Preliminary Subdivision Application



Site Review

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

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

	DEVELOP	MENT OPTIC	ONS (UDO	Chapter 2)	
☐ Convention	al Subdivision	Compact Dev	velopment	☐ Conserva	ation Development
☐ Cottage	Court	□ Flag	lot	☐ Frequent Tran	sit Development Option
NOTE: Subdivisions n	nay require City Council a	approval if loc	ated in a H	istoric Overlay District.	
	G	ENERAL INF	ORMATIO	N	
Scoping/sketch plan c	ase number(s):				
Development name (s	subject to approval):				
Property Address(es):					
Recorded Deed PIN(s	s):				
Building type(s):	☐ Detached House	☐ Attached	d House	☐ Townhouse	☐ Apartment
☐ General Building	☐ Mixed Use Building	☐ Civic Bui	ilding	☐ Open Lot	☐ Tiny House
CI	URRENT PROPERTY O	WNER/APPL	ICANT/DE\	VELOPER INFORMAT	ION
Current Property Owr	ner(s) Names: LEILA S	MITH CHAI	PMAN		
Company:		Т	itle:		
Address: 724 POWE	ELL DRIVE, RALEIGH	NC 27607			
Phone #:	En	nail:			
Applicant Name (If dit	fferent from owner. See	"who can a	oply" in ins	structions): Luke Pe	rkins
Relationship to owner:	☐ Lessee or contract p	ourchaser 🗆	l Owner's a	uthorized agent □ Ea	sement holder
Company: Swift Part	ners, PLLC Ad	ldress: 424	S. Dawso	n Street, Raleigh, No	C 27601
Phone #: 828-735-18	362 En	nail: luke.pe	rkins@sw	vift-partners.com	
NOTE: please attach	purchase agreement or	contract, lea	ase or ease	ement when submittin	g this form.
Developer Contact Na	ames: CHRISTOPHEI	R HODGES			
Company:		Т	itle:		
Address:					
Phone #:	En	nail:			

DEVELOPME	NT TYPE + SITE DA	ΓΕ ΤΑΕ	LE -	ZON	IING INFORMATION
Gross site acreage:					
Zoning districts (if more than one,	provide acreage of ea	ch):			
Overlay district(s):	Inside City Limits?	Yes		No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustmen BOA-	Case	‡ <u> </u>		Design Alternate Case # DA-
	STORMWATER	RINFO	RMA	TION	
Imperious Area on Parcel(s): Existing (sf) 14,863 Proposed			/ious	Area	for Compliance (includes right-of-way):
	NUMBER OF LC	TS AN) DE	NSIT	Υ
# of Detached House Lots:	# of Attached Ho	use Lot	s: 0		# of Townhouse Lots:
# of Tiny House Lots: #	of Open Lots:				ots (Apartment, General, Civic): 1 (TCA)
Total # of Lots:	otal # Dwelling Units:				
# of bedroom units (if known): 1br	2br	3br_			4br
Proposed density for each zoning	district (UDO 1.5.2.F):				
	SIGNATU	DE DI 4)CK		
landowner, a lessee or person holdi landowner. An easement holder ma easement. By submitting this application, the up the persons authorized by state law undersigned also acknowledges that undersigned understands that development in the person made in securing the undersigned indicates that the person holding the person holding the person authorized by state law undersigned also acknowledges that the person holding the person	at. § 160D-403(a)), apping an option or contractly also apply for developed applicant at (N.C.G.S. 160D-403(a) to the information and stopment approvals are gethe development appoperty owner(s) is aw	lications t to pure oment a cknowle)) to ma atemen subject roval, p	for chase oprovedges ke this s ma o rev ursua	e or lead yal for that the is applede in yocation int to l	on for false statements or
and in accordance with the provision. The undersigned hereby acknowled placed on hold at the request of the respond to comments or provide admore, then the application review is regulations in effect at the time pern. Signature:	ns and regulations of the ges that, pursuant to stapplicant for a period conditional information requisional information requisional information requisional information requisional information requisional information in the same in th	e City of ate law f six co uested l v applic	(N.C. nsecu by the	eigh C .G.S. utive n e City is req	Juified Development Ordinance. 143-755(b1), if this permit application is nonths or more, or if the applicant fails to for a period of six consecutive months or juired to proceed and the development
Signature:					Date:

Page 2 of 2 REVISION 09.22.23

Printed Name:

CHAPMAN COTTAGES

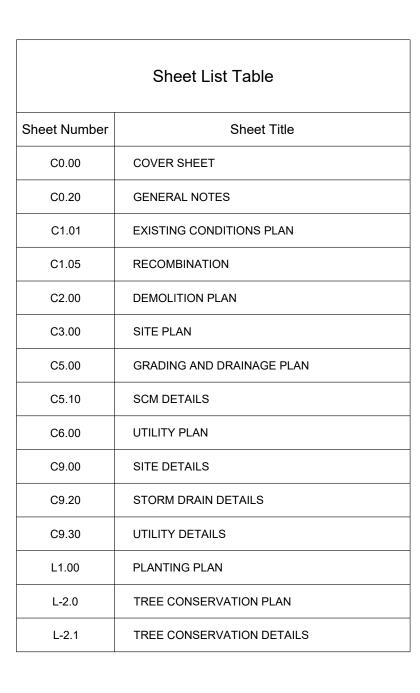
724 & 730 POWELL DRIVE RALEIGH, NC 27607

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-##-###

SUBMITTED ON: 02.06.2024

Planning and Development Customer Service Cente	• One Ex	change Plaza, Suite 400	Ralei	igh, NC 27601 919-996-250	0	Raleigh
NSTRUCTIONS: This form is used when suppropriate review type and include the plaubdivision plans to SiteReview@raleighno	n chec					
DEVE	LOPM	ENT OPTIONS (UDG) Cł	napter 2)		
Conventional Subdivision	$\overline{}$	ompact Developmen			ion	Development
Cottage Court		Flag lot		Frequent Trans	it D	evelopment Option
NOTE: Subdivisions may require City Cou	ıncil ap	proval if located in a	Hist	toric Overlay District.		
	GEI	NERAL INFORMATION	ON			
Scoping/sketch plan case number(s):						
Development name (subject to approval):	<u> </u>					
Property Address(es): 724 & 730 Powe	II Drive	Raleigh, NC 276	07			
Recorded Deed PIN(s): 0783590264 &	07834	99037				
Building type(s): Detached House	se	Attached House	Т	Townhouse		Apartment
General Building Mixed Use Buil	ding	Civic Building		Open Lot		Tiny House
CURRENT PROPER			EVE	ELOPER INFORMATION	ON —	
Current Property Owner(s) Names: LEI	LA SM	ITH CHAPMAN				
Company:		Title:				
Address: 724 POWELL DRIVE, RALE	IGH N	IC 27607				
Phone #:	Ema	il:				
Applicant Name (If different from owner	See "	who can apply" in i	nstr	ructions): Luke Perl	kin	3
Relationship to owner: Lessee or cont	act pur	chaser Owner's	aut	horized agent Eas	em	ent holder
Company: Swift Partners, PLLC	Addı	ess: 424 S. Daws	on	Street, Raleigh, NC	27	'601
Phone #: 828-735-1862	Ema	il: luke.perkins@s	wif	t-partners.com		
IOTE: please attach purchase agreeme	nt or c	ontract, lease or eas	sem	nent when submitting	, th	is form.
Developer Contact Names: CHRISTOR	PHER	HODGES				
Company: REDEEMING DEVELOPME			NE	R/MANAGER		
Address: 618 CUMBERLAND STREE						
		,				

Gross site acreage: 2.36 AC /	MENT TYPE + SITE DA 102 583 SF				
Zoning districts (if more than on	<u> </u>	each):			
R-6	,				
Overlay district(s): SRPOD	Inside City Limits?	√ Yes	No	Historic District/Landmark:	N/A v
Conditional Use District (CUD)	Board of Adjustmen	nt Case #		Design Alternate Case #	,_
Case # Z-	BOA-			DA-	
	STORMWATE	R INFORMA	TION		
Imperious Area on Parcel(s): Existing (sf) 14,863 Propose	ed total (sf) 48,294			for Compliance (includes righ 863 Proposed total (sf) 50	
	NUMBER OF L	OTS AND DE	ENSIT	Υ	
# of Detached House Lots: 15	# of Attached Ho	ouse Lots: 0		# of Townhouse Lots: 0	
# of Tiny House Lots: 0	# of Open Lots: 1			ots (Apartment, General, Civic): 1 (TCA)	
Total # of Lots: 17	Total # Dwelling Units	: 15			
	. 01				
· · · · · · · · · · · · · · · · · · ·		3br	_	4br	
Proposed density for each zoning a second proposed density for each zoni	SIGNATU Stat. § 160D-403(a)), ap): 6.36 UNIT	develo	ppment approvals may be made ase land, or an authorized agen	t of the
# of bedroom units (if known): 1 Proposed density for each zonin Pursuant to state law (N.C. Gen. landowner, a lessee or person ho landowner. An easement holder reasement.	SIGNATU Stat. § 160D-403(a)), ap): 6.36 UNIT	develo	ppment approvals may be made ase land, or an authorized agen	t of the
Proposed density for each zoning a control of the c	SIGNATU Stat. § 160D-403(a)), apolding an option or contral may also apply for development applicant as aw (N.C.G.S. 160D-403(a)), that the information and sevelopment approvals are	URE BLOCK plications for content approvement approveme	develope or leaval for that the is appade in vocation	opment approvals may be made ase land, or an authorized agen such development as is authorities are either the property owner lication, as specified in the application are correct and on for false statements or	it of the ized by the er or one o ication. The
Pursuant to state law (N.C. Gen. landowner, a lessee or person ho landowner. An easement holder reasement. By submitting this application, the the persons authorized by state la undersigned also acknowledges tundersigned understands that device the persons authorized by state la undersigned also acknowledges to undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands that device the persons authorized by state la undersigned understands authorized by state la undersigned understands authorized by state la undersigned undersigned undersigned undersigned unders	SIGNATU Stat. § 160D-403(a)), applicting an option or contrainay also apply for development approvals are ring the development approvals are ring the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided in all respects in according to the development (s) is avoided to the development (URE BLOCK plications for control to purchase opment approvance acknowledges a)) to make this statements may be proval, pursual ware of this approvance with the	develope or leade in vocation and to lead the place of th	opment approvals may be made ase land, or an authorized agen such development as is authorited and the application, as specified in the application are correct and on for false statements or N.C. Gen. Stat. § 160D-403(f). ion and that the proposed projects and specifications submitted	it of the ized by the er or one or ication. The the ct describe herewith,
Pursuant to state law (N.C. Gen. landowner, a lessee or person ho landowner. An easement holder reasement. By submitting this application, the the persons authorized by state laundersigned also acknowledges tundersigned understands that demisrepresentations made in secu. The undersigned indicates that thin this application will be maintain and in accordance with the provision of the undersigned hereby acknowledged on hold at the request of the respond to comments or provides more, then the application review	SIGNATURE STATE ST	plications for control of the purchase opment approvance (acknowledges a)) to make the statements may be proval, pursual ordance with the City of Rale of six consecutives application	develope or leavel for that the sappade in continuous for the place of	ppment approvals may be made ase land, or an authorized agen such development as is authorities as a such as a specified in the application, as specified in the application are correct and on for false statements or N.C. Gen. Stat. § 160D-403(f). ion and that the proposed projects and specifications submitted duffied Development Ordinance. 143-755(b1), if this permit application aperiod of six consecutive nuired to proceed and the development of the application aperiod of six consecutive nuired to proceed and the development of the application approach as a second and the development of the application aperiod of six consecutive nuired to proceed and the development of the application approach as a second and the development of the application approach and the application approach application applicatio	er or one or ication. The the ct describe herewith, cation is int fails to months or
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Pursuant to state law (N.C. Gen. landowner, a lessee or person ho landowner. An easement holder reasement. By submitting this application, the the persons authorized by state la undersigned also acknowledges to undersigned understands that demisrepresentations made in security in this application will be maintain and in accordance with the provisor The undersigned hereby acknowledged on hold at the request of the trespond to comments or provided more, then the application review regulations in effect at the time personner. Printed Name:	SIGNATURE STATE ST	plications for control of the purchase opment approvance (acknowledges a)) to make the statements may be proval, pursual ordance with the City of Rale of six consecutives application	develope or leavel for that the sappade in continuous for the place of	ppment approvals may be made ase land, or an authorized agen such development as is authorized agen hey are either the property owned lication, as specified in the application are correct and for for false statements or N.C. Gen. Stat. § 160D-403(f). It is and that the proposed project is and specifications submitted durified Development Ordinance. 143-755(b1), if this permit application aperiod of six consecutive in the period of six consecutive in the per	er or one or ication. The the ct describe herewith, cation is int fails to months or
Pursuant to state law (N.C. Gen. landowner, a lessee or person ho landowner. An easement holder reasement. By submitting this application, the the persons authorized by state la undersigned also acknowledges to undersigned understands that demisrepresentations made in secu. The undersigned indicates that the in this application will be maintain and in accordance with the provision of the undersigned hereby acknowledges that the undersigned h	SIGNATURE STATE ST	plications for control of the purchase opment approvance (acknowledges a)) to make the statements may be proval, pursual ordance with the City of Rale of six consecutives application	develope or leavel for that the sappade in continuous for the place of	ppment approvals may be made ase land, or an authorized agen such development as is authorized agen hey are either the property owned lication, as specified in the application are correct and for for false statements or N.C. Gen. Stat. § 160D-403(f). ion and that the proposed projects and specifications submitted denified Development Ordinance. 143-755(b1), if this permit application aperiod of six consecutive nuired to proceed and the development of the application.	er or one or ication. The the ct describe herewith, cation is int fails to months or





RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS
- 3. A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE
- APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS INCLUDING BUT NOT LIMITED TO:
- STANDARDS, INCLUDING BUT NOT LIMITED TO:
 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 5.2. PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
- 5.2. FUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (FRC5.3. AMERICAN DISABILITY ACT (ADA) REQUIREMENTS5.4. RALEIGH STREET DESIGN MANUAL (RSDM).

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

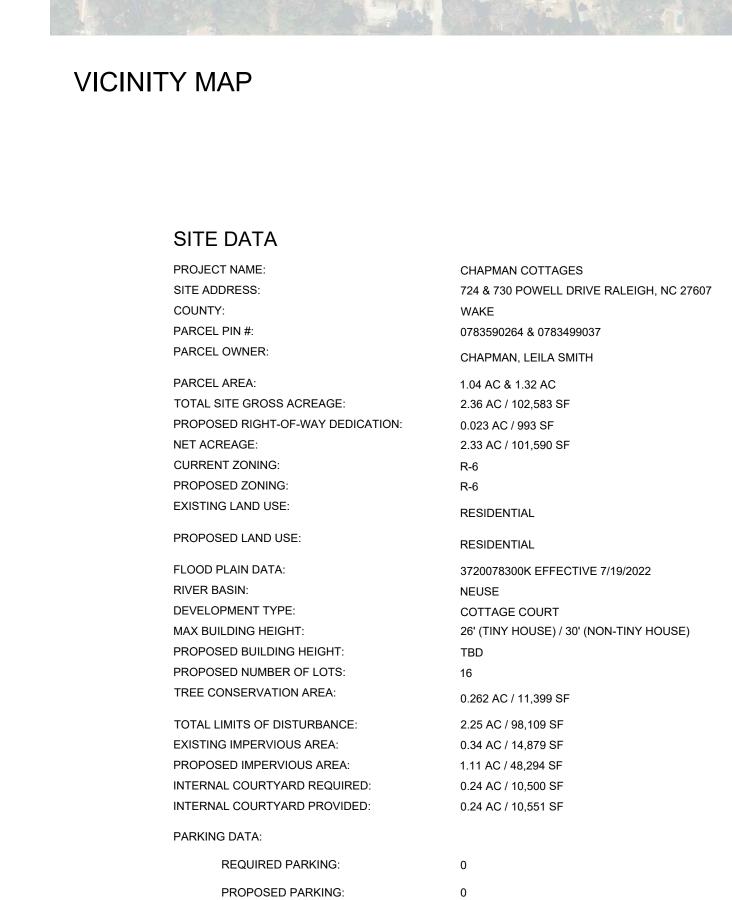
- 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- 4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- 7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- 13. THIS SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER REQUIREMENTS PER THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.3.2.A.1.b.i. AS THE SITE TO BE DEVELOPED IS BELOW THE MINIMUM APPLICABLE SITE AREA (GROSS SITE ACREAGE IS 2.36 AC).
- 14. THIS SITE WILL BE CONFORMING TO THE EXEMPTION OF CROSS-ACCESS REQUIREMENTS PER THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 8.3.5.D.5.a. AS THE ABUTTING PROPERTIES ARE IN A
- 15. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRES SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

SOLID WASTE

SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET.



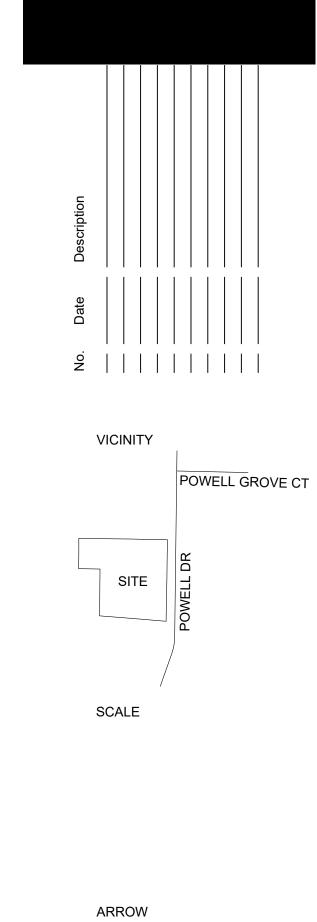
TOTAL PARKING:

BIKE PARKING

BIKE PARKING

REQUIRED

PROVIDED



FIRM LICENSE: P-2187





Luke Perkins | Founder

Swift Partners PLLC
E: luke.perkins@swift-partners.com | W: www.swift-partners.com
M: +1 8287351862 | W: +1 8287351862

GENERAL NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- 2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY SWIFT PARTNERS, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- WITHOUT ALL UTILITIES BEING LOCATED.

 4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S
- 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- 7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

SITE ON A DAILY BASIS.

- 1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- 2. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.

REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

- 3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- 4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC, AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- 5. SURVEY INFORMATION COLLECTED BY TURNING POINT SURVEYING PLLC.
- 6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- 7. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

DEMOLITION NOTES:

- THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
- 2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
- 3. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
- 4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
- 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- 6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- 8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- 9. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
- 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- 11. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION
- 12. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.
- 13. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

14. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL

- 15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
- SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.

 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING

16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN

- LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.

 18. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE
- DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 19. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- 20. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD

MATERIALS AND FURNISHINGS NOTES:

- ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN PLANS AND SITE DETAILS.
- REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHEDULE
- 3. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MOCK-UPS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

SITE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.

 2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN
- 3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM POWELL DRIVE UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.

WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.

- 4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- 5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- 7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- 8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- 9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 10. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- 11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- 12. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- 13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- 14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- 15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL
- 16. SIGHT TRIANGLES NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- 17. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL
- 18. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS, IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- 19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

- 1. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- 2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
- 3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
- 5. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
- 6. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
- 7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
- 8. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
- 9. TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
- 10. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 11. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- 12. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
- 13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
- 14. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- 15. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
- 16. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.17. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

PAVING PATTERN NOTES:

- END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.
- 2. LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.
- 3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.
- 4. ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.
- 5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.
- PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.
 ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.
- 8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- 9. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.
- 10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.
- 11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT.

SIGNAGE, STRIPING AND MARKING NOTES:

- ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS
- 2. ALL PAVEMENT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) SHALL BE THERMOPLASTIC REFLECTIVE PAINT. MATERIALS AND DIMENSIONS SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.
- 3. CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.
- 4. ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE

CITY OF RALEIGH STANDARD UTILITY NOTES:

FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

- 1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 A. A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER
 SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE
 LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED &
 INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN
- 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.

 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

- 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 SPECIFICATIONS.
- D. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
- E. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
- F. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- 5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT
- EASEMENT PER CORPUD HANDBOOK PROCEDURE.

 8. INSTALL 3/4" 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

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

- FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.

 9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- 10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT
- 11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
- 12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- 13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- 14. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-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. A CERTIFICATE OF COMPLIANCE SHALL ALSO BE OBTAINED FROM THE RW CROSS-CONNECTION COORDINATOR FOR EACH DEVICE PRIOR TO ISSUANCE OF A UC / BLDG PERMIT. CONTACT (919) 996-5923 OR CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- 15. NOTICE FOR PROJECTS WITH REPLACED OR OVERSIZED MAINS: IF THE CITY'S REIMBURSEMENT FOR AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT PROJECT IS \$250,000 OR GREATER THE PROJECT MUST BE PUBLICLY BID.

SEWER NOTES:

- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING
- 2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- 3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE.
 MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED
 SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION
- 4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
 4" SEWER SERVICE 2.00% SLOPE
 6" SEWER SERVICE 1.00% SLOPE

SHALL HAVE WATERTIGHT, BOLTED LIDS.

8" SEWER SERVICE - 0.50% SLOPE
5. UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.

6. SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH

GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:

4" SEWER SERVICE - SCH 80

6" SEWER SERVICE - SCH 80

8" SEWER SERVICE - SDR-35

7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH

IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN

THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED

FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY

8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

- . AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
- 2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.

SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

- 3. TESTING NOTES:

 PRESSURE:

 LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600.

 MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.

 BACTERIOLOGICAL:

 TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS

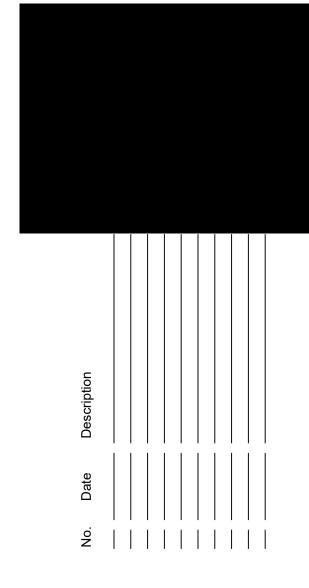
 APART. IF CONTAMINATION IS INDICATED. THEN THE DISINFECTION PROCEDURE AND TESTING
- 4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER
- 5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

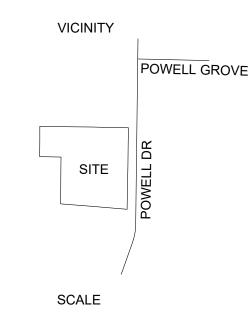
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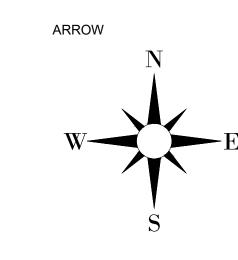


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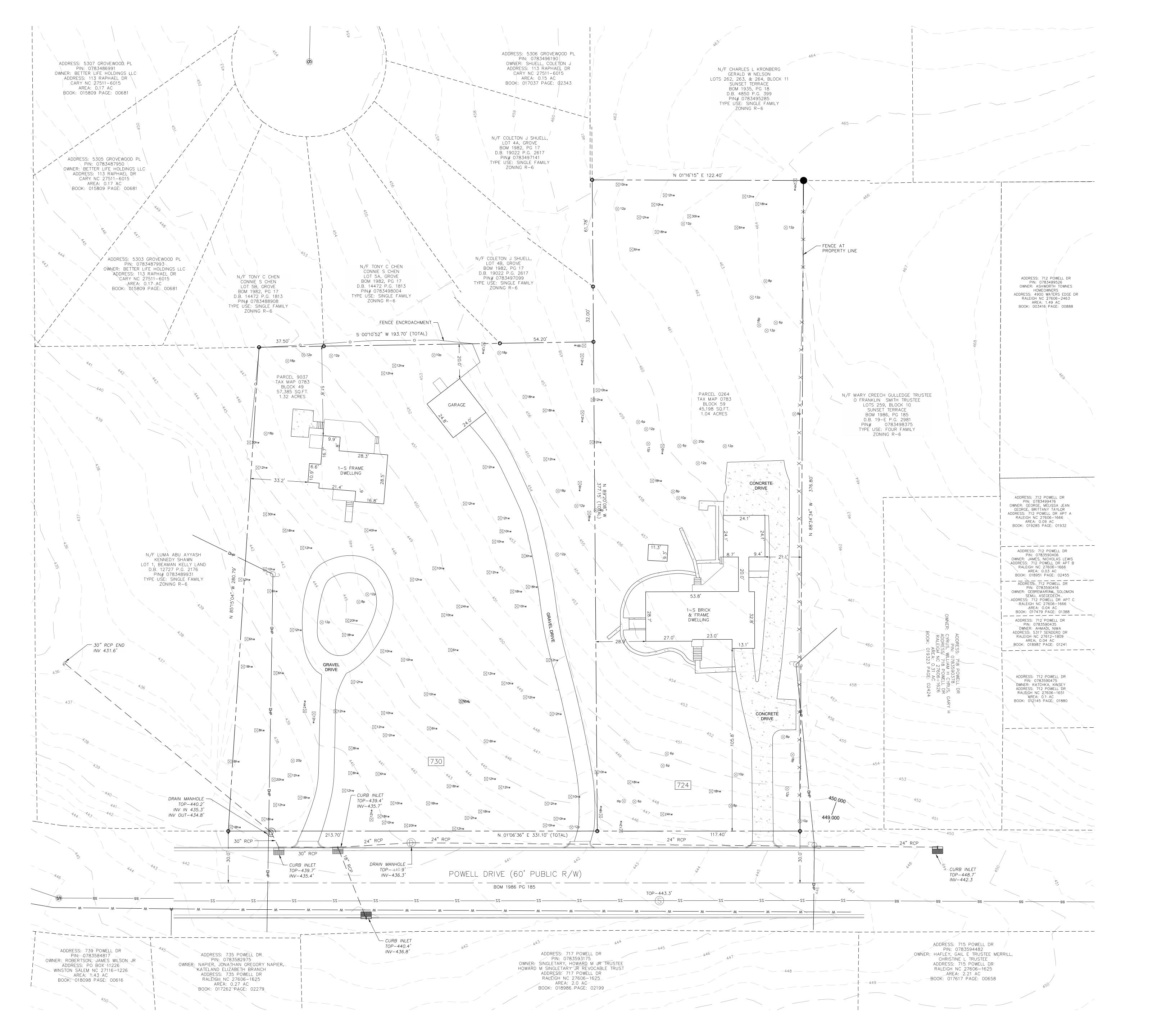
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DRAWN BY: XXX/XXX
PROJECT: CHAPMAN COTTAGES
PROJECT #: C202348
SHEET TITLE



SURVEY LEGEND: SURVEY CONTROL POINT EXISTING IRON PIPE EXISTING CONCRETE MONUMENT COMPUTED POINT STORM DRAIN MANHOLE STORM DRAIN CURB INLET SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT SANITARY FORCEMAIN VALVE HYDRANT WATER VALVE WATER METER WATER MANHOLE WATER VAULT WELL GAS VALVE **GAS METER** TELEPHONE MANHOLE TELEPHONE PEDESTAL TV MANHOLE TV PEDESTAL FIBER OPTIC WITNESS POST FIBER OPTIC BOX ELECTRIC MANHOLE ELECTRIC METER ELECTRIC BOX UTILITY POLE **GUY POLE GUY WIRE** LIGHT POLE MANHOLE TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POST MONITORING WELL **BORING LOCATION** BOLLARD

FF=<u>267</u>.18' FINISHED FLOOR ELEVATION

DECIDUOUS TREE EVERGREEN TREE WIRE FENCE CHAIN LINK FENCE UNDERGROUND TELEPHONE LINE

——FO—— UNDERGROUND FIBER OPTIC LINE UNDERGROUND GAS LINE ——E—— UNDERGROUND ELECTRIC LINE ----- W ----- UNDERGROUND WATER LINE SANITARY SEWER LINE = = STORM DRAIN LINE **OVERHEAD WIRES**

CONCRETE SURFACE DIP DUCTILE IRON PIPE POLYVINYL CHLORIDE PIPE HIGH-DENSITY POLYETHYLENE PIPE

UNIDENTIFIED LINE

UNKNOWN DESTINATION

REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE CATCH BASIN

TREE LEGEND:

NOTES:

AMERICAN HOLLY EASTERN RED CEDAR CREPE MYRTLE SOUTHERN MAGNOLIA EASTERN SYCAMORE LOBLOLLY PINE

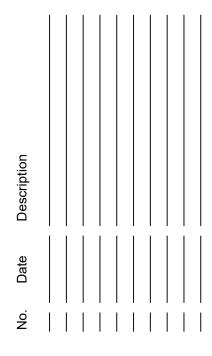
EXAMPLE: 10QR = 10" RED OAK

1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.

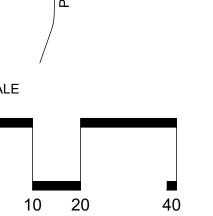


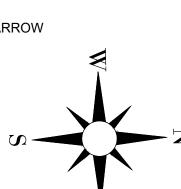


414 FAYETTEVILLE ST RALEIGH NC 27601 FIRM LICENSE: P-2187

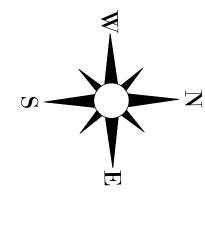


VICINITY POWELL GROVE CT SITE





SCALE: 1" = 20'





AREA: 2.0 AC

BOOK: 018986 PAGE: 02199

BOOK: 017617 PAGE: 00658

RALEIGH NC 27606-1625

AREA: 0.27 AC

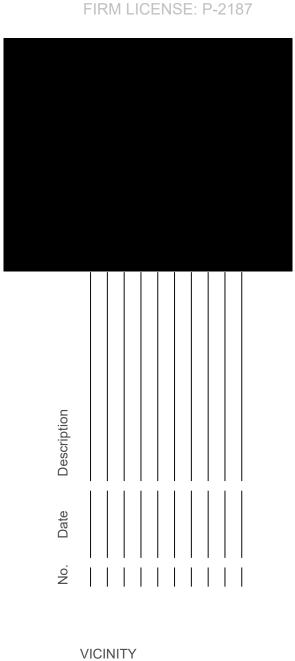
BOOK: 017262 PAGE: 02279

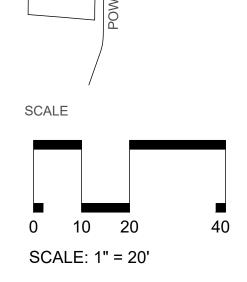
BOOK: 018098 PAGE: 00616



414 FAYETTEVILLE ST

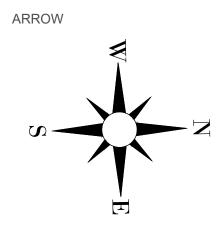
RALEIGH NC 27601

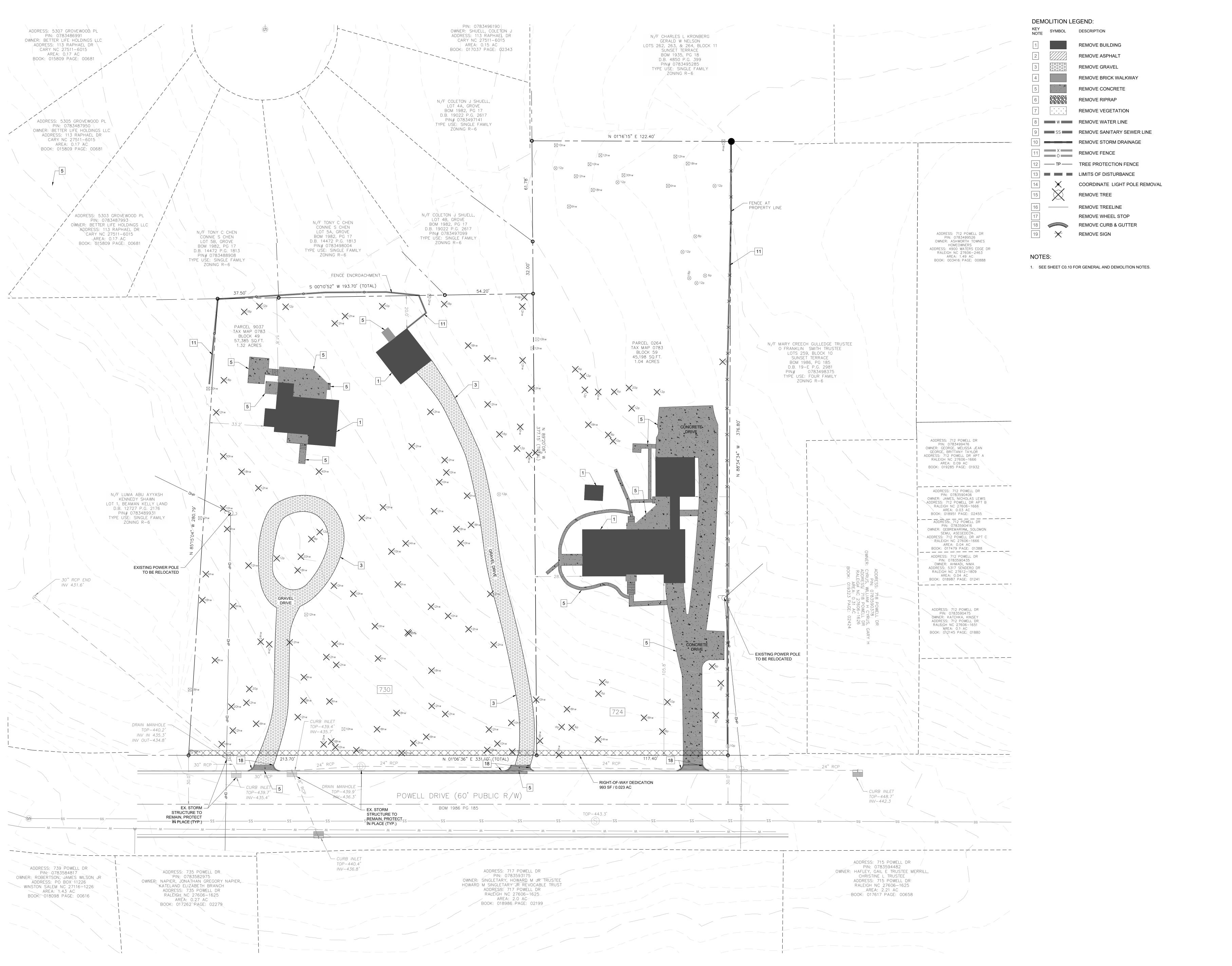




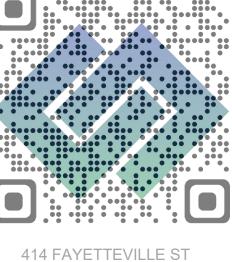
SITE

POWELL GROVE CT



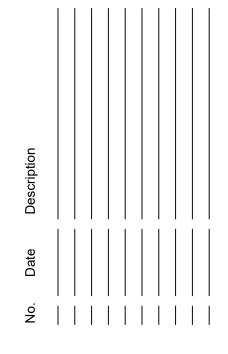


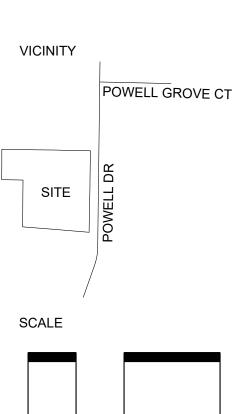
SWATT SWATT BRS

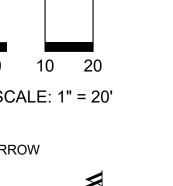


RALEIGH NC 27601

FIRM LICENSE: P-2187





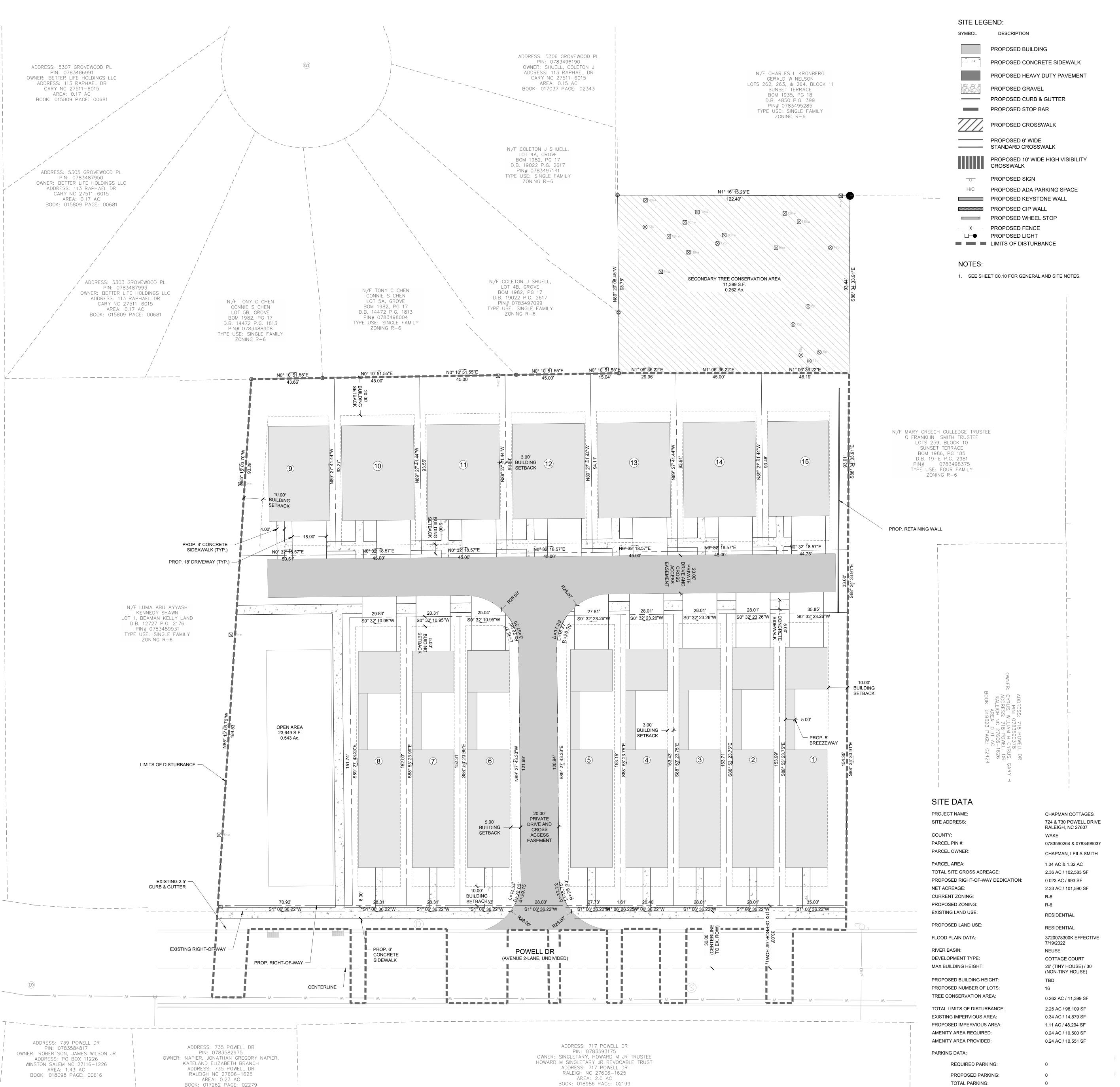




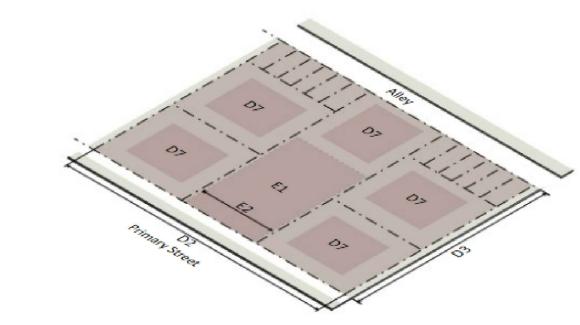
SHEET TITLE

SHEET TITLE

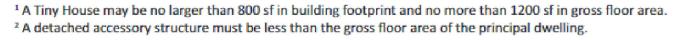
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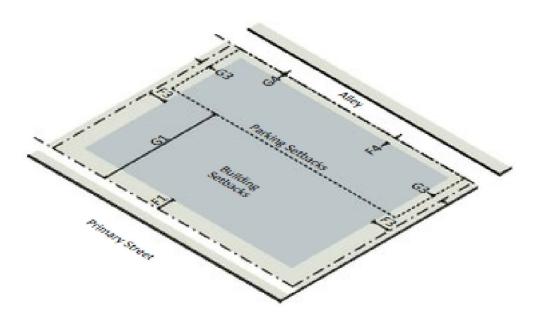


BOOK: 017262 PAGE: 02279



		R-2	R-4	R-6	R-10
D. Sit	te and Lot Dimensions				
D1	Net site area (min)	53,200 sf	26,600 sf	16,000 s	f13,000 sf
D2	Site Width (min)	140'	140'	120'	90'
D3	Site Depth (min)	120'	120'	100'	90'
D4	Site area per non-Tiny House dwelling unit over four (min)	13,300 sf	6,650 sf	4,000 sf	2,650 sf
D5	Site area per Tiny House dwelling unit over four (min)	10,000 sf	5,000 sf	3,000 sf	2,000 sf
D6	Dwelling units per site (max)	30	30	30	30
D7	Dwelling unit gross floor area (max) ¹	1,800 sf	1,800 sf	1,800 sf	1,800 sf
D8	Detached accessory structure footprint (max) ²	450 sf	450 sf	450 sf	450 sf
D9	Individual lot area (min)	No min.	No min.	No min.	No min.





		R-2	R-4	R-6	R-10
E. Inf	ternal Courtyard				
E1	Area (min)	4,000 sf	3,250 sf	2,600 sf	2,100 sf
E2	Width as measured parallel to primary street for first 15' of site depth (min) ¹	60'	50'	40'	30'
E3	Courtyard area per non-Tiny House unit over four (min)	1,000 sf	850 sf	700 sf	550 sf
E4	Courtyard area per Tiny House unit over four (min)	750 sf	425 sf	350 sf	225 sf
E5	Setback from primary street (max)	O'	0'	0'	0'

No portion of the minimum internal courtyard area (E1) may be less than 20 feet in width and length.

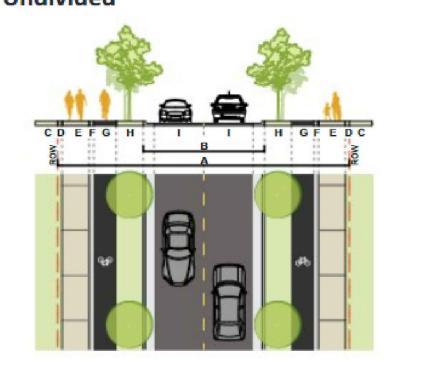
		R-2	R-4	R-6	R-10
F. Pr	incipal Building/Structure Setbac	ks (Site)			
F1	From primary street (min)	20'	20'	10'	10'
F2	From side street (min)	15'	15'	10'	10'
F3	From side site line (min)	10'	10'	10'	10'
F4	From rear site line (min)	20'	20'	20'	20'
F5	From alley (min)	5'	5'	5'	5'
F6	Building separation (min)	6'	6'	6'	6'
Resider	ntial infill rules (Sec. 2.2.7.) do not apply				



		R-2	R-4	R-6	R-10
F. I	Principal Building/Structure Setbacks (Lo	ts)			
F7	From internal cottage court lot line (min)	3'	3'	3'	3'
F8	From shared internal townhouse lot (min)	0'	0'	0'	0'
Resid	ential Infill rules (Sec. 2.2.7) do not apply.				

A. Avenue 2-Lane, Undivided

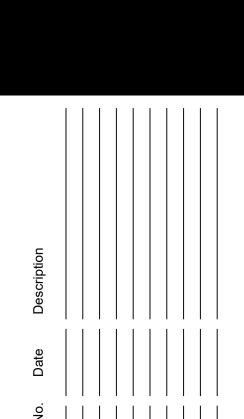
BIKE PARKING REQUIRED **BIKE PARKING** PROVIDED

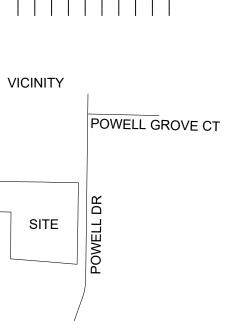


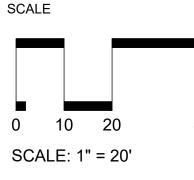
Width	
A Right-of-way width	66'
B Back-of-curb to back-of-curb	27'

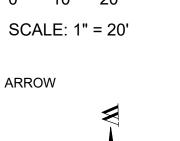


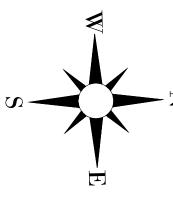
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GRADING LEGEND:

SYMBOL DESCRIPTION

LIMITS OF DISTURBANCE
PROPOSED MAJOR CONTO

PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED STORM DRAINAGE
PROPOSED JUNCTION BOX

PROPOSED CATCH BASIN

PROPOSED AREA DRAIN
RIPRAP DISSIPATOR
FLOW DIRECTION
PROPOSED ELEVATION

TC 44.50
BC 44.00

TOP/BOTTOM OF CURB

NOTES:

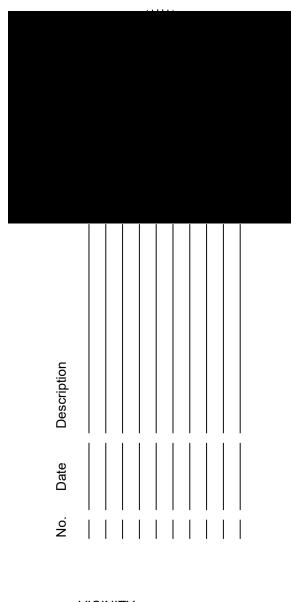
TW 46.00 BW 44.00

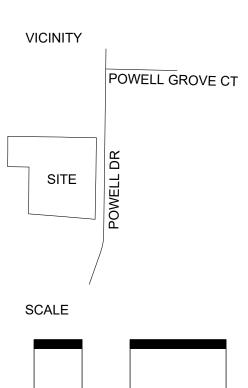
SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.

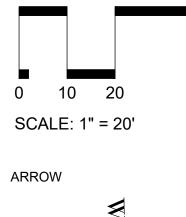
TOP/BOTTOM OF WALL

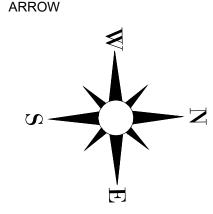


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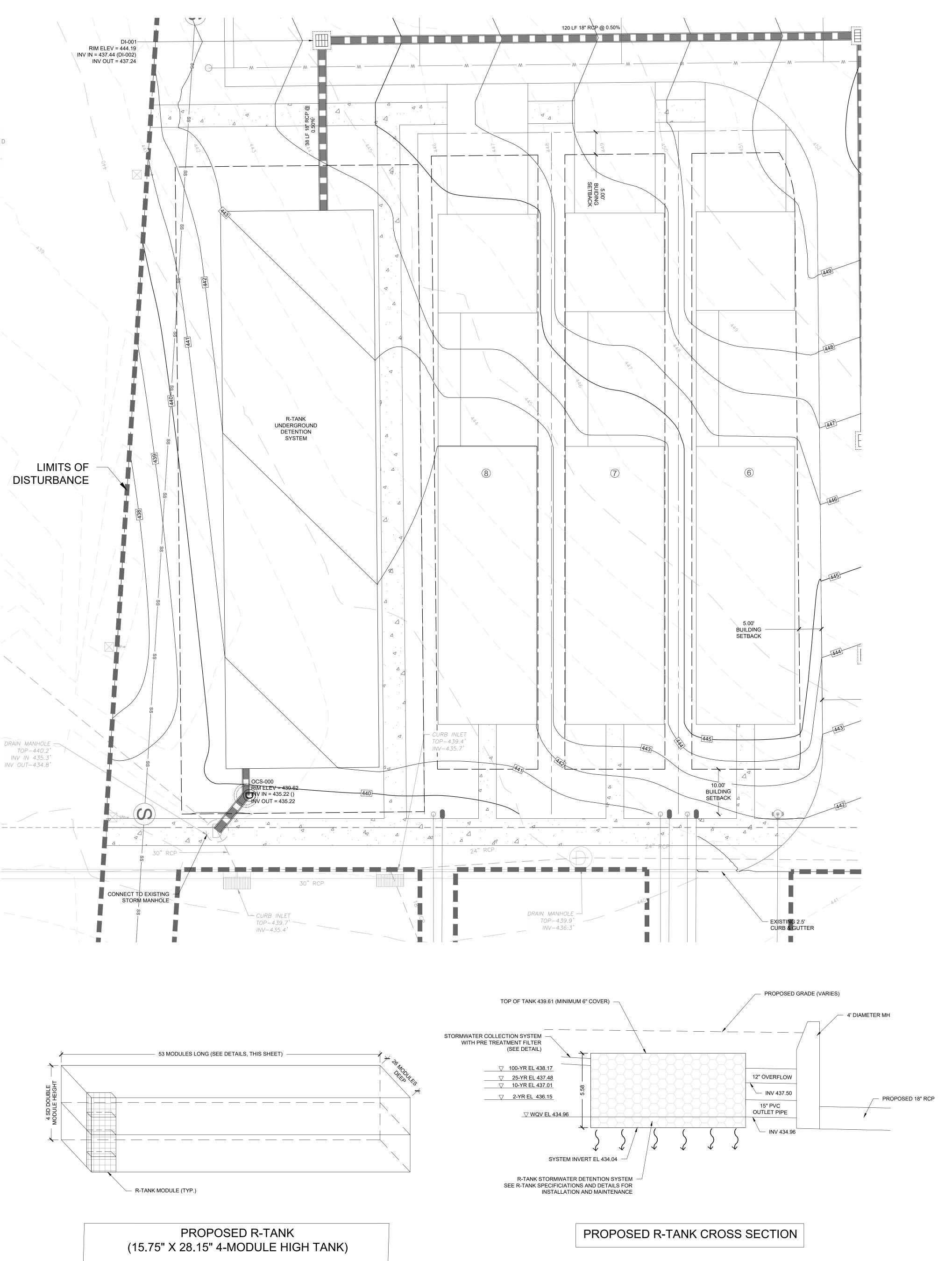


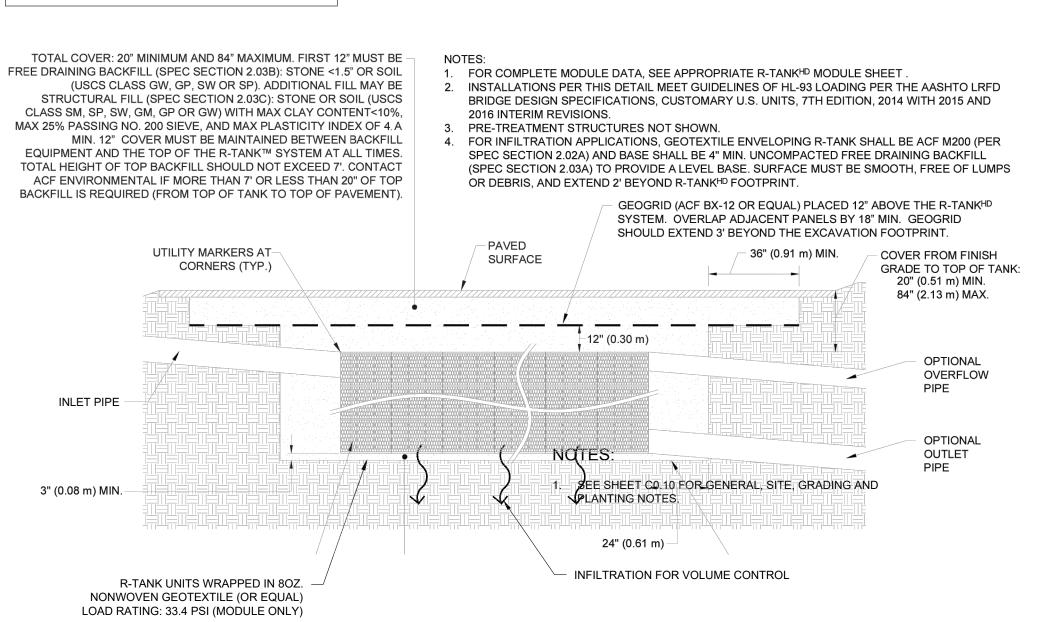


CHECKED BY: LAP
DRAWN BY: XXX/XX
PROJECT: CHAPMAN COTTAGES
PROJECT #: C202348
SHEET TITLE

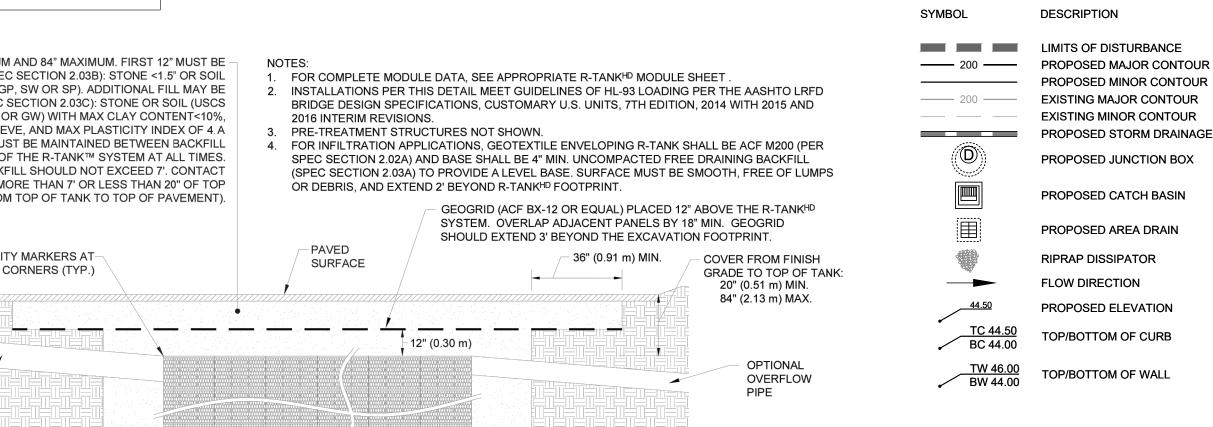
GRADING AND DRAINAGE F

C5.00





R-TANK DETAIL SECTION VIEW



GENERAL NOTES:

GRADING LEGEND:

- 1. PRECAST STRUCTURES SHALL CONFORM TO LATEST ASTM C-913 SPEC FOR "REINFORCED CONCRETE WATER AND WASTE WATER STRUCTURES."
- 2. CONCRETE PIPE FROM OCS-001 TO FES-001 SHALL HAVE O-RING SEALS WITH EXTERNAL BUTYL JOINT WRAP AT ALL JOINTS.
- 3. 30" BARREL CONNECTION TO BE INSTALLED USING Z-LOK STM CONNECTOR MEETING ASTM C-1478 (A-LOK PRODUCTS, TULLYTOWN,
- 4. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
- 5. GEOTECHNICAL ENGINEER SHALL MONITOR DAM AND OUTLET STRUCTURE INSTALLATION. ALL FILL AREAS SHALL BE COMPACTED

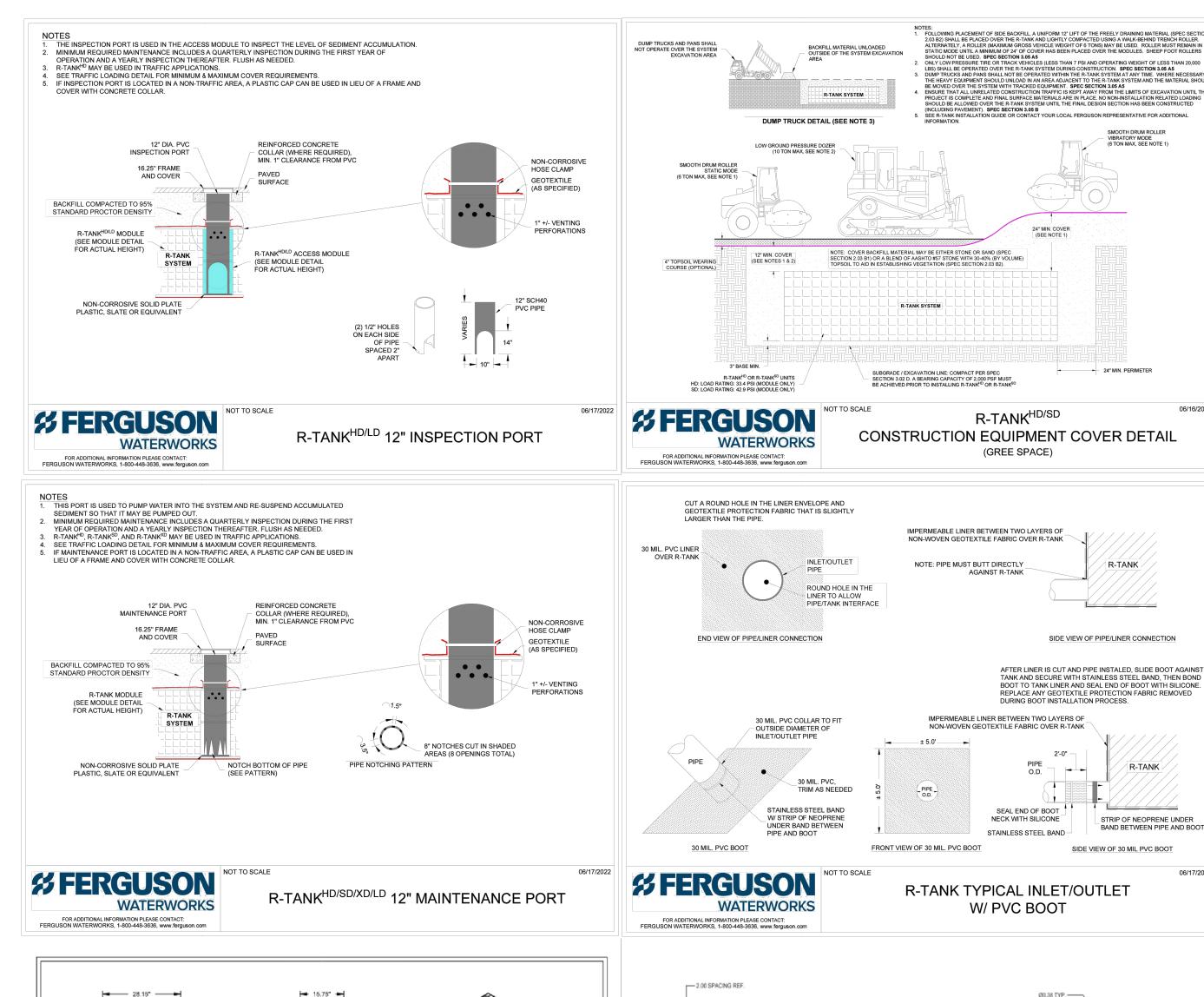
TO 95% OF THE MATERIALS MAXIMUM DRY DENSITY UNLESS OTHERWISE DICTATED BY GEOTECHNICAL ENGINEER.

- 6. DRAINAGE AREA MUST BE STABILIZED PRIOR TO INSTALLATION PERMANENT STORMWATER CONTROL MEASURE.
- 7. PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, SURVEYOR SEALED

AS-BUILT DRAWINGS OF WATER QUALITY BASIN AND OUTLET

8. PER NCDEQ MANUAL, INTERIOR SLOPES MAY BE NO STEEPER THAN

STRUCTURE SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL AND WET POND TO PASS INSPECTION.



MODULE DATA

R-TANK^{HD} QUAD MODULE

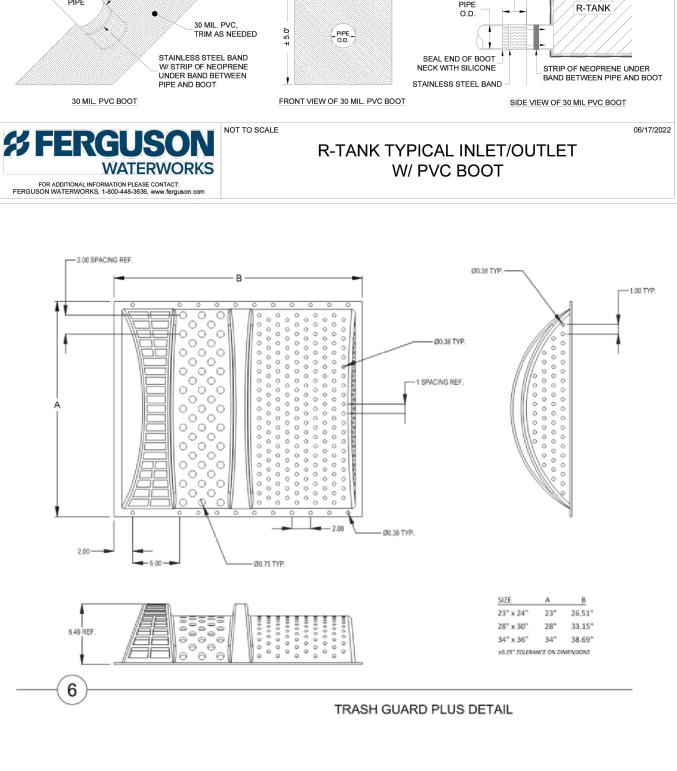
#FERGUSON

FOR ADDITIONAL INFORMATION PLEASE CONTACT: FERGUSON WATERWORKS, 1-800-448-3836, www.ferguson.com

WATERWORKS

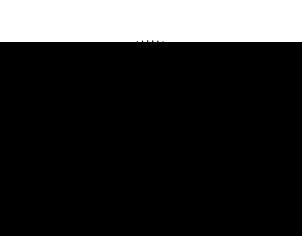
MATERIAL: 100% RECYCLED POLYPROPYLENS

SMALL PLATES REQUIRED: 5/SEGMENT, 20/MODULE



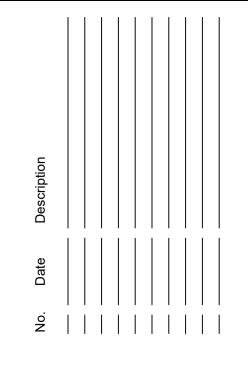


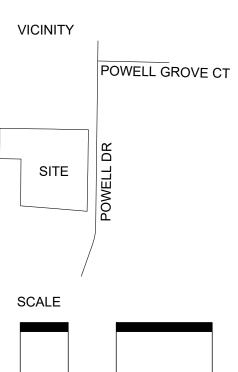


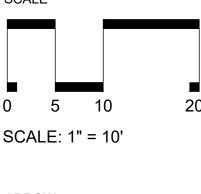


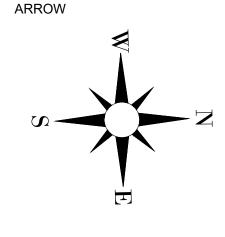
414 FAYETTEVILLE ST RALEIGH NC 27601

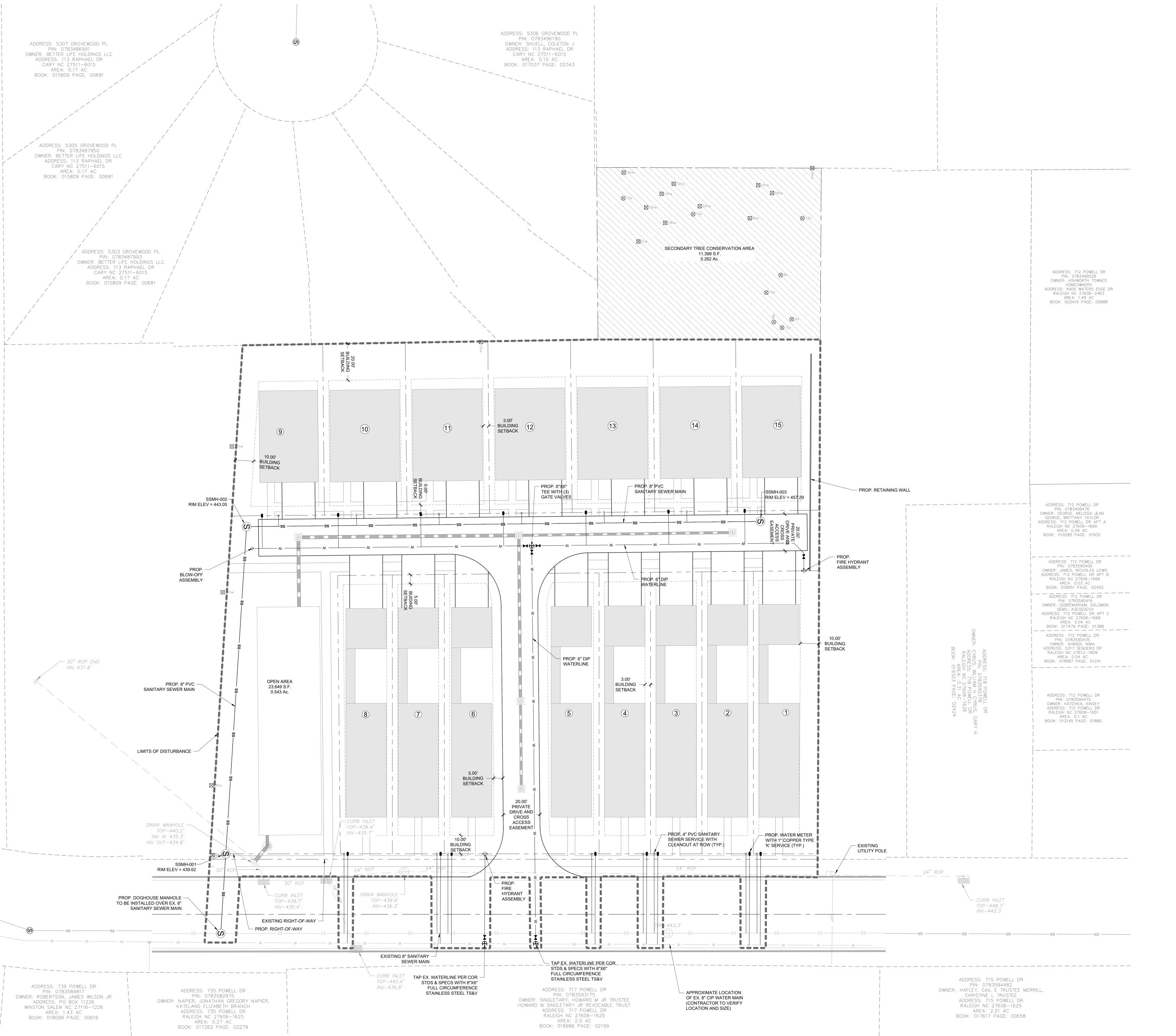
FIRM LICENSE: P-2187











UTILITY LEGEND: ——— w ——— EXISTING WATER LINE

EXISTING WATER LINE

W PROPOSED WATER LINE

EXISTING SANITARY SEWER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

EXISTING SANITARY SEWER MANHOLE

PROPOSED SANITARY SEWER MANHOLE

PROPOSED CLEANOUT

PROPOSED FDC

PROPOSED BACKFLOW METER

PIV

PROPOSED POST INDICATOR VALVE (PIV)

GREASE INTERCEPTOR

____ _ _ 300' HYDRANT COVERAGE CIRCLE

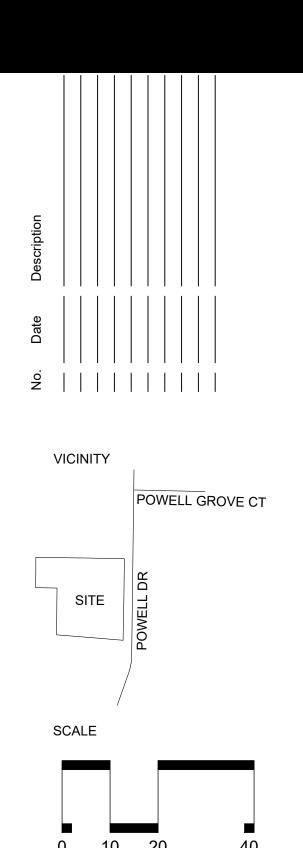
LIMITS OF DISTURBANCE

NOT

1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.

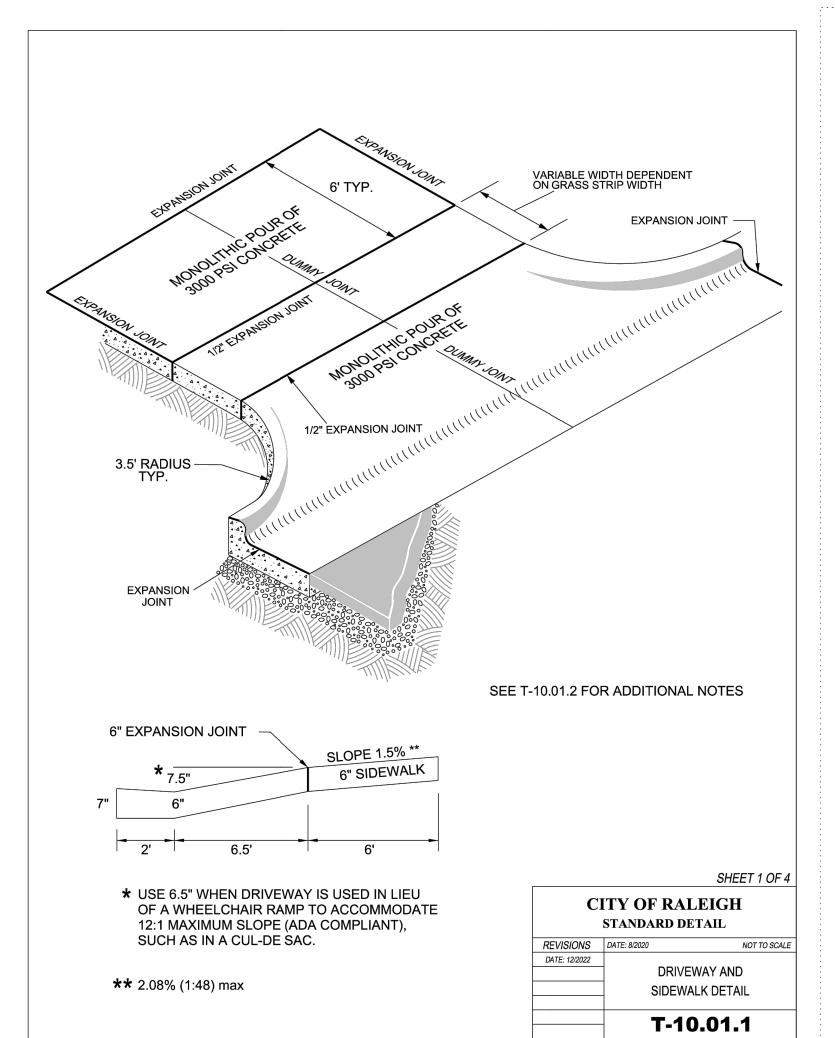


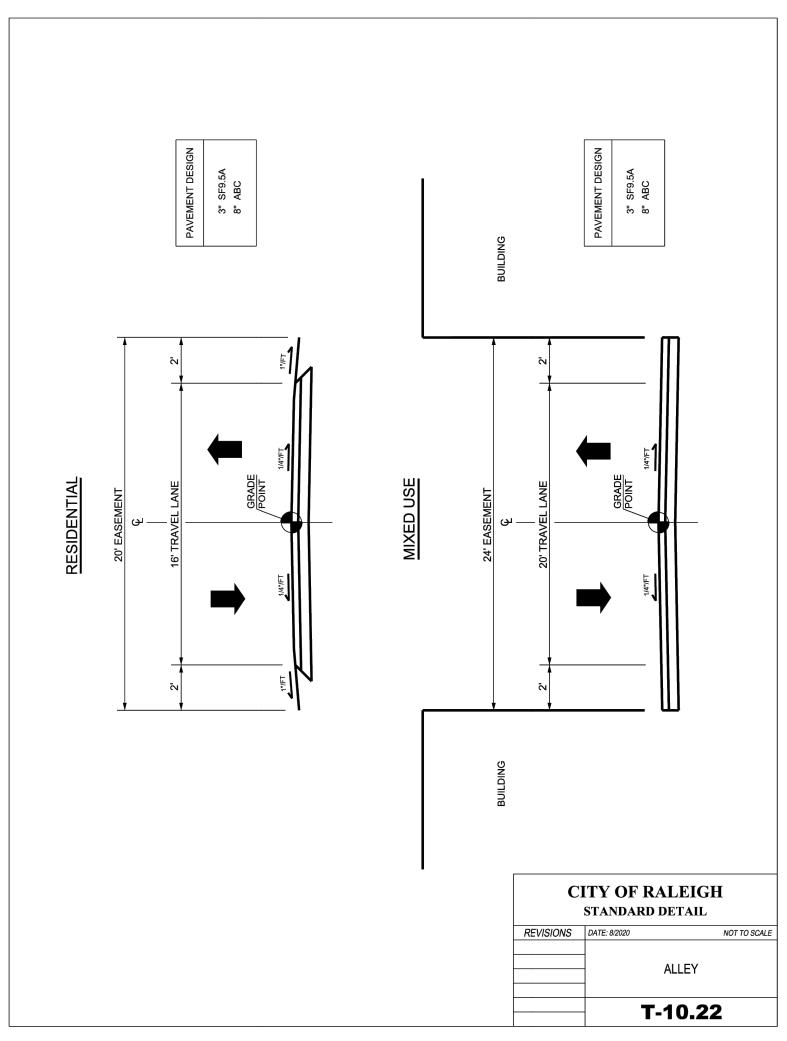
414 FAYETTEVILLE ST RALEIGH NC 27601 FIRM LICENSE: P-2187

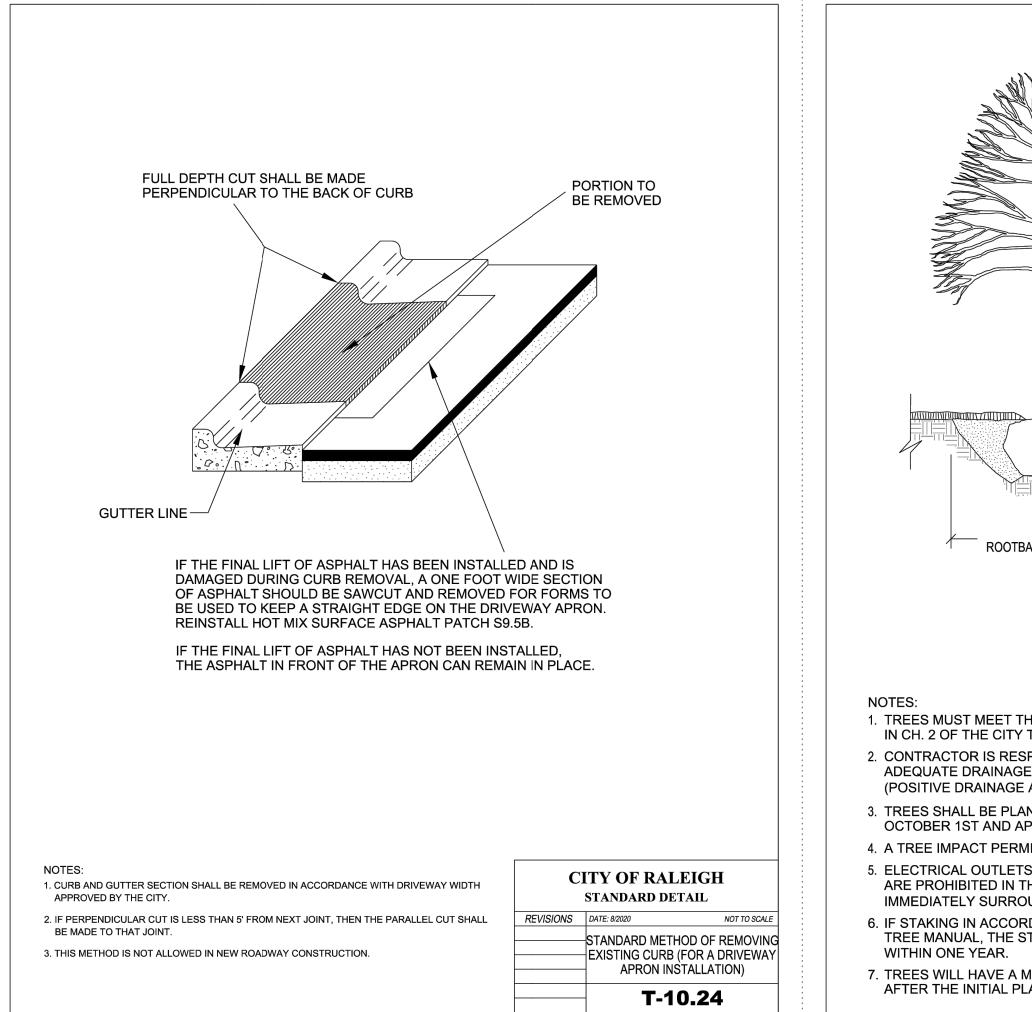


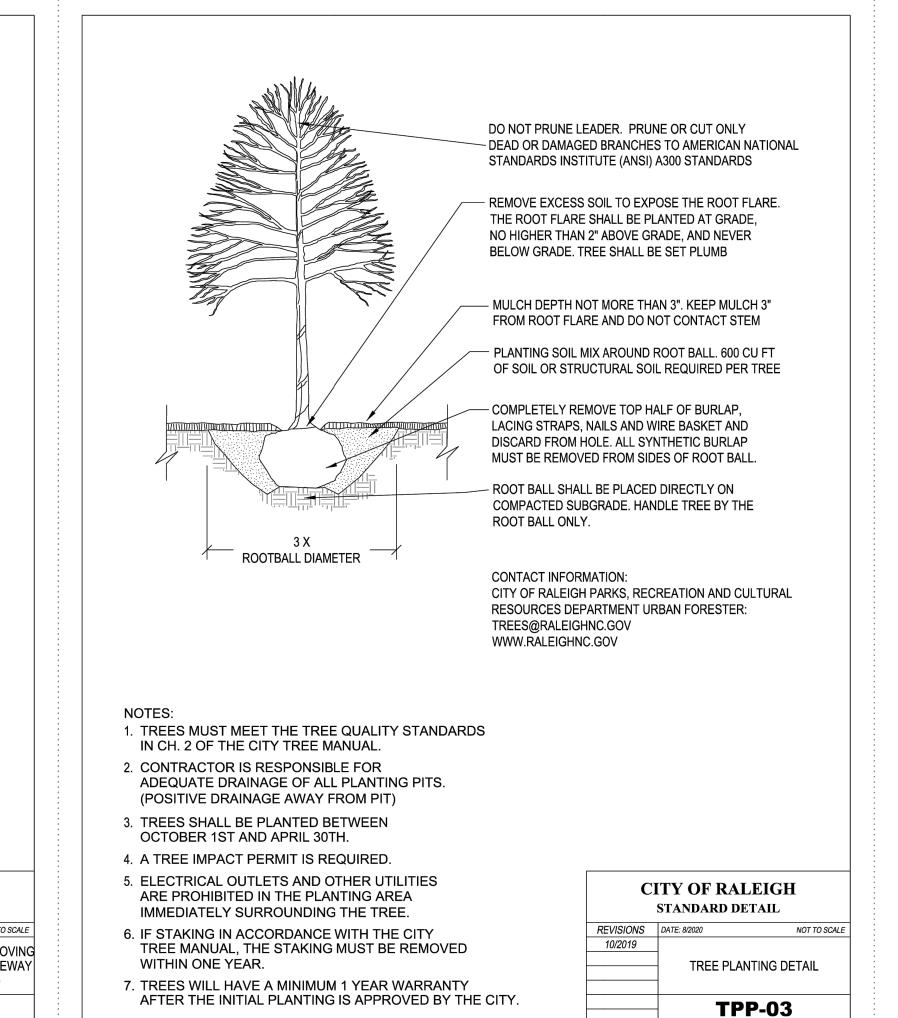


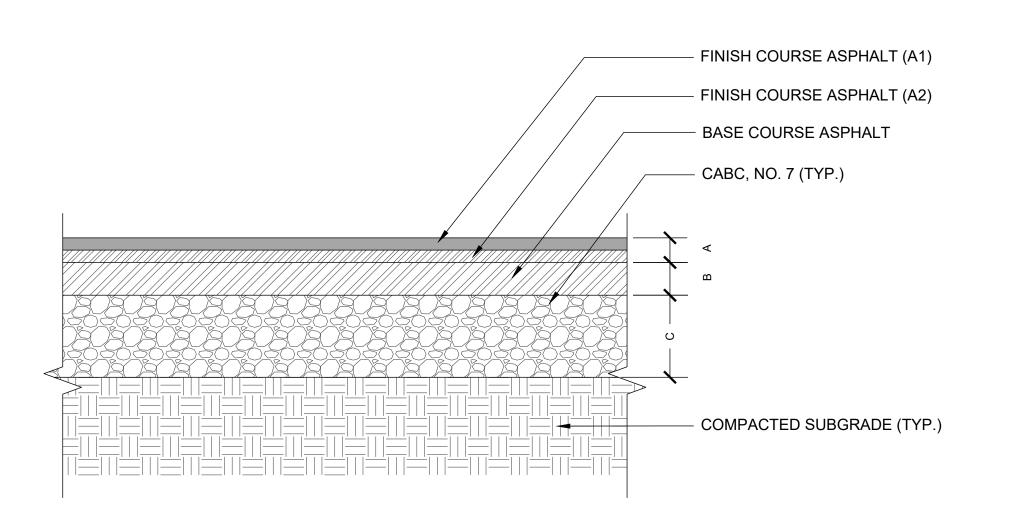
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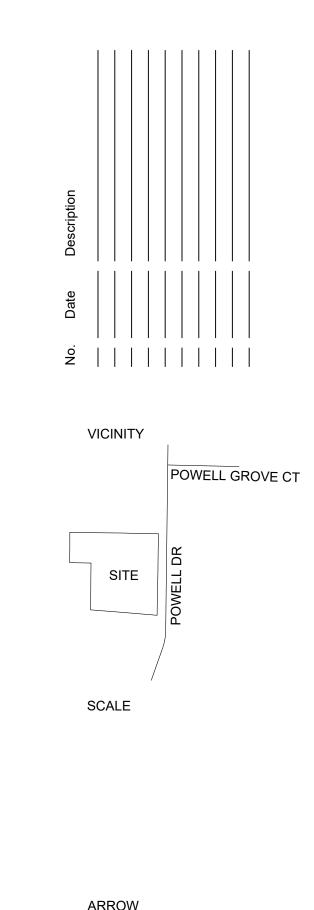








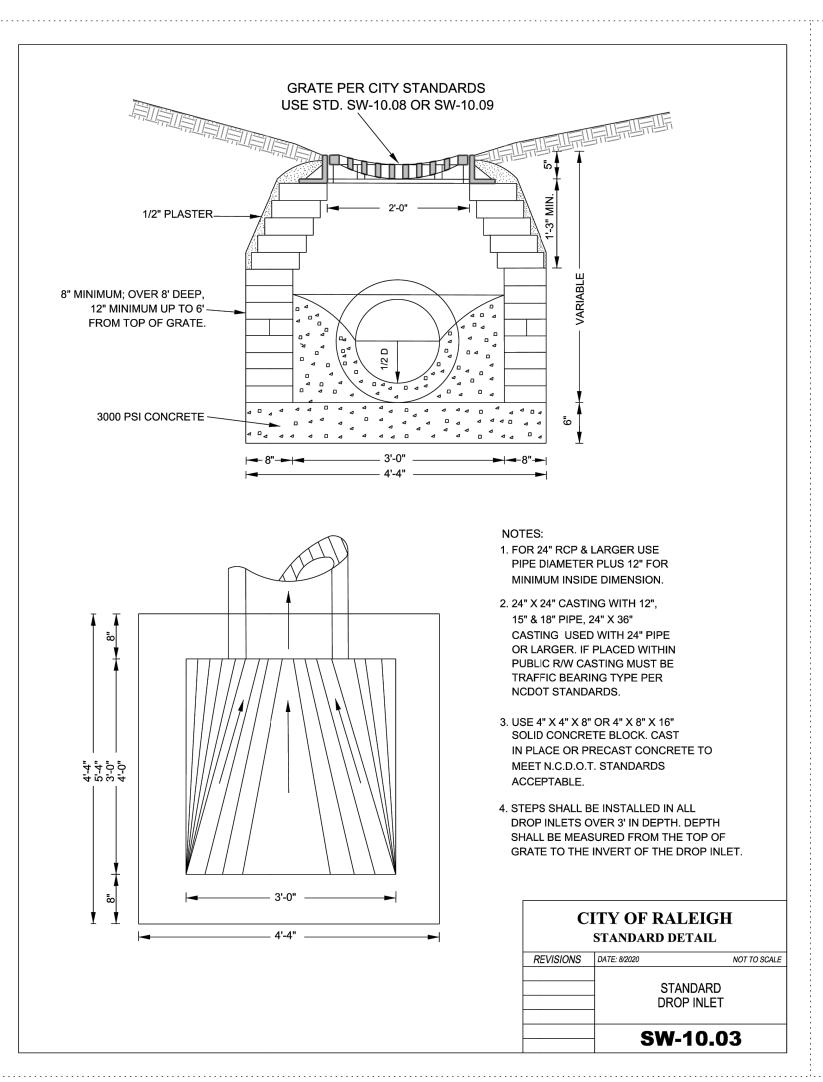
HEAVY DUTY ASPHALT PAVEMENT N.T.S.

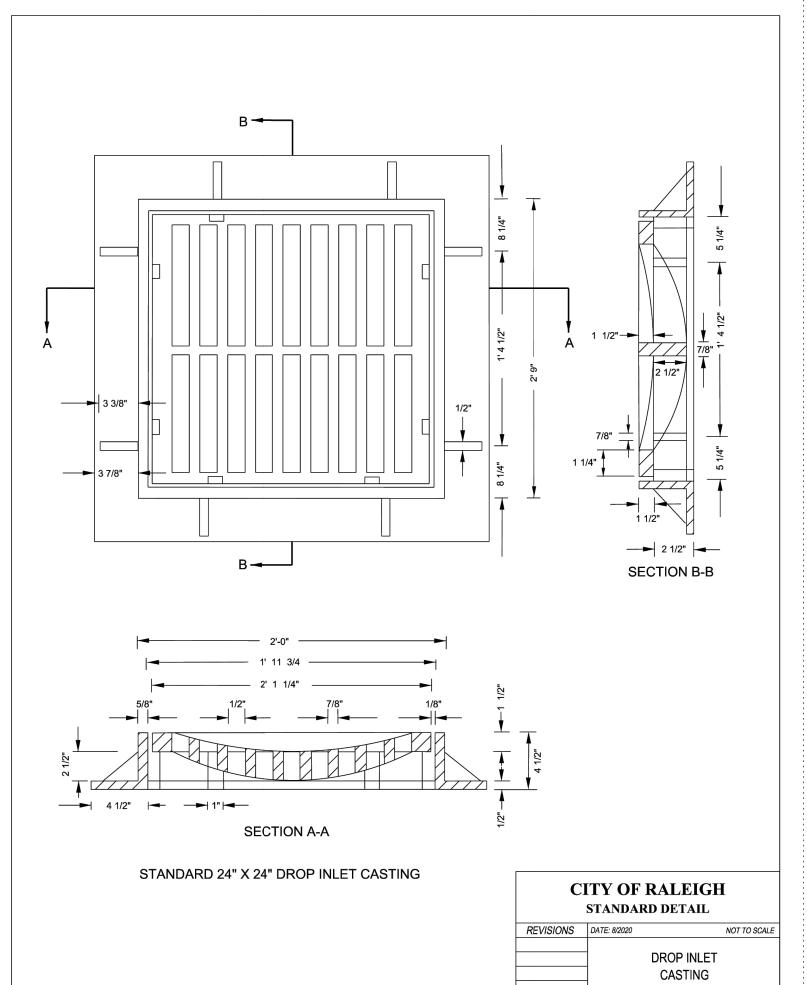


414 FAYETTEVILLE ST

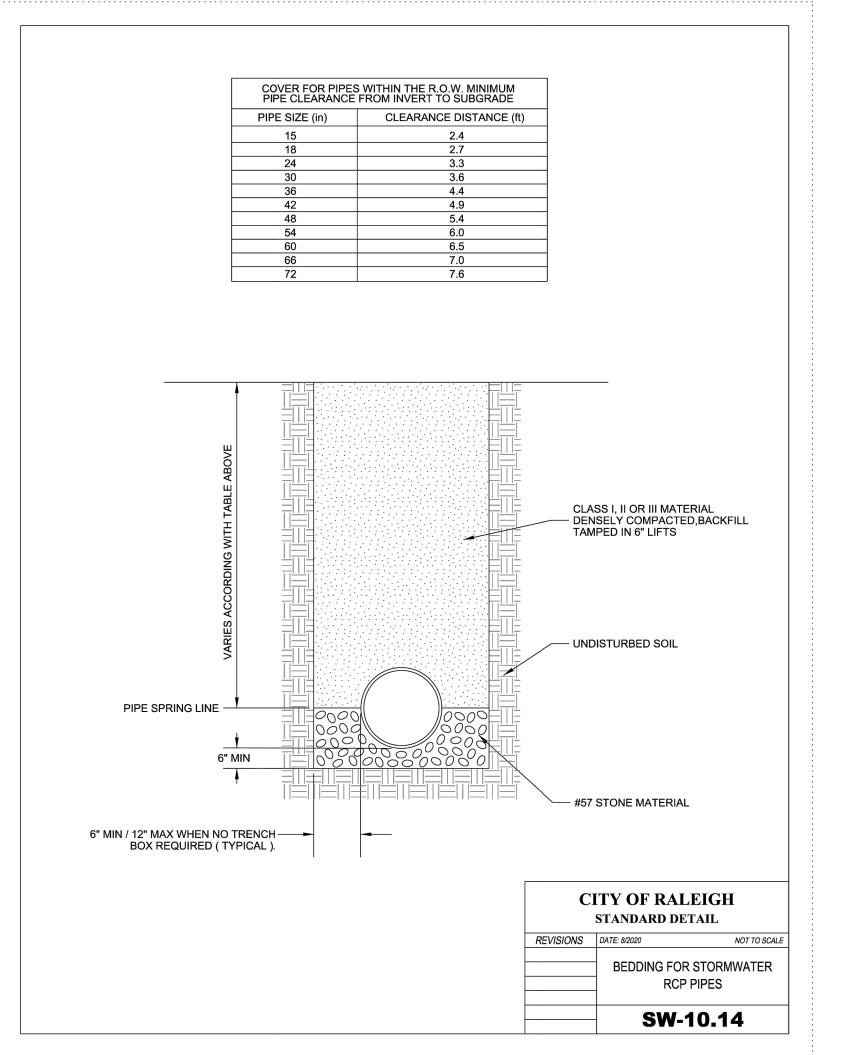
RALEIGH NC 27601

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SW-10.08

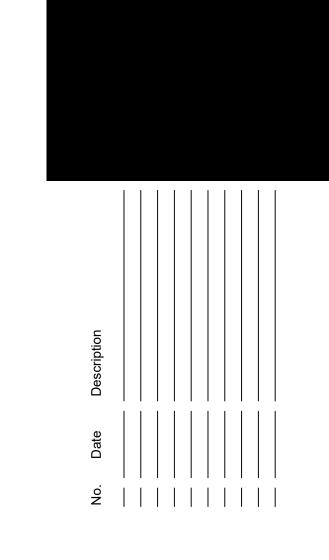


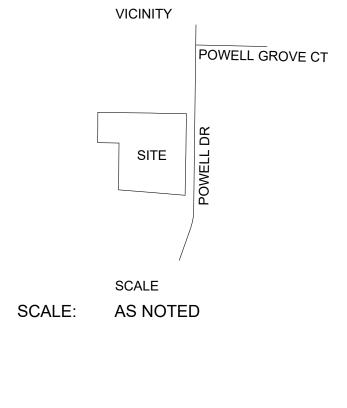


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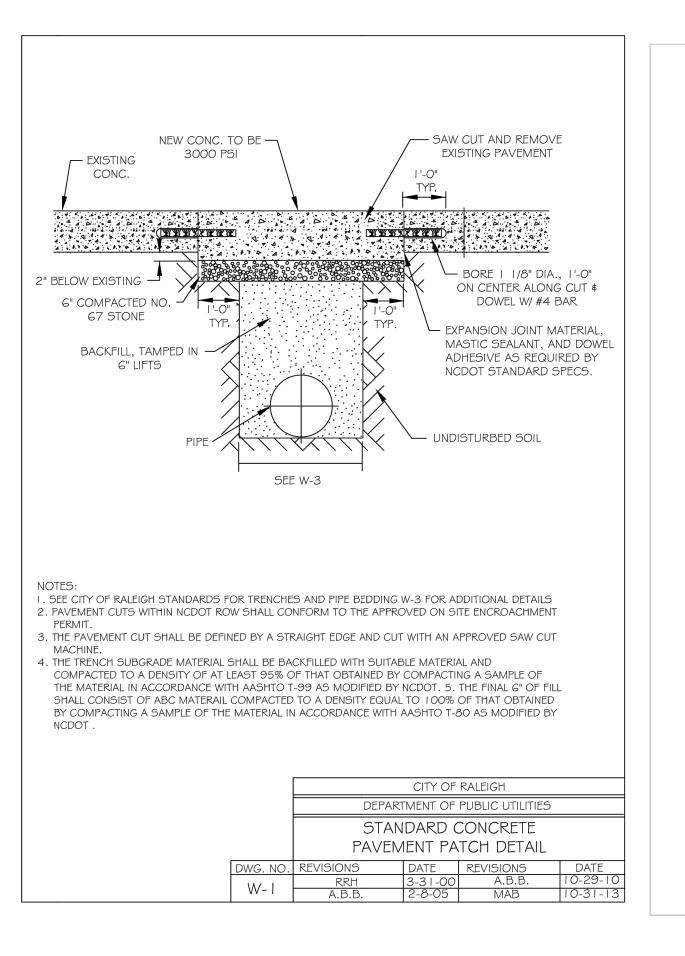
RALEIGH NC 27601

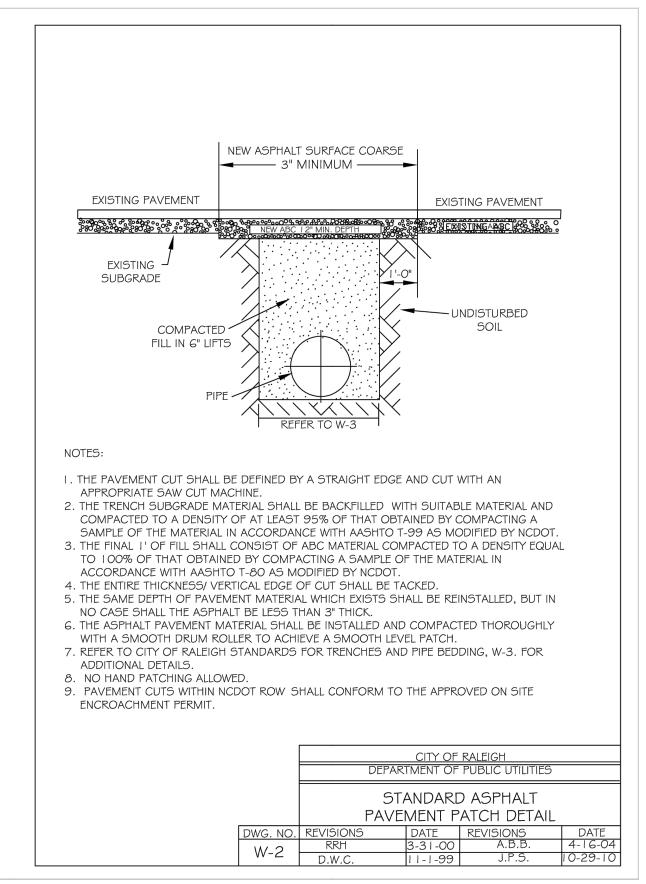
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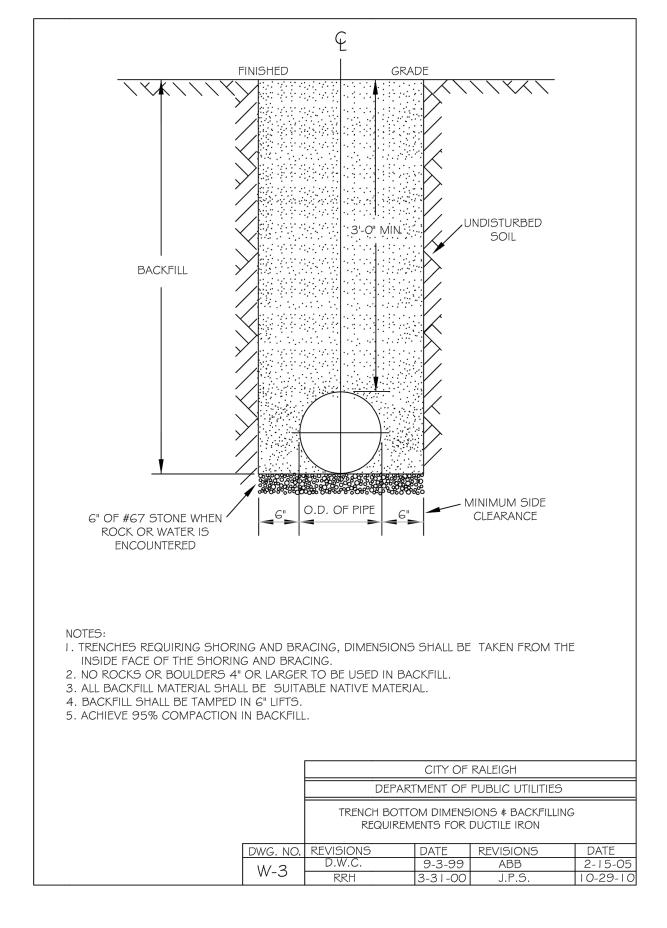


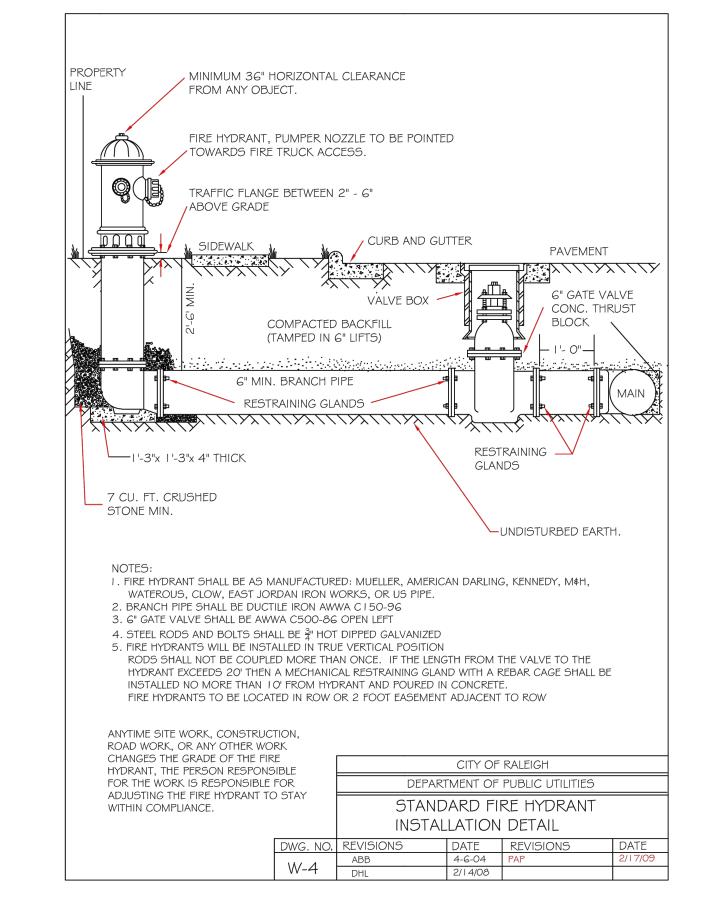


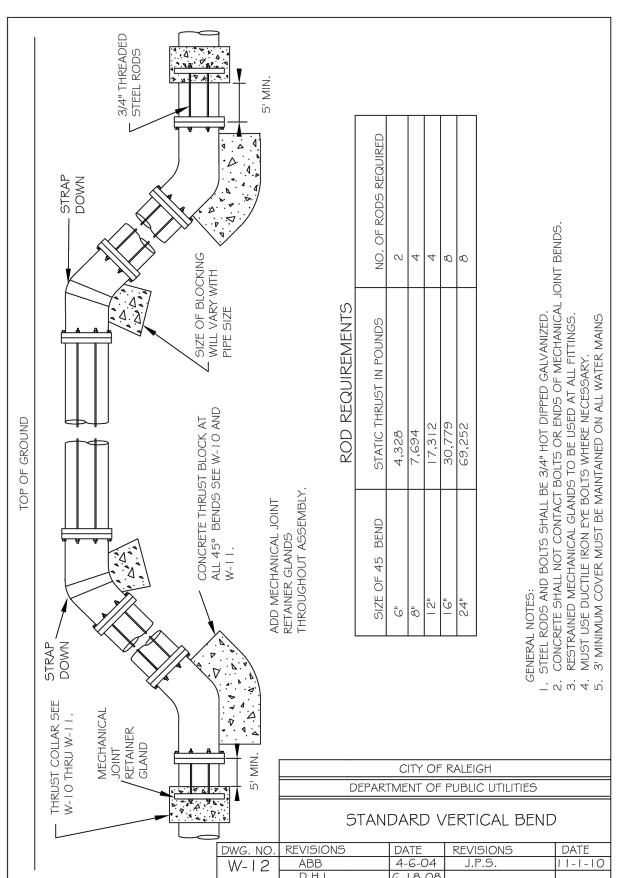
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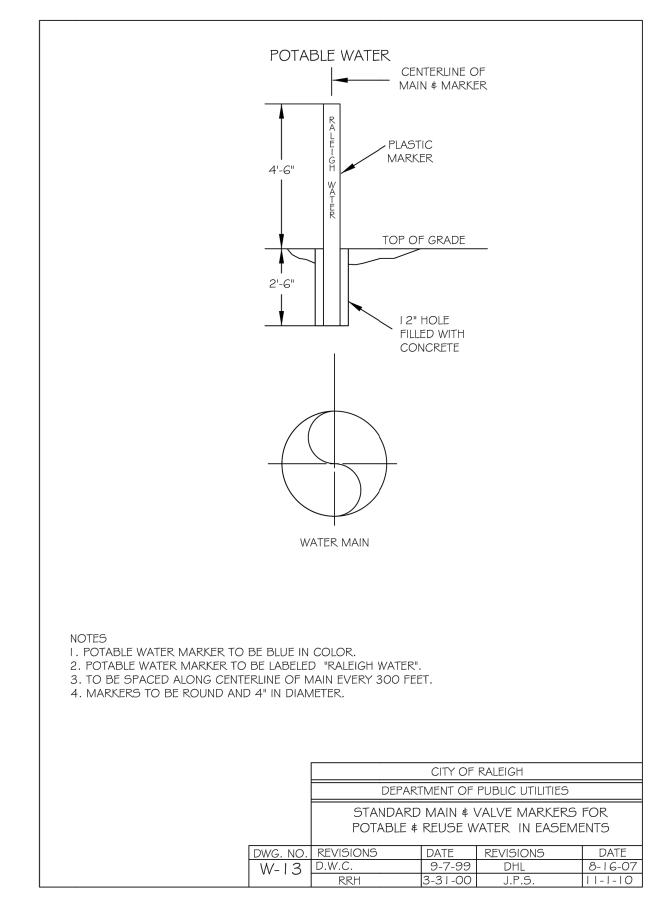


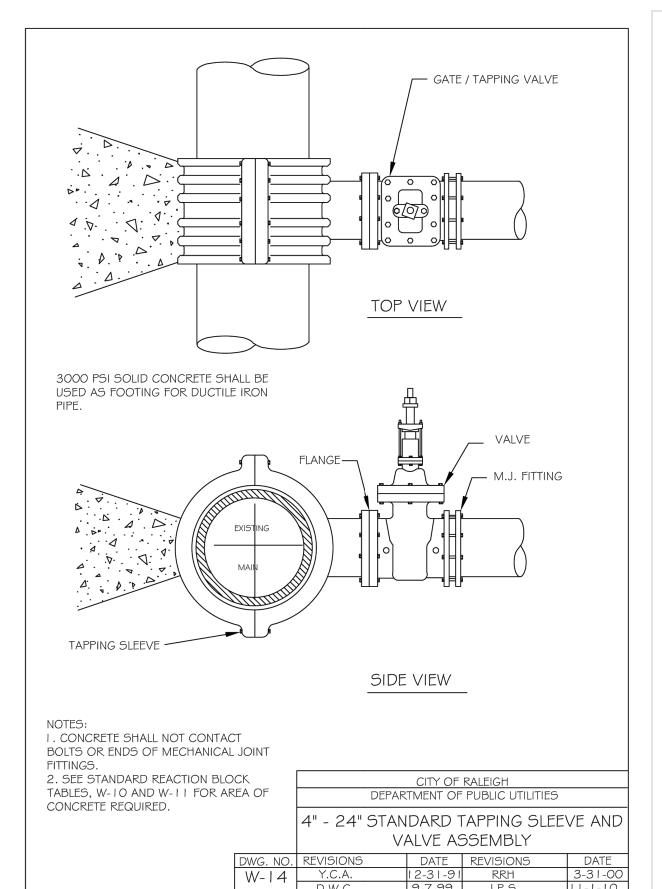


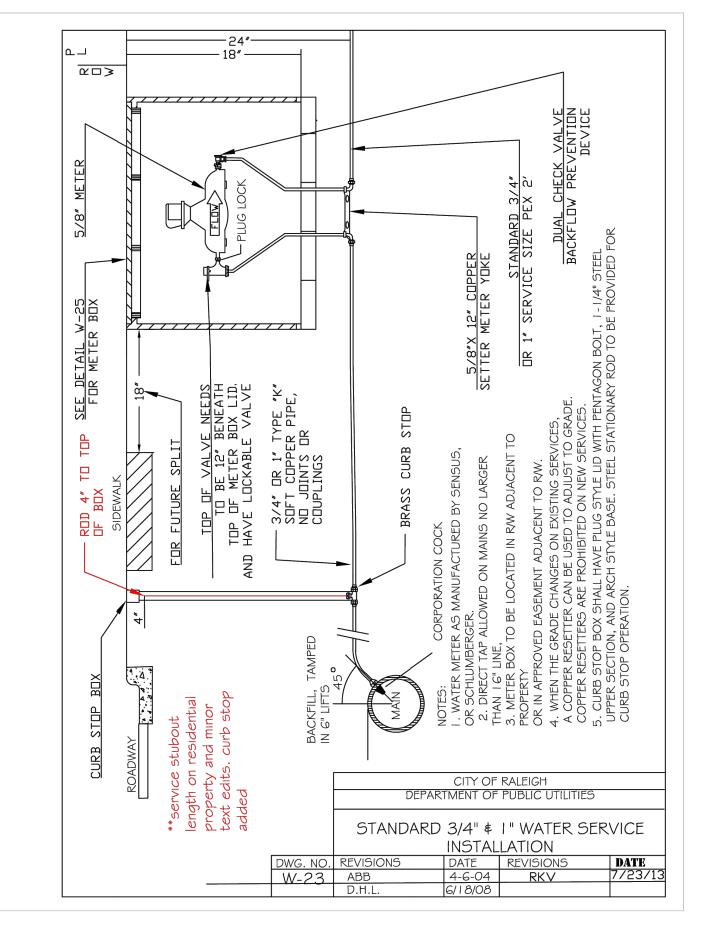


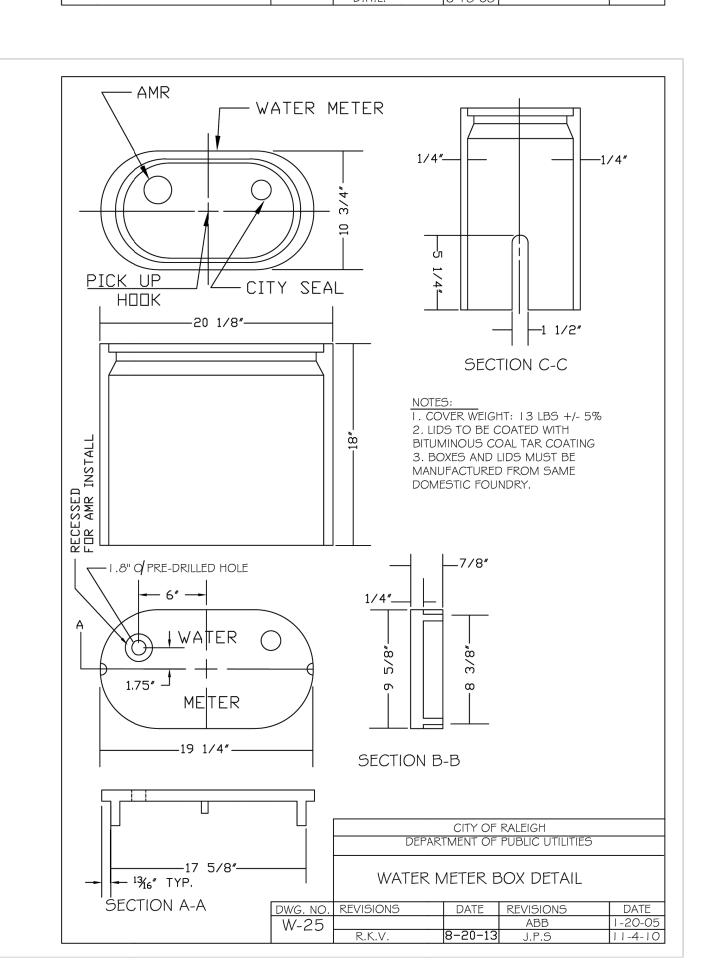


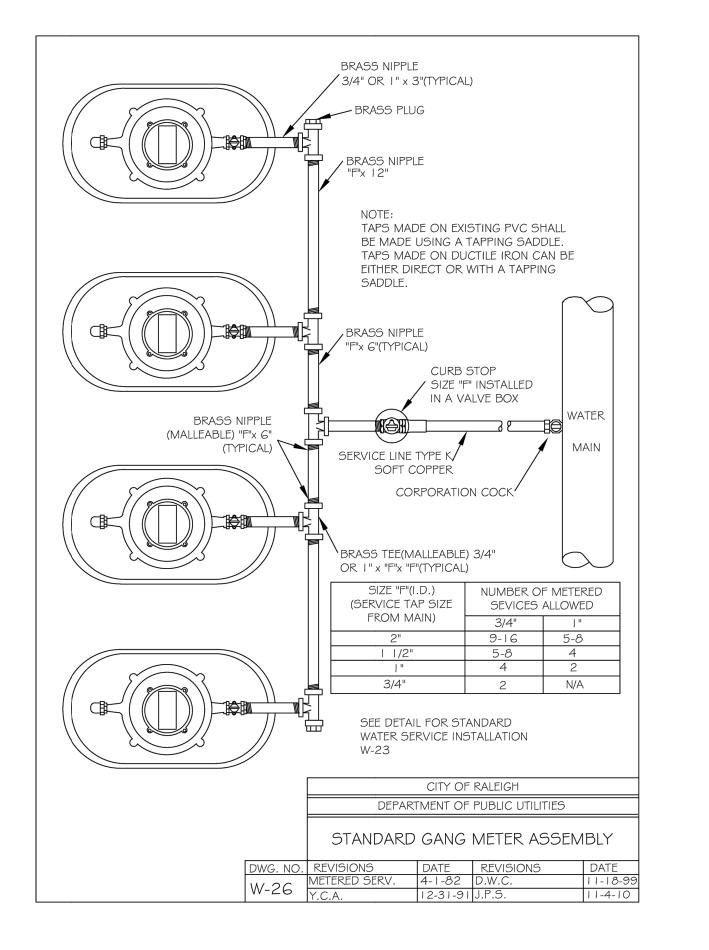


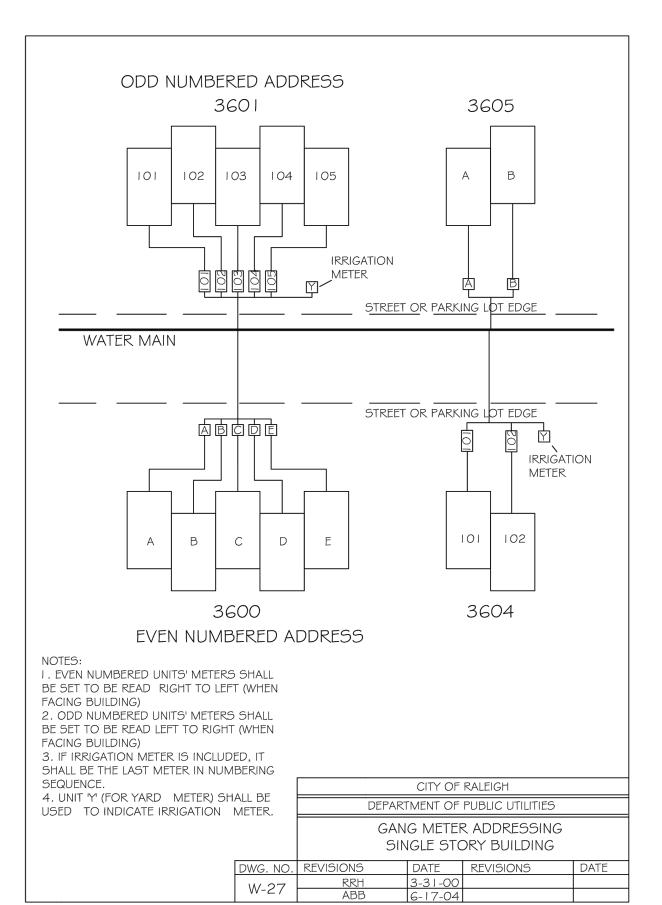


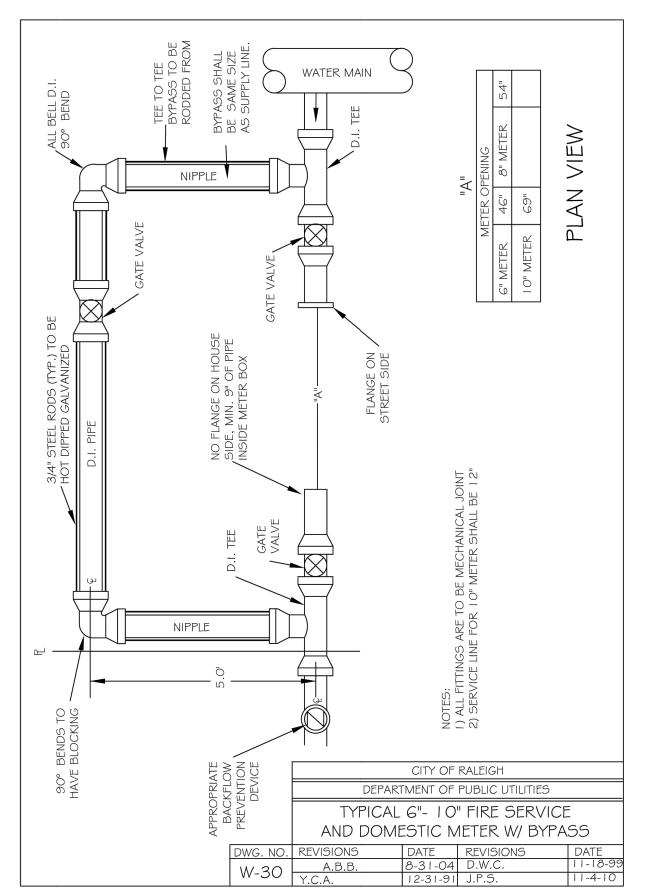




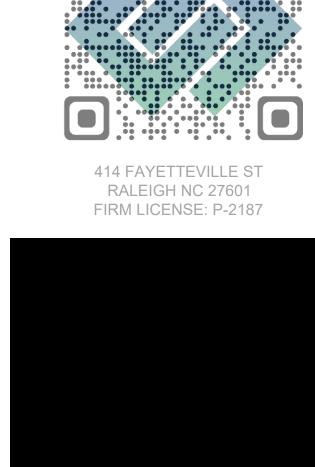


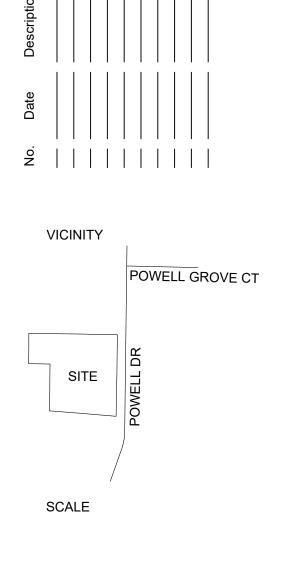


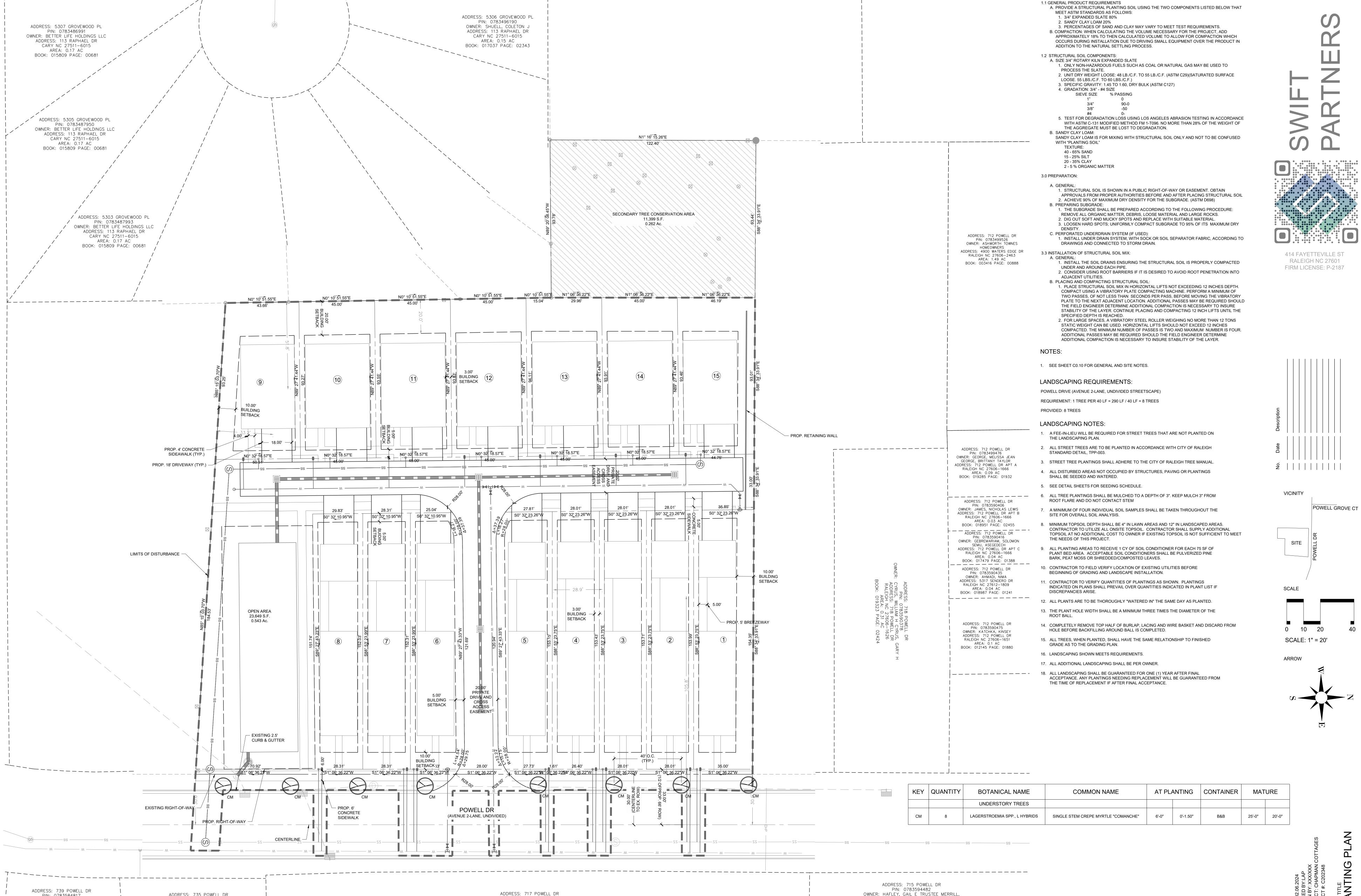












PIN: 0783593175

OWNER: SINGLETARY, HOWARD M JR TRUSTEE

HOWARD M SINGLETARY JR REVOCABLE TRUST

ADDRESS: 717 POWELL DR

RALEIGH NC 27606-1625

BOOK: 018986 PAGE: 02199

AREA: 2.0 AC

OWNER: HAFLEY, GAIL E TRUSTEE MERRILL,

CHRISTINE L TRUSTEE

ADDRESS: 715 POWELL DR

RALEIGH NC 27606-1625

AREA: 2.21 AC

BOOK: 017617 PAGE: 00658

ADDRESS: 735 POWELL DR

PIN: 0783582975

OWNER: NAPIER. JONATHAN GREGORY NAPIER,

KATELAND ELIZABETH BRANCH

ADDRESS: 735 POWELL DR

RALEIGH NC 27606-1625

AREA: 0.27 AC

BOOK: 017262 PAGE: 02279

PIN: 0783584817

OWNER: ROBERTSON, JAMES WILSON JR

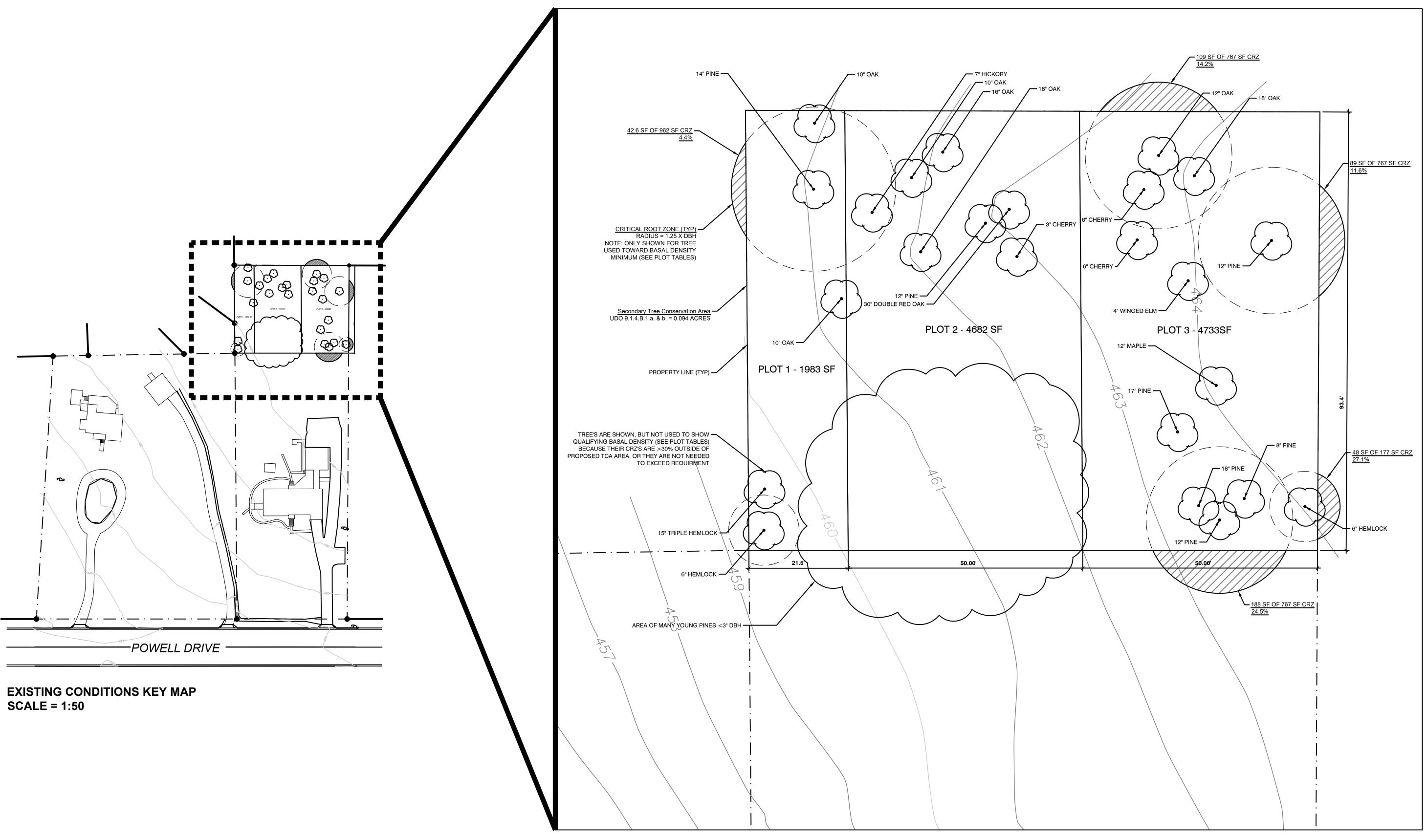
ADDRESS: PO BOX 11226

WINSTON SALEM NC 27116-1226

AREA: 1.43 AC

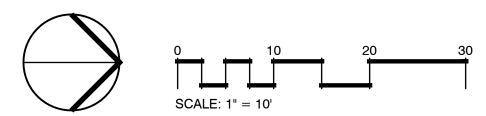
BOOK: 018098 PAGE: 00616

PLANTING REQUIREMENTS:



Pl	ot 1		Plo	t 2		P	lot 3	
	1983	SF		4682 9	SF		4733 5	SF .
		Basal			Basai			Basai
# - Species	DBH	Area	Species	DBH	Area	Species	DBH	Area
Hemlock	6	0.20	Hickory	7	0.27	Oak	12	0.79
Hemlock	15		Oak	10	0.55	Oak	18	
Oak	10	0.55	Oak	16		Cherry	6	0.20
Pine	14	1.07	Oak	18	1.77	Cherry	6	0.20
Oak	10		Pine	12	0.79	Pine	12	0.79
TOTAL B	ASAL AREA	1.81	Red Oak	30		Winged Elm	4	0.09
BASAL A	AREA/ACRE	39.76	Cherry	3	0.05	Maple	12	0.79
			241 - Sweet Gum	9	0.44	Pine	17	1.58
			TOTAL BA	SAL AREA	3.85	Pine	18	
			BASAL AF	REA/ACRE	35.86	Pine	12	
				•		Pine	8	0.35
						Hemlock	6	
						TOTAL	BASAL AREA	4.76

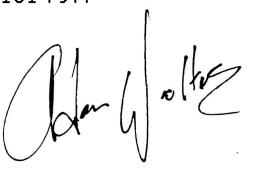
BASAL AREA/ACRE



THIS TREE CONSERVATION PLAN AND ASSOCIATED DATA HAS BEEN CERTIFIED BY:

ADAM WALTERS

ISA CERTIFIED ARBORIST SO-10149A



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EDEEMING DEVELOPMEN GROUP

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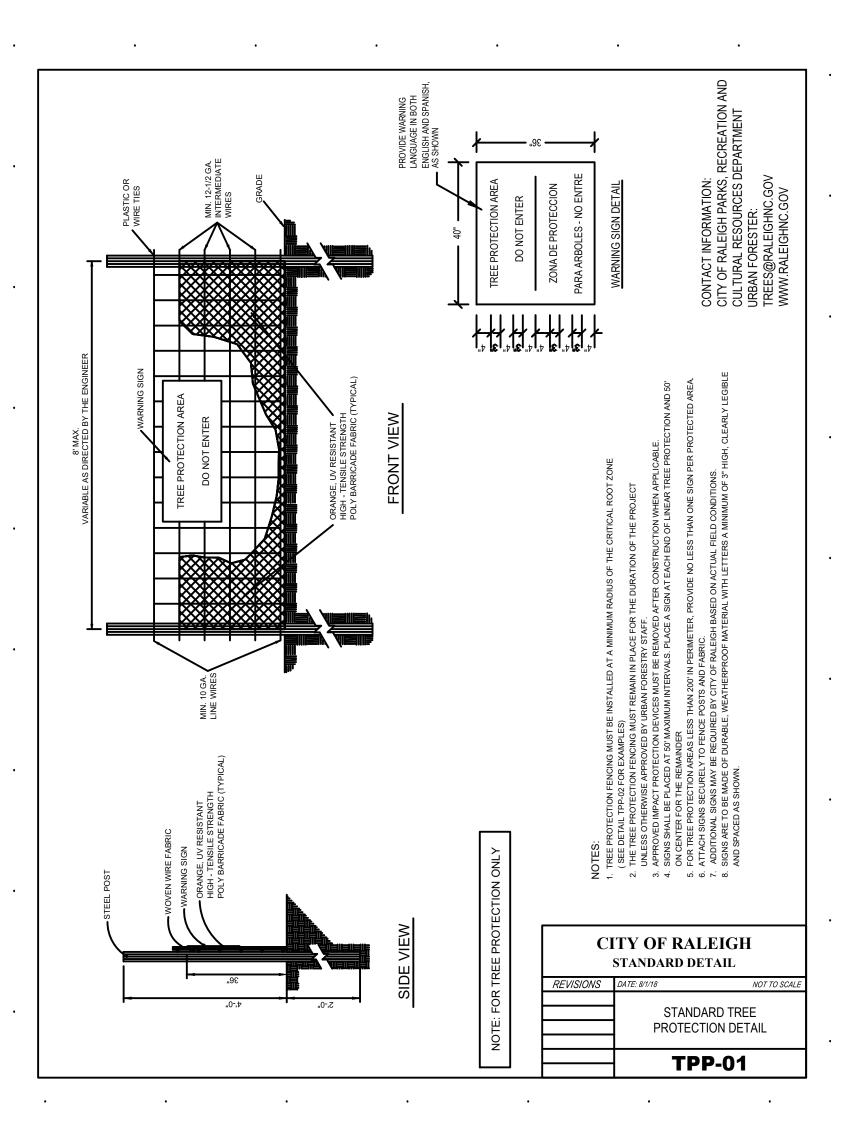
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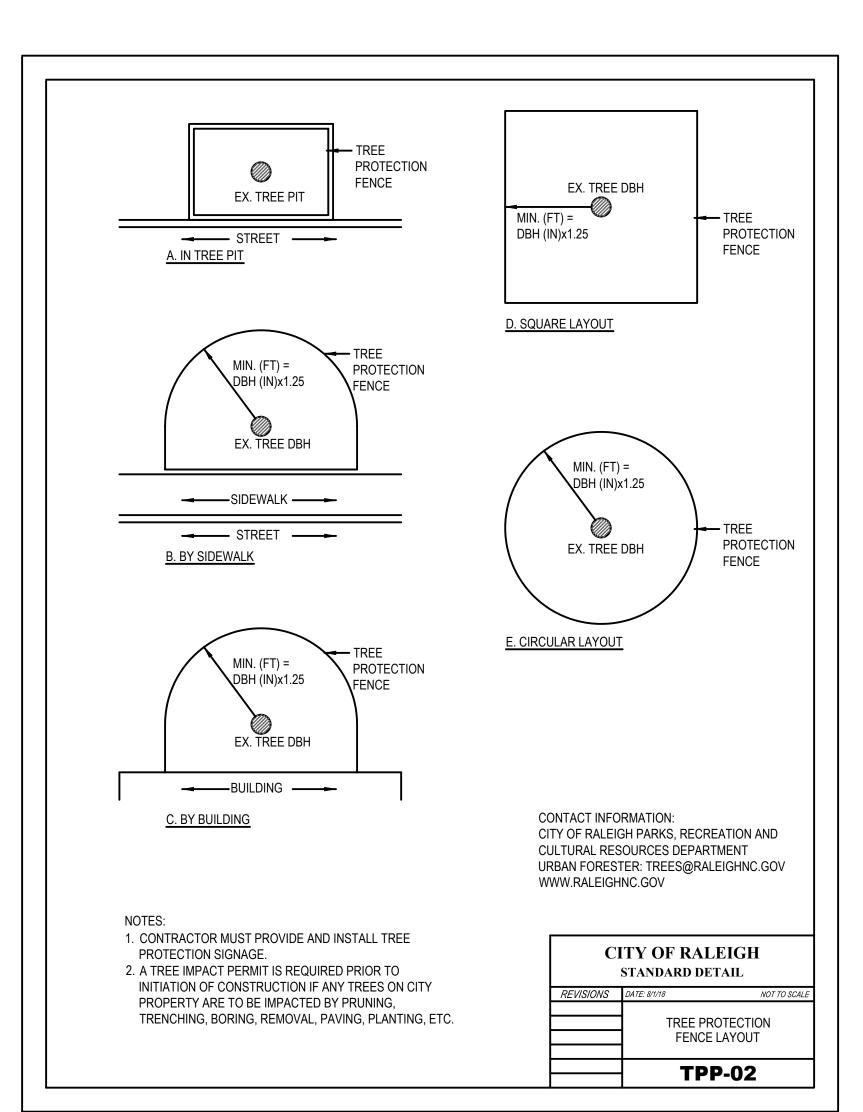
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JANUARY 3rd 2024

TREE CONSERVATION PLAN

L-2.0







PLOT 1 EAST SIDE



PLOT 1 WEST SIDE



PLOT 2

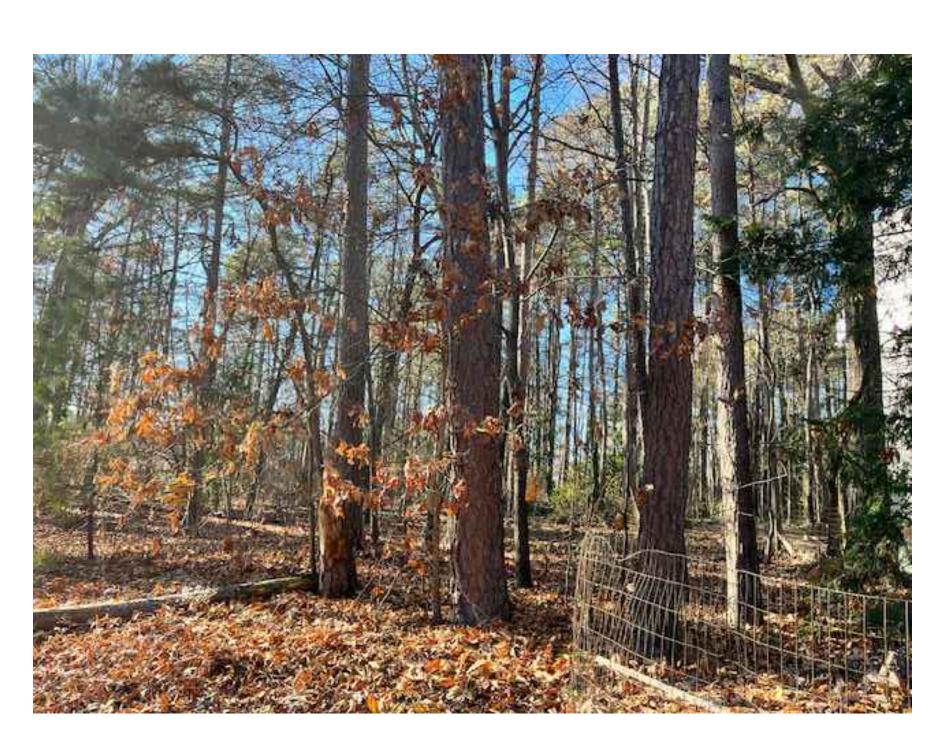
Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: Chapman Cottages		
Gross Site Acres:	2.355	a
Right-of-way to be dedicated with this project:	0.023	a
Net Site Acres:	2.332	

Right-of-way to be dedicated with this project:	0.020	ac
Net Site Acres:	2.332	ac
	Number	Perd
	of Acres	of T
UDO 9.1.4.A. Primary Tree Conservation Areas		
1. Primary Tree Conservation Area - SHOD 1		ac
Primary Tree Conservation Area - SHOD 2		ac
2. Primary Tree Conservation Area - Parkway Frontage		ac
3. Primary Tree Conservation Area - CM		ac
Primary Tree Conservation Area - MPOD		ac
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac
7. Primary Tree Conservation Area - 45% Slopes		ac
8. Primary Tree Conservation Area -Thoroughfare		ac
Subtotal of Primary Tree Conservation Areas:		ac
Subtotal of Primary Tree Conservation Areas: UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas		ac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway	0.261	
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas		ac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)		ac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area		ac ac 11.22
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas)		acacacacacac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas) Subtotal of Secondary Tree Conservation Areas:	as	acacacacacacacac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas) Subtotal of Secondary Tree Conservation Areas: TOTAL ALL TREE CONSERVATION AREA PROVIDED:	as	acacacacacacacac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas) Subtotal of Secondary Tree Conservation Areas: TOTAL ALL TREE CONSERVATION AREA PROVIDED: UDO 9.1.9. Watershed Protection Overlay Districts	as	ac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas) Subtotal of Secondary Tree Conservation Areas: TOTAL ALL TREE CONSERVATION AREA PROVIDED: UDO 9.1.9. Watershed Protection Overlay Districts UWPOD - Wooded Area (planted)	as	ac 11.22 ac 11.22 ac ac ac ac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas) Subtotal of Secondary Tree Conservation Areas: TOTAL ALL TREE CONSERVATION AREA PROVIDED: UDO 9.1.9. Watershed Protection Overlay Districts UWPOD - Wooded Area (preserved)	as	ac
UDO 9.1.4.D.2 Tree Conservation Area - Greenway UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas) UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Area (Include individual trees and their alternate compliance areas) Subtotal of Secondary Tree Conservation Areas: TOTAL ALL TREE CONSERVATION AREA PROVIDED: UDO 9.1.9. Watershed Protection Overlay Districts UWPOD - Wooded Area (preserved) UWPOD - Wooded Area (planted) FWPOD - Wooded Area (planted)	0.261	ac



PLOT 3

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REVISIONS

JANUARY 3rd 2024

TREE CONSERVATION DETAILS