

Case File / Name: SUB-0007-2023

DSLC - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

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

www.raleighnc.gov

LOCATION: This site is located on the east side of Interstate I-40, south of Jones Sausage

Road, at 4200 Virtuous Drive and 4857 Jones Sausage Rd.

REQUEST: Development of an existing, vacant 2-parcel tract, zoned IH SHOD-1 and IX-3

SHOD-1, 21.27 ac/926,449sf (11.12ac/484,479 sf & 10.15ac/441,970 sf), into a proposed new, vacant, 3 tract Open Lot subdivision. A proposed site right-of-way dedication of 1.309ac/57,020.07sf, leaving a net area of 19.96ac/869,428.93sf. Proposed New Lot 1 being 3.799ac/165,474 sf; New Lot 2 being 6.325ac/275,501

sf and New Lot 3 being 9.836ac/428,454 sf.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of

approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 28, 2023 by JUAN

SANCHEZ.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. Sheet C4, C4.1, label the TW/BW grades height levels for the proposed retaining walls.
- 2. Proposed retaining walls & fencing designs comply with UDO Sec.7.2.8 and post-development grading plans accompany civil SPR plans set submittal. Detail illustrations are provided and shown with the details sheet in the SPR plans set.

Stormwater

- 3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 4. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
- 5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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Urban Forestry

- 7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 8. 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).

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Right of Way Deed of Easement Required	
☑	Slope Easement Deed of Easement Required	

Ø	Utility Placement Deed of Easement Required

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

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

Public Utilities

5. Infrastructure Construction Plans (spr submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

- 6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
- 8. The flood prone areas, as approved by the City Stormwater Engineer shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

- 9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.67 acres of tree conservation area.
- 10. A public infrastructure surety for 30 street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☑ <u>BUILDING PERMITS</u> - 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.

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Case File / Name: SUB-0007-2023 LC - RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

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

Public Utilities

 A plat must be recorded at the Wake County Register of Deeds office for all utility easement and R/W dedications.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

- 3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 30 street trees along Virtuous Street.
- 4. 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

- All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
- 3. All street lights and street signs required as part of the development approval are installed.
- 4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: August 2, 2026

Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: August 2, 2028

Record entire subdivision.



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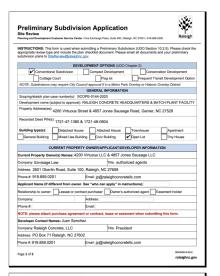
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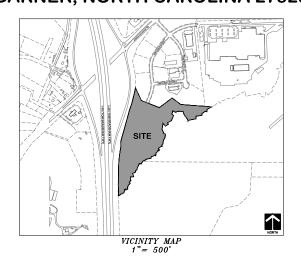
I hereby c	ertify this administrative decision.		
Signed: _	Daniel L Stegall	Date:	08/02/2023
_	Development Services Dir/Designee	_	
Staff Coo	rdinator: Jermont Purifoy		

PROJECT NUMBER 535-20

LEVEL 2 PRELIMINARY SUBDIVISION PLAN REVIEW FOR: RALEIGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY **GARNER, NORTH CAROLINA 27529**







	INDEX TO PLANS
C-0.0	COVER SHEET
	BOUNDARY & TOPOGRAPHIC SURVEY
C-0.1	LEGENDS & NOTES
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C-1.1	EXISTING CONDITIONS & DEMOLITION PLAN
C-1.2	SHOD-1 PROTECTIVE YARD TREE SURVEY
C-1.3	SHOD-1 PROTECTIVE YARD TREE SURVEY
C-2.0	SITE LAYOUT PLAN
C-2.1	SITE LAYOUT PLAN
C-2.2	FIRE TRUCK INGRESS/EGRESS PLAN
C-2.3	CITY OF RALEIGH GREENWAY EASEMENT SHEET
C-2.4	DEVELOPED AREA WITHIN SFHA (+2' ELEVATION) SHEET
C-3.0	UTILITY PLAN
C-3.1	UTILITY PLAN
C-4.0	GRADING & STORM DRAINAGE PLAN
C-4.1	GRADING & STORM DRAINAGE PLAN
D-1.0	SITE DETAIL SHEET
D-2.0	LEVEL SPREADER DETAIL SHEET
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE DETAIL SHEET
T-1.0	TREE CONSERVATION AREA PLAN
T-1.1	TREE CONSERVATION AREA PLAN

RIGHT-OF-WAY CONSTRUCTION NOTES:

- STREET, LAME, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOS
 OF ANY STREET, LAME, OR SIDEWALK, THE CONTRACTOR WILLST APPLY FOR A FEBRUARY WITH MIGHT-OF-WAY SERVICES.
 OF ANY STREET, LAME, OR SIDEWALK, THE CONTRACTOR WILLST APPLY FOR A FEBRUARY WITH MIGHT-OF-WAY SERVICES.
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- AND ESSIGN.

 THE CITY OF RALDER REQUIRES AN APPROVED RIGHT OF MAY DESTRUCTION PREMIT FOR WORK ON ANY PUBLIC STREET OR ALL. TRAFFIC CONTROL, SENANCE, AND PRACTICES SHALL ADDRESS TO THE MANALL, ON HAVIOUR TRAFFIC CONTROL, AND THE ALL TRAFFIC CONTROL, SHOWER AND PRACTICES SHALL ADDRESS TO THE MANALL, ON HAVIOUR TRAFFIC CONTROL, AND THE ALESTS ECOTION OF THE ACCOUNT SHOW PROPERLY ADDRESS AND ADDRESS AND

OWNER(S): 4200 VIRTUOUS LLC **PO BOX 71** RALEIGH, NC 27602

CIVIL ENGINEER: PABST DESIGN GROUP, PA

SURVEYOR: NEWCOMB LAND SURVEYORS, PLLC JUSTIN LUTHER PLS 7008 HARPS MILL ROAD, SUITE 105 RALFIGH, NC 27615 TEL: 919.847.1800 E-MAIL: justin@nls-nc.com

MUNICIPAL CONTACT LIST

PLANNING AND ZONING CITY OF RALFIGH PI ANNING DEPARTMENT JUSTIN RAMETTA, PLANNER II ONE EXCHANGE PLAZA, 4TH FLOOR RALEIGH, NC 27601 919.996.2665

STREETS AND HIGHWAYS DIVISION 5 DISTRICT 1 AMY NEIDRINGHAUS 4009 DISTRICT DRIVE RALEIGH, NC 27607 919.733.3213

BUILDING INSPECTIONS CITY OF RALEIGH BUILDING & SAFETY DIVISION HAMID DOLIKHANI ONE EXCHANGE PLAZA, 4TH FLOOR RALEIGH, NC 27601

EROSION CONTROL CITY OF RALEIGH STORMWATER ADMINISTRATOR ONE EXCHANGE PLAZA RALEIGH, NC 27601

 WATER AND SEWER CITY OF RALEIGH PUBLIC UTILITIES DEPT. TIM BEASLEY ONE EXCHANGE PLAZA 919.996.2176

 ELECTRIC SERVICE DUKE ENERGY PROGRESS KEITH SANDERS 4690 SIMMS CREEK RD RALEIGH, NC 27616 919.431.4706 ROGER TURNER 9920 FAYETTEVILLE RD RALEIGH, NC 27603 919.557.2626

· NATURAL GAS SERVICES 3516 SPRING FOREST RD RALEIGH, NC 27616

FOR REVIEW ONLY NOT FOR CONSTRUCTION

GENERAL NOTES:

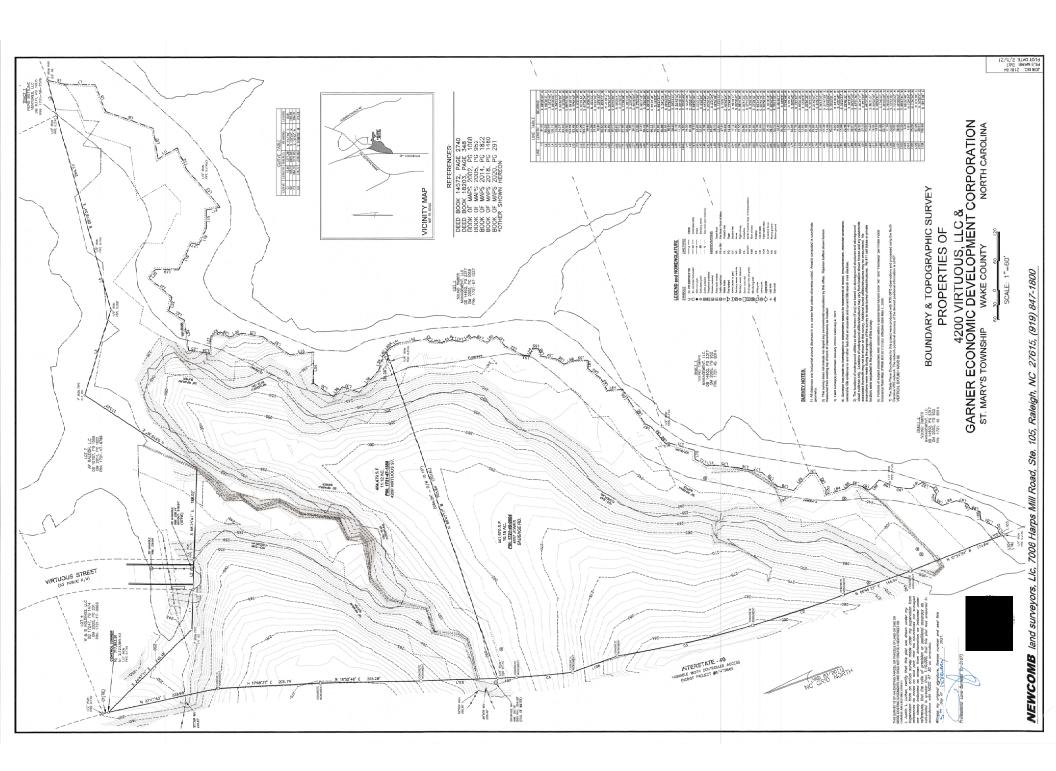
CIPICATIONS. VED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE

BLOCK PERIMETER EXEMPTION NOTES: PER UDO SEC. 8.3.2.A.1.b.vi.b., THE WESTERN PROPERTY LINE IS EXEMPT DUE TO CO

4857 JONES SAUSAGE LLC **PO BOX 71** RALEIGH, NC 27602

P. DAN PABST, PE 107 FAYETTEVILLE STREET TEL: 919 848 4399 FAX: 919.848.4395

E-MAIL: dpabst@pabstdesign.com



MERCH

SURVEY NOTES

EXISTING CONCRETE

EXISTING RIP RAP

€ 🗱

M

S.F.

R/W

R/R

NCDOT

EX.

RCP

ABBREVIATIONS

EXISTING ASPHALT

EXISTING WETLANDS

PROPOSED CONCRETE

PROPOSED TREE CONSERVATION AREA

PROPOSED SS MANHOLE

DEED BOOK

PAGE

SOLIABE EEET

RIGHT-OF-WAY

NORTH CAROLINA DEPT. OF TRANSPORTATION

REINFORCED CONCRETE PIPE

CORRUGATED PLASTIC PIPE

RAILROAD

EXISTING

DUCTILE IRON

TERRA COTTA

- 2. THIS SURVEY DOES NOT INCLUDE NOR DEPICT ANY ENVIRONMENTAL EVALUATIONS BY THIS OFFICE
- 3. FIELD SURVEY(S) PERFORMED JANUARY 20 THRU FEBRUARY, 2021.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON (IF ANY) ARE BASED ON ABOVEGROUND STRUCTURES AND ABOVEGROUND VISUAL CYCENEC LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES AND ABOVEGROUND UTILITIES STRUCTURES AND ATTEMPT OF THE SAMPLY. ADDRESS OF THIS STRUCTURE STRUCTURES AND ATTEMPT OF SAMPLY ADDRESS OF THIS SAMPLY THE SAMPLY ADDRESS OF THIS SAMPLY TO LOCATE BURSED UTILITIES STRUCTURES. NO 811 CALL TICKETS OR PRIVATE LOCATIONS WERE REQUESTED ON THE PREPARATION OF THIS SURVEY.
- THE STATE PLANE COORDINATES FOR THIS PROJECT WERE PRODUCED WITH RTX GPS OBSERVATIONS AND PROCESSED USING MORTH CAROLINA VRS NETWORK. THE NETWORK POSITIONAL ACCURACY OF THE DERIVED POSITIONAL INFORMATION IS 50.07.
 YERTICAL DATUM = NAVIO E.

DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
- EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO INCLUDE MECHANICAL, ELECTRICAL AND INSCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF CONTINGATION TO SOAMMENT THE SITE AND BE PARALLAW WITH EASTING COMMITTIONS PROOF TO BIODROG ON DEBOLLION WOOK FOR THE PROJECT IS CONTINIORS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICAN DIFFERENT THAN THOSE SHOWILL THE CONTINUES ENCOUNTERED DURING EXAMINATION ARE SIGNIFICAN DIFFERENT THAN THOSE SHOWILL THE CONTINUES THAT THE DEPONDERS MEMBLOATELY.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
- ASSESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE
- 11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- 13. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO
- ALL UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE.
- EXISTING PAYEMENT, CURB AND GUTTER, SIDEWALK, ETC. NOT INDICATED FOR REMOVAL, WHICH DURING DEMOLITION/GONSTRUCTION, SHALL BE REPAIRED OR REPLACED TO MATCH ORIGINAL COND
- SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AN INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
- ANY NOTE, OR REFERENCE TO ANY ELEMENT, WHICH DOES NOT SPECIFY ACTION BY THE CONTRACTOR SHALL BE CONSTRUED AS INFORMATION ONLY.
- ALL PIPE INSTALLATION, WHEN REQUIRED BY PIPE DEPTHS AND EXCAVATION, SHALL BE PERFORMED WITH THE USE OF TRENCH BOXES, ALL EXCAVATIONS, UTILITY AND GRADING WORK, SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.

- UNLESS OTHERWISE NOTED, ALL EXISTING VEGETATION TO REMAIN AND TO BE UNDISTURBED FOR THE DU OF CONSTRUCTION. IF DAMAGES OCCUR TO EXISTING VEGETATION, PLANTS SHALL BE REPLACED IN KIND.
- 24. ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH WAKE COUNTY HEALTH DEPARTMENT STANDARDS,

SITE LAYOUT NOTES:

- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF SIDEWALK, FACE OF CURB, CENTERLINE OF COLUMN AND FACE OF BUILDING WALL, UNLESS OTHERWISE NOTED. ALL RADII DIMENSIONS TO BACK OF CURB.
- ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS REQUIRED IN SPECIFICATIONS.

- ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING COMPLYING WITH SECTIONS 4.7.7 AND 4.29.2 OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- ALL NON-LANDSCAPED PARKING ISLANDS SHALL BE PAINTED WITH WHITE STRIPES 4" WIDE, AT 45" ADN 2 FEET ON CENTER.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- 11. DETECTABLE WARNINGS ARE REQUIRED AT ANY CROSSWALK, OR ISLAND CUT THRU, WHERE THERE IS NO CHANGE IN ELEVATION (I.E. RAMP NOT PROVIDED).
- TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING, BUT NOT LIMITED TO: CLEARING, GRADING, CING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE ENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEGICH.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY PABST DESIGN GROUP, PA,
 THE CURRENT REQUIREMENTS OF THE CITY OF RALEIGH, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.

- PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY AND THE PROPERTY OF THE 1928 OF TITLE 29 REQUILATIONS OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORIES. THE CONTRACTOR SHALL NOTIFY N.C. "ONE CALL" AT 1-806-932-9490. THE LOCATION OF ALL UTILITIES AND LORDERGROUND STRUCTURES ARE APPROXIMATE AND MAY TO ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND LORDERGROUND STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TERTIME AND FINAL ACCEPTANCE OF ALL PROPOSED UTILITIES CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ON THE ADDITION, REMOVAL ANDIOR RELOCATION OF UTILITIES AND UTILITY POLES AND THE EXTENSION OF ALL PROPOSED UTILITIES TO THE ASPHALY PLANT

- 10. ALL SANITARY SEWER SERVICES SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
- 11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

CITY OF RALEIGH UTILITY NOTES:

- UTILITY SEPARATION RECORDERNITS
 A. A DITTACCE OF ON SMALL BE WANTAMED BETWEEN SANITARY SEVER & ANY PRIVATE OR PUBLIC WITTER
 SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. FACEDURAL
 LATERAL SEPARATION CANNOT SE CALIFERD, FERROD SANITARY SEWER PER SHALL BE SPECIFIED A
 INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN
 25 FROM A PROTATY WELL OF SY FORM A PUBLIC WILL.
- WHEN INSTALLING WATER AIOR SEWER MAINS, THE HORZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10: IF THIS SEPARATION CANNOT SE MAINTAINED DUE TO EXTENTE CONDITIONS, THE VARIATION ALLOWED IN THE WATER MAIN IN A SEPARATI TERROL WITH THE ELEVATION OF THE WATER MAIN AT LAST 19" AND/OF THE TOP OF THE SEWER A MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FIRSO WORSE CONSIDERATION.
- 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 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECHY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & 3-49).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 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 RALEDY PUBLIC UTLIES DEPARTMENT.
- 3.0" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0" MINIMUM COVER IS REQUIRED ON ALL RELIES MAINS.
- 6. IT IS THE DEVELOPE'S RESPONSIBILITY TO ADMODON OR REMOVE EXISTING WATER A SWIRE REPVICES NOT BEING USED IN REDPREVIOURITY OF A STEE MUSES OTHERWISE DIRECTION BY THE CITY OF REALISE PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ADMODNING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUIL ORMOBOOK PROCEDURE.
- INSTALL WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 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" 8" PYC" SEWER SERVICES <u>@</u> 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE S/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO
- CODE-COUNT-CONN-CONNEC, PROTECTION SERVICE AND REQUIRED AND ON SEGRED OF MACH HANDLESS ON MONOTONIC DATE OF A PROPERCY OF THE REGION OF THE OWNERS HAVE WATER STREETS HAVE NOT CANNOT HAVE SOME THE STREET HANDLESS ON THE MANUAL PROPERTY HANDLESS ON THE MACH HANDL

- ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIALS OFF SITE. THIS RESPONSIBILITY SHALL INCLUDE ALL REQUIRED APPROVALS AND CONDITIONS DIGITATED BY THE CITY OF BAS FIGH.
- ALL OPEN STORM DRAIN PIPES SHALL BE PROTECTED WITH STONE FILTER PROTECTION AFTER STOPPAGE OF WORK EACH DAY.
- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
- 8. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
- 10. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT
- ONCE SILT FENCE IS INSTALLED, CALL CHRIS BRIDGERS, CITY OF RALEIGH EROSION CONTROL INSPECTOR AT 919-279-1308 TO INSPECT & APPROVE SILT FENCE AND SILT FENCE OUTLETS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTION INDICATED ON PLANS.

- 15. MAXIMUM GRADED SLOPE SHALL NOT EXCEED 2:1, UNLESS OTHERWISE NOTED.
- 16. AREAS TO BE GRADED SHALL BE CLEARED OF ALL EXISTING VEGETATION. CONTRACTOR TO PROTECT VEGETATION LOGATED BEYOND GRADING LIMITS.
- 17. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY, OR PER GEOTECHNICAL RECOMMENDA

TOTAL DISTURBED AREA = ± 416,227.24 SF, 9.555 AC

GENERAL PLANTING NOTES:

- CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DISGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HISHER WORK.
- ALL AREAS NOT SHOWN AS HARD SURFACES, PLANT BED, MULCHED OR UNDISTURBED AREAS, SHALL BE SEEDED OR SODDED AS LAWN WITH BERMUDA GRASS.
- 7. ALL LANDSCAPE BEDS CONTAIN TRIPLE SHREDDED HARDWOOD MULCH AT A THICKNESS OF 3"

- 12. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
- PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH.

PROJECT
PROJEC FACILITY 딢 M 43 HEADQUARTERS

C-0.1

NOT FOR CONSTRUCTION NOTE(s):

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.

FOR REVIEW ONLY

LEGEND

- - - - UKN UTIL - EXISTING UNKNOWN UTILITY

— — — — COMM— EXISTING COMMUNICATIONS

— — — — TPF — EXISTING TREE PROTECTION FENCE

— W — PROPOSED WATER PIPE

— WE——— PROPOSED WATER FIRE LINE

- PROPOSED GUARDRAIL

FINISHED FLOOR ELEVATION

->->- PROPOSED TEMPORARY DIVERSION DITCH

TOP OF CURR

TOP OF GROUND

EDGE OF PAVEMENT

TOP OF PAVEMENT

BOTTOM OF WALL

SURVEY LEGEND AND NOMENCLATURE

CABLE PEDESTAL

TELEPHONE PEDESTAI

ELECTRIC PEDESTAL

FIBER-OPTIC MARKER

VALVE (WATER OR GAS)

STORM CURB INLET

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

DRAINAGE INLET (W/ GRATE

STORM DRAIN MANHOLE

UTILITY POLE

LAMP POST SIGNAL POLE SIGN POST

GUY WIRE

GAS METER

WATER METER

FIRE HYDRANT

EX. CONCRETE MONUMENT NEW IDON DIDE CALCULATED POINT

TOP OF WALL

LOW POINT FLOW DIRECTION

— — — — ⇒s — PROPOSED SANITARY SEWER PIPE

SF-TF — EXISTING SILT/TREE PROTECTION FENCE

- - - - UT- EXISTING TELEPHONE

---- CTV --- EXISTING CATV

____ × ___ × ___ EXISTING FENCE

EXISTING TREE LINE

— — — — G — PROPOSED GAS PIPE

PROPOSED TREE LINE

LP

E

F.

G

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(S) (0)

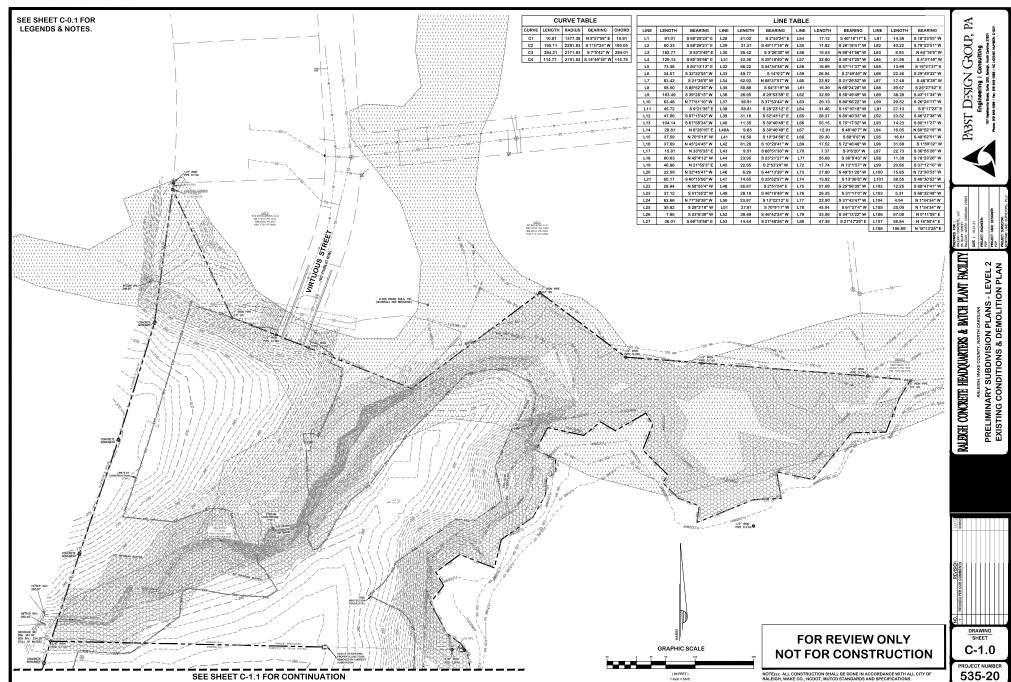
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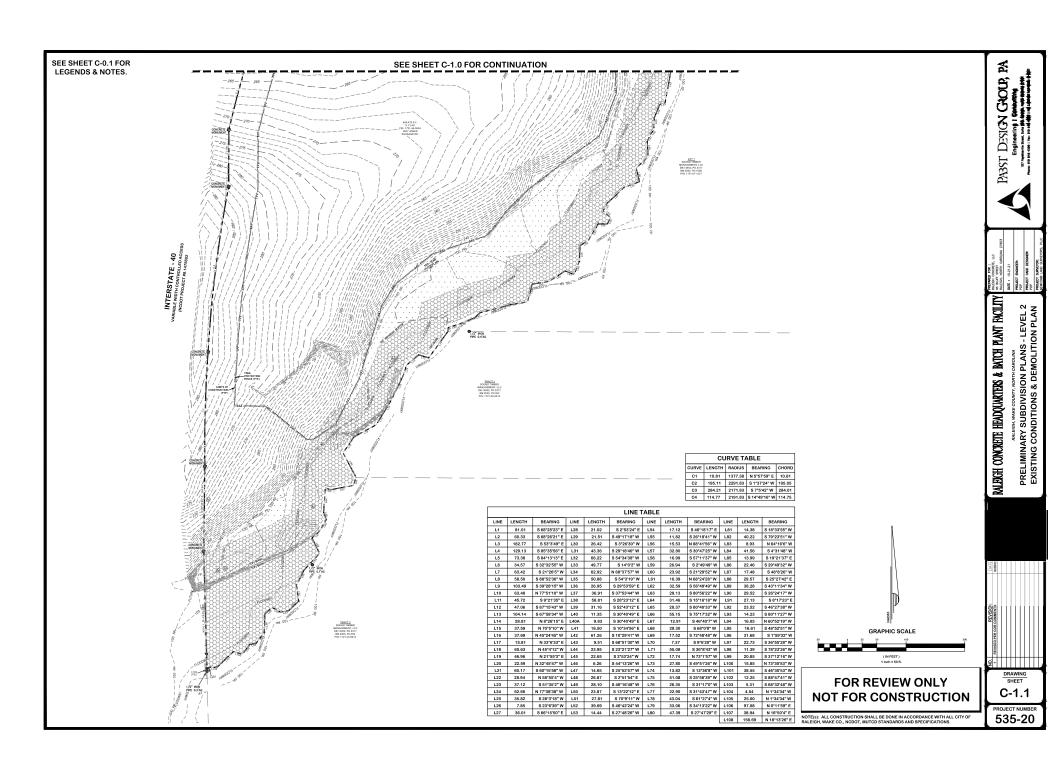
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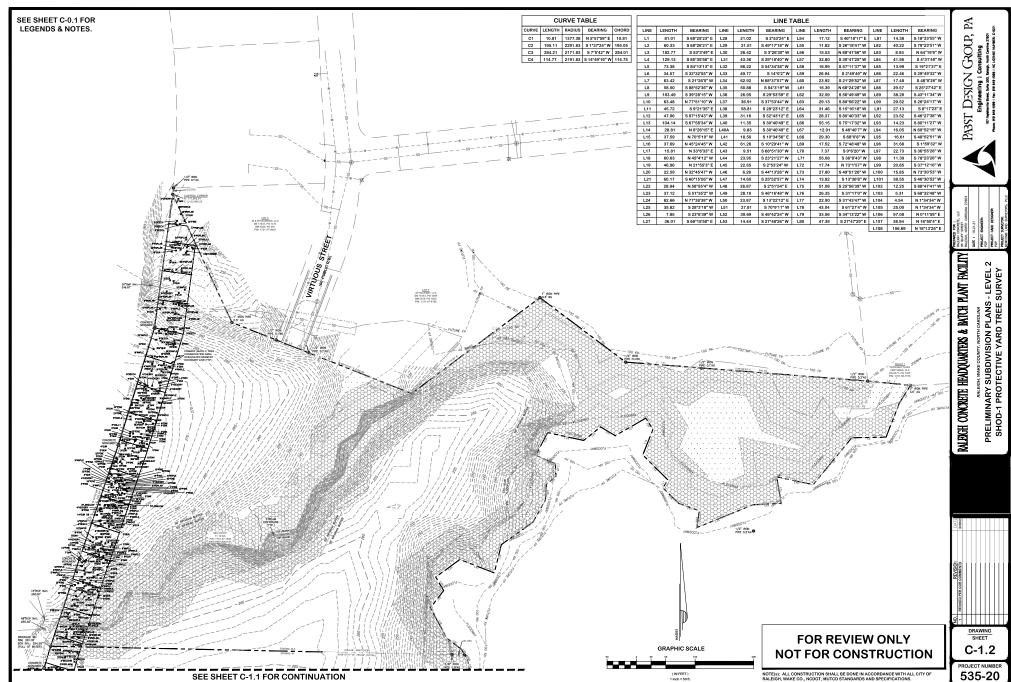
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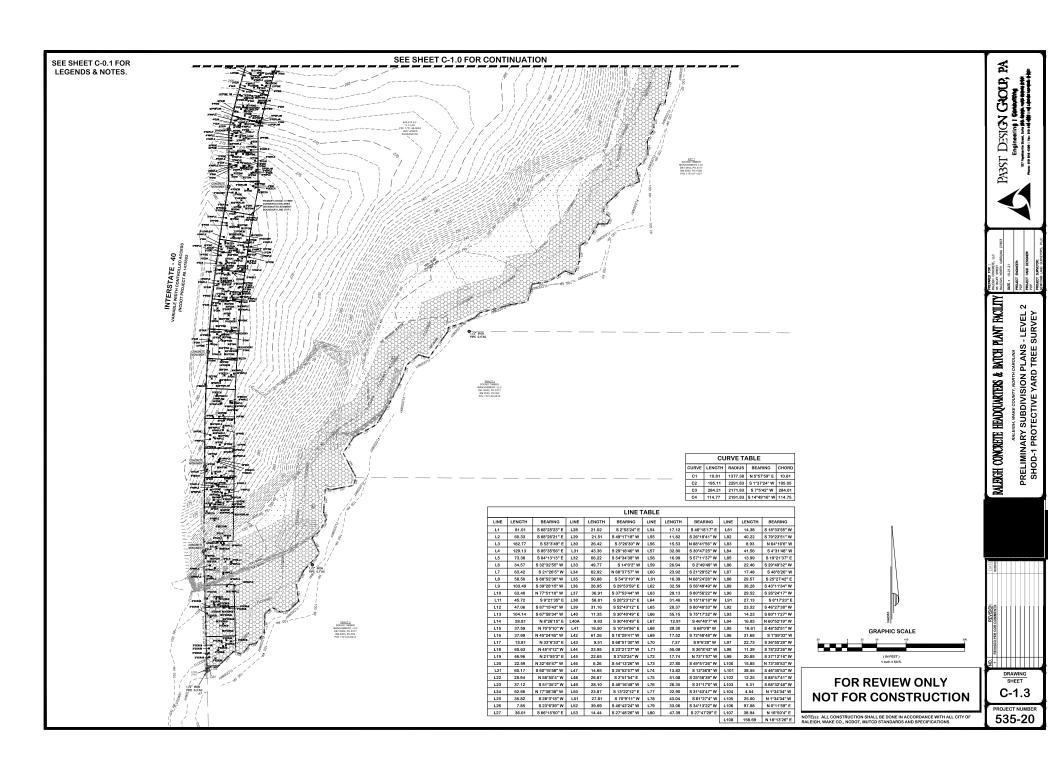
— — — — FO—— EXISTING FIBER OPTIO — — — — — EXISTING WATER PIPE

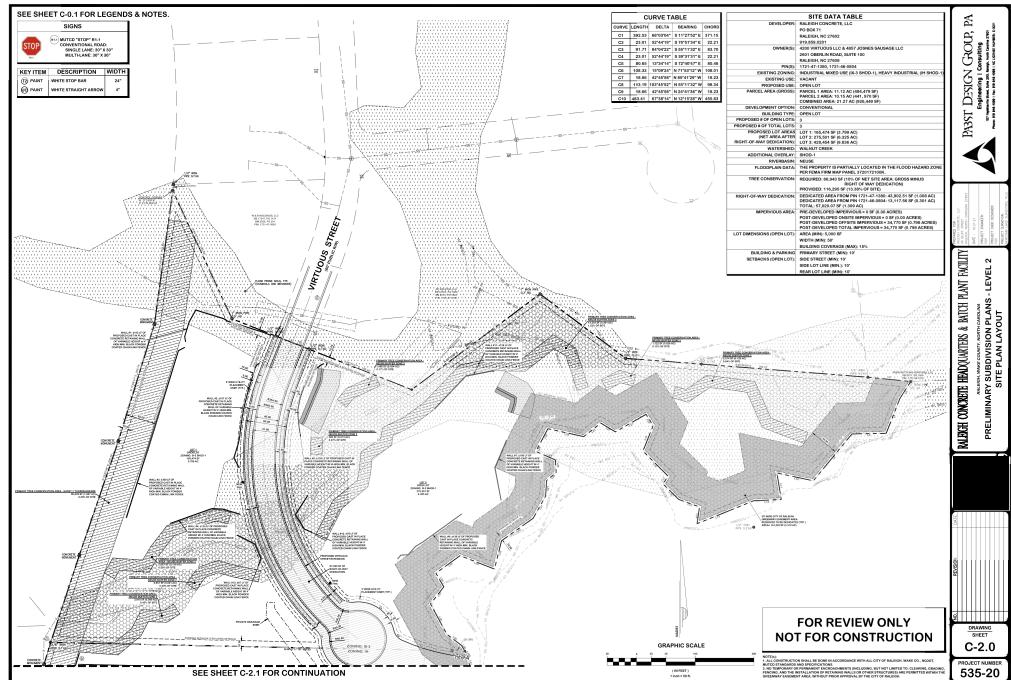
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS,

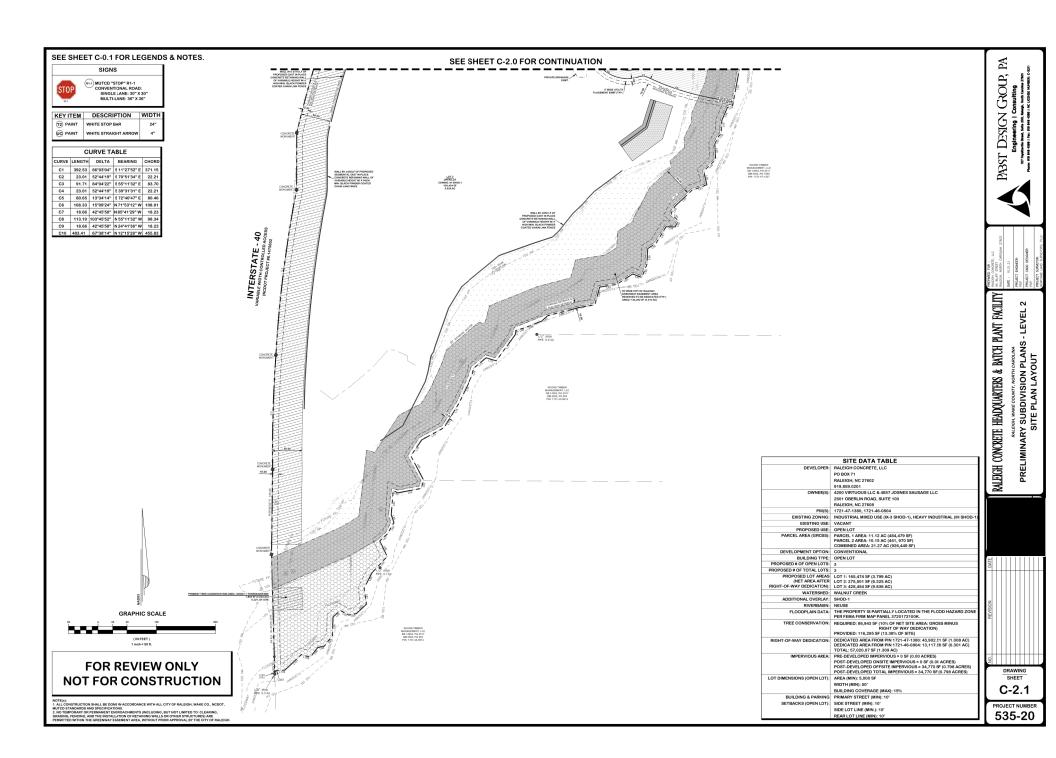


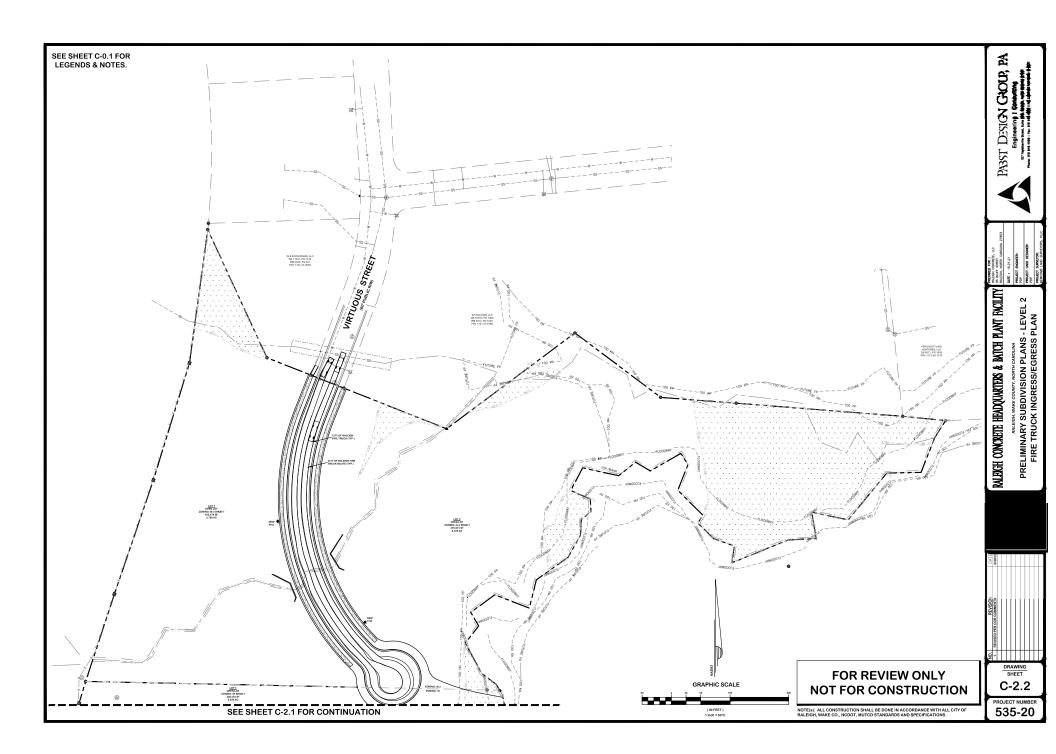


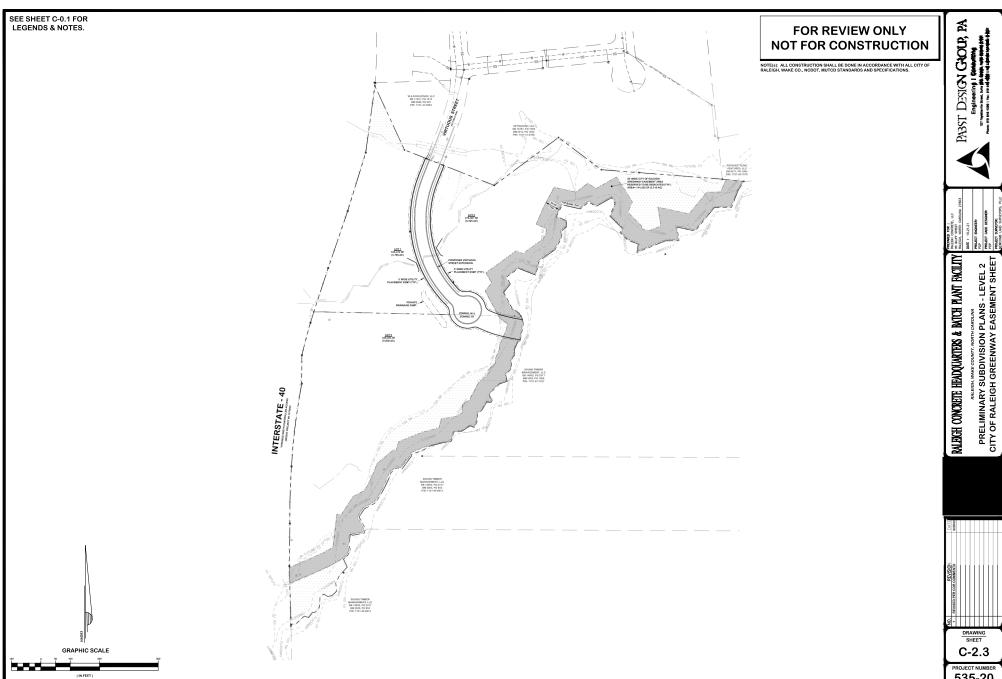






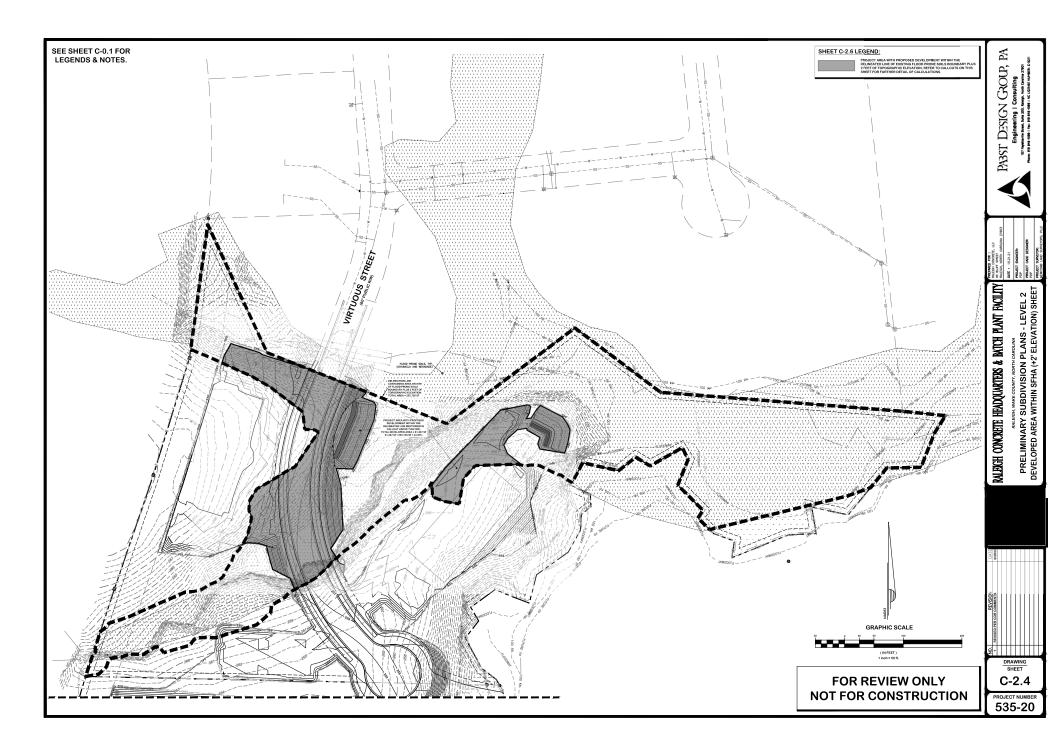


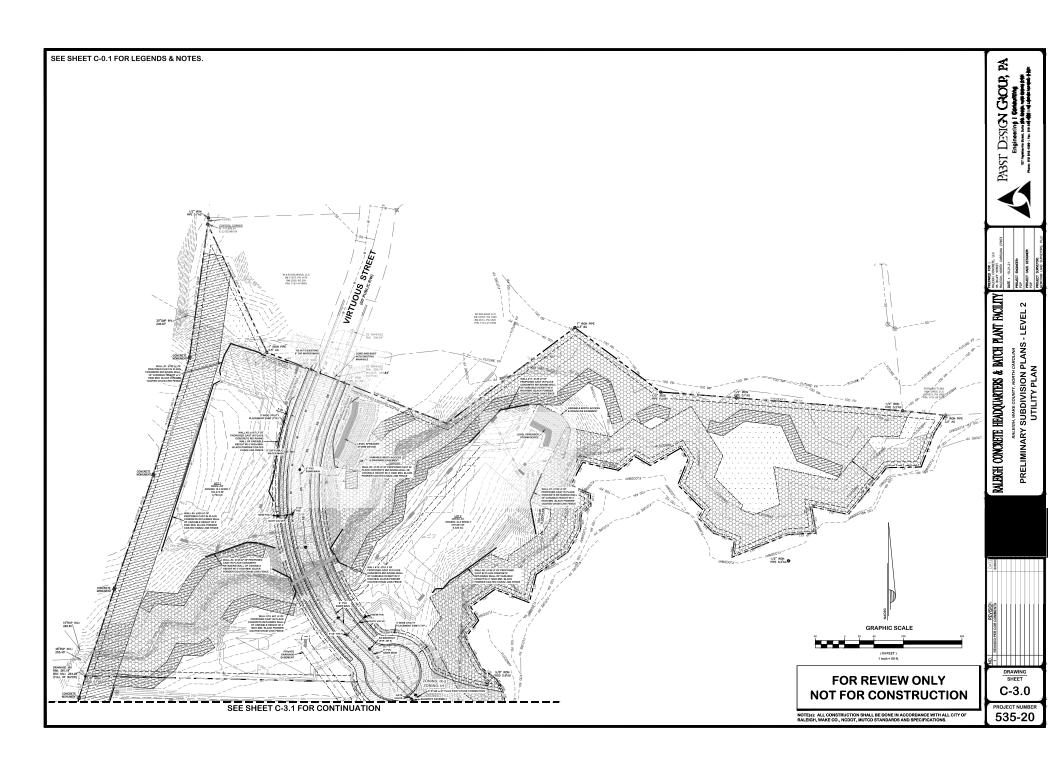


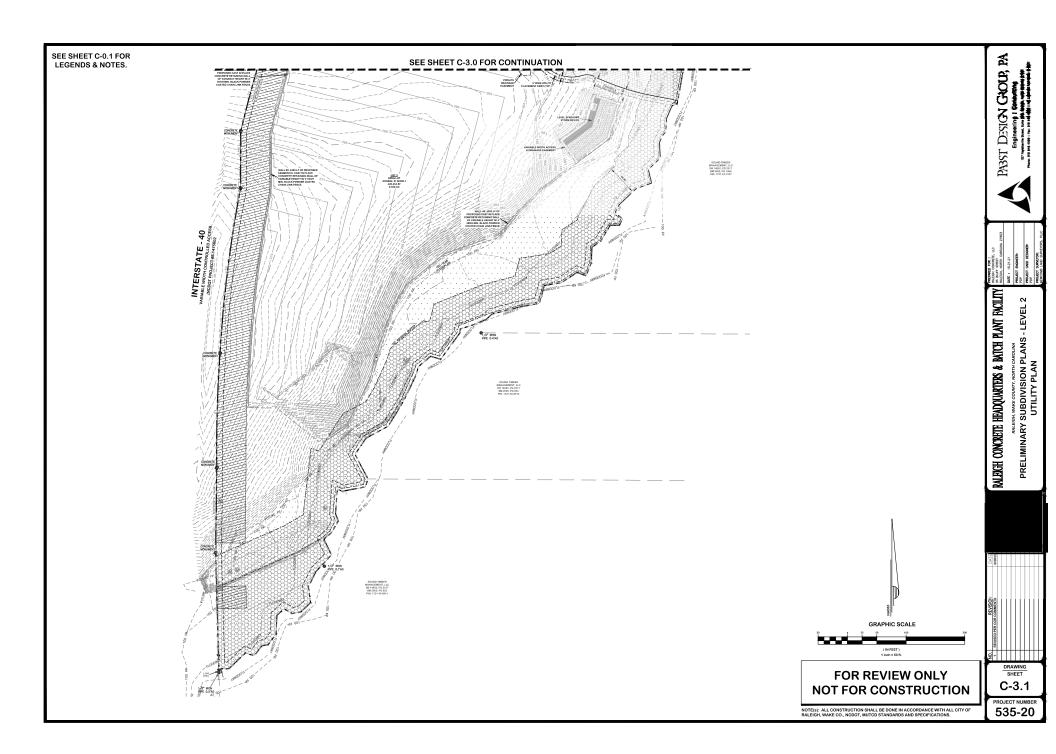


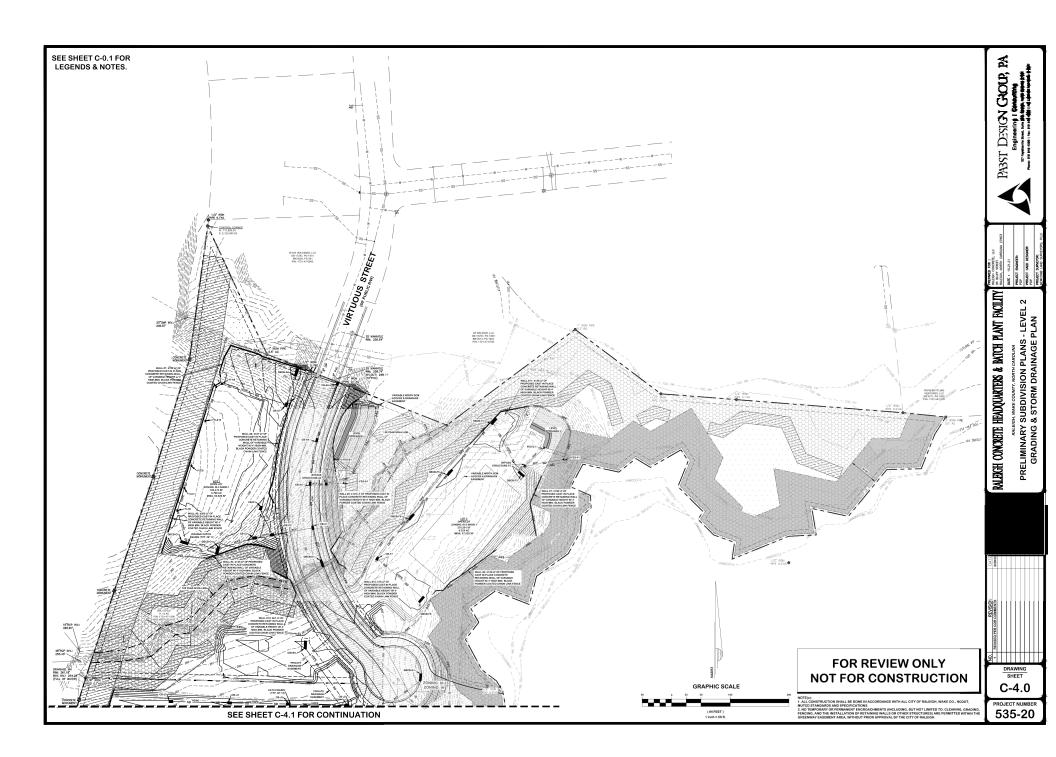


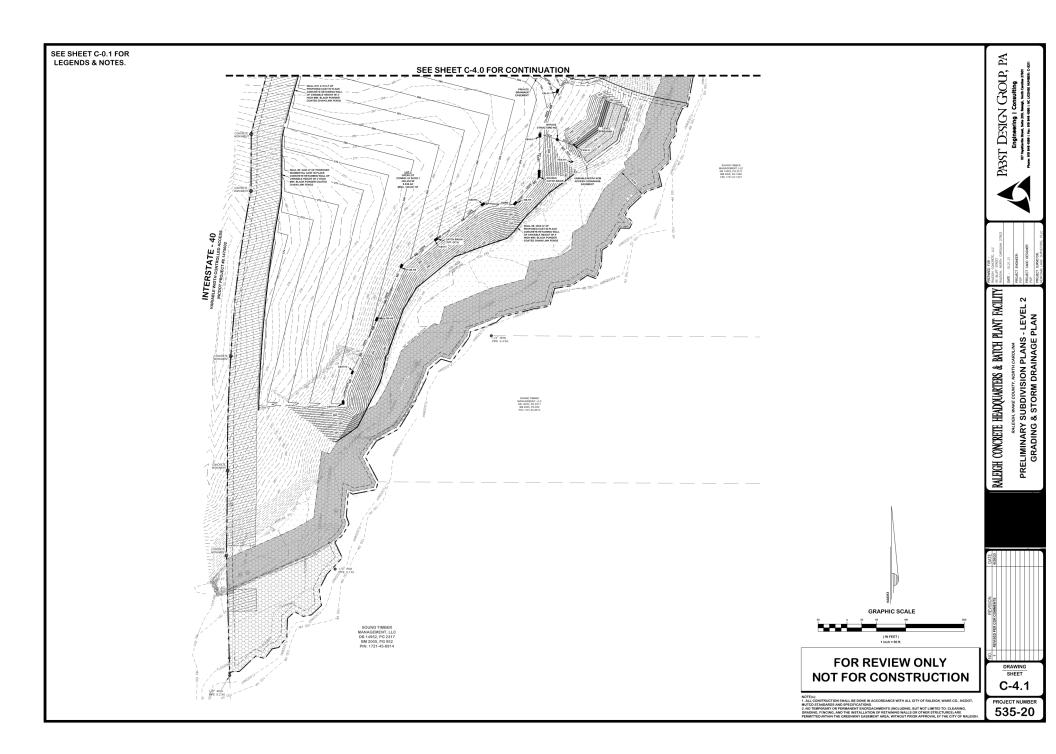
C-2.3

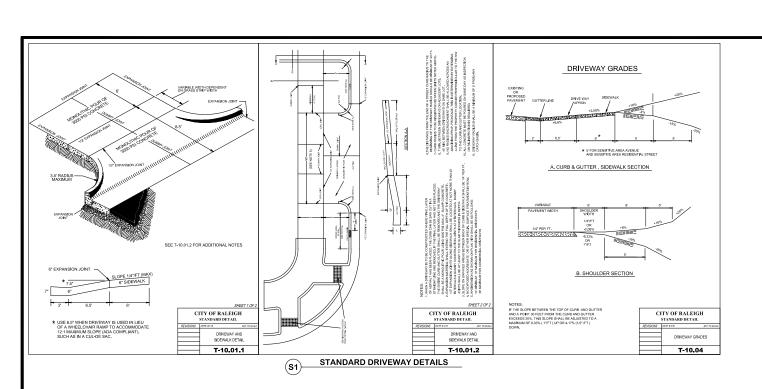












FOR REVIEW ONLY NOT FOR CONSTRUCTION

NOTE(s):

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, MUTCD, AND NCDOT STANDARDS AND SPECIFICATIONS.

PAST DESIGN GROWN

PAUDON, NORTH CARCUNA, 27603
DATE: 10,21,21
PROJECT DANNER:
POP PROJECT CADD DESNABR:
PR

RALEGH CONCRETE HEADQUARTERS & BATCH PLANT FACILITY

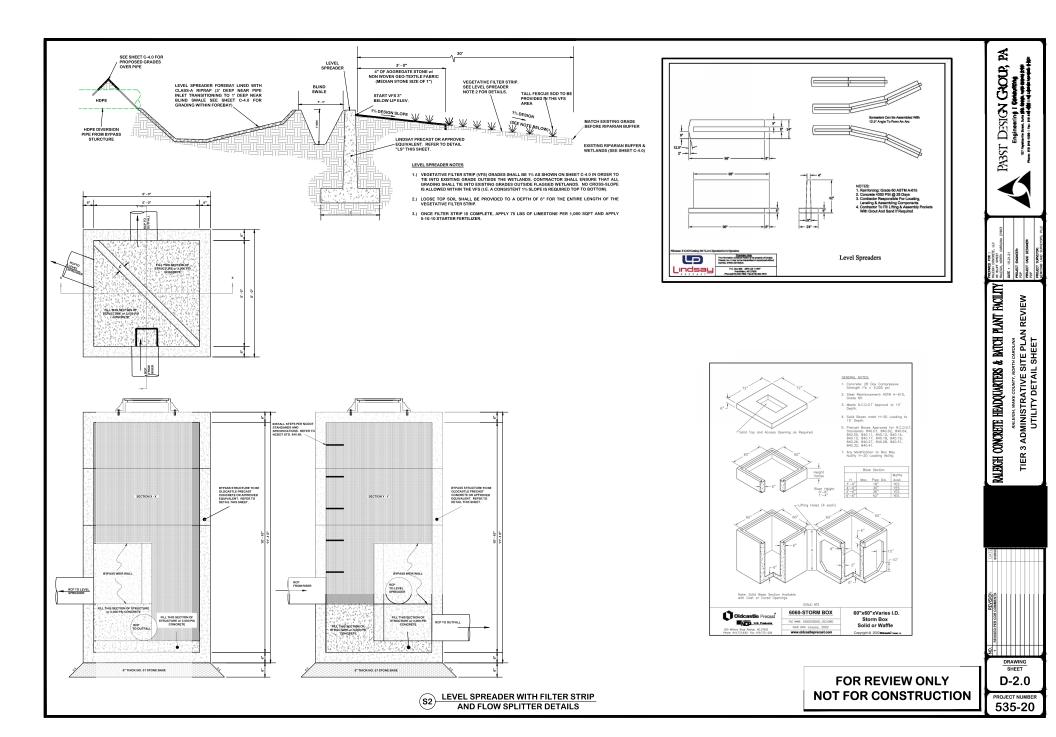
RALEGON WARE COUNTY, ANOTHER ORDER - LEVEL 2

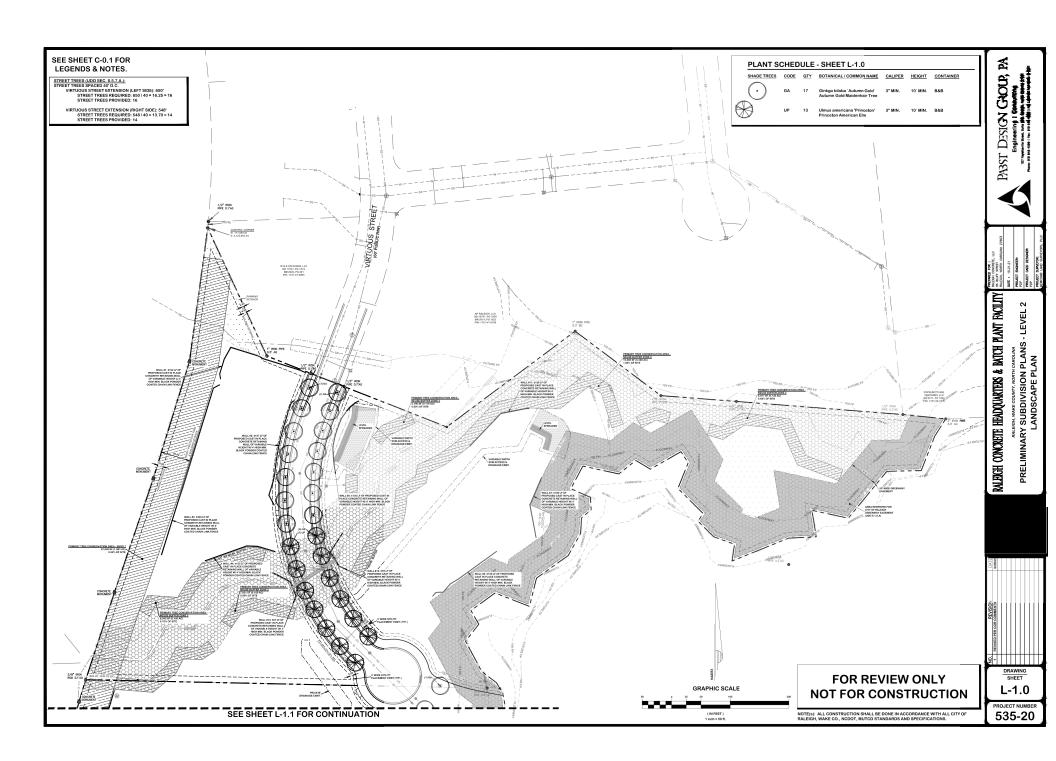
SITE DETAIL SHEET

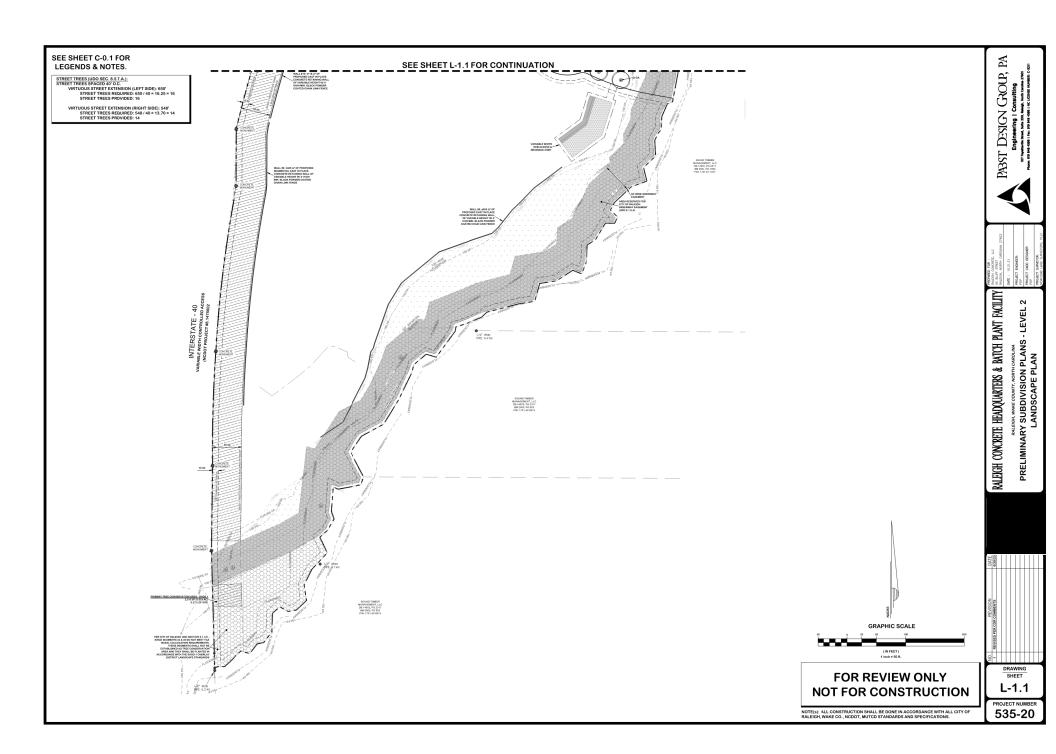
NO STATE OF CONCORDERS (NO POLICE OF CONCORDERS)

DRAWING SHEET D-1.0

PROJECT NUMBER 535-20

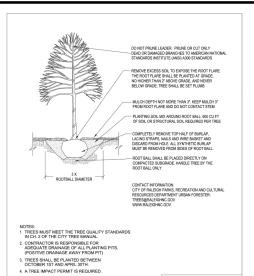






SHEET L-1.2

PROJECT NUMBER 535-20



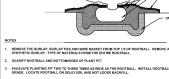
ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.

7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY

L1 TREE PLANTING DETAIL

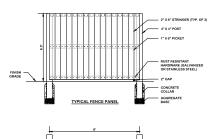




REMOVE THE BURLAP, BURLAP TIES AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS AND SYNTHETIC BURLAP - TYPE OF MATERIALS FROM THE ENTIRE ROOTBALL.

BACKFILL WITH SOIL AS PER SPECIFICATION

- 3. EXCAVATE PLANTING PIT TWO TO THREE TIMES AS WIDE AS THE ROOTBALL. INSTALL ROOTBALL 1/4 TO 1/3 ABOVE EXISTING/PROPOSED GRADE. LOCATE ROOTBALL ON SOLIO SOIL AND NOT LOOSE BACKFILL.
- 4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- 5. THE SIZE OF THE ROOTBALL SHALL CONFORM TO THE AAN STANDARDS.
- 7. ALL ROOTBALLS AFTER REMOVING FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING THE PLANTING HOLE.
- 8. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND AT LEAST ONCE A WEEK FOR THE FIRST TWO GROWING SEASONS.
 - (L2) STANDARD SHRUB PLANTING



- 2. ALL HARDWARE TO BE GALVANIZED.
- 3. ALL WOOD TO BE PRESSURE TREATED PREMIUM LUMBER WITH NO VISIBLE KNOTS OR BLEMISHES.
- CONCRETE COLLAR FOR FOUNDATION POST SUPPORT TO BE TWICE THE DIAMETER OF THE POST, BE APPROXIMATELY 18" IN DEPTH, AND NOT FULLY ENCASE THE BOTTOM OF THE POST. THE POST SHALL RES ON A COMPACTED AGGREGATE BASE.
- 5. ALL FENCE CONSTRUCTION TO BE LEVEL, STRAIGHT, AND USE 90 DEGREE CUTS UNLESS OTH NOTED.
- 6. THE FINISHED SIDE OF THE FENCE SHALL FACE OUT TO THE ADJACENT PROPERTY

PLAN VIEW

TYPE B2 PROTECTIVE YARD - WOOD FENCE

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