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 Attached Townhouse Apartment Tiny house Open lot	Cottage Cou	ansit	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Design Alternate #:			
		GENERAL IN	FORMATION			
Development nai	me:					
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:	Applicant Name:						
Company:	Address:						
Phone #:	Email:						
DEVELOPMENT TYPE + SITE DATE TABLE							
	pplicable to	o all developments)					
SITE DATA		BUILDING DATA					
Zoning district(s) (please provide the acreage	e 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)					
<u> </u>							
STORMWATER INFORMATION							
Imperious Area on Parcel(s):		Impervious Area for Compliance (includes ROW):					
Existing (sf) Proposed total (sf)		Existing (sf) Proposed total (sf)					
DECIDENTIAL & OVERNICHT LODGING DEVELOPMENTS							
RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS Total # of dwelling units: Total # of hotel bedrooms:							
Total # of dwelling units: # of bedroom units: 1br 2br	3br						
# of lots:	_ 551 _	Is your project a cottage court? Yes No					
		A frequent transit development? Yes No					

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.

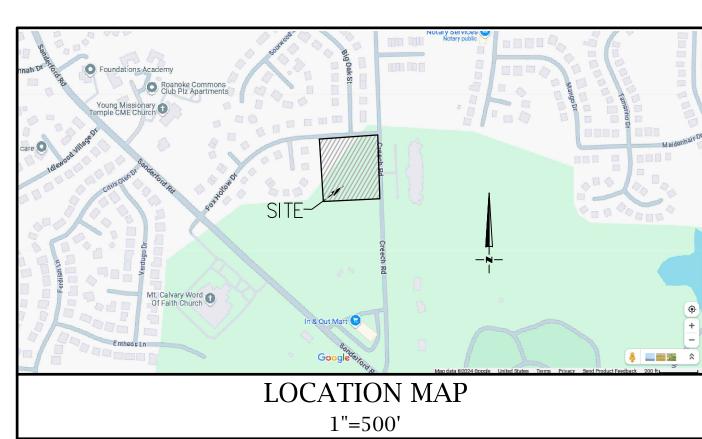
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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.

a AAAA	
Signature: (haver time	Date: 12-00 2001
Printed Name: (h Artie (De 175)	Date: 120-20-4
Signature Javes Signature	Data: 1 7-20-11-24
Printed Name: At lave Toke	Date. 1 2 20 2029



IRIS RIDGE APARTMENTS

2900 CREECH ROAD RALEIGH, NC 27610

EX. EOP

\$85*53'4<u>9"W</u> 310.00'

EX 50' PUBLIC R/W

MB/PG: 1986/1825 MB/PG: 1987/1976

C1.0 C2.0

C2.1

C2.2

C3.0

C3.1 C3.2

C4.0

C4.1

C4.2

C4.3

C4.4

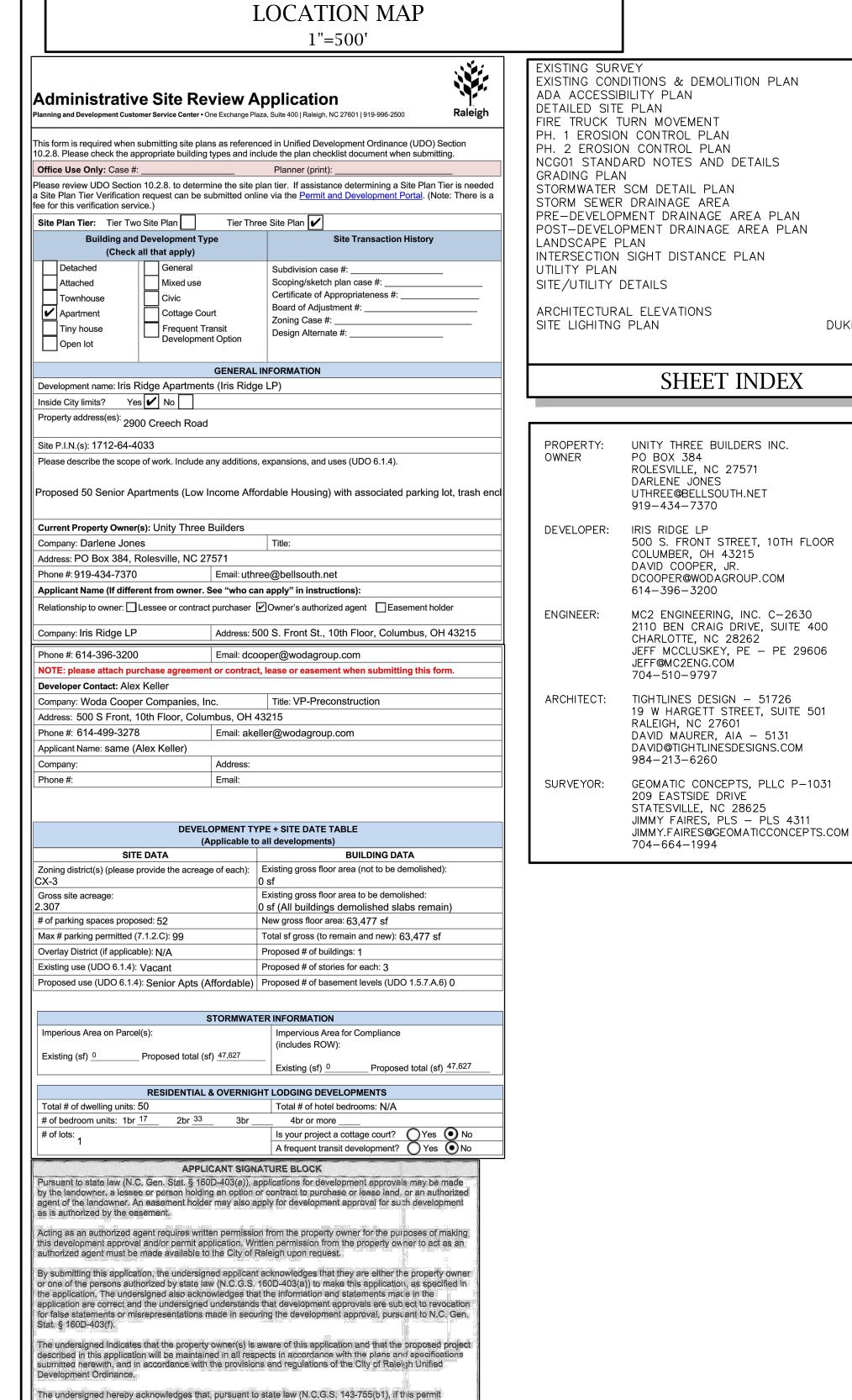
C5.0

C6.0

C7.0

DUKE ENERGY

C9.0-C9.8



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

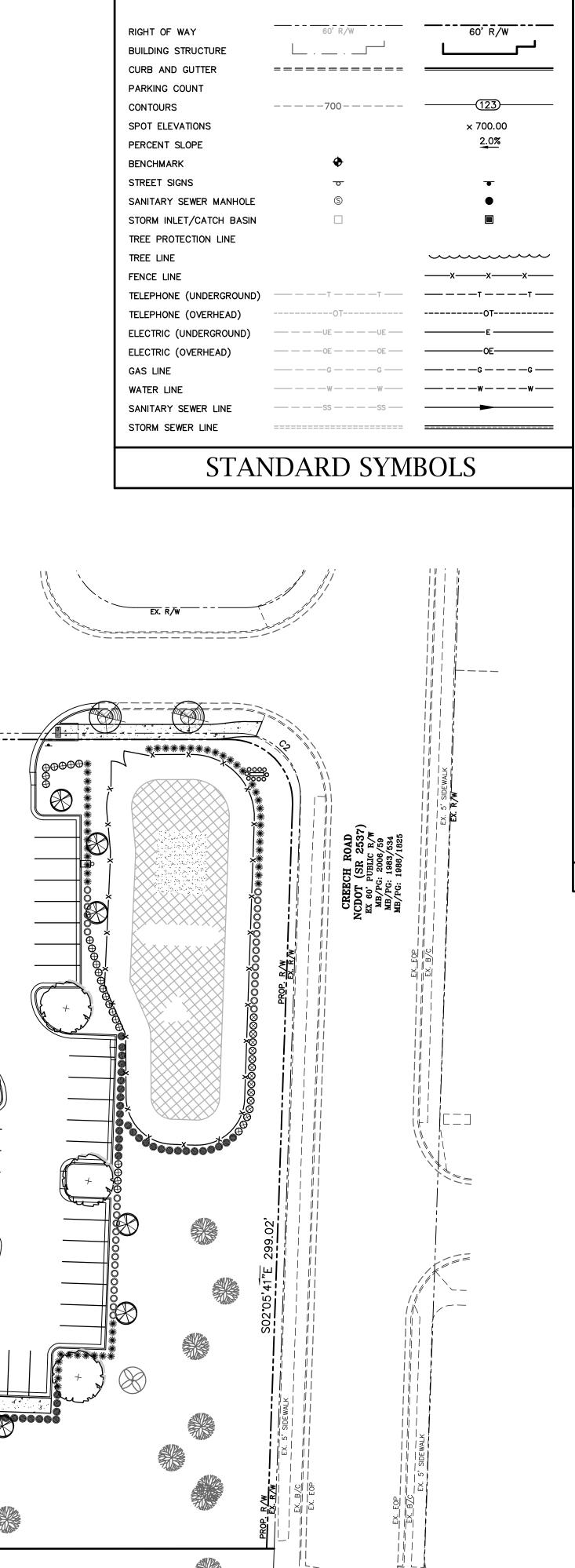
required to proceed and the development regulations in effect at the time permit processing is resumed shall

Printed Name: Charles Jones

Signature Date: 12-20-2024

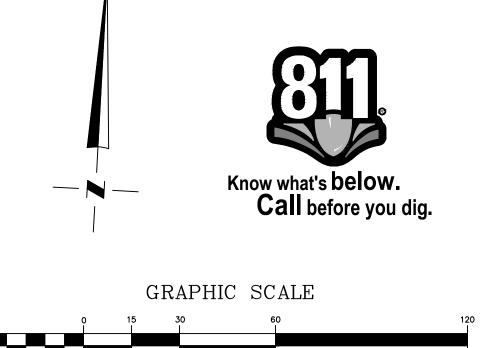
Printed Name: Options Jones

Printed Name: Options Jones



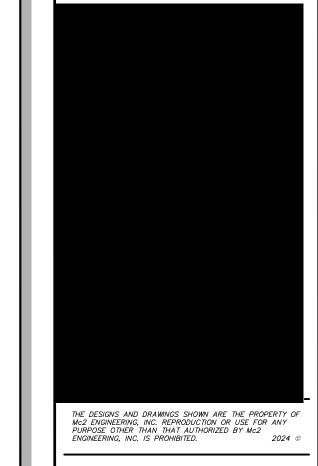
EXISTING

PROPOSED PARCEL ID: 1712-64-4033 TOTAL SITE ACREAGE: 2.307 AC (100,515 SF) -RIGHT OF WAY DEDICATION: 0.04 AC (SF 1,742) -NET AREA OF SITE: 2.27 AC (98,773 SF) CX-3OVERLAY: N/A FRONTAGE TYPE: ALEIGH REQUIRED PARKING: 50 SPACES NCHFA REQUIRED PARKING: 50 SPACES JURISDICTION: CITY OF RALEIGH DEED BOOK & PAGE: 10795-2168 MAP BOOK & PAGE: 1986-1825 CURRENT USE: PROPOSED USE: SENIOR MULTI-FAMILY APARTMENTS FOR RENT (LOW INCOME) 21.67 DU/AC -50 UNITS / 2.307 AC PROPOSED NUMBER OF UNITS: 50 (TOTAL) -2 TYPE 'A' ACCESSIBLE (1) BEDROOM, 4 TYPE 'A' ACCESSIBLE (2) BEDROOM -15 (1) BEDROOM AND 29 (2) BEDROOM BUILDING PRIMARY STREET SETBACK (CREECH ROAD): PARKING PRIMARY STREET SETBACK (CREECH ROAD): BUILDING SIDE STREET SETBACK (FOX HOLLOW DRIVE): PARKING SIDE STREET SETBACK (FOX HOLLOW DRIVE): BUILDING REAR SETBACK: BUILDING SIDE SETBACK: PROPOSED BUILDING HEIGHT: 43'-9" (3-STORIES) PROPOSED BUILDING SF: 21,160 SF NCHFA REQUIRED PARKING: 1 SPACE PER UNIT X 50 UNITS PROPOSED OFF-STREET PARKING ON-SITE: REQUIRED HANDICAP ACCESSIBLE SPACES: -TYPE "A" HANDICAP UNITS -OFFICE SPACE -2% REMAINDER OF PARKING (45 X 2%) PROVIDED HANDICAP ACCESSIBLE SPACES: REQ./PROVIDED H.C. VAN ACCESSIBLE SPACES: 2/4 REQ./PROVIDED SHORT TERM BIKE PARKING: -1 SPACE PER 20 UNITS MIN. OF 4 -50 UNITS X (1/20 UNITS) = 2.5 REQ. /PROVIDED LONG TERM BIKE PARKING: -1 SPACE PER 7 BEDROOMS -83 BEDROOMS X (1/7 BEDROOMS) = 11.9 REQ. / PROVIDED EV PARKING 11/11 -20% OF PARKING LOT OTAL EXISTING IMPERVIOUS: 0 SF PROPOSED SIDEWALK IN DED. R/W: 622 SF PROPOSED BUILDING/SHELTER: 21,736 SF PROPOSED ASPHALT/CONCRETE 25,891 SF TOTAL PROPOSED IMPERVIOUS AREA: 47,627 SF PROPOSED PERCENT IMPERVIOUS: 48.22% 47,627 / 98,773 * 100 DEVELOPMENT SUMMARY



(IN FEET)

1 inch = 30 ft

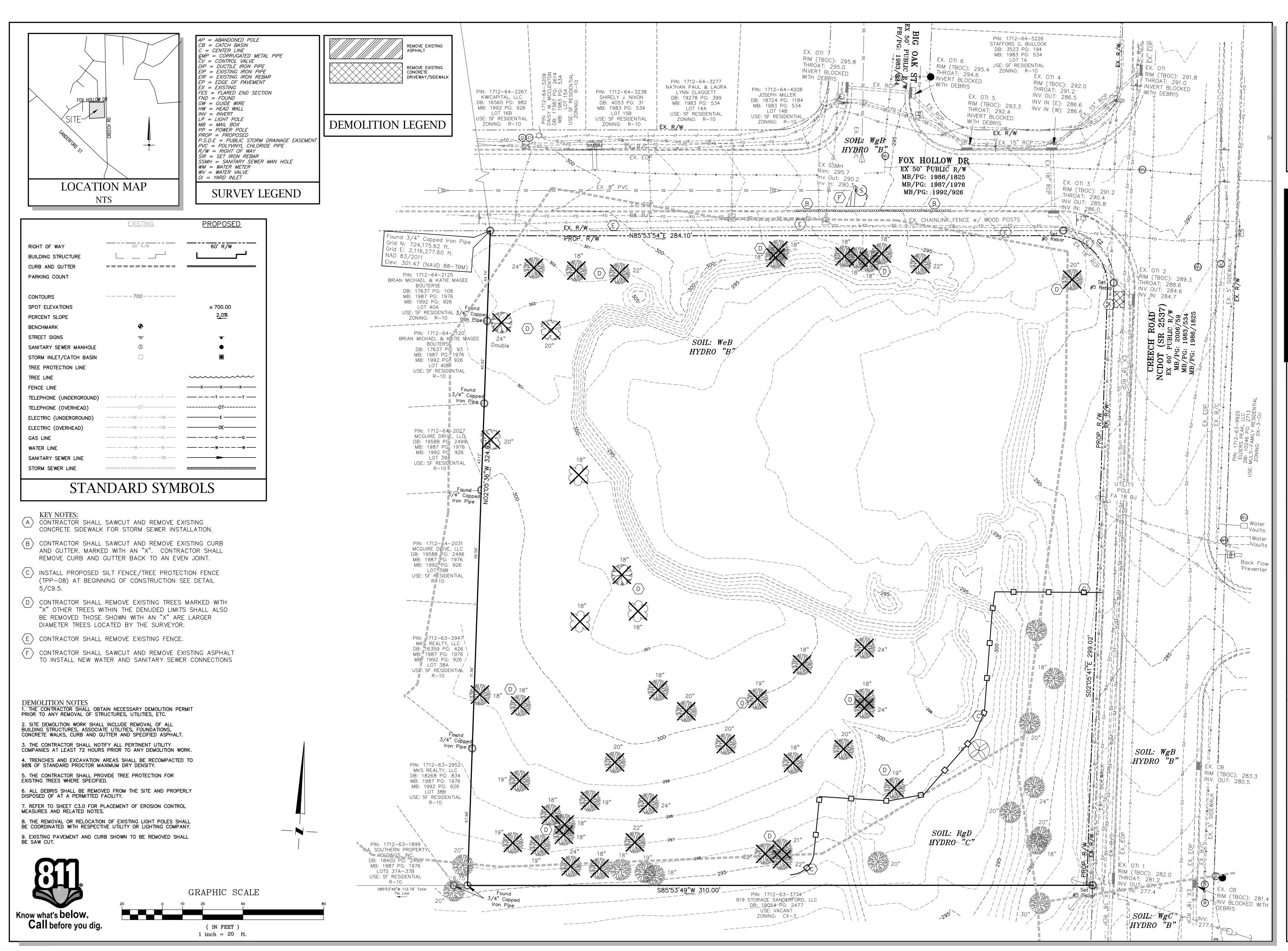


TME

COVER SHEET

REVISIONS 24-001 BASE.DWG CAD FILE:

PROJECT NO. 24-001 DESIGNED BY: REVIEWED BY:



STE. 826 979

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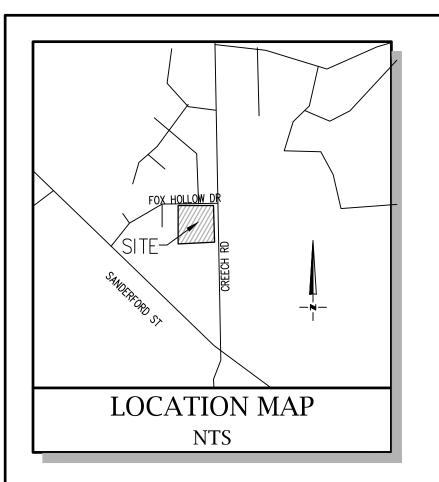
M

X

IRIS

EXISTING CONDITIONS AND DEMOLITION PLAN

REVISIONS CAD FILE: 24-001 BASE.DWG PROJECT NO. 24-001 DESIGNED BY: REVIEWED BY:



GENERAL NOTES:

ENGINEER.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED KNOWN UNDERGROUND ELEMENTS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXERCISING REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF UNKNOWN ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE MODIFICATION TO THE ILLUSTRATED DESIGN.

2. PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OF THE OWNER'S FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE

3. CONTRACTOR SHALL HOLD HARMLESS THE OWNER AND THE ENGINEER FOR DAMAGES, INJURIES OR OTHER ACCIDENTS WHICH OCCUR DURING THESE CONSTRUCTION ACTIVITIES.

4. TREES AND EXISTING LANDSCAPING NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED DURING CONSTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF ALL ILLUSTRATED CONSTRUCTION ACTIVITIES AT THE JOB SITE.

6. SAFETY PROVISIONS: THE CONTRACTOR SHALL COMPLY WITH THE "RULES AND REGULATIONS GOVERNING THE CONSTRUCTION INDUSTRY" AS PROMULGATED FOR THE HEALTH, SAFETY AND GENERAL WELFARE OF EMPLOYEES BY THE COMMISSION OF LABOR UNDER GENERAL STATUTES OF NORTH CAROLINA, AND 29CFR PART 1926 AND PART 1910. ARTICULAR REFERENCE IS MADE BUT NOT LIMITED TO THE FOLLOWING RULES AND REGULATIONS: BUILDING CONSTRUCTION WORK, DEMOLITION, EXCAVATION, PERMIT REQUIRED CONFINED SPACES AND TRENCHING. IN ADDITION TO THE FOREGOING SAFETY PROVISIONS, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR AND COMPLY WITH THE DEPARTMENT OF LABOR SAFETY REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (L 91-54). WHERE THE REQUIREMENTS OF THESE ACTS ARE IN EXCESS OF THOSE REQUIREMENTS SPECIFIED, THE REQUIREMENTS OF THESE ACTS SHALL GOVERN. SHOULD THE PLANS OR SPECIFICATIONS REQUIRE MATERIALS OR METHODS IN CONFLICT WITH THE SAFETY AND HEALTH REGULATIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST OF THE

7. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES DURING CONSTRUCTION AND SHALL MAKE REPAIRS AT HIS EXPENSE.

ENGINEER ANY CHANGES THAT MAY BE NECESSARY.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION ADJUSTMENTS OF ALL EXISTING VAULTS (REGARDLESS OF FUNCTION), METER BOXES, GRADES AND SITE PLAN. ALL SUCH WORK SHALL BE COORDINATED WITH THE ENGINEER.

9. UTILIZE SIGNS, BARRICADES, FLAGMEN, OR GUARDS AS REQUIRED TO ENSURE THE SAFETY OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING ALL CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ADJACENT PROPERTY OWNERS AS REQUIRED FOR WORK OUTSIDE OF PROPERTY LINES. UNDER ABSOLUTELY NO CIRCUMSTANCES SHALL ANY UNMANNED EXCAVATION BE LEFT OPEN OR UNPROTECTED DURING NON-WORKING HOURS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY ENGINEER PRIOR TO

12. VERIFY ALL DIMENSIONS AND GRADES AT THE JOB SITE. IF

DIFFERENCES ARE FOUND, NOTIFY ENGINEER SO THAT MODIFICATIONS TO THESE DRAWINGS CAN BE MADE.

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

14. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

15. ANY LAND-DISTURBING ACTIVITY >1 ACRES REQUIRES COMPLIANCE WITH ALL CONDITIONS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (PERMIT No. NCG010000). ANY PERMIT NONCOMPLIANCE IS A VIOLATION OF THE CLEAN WATER ACT AND MAY REQUIRE ENFORCEMENT ACTION BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES. (FOR QUESTIONS CONTACT RALEIGH REGIONAL OFFICE WATER QUALITY STAFF AT 919-791-4200)

16. THE CITY OF RALEIGH ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM. 17. ALL SUBSURFACE DRAINAGE PIPE SHALL BE AS SPECIFIED ON

18. EXISTING CONTOURS SHOWN ARE AT 2-FOOT INTERVALS.

THE PLANS SHEETS C4.0.

19. ALL CONSTRUCTION ACTIVITY AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF RALEIGH AND NCDOT.

20. IN AREAS WHERE 2 FEET OF COVER CAN NOT BE MAINTAINED OVER STORM DRAIN PIPES, THE CONTRACTOR IS TO SUBSTITUTE

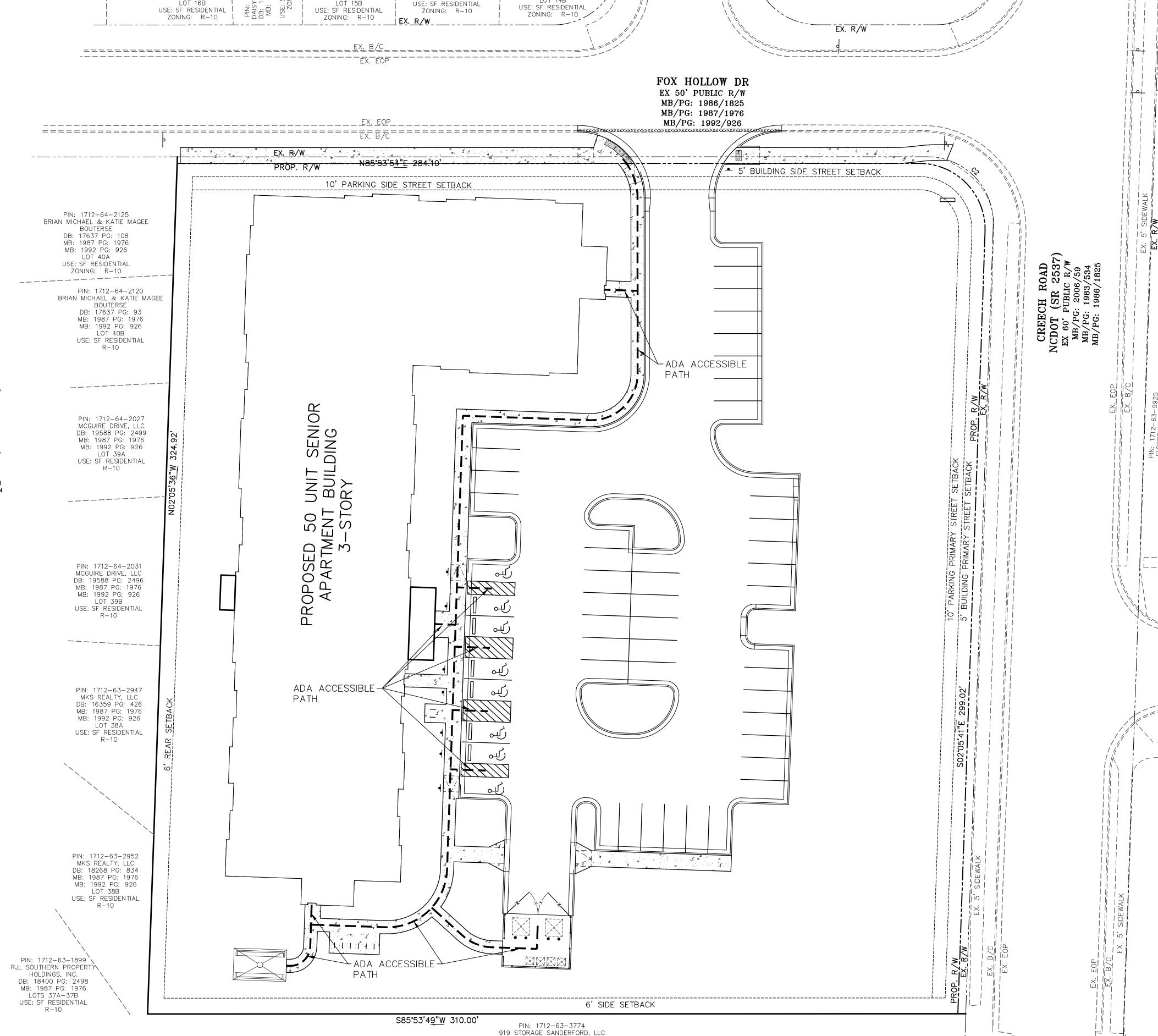
21. THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE DRAWING REPRESENT THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, SEWER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE UTILITY OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CALL NORTH CAROLINA 1-CALL (FORMERLY ULOCO) AT (800) 632-4949 AND OTHER UTILITY PROVIDERS NOT A MEMBER OF THE 1-CALL SERVICE.

22. THERE SHALL BE NO ON-SITE BURIAL PITS. ALL SOLID WASTE GENERATED FROM THE PROJECT INCLUDING CONSTRUCTION AND LAND CLEARING DEBRIS, ETC. WILL BE PROPERLY DISPOSED OF OFFSITE IN AN APPROVED DISPOSAL FACILITY.

23. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING FEATURES AND TOPOGRAPHY AS NEEDED DURING CONSTRUCTION STAKING.

24. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED PROPERTY OWNERS PRIOR TO GRADING ACTIVITIES. SHOULD FIELD CONDITIONS WARRANT DISTURBING SITE AREAS IN EXCESS OF THE AMOUNT OF DISTURBED ACREAGE APPROVED. THE CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY OF RALEIGH ENGINEERING EROSION CONTROL INSPECTOR WHICH MAY REQUIRE REVISIONS TO THE EROSION

25. THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE RALEIGH ZONING ORDINANCE.



DB: 19054 PG: 2477 USE: VACANT ZONING: CX-3

PIN: 1712-64-3277 NATHAN PAUL & LAURA

LYNN CLAGGETT

MB: 1983 PG: 534

DB: 19278 PG: 399

LOT 14A

PIN: 1712-64-3238

SHIRELY J. NIXON

DB: 4053 PG: 31

MB: 1983 PG: 534

PIN: 1712-64-2267

KWICAPITAL, LLC

DB: 16560 PG: 982

MB: 1992 PG: 926

PIN: 1712-64-4208

JOSEPH MILLER

DB: 18724 PG: 1184

MB: 1983 PG: 534

PIN: 1712-64-5226 STAFFORD G. BULLOCK DB: 3523 PG: 194 MB: 1983 PG: 534

USE: SF RESIDENTIAL ZONING: R-10

BIG 50° B/PC

STE. 826 979

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IRIS

ADA **ACCESSIBILITY**

PLAN

X

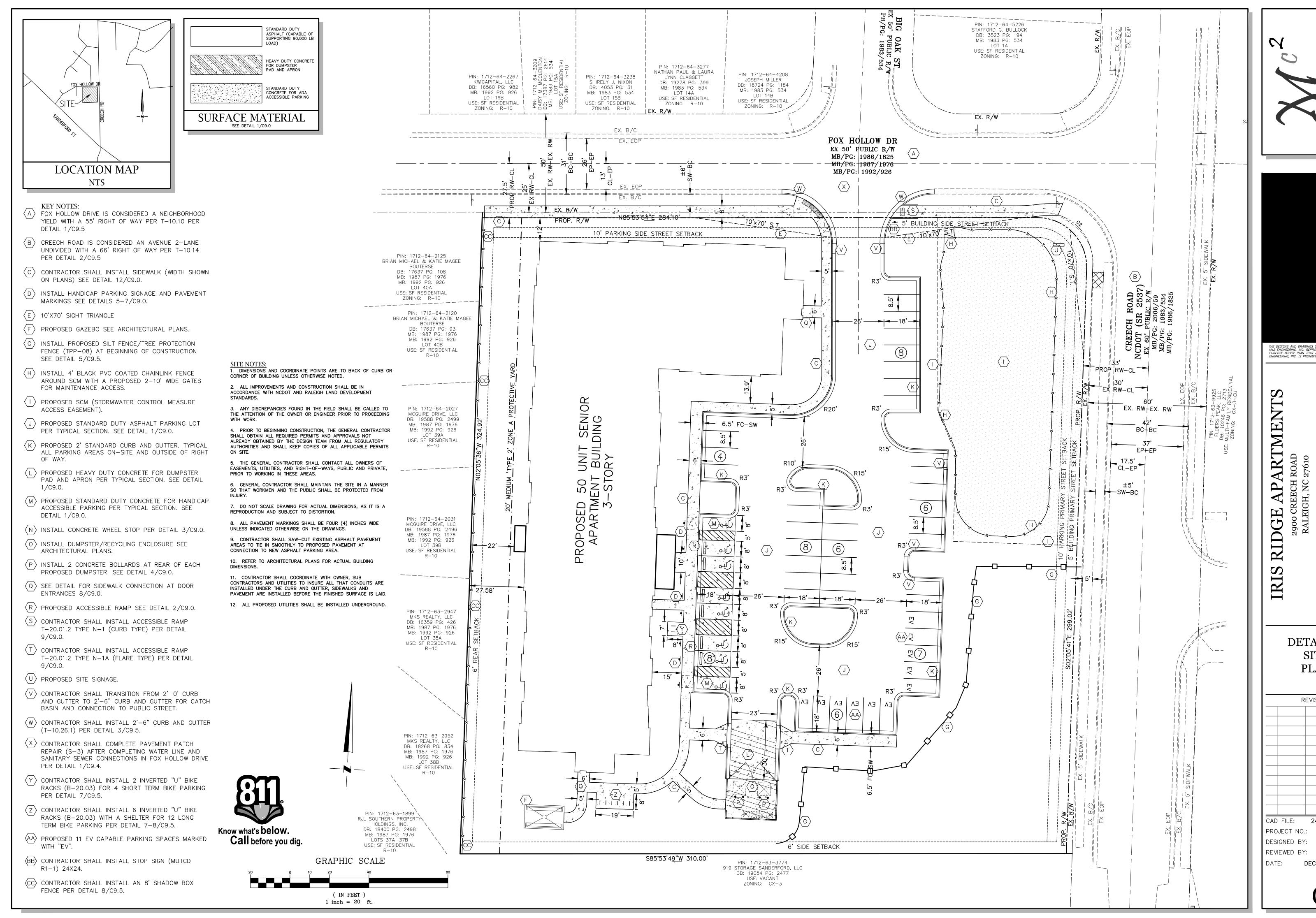
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CAD FILE: PROJECT NO. DESIGNED BY:

REVIEWED BY: DECEMBER 20, 2024



(IN FEET) 1 inch = 30 ft.

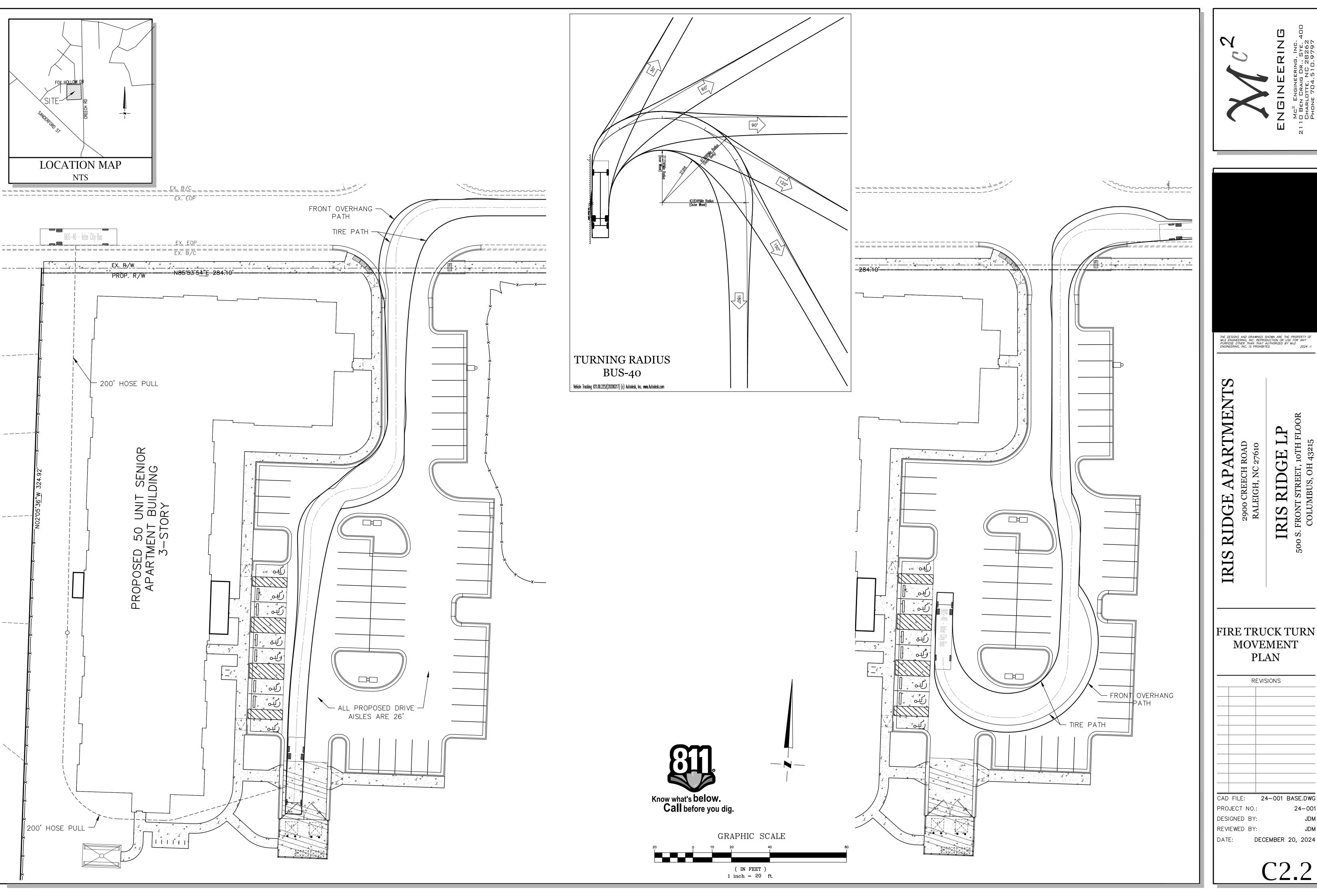


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DETAILED SITE **PLAN**

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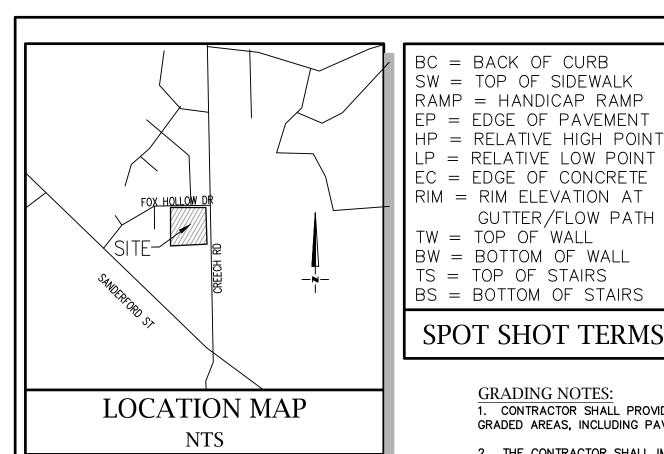


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IRIS RIDGE I
O S. FRONT STREET, 10TH
COLUMBUS, OH 43215

FIRE TRUCK TURN MOVEMENT

REVISIONS 24-001 BASE.DWG 24-001 JDM



ACCESSIBLE PARKING AREA AND CROSSWALKS (SHADED AREA) SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% FROM PARKING SPACES TO SIDEWALK.

INSTALL PROPOSED SILT FENCE/TREE PROTECTION FENCE (TPP-08) AT BEGINNING OF CONSTRUCTION SEE DETAIL 9/C9.8.

PROPOSED CATCH BASIN "CB" (NCDOT 840.01 -1/C9.2), CATCH BASIN FRAME AND GRATE (NCDOT 840.03 - 2 - 3/C9.2) ALONG WITH DRAINAGE STRUCTURE STEPS (840.66) SEE DETAILS 4/C9.2.

D CONTRACTOR TO INSTALL ANTI-SEEP COLLARS. SEE DETAILS 1/C9.6

 $\langle \mathsf{E} \rangle$ INSTALL CONCRETE FLARED END SECTION (SEE DETAIL 2/C9.6) WITH RIP RAP APRON AT PIPE OUTLETS TO BE INSTALLED AT 0% SLOPE.

PROPOSED OUTLET CONTROL "OC 2" STRUCTURE FOR SAND FILTER #1 SEE DETAIL 1/C9.6.

CONTRACTOR SHALL INSTALL DROP INLET/CATCH BASIN INLET PROTECTION ON DI/CI. SEE DETAIL 7/C9.6.

PROPOSED SAND FILTER #1 SCM SEE DETAILS ON SHEET C4.1.

PROPOSED YARD INLET (5/C9.6) SHALL BE A NYLOPLAST 15" INLINE DRAIN WITH A 15" STANDARD FRAME AND GRATE (6/C9.6) TIED INTO ROOF DRAIN "RD" SYSTEM. CONTRACTOR SHALL INSTALL SILT FENCE UNDER GRATE UNTIL LANDSCAPE ESTABLISHED.

PROPOSED ROOF DRAIN "RD" PIPE SHALL BE EITHER SDR 35 PVC PIPE OR DOUBLE WALL SMOOTH INTERIOR HDPE PIPE WITH PVC FITTINGS. ROOF DRAINS SHALL INCLUDE CLEANOUTS AT ALL BENDS IN THE ROOF HEADER PIPE.

CONTRACTOR SHALL CONNECT DOWNSPOUTS FROM BUILDING TO PROPOSED ROOF DRAIN WITH 6" PVC PIPE AT 1.0% MIN. DOWNSPOUT LOCATIONS CALLED OUT AS "DS" ON PLANS. SEE DETAIL 4/C9.6.

DENUDED LIMITS

M PROPOSED SCM (STORMWATER CONTROL MEASURE ACCESS EASEMENT).

(N) INSTALL 4' BLACK PVC COATED CHAINLINK FENCE AROUND SCM WITH A PROPOSED 2-10' WIDE GATES FOR MAINTENANCE ACCESS.

BC = BACK OF CURBSW = TOP OF SIDEWALKRAMP = HANDICAP RAMPEP = EDGE OF PAVEMENT

GUTTER/FLOW PATH

±2.03 AC (88,565 SF) HP = RELATIVE HIGH POINT RgD—Rawlings—Rion Complex

WgB-Wedowee-Urban land complex 1

WgC-Wedowee-Urban land complex

PIN: 1712-64-2267

KWICAPITAL, LLC

WeB-Wedowee sandy loam

DISTURBED ACREAGE:

SOIL LEGEND

BW = BOTTOM OF WALLTS = TOP OF STAIRS

GRADING NOTES:

CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS, INCLUDING PAVING, LAWN AND LANDSCAPE AREAS. 2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY

DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.

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

4. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS, AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT.

5. PIPE LENGTHS SHOWN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPES AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.

6. NO DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, ETC., SHALL BE ALLOWED IN TREE PROTECTION ZONES. NO ON-SITE BURIAL WILL BE ALLOWED.

HDPE PIPE INSTALLATION NOTES: 1. THE PRODUCT USED SHALL BE CORRUGATED

EXTERIOR/SMOOTH INTERIOR PIPE (TYPE S), CONFORMING TO THE REQUIREMENTS OF AASHTO SPECIFICATION M294 (LATEST EDITION) FOR CORRUGATED POLYETHYLENE PIPE.

2. BELL AND SPIGOT JOINTS SHALL BE REQUIRED ON ALL PIPE INSIDE THE RIGHT-OF-WAY. BELL SHALL COVER AT LEAST TWO FULL CORRUGATIONS ON EACH SECTION OF PIPE. THE BELL AND SPIGOT JOINT SHALL HAVE AN "O"-RING RUBBER GASKET MEETING ASTM F477 WITH THE GASKET FACTORY INSTALLED, PLACED ON THE SPIGOT END OF THE PIPE. ALL JOINTS SHALL MEET OR EXCEED THE SOIL TIGHTNESS REQUIREMENT OF AASHTO STANDARD SPECIFICATION FOR HIGHWAY BRIDGES, SECTION 23, PARAGRAPH 23.5.4(E). PIPE JOINTS SHALL ALSO MEET ALL REQUIREMENTS OF AASHTO M294.

3. BACKFILL MATERIAL USED TO INSTALL RCP PIPE WITHIN THE STREET RIGHT-OF-WAY SHALL BE SELECT MATERIAL CLASS II-IV, AS DEFINED BY SECTION 1016-3 OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. UPON SUBMITTAL OF WRITTEN CERTIFICATION OF MATERIAL SUITABILITY BY A LICENSED GEOTECHNICAL ENGINEER, NCDOT CLASS I SELECT MATERIAL MAY BE USED. ALL BACKFILL MATERIAL SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE STREET RIGHT-OF-WAY.

4. THE MINIMUM LENGTH OF HDPE PIPE PERMITTED FOR USE SHALL BE FOUR (4) FEET. HDPE FLARED END SECTIONS ARE

5. ALL HDPE PIPE INSTALLED SHALL BE THIRD PARTY CERTIFIED AND SHALL BEAR THE PLASTIC PIPE INSTITUTE'S (PPI) CERTIFICATION STICKER.

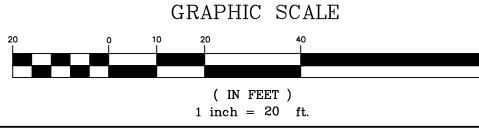
From	То	Q10 Total	Slope	Actual Pipe	Actual	Length	Upstream Invert	Downstream Invert	Pipe	Rim
upstream	downstream	Discharge		Diameter	Velocity		(From)	(To)	Material	Elevation
		(cfs)	(Ft/Ft)	(In)	(fps)	(Ft)	(Ft)	(Ft)		(Ft)
YI 20	YI 19	0.43	0.0050	8	2.57	71.46	295.00	294.64	HDPE/PVC	296.75
YI 19	YI18	0.90	0.0050	8	3.04	66.86	294.54	294.21	HDPE/PVC	296.75
YI18	YI 17	1.27	0.0050	12	3.37	62.24	294.11	293.80	HDPE/PVC	296.75
YI 17	YI 16	1.71	0.0050	12	3.63	62.24	293.70	293.39	HDPE/PVC	296.75
YI 16	YI 15	1.96	0.0050	12	3.76	71.36	293.29	292.93	HDPE/PVC	296.75
YI 15	YI 14	2.42	0.0050	12	3.96	71.32	292.83	292.47	HDPE/PVC	296.75
YI 14	CB 13	2.73	0.0170	15	6.44	41.92	292.27	291.56	HDPE (WT)	296.75
CB 13	CB 12	2.93	0.0060	15	4.45	120.69	291.36	290.64	HDPE (WT)	295.01
CB 12	FES 11	8.87	0.0100	18	7.11	22.14	288.47	288.25	HDPE (WT)	294.08
CB 12A	CB 12	1.78	0.0210	15	6.37	57.87	291.78	290.57	HDPE (WT)	295.22
YI 26	YI 25	0.45	0.0050	8	2.61	45.18	295.00	294.77	HDPE/PVC	296.75
YI 25	YI 24	0.74	0.0050	8	2.95	32.23	294.67	294.51	HDPE/PVC	296.75
YI 24	YI 23	0.92	0.0050	8	3.04	31.78	294.41	294.25	HDPE/PVC	296.75
YI 23	YI 22	1.26	0.0050	12	3.36	71.61	294.15	293.80	HDPE/PVC	296.75
YI 22	YI 21	1.90	0.0050	12	3.73	52.18	293.70	293.44	HDPE/PVC	296.75
YI 21	CB 12	2.07	0.0050	12	7.53	89.37	291.02	290.57	HDPE (WT)	296.75
OC 10	EXOTI 2	0.65	0.0106	15	3.72	47.20	284.80	284.30	HDPE (WT)	291.50

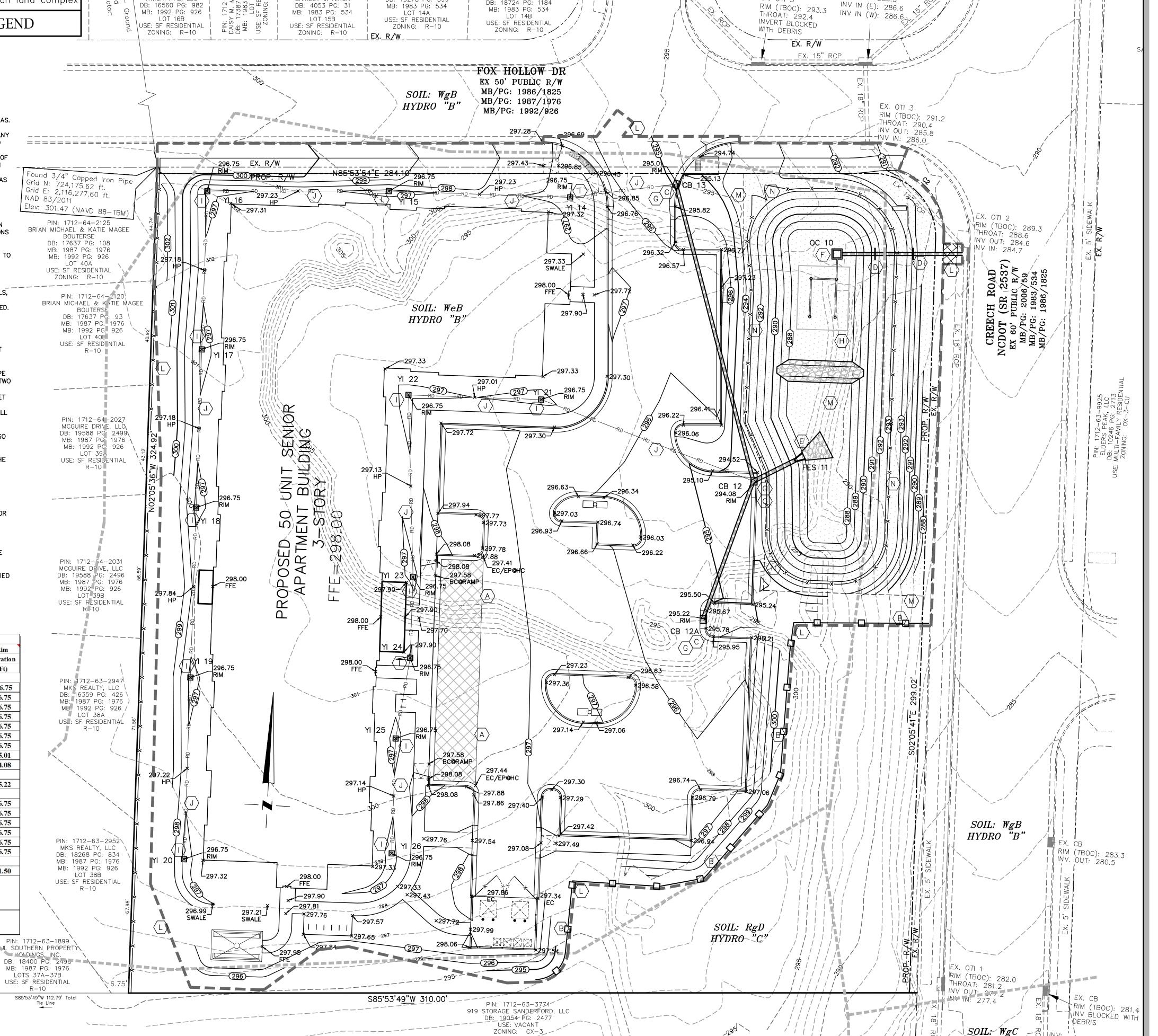
HDPE PIPE SHALL BE ADS N-12 SMOOTH SURFACE INTERIOR DOUBLE WALL PIPE OR EQUIVALENT INSTALL CONCRETE FLARED END SECTIONS.

ROOF DRAIN "RD" SHALL BE EITHER ADS N-12 OR SDR 35 PVC PIPE WITH CLEANOUTS AT ALL BENDS. HDPE (WT) PIPE SHALL BE ADS N-12 PIPE WITH WATER TIGHT JOINTS ALL OTHER HDPE PIPES SHALL HAVE SOIL TIGHT JOINTS

STORM SEWER PIPE AND STRUCTURE SUMMARY







PIN: 1712-64-5226

STAFFORD G. BULLOCK

DB: 3523 PG: 194

MB: 1983 PG: 534

JSE: SF RESIDENTIAL

EX. OTI 4

RIM (TBOC): 292.0

THROAT: 291.2

INV OUT: 286.5

♣ RIM (TBOC): 291.8

THROAT: 291.0

INVERT BLOCKED

WITH DEBRIS

RIM (TBOC): 295.4 ZONING: R-10

THROAT: 294.6

INVERT BLOCKED

WITH DEBRIS

BIG (50' B/P(

EX. OTI 7

RIM (TBOC): 295.8

THROAT: 295.0

WITH DEBRIS

PIN: 1712-64-4208

JOSEPH MILLER

DB: 18724 PG: 1184

PIN: 1712-64-3277

NATHAN PAUL & LAURA

LYNN CLAGGETT

DB: 19278 PG: 399

PIN: 1712-64-3238

SHIRELY J. NIXON

INVERT BLOCKED

STE. 826 979

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LP

IRIS

GRADING PLAN

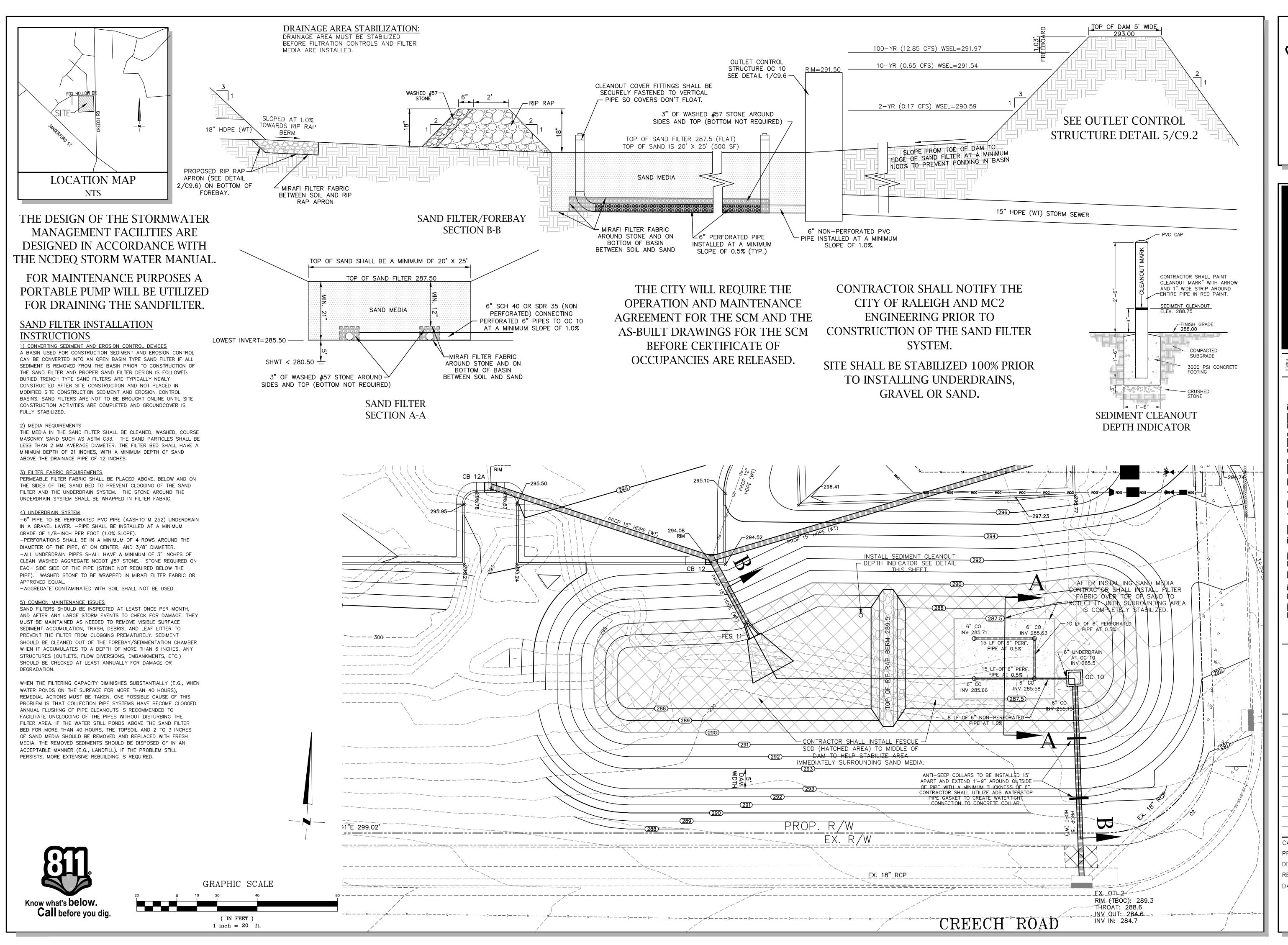
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DECEMBER 20, 2024

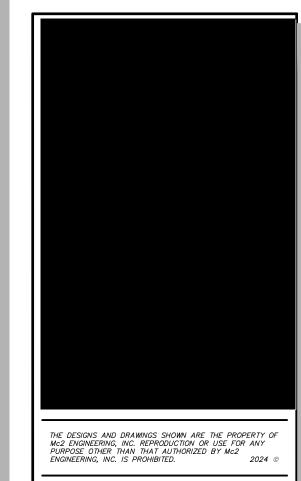
REVIEWED BY:

HYDRO "B"



ENGINEERING, INC.

2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797



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SREECH ROAD
IGH, NC 27610
RIDGE LP

2900 CREECH RO RALEIGH, NC 276

STORMWATER SCM DETAIL

PLAN

REVISIONS

CAD FILE: 24-001 BASE.DWG

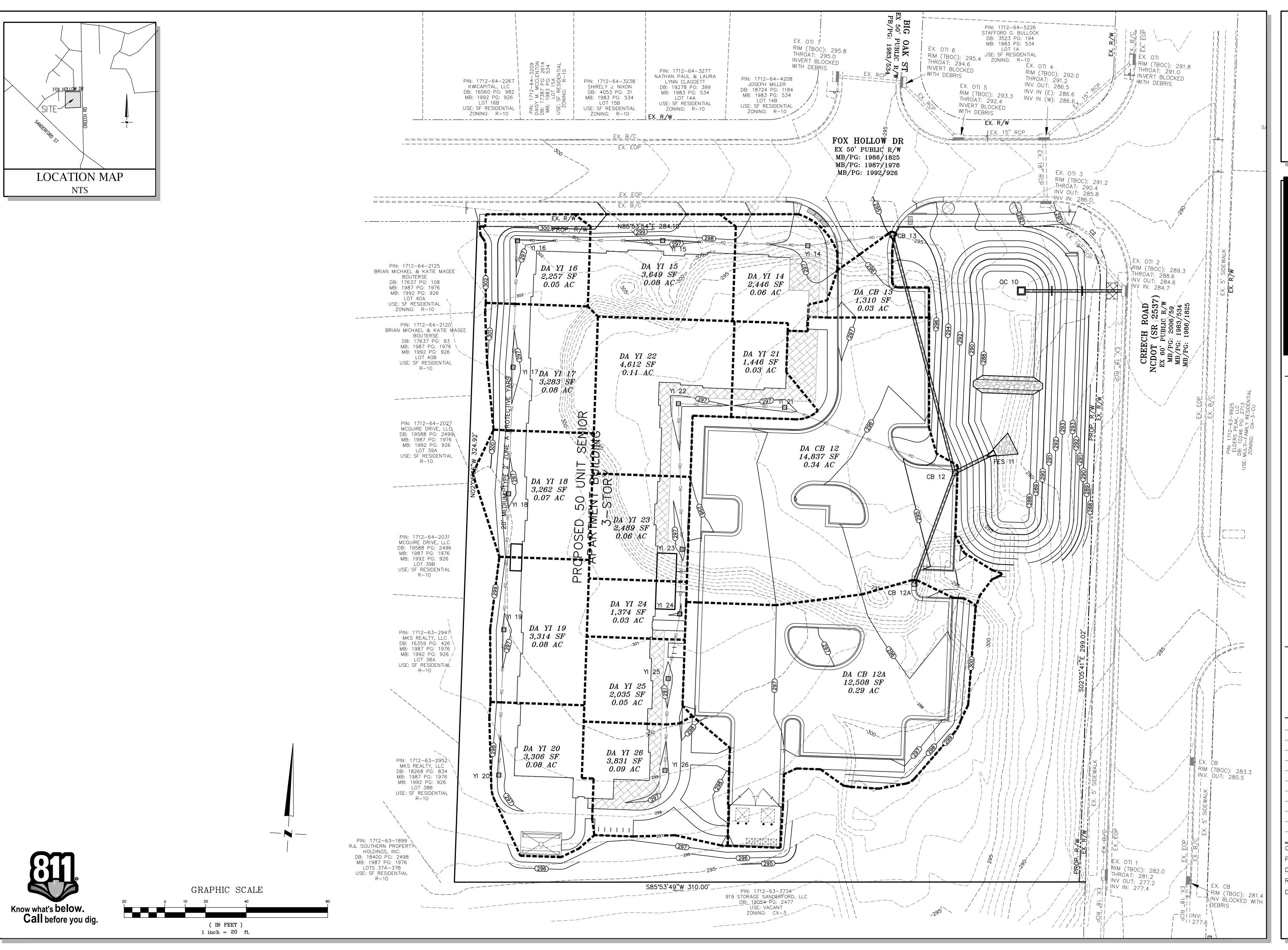
PROJECT NO.: 24-001

DESIGNED BY: JDM

REVIEWED BY: JDM

DATE: DECEMBER 20, 2024

C4_



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CHARLOTTE, NC 28262
PHONE 704.510.9797

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E APARTMENTS

CREECH ROAD

IRIS RIDGE A

2900 CREE

RALEIGH,

STORM SEWER DRAINAGE AREA PLAN

RIDGE

IRIS

REVISIONS

CAD FILE: 24-001 BASE.DWG

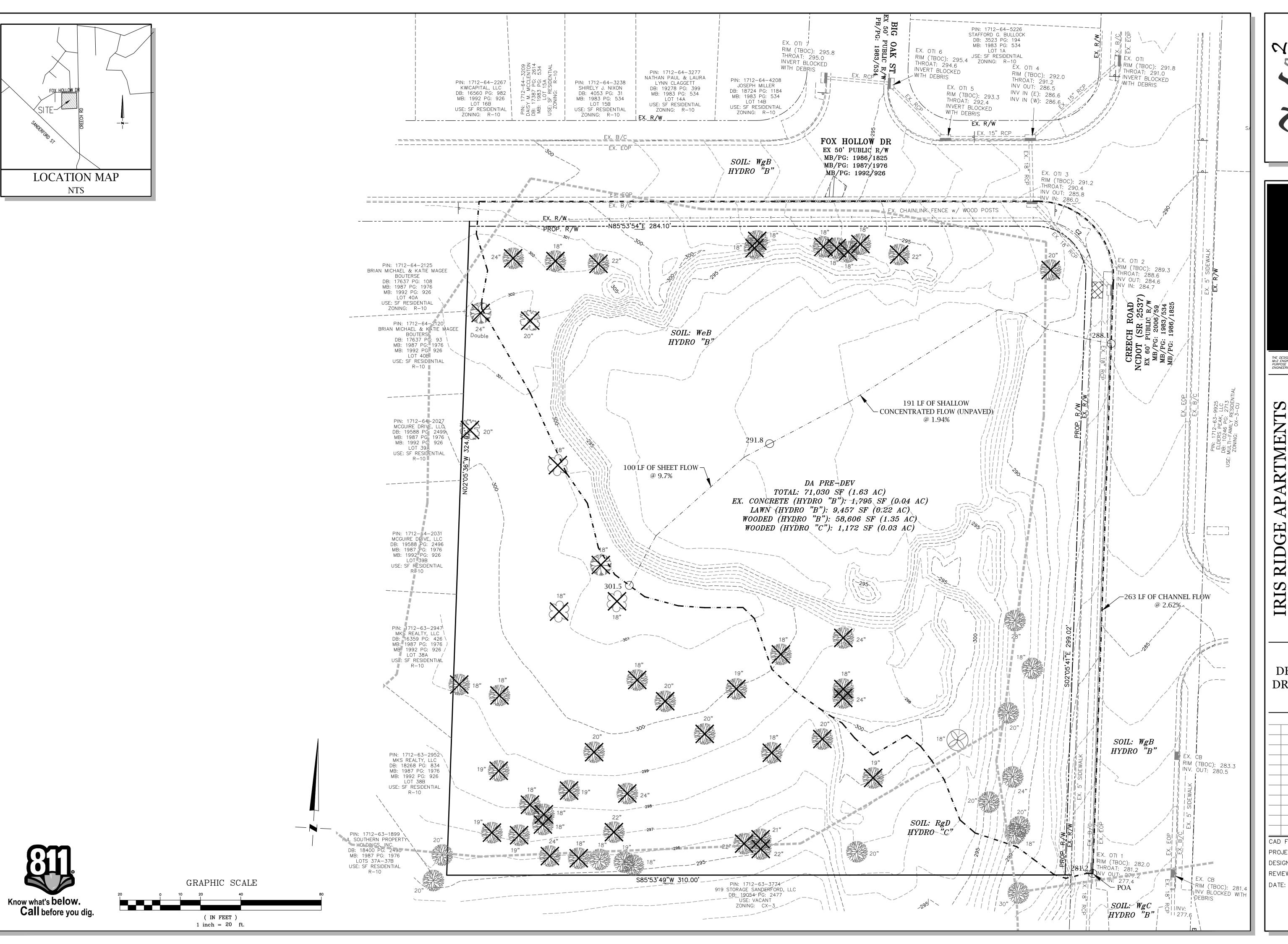
PROJECT NO.: 24-001

DESIGNED BY: JDM

REVIEWED BY: JDM

DATE: DECEMBER 20, 2024

C4.2



STE. 1826 1979

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田

RIDGE IRIS

PRE-DEVELOPMENT DRAINAGE AREA **PLAN**

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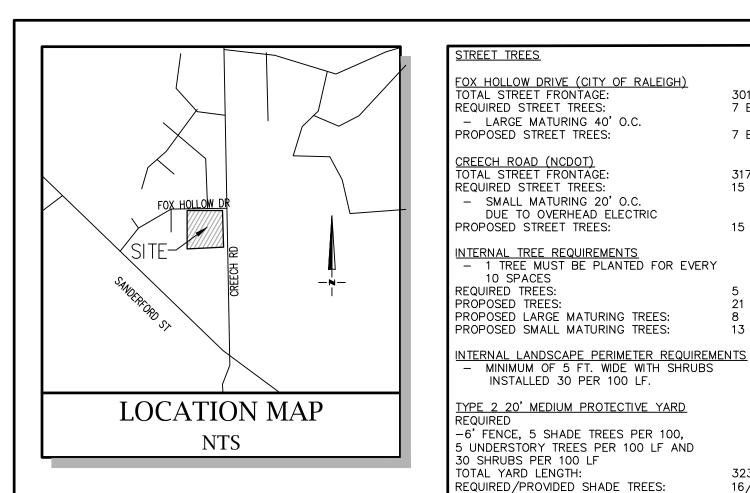


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IRIS RIDGE

POST-DEVELOPMENT

REVISIONS 24-001 BASE.DWG 24-001 DECEMBER 20, 2024



TREE PLANTING NOTES: PLANT MATERIAL

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL, IF MULTI-STEM TREES ARE SPECIFIED THEN THEY SHALL BE A MINIMUM OF 12'

ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. HAVE NORMAL GROWTH HABITS. HAVE WELL—DEVELOPED BRANCHES. BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS, ALL PRUNING CUTS GREATER THAN 1/2 INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT

BALL/FLARE FROM WILL NOT BE ACCEPTED 3. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY. ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND

PERIMETER TREES IN URBAN ZONES SHALL BE 3" IN CALIPER AND BE FREE OF BRANCHES UP TO 6' FROM THE TOP OF ROOT CROWN (BALL). 5. A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES. 5. 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS. PLANTING REQUIREMENTS

PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CITY OF RALEIGH UDO AND STANDARD DETAILS FOR APPROVED STAKING METHOD/MATERIALS. B. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.

FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET). 10. TREES PLANTED ON PUBLIC STREET RIGHT-OF-WAY REQUIRE APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.

I. REVIEW SOIL REQUIREMENTS IN THE TREE ORDINANCE GUIDELINES. 12. IF UTILITY IS TO BE INSTALLED IN/NEAR ANY REQUIRED TREE(S) OR TREE SAVE AREA(S), CALL URBAN FORESTRY PRIOR TO UTILITY INSTALLATION. 3. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD

POWER DISTRIBUTION OR TRANSMISSION LINES. 4. IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS; CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING. 5. ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES. 16. NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN

17. COMMERCIAL SCALE LIGHTING (> 15' IN HEIGHT) MUST BE A MINIMUM DISTANCE OF 30' FROM A TREE. PEDESTRIAN SCALE LIGHTING (\leq 15' IN MUST BE A MINIMUM DISTANCE OF 15' FROM A TREE. SHOW SITE LIGHTING ON

K HOLLOW DRIVE (CITY OF RALEIGH) EQUIRED STREET TREES: 7 EA LARGE MATURING 40' O.C. 7 EA ROPOSED STREET TREES: 317 LF REQUIRED STREET TREES:

SMALL MATURING 20' O.C.

PROPOSED STREET TREES:

10 SPACES

ROPOSED TREES:

REQUIRED TREES:

NTERNAL TREE REQUIREMENTS

DUE TO OVERHEAD ELECTRIC

PROPOSED SMALL MATURING TREES:

INSTALLED 30 PER 100 LF.

YPE 2 20' MEDIUM PROTECTIVE YARD

6' FENCE, 5 SHADE TREES PER 100,

0 SHRUBS PER 100 LF DTAL YARD LENGTH:

REQUIRED/PROVIDED SHRUBS:

REQUIRED TREE SAVE AREA:

ROPOSED TREE SAVE AREA:

10% OF GROSS SITE AREA

KEY NOTES:

AREAS.

MULCH.

UNDERSTORY TREES PER 100 LF AND

REQUIRED/PROVIDED UNDERSTORY TREES:

LANDSCAPE SUMMARY

LIMESTONE AND FESCUE SEED MIX.

GATES FOR MAINTENANCE ACCESS.

1 TREE MUST BE PLANTED FOR EVERY

15 EA 15 EA

16/16

16/16

10,200 SF

18. TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY 19. SHOW TREE PROTECTION AND TREES SAVE AREAS ON DEMOLITION, EROSION CONTROL. GRADING AND LANDSCAPE PLAN SHEETS. O. COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAT ITH THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE URBAI FORESTRY HOLDS CAN BE RELEASED. A 10' NO BUILD ZONE AROUND TREE SAVE AREAS MUST BE REFERENCED ON THE PLAT. 21. TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT

TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED 22. THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC.) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT. 23. ANY ACTIVITY IN TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT. 24. NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.

25. ALL TREES ON PUBLIC STREET RIGHT-OF-WAY/PROPERTY ARE

OPERATION OR TEMPORARY BUILDING ERECTION THAT

PROTECTED AND REMOVAL MUST BE PERMITTED BY URBAN FORESTRY

26. CONTACT URBAN FORESTRY PRIOR TO ANY CRANE SET-UP, MACHINERY

MAY IMPACT PROTECTED TREES, TREE SAVE AREAS, INCLUDING CITY TREES IN PUBLIC RIGHT-OF-WAY, IMPACTS MAY INCLUDE BUT ARE NOT LIMITED

to: ENCROACHING IN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION,

TREE TRIMMING, ERECTING AND DISMANTLING OF CONSTRUCTION CRANES

SURFACE MATERIAL

BLACK HARDWOOD

SIDEWALK

SAND SEE

STORMWATER

FESCUE SOD

BMP PLAN (C4.1)

STREET TREES SHALL BE INSTALLED AND MAINTANED IN ACOORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

MB/PG: 1992/926

295.7

Inv In: 290.3

SO.

6

Jut: 290.2

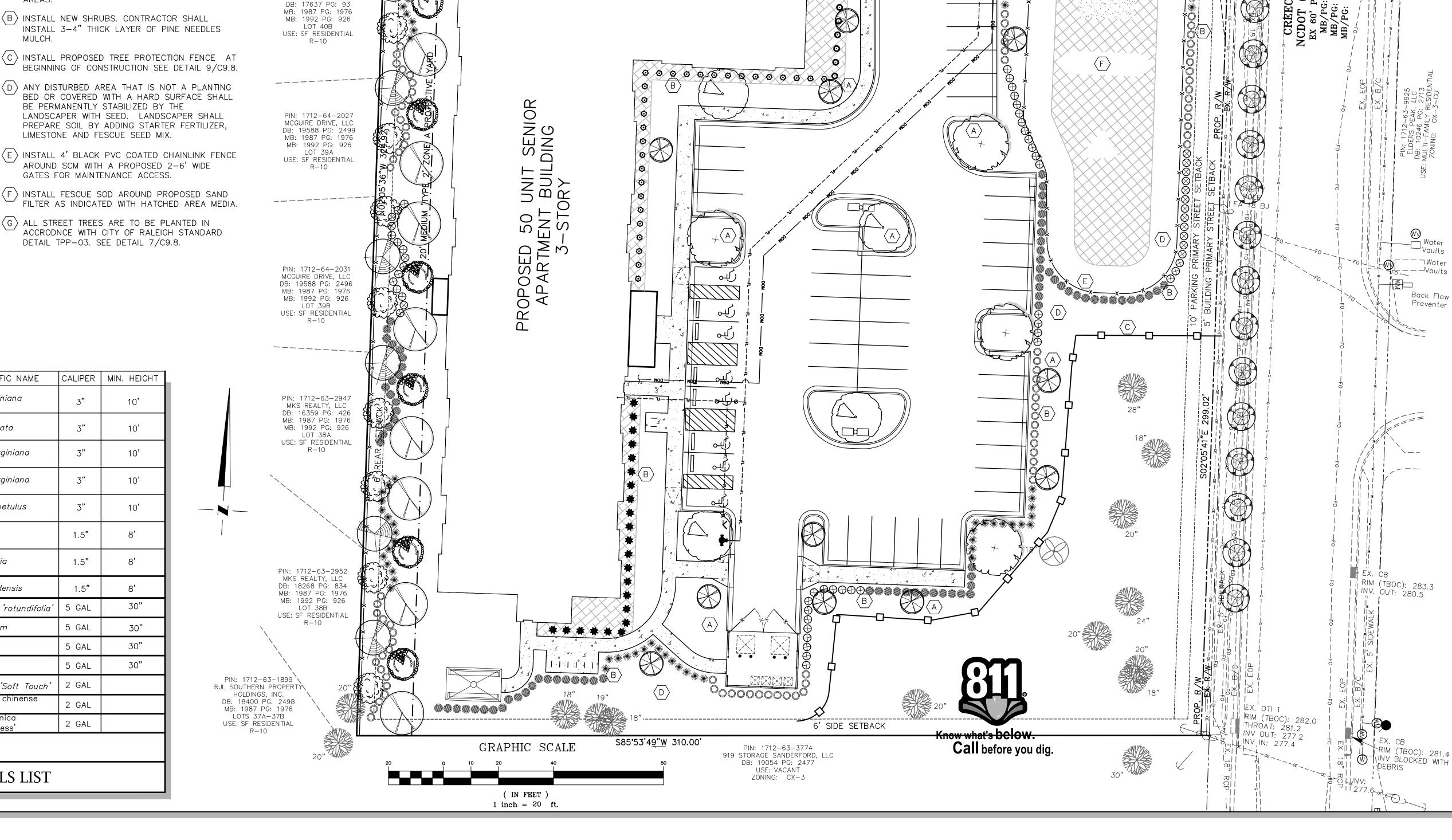
PIN: 1712-64-2125 BRIAN MICHAEL & KATIE MAGEE DB: 17637 PG: 108 MB: 1987 PG: 1976 MB: 1992 PG: 926 LOT 40A USE: SF RESIDENTIAL ZONING: R-10 PIN: 1712-64-2120 BRIAN MICHAEL & KATIE MAGEE BOUTERSE DB: 17637 PG: 93 MB: 1987 PG: 1976 MB: 1992 PG: 926 LOT 40B USE: SF RESIDENTIAL _____ PIN: 1712-64-2027 MCGUIRE DRIVE, LLC DB: 19588 PG: 2499 MB: 1987 PG: 1976 MB: 1992 PG: 926 USE: SF RESIDENTIAL

 $|A\rangle$ install new tree per tree planting detail SEE DETAIL 7/C9.8. TREES SHALL BE FURNISHED WITH A 6' DIAMETER MULCH AREA THAT IS 3-4" ______ THICK LAYER OF PINE NEEDLES MULCH AROUND PLANTED TREES WITHIN PROPOSED GRASSED _____

COMMON NAME SCIENTIFIC NAME CALIPER | MIN. HEIGHT SYMBOL Quercus virginiana LIVE OAK 10' SOUTHERN RED OAK 10' Querces falcata EASTERN RED CEDAR 10' Juniperus virginiana SOUTHERN SUGAR MAPLE Juniperus virginiana 10' EUROPEAN HORNBEAM Capernicus betulus 10' DOGWOOD Cornus spp. 1.5" YAUPON HOLLY 1.5" llex vormitoria EASTERN REDBUD 1.5" Cercis canadensis 30" 5 GAL ENGLISH HOLLY 5 GAL 30" llex aquifolium DWARF BURFORD HOLLY 30" * llex cornuta 5 GAL 30" INKBERRY HOLLY llex glabra 5 GAL 2 GAL HOLLY llex crenata 'Soft Touch FRINGE FLOWER 2 GAL JAPANESE 2 GAL MEADOWSWEET 'Little Princess

PLANTS MUST BE APPROVED BY CITY OF RALEIGH URBAN FORESTRY

PLANT MATERIALS LIST



STE. 826 979

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RIM (TBOC): 289.3

THROAT: 288.6

I INV OUT: 284.6

INV IN: 284.7

EX. OTI 3

RIM (TBOC): 291.2 THROAT: 290.4

INV OUT: 285.8

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LP

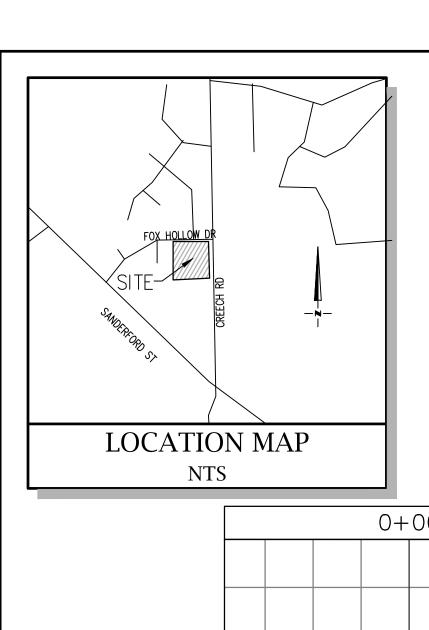
IRIS

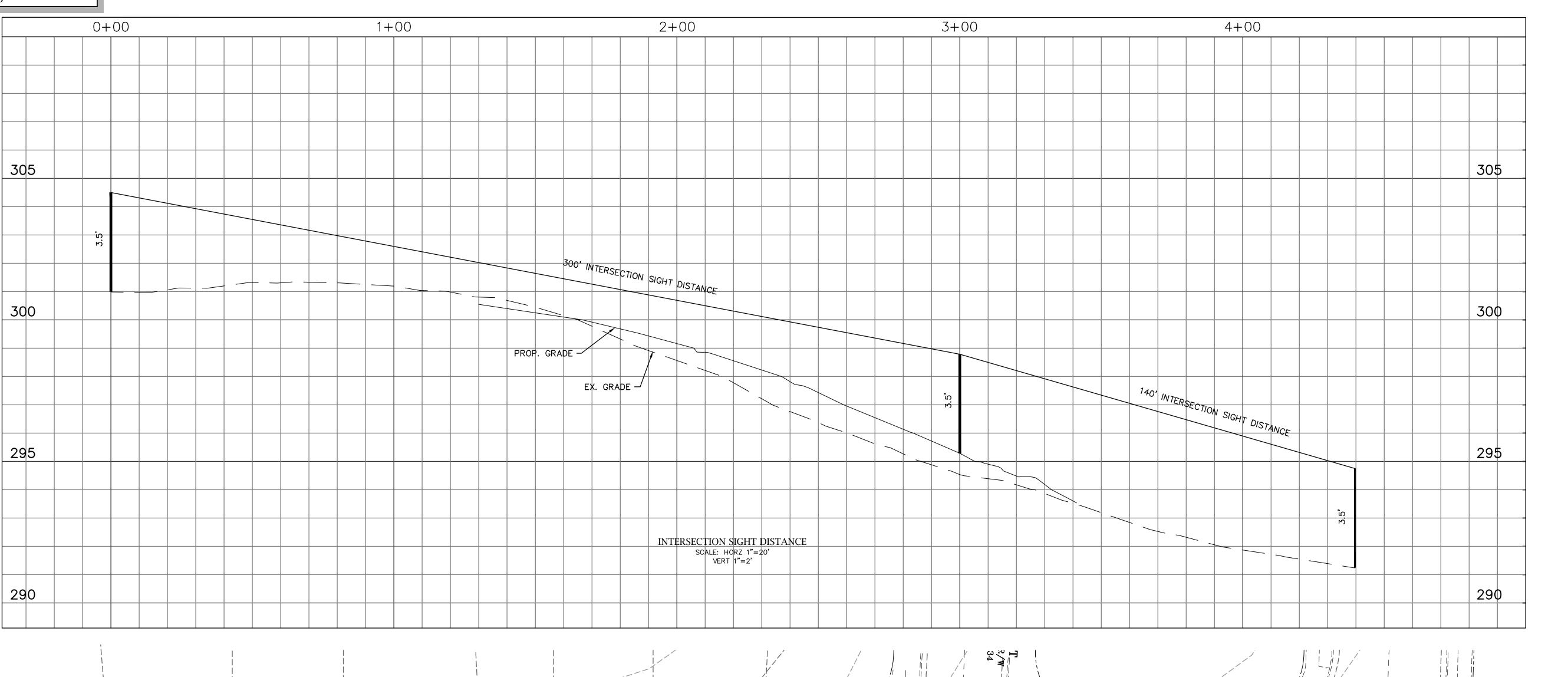
LANDSCAPE

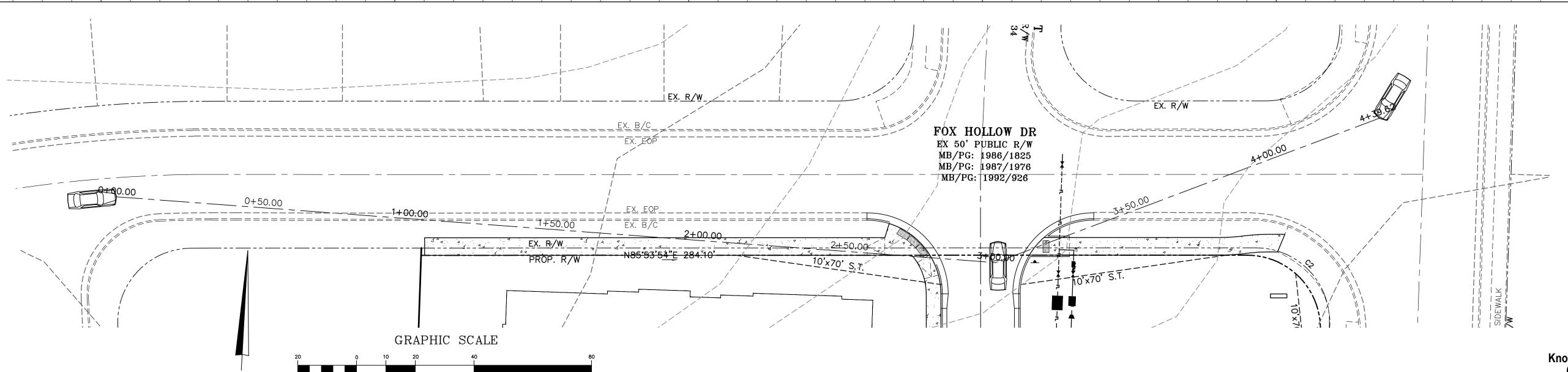
PLAN

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REVISIONS 24-001 BASE.DWG CAD FILE: PROJECT NO. 24-001 DESIGNED BY: REVIEWED BY:







(IN FEET) 1 inch = 20 ft.



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ARTMENTS

IRIS RIDGE LP
DO S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

RIDGE

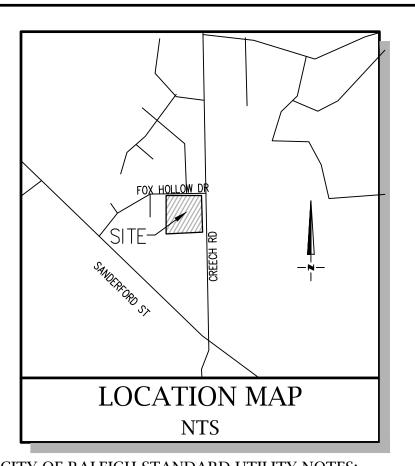
IRIS

INTERSECTION SIGHT

DISTANCE

	RE	VISIONS	
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PROJECT NO	Э.:		24-00
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DESIGNED BY: REVIEWED BY: DATE: DECEMBER 20, 2024



TITY OF RALEIGH STANDARD UTILITY NOTES: ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT

UTILITY SEPARATION REQUIREMENTS: A) A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SÁNITARY 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 ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE

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 &

D) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN

F) 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.

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

DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE

PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER 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 FORCE MAINS. 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 34" 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 THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC

THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (SAAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF

WATER SYSTEMS IN NORTH CAROLINA.

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 THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING

JTILITY CONSTRUCTION NOTES: . ON-SITE PRIVATE SANITARY SEWER LATERAL SHALL BE COORDINATED WITH MC2 ENGINEERING FOR CONSTRUCTION PHASE MONITORING AND TESTING.

2. THE PUBLIC AND PRIVATE WATER AND SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

3. ALL CONTRACTORS WORKING ON CITY OF RALEIGH PROJECTS ARE REQUIRED TO OWN A COPY OF THE DESIGN MANUAL AND SHALL KEEP A COPY ON THE JOB SITE AT ALL TIMES.

RELATION OF WATER MAINS TO SEWERS (TAKEN FROM 15A NCAC 18C SECTION .0906 AND 15A NCAC 2T:

PROP. ABOVE GROUND 8" DOUBLE

INSIDE HEATED ENCLOSURE WITH

DRAINPORTS, SEE DETAIL 8/C9.3.

DETECTOR CHECK VALVE ASSEMBLY

LATERAL SEPARATION OF SEWERS AND WATER MAINS 1. SEWER AND WATER MAINS SHALL HAVE AT LEAST A 10 HORIZONTALLY SEPARATION MEASURED FROM OUTSIDE EDGE TO OUTSIDE EDGE OF PIPE. 2. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS BEFORE BACKFILLING. 3. A 24 INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN

PIPE SPECIFIED. CROSSING A WATER MAIN OVER A SEWER 4. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO

STORM SEWER AND SANITARY SEWER LINES OR FERROUS

CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 24 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 24 INCH VERTICAL SEPARATION IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.

CROSSING A WATER MAIN UNDER A SEWER 5. WHENEVER IT IS NECESSARY FOR A WATER MAIN TO

CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

CONTRACTOR SHALL INSTALL WATERLINES ON-SITE PRIOR TO COMPLETING NEW WATER SERVICE CONNECTIONS. UTILITY SCREENING:

PROP. 8"X8" TS&V

SEE DETAIL 1/C9.5.

PROP. 9 LF OF

- — —FO — — — —FO — — —FO — — ———FO --

PROP. 2" WATER METER

PROP. 2" BRASS CURB STOP

SEE DETAIL 7/C9.4

PROP. 10 LF OF 2"

DOMESTIC (WM-BFP)

PROP. ABOVE GROUND 2"

BACKFLOW PREVENTER

REDUCED PRESSURE ZONE

CONTRACTOR TO INCREASE

WATERLINE FROM 2" TO 3"

WATER DETAIL

1"=10'

AFTER BFP

ASSEMBLY INSIDE ENCLOSURE

WITH DRAINPORTS, SEE DETAI

— 2" DOMESTIC

(TEE-WM)

EX. 8" WATERMAIN

PROP. 33 LF OF —

8" PVC (TAP-TEE)

PROP. 8"x8"x2" TEE -

PROP. 8"

ALL ABOVE GROUND UTILITIES SHALL BE SCREENED WITH PLANTINGS PER LANDSCAPING PLAN. SEE SHEET C5.0

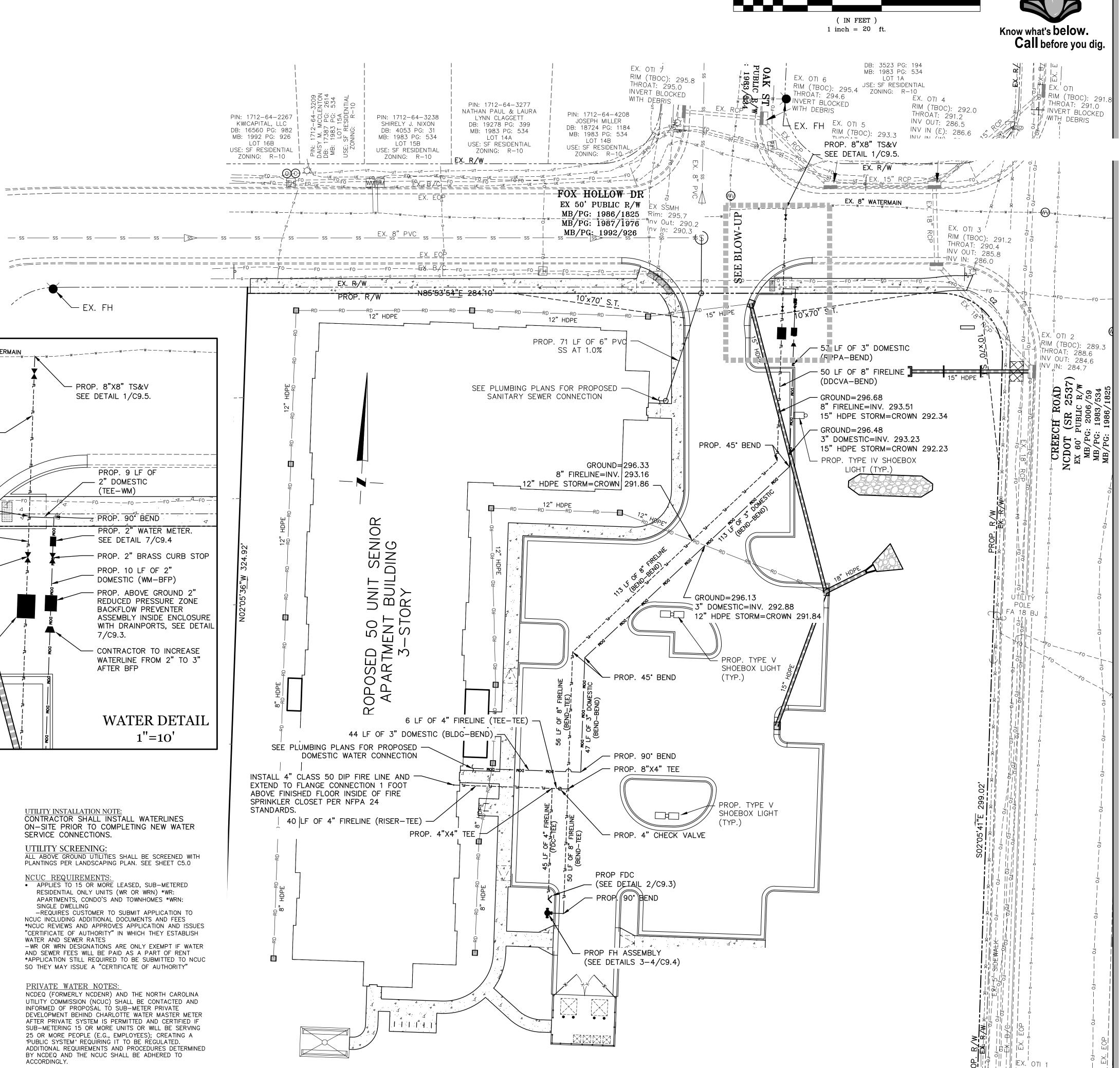
 APPLIES TO 15 OR MORE LEASED, SUB-METERED RESIDENTIAL ONLY UNITS (WR OR WRN) *WR: APARTMENTS, CONDO'S AND TOWNHOMES *WRN: SINGLE DWELLING

-REQUIRES CUSTOMER TO SUBMIT APPLICATION TO

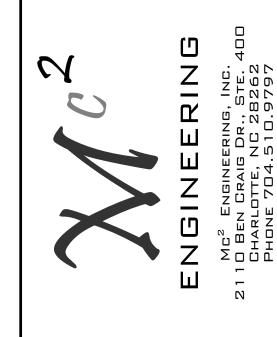
NCUC INCLUDING ADDITIONAL DOCUMENTS AND FEES *NCUC REVIEWS AND APPROVES APPLICATION AND ISSUES "CERTIFICATE OF AUTHORITY" IN WHICH THEY ESTABLISH WATER AND SEWER RATES -WR OR WRN DESIGNATIONS ARE ONLY EXEMPT IF WATER AND SEWER FEES WILL BE PAID AS A PART OF RENT *APPLICATION STILL REQUIRED TO BE SUBMITTED TO NCUC SO THEY MAY ISSUE A "CERTIFICATE OF AUTHORITY"

PRIVATE WATER NOTES: NCDEQ (FORMERLY NCDENR) AND THE NORTH CAROLINA UTILITY COMMISSION (NCUC) SHALL BE CONTACTED AND INFORMED OF PROPOSAL TO SUB-METER PRIVATE DEVELOPMENT BEHIND CHARLOTTE WATER MASTER METER AFTER PRIVATE SYSTEM IS PERMITTED AND CERTIFIED IF SUB-METERING 15 OR MORE UNITS OR WILL BE SERVING 25 OR MORE PEOPLE (E.G., EMPLOYEES); CREATING A "PUBLIC SYSTEM" REQUIRING IT TO BE REGULATED. ADDITIONAL REQUIREMENTS AND PROCEDURES DETERMINED BY NCDEQ AND THE NCUC SHALL BE ADHERED TO

ACCORDINGLY.



GRAPHIC SCALE



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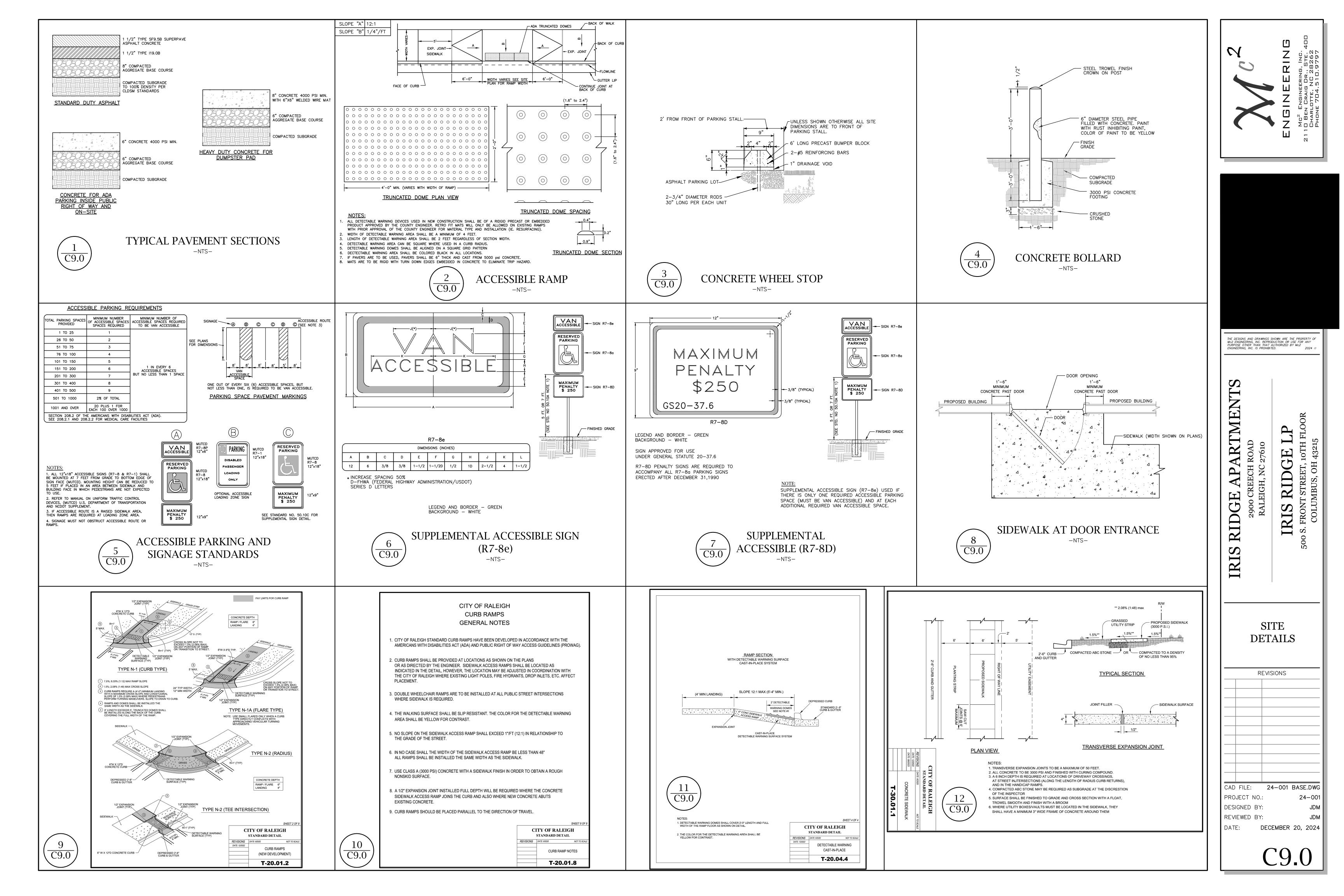
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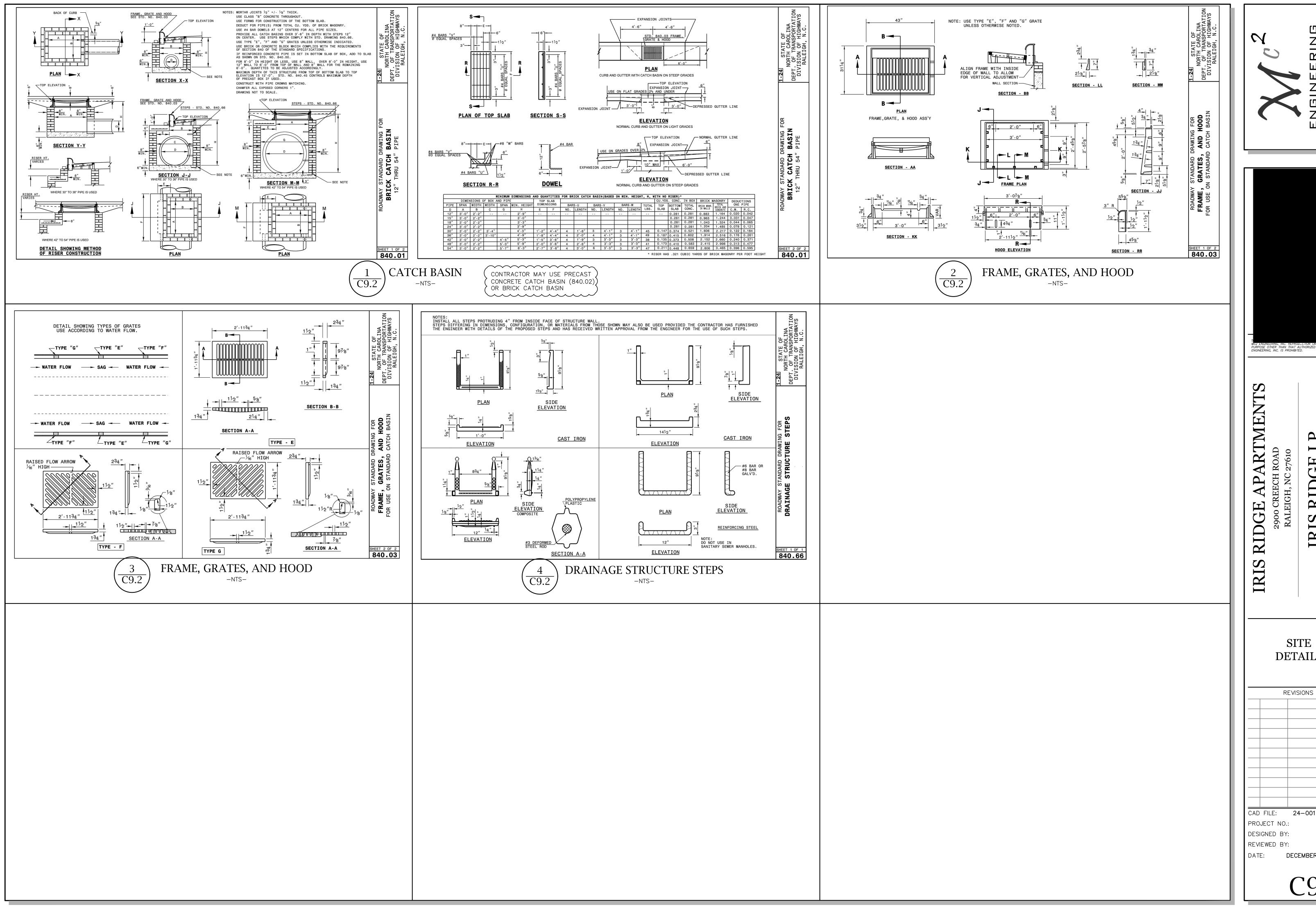
IRI

UTILITY

PLAN

REVISIONS 24-001 BASE.DWG CAD FILE: PROJECT NO. 24-001 DESIGNED BY: REVIEWED BY: DECEMBER 20, 2024





EERING, INC. IG DR., STE. ⁴, NC 28262 1.510.9797

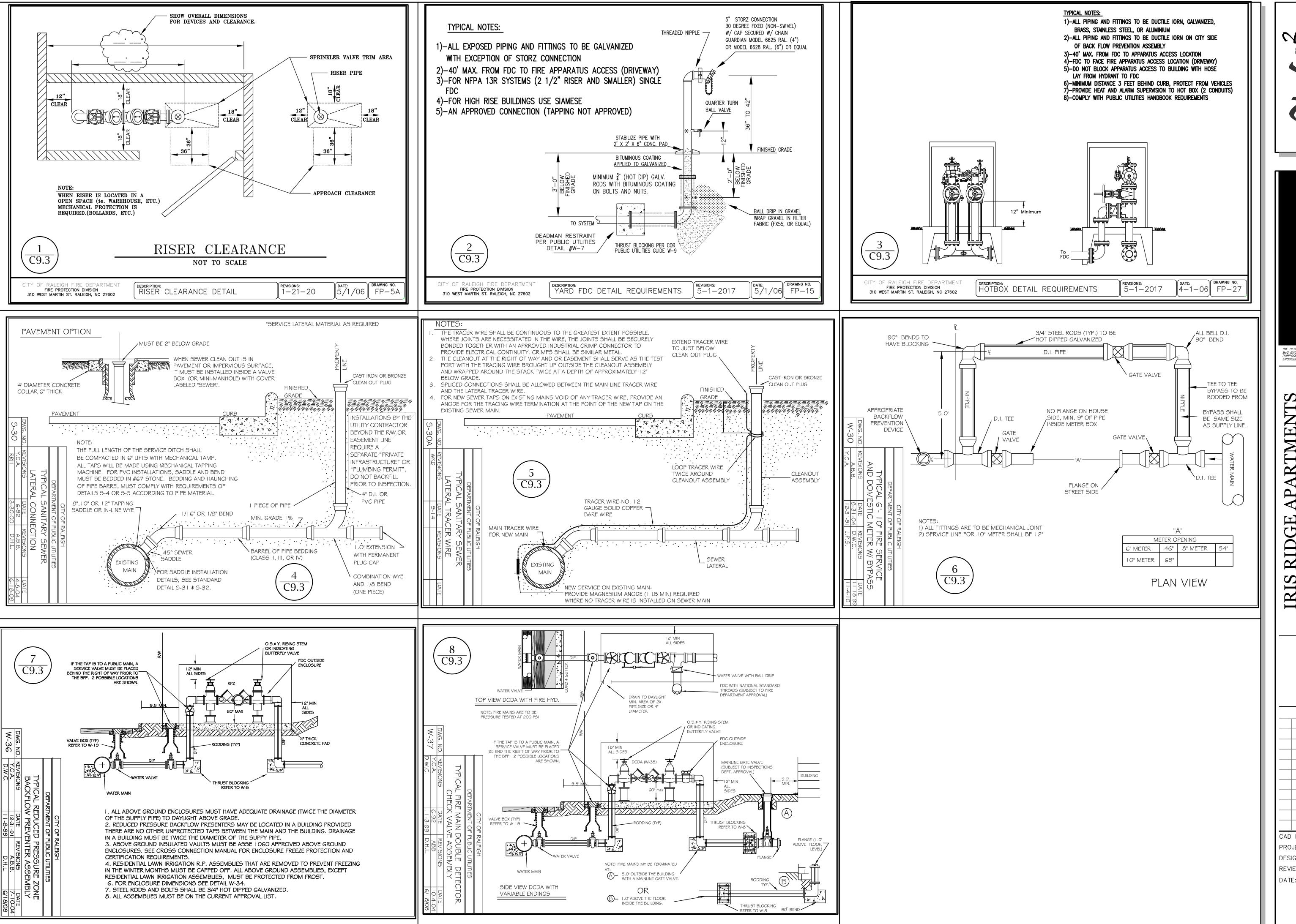
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DETAILS

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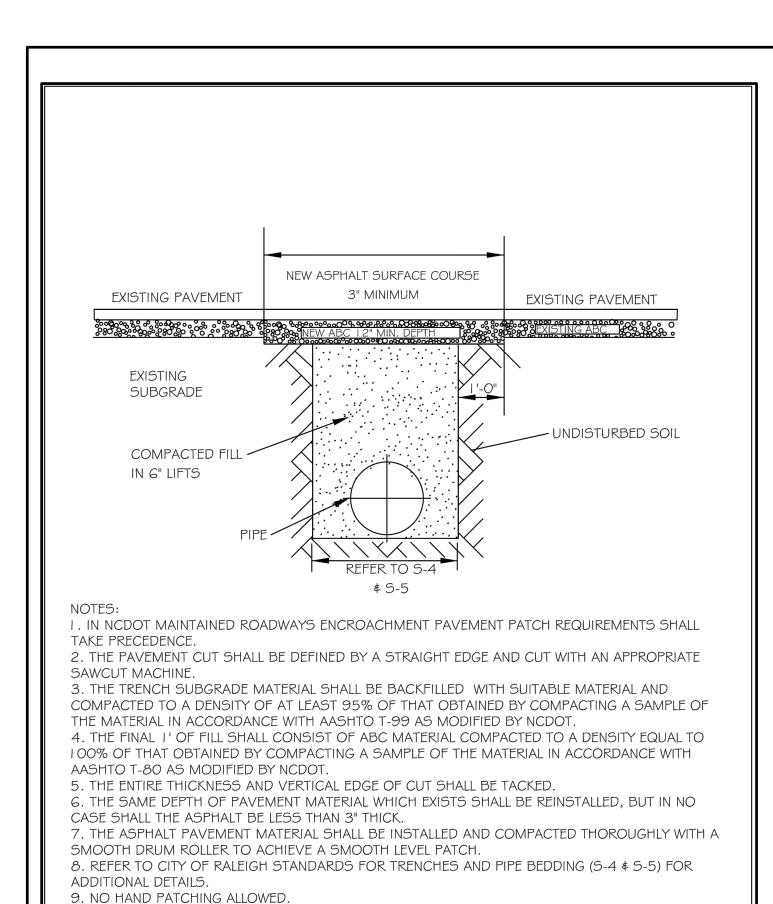
3ECH ROAD
H, NC 27610

IRIS RIDGE

SITE DETAILS

REVISIONS

CAD FILE: 24-001 BASE.DWG
PROJECT NO.: 24-001
DESIGNED BY: JDM
REVIEWED BY: JDM



IO. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE

CITY OF RALEIGH

DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT

PAVEMENT PATCH DETAIL

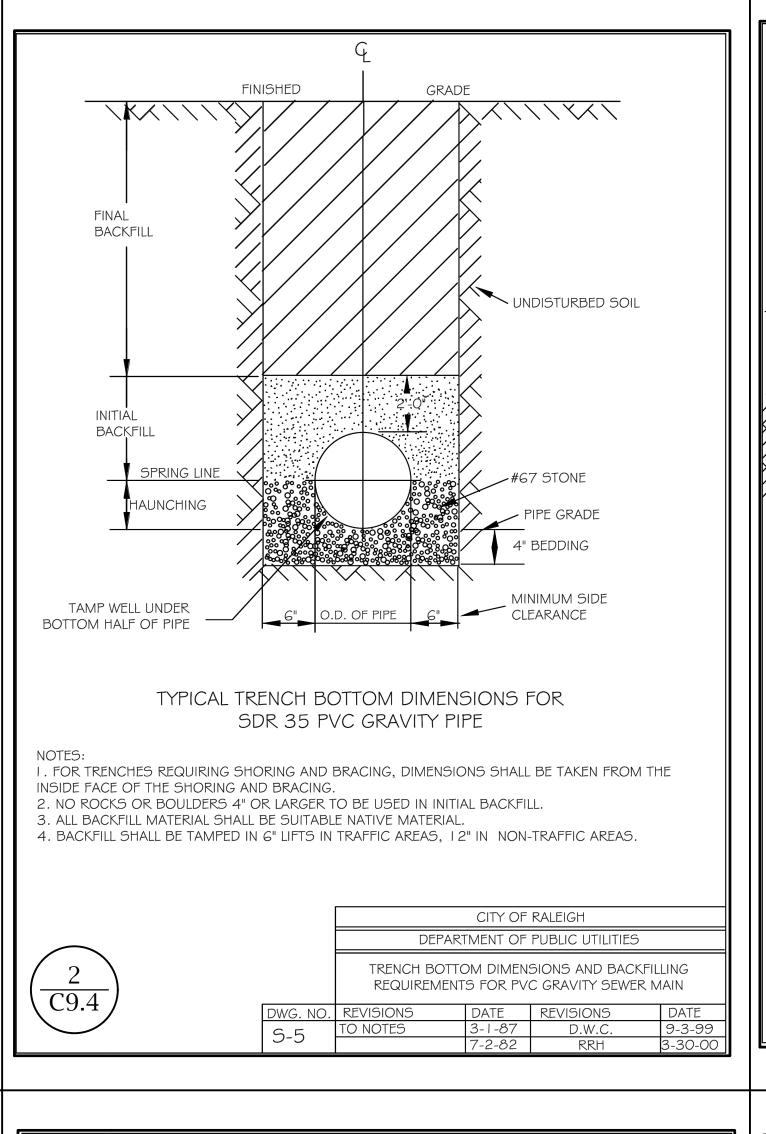
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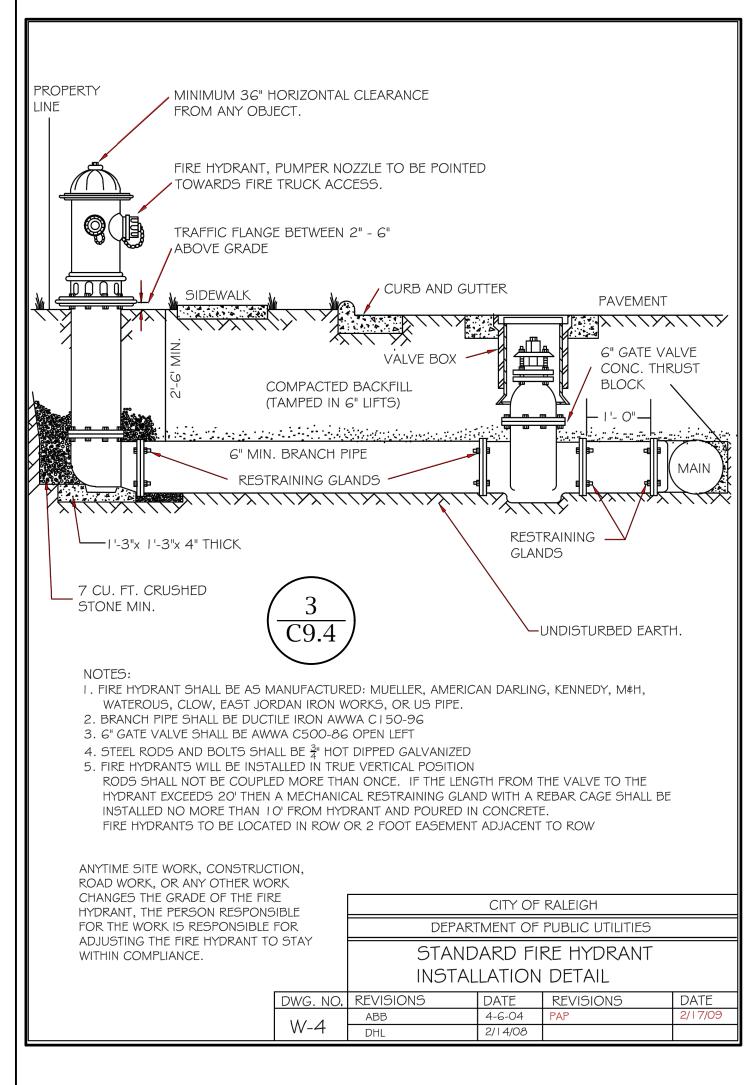
9-7-99 J.P.S.

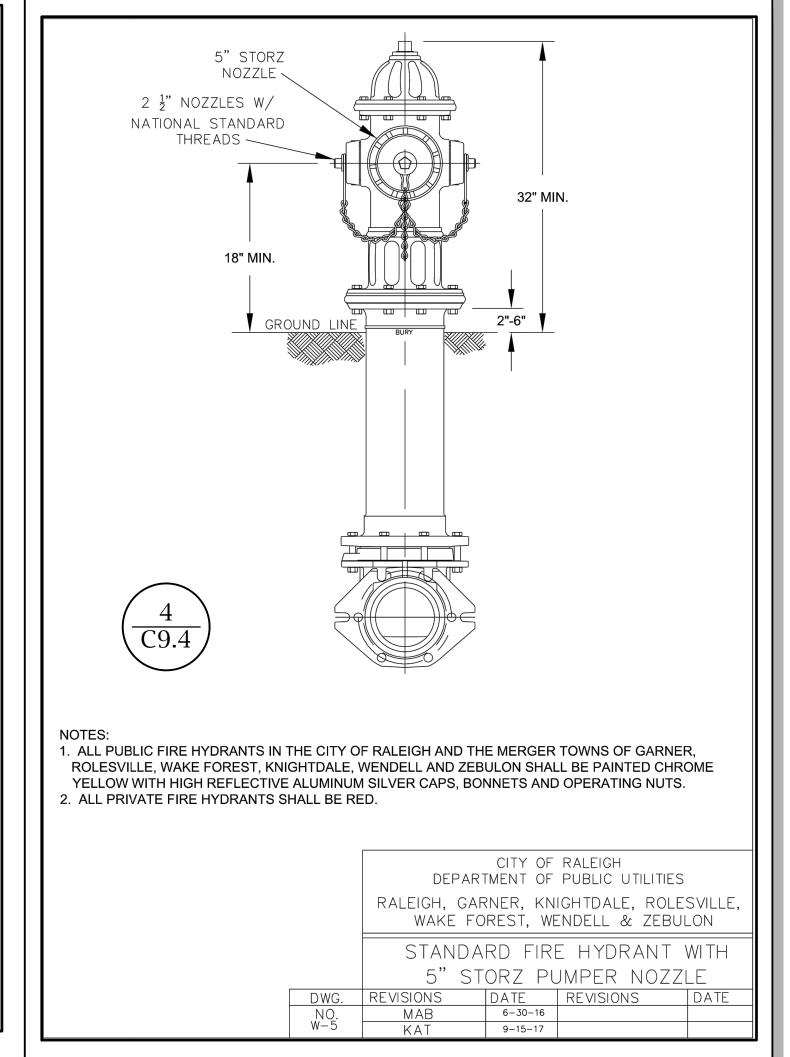
| | 2-3 | -9 |

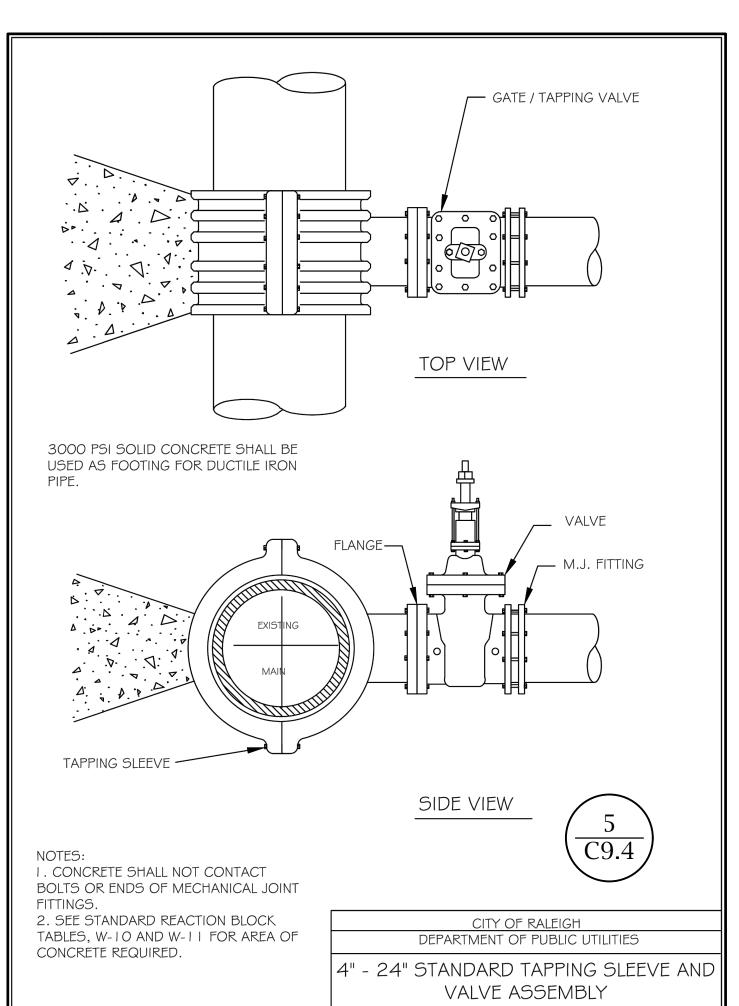
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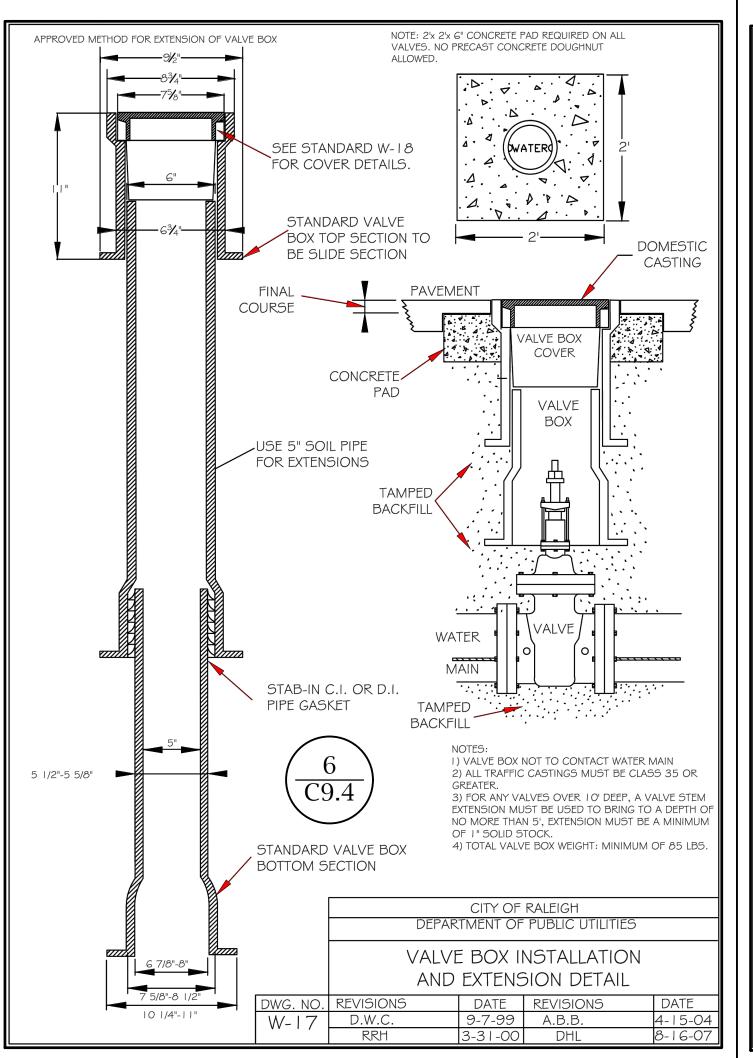
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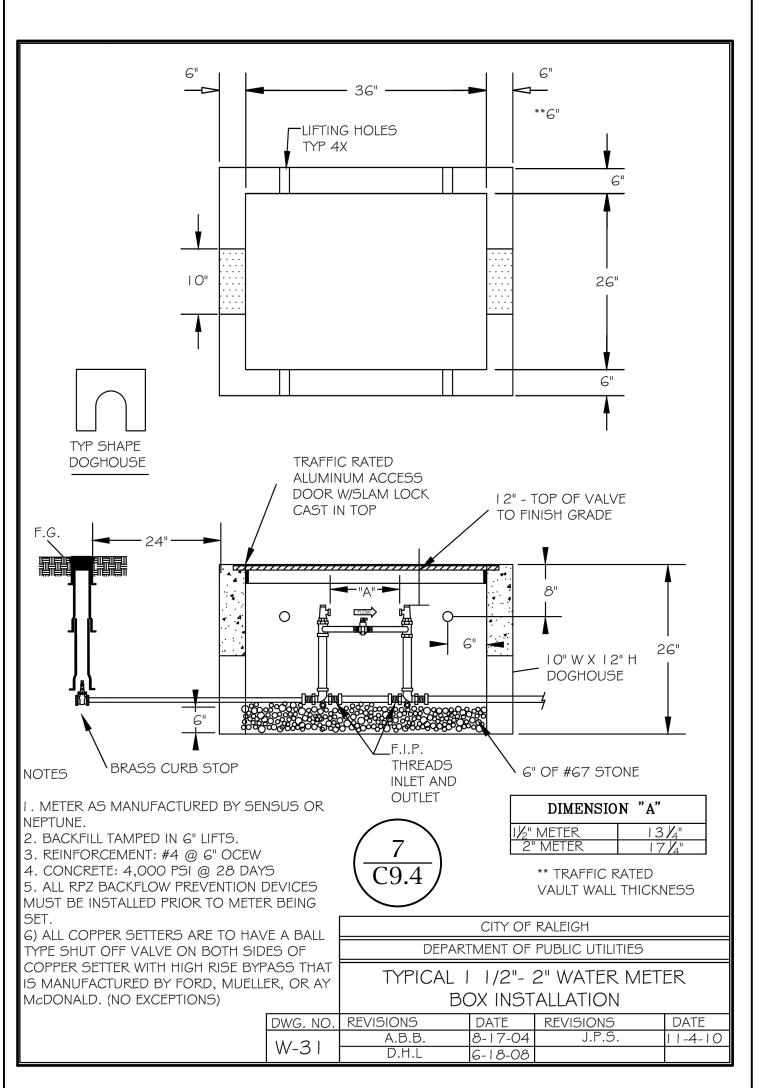


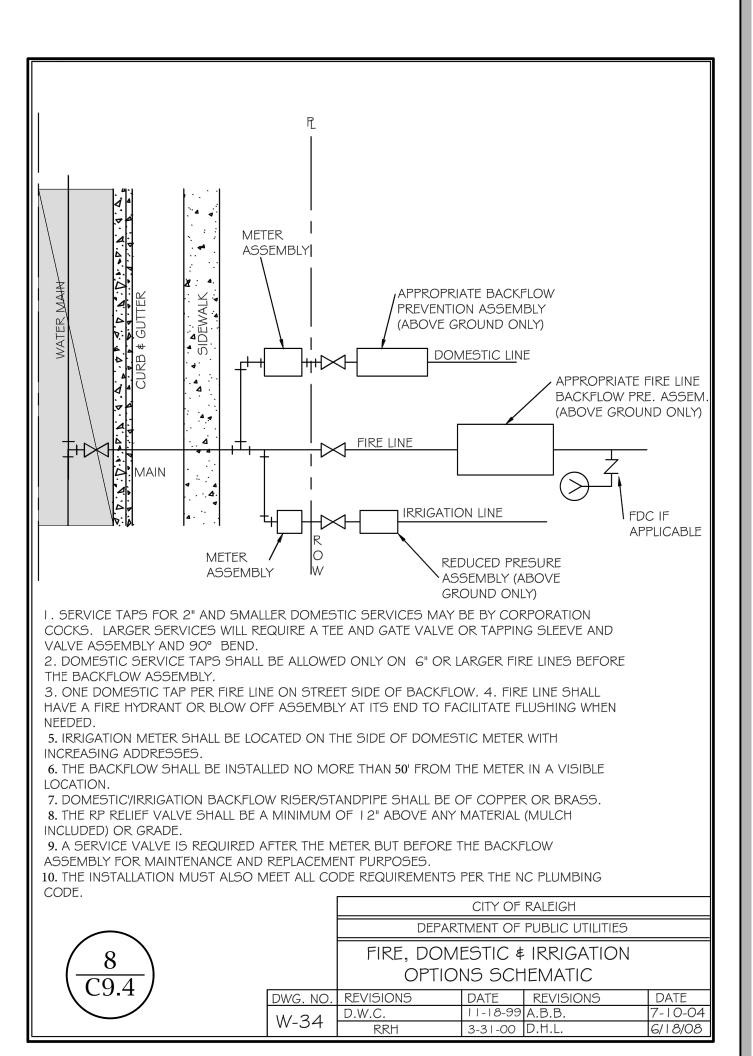














IRIS

SITE

DETAILS

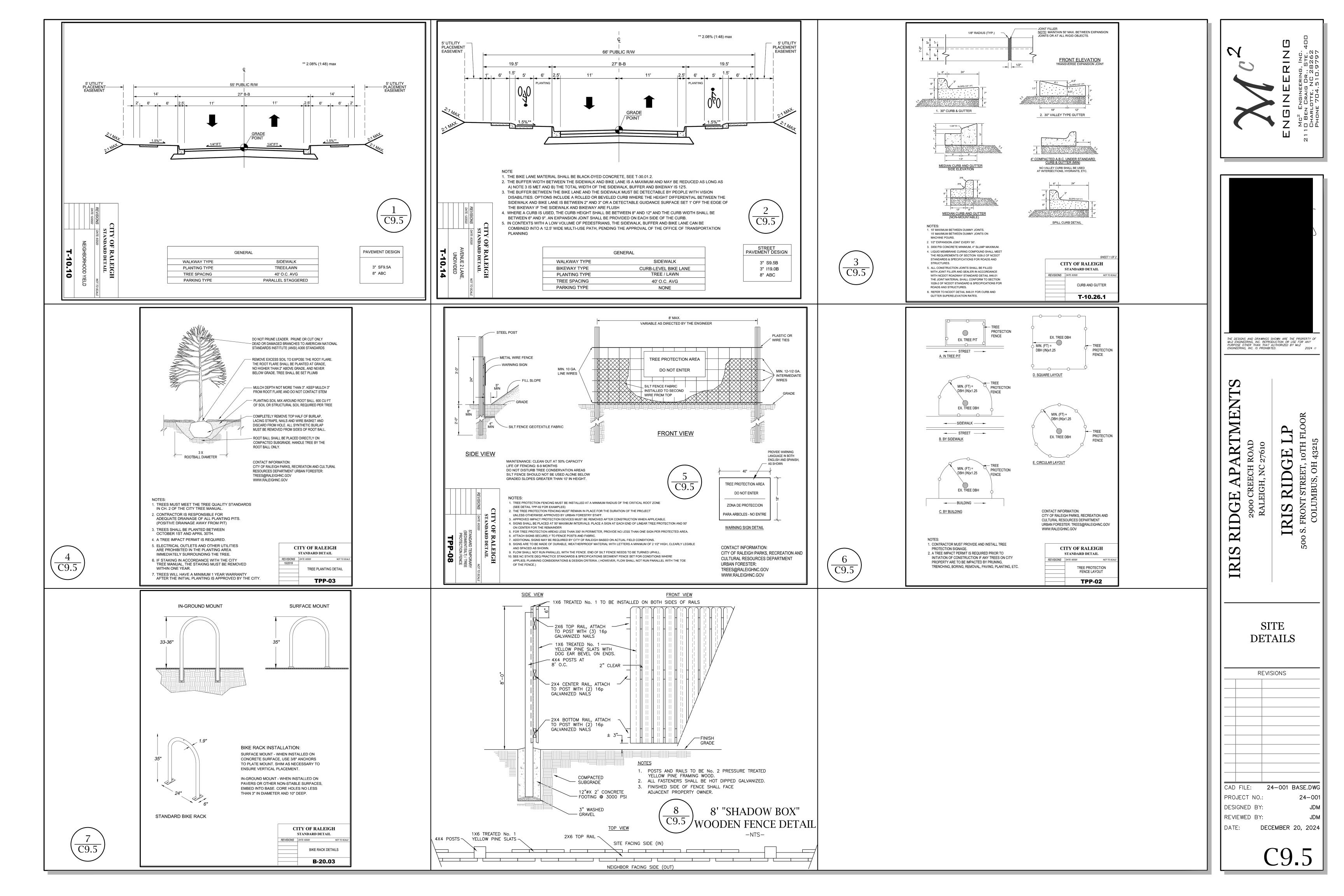
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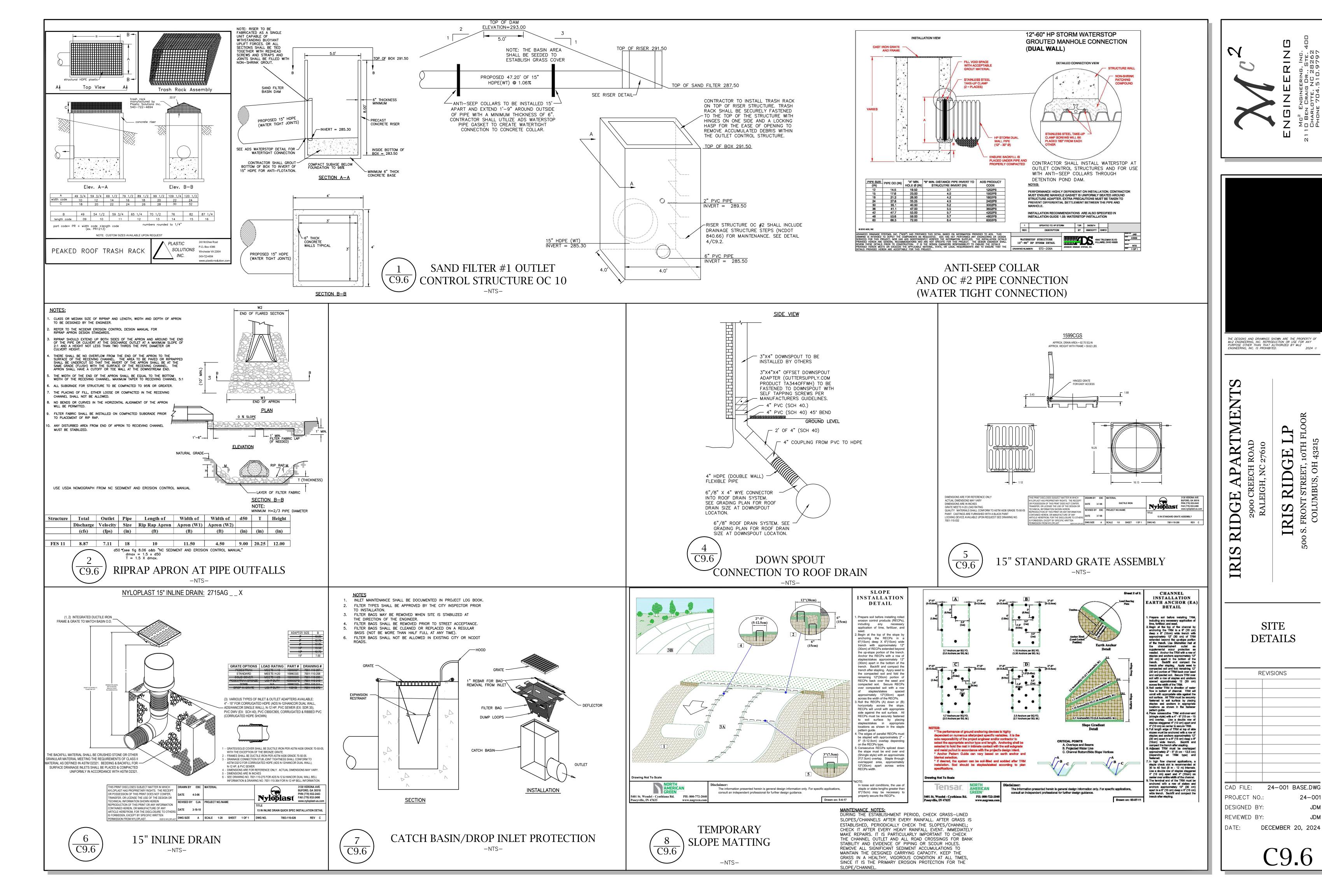
R

REVISIONS

CAD FILE: 24-001 BASE.DWG PROJECT NO. 24-001 DESIGNED BY:

REVIEWED BY: DECEMBER 20, 2024













BUILDING MATERIALS:

-30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES

w/ METAL DRIP EDGE (TYP)

-ALUMINUM GUTTERS & DOWNSPOUTS

-VINYL LAP SIDING (TYP)

-ACCENT VERTICAL VINYL SIDING

(BETWEEN WINDOWS IN SEVERAL LOCATIONS)

-VINYL WINDOWS

-WIDE WINDOW & DOOR TRIM

-BRICK VENEER w/ CONTINUOUS ROWLOCK SILL

-FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

FINISHED AVG. GRADE			
FRONT ELEVATION *PARALLEL TO THE PRIMARY STREET	297.325'		
HIGH POINT	297.33'		
LOW POINT	297.32'		
TRANSPARENCY			
FRONT ELEVATION *RESIDENTIAL AREAS EXEMPT FROM CALCULATIONS	REQUIRED	PROVIDED	
TRANSPARENCY GROUND STORY	20% w/ 50% BETWEEN 3'-8'	20% w/ >50% BETWEEN 3'-8	
OVERALL FACADE AREA (0'-12')	653 SF x .20 = 130.6 SF	131 SF	
TRANSPARENCY UPPER STORY	15%	23%	
OVERALL FACADE AREA (FLR-FLR)	350 SF x .15 = 52.5 SF	80 SF	
RIGHT ELEVATION *RESIDENTIAL AREAS EXEMPT FROM CALCULATIONS	N/A - ALL RESIDENTIAL UNITS		
BUILDING GENERAL			
ZONING	CX-3 (UDO 3.2.4)		
HEIGHT (UDO 1.5.7)	MAX (CX) = 50'/3 STORIES, SEE ELEVATIONS FOR BUILDING HEIGHT		
BLANK WALL	MAX (CX) = 35', SEE ELEVATIONS FOR MAX BLANK WALL AREAS		

