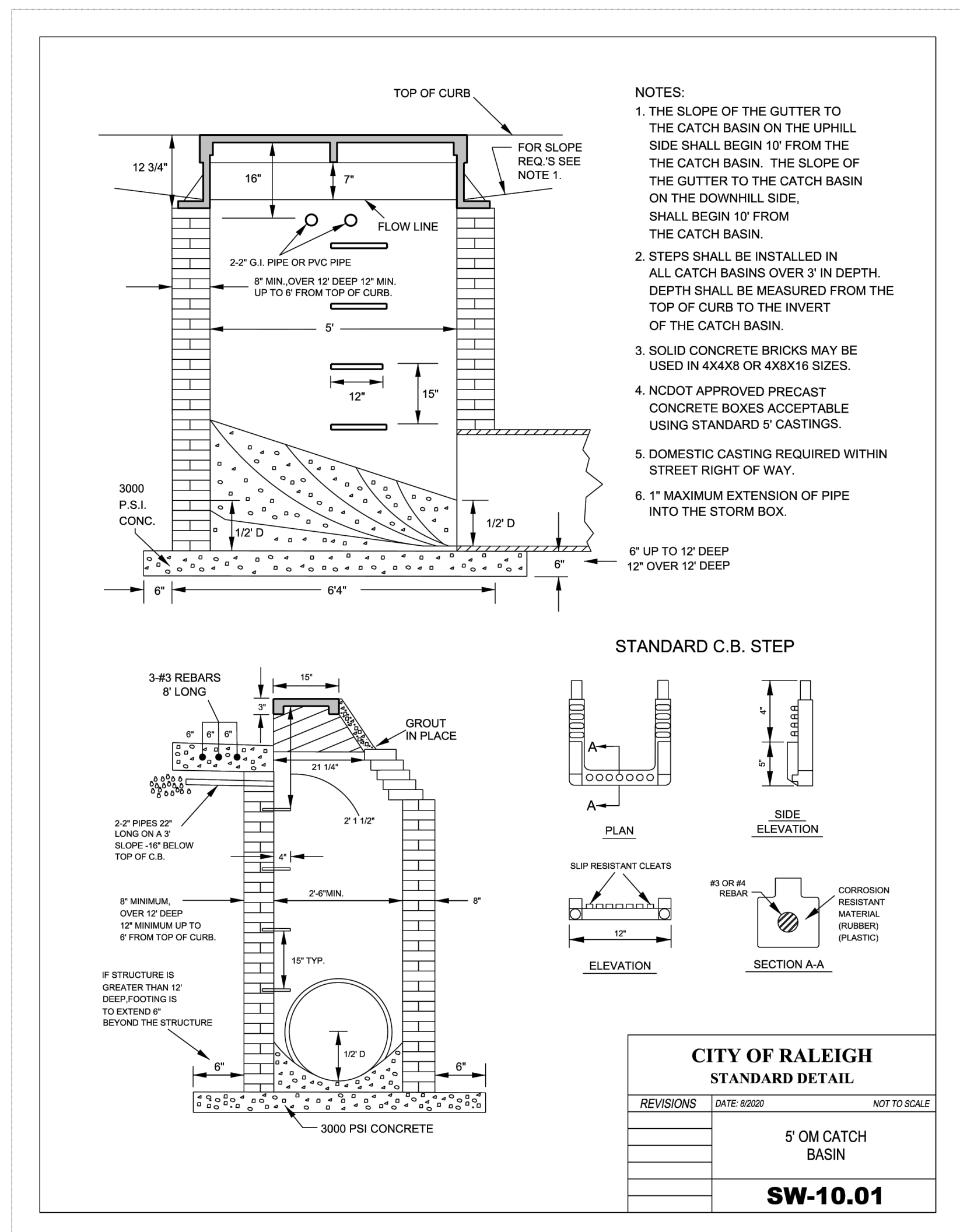
ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
SITE DETAILS

PLAN DATE:	10/31/2023
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.:	23-136

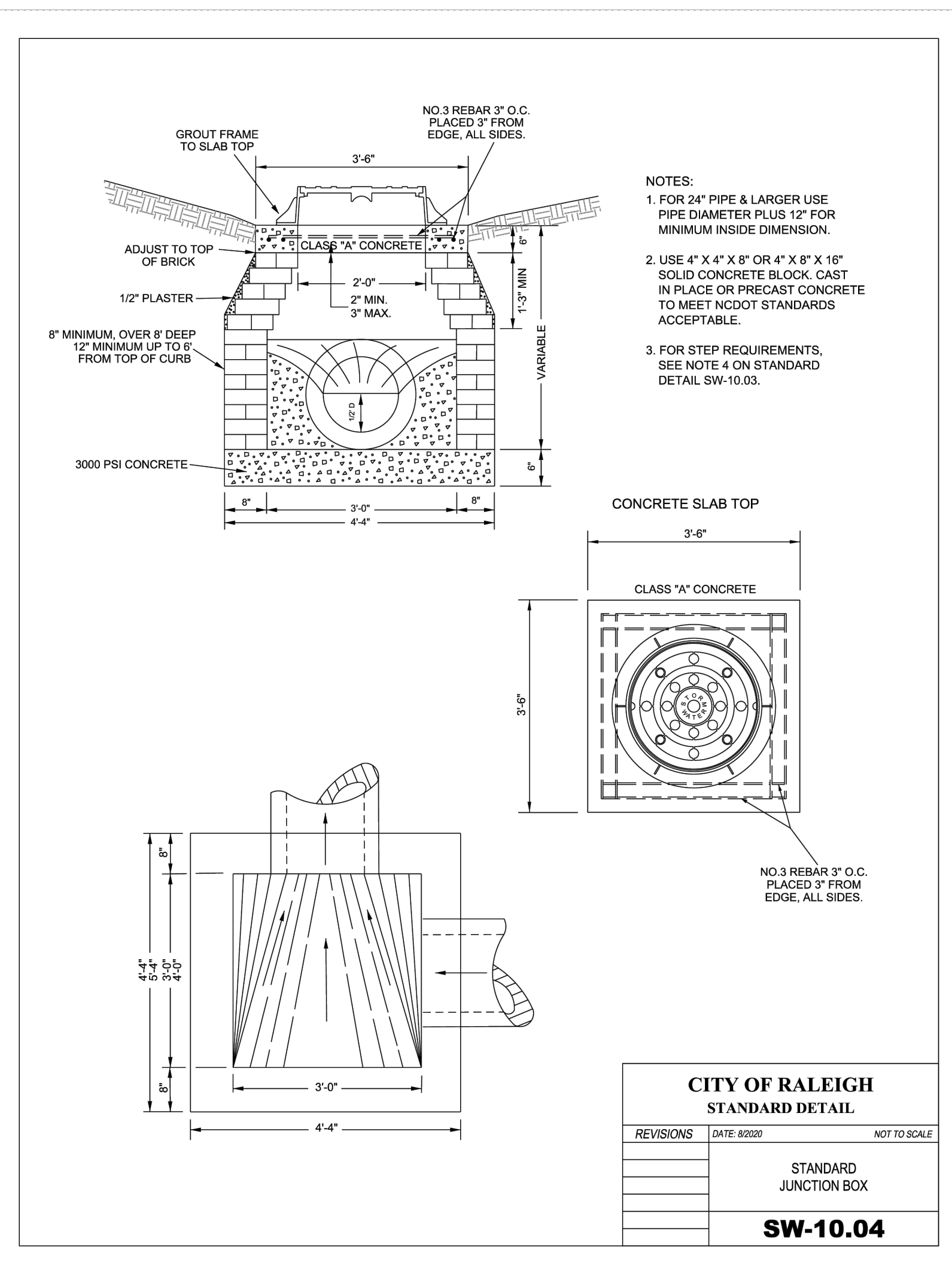
ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
STORM DRAINAGE DETAILS

PLAN DATE:			
10/31/2023			
DESIGN:	CHECK:	DRAWN:	
ARB	ARB	ARB	
PROJECT NO:			
23-136			

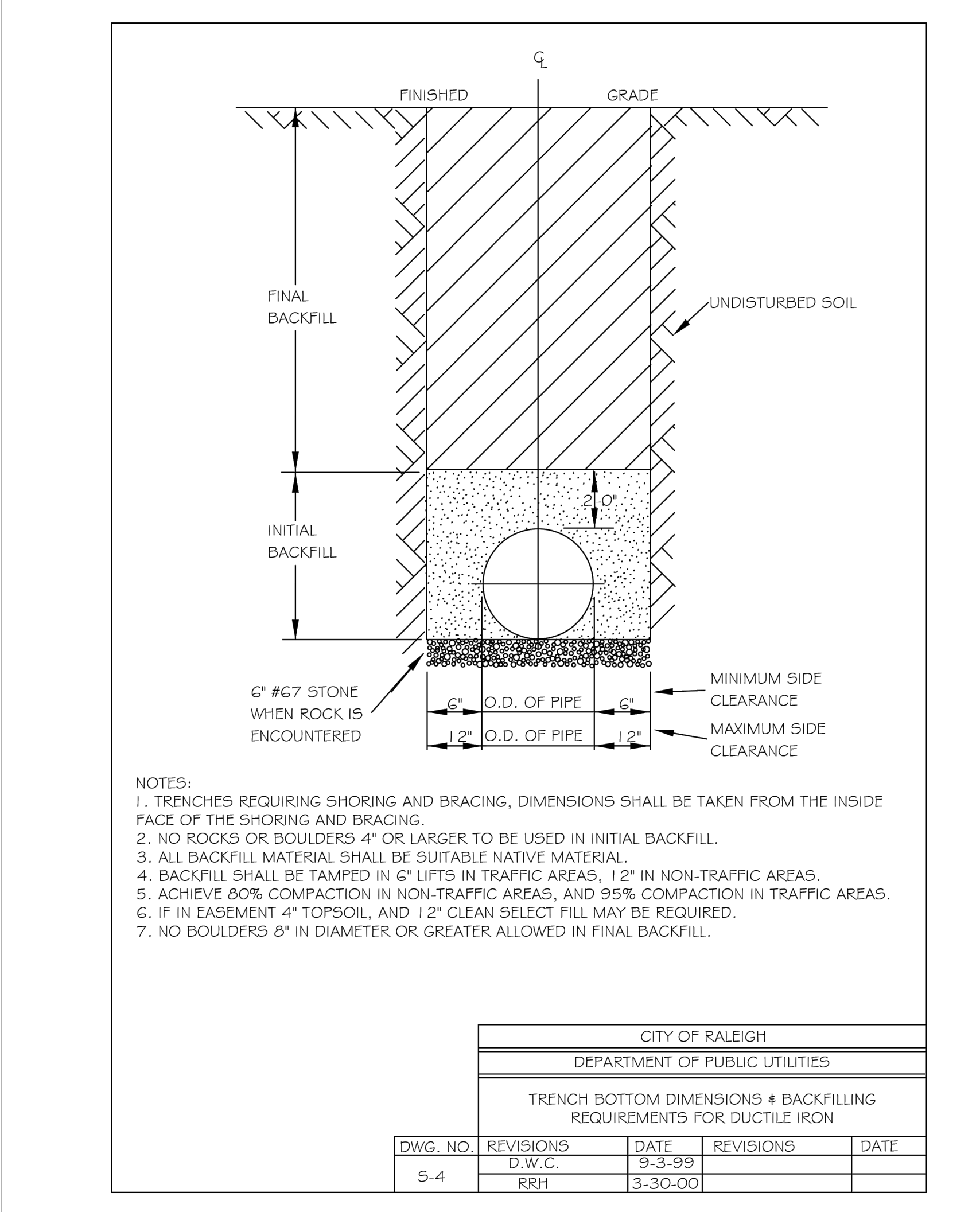
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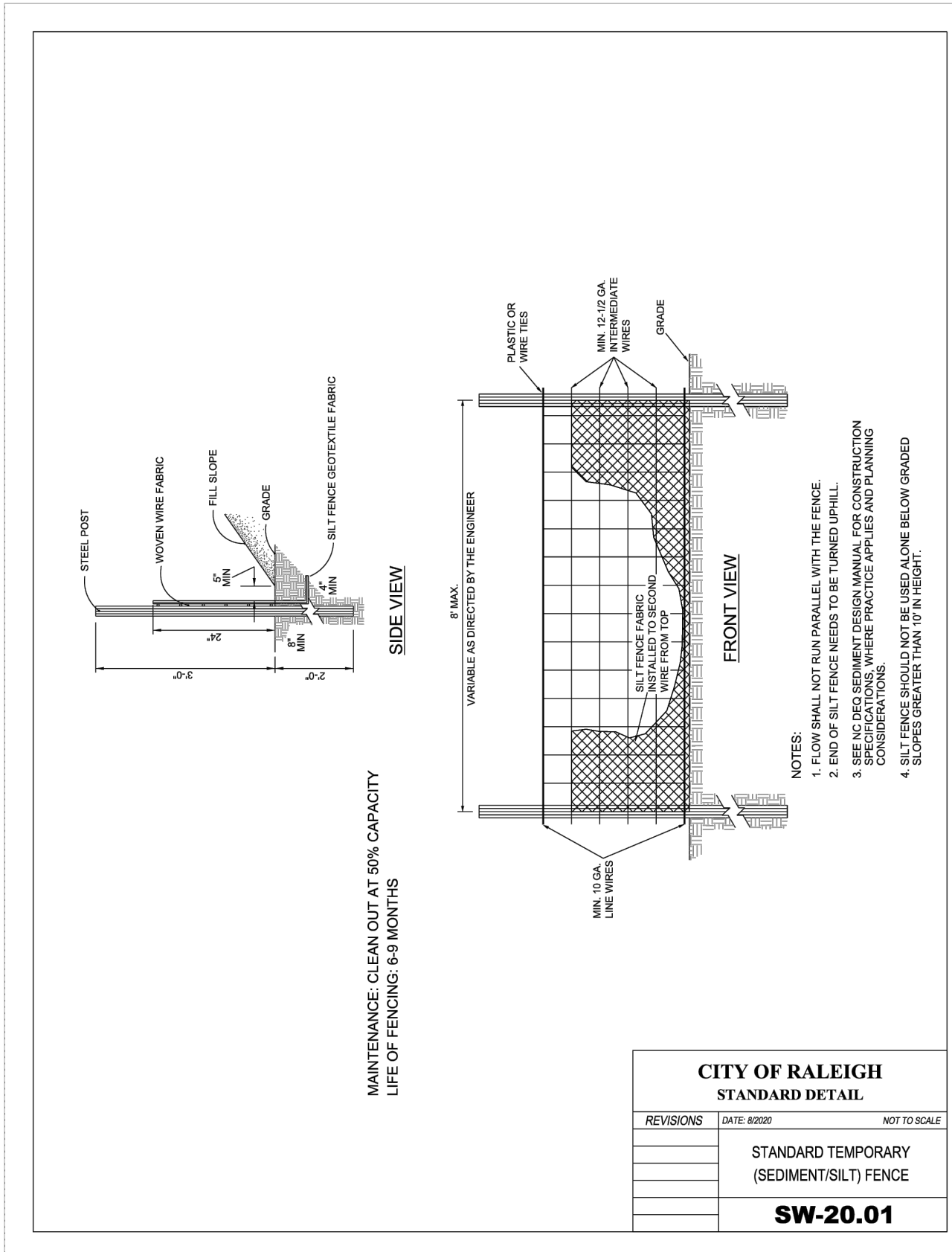
1 COR CATCH BASIN
N.T.S.



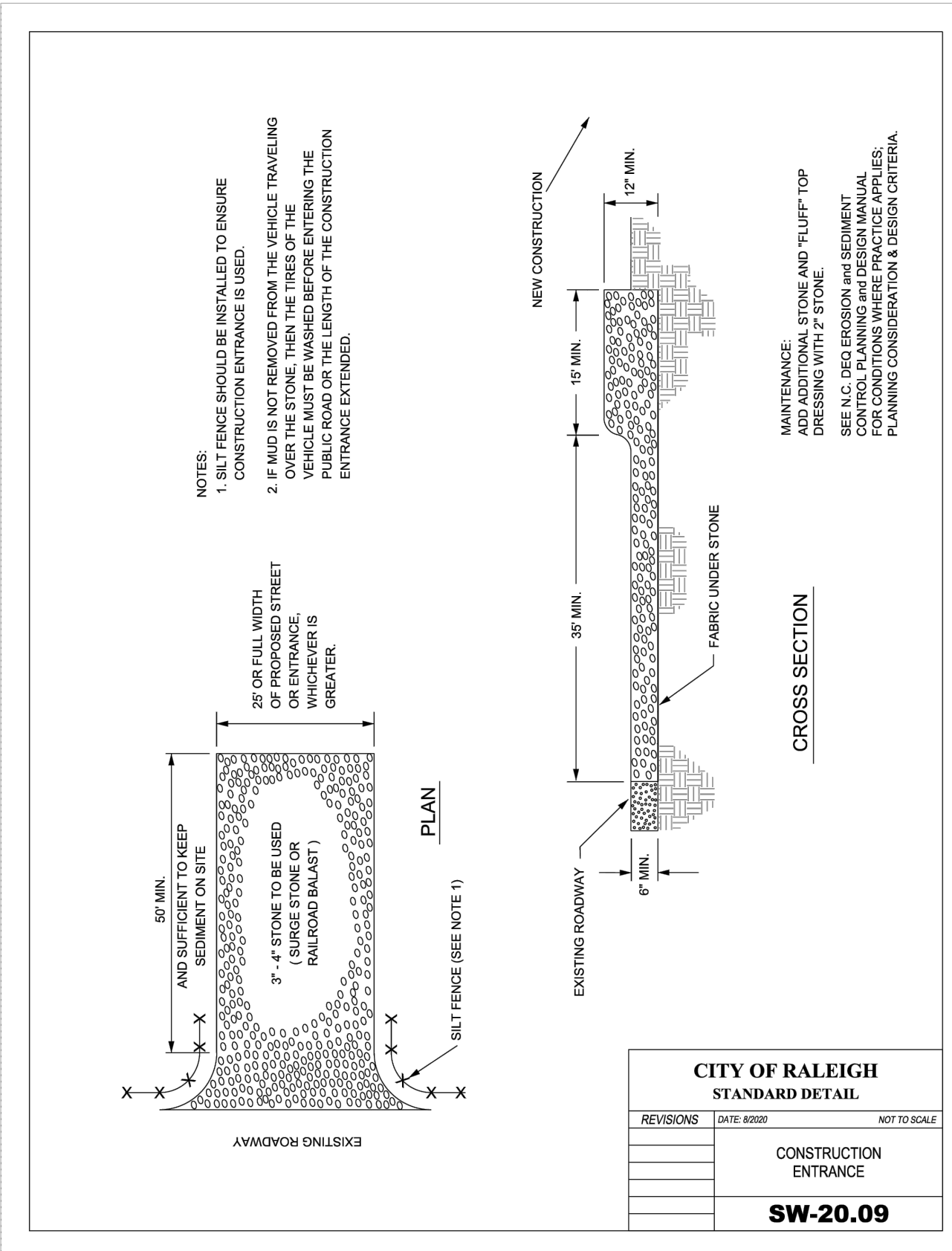
2 COR JUNCTION BOX
N.T.S.



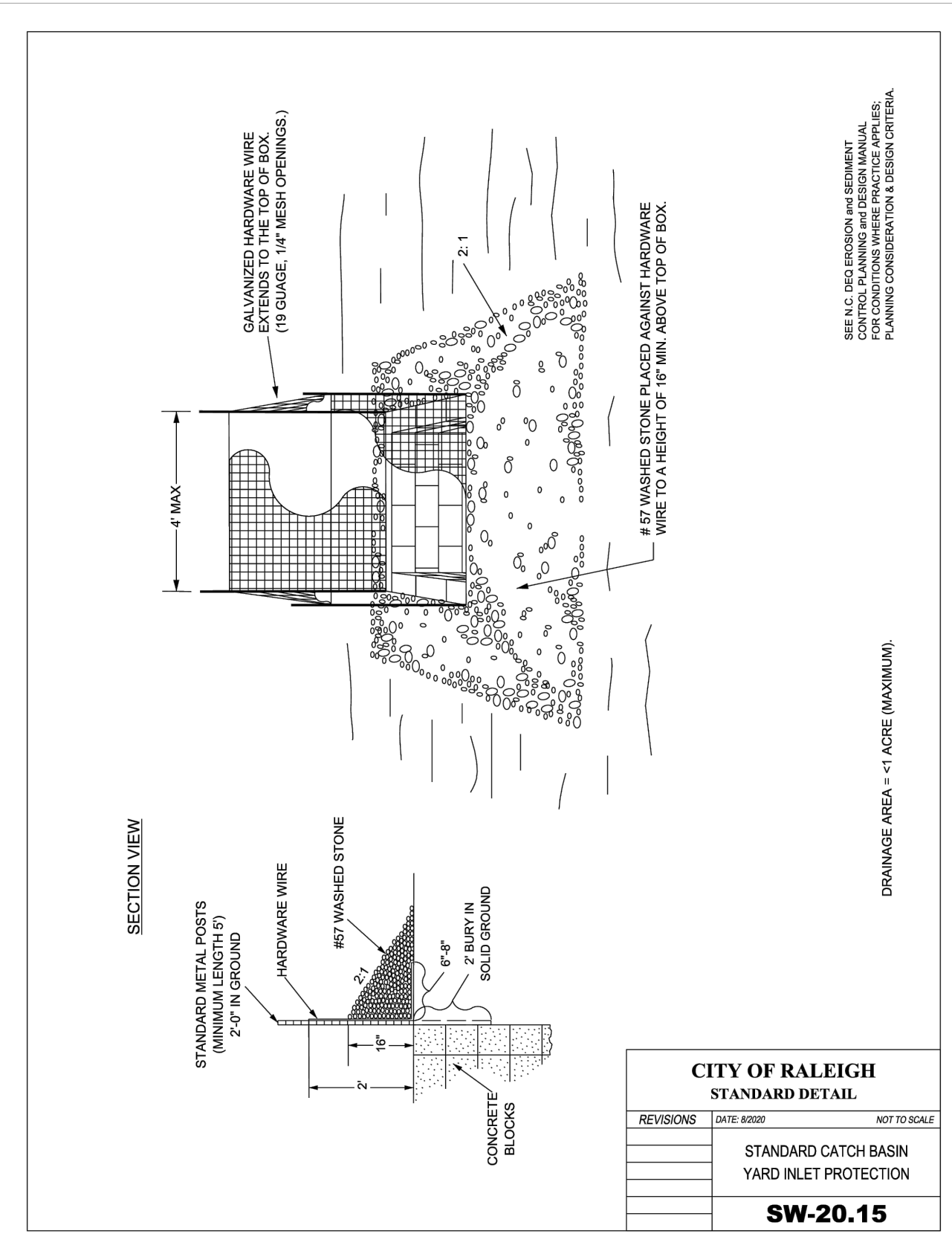
3 COR BEDDING & BACKFILL
N.T.S.



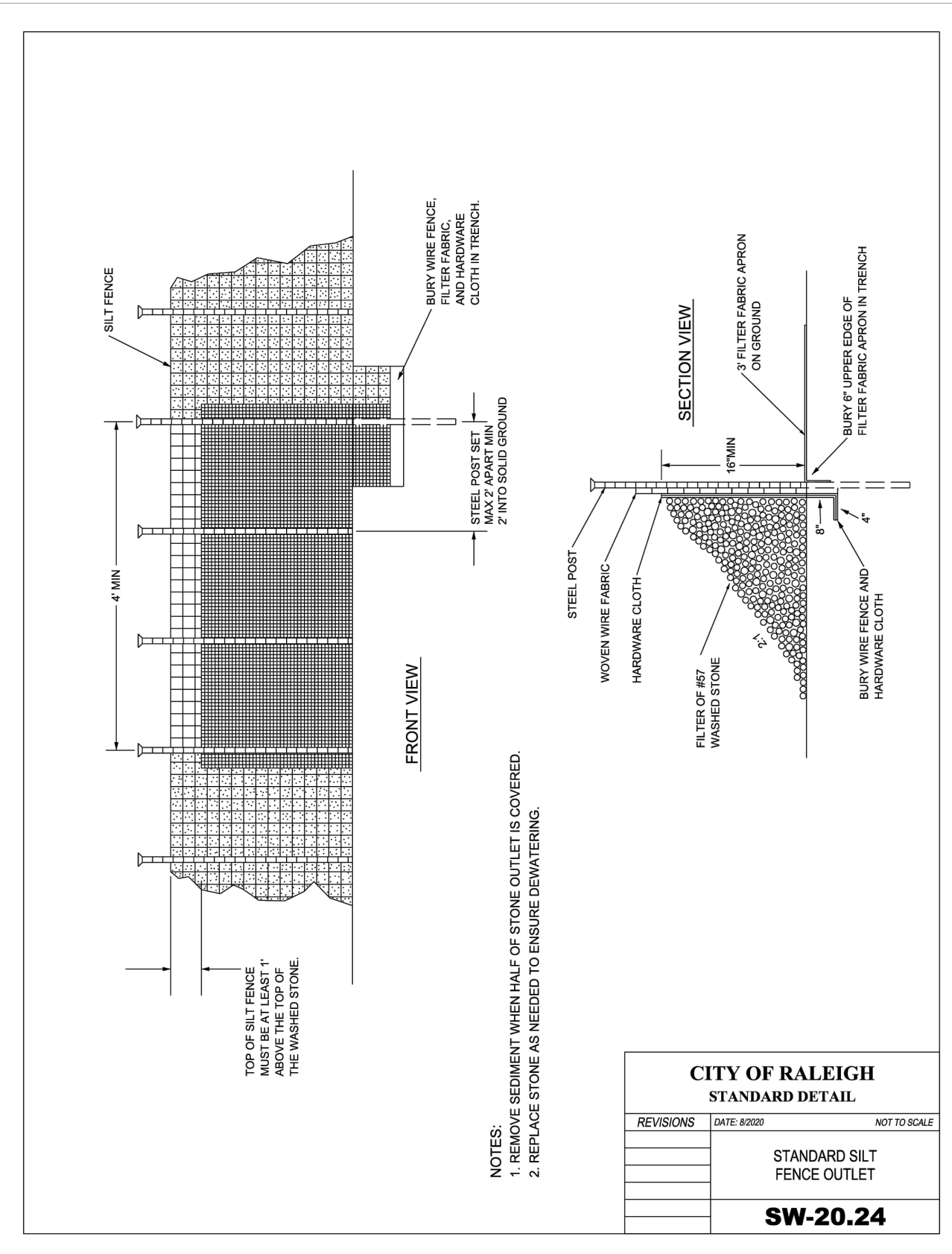
1 COR SILT FENCE
N.T.S.



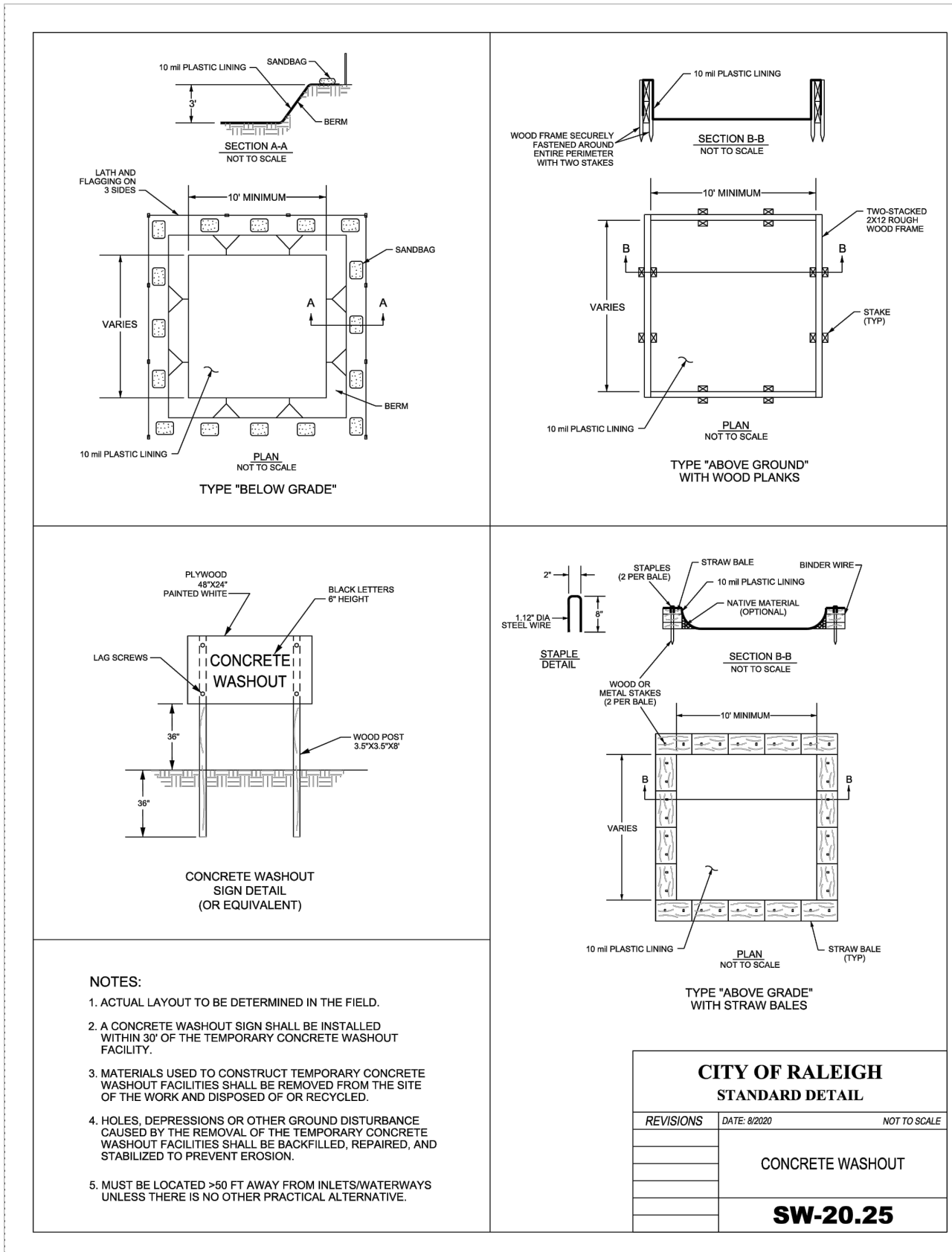
2 COR CONSTRUCTION ENTRANCE
N.T.S.



3 COR INLET PROTECTION
N.T.S.



3 COR SILT FENCE OUTLET
N.T.S.



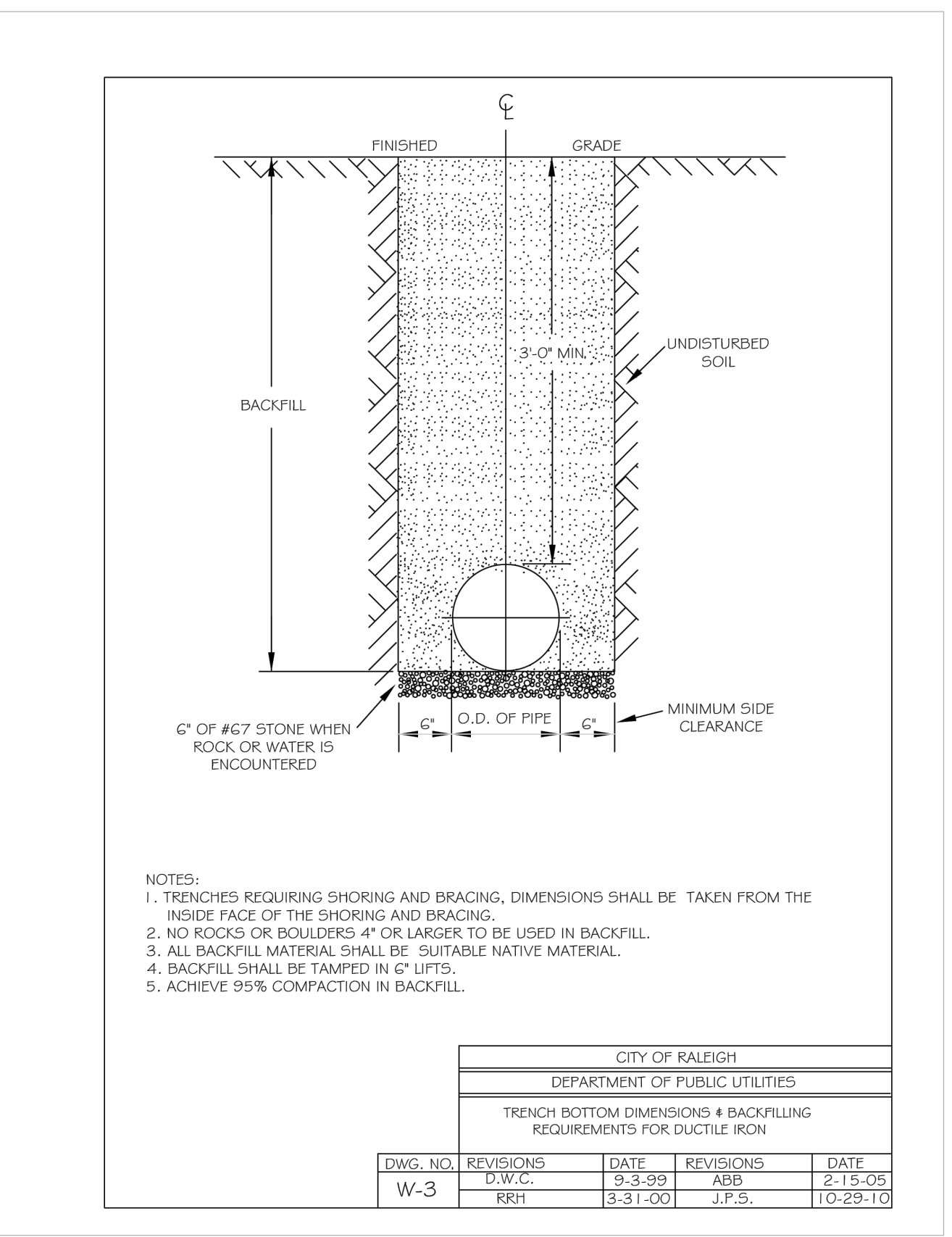
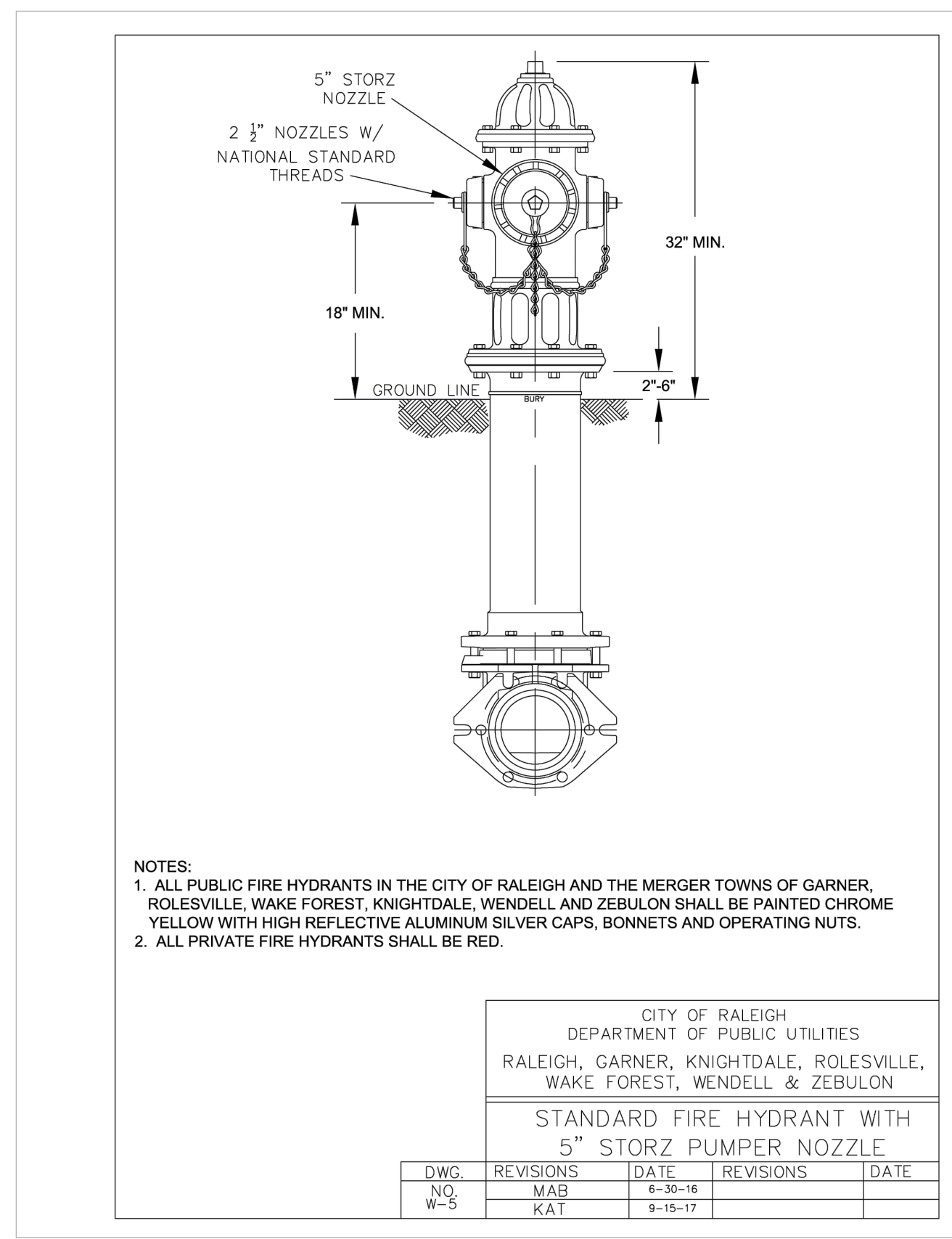
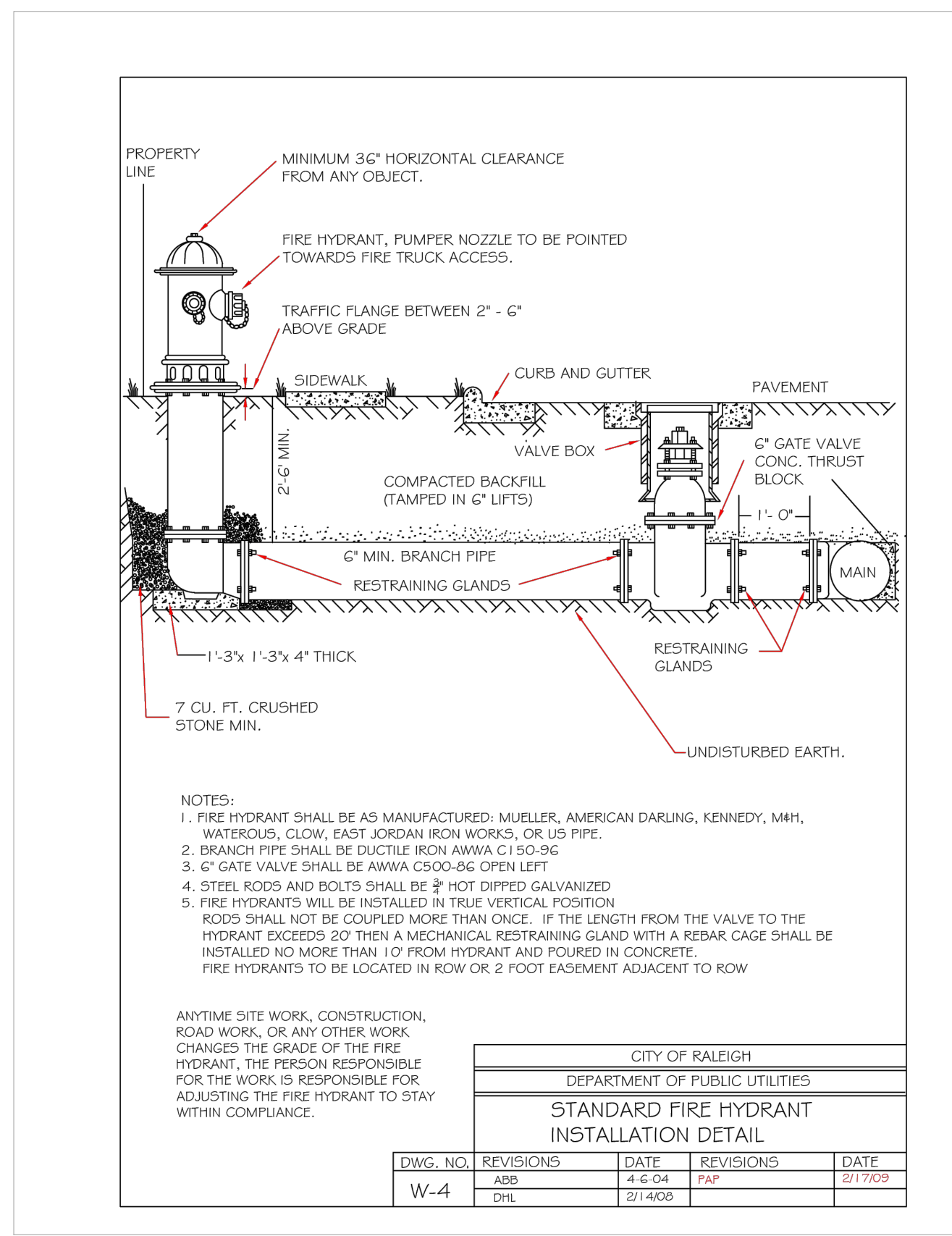
5 COR CONCRETE WASHOUT
N.T.S.

REVISIONS	DATE

ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
EROSION CONTROL DETAILS

PLAN DATE:	10/31/2023
DESIGN:	ARB
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PROJECT NO.:	23-136

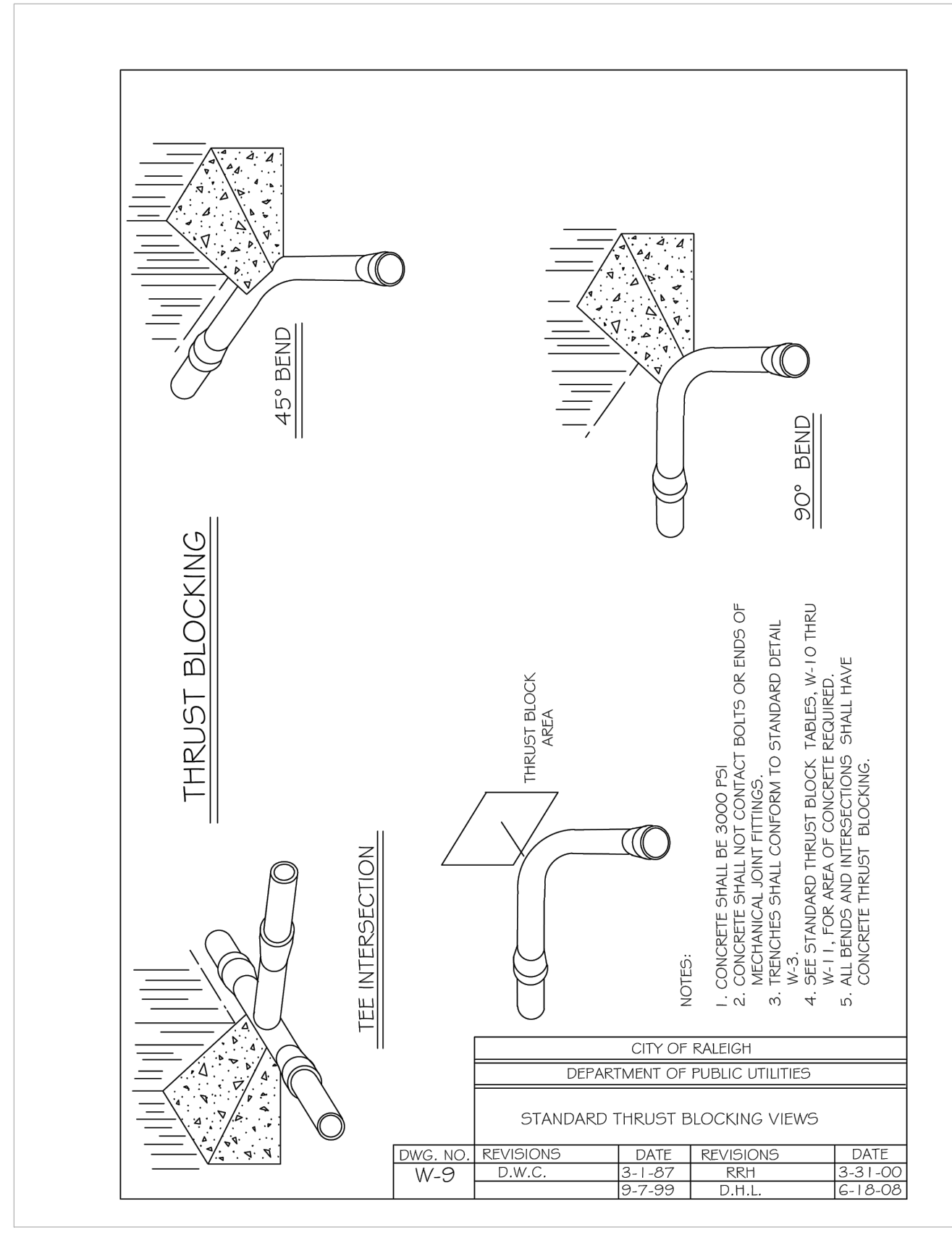
REVISIONS	DATE



1 STANDARD FIRE HYDRANT ASSEMBLY
N.T.S.

2 BEDDING & BACKFILL
N.T.S.

3 FIRE, DOMESTIC, IRRIGATION TAP
N.T.S.



REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS
BASED ON TEST PRESSURE OF 200 P.S.I.
ALL AREAS GIVEN IN SQUARE FEET.

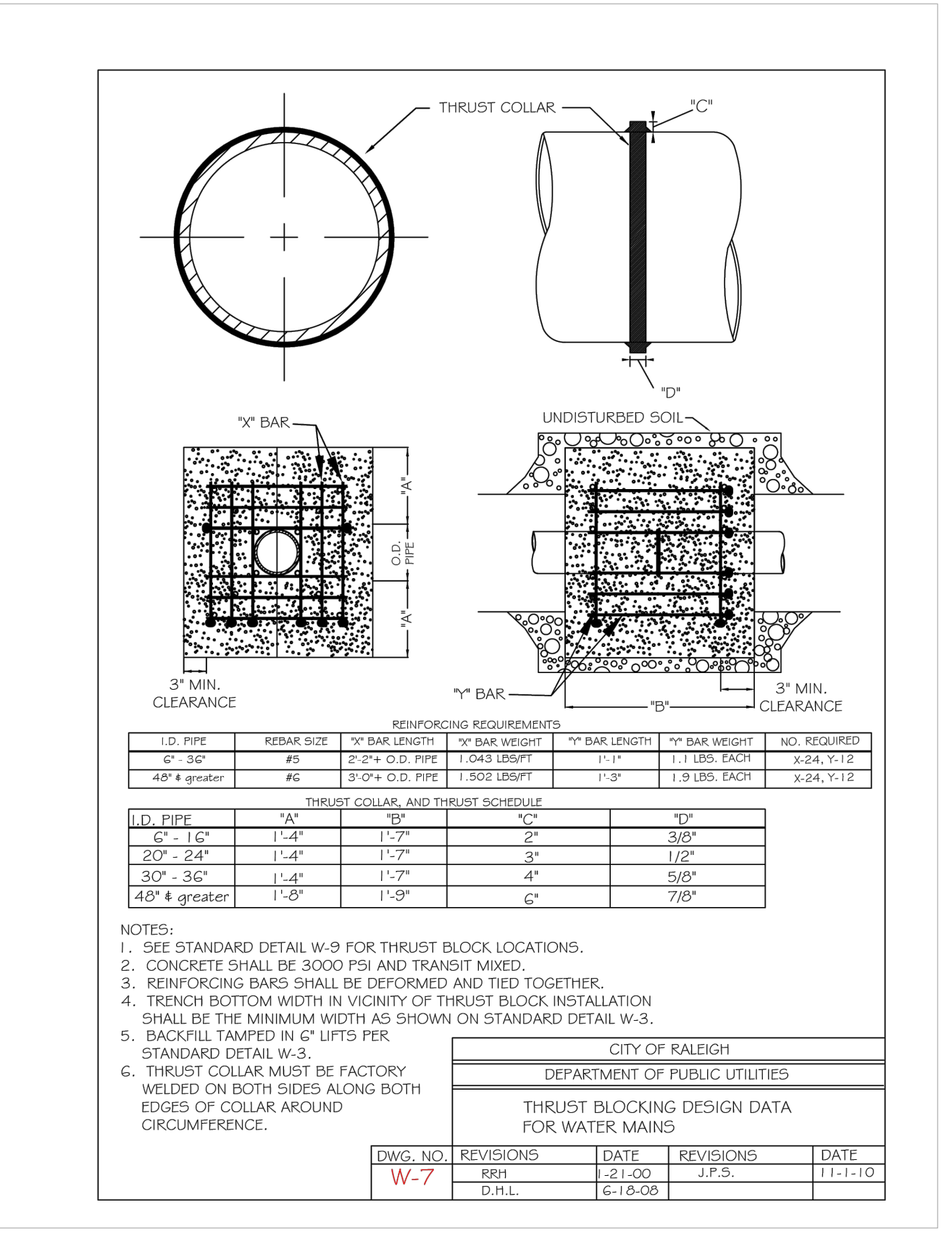
SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	INTERLOCK DRY CLAY 1000 LBSPFT	SOFT CLAY 2000 LBSPFT	LEAD BRITL GRANULE 1000 LBSPFT	GRAVEL 1000 LBSPFT	SLIP COMPACT FIRM SAND CLEAN W/ 100 LBSPFT	SOFT SAND 1000 LBSPFT	BACK FILL 1000 LBSPFT
6"								
11 1/4"	1,108	1	1	1	1	1	2	1
22 1/2"	2,207	1	2	2	1	1	3	1
45°	4,328	2	3	3	1	1	5	1
90°	7,996	2	4	5	1	1	8	1
PLUG	5,655	2	3	4	1	1	6	1
8"								
11 1/4"	1,970	1	1	2	1	1	2	1
22 1/2"	3,922	1	2	3	1	1	4	1
45°	7,694	2	4	5	1	1	7	1
90°	14,215	4	8	9	2	2	15	2
PLUG	10,053	3	5	6	2	2	10	1
12"								
11 1/4"	4,433	2	3	3	1	1	5	1
22 1/2"	8,826	3	5	6	2	2	9	1
45°	17,312	5	9	11	3	3	16	2
90°	31,983	8	16	19	4	4	32	4
PLUG	22,619	6	12	14	3	3	23	3
16"								
11 1/4"	7,691	2	4	5	1	1	8	1
22 1/2"	15,691	4	8	10	2	2	16	2
45°	30,779	8	16	19	4	4	31	4
90°	56,861	15	29	35	8	8	57	8
PLUG	40,213	10	21	25	5	5	41	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 6" - 90 BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	6-23-99		

4 STANDARD THRUST BLOCKING
N.T.S.

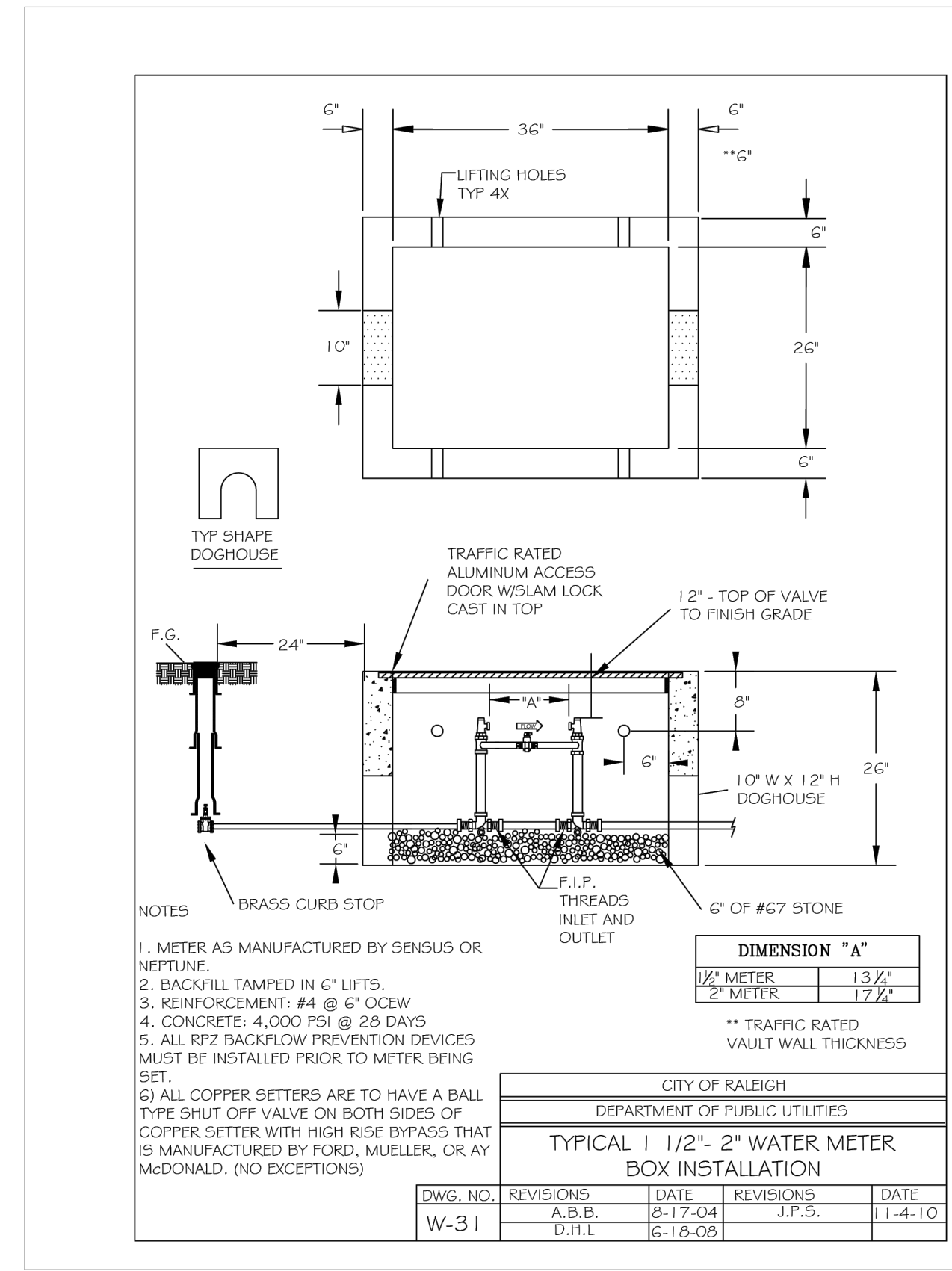
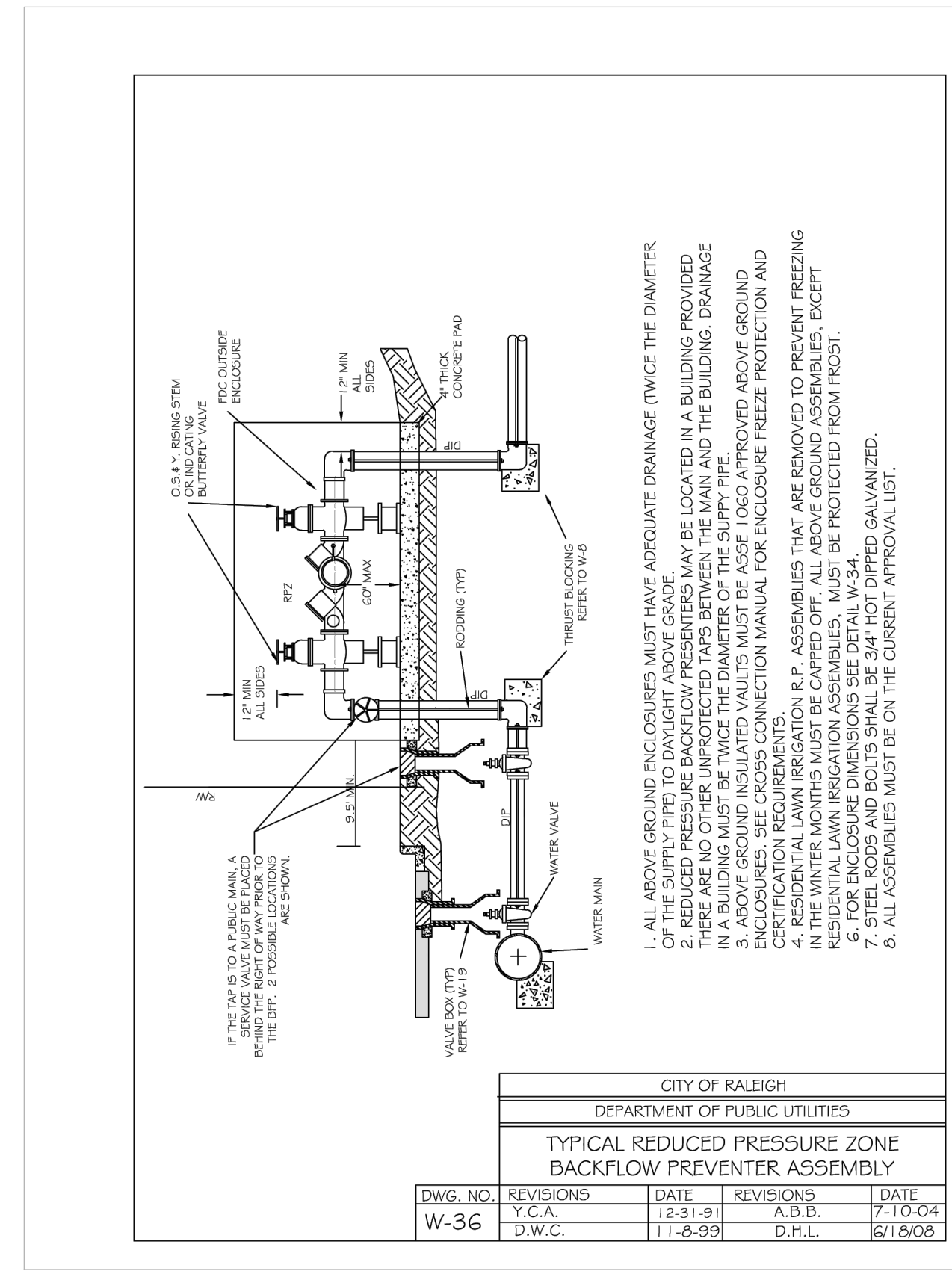
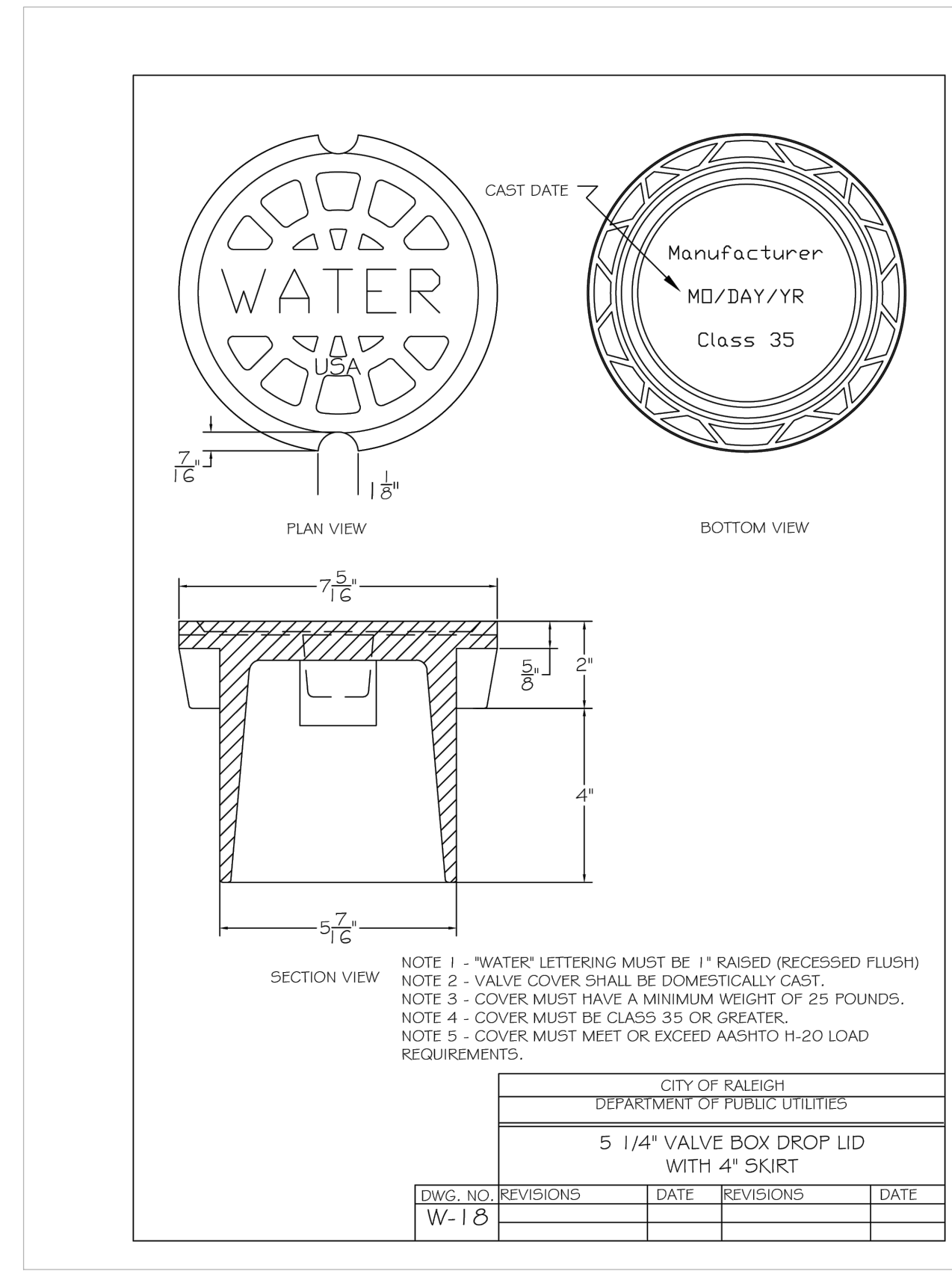
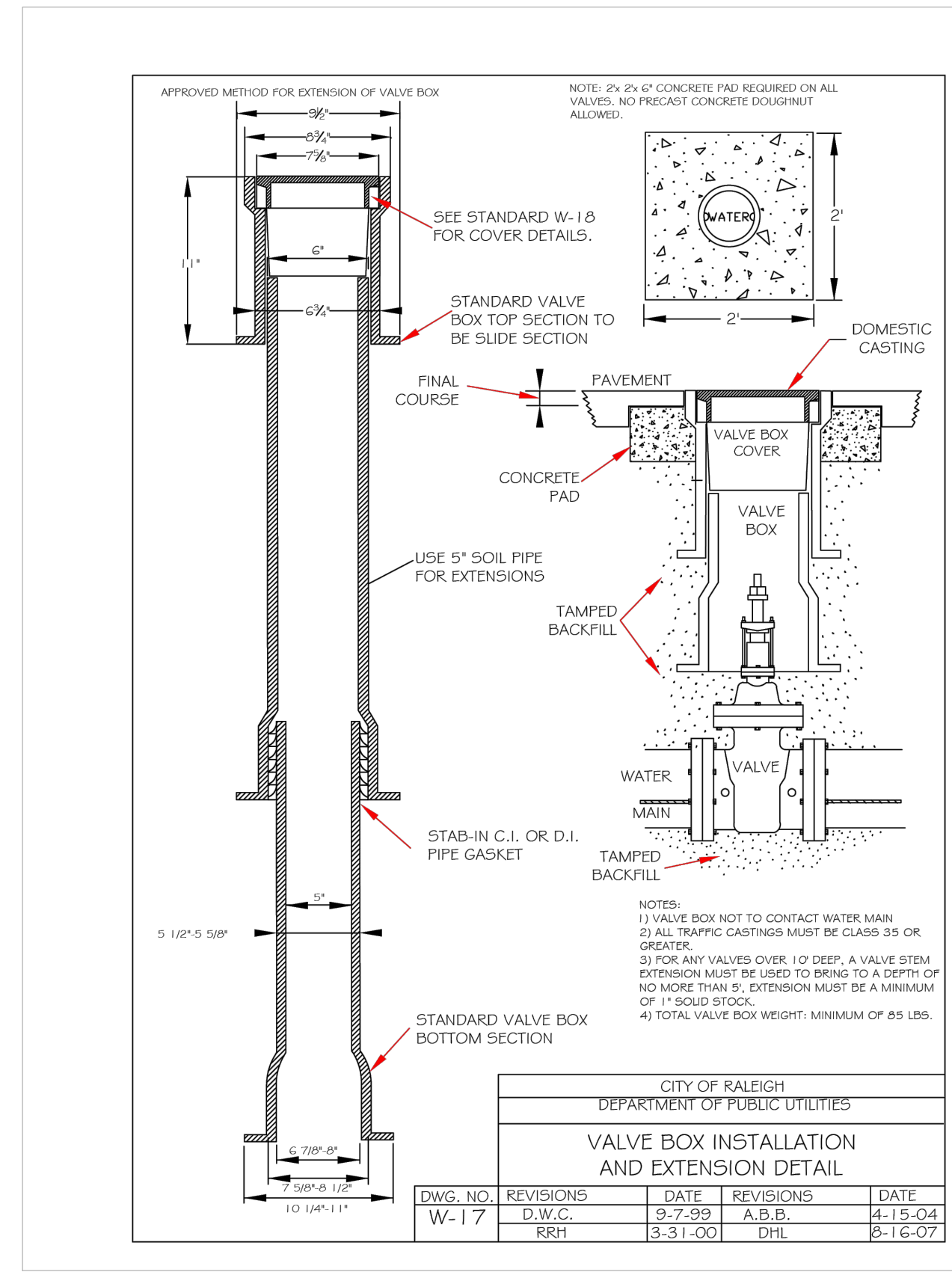


5 STANDARD TAPPING SLEEVE & VALVE
N.T.S.

REVISIONS	DATE

ANDERSON TOWNHOMES
 ADMINISTRATIVE SITE REVIEW
 115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
 UTILITY DETAILS

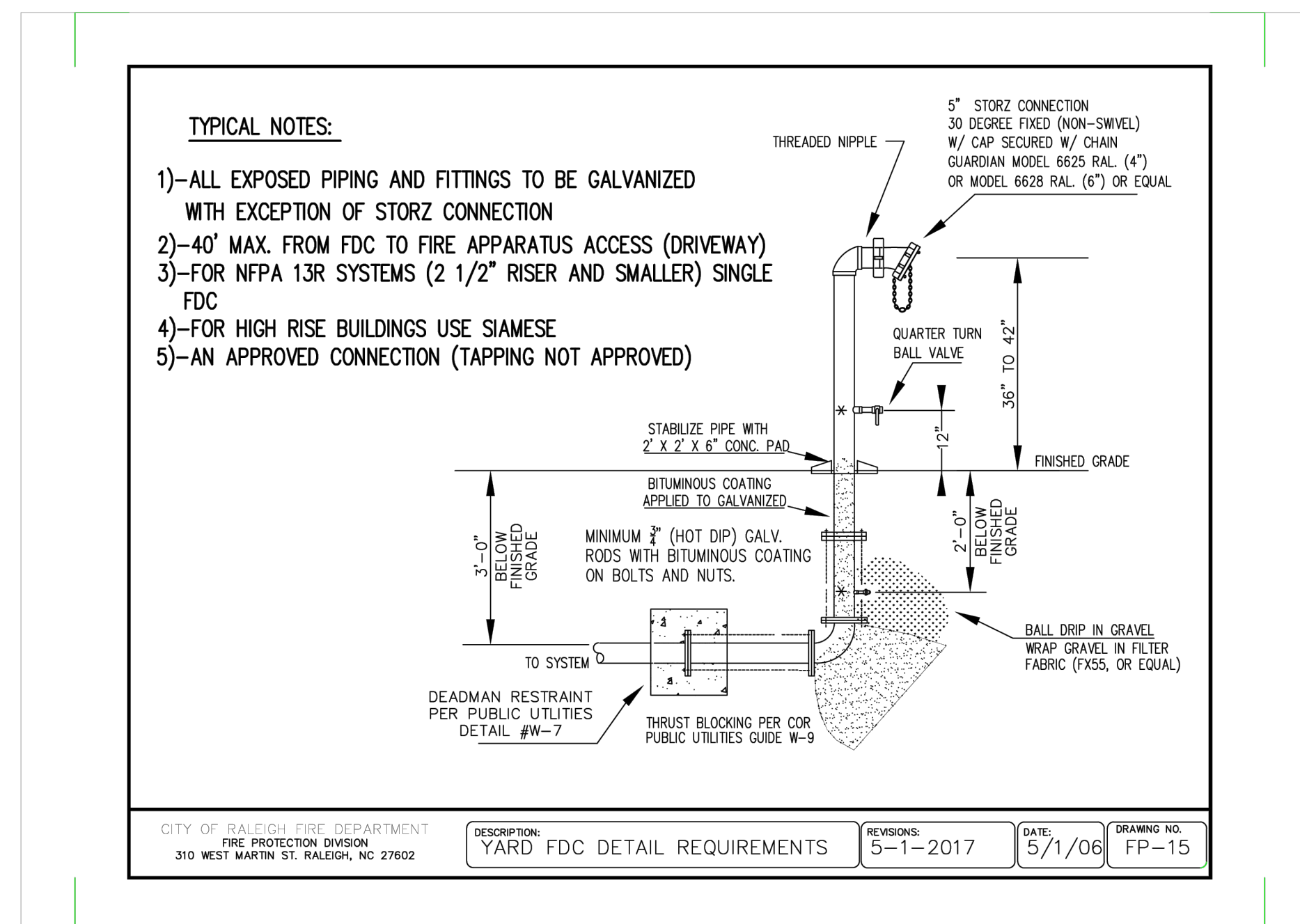
PLAN DATE:	10/31/2023
DESIGN:	ARB
CHECK:	ARB
DRAWN:	ARB
PROJECT NO.:	23-136



1 VALVE BOX & LID
 N.T.S.

3 REDUCED PRESSURE BACKFLOW PREVENTOR
 N.T.S.

3 2" METER BOX DETAIL
 N.T.S.

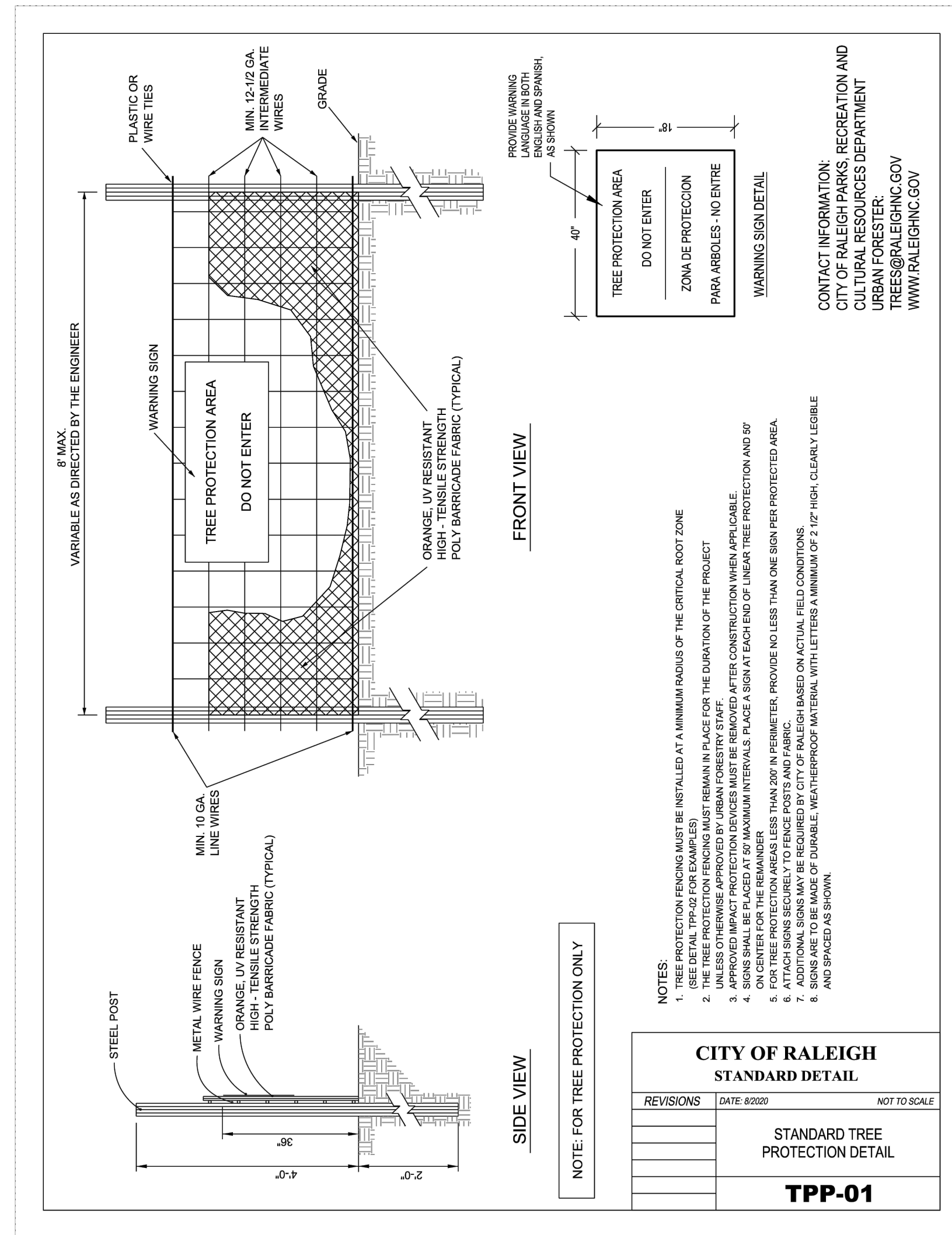


3 FIRE DEPARTMENT CONNECTION
 N.T.S.

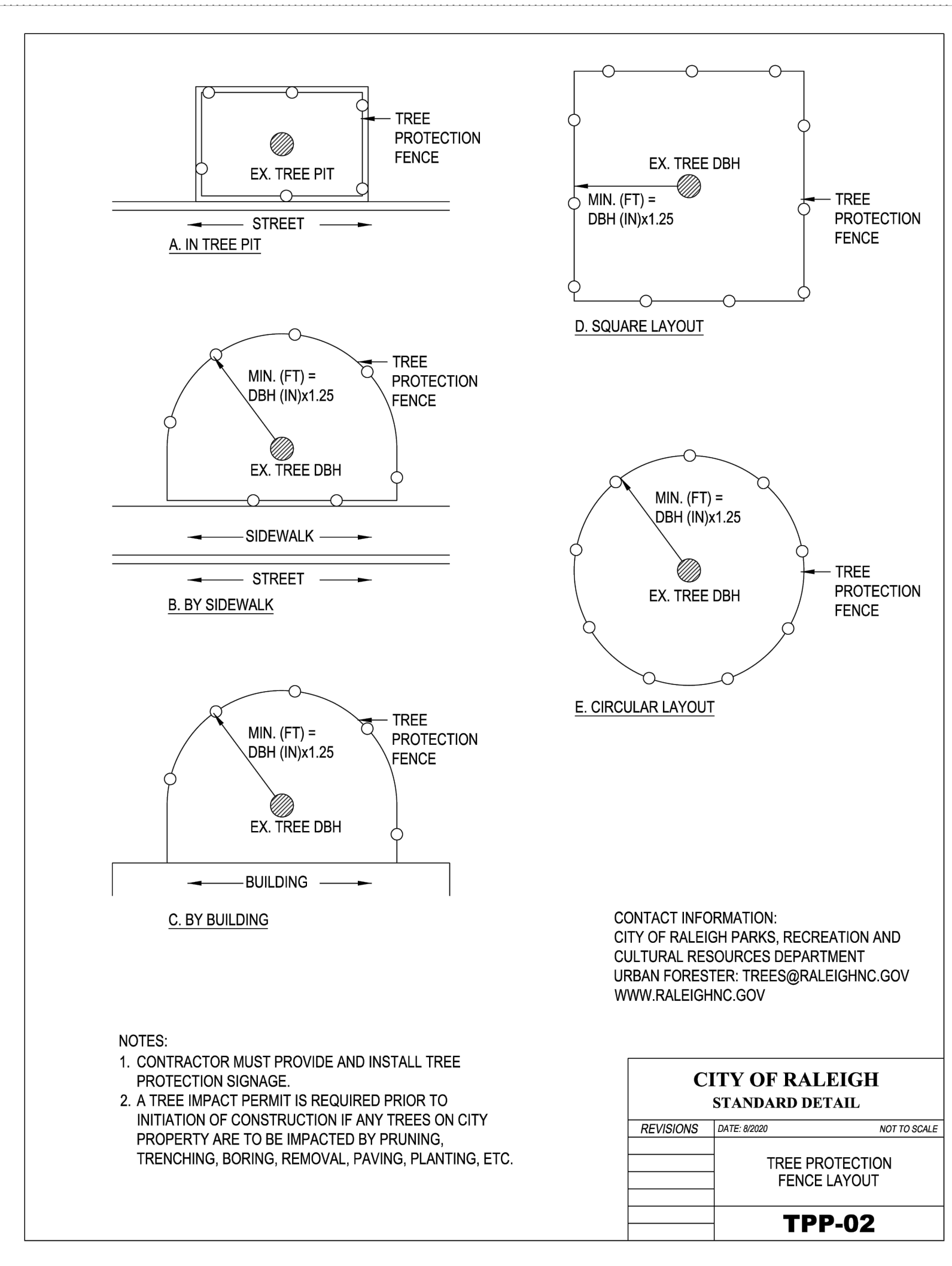
REVISIONS	DATE

ANDERSON TOWNHOMES
ADMINISTRATIVE SITE REVIEW
115 ANDERSON POINT DRIVE, RALEIGH, NC 27610
LANDSCAPE DETAILS

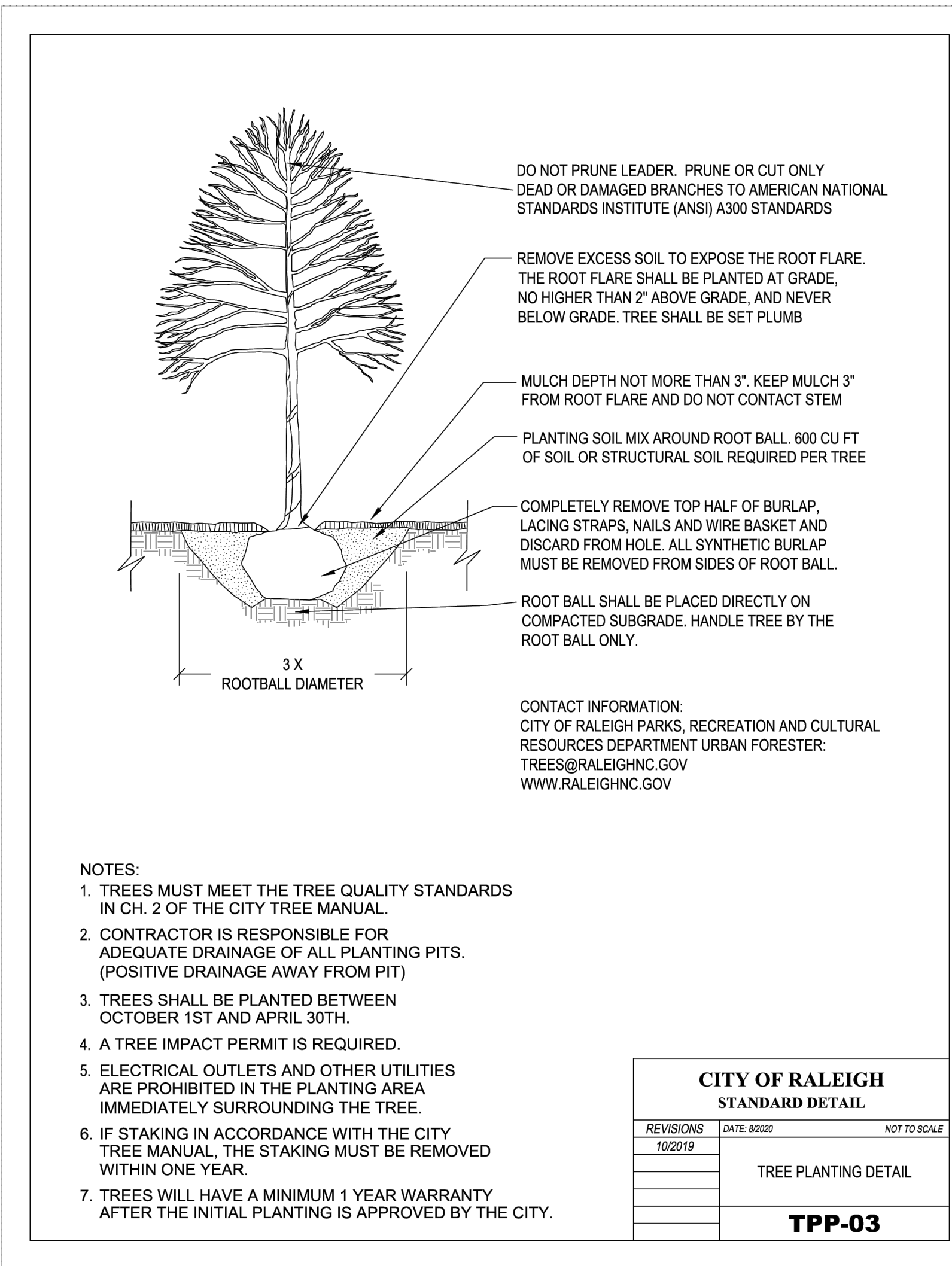
PLAN DATE: 10/31/2023		
DESIGN: ARB	CHECK: ARB	DRAWN: ARB
PROJECT NO. 23-136		



1 COR TREE PROTECTION
N.T.S.



2 COR TREE PROTECTION FENCE
N.T.S.



3 COR TREE PLANTING
N.T.S.