



Administrative Approval Action

Case File / Name: ASR-0096-2020
Evergreen - Aspen Spring

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

LOCATION: The site is generally located at the southeast corner of Rock Quarry Road and Pearl Road with common street addresses of 5706 Rock Quarry Road, and 3801 and 3831 Pearl Road.

REQUEST: Development of an approximately 93,311 square foot apartment building containing approximately 84 affordable age restricted dwelling units, surface parking, and associated site improvements. The subject property is 7.4 acres RX-3-PL-CU (Z-29-19).

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

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 1, 2021 by STEPHEN BALLENTINE.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. A recombination map shall be recorded recombining the existing lots into a single lot.
2. There is ongoing utility relocation that the developer is responsible for coordinating that will be tied to SPR issuance due to the construction aspects of the road widening. Additionally all access to the site will be required to be off of Rock Quarry Road while the Barwell Road project is under construction along the frontage.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities



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5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

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

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Public Access Easement Required

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

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

Engineering

1. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
2. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.



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3. A Public Access deed of easement be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .87 acres of tree conservation area.

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

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

General

1. A demolition permit shall be obtained.

Engineering

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

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

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



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5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
6. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
7. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

8. A fee in lieu for 19 street trees is required for the Pearl Road Street section that abuts the proposed project.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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

3-Year Expiration Date: February 2, 2025

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



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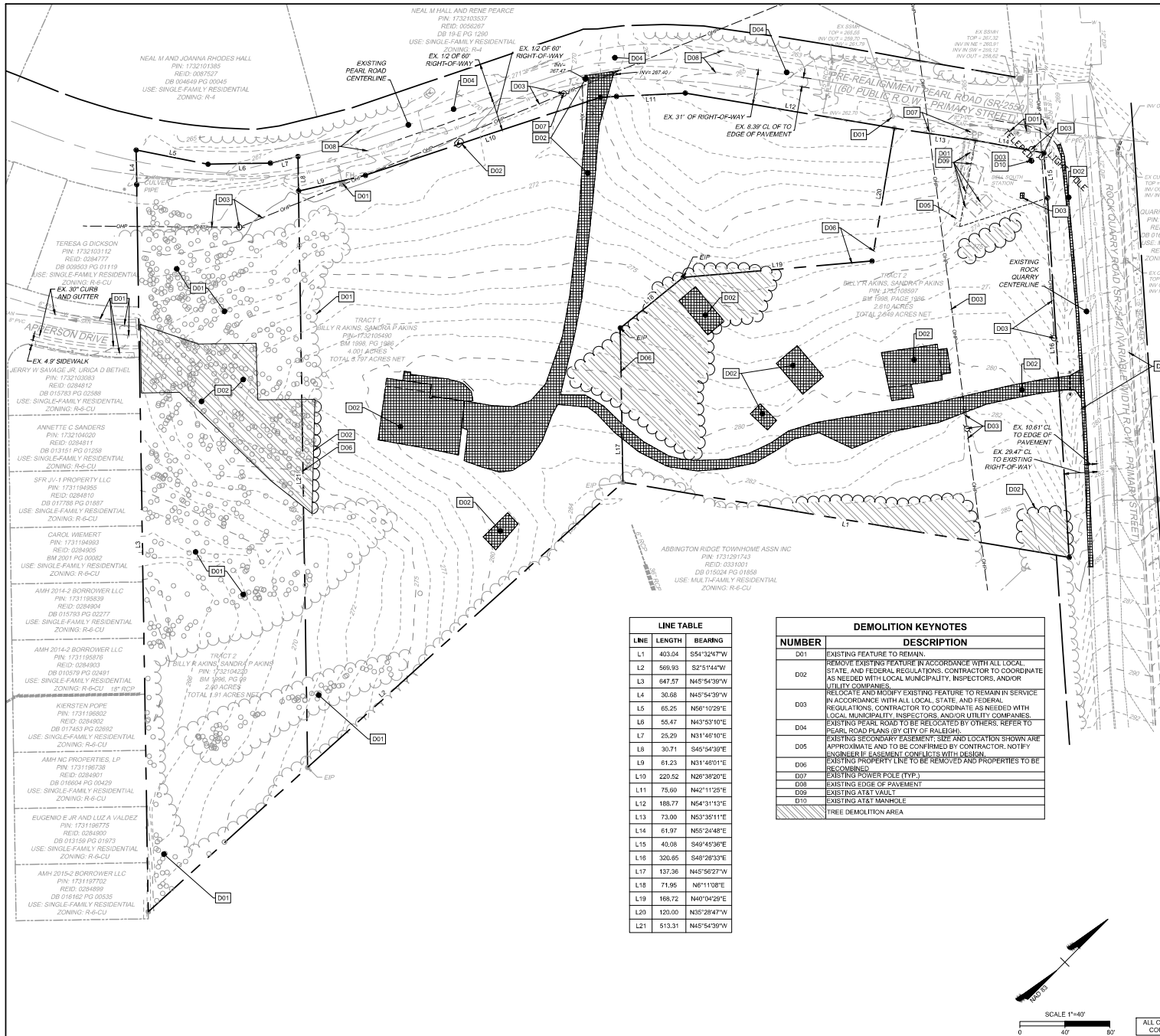
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4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 10/06/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



- SURVEY NOTES**
- ON SITE BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION IS TAKEN FROM A SURVEY BY ATORNDEN AND SHARPING DATED AUGUST 5, 2020. OFFSITE TOPOGRAPHY AND PLANIMETRIC INFORMATION FROM OTHER SOURCES AND HAS NOT BEEN FIELD VERIFIED BY TIMMONS GROUP.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL. GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.
 - BASE OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NRS 2017).
 - VERTICAL DATUM SHOWN HEREON IS NAVD83.
 - OTHER SOURCES OF INFORMATION INCLUDE WAKE COUNTY GIS AND AERIAL IMAGERY.
 - NOT LOCATED IN FLOOD HAZARD AREA PER FEMA MAPS #172173205J (18-03-000) AND #172173103J (18-03-000).
 - RECORDED PROPERTY DATA:
K.L. BOOK OF MAPS 1986 PAGE 1986
K.L. BOOK OF MAPS 1986 PAGE 19
 - EXISTING IMPERVIOUS AREA = 0.46 ACRES
- EXISTING CONDITIONS NOTES**
- ALL UTILITIES OR STRUCTURES NOT INDICATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
 - ALL WASTE MATERIAL GENERATED FROM CLEARING AND DEMOLITION ACTIVITIES SHALL BE DEPOSITED OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
 - REMOVE TOPSOIL AND STOCKPILE APPROPRIATELY ON-SITE. ON-SITE TEMPORARY STOCKPILES SHALL BE LOCATED WITHIN CONSTRUCTION LIMITS.
 - ALL PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT TO PROVIDE A STRAIGHT AND UNIFORM JOINT WITH NEW CONSTRUCTION. ANY EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, ETC. THAT MUST BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED TO ALLOW NEW CONSTRUCTION SHALL BE REMOVED AND REPAIRED PER THE SPECIFICATIONS AND DETAILS OR TO MATCH EXISTING CONDITIONS (WHETHER OR NOT SHOWN ON THE DRAWINGS) TO BE REMOVED. UTILITY INSTALLATIONS MAY VARY UPON CUT OF PAVERS UNLESS INDICATED OTHERWISE. TRENCH IN EXISTING ASPHALT SHALL BE PATCHED PER PAVEMENT REPAIR DETAIL.
 - PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGE OCCUR, NOTIFY ARCHITECT IMMEDIATELY.
 - THE CONTRACTOR SHALL USE ONE CALL (811) TO LOCATE ALL UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING OR ABANDONING ALL EXISTING UTILITIES AND STRUCTURES INCLUDING TO COMPLETE SETS CONSTRUCTION, EITHER ON-SITE OR IN PUBLIC ROW, IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - ANY EXISTING UNIDENTIFIED SEPTIC SYSTEMS AND WELLS FOUND ON SITE SHALL BE REMOVED OR ABANDONED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AT NO CHARGE TO THE OWNER.
 - VERIFY ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS, CHECKING REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE PROPOSED DESIGN.
 - CONTRACTOR SHALL COORDINATE ALL CONNECTIONS, RELOCATION AND REMEDIATION WORK WITH THE APPROPRIATE COMPANY OR JURISDICTION HAVING AUTHORITY AND SHALL OBTAIN ANY PERMITS AS REQUIRED.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 - EXISTING MANHOLES, VALVE BOXES, VAULTS, CLEANOUTS, UTILITY POLES ETC. TO REMAIN WITHIN THE GRADING LIMITS SHALL BE ADJUSTED AS NEEDED TO FUNCTION PROPERLY WITH THE PROPOSED FINISHED GRADES (WHETHER OR NOT INDICATED TO BE MODIFIED).
 - GENERAL CONTRACTOR TO COORDINATE ALL PEDESTRIAN ACCESS PATHS, LIGHTING, ETC. WITH THE OWNER.

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
5401 TOWN SQUARE, SUITE 200
CARY, NORTH CAROLINA 27507
TEL: 919.486.4921 FAX: 919.433.4124 WWW.TIMMONSGROUP.COM

YOUR VISION ACHIEVED THROUGH OURS.

DATE	DATE
11/24/2020	11/24/2020

REVISION DESCRIPTION

REVISIONS BY THE CITY OF RALEIGH COMMENTS	REVISIONS BY THE CITY OF RALEIGH COMMENTS
11/23/2021	11/23/2021
11/23/2021	11/23/2021

DATE

11/24/2020

DRAWN BY

T. DAEKE

DESIGNED BY

R. BAKER

CHECKED BY

R. BAKER

SCALE

AS SHOWN

TIMMONS GROUP

EVERGREEN - ASPEN SPRING

NORTH CAROLINA LICENSE NO. C-1652

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.

42601.004

SHEET NO.

C1.0

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LINE TABLE		
LINE	LENGTH	BEARING
L1	403.04	S54°32'47"W
L2	598.93	S2°57'44"W
L3	947.57	N45°54'39"W
L4	30.68	N45°54'39"W
L5	65.25	N56°10'29"E
L6	55.47	N43°53'10"E
L7	25.29	N31°46'10"E
L8	30.71	S49°54'39"E
L9	61.23	N31°46'10"E
L10	220.52	N28°39'20"E
L11	75.69	N42°11'29"E
L12	168.77	N54°31'13"E
L13	73.00	N53°35'11"E
L14	61.97	N55°24'48"E
L15	40.08	S49°54'39"E
L16	320.65	S48°28'33"E
L17	137.36	N45°56'22"W
L18	71.95	N6°11'08"E
L19	168.72	N40°04'29"E
L20	120.00	N35°28'47"W
L21	513.31	N45°54'39"W

DEMOLITION KEYNOTES	
NUMBER	DESCRIPTION
D01	EXISTING FEATURE TO REMAIN.
D02	REMOVE EXISTING FEATURE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.
D03	RELOCATE AND REPAIR EXISTING FEATURE TO REMAIN IN SERVICE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR TO COORDINATE AS NEEDED WITH LOCAL MUNICIPALITY, INSPECTORS, AND/OR UTILITY COMPANIES.
D04	EXISTING PEARL ROAD TO BE RELOCATED BY OTHERS. REFER TO PEARL ROAD PLANS (BY CITY OF RALEIGH).
D05	EXISTING SECONDARY EASEMENT, SIZE AND LOCATION SHOWN ARE APPROXIMATE AND TO BE CONFIRMED BY CONTRACTOR. NOTIFY ENGINEER IF EASEMENT CONFLICTS WITH DESIGN.
D06	EXISTING PROPERTY LINE TO BE REMOVED AND PROPERTIES TO BE RECOMBINED.
D07	EXISTING POWER POLE (TYP.)
D08	EXISTING EDGE OF PAVEMENT
D09	EXISTING AT&T VAULT
D10	EXISTING AT&T MANHOLE
	TREE DEMOLITION AREA

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, WAKE COUNTY, NCDDO AND NCDDOT STANDARDS, SPECIFICATIONS, AND DETAILS

LINE TABLE

USE: SINGLE-FAMILY RESIDENCE

ANNETTE C SANDERS
PIN: 1732104020
REID: 0284811

USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

PIN: 1731194955
REID: 0284810
DB 017788 PG 01887

ZONING: R-6-CU
CAROL WIEMERT

REID: 0284905
BM 2001 PG 00082
USE: SINGLE-FAMILY RESIDE

AMH 2014-2 BORROWER
PIN: 1731195839

DB 015793 PG 02277
USE: SINGLE-FAMILY RESID
ZONING: R-6-CU

AMH 2014-2 BORROWER
PIN: 1731195876

DB 010579 PG 02491
USE: SINGLE-FAMILY RESID
ZONING: R-6-CU

KIERSTEN POPE
PIN: 1731196802
REID: 0284902

USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-6-CU

PIN: 1731198738
REID: 0284901
DB 016604 PG 0042

ZONING: R-6-CU

EUGENIO F. JR AND LIZ

REID: 0284900
DB 013159 PG 019
USE: SINGLE-FAMILY RES

AMH 2015-2 BORROWER
BIN: 1731197702

REID: 0284899
DB 016162 PG 0053
USE: SINGLE-FAMILY RES
ZONING: B-6-CL

.....

TANGENT	DELTA	CHORD BEARING	CHORD
76.70	15°18'05"	N36°41'38"E	152.04
56.07	1°17'28"	N28°23'52"E	112.13
39.74	7°51'10"	N51°57'16"E	79.29
5.82	16°33'56"	N39°44'42"E	11.52

10' PARKING SETBACK
BUILDING SETBACK
10' BUILD-TO LINE

10' PEDESTRIAN PATH

SITE LAYOUT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND NCCOT STANDARDS.
2. ALL DIMENSIONS ARE FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY ALL EXISTING DISCREPANCIES PRIOR TO CONSTRUCTION.
4. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE CITY OF LOS ANGELES (1-800-432-6949) TO HAVE THE SITE INSPECTED.
5. PARKING SPACES ARE 18' X 6' UNLESS OTHERWISE NOTED. SPACES WHICH ARE 18' X 6' SHALL BE 18' X 6'.
6. REFER TO ARCHITECTURAL DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL EXISTING DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ALL CURB AND GUTTER SHALL BE 18" HIGH AND 18" WIDE.
9. TRANSITION FROM 30" TO 18" SHALL BE 18" WIDE.
10. ALL DISTURBED CURB OR RAILING OR NOCDD SHALL BE RECONSTRUCTED TO STANDARD ACCESS.
11. ALL DRIVEWAY DESIGN SHALL BE IN ACCORDANCE WITH STREET DESIGN MANUAL.
12. NO SIGN OBSTRUCTION SHALL BE PLACED WITHIN A 5' OR DRIVEWAY CONTACT PROPERTY.

[illegible][illegible]

FIGURE 10: STANDARD FOR VAN ACCESSIBLE SPACE

PLAN VIEW

10'0" WIDE RAMP

5'0" WIDE PARKING SPACE

5'0" WIDE AISLE

SIDE ELEVATION VIEW


10'0" WIDE RAMP

5'0" WIDE PARKING SPACE

5'0" WIDE AISLE

STANDARD FOR VAN ACCESSIBLE SPACE

[illegible][illegible][illegible]

		YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE RALEIGH OFFICE 2415 Trinity Road, Raleigh, NC 27607 TEL 919.866.0951 FAX 919.833.8124 www.timmons.com		PRELIMINARY NOT FOR CONSTRUCTION	
TIMMONS GROUP NORTH CAROLINA LICENSE NO. C-1652		EVERGREEN - ASPEN SPRING CITY OF RALEIGH - WAKE COUNTY, NORTH CAROLINA PRE-REALIGNMENT SITE PLAN		DATE 11/24/2020		REVISION DESCRIPTION 1. REVISIONS PER CITY OF RALEIGH COMMENTS 2. REVISIONS PER CITY OF RALEIGH COMMENTS 3. REVISIONS PER CITY OF RALEIGH COMMENTS	
JOB NO. 42601.004		DESIGNED BY T. DAIRKE		DATE 02/17/2021		REVISIONS PER CITY OF RALEIGH COMMENTS	
SHEET NO. C2.0.1		CHECKED BY R. BAKER		SCALE AS SHOWN		REVISIONS PER CITY OF RALEIGH COMMENTS	

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PEARL ROAD REALIGNMENT - TO
BE DESIGNED AND CONSTRUCTED
BY CITY OF RALEIGH;
FILES OBTAINED ON 2021-09-03

LINE	LENGTH	BEARING
L1	130.00	N29°02'35"E
L2	8.00	S62°14'15"E
L3	42.80	N27°28'20"E
L4	134.29	N54°31'13"E
L5	73.00	N53°35'11"E
L6	37.90	N55°24'48"E
L7	6.77	S48°08'54"E
L8	51.01	S48°52'40"E
L9	43.80	S44°34'36"E
L10	45.15	S48°16'40"E
L11	46.34	S48°54'57"E
L12	44.83	S48°46'32"E
L13	46.35	S48°43'36"E
L14	45.99	S48°47'19"E
L15	30.14	S48°41'21"E
L16	380.29	S51°32'49"E
L17	569.93	S2°51'44"W
L18	62.37	N45°54'39"W
L19	26.32	N31°27'44"E

PEARL ROAD DRIVEWAY, PEDESTRIAN PATH, SIDEWALK TO BE CLOSED DURING CONSTRUCTION PEARL ROAD REALIGNMENT. ACCESS TO SITE WILL BE LIMITED TO ROCK QUARRY DRIVEWAY. TYRE BARRICADES TO BE INSTALLED DURING PEARL ROAD REALIGNMENT TO RESTRICT ACCESS TO PEARL ROAD.

NEAL M HALL AND RENE PEARCE
PIN: 1732103537
REID: 0056267
DB 19-E PG 1290
USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4

18.5' CL TO BOC

5' CL TO RIGHT-OF-WAY

VARIABLE WIDTH EASEMENT
INCLUSIVE OF 20' SLOPE
EASEMENT, DRAINAGE
EASEMENT, AND TEMPORARY
CONSTRUCTION EASEMENT

3-STORY - 84 UNITS
SENIOR APARTMENTS

ABBINGTON RIDGE TOWNHOME ASSN INC
PIN: 1731291743
REID: 0331001
DB 015024 PG 01858
USE: MULTI-FAMILY RESIDENTIAL
ZONING: R-6,CU

SITE LAYOUT KEYNOTES

NUMBER	DESCRIPTION
S01	PROPOSED RIGHT-OF-WAY (TYPE)
S02	PROPOSED BUILDING ENTRANCE
S03	PROPOSED AMENITY AREA (EACH AREA IS AT LEAST 10' WIDTH AND LENGTH)
S04	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S05	EXISTING ROAD CENTERLINE
S06	4" THICK CONCRETE CURBS & GUTTER (TYPE) UNLESS OTHERWISE NOTED
S07	EXISTING CURB
S08	30" CONCRETE CURBS & GUTTER (TYPE) (PUBLIC RIGHT-OF-WAY ONLY)
S09	1" FULL ACCESS DRIVEWAY
S10	EXISTING RIGHT-OF-WAY
S11	ADJACENT PROPERTY
S12	PARKING SLAT STRIPING (PER LOCAL CODES, TYPE)
S13	ADA VAN ACCESSIBLE PARKING SPACE STRIPING AND SYMBOLS
S14	LINE REFERENCE TO ADJACENT PROPERTY
S15	PROPOSED LOCATION OF TRANSFORMATION (TO BE COORDINATED WITH SERVICE PROVIDER)
S16	PROPOSED WATER METER (TYPE) (PER LOCAL CODES)
S17	24" CONCRETE CURBS & GUTTER (PRIVATE PROPERTY ONLY)
S18	7" CURB RADIUS (TYPE) UNLESS OTHERWISE NOTED)
S19	ADA ACCESSIBILITY
S20	EXISTING PROPERTY (LINE (TYPE))

S23	PROPOSED FENCE: REFER TO DETAIL
S24	EXISTING WALL
S25	PEDESTRIAN CROSSWALK (TYP.)
S26	TAPER 30" CURB TO 24" CURB
S27	FLEET SERVICE
S28	SIDEWALK RAMP 8% (3.3% MAXIMUM TYPICAL - PER ADA AND LOCAL CODES)
S29	BUILDING: REFER TO ARCHITECTURAL PLANS
S30	DUMPSITE ENCLOSURE: REFER TO DETAIL AND ARCH. PLAN
S31	BUILDING PRIMARY ENTRANCE
S32	CONCRETE ADA STAIR
S33	RIGHT CONCRETE PAV (TYP.)
S34	HVAC IN/ RIGHT OUT DRIVEWAY
S35	ROAD WIDENING
S36	10' X 7' NCDOT SIGN DRAINAGE CHANNEL (TYP.)
S37	EXISTING DRIVEWAY
S38	PROPOSED UNDERGROUND SIGNAL LOCATION
S39	PROPOSED MONUMENT SIGN
S40	EXISTING EDGE OF PAVEMENT
S41	BICYCLE RAMP (TYP.)
S42	PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS:
S43	42" HIGH PERMANENT SAW TOOTH BLOCK CODE A04 WALL WHEREVER WALL HEIGHT EXCEEDS 30"
S44	DRIVEWAY ENTRANCE: REFER TO AT&S
S45	TYPE 1 BARRICADE: REFER TO DETAIL
S46	TYPE 1 BARRICADE: REFER TO DETAIL

USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

ANNETTE C SANDERS
PIN: 173210400
DB 011611
DB 013101 P-01358
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

SFR J-1 PROPERTY LLC
PIN: 173114805
DB: 028410
DB 017701 P-01887
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

CAROL WEMERT
PIN: 173104803
DB: 028405
BM 2017 P-00082
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

AMH 2014-2 BORROWER LLC
PIN: 173119839
DB: 028404
DB 016101 P-02277
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

AMH 2014-2 BORROWER LLC
PIN: 173119576
DB: 028403
DB 015979 P-02481
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

KIERSTEN POPE
PIN: 17118802
DB: 028402
DB 016101 P-02882
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

AMM NC PROPERTIES, LP
PIN: 173119878
DB: 028401
DB 016004 P-00429
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

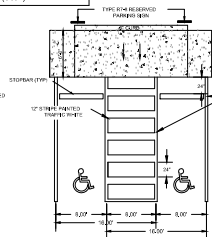
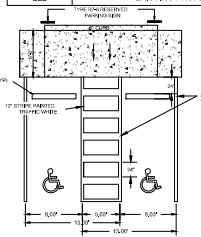
EUGENE E JR AND LIZA A VALDES
PIN: 173118775
DB: 028400
DB 013105 P-01673
USE SINGLE-FAMILY RESIDENTIAL
ZONING: R-8-CU

AMH 2015-2 BORROWER LLC
PIN: 173119702
DB: 028409
DB 016102 P-00535
USE SINGLE-FAMILY RESIDENTIAL



SITE LAYOUT NOTES

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDDOT STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS OF CURB, PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE TOP OF CURBS, UTILITIES AND GRASSES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
5. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION OF THE CONSTRUCTION SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION. AT (408-363-6940) OR (408-363-6940) TO HAVE EXISTING UTILITIES LOCATED.
6. PARKING SPACES ARE 6.5' WIDE X 18' LONG MINIMUM EXCEPT HANDICAPPED SPACES ARE 8.0' WIDE X 20' LONG MINIMUM. ALL SPACES SHALL MEET STANDARD ACCESS AIDS.
7. REFER TO THE CITY OF RALEIGH DRAWINGS FOR DIMENSIONS OF THE BUILDING.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
9. IN ALL CURB CUTS, THE CURB SHALL BE 18" HIGH AND THE CURE AND GUTTER THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
10. TRANSITION FROM 30" TO 24" CURBS AND GUTTER IS TO OCCUR OUTSIDE THE TRANSITION FROM 24" TO 18" CURBS AND GUTTER IS TO OCCUR PUBLIC RIGHT OF WAY.
11. ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDDOT STANDARDS AND SPECIFICATIONS.
12. ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET CLOSURE MANUAL. DRIVEWAYS SHALL BE NOTED SEPARATELY.
13. NO SIGHT OBSTRUCTIONS OR PARTIALLY OBSTRUCTED VIEWS, FOLIAGE, FENCE, BARRICADES, ETC. SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
14. ALL DRIVEWAYS SHALL BE 24" WIDE AND SIX (6) FEET ABOVE THE CURB LINE ELEVATION. THE NEAREST TRAVELED WAY IF NO CURBING EXISTS SHALL BE THE STREET WITHIN A SIGHT TRIANGLE. DRIVEWAYS SHALL BE 18" WIDE AND SIX (6) FEET ABOVE CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING




SITE DATA TABLE	
PROJECT NAME:	EVERGREEN - ASPEN SPRING
APPLICANT/PROPERTY OWNER:	EVERGREEN CONSTRUCTION 7000 N. EVERGREEN 1700 384 FORDS ROAD, SUITE 202 RAILROAD NC 27616
PROPERTY ADDRESS:	30000 QUARRY ROAD, RAILROAD NC 27616
PERMITS:	1732-104697, 1732-104690, 1732-104200
DEED REFERENCE:	DR 1968 PG 198, DR 1916 PG 1569, DR 1823 PG 80
PLAT REFERENCE:	MR 1968 PG 198, MR 1906 PG 1569, MR 1966 PG 0009
TOWNSHIP:	MT. EMERY'S
EXISTING TRACT (BA):	3.02 AC
PROPOSED PAVED DRIVEWAY DECK/DRIVEWAY DECK/DRIVEWAY DECK:	28.24 SF @ 0.38 AC
PROPOSED TRACT SIZE:	234.28 SF @ 7.44 AC
EXISTING TRACT ZONING:	RS-10 (SINGLE-FAMILY RESIDENTIAL, MED. USE, 3 STORES) MINIMUM PARKING, CONDITIONAL USE
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL - HOUSEHOLD LIVING - MULTIFAMILY - 3-BED APARTMENTS, AFFORDABLE HOUSING
RAILROAD FUTURE LAND:	Moderate Density Residential
WATER SHED:	MR BRANCH, WALNUT CREEK, NEUSE RIVER
WATER SUPPLY:	NONE
WATERBODIES:	NONE
SURFACE WATER CLASSIFICATION:	C-2 NW
BUILDING STRUCTURE SETBACKS:	
FRONT (FROM PRIMARY STREET):	5' MIN
REAR LOT LINE:	0' OR 6' MIN
REAR LOT LINE:	0' OR 6' MIN
PARKING SETBACKS:	
FRONT (FROM PRIMARY STREET):	12' MIN
REAR LOT LINE:	0' OR 3' MIN
REAR LOT LINE:	0' OR 3' MIN
PROPOSED BUILDING INFORMATION:	
PROPOSED DWELLING UNITS:	1-BR UNITS: 42 UNITS 2-BR UNITS: 62 UNITS TOTAL: 84 UNITS
PROPOSED BUILDING FLOOR AREA:	33,311 SF
PROPOSED BUILDING TYPE:	4-A
MAX ALLOWED PRINCIPAL BUILDING HEIGHT:	3 STOREYS, 50 FEET MAX
PROPOSED BUILDING HEIGHT:	STOREYS: 40'-0" FEET
PARKING SUMMARY:	
MIN AUTO PARKING:	RESIDENTIAL/HOUSEHOLD MULTIFAMILY LIVING (AFFORDABLE HOUSING PARKING REDUCTIONS) 1 SPACE PER UNIT (84) UNITS REQUIRED (84+1= 85) 61 MINIMUM AUTO PARKING SPACES
AUTO PARKING PROVIDED:	13 SPACES (INCLUDES 10 STANDARD + 3 VAN/HV)
MIN SHORT-TERM BICYCLE PARKING PROVIDED:	8 SPACES PER 20 UNITS, MINIMUM 4 4/20 = 2 SPACES
MIN LONG-TERM BICYCLE PARKING PROVIDED:	1 SPACE PER 20 UNITS, MINIMUM 4 4/20 = 2 SPACES
MIN LONG-TERM BICYCLE PARKING PROVIDED:	1 PROVIDED
PERFECTLY SUITABLE SUMMARY:	
EXISTING ON-SITE PARKING:	2,126 SF @ 0.48 AC @ 6.0% UNITS
PROPOSED ON-SITE PARKING:	10,348 SF @ 2.25 AC @ 34.0% UNITS (1,035 AC)
PROPOSED OFF-SITE PARKING:	IMPASSABLE CONTINGENCY
SECONDARY TREE CONSERVATION AREA:	
MIN REQUIRED:	34,000 SF @ 10%
PROPOSED:	38,000 SF @ 10.9%
OUTDOOR AMENITY AREA:	
MIN REQUIRED:	34,000 SF @ 10%
PROPOSED:	34,000 SF @ 10.9%
BUILD-TO REQUIREMENTS (A), FRONTAGE:	
BUILD-TO REQUIREMENTS (A), FRONTAGE:	
MIN REQUIRED BUILD-TO:	0'-0"
MAX REQUIRED BUILD-TO:	10'-0"
MIN BUILDING W/IN BUILD-TO:	0%
PRIMARY STREET(S):	PEARL ROAD, ROCK QUARRY
SECONDARY STREET(S):	NONE
BUILDING W/IN PRIMARY BUILD-TO AREA, ALONG PEARL ROAD:	34.4% OF TOTAL BUILDING WIDTH
PROPERTY FRONTAGE ALONG PEARL ROAD:	183' HIGH-OF-ROAD
PEARL ROAD BUILD-TO (50% MIN):	34.4% (80% RIGHT-OF-WAY) = 39.0% 34.4% (80% RIGHT-OF-WAY) = 0% OF PERMITS UTILITY ADDITION = 50% OF TCH WIDTH = 22.42%
BUILDING W/IN PRIMARY BUILD-TO AREA, ALONG QUARRY ROAD:	11.9% OF TOTAL BUILDING WIDTH
PROPERTY FRONTAGE ALONG QUARRY ROAD:	91' HIGH-OF-ROAD
ROCK QUARRY BUILD-TO (50% MIN):	11.9% (30% RIGHT-OF-WAY) = 60.61%

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OUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC

	DESIGNED BY <i>R. BAKER</i>
	CHECKED BY <i>R. BAKER</i>
	SCALE <i>AS SHOWN</i>

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-16532

EVERGREEN - ASPEN SPRING

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

POST-REALIGNMENT SITE PLAN

SHEET NO. C2.0.2

42601.004

JOB NO.

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ATTENTION CONTRACTORS

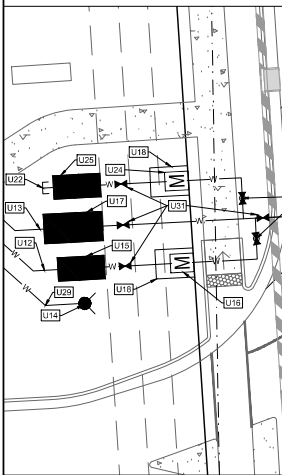
THE CONTRACTOR/CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR GAS, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR COORDINATING THE PUBLIC WORKS DEPARTMENT - ONE 800-900 AND THE PUBLIC UTILITIES DEPARTMENT - ONE 800-460 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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 EXPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

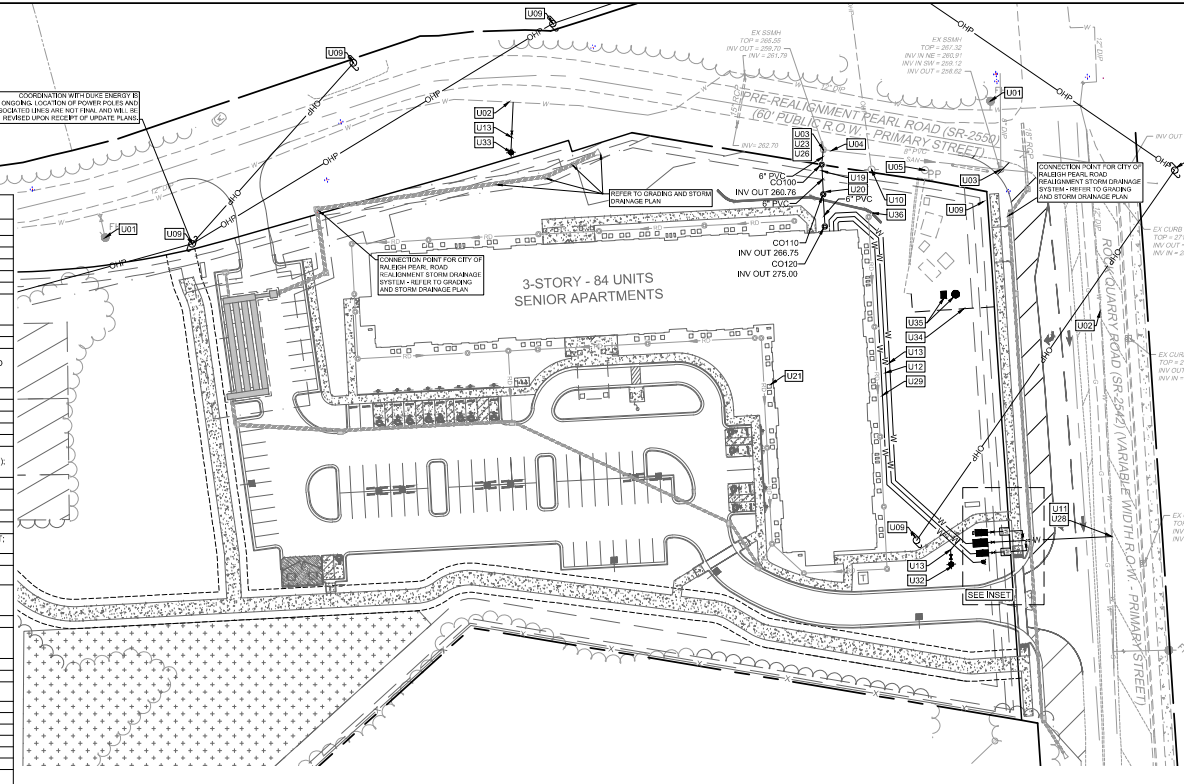
FAILURE TO CALL FOR INSPECTION INITIAL A CONTRACTOR PLAN, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE DETENTION FROM FUTURE WORK IN THE CITY OF RALEIGH.

UTILITY KEYNOTES

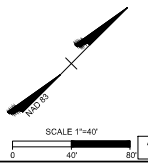
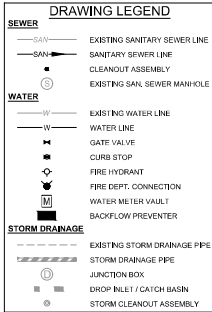
NUMBER	DESCRIPTION
U01	EXISTING FIRE HYDRANT
U02	EXISTING WATER LINE - CONFIRM PRIOR TO CONSTRUCTION
U03	EXISTING SANITARY SEWER MAIN (TYP.)
U04	EXISTING SANITARY SEWER MAIN (TYP.)
U05	EXISTING UTILITY POLE (TYP.)
U06	EXISTING OVERHEAD UTILITY LINE RELOCATION - TO BE COORDINATED WITH POWER COMPANY AND LOCAL JURISDICTION (TYP.)
U07	EXISTING GAS MARKER
U08	EXISTING GUY WIRE TO REMAIN
U09	UTILITY POLE PROPOSED RELOCATION PER PLANS PROVIDED BY RANDY ENNIS, DUKE ENERGY, ON JULY 23, 2021. CONTRACTOR TO COORDINATE RELOCATION OF UTILITY POLES AND LINES WITH POWER COMPANY AND LOCAL JURISDICTIONS.
U10	EXISTING UTILITY POLE TO REMAIN
U11	12" x 6" TAPPING SLEEVE & TAPPING VALVE
U12	2" TYPE "K" SOFT COPPER DOMESTIC WATER SERVICE (TYP.)
U13	6" PVC WATERLINE
U14	FIRE DEPARTMENT CONNECTION (TYP.)
U15	2" RIZ DOMESTIC BFP IN ABOVE GRADE AND INSULATED ENCLOSURE (WILKINS 375 OR AS APPROVED BY CITY OF RALEIGH)
U16	2" DOMESTIC WATER METER
U17	6" RIZ FIRE BFP IN ABOVE GRADE AND INSULATED ENCLOSURE (WILKINS 375 OR AS APPROVED BY CITY OF RALEIGH)
U18	6" CITY OF RALEIGH WATERLINE EASEMENT
U19	6" PVC SANITARY SEWER SERVICE (TYP.)
U20	CLEANOUT (TYP.) - TRAFFIC RATED & LOCATED WITHIN PAVEMENT - REFER TO DETAIL
U21	HVAC UNITS AND CONCRETE PAD (TYP.)
U22	1" TYPE "K" COPPER WATER IRRIGATION LINE - COORDINATE IRRIGATION DESIGN
U23	CONNECT TO EXISTING SANITARY SEWER MANHOLE, CORE DRILL AND INSTALL FLEXIBLE RUBBER BOOT. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
U24	1" IRRIGATION METER
U25	1" IRRIGATION RIZ BFP IN ABOVE GRADE AND INSULATED ENCLOSURE (WILKINS 375 OR AS APPROVED BY CITY OF RALEIGH)
U26	ADJUST EXISTING ASPHERICITY TO MATCH FINISHED GRADE
U27	CUT AND PATCH EXISTING PAVEMENT
U28	COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U29	4" DIP FIRE LINE TO REMOTE FDC
U30	CURB STOP
U31	GATE VALVE
U32	PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY
U33	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY
U34	PROPOSED AT&T EASEMENT
U35	PROPOSED LOCATION OF AT&T MANHOLE AND VAULT - CONTRACTOR TO COORDINATE WITH AT&T EXACT LOCATION WITHIN PROPOSED EASEMENT
U36	PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS; 42" HIGH PEDESTRIAN SAFETY RAIL REQUIRED BY CODE AT OP WALL WHEREVER WALL HEIGHT EXCEEDS 30"



WATER SERVICES INSET - 1" = 10'



NOTE: PROPOSED UTILITIES WILL NOT CHANGE DURING REALIGNMENT OF PEARL ROAD. ANY CHANGES TO EXISTING OR PROPOSED UTILITIES WILL BE DEMOLISHED AND DESIGNED AS PART OF THE PEARL ROAD REALIGNMENT PROJECT BY CITY OF RALEIGH.



CITY OF RALEIGH UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR CURBED 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 AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 12". 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 WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 12" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 6" 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 WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWERS & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS 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.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE 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 CORPUS HANDBOOK PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL SEWER SERVICES @ MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM, (4' AT 1/4 INCH/FT MIN., 6' AT 1/8 INCH/FT MIN.).
- 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 NCDOW, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & RCP 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.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-3923 OR JOANNE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- GRADED SLOPES INSIDE CITY OF RALEIGH EASEMENTS SHALL NOT EXCEED 3:1.

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, WAKE COUNTY, NCDOT AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

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THIS DRAWING PREPARED AT THE
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TEL: 919.956.4921 FAX: 919.933.4124 WWW.TIMMONSGROUP.COM

YOUR VISION. ACHIEVED THROUGH OURS.

DATE
11/24/2020
DRAWN BY
T. DAEKE
DESIGNED BY
R. BAKER
CHECKED BY
R. BAKER
SCALE
AS SHOWN

TIMMONS GROUP
EVERGREEN - ASPEN SPRING
NORTH CAROLINA LICENSE NO. C-1652
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
UTILITY PLAN

JOB NO.
42601.004
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