Administrative Approval Action

Case File / Name: SUB-0010-2022
DSLC - Everlee Subdivision Phase Lines Revision

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 west side of Watkins Road, north of Old Milburnie Road, at 2932, 2933, 3013, 3029 & 3033 Watkins Town Rd, 1505 Old Watkins.

REQUEST: Development of a 104.98-acre tract composed of multiple parcels zoned R-6 CU into a Conservation Development Subdivision. The development includes 18.31 acres of right-of-way dedication with a net area of 86.68 acres. The proposed subdivision consists of 275 lots: 167 detached single-family lots, 94 townhomes, and 14 HOA Common Lots.

The sole purpose of this subdivision resubmittal is to revise the previous preliminary subdivision plan, Everlee Subdivision SUB-0010-2022, approved on 3/7/23, by adding 4 new phases to the development. Phase 1 is 43.11 acres (1,877,736.78 sf); Phase 2 is 14.62 acres (636,762.78 sf); Phase 3 is 30.44 acres (1,326,137.78 sf) and Phase 4 is 14.48 acres (630,883.78 sf). No other changes are being made from the original approved preliminary subdivision. The sunset date for the plan approval has not changed.

Z-28-21 - Adopted 12/07/21 - Old Watkins Rd rezoning to R-6.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:
SUR-0318-2023: DSENG - Surety/Infrastructure
SPR-0068-2023: DSLC - Site Permitting Review/Major [Signature Set]
RCMP-0172-2023: DSLC - Recorded Maps/Recombination

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 26, 2023 by BGE.**

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. The greenway connection located at 2932 Watkins Town Road will meet all Greenway trail design standards, be located within a bicycle & pedestrian easement, and include a seating area for the neighborhood and any future pedestrian traffic once the greenway corridor is improved.

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2. A detail for the 6 foot fence and split rail fence notation across the site's northern border is provided with the Site Permit Review plans set or the note label is removed from sheets C3-7, C4 of the plans set.

3. All lot dimensions (width and depth details) are provided and shown in the Site Permit Review plans set.

4. Civil plans set demonstrate and show lot chords, distances, metes and bounds, and demonstrate residential lot setbacks, including design requirements for townhome internal lots.

5. All previous approved plat recordings, signed, sealed with book map & pg.#, are inserted and provided with the civil Site Permit Review plans set.

6. Revised civil Site Permit Review plans are updated to show new phase lines for the subdivision.

7. The existing conditions sheet in the civil Site Permit Review plans set is revised and updated to reflect and show the existing land configuration and conditions.

8. Applicant reviews site data table and updates parcel PIN#s and also revises the PIN # for parcel #1222. And the overall gross area sf/acreage for the development and phase areas is reviewed, revised & updated on the site data table.

9. A copy of the revised preliminary subdivision Administrative Action (AA) letter is transposed into the civil Site Permit Review plans set sheets.

10. The overall gross area acreages for phases 1-4 are reviewed and revised to match the overall gross acreage for the development and the reference for the Perry Partial Land Sale right-of-way PIN # is updated.

11. Applicant reviews and revises PIN#1747711222 on the site data table on the civil Site Permit Review plans set, and insert all plat recordings, with book map/pgs., into the civil SPR plans set.

Engineering

12. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities

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

14. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

Stormwater

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15. 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).

16. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

17. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

18. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

19. 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).

20. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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

☑	Stormwater Maintenance Covenant Required
☑	Slope Easement Deed of Easement Required
☑	Pedestrian and Bicycle Access Deed of Easement Required

☑	Utility Placement Deed of Easement Required
☑	Right of Way Deed of Easement Required

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

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

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

2. A recombination plat is recorded before or in conjunction with any residential lots or phase recordation.

3. Provide documentation indicating a Property Owner's Association has been established for the subject development.

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4. A demolition permit shall be issued and this building permit number shown on all maps for recording.

5. All plat recording demonstrate compliance with UDO Section 2.5.7 for required open space per a Compact Development subdivision.

6. Comply with applicable zoning conditions in Z-28-22 & Sec.2.4.1.

7. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

8. The final subdivision maps to be recorded shall include a note on all sheets showing common area and open space lots which states "All common area and open space lots are to be owned and maintained by the Property Owners' Association for this development."

9. The subdivision recorded plat shows new phase lines and land area acreage/sf per the revised preliminary subdivision.

Engineering

10. 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)

11. A fee-in-lieu for any portion of public infrastructure required of the development that is not being provided with the approved SPR plan is paid to the City of Raleigh (UDO 8.1.10).

12. A slope easement (locations and size determined during SPR review) 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)

13. 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.

14. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

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15. 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)

16. A pedestrian and bicycle 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

17. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a new water main in airmax drive

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

Stormwater

19. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

20. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

21. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

22. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

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

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24. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

25. 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).

Urban Forestry

26. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 11.64 acres of tree conservation area.

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

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

General

1. Comply with all conditions of Z-28-21 & UDO Sec.2.4.1.

Public Utilities

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

Urban Forestry

3. A public infrastructure surety for the required 535 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.

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Sandy Bluff Rd, 43 trees along Gray Alder Ln, 60 trees along Cedar Elm Way, Hickory Field Dr 31, 7 tree along Vasey Oak Dr, 96 Golden Ash Way, 74 trees along Laurel Pond Way, 27 trees along Blue Jack Ln, 45 trees along Yellow Beech Dr, 76 trees along Peachford Ln, and 53 trees along Arden Branch Ln.

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

General

1. All street lights and street signs required as part of the development approval are installed.

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2. 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.

3. Prior to issuance of the final CO in the development , signal warrant analyses at the intersections of Mitchell Mill Road and Watkins Road, and Forestville Road and Old Watkins Road are required and shall be conducted by the developer. Studies shall be conducted prior to the final acceptance of the streets and sidewalks in the final phase of development, and prior to the release of any surety associated with the work for the streets and sidewalks associated with the subdivision plan.

   Details of the analysis shall be coordinated in advance, and subsequently submitted to NCDOT District Office and City of Raleigh Transportation Department for evaluation. If either study finds signalization warrants have been met, then the development shall be responsible for improving the associated intersection(s) accordingly. At the time of permitting the final phase of development, the developer shall put forth a separate surety with the City, covering the cost of signalization in the amount calculated by a licensed professional.

Stormwater

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

EXPIRATION DATES: 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: March 7, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: March 7, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/26/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

PRELIMINARY SUBDIVISION PLANS

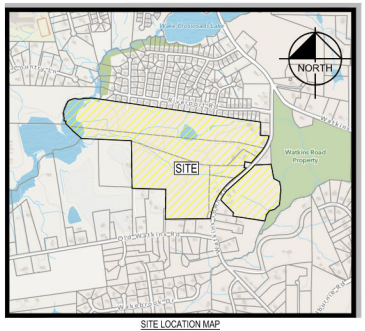
EVERLEE SUBDIVISION

PHASES 1 THROUGH 4

WATKINS TOWN ROAD

RALEIGH, NORTH CAROLINA 27604

PRELIMINARY SUBDIVSION PLAN (SUB-0010-2022) REVISION: PURPOSE OF PLAN REVISION IS TO INCLUDE PHASES #1 - #4. NO OTHER CHANGES ARE BEING MADE.



SITE LOCATION MAP
SCALE: 1" = 1,000'

GIS STREET NAMES APPROVED 6-8-2022

1. VASEY OAK DRIVE
2. GRAY ADLER LANE
3. GOLDEN ASH WAY
4. CEDAR ELM LANE
5. HICKORY FIELD DRIVE
6. BLUEJACK LANE
7. LAUREL POND WAY
8. YELLOW BEECH

PERMITS REQUIRED

1. 401/ 404 PERMITS FOR WETLANDS IMPACT
2. NCDOT UTILITY ENCROACHMENT
3. NCDOT DRIVEWAY PERMIT

PRIMARY STREET DESIGNATIONS

PER UDO TC-5A-18 & UDO SEC.1.5.4.C, THE PRIMARY STREET DESIGNATIONS SHALL BE THE FOLLOWING:

LOTS 8,16 - GRAY ALDER LANE
LOT 27 - SANDY BLUFF ROAD
LOTS 33, 49, 83, & 224 - LAUREL POND WAY
LOTS 58, 68, 73, 74 - YELLOW BEECH DRIVE
LOTS 85, 96, 97, 105, 106, 207 - GOLDEN ASH WAY
LOTS 195, 203 - BLUE JACK LANE
LOTS 137, 170, 181 - CEDAR ELM LANE

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

PROPERTY OWNER CONTACT INFORMATION

PERRY, CYNTHIA S TRUSTEE
(35 ACRE TRACT)
CINDY PERRY
PHONE: 919-413-5254
EMAIL: BENANDCINDY@BELLSOUTH.NET

ZEIGLER, DONALD LAWRENCE / MURRAY, JAMES EDWARD / MURRAY, KEITH EARL
(19.1 ACRES)
DON ZEIGLER
PHONE: 919-218-3235

ZEIGLER, DONALD L
(1.69 ACRES)
DON ZEIGLER
PHONE: 919-218-3235

BROTHER SEVENTEEN LLC
(17.57 ACRES)
BOB DUKE (MANAGING MEMBER)
PHONE: 919-914-5081
EMAIL: BDUKE57@GMAIL.COM

DUKE, ROBERT MANTLE / DUKE, RONALD EDWARD / DUKE, ROGER HENDERSON
(3.34 ACRES)
BOB DUKE
PHONE: 919-914-5081
EMAIL: BDUKE57@GMAIL.COM

RONALD DUKE
EMAIL: RONDUKE@GMAIL.COM

ROGER DUKE
EMAIL: ROGERDUKEHAIR@YAHOO.COM

WATKINS, HILDA W
(24.5 ACRES)
HILDA WATKINS
PHONE: 984-365-7025

Preliminary Subdivision Application

Site Review

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

Raleigh

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.

DEVELOPMENT OPTIONS (UDO Chapter 2)

☐ Conventional Subdivision ☐ Compact Development ☑ Conservation Development
☐ Cottage Court ☐ Flag lot ☐ Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION

Scoping/sketch plan case number(s): N/A

Development name (subject to approval): Everlee Subdivision

Property Address(es): 1747701824, 1747702102, 1746884942, 1747615228, 1747811098, 1746798664, 1747804539, 1747709196

Recorded Deed PIN(s): 1747701824, 1747702102, 1746884942, 1747615228, 1747811098, 1746798664, 1747804539, 1747709196

Building type(s): ☑ Detached House ☐ Attached House ☑ Townhouse ☐ Apartment ☐ General Building ☐ Mixed Use Building ☐ Civic Building ☑ Open Lot ☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names: Lennar Carolinas, LLC.

Company: Lennar Title: Tucker Ennis, Land Entitlements Manager
Address: 1100 Perimeter Park Drive, Suite 112, Morrisville, NC 27560
Phone #: 919-960-7674 Email: tucker.ennis@lennar.com

Applicant Name (If different from owner. See "who can apply" in instructions): Javier D. Jaramillo, PE

Relationship to owner: ☐ Lessee or contract purchaser ☑ Owner's authorized agent ☐ Easement holder

Company: BGE, Inc. Address: 5440 Wade Park Blvd, Suite 102, Raleigh, NC 27607
Phone #: 919-276-0111 Email: jjaramillo@bgeinc.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names:

Company: Lennar - Tucker Ennis, PE Title: Land Entitlements Manager
Address: 1100 Perimeter Park Drive, Suite 112, Morrisville, NC 27560
Phone #: 919-276-0111 Email: tucker.ennis@lennar.com

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DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 104.98 AC (4,573,015.92 SF)

Zoning districts (if more than one, provide acreage of each):
R-6-CU

Overlay district(s): N/A | Inside City Limits? ☑ Yes ☐ No | Historic District/Landmark: N/A ☐
Conditional Use District (CUD) Case # Z- 28-21 | Board of Adjustment Case # BOA- N/A | Design Alternate Case # DA- N/A

STORMWATER INFORMATION

Impervious Area on Parcel(s): Existing (sf) 15,873 Proposed total (sf) 920,423
Impervious Area for Compliance (includes right-of-way): Existing (sf) 89,9225 Proposed total (sf) 1,542,459

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 167	# of Attached House Lots:	# of Townhouse Lots: 94
# of Tiny House Lots:	# of Open Lots: 15	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 276	Total # Dwelling Units: 261	

Proposed density for each zoning district (UDO 1.5.2.F): N/A

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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

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

Signature: Date: 6/26/2023
Printed Name: Tucker Ennis
Signature: Date: 6/26/2023
Printed Name: Javier Jaramillo, PE

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SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	REVISION
COVER	COVER SHEET	REV.
C0-1	GENERAL NOTES	
C0-2	EXEMPT SUBDIVISION PLAT	
C1-0	BOUNDARY AND TOPOGRAPHIC SURVEY (1 OF 3)	
C1-1	BOUNDARY AND TOPOGRAPHIC SURVEY (2 OF 3)	
C1-2	BOUNDARY AND TOPOGRAPHIC SURVEY (3 OF 3)	
C1-3	DEMOLITION PLAN	
C3-0	OVERALL SITE PLAN	REV.
C3-1	ENLARGED SITE PLAN (1 OF 10)	REV.
C3-2	ENLARGED SITE PLAN (2 OF 10)	REV.
C3-3	ENLARGED SITE PLAN (3 OF 10)	REV.
C3-4	ENLARGED SITE PLAN (4 OF 10)	REV.
C3-5	ENLARGED SITE PLAN (5 OF 10)	REV.
C3-6	ENLARGED SITE PLAN (6 OF 10)	REV.
C3-7	ENLARGED SITE PLAN (7 OF 10)	REV.
C3-8	ENLARGED SITE PLAN (8 OF 10)	REV.
C3-9	ENLARGED SITE PLAN (9 OF 10)	REV.
C3-10	ENLARGED SITE PLAN (10 OF 10)	REV.
C3-11	HOSE LENGTH EXHIBIT	REV.
C3-12	LAND AREA EXHIBIT	REV.
C3-13	LOT TABLES	REV.
C3-14	SITE DETAILS (1 OF 2)	REV.
C3-15	SITE DETAILS (2 OF 2)	REV.
C4-0	OVERALL GRADING PLAN	REV.
C4-1	ENLARGED GRADING PLAN (1 OF 10)	REV.
C4-2	ENLARGED GRADING PLAN (2 OF 10)	REV.
C4-3	ENLARGED GRADING PLAN (3 OF 10)	REV.
C4-4	ENLARGED GRADING PLAN (4 OF 10)	REV.
C4-5	ENLARGED GRADING PLAN (5 OF 10)	REV.
C4-6	ENLARGED GRADING PLAN (6 OF 10)	REV.
C4-7	ENLARGED GRADING PLAN (7 OF 10)	REV.
C4-8	ENLARGED GRADING PLAN (8 OF 10)	REV.
C4-9	ENLARGED GRADING PLAN (9 OF 10)	REV.
C4-10	ENLARGED GRADING PLAN (10 OF 10)	REV.
C5-0	SCM 1 PLAN & PROFILE	
C5-1	SCM 2 PLAN & PROFILE (1 OF 2)	
C5-2	SCM 2 PLAN & PROFILE (2 OF 2)	
C5-3	SCM 3 PLAN & PROFILE	
C5-4	SCM 4 PLAN & PROFILE	
C5-5	SCM 5 PLAN & PROFILE	
C5-6	SCM 6 PLAN & PROFILE	
C7-0	MASTER WATER PLAN	REV.
C7-1	MASTER SEWER PLAN	REV.
C8-0	OVERALL UTILITY PLAN	REV.
C8-1	ENLARGED UTILITY PLAN (1 OF 10)	REV.
C8-2	ENLARGED UTILITY PLAN (2 OF 10)	REV.
C8-3	ENLARGED UTILITY PLAN (3 OF 10)	REV.
C8-4	ENLARGED UTILITY PLAN (4 OF 10)	REV.
C8-5	ENLARGED UTILITY PLAN (5 OF 10)	REV.
C8-6	ENLARGED UTILITY PLAN (6 OF 10)	REV.
C8-7	ENLARGED UTILITY PLAN (7 OF 10)	REV.
C8-8	ENLARGED UTILITY PLAN (8 OF 10)	REV.
C8-9	ENLARGED UTILITY PLAN (9 OF 10)	REV.
C8-10	ENLARGED UTILITY PLAN (10 OF 10)	REV.
C9-0	OPEN SPACE PLAN	REV.
L1-0	OVERALL LANDSCAPE PLAN	REV.
L1-1	LANDSCAPE PLAN (1 OF 5)	REV.
L1-2	LANDSCAPE PLAN (2 OF 5)	REV.
L1-3	LANDSCAPE PLAN (3 OF 5)	REV.
L1-4	LANDSCAPE PLAN (4 OF 5)	REV.
L1-5	LANDSCAPE PLAN (5 OF 5)	REV.
L2-0	SCM LANDSCAPE PLAN (T OF 4)	
L2-1	SCM LANDSCAPE PLAN (2 OF 4)	
L2-2	SCM LANDSCAPE PLAN (3 OF 4)	
L2-3	SCM LANDSCAPE PLAN (4 OF 4)	
L3-0	LANDSCAPE DETAILS	
L3-1	LANDSCAPE DETAILS	
L4-0	TREE CONSERVATION AREA PLAN	REV.
1 THROUGH X-20	OFFSITE ROADWAY IMPROVEMENTS	

SUB-0010-2022
ZONING CASE NO: Z-28-21

REV	DATE	DESCRIPTION
1	06/26/2023	PSR AMENDMENT - INCLUDE PHASINGREV. SHEETS
2	05/02/2023	PSR AMENDMENT - INTRODUCING PHASING

DESIGNED BY: TW
DRAWN BY: CD
REVIEWED BY: JDJ

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MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

REVISION
COVER SHEET

FILE NUMBER: 8430-00
DATE: 06/26/2023
C0-0

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED BY ADVANCED CIVIL RALEIGH, NORTH CAROLINA OFFICE IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC FRONTAGE SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30"IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 30 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR NMEDIAESECOMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE.
16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS. PROWAG STANDARDS AND ADAAG SPECIFICATIONS
17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
18. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
19. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
21. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
23. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHWC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
24. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
25. NO TEMPERARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
26. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE 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 THE RALEIGH STREET DESIGN MANUAL ARTICLE 8.3 AND SECTION 4.6.1
27. THE WATKINS FAMILY CEMETERY (S1WAKE8418) IMMEDIATELY ADJACENT TO THE PROJECT AREA, CEMETERIES ARE PROTECTED UNDER NORTH CAROLINA GENERAL STATUES CHAPTER 14-148 AND 14-149, AND CEMETERIES AND BURIALS ARE APPROVED CONSIDERATION UNDER CHAPTER 65 AND 70. A GROUND-PENETRATING RADAR (GPR) SURVEY OF THE CEMETERY IDENTIFIED 71 PROBABLE GRAVE ANOMALIES INCLUDING 20 THAT LACK MARKERS. THE N.C. DEPARTMENT OF NATURAL AND CULTURAL RESOURCES (STATE PRESERVATION OFFICE) AGREED WITH THE DELINEATION OF THE CEMETERY AND RECOMMENDED A 10-METER BUFFER. THE CEMETERY, INCLUSIVE OF THE RECOMMENDED 10-METER BUFFER, WILL BE MAPPED BY A LICENSED SURVEYOR AND RESULT PLAT FILED WITH WAKE COUNTY.

ZONING CONDITIONS PER Z-28-21 (ADOPTED 12/07/2021)

2932, 2933, 3013, 3026, AND 3033 WATKINS TOWN ROAD; 1500 OLD WATKINS ROAD, AND 0 OLD MILBURNIE ROAD, LOCATED ON BOTH SIDES OF WATKINS TOWN ROAD, BETWEEN WATKINS ROAD AND OLD WATKINS ROAD, BEING WAKE COUNTY PINs 1746884942, 1747709196, 1747701824, 1747711222, 1747702102, 1747616664, AND 1747804539, APPROXIMATELY 99.7 ACRES REZONED TO RESIDENTIAL-6-CONDITIONAL USE (R-6-CU) AND RESIDENTIAL-9 (R-9).

CONDITIONS DATED: NOVEMBER 12, 2021

1. A MINIMUM OF FORTY PERCENT (40%) OF THE NET SITE AREA SHALL BE DESIGNATED AS OPEN SPACE. OPEN SPACE MEETING THIS FORTY PERCENT (40%) REQUIREMENT SHALL HAVE A MINIMUM WIDTH OF FIFTY FEET (50'). ANY OPEN SPACE IN EXCESS OF FORTY PERCENT (40%) OF THE NET SITE AREA SHALL NOT BE REQUIRED TO MEET THE FIFTY FEET (50') MINIMUM WIDTH REQUIREMENT.

RESPONSE: A MINIMUM OF 40% OF THE NET SITE AREA IS DEDICATED AS OPEN SPACE, MAINTAINS AN AVERAGE WIDTH OF 50 FEET, AND LOCATED WITHIN AN HOA COMMON LOT. REFER TO THE OPEN SPACE PLAN INCLUDED IN THE PRELIMINARY SUBDIVISION PLANS.

2. A MINIMUM OF FORTY PERCENT (40%) OF LOTS SHALL ABUT OPEN SPACE.

RESPONSE: THE SUBDIVISION PROPOSES 261 LOTS, WHERE 188 LOTS (72%) ABUT DEDICATED OPEN SPACE.

3. A MINIMUM OF SIXTY PERCENT (60%) OF THE OPEN SPACE MEETING THE FORTY PERCENT (40%) NET SITE ARE REQUIREMENT SHALL BE CONTIGUOUS.

RESPONSE: A MINIMUM OF 60% OF THE REQUIRED 40% OPEN SPACE IS CONTIGUOUS AS SHOWN ON THE OPEN SPACE PLAN. SPECIFICALLY IN ACCORDANCE WITH UDO SECTION 2.5.3 - CONFIGURATION OF OPEN SPACE. A CONTIGUOUS CONNECTION IS ACHIEVED WITH PEDESTRIAN CROSSWALKS, WHICH ALLOWS ACCESS TO OPEN SPACES BISECTED BY LOCAL STREETS. REFER TO THE OPEN SPACE PLAN FOR PROPOSED PEDESTRIAN CROSSWALKS.

4. NO MORE THAN 280 DWELLING UNITS SHALL BE PERMITTED, OF THE 280 MAXIMUM DWELLING UNITS. NO MORE THAN 190 SINGLE FAMILY DWELLING UNITS SHALL BE PERMITTED.

RESPONSE: 261 TOTAL DWELLING UNITS BEING PROPOSED FOR PERMITTING AND 167 DWELLING UNITS WILL BE PERMITTED AS SINGLE-FAMILY.

5. APARTMENT BUILDING TYPES ARE PROHIBITED.

RESPONSE: APARTMENT LIVING IS NOT PROPOSED WITH THE SUBDIVISION.

6. RUNOFF LIMITATION FOR DEVELOPMENT ON THE PROPERTY AS DEFINED BY UDO SECTION 9.3.2.E.1 SHALL BE MET FOR THE 25-YEAR STORM IN ADDITION TO THE 2-YEAR AND 10-YEAR STORMS.

RESPONSE: STORMWATER RUNOFF CONTROLS WILL BE USED SUCH THAT THE PEAK STORMWATER RUNOFF LEAVING THE SITE FOR THE 2-YEAR, 10-YEAR, AND 25-YEAR STORM EVENTS WILL BE NO GREATER DURING CONSTRUCTION THAN PRE-DEVELOPMENT CONDITIONS.

7. A PROTECTIVE YARD WITH A MINIMUM WIDTH OF 15 FEET AND AN AVERAGE WIDTH OF 20 FEET SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY LINE OF 3033 WATKINS TOWN ROAD (WITH WAKE COUNTY PIN 1747711222, ALSO BEING TRACT 1 SHOWN ON WAKE COUNTY REGISTRY BOOK OF MAPS 2004 PAGE 2404). THIS PROTECTIVE YARD SHALL CONTAIN A MINIMUM OF FOUR SHADE TREES PER 100 LINEAL FEET, THREE UNDERSTORY TREES PER 100 LINEAL FEET, AND 40 SHRUBS PER 100 LINEAL FEET. EXISTING VEGETATION MAY COUNT TOWARD THE PLANTING REQUIREMENTS. BREAKS FOR PEDESTRIAN AND VEHICLE ACCESS, FENCES, WALLS, BERMS, EASEMENTS, UTILITIES, AND OTHER ENCROACHMENTS AS PERMITTED BY THE UDO SHALL BE PERMITTED IN THE PROTECTIVE YARD.

RESPONSE: A TRANSITIONAL PROTECTIVE YARD AVERAGING 20 FEET IS PROVIDED ALONG THE NORTH PROPERTY LINE, WHICH INCLUDES PROPOSED LANDSCAPING CONSISTING OF A MINIMUM FOUR (4) SHADE TREES PER 100 LINEAR FEET, THREE (3) UNDERSTORY TREES PER 100 LINEAR FEET, AND 40 SHRUBS PER 100 LINEAR FEET.

8. IF THE CONSERVATION DEVELOPMENT OPTION IS SELECTED, PERIMETER LOTS FOR DETACHED HOUSE AND ATTACHED HOUSE BUILDING TYPES SHALL MEET THE DIMENSIONAL REQUIREMENTS OF THE CONVENTIONAL DEVELOPMENT OPTION.

RESPONSE: A CONSERVATION DEVELOPMENT OPTION IS SELECTED FOR THIS SUBDIVISION. ALL PERIMETER LOTS PROPOSED AS SINGLE-FAMILY DETACHED DWELLINGS MEET THE MINIMUM DIMENSIONAL REQUIREMENTS FOR A CONVENTIONAL DEVELOPMENT OPTION.

9. TOWNHOUSES AND ATTACHED HOUSE BUILDING TYPES LOCATED WEST OF WATKINS TOWN ROAD SHALL NOT BE PLACED WITHIN 100 FEET OF THE NORTHERN PROPERTY LINE OF 3033 WATKINS TOWN ROAD (WITH WAKE COUNTY PIN 1747711222, ALSO BEING TRACT 1 SHOWN ON WAKE COUNTY REGISTRY BOOK OF MAPS 2004 PAGE 2404).

RESPONSE: ALL ATTACHED HOUSE BUILDINGS INCLUDING TOWNHOMES, ARE LOCATED NO CLOSER THAN 1,100 FEET FROM THE NORTH PROPERTY LINE AS SHOWN ON THE SUBDIVISION SITE PLAN.

10. IF THE CONSERVATION DEVELOPMENT OPTION IS SELECTED, MINIMUM LOT AREA FOR DETACHED HOUSE AND ATTACHED HOUSE BUILDING TYPES SHALL BE 6,000 SQUARE FEET.

RESPONSE: A CONSERVATION DEVELOPMENT OPTION IS SELECTED FOR THIS SUBDIVISION. ALL LOTS PROPOSED AS SINGLE-FAMILY DETACHED DWELLINGS MEET THE MINIMUM LOT AREA OF 6,000 S.F.

11. SUBJECT TO THE RECEIPT OF ALL NECESSARY APPROVALS FROM ALL GOVERNMENTAL AUTHORITIES, THE FIRST TIER 3 SITE PLAN APPROVED AFTER THE EFFECTIVE DATE OF THESE CONDITIONS SHALL PROVIDE FOR A MINIMUM OF TWO ACCESS POINTS FROM THE PORTION OF THE PROPERTY WEST OF WATKINS TOWN ROAD TO WATKINS TOWN ROAD.

RESPONSE: A MINIMUM OF TWO (2) ACCESS POINTS ARE PROPOSED FOR CONNECTION TO WATKINS TOWN ROAD

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.
2. CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A $100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD.
3. ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR THE COLLECTION.

SOLID WASTE COMPLIANCE STATEMENT

1. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

FIRE DEPARTMENT NOTES

1. ALL PORTIONS OF THE BUILDINGS MUST BE WITHIN 100 FEET OF THE APPARATUS ACCESS ROAD SURFACE (933.1.1 NCFC); 200 FEET WITH A 13R SPRINKLER SYSTEM; 250 FEET WITH A 13 SYSTEM.
2. FIRE HYDRANTS (RESIDENTIAL SUBDIVISIONS) SHALL BE LOCATED WITHIN 600 FEET ALONG NAMED ROADS AND AT EVERY STREET INTERSECTION.
3. FIRE FLOW ANALYSIS MUST BE PERFORMED & SEALED BY A N.C. REGISTERED PROFESSIONAL ENGINEER.
4. ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL #9-1.

CONSULTANT INFORMATION

DEVELOPER:
LENNAR CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NC 27560
(919) 236-3052

CONTACT: TUCKER ENNIS, P.E.

ENGINEER:
BGE, INC.
5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
(919) 276-0111

CONTACT: JAVIER D. JARAMILLO, P.E.

SURVEYOR:
JOHNSON, MIRMIRAN & THOMPSON, INC.
8201 ARBORETUM PARKWAY, SUITE 310
RICHMOND, VA 23236
(804) 655-4818

CONTACT: MICHAEL ZMUDA, L.S., P.E.

Digitally signed by Jermont.Purifoy@raleighnc.gov
Date: 2023.07.20 18:29:03 -04'00'
Jermont Purifoy Raleigh

811 Know what's below. Call before you dig.

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting the* ***Public Works Department*** *at (919) 996-2409,* and the ***Public Utilities Department*** *at (919) 996-4540* at least *twenty four hours* prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines,* and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*

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GENERAL NOTES

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

NO WORK WITHIN NCDOT OR CITY OF RALEIGH RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.

EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.

SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY BASS, NIXON, AND KENNEDY INC. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED BY THE NORTH CAROLINA DEPT. OF TRANSPORTATION NCDOT AS APPLICABLE.

THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING AND DRAINAGE PLAN WITHOUT AUTHORIZATION IS SUBJECT TO A FINE. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS AND THE CITY OF RALEIGH.

CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE NCDOT AND THE CITY OF RALEIGH.

ALL STANDARD NUMBERS REFER TO THE NCDOT STANDARD DETAILS AND SPECIFICATIONS AND THE LATEST EDITION OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL POST ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON BUILDING.

IN ROLLING OR HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.

CONTACT APPROPRIATE UTILITY COMPANIES TO RELOCATE ANY EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

GRADING NOTES

THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT PREPARED BY NV5 ENGINEERS AND CONSULTANTS ON APRIL 8 2021. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES, UNLESS OTHERWISE NOTED.

ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.

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

LIMITS OF CLEARING SHOWN ON GRADING AND DRAINAGE PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.

THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.

GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE LIP FOR CATCH BASINS.

ANY CONSTRUCTION OR USE WITHIN THE AREAS DELINEATED AS FLOODWAY DISTRICT FRINGE BOUNDARY LINE OR FLOODWAY DISTRICT ENCROACHMENT BOUNDARY LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = 13.51 AC

LIMITS OF GRADING SHOWN ON THE PLAN ARE MAXIMUM LIMITS FOR EROSION CONTROL PURPOSES ONLY. SURVEYOR TO DETERMINE ACTUAL LIMIT.

PRIOR TO CLEARING AND EARTHWORK ACTIVITIES THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH INSPECTOR; INSTALL EROSION CONTROL DEVICES SPECIFIED AND AS INDICATED ON THE DRAWINGS, AND THEN OBTAIN AN APPROVED GRADING PERMIT. DURING EACH PHASE OF SITE CONSTRUCTION THE CONTRACTOR SHALL ADJUST, RELOCATE AND/OR REINSTALL AS APPLICABLE ALL EROSION CONTROL DEVICES AND SEDIMENT DISCHARGE FROM THE SITE.

ALL "STD." NUMBERS REFER TO THE CITY OF RALEIGH GUIDELINES FOR LAND DISTURBING ACTIVITIES AND THE NCDOT STANDARD DETAILS AND SPECIFICATIONS.

ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.

ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

GRADING MORE THAN 12,000 SF WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.

ALL AREAS MUST BE SEEDED AND MULCHED WITHIN 14 CALENDAR DAYS. REFER TO EROSION CONTROL ORDINANCE FOR ADDITIONAL REQUIREMENTS.

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.

SLOPES SHALL BE GRADED NO STEEPER THAN 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING (APPENDIX B - CHAPTER 21)

DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT OF WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.

DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT OF 1973, THE LOCAL JURISDICTIONAL AGENCY, THE APPROVED EROSION CONTROL PERMIT, AND THESE PLANS AND SPECIFICATIONS.

SUFFICIENT EROSION CONTROL PRACTICES MUST BE INSTALLED AND MAINTAINED TO RETAIN SEDIMENT WITHIN THE BOUNDARIES OF THE SITE. ALL DISTURBED AREAS SHALL BE NONEROSIVE AND SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT AND ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. SLOPES SHALL BE STABILIZED WITHIN 14 CALENDAR DAYS.

THE SEDIMENT TRAPS AND DIVERSION DITCHES SHALL BE CLEANED OUT WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL SHALL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5 INCH RAINFALL EVENT, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY. SUBMIT WRITTEN REPORT WITH EACH INSPECTION TO THE OWNER.

SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCING WHEN IT BECOMES 6-INCHES DEEP AT THE FENCE. THE FENCING WILL BE REPAIRED AS NECESSARY TO MAINTAIN SUFFICIENT BARRIER.

ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO THE PLANS AND SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 TO 125 POUND STONES PLACED AT ALL HEADWALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. (SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART)

ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS DIRECTED BY THE CITY INSPECTOR.

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:

A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN A EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE IMMEDIATELY UPON NOTIFICATION BY THE CITY INSPECTOR AND/OR THE OWNER.

FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION CONTROL LAWS.

ALL TREE PROTECTION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED AND GROUND COVER IS ESTABLISHED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE.

THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT ON SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

INSTALL SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED CUT AND FILL CONSTRUCTION AND AS INDICATED ON PLANS.

SILT FENCE SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL EARTHWORK AREAS TO PREVENT SEDIMENT TRANSPORT ONTO ADJACENT PROPERTIES OR OFFSITE ROADWAYS, AS APPLICABLE.

A TEMPORARY DIVERSION SWALE MAY BE USED IN LIEU OF SILT FENCE WHERE RUNOFF CAN BE DIRECTED TO A TEMPORARY SEDIMENT TRAP.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.

WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.

CONTRACTOR TO PROTECT THE EXISTING EXPOSED SANITARY SEWER MANHOLES AT ALL TIMES DURING THE CONSTRUCTION.

PERFORM A FINAL DEMUCKING OF ALL SEDIMENT CONTROL DEVICES AND RESTABILIZATION OF ANY DISTURBED AREAS BEFORE DEMOBILIZATION.

CITY OF RALEIGH STANDARD NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT RAVEN RIDGE ROAD AND FALLS OF NEUSE ROAD ARE TO BE COORDINATED WITH THE CITY OF RALEIGH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.

IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.

SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE CITY INSPECTOR.

CURB AND GUTTER SHOWN ON THESE PLANS ALONG RAVEN RIDGE ROAD AND FALLS OF NEUSE ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATE STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.

ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF RALEIGH.

SEALED SHOP DRAWINGS BY A PROFESSIONAL ENGINEER FOR RETAINING WALL (BY OTHERS) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.

"AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY OF RALEIGH IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION ORDINANCE.

CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT RALEIGH DEPARTMENT OF TRANSPORTATION

NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE RALEIGH DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.

SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRE REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.

ANY WORK WITHIN THE R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY NCDOT AND WILL REQUIRE A R/W USE PERMIT OR R/W LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH NCDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-6200 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.

RIGHT OF WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620.

CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT NCDOT AT (919) 707-620.

DEVELOPER TO CONTACT NCDOT DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND NCDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

SEEDBED PREPARATION NOTES

GRADE SLOPES AND FILLS - THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE WHICH CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED SHALL, WITHIN 14 WORKING DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

GROUND COVER - WHENEVER LAND DISTURBING ACTIVITY IS UNDERTAKEN ON A TRACT COMPRISING MORE THAN ONE (1) ACRE, IF MORE THAN ONE CONTIGUOUS ACRE IS UNCOVERED, A GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE PLANTED OR OTHERWISE PROVIDED WITHIN 15 WORKING DAYS ON THAT PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

SURFACE WATER CONTROL MEASURES TO BE INSTALLED ACCORDING TO PLAN.

LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTION SHALL BE REMOVED FROM THE SURFACE SO THAT THEY WILL NOT INTERFERE WITH ESTABLISHMENT AND MAINTENANCE OF VEGETATION. SURFACE FOR FINAL SEEDBED PREPARATION, AT FINISH GRADES SHOWN, SHALL BE REASONABLY SMOOTH AND UNIFORM.

IF NO SOIL TEST IS TAKEN, FERTILIZER AND LIME ACCORDING TO SEEDING SPECIFICATIONS.

IF SOIL TEST IS TAKEN, PROVIDE LIME AND FERTILIZER ACCORDING TO SOIL TEST REPORT.

LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY AND MIXED WITH THE SOIL DURING SEEDBED PREPARATION.

GROUND STABILIZATION NOTES

SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:

ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND AU SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.

CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:

ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUNDCOVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1, THE 7 DAY-REQUIREMENT APPLIES.

ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT.

SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.

ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.

FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (I5A NCAC 04A. 0105) , STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.

PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT DISCHARGE LOCATIONS AND ARE NOT EXPECTED TO DISCHARGE DURING CONSTRUCTION MAY BE EXEMPT FROM THE TEMPORARY GROUND COVER REQUIREMENTS IF IDENTIFIED ON THE APPROVED E&SC PLAN OR ADDED BY THE PERMITTING AUTHORITY.

UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 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 FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
4. DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY
5. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
6. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
8. INSTALL ¾" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
9. INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM
10. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
11. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION
12. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
13. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT (919) 996-2334 OR STEPHEN.CALVERLEY@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 FOR EACH DEVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

RETAINING WALL NOTES

DESIGN OF ALL RETAINING WALLS IS TO BE PER INTERNATIONAL BUILDING CODE SECTION 1610.3.

CONTRACTOR SHALL PROVIDE DETAILED RETAINING WALL DESIGN DRAWINGS, SEALED BY A NC LICENSED ENGINEER, AND SHALL SUBMIT TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO CONSTRUCTION.

A NC LICENSED ENGINEER MUST PERFORM CONSTRUCTION OBSERVATION, VERIFYING IN A SEALED LETTER TO THE LOCAL AUTHORITY, ENGINEER AND OWNER THAT RETAINING WALLS ARE CONSTRUCTED PER THE ENGINEERING DRAWINGS IN COMPLIANCE WITH INTERNATIONAL BUILDING CODE.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE.
16. SEED, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
18. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

Know what's **below.**
Call before you dig.

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting the* ***Public Works Department*** at *(919) 996-2409,* and the ***Public Utilities Department*** at *(919) 996-4540* at least *twenty four hours* prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines,* and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*

REV	DATE	DESCRIPTION
5		
4		
3	10/4/2022	CITY OF RALEIGH COMMENTS - THIRD REVIEW
2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
1	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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NC LICENSE #C-4397
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LENNAR CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

GENERAL NOTES

[redacted]

NOT FOR CONSTRUCTION

FILE NUMBER: 8430-00

DATE:11/16/2022

C0-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C0-1 - NOTE.dwg Layout: C0-1 Plotted: 11/16/2022 1:57:11 PM

MATCH LINE

PROPERTY OWNER INFORMATION

(A)
DONALD L. ZEIGLER
DB 4365 PG 0734
BM 1986 PG 2056
BM 2004 PG 2404
PIN# 1747804539
3013 WATKINS TOWN RD
1.783 AC. (GROSS)
1.690 AC. (NET)

(B)
L. L. WATKINS &
FANNIE M. WATKINS
(WATKINS FAMILY CEMETERY)
DB 1326 PG 0135
DB 1482 PG 0592
BM 1997 PG 639
BM 2004 PG 2404
PIN# 1747805408

(C)
ROBERT MANTLE DUKE
RONALD EDWARD DUKE
& ROGER DUKE
13-E-1365
DB 1620 PG 498
PIN# 1747709196
2933 WATKINS TOWN RD
3.393 AC. (GROSS)
2.893 AC. (NET)

(D)
HILDA W. WATKINS
DB 8628 PG 1022
PIN# 1746798664
(NO ADDRESS LISTED)
0.180 AC. (GROSS)
0.109 AC. (NET)

(E)
RANDOLPH H. WHITE &
BRENDA GALE WHITE
DB 2698 PG 0035
BM 1978 VOL. 8 PG 897
PIN# 1746795434

(F1)
CHARLES MITCHELL GIBBS, III
& KENDRA CAMPBELL GIBBS
DB 8494 PG 1138
BM 1998 PG 1381
PIN# 1747610782

(F2)
LINDA ARMOUR
DB 11864 PG 2733
BM 1998 PG 1381
PIN# 1747612613

(F3)
TOMMY AUSTIN &
SUZANNE AUSTIN
DB 8288 PG 1479
BM 1998 PG 1381
PIN# 1747613612

(F4)
JEFFREY PETERSEN &
GRETCHEN PETERSEN
DB 10843 PG 1302
BM 1998 PG 1381
PIN# 1747614600

(F5)
JOHN D. BARRETT &
JENNIFER J. BARRETT
DB 8303 PG 0387
BM 1998 PG 1381
PIN# 1747615579

(F6)
STEPHEN GORDON RADFORD
DB 16416 PG 2258
BM 1998 PG 1381
PIN# 1747616597

(F7)
JAMES M. STENERSON &
KATHRYN C. STENERSON
DB 12870 PG 0001
BM 1998 PG 1381
PIN# 1747617596

(G1)
JOSEPH L. WHITNEY &
ROSEMARY A. WHITNEY
DB 7875 PG 0231
BM 1997 PG 0649
PIN# 1747619515

(G2)
DINH HO &
HANNA HO
DB 16624 PG 1926
BM 1997 PG 0649
PIN# 1747710573

(G3)
SUSAN GERTRUDE LEGATOWICZ
DB 14280 PG 1714
BM 1997 PG 0649
PIN# 1747711582

(G4)
MARY J. DUNCAN
DB 16318 PG 1538
BM 1997 PG 0649
PIN# 1747712580

(G5)
D.E. BORDEAUX
DB 9939 PG 2703
BM 1997 PG 0649
PIN# 1747713479

(G6)
JOSHUA KEMP &
ELISHA KEMP
DB 16457 PG 0024
BM 1997 PG 0649
PIN# 1747714477

(H1)
JOSETTE D. GREENE
DB 14506 PG 2004
BM 1999 PG 1870
PIN# 1747715484

(H2)
GARRY D. O'NEILL &
MARY M. O'NEILL
DB 8617 PG 1464
BM 1999 PG 1870
PIN# 1747716483

(H3)
BERNARD N. OKORORIE
& IFEOMA C. OKORORIE
DB 15527 PG 1674
BM 1999 PG 1870
PIN# 1747717471

(H4)
THOMAS E. SAVAGE
& PENNY C. SAVAGE
DB 8594 PG 0929
BM 1999 PG 1870
PIN# 1747718480

(H5)
DWIGHT ALLEN MYERS
& SUE ANNA MYERS
DB 15670 PG 0751
BM 1999 PG 1870
PIN# 1747810338

(H6)
JEROME GLENN &
KAREN L. BRANNON-GLENN
DB 8763 PG 0843
BM 1999 PG 1870
PIN# 1747811336

(H7)
MELISSA A. THORNTON
DB 15356 PG 0318
BM 1999 PG 1870
PIN# 1747812325

(H8)
JACLYNN SZWAGIEL
DB 17684 PG 1995
BM 1999 PG 1870
PIN# 1747813315

(H9)
RAYMOND J. BOYDEN &
KATHLEEN PIDKAMENY
DB 17454 PG 2409
BM 1999 PG 1870
PIN# 1747813394

(J1)
JESSE D. HERRERA &
CHRISTINA R. LEE-HERRERA
DB 8811 PG 1576
BM 1999 PG 1870
PIN# 1747814373

(J2)
ALLEN G. JOHNSON &
MAKAYLA R. JOHNSON
DB 16781 PG 2146
BM 1999 PG 1870
PIN# 1747815343

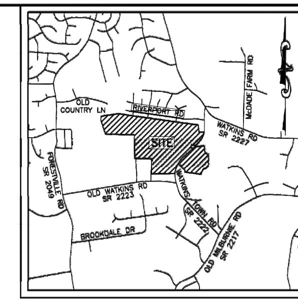
(J3)
AMANDA IBBOTT
DB 15435 PG 0146
BM 1999 PG 1870
PIN# 1747816312

(J4)
STEPHEN B. SNOWDEN &
REBECCA LYNN SNOWDEN
DB 13407 PG 2471
BM 1999 PG 1870
PIN# 1747816381

(K)
FERNANDO LUGO
DB 13893 PG 2435
PIN# 1747818209

(L)
LINDA WATKINS STELL
DB 2332 PG 0239
PIN# 1747818131

(M)
DONALD LAWRENCE ZEIGLER, TRUSTEE
JAMES EDWARD MURRAY, TRUSTEE
KEITH EARL MURRAY, TRUSTEE
DB 11829 PG 1677
BM 2004 PG 2404
PIN# 1747807577



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A CLOSURE OF 1:18,300.
2. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM FEBRUARY 15, 2021 THROUGH DECEMBER 20, 2021 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
3. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2011 ADJUSTMENT, NAD83(2011).
4. ALL DISTANCES ARE HORIZONTAL GROUND USING PROJECT COORDINATES THAT APPROXIMATE NORTH CAROLINA STATE PLANE COORDINATES. COMBINED SCALE FACTOR = 0.9999225051 AND PROJECT SCALE POINT = NORTHING(Y) 770,600 EASTING(X) 2,147,500
5. ELEVATIONS ARE BASED ON NAVD88 DATUM.
6. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AND FLOOD ZONE AE, AREA WITH BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1747J, MAP NO. 3720174700J, EFFECTIVE DATE: MAY 2, 2006.
7. LENNAR TITLE, LLC, TITLE COMMITMENT NO. 189001-006696-NC, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2020 AT 8:00 A.M. WAS USED IN THE PREPARATION OF THIS SURVEY.

AREA TABULATION

PIN#	NET (AC.)	GROSS (AC.)
1747-70-9196	2.893	3.393
1746-79-8664	0.109	0.180
1747-70-2102	26.742	26.742
1746-89-4942	17.574	18.329
1747-80-4539	1.690	1.783
1747-71-1222	35.164	35.325
1747-70-1824	19.105	19.240
TOTALS:	103.277	104.992

TOTAL NET ACREAGE ON WEST SIDE OF WATKINS TOWN ROAD: 88.311
TOTAL NET ACREAGE ON EAST SIDE OF WATKINS TOWN ROAD: 14.966

NOTE:

AREAS LISTED FOR PIN# 1746-89-4942 INCLUDE BOTH SIDES OF WATKINS TOWN ROAD.

AREAS LISTED FOR PIN# 1747-71-1222 INCLUDE THE ENTIRE TAX PARCEL. THE PORTION EAST OF THE PROPOSED NEW PROPERTY LINE CONTAINS 2.486 GROSS ACRES AND 2.325 NET ACRES. THE PORTION WEST OF THE PROPOSED NEW PROPERTY LINE CONTAINS 32.839 ACRES.

LEGEND

- ■ FOUND CONCRETE MONUMENT
- ● FOUND IRON PIPE
- ● FOUND MONUMENT AS NOTED
- IPS ● IRON PIN SET
- • DIMENSION POINT (NOTHING SET)
- C&G CURB AND GUTTER
- CP&L CAROLINA POWER AND LIGHT COMPANY
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- CATV CABLE TV RISER
- TEL TELEPHONE RISER
- EM ELECTRIC METER
- LP LIGHT POLE
- PP POWER POLE
- GUY WIRE
- SS SANITARY SEWER MANHOLE
- FIRE HYDRANT
- W WATER MANHOLE
- WATER VALVE
- IRRV IRRIGATION VALVE
- WELL WELL
- 175 WETLAND FLAG (W/FLAG #)
- (1) EASEMENT KEYNOTE - SEE SHEET 1
- [1] SANITARY SEWER KEYNOTE - SEE SHEET 1
- (1) STORM DRAIN KEYNOTE - SEE SHEET 1
- —x— FENCE
- —OHE— OVERHEAD ELECTRIC LINE
- —s— SANITARY SEWER LINE
- EDGE OF WATER
- TREE LINE

MATCH LINE

MATCH LINE

NOTE: ALL SANITARY SEWER LINES ARE 8" PVC

SANITARY SEWER

[1] 206.61 RIM
199.60 INV IN (E)
199.56 INV OUT (N)

[2] 213.28 RIM
205.13 INV IN (E)
204.99 INV OUT (W)

[3] 220.36 RIM
212.79 INV IN (N)
212.76 INV IN (S)
212.63 INV IN (E)
212.48 INV OUT (W)

[4] 219.33 RIM
214.68 INV OUT (N)

[5] 234.41 RIM
223.40 INV IN (N)
223.35 INV OUT (W)

[6] 251.30 RIM
242.65 INV IN (S)
241.66 INV IN (E)
241.59 INV OUT (N)

[7] 254.38 RIM
244.78 INV OUT (N)

[8] 254.00 RIM
245.80 INV IN (E)
243.46 INV IN (N)
243.42 INV OUT (W)

[9] 263.56 RIM
257.64 INV IN (E)
257.56 INV OUT (W)

[10] 278.09 RIM
268.41 INV IN (E)
266.28 INV IN (N)
266.21 INV OUT (W)

[11] 284.38 RIM
277.68 INV IN (E)
277.63 INV OUT (W)

[12] 292.50 RIM
283.24 INV IN (E)
283.21 INV OUT (W)

[13] 298.06 RIM
291.41 INV OUT (W)

STORM DRAIN

(1) 15" RCP
264.21 INV IN (N)
263.77 INV OUT (S)

(2) 15" RCP
265.15 INV IN (N)
264.36 INV OUT (S)

(3) 18" RCP
274.28 INV IN (N)
273.49 INV OUT (S)

(4) 18" RCP
280.25 INV IN (SE)
278.97 INV OUT (NW)

(5) 15" RCP
282.90 INV IN (NE)
282.29 INV OUT (SW)

(6) 12" RCP
284.05 INV IN (NE)
283.83 INV OUT (SW)

(7) 12" RCP
286.29 INV IN (SW)
286.04 INV OUT (NE)

(8) 18" RCP
285.09 INV IN (NW)
283.89 INV OUT (SE)

(9) 15" RCP
287.01 INV IN (NE)
286.87 INV OUT (SW)

(10) 15" RCP
289.15 INV IN (NE)
288.75 INV OUT (SW)

(11) 15" RCP
295.54 INV IN (N)
295.36 INV OUT (S)

(12) 18" RCP
298.72 INV IN (N)
298.41 INV OUT (S)

EASEMENTS

(1)
30' CP&L EASEMENT
DB 2709 PG 329
&
TIME WARNER
ENTERTAINMENT EASEMENT
DB 12725 PG 457

(2)
30' CP&L EASEMENT
DB 4600 PG 136
DB 4108 PG 23

(3)
30' CP&L EASEMENT
DB 4600 PG 136
DB 3476 PG 953
DB 1943 PG 655

(4)
30' CP&L EASEMENT
DB 5085 PG 162

(5)
CP&L EASEMENT
ALONG POWER LINE
DB 1497 PG 527
DB 939 PG 607
(WIDTH NOT SPECIFIED)

(6)
PRIVATE DRAINAGE EASEMENT
BM 1999 PG 1870

(7)
30' ACCESS EASEMENT
DB 2704 PG 457
DB 3497 PG 86

LINE	BEARING	DISTANCE
L1	N08°37'07"E	101.92'
L2	N15°32'48"E	61.10'
L3	N19°23'09"E	100.01'
L4	N23°32'30"E	98.34'
L5	N30°19'09"E	101.57'
L6	N38°52'18"E	100.01'
L7	N45°58'57"E	99.97'
L8	N48°25'08"E	100.02'
L9	N49°33'18"E	68.18'
L10	N49°33'18"E	31.80'
L11	N49°30'08"E	100.04'
L12	N47°55'36"E	100.00'
L13	N45°08'41"E	25.87'
L14	N45°08'41"E	74.13'
L15	N43°14'41"E	17.38'
L16	N43°14'41"E	35.94'
L17	N43°14'41"E	34.76'
L18	N42°17'05"E	93.97'
L19	N40°30'23"E	86.60'
L20	N35°27'19"E	113.81'
L21	N29°10'25"E	108.24'
L22	N19°31'10"E	84.68'
L23	N10°28'10"E	43.33'
L24	S07°09'43"E	231.86'
L25	S62°40'13"E	115.01'
L26	S12°39'12"E	80.04'
L27	S01°38'05"E	95.74'
L28	S01°36'45"W	128.42'
L29	S05°46'39"W	98.90'
L30	S47°55'56"W	107.81'
L31	S70°51'42"W	94.59'
L32	S30°34'02"W	84.23'
L33	S18°24'01"W	107.47'

CERTIFICATE OF SURVEY

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS "A" AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS "C" STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON FEBRUARY 15, 2021; THAT THE SURVEY WAS COMPLETED ON DECEMBER 20, 2021; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION 2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON THE DEEDS AND PLATS REFERENCED HEREON; THAT THE ADJOINING BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM THE DEEDS AND PLATS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:18,300; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS______ DAY OF______________,_______.

____
MICHAEL W. ZMUDA
PLS# L-5205

MATCH LINE

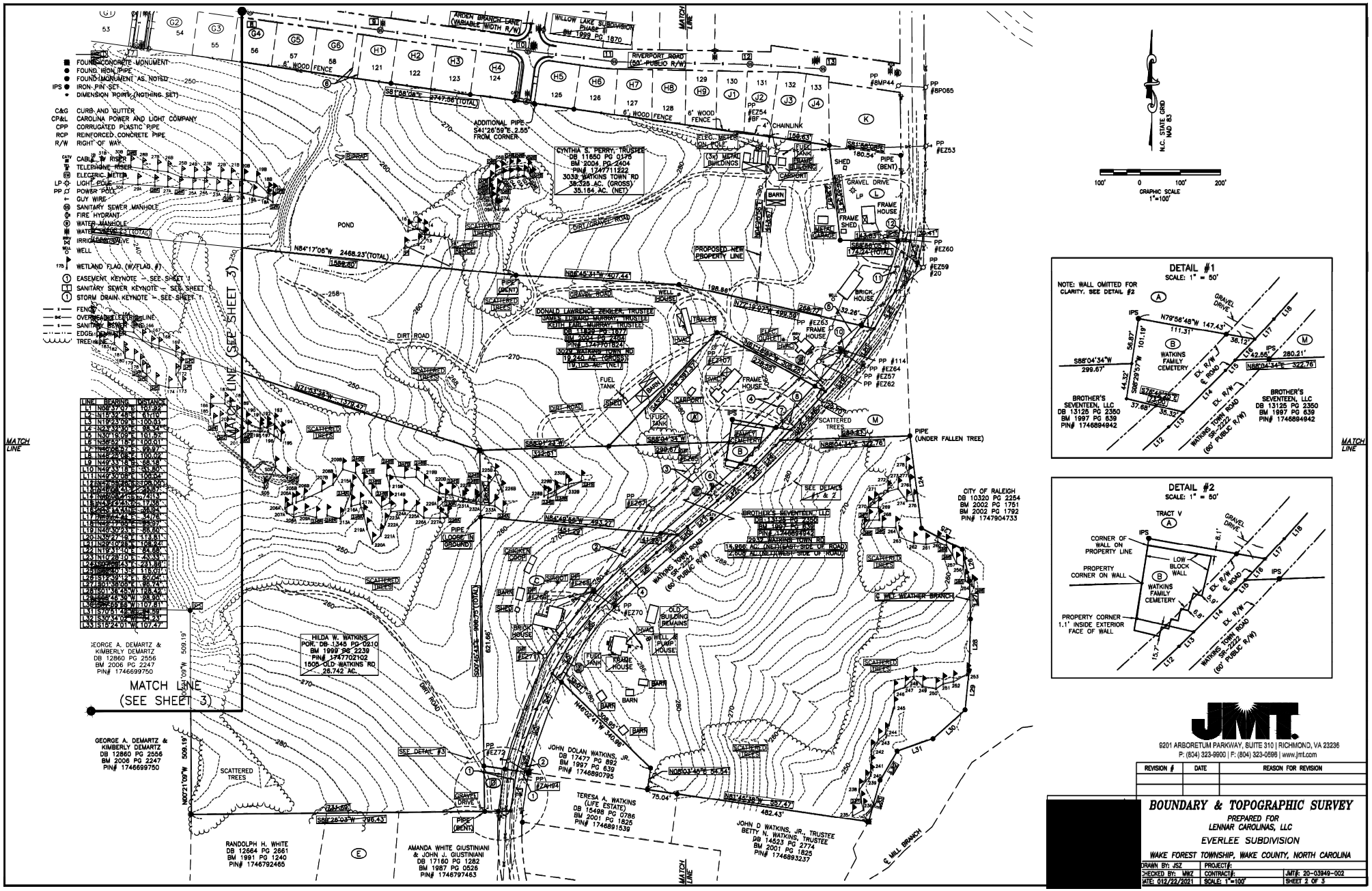
JMT
9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION

[redacted]

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR
LENNAR CAROLINAS, LLC
EVERLEE SUBDIVISION
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 20-03949-002
DATE: 012/22/2021	SCALE: 1"=100'	SHEET 1 OF 3



LINE	BEARING	DISTANCE
L1	N08°37'07"E	101.92'
L2	N15°52'48"E	61.10'
L3	N19°23'09"E	100.03'
L4	N33°33'33"E	98.34'
L5	N30°18'09"E	101.52'
L6	N38°52'18"E	100.01'
L7	N40°06'52"E	99.97'
L8	N42°28'08"E	100.02'
L9	N49°33'18"E	66.18'
L10	N49°33'18"E	31.80'
L11	N49°33'18"E	100.00'
L12	N56°28'26"E	100.03'
L13	N64°08'40"E	49.87'
L14	N66°09'42"E	97.13'
L15	N74°43'55"E	17.38'
L16	N83°13'36"E	99.84'
L17	N86°54'44"E	34.76'
L18	N86°54'44"E	65.37'
L19	N46°30'23"E	88.60'
L20	N39°27'18"E	113.81'
L21	N29°10'48"E	106.94'
L22	N19°31'10"E	84.68'
L23	N10°28'10"E	43.33'
L24	S29°43'15"E	121.88'
L25	S50°50'13"E	115.01'
L26	S12°39'12"E	80.04'
L27	S13°03'00"E	66.74'
L28	S30°18'45"W	110.43'
L29	S36°46'28"W	93.90'
L30	S35°55'58"W	107.81'
L31	S70°51'42"W	86.59'
L32	S30°24'06"W	91.23'
L33	S15°24'01"W	107.47'

JMT

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P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

REVISION #	DATE	REASON FOR REVISION

BOUNDARY & TOPOGRAPHIC SURVEY

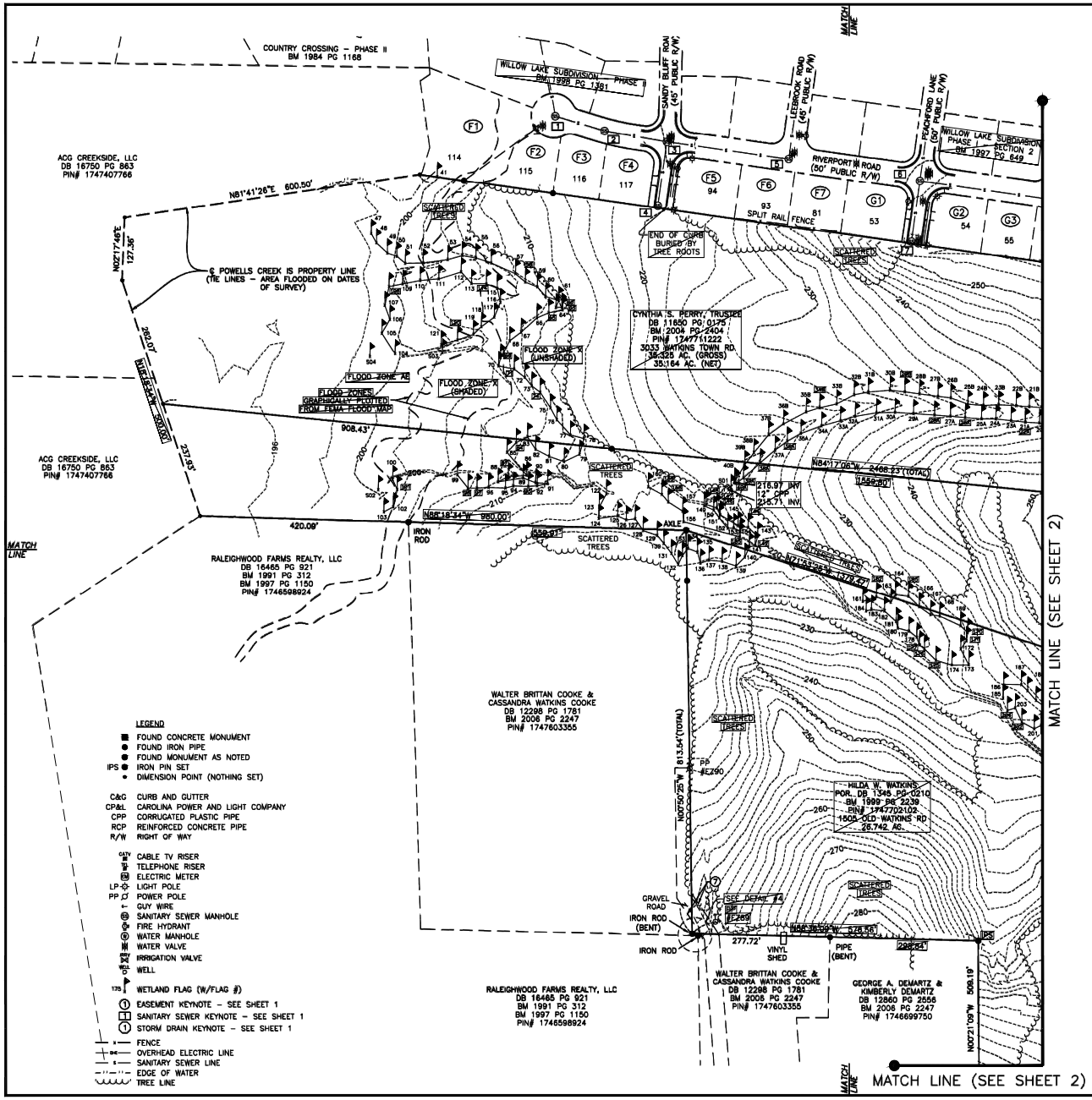
PREPARED FOR
LENNAR CAROLINAS, LLC

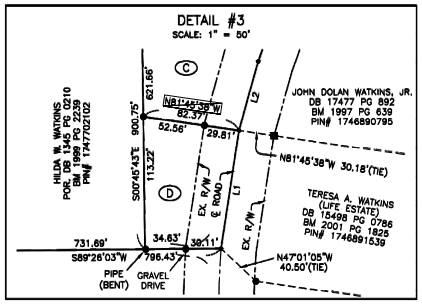
EVERLEE SUBDIVISION

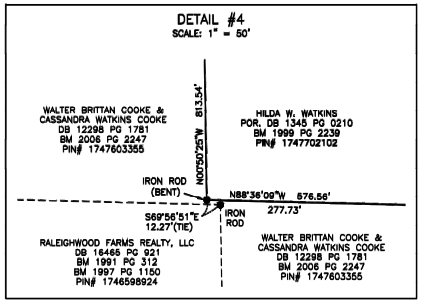
WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 20-03949-002
DATE: 012/22/2021	SCALE: 1"=100'	SHEET 2 OF 3

C1-1







LINE#	BEARING	DISTANCE
L1	N08°37'07"E	101.69'
L2	N19°32'48"E	61.16'
L3	N19°23'09"E	100.01'
L4	N23°32'30"E	98.34'
L5	N30°19'09"E	101.57'
L6	N38°52'18"E	100.01'
L7	N45°56'57"E	99.97'
L8	N48°28'08"E	100.02'
L9	N49°33'16"E	68.18'
L10	N49°33'16"E	31.80'
L11	N49°30'08"E	100.04'
L12	N47°55'36"E	100.00'
L13	N45°08'41"E	25.87'
L14	N45°08'41"E	74.13'
L15	N43°14'41"E	17.38'
L16	N43°14'41"E	35.94'
L17	N43°14'41"E	34.76'
L18	N42°17'05"E	33.97'
L19	N40°30'23"E	86.60'
L20	N38°27'19"E	118.81'
L21	N36°10'25"E	108.24'
L22	N19°31'10"E	84.68'
L23	N10°28'10"E	43.33'
L24	S07°09'43"E	231.86'
L25	S62°40'13"E	115.01'
L26	S12°39'12"E	80.04'
L27	S01°38'05"E	95.74'
L28	S01°38'25"W	128.42'
L29	S09°48'39"W	98.90'
L30	S47°55'56"W	107.81'
L31	S70°51'42"W	94.59'
L32	S30°34'09"W	84.23'
L33	S15°24'01"W	107.47'

JMT

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REVISION #	DATE	REASON FOR REVISION

[redacted]

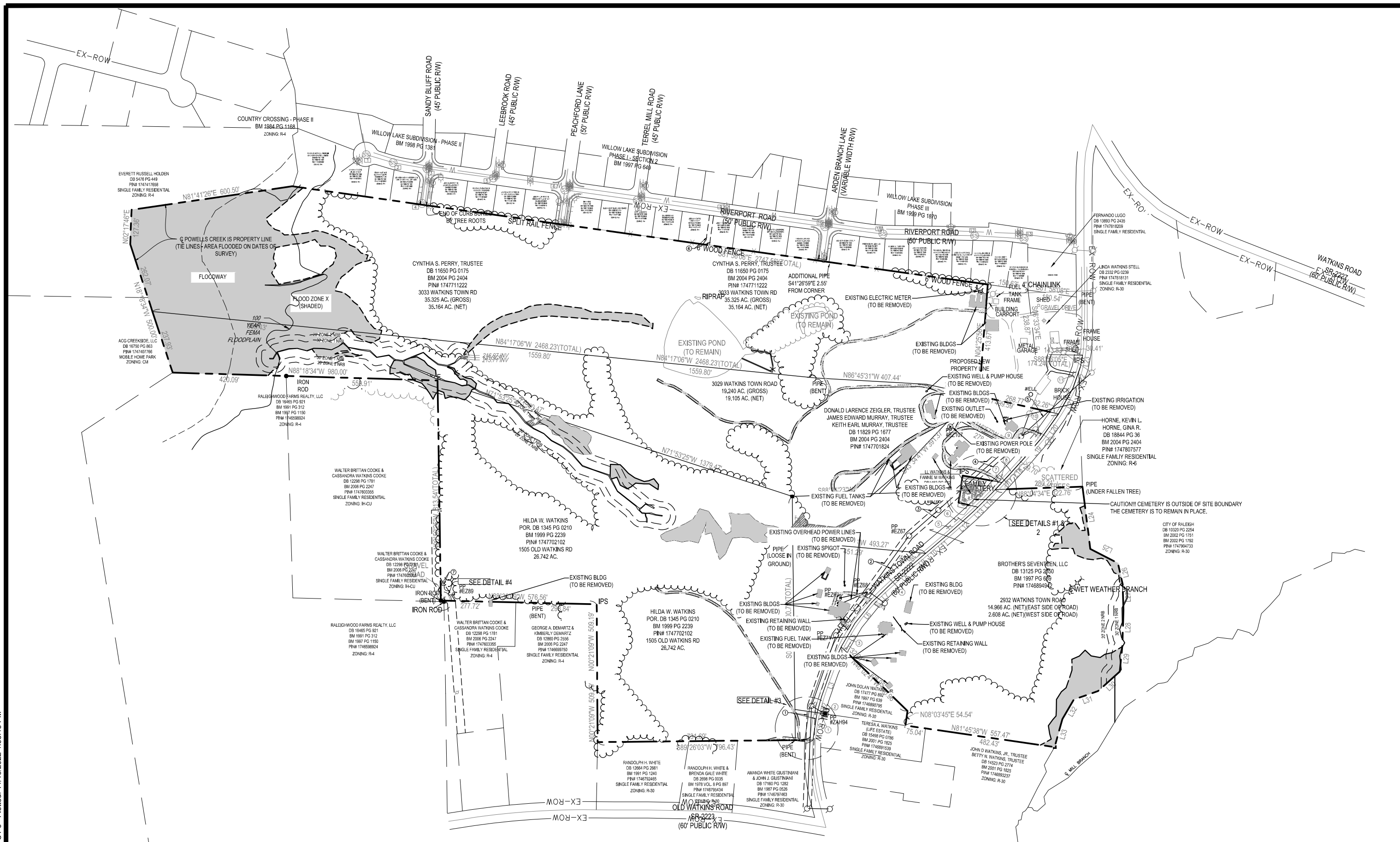
BOUNDARY & TOPOGRAPHIC SURVEY

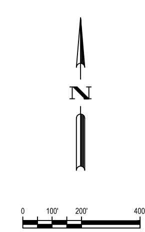
PREPARED FOR
LENNAR CAROLINAS, LLC

EVERLEE SUBDIVISION

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	
CHECKED BY: MWZ	CONTRACT#:	JMT#: 20-03949-002
DATE: 012/22/2021	SCALE: 1"=100'	SHEET 3 OF 3





DEMOLITION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.
3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
4. NO DEMOLITION DEBRIS IS TO BE STORED ON SITE. ALL DEMOLITION MATERIAL TO BE PROMPTLY REMOVED FROM THE SITE OR PLACED IN APPROPRIATE CONTAINERS.
5. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
6. SAWCUT EXISTING ASPHALT AT LOCATION SHOWN ON PLANS.
7. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
11. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
12. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
14. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
15. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
16. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
17. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
18. ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY BNK IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
19. CONTRACTOR SHALL COORDINATE WITH NCDEQ FOR ANY WELLS TO BE REMOVED/CAPPED IN ORDER TO TRANSITION THEM TO INACTIVE STATUS.

DEMOLITION LEGEND

Symbol	Description
(shaded box)	REMOVE BUILDING
(hatched box)	REMOVE GRAVEL
(hatched box)	REMOVE DIRT ROAD
(dashed box)	WETLANDS
— OE —	REMOVE OVERHEAD ELECTIC LINE
— SD —	REMOVE STORM DRAINAGE
— X —	REMOVE FENCE
— TP —	TREE PROTECTION FENCE
— —	LIMITS OF DISTURBANCE
XX	COORDINATE LIGHT POLE REMOVAL/ RELOCATE
(scalloped line)	REMOVE TREELINE
X	REMOVE SIGN

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

811 Know what's below. Call before you dig.

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting the* ***Public Works Department*** at *(919) 996-2409,* and the ***Public Utilities Department*** at *(919) 996-4540* at least *twenty four hours* prior to beginning any of their construction.

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REV	DATE	DESCRIPTION
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1	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397 ©2022

LENNAR CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

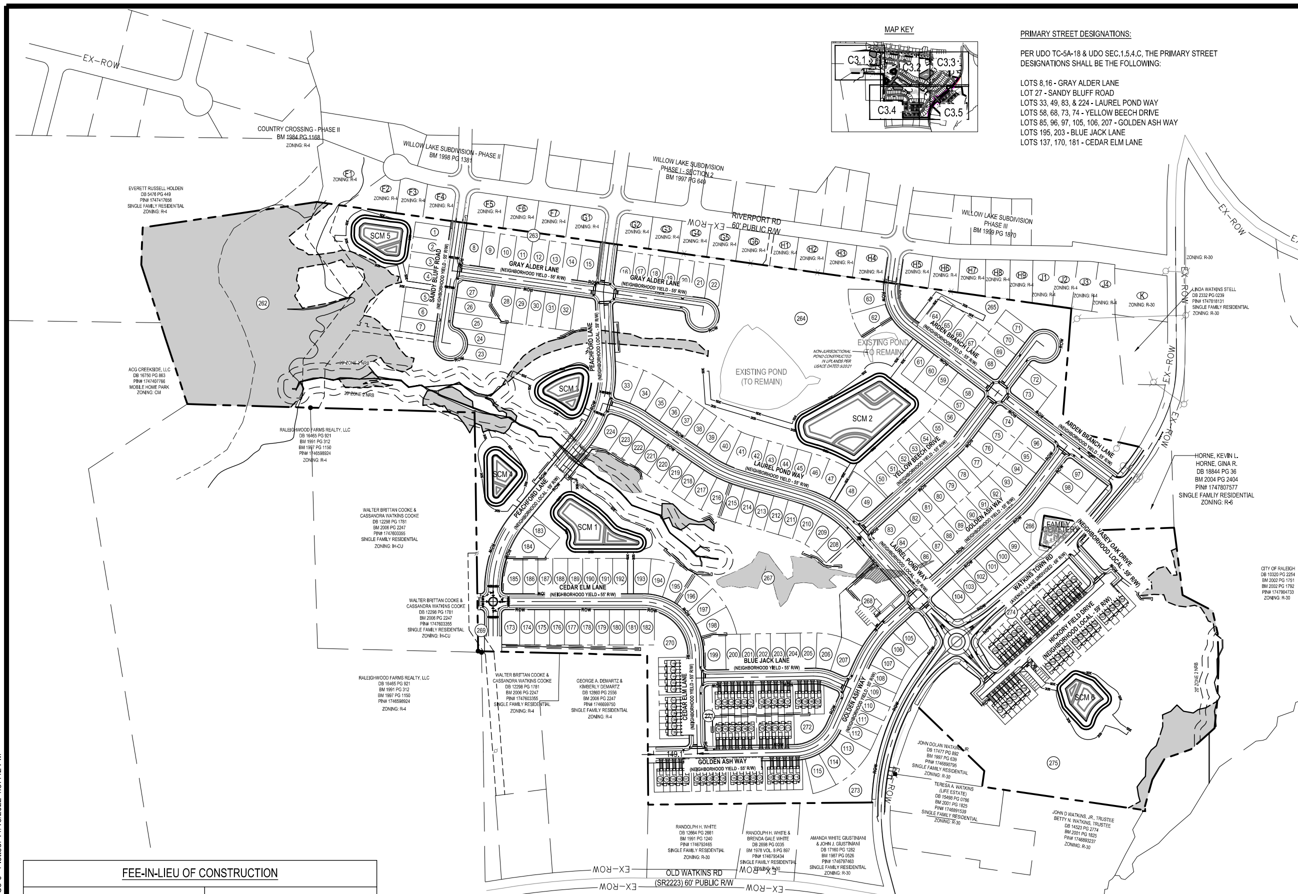
DEMOLITION PLAN

[redacted]

FILE NUMBER: 8430-00
DATE:11/16/2022

C1-3

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C1-1 - DEMO.dwg Layout: C1-3 Plotted: 11/16/2022 1:58:13 PM



PRIMARY STREET DESIGNATIONS:

PER UDO TC-5A-18 & UDO SEC.1.5.4.C, THE PRIMARY STREET DESIGNATIONS SHALL BE THE FOLLOWING:

LOTS 8,16 - GRAY ALDER LANE
LOT 27 - SANDY BLUFF ROAD
LOTS 33, 49, 83, & 224 - LAUREL POND WAY
LOTS 58, 68, 73, 74 - YELLOW BEECH DRIVE
LOTS 85, 96, 97, 105, 106, 207 - GOLDEN ASH WAY
LOTS 195, 203 - BLUE JACK LANE
LOTS 137, 170, 181 - CEDAR ELM LANE

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED TO BGE, RALEIGH, NORTH CAROLINA OFFICE BY BNK IN DIGITAL FORMAT IN MARCH, 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2021.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS
18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
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25. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
26. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ADJOINING PROPERTY TABLE

ID	OWNER	PIN	DB / BM PG	PRIMARY USE
F1	CHARLES MITCHELL GIBBS, III & KENDRA CAMPBELL GIBBS	1747610782	DB 8494 PG 1138 BM 1998 PG 1381	SINGLE FAMILY
F2	HANNAH ATHER & DILLON ATHER	1747612613	DB 19035 PG 1366 BM 1998 PG 1381	SINGLE FAMILY
F3	TOMMY AUSTIN & SUZANNE AUSTIN	1747613612	DB 8288 PG 1479 BM 1998 PG 1381	SINGLE FAMILY
F4	JOHNSON MCKAY MCCORKLE & KAIA MENDENHALL JOHNSON	1747614600	DB 19015 PG 0788 BM 1998 PG 1381	SINGLE FAMILY
F5	JOHN D. BARRETT & JENNIFER J. BARRETT	1747615579	DB 8303 PG 0387 BM 1998 PG 1381	SINGLE FAMILY
F6	STEPHEN G. QUADLIN, HEATHER V. RADFORD	1747616597	DB 18746 PG 811 BM 1998 PG 1381	SINGLE FAMILY
F7	JAMES M. STENERSON & KATHRYN C. STENERSON	1747617596	DB 12870 PG 0001 BM 1998 PG 1381	SINGLE FAMILY
G1	JOSEPH L. WHITNEY & ROSEMARY A. WHITNEY	1747619515	DB 7875 PG 0231 BM 1997 PG 0649	SINGLE FAMILY
G2	DINH HO & HANNA HO	1747710573	DB 16624 PG 1928 BM 1997 PG 0649	SINGLE FAMILY
G3	SUSAN G. LEGATOWICZ	1747711582	DB 14280 PG 1714 BM 1997 PG 0649	SINGLE FAMILY
G4	MARY J. DUNCAN	1747712580	DB 16318 PG 1538 BM 1997 PG 0649	SINGLE FAMILY
G5	D.E. BORDEAUX	1747713479	DB 9939 PG 2703 BM 1997 PG 0649	SINGLE FAMILY
G6	JOSHUA KEMP & ELISHA KEMP	1747714477	DB 16457 PG 0024 BM 1997 PG 0649	SINGLE FAMILY
H1	JOSETTE D. GREENE	1747715484	DB 14506 PG 2004 BM 1999 PG 1870	SINGLE FAMILY
H2	GARRY D. O'NEILL & MARY M. O'NEILL	1747716483	DB 8617 PG 1464 BM 1999 PG 1870	SINGLE FAMILY
H3	BERNARD N. OKORORIE & IFEOMA C. OKORORIE	1747717471	DB 15527 PG 1674 BM 1999 PG 1870	SINGLE FAMILY

ADJOINING PROPERTY TABLE

ID	OWNER	PIN	DB / BM PG	PRIMARY USE
H4	THOMAS E. SAVAGE & PENNY C. SAVAGE	1747718480	DB 8594 PG 0929 BM 1999 PG 1870	SINGLE FAMILY
H5	MCH SFR NC OWNER 2 LP	1747810338	DB 18873 PG 1673 BM 1999 PG 1870	SINGLE FAMILY
H6	PROGRESS RALEIGH LLC	1747811336	DB 18482 PG 2011 BM 1999 PG 1870	SINGLE FAMILY
H7	MELISSA A. THORNTON	1747812325	DB 15356 PG 0318 BM 1999 PG 1870	SINGLE FAMILY
H8	JACLYNN SZWAGIEL	1747813315	DB 18817 PG 1733 BM 1999 PG 1870	SINGLE FAMILY
H9	MCH SFR PROPERTY OWNER 4 LLC	1747813394	DB 19036 PG 854 BM 1999 PG 1870	SINGLE FAMILY
J1	JESSE D. HERRERA & CHRSTINA R. LEE-HERRERA	1747814373	DB 8811 PG 1576 BM 1999 PG 1870	SINGLE FAMILY
J2	ALLEN G. JOHNSON & MAKAYLA R. JOHNSON	1747815343	DB 16781 PG 2146 BM 1999 PG 1870	SINGLE FAMILY
J3	AMANDA IBBOTT	1747816312	DB 15435 PG 0146 BM 1999 PG 1870	SINGLE FAMILY
J4	STEPHEN B. SNOWDEN & REBECCA L. SNOWDEN	1747816381	DB 1307 PG 2471 BM 1999 PG 1870	SINGLE FAMILY
K	FERNANDO LUGO	1747818209	DB 13893 PG 2435 --	SINGLE FAMILY
L	LINDA WATKINS STELL	1747818131	DB 2332 PG 0239 --	SINGLE FAMILY
M	KEVIN L HORNE & GINA R HORNE	1747807577	DB 18844 PG 36 BM 2004 PG 2404	MOBILE HOME

COMMON ABBREVIATION

R/W	RIGHT-OF-WAY
B-B	BACK-OF-CURB TO BACK-OF-CURB
SDT	SIGHT-DISTANCE TRIANGLE
SDE	SCM ACCESS, MAINTENANCE, AND DRAINAGE EASEMENT
RXX'	RADIAL DIMENSION
SCM	STORMWATER CONTROL MEASURE (WET POND)

SOLID WASTE COMPLIANCE STATEMENT

1. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. SOLID WASTE & RECYCLING SERVICE APPROVED BY CITY OF RALEIGH SOLID WASTE SERVICES ON JUNE 2, 2022.

FEE-IN-LIEU OF CONSTRUCTION

SIDEWALK A - 6' WIDE	153.69 SF
SIDEWALK B - 6' WIDE	753.69 SF
SIDEWALK C - 6' WIDE	993.60 SF

SITE DATA FOR
EVERLEE SUBDIVISION
DATE: 11/16/2022

SITE DATA				
EXISTING ADDRESSES:	2982, 2933, 3013, 3029, & 3088 Watkins Town Road; 1505 Old Watkins Road; and 0 Old Milburnie Road			
PINS (S):	[illegible]			
	[illegible]			
	[illegible]			
	1747711222			
	[illegible]			
	[illegible]			
	[illegible]			
ZONING(S):	R-6-CU			
OVERLAY DISTRICT:	N/A			
OVERALL SITE GROSS ACREAGE (TOTAL):	104.98 AC	4,573,451.52 SF		
WATKINS TOWN ROAD (EXISTING RIGHT OF WAY DEDICATION):	1.70 AC	74,052.00 SF		
CYNTHIA S. PERRY PARTIAL LAND SALE (PIN# 1747711222):	2.33 AC	101,494.80 SF		
ONSITE PUBLIC ROADS (PROPOSED RIGHT OF WAY DEDICATION):	14.28 AC	622,036.80 SF		
OVERALL SITE NET ACREAGE:	86.68 AC	3,775,867.92 SF		
EXISTING USE:	Single Family Residential			
PROPOSED/PRINCIPAL USE:	Single Family (Detached) and Townhomes (Attached)			
PROPOSED LOTS FOR SUBDIVISION:				
SINGLE FAMILY:	157 LOTS			
TOWNHOMES:	94 LOTS			
HOA COMMON LOTS:	14 LOTS			
TOTAL LOTS:	275 LOTS			
TOWNHOME LAND AREA FOR SUBDIVISION:				
REQUIRED TOWNHOME LAND AREA:	3,000 SF PER UNIT			
PROPOSED TOWNHOME LAND AREA:	9,801.48 SF PER UNIT	921,338.84 SF / 94 UNITS		
EXISTING IMPERVIOUS AREA:	0.36 AC	15,872.80 SF		
PROPOSED ONSITE IMPERVIOUS AREA:	21.13 AC	920,422.80 SF		
PROPOSED ON SITE IMPERVIOUS (%):	24.38 %	920,422.80 SF / 3,775,867.92 SF		
REQUIRED				
UDO SECTION 2.4.1.B: GENERAL REQUIREMENTS - CONSERVATION DEVELOPMENT OPTION				
B OPEN SPACE	REQUIRED	PROVIDED		
B1 OPEN SPACE REQUIRED (MIN ACREAGE)	40% OR 41.99 AC	54.60 AC OR 62.99%	2,378,444 SF	
B2 % OF LOTS ABUTTING OPEN SPACE (MIN)	40%	72%	138 LOTS	
B3 CONTIGUOUS AREA (MIN)	60%	25.77 AC OR 74.33%	1,122,671 SF	
B4 WIDTH OF OPEN SPACE (MIN)	50 FT	50 FT		
UDO SECTION 2.4.2: DETACHED HOUSE (SINGLE-FAMILY) - CONSERVATION DEVELOPMENT OPTION (MINIMUM LOT AREA SHALL BE 6,000 S.F.) - BASED ON Z-28-21 CONDITION #10				
A LOT DIMENSIONS				
A1 AREA (MIN) - BASED ON Z-28-21 CONDITION #10	6,000 SF			
A2 LOT WIDTH (MIN)	45 FT			
A3 DEPTH (MIN)	60 FT			
B PRINCIPAL BUILDING SETBACKS				
B1 FROM PRIMARY STREET (MIN)	10 FT			
B2 FROM SIDE STREET (MIN)	10 FT			
B3 FROM SIDE LOT LINE (MIN)	5 FT			
B4 FROM REAR LOT LINE (MIN)	20 FT			
C ACCESSORY STRUCTURE SETBACKS	N/A			
D HEIGHT				
D1 PRINCIPAL BUILDING (MAX)	40 FT			
D2 ACCESSORY STRUCTURE (MAX)	25 FT			

UDO SECTION 2.2.1: DETACHED HOUSE (SINGLE-FAMILY) - CONVENTIONAL DEVELOPMENT OPTION (PERIMETER LOTS ONLY) - BASED ON Z-28-21 CONDITIONS #8		
A LOT DIMENSIONS		
A1 AREA (MIN)	5,000 SF	
A2 LOT WIDTH (MIN)	50 FT	
A3 DEPTH (MIN)	90 FT	
A4 DENSITY (MIN)	N/A	
B PRINCIPAL BUILDING SETBACKS		
B1 FROM PRIMARY STREET (MIN)	10 FT	
B2 FROM SIDE STREET (MIN)	10 FT	
B3 FROM SIDE LOT LINE (MIN)	5 FT	
B4 FROM REAR LOT LINE (MIN)	20 FT	
C ACCESSORY STRUCTURE SETBACKS	N/A	
D HEIGHT		
D1 PRINCIPAL BUILDING (MAX)	40 FT	
D2 ACCESSORY STRUCTURE (MAX)	25 FT	
UDO SECTION 2.4.4: TOWNHOUSE - CONSERVATION DEVELOPMENT OPTION		
A SITE DIMENSIONS		
A1 NET SITE AREA/UNIT (MIN): NET SITE AREA INCLUDING R/W DIVIDED BY # OF TOWNHOUSE UNITS	3,000 SF	
PROVIDED	9,801.48 SF	921,338.34 SF / 94 UNITS
A2 WIDTH (MIN)	45 FT	
B LOT DIMENSIONS		
B1 AREA (MIN)	N/A SF	
B2 WIDTH (MIN)	16 FT	
C BUILDING/STRUCTURE SETBACKS		
C1 FROM PRIMARY STREET (MIN)	10 FT	
C2 FROM SIDE STREET (MIN)	10 FT	
C3 FROM SIDE SITE BOUNDARY LINE (MIN)	10 FT	
C4 FROM REAR SITE BOUNDARY LINE (MIN)	20 FT	
C5 FROM ALLEY (MIN)	4 or 20 FT	
C6 INTERNAL BUILDING SEPARATION (MIN)	10 FT	
D PARKING SETBACKS	N/A	
E HEIGHT		
E1 PRINCIPAL BUILDING (MAX)	45 FT	
E2 ACCESSORY STRUCTURES (MAX)	25 FT	
UDO SECTION 7.1.2.C: PARKING REQUIRED BY USE		
A SINGLE-UNIT LIVING		
A1 VEHICLE PARKING (MAX)	NO MAX	
A2 SHORT-TERM BICYCLE PARKING	NONE	
A3 LONG-TERM BICYCLE PARKING	NONE	
B SINGLE-UNIT LIVING		
B1 VEHICLE PARKING (MAX)	NO MAX	
B2 SHORT-TERM BICYCLE PARKING	NONE	
B3 LONG-TERM BICYCLE PARKING	NONE	

TREE CONSERVATION AREA DATA

TOTAL ACREAGE	104.98 ACRES (4,573,451.52 SF)
NET SITE ACRES (ACRES)	86.68 ACRES (3,775,867.92 SF)
TREE SAVE REQUIRED (ACRES)	8.67 ACRES (10% OF NET SITE AREA) (377,665.20 SF)
TREE SAVE PROVIDED (ACRES)	12.39 ACRES (14.30% OF NET SITE AREA) (539,708.40 SF)

USPS MAIL DELIVERY

MAIL DELIVERY SERVICES AND LOCATION OF CLUSTER BOX UNITS (CBU) APPROVED FOR SUBDIVISION ON AUGUST 9, 2022 BY CITY OF RALEIGH POSTMASTERS OFFICE

OPEN SPACE SITE DATA

TOTAL ACREAGE	104.98 ACRES (4,573,451.52 SF)
NET SITE ACRES (ACRES)	86.68 ACRES (3,775,867.92 SF)
OPEN SPACE REQUIRED (ACRES)	41.99 ACRES (40% OF TOTAL SITE AREA) (1,829,084.40 SF)
OPEN SPACE PROVIDED (ACRES)	54.60 ACRES (62.99% OF TOTAL SITE AREA) (2,378,444 SF)

STREET TABLE

STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
LAUREL POND WAY	NEIGHBORHOOD YIELD	55'-0"	27'-0"
GOLDEN ASH WAY	NEIGHBORHOOD YIELD	55'-0"	27'-0"
YELLOW BEECH DRIVE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
CEDAR ELM LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
PEACHFORD LANE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
BLUE JACK LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
GRAY ALDER LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
ARDEN BRANCH LANE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
HICKORY FIELD DRIVE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
VASEY OAK DRIVE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
SANDY BLUFF ROAD	NEIGHBORHOOD YIELD	55'-0"	27'-0"

N

0 100' 200' 400'
SCALE: 1" = 200'

811
Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
1	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
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LENNAR CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NC / 27560

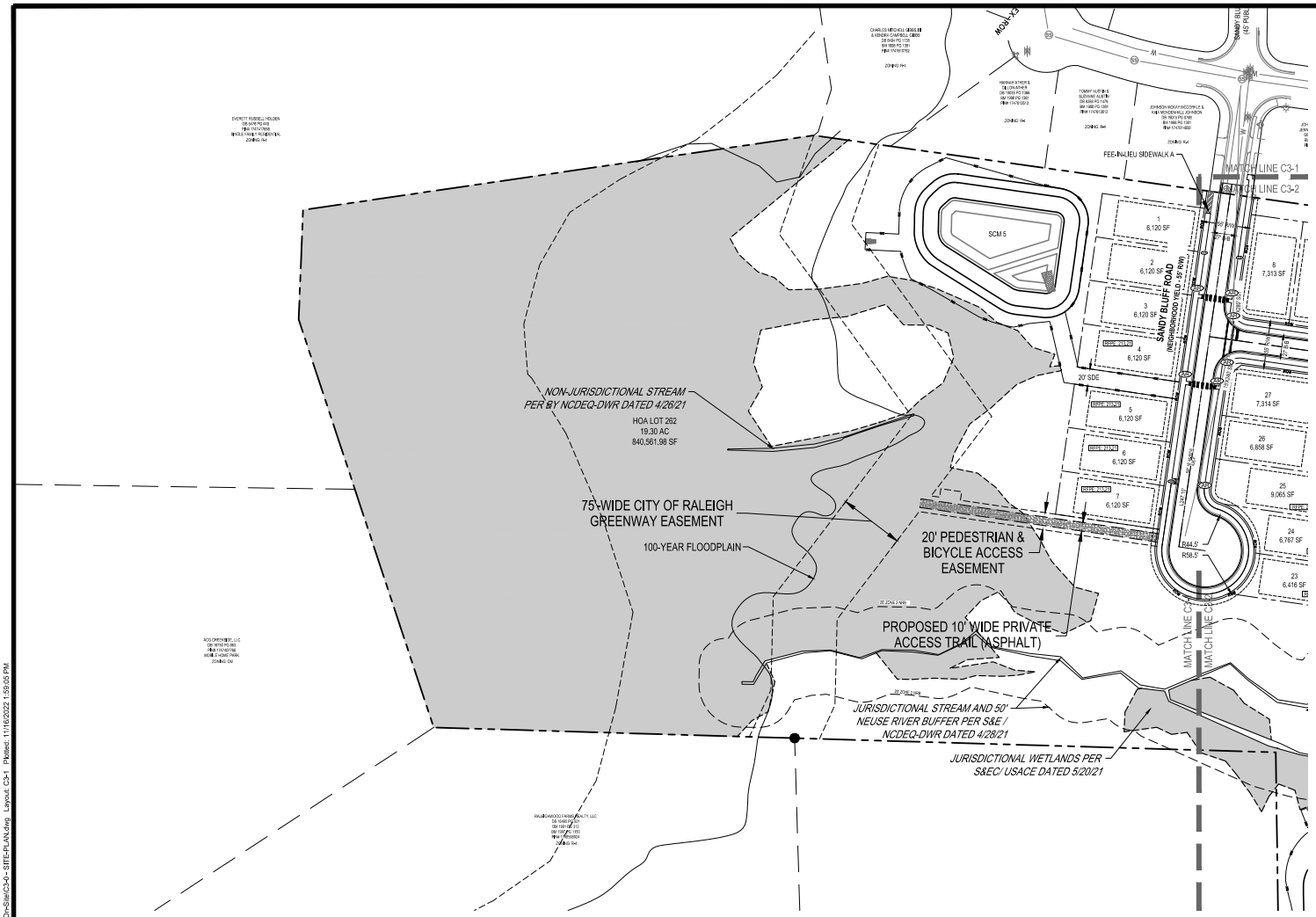
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

OVERALL SITE PLAN

[redacted]

CONSTRUCTION
FILE NUMBER: 8430-00
DATE: 11/16/2022
C3-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C3-0 - SITE-PLAN.dwg Layout: C3-0 Plotted: 11/16/2022 4:37:42 PM



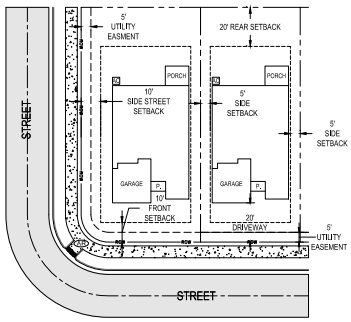
SITE PLAN LEGEND

- EXISTING PROPERTY / BOUNDARY LINE
- EASEMENT TEXT — EXISTING EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED STRIPING
- PROPOSED SIGN
- AR — PROPOSED ACCESSIBLE RAMP
- A — RETAINING WALL TYPICAL (DESIGNED BY OTHERS)
- PROPOSED LIGHTING SYMBOLOGY
- PROPOSED STANDARD DUTY CONCRETE PAVMT
- JURISDICTIONAL WETLANDS DETERMINED BY SOIL & ENVIRONMENTAL CONSULTANTS & USACE ON DATE 5-20-21
- JURISDICTIONAL STREAM DETERMINED BY SOIL & ENVIRONMENTAL CONSULTANTS & NCDEQ-DWR ON DATE 4-26-21
- INFRASTRUCTURE IMPROVEMENTS (FEE-IN-LIEU)

COMMON ABBREVIATION

R/W	RIGHT-OF-WAY
B-B	BACK-OF-CURB TO BACK-OF-CURB
SDT	SIGHT-DISTANCE TRIANGLE
SDE	SCM ACCESS, MAINTENANCE, AND DRAINAGE EASEMENT
R:XX'	RADIAL DIMENSION
SCM	STORMWATER CONTROL MEASURE (WET POND)

TYPICAL SINGLE-FAMILY LOT LAYOUT



STREET TABLE			
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
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N

0 30' 60' 120'
SCALE: 1" = 60'

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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MORRISVILLE / NC / 27560

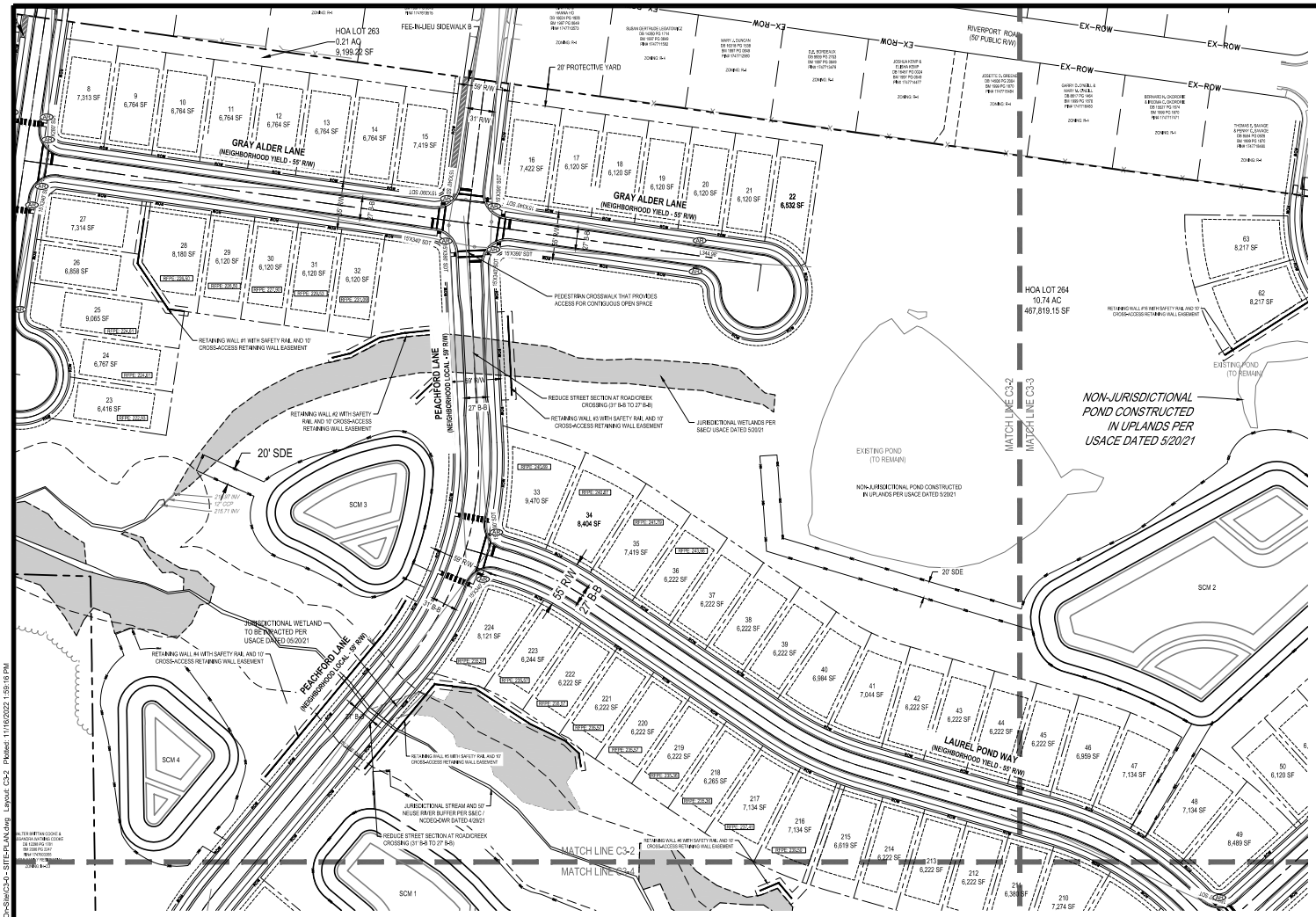
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

ENLARGED SITE PLAN
(1 OF 5)

[redacted]
NOT FOR CONSTRUCTION
FILE NUMBER: 8430-00
DATE: 11/16/2022

C3-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\On-Site\C3-1 - SITE-PLAN.dwg Layout: C3-1 Plotted: 11/16/2022 1:59:05 PM



SITE PLAN LEGEND

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COMMON ABBREVIATION

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SDT	SIGHT-DISTANCE TRIANGLE
SDE	SCM ACCESS, MAINTENANCE, AND DRAINAGE EASEMENT
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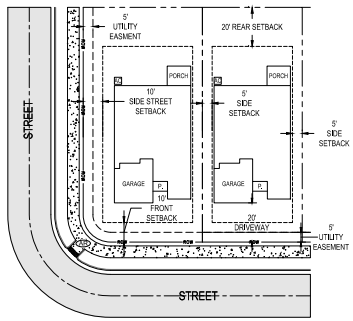
TYPICAL SINGLE-FAMILY LOT LAYOUT



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STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
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N

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EVERLEE SUBDIVISION
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WATKINS TOWN ROAD
RALEIGH / NC / 27616

ENLARGED SITE PLAN (2 OF 5)

[redacted]
CONSTRUCTION
FILE NUMBER: 8430-00
DATE:11/16/2022
C3-2

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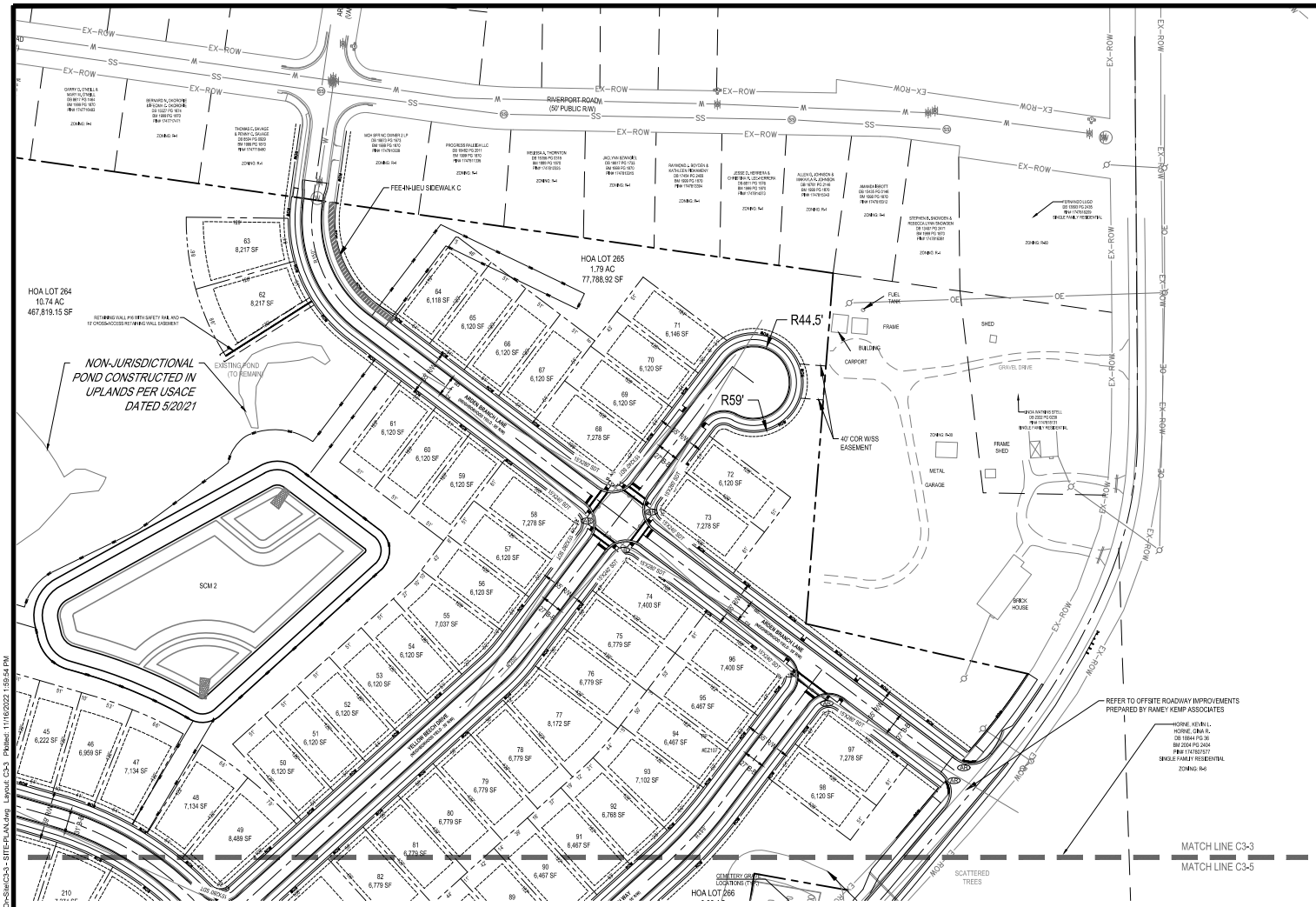

SITE PLAN LEGEND

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- EASEMENT TEXT — EXISTING EASEMENT
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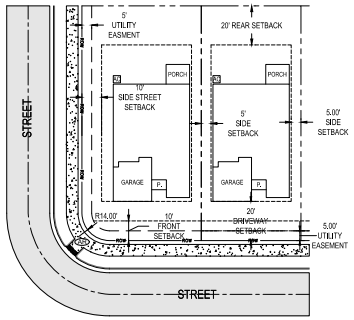

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TRAFFIC IMPACT ANALYSIS NOTES PER RAMEY KEMP ASSOCIATES

WATKINS TOWN ROAD AND SITE DRIVE 1 / SITE DRIVE 2

1. CONSTRUCT EASTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
2. CONSTRUCT WESTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
3. PROVIDE STOP-CONTROL FOR THE EASTBOUND AND THE WESTBOUND APPROACHES.
4. PROVIDE AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 60 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER.
5. PROVIDE AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 50 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER.

WATKINS TOWN ROAD AND SITE DRIVE 3

1. CONSTRUCT WESTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
2. PROVIDE STOP-CONTROL FOR THE WESTBOUND APPROACH.

WATKINS TOWN ROAD AND SITE DRIVE 3

1. CONSTRUCT EASTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
2. PROVIDE STOP-CONTROL FOR THE EASTBOUND APPROACH.

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EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
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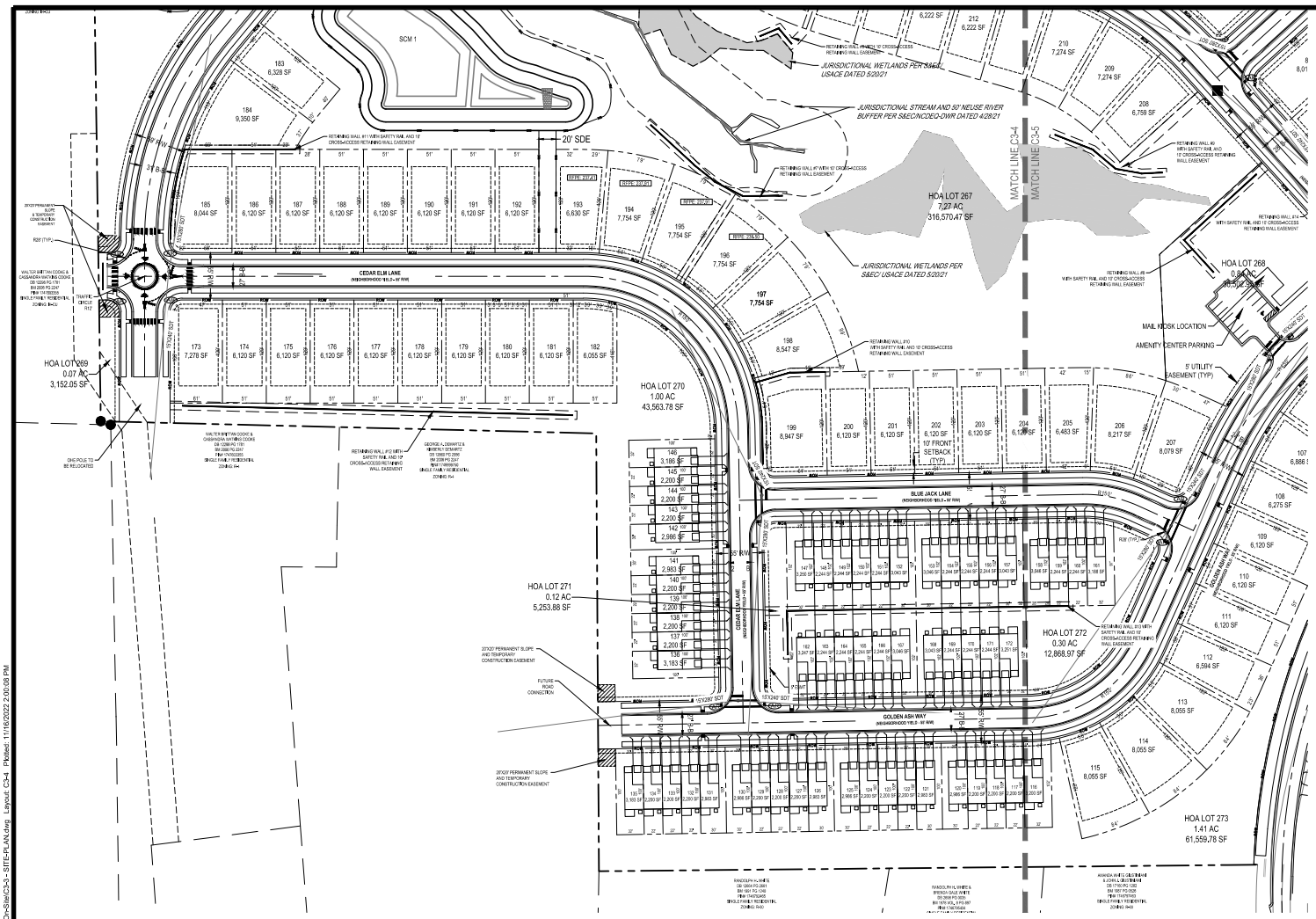
ENLARGED SITE PLAN (3 OF 5)

CONSTRUCTION
FILE NUMBER: 8430-00
DATE: 11/16/2022
C3-3

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\C3-3 - SITE-PLAN.dwg Layout: C3-3 Plotted: 11/16/2022 1:59:54 PM



SITE PLAN LEGEND

- BEARING / DISTANCE
- EXISTING PROPERTY / BOUNDARY LINE
- 1.43A/28.47' (TEX) — EXISTING EASEMENT
- PROPOSED CURB AND GUTTER
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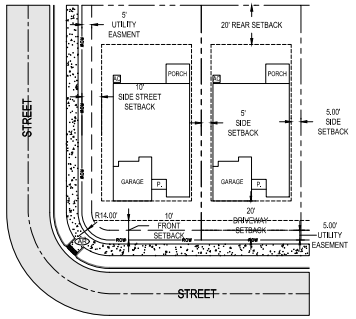
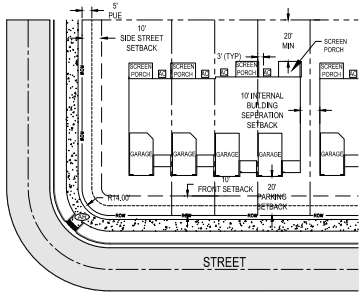


TYPICAL TOWNHOME LOT LAYOUT



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ENLARGED SITE PLAN (4 OF 5)

[redacted]

CONSTRUCTION
FILE NUMBER: 8430-00
DATE: 11/16/2022
C3-4

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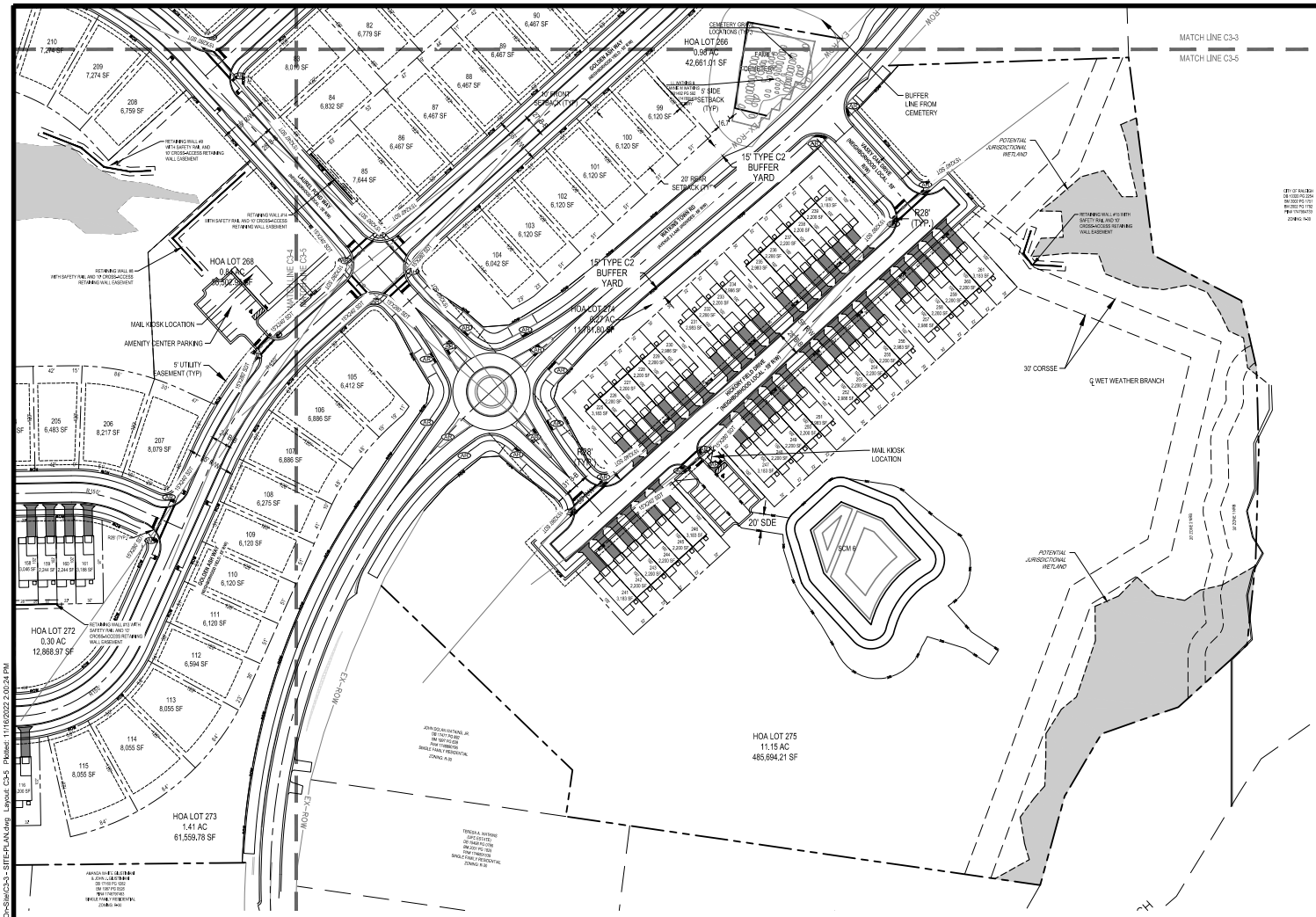

SITE PLAN LEGEND

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	PROPOSED STRIPING
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	PROPOSED ACCESSIBLE RAMP
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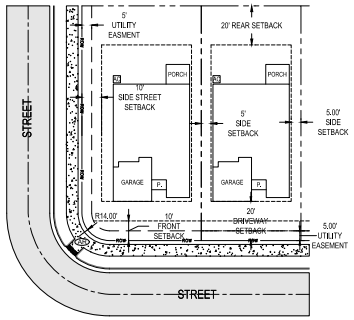
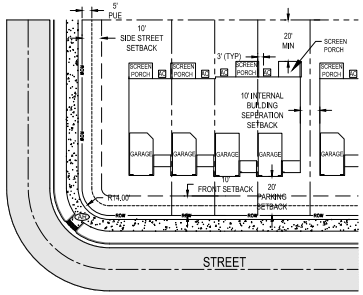
SCM	STORMWATER CONTROL MEASURE (WET POND)

TYPICAL SINGLE-FAMILY LOT LAYOUT



TYPICAL TOWNHOME LOT LAYOUT



STREET TABLE			
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
LAUREL POND WAY	NEIGHBORHOOD YIELD	55'-0"	27'-0"
GOLDEN ASH WAY	NEIGHBORHOOD YIELD	55'-0"	27'-0"
YELLOW BEECH DRIVE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
CEDAR ELM LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
PEACHFORD LANE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
BLUE JACK LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
GRAY ALDER LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
AROEN BRANCH LANE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
HICKORY FIELD DRIVE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
VASEY OAK DRIVE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
SANDY BLUFF ROAD	NEIGHBORHOOD YIELD	55'-0"	27'-0"

GENERAL NOTES:

1. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

N

0 30' 60' 120'
SCALE: 1" = 60'

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REV	DATE	DESCRIPTION
1	10/4/2022	CITY OF RALEIGH COMMENTS - THIRD REVIEW
2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
3	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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NC LICENSE #C-4597
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MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

ENLARGED SITE PLAN
(5 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C3-5

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\C3-3 - SITE-PLAN.dwg Layout: C3-5 Plotted: 11/16/2022 2:00:24 PM

RESIDENTIAL

a. FIRE HYDRANT SHALL BE SPACED NOT MORE THAT 600' ALONG NAMED ROADS. ALTERNATE SIDES ON DIVIDED ROADS.

b. FIRE HYDRANTS SHALL BE AT EVERY NAMED STREET INTERSECTION.

c. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED BY FIRE DEPARTMENT.

FIRE DEPARTMENT VEHICLE ACCESS

1. ALL BUILDINGS AND FACILITIES SHALL REQUIRE FIRE DEPARTMENT VEHICLE ACCESS COMPLYING WITH NORTH CAROLINA FIRE PREVENTION CODE (NCFPC), CHAPTER 5, AND ALL COR GUIDES AND HANDBOOKS. SOME EXAMPLES ARE SHOWN IN APPENDIX D OF NCFPC.

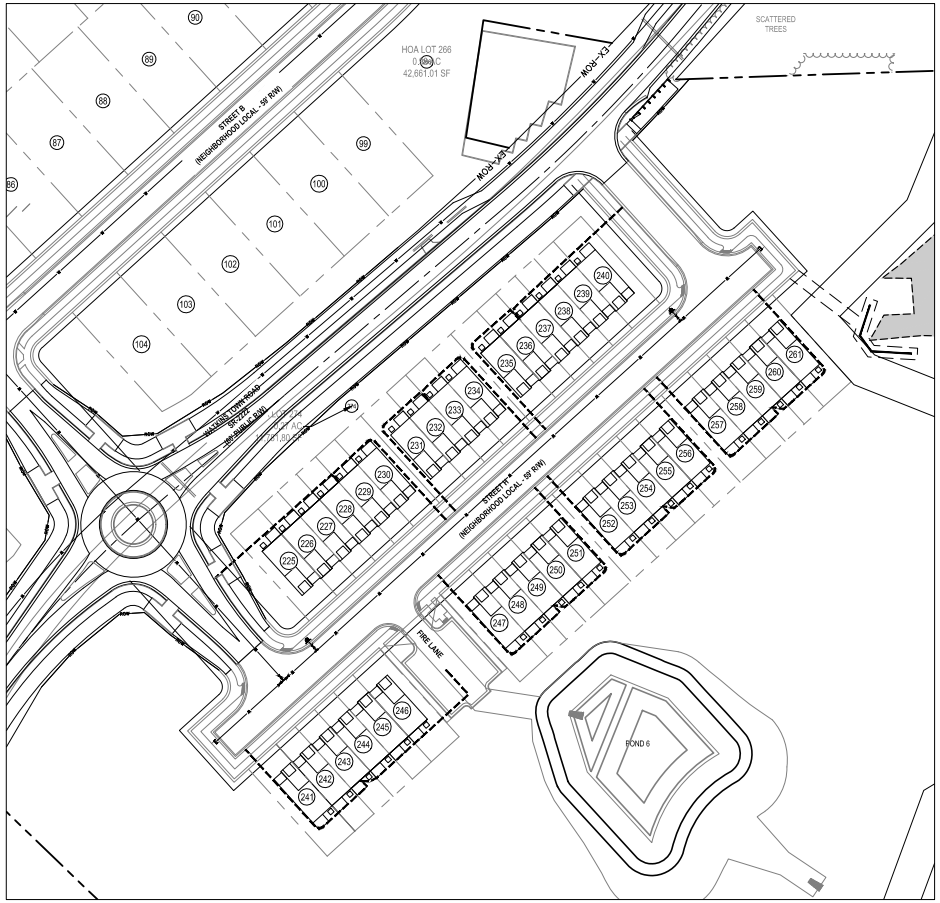
2. MINIMUM UNOBSTRUCTED STREET WIDTH OF 20 FEET (BACK TO BACK CURB) MUST BE MAINTAINED THE ENTIRE TRAVEL ROUTS OF THE FIRE TRUCK. ENTRANCES, GATED ENTRANCES ISLANDS, AND TRAFIC CIRCLES ARE OF SPECIAL CONCERN. SEE ALTERNATIVE ACCESS FOR ENTRIES WITH GUARD SHACKS (FF-29).

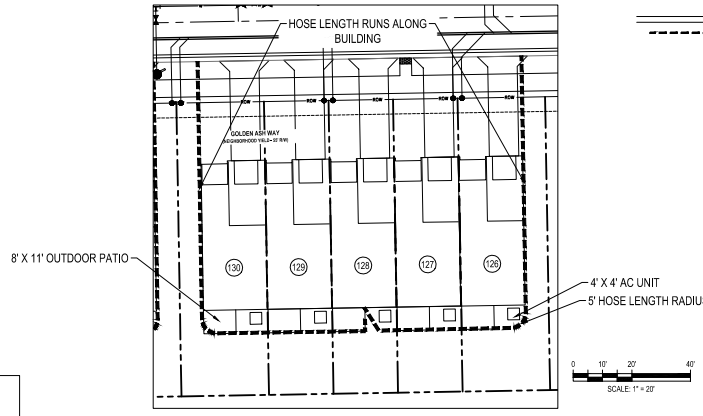
3. MINIMUM INSIDE TURNING RADIUS OF 28 REET MUST BE MAINTAINED THROUGHOUT THE SITE PLAN FOR ANY ACCESS LANES THAT WOULD COMMONLY BE USED BY FIRE APPARATUS.

4. FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150 FEET OF ALL PORTIONS OF THE FIRST FLOOR. BUILDINGS THAT DO NOT COMPLY SHALL BE REQUIRED TO INSTALL FIRE SPRINKLERS [SEE TECHNICAL BULLETIN 22].

5. DEAD END STREETS AND ACCESS LANES 150 FEET OR MORE SHALL HAVE AN APPROVED FIRE APPARATUS TURN-A-ROUND PROVIDED.

6. APPARATUS ACCESS ROAD GRADE SHALL NOT EXCEED 12 PERCENT IN GRADE, EXCEPT AS APPROVED BY THE FIRE CHIEF [PROHIBIT USE OF DRIVING ON GRAVEL].



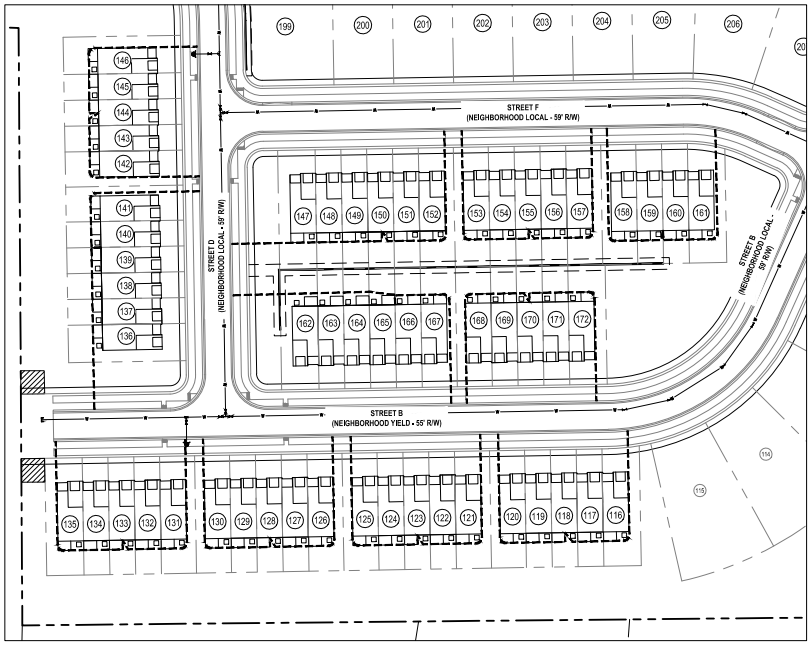


LEGEND

150' HOSE LAY LENGTH FROM CURB

N

TYPICAL HOSE LENGTH LAYOUT



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DRAWN BY: CD/AP
REVIEWED BY: JDJ

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EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WAITING TOWN ROAD
RALEIGH / NC / 27616

HOSE LENGTH EXHIBIT

NOT FOR CONSTRUCTION
FILE NUMBER: 8430-00
DATE:11/16/2022
C3-6

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\On-Site\C3-6 - HOSE LENGTH EXHIBIT.dwg Layout: HOSE LENGTH EXHIBIT Plotted: 11/16/2022 2:01:14 PM

SITE PLAN LEGEND

- EXISTING PROPERTY / BOUNDARY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED CURB AND GUTTER
- PROPOSED STRIPING
- LAND AREA DELINEATION
- TOWNHOME LAND AREA

LAND AREA DELINEATION TABLE	
OVERALL SITE GROSS ACREAGE (TOTAL)	4,573,451.52 SF (104.98 ACRES)
WATKINS TOWN ROAD (EXISTING RIGHT OF WAY DEDICATION)	74,052.00 SF (1.70 ACRES)
CYNTHIA S. PERRY PARTIAL LAND SALE (PIN #1747711222)	101,494.80 SF (2.33 ACRES)
REMAINING SITE AREA	4,397,904.72 (100.96 ACRES)
SINGLE FAMILY LAND AREA	3,476,565.88 SF (79.81 ACRES)
TOWNHOME LAND AREA	921,338.84 SF (21.15 ACRES)
PROPOSED TOWNHOME UNITS	94 UNITS
PROPOSED TOWNHOME DENSITY	9,801.48 SF PER UNIT
MINIMUM TOWNHOME DENSITY	3,000 SF PER UNIT

N

0 75' 150' 300'
SCALE: 1" = 150'

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PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

LAND AREA EXHIBIT

CONSTRUCTION
FILE NUMBER: 8430-00
DATE:11/16/2022
C3-7

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C3-10 - LAND AREA EXHIBIT.dwg Layout: LAND AREA EXHIBIT Plotted: 11/16/2022 2:01:39 PM

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
1	SINGLE FAMILY LOT	6,120.00	0.14
2	SINGLE FAMILY LOT	6,120.00	0.14
3	SINGLE FAMILY LOT	6,120.00	0.14
4	SINGLE FAMILY LOT	6,120.00	0.14
5	SINGLE FAMILY LOT	6,120.00	0.14
6	SINGLE FAMILY LOT	6,120.00	0.14
7	SINGLE FAMILY LOT	6,120.00	0.14
8	SINGLE FAMILY LOT	7,313.01	0.17
9	SINGLE FAMILY LOT	6,763.87	0.16
10	SINGLE FAMILY LOT	6,763.87	0.16
11	SINGLE FAMILY LOT	6,763.87	0.16
12	SINGLE FAMILY LOT	6,763.87	0.16
13	SINGLE FAMILY LOT	6,763.87	0.16
14	SINGLE FAMILY LOT	6,763.87	0.16
15	SINGLE FAMILY LOT	7,418.54	0.17
16	SINGLE FAMILY LOT	7,422.38	0.17
17	SINGLE FAMILY LOT	6,120.00	0.14
18	SINGLE FAMILY LOT	6,120.00	0.14
19	SINGLE FAMILY LOT	6,120.00	0.14
20	SINGLE FAMILY LOT	6,120.00	0.14

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
21	SINGLE FAMILY LOT	6,120.00	0.14
22	SINGLE FAMILY LOT	6,532.31	0.15
23	SINGLE FAMILY LOT	6,415.87	0.15
24	SINGLE FAMILY LOT	6,767.49	0.16
25	SINGLE FAMILY LOT	9,064.88	0.21
26	SINGLE FAMILY LOT	6,857.52	0.16
27	SINGLE FAMILY LOT	7,313.97	0.17
28	SINGLE FAMILY LOT	8,180.13	0.19
29	SINGLE FAMILY LOT	6,120.00	0.14
30	SINGLE FAMILY LOT	6,120.00	0.14
31	SINGLE FAMILY LOT	6,120.00	0.14
32	SINGLE FAMILY LOT	6,120.00	0.14
33	SINGLE FAMILY LOT	9,470.10	0.22
34	SINGLE FAMILY LOT	8,403.81	0.19
35	SINGLE FAMILY LOT	7,418.53	0.17
36	SINGLE FAMILY LOT	6,222.00	0.14
37	SINGLE FAMILY LOT	6,222.00	0.14
38	SINGLE FAMILY LOT	6,222.00	0.14
39	SINGLE FAMILY LOT	6,222.00	0.14
40	SINGLE FAMILY LOT	6,984.13	0.16

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
41	SINGLE FAMILY LOT	7,043.78	0.16
42	SINGLE FAMILY LOT	6,222.00	0.14
43	SINGLE FAMILY LOT	6,222.00	0.14
44	SINGLE FAMILY LOT	6,222.00	0.14
45	SINGLE FAMILY LOT	6,222.00	0.14
46	SINGLE FAMILY LOT	6,958.64	0.16
47	SINGLE FAMILY LOT	7,134.09	0.16
48	SINGLE FAMILY LOT	7,134.08	0.16
49	SINGLE FAMILY LOT	8,488.68	0.19
50	SINGLE FAMILY LOT	6,120.00	0.14
51	SINGLE FAMILY LOT	6,120.00	0.14
52	SINGLE FAMILY LOT	6,120.00	0.14
53	SINGLE FAMILY LOT	6,120.00	0.14
54	SINGLE FAMILY LOT	6,120.00	0.14
55	SINGLE FAMILY LOT	7,037.05	0.16
56	SINGLE FAMILY LOT	6,120.00	0.14
57	SINGLE FAMILY LOT	6,120.00	0.14
58	SINGLE FAMILY LOT	7,277.94	0.17
59	SINGLE FAMILY LOT	6,120.00	0.14
60	SINGLE FAMILY LOT	6,120.00	0.14

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
61	SINGLE FAMILY LOT	6,120.00	0.14
62	SINGLE FAMILY LOT	8,217.16	0.19
63	SINGLE FAMILY LOT	8,217.16	0.19
64	SINGLE FAMILY LOT	6,118.16	0.14
65	SINGLE FAMILY LOT	6,120.00	0.14
66	SINGLE FAMILY LOT	6,120.00	0.14
67	SINGLE FAMILY LOT	6,120.00	0.14
68	SINGLE FAMILY LOT	7,277.94	0.17
69	SINGLE FAMILY LOT	6,120.00	0.14
70	SINGLE FAMILY LOT	6,120.00	0.14
71	SINGLE FAMILY LOT	6,145.53	0.14
72	SINGLE FAMILY LOT	6,120.00	0.14
73	SINGLE FAMILY LOT	7,277.94	0.17
74	SINGLE FAMILY LOT	7,399.94	0.17
75	SINGLE FAMILY LOT	6,779.32	0.16
76	SINGLE FAMILY LOT	6,779.32	0.16
77	SINGLE FAMILY LOT	8,171.66	0.19
78	SINGLE FAMILY LOT	6,779.32	0.16
79	SINGLE FAMILY LOT	6,779.32	0.16
80	SINGLE FAMILY LOT	6,779.32	0.16

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
81	SINGLE FAMILY LOT	6,779.32	0.16
82	SINGLE FAMILY LOT	6,779.32	0.16
83	SINGLE FAMILY LOT	8,009.94	0.18
84	SINGLE FAMILY LOT	6,832.00	0.16
85	SINGLE FAMILY LOT	7,643.94	0.18
86	SINGLE FAMILY LOT	6,467.37	0.15
87	SINGLE FAMILY LOT	6,467.37	0.15
88	SINGLE FAMILY LOT	6,467.37	0.15
89	SINGLE FAMILY LOT	6,467.37	0.15
90	SINGLE FAMILY LOT	6,467.37	0.15
91	SINGLE FAMILY LOT	6,467.37	0.15
92	SINGLE FAMILY LOT	6,768.12	0.16
93	SINGLE FAMILY LOT	7,102.46	0.16
94	SINGLE FAMILY LOT	6,467.37	0.15
95	SINGLE FAMILY LOT	6,467.37	0.15
96	SINGLE FAMILY LOT	7,399.94	0.17
97	SINGLE FAMILY LOT	7,277.94	0.17
98	SINGLE FAMILY LOT	6,120.00	0.14
99	SINGLE FAMILY LOT	6,120.00	0.14
100	SINGLE FAMILY LOT	6,120.00	0.14

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
101	SINGLE FAMILY LOT	6,120.00	0.14
102	SINGLE FAMILY LOT	6,120.00	0.14
103	SINGLE FAMILY LOT	6,120.00	0.14
104	SINGLE FAMILY LOT	6,042.45	0.14
105	SINGLE FAMILY LOT	6,412.44	0.15
106	SINGLE FAMILY LOT	6,886.26	0.16
107	SINGLE FAMILY LOT	6,886.26	0.16
108	SINGLE FAMILY LOT	6,274.68	0.14
109	SINGLE FAMILY LOT	6,120.00	0.14
110	SINGLE FAMILY LOT	6,120.00	0.14
111	SINGLE FAMILY LOT	6,120.00	0.14
112	SINGLE FAMILY LOT	6,594.46	0.15
113	SINGLE FAMILY LOT	8,054.95	0.18
114	SINGLE FAMILY LOT	8,054.95	0.18
115	SINGLE FAMILY LOT	8,054.95	0.18
116	TOWNHOME LOT	3,200.32	0.07
117	TOWNHOME LOT	2,200.00	0.05
118	TOWNHOME LOT	2,200.00	0.05
119	TOWNHOME LOT	2,200.00	0.05
120	TOWNHOME LOT	2,985.79	0.07

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
121	TOWNHOME LOT	2,983.33	0.07
122	TOWNHOME LOT	2,200.00	0.05
123	TOWNHOME LOT	2,200.00	0.05
124	TOWNHOME LOT	2,200.00	0.05
125	TOWNHOME LOT	2,985.79	0.07
126	TOWNHOME LOT	2,983.33	0.07
127	TOWNHOME LOT	2,200.00	0.05
128	TOWNHOME LOT	2,200.00	0.05
129	TOWNHOME LOT	2,200.00	0.05
130	TOWNHOME LOT	2,985.79	0.07
131	TOWNHOME LOT	2,983.33	0.07
132	TOWNHOME LOT	2,200.00	0.05
133	TOWNHOME LOT	2,200.00	0.05
134	TOWNHOME LOT	2,200.00	0.05
135	TOWNHOME LOT	3,183.33	0.07
136	TOWNHOME LOT	3,183.33	0.07
137	TOWNHOME LOT	2,200.00	0.05
138	TOWNHOME LOT	2,200.00	0.05
139	TOWNHOME LOT	2,200.00	0.05
140	TOWNHOME LOT	2,200.00	0.05

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
141	TOWNHOME LOT	2,983.33	0.07
142	TOWNHOME LOT	2,985.79	0.07
143	TOWNHOME LOT	2,200.00	0.05
144	TOWNHOME LOT	2,200.00	0.05
145	TOWNHOME LOT	2,200.00	0.05
146	TOWNHOME LOT	3,185.79	0.07
147	TOWNHOME LOT	3,249.50	0.07
148	TOWNHOME LOT	2,244.00	0.05
149	TOWNHOME LOT	2,244.00	0.05
150	TOWNHOME LOT	2,244.00	0.05
151	TOWNHOME LOT	2,244.00	0.05
152	TOWNHOME LOT	3,043.00	0.07
153	TOWNHOME LOT	3,045.50	0.07
154	TOWNHOME LOT	2,244.00	0.05
155	TOWNHOME LOT	2,244.00	0.05
156	TOWNHOME LOT	2,244.00	0.05
157	TOWNHOME LOT	3,043.00	0.07
158	TOWNHOME LOT	3,045.50	0.07
159	TOWNHOME LOT	2,244.00	0.05
160	TOWNHOME LOT	2,243.95	0.05

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
161	TOWNHOME LOT	3,187.72	0.07
162	TOWNHOME LOT	3,247.00	0.07
163	TOWNHOME LOT	2,244.00	0.05
164	TOWNHOME LOT	2,244.00	0.05
165	TOWNHOME LOT	2,244.00	0.05
166	TOWNHOME LOT	2,244.00	0.05
167	TOWNHOME LOT	3,045.50	0.07
168	TOWNHOME LOT	3,043.00	0.07
169	TOWNHOME LOT	2,244.00	0.05
170	TOWNHOME LOT	2,244.00	0.05
171	TOWNHOME LOT	2,244.00	0.05
172	TOWNHOME LOT	3,250.72	0.07
173	SINGLE FAMILY LOT	7,277.94	0.17
174	SINGLE FAMILY LOT	6,120.00	0.14
175	SINGLE FAMILY LOT	6,120.00	0.14
176	SINGLE FAMILY LOT	6,120.00	0.14
177	SINGLE FAMILY LOT	6,120.00	0.14
178	SINGLE FAMILY LOT	6,120.00	0.14
179	SINGLE FAMILY LOT	6,120.00	0.14
180	SINGLE FAMILY LOT	6,120.00	0.14

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
181	SINGLE FAMILY LOT	6,120.00	0.14
182	SINGLE FAMILY LOT	6,054.60	0.14
183	SINGLE FAMILY LOT	6,327.89	0.15
184	SINGLE FAMILY LOT	9,349.89	0.21
185	SINGLE FAMILY LOT	8,044.49	0.18
186	SINGLE FAMILY LOT	6,120.00	0.14
187	SINGLE FAMILY LOT	6,120.00	0.14
188	SINGLE FAMILY LOT	6,120.00	0.14
189	SINGLE FAMILY LOT	6,120.00	0.14
190	SINGLE FAMILY LOT	6,120.00	0.14
191	SINGLE FAMILY LOT	6,120.00	0.14
192	SINGLE FAMILY LOT	6,120.00	0.14
193	SINGLE FAMILY LOT	6,630.06	0.15
194	SINGLE FAMILY LOT	7,753.78	0.18
195	SINGLE FAMILY LOT	7,753.78	0.18
196	SINGLE FAMILY LOT	7,753.78	0.18
197	SINGLE FAMILY LOT	7,753.78	0.18
198	SINGLE FAMILY LOT	8,546.68	0.20
199	SINGLE FAMILY LOT	8,947.10	0.21
200	SINGLE FAMILY LOT	6,120.00	0.14

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
201	SINGLE FAMILY LOT	6,120.00	0.14
202	SINGLE FAMILY LOT	6,120.00	0.14
203	SINGLE FAMILY LOT	6,120.00	0.14
204	SINGLE FAMILY LOT	6,120.00	0.14
205	SINGLE FAMILY LOT	6,482.90	0.15
206	SINGLE FAMILY LOT	8,217.16	0.19
207	SINGLE FAMILY LOT	8,078.76	0.19
208	SINGLE FAMILY LOT	6,758.52	0.16
209	SINGLE FAMILY LOT	7,274.23	0.17
210	SINGLE FAMILY LOT	7,274.23	0.17
211	SINGLE FAMILY LOT	6,379.78	0.15
212	SINGLE FAMILY LOT	6,222.00	0.14
213	SINGLE FAMILY LOT	6,222.00	0.14
214	SINGLE FAMILY LOT	6,222.00	0.14
215	SINGLE FAMILY LOT	6,619.31	0.15
216	SINGLE FAMILY LOT	7,134.27	0.16
217	SINGLE FAMILY LOT	7,134.27	0.16
218	SINGLE FAMILY LOT	6,264.63	0.14
219	SINGLE FAMILY LOT	6,222.00	0.14
220	SINGLE FAMILY LOT	6,222.00	0.14

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
221	SINGLE FAMILY LOT	6,222.00	0.14
222	SINGLE FAMILY LOT	6,222.00	0.14
223	SINGLE FAMILY LOT	6,244.20	0.14
224	SINGLE FAMILY LOT	8,121.41	0.19
225	TOWNHOME LOT	3,183.33	0.07
226	TOWNHOME LOT	2,200.00	0.05
227	TOWNHOME LOT	2,200.00	0.05
228	TOWNHOME LOT	2,200.00	0.05
229	TOWNHOME LOT	2,200.00	0.05
230	TOWNHOME LOT	2,985.79	0.07
231	TOWNHOME LOT	2,983.33	0.07
232	TOWNHOME LOT	2,200.00	0.05
233	TOWNHOME LOT	2,200.00	0.05
234	TOWNHOME LOT	2,985.79	0.07
235	TOWNHOME LOT	2,983.33	0.07
236	TOWNHOME LOT	2,200.00	0.05
237	TOWNHOME LOT	2,200.00	0.05
238	TOWNHOME LOT	2,200.00	0.05
239	TOWNHOME LOT	2,200.00	0.05
240	TOWNHOME LOT	3,183.30	0.07

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
241	TOWNHOME LOT	3,183.31	0.07
242	TOWNHOME LOT	2,200.00	0.05
243	TOWNHOME LOT	2,200.00	0.05
244	TOWNHOME LOT	2,200.00	0.05
245	TOWNHOME LOT	2,200.00	0.05
246	TOWNHOME LOT	3,183.33	0.07
247	TOWNHOME LOT	3,183.29	0.07
248	TOWNHOME LOT	2,200.00	0.05
249	TOWNHOME LOT	2,200.00	0.05
250	TOWNHOME LOT	2,200.00	0.05
251	TOWNHOME LOT	2,983.33	0.07
252	TOWNHOME LOT	2,985.79	0.07
253	TOWNHOME LOT	2,200.00	0.05
254	TOWNHOME LOT	2,200.00	0.05
255	TOWNHOME LOT	2,200.00	0.05
256	TOWNHOME LOT	2,983.33	0.07
257	TOWNHOME LOT	2,985.79	0.07
258	TOWNHOME LOT	2,200.00	0.05
259	TOWNHOME LOT	2,200.00	0.05
260	TOWNHOME LOT	2,200.00	0.05

Parcel Area Table

Parcel #	Description	Area (SF)	Area (AC)
261	TOWNHOME LOT	3,183.33	0.07
262	HOA LOT	840,561.98	19.30
263	HOA LOT	9,199.22	0.21
264	HOA LOT	467,819.15	10.74
265	HOA LOT	77,788.92	1.79
266	HOA LOT	42,661.01	0.98
267	HOA LOT	316,570.47	7.27
268	HOA LOT	36,502.95	0.84
269	HOA LOT	3,152.05	0.07
270	HOA LOT	43,563.78	1.00
271	HOA LOT	5,253.88	0.12
272	HOA LOT	12,868.97	0.30
273	HOA LOT	61,559.78	1.41
274	HOA LOT	11,781.80	0.27
275	HOA LOT	485,694.21	11.15

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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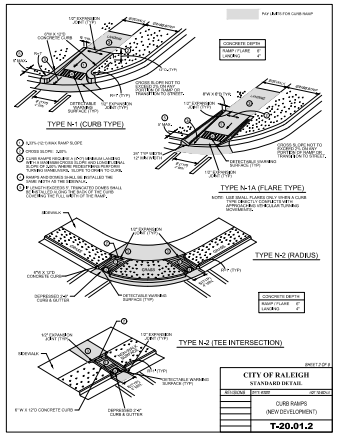
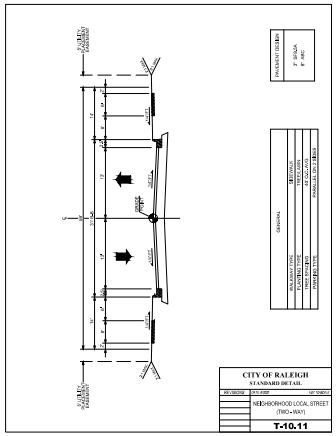
WATKINS TOWN ROAD
RALEIGH / NC / 27616

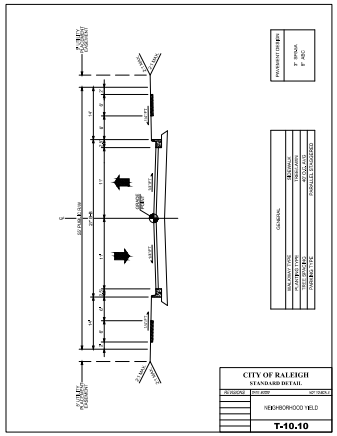
LOT TABLES

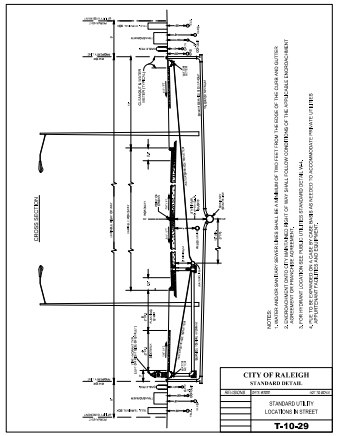
CONSTRUCTION
FILE NUMBER: 8430-00
DATE:11/16/2022
C3-8

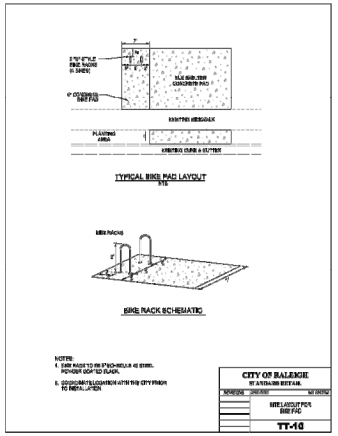
G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\C3-11 - LOT TABLES.dwg Layout: LOT TABLES Plotted: 11/16/2022 2:02:11 PM

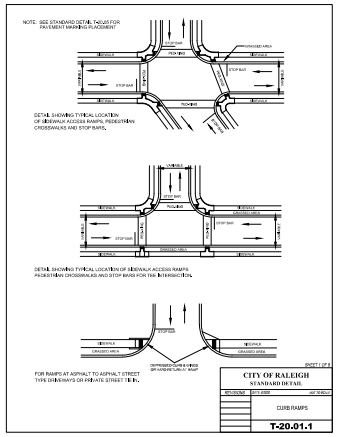


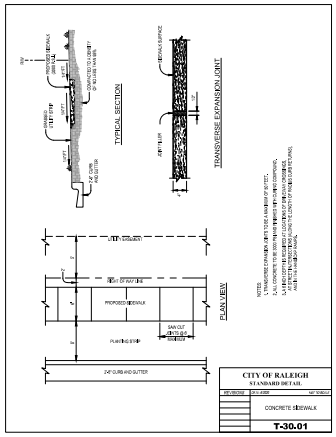


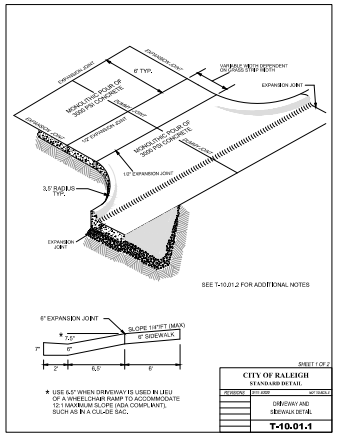


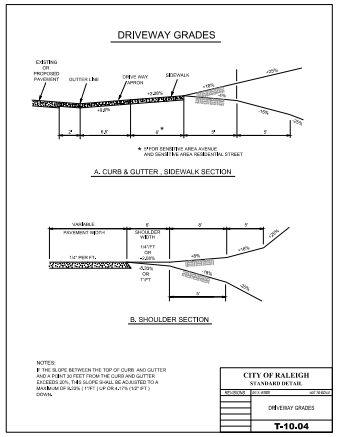


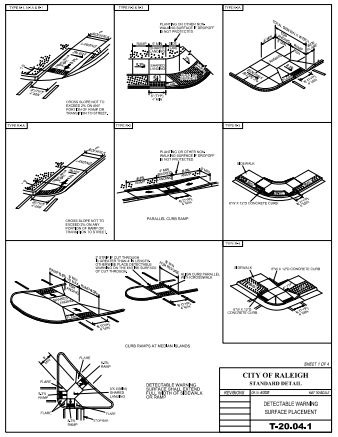


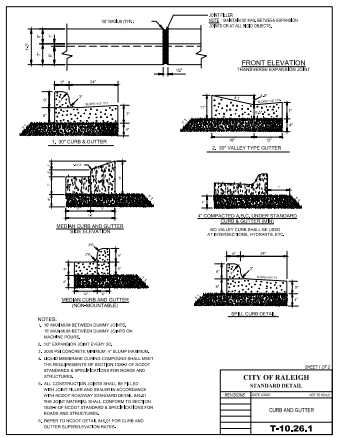


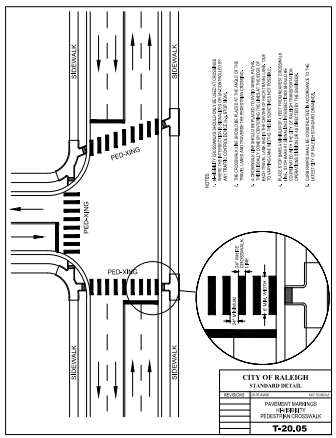


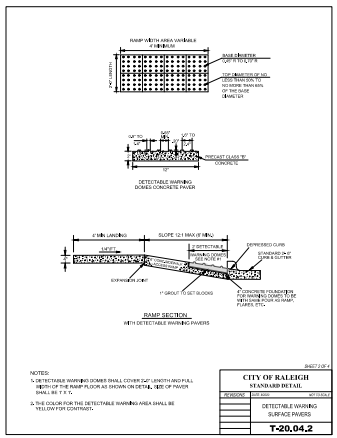


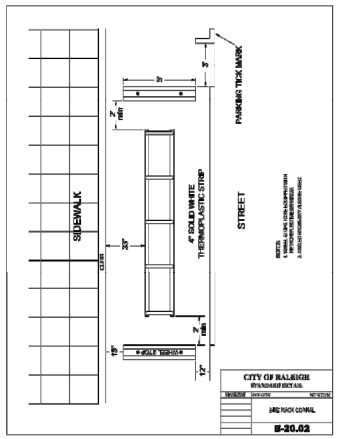












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PRELIMINARY SUBDIVISION PLAN
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RALEIGH / NC / 27616

SITE DETAILS (1 OF 2)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C3-9

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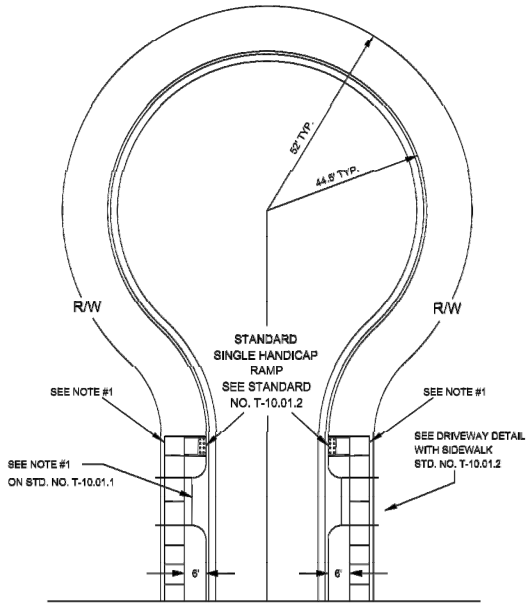


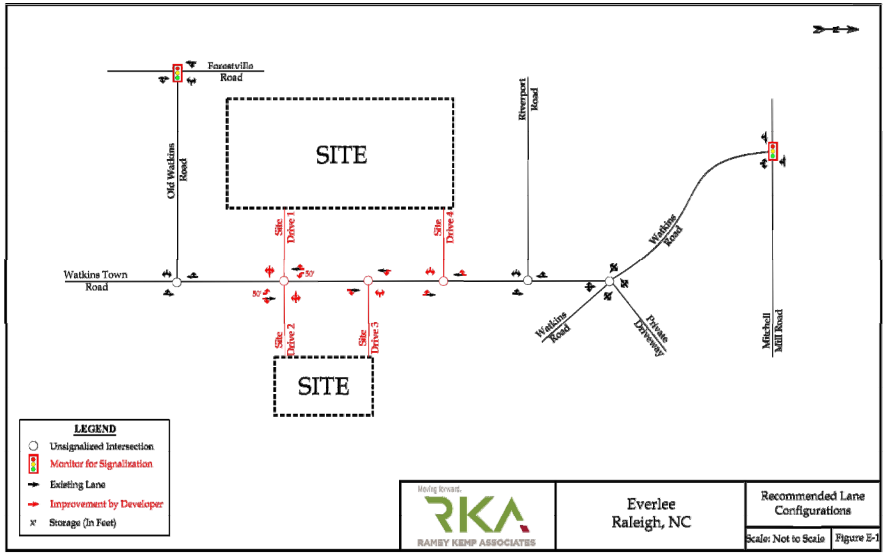
NOTES:

1. IF DRIVEWAY IS WITHIN CLOSE PROXIMITY OF ACCESS RAMP, TIE SIDEWALK INTO DRIVEWAY.
2. REFER TO STANDARD DETAIL T-10.01.2, DRIVE WAY AND SIDEWALK DETAIL, SHEET 1 OF 2.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD RESIDENTIAL CUL-DE-SAC	
	T-10.06	

E-5



TRAFFIC IMPACT ANALYSIS NOTES PER RAMEY KEMP ASSOCIATES

WATKINS TOWN ROAD AND SITE DRIVE 1 / SITE DRIVE 2

1. CONSTRUCT EASTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
2. CONSTRUCT WESTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
3. PROVIDE STOP-CONTROL FOR THE EASTBOUND AND THE WESTBOUND APPROACHES.
4. PROVIDE AN EXCLUSIVE NORTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 60 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER.
5. PROVIDE AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH A MINIMUM OF 50 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER.

WATKINS TOWN ROAD AND SITE DRIVE 3

1. CONSTRUCT WESTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
2. PROVIDE STOP-CONTROL FOR THE WESTBOUND APPROACH.

WATKINS TOWN ROAD AND SITE DRIVE 3

1. CONSTRUCT EASTBOUND APPROACH WITH ONE (1) INGRESS LANE AND ONE (1) EGRESS LANE.
2. PROVIDE STOP-CONTROL FOR THE EASTBOUND APPROACH.

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SITE DETAILS (2 OF 2)

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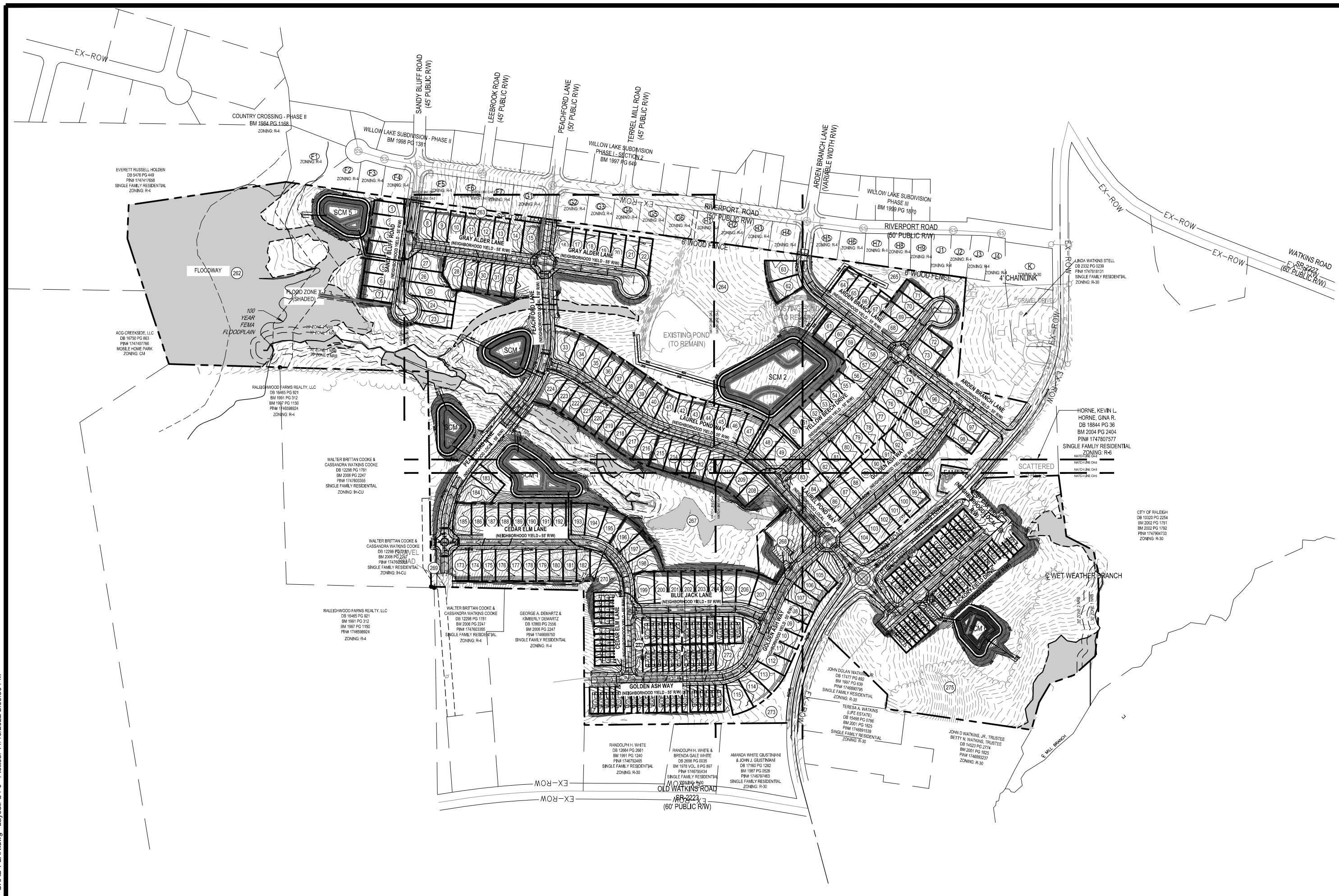

GRADING NOTES

1. SEE GENERAL NOTES AND GRADING NOTES (SHEET C0-1) FOR OVERALL PAVING, GRADING AND DRAINAGE REQUIREMENTS.
2. CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE AND MAINTAIN CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
10. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
11. ON ALL SLOPES 3:1 OR STEEPER, CONTRACTOR SHALL INSTALL NORTH AMERICAN GREEN PRODUCT SC150 EROSION CONTROL MATTING. REFER TO NAG FOR INSTALLATION GUIDELINES.

STORM DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS & DETAILS.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION, BUT CAN BE CONSIDERED ONLY AS APPROXIMATE.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 2 FEET TO THE PIPE CROWN IN TRAFFIC, UNLESS APPROVED BY THE CITY OF RALEIGH.
4. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 1 FOOT TO THE PIPE CROWN IN NON-TRAFFIC AREAS.
5. 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, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER COR PUD DETAILS W-41 & S-49).
6. MAINTAIN 12" VERTICAL SEPARATION AT ALL RCP STORM AND RCP STORM CROSSING.
7. STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C76, TABLE III OR TABLE IV. JOINTS SHALL BE SEALED WITH A PLASTIC CEMENT PUTTY MEETING FEDERAL SPECIFICATIONS SS-S-00210, SUCH AS RAM-NEK OR BUTYL RUBBER SEALANT.
8. STORM SEWER PIPE ENDS SHALL BE FURNISHED WITH REINFORCED CONCRETE HEAD WALLS UNLESS OTHERWISE SPECIFIED ON PLANS.
9. EACH DRAINAGE STRUCTURE SHALL HAVE A SHAPED INVERT CONSTRUCTED FROM CONCRETE, AND A BENCH WITH A MAXIMUM 5:1 SLOPE. THE BENCH SHALL BEGIN AT A HEIGHT OF ONE-HALF THE PIPE DIAMETER FOR 12 TO 24 INCH PIPE, ONE-THIRD THE PIPE DIAMETER FOR 30 - 48 INCH PIPE, AND ONE-FOURTH THE DIAMETER FOR PIPE GREATER THAN 48 INCHES.
10. ENERGY DISSIPATERS SHALL BE INSTALLED AT ALL STORM SEWER DISCHARGE POINTS. A FABRIC OR WASHED STONE BARRIER SHALL BE INSTALLED BETWEEN THE DISSIPATION PAD AND THE NATURAL GROUND. ALL STORM DRAINAGE EASEMENTS SHALL BE "PRIVATE" UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH ENGINEERING DEPARTMENT AT 890-3430 TO SCHEDULE CONSTRUCTION INSPECTIONS.
12. STORM PIPE TRENCH EXCAVATION AND BACKFILLING SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION) AND ALL CONDITIONS OF THE APPROVED DRIVEWAY PERMIT AND/OR ENCROACHMENT AGREEMENT.
3. NO WORK ON OR BLOCKAGE OF EXISTING THROUGH TRAFFIC LANES SHALL OCCUR DURING THE PEAK TRAFFIC HOURS OF 7AM-9AM AND 4PM-6PM, MONDAY THROUGH FRIDAY. THE CONTRACTOR MUST OBTAIN A LANE CLOSURE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE. PLEASE CONTACT THE CITY PUBLIC WORKS DEPT.-TRANSPORTATION OPERATIONS DIVISION AT 919-996-3030 FOR LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES, AT LEAST 2 WEEKS IN ADVANCE. PROVIDE EXACT LOCATION, CROSS STREET, DATES FOR LANE CLOSURE, CONTACT PERSON AND FAX NUMBER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT 919-516-2495 TO OBTAIN A STREET CUT PERMIT.
5. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL HAVE COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB & GUTTER, SIDEWALKS & STREET TO EXISTING CONDITION OR BETTER.
8. IF THE EXISTING ROADWAY WIDTH IS REDUCED TO LESS THAN 20 FEET OF TRAVELWAY AT ANY TIME, A LANE CLOSURE WILL BE REQUIRED PER THE MUTCD OR THE NCDOT STANDARD DRAWINGS 1101.02 (SHEET 1), 1101.04 & 1101.11.

TOTAL DISTURBED AREA = 13.51 AC

ADJOINING PROPERTY TABLE

ID	OWNER	PIN	DB / BM PG	PRIMARY USE
F1	CHARLES MITCHELL GIBBS, III & KENDRA CAMPBELL GIBBS	1747610782	DB 8494 PG 1138 BM 1998 PG 1381	SINGLE FAMILY
F2	HANNAH ATHER & DILLON ATHER	1747612613	DB 19035 PG 1366 BM 1998 PG 1381	SINGLE FAMILY
F3	TOMMY AUSTIN & SUZANNE AUSTIN	1747613612	DB 8288 PG 1479 BM 1998 PG 1381	SINGLE FAMILY
F4	JOHNSON MCKAY MCCORKLE & KAIA MENDENHALL JOHNSON	1747614600	DB 19015 PG 0788 BM 1998 PG 1381	SINGLE FAMILY
F5	JOHN D. BARRETT & JENNIFER J. BARRETT	1747615579	DB 8303 PG 0387 BM 1998 PG 1381	SINGLE FAMILY
F6	STEPHEN G. QUADLIN, HEATHER V. RADFORD	1747616597	DB 18746 PG 811 BM 1998 PG 1381	SINGLE FAMILY
F7	JAMES M. STENERSON & KATHRYN C. STENERSON	1747617596	DB 12870 PG 0001 BM 1998 PG 1381	SINGLE FAMILY
G1	JOSEPH L. WHITNEY & ROSEMARY A. WHITNEY	1747619515	DB 7875 PG 0231 BM 1997 PG 0649	SINGLE FAMILY
G2	DINH HO & HANNA HO	1747710573	DB 16624 PG 1928 BM 1997 PG 0649	SINGLE FAMILY
G3	SUSAN G. LEGATOWICZ	1747711582	DB 14280 PG 1714 BM 1997 PG 0649	SINGLE FAMILY
G4	MARY J. DUNCAN	1747712580	DB 16318 PG 1538 BM 1997 PG 0649	SINGLE FAMILY
G5	D.E. BORDEAUX	1747713479	DB 9939 PG 2703 BM 1997 PG 0649	SINGLE FAMILY
G6	JOSHUA KEMP & ELISHA KEMP	1747714477	DB 16457 PG 0024 BM 1997 PG 0649	SINGLE FAMILY
H1	JOSETTE D. GREENE	1747715484	DB 14506 PG 2004 BM 1999 PG 1870	SINGLE FAMILY
H2	GARRY D. O'NEILL & MARY M. O'NEILL	1747716483	DB 8617 PG 1464 BM 1999 PG 1870	SINGLE FAMILY
H3	BERNARD N. OKORORIE & IFEOMA C. OKORORIE	1747717471	DB 15527 PG 1674 BM 1999 PG 1870	SINGLE FAMILY

ADJOINING PROPERTY TABLE

ID	OWNER	PIN	DB / BM PG	PRIMARY USE
H4	THOMAS E. SAVAGE & PENNY C. SAVAGE	1747718480	DB 8594 PG 0929 BM 1999 PG 1870	SINGLE FAMILY
H5	MCH SFR NC OWNER 2 LP	1747810338	DB 18873 PG 1673 BM 1999 PG 1870	SINGLE FAMILY
H6	PROGRESS RALEIGH LLC	1747811336	DB 18482 PG 2011 BM 1999 PG 1870	SINGLE FAMILY
H7	MELISSA A. THORNTON	1747812325	DB 15356 PG 0318 BM 1999 PG 1870	SINGLE FAMILY
H8	JACLYNN SZWAGIEL	1747813315	DB 18817 PG 1733 BM 1999 PG 1870	SINGLE FAMILY
H9	MCH SFR PROPERTY OWNER 4 LLC	1747813394	DB 19036 PG 854 BM 1999 PG 1870	SINGLE FAMILY
J1	JESSE D. HERRERA & CHRSTINA R. LEE-HERRERA	1747814373	DB 8811 PG 1576 BM 1999 PG 1870	SINGLE FAMILY
J2	ALLEN G. JOHNSON & MAKAYLA R. JOHNSON	1747815343	DB 16781 PG 2146 BM 1999 PG 1870	SINGLE FAMILY
J3	AMANDA IBBOTT	1747816312	DB 15435 PG 0146 BM 1999 PG 1870	SINGLE FAMILY
J4	STEPHEN B. SNOWDEN & REBECCA L. SNOWDEN	1747816381	DB 1307 PG 2471 BM 1999 PG 1870	SINGLE FAMILY
K	FERNANDO LUGO	1747818209	DB 13893 PG 2435 ---	SINGLE FAMILY
L	LINDA WATKINS STELL	1747818131	DB 2332 PG 0239 ---	SINGLE FAMILY
M	KEVIN L HORNE & GINA R HORNE	1747807577	DB 18844 PG 36 BM 2004 PG 2404	MOBILE HOME

N

0 100' 200' 400'
SCALE: 1" = 200'

811
Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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REV	DATE	DESCRIPTION
5		
4		
3	10/4/2022	CITY OF RALEIGH COMMENTS - THIRD REVIEW
2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
1	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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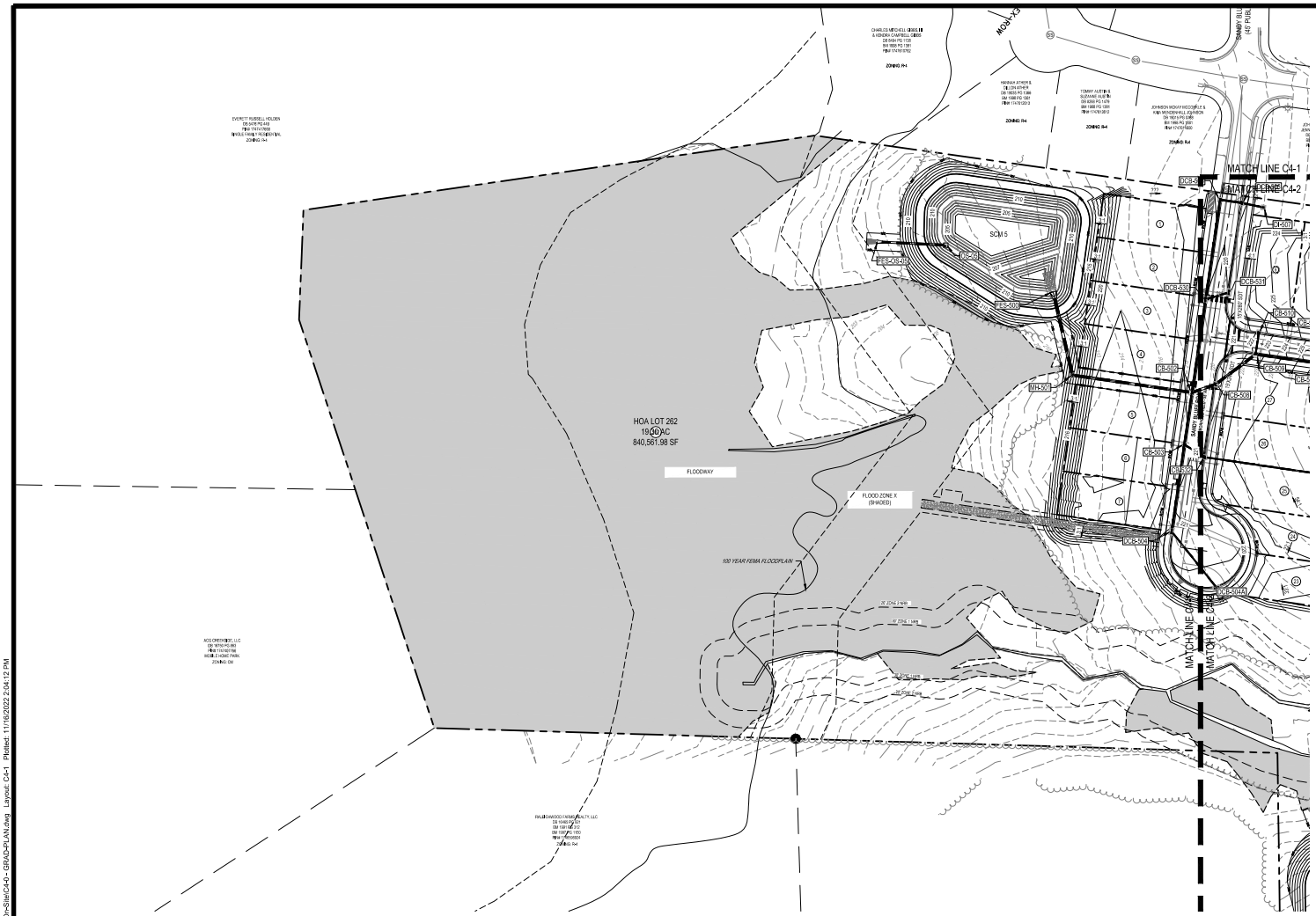
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

OVERALL GRADING PLAN

FILE NUMBER: 8430-00
DATE:11/16/2022

C4-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-0 Plotted: 11/16/2022 2:03:50 PM



PROPOSED GRADING AND DRAINAGE LEGEND

452	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX × 100.XX	PROPOSED SPOT
14% X.X%	PROPOSED GRADING ARROW
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL

STRUCTURES ABBREVIATIONS:

CB	CATCH BASIN - CITY OF RALEIGH STANDARD SW-10.09.1
DCB	DOUBLE CATCH BASIN - CITY OF RALEIGH STANDARD SW-10.02.
MH	MANHOLE - CITY OF RALEIGH STANDARD SW-10.05
DI	DROP INLET - CITY OF RALEIGH STANDARD SW-10.08
FES	FLARED END SECTION
YI	YARD INLET

GRADING ABBREVIATIONS:

TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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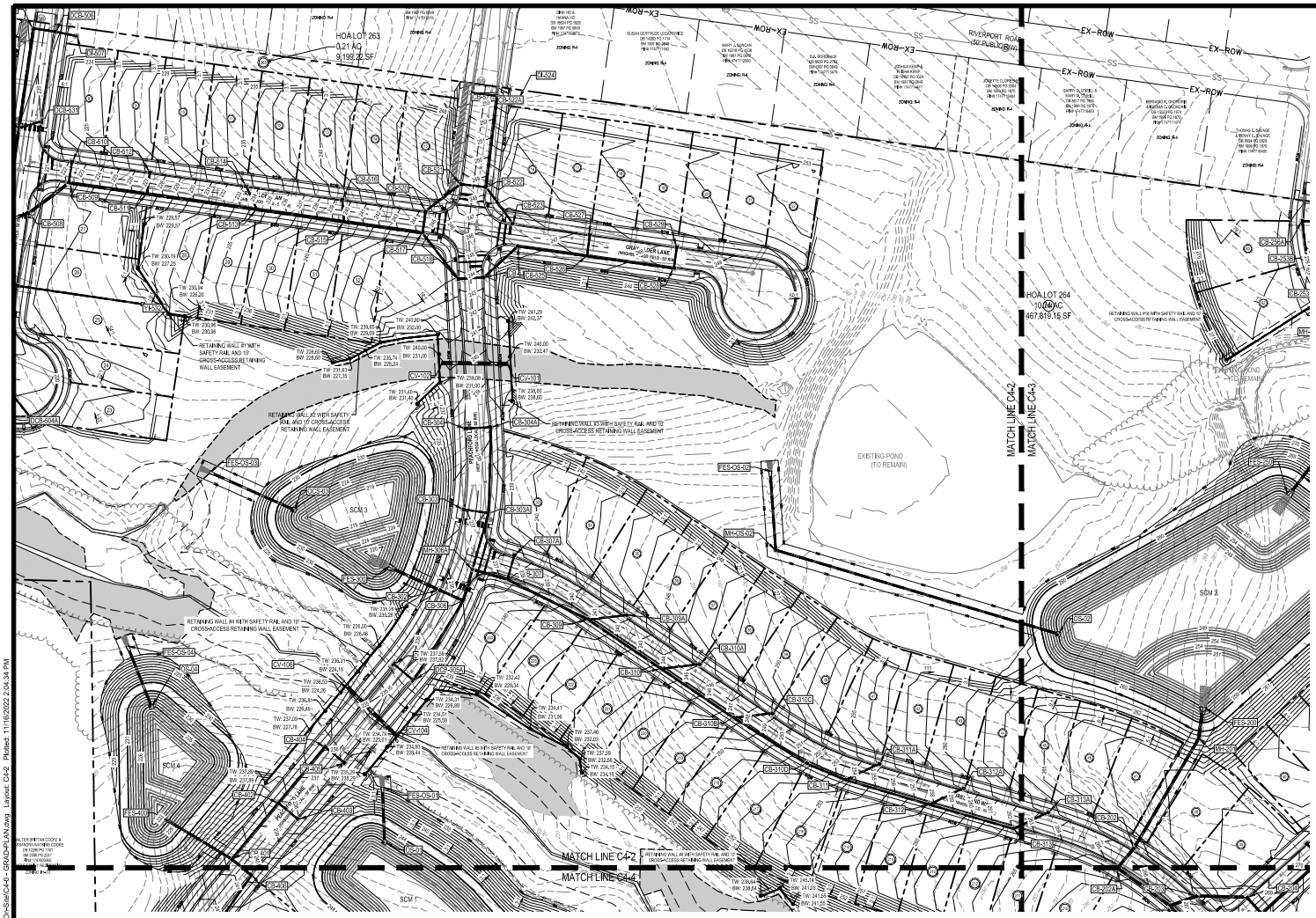
WATKINS TOWN ROAD
RALEIGH, NC / 27616

GRADING PLAN (1 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C4-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\C4-0 - GRAD-PLAN.dwg Layout: C4-1 Plotted: 11/16/2022 2:04:12 PM



PROPOSED GRADING AND DRAINAGE LEGEND

452	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX × 100.XX	PROPOSED SPOT
14% X.X%	PROPOSED GRADING ARROW
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL

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DI	DROP INLET - CITY OF RALEIGH STANDARD SW-10.08
FES	FLARED END SECTION
YI	YARD INLET

GRADING ABBREVIATIONS:

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N

0 30' 60' 120'
SCALE: 1" = 60'

REV	DATE	DESCRIPTION
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DESIGNED BY: TW/AP
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EVERLEE SUBDIVISION
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WATKINS TOWN ROAD
RALEIGH, NC 27616

GRADING PLAN (2 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C4-2

811
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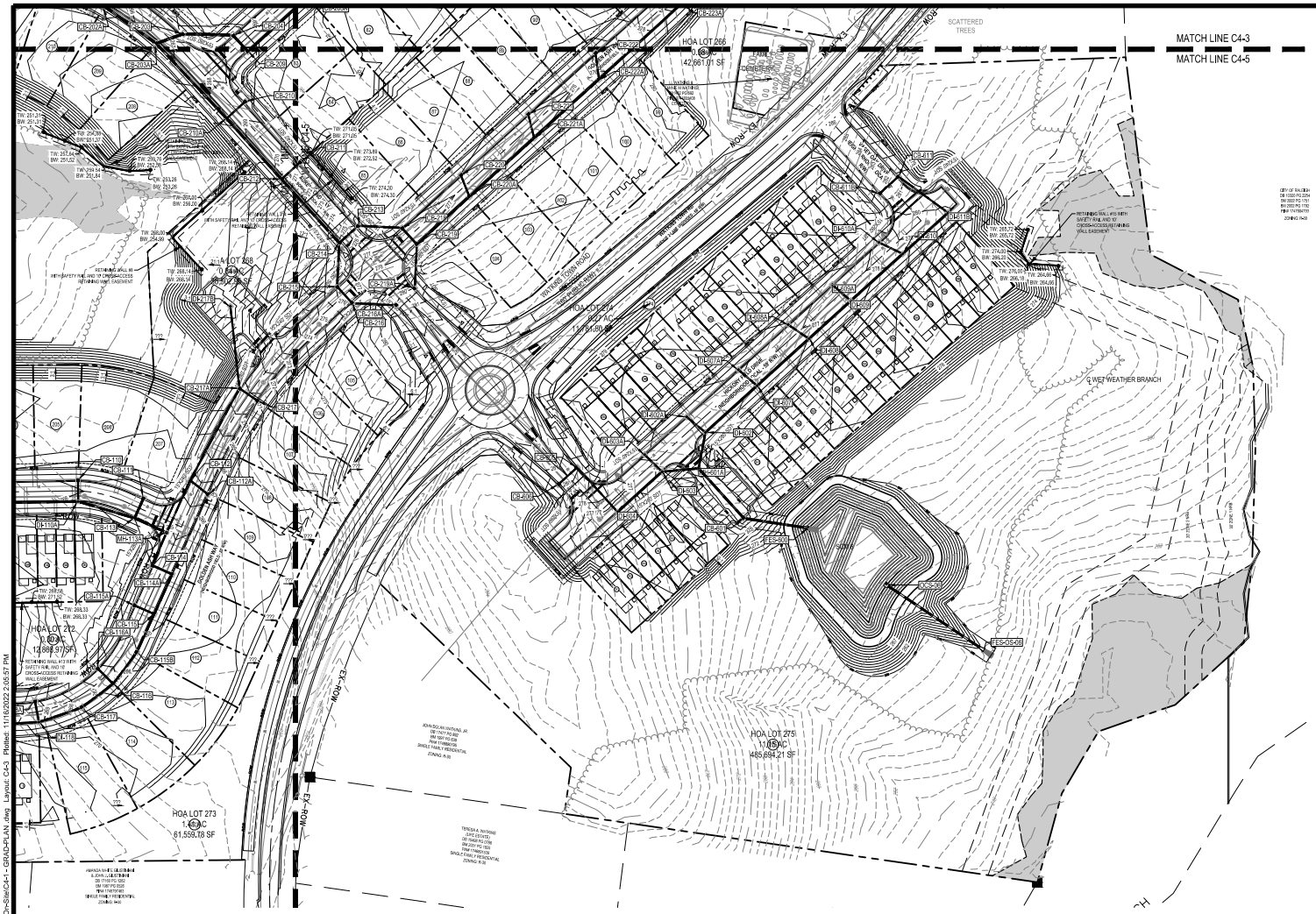

PROPOSED GRADING AND DRAINAGE LEGEND

450	PROPOSED MAJOR CONTOUR
445	PROPOSED MINOR CONTOUR
100.XX	PROPOSED SPOT
10.0' / 9.X%	PROPOSED GRADING ARROW
	PROPOSED STORM
01-FES / 02-CB	PROPOSED STORM SYMBOL

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FES	FLARED END SECTION
YI	YARD INLET

GRADING ABBREVIATIONS:

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BW	BOTTOM OF RETAINING WALL

N

0 30' 60' 120'
SCALE: 1" = 60'

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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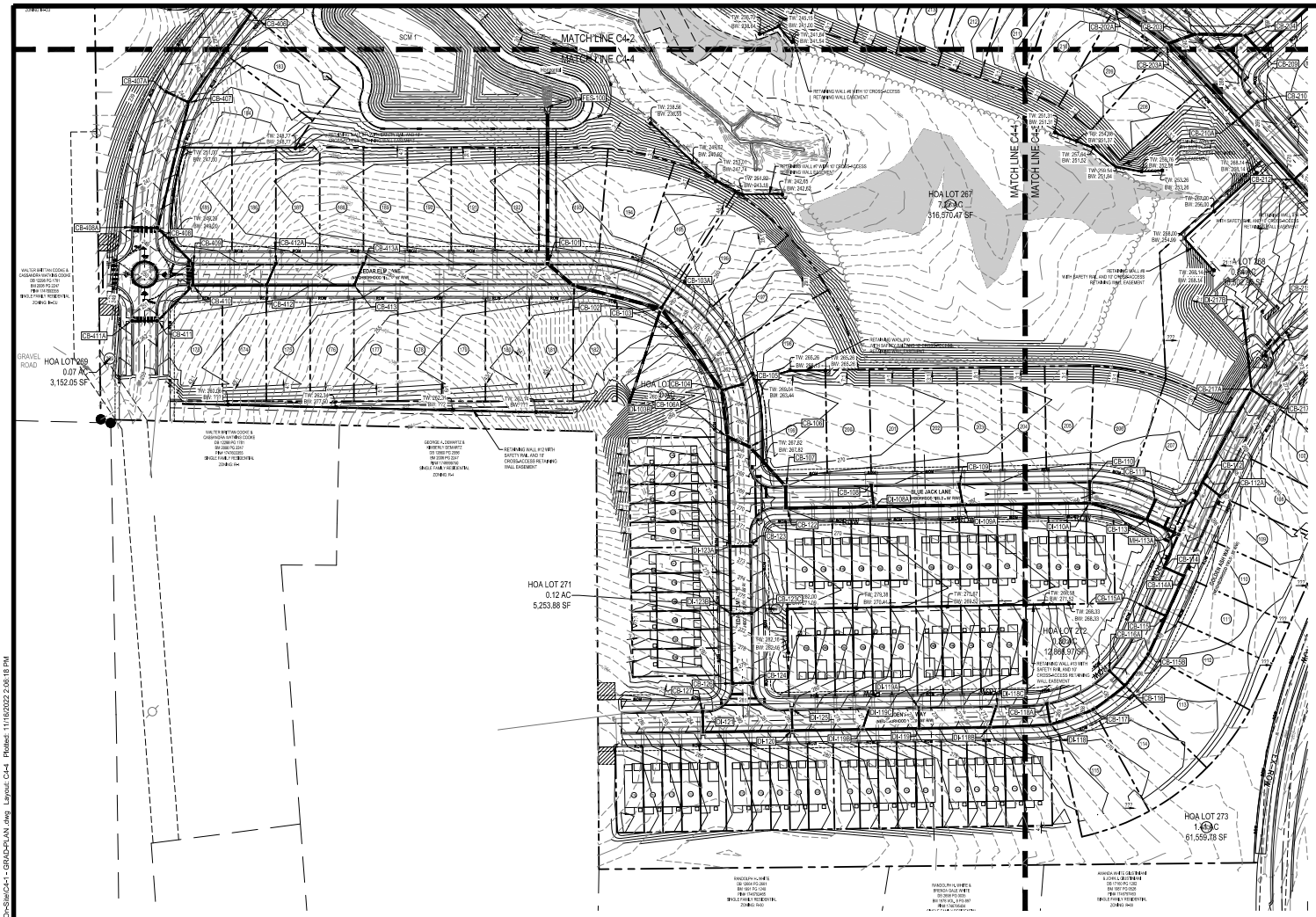
GRADING PLAN (3 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C4-3

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\C4-1 - GRAD-PLAN.dwg Layout: C4-3 Plotted: 11/16/2022 2:05:57 PM



PROPOSED GRADING AND DRAINAGE LEGEND

450	PROPOSED MAJOR CONTOUR
445	PROPOSED MINOR CONTOUR
100.XX × 100.XX	PROPOSED SPOT
8.0% 8.0%	PROPOSED GRADING ARROW
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL

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YI	YARD INLET

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N

0 30' 60' 120'
SCALE: 1" = 60'

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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RALEIGH, NC 27616

GRADING PLAN (4 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C4-4

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\C4-1 - GRAD-PLAN.dwg Layout: C4-4 Plotted: 11/16/2022 2:08:18 PM

PROPOSED GRADING AND DRAINAGE LEGEND

450	PROPOSED MAJOR CONTOUR
445	PROPOSED MINOR CONTOUR
100.XX	PROPOSED SPOT
10% 9.X%	PROPOSED GRADING ARROW
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL

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SCALE: 1" = 60'

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GRADING PLAN (3 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C4-3

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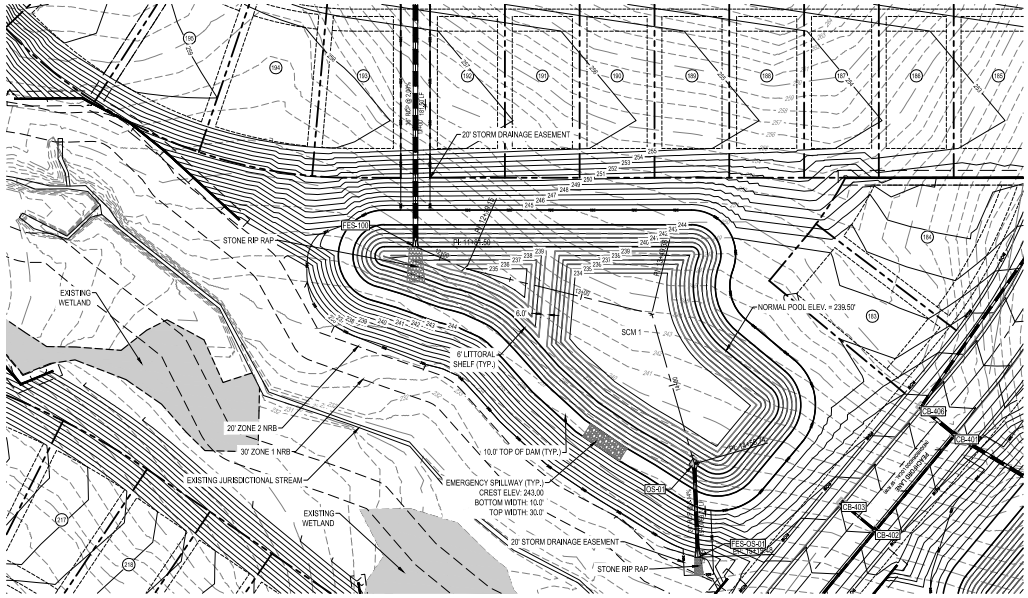

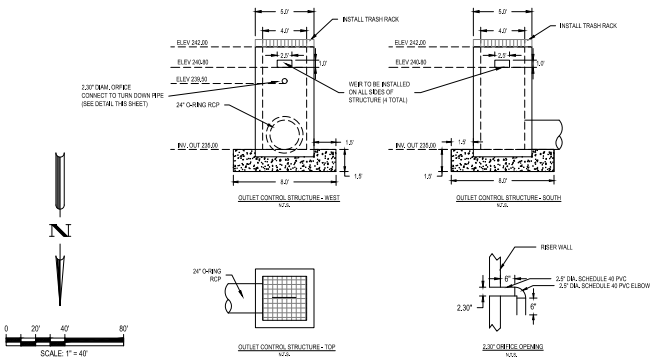

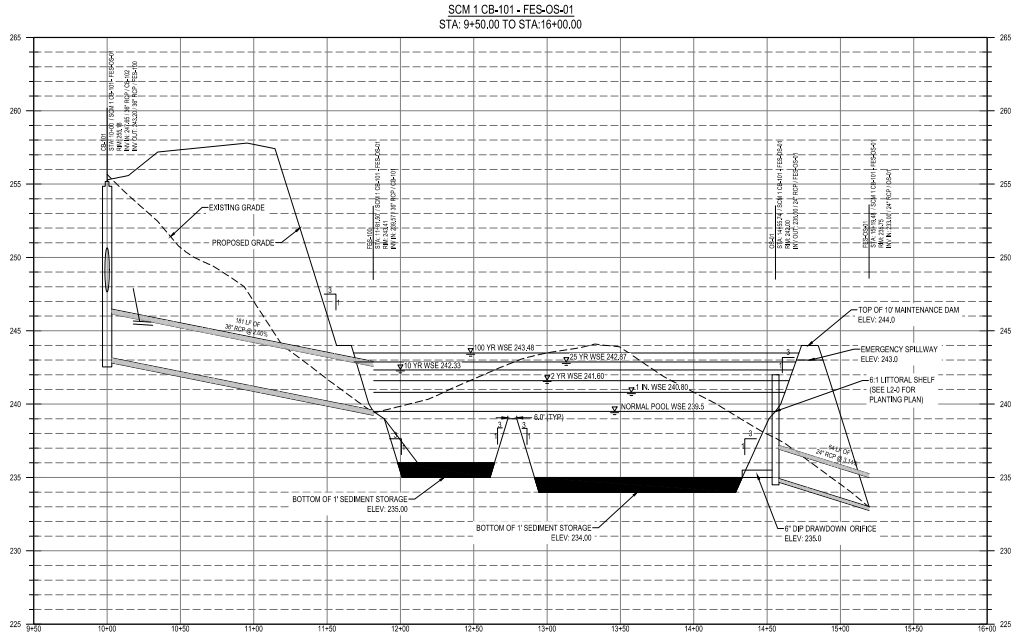

NOTE:
ALL SCM EMBANKMENTS AND SURROUNDING AREAS MUST BE STABILIZED WITH NON-CLUMPING TURF GRASS

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

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DESIGNED BY: TW/AP
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WATKINS TOWN ROAD
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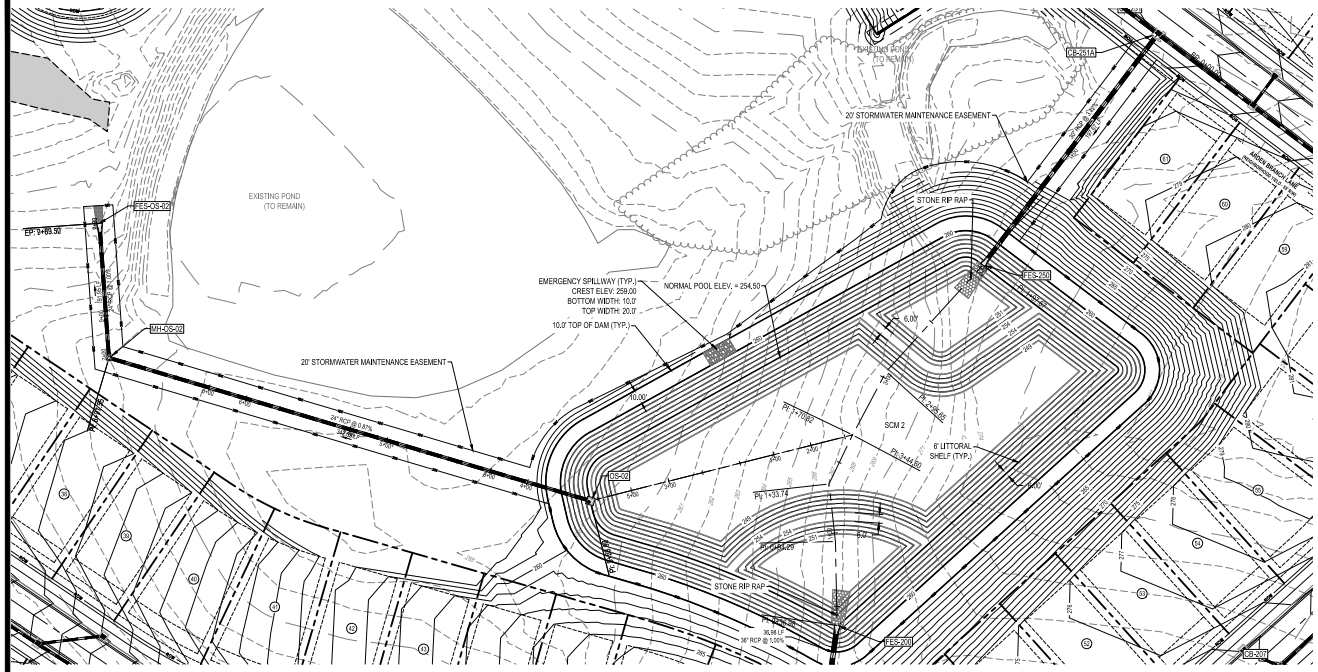
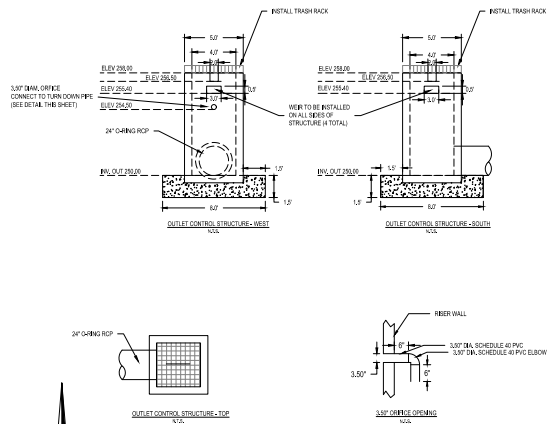
SCM 1 PLAN & PROFILE

FILE NUMBER: 8430-00
DATE: 11/16/2022
C5-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C5-0 - SWM-POND.dwg Layout: C5-0 Plotted: 11/16/2022 2:07:13 PM





0 20' 40' 80'
SCALE: 1" = 40'

NOTE:
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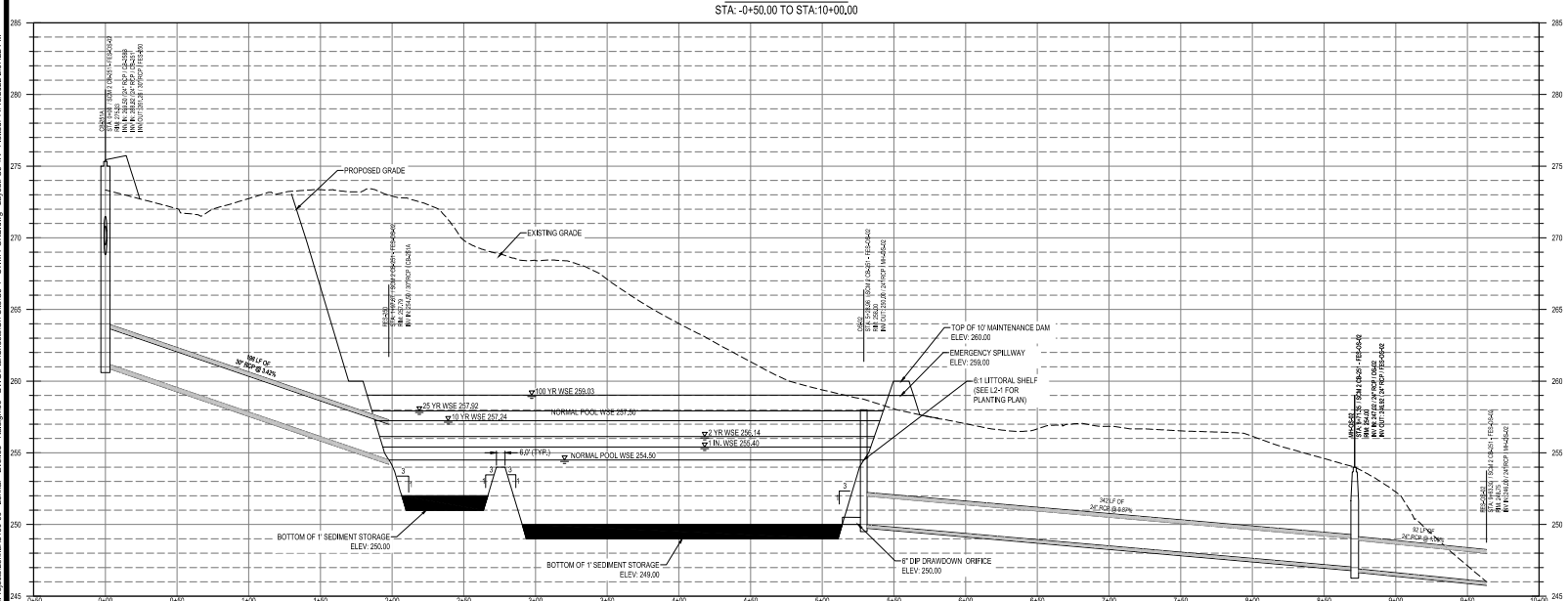
SCM 2 CB-251 - FES-OS-02
STA: -0+50.00 TO STA:10+00.00



0 20' 40' 80'
SCALE: 1" = 40'
VERT: 1" = 4'

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2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
3	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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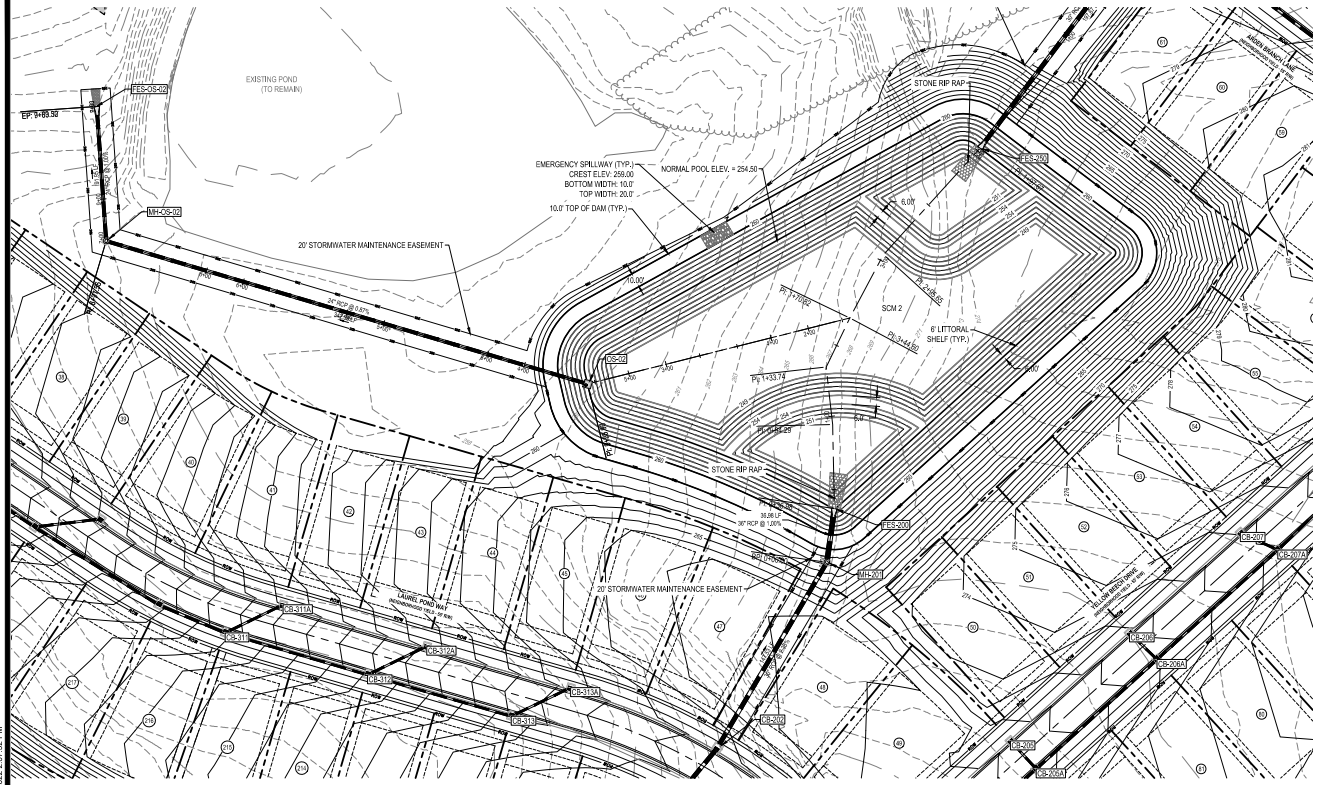
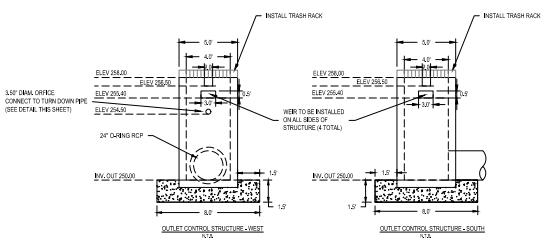
RALEIGH, NC 27616

SCM 2 PLAN & PROFILE
(1 OF 2)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C5-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Grn\Site\C5-4 - SWM-POND.dwg Layout: C5-1A Plotted: 11/16/2022 2:07:22 PM





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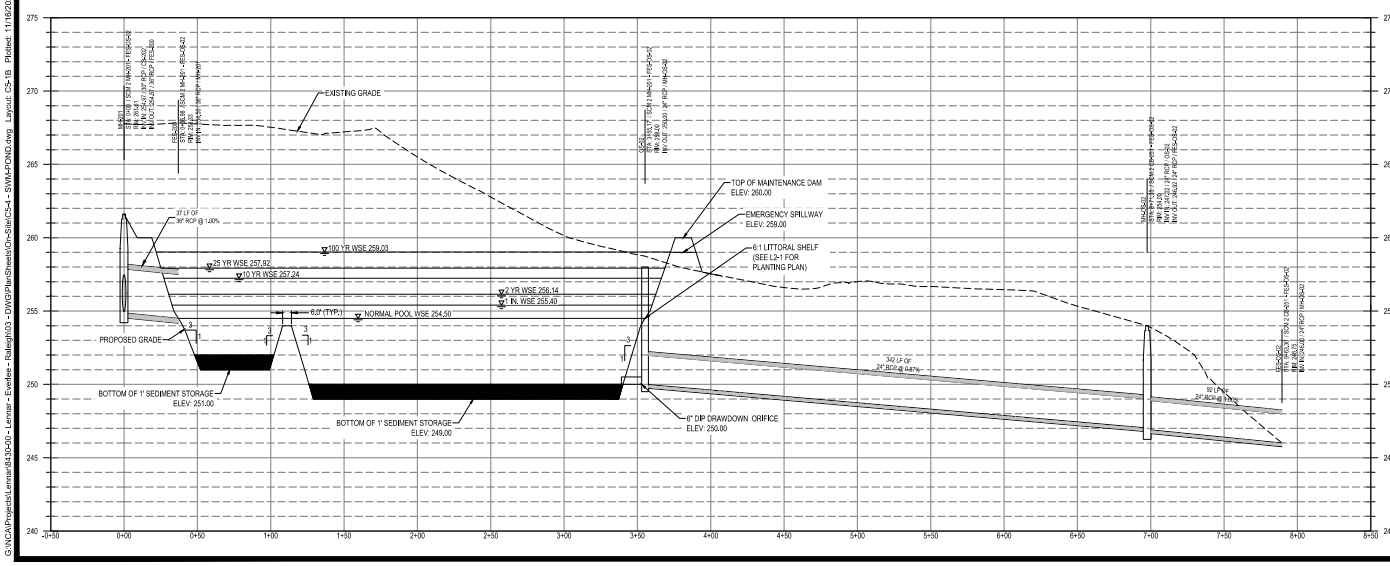
0 20' 40' 80'
SCALE: 1" = 40'



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VERT: 1" = 4'

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SCM 2 PLAN & PROFILE (2 OF 2)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C5-2

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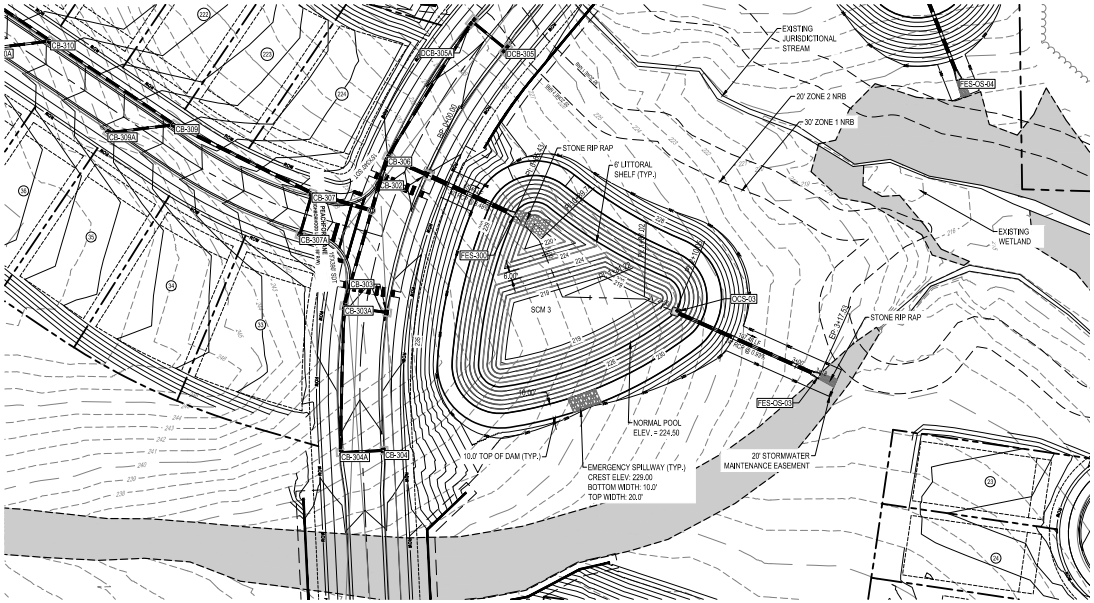

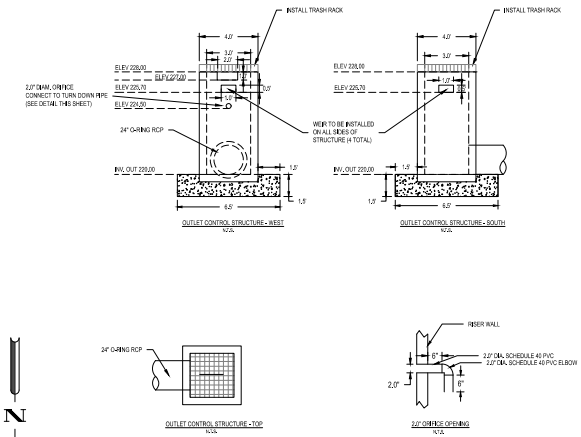

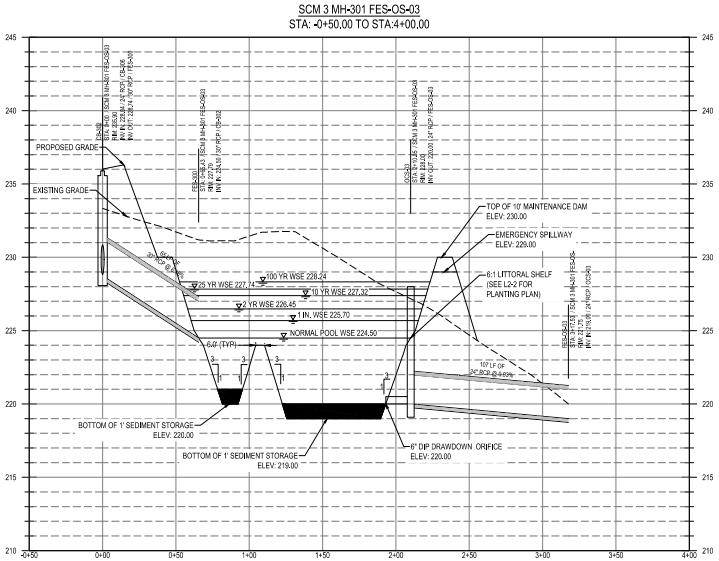

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SCM 3 PLAN & PROFILE

FILE NUMBER: 8430-00
DATE: 11/16/2022
C5-3

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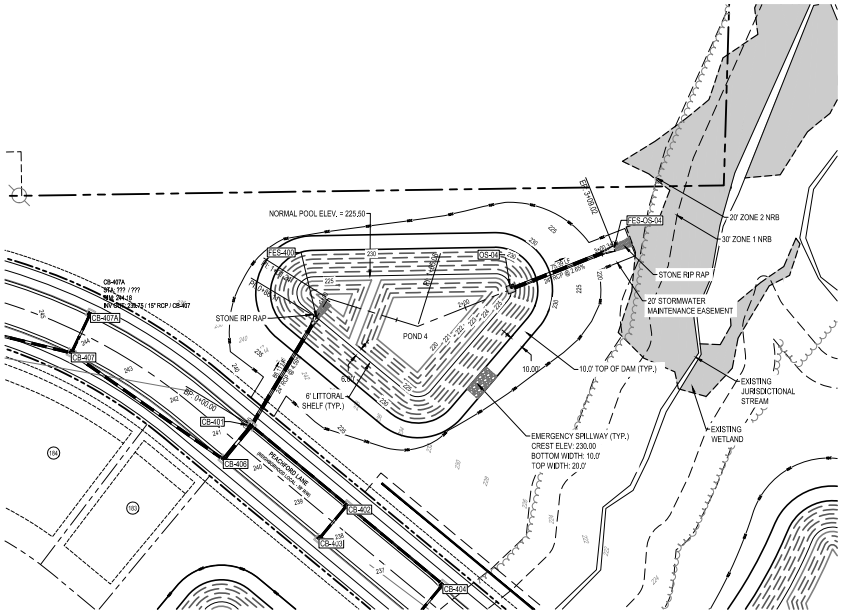

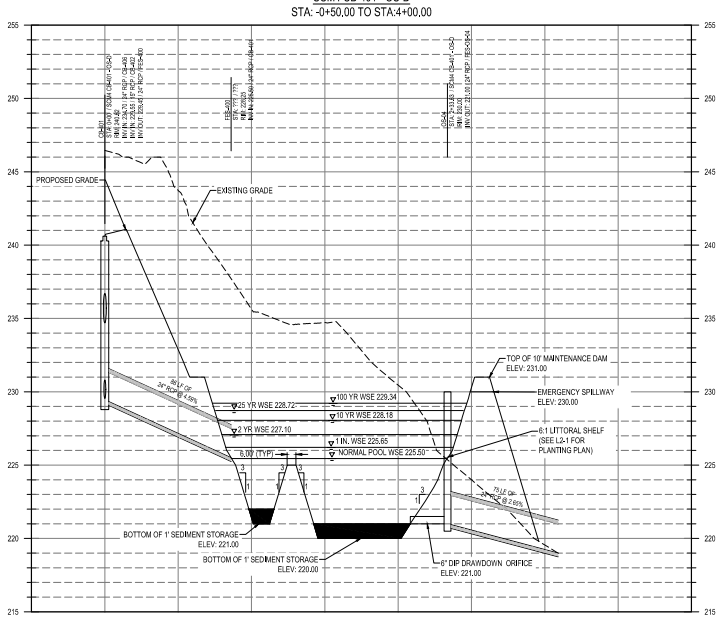

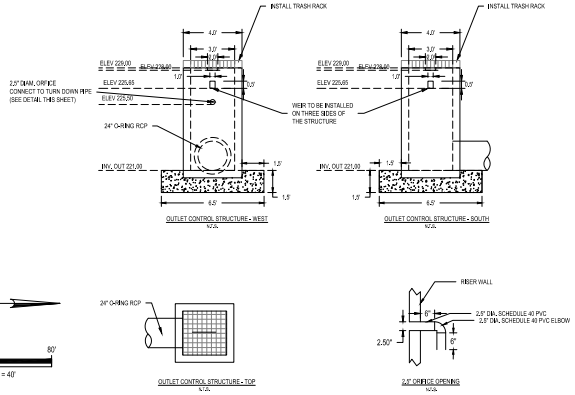

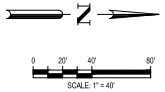

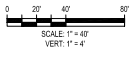

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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SCM 4 PLAN & PROFILE

FILE NUMBER: 8430-00
DATE:11/16/2022
C5-4

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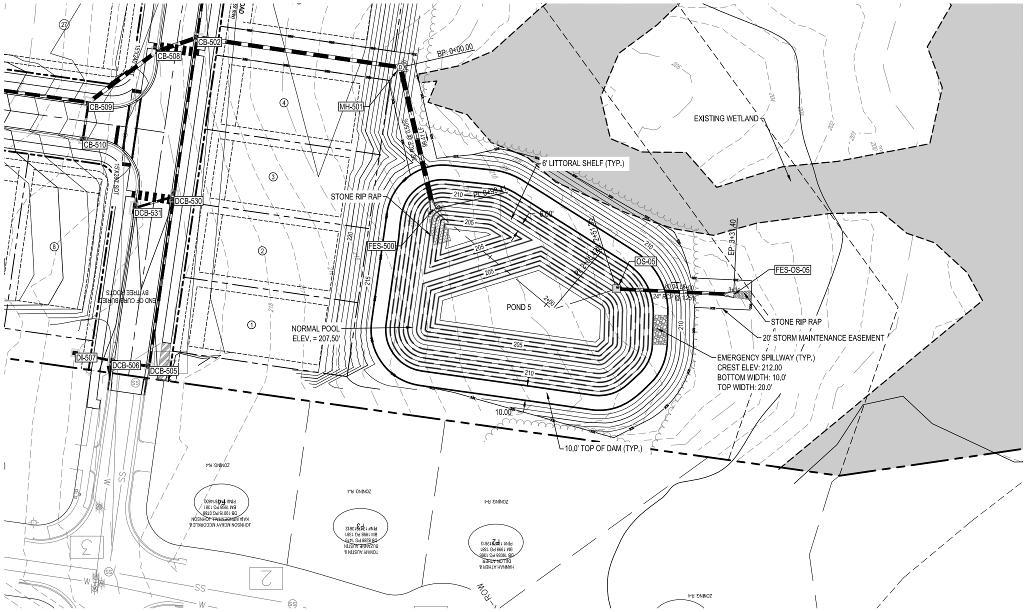

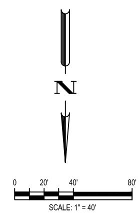

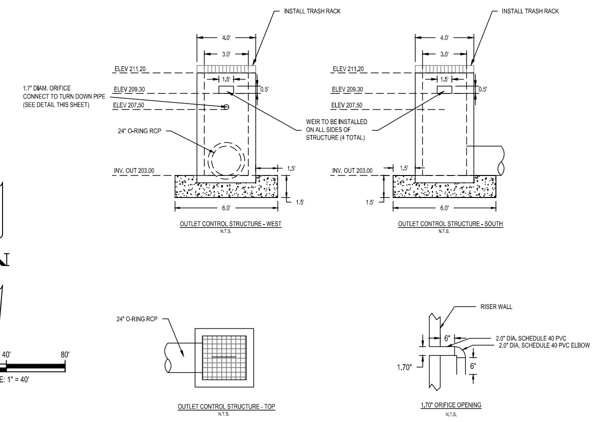

SCM5 MH-501 - OS-E
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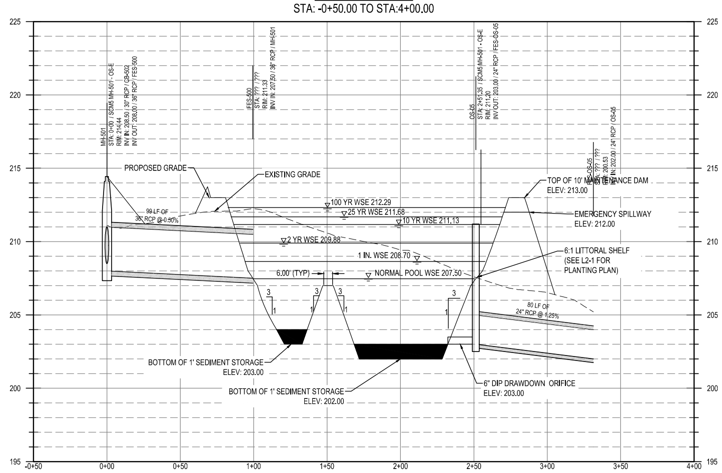

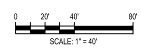

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DRAWN BY: CD/AP
REVIEWED BY: JDJ

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SCM 5 PLAN & PROFILE

FILE NUMBER: 8430-00
DATE:11/16/2022

C5-5

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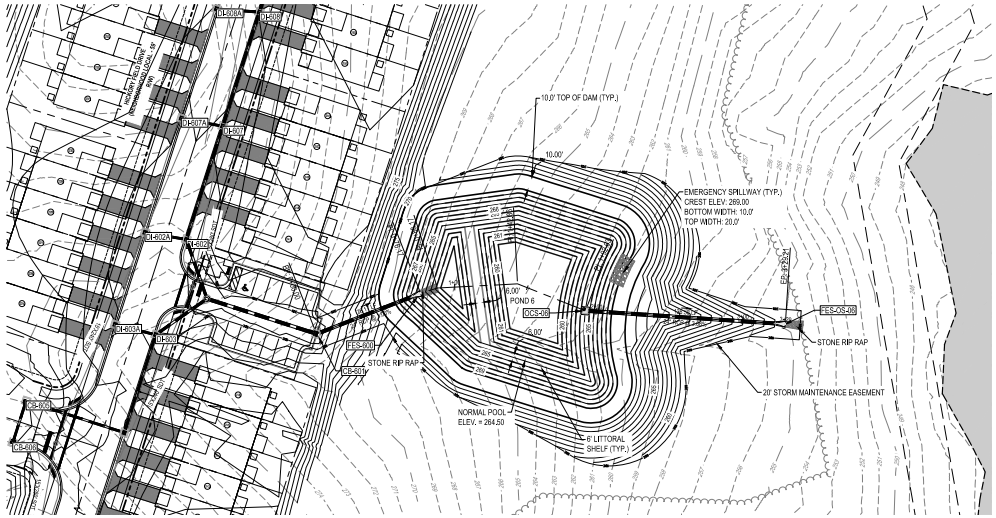

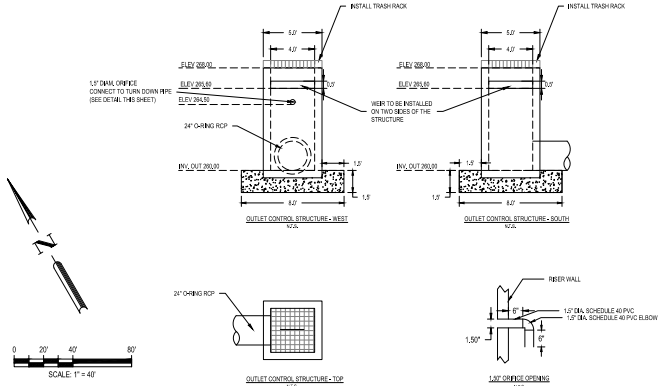

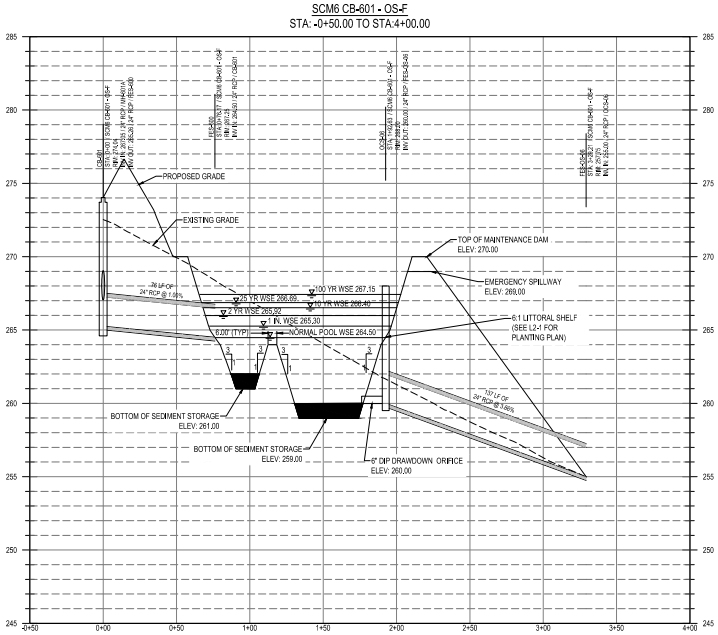

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SCM 6 PLAN & PROFILE

FILE NUMBER: 8430-00
DATE:11/16/2022
C5-6

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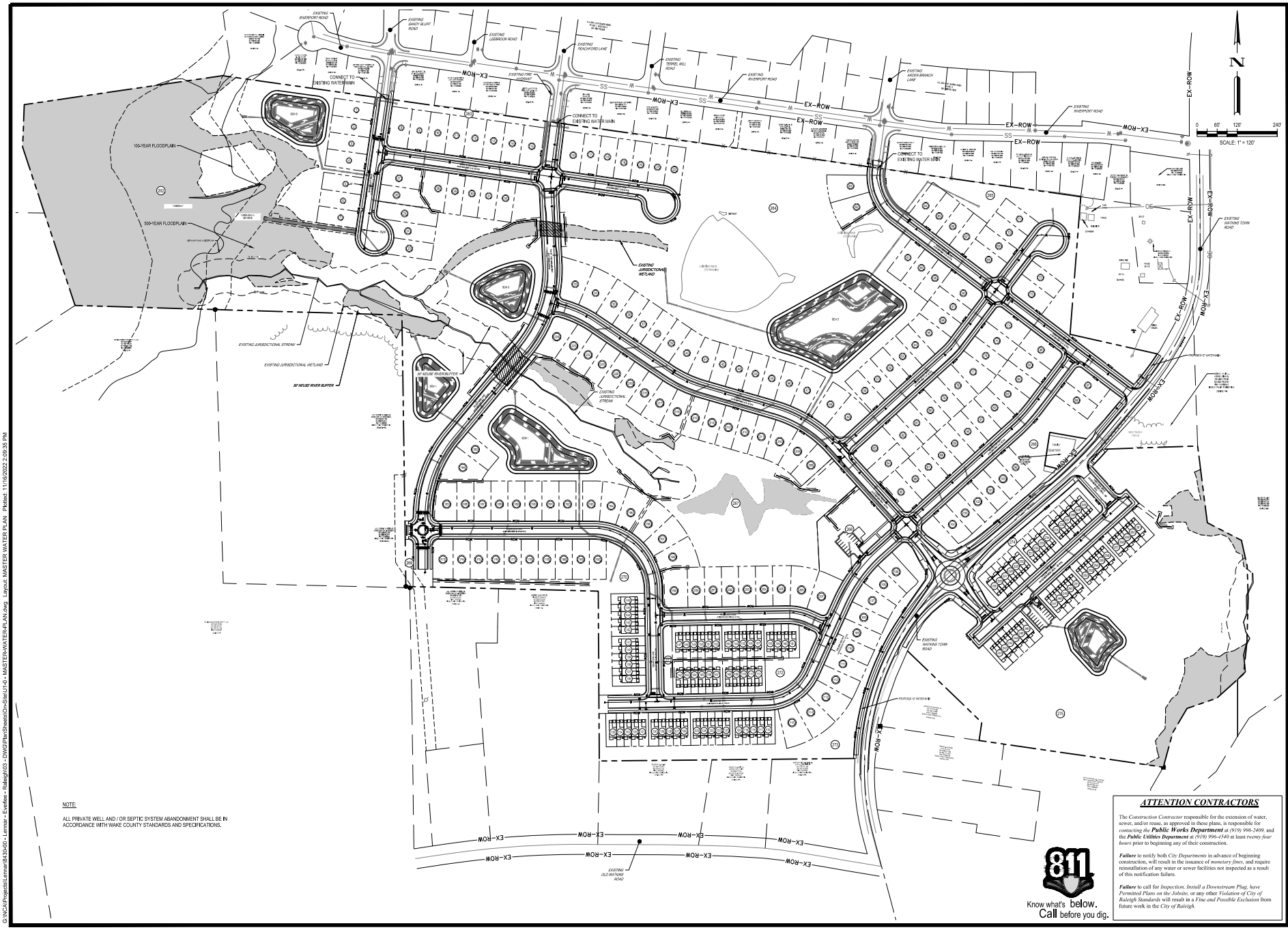

NOTE:

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MASTER WATER PLAN

FILE NUMBER: 8430-00
DATE:11/16/2022
C7-0

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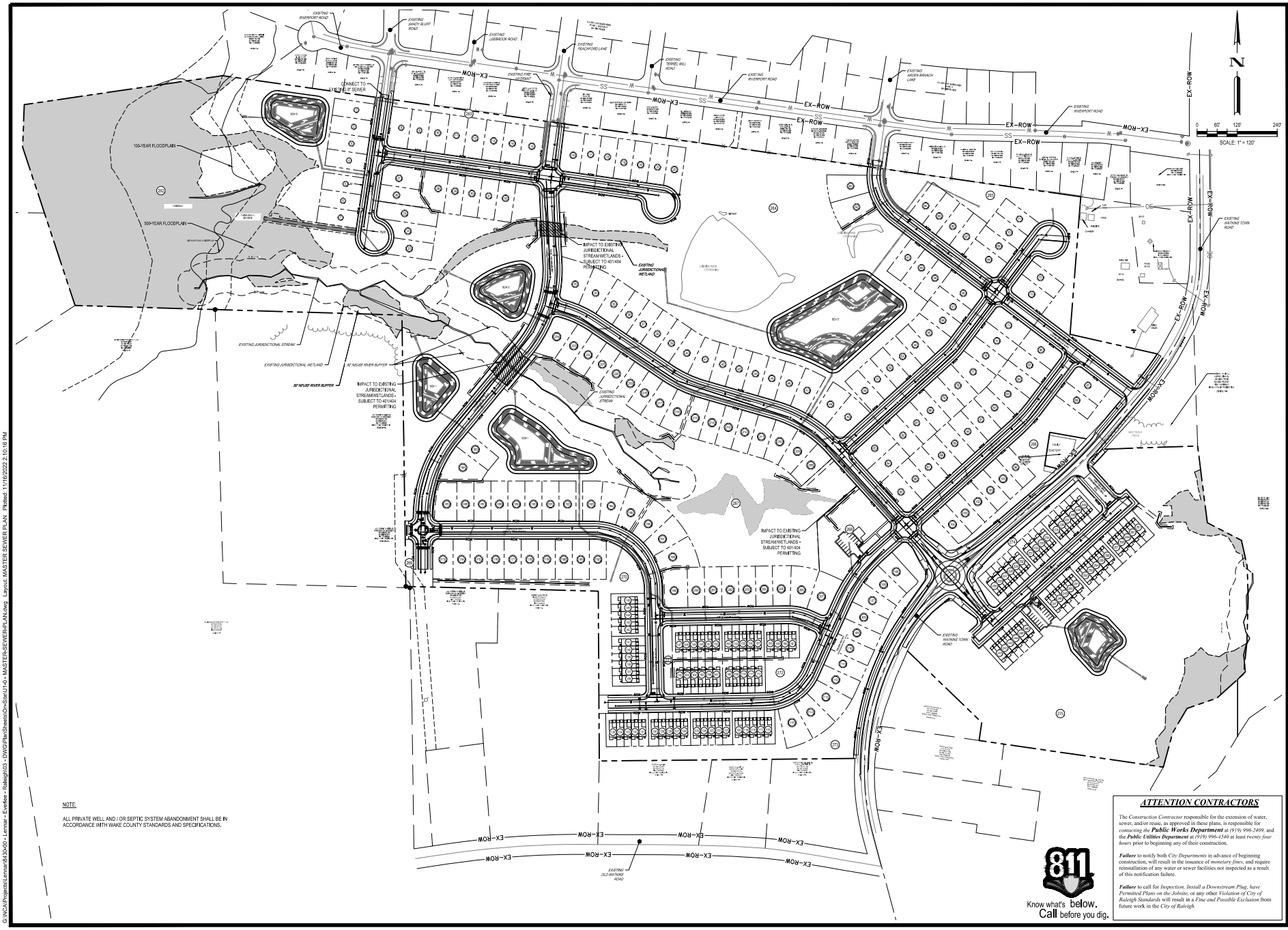

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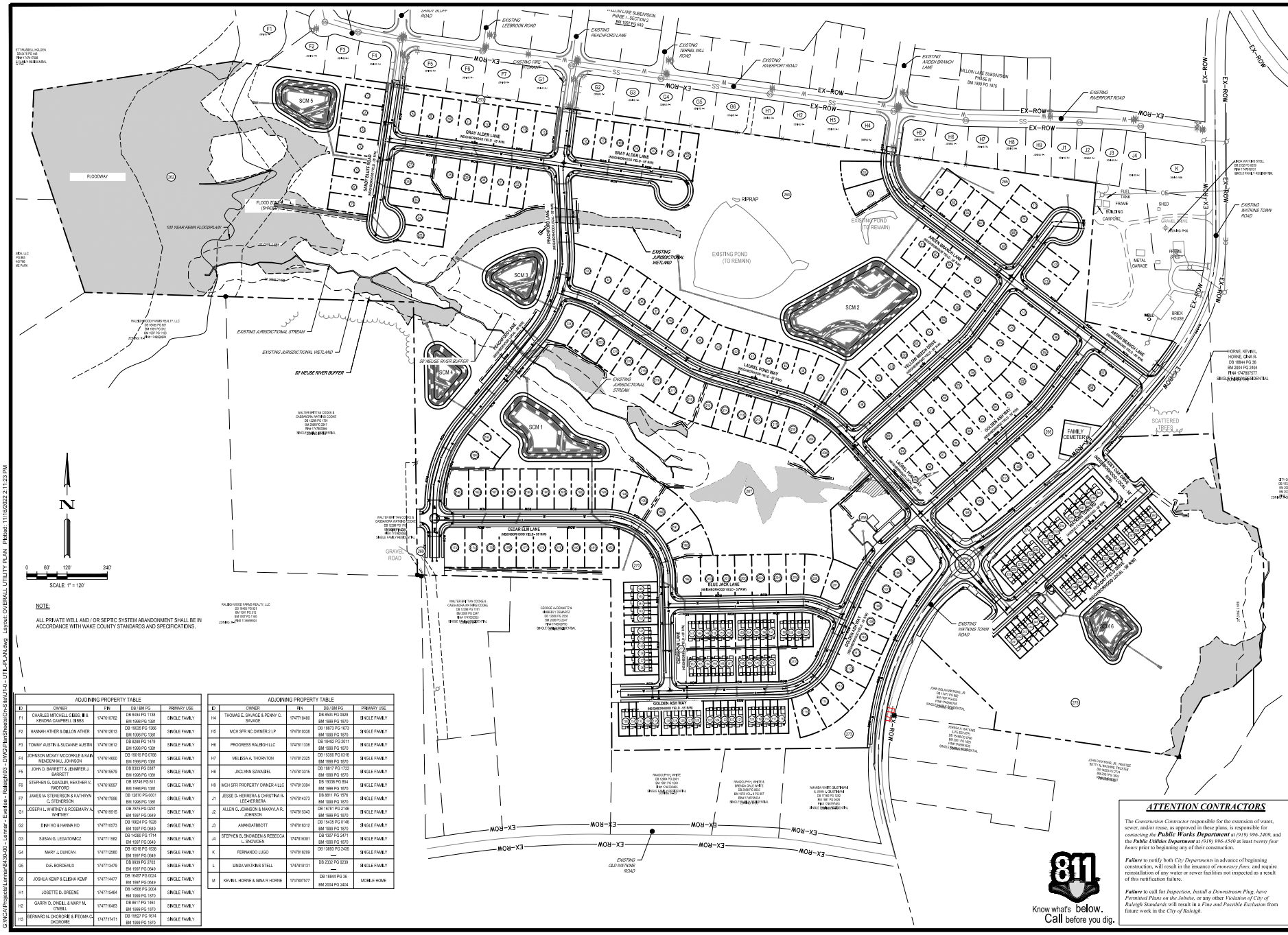
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

MASTER SEWER PLAN

FILE NUMBER: 8430-00
DATE:11/16/2022
C7-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\On-Site\U1-0 - MASTER-SEWER-PLAN.dwg Layout: MASTER SEWER PLAN Plotted: 11/16/2022 2:10:16 PM



NOTE:

ALL PRIVATE WELL AND / OR SEPTIC SYSTEM ABANDONMENT SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS AND SPECIFICATIONS.

ADJOINING PROPERTY TABLE				
ID	OWNER	PIN	DB / BM PG	PRIMARY USE
F1	CHARLES MITCHELL GIBBS, III & HENDRA CAMPBELL GIBBS	1747610782	DB 8494 PG 1138 BM 1998 PG 1381	SINGLE FAMILY
F2	HANNAH ATHER & DILLON ATHER	1747612613	DB 16035 PG 1366 BM 1998 PG 1381	SINGLE FAMILY
F3	TOMMY AUSTIN & SUZANNE AUSTIN	1747613612	DB 8268 PG 1479 BM 1998 PG 1381	SINGLE FAMILY
F4	JOHNSON MCKAY MCCORKLE & KARA MENDENHALL JOHNSON	1747614600	DB 19015 PG 0788 BM 1998 PG 1381	SINGLE FAMILY
F5	JOHN D. BARRETT & JENNIFER J. BARRETT	1747615579	DB 8303 PG 0387 BM 1998 PG 1381	SINGLE FAMILY
F6	STEPHEN D. GUADLIN, HEATHER V. RADFORD	1747616557	DB 16746 PG 811 BM 1998 PG 1381	SINGLE FAMILY
F7	JAMES M. STENERSON & KATHRYN C. STENERSON	1747617556	DB 12870 PG 0001 BM 1998 PG 1381	SINGLE FAMILY
G1	JOSEPH L. WHITNEY & ROSEMARY A. WHITNEY	1747619515	DB 7675 PG 0231 BM 1997 PG 0649	SINGLE FAMILY
G2	DINH HO & HANNA HO	1747710573	DB 16624 PG 1928 BM 1997 PG 0649	SINGLE FAMILY
G3	SUSAN G. LEGATOWICZ	1747711562	DB 14280 PG 1714 BM 1997 PG 0649	SINGLE FAMILY
G4	MARY J. DUNCAN	1747712580	DB 16318 PG 1538 BM 1997 PG 0649	SINGLE FAMILY
G5	D.E. BORDEAUX	1747713479	DB 9939 PG 2703 BM 1997 PG 0649	SINGLE FAMILY
G6	JOSHUA KEMP & ELISHA KEMP	1747714477	DB 16457 PG 0024 BM 1997 PG 0649	SINGLE FAMILY
H1	JOSETTE D. GREENE	1747715484	DB 14506 PG 2004 BM 1999 PG 1870	SINGLE FAMILY
H2	GARRY D. O'NEILL & MARY M. O'NEILL	1747716483	DB 8417 PG 1464 BM 1999 PG 1870	SINGLE FAMILY
H3	BERNARD N. OKOROIRE & PRECIMA C. OKOROIRE	1747717471	DB 10327 PG 1674 BM 1999 PG 1870	SINGLE FAMILY

ADJOINING PROPERTY TABLE				
ID	OWNER	PIN	DB / BM PG	PRIMARY USE
H4	THOMAS E. SAVAGE & PENNY C. SAVAGE	1747718480	DB 8594 PG 0829 BM 1999 PG 1870	SINGLE FAMILY
H5	MCH SFR NC OWNER 2 LP	1747910338	DB 16873 PG 1673 BM 1999 PG 1870	SINGLE FAMILY
H6	PROGRESS RALEIGH LLC	1747911336	DB 18462 PG 2011 BM 1999 PG 1870	SINGLE FAMILY
H7	MELISSA A. THORNTON	1747912325	DB 15356 PG 0318 BM 1999 PG 1870	SINGLE FAMILY
H8	JACLYNN SZWAGIEL	1747913315	DB 16817 PG 1753 BM 1999 PG 1870	SINGLE FAMILY
H9	MCH SFR PROPERTY OWNER 4 LLC	1747913384	DB 19036 PG 854 BM 1999 PG 1870	SINGLE FAMILY
J1	JESSE D. HERRERA & CHRISTINA R. LEE-HERRERA	1747914373	DB 8811 PG 1576 BM 1999 PG 1870	SINGLE FAMILY
J2	ALLEN G. JOHNSON & MAKAYLA R. JOHNSON	1747915343	DB 16781 PG 2146 BM 1999 PG 1870	SINGLE FAMILY
J3	AMANDA TIBBOTT	1747916312	DB 15435 PG 0146 BM 1999 PG 1870	SINGLE FAMILY
J4	STEPHEN B. SNOWDEN & REBECCA L. SNOWDEN	1747916381	DB 1307 PG 2471 BM 1999 PG 1870	SINGLE FAMILY
K	FERNANDO LUGO	1747918269	DB 13693 PG 2436 —	SINGLE FAMILY
L	LINDA WATKINS STELL	1747919131	DB 2332 PG 0339 —	SINGLE FAMILY
M	KEVIN L. HORNE & GINA R. HORNE	1747807577	DB 18844 PG 36 BM 2004 PG 2404	MOBILE HOME

ATTENTION CONTRACTORS

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811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	10/4/2022	CITY OF RALEIGH COMMENTS - THIRD REVIEW
2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
3	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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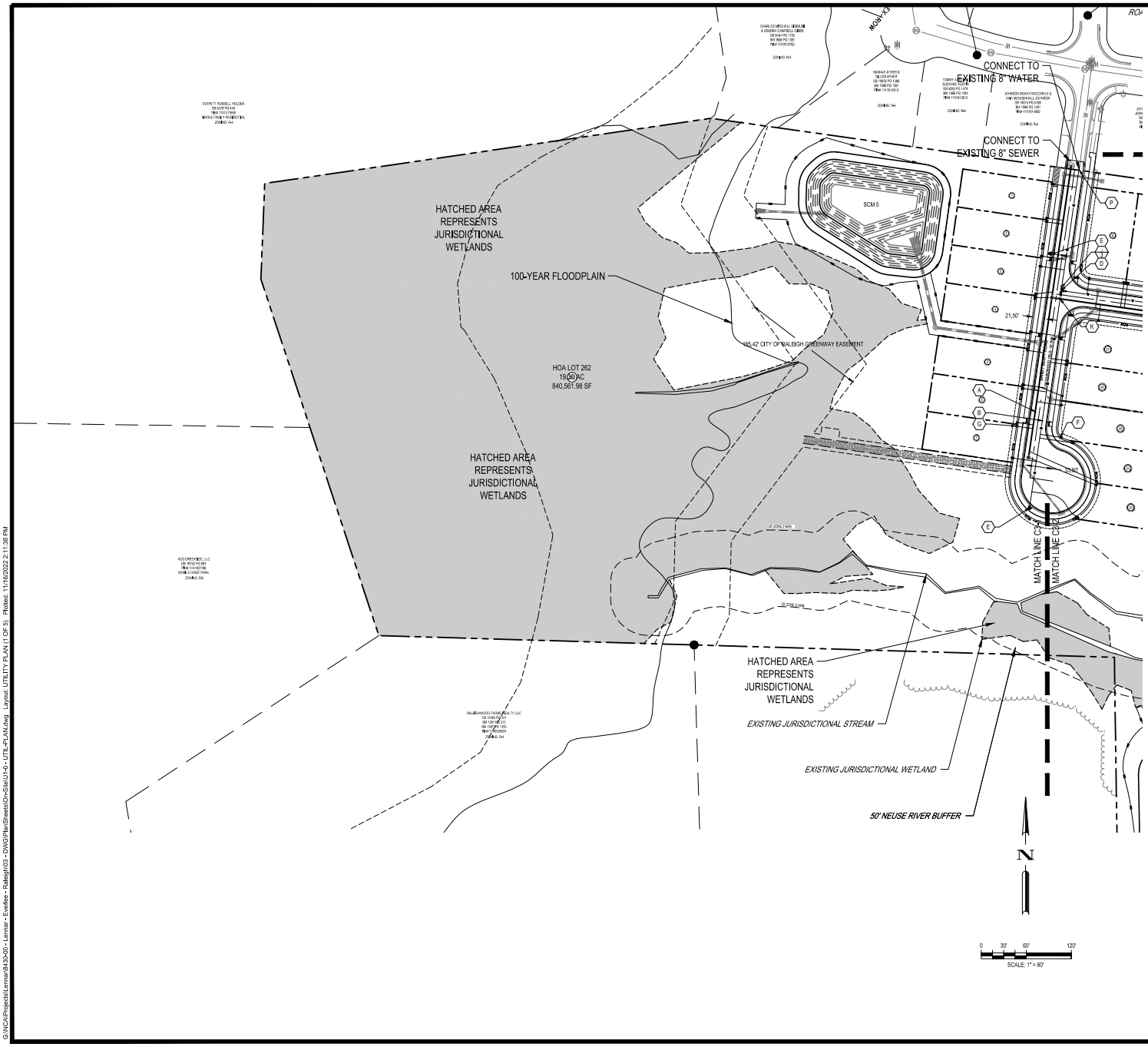
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

OVERALL UTILITY PLAN

FILE NUMBER: 8430-00
DATE: 11/16/2022
C8-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\FileSheets\On-Site\U1-0 - UTIL-PLAN.dwg Layout: OVERALL UTILITY PLAN Plotted: 11/16/2022 2:11:23 PM



PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED FIRE WATER
- PROPOSED DOMESTIC WATER
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL

UTILITY LEGEND

UTILITY KEY NOTES

- A 8" SANITARY SEWER LINE
- B 8" DIP WATER LINE
- C 8" 22.5° BEND W/ CONC. BLOCKING
- D 8" TEE W/ CONC. BLOCKING
- E FIRE HYDRANT ASSEMBLY WITH 6" VALVE (TYP.)
- F PROPOSED 2" DOMESTIC METER SERVICE LATERAL (TYP.)
- G PROPOSED 4" SEWER SERVICE LATERAL
- H 8" BLOW OFF ASSEMBLY
- I 8" 45° BEND W/ CONC. BLOCKING
- J 8" VALVE
- K WATER/SANITARY SEWER CROSSING
- L 8" CROSS W/ CONC. BLOCKING
- M 8" TAPPING SLEEVE AND VALVE
- N 12"X8" TAPPING SLEEVE AND VALVE
- O 12" X 8" TSAV
- P 8" WATERLINE CAP
- Q 8" 11.25° BEND W/ CONC. BLOCKING

NOTE:
POTABLE WATER MAINS MAXIMUM ALLOWABLE JOINT DEFLECTION IS 5° MINIMUM RADIUS OF DEFLECTION FOR 8" DUCTILE IRON PIPE IS 230'. RADII ARE PRODUCED BY A SUCCESSION OF NOMINAL LENGTH OF PIPE FULLY DEFLECTED.

811
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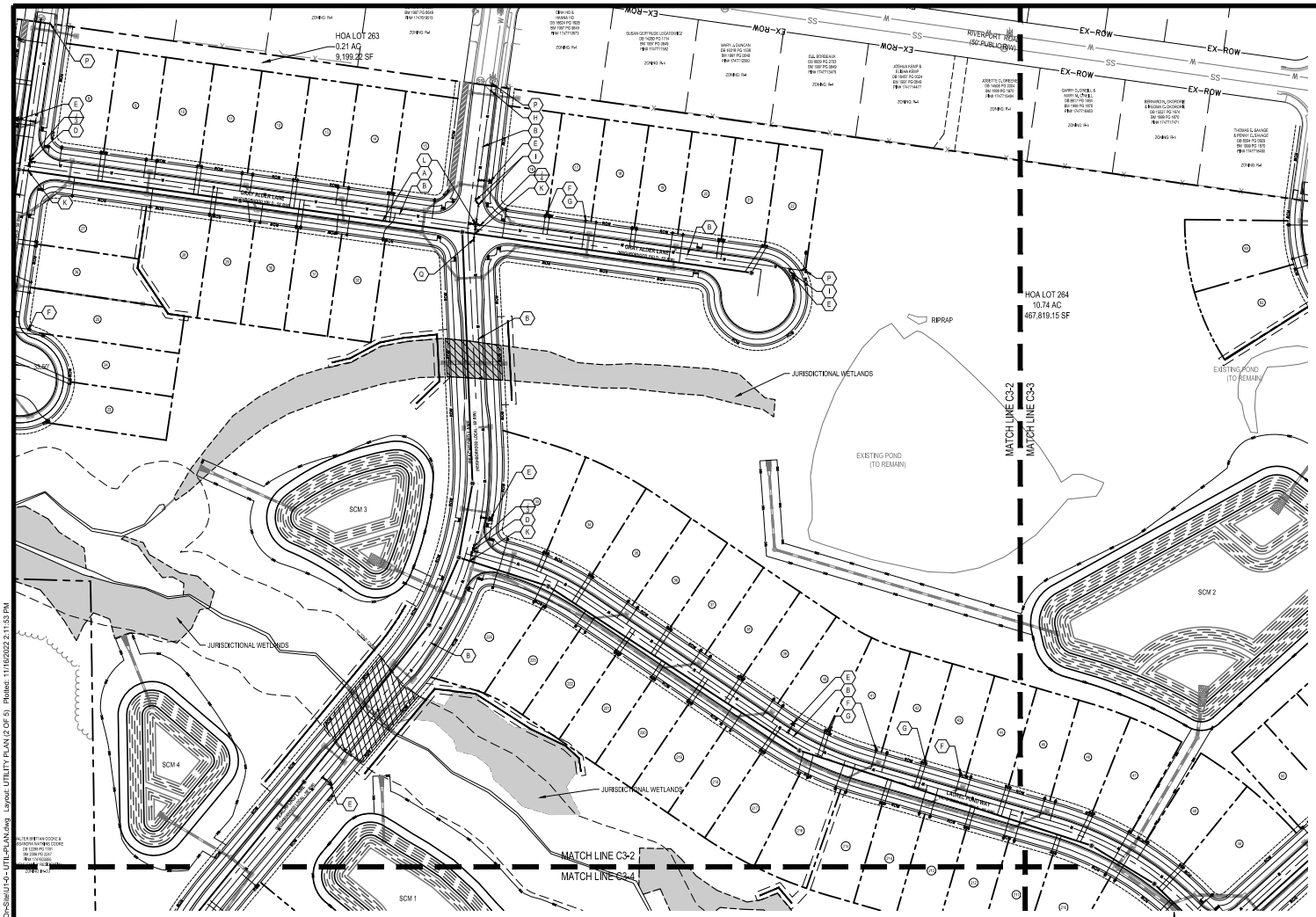
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

UTILITY PLAN (1 OF 5)

FILE NUMBER: 8430-00
DATE:11/16/2022
C8-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\On-Site\U1-0 - UTIL-PLAN.dwg Layout: UTILITY PLAN (1 OF 5) Plotted: 11/16/2022 2:11:38 PM



PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED FIRE WATER
- PROPOSED DOMESTIC WATER
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL

UTILITY LEGEND

UTILITY KEY NOTES

- (A) 8" SANITARY SEWER LINE
- (B) 8" DIP WATER LINE
- (C) 8" 22.5° BEND W/ CONC. BLOCKING
- (D) 8" TEE W/ CONC. BLOCKING
- (E) FIRE HYDRANT ASSEMBLY WITH 6" VALVE (TYP.)
- (F) PROPOSED 1" DOMESTIC METER SERVICE LATERAL (TYP.)
- (G) PROPOSED 4" SEWER SERVICE LATERAL
- (H) 8" BLOW OFF ASSEMBLY
- (I) 8" 45° BEND W/ CONC. BLOCKING
- (J) 8" VALVE
- (K) WATER/SANITARY SEWER CROSSING
- (L) 8" CROSS W/ CONC. BLOCKING
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- (N) 12"X8" TAPPING SLEEVE AND VALVE
- (O) 12" X 8" TS&V
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NOTE:
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0 30' 60' 120'
SCALE: 1" = 60'

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WATKINS TOWN ROAD
RALEIGH, NC 27616

UTILITY PLAN (2 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C8-2

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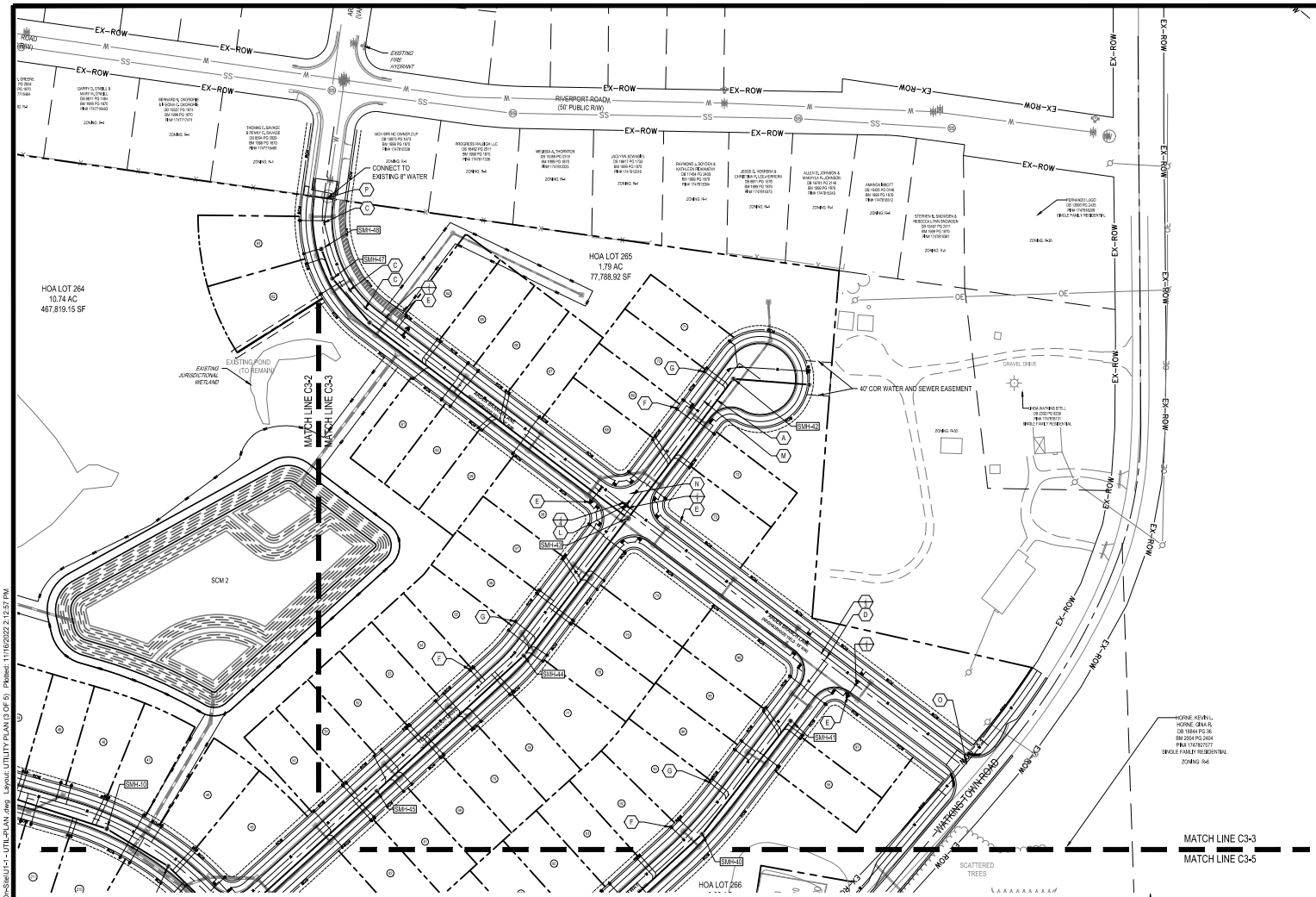

PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED FIRE WATER
- PROPOSED DOMESTIC WATER
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL

UTILITY LEGEND

UTILITY KEY NOTES

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RALEIGH / NC / 27616

UTILITY PLAN (3 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C8-3

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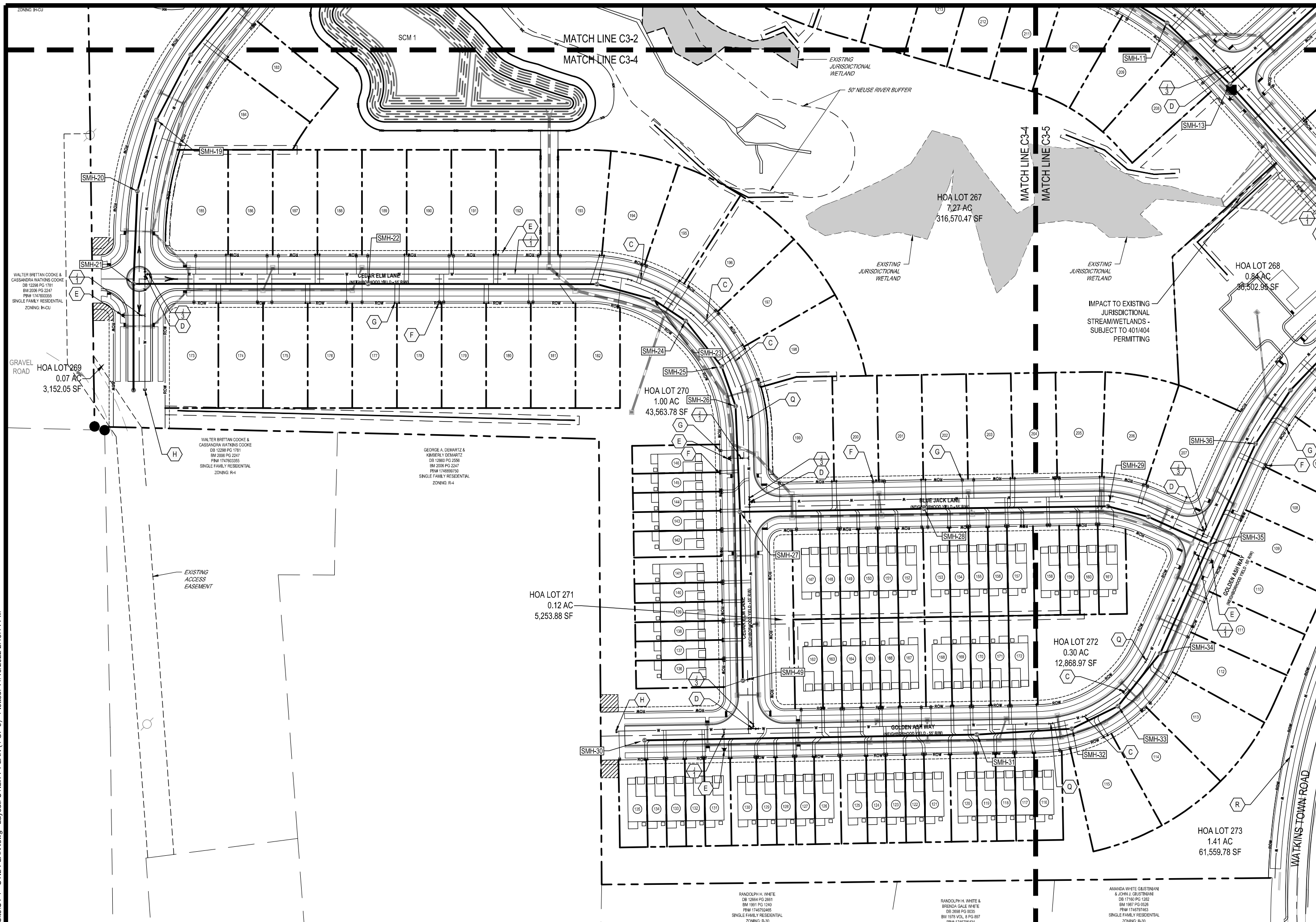

PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED FIRE WATER
- PROPOSED DOMESTIC WATER
- PROPOSED WATER LATERAL
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UTILITY LEGEND

UTILITY KEY NOTES

A	8" SANITARY SEWER LINE
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UTILITY PLAN (4 OF 5)

FILE NUMBER: 8430-00
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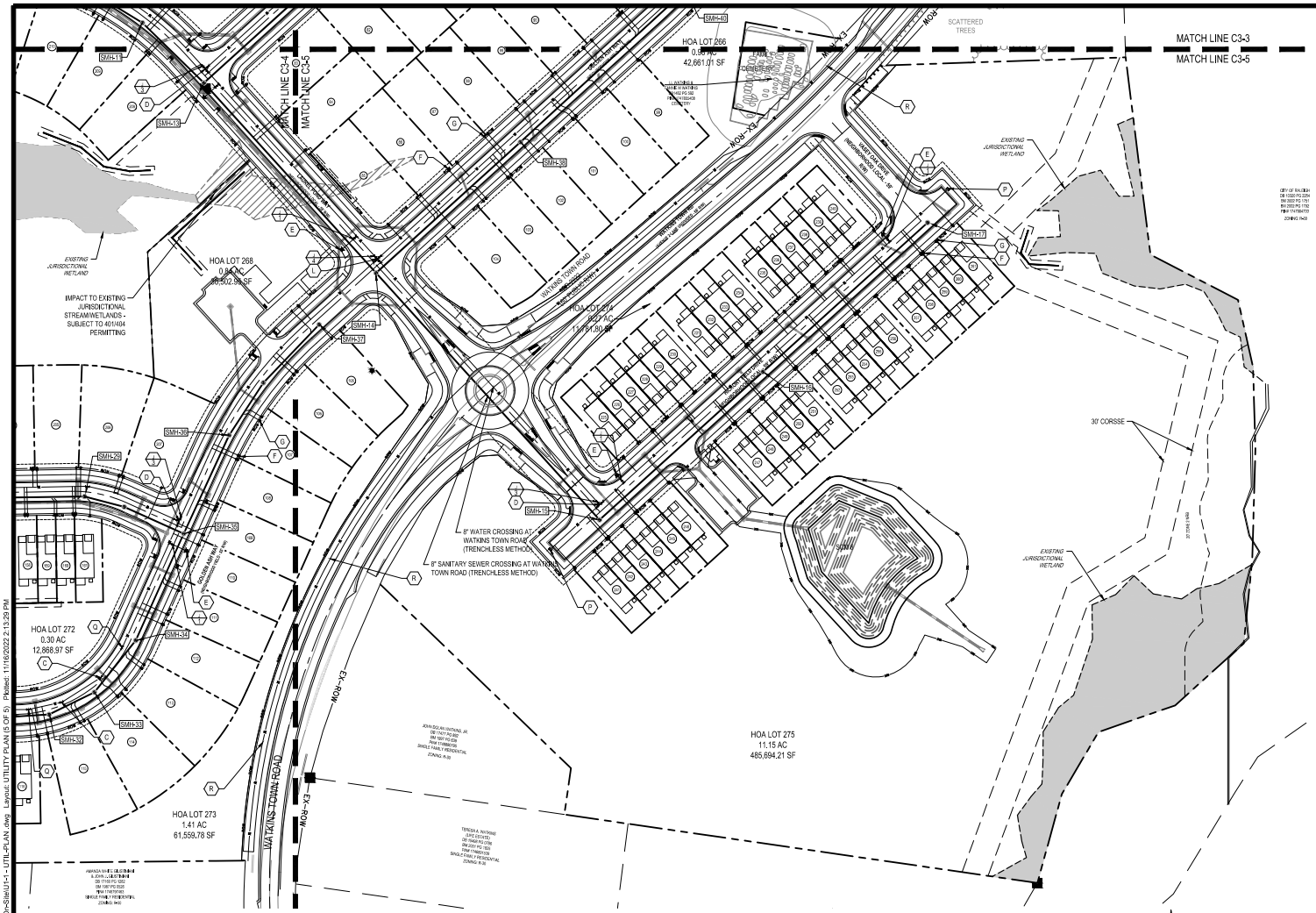
C8-4



PROPOSED UTILITY LEGEND

- PROPOSED SANITARY
- PROPOSED FIRE WATER
- PROPOSED DOMESTIC WATER
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UTILITY LEGEND

UTILITY KEY NOTES

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N

0 30' 60' 120'
SCALE: 1" = 60'

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PRELIMINARY SUBDIVISION PLAN
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UTILITY PLAN (5 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
C8-5

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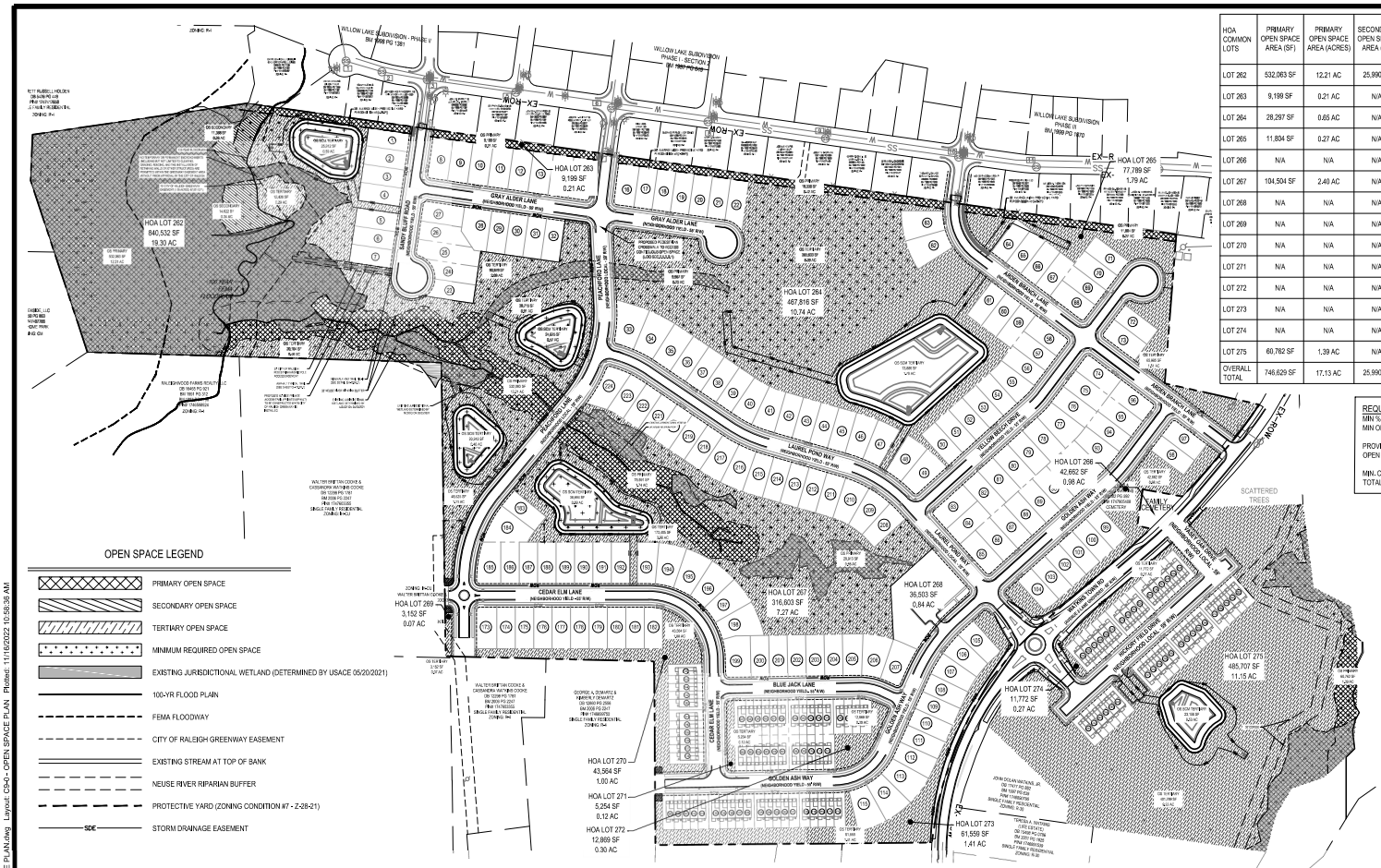


OPEN SPACE LEGEND

- PRIMARY OPEN SPACE
- SECONDARY OPEN SPACE
- TERTIARY OPEN SPACE
- MINIMUM REQUIRED OPEN SPACE
- EXISTING JURISDICTIONAL WETLAND (DETERMINED BY USACE 05/20/2021)
- 100-YR FLOOD PLAIN
- FEMA FLOODWAY
- CITY OF RALEIGH GREENWAY EASEMENT
- EXISTING STREAM AT TOP OF BANK
- NEUSE RIVER RIPARIAN BUFFER
- PROTECTIVE YARD (ZONING CONDITION #7 - Z-28-21)
- SDE — STORM DRAINAGE EASEMENT

HOA COMMON LOTS	PRIMARY OPEN SPACE AREA (SF)	PRIMARY OPEN SPACE AREA (ACRES)	SECONDARY OPEN SPACE AREA (SF)	SECONDARY OPEN SPACE AREA (ACRES)	TERTIARY OPEN SPACE AREA (SF)	TERTIARY OPEN SPACE AREA (ACRES)	SCM TERTIARY OPEN SPACE AREA (SF)	SCM TERTIARY OPEN SPACE AREA (ACRES)	TOTAL LOT AREA (SF)	TOTAL LOT AREA (ACRES)
LOT 262	532,063 SF	12.21 AC	25,990 SF	0.60 AC	211,649 SF	4.86 AC	70,830 SF	1.63 AC	840,532 SF	19.30 AC
LOT 263	9,199 SF	0.21 AC	N/A	N/A	N/A	N/A	N/A	N/A	9,199 SF	0.21 AC
LOT 264	28,297 SF	0.65 AC	N/A	N/A	365,633 SF	8.39 AC	73,886 SF	1.70 AC	467,816 SF	10.74 AC
LOT 265	11,804 SF	0.27 AC	N/A	N/A	65,985 SF	1.52 AC	N/A	N/A	77,789 SF	1.79 AC
LOT 266	N/A	N/A	N/A	N/A	42,662 SF	0.98 AC	N/A	N/A	42,662 SF	0.98 AC
LOT 267	104,504 SF	2.40 AC	N/A	N/A	173,405 SF	3.98 AC	38,694 SF	0.89 AC	316,603 SF	7.27 AC
LOT 268	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36,503 SF	0.84 AC
LOT 269	N/A	N/A	N/A	N/A	3,152 SF	0.07 AC	N/A	N/A	3,152 SF	0.07 AC
LOT 270	N/A	N/A	N/A	N/A	43,564 SF	1.00 AC	N/A	N/A	43,564 SF	1.00 AC
LOT 271	N/A	N/A	N/A	N/A	5,254 SF	0.12 AC	N/A	N/A	5,254 SF	0.12 AC
LOT 272	N/A	N/A	N/A	N/A	12,869 SF	0.30 AC	N/A	N/A	12,869 SF	0.30 AC
LOT 273	N/A	N/A	N/A	N/A	61,559 SF	1.41 AC	N/A	N/A	61,559 SF	1.41 AC
LOT 274	N/A	N/A	N/A	N/A	11,772 SF	0.27 AC	N/A	N/A	11,772 SF	0.27 AC
LOT 275	60,782 SF	1.39 AC	N/A	N/A	401,789 SF	9.22 AC	23,156 SF	0.53 AC	485,707 SF	11.15 AC
OVERALL TOTAL	746,629 SF	17.13 AC	25,990 SF	0.60 AC	1,399,293 SF	32.12 AC	206,566 SF	4.75 AC	2,378,478 SF	54.60 AC

REQUIRED / PROVIDED OPEN SPACE PER Z-28-21:

MIN % OF LOTS ABUTTING OPEN SPACE: 40% (0.4 X 261 LOTS) = 104 LOTS PER CONSERVATION STDS.
MIN OPEN SPACE REQUIRED: 40% (0.4 X 86.86 ACRES) = 34.67 AC PER CONSERVATION STDS.

PROVIDED LOTS ABUTTING OPEN SPACE: 72% (188 LOTS)
OPEN SPACE PROVIDED: 2,378,444 SF (54.60 AC) 62.89%

MIN. CONTIGOUS AREA: 60% (0.6 X 34.67) = 20.80 AC PER CONSERVATION STDS.
TOTAL CONTIGUOUS OPEN SPACE: HOA LOT 262 + HOA LOT 264 = 1,122,671 SF (25.77 AC) 74.33%

PRIMARY OPEN SPACE:

THE FOLLOWING ARE CONSIDERED PRIMARY OPEN SPACE AREAS AND MUST BE THE FIRST AREAS RESERVED AS REQUIRED OPEN SPACE:

1. FLOODWAY AREAS;
2. NATURAL RESOURCE BUFFERS REQUIRED ALONG PRIMARY AND SECONDARY WATERCOURSES (SEE OPEN SPACE BONUS ALLOWANCE IN SEC. 9.2.3.A.1.D);
3. SLOPES ABOVE 25% OF AT LEAST 5,000 SQUARE FEET CONTIGUOUS AREA;
4. JURISDICTIONAL WETLANDS UNDER FEDERAL LAW (CLEANWATER ACT, SECTION 404) THAT MEET THE DEFINITION APPLIED BY THE ARMY CORPS OF ENGINEERS; AND
5. TRANSITIONAL PROTECTIVE YARDS.

SECONDARY OPEN SPACE:

THE FOLLOWING ARE CONSIDERED SECONDARY OPEN SPACE AREAS AND MUST BE INCLUDED AS REQUIRED OPEN SPACE ONCE THE PRIMARY OPEN SPACE AREAS ARE EXHAUSTED:

1. FLOODWAY FRINGE AND/OR FUTURE CONDITIONS FLOOD HAZARD AREAS.

TERTIARY OPEN SPACE:

THE FOLLOWING ARE CONSIDERED TERTIARY OPEN SPACE AREAS AND MUST BE INCLUDED AS REQUIRED OPEN SPACE ONCE THE PRIMARY AND SECONDARY OPEN SPACE AREAS ARE EXHAUSTED:

1. HISTORIC, ARCHEOLOGICAL AND CULTURAL SITES, CEMETERIES AND BURIAL GROUNDS;
2. SIGNIFICANT NATURAL FEATURES AND SCENIC VIEWSHEDS SUCH AS RIDGE LINES, FIELD BORDERS, MEADOWS, FIELDS, RIVER VIEWS, NATURAL WOODLANDS THAT CAN BE SEEN FROM ROADWAYS AND SERVE TO BLOCK THE VIEW OF THE PROJECT IN WHOLE OR IN PART;
3. HABITAT FOR FEDERALLY-LISTED ENDANGERED OR THREATENED SPECIES;
4. INDIVIDUAL EXISTING HEALTHY TREES GREATER THAN 10 INCHES DBH AND THEIR CRITICAL ROOT ZONES;
5. AREAS THAT CONNECT TO NEIGHBORING OPEN SPACE, TRAILS OR GREENWAYS;
6. SOILS WITH SEVERE LIMITATIONS DUE TO DRAINAGE PROBLEMS; AND
7. TREE CONSERVATION AREAS.

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

SITE NOTES (ZONING CONDITIONS APPROVED UNDER Z-28-21)

1. A MINIMUM OF 40% OF THE NET SITE AREA SHALL BE DESIGNATED AS OPEN SPACE. OPEN SPACE MEETING THIS 40% REQUIREMENT SHALL HAVE A MINIMUM WIDTH OF 50 FEET. ANY OPEN SPACE IN EXCESS OF 40% OF THE NET SITE AREA SHALL NOT BE REQUIRED TO MEET THE 50 FEET WIDTH REQUIREMENT.
2. A MINIMUM OF 40% OF LOTS SHALL ABUT OPEN SPACE.
3. A MINIMUM OF 60% OF THE OPEN SPACE MEETING THE 40% NET SITE AREA REQUIREMENT SHALL BE CONTIGUOUS.

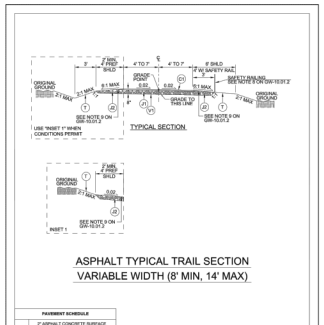
NOTE:
CONTRACTOR SHALL INCLUDE (IN BASE BID) COSTS FOR ALL CITY REQUIRED BACKFILL / SOIL AMENDMENT REQUIREMENTS WITHIN LANDSCAPING AREAS (INCLUDING PLANTING STRIPS).

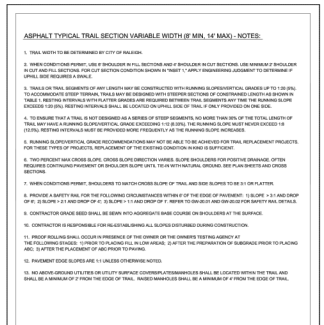
ATTENTION CONTRACTORS

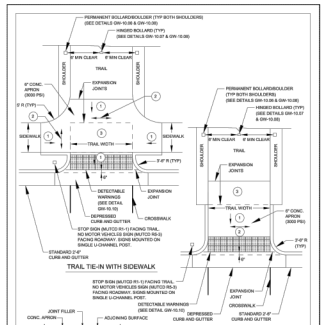
The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting the* **Public Works Department** *at (919) 996-2409,* and the **Public Utilities Department** *at (919) 996-4540* at least *twenty four hours* prior to beginning any of their construction.

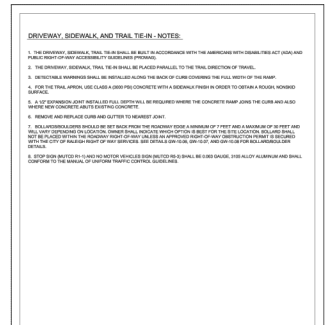
Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*









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SCALE: 1" = 150'

811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1		
2		
3	10/4/2022	CITY OF RALEIGH COMMENTS - THIRD REVIEW
4	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
5	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGENC.COM
NC LICENSE #C-4291
©2022

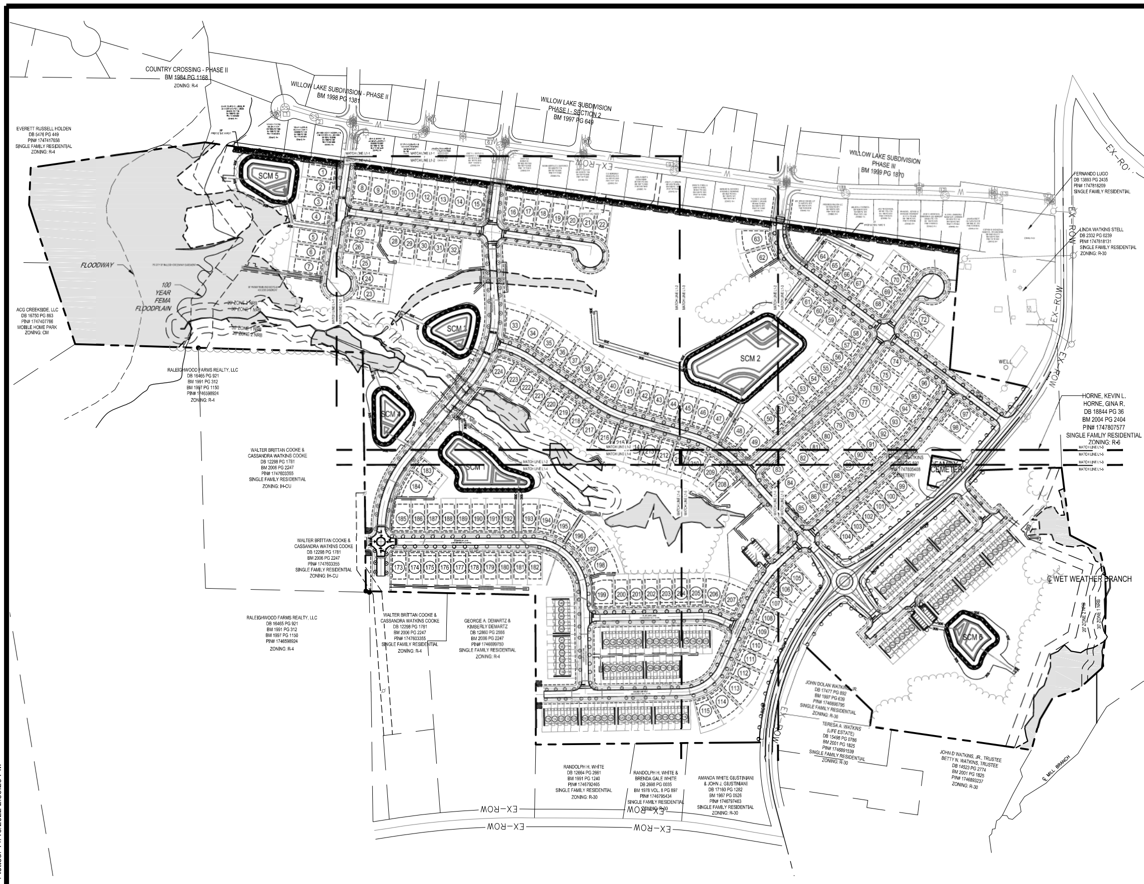
LENNAR CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

OPEN SPACE PLAN

FILE NUMBER: 8430-00
DATE: 11/16/2022
C9-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\C7-0 - OPEN SPACE PLAN.dwg Layout: C9-0 - OPEN SPACE PLAN Plotted: 11/16/2022 10:58:36 AM



PLANT SCHEDULE							
LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	AF	73	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QN	68	NUTTALL OAK	QUERCUS NUTTALII	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	UP	68	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	LT	117	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.	STREET TREE, PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QP	129	WILLOW OAK	QUERCUS PHELLOS	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QA	60	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QF	50	SOUTHRN RED OAK	QUERCUS FALCATA	10' MIN.	3" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	GB	60	GINKO	GINKO BILOBA	10' MIN.	3" CAL. MIN.	STREET TREE, MALE/ FRUITLESS ONLY, WELL MATCHED SPECIMENS / FULL CROWN
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	CB	69	EUROPEAN HORNBEAN	CARPINUS BETULUS	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	PC	50	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	AG	50	SERVICEBERRY	AMELANCHIER GRANDIFLORA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CONTAINER	NOTES
	IC	1,406	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	18" MIN.	3 GAL	PROTECTIVE YARD SHRUB, WALL PLANE SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
	PL	431	ENGLISH LAUREL	PRUNUS LAUROCERASUS	18" MIN	3 GAL	PROTECTIVE YARD SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
PLANTING SYMBOLS	(0) XX — QUANTITY — PLANT CODE			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

LANDSCAPE REQUIREMENTS

STREET TREE REQUIREMENTS
1 SHADE TREE EVERY 40' O.C.
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

LAUREL POND WAY
REQUIRED: 2,648' LENGTH (BOTH SIDES) / 40' = 67 TREES
PROVIDED: 74 TREES

GOLDEN ASH WAY
REQUIRED: 3,808' LENGTH (BOTH SIDES) / 40' = 96 TREES
PROVIDED: 96 TREES

YELLOW BEECH DRIVE
REQUIRED: 1,772' LENGTH (BOTH SIDES) / 40' = 45 TREES
PROVIDED: 45 TREES

CEDAR ELM LANE
REQUIRED: 2,210' LENGTH (BOTH SIDES) / 40' = 56 TREES
PROVIDED: 60 TREES

BLUE JACK LANE
REQUIRED: 1,046' LENGTH (BOTH SIDES) / 40' = 27 TREES
PROVIDED: 27 TREES

GRAY ALDER LANE
REQUIRED: 1,716' LENGTH (BOTH SIDES) / 40' = 43 TREES
PROVIDED: 43 TREES

HICKORY FIELD DRIVE
REQUIRED: 1,234' LENGTH (BOTH SIDES) / 40' = 31 TREES
PROVIDED: 31 TREES

VASEY OAK DRIVE
REQUIRED: 274' LENGTH (BOTH SIDES) / 40' = 7 TREES
PROVIDED: 7 TREES

PEACHFORD LANE
REQUIRED: 3,010' LENGTH (BOTH SIDES) / 40' = 76 TREES
PROVIDED: 76 TREES

SANDY BLUFF RD
REQUIRED: 894' LENGTH (BOTH SIDES) / 40' = 23 TREES
PROVIDED: 23 TREES

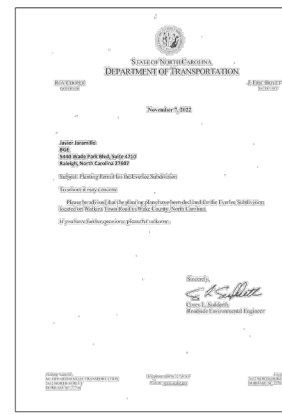
ARDEN BRANCH LANE
REQUIRED: 2,120' LENGTH (BOTH SIDES) / 40' = 53 TREES
PROVIDED: 53 TREES

PROTECTIVE YARDS

PROTECTIVE YARD 1
REQUIRED: TYPE B1 PROTECTIVE YARD (20' WIDTH)
4 SHADE TREES PER 100'; (2,497' LENGTH / 100') X 4 TREES = 100 SHADE TREES
4 UNDERSTORY TREES PER 100'; (2,497' LENGTH / 100') X 4 TREES = 100 UNDERSTORY TREES
40 SHRUBS PER 100'; (2,497' LENGTH / 100') X 40 SHRUBS = 999 SHRUBS (3' MIN. HEIGHT)

PROVIDED: 100 SHADE TREES
100 UNDERSTORY TREES
1079 SHRUBS

NOTE: ALL AREAS TO BE REPLANTED WITHIN THE DESIGNATED UWPOD PLANTED AREAS ARE TO BE PLANTED PER COR UDO 9.1.9.A.6.


STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION
ROY COOPER, GOVERNOR — J. ERIC BOYETTE, SECRETARY

November 7, 2022

Javier Jaramillo
BGE
5440 Wade Park Blvd, Suite 4710
Raleigh, North Carolina 27607

Subject: Planting Permit for the Everlee Subdivision

To whom it may concern:

Please be advised that the planting plans have been declined for the Everlee Subdivision located on Watkins Town Road in Wake County, North Carolina.

If you have further questions, please let us know.

Sincerely,

Corey L. Sudderth
Roadside Environmental Engineer

LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS SHALL RECEIVE A MINIMUM OF 4" OF CLEAN FRIABLE TOPSOIL FREE OF ROCKS, ROOTS, AND OTHER DELETERIOUS MATERIALS.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN, FIELD GROWN, BALLED AND BURLAPPED OR AS INDICATED IN THE PLANT LIST.
4. NEW TREES SHALL MEET REQUIREMENTS AS SPECIFIED. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GIRDLING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS OR PER LOCAL JURISDICTIONAL REQUIREMENTS.
7. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES "IN LEAF" SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
8. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1) AS A MINIMUM FOR QUALITY REQUIREMENTS.
9. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A MINIMUM OF FOUR INCHES (4") OF MULCH. MULCH SHALL BE ACQUIRED FROM A LOCAL SOURCE AND HARVESTED IN A SUSTAINABLE MANNER .
10. PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
11. PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT SCHEDULE NOTES.
12. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF EIGHT FEET (8').
13. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF EIGHT FEET (8') . SHRUBS IN VISIBILITY EASEMENTS SHALL HAVE A MAXIMUM HEIGHT OF 24" AND COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS.
14. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN FEET (14').
15. ALL TREES NOT LOCATED IN A LANDSCAPE BED ARE TO RECEIVE A FOUR FOOT (4') DIAMETER MULCH RING.
16. ALL PLANT BEDS AND LAWN AREAS SHALL HAVE A 4" V-TRENCH EDGE.

PLANTING MIX NOTES:

1. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24" OF PLANTING MIX. EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET PLANTING MIX REQUIREMENTS.
2. SOIL IN ALL PLANTING STRPS, ISLANDS AND PLANTING BEDS, WHETHER EXISTING OR NEW (ON NEW OR RENOVATED SITES), MUST MEET THE MINIMUM PLANTING MIX SPECIFICATIONS. SOIL AMENDMENTS OR FRESH PLANTING MIX ARE OFTEN NEEDED FOR PLANTING AREAS AT SITES WHERE THE ORIGINAL TOPSOIL IS OF POOR QUALITY, HEAVILY COMPACTED OR WHERE TOPSOIL HAS BEEN COMPLETELY REMOVED DO TO GRADING.
3. PLANTING MIX SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. PLANTING MIX SHALL CONTAIN NOT MAN MADE MATERIALS UNLESS OTHERWISE SPECIFIED.
4. PLANTING MIX HAVE AN ACIDITY OF 5.5 - 7.0 PH.
5. ACCEPTABLE PLANTING MEDIA SHALL CONTAIN THE FOLLOWING SPECIFIED PERCENTAGES OF CONSTITUENTS:
   CLAY - MINIMUM 10%/ MAXIMUM 40%, SAND - MINIMUM 20%/ MAXIMUM 50%, SILT - MINIMUM 20%/ MAXIMUM 50%,
   ORGANIC MATTER - MINIMUM 5%/ MAXIMUM 10%
6. ORGANIC MATTER IS DEFINED AS COMPOST/HUMUS SUCH AS SAWDUST OR LEAF MOLD THAT HASCOMPLETED THE DECOMPOSITION PROCESS. PERCENTAGE OF ORGANIC MATTERSHALL BE DETERMINED BY LOSS ON IGNITION OF MOISTURE FREE SAMPLES DRIED AT 65 DEGREES.
7. PLANTING MIX SHALL HAVE NORMAL CONTENTS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, SULFUR AND PROPER MICRONUTRIENT LEVELS. NUTRIENT LEVELS MUST SATISFY GROWING NEEDS (AS RECOMMENDED BY LAB REPORT) OF THE EXISTING OR PLANNED PLANT MATERIAL.

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITY LINES ADJACENT TO WORK AREAS. CONTRACTOR SHALL PROTECT ALL UTILITY LINES IN AND ADJACENT TO THE WORK AREA DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE APPURTENANCES, WHICH OCCUR AS A RESULT OF WORK PERFORMED BY THE CONTRACTOR, OR ANY OF THEIR SUBCONTRACTORS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULE OF DELIVERY AND PROTECTION OF PLANT MATERIALS TO MAINTAIN HEALTHY PLANT CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL OF THE PLANT MATERIALS AND LAWN FOR THE FULL MAINTENANCE PERIOD OF THE CONTRACT. THIS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO: WATERING, MULCHING AND PEST CONTROL.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
5. PERMANENT STABILIZATION SHALL BE ESTABLISHED IN ALL UNPAVED AREAS ON-SITE OR OFF-SITE FOR ANY DISTURBED AREA. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ESTABLISH PERMANENT AND FINAL STABILIZATION ON THE ENTIRE SITE. THIS MAY REQUIRE WATERING, MOWING, RAKING, AND RE-SEEDING UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
7. ANY PLANT MATERIAL WHICH IS DISEASED, INFESTED, DISTRESSED, DEAD, OR OTHERWISE REJECTED, PRIOR TO SUBSTANTIAL COMPLETION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, SIZE, AND QUANTITY.
8. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF TWO YEARS AFTER SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
9. PRIOR TO PLANTING, SOIL SAMPLES SHALL BE TAKEN AT MULTIPLE AREAS ACROSS THE SITE, AND LAB TESTED, TO CONFIRM PROPER SOIL CONDITION AND NUTRIENT LOAD FOR THE ESTABLISHMENT OF THE SPECIFIED PLANT MATERIALS. IF UNACCEPTABLE PH OR INADEQUATE SOIL NUTRIENTS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER'S AGENT. REFER TO PLANTING MIX NOTES.
10. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
11. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. IN AREAS WHERE SEED IS USED FOR TEMPORARY STABILIZATION, THE TEMPORARY GRASS SHALL BE REMOVED PRIOR TO LAYING SOD.
12. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.

N

0 100' 200' 400'
SCALE: 1" = 200'

811 Know what's below. Call before you dig.

NOTE:
CONTRACTOR SHALL INCLUDE (IN BASE BID) COSTS FOR ALL CITY REQUIRED BACKFILL / SOIL AMENDMENT REQUIREMENTS WITHIN LANDSCAPING AREAS (INCLUDING PLANTING STRIPS).

ATTENTION CONTRACTORS

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1	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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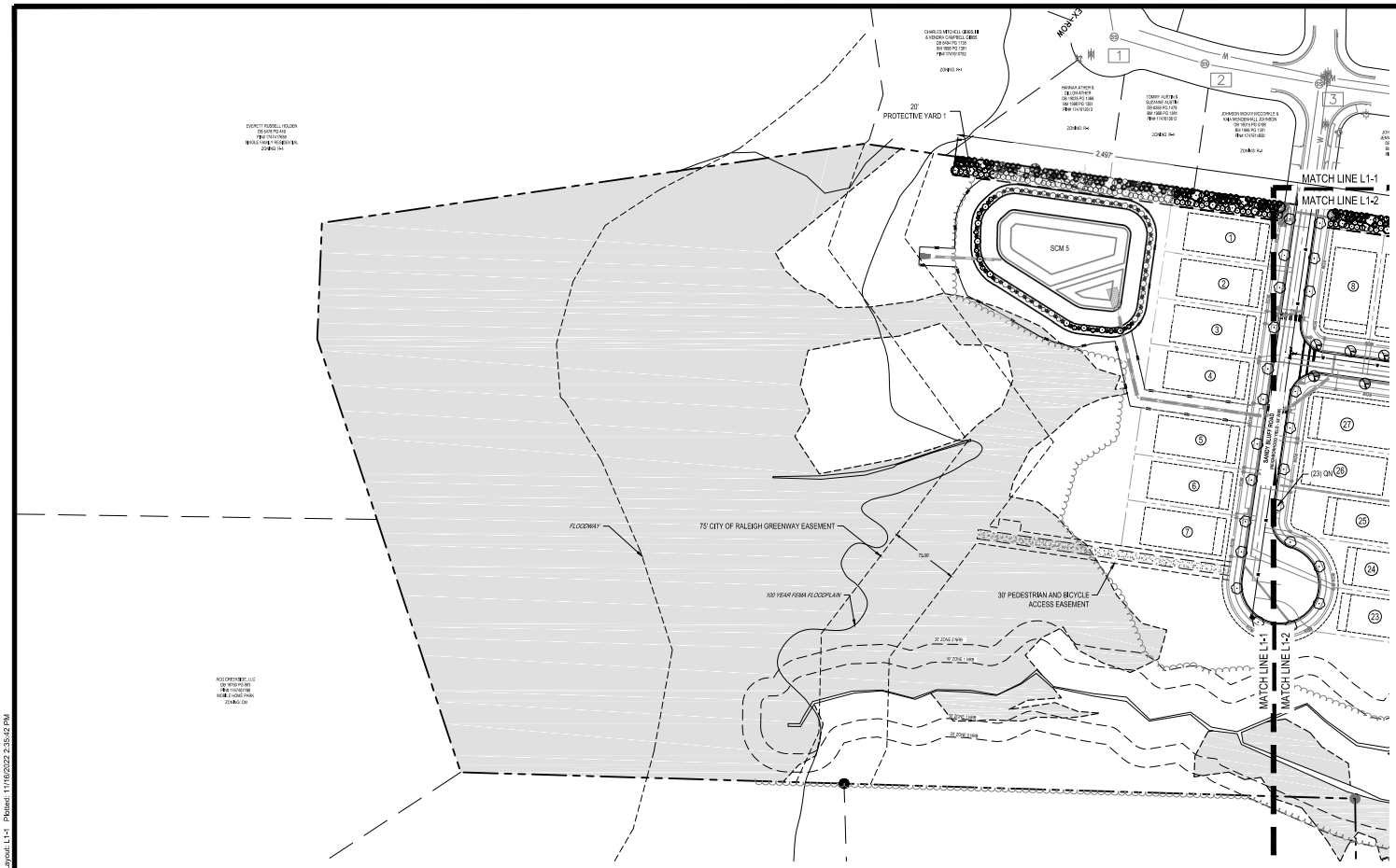
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

OVERALL LANDSCAPE PLAN

FILE NUMBER: 8430-00
DATE:11/16/2022

L1-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\L1-1 - LS-PLAN.dwg Layout: L1-0 Plotted: 11/16/2022 2:35:26 PM



LANDSCAPE REQUIREMENTS

STREET TREE REQUIREMENTS
1 SHADE TREE EVERY 40' O.C.
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

LAUREL POND WAY
REQUIRED: 2,648' LENGTH (BOTH SIDES) / 40' = 67 TREES
PROVIDED: 74 TREES

GOLDEN ASH WAY
REQUIRED: 3,908' LENGTH (BOTH SIDES) / 40' = 98 TREES
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REQUIRED: 1,772' LENGTH (BOTH SIDES) / 40' = 45 TREES
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PROTECTIVE YARDS

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PLANT SCHEDULE

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	QN	68	NUTTALL OAK	QUERCUS NUTTALII	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	UP	68	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	LT	117	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.	STREET TREE, PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QP	129	WILLOW OAK	QUERCUS PHELLOS	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QA	60	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
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UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	PC	50	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
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	PL	431	ENGLISH LAUREL	PRUNUS LAUROCERASUS	18" MIN	3 GAL	PROTECTIVE YARD SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
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LANDSCAPE PLAN (1 OF 5)

FILE NUMBER: 8430-00
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L1-1

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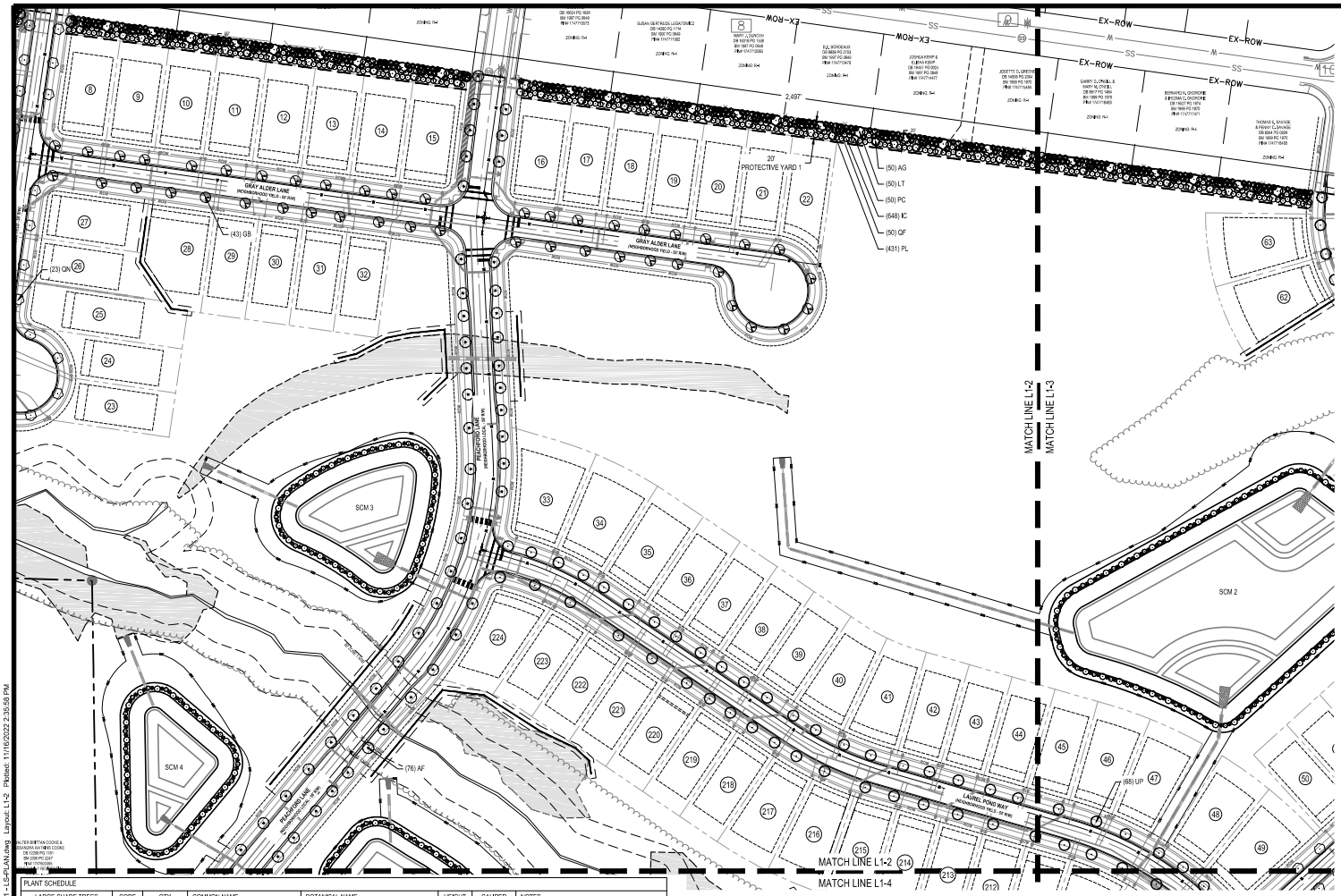

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LANDSCAPE PLAN (2 OF 5)

FILE NUMBER: 8430-00
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L1-2

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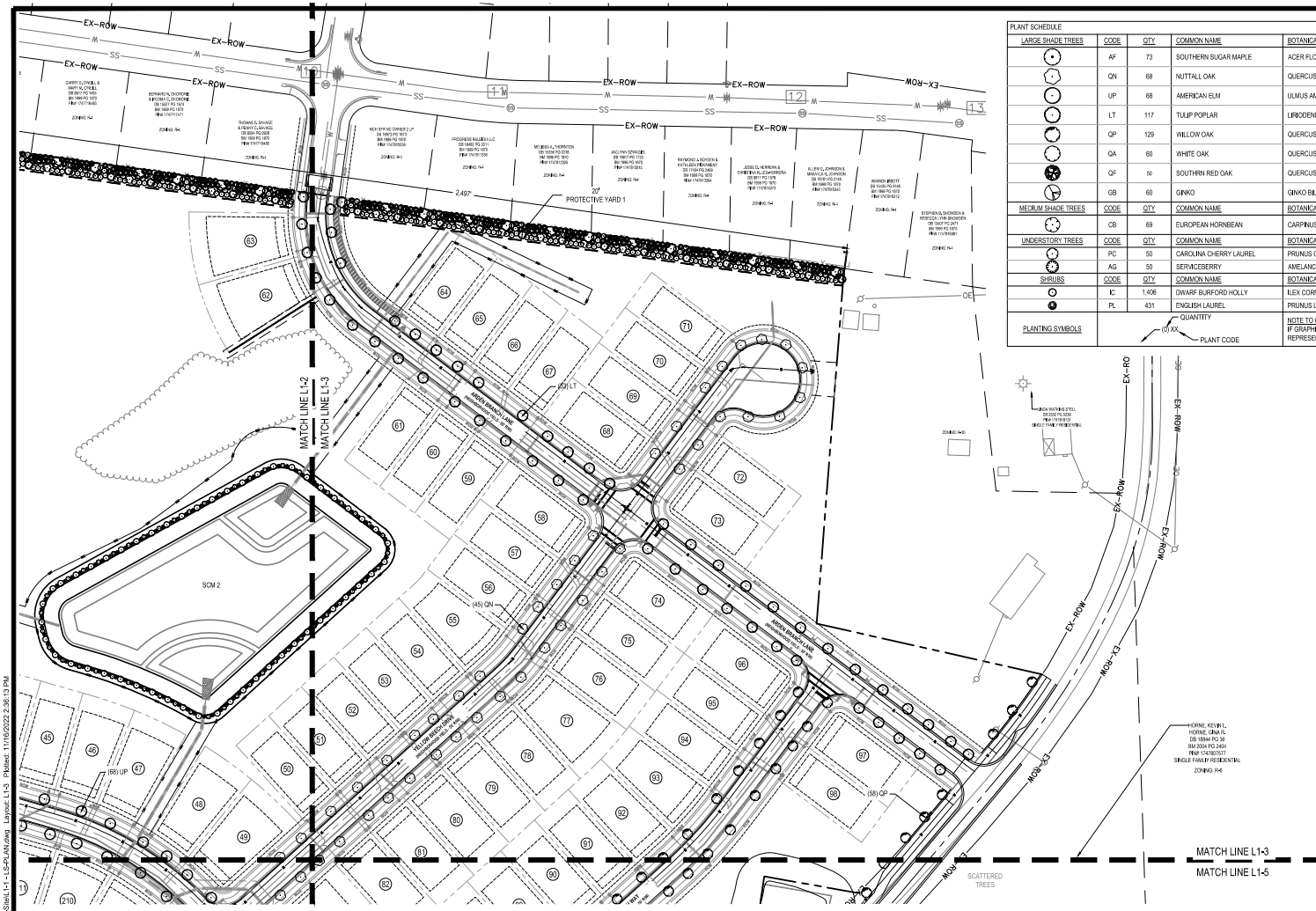

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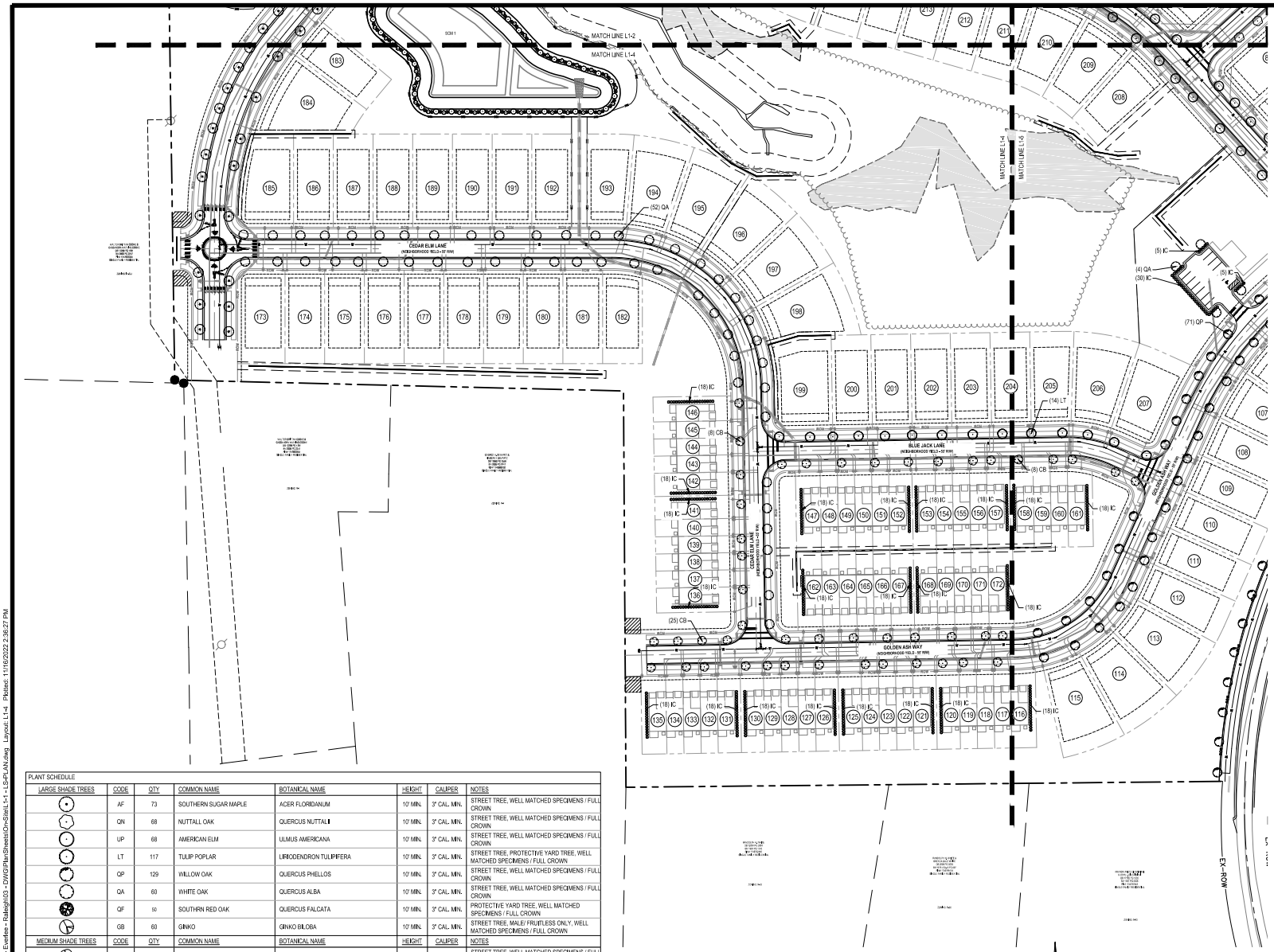
L1-3

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Gr-Site\L1-1 - LS-PLAN.dwg Layout: L1-3 Plotted: 11/16/2022 2:36:13 PM



LANDSCAPE REQUIREMENTS

STREET TREE REQUIREMENTS
1 SHADE TREE EVERY 40' O.C.
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

LAUREL POND WAY
REQUIRED: 2,648' LENGTH (BOTH SIDES) / 40' = 67 TREES
PROVIDED: 74 TREES

GOLDEN ASH WAY
REQUIRED: 3,808' LENGTH (BOTH SIDES) / 40' = 96 TREES
PROVIDED: 96 TREES

YELLOW BEECH DRIVE
REQUIRED: 1,772' LENGTH (BOTH SIDES) / 40' = 45 TREES
PROVIDED: 45 TREES

CEDAR ELM LANE
REQUIRED: 2,210' LENGTH (BOTH SIDES) / 40' = 56 TREES
PROVIDED: 60 TREES

BLUE JACK LANE
REQUIRED: 1,040' LENGTH (BOTH SIDES) / 40' = 27 TREES
PROVIDED: 27 TREES

GRAY ALDER LANE
REQUIRED: 1,716' LENGTH (BOTH SIDES) / 40' = 43 TREES
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HICKORY FIELD DRIVE
REQUIRED: 1,234' LENGTH (BOTH SIDES) / 40' = 31 TREES
PROVIDED: 31 TREES

VASEY OAK DRIVE
REQUIRED: 274' LENGTH (BOTH SIDES) / 40' = 7 TREES
PROVIDED: 7 TREES

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REQUIRED: 3,010' LENGTH (BOTH SIDES) / 40' = 76 TREES
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SANDY BLUFF RD
REQUIRED: 894' LENGTH (BOTH SIDES) / 40' = 23 TREES
PROVIDED: 23 TREES

ARDEN BRANCH LANE
REQUIRED: 2,120' LENGTH (BOTH SIDES) / 40' = 53 TREES
PROVIDED: 53 TREES

PROTECTIVE YARDS

PROTECTIVE YARD 1
REQUIRED: TYPE B1 PROTECTIVE YARD (20' WIDTH)
TREES = 4 SHADE TREES PER 100'; (2,497' LENGTH / 100') X 4 TREES = 100 SHADE TREES
4 UNDERSTORY TREES PER 100'; (2,497' LENGTH / 100') X 4 100 UNDERSTORY TREES
40 SHRUBS PER 100'; (2,497' LENGTH / 100') X 40 SHRUBS = 999 SHRUBS (3' MIN, HEIGHT)

PROVIDED: 100 SHADE TREES
100 UNDERSTORY TREES
1079 SHRUBS

NOTE: ALL AREAS TO BE REPLANTED WITHIN THE DESIGNATED UWPOD PLANTED AREAS ARE TO BE PLANTED PER COR UDO 9.1.9.A.6.

PLANT SCHEDULE

LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CAUPER	NOTES
	AF	73	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QN	68	NUTTALL OAK	QUERCUS NUTTALI	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	UP	68	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	LT	117	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.	STREET TREE, PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QP	129	WILLOW OAK	QUERCUS PHELLOS	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QA	60	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QF	50	SOUTHRN RED OAK	QUERCUS FALCATA	10' MIN.	3" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	GB	60	GINKO	GINKO BILOBA	10' MIN.	3" CAL. MIN.	STREET TREE, MALE/ FRUITLESS ONLY, WELL MATCHED SPECIMENS / FULL CROWN
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CAUPER	NOTES
	CB	69	EUROPEAN HORNBEAN	CARPINUS BETULUS	10' MIN.	3" CAL. MIN.	STREET TREE, WELL MATCHED SPECIMENS / FULL CROWN
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CAUPER	NOTES
	PC	50	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	AG	50	SERVICEBERRY	AMELANCHER GRANDIFLORA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CONTAINER	NOTES
	IC	1,406	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	18" MIN.	3 GAL	PROTECTIVE YARD SHRUB, WALL PLANT SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
	PL	431	ENGLISH LAUREL	PRUNUS LAUROCERASUS	18" MIN	3 GAL	PROTECTIVE YARD SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
PLANTING SYMBOLS	(5) XX		QUANTITY / PLANT CODE	NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

N

SCALE: 1" = 60'

811 Know what's below. Call before you dig.

ATTENTION CONTRACTORS

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5	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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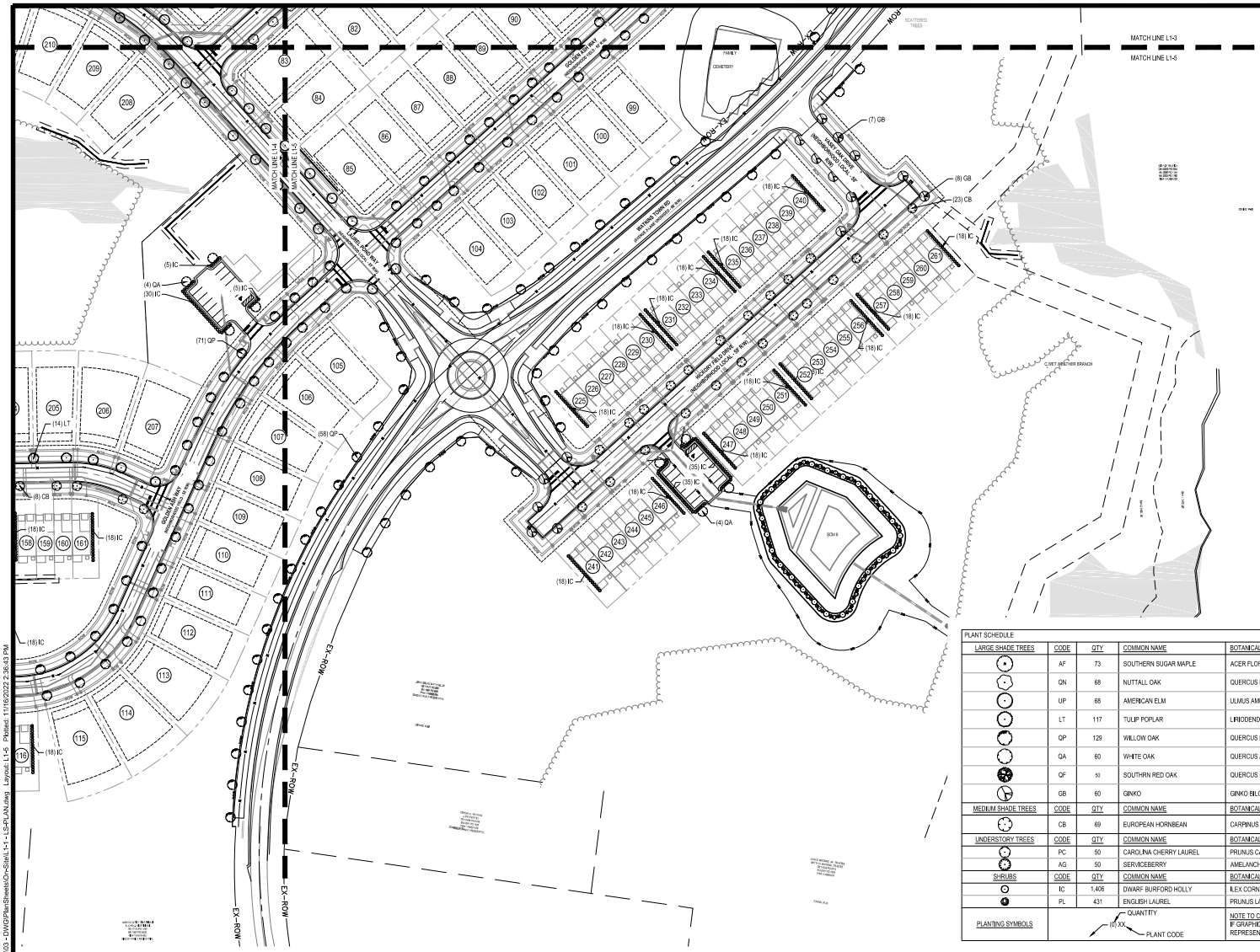
MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

LANDSCAPE PLAN (4 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
L1-4

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\PlanSheets\On-Site\L1-1 - LS-PLAN.dwg Layout: L1-4 Plotted: 11/16/2022 2:36:27 PM



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PLANT SCHEDULE

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N

0 30' 60' 120'
SCALE: 1" = 60'

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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

LANDSCAPE PLAN (5 OF 5)

FILE NUMBER: 8430-00
DATE: 11/16/2022
L1-5

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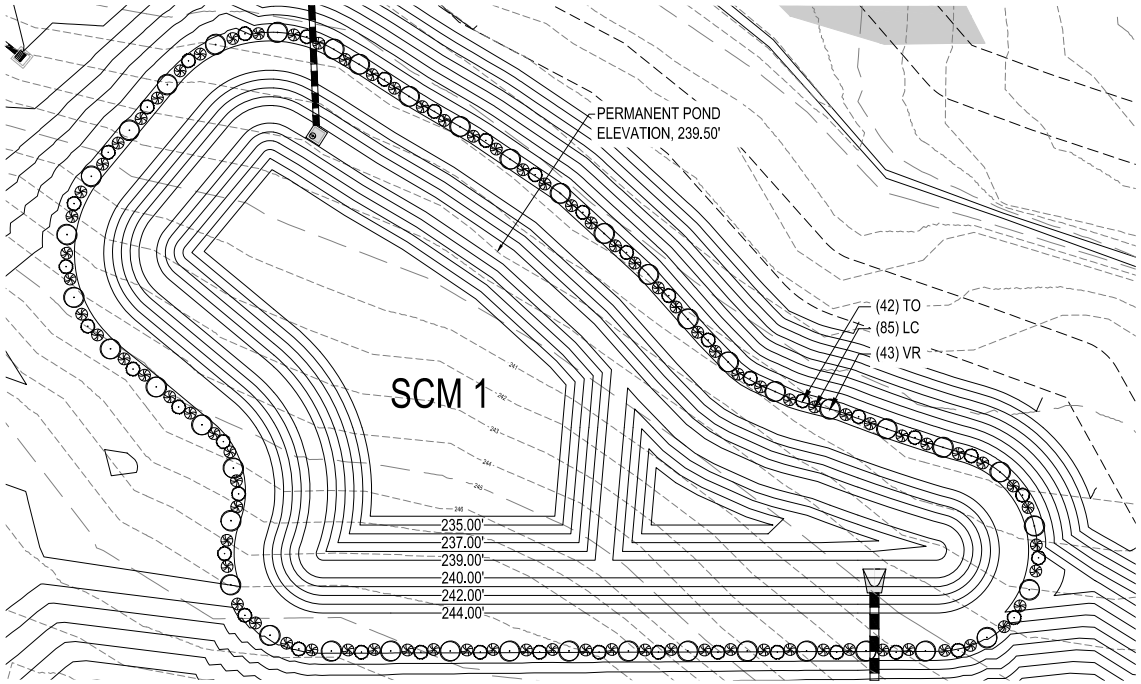

SCM 1 PLANT SCHEDULE							
SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	TO	42	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL.MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	LC	85	LOROPETALUM	LOROPETALUM CHINENSE	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB, WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
	VR	43	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB, WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
PLANTING SYMBOL	(0) XX (QUANTITY, PLANT CODE)			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

N

0 10' 20' 40'
SCALE: 1" = 20'

811
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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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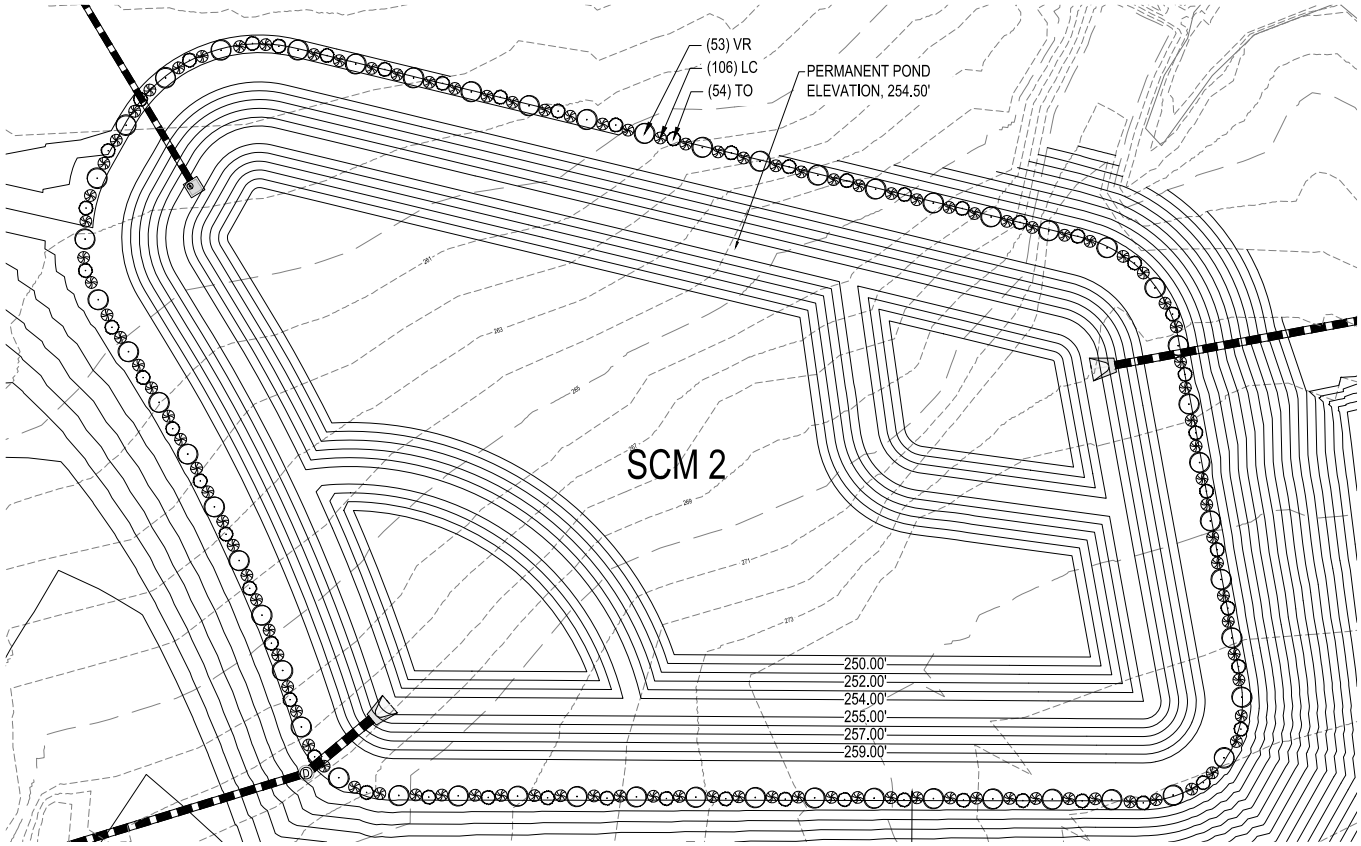
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH, NC | 27616

SCM LANDSCAPE PLAN
(1 OF 4)

FILE NUMBER: 8430-00
DATE:11/16/2022
L2-0

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\On-Site\L2-0 - LS BMP-PLAN.dwg Layout: L2-0 Plotted: 11/16/2022 3:59:51 PM



SCM 2 PLANT SCHEDULE							
SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	TO	53	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	STORM DETENTION SCREENING UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	LC	106	LOROPETALUM	LOROPETALUM CHINENSE	18" MIN.	3 GAL.	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
	VR	54	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL.	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
PLANTING SYMBOL	(0) XX (QUANTITY, PLANT CODE)			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

N

0 10' 20' 40'
SCALE: 1" = 20'

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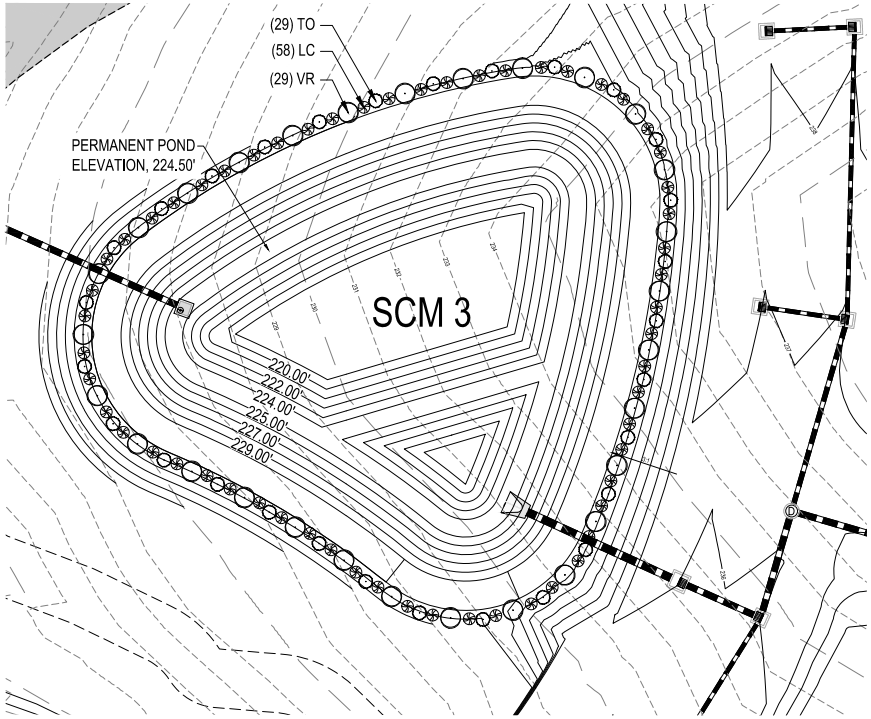
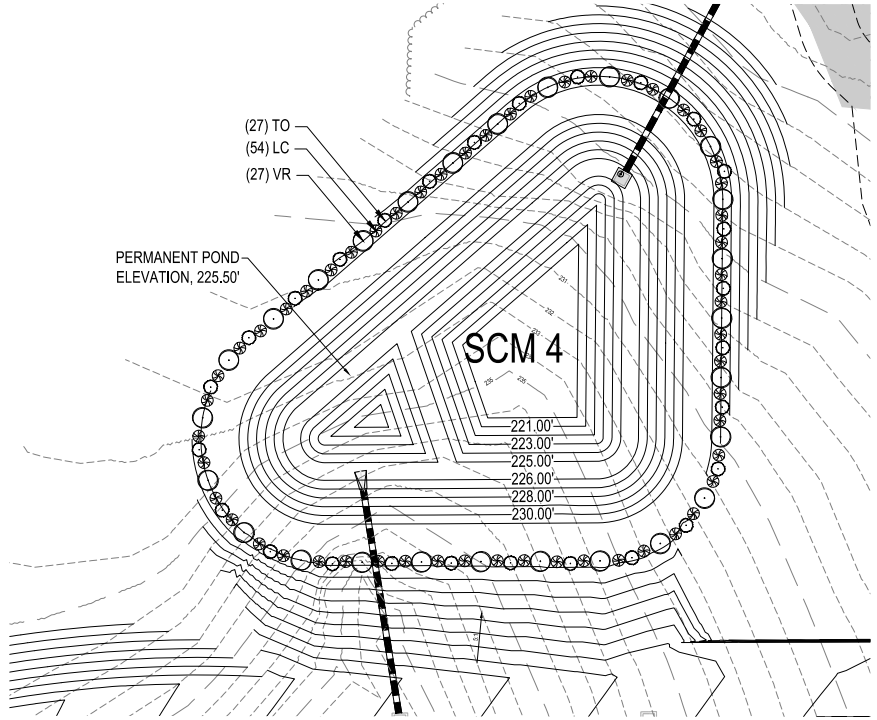
SCM LANDSCAPE PLAN
(2 OF 4)

FILE NUMBER: 8430-00
DATE:11/16/2022
L2-1

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Grn\Site\L2-0 - LS BMP-PLAN.dwg Layout: L2-1 Plotted: 11/16/2022 3:59:59 PM





SCM 3 PLANT SCHEDULE

SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
⊙	TO	29	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.2" CAL. MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CALIPER**	**NOTES**
●	LC	58	LOROPETALUM	LOROPETALUM CHINENSE	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB, WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
⊙	VR	29	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB, WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
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N

SCM 4 PLANT SCHEDULE

SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
⊙	TO	27	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.2" CAL. MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CALIPER**	**NOTES**
●	LC	54	LOROPETALUM	LOROPETALUM CHINENSE	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB, WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
⊙	VR	27	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB, WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
PLANTING SYMBOL	(0) XX (QUANTITY / PLANT CODE)			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

N

0 10' 20' 40'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
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DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

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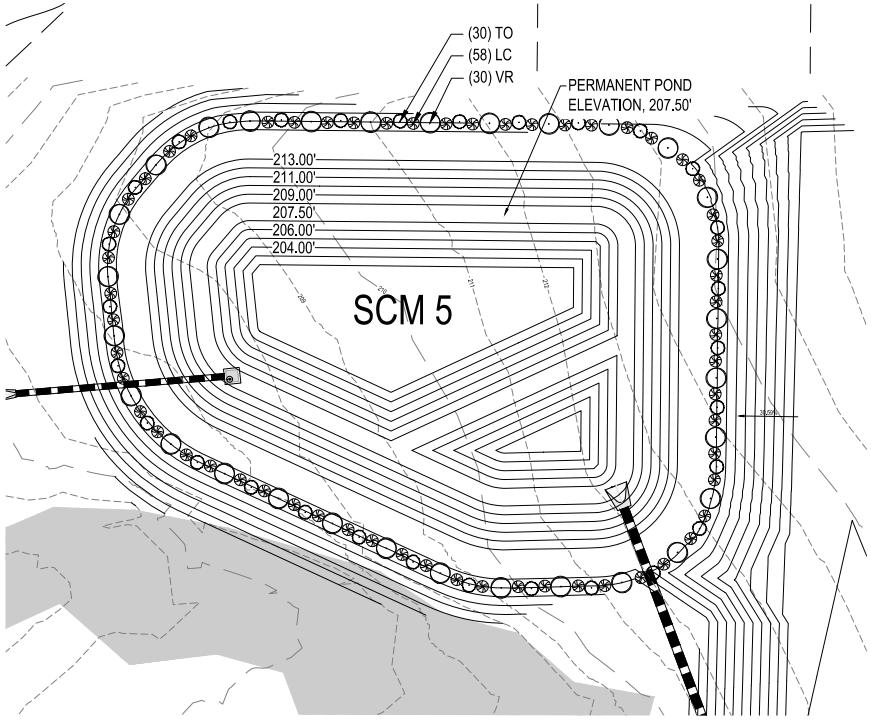
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE, NC 27560

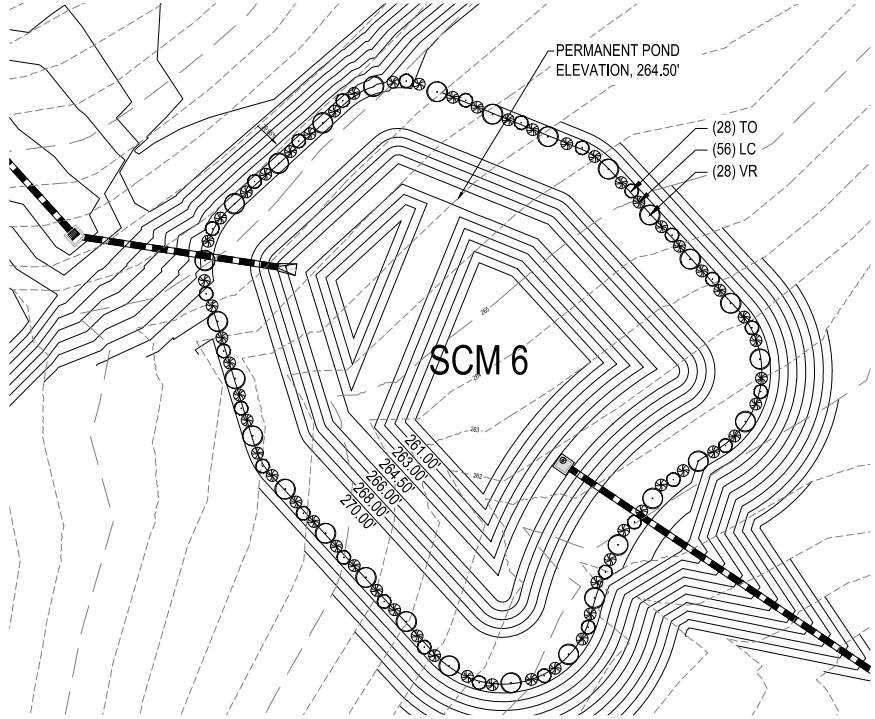
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH, NC 27616

SCM LANDSCAPE PLAN
(3 OF 4)

FILE NUMBER: 8430-00
DATE: 11/16/2022
L2-2

G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\On-Site\L2-0 - LS BMP-PLAN.dwg Layout: L2-2 Plotted: 11/16/2022 4:00:14 PM





SCM 5 PLANT SCHEDULE

SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	TO	30	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CALIPER**	**NOTES**
	LC	58	LOROPETALUM	LOROPETALUM CHINENSE	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
	VR	30	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
PLANTING SYMBOL	QUANTITY (0) XX PLANT CODE			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

SCM 6 PLANT SCHEDULE

SMALL MATURING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	TO	28	CAROLINA CHERRYLAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	STORM DETENTION SCREENING, UNDERSTORY TREE WELL MATCHED SPECIMENS, FULL CROWN
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CALIPER**	**NOTES**
	LC	56	LOROPETALUM	LOROPETALUM CHINENSE	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
	VR	28	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	18" MIN.	3 GAL	STORM DETENTION SCREENING SHRUB. WELL MATCHED SPECIMENS FULL BUSHY CONTAINER
PLANTING SYMBOL	QUANTITY (0) XX PLANT CODE			NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

N

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DRAWN BY: CD/AP
REVIEWED BY: JDJ

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PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH, NC 27616

SCM LANDSCAPE PLAN
(4 OF 4)

FILE NUMBER: 8430-00
DATE: 11/16/2022
L2-3

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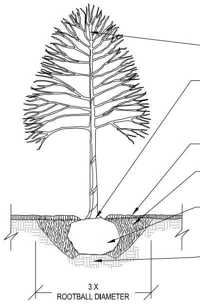


DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

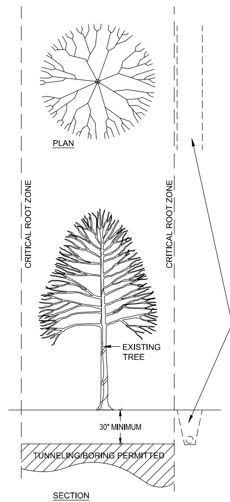
ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. 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.

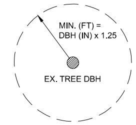
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020 NOT TO SCALE
10/2019	TREE PLANTING DETAIL
	TPP-03



NOTES:
1. THE CRITICAL ROOT ZONE (CRZ) IS DEFINED AS A RADIUS EXTENDING FROM THE TRUNK OF A TREE 1.25 FEET PER INCH OF DBH.
2. TRENCHING SHALL OCCUR OUTSIDE THE CRZ
   2.1. TUNNELING AND BORING IS PERMITTED WITHIN THE CRZ AS LONG AS IT IS 30 INCHES DEEP OR GREATER. EXCAVATIONS AND HAND HOLES SHALL BE OUTSIDE THE CRZ.
   2.2. ENCROACHMENT INTO THE CRZ REQUIRES APPROVAL FROM THE URBAN FORESTER
3. ROOTS MUST BE PRUNED TO A CLEAN CUT. CUTTING OR PRUNING OF ROOTS 2" OR LARGER IS PROHIBITED.
4. IF EXCAVATION CAUSES PRUNED ROOTS OVER 1.5" IN DIAMETER TO REMAIN EXPOSED FOR MORE THAN 24 HOURS, ROOTS ON TREE SIDE MUST BE KEPT MOIST.
5. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.

TRENCHING IS PERMITTED OUTSIDE OF THE CRZ

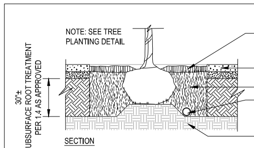


CRITICAL ROOT ZONE

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020 NOT TO SCALE
	TRENCHING/TUNNELING NEAR EXISTING TREES
	TPP-04



MULCH 3" DEEP MAX. AND 3" MIN. FROM THE BASE OF THE TREE

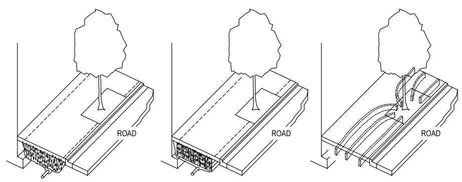
SIDEWALK PAVING AND SUBBASE

PLANTING SOIL

4" DIAMETER PVC PIPE WRAPPED IN FABRIC LOCATED IN THE LOWEST POINT AND CONNECTED TO THE STORM DRAINAGE SYSTEM WHERE APPLICABLE

COMPACTED OR UNDISTURBED SUBGRADE

NOTES:
1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
   1.1. EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
   1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
   1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
   1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
3. 40' X 6' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
4. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.



STRUCTURAL SOIL SYSTEM — SOIL CONTAINMENT SYSTEM — ROOT CHANNELING/PATHWAYS

CONTACT INFORMATION:
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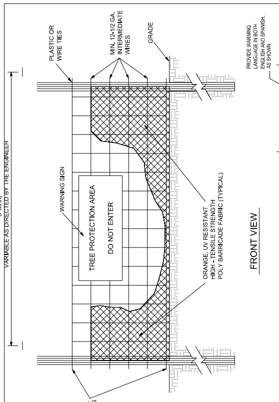
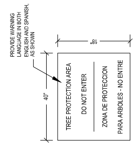
URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020 NOT TO SCALE
	TREE PLANTING IN SIDEWALK WITHIN ROW
	TPP-07





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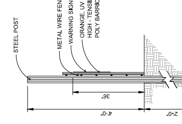
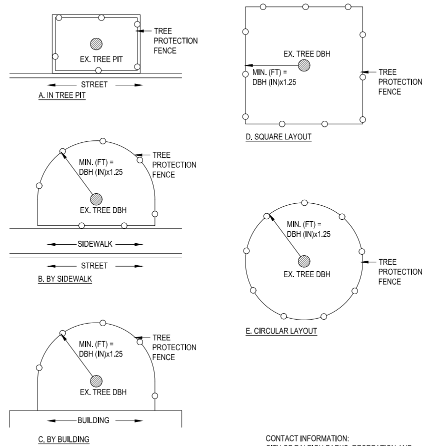


NOTE: FOR TREE PROTECTION ONLY

NOTES:
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-02 FOR EXAMPLES)
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
8. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 2 1/2" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020 NOT TO SCALE
	STANDARD TREE PROTECTION DETAIL
	TPP-01



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WWW.RALEIGHNC.GOV

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CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020 NOT TO SCALE
	TREE PROTECTION FENCE LAYOUT
	TPP-02

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DESIGNED BY: TW/AP
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REVIEWED BY: JDJ

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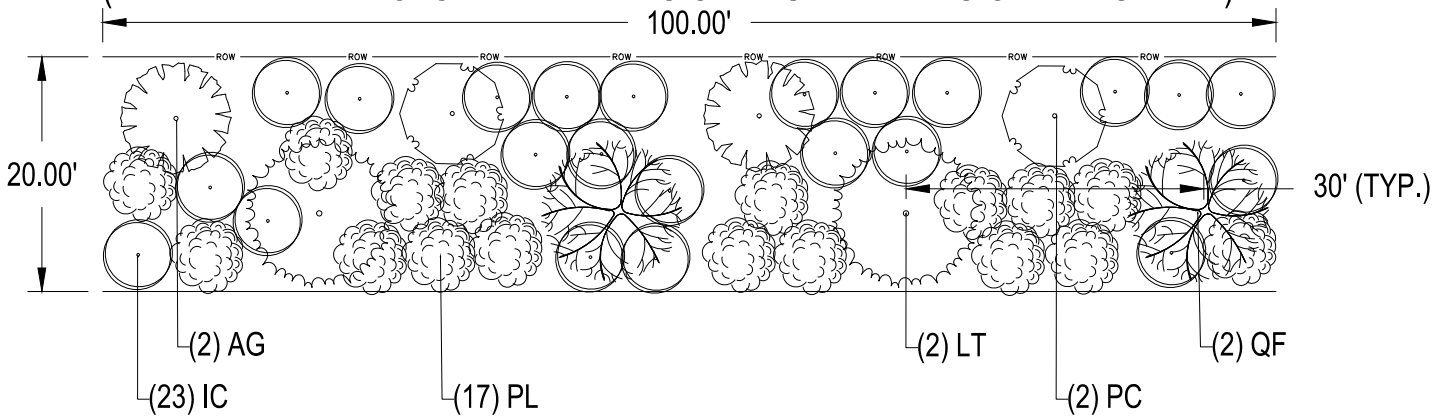
EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

LANDSCAPE DETAILS

FILE NUMBER: 8430-00
DATE:11/16/2022

L3-0

20' LANDSCAPE BUFFER
(ALL PERIMETER LOTS MEET DIMENSIONAL STANDARDS OF ARTICLE 2.2)



PLANT SCHEDULE

LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER	NOTES
	LT	117	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.	STREET TREE, PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	QF	50	SOUTHRN RED OAK	QUERCUS FALCATA	10' MIN.	3" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
UNDERSTORY TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CALIPER**	**NOTES**
	PC	50	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
	AG	50	SERVICEBERRY	AMELANCHIER GRANDIFLORA	6' MIN.	1.5" CAL. MIN.	PROTECTIVE YARD TREE, WELL MATCHED SPECIMENS / FULL CROWN
SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CONTAINER**	**NOTES**
	IC	1,406	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	18" MIN.	3 GAL	PROTECTIVE YARD SHRUB, WALL PLANE SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
	PL	431	ENGLISH LAUREL	PRUNUS LAUROCERASUS	18" MIN	3 GAL	PROTECTIVE YARD SHRUB, WELL MATCHED SPECIMENS / FULL CROWN
PLANTING SYMBOLS			(0) XX — QUANTITY; PLANT CODE	NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.			

SCALE: 1" = 5'

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EVERLEE SUBDIVISION
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WATKINS TOWN ROAD
RALEIGH, NC 27616

LANDSCAPE DETAILS

FILE NUMBER: 8430-00
DATE: 11/16/2022
L3-1

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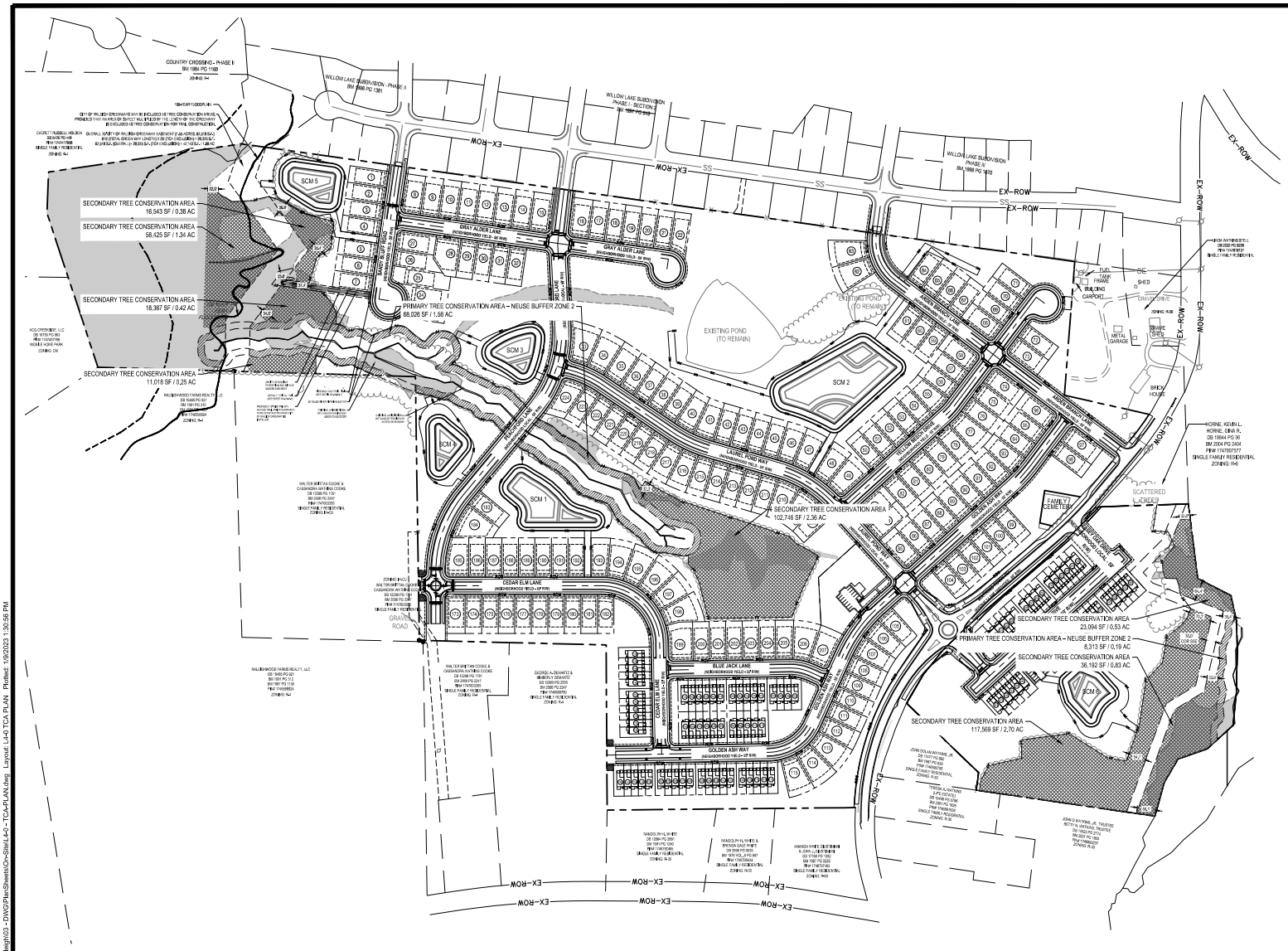


SITE PLAN LEGEND

- EXISTING PROPERTY / BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER
- PROPOSED STANDARD DUTY CONCRETE PAVMT
- PROPOSED TCA PROTECTION FENCE
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- POTENTIAL JURISDICTIONAL WETLANDS

LEGEND:

WESTERN TRACT

PRIMARY TCA - NEUSE BUFFER ZONE 2 (68,026 SF / 1.56 AC)
SECONDARY TCA (47,245 SF / 4.75 AC)
GREENWAY TCA (47,143 / 1.08 AC)

TCA PROVIDED: 322,269 SF / 7.39 AC

EASTERN TRACT

PRIMARY TCA - NEUSE BUFFER ZONE 2 (8,313 SF / 0.19 AC)
SECONDARY TCA (176,855 SF / 4.06 AC)

TCA PROVIDED: 185,168 SF / 4.25 AC

TOTAL TCA PROVIDED: 507,437 SF / 11.64 AC

NOTE:

ALL AREAS SHOWN TO BE FIELD VERIFIED BY S&EC, WITH SUPPORTING TREE COVERAGE REPORT AND DETAILED CALCULATIONS.

TREE CONSERVATION AREA DATA	
TOTAL GROSS ACREAGE	104.98 ACRES / 4,573,451 SF
ROW DEDICATION	18.30 ACRES / 797,583 SF
NET SITE ACRES	86.68 ACRES / 3,775,868 SF
TREE SAVE REQUIRED (ACRES)	8.68 ACRES (10% OF NET SITE AREA) / 377,665 SF
TREE SAVE PROVIDED (ACRES)	11.64 ACRES (13.43% OF NET SITE AREA) / 507,437 SF

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED (WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Everlee Subdivision

Gross Site Acres:	104.98	ac
Right-of-Way to be dedicated with this project:	18.23	ac
Net Site Acres:	86.68	ac

	Number of Acres		Percent of Total
UDO 9.1.4.A.2. Primary Tree Conservation Areas:			
1. Primary Tree Conservation Area – ERZD 1		ac	%
2. Primary Tree Conservation Area – ERZD 2		ac	%
3. Primary Tree Conservation Area – Federal Wetlands		ac	%
4. Primary Tree Conservation Area – SW		ac	%
5. Primary Tree Conservation Area – NRCS		ac	%
6. Primary Tree Conservation Area – Riparian "one 50" buffer		ac	%
7. Primary Tree Conservation Area – Neuse Buffer Zone 2	1.75	ac	2.02 %
8. Primary Tree Conservation Area – 75% Slope		ac	%
9. Primary Tree Conservation Area – Floodplain		ac	%
Subtotal of Primary Tree Conservation Areas:	1.75	ac	2.02 %
UDO 9.1.4.A.3 Tree Conservation Area – Greenway	1.08	ac	1.25 %
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas: (include protected buffers and tree conservation areas)	8.34	ac	10.16 %
UDO 9.1.4.B.1.c. & d. Individual Tree Conservation Areas: (include individual trees and tree stand edge contained in setbacks)		ac	%
Subtotal of Secondary Tree Conservation Areas:	8.34	ac	10.16 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	11.64	ac	13.43 %
UDO 9.1.5. Waivered Preceding Overlay Districts:			
WSPOD - Waivered Area (greenway)		ac	%
WSPOD - Waivered Area (primary)		ac	%
PDPOD - Waivered Area (secondary)		ac	%
PDPOD - Waivered Area (greenway)		ac	%
SRPOD - Waivered Area (secondary)		ac	%
SRPOD - Waivered Area (primary)		ac	%

"Tree Conservation Areas are strictly protected by the City of Raleigh. No soil or tree disturbing activity shall take place within tree conservation areas; including: changes to vegetative cover, stabilization of a structure or fence, road or walkway construction, tree removal or pruning, chemical or biological agent application, permanent or temporary encroachments of impervious surfaces, vehicles, equipment or materials."

N

0 75' 150' 300'
SCALE: 1" = 150'

811 Know what's below. Call before you dig.

ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for *contacting the* ***Public Works Department*** *at (919) 996-2409,* and the ***Public Utilities Department*** at *(919) 996-4540* at least *twenty four hours* prior to beginning any of their construction.

Failure to notify both *City Departments* in advance of beginning construction, will result in the issuance of *monetary fines,* and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for *Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite,* or any other *Violation of City of Raleigh Standards* will result in a *Fine and Possible Exclusion* from future work in the *City of Raleigh.*

REV	DATE	DESCRIPTION
1	10/4/2022	CITY OF RALEIGH COMMENTS - THIRD REVIEW
2	7/22/2022	CITY OF RALEIGH COMMENTS - SECOND REVIEW
3	3/18/2022	CITY OF RALEIGH COMMENTS - FIRST REVIEW

DESIGNED BY: TW/AP
DRAWN BY: CD/AP
REVIEWED BY: JDJ

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGENC.COM
NC LICENSE #C-4291
©2023

LENNAR CORPORATION
1100 PERIMETER PARK DRIVE, SUITE 112
MORRISVILLE / NC / 27560

EVERLEE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
WATKINS TOWN ROAD
RALEIGH / NC / 27616

TREE CONSERVATION AREA PLAN

CONSTRUCTION

FILE NUMBER: 8430-00
DATE: 11/16/2022
L4-0

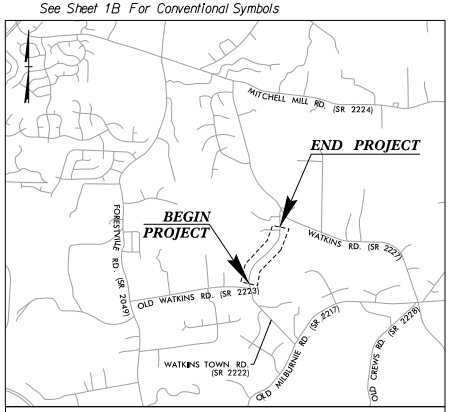
G:\NCA\Projects\Lennar\8430-00 - Lennar - Everlee - Raleigh\03 - DWG\Plan\Sheets\Con-Site\L4-0 - TCA-PLAN.dwg Layout: L4-0 TCA PLAN Plotted: 1/9/2023 1:30:56 PM

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

LOCATION: SR 2222 (WATKINS TOWN ROAD) FROM OLD WATKINS ROAD (SR 2223) TO WATKINS ROAD (SR 2227)
RALEIGH, NORTH CAROLINA

TYPE OF WORK: GRADING, PAVING, CURB & GUTTER, DRAINAGE, AND SIDEWALK

See Sheet 1B For Conventional Symbols

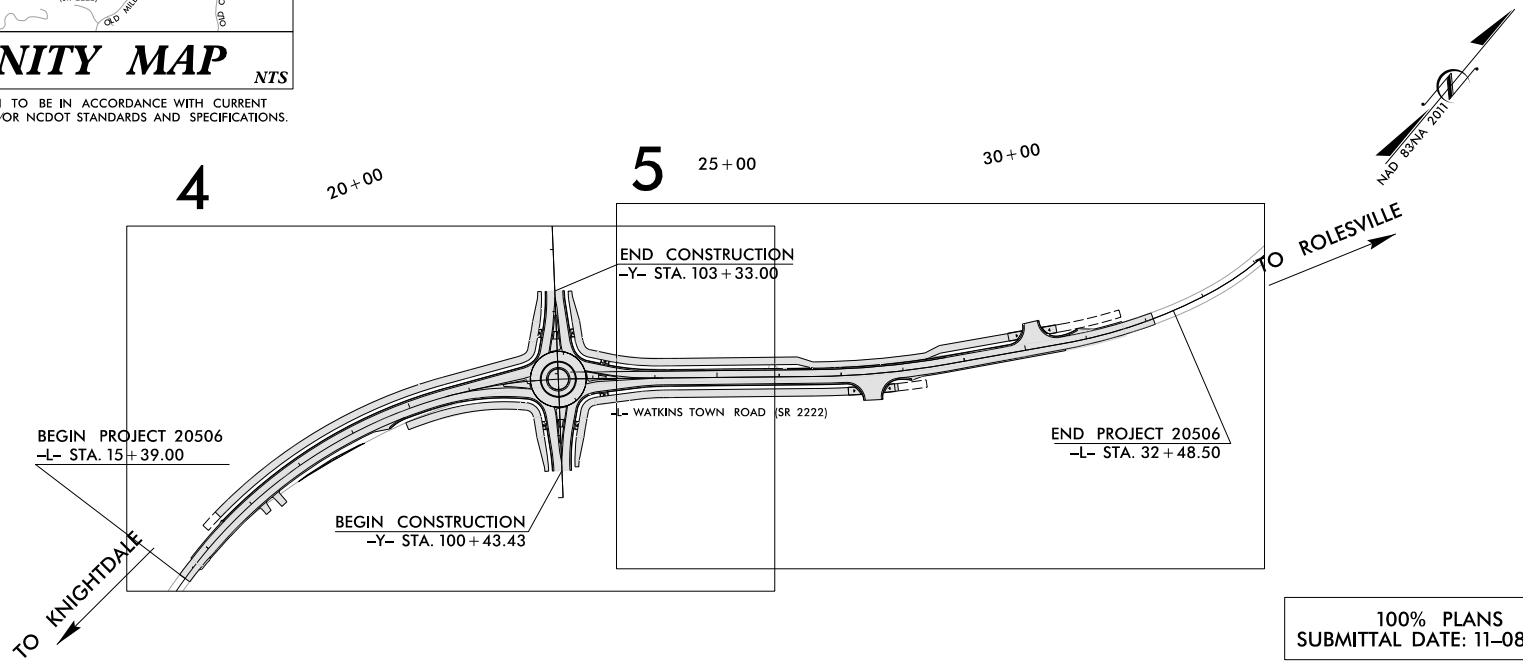


VICINITY MAP NTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
1A	GENERAL NOTES AND STANDARD DETAILS
1B	CONVENTIONAL SYMBOLS
2A–1	TYPICAL SECTIONS
2B–1 THRU 2B–2	ROADWAY DETAIL SHEETS
2C–1	CURB RAMP DETAIL SHEET
3B	COMBINED SUMMARY SHEET
4 THRU 7	PLAN AND PROFILE SHEETS
TMP–1 THRU TMP–5	TRANSPORTATION MANAGEMENT PLANS
PMP–1 THRU PMP–2	PAVEMENT MARKING PLANS
EC–1 THRU EC–7	EROSION CONTROL PLANS
SIGN–1 THRU SIGN–3	SIGNING PLANS
UC–4 THRU UC–5	UTILITIES BY OTHERS
X–1 THRU X–20	CROSS SECTION SHEETS



BEFORE YOU DIG: 1–800–632–4949

100% PLANS
SUBMITTAL DATE: 11–08–2022

GRAPHIC SCALES
30 15 0 30 60 PLANS
30 15 0 30 60 PROFILE (HORIZONTAL)
10 5 0 10 20 PROFILE (VERTICAL)

DESIGN DATA
ADT 2023 = 920
V = 50 MPH

PROJECT LENGTH
LENGTH ROADWAY PROJECT 20506 = 0.318 MILES

NCDOT CONTACT: JEREMY WARREN, P.E.
DISTRICT ENGINEER
PH: 919–814–6115

Prepared In the Office of:
Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place Raleigh, North Carolina 27609
Phone: 919-872-5115 | www.rameykemp.com | NC License No. F-1489

RIGHT OF WAY DATE: –
LETTING DATE: –

KAYLA M. POULOS, P.E.
PROJECT ENGINEER

MIKAYLA M. LINDSEY, E.I.
PROJECT DESIGNER

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Plans for the proposed use have been reviewed for general compliance with applicable codes. This review does not, and shall not be construed to be a review of, or approval of, any violation of any rule, regulation, or ordinance of the City of Raleigh. Such rules, regulations, or ordinances govern the design and construction of the property owner, design professionals, and contractors are each responsible for compliance with all applicable City, State and Federal Rules. This specific authorization does not a permit. Our office may be construed to permit any violation of City, State or Federal Laws. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.
Electronic Approval: This approval is being issued electronically. The approval is based upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be altered nor revoked. Any modifications to the approved plans issued after the date of this approval.
City of Raleigh Development Approval _____

SHEET NO. 1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
TITLE SHEET

ROADWAY DESIGN
[redacted]

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone: 919-872-5115
NC License No. F-1489
www.rameykemp.com

PROJECT: EVERLEE SUBDIVISION

09/08/99

11/9/2022
:\Roadway\Proj\20506_Rdy_tsh.dgn
User: mlindsey

GENERAL NOTES: 2018 SPECIFICATIONS

EFFECTIVE: 01–16–2018
REVISED:

GRADING:

THE GRADE LINES SHOWN DENOTE THE FINISHED ELEVATION OF THE PROPOSED OR FUTURE SURFACING AT GRADE POINTS SHOWN ON THE TYPICAL SECTIONS. GRADE LINES MAY BE ADJUSTED AT THEIR BEGINNING AND ENDING AND AT STRUCTURES AS DIRECTED BY THE ENGINEER IN ORDER TO SECURE A PROPER TIE–IN.

CLEARING:

CLEARING ON THIS PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED METHOD II.

SUPERELEVATION:

ALL CURVES ON THIS PROJECT SHALL BE SUPERELEVATED IN ACCORDANCE WITH STD. NO. 225.05 USING THE RATE OF SUPERELEVATION AND RUNOFF SHOWN ON THE PLANS. SUPERELEVATION IS TO BE REVOLVED ABOUT THE GRADE POINTS SHOWN ON THE TYPICAL SECTIONS.

SHOULDER CONSTRUCTION:

ASPHALT, EARTH, AND CONCRETE SHOULDER CONSTRUCTION ON THE HIGH SIDE OF SUPERELEVATED CURVES SHALL BE IN ACCORDANCE WITH STD. NO. 560.02

SIDE ROADS:

THE CONTRACTOR WILL BE REQUIRED TO DO ALL NECESSARY WORK TO PROVIDE SUITABLE CONNECTIONS WITH ALL ROADS, STREETS, AND DRIVES ENTERING THIS PROJECT. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE PARTICULAR ITEMS INVOLVED.

DRIVEWAYS:

DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. 848.03 AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER.

SUBSURFACE PLANS:

NO SUBSURFACE PLANS ARE AVAILABLE ON THIS PROJECT. THE CONTRACTOR SHOULD MAKE HIS OWN INVESTIGATION AS TO THE SUBSURFACE CONDITIONS.

UTILITIES:

UTILITY OWNERS ON THIS PROJECT ARE DUKE ENERGY, AT&T, SPECTRUM, GOOGLE FIBER, DOMINION ENERGY. ANY RELOCATION OF EXISTING UTILITIES WILL BE ACCOMPLISHED BY OTHERS.

RIGHT–OF–WAY MARKERS:

ALL RIGHT–OF–WAY MARKERS ON THIS PROJECT SHALL BE PLACED BY OTHERS.

CURB RAMPS

CURB RAMPS ARE SHOWN ON THE PLANS AT APPROXIMATE LOCATIONS. CONSTRUCT ALL CURB RAMPS ACCORDANCE WITH STD 848.05/848.06 OR CURB RAMP DETAIL NOTED ON THE PLANS.

2018 ROADWAY ENGLISH STANDARD DRAWINGS

EFFECTIVE: 01–16–2018
REVISED:

DIVISION 2 – EARTHWORK

200.02	METHOD OF CLEARING – METHOD II
225.02	GUIDE FOR GRADING SUBGRADE – SECONDARY AND LOCAL
225.04	METHOD OF OBTAINING SUPERELEVATION – TWO LANE PAVEMENT

DIVISION 3 – PIPE CULVERTS

300.01	METHOD OF PIPE INSTALLATION
310.02	PARALLEL PIPE END SECTION – PRECAST CONCRETE SECTION FOR 15" TO 24" PIPE
310.03	CROSS PIPE END SECTION – PRECAST CONCRETE SECTION FOR 18" TO 30" PIPE
310.10	DRIVEWAY PIPE CONSTRUCTION

DIVISION 5 – SUBGRADE, BASES, AND SHOULDER

560.02	METHOD OF SHOULDER CONSTRUCTION – HIGH SIDE OF SUPERELEVATED CURVE – METHOD II

DIVISION 8 – INCIDENTALS

840.02	CONCRETE CATCH BASIN – 12" THRU 54" PIPE
840.03	FRAME, GRATES, AND HOOD – FOR USE ON STANDARD CATCH BASIN
840.19	CONCRETE GRATED DROP INLET TYPE 'D' – 12" THRU 36" PIPE
840.29	FRAMES AND NARROW SLOT FLAT GRATES
840.34	TRAFFIC BEARING JUNCTION BOX – FOR USE WITH PIPES 42" AND UNDER
840.52	PRECAST MANHOLE – 4', 5', AND 6' DIAMETER
840.54	MANHOLE FRAME AND COVER
840.72	PIPE COLLAR
848.04	STREET TURNOUT
848.05	CURB RAMP – PROPOSED CURB & GUTTER
852.01	CONCRETE ISLANDS
852.02	CONCRETE MOUNTABLE MEDIAN – FOR USE WITH RIGID OR FLEXIBLE PAVEMENT
852.06	METHOD OR PLACEMENT OF DROP INLETS IN CONCRETE ISLANDS
862.01	GUARDRAIL PLACEMENT
862.02	GUARDRAIL INSTALLATION
862.03	STRUCTURE ANCHOR UNITS

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
1A

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

GENERAL NOTES AND STANDARD DETAILS

[redacted]

REVISIONS

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SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
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Infrastructure Consulting Services, Inc.
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Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_1A.dgn

CONVENTIONAL PLAN SHEET SYMBOLS

Note: Not to Scale

BOUNDARIES AND PROPERTY:

- State Line
- County Line
- Township Line
- City Line
- Reservation Line
- Property Line
- Existing Iron Pin (EIP)
- Computed Property Corner
- Existing Concrete Monument (ECM)
- Parcel/Sequence Number — 123
- Existing Fence Line
- Proposed Woven Wire Fence
- Proposed Chain Link Fence
- Proposed Barbed Wire Fence
- Existing Wetland Boundary — WLB
- Proposed Wetland Boundary — WLB
- Existing Endangered Animal Boundary — EAB
- Existing Endangered Plant Boundary — EPB
- Existing Historic Property Boundary — HPB
- Known Contamination Area: Soil — S
- Potential Contamination Area: Soil — S
- Known Contamination Area: Water — W
- Potential Contamination Area: Water — W
- Contaminated Site: Known or Potential

BUILDINGS AND OTHER CULTURE:

- Gas Pump Vent or U/G Tank Cap
- Sign — S
- Well — W
- Small Mine
- Foundation
- Area Outline
- Cemetery
- Building
- School
- Church
- Dam

HYDROLOGY:

- Stream or Body of Water
- Hydro, Pool or Reservoir
- Jurisdictional Stream — JS
- Buffer Zone 1 — BZ 1
- Buffer Zone 2 — BZ 2
- Flow Arrow
- Disappearing Stream
- Spring
- Wetland
- Proposed Lateral, Tail, Head Ditch — FWM
- False Sump

RAILROADS:

- Standard Gauge — CSX TRANSPORTATION
- RR Signal Milepost — MILEPOST 35
- Switch — SWITCH
- RR Abandoned
- RR Dismantled

RIGHT OF WAY & PROJECT CONTROL:

- Primary Horiz Control Point
- Primary Horiz and Vert Control Point
- Secondary Horiz and Vert Control Point
- Vertical Benchmark
- Existing Right of Way Monument
- Proposed Right of Way Monument (Rebar and Cap)
- Proposed Right of Way Monument (Concrete)
- Existing Permanent Easement Monument
- Proposed Permanent Easement Monument (Rebar and Cap)
- Existing C/A Monument
- Proposed C/A Monument (Rebar and Cap)
- Proposed C/A Monument (Concrete)
- Existing Right of Way Line
- Proposed Right of Way Line — RW
- Existing Control of Access Line — CA
- Proposed Control of Access Line — CA
- Proposed ROW and CA Line — RW CA
- Existing Easement Line — E
- Proposed Temporary Construction Easement — E
- Proposed Temporary Drainage Easement — TDE
- Proposed Permanent Drainage Easement — PDE
- Proposed Permanent Drainage/Utility Easement — DUE
- Proposed Permanent Utility Easement — PUE
- Proposed Temporary Utility Easement — TUE
- Proposed Aerial Utility Easement — AUE

ROADS AND RELATED FEATURES:

- Existing Edge of Pavement
- Existing Curb
- Proposed Slope Stakes Cut — C
- Proposed Slope Stakes Fill — F
- Proposed Curb Ramp — CR
- Existing Metal Guardrail
- Proposed Guardrail
- Existing Cable Guiderail
- Proposed Cable Guiderail
- Equality Symbol
- Pavement Removal

VEGETATION:

- Single Tree
- Single Shrub
- Hedge
- Woods Line
- Orchard
- Vineyard — Vineyard

EXISTING STRUCTURES:

MAJOR:

- Bridge, Tunnel or Box Culvert — CONC
- Bridge Wing Wall, Head Wall and End Wall — CONC WW

MINOR:

- Head and End Wall — CONC HW
- Pipe Culvert
- Footbridge
- Drainage Box: Catch Basin, DI or JB — CB
- Paved Ditch Gutter
- Storm Sewer Manhole — S
- Storm Sewer — S

UTILITIES:

** SUE – Subsurface Utility Engineering*
LOS – Level of Service – A,B,C or D (Accuracy)

POWER:

- Existing Power Pole
- Proposed Power Pole
- Existing Joint Use Pole
- Proposed Joint Use Pole
- Power Manhole — P
- Power Line Tower
- Power Transformer
- U/G Power Cable Hand Hole — HH
- H-Frame Pole
- U/G Power Line Test Hole (SUE – LOS A)*
- U/G Power Line (SUE – LOS B)* — P
- U/G Power Line (SUE – LOS C)* — P
- U/G Power Line (SUE – LOS D)* — P

TELEPHONE:

- Existing Telephone Pole
- Proposed Telephone Pole
- Telephone Manhole — T
- Telephone Pedestal — T
- Telephone Cell Tower
- U/G Telephone Cable Hand Hole — HH
- U/G Telephone Test Hole (SUE – LOS A)*
- U/G Telephone Cable (SUE – LOS B)* — T
- U/G Telephone Cable (SUE – LOS C)* — T
- U/G Telephone Cable (SUE – LOS D)* — T
- U/G Telephone Conduit (SUE – LOS B)* — TC
- U/G Telephone Conduit (SUE – LOS C)* — TC
- U/G Telephone Conduit (SUE – LOS D)* — TC
- U/G Fiber Optics Cable (SUE – LOS B)* — T FO
- U/G Fiber Optics Cable (SUE – LOS C)* — T FO
- U/G Fiber Optics Cable (SUE – LOS D)* — T FO

WATER:

- Water Manhole — W
- Water Meter
- Water Valve
- Water Hydrant
- U/G Water Line Test Hole (SUE – LOS A)*
- U/G Water Line (SUE – LOS B)* — W
- U/G Water Line (SUE – LOS C)* — W
- U/G Water Line (SUE – LOS D)* — W
- Above Ground Water Line — A/G Water

TV:

- TV Pedestal — C
- TV Tower
- U/G TV Cable Hand Hole — HH
- U/G TV Test Hole (SUE – LOS A)*
- U/G TV Cable (SUE – LOS B)* — TV
- U/G TV Cable (SUE – LOS C)* — TV
- U/G TV Cable (SUE – LOS D)* — TV
- U/G Fiber Optic Cable (SUE – LOS B)* — TV FO
- U/G Fiber Optic Cable (SUE – LOS C)* — TV FO
- U/G Fiber Optic Cable (SUE – LOS D)* — TV FO

GAS:

- Gas Valve
- Gas Meter
- U/G Gas Line Test Hole (SUE – LOS A)*
- U/G Gas Line (SUE – LOS B)* — G
- U/G Gas Line (SUE – LOS C)* — G
- U/G Gas Line (SUE – LOS D)* — G
- Above Ground Gas Line — A/G Gas

SANITARY SEWER:

- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- U/G Sanitary Sewer Line — SS
- Above Ground Sanitary Sewer — A/G Sanitary Sewer
- SS Force Main Line Test Hole (SUE – LOS A)*
- SS Force Main Line (SUE – LOS B)* — FSS
- SS Force Main Line (SUE – LOS C)* — FSS
- SS Force Main Line (SUE – LOS D)* — FSS

MISCELLANEOUS:

- Utility Pole
- Utility Pole with Base
- Utility Located Object
- Utility Traffic Signal Box — S
- Utility Unknown U/G Line (SUE – LOS B)* — UNK
- U/G Tank; Water, Gas, Oil
- Underground Storage Tank, Approx. Loc. — UST
- A/G Tank; Water, Gas, Oil
- Geoenvironmental Boring
- Abandoned According to Utility Records — AATUR
- End of Information — E.O.I.

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

SHEET NO.
1B

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
CONVENTIONAL PLAN SHEET AND SYMBOLS

[redacted]

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

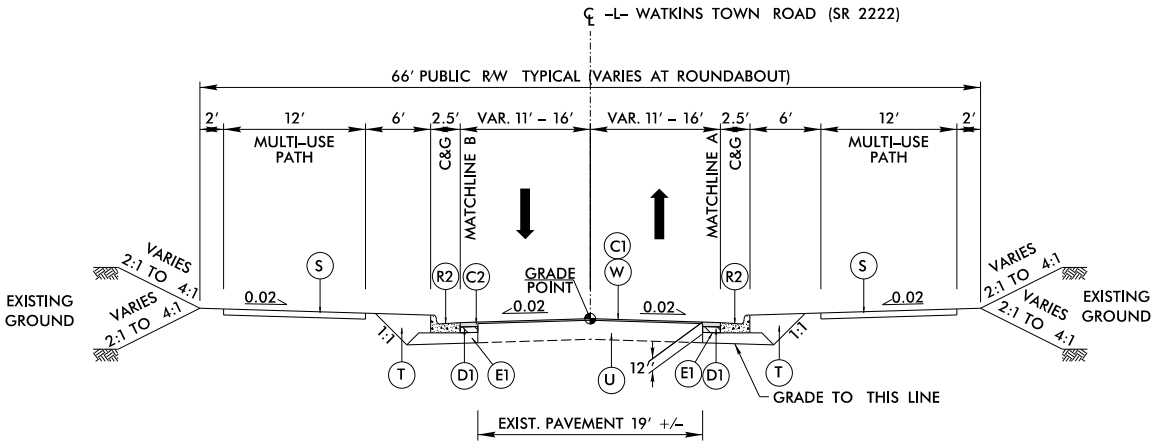
SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_1B.dgn

PAVEMENT SCHEDULE	
A1	8" PORTLAND CEMENT CONCRETE WITHOUT WELDED WIRE FABRIC.
C1	PROP. APPROX. 1½" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD.
C2	PROP. APPROX. 3" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD. IN EACH OF TWO LAYERS.
C3	PROP. VAR. DEPTH ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 112 LBS. PER SQ. YD. PER 1" DEPTH. TO BE PLACED IN LAYERS NOT TO EXCEED 2" IN DEPTH.
D1	PROP. APPROX. 4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
D2	PROP. VAR. DEPTH ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH, TO BE PLACED IN LAYERS NOT LESS THAN 2½" IN DEPTH OR GREATER THAN 4" IN DEPTH.
E1	PROP. APPROX. 5" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YD.
E2	PROP. VAR. DEPTH ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH, TO BE PLACED IN LAYERS NOT LESS THAN 3" IN DEPTH OR GREATER THAN 5½" IN DEPTH.
J1	PROP. 6" AGGREGATE BASE COURSE.
R1	1'-6" CONCRETE CURB AND GUTTER.
R2	2'-6" CONCRETE CURB AND GUTTER.
R3	SPILL CURB (SEE DETAIL ON THIS SHEET).
S	6" CONCRETE MULTI-USE PATH.
T	COMPACTED EARTH MATERIAL.
U	EXISTING PAVEMENT.
V	VARIABLE DEPTH MILLING.
W	VARIABLE DEPTH WEDGING.

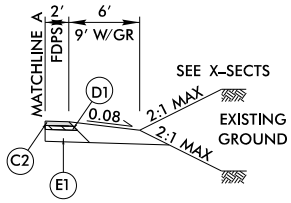
NOTES:
1. ALL PAVEMENT SLOPES ARE 1:1 UNLESS OTHERWISE SPECIFIED.
2. SEE PLANS FOR LOCATIONS OF INTERSECTIONS, CONCRETE ISLANDS, TAPERS, AND MULTI-USE PATH.



TYPICAL SECTION NO. 1

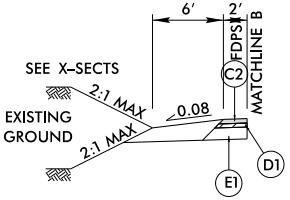
-L- STA. 15+70.27 TO -L- STA. 21+99.31
-L- STA. 22+89.31 TO -L- STA. 31+61.98

NOTE: SEE PLANS FOR SUPERELEVATION OF CURVES.



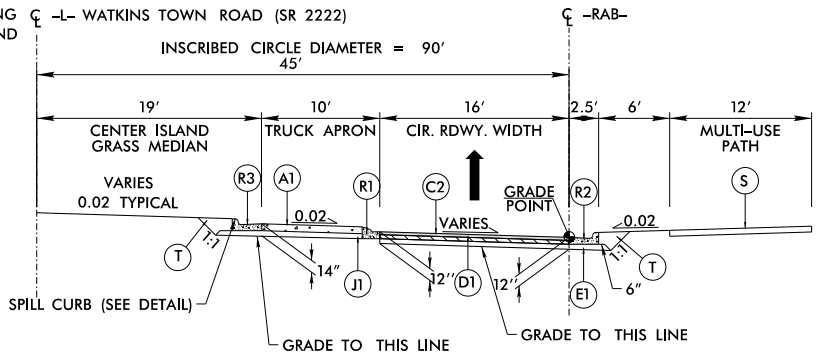
PARTIAL TYPICAL NO. 1

-L- STA. 15+89.00 TO -L- STA. 19+57.96
-L- STA. 28+11.56 TO -L- STA. 30+63.55



PARTIAL TYPICAL NO. 2

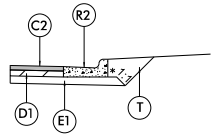
-L- STA. 15+70.42 TO -L- STA. 16+40.98
-L- STA. 30+88.45 TO -L- STA. 31+61.98



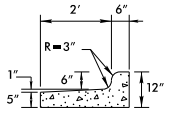
TYPICAL SECTION NO. 2

-RAB- STA. 10+00.00 TO -RAB- STA. 12+82.74

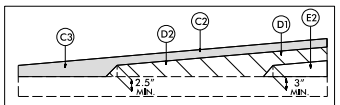
SEE DETAIL ON THIS SHEET
USE ASPHALT UNDER TRUCK APRON - SEE WEDGING DETAIL



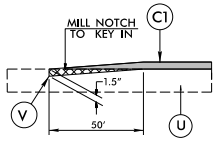
CURB AND GUTTER DETAIL
* 6" FOR E1
TO BE USED FOR R1 AS WELL



SPILL CURB DETAIL
USE IN CONJUNCTION WITH TYPICAL SECTION NO. 2



WEDGING DETAIL FOR RESURFACING



INCIDENTAL MILLING DETAIL
-L- STA. 15+39.00 TO -L- STA. 15+89.00
-L- STA. 31+61.98 TO -L- STA. 32+11.98

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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Electronic Approval: This approval is being issued electronically. This approval is effective upon the signature of a City of Raleigh Planning Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. The electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh
Development Approval _____

RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-0489
www.rameykemp.com

SHEET NO.
2A-1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
TYPICAL SECTIONS

[redacted]

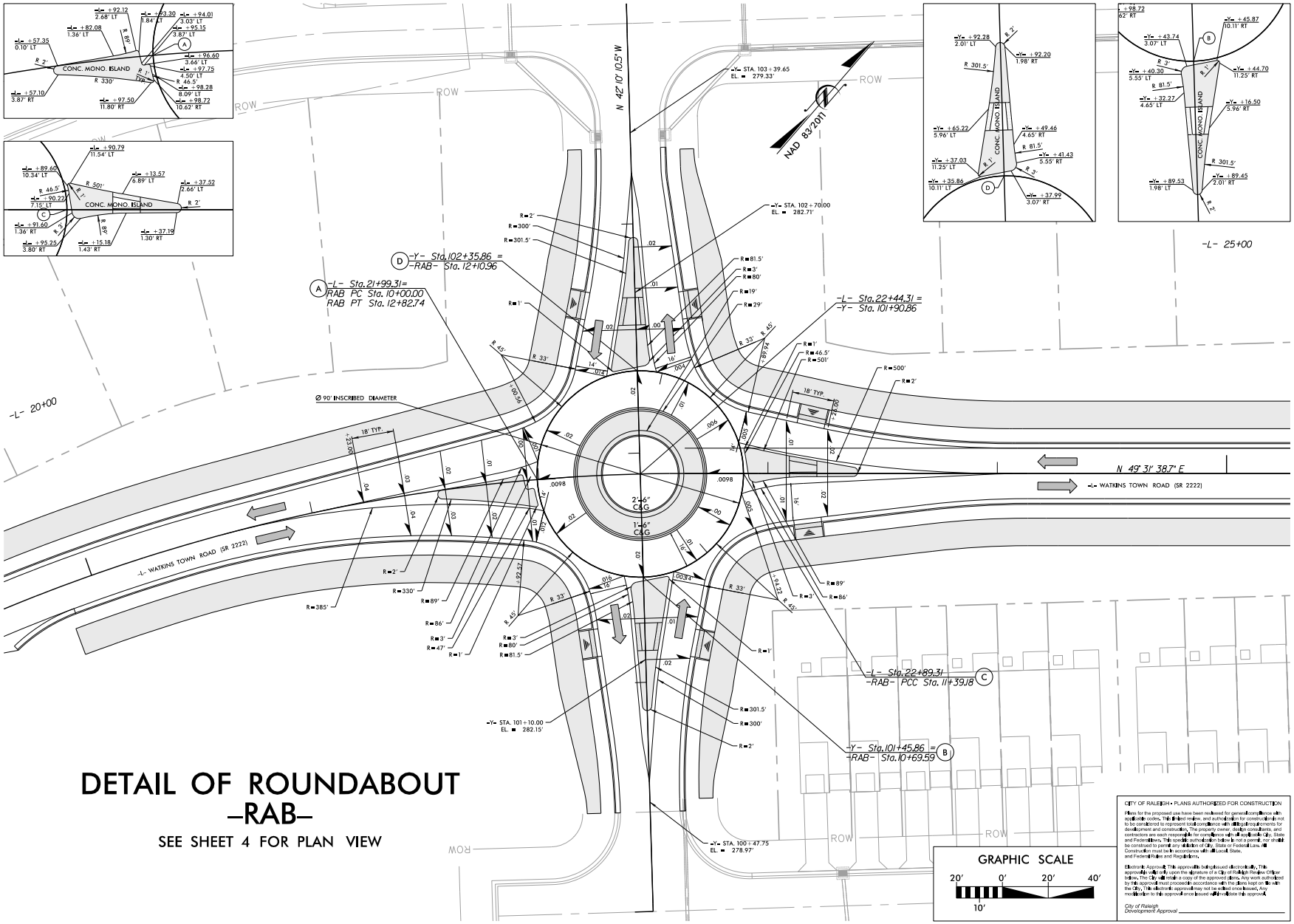
REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.

11/9/2022
User: mlindsey
20506_Rdy_typ.dgn



DETAIL OF ROUNDABOUT
–RAB–

SEE SHEET 4 FOR PLAN VIEW

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
2B–1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
DETAIL OF ROUNDABOUT

[redacted]

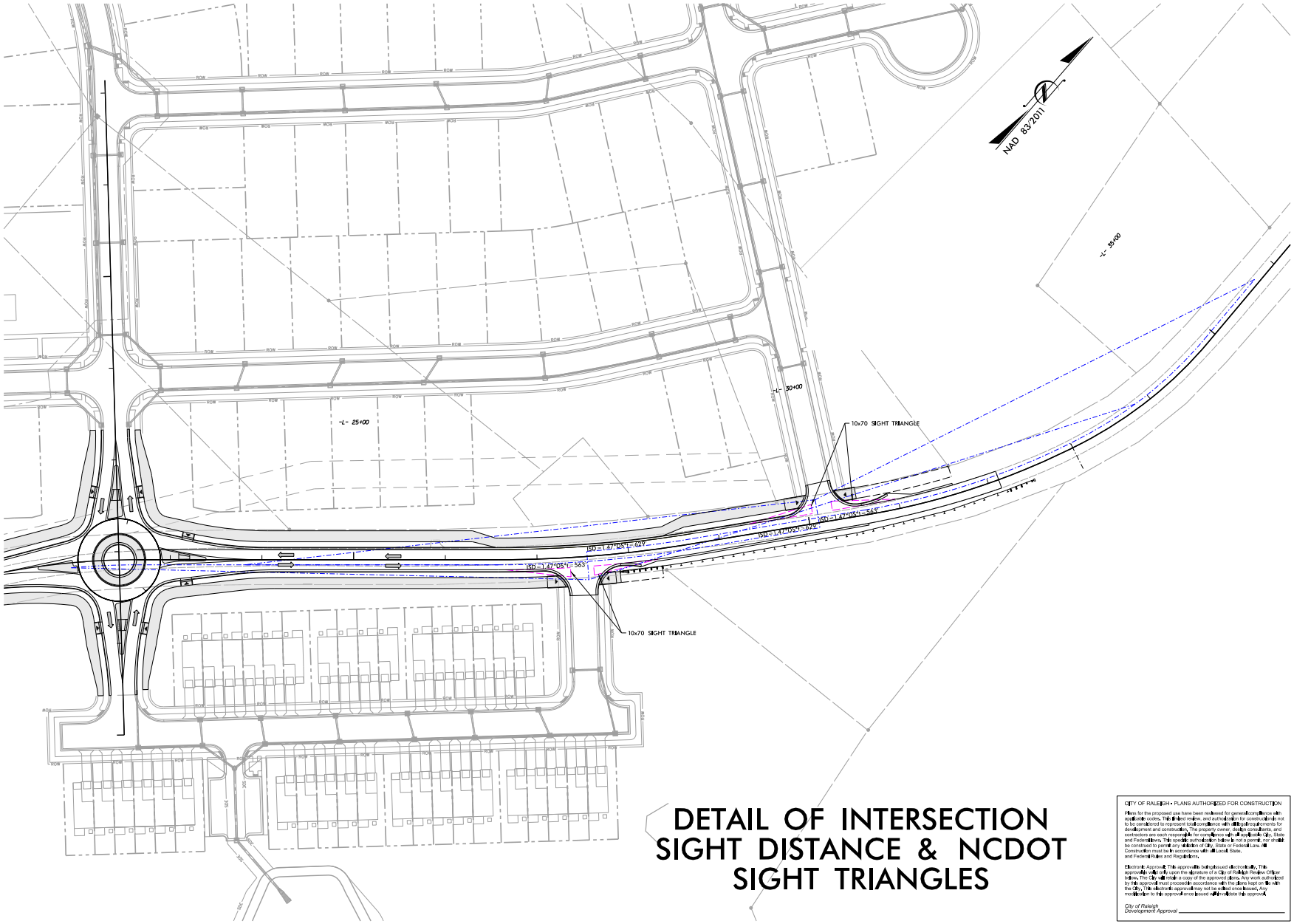
REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - 1" = 20'
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-1489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_RAB Detail.dgn



DETAIL OF INTERSECTION SIGHT DISTANCE & NCDOT SIGHT TRIANGLES

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
2B-2

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

SIGHT DISTANCE DETAIL SHEET

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES

H-SCALE = 1" = 50'

V-SCALE = NA

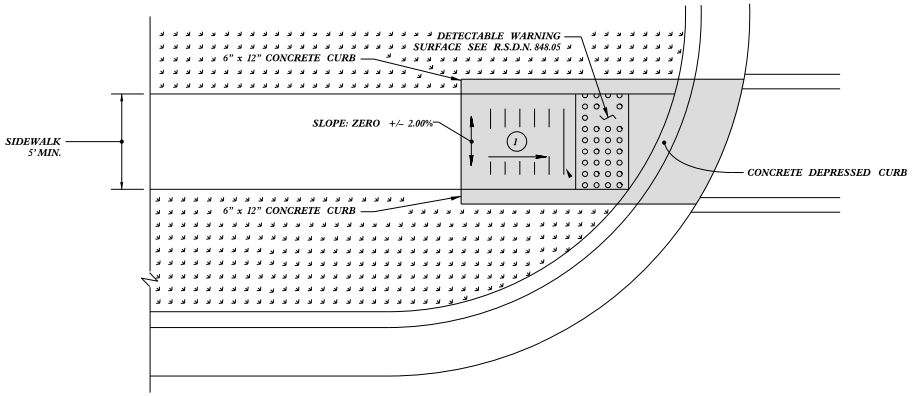
DATE: 11/08/2022

DESIGNED BY: MML

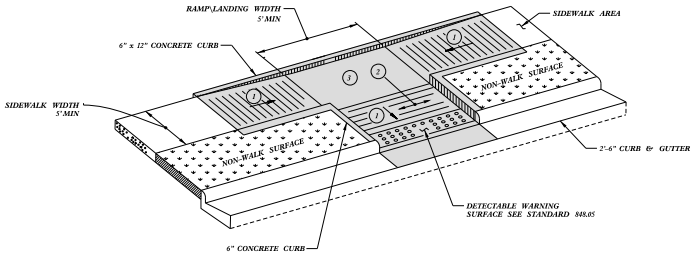
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RKA
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-1489
www.rameykemp.com

11/9/2022
User:mlindsey
20506_Rdy_ISD Detail.dgn

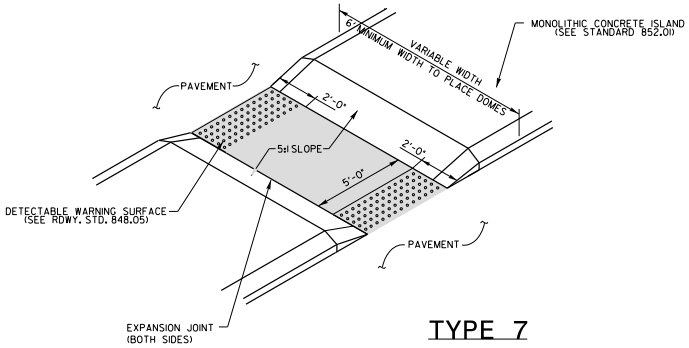


TYPE 1 Modified



TYPE 3

NOTE: RAMP DOWN EXISTING SIDEWALK AS REQUIRED TO MEET ADA SLOPE REQUIREMENTS.



TYPE 7

PAY LIMITS FOR 1 CURB RAMP

1. *8.33% (12:1) MAX RAMP SLOPE*
2. *CROSS SLOPE: 2.00%*
3. *CURB RAMPS REQUIRE A (4'–0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.*

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City of Raleigh Development Approval _____

11/9/2022
User: mlindsey
20506_Rdy_2C.dgn

SHEET NO.
2C-1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

CURB RAMP DETAILS

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

SUMMARY OF EARTHWORK

LINE	Station	Station	Uncl. Excav.	Embank.	Borrow	Waste
-L-	15+50.00	32+50.00	309	10900	10591	0
-Y-	100+00.00	103+50.00	882	2020	1138	0
-RAB-	10+00.00	11+75.00	3	948	945	0
TOTAL			1194	13868	12674	0
ADJUSTMENTS DUE TO						
Est. Loss Due To Clearing And Grubbing			0			0
Rock Waste To Replace Borrow						
Adjust For Rock Swell That Replaces Borrow						
Eliminate Shrinkage For Mat'l That Is Now Rock						
Earth Waste to Replace Borrow					0	0
PROJECT TOTAL			1194	13913	12719	0
Est. 5% to Replace Topsoil in Borrow Pits					636	
GRAND TOTAL			1194		13355	
SAY			1200		13400	
Est. Shoulder Borrow	0 CY					
Est. Drainage Ditch Excav.	0 CY					
Select Granular Material	0 CY					
Geotextile For Soil Stab.	0 SY					
Estimate Undercut	0 CY					
Estimate Shallow Undercut	0 CY					
Class IV Subgrade Stab.	0 TONS					

Approximate quantities only. Unclassified excavation, shoulder borrow, fine grading, clearing and grubbing, breaking of existing pavement, and removal of existing pavement will be paid for at the lump sum price for "Grading".

PARCEL INDEX

NOTE: ALL AREAS ARE IN SF

PARCEL NO.	PLAN SHEET NO.	PROPERTY OWNER NAME	R/W AREA TAKEN	TEMP CONST ESMT	PERM SLOPE ESMT	PERM DRAINAGE ESMT
1	5	DONALD LAWRENCE ZEIGLER, TRUSTEE; JAMES EDWARD MURRAY, TRUSTEE; KEITH EARL MURRAY, TRUSTEE	-	2750	2052	341

"N" = DISTANCE FROM EDGE OF LANE TO FACE OF GUARDRAIL
TOTAL SHOULDER WIDTH = DISTANCE FROM EDGE OF TRAVEL LANE TO SHOULDER BREAK POINT.
FLARE LENGTH = DISTANCE FROM LAST SECTION OF PARALLEL GUARDRAIL TO END OF GUARDRAIL.
W =
TOTAL
NG = NON-GATING IMPACT ATTENUATOR TYPE 350

GUARDRAIL SUMMARY

LINE	BEG. STA.	END STA.	LOC.	LENGTH STRAIGHT	LENGTH SHOP CURVED	LENGTH DOUBLE FACED	WARRANT POINT APPR. END	WARRANT POINT TRAIL. END	"N" DIST FROM E.O.L.	TOTAL SHLDR WIDTH	FLARE LENGTH APPR. END	FLARE LENGTH TRAIL. END	W APPR. END	W TRAIL. END	ANCHORS III	ANCHORS III SHOP CURVED	ANCHORS GREU TL-3	ANCHORS M-350	ANCHORS AT-1	ANCHORS CAT-1	ANCHORS TES
L	27+86.00	32+48.50	RT	462.50			32+48.50	27+86.00	8	11	50	50	1	1			2				
DEDUCT ANCHORS:			SUBTOTAL	462.5													2				
GREU TL-3		2	50	-100.00																	
ADDITONAL POSTS:		5	TOTAL	362.5													2				
			SAY	375																	

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

SHEET NO.
3B

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
COMBINED SUMMARY

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-1489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_3B.dgn

NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF TRAVEL UNLESS OTHERWISE SPECIFIED.
2. MAINTAIN ACCESS TO ALL MAILBOXES WITHIN THE PROJECT LIMITS. CONTRACTOR TO RELOCATE AS NECESSARY.
3. ALL DRIVEWAYS ARE 12' WIDE UNLESS OTHERWISE NOTED.

400 CB
STA. -L- 19+81
OFF. = 34.50' LT
NCDOT 840.31
840.54
TOP= 275.50'
15" RCP INV. IN = 272.50'
15" RCP INV. OUT =
SEE SITE PLANS

401 CB
STA. -L- 19+89
OFF. = 13.00' RT
NCDOT 840.02
840.03
TOP= 276.27'
15" RCP INV. IN= 272.77'
15" RCP INV. OUT= 272.77'

402 CB
STA. -L- 21+00
OFF. = 15.36' RT
NCDOT 840.02
840.03
TOP= 280.28'
15" RCP INV. IN= 276.78'
15" RCP INV. OUT= 276.78'

403 CB
STA. -L- 21+92
OFF. = 28.03' RT
NCDOT 840.02
840.03
TOP= 282.53'
15" RCP INV. IN= 278.85'
15" RCP INV. OUT= 278.85'

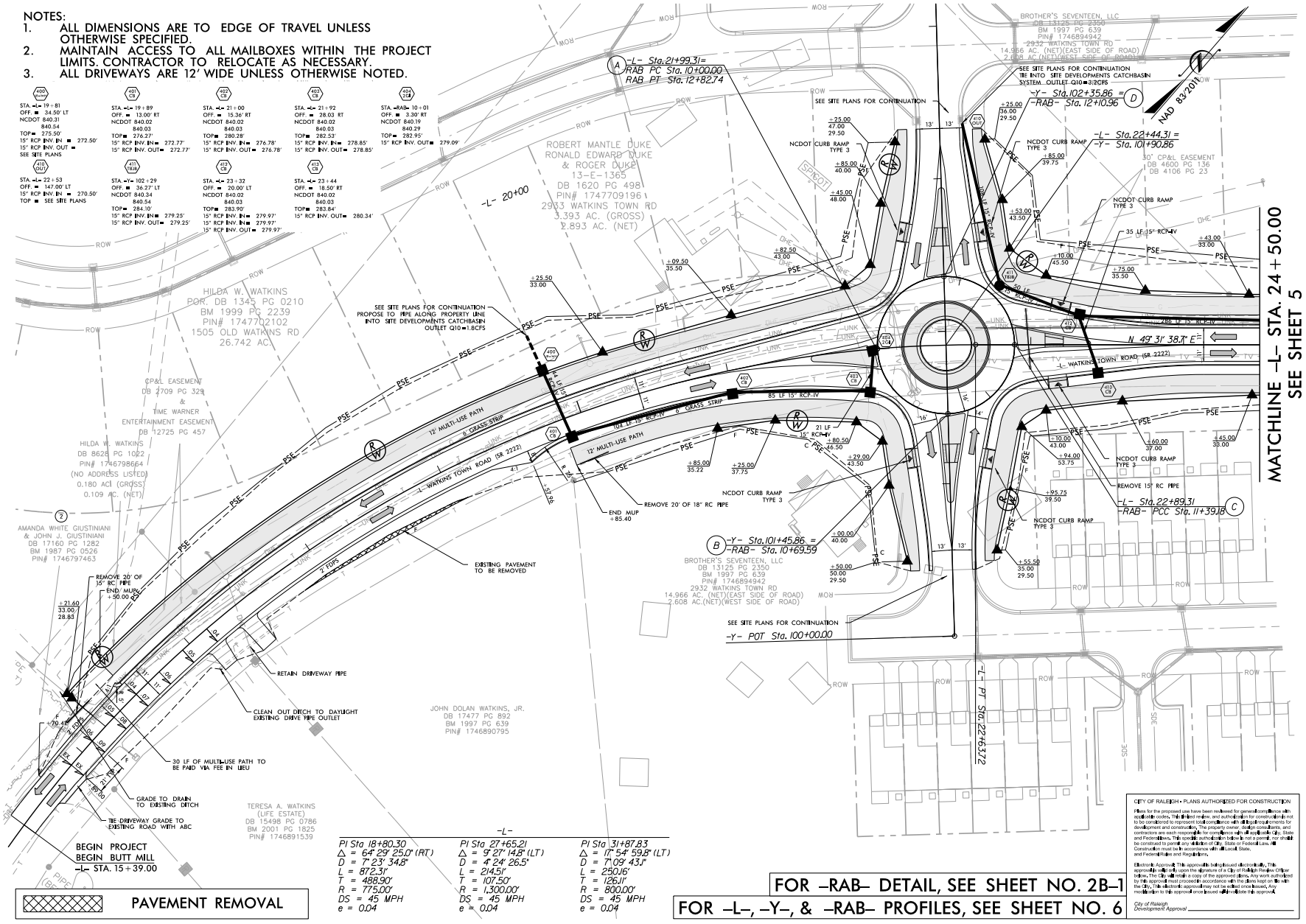
404 DI
STA. -RAB- 10+01
OFF. = 3.30' RT
NCDOT 840.19
840.29
TOP= 282.95'
15" RCP INV. OUT= 279.09'

410 OUT
STA. -L- 22+53
OFF. = 147.00' LT
15" RCP INV. IN = 270.50'
TOP = SEE SITE PLANS

411 TB/JB
STA. -Y- 102+29
OFF. = 36.27' LT
NCDOT 840.34
840.54
TOP= 284.10'
15" RCP INV. IN= 279.25'
15" RCP INV. OUT= 279.25'

412 CB
STA. -L- 23+32
OFF. = 20.00' LT
NCDOT 840.02
840.03
TOP= 283.90'
15" RCP INV. IN= 279.97'
15" RCP INV. IN= 279.97'
15" RCP INV. OUT= 279.97'

413 CB
STA. -L- 23+44
OFF. = 18.50' RT
NCDOT 840.02
840.03
TOP= 283.84'
15" RCP INV. OUT= 280.34'



-L-

PI Sta 18+80.30	PI Sta 27+65.21	PI Sta 31+87.83
Δ = 64° 29' 25.0" (RT)	Δ = 9° 27' 14.8" (LT)	Δ = 17° 54' 59.8" (LT)
D = 7° 23' 34.8"	D = 4° 24' 26.5"	D = 7° 09' 43.1"
L = 872.31'	L = 214.51'	L = 250.16'
T = 488.90'	T = 107.50'	T = 126.11'
R = 775.00'	R = 1,300.00'	R = 800.00'
DS = 45 MPH	DS = 45 MPH	DS = 45 MPH
e = 0.04	e = 0.04	e = 0.04

FOR -RAB- DETAIL, SEE SHEET NO. 2B-1

FOR -L-, -Y-, & -RAB- PROFILES, SEE SHEET NO. 6

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
4

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PLAN SHEET

REVISIONS

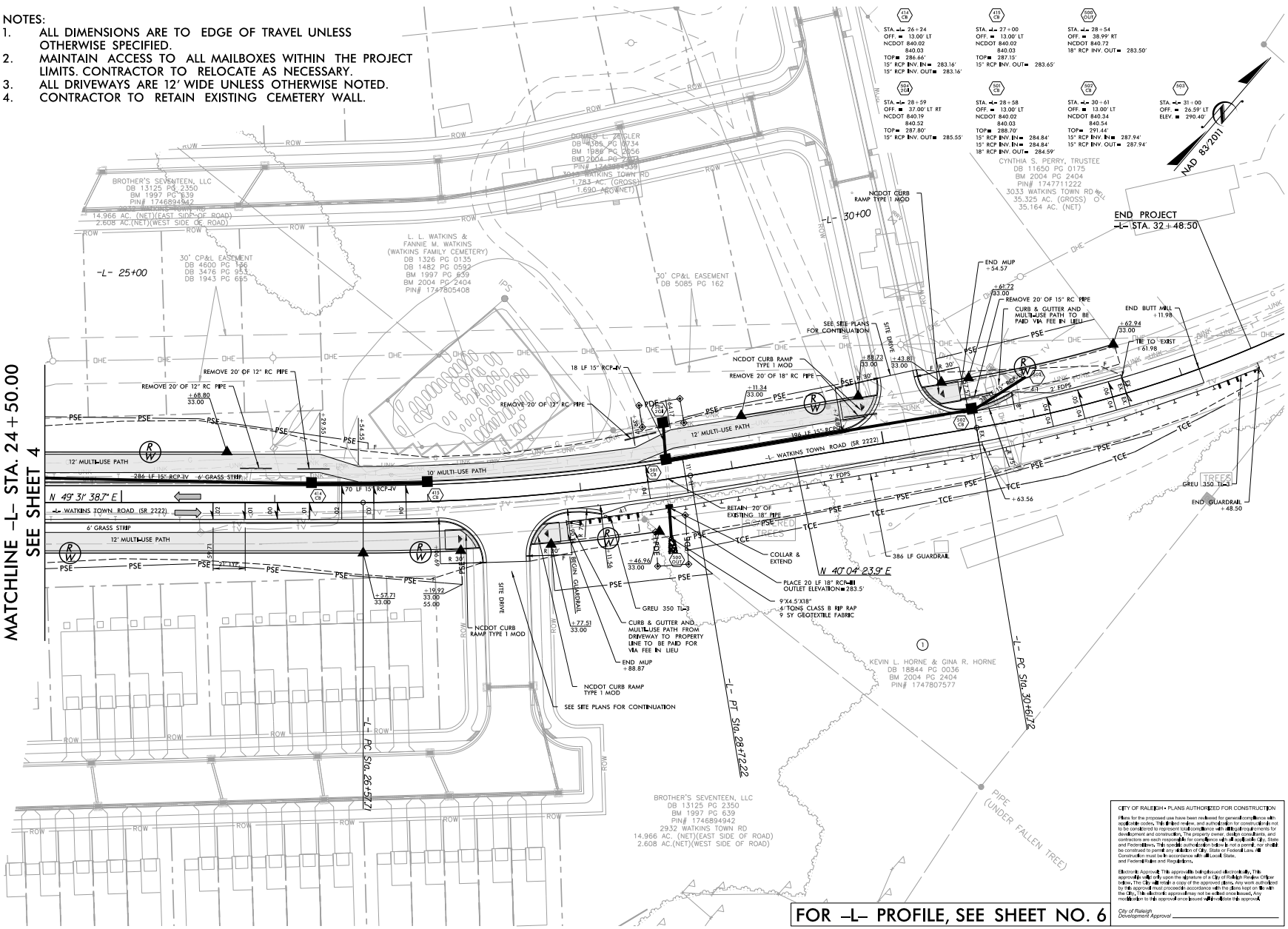
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE = 1" = 30'
V-SCALE = NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_psk04.dgn

NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF TRAVEL UNLESS OTHERWISE SPECIFIED.
2. MAINTAIN ACCESS TO ALL MAILBOXES WITHIN THE PROJECT LIMITS. CONTRACTOR TO RELOCATE AS NECESSARY.
3. ALL DRIVEWAYS ARE 12' WIDE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO RETAIN EXISTING CEMETERY WALL.



FOR -L- PROFILE, SEE SHEET NO. 6

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
5

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PLAN SHEET

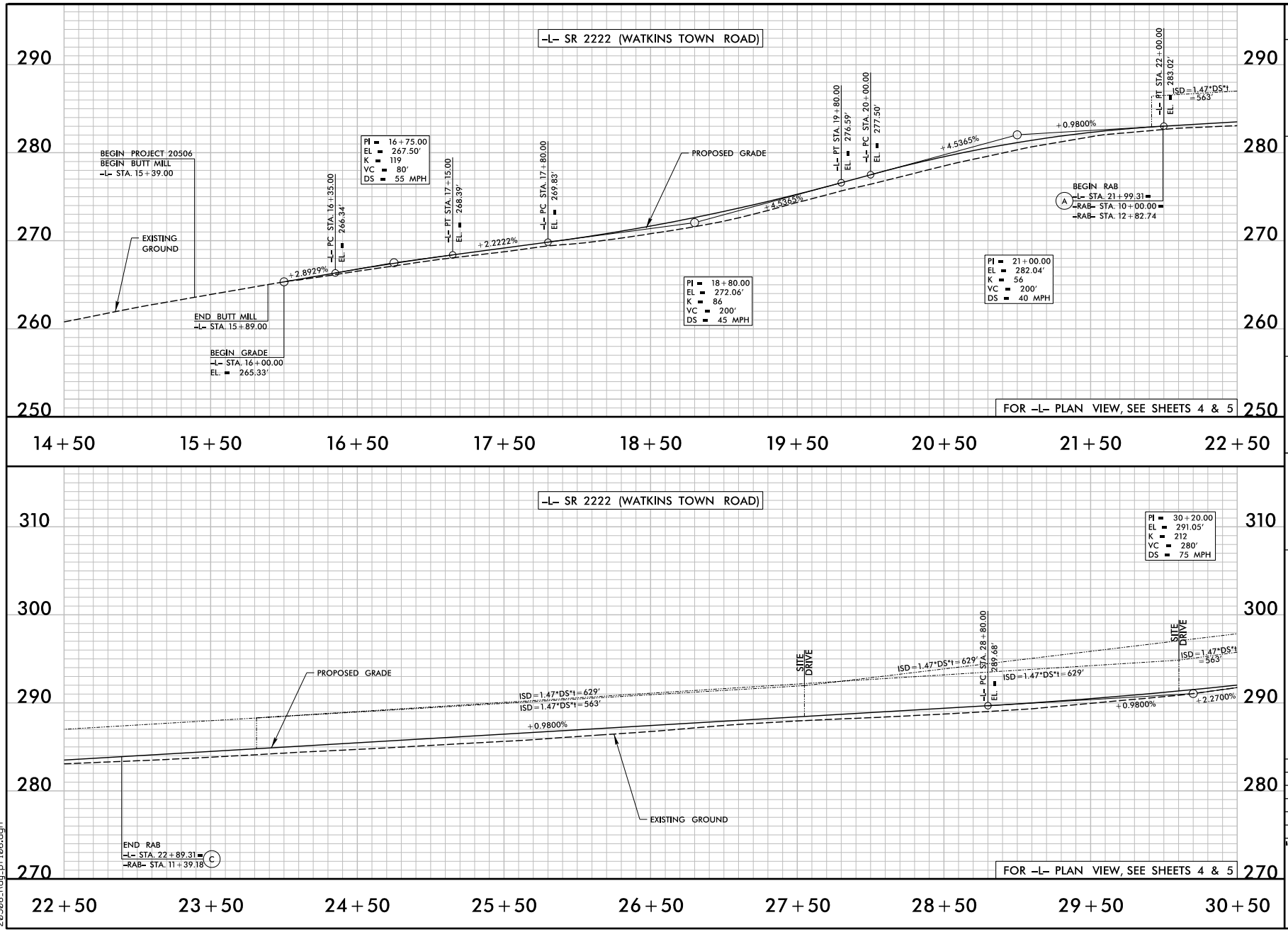
REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - 1" = 30'
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_psk05.dgn



SHEET NO.
6

CITY OF RALEIGH
ENGINEERING SERVICES DEPARTMENT

EVERLEE SUBDIVISION

PROFILE SHEET

[redacted]

REVISIONS

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SCALES
H-SCALE = 1" = 30'
V-SCALE = 1" = 5'
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

Infrastructure Consulting Services, Inc.

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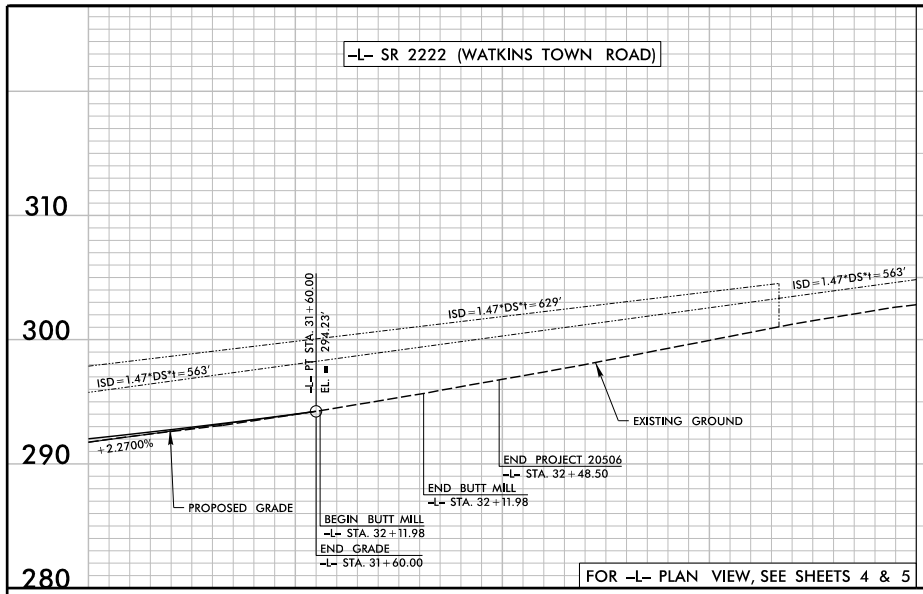
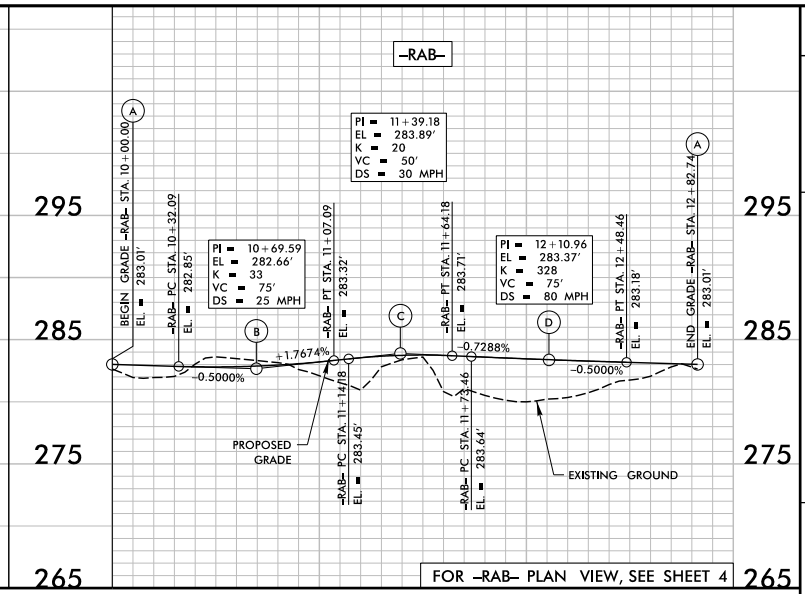
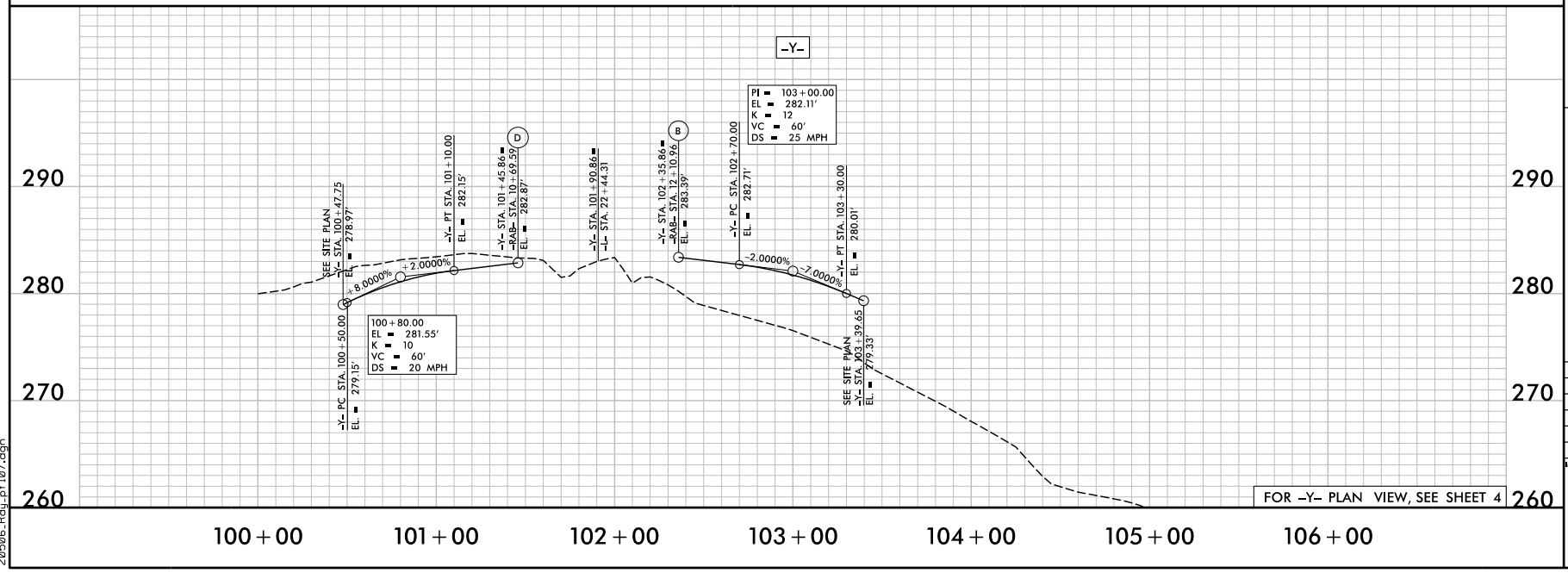
Phone: 919-872-2115
NC License No. F-1489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_Rdy_pl106.dgn







SHEET NO.
7

CITY OF RALEIGH
ENGINEERING SERVICES DEPARTMENT

EVERLEE SUBDIVISION

PROFILE SHEET

[redacted]

REVISIONS

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11/9/2022
User: mlindsey
20506_Rdy_pl107.dgn

GENERAL NOTES

CHANGES MAY BE REQUIRED WHEN PHYSICAL DIMENSIONS IN THE DETAIL DRAWINGS, STANDARD DETAILS, AND ROADWAY DETAILS ARE NOT ATTAINABLE TO MEET FIELD CONDITIONS OR RESULT IN DUPLICATE OR UNDESIRED OVERLAPPING OF DEVICES. MODIFICATION MAY INCLUDE: MOVING, SUPPLEMENTING, COVERING, OR REMOVAL OF DEVICES AS DIRECTED BY THE ENGINEER.

THE FOLLOWING GENERAL NOTES APPLY AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PROJECT EXCEPT WHEN OTHERWISE NOTED IN THE PLAN OR DIRECTED BY THE ENGINEER.

TIME RESTRICTIONS

A) DO NOT CLOSE OR NARROW TRAVEL LANES AS FOLLOWS:

ROAD NAME	DAY AND TIME RESTRICTIONS	
SR 2222 (WATKINS TOWN ROAD)	MONDAY-FRIDAY	6AM-9AM 4PM-7PM
PHASE I - STEP B MAY BE COMPLETED WITH NO DAY/TIME RESTRICTIONS UNDER ROAD CLOSURE AND DETOUR.		

B) DO NOT CLOSE OR NARROW TRAVEL LANES DURING HOLIDAYS AND SPECIAL EVENTS AS FOLLOWS:

ROAD NAME

SR 2222 (WATKINS TOWN ROAD)

HOLIDAY

1. FOR ANY UNEXPECTED OCCURRENCE THAT CREATES UNUSUALLY HIGH TRAFFIC VOLUMES, AS DIRECTED BY THE ENGINEER.

2. FOR NEW YEAR'S, BETWEEN THE HOURS OF 6:00 A.M. DECEMBER 31st TO 7:00 P.M. JANUARY 2ND. IF NEW YEAR'S DAY IS ON A FRIDAY, SATURDAY, SUNDAY, OR MONDAY THEN UNTIL 7:00 P.M. THE FOLLOWING TUESDAY.

3. FOR EASTER, BETWEEN THE HOURS OF 6:00 A.M. THURSDAY AND 7:00 P.M. MONDAY.

4. FOR MEMORIAL DAY, BETWEEN THE HOURS OF 6:00 A.M. FRIDAY TO 7:00 P.M. TUESDAY.

5. FOR INDEPENDENCE DAY, BETWEEN THE HOURS OF 6:00 A.M. THE DAY BEFORE INDEPENDENCE DAY AND 7:00 P.M. THE DAY AFTER INDEPENDENCE DAY.

   IF INDEPENDENCE DAY IS ON A FRIDAY, SATURDAY, SUNDAY OR MONDAY THEN BETWEEN THE HOURS OF 6:00 A.M. THE THURSDAY BEFORE INDEPENDENCE DAY AND 7:00 P.M. THE TUESDAY AFTER INDEPENDENCE DAY.

6. FOR LABOR DAY, BETWEEN THE HOURS OF 6:00 A.M. FRIDAY AND 7:00 P.M. TUESDAY.

7. FOR THANKSGIVING DAY, BETWEEN THE HOURS OF 6:00 A.M. TUESDAY TO 7:00 P.M. MONDAY.

8. FOR CHRISTMAS, BETWEEN THE HOURS OF 6:00 A.M. THE FRIDAY BEFORE THE WEEK OF CHRISTMAS DAY AND 7:00 P.M. THE FOLLOWING TUESDAY AFTER THE WEEK OF CHRISTMAS.

C) DO NOT CONDUCT ANY HAULING OPERATIONS AGAINST THE FLOW OF TRAFFIC OF AN OPEN TRAVELWAY UNLESS THE HAULING OPERATION IS PROTECTED BY BARRIER OR GUARDRAIL OR AS DIRECTED BY THE ENGINEER.

LANE AND SHOULDER CLOSURE REQUIREMENTS

D) REMOVE LANE CLOSURE DEVICES FROM THE LANE WHEN WORK IS NOT BEING PERFORMED BEHIND THE LANE CLOSURE OR WHEN A LANE CLOSURE IS NO LONGER NEEDED OR AS DIRECTED BY THE ENGINEER.

E) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN 15 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN SHOULDER USING ROADWAY STANDARD DRAWING NO. 1101.04 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL OR A LANE CLOSURE IS INSTALLED.

F) WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO AN UNDIVIDED FACILITY AND WITHIN 5 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

   WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN A LANE OF TRAVEL OF AN UNDIVIDED OR DIVIDED FACILITY, CLOSE THE LANE ACCORDING TO THE TRAFFIC CONTROL PLANS, ROADWAY STANDARD DRAWINGS, OR AS DIRECTED BY THE ENGINEER. CONDUCT THE WORK SO THAT ALL PERSONNEL AND/OR EQUIPMENT REMAIN WITHIN THE CLOSED TRAVEL LANE.

G) DO NOT WORK SIMULTANEOUSLY WITHIN 15 FT ON BOTH SIDES OF AN OPEN TRAVELWAY, RAMP, OR LOOP WITHIN THE SAME LOCATION UNLESS PROTECTED WITH GUARDRAIL OR BARRIER.

H) DO NOT INSTALL MORE THAN ONE LANE CLOSURE IN ANY ONE DIRECTION ON SR 2222 (WATKINS TOWN ROAD).

PAVEMENT EDGE DROP OFF REQUIREMENTS

I) BACKFILL AT A 6:1 SLOPE UP TO THE EDGE AND ELEVATION OF EXISTING PAVEMENT IN AREAS ADJACENT TO AN OPENED TRAVEL LANE THAT HAS AN EDGE OF PAVEMENT DROP-OFF AS FOLLOWS:

   BACKFILL DROP-OFFS THAT EXCEED 2 INCHES ON ROADWAYS WITH POSTED SPEED LIMITS OF 45 MPH OR GREATER.

   BACKFILL DROP-OFFS THAT EXCEED 3 INCHES ON ROADWAYS WITH POSTED SPEED LIMITS LESS THAN 45 MPH.

   BACKFILL WITH SUITABLE COMPACTED MATERIAL, AS APPROVED BY THE ENGINEER, AT NO EXPENSE TO THE DEPARTMENT.

J) DO NOT EXCEED A DIFFERENCE OF 2 INCHES IN ELEVATION BETWEEN OPEN LANES OF TRAFFIC FOR NOMINAL LIFTS OF 1.5 INCHES. INSTALL ADVANCE WARNING "UNEVEN LANES" SIGNS (W8-11) 350FT IN ADVANCE AND A MINIMUM OF EVERY HALF MILE THROUGHOUT THE UNEVEN AREA.

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This special authorization below is not a permit, nor should it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is only valid upon the signature of a City of Raleigh Planning Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. The electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____

SHEET NO.
TMP-1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

GENERAL NOTES

REVISIONS

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SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MRS
CHECKED BY: WJH

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11/9/2022
User: mlindsey
20506_TC_TMP-3A.dgn

GENERAL NOTES (CONT.)

TRAFFIC PATTERN ALTERATIONS

J) NOTIFY THE ENGINEER 30 DAYS PRIOR TO ANY TRAFFIC PATTERN ALTERATION.

SIGNING

K) INSTALL ADVANCE WORK ZONE WARNING SIGNS WHEN WORK IS WITHIN 40 FT FROM THE EDGE OF TRAVEL LANE AND NO MORE THAN THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

L) ENSURE ALL NECESSARY SIGNING IS IN PLACE PRIOR TO ALTERING ANY TRAFFIC PATTERN.

M) INSTALL BLACK ON ORANGE "DIP" SIGNS (W8-2) AND/OR "BUMP" SIGNS (W8-1) 350FT IN ADVANCE OF THE UNEVEN AREA, OR AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL DEVICES

N) WHEN LANE CLOSURES ARE NOT IN EFFECT SPACE CHANNELIZING DEVICES IN WORK AREAS NO GREATER IN FEET THAN TWICE THE POSTED SPEED LIMIT (MPH) EXCEPT, 10 FT ON-CENTER IN RADII, AND 3 FT OFF THE EDGE OF AN OPEN TRAVELWAY. REFER TO STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES SECTIONS 1130 (DRUMS), 1135 (CONES) AND 1180 (SKINNY DRUMS) FOR ADDITIONAL REQUIREMENTS.

PAVEMENT MARKINGS AND MARKERS

O) TIE PROPOSED PAVEMENT MARKING LINES TO EXISTING PAVEMENT MARKING LINES.

P) REMOVE/REPLACE ANY CONFLICTING/DAMAGED PAVEMENT MARKINGS AND MARKERS BY THE END OF EACH DAY'S OPERATION.

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City of Raleigh Development Approval _____

SHEET NO.
TMP-2

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
GENERAL NOTES

[redacted]

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11/9/2022
User: mjlindsey
20506_TC_TMP-3B.dgn

SIGN NUMBER: SD-1
TYPE: D
QUANTITY: 1

SIGN WIDTH: 3'-6"
HEIGHT: 2'-6"
TOTAL AREA: 8.8 Sq.Ft.

BORDER TYPE: FLUSH
RECESS: 0.47"
WIDTH: 0.63"
RADII: 1.5"

NO. Z BARS:
LENGTH:

BACKG COLOR: Fluorescent Orange
COPY COLOR: Black

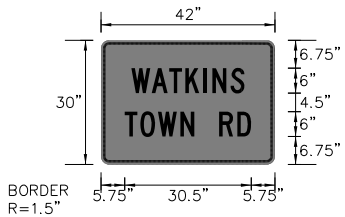
SYMBOL	X	Y	WID	HT

MAT'L: 0.063" (1.6 mm) ALUMINUM
0.080" (2.0 mm) ALUMINUM
0.125" (3.2 mm) ALUMINUM

DESIGN BY: MRS
PROJECT ID: 20506

CHECKED BY: WJH
LOCATION:

Jul 15, 2022
DIV: 5



Panel Style: construction_guide.ssi
M.U.T.C.D.: 2009 Edition

Spacing Factor is 1 unless specified otherwise

USE NOTES:

1. Legend and border(except those that are colored black) shall be direct applied Grade C sheeting.
2. Background shall be Grade A, B, or C reflective sheeting.
3. Shields; A, B, and C type arrows shall be on 0.032" (0.8mm) aluminum with Grade C reflective sheeting and demountable.
4. Bottom panel shall be yellow Grade C sheeting. Legend shall be direct applied black non-reflective sheeting. Arrow shall be on 0.032" aluminum, black non-reflective sheeting an demountable. Yellow panel is:

LETTER POSITIONS

Letter locations are panel edge to lower left corner

																										Series/Size Text Length
	W	A	T	K	I	N	S																			C 2000
	7.4	12.3	16.5	20.4	24.8	26.9	31.3																			27.3
	T	O	W	N		R	D																			C 2000
	5.7	9.5	13.8	19.2	22.5	28.5	32.9																			30.5

FILENAME: 20506_TC_SD

NORTH CAROLINA D.O.T. SIGN DETAIL

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City of Raleigh Development Approval _____

SHEET NO.
TMP-3

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
DETOUR SIGN DESIGN

[redacted]

REVISIONS

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11/9/2022
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20506_TC_TMP-4.dgn

ROADWAY STANDARD DRAWINGS

THE FOLLOWING ROADWAY STANDARDS AS SHOWN IN "ROADWAY STANDARD DRAWINGS" - N.C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N.C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

STD. NO.	TITLE
1101.01	WORK ZONE WARNING SIGNS
1101.02	TEMPORARY LANE CLOSURES
1101.11	TRAFFIC CONTROL DESIGN TABLES
1110.02	PORTABLE WORK ZONE SIGNS
1130.01	DRUMS
1145.01	BARRICADES
1150.01	FLAGGING DEVICES
1180.01	SKINNY - DRUMS
1205.01	PAVEMENT MARKINGS - LINE TYPES AND OFFSETS
1205.02	PAVEMENT MARKINGS - TWO LANE AND MULTILANE ROADWAYS
1205.07	PAVEMENT MARKINGS - PEDESTRIAN CROSSWALKS
1205.14	PAVEMENT MARKINGS - ROUNDABOUTS
1264.01	OBJECT MARKERS - TYPES
1264.02	OBJECT MARKERS - INSTALLATION

PHASING NOTES

BEFORE BEGINNING ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS AND TRAFFIC CONTROL DEVICES. FIELD VERIFY LOCATIONS WITH THE ENGINEER PRIOR TO INSTALLATION.

MAINTAIN VEHICULAR ACCESS TO ALL RESIDENCES, SCHOOLS, BUS STOPS, EMERGENCY SERVICES, AND BUSINESSES DURING THE LIFE OF THE CONTRACT, PRIOR TO INCORPORATION, OBTAIN WRITTEN APPROVAL FROM THE ENGINEER ON METHOD TO MAINTAIN ACCESS.

COMPLETE ANY PROPOSED OR TEMPORARY WIDENING IN SUCH A MANNER THAT NO PONDING OF WATER WILL OCCUR WITHIN THE TRAVEL LANE.

WHEN USING LANE CLOSURES (RSD 1101.02), RETURN TRAFFIC TO EXISTING AND/OR TEMPORARY TRAFFIC PATTERN UPON ACTIVITIES COMPLETION, UNLESS OTHERWISE NOTED IN THE PHASING PLANS.

WHEN PHASING STATES TO USE LANE CLOSURES, REFER TO THE FOLLOWING FOR ALL EXISTING AND PROPOSED ROADS:

-ALL TWO-LANE/TWO-WAY FACILITIES SEE RSD 1101.02 SHEET 1 OF 14

COMPLETE PAVING UP TO, BUT NOT INCLUDING, THE FINAL LAYER OF SURFACE COURSE UNTIL STATED TO PLACE FINAL LAYER IN THE PHASING PLANS.

REPLACE MARKINGS AND RETURN TRAFFIC TO THE CURRENT TRAFFIC PATTERN AT THE END OF EACH WORK PERIOD UNLESS OTHERWISE NOTED IN THE PHASING OR DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL NOTE 1:
FOR THE DURATION OF CONSTRUCTION, ENSURE ALL DRIVEWAY ACCESS IS MAINTAINED.

TRAFFIC CONTROL NOTE 2:
2 WEEKS PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL INSTALL CMS BOARDS TO NOTIFY TRAFFIC OF UPCOMING ROAD CLOSURE.

TRAFFIC CONTROL NOTE 3:
PHASE I - STEP A SHALL BE COMPLETED PRIOR TO MOVING ONTO PHASE I - STEP B.

TRAFFIC CONTROL NOTE 4:
ONCE WATKINS TOWN ROAD IS CLOSED AND DETOUR HAS BEEN IMPLEMENTED, CONTRACTOR SHALL PRIORITIZE PHASE I - STEP B CONSTRUCTION TO ENSURE WATKINS TOWN ROAD ALLOWS NORMAL TRAFFIC OPERATION AS SOON AS POSSIBLE. CONSTRUCTION SHALL BE COMPLETED WITHIN 20 WEEKS OR WILL BE SUBJECT TO LIQUIDATED DAMAGES, AS DEFINED BY NCDOT. WORK MAY CONTINUE AFTER 20 WEEKS UTILIZING LANE CLOSURES MAINTAINING 2-WAY 1-LANE TRAFFIC UNTIL PROJECT COMPLETION.

PHASING PLAN

PHASE I - STEP A

STEP 1:
INSTALL WORK ZONE ADVANCE WARNING SIGNS. (RSD 1101.01)

AWAY FROM TRAFFIC, USING LANE CLOSURES AND FLAGGERS AS NEEDED, SHIFT TRAFFIC TO THE PHASE I - STEP A TRAFFIC PATTERN. PHASE I - STEP A TRAFFIC PATTERN ENTAILS REDUCING SOUTHBOUND WATKINS TOWN ROAD TO ONE LANE AND UTILIZING FLAGGERS TO MAINTAIN TRAFFIC.

ONCE SHIFTED INTO PHASE I - STEP A TRAFFIC PATTERN, COMPLETE UTILITY RELOCATIONS ALONG WATKINS TOWN ROAD.

STEP 2:
MAINTAIN WORK ZONE ADVANCE WARNING SIGNS. (RSD 1101.01)

AWAY FROM TRAFFIC, USING LANE CLOSURES AND FLAGGERS AS NEEDED, SHIFT TRAFFIC TO THE PHASE I - STEP A TRAFFIC PATTERN. PHASE I - STEP A TRAFFIC PATTERN ENTAILS REDUCING NORTHBOUND WATKINS TOWN ROAD TO ONE LANE AND UTILIZING FLAGGERS TO MAINTAIN TRAFFIC.

ONCE SHIFTED INTO PHASE I - STEP A TRAFFIC PATTERN, COMPLETE UTILITY RELOCATIONS ALONG WATKINS TOWN ROAD.

NOTE:
FOR THE DURATION OF PHASE I - STEP A CONSTRUCTION, UTILITY RELOCATION CAN UTILIZE ONE LANE CLOSURE AT A TIME.

PHASE I - STEP B

STEP 1:
INSTALL WORK ZONE ADVANCE WARNING SIGNS. (RSD 1101.01)

INSTALL DETOUR SIGNING FOR WATKINS TOWN ROAD. (SEE TMP-6)

AWAY FROM TRAFFIC, USING LANE CLOSURES AS NEEDED, SHIFT TRAFFIC TO THE PHASE I TRAFFIC PATTERN. PHASE I TRAFFIC PATTERN ENTAILS CLOSING WATKINS TOWN ROAD FROM OLD WATKINS ROAD TO RIVERPORT ROAD. TRAFFIC WILL BE DETOURED FOR THE DURATION OF THIS PHASE (SEE TMP-6 FOR DETOUR ROUTE).

AFTER SHIFTING INTO PHASE I - STEP B TRAFFIC PATTERN, COMPLETE ROADWAY IMPROVEMENTS BEHIND BARRICADES (INCLUDING DRAINAGE).

PHASE II

STEP 1:
MAINTAIN ALL NECESSARY ADVANCE WARNING SIGNS. (RSD 1101.01)

REMOVE DETOUR SIGNING FOR WATKINS TOWN ROAD.

AWAY FROM TRAFFIC, USING LANE CLOSURES AND FLAGGERS AS NEEDED, FINISH ANY REMAINING CONSTRUCTION AND PLACE FINAL SURFACE COURSE ALONG WITH FINAL PAVEMENT MARKINGS AND MARKERS.

REMOVE ALL REMAINING TRAFFIC CONTROL DEVICES AND ALLOW NORMAL TRAFFIC OPERATION.

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EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PHASING NOTES AND PLAN

[redacted]

SHEET NO.
TMP-4

REVISIONS

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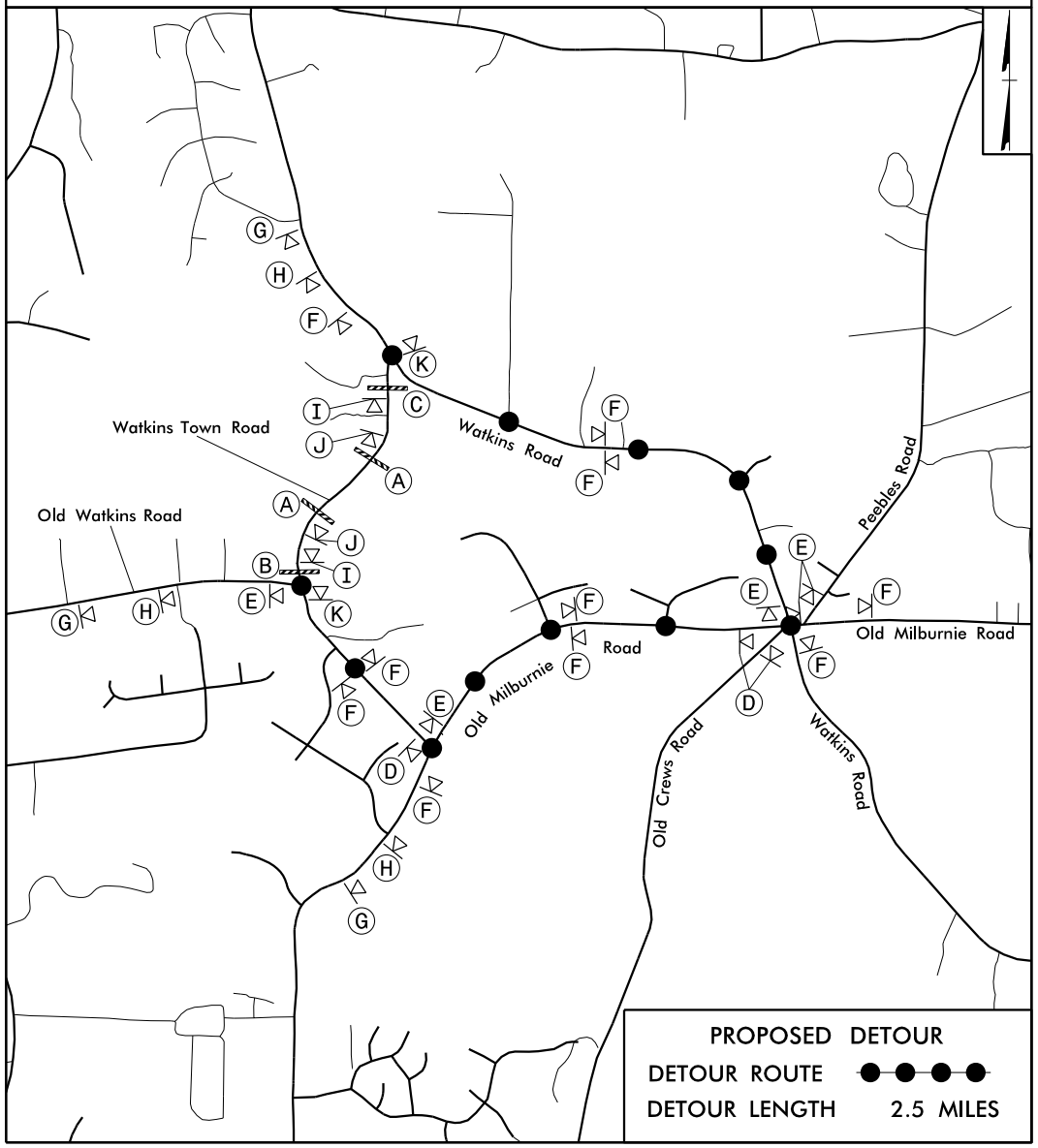
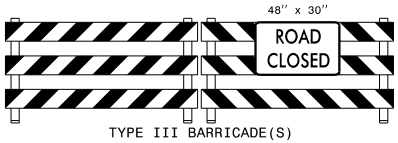
20506_TC_TMP-5.dgn

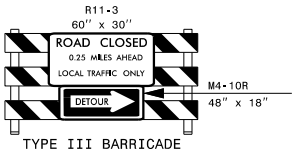
WATKINS TOWN ROAD DETOUR VIA OLD MILBURNIE ROAD AND WATKINS ROAD





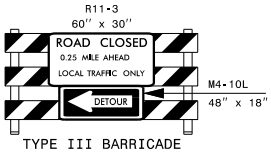
TYPE III BARRICADE(S)

(A)



TYPE III BARRICADE

(B)



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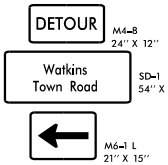

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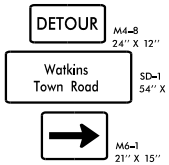
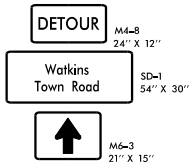


(E)



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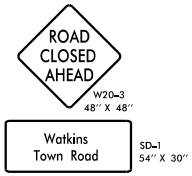

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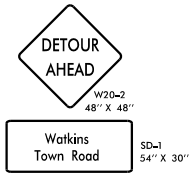

(H)

(I)

(J)

(K)

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
TMP-5

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

DETOUR ROUTE

REVISIONS

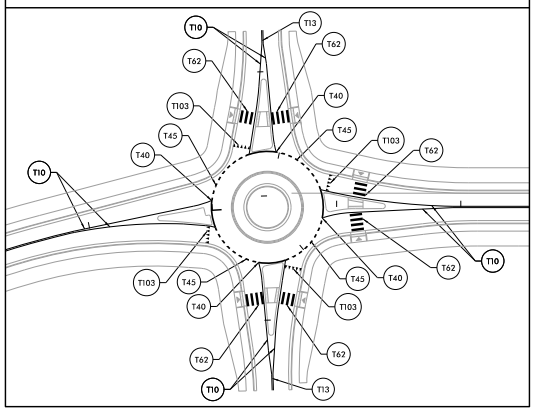
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MRS
CHECKED BY: WJH

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-1489
www.rameykemp.com

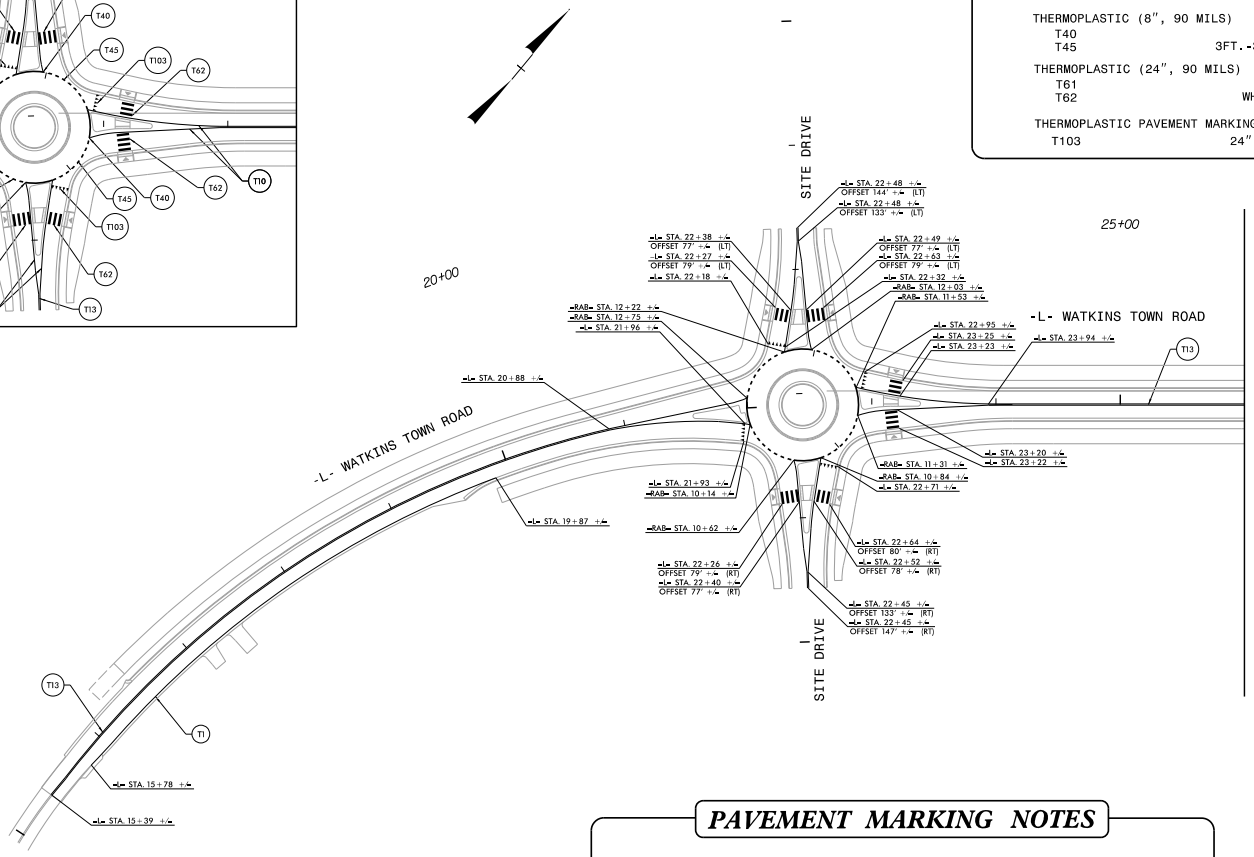
11/9/2022
User: mlindsey
20506_TC_TMP-6.dgn

EXHIBIT A: ROUNDABOUT PAVEMENT MARKING CALLOUTS



PAVEMENT MARKING SCHEDULE

SYMBOL	DESCRIPTION
THERMOPLASTIC (4", 90 MILS)	
T1	WHITE EDGELINE
T10	YELLOW EDGELINE
T13	YELLOW DOUBLE CENTER
THERMOPLASTIC (8", 90 MILS)	
T40	WHITE GORELINE
T45	3FT.-3FT./SP WHITE MINISKIP
THERMOPLASTIC (24", 90 MILS)	
T61	WHITE STOPBAR
T62	WHITE CROSSWALK LINE
THERMOPLASTIC PAVEMENT MARKING SYMBOLS (90 MILS)	
T103	24" YIELD LINE TRIANGLE



MATCHLINE -L- STA. 26+00
SEE SHEET PMP-2

ROADWAY STANDARD DRAWING

THE FOLLOWING ROADWAY STANDARDS AS APPEAR IN "ROADWAY STANDARD DRAWINGS" - PROJECT SERVICES UNIT - N.C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N.C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

STD. NO.	TITLE
1205.01	PAVEMENT MARKINGS - LINE TYPES AND OFFSETS
1205.04	PAVEMENT MARKINGS - INTERSECTIONS
1205.07	PAVEMENT MARKINGS - PEDESTRIAN CROSSWALKS
1205.08	PAVEMENT MARKINGS - SYMBOLS AND WORD MESSAGES
1205.14	PAVEMENT MARKINGS - ROUNDABOUTS
1264.01	OBJECT MARKERS - TYPES
1264.02	OBJECT MARKERS - INSTALLATION

PAVEMENT MARKING NOTES

THE FOLLOWING GENERAL NOTES APPLY AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PROJECT, EXCEPT WHEN OTHERWISE NOTED IN THE PLAN, OR DIRECTED BY THE ENGINEER.

A) INSTALL PAVEMENT MARKINGS AND PAVEMENT MARKERS ON THE FINAL SURFACE AS FOLLOWS:

ROAD NAME	MARKING	MARKER
ALL ROADS	THERMOPLASTIC	RAISED (IF EXISTING)

B) TIE PROPOSED PAVEMENT MARKING LINES TO EXISTING PAVEMENT MARKING LINES.

C) REMOVE/REPLACE ANY CONFLICTING/DAMAGED PAVEMENT MARKINGS AND MARKERS.

D) STOP BAR LOCATION AT NON-SIGNALIZED INTERSECTIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER.

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City of Raleigh Development Approval _____

SHEET NO.
PMP-1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PAVEMENT MARKING DETAILS

TRAFFIC OPERATIONS

[redacted]

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE - 1"=50'
V-SCALE - 1"=10'
DATE: 11/08/2022
DESIGNED BY: MRS
CHECKED BY: WJH

Infrastructure Consulting Services, Inc.
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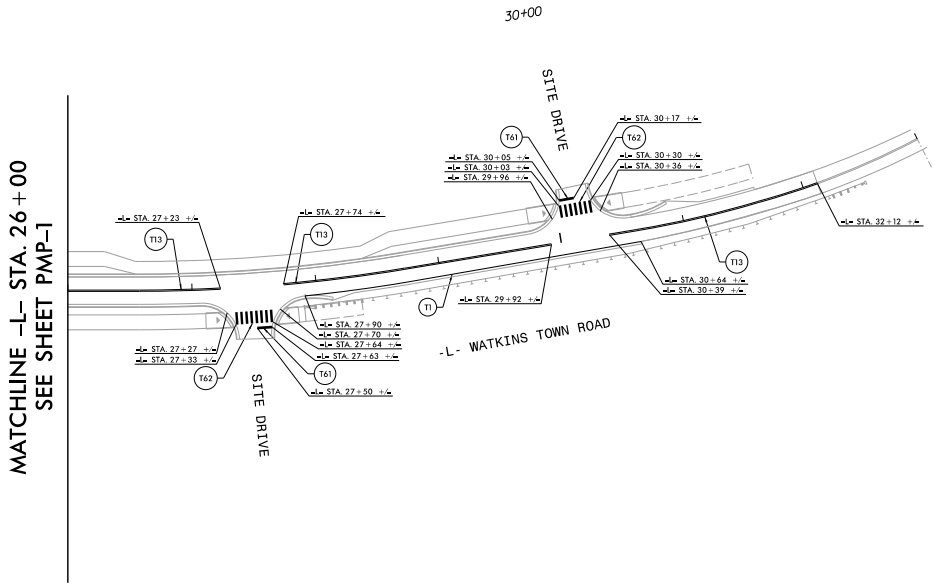
www.rameykemp.com

11/9/2022
User: mlindsey
20506_PMP_02.dgn

PAVEMENT MARKING SCHEDULE

SYMBOL	DESCRIPTION
THERMOPLASTIC (4", 90 MILS)	
T1	WHITE EDGELINE
T13	YELLOW DOUBLE CENTER
THERMOPLASTIC (24", 90 MILS)	
T61	WHITE STOPBAR
T62	WHITE CROSSWALK LINE



CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
PMP-2

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

PAVEMENT MARKING DETAILS

[redacted]

REVISIONS

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V-SCALE - 1"=10'

DATE: 11/08/2022

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11/9/2022
User: mlindsey
20506_PMP_03.dgn

STATE	STATE PROJECT REFERENCE NO.	SHEET NO.	TOTAL SHEETS
N.C.	20506	1	

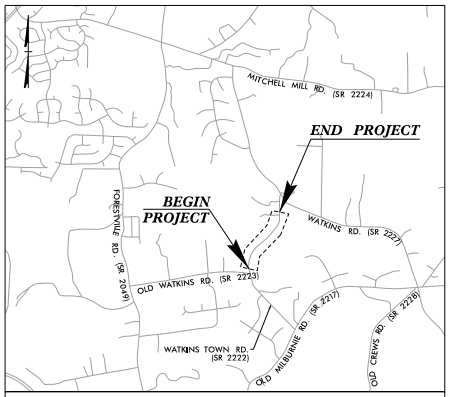
STATE PROJ. NO.	F.A. PROJ. NO.	DESCRIPTION

SHEET NO.
EC-1

EVERLEE SUBDIVISION
OFFSITE ROADWAY IMPROVEMENTS

LOCATION: SR 2222 (WATKINS TOWN ROAD) FROM OLD WATKINS ROAD (SR 2223) TO WATKINS ROAD (SR 2227)
RALEIGH, NORTH CAROLINA

TYPE OF WORK: EROSION AND SEDIMENT CONTROL



VICINITY MAP NTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

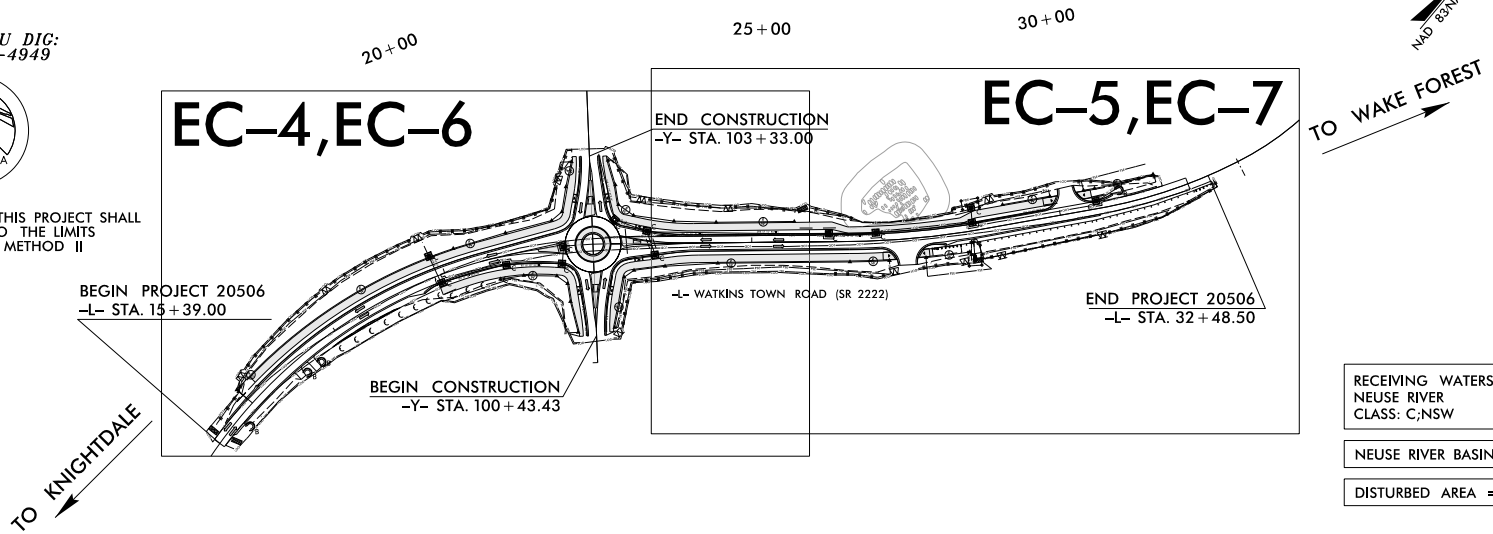
EROSION AND SEDIMENT CONTROL MEASURES

Std. #	Description	Symbol
1605.01	Temporary Silt Fence	
1606.01	Special Sediment Control Fence	
1607.01	Gravel Construction Entrance	
1632.03	Rock Inlet Sediment Trap Type-C	
1633.01	Temporary Rock Silt Check Type-A	
1635.02	Rock Pipe Inlet Sediment Trap Type-B	
SP.	Wattle Barrier	WB
SP.	Tree Protection Fence	TPF
SP.	Concrete Washout	
	Limits of Disturbance	LOD
	Temporary Construction Easement	TCE
	Permanent Slope Easement	PSE

NAD 83/NA 2011

BEFORE YOU DIG:
1-800-632-4949

CLEARING ON THIS PROJECT SHALL BE ERFORMED TO THE LIMITS ESTABLISHED BY METHOD II



RECEIVING WATERS:
NEUSE RIVER
CLASS: C;NSW

NEUSE RIVER BASIN

DISTURBED AREA = 3.6 AC.

PROJECT: EVERLEE SUBDIVISION

GRAPHIC SCALES
30 15 0 30 60
PLANS

ROADSIDE ENVIRONMENTAL UNIT
DIVISION OF HIGHWAYS
STATE OF NORTH CAROLINA

THESE EROSION AND SEDIMENT CONTROL PLANS COMPLY WITH THE REGULATIONS SET FORTH BY THE NCG-010000 GENERAL CONSTRUCTION PERMIT EFFECTIVE AUGUST 3, 2011 ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES DIVISION OF WATER QUALITY.

Prepared in the Office of:
RKA
RAMEY KEMP ASSOCIATES
8218 University Executive Park Drive Suite 228 Charlotte, NC 28
Phone: 704-544-0287 | www.rameykemp.com | NC License No. C-

Designed by:
SAMANTHA A. SHEFTE
Reviewed by:
MICHAEL D. BYWALETZ, P.E.
LEVEL III CERTIFICATION NO.

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
Plans for the proposed use have been reviewed for general compliance with applicable codes, Plans bearing review, and authorization for construction do not relieve contractor to responsibility that compliance with all applicable elements for construction and maintenance of the construction site. The contractor is responsible for construction means and methods. The contractor shall comply with applicable City, State and Federal laws. This approval authorization is for, and is specific, for what is to be construed to permit any violations of City, State or Federal Laws. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.
Electronic Approval: This approval is in the form of an electronic stamp. It is the responsibility of the contractor to have a copy of the approved plans on site at all times. Inspection Officer Safety: The City will provide a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on the site by the City. This electronic approval may not be altered or modified. Any modifications to this approval once issued will invalidate this approval.
City of Raleigh Development Approval _____

REVISIONS

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SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

Infrastructure Consulting Services, Inc.
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EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL PLANS

09/08/99

11/9/2022
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user: mlindsey

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes

Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
• Temporary grass seed covered with straw or other mulches and tackifiers • Hydroseeding • Rolled erosion control products with or without temporary grass seed • Appropriately applied straw or other mulch • Plastic sheeting	• Permanent grass seed covered with straw or other mulches and tackifiers • Geotextile fabrics such as permanent soil reinforcement matting • Hydroseeding • Shrubs or other permanent plantings covered with mulch • Uniform and evenly distributed ground cover sufficient to restrain erosion • Structural methods such as concrete, asphalt or retaining walls • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

1. Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
2. Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
3. Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
4. Provide ponding area for containment of treated Stormwater before discharging offsite.
5. Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

MATTING

1. Temporary matting to be provided on all slopes 2:1 or steeper and on all ditch banks.

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

1. Do not dump paint and other liquid waste into storm drains, streams or wetlands.
2. Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
3. Contain liquid wastes in a controlled area.
4. Containment must be labeled, sized and placed appropriately for the needs of site.
5. Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

1. Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

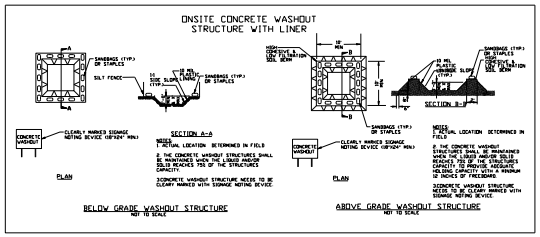
1. Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous waste collection areas on-site.
2. Place hazardous waste containers under cover or in secondary containment.
3. Do not store hazardous chemicals, drums or bagged materials directly on the ground.

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
3. Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
4. Do not stockpile these materials onsite.



CONCRETE WASHOUTS

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
4. Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
5. Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
6. Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
7. Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
8. Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
9. Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
10. At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

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City of Raleigh
Development Approval _____

MICHAEL D. BYWALETZ, P[redacted]
LEVEL III NAME

3876
LEVEL III CERTIFICATION [redacted]

SHEET NO.
EC-2A

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL SHEETS

REVISIONS

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SCALES
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V-SCALE - NA
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MICHAEL D. BYWALETZ
LEVEL III NAME

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LEVEL III CERTIFICATION

SHEET NO.
EC-2B

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL PLANS

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Indication of whether the measures were operating properly, 5. Description of maintenance needs for the measure, 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected, 2. Date and time of the inspection, 3. Name of the person performing the inspection, 4. Evidence of indicators of stormwater pollution such as oil sheen, floating or suspended solids or discoloration, 5. Indication of visible sediment leaving the site, 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits, 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section C, Item (2)(e) of this permit
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land-disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
- They cause sheen on surface waters (regardless of volume), or
- They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. • If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 1(b)-(c) above	• ***Within 24 hours***, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***A report at least ten days before the date of the bypass, if possible.*** The report shall include an evaluation of the anticipated quality and effect of the bypass.
(c) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment[40 CFR 122.41(l)(7)]	• ***Within 24 hours***, an oral or electronic notification. • ***Within 7 calendar days***, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance. [40 CFR 122.41(l)(6). • Division staff may waive the requirement for a written report on a case-by-case basis.

PART II, SECTION G, ITEM (4)
DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

(a) The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items,

(b) The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit,

(c) Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, weir tanks, and filtration systems,

(d) Vegetated, upland areas of the sites or a properly designed stone pad is used to the extent feasible at the outlet of the dewatering treatment devices described in Item (c) above,

(e) Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and

(f) Sediment removed from the dewatering treatment devices described in Item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. The limited review and authorization for construction does not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This special authorization below is not a permit, nor should it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

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City of Raleigh
Development Approval _____

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H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

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11/9/2022
User: mlindsey
20506_EC_2B.dgn

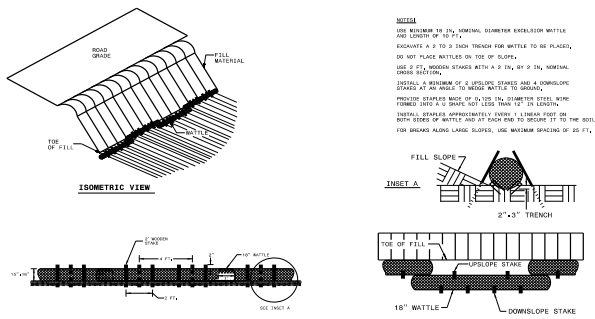
MICHAEL D. BYWALEC [redacted]
LEVEL III NAME

3876
LEVEL III CERTIFICATION [redacted]

SHEET NO.
EC-3A

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL SHEETS

WATTLE BARRIER DETAIL



NOTES:

USE MINIMUM 18 IN. NOMINAL DIAMETER EXCELSIOR WATTLE AND LENGTH OF 10'-7'.

EXCAVATE A 2 TO 3 INCH TRENCH FOR WATTLE TO BE PLACED.

DO NOT PLACE WATTLES ON TOE OF SLOPE.

USE 2 FT. WOODEN STAKES WITH A 2 IN. BY 2 IN. NOMINAL CROSS SECTION.

INSTALL 4 MINIMUM OF 2 UPSLOPE STAKES AND 4 DOWNSLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO GROUND.

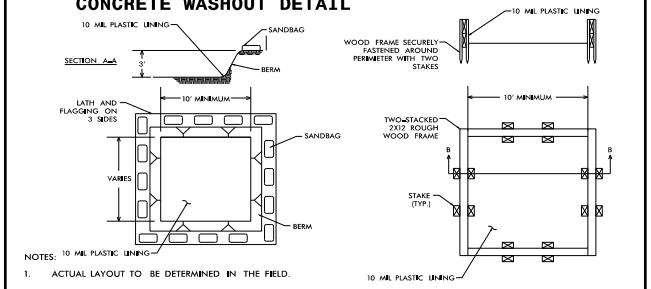
PROVIDE STAPLES MADE OF 0.175 IN. DIAMETER STEEL WIRE FORMED INTO A U SHAPE NOT LESS THAN 12" IN LENGTH.

INSTALL STAPLES APPROXIMATELY EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

FOR BREAKS ALONG LARGE SLOPES, USE MAXIMUM SPACING OF 25 FT.

CONCRETE WASHOUT DETAIL

NOT TO SCALE

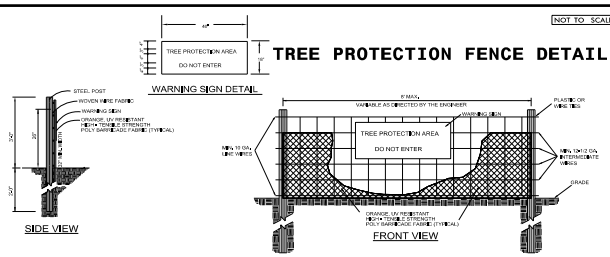


NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
5. ALL CONCRETE WASHOUTS MUST BE LOCATED AT LEAST 50' FROM ANY INLET, OUTLET, BASIN, STREAM, ETC.

TREE PROTECTION FENCE DETAIL

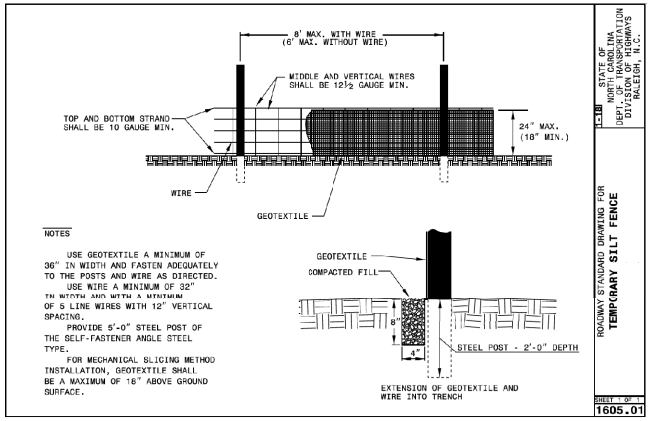
NOT TO SCALE



MAINTENANCE: CLEAN OUT AT 50% CAPACITY
LIFE OF FENCING: 6-9 MONTHS

NOTES:

1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
4. FOR TREE PROTECTION AREAS LESS THAN 200 IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
5. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
7. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.



NOTES

USE GEOTEXTILE A MINIMUM OF 36" IN WIDTH AND FASTEN ADEQUATELY TO THE POSTS AND WIRE AS DIRECTED.

USE WIRE A MINIMUM OF 32" IN WIDTH AND WITH A MINIMUM OF 5 LINE WIRES WITH 12" VERTICAL SPACING.

PROVIDE 5'-0" STEEL POST OF THE SELF-FASTENER ANGLE STEEL TYPE.

FOR MECHANICAL SLICING METHOD INSTALLATION, GEOTEXTILE SHALL BE A MAXIMUM OF 18" ABOVE GROUND SURFACE.

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

I-10

ROADWAY STANDARD DRAWING FOR
TEMPORARY SILT FENCE

SHEET 1 OF 1
1605.01

MAINTENANCE NOTES

WATTLE

THE UPSTREAM SIDE OF THE WATTLE SHOULD BE MAINTAINED TO ALLOW THE WATER TO FLOW THROUGH, REDUCE VELOCITY, DISTRIBUTE FLOCCULANT AND ALLOW SEDIMENTATION TO OCCUR. IF THE NATURAL FIBERS OF THE WATTLE BECOME TOO SATURATED WITH DEBRIS, SEDIMENT, ETC., AND REMOVAL OF THESE ITEMS IS NOT POSSIBLE, WATTLES SHOULD BE REPLACED. STAKES SHOULD BE USED TO ANCHOR THE WATTLE ADEQUATELY TO THE GROUND TO PREVENT SCOURING AND WASHOUT DURING STORM EVENTS. THE EXCELSIOR PAD BENEATH THE WATTLES IS CRITICAL TO THE PROPER FUNCTIONING OF THE WATTLES.

CONCRETE WASHOUT

REGULARLY INSPECT THE PERIMETER BARRIER FOR DAMAGE BUT WEEKLY AS A MINIMUM. REPLACE SANDBAG ANCHORS OR WOOD FRAME IF DAMAGED. REPLACE PLASTIC LINING IF DAMAGED AND NO LONGER WATERTIGHT. REMOVE CONCRETE AND REPAIR ANY DAMAGE TO LINER OR FRAME WHEN VOLUME HAS BEEN REDUCED BY HALF OF THE ORIGINAL VOLUME.

TEMPORARY SILT FENCE

INSPECT THE SILT FENCE ON A REGULAR BASIS AND AFTER EACH SIGNIFICANT RAINFALL. MAKE ANY REPAIRS IMMEDIATELY. INSPECT THE SILT FENCE TO BE SURE THE BOTTOM OF THE GEOTEXTILE IS KEYED IN PROPERLY. AT A MINIMUM, REMOVE AND DISPOSE OF ALL SILT ACCUMULATIONS WHEN DEPTH REACHES 1/2 THE HEIGHT OF THE GEOTEXTILE. DO NOT UNDERMINE THE FENCE DURING CLEANOUT. DISPOSE OF SEDIMENT BY HAULING IT TO AN APPROVED WASTE SITE WITH APPROPRIATE PERIMETER PROTECTION. REMOVE AND REPLACE DETERIORATED OR CLOGGED SILT FENCE. REPLACE SILT FENCE REMOVED FOR ACCESS AT THE END OF EACH DAY'S OPERATION. INSTALL ADDITIONAL POSTS OR WIRE BACKING IF FENCE IS SAGGING.

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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V-SCALE - NA
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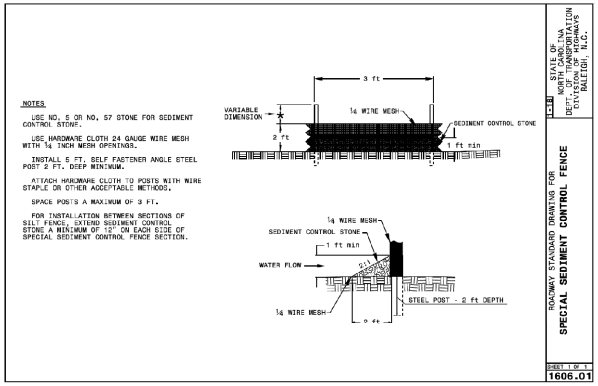

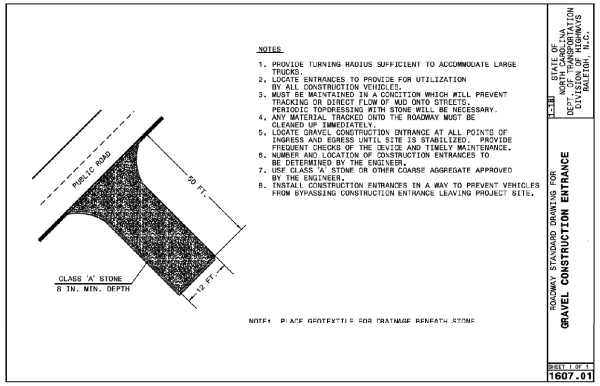

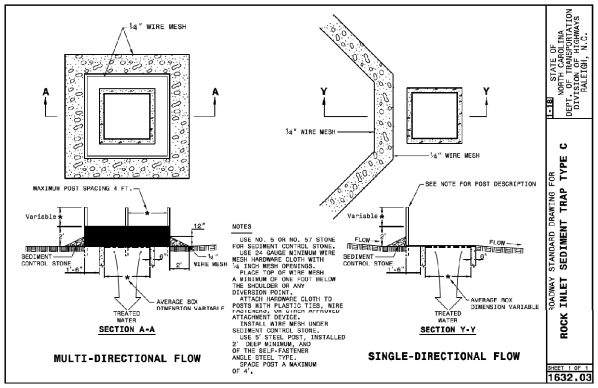

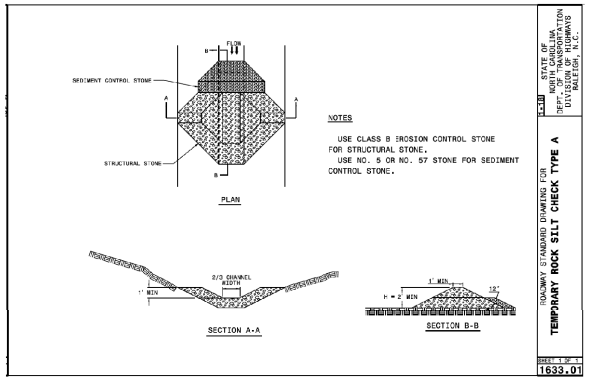

MAINTENANCE NOTES

SPECIAL SEDIMENT CONTROL FENCE

INSPECT THE DEVICE PERIODICALLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT FOR DAMAGE AND SEDIMENT ACCUMULATION TO CONFIRM THE DEVICE IS FUNCTIONING PROPERLY. AT A MINIMUM, REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT CONTROL STONE. REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS. REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGED. REPAIR AREAS WHERE SSCF BECOMES UNDERMINED DUE TO CONCENTRATED FLOWS.

CONSTRUCTION ENTRANCE

THE GRAVEL CONSTRUCTION ENTRANCE MUST BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT ROADWAYS. REPLACEMENT OF STONE MAY BE NECESSARY TO ENSURE THE GRAVEL ENTRANCE FUNCTIONS PROPERLY. REPLENISHMENT OF STONE MAY BE NECESSARY. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE SHOULD BE COMPLETED. ANY MATERIAL TRACKED ONTO THE ROADWAY SHALL BE CLEANED UP IMMEDIATELY.

ROCK INLET SEDIMENT TRAP TYPE C

INSPECT THE DEVICE AFTER EACH SIGNIFICANT RAINFALL EVENT FOR DAMAGE, SEDIMENT ACCUMULATION AND PROPER FUNCTION. REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT CONTROL STONE. REPLACE OR CLEAN THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS. REBUILD AND/OR REPAIR THE DEVICE WHEN IT IS DAMAGED. IF THE DEVICE IS TO REMAIN AFTER PROJECT COMPLETION, IT SHOULD BE CLEAN AND IN PROPER SHAPE AT THE TIME OF FINAL INSPECTION. IF IT IS REMOVED, ALL ACCUMULATED SILT SHOULD BE REMOVED TO KEEP IT FROM ENTERING THE DRAINAGE SYSTEM. SEEDED. POSTS OR WIRE BACKING IF FENCE IS SAGGING.

TEMPORARY ROCK SILT CHECK TYPE A

INSPECT ROCK CHECK AFTER EACH SIGNIGICANT RAINFALL. REMOVE SILT FROM DIVICE WHEN IT ACCUMULATES. REBUILD AND RESHAPE DEVICE AND WEIR WHEN DAAGED OR AS NECCESSARY. CLEANOUT WHEN CLOGGED BY STRAW, LIMBS OR OTHER DEBRIS.

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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11/9/2022
User: mlindsey
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MICHAEL D. BYWALETZ, P.E. [redacted]
LEVEL III NAME
3876
LEVEL III CERTIFICATION [redacted]

SHEET NO.
EC-3B

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL PLANS

REVISIONS

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V-SCALE - NA
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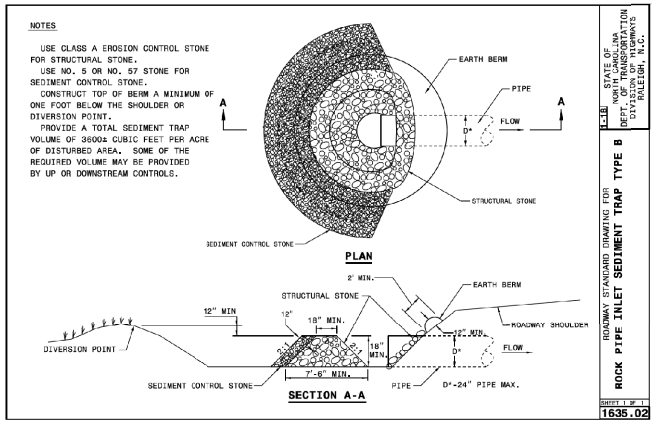

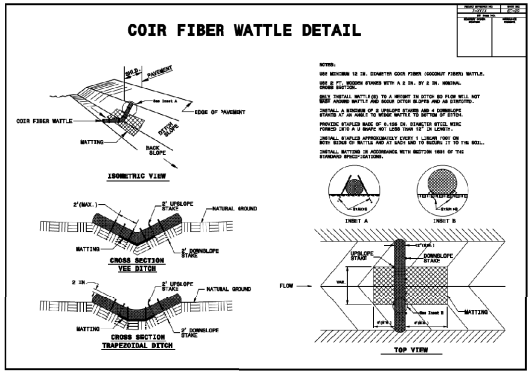

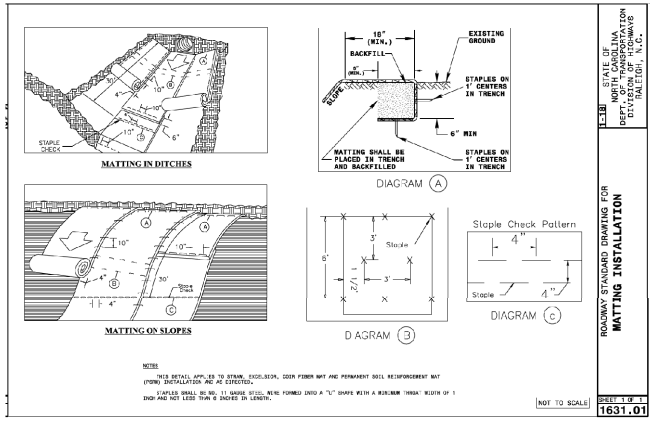

MAINTENANCE NOTES

ROCK PIPE INLET SEDIMENT TRAP TYPE B

INSPECT THE DEVICE AFTER EACH SIGNIFICANT RAINFALL EVENT FOR DAMAGE, SEDIMENT ACCUMULATION AND PROPER FUNCTION. REMOVE SEDIMENT FROM THE DEVICE WHEN ACCUMULATIONS REACH ONE-HALF THE HEIGHT OF THE BASIN AREA FORMED BY THE DEVICE. REPLACE THE SEDIMENT CONTROL STONE AS NEEDED TO ALLOW WATER TO DRAIN THROUGH THE DEVICE BETWEEN RAINFALL EVENTS. CLEAN OUT THE DEVICE WHEN IT IS CLOGGED WITH DEBRIS. IF THE DEVICE IS TO REMAIN ON THE PROJECT AT THE COMPLETION OF CONSTRUCTION ACTIVITIES, THE DEVICE SHOULD BE CLEAN AND IN PROPER SHAPE AT THE TIME OF FINAL INSPECTION. IF IT IS REMOVED, ALL ACCUMULATED SILT SHOULD BE REMOVED AND THE AREA SEEDED.

WATTLE

THE UPSTREAM SIDE OF THE WATTLE SHOULD BE MAINTAINED TO ALLOW THE WATER TO FLOW THROUGH, REDUCE VELOCITY, DISTRIBUTE FLOCCULANT AND ALLOW SEDIMENTATION TO OCCUR. IF THE NATURAL FIBERS OF THE WATTLE BECOME TOO SATURATED WITH DEBRIS, SEDIMENT, ETC., AND REMOVAL OF THESE ITEMS IS NOT POSSIBLE, WATTLES SHOULD BE REPLACED. STAKES SHOULD BE USED TO ANCHOR THE WATTLE ADEQUATELY TO THE GROUND TO PREVENT SCOURING AND WASHOUT DURING STORM EVENTS. THE EXCELSIOR PAD BENEATH THE WATTLES IS CRITICAL TO THE PROPER FUNCTIONING OF THE WATTLES.

MATTING

REPAIR EROSION AND/OR UNDERMINING AT THE TOP OF THE SLOPE. REPAIR UNDERMINING BENEATH MATTING. PULL BACK THE MATTING, FILL AND COMPACT ERODED AREA, RESEED AND THEN SECURE MATTING FIRMLY. REPOSITION OR REPLACE MATTING THAT HAS MOVED ALONG THE SLOPE OR CHANNEL AND SECURE FIRMLY. REPLACE DAMAGED MATTING.

MICHAEL D. BYWALEC [redacted]
LEVEL III NAME

3876 [redacted]
LEVEL III CERTIFICATION NO.

SHEET NO.
EC-3C

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL PLANS

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh Development Approval _____

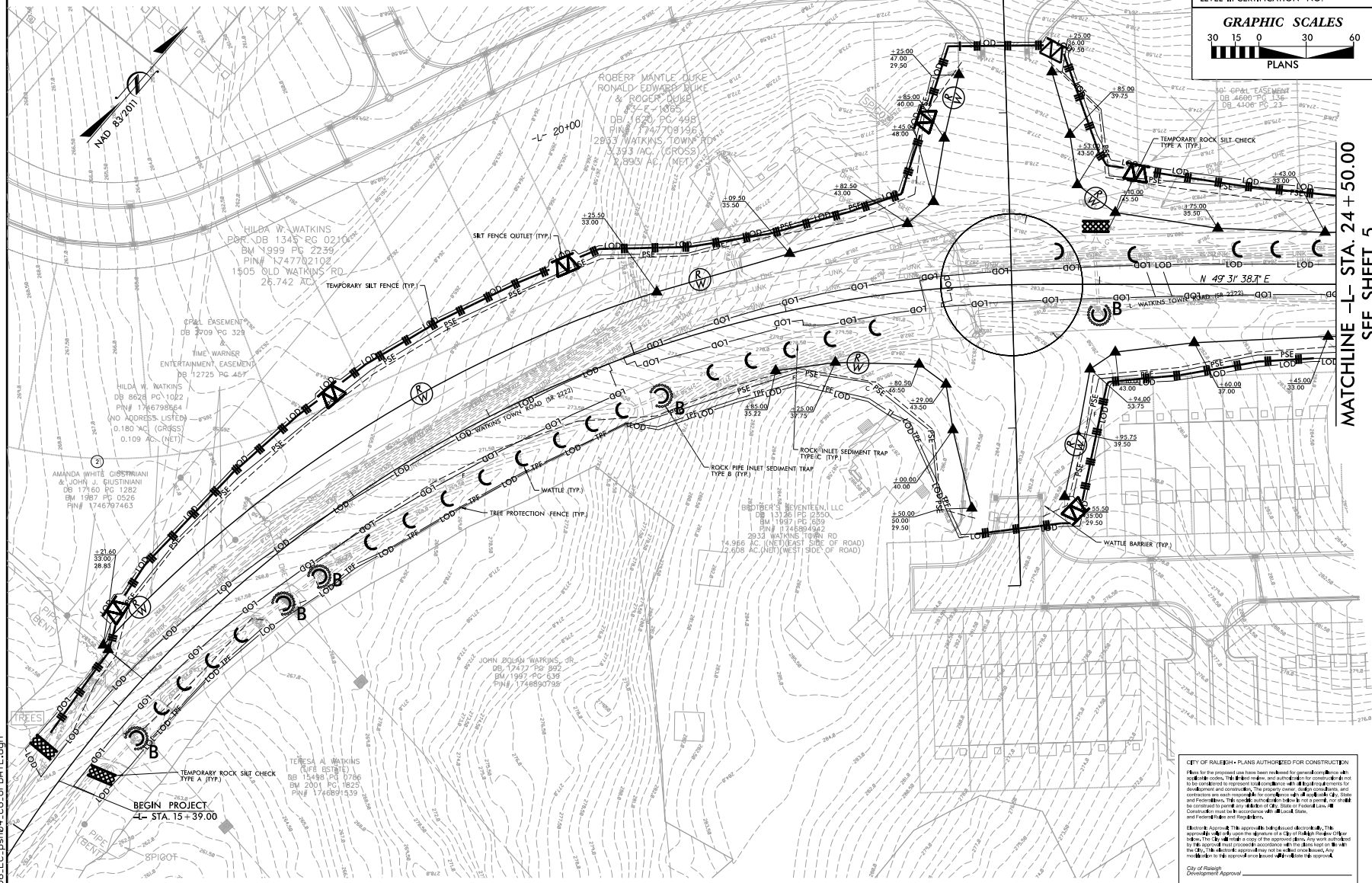
SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_EC_3C.dgn

CLEARING AND GRUBBING PHASE

NOTES:
1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES BEFORE CONSTRUCTION BEGINS AND MAINTAIN THROUGHOUT CONSTRUCTION.
2. CONTRACTOR IS TO KEEP ALL DEBRIS WITHIN THE WORK AREA AND OUTSIDE OF THE THROUGH LANES.
3. CONTRACTOR TO COORDINATE WITH ENGINEER IF FIELD CONDITIONS VARY FROM PLANS OR CONFLICTING EROSION CONTROL MEASURES ARE INSTALLED WITH THE ADJACENT SITE CONSTRUCTION.



CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

MICHAEL D. BYWALET [redacted]
LEVEL III NAME
3876 [redacted]
LEVEL III CERTIFICATION NO.

GRAPHIC SCALES
30 15 0 30 60
PLANS

SHEET NO.
EC-4

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PLAN SHEET

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

SCALES
H-SCALE = 1" = 30'
V-SCALE = NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

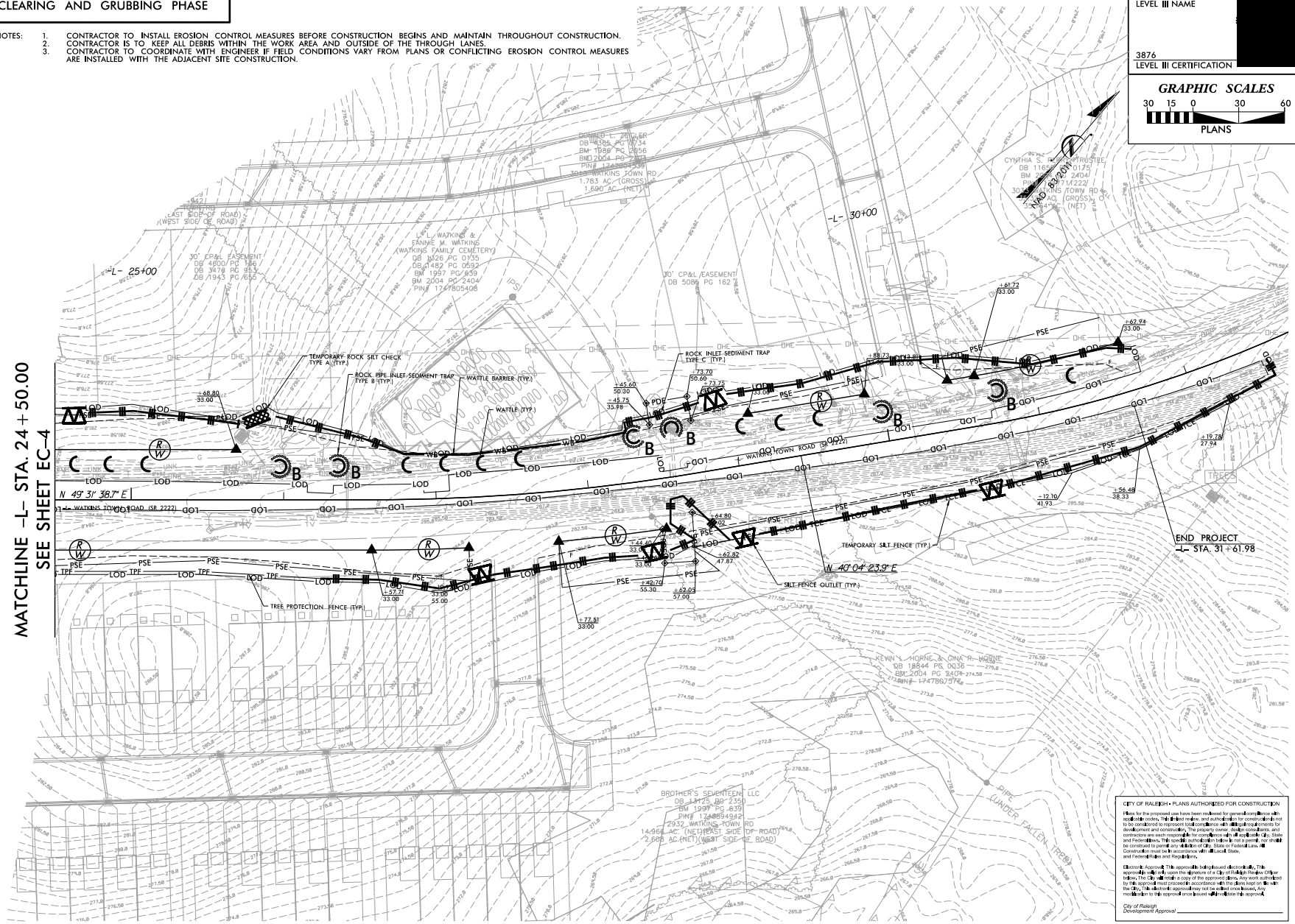
Infrastructure Consulting Services, Inc.
RKA
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-0459
www.rameykemp.com

11/9/2022
User: mlindsey
20506_EC_psh04_CG_UPDATE.dgn

CLEARING AND GRUBBING PHASE

NOTES:
1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES BEFORE CONSTRUCTION BEGINS AND MAINTAIN THROUGHOUT CONSTRUCTION.
2. CONTRACTOR IS TO KEEP ALL DEBRIS WITHIN THE WORK AREA AND OUTSIDE OF THE THROUGH LANES.
3. CONTRACTOR TO COORDINATE WITH ENGINEER IF FIELD CONDITIONS VARY FROM PLANS OR CONFLICTING EROSION CONTROL MEASURES ARE INSTALLED WITH THE ADJACENT SITE CONSTRUCTION.

MATCHLINE -L- STA. 24+50.00
SEE SHEET EC-4



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

MICHAEL D. BYWALETZ, P[redacted]
LEVEL III NAME
3876
LEVEL III CERTIFICATION

GRAPHIC SCALES
30 15 0 30 60
PLANS

SHEET NO.
EC-5

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL PLANS

REVISIONS

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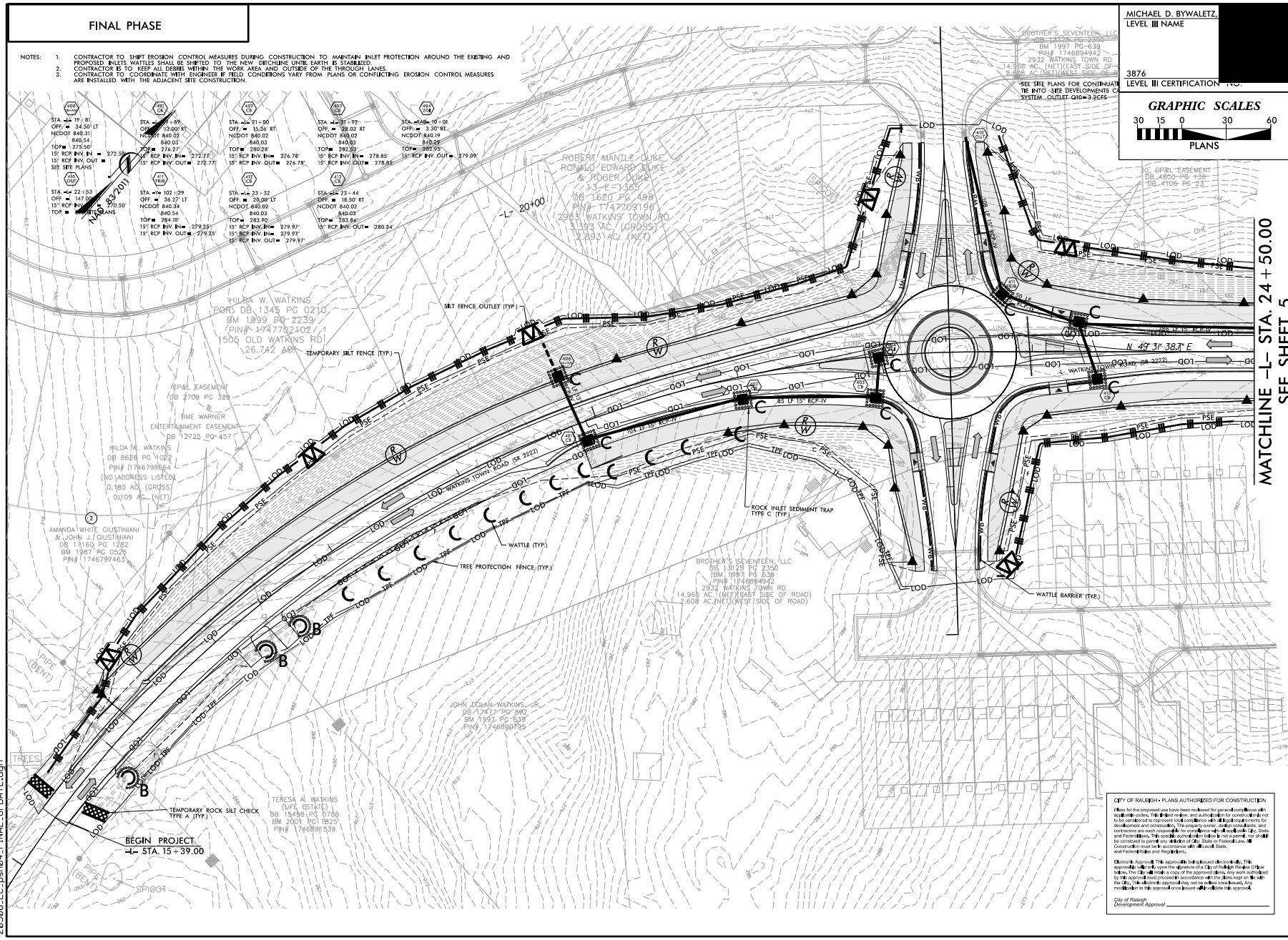
SCALES
H-SCALE - 1" = 30'
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

Infrastructure Consulting Services, Inc.
RKA
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_EC_psh05_CG.dgn

FINAL PHASE

NOTES:
1. CONTRACTOR TO SHIFT EROSION CONTROL MEASURES DURING CONSTRUCTION TO MAINTAIN INLET PROTECTION AROUND THE EXISTING AND PROPOSED INLETS. WATTLES SHALL BE SHIFTED TO THE NEW DITCHLINE UNTIL EARTH IS STABILIZED.
2. CONTRACTOR IS TO KEEP ALL DEBRIS WITHIN THE WORK AREA AND OUTSIDE OF THE THROUGH LANES.
3. CONTRACTOR TO COORDINATE WITH ENGINEER IF FIELD CONDITIONS VARY FROM PLANS OR CONFLICTING EROSION CONTROL MEASURES ARE INSTALLED WITH THE ADJACENT SITE CONSTRUCTION.



MICHAEL D. BYWALETZ,
LEVEL III NAME
[redacted]
3876
LEVEL III CERTIFICATION NO.

GRAPHIC SCALES
30 15 0 30 60
PLANS

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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City of Raleigh
Development Approval _____

SHEET NO.
EC-6

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PLAN SHEET

REVISIONS

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V-SCALE = NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

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RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-0459
www.rameykemp.com

11/9/2022
User: mlindsey
20506_EC_psh04 - FINAL_UPDATE.dgn

FINAL PHASE

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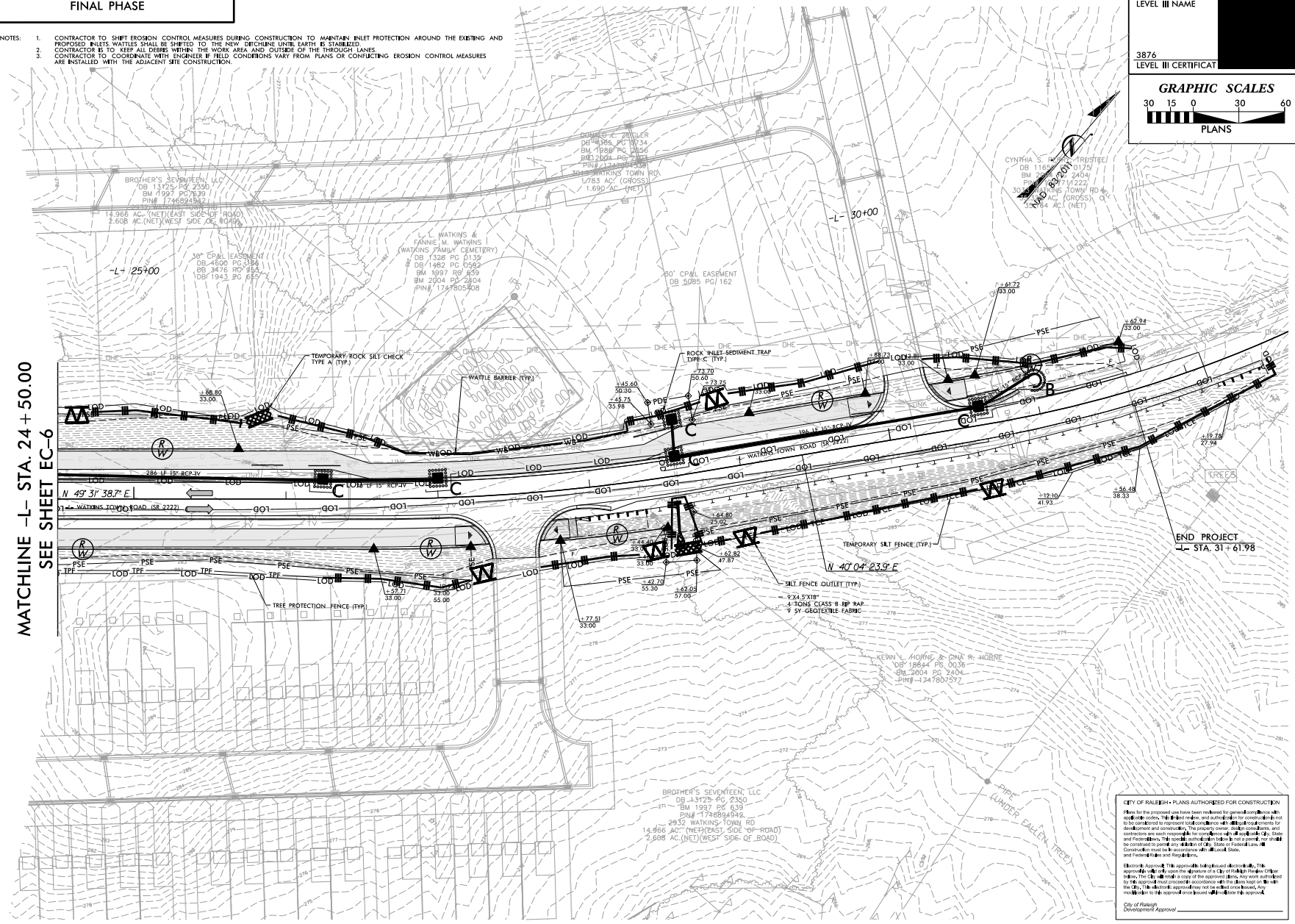

MICHAEL D. BYWALE
LEVEL III NAME
3876
LEVEL III CERTIFICAT

GRAPHIC SCALES
30 15 0 30 60
PLANS

SHEET NO.
EC-7

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
EROSION CONTROL PLANS

REVISIONS

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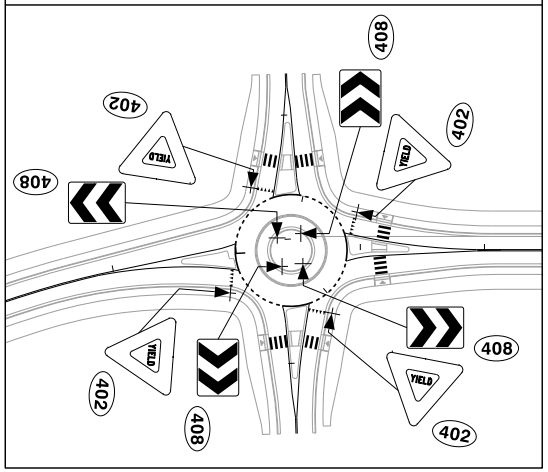
SCALES
H-SCALE - 1" = 30'
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: SAS
CHECKED BY: MDB

Infrastructure Consulting Services, Inc.
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_EC_psh05_final.dgn

EXHIBIT A: ROUNDABOUT PROPOSED SIGNS



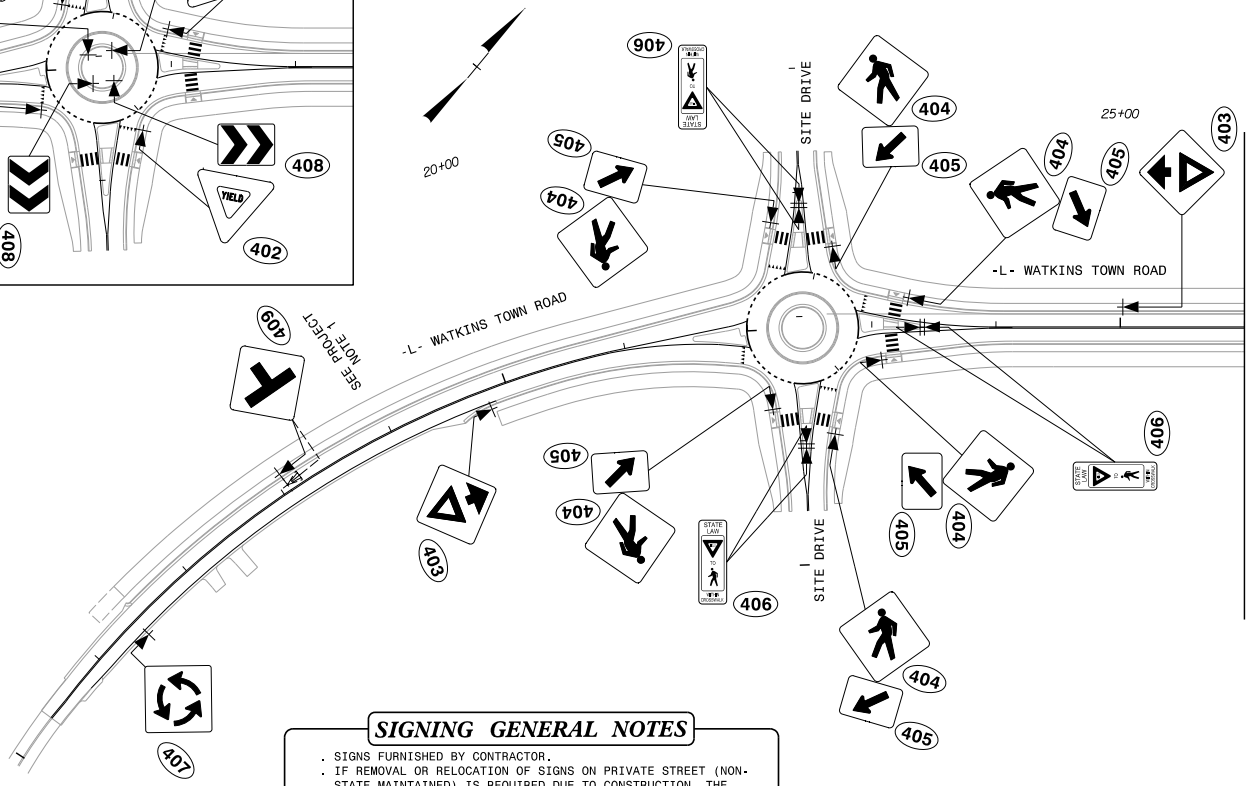
ROADWAY STANDARD DRAWING

THE FOLLOWING ROADWAY STANDARDS AS APPEAR IN "ROADWAY STANDARD DRAWINGS" - PROJECT SERVICES UNIT - N.C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N.C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

STD. NO.	TITLE
904.10	ORIENTATION OF GROUND MOUNTED SIGNS
904.50	MOUNTING OF TYPE 'D', 'E' AND 'F' SIGNS ON 'U' CHANNEL POSTS
910.40	SINGLE LANE ROUNDABOUT SIGNING, WITH PEDESTRIANS

PROJECT NOTE

1 RELOCATE EXISTING SIGN ASSEMBLY



SIGNING GENERAL NOTES

- SIGNS FURNISHED BY CONTRACTOR.
- IF REMOVAL OR RELOCATION OF SIGNS ON PRIVATE STREET (NON-STATE MAINTAINED) IS REQUIRED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL INFORM THE ENGINEER. THE WORK WILL BE COMPLETED BY OTHERS.
- WHEN NOT STATIONED OR DIMENSIONED ON PLANS, ALL 'E' AND 'F' SIGNS SHALL BE FIELD LOCATED BY THE ENGINEER
- ALL EXISTING SIGNS ON "U" CHANNEL POST WITHIN THE PROJECT LIMITS SHALL BE REMOVED AND DISPOSED OF UNLESS OTHERWISE NOTED ON PLANS.
- WHEN EXISTING SIGNS ARE REMOVED AND INSTALLED ON NEW SUPPORTS, THE RE-ERECTION SHALL IMMEDIATELY FOLLOW THE REMOVAL.
- THE BACKGROUND FOR TYPE E & F SIGNS SHALL BE TYPE C REFLECTIVE SHEETING.
- ALL SIGNS WITHIN THE CLEAR ZONE SHALL BE ON BREAKAWAY SUPPORTS THAT COMPLY WITH THE LATEST EDITION OF AASHTO MANUAL FOR ASSESSING SAFETY HARDWARE (MASH) AND NCHRRP REPORT 350.

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City of Raleigh Development Approval _____

SHEET NO.
SIGN-1

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
PROPOSED SIGNING DETAILS

REVISIONS

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SCALES
H-SCALE - 1"=50'
V-SCALE - 1"=10'
DATE: 11/08/2022
DESIGNED BY: MRS
CHECKED BY: WJH

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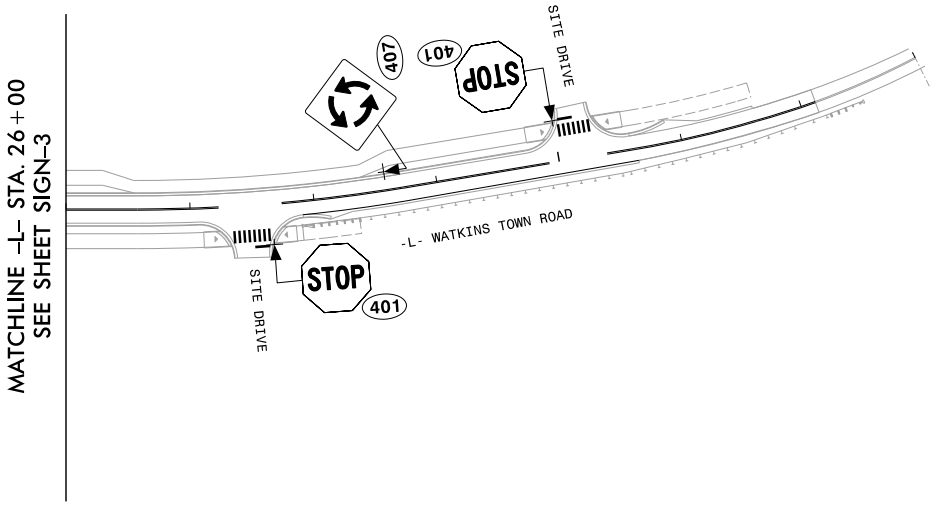
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_SIGN_03.dgn



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City of Raleigh
Development Approval _____

SHEET NO.
SIGN-2

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

PROPOSED SIGNING DETAILS

REVISIONS

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SCALES

H-SCALE - 1"=50'

V-SCALE - 1"=10'

DATE: 11/08/2022

DESIGNED BY: MRS

CHECKED BY: WJH

Infrastructure Consulting Services, Inc.
for
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone: 919-872-5115
NC License No. F-0459
www.rameykemp.com

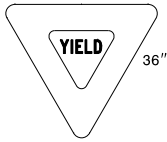
11/9/2022
User: mlindsey
20506_SIGN_04.dgn

(401) QUANTITY REQ'D 2

36" X 36"
R1-1

ONE "U" POST PER SIGN

(402) QUANTITY REQ'D 8



36" X 36" X 36"
R1-2

ONE "U" POST PER SIGN

(403) QUANTITY REQ'D 2

30" X 30"
W3-2

ONE "U" POST PER SIGN

(404) QUANTITY REQ'D 6

36" X 36"
W11-2

ONE "U" POST PER SIGN

(405) QUANTITY REQ'D 6

24" X 12"
W16-7PL

ONE "U" POST PER SIGN

(406) QUANTITY REQ'D 6

12" X 36"
R1-6

ONE "U" POST PER SIGN

(407) QUANTITY REQ'D 2

30" X 30"
W2-6

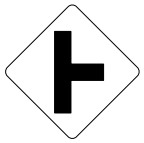
ONE "U" POST PER SIGN

(408) QUANTITY REQ'D 4

30" X 24"
R6-4

ONE "U" POST PER SIGN

(409) QUANTITY REQ'D 1



36" X 36"
W2-2R

ONE "U" POST PER SIGN

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City of Raleigh
Development Approval _____

SHEET NO.
SIGN-3

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS

RALEIGH, NORTH CAROLINA

TYPE 'E' SIGNS

REVISIONS

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

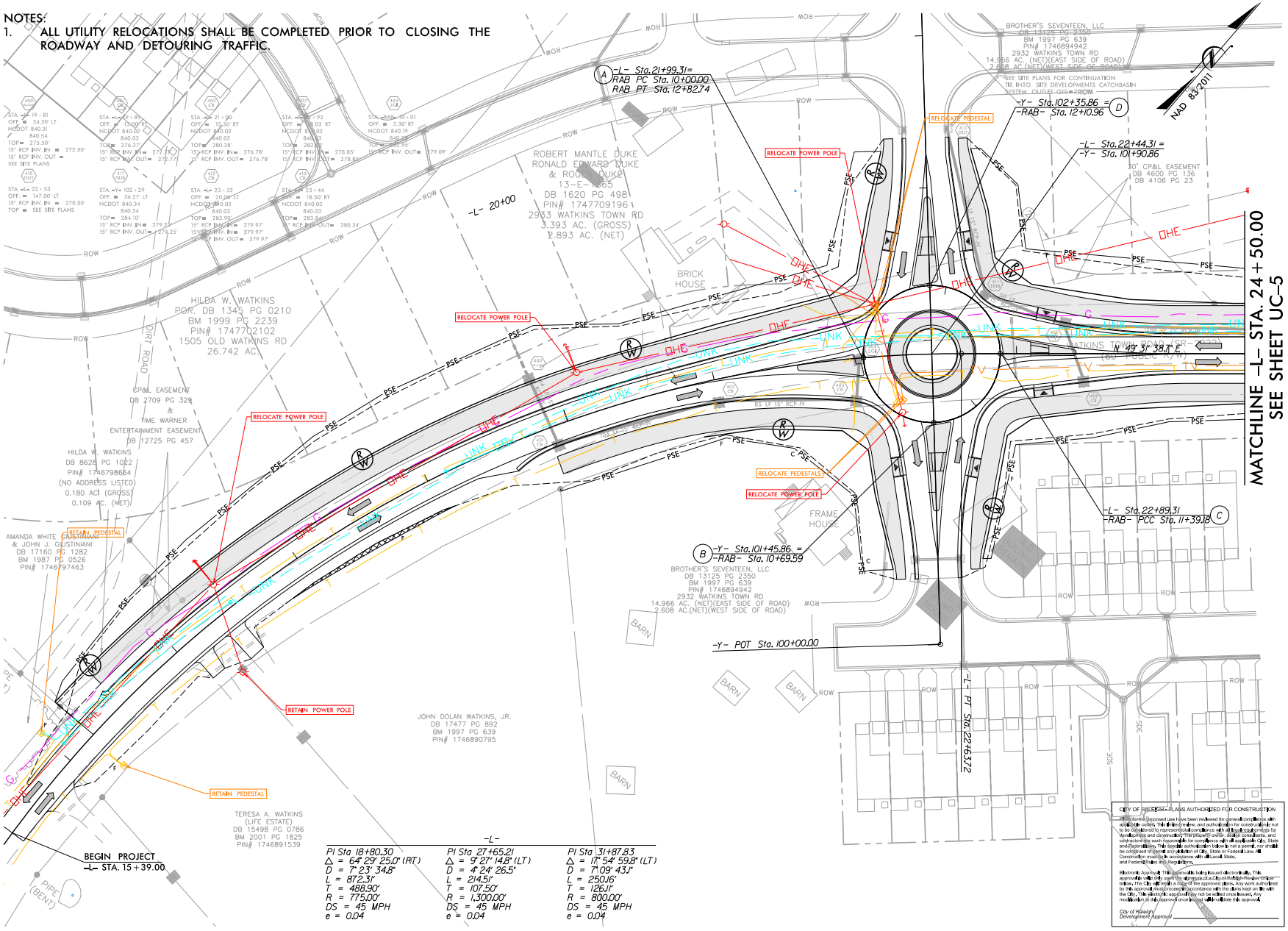
SCALES
H-SCALE - NA
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MRS
CHECKED BY: WJH

Infrastructure Consulting Services, Inc.
RKA
RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919-872-5115
NC License No. F-1489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_SIGN_02.dgn

NOTES:

1. ALL UTILITY RELOCATIONS SHALL BE COMPLETED PRIOR TO CLOSING THE ROADWAY AND DETOURING TRAFFIC.



-L-

PI Sta 18+80.30	PI Sta 27+65.21	PI Sta 31+87.83
Δ = 64° 29' 25.0" (RT)	Δ = 9° 27' 14.8" (LT)	Δ = 17° 54' 59.8" (LT)
D = 7° 23' 34.8"	D = 4° 24' 26.5"	D = 7° 09' 43.1"
L = 87.23'	L = 214.51'	L = 250.16'
T = 488.90'	T = 107.50'	T = 126.11'
R = 775.00'	R = 1,300.00'	R = 800.00'
DS = 45 MPH	DS = 45 MPH	DS = 45 MPH
e = 0.04	e = 0.04	e = 0.04

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Official Notice: Proposed uses have been reviewed for general compliance with adopted code codes. This limited review, and authorization for construction is not to be interpreted to represent total compliance with all local jurisdictions for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This special authorization below is not a permit, nor should it be construed to permit any violation of City, State or Federal Law. All Construction must be in compliance with all Local, State, and Federal Rules and Regulations.

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City of Raleigh
Development Approval

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
UTILITY COORDINATION PLANS

SHEET NO.
UC-4

REVISIONS

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SCALES
H-SCALE - 1"=30'
V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

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RAMEY KEMP ASSOCIATES
5808 Faringdon Place
Raleigh, North Carolina 27609
Phone 919.872.5115
NC License No. F-0489
www.rameykemp.com

11/9/2022
User: mlindsey
20506_util_ps804.dgn

NOTES:

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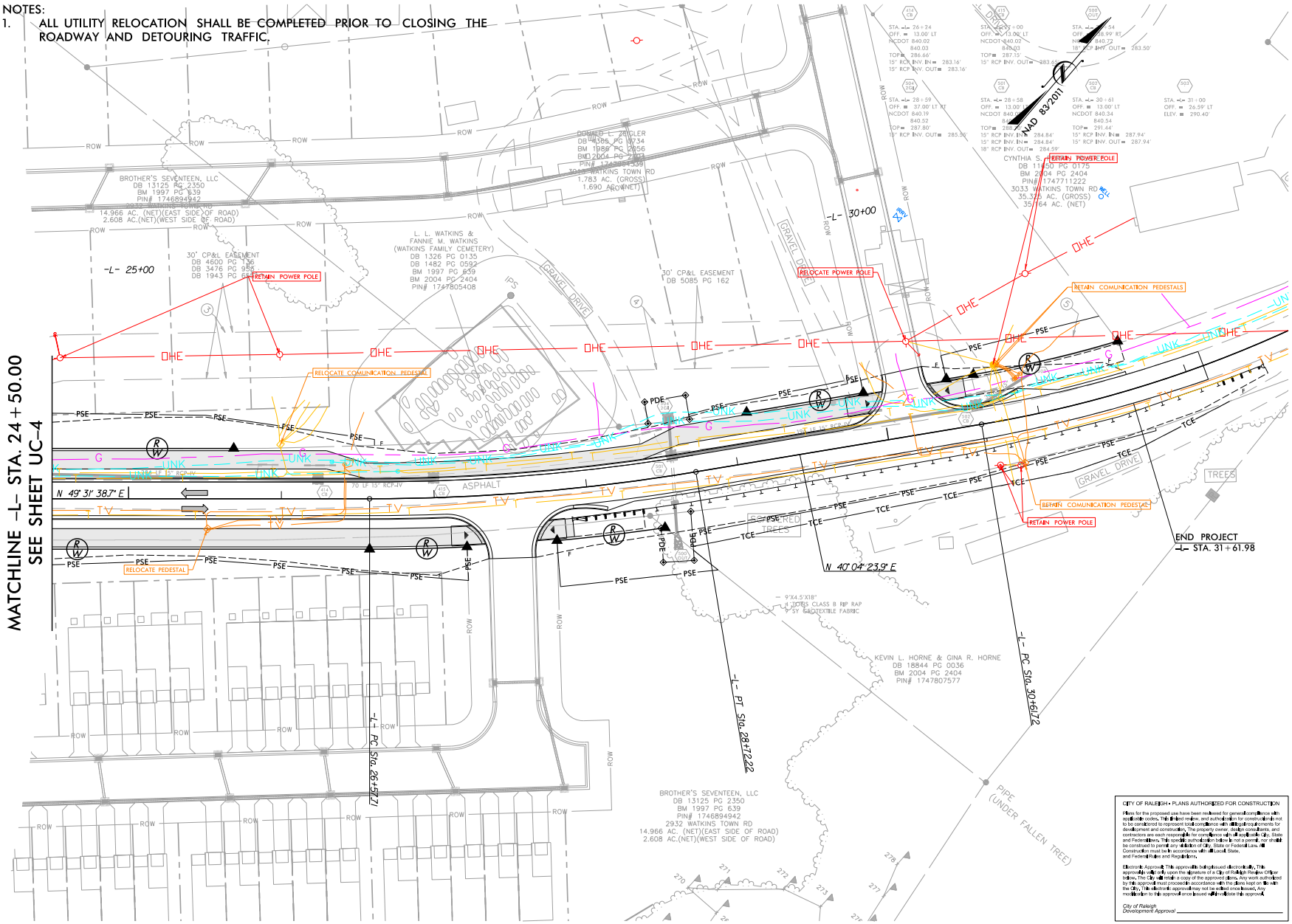

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Development Approval _____

SHEET NO.
UC-5

EVERLEE SUBDIVISION
ROADWAY IMPROVEMENTS
RALEIGH, NORTH CAROLINA
UTILITY COORDINATION PLANS

[redacted]

REVISIONS

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SCALES
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V-SCALE - NA
DATE: 11/08/2022
DESIGNED BY: MML
CHECKED BY: KMP

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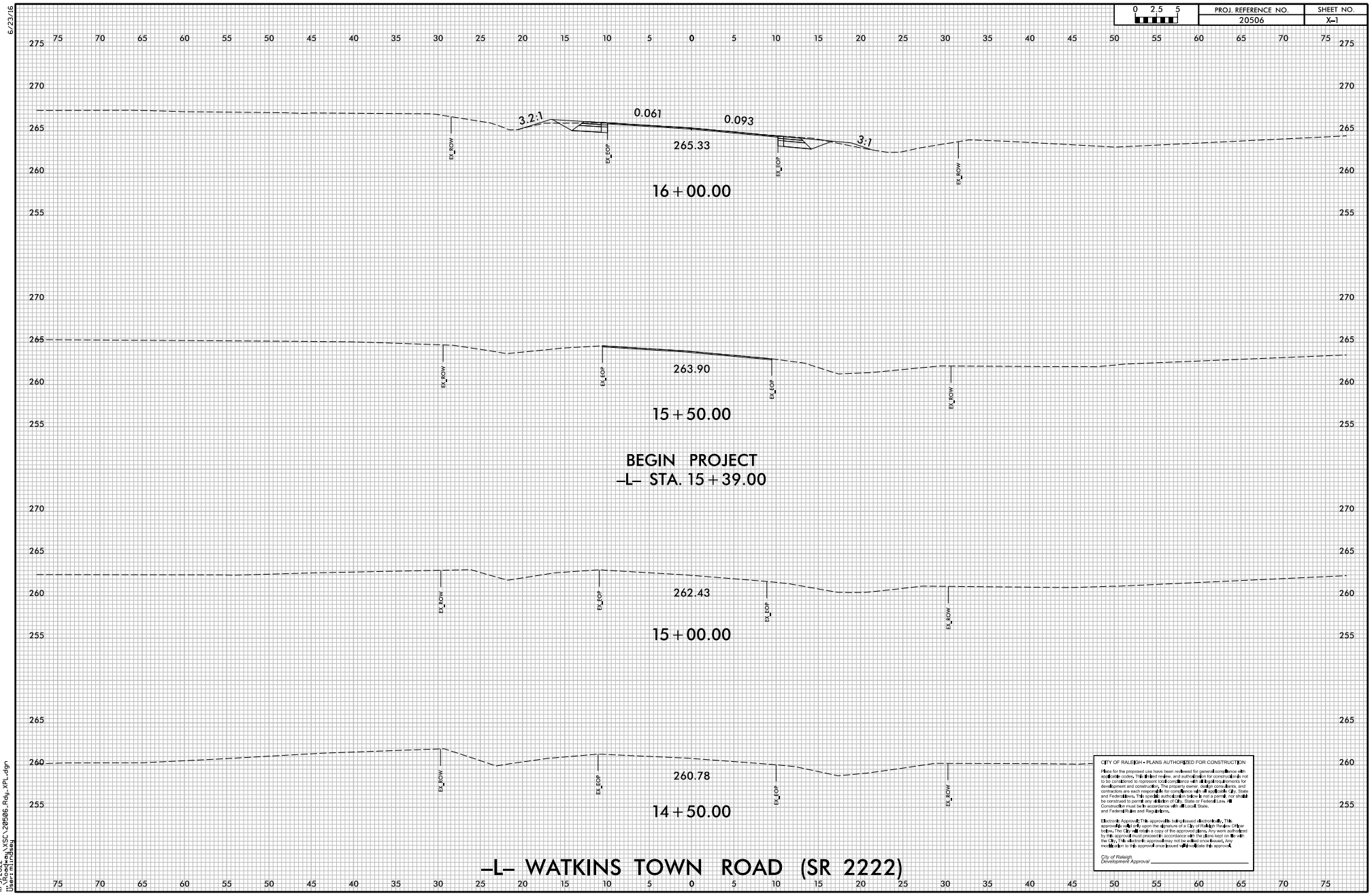
User: mlindsey
20506_util_ps505.dgn



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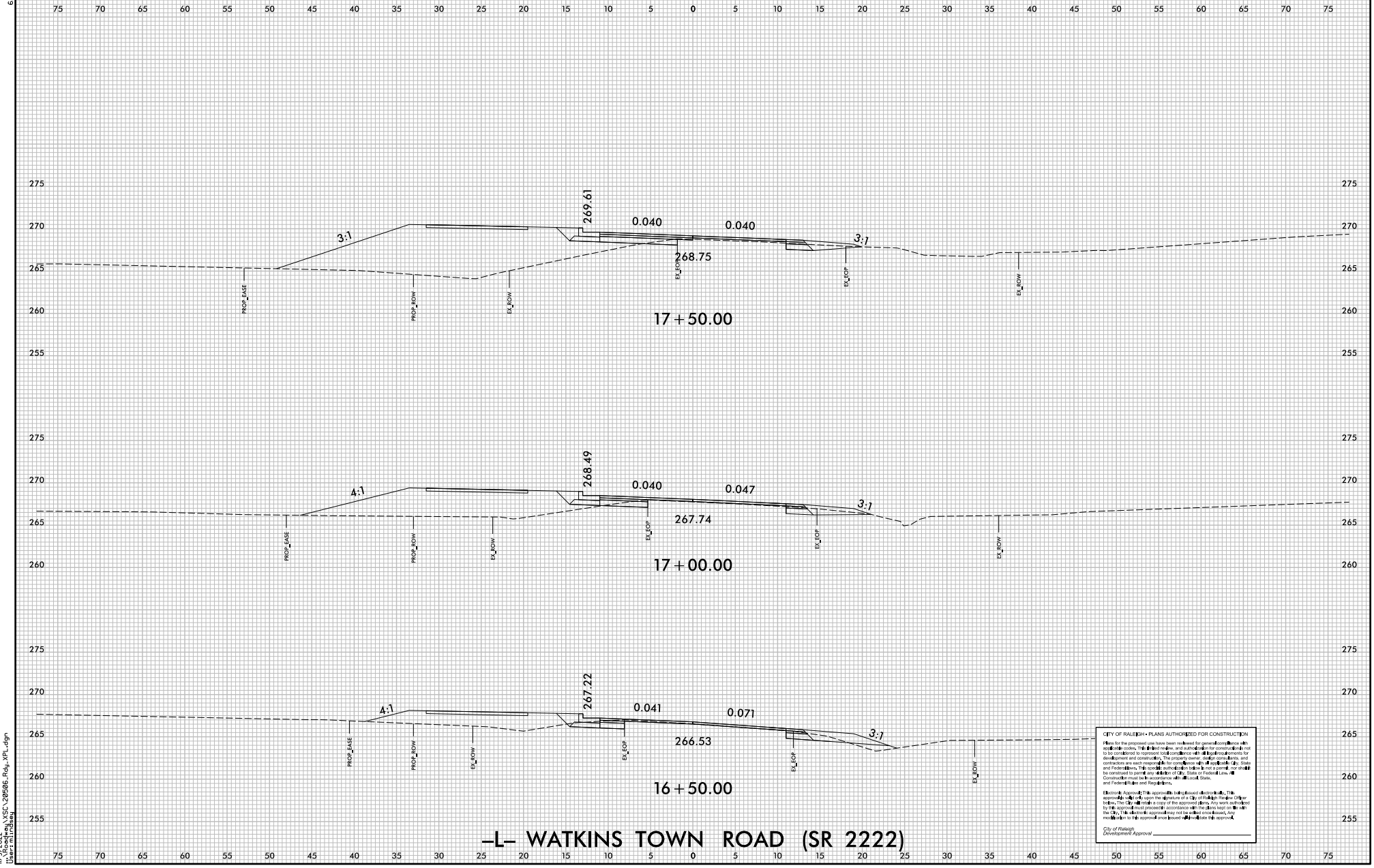
City of Raleigh Development Approval _____

6/23/16

11/9/2022
J:\Roadway\SCL\20506_Rdy_XPL.dgn
jbarrett@ncdot.gov

PROJ. REFERENCE NO.	SHEET NO.
20506	X-2

0 2.5 5



CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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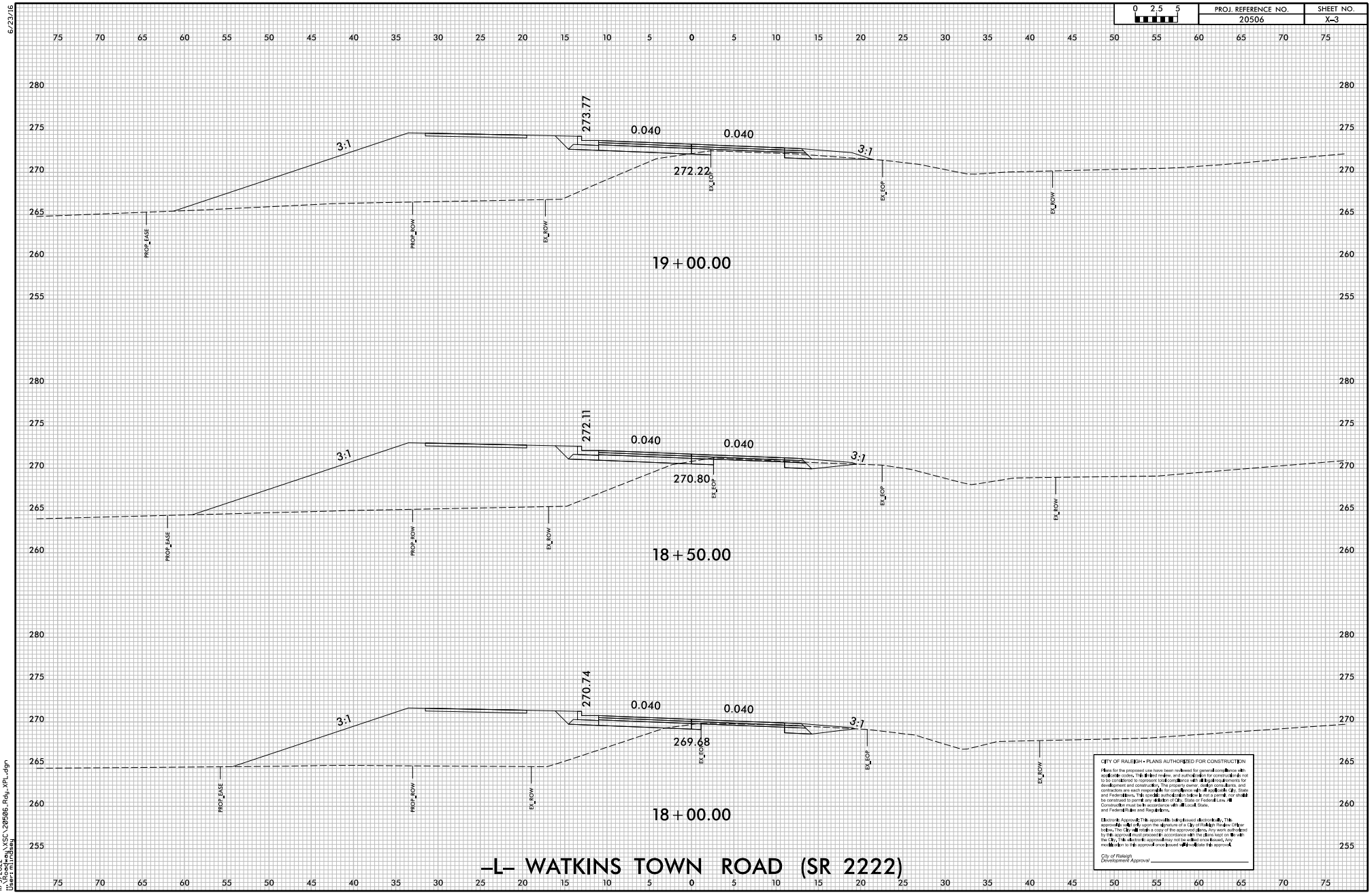
City of Raleigh Development Approval _____

6/23/16

11/9/2022
J:\Roadway\SSC\20506_Rdy_XPL.dgn
jbarrett@kittelson.com

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-3



CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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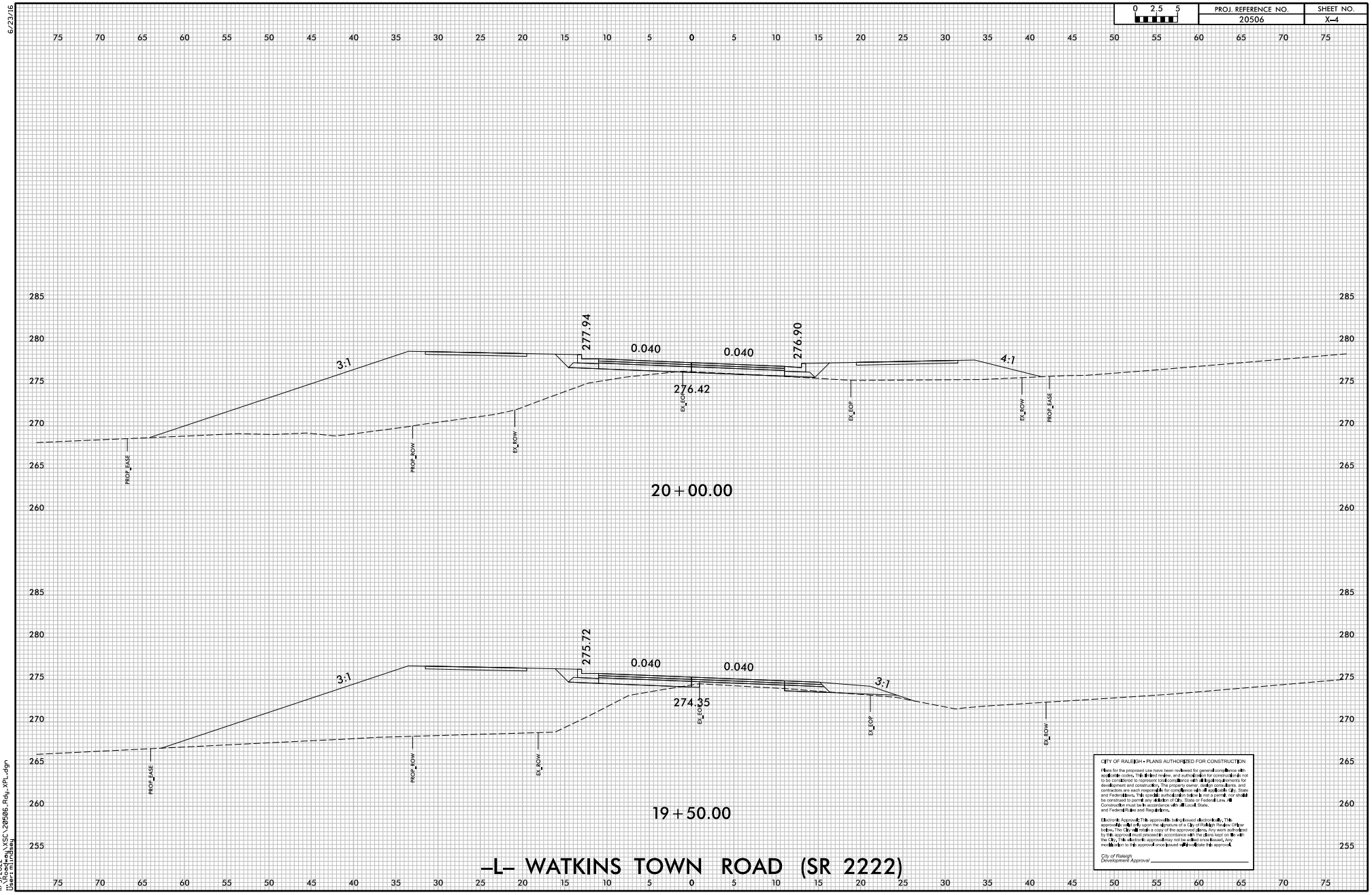
City of Raleigh Development Approval _____

6/23/16

11/9/2022
J:\Roadway\SCL\20506_Rdy_XPL.dgn
jbarrett@kittelson.com

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-4



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6/23/16

11/9/2022
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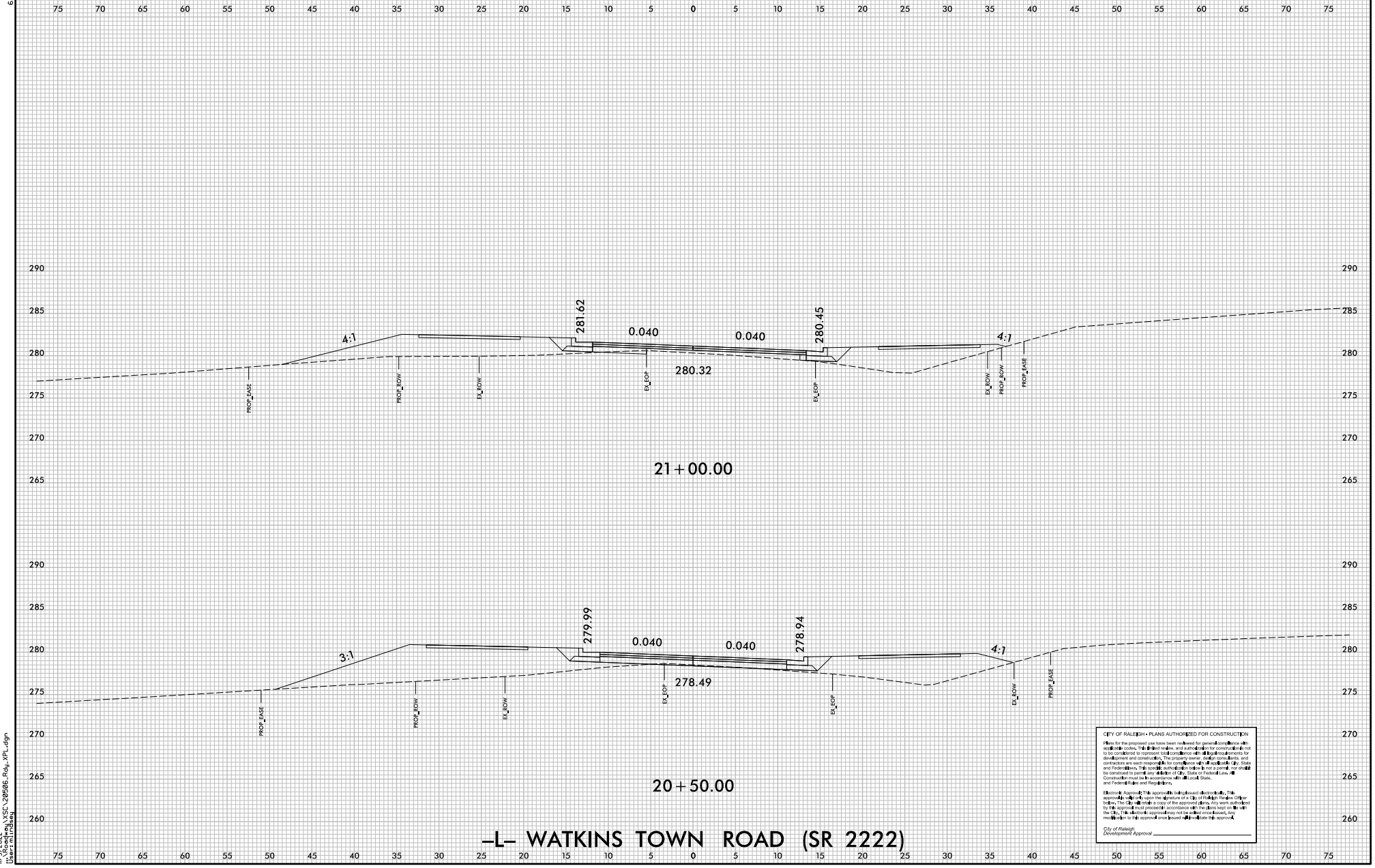
jbarrett@kittelson.com

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-5



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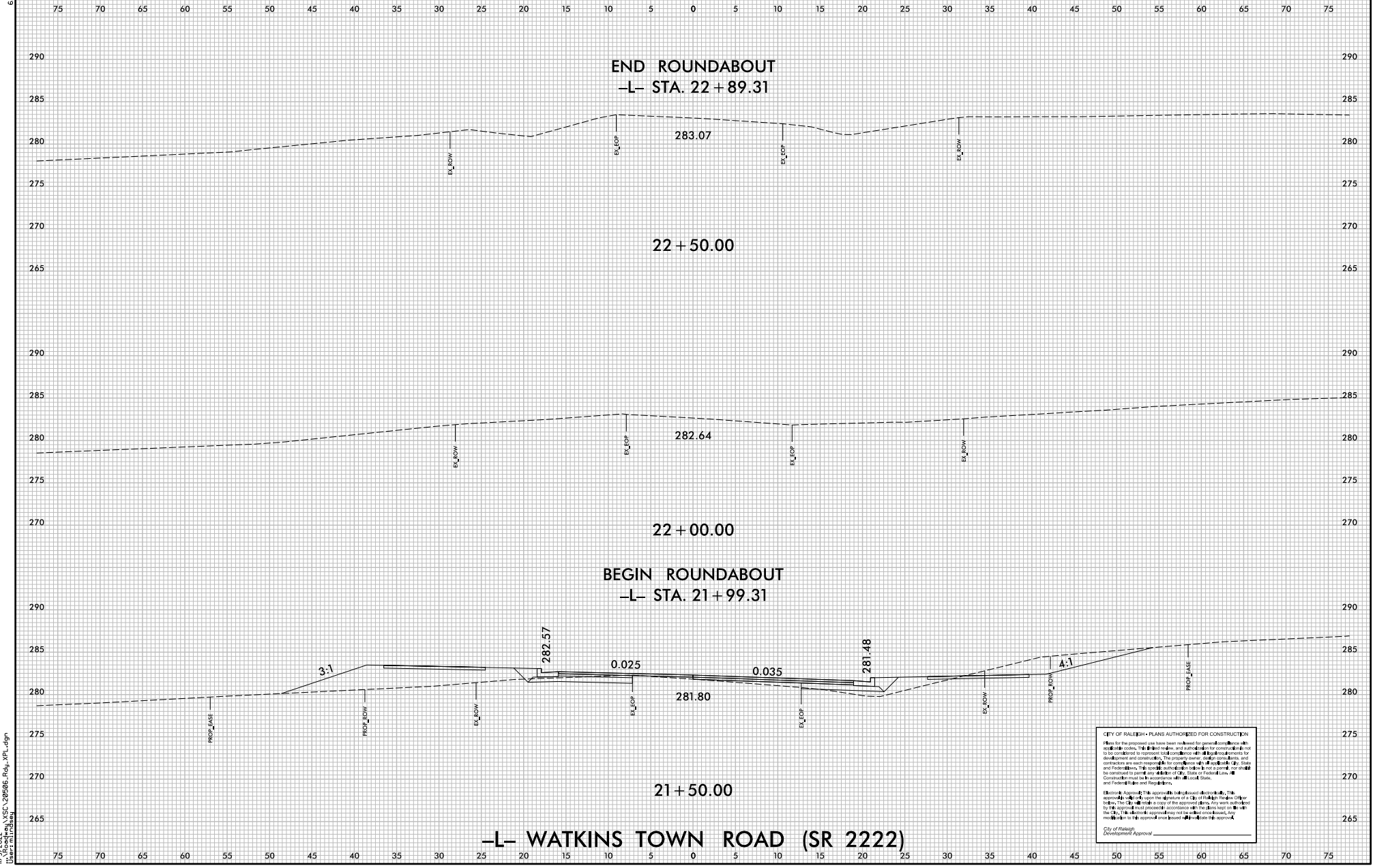
City of Raleigh Development Approval _____

6/23/16

11/9/2022
J:\Raleigh\SSC\20506_Rdy_XPL.dgn
jbarrett@kimley

PROJ. REFERENCE NO.	SHEET NO.
20506	X-6

0 2.5 5



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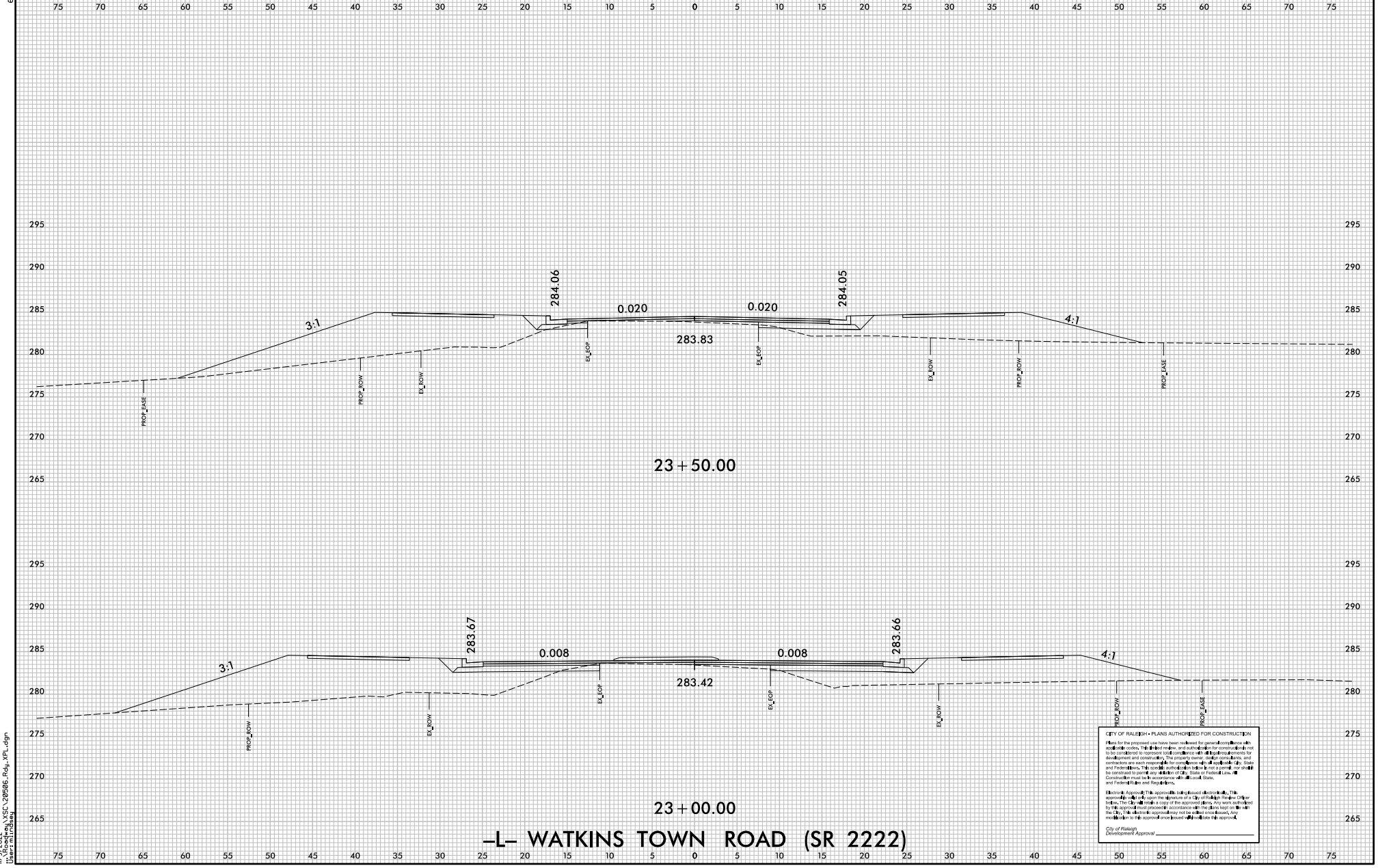
11/9/2022
J:\Roadway\SCL\20506_Rdy_XPL.dgn
jbarrett@kittelson.com

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-7



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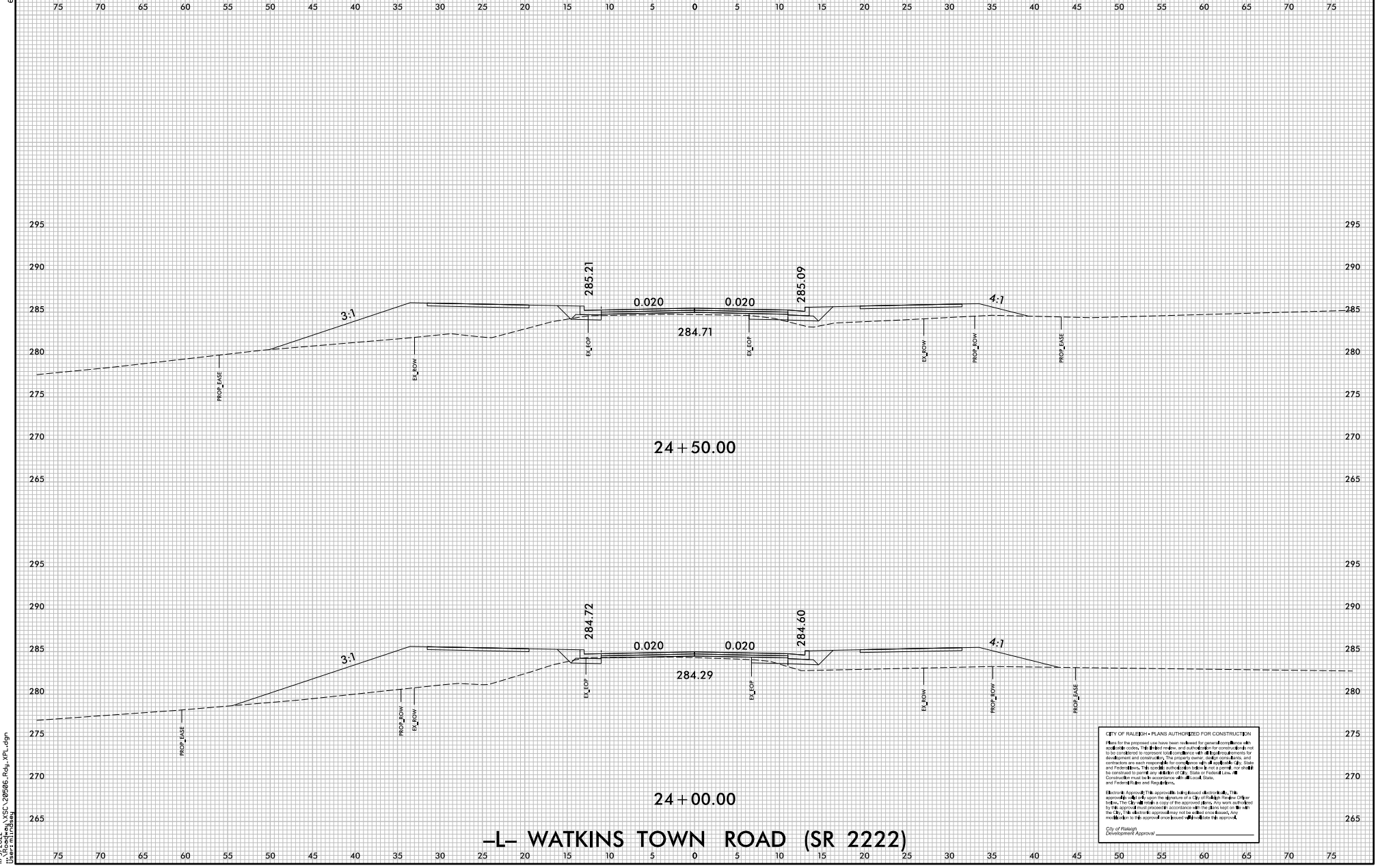
City of Raleigh Development Approval _____

6/23/16

11/9/2022
jtaylor\Roadway\SSC\20506_Rdy_XPL.dgn
jtaylor@mbakerintl.com

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-8



CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

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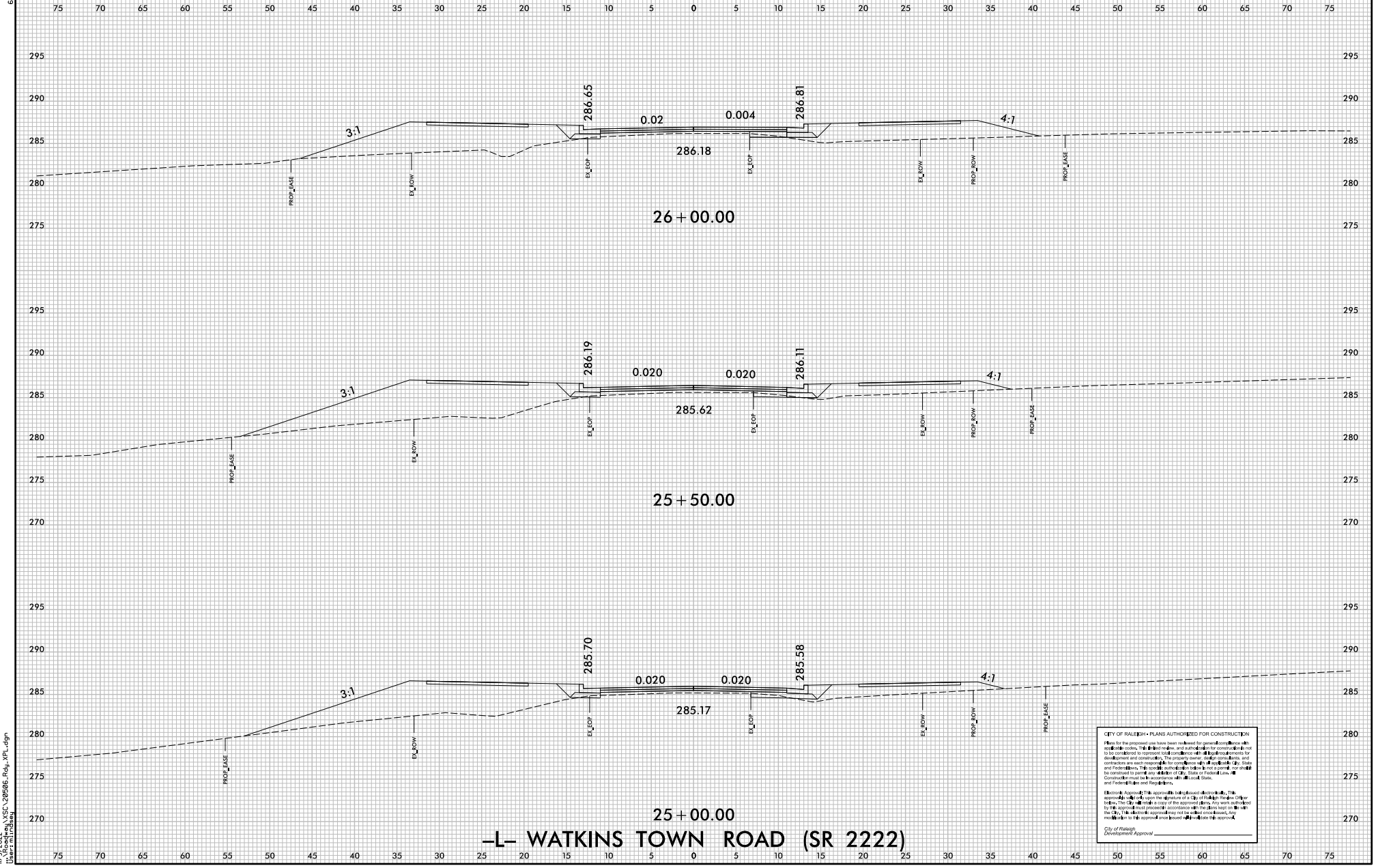
City of Raleigh
Development Approval _____

6/23/16

11/9/2022
J:\Roadway\SCL\20506_Rdy_XPL.dgn
jbarrett@kittelson.com

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-9



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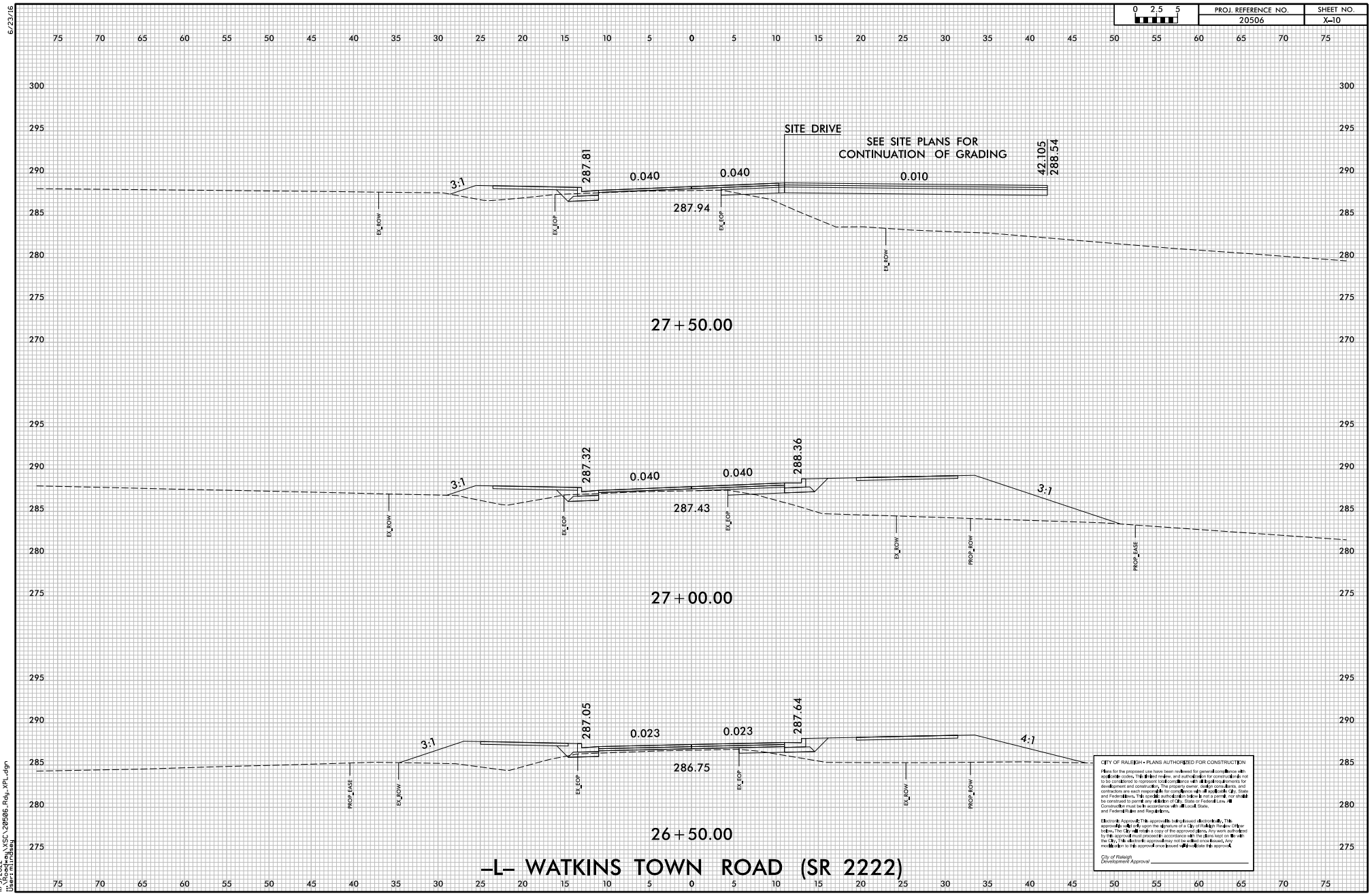
11/9/2022
J:\Roadway\SCL\20506_Rdy_XPL.dgn
jbarrett@kittelson

PROJ. REFERENCE NO.	SHEET NO.
20506	X-10



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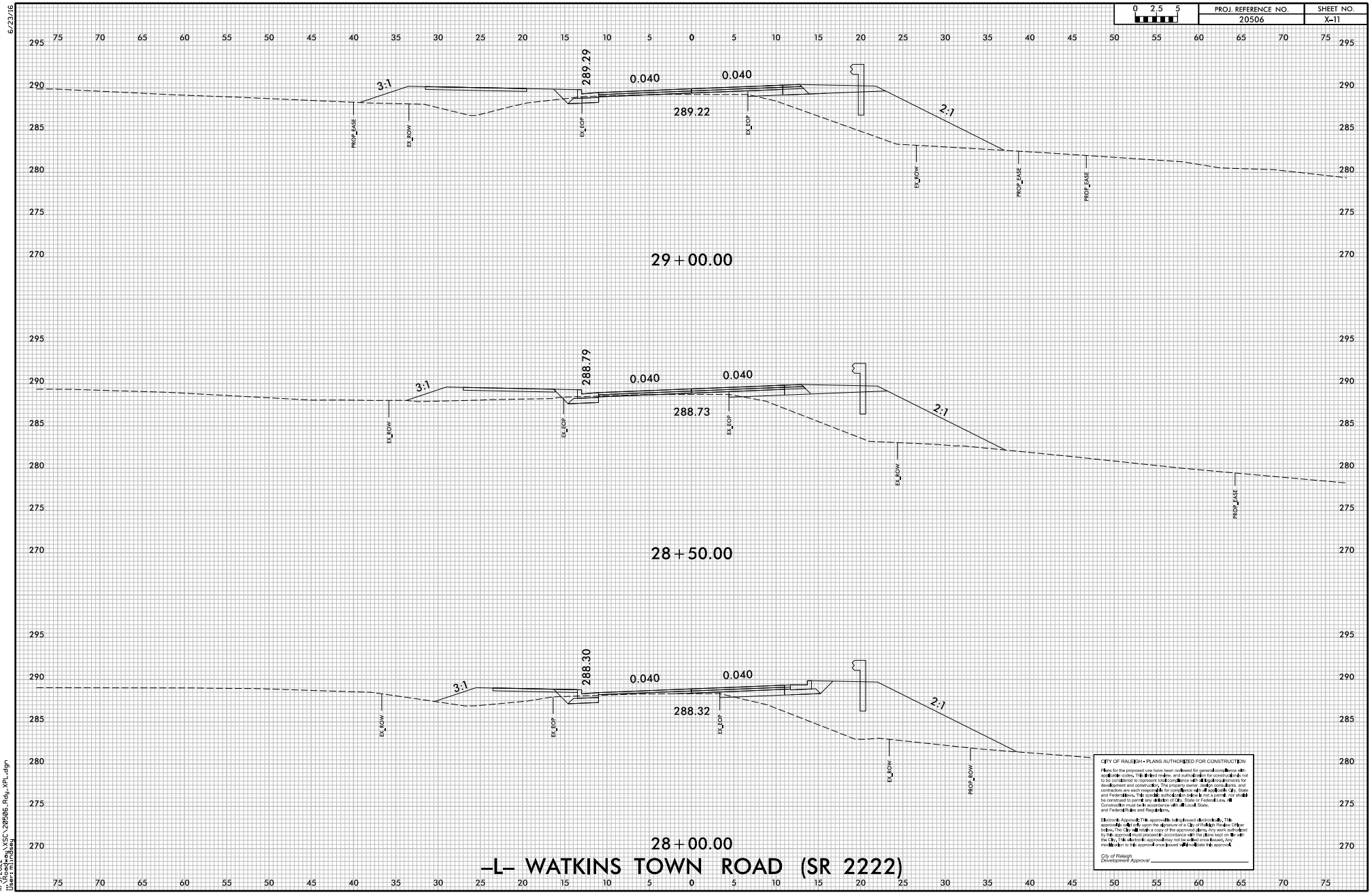
6/23/16

11/9/2022
J:\Raleigh\VSC\20506_Rdy_XPL.dgn
jbarrett@kimley

PROJ. REFERENCE NO.	SHEET NO.
20506	X-11



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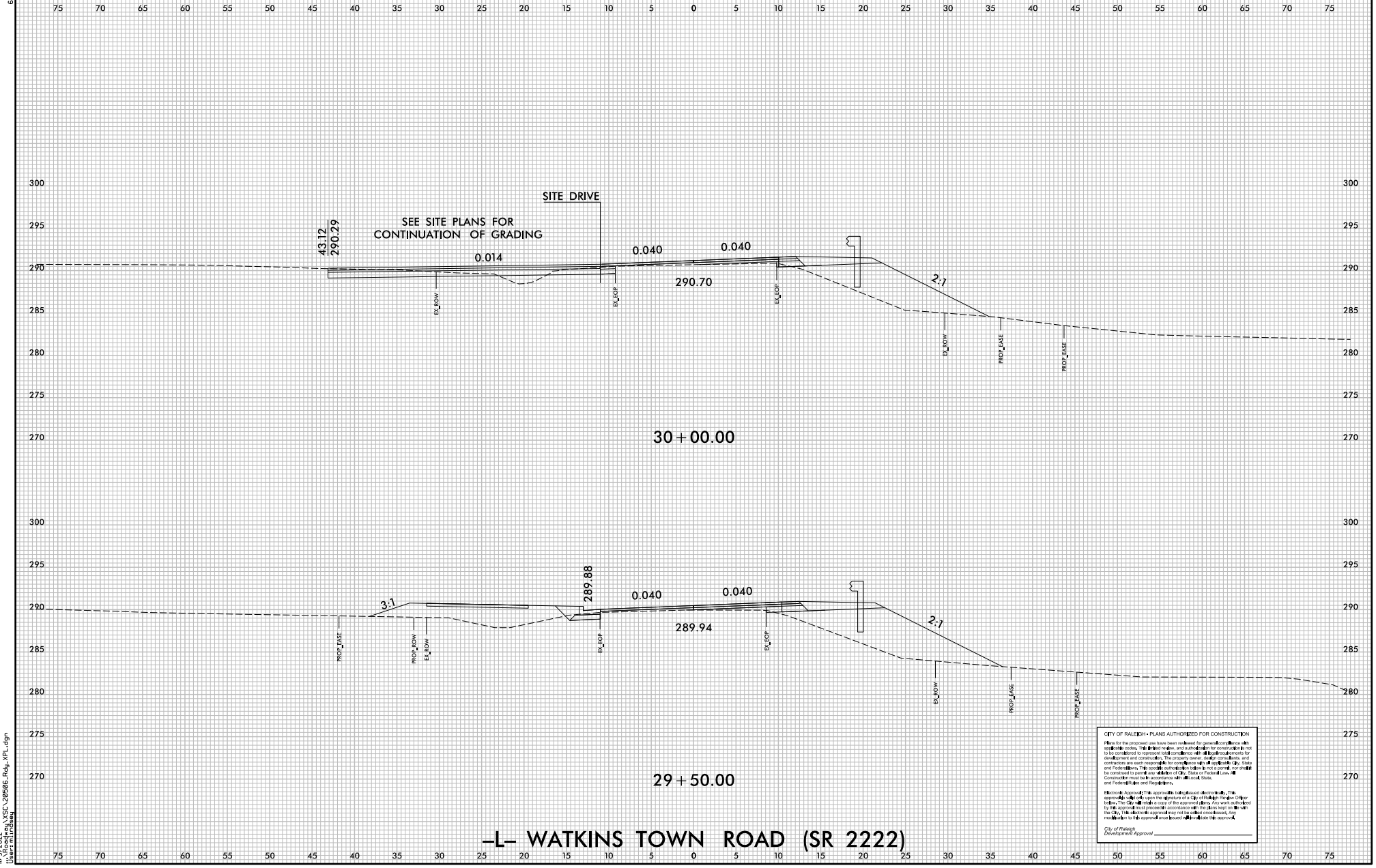
6/23/16

11/9/2022
[n:\Roadway\SCL\20506_Rdy_XPL.dgn]
[jsmithwilliams]

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-12



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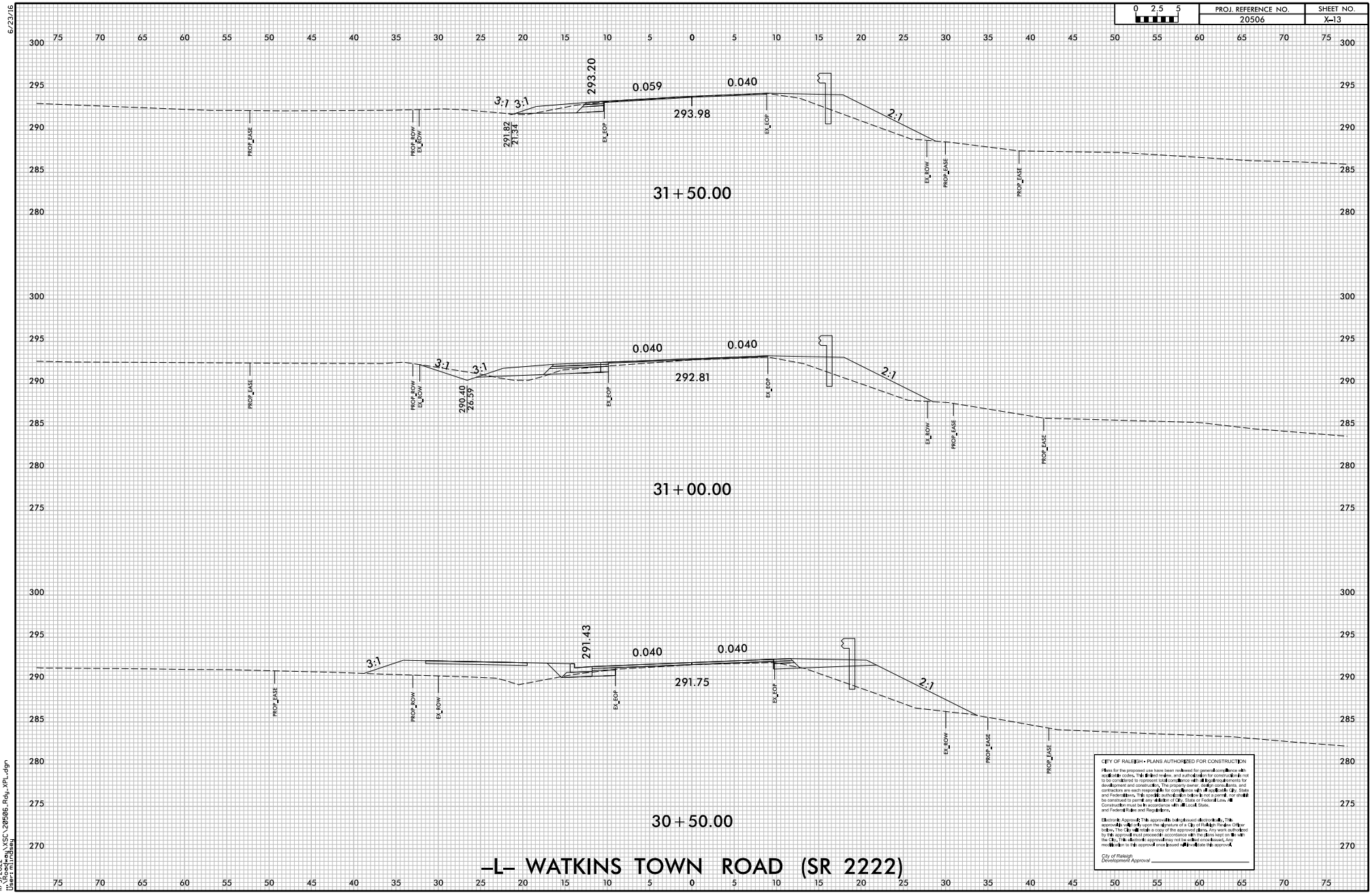
0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-13



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0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
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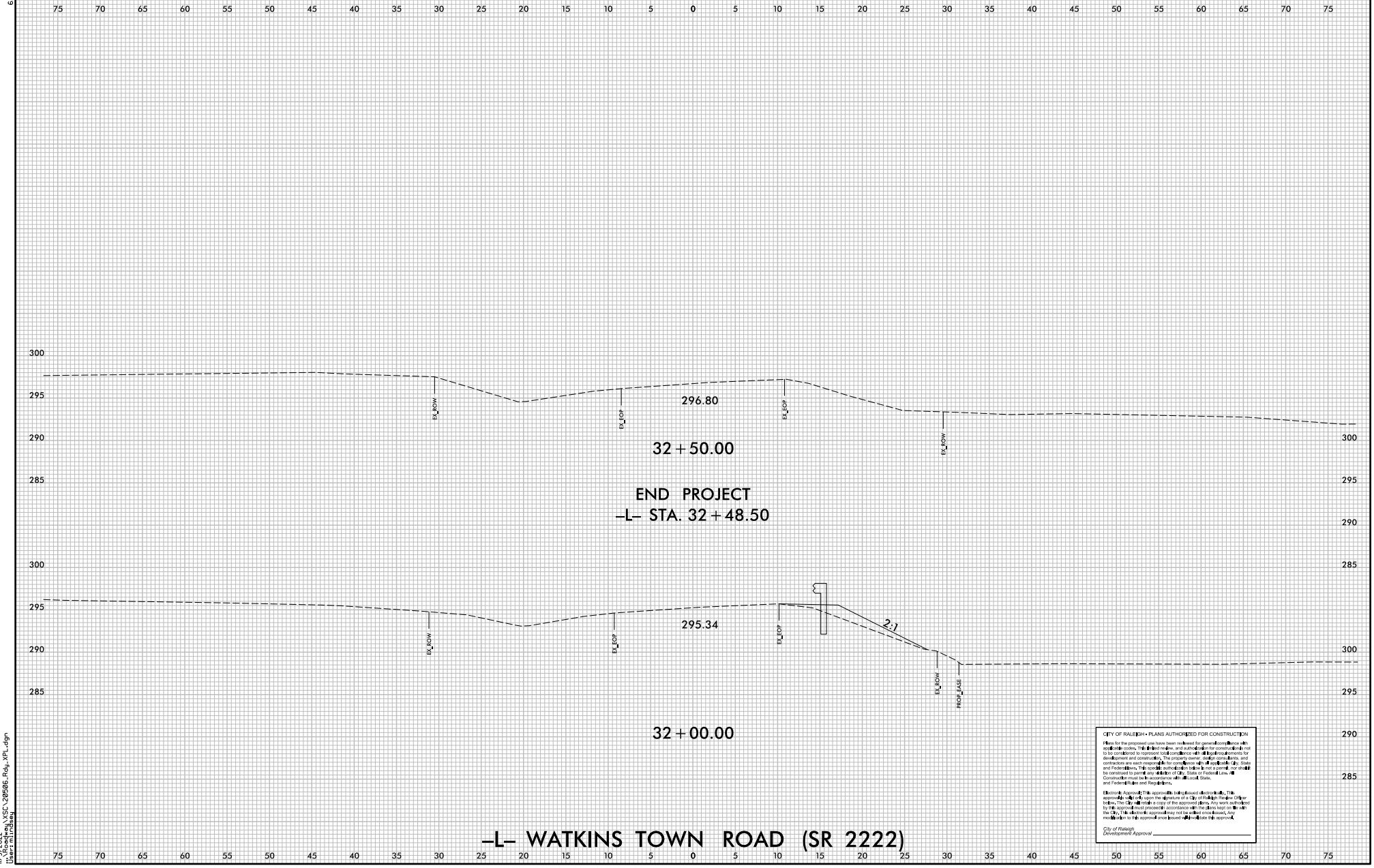

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jbarrett@ncdot.gov

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
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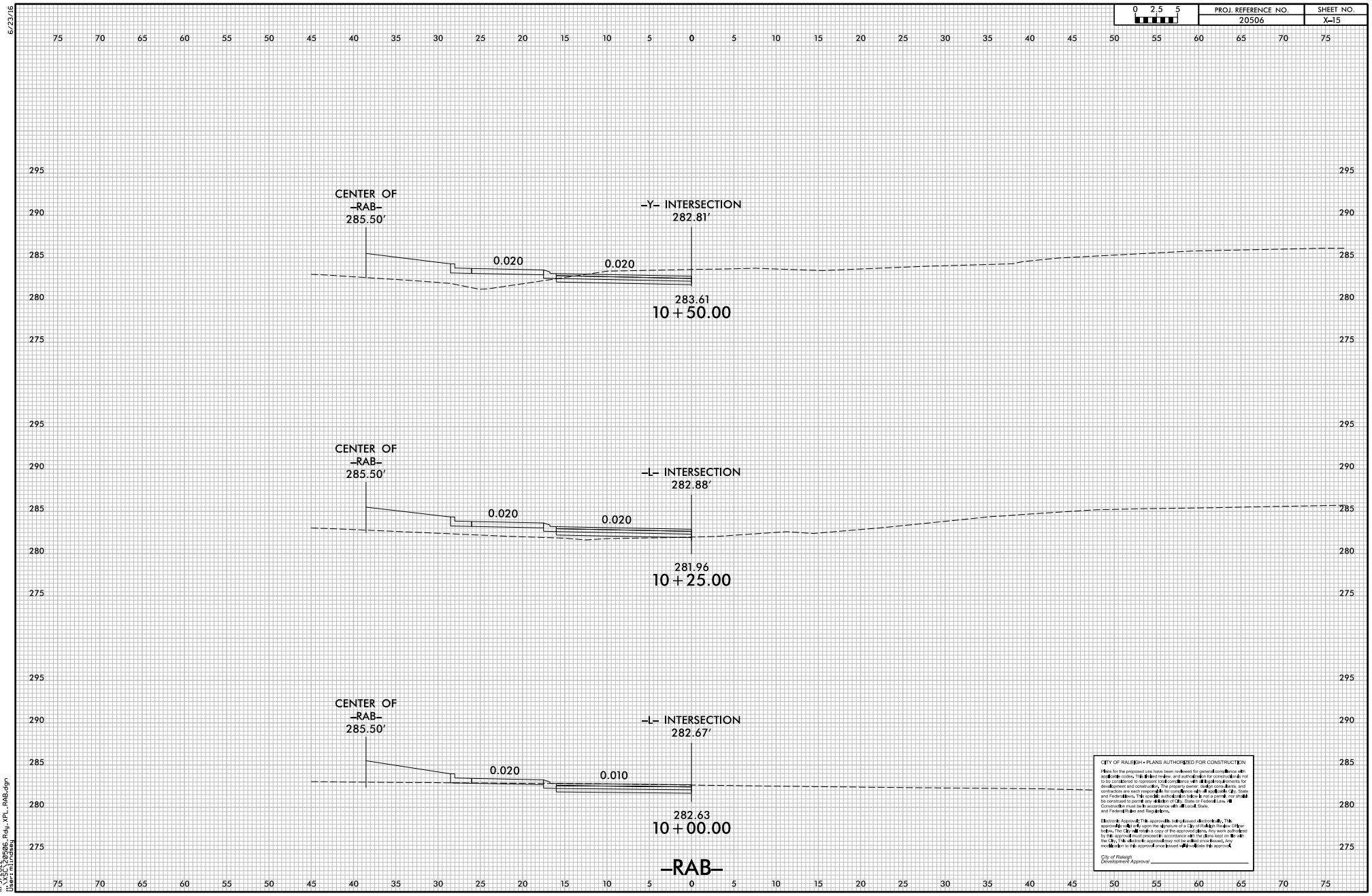

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City of Raleigh
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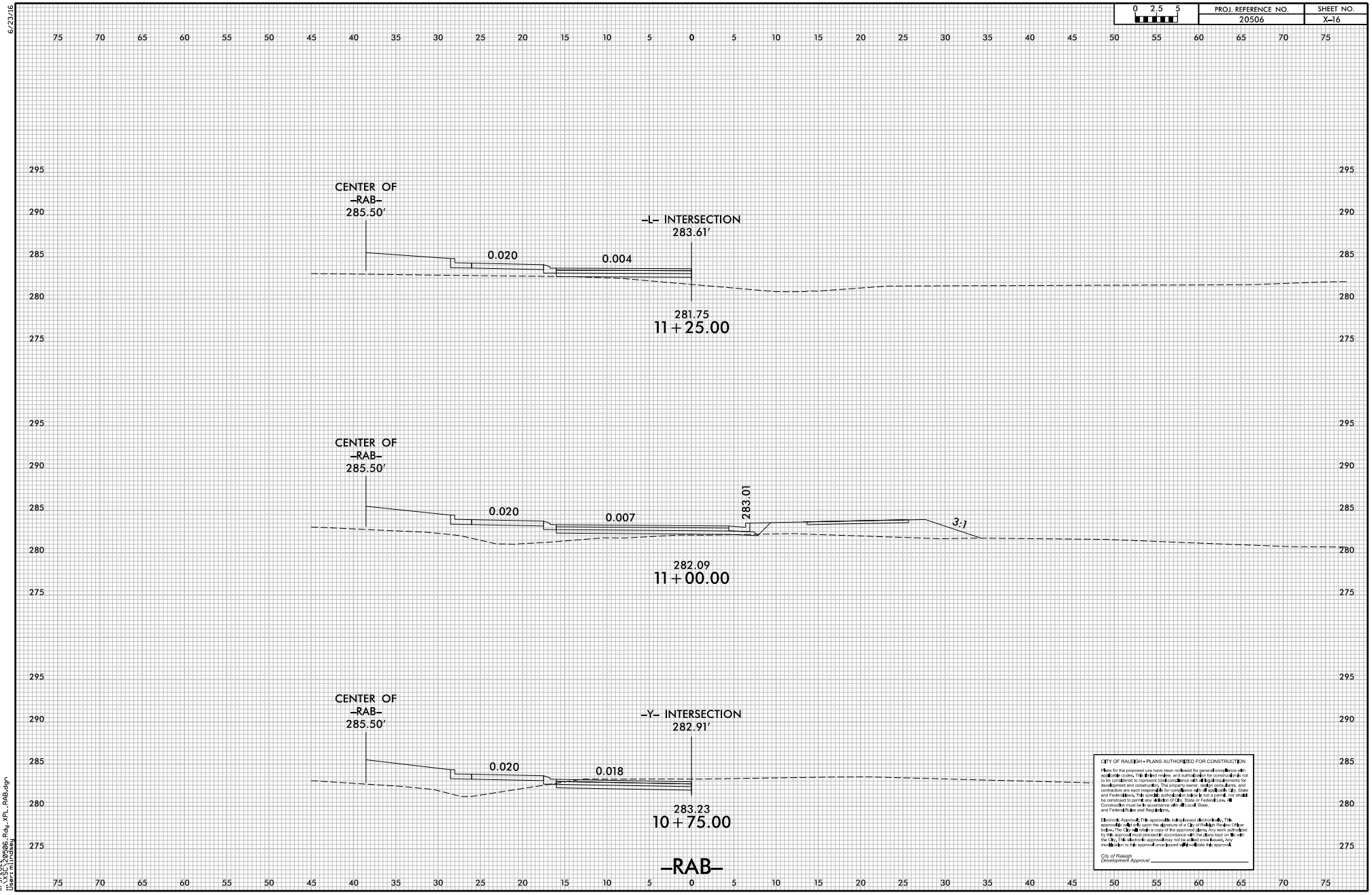
6/23/16

11/3/2022
11:VSC\20506_Rdy_XPL_RAB.dgn
User:mhoseg

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-16



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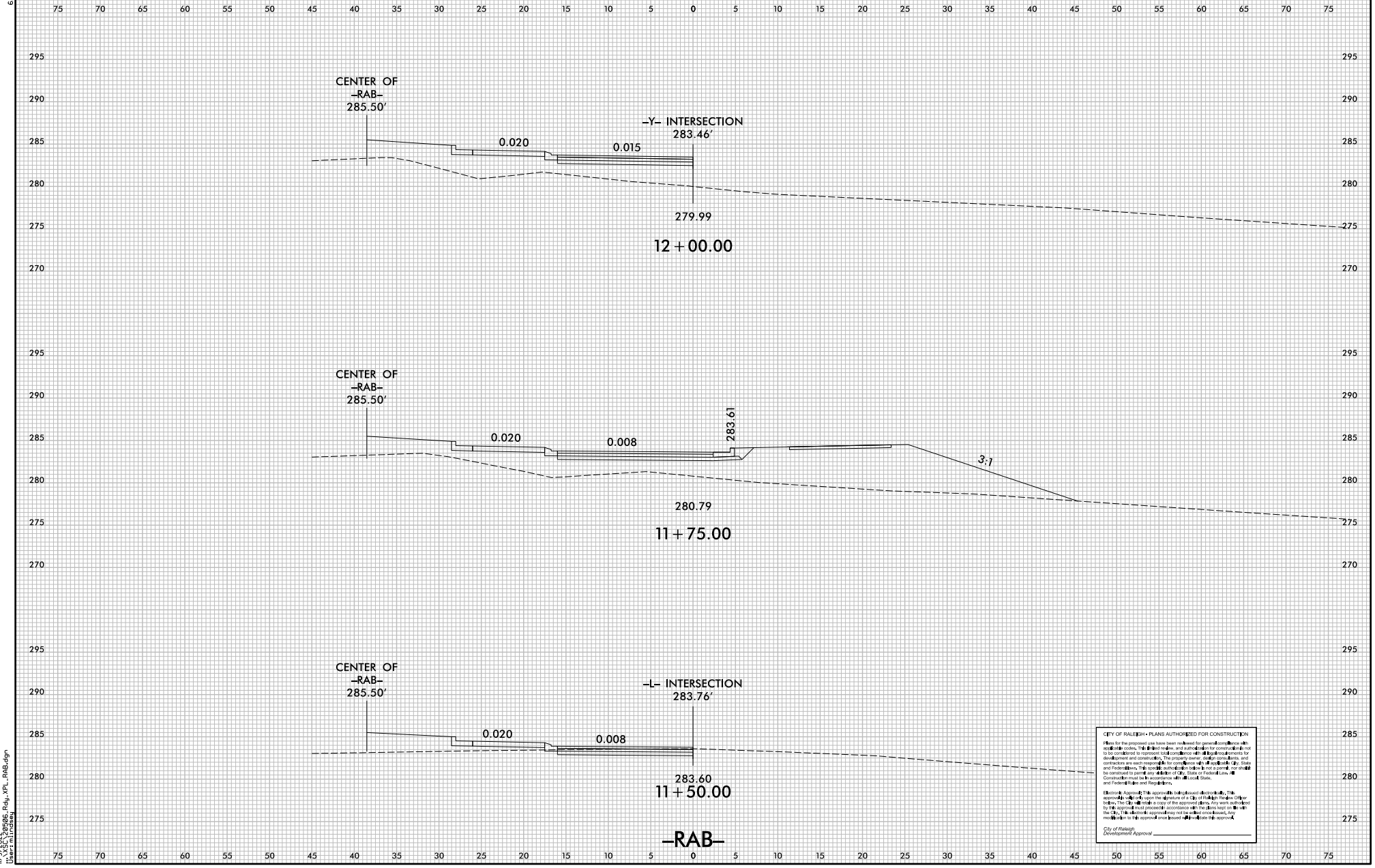
6/23/16

11/3/2022
J:\Y-Sites\20506_Rdu_XPL_RAB.dgn
jbarrett@ncdot.gov

PROJ. REFERENCE NO.	SHEET NO.
20506	X-17

0 2.5 5



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6/23/16

11/3/2022
11:VSC\20506_Rdy_XPL_RAB.dgn
User:mhoseg

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
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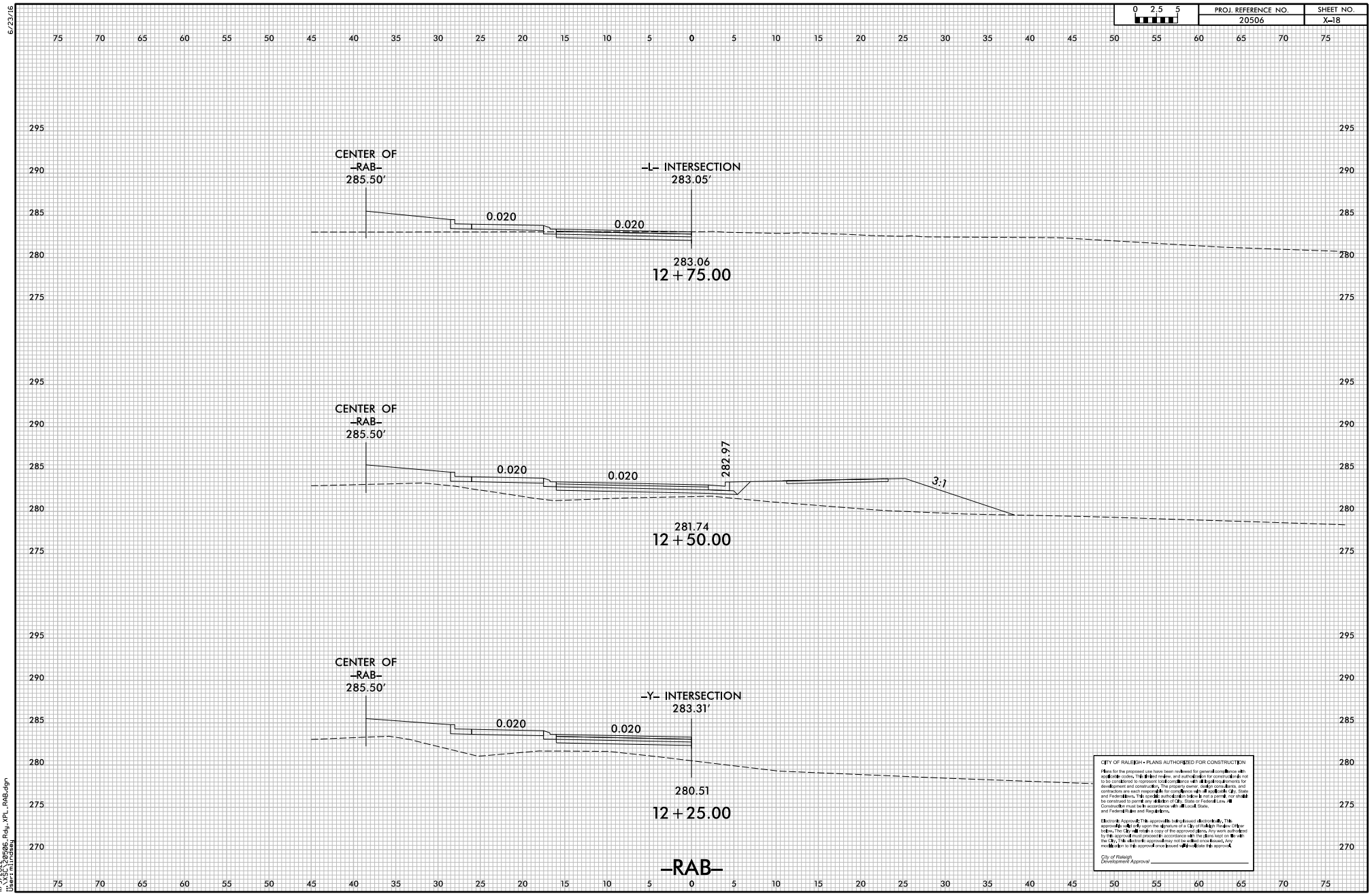

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City of Raleigh
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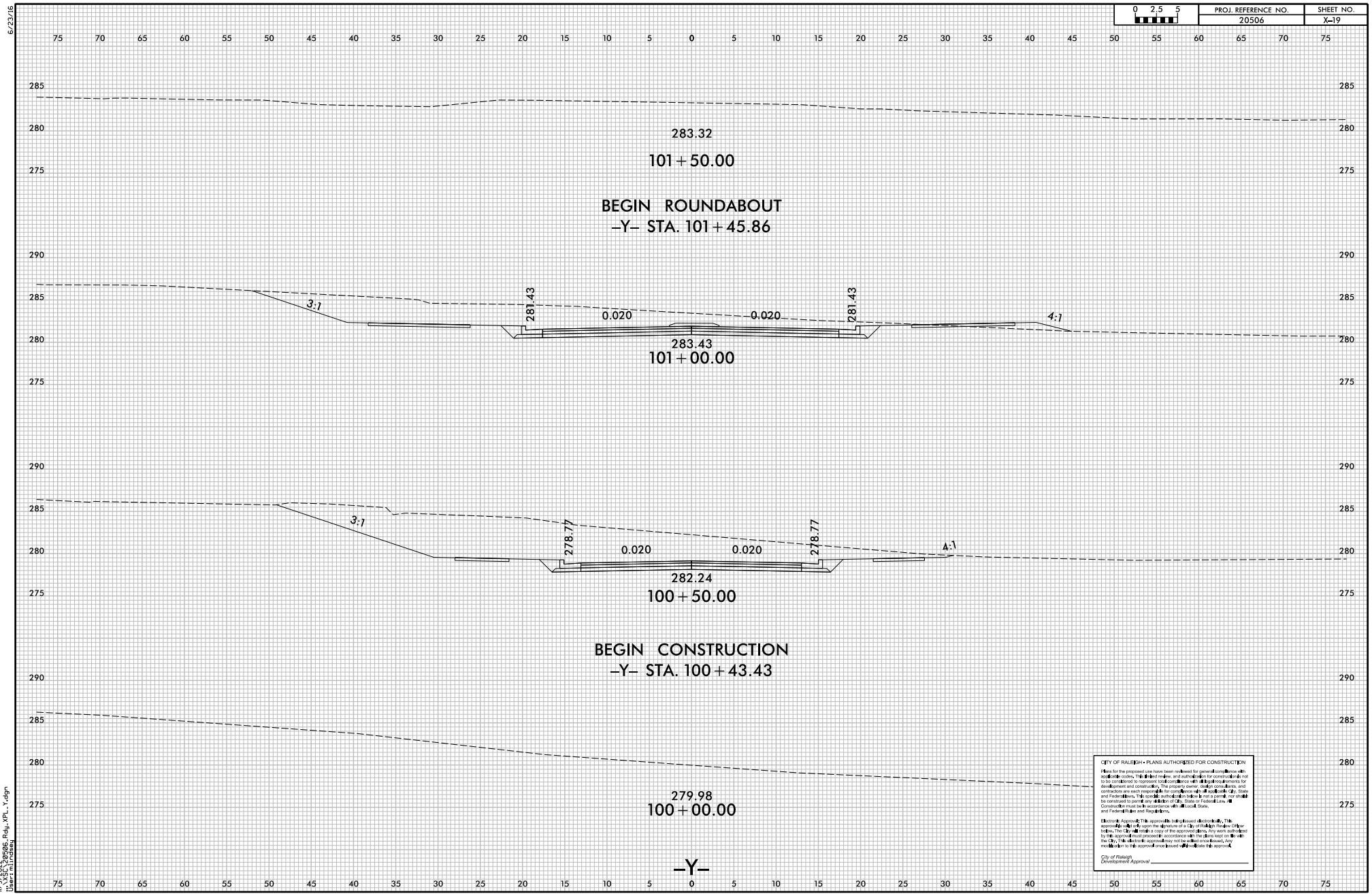
6/23/16

11/3/2022
J:\VSC\20506_Rdu_XPL_RAB.dgn
jwarren@kcg

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X-19



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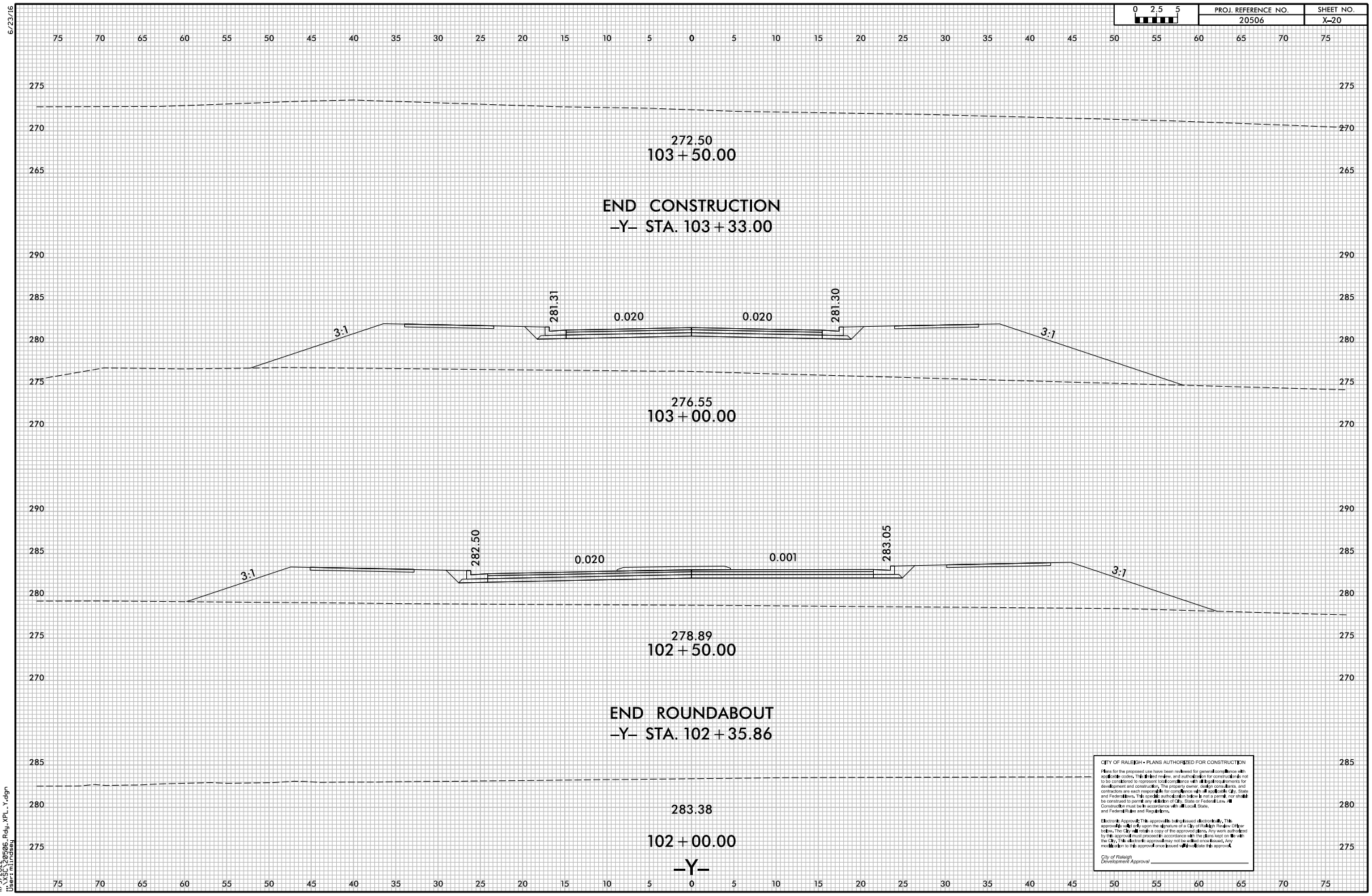
6/23/16

11/3/2022
J:\VSC\20506_Rdu_XPL_Y.dgn
User: mhodges

0 2.5 5	PROJ. REFERENCE NO.	SHEET NO.
	20506	X–20



CITY OF RALEIGH • PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This plan level review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This special authorization is not a permit, nor should it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is effectively upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh
Development Approval _____

6/23/16

11/3/2022
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User: mitchcarg