



Administrative Approval Action

Case File / Name: SUB-0012-2023
DSLC - 721 E LENOIR TOWNHOMES

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 Rock Quarry Road, east Montague Lane at 721 E. Lenoir Street.

REQUEST: Subdivision of a 0.22 acre/9,395 sf tract zoned RX-3 into a proposed Conventional development, consisting of 5 townhome lots and 1 Common Lot for amenity. The overall site's development includes .04 ac/1,639 sf of right-of-way dedication leaving a net area of .18ac/7,756 sf. Proposed new lots includes, Lot 1 being .04 ac/1,847 sf; Lot 2 - .03 ac/1,175 sf; Lot 3 - .03 ac/1,174 sf; Lot 4 - .03 ac/1,173 sf; Lot 5 being .03 ac/1,349 sf and 1 Common Area Lot of .02 ac/1,039 sf.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-0313-2023: DSENG - Surety/Infrastructure
FIL-0314-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 August 15, 2023 by Swift Partners PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

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

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

General

1. A note is added to the coversheet and site subdivision data table, noting that no building permits shall be issued on the proposed Lot 6/Common Area lot. This lot is being created to meet required site design amenity area for preliminary subdivision SUB-0012-2023.
2. Site Permit Review (SPR) plans set list the primary uses for adjacent properties, in accordance with Sec.6.1.4.
3. The front yard/side street setback dimensions are provided on sheet C3 as shown along Montague Ln.

Stormwater

4. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.



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

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

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

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Lot 6 shall be labeled as an Amenity Area Lot to be owned and maintained by the homeowner's association on all maps for recording. A note shall state that Lot 6 is not a building lot.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

4. A fee-in-lieu (FIL-0314-2023) for 1' of sidewalk along Lenoir Street is paid to the City of Raleigh (UDO 8.1.10).
5. A public infrastructure surety (SUR-0313-2023) 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.
6. 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)



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7. 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)

Stormwater

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

Urban Forestry

9. A public infrastructure surety for 5 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.

☒ **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:

Public Utilities

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

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 2 street trees along E. Lenoir Street and 3 street trees along Montague Lane for a total of 5 street trees.

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



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General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.

Stormwater

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

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

3-Year Sunset Date: August 23, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: August 23, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/23/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY SWIFT PARTNERS, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN 'AS-BUILT' DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNERS REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
- HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.
- THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC. AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- SURVEY INFORMATION COLLECTED BY JEFFREY H DAVIS
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
- NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

DEMOLITION NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
- THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
- CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
- ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-832-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION.
- EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.
- ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNERS REPRESENTATIVE.
- WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.
- ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUGS OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD

MATERIALS AND FURNISHINGS NOTES:

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

SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM MONTAGUE UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNERS REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERNS AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT AND DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN.
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT, MATCH WIDTH OF EXISTING WALKWAY.
- WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6'-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 30' MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
- ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
- PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
- REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
- INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
- INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
- THE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNERS REPRESENTATIVE SHALL BE INSTALLED.
- MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
- SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1:20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
- TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
- BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

PAVING PATTERN NOTES:

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

SIGNAGE, STRIPING AND MARKING NOTES:

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

UTILITY NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNERS REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
- THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
- ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

PROPOSED UTILITY SEPARATION:

- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
- CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCHES VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
- CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
- SEPARATION OF SANITARY SEWERS AND STORM SEWERS:
 - A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

SEWER NOTES:

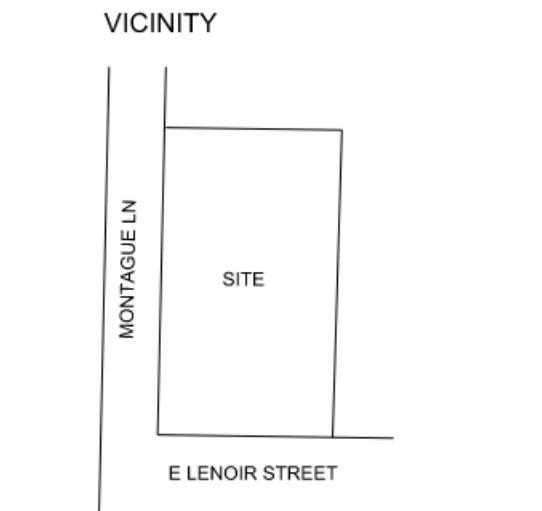
- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
- UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
- MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
4" SEWER SERVICE - 2.00% SLOPE
6" SEWER SERVICE - 1.00% SLOPE
8" SEWER SERVICE - 0.50% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
- SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
4" SEWER SERVICE - SCH 80
6" SEWER SERVICE - SCH 80
8" SEWER SERVICE - SDR-35
- SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
- ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

WATER NOTES:

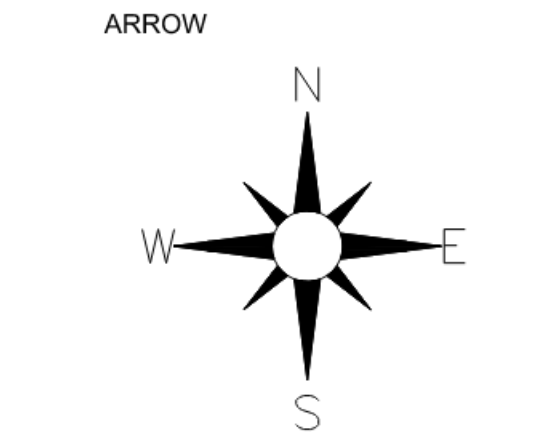
- AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 250.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
PRESSURE:
LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION. BACTERIOLOGICAL:
TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.



No.	Date	Description



SCALE



DATE: 2023.08.15
DRAWN BY: JRP
PROJECT: 721 E LENIOR TOWNHOMES
PROJECT #: C202303
SHEET TITLE
GENERAL NOTES

LINE TABLE		
LINE	LENGTH	BEARING
L1	69.72'	N88°50'09"W
L2	1.08'	N88°10'30"W
L3	40.00'	N01°49'30"E

TIE LINE TABLE		
LINE	LENGTH	BEARING
T1	216.78'	S88°50'09"E
T2	115.51'	N01°49'30"E
T3	78.10'	N01°49'30"E

41N

-HAZARD
ANCE
=
=

IMPERVIOUS AREA

HSE/AC	1375	SQ.FT.
PORCH	245	SQ.FT.
STORAGE	200	SQ.FT.
RET WALL	15	SQ.FT.
ADJ WALK	15	SQ.FT.
DR/WALK	410	SQ.FT.
TOTAL	2260	SQ.FT.

24.1% IMPERVIOUS

THIS PLAT IS ☒ IN ☐ OUT OF THE CITY LIMITS.

ES (UNUSED) SHALL
(MAIN) & REMOVED FROM
2U HANDBOOK PG 67 & PG 125.

TR MAINS (OR SERVICES) MAY NOT
- SEC.8-2007.

ATIONS WILL BE DETERMINED AND
N SUBMITTAL PER CITY OF RALEIGH

NOT PER UDO SECTION 9.2.2.A.2.b.i AS A
V OF ONE ACRE OR LESS APPROVED
UT ARE SUBJECT TO IMPERVIOUS
TION A.4 AND SUBJECT TO FURTHER
VT OF IMPERVIOUS SURFACE AREAS.

E INSTALLED & MAINTAINED IN
REQUIREMENTS OF CHAPTER 2 OF THE

olina, County of Wake

Following person(s) personally
on this day, each acknowledging
she voluntarily signed the foregoing
purpose stated therein and in
addition:

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

N/F CARVER-KAY RALEIGH, LLC
 LOTS 1 & 2 Registered Land Surveyor
 C & M RENTALS, INC.
 BOM 1973, PG 103
 D.B. 16571, PG 400
 PIN# 1713.09-16-0466
 TYPE USE: FOUR FAMILY
 ZONING RX-3

NC GRID (NAD 83-2011)

*Preliminary Plat
Not for recordation,
conveyances, or sales*

OWNER:
HIGH EAST, LLC by
DOMINIQUE BISCHOF
(member/manager)
536 E. LENOIR STREET
RALEIGH, NC 27601

N/F CARVER-KAY RALEIGH, LLC
LOTS 1 & 2
C & M RENTALS, INC.
BOM 1973, PG 103
D.B. 16571, PG 400
PIN# 1713.09-16-0466
TYPE USE: FOUR FAMILY
ZONING RX-3




















SURVEY LEGEND:

- | | |
|--|------------------------------|
| | SURVEY CONTROL POINT |
| | EXISTING IRON PIPE |
| | EXISTING CONCRETE MONUMENT |
| | COMPUTED POINT |
| | STORM DRAIN MANHOLE |
| | STORM DRAIN CURB INLET |
| | SANITARY SEWER MANHOLE |
| | SANITARY SEWER CLEANOUT |
| | SANITARY FORCE MAIN VALVE |
| | HYDRANT |
| | WATER VALVE |
| | WATER METER |
| | WATER MANHOLE |
| | WATER VAULT |
| | WELL |
| | GAS VALVE |
| | GAS METER |
| | TELEPHONE MANHOLE |
| | TELEPHONE PEDESTAL |
| | TV MANHOLE |
| | TV PEDESTAL |
| | FIBER OPTIC WITNESS POST |
| | FIBER OPTIC BOX |
| | ELECTRIC MANHOLE |
| | ELECTRIC METER |
| | ELECTRIC BOX |
| | UTILITY POLE |
| | GUY POLE |
| | GUY WIRE |
| | LIGHT POLE |
| | MANHOLE |
| | TRAFFIC SIGNAL BOX |
| | TRAFFIC SIGNAL POST |
| | MONITORING WELL |
| | BORING LOCATION |
| | BOLLARD |
| | SIGN |
| | FINISHED FLOOR ELEVATION |
| | DECIDUOUS TREE |
| | EVERGREEN TREE |
| | BUSH |
| | WIRE FENCE |
| | CHAIN LINK FENCE |
| | UNDERGROUND TELEPHONE LINE |
| | UNDERGROUND FIBER OPTIC LINE |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND WATER LINE |
| | SANITARY SEWER LINE |
| | STORM DRAIN LINE |
| | OVERHEAD WIRES |
| | UNIDENTIFIED LINE |
| | UNKNOWN DESTINATION |
| | CONCRETE SURFACE |
| | DIP |
| | CIP |
| | HDPE |
| | RCP |
| | CMC |
| | MB |
| | CMB |
| | CATCH BASIN |

TREE LEGEND:

- | | |
|----|-------------------|
| JO | AMERICAN HOLLY |
| JV | EASTERN RED CEDAR |
| LI | CREPE MYRTLE |
| MG | SOUTHERN MAGNOLIA |
| PO | EASTERN SYCAMORE |
| PT | LOBLOLLY PINE |
| QR | RED OAK |
- EXAMPLE: 10QR = 10" RED OAK

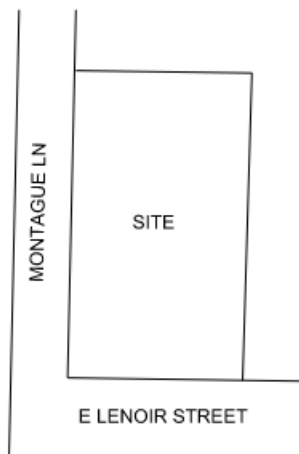
DEMOLITION LEGEND:

- | KEY
NOTE | SYMBOL | DESCRIPTION |
|-------------|---|-------------------------------|
| 1 |  | REMOVE BUILDING |
| 2 |  | REMOVE ASPHALT |
| 3 |  | REMOVE GRAVEL |
| 4 |  | REMOVE BRICK WALKWAY |
| 5 |  | REMOVE CONCRETE |
| 6 |  | REMOVE RIPRAP |
| 7 |  | REMOVE VEGETATION |
| 8 |  | REMOVE WATER LINE |
| 9 |  | REMOVE SANITARY SEWER LINE |
| 10 |  | REMOVE STORM DRAINAGE |
| 11 |  | REMOVE FENCE |
| 12 |  | TREE PROTECTION FENCE |
| 13 |  | LIMITS OF DISTURBANCE |
| 14 |  | COORDINATE LIGHT POLE REMOVAL |
| 15 |  | REMOVE TREE |
| 16 |  | REMOVE TREELINE |
| 17 |  | REMOVE WHEEL STOP |
| 18 |  | REMOVE CURB & GUTTER |
| 19 |  | REMOVE SIGN |

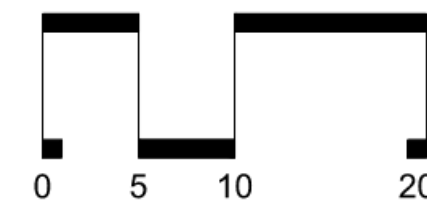
NOTES:

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

VICINITY

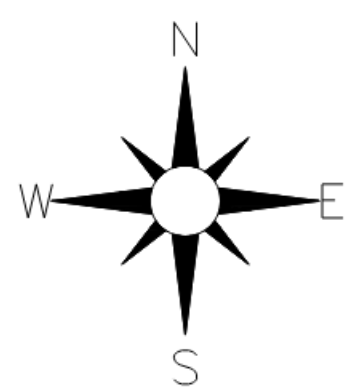


SCALE



SCALE: 1" = 10'

ARROW



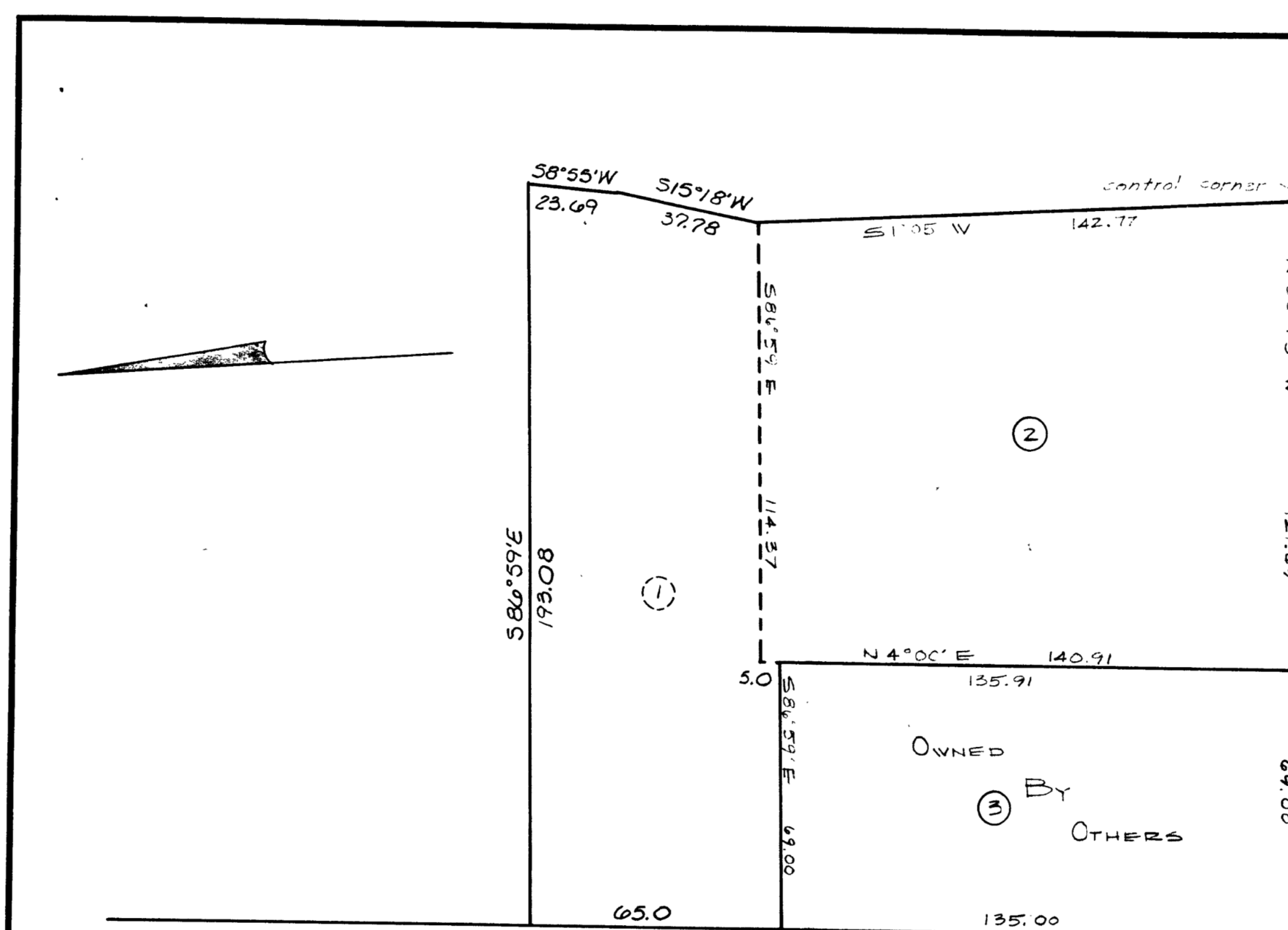
IR TOWNHOMES

3.15
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AP
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2202303

E: 2023.0
 CKED BY:
 WN BY: L
 JECT: 72
 JECT #:

DATE _____
 CHECKED BY _____
 DRAWN BY _____
 PROJECT _____
 PROJECT _____

SHEET NO.



This certifies that the undersigned is (are) the owner(s) of the property shown on this plat having acquired title thereto by deed(s) recorded in this deed book of the Register of Deeds for Wake County, North Carolina as shown below and that the submission of this plat map for approval, I/we do dedicate to the City of Raleigh for public use all streets, easement rights-of-way and public parks shown thereon, and upon acceptance thereof by the City of Raleigh for the benefit of the public, that such dedication shall be irrevocable.

Book No.	Page No.	Signature(s) of Property owner(s)
		C & M RENTALS, INC., BY: <u>R. L. Heath, Jr.</u>

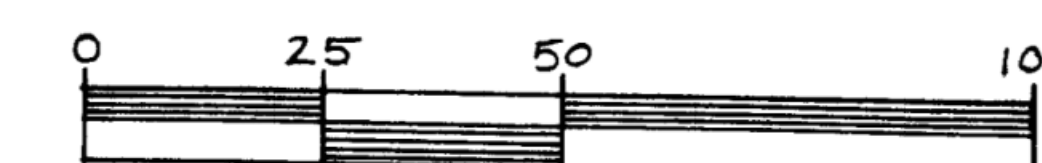
I hereby certify that I am civil engineer, surveyor or land planner,
registered to practice in the State of North Carolina, and that this
plot is in all respects correct and was prepared from an actual sur-
vey made by me on April, 1988.

Signed [Signature]

I, Mary D. Hester, City Clerk and Treasurer of the City of Raleigh, do certify that the City Council of the City of Raleigh on 11/1 1965, approved this plat or map and accepted the dedication of the streets, easements, right of way and public use to be shown thereon but assumes no responsibility to open or maintain the same until, in the opinion of the governing body of the City of Raleigh it is in the public interest to do so.

Mary Dhanait
City Clerk and Treasurer

PREVIOUSLY FILED THROUGHLY.
A.C. Hall Jr. by L.
JUL. JR. DATE
3-22-73



BAR GRAPH

RECORDED IN BOOK OF MAPS 1968
Vol. I, PAGE 6, WAKE CO. REG.

RECORDED IN BOOK OF MAPS 1973
VOL 1 PAGE 103 WAKE CO. REG.

3-21-73	1 st COMBINED	JL
DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Engineering — Planning
Raleigh, N. C.

SCALE:
1" = 30'

FLD. BK. & PAGE
74 / 76

FILE NO.:
68-36-1

DATE:	4-9-68
DRAWN BY:	JEF
CHECKED BY:	

PROPERTY OF
C & M RENTALS, INC.
RALEIGH, N.C.

LOT LAYOUT

SHEET

OF

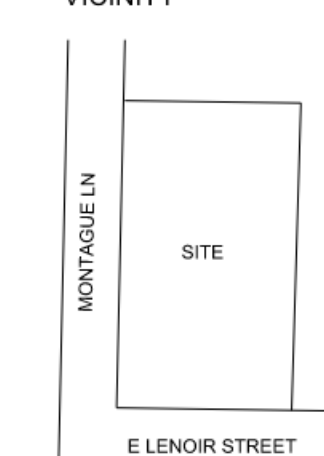
BOOK 1973 Page 103



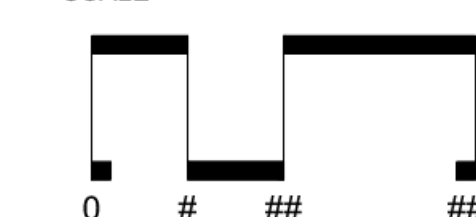
FIRM LICENSE: P-2187

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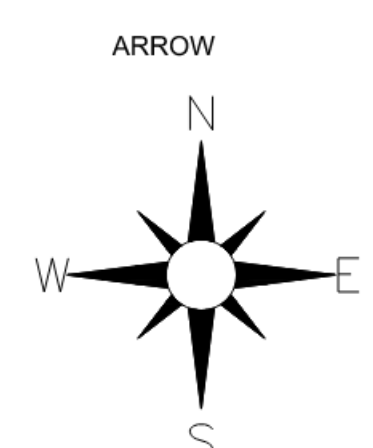
VICINITY



SCALE



SCALE: 1" = ###



SHEET TITLE
LATEST RECOMBINATION PLAT

DATE: 2023.08.15
CHECKED BY: LAP
DRAWN BY: LAP
PROJECT: 721 E LENOIR TOWNHOMES
PROJECT #: C202303

SHEET NO.

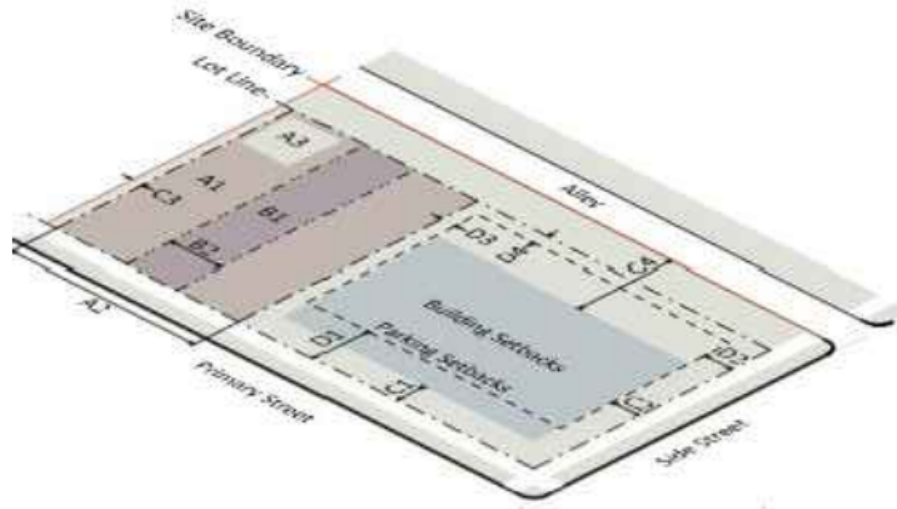
C1.01

A. Neighborhood Yield

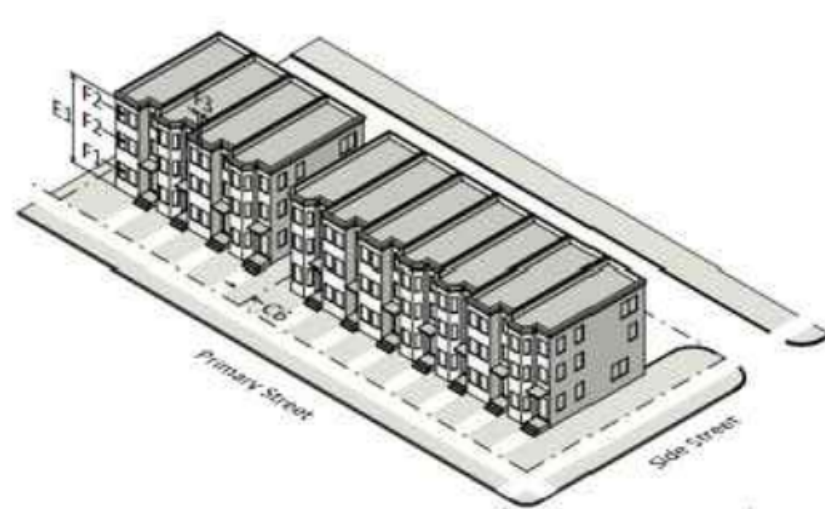


Width	
A Right-of-way width	55'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	13.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

Sec. 3.2.3. Townhouseⁱ



		RX, OX, NX, CX	DX
A. Site Dimensions			
A1	Area (min)	3,300 sf	n/a
A2	Width (min)	45'	n/a
A3	Outdoor Amenity Area	10%	10%
B. Lot Dimensions			
B1	Area (min)	n/a	n/a
B2	Width (min)	15'	n/a
C. Building/Structure Setbacks			
C1	From primary street (min)	10'	5'
C2	From side street (min)	5'	10'
C3	From side site boundary line (min)	10'	6'
C4	From rear site boundary line (min) ¹	20'	6'
C5	From alley (min) ²	4' or 20'	4' or 20'
C6	Internal building separation	10'	4' or 20'
D. Parking Setbacks³			
D1	From primary street (min)	20'	20'
D2	From side street (min)	10'	10'
D3	From side lot line (min)	0'	0'
D4	From rear lot line (min)	3'	3'
D5	From alley (min)	4'	4'



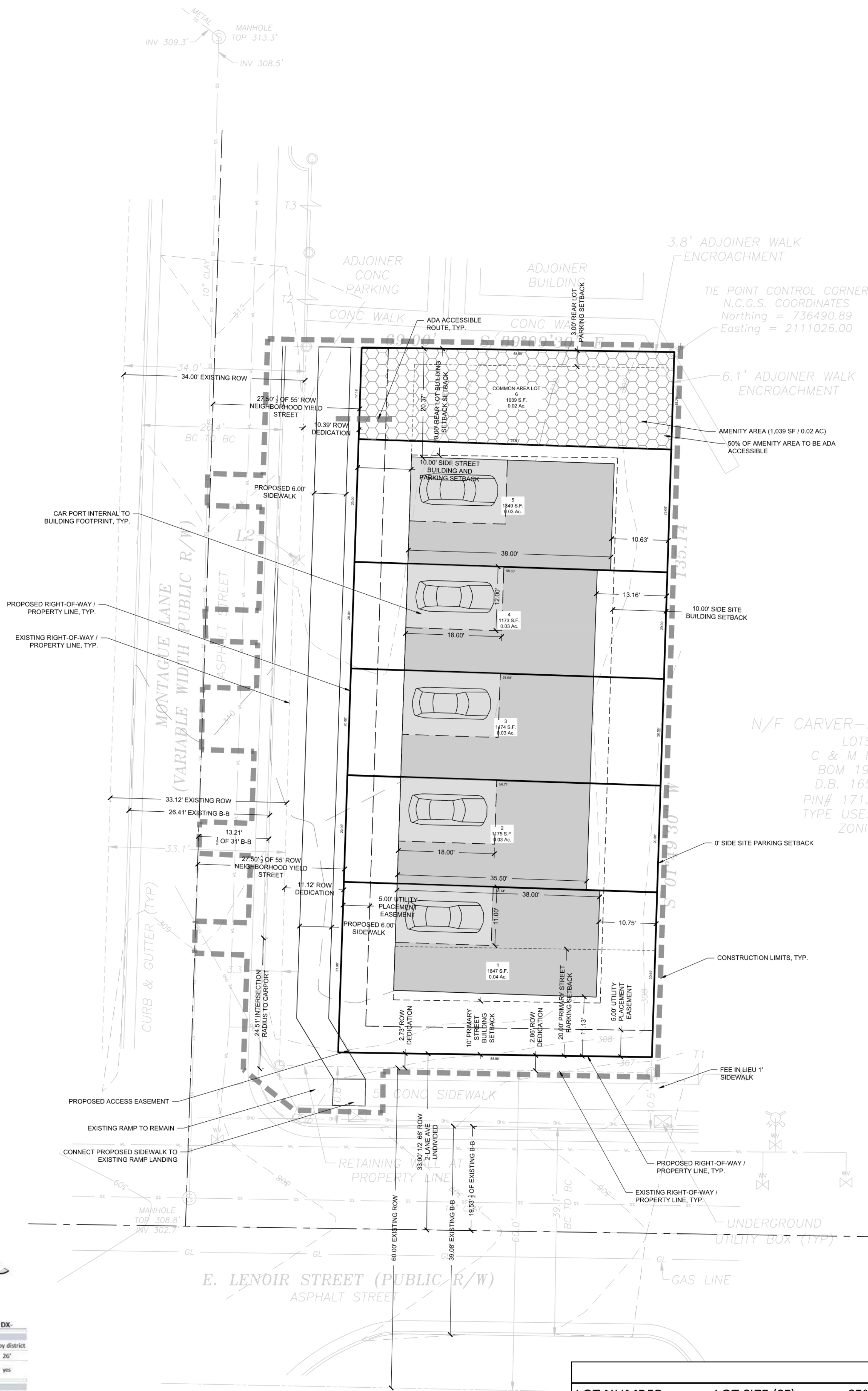
		RX, DX, NX, CX	DX:
E1	Primary building (max)	Set by district	Set by district
E2	Accessory structure (max)	26'	26'
E3	Residential Infill rules may apply (see Sec. 2.2.7)		yes
F	Transparency		
F1	Ground story (min)	20%	20%
F2	Upper story (min)	15%	15%
F3	Blank wall area (max)	35'	35'

See Sec. 3.5.4.0 "Building setbacks" for specific building elements requirements.




























A townhouse development containing only two dwelling units shall be regulated by the standards of Sec. 3.2.2.2, Attached House, however: (a) the minimum site area per unit of one-half the area required by Sec. 3.2.2.1(a) shall be required; (b) Sec. 3.2.3.1, shall still control covered perimeter site width equal to the dimensions specified by Sec. 3.2.2.2, a; and; (c) Sec. 3.2.2.1b, shall only apply to the non-party wall side lot line.

¹ A permanently enclosed porch for lot common area of lot of at least 20 in width may be used as required by Sec. 3.2.3.1.4.

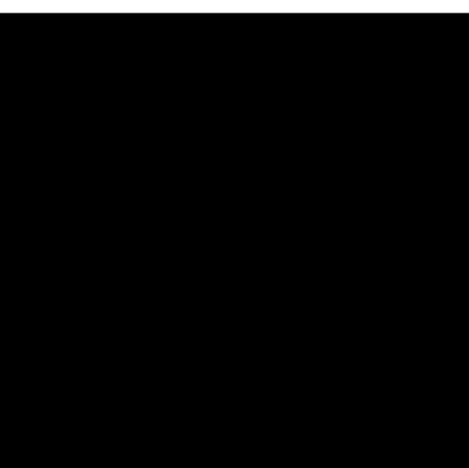
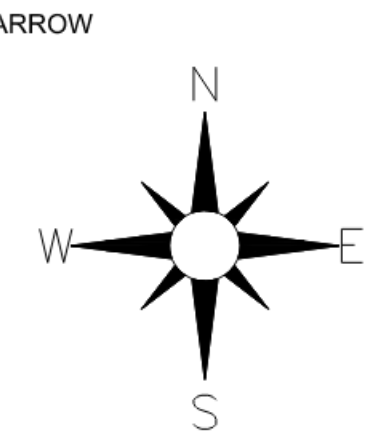
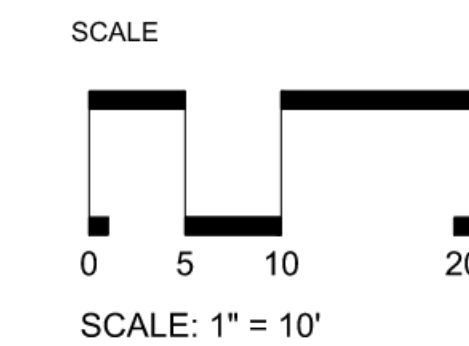
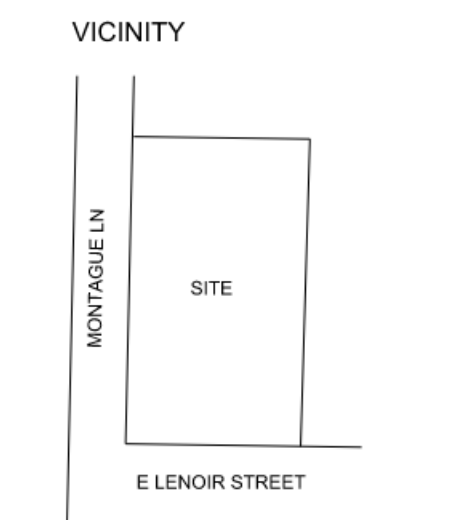
² Garages (or screened open) that are located 4 feet from the travel lane of an alley or rear access drive or a minimum of 20 feet from the alley or rear access drive. Where parking spaces are located between the alley or rear access drive, the garage must be located at least 20 feet from the travel lane of an alley or rear access drive.



PROPOSED IMPERVIOUS AREA ALLOCATION				
LOT NUMBER	LOT SIZE (SF)	65% MAX IMPERVIOUS	ROW ALLOCATION	MAX IMPERVIOUS ALLOWED (65% - ROW ALLOCATION) (SF)
1	1847	1200.55	376	824.55
2	1175	763.75	0	763.75
3	1174	763.1	0	763.1
4	1173	762.45	0	762.45
5	1349	876.85	0	876.85
6	1039	675.35	674	1.35

SYMBOL	DESCRIPTION
	PROPOSED BUILDING
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BRICK SIDEWALK
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED CONCRETE PAVERS
	PROPOSED GRAVEL
	PROPOSED CURB & GUTTER
	PROPOSED STOP BAR
	PROPOSED CROSSWALK
	PROPOSED 6' WIDE STANDARD CROSSWALK
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
	PROPOSED SIGN
	PROPOSED ADA PARKING SPACE
	PROPOSED KEYSTONE WALL
	PROPOSED CIP WALL
	PROPOSED WHEEL STOP
	PROPOSED GRAVEL TRAIL
	PROPOSED ASPHALT TRAIL
	PROPOSED TREELINE
	PROPOSED FENCE
	PROPOSED VEHICLE GATE (X' WIDE)
	PROPOSED LIGHT
	PROPOSED BIKE RACK
	PROPOSED BENCH
	PROPOSED BOLLARD
	PROPOSED PEDESTRIAN STEEL PLATE
	LIMITS OF DISTURBANCE












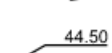
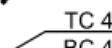
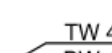
SITE DATA	
PROJECT NAME:	721 E LENOR TOWNHOMES
SITE ADDRESS:	721 E LENOR ST RALEIGH, NC 27601
COUNTY:	WAKE
PARCEL PIN #:	1713069492
PARCEL OWNER:	HIGH EAST LLC
PARCEL AREA:	9.395 SF / 0.22 AC
TOTAL SITE GROSS ACREAGE:	9.395 SF / 0.22 AC
RIGHT-OF-WAY DESIGNATED ACREAGE:	1.639 SF / 0.04 AC
NET ACREAGE:	7.756 SF / 0.18 AC
CURRENT ZONING:	RX-3
PROPOSED ZONING:	RX-3
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	TOWNHOMES
FLOOD PLAIN DATA:	NONE
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	WOOD
MAX BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	TBD
PROPOSED NUMBER OF LOTS:	6
TREE CONSERVATION AREA:	N/A
TOTAL LIMITS OF DISTURBANCE:	11,375 SF / 0.26 AC
EXISTING IMPERVIOUS AREA:	0.05 AC / 2,210 SF
MAXIMUM IMPERVIOUS AREA:	0.65 (5,040 SF)
AMENITY AREA REQUIRED:	0.02 AC / 776 SF
AMENITY AREA PROVIDED:	0.02 AC / 1039 SF
PARKING DATA:	
REQUIRED PARKING:	NO MAXIMUM
PROPOSED PARKING:	5 (1 CARPORT SPOT PER TOWNHOME LOT)
TOTAL PARKING:	5
SHORT TERM BIKE PARKING REQUIRED:	NONE REQUIRED
LONG TERM BIKE PARKING REQUIRED:	NONE REQUIRED

[illegible]

NC GRID (NAD 83-2011)

*Preliminary Plat
Not for recordation,
conveyances, or sales*

GRADING LEGEND:

SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPRAP DISSIPATOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM OF CURB
	TOP/BOTTOM OF WALL

NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.
2. THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

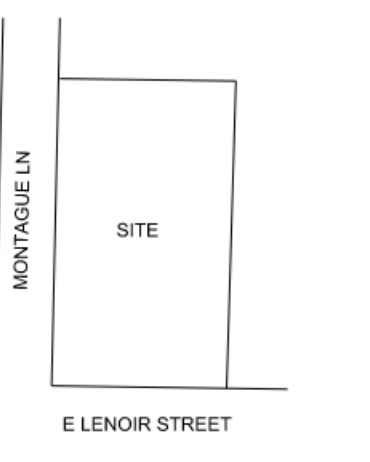
SWIFT PARTNERS



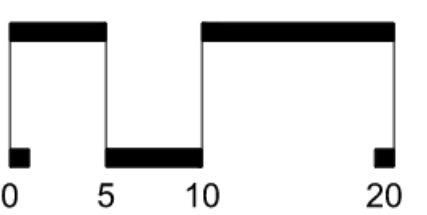
FIRM LICENSE: P-2187

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VICINITY

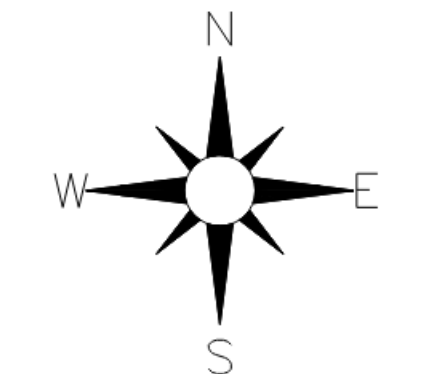


SCALE



SCALE: 1" = 10'

ARROW



DATE: 2023.08.15
CHECKED BY: LJP
DRAWN BY: LJP
PROJECT: 721 E LENOIR TOWNHOMES
PROJECT #: C202303












SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.

C5.00

NC GRID (NAD 83-2011)

Preliminary Plat
Not for recordation,
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SYMBOL	DESCRIPTION
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FDC
	PROPOSED BACKFLOW METER
	PROPOSED POST INDICATOR VALVE (PIV)
	GREASE INTERCEPTOR
	300' HYDRANT COVERAGE CIRCLE
	LIMITS OF DISTURBANCE

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

CITY OF RALEIGH STANDARD UTILITY NOTES:

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
2. Utility separation requirements
- 2.1 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 for such applications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
- 2.2 When installing water RCP storm sewer mains, the horizontal separation between utilities shall be 10'. If this cannot be achieved, the following conditions, the variations allowed, the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & shall be approved by the Public Utilities Director
- 2.3 All underground utilities shall be protected by concrete ducts, manholes & vaults. 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 waterfuge specifications
- 2.4 0.50 Minimum horizontal separation is required between all sanitary sewer & storm sewer utilities, unless DIP material is specified for sanitary sewer
- 2.5 All underground utilities shall be protected by concrete ducts, manholes & vaults. 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 waterfuge specifications
- 2.6 All other underground utilities shall cross water & sewer facilities with all 18" vertical clearance
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 residence property
5. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be coordinated 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 lines. 4.0 minimum cover is required on all reuse mains
7. All existing water & sewer related structures and/or lines crossing 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 1/2" copper water services with minimum installed at 40' within a 2x4' trench. All existing water services shall be abandoned per CORPUD Handbook procedure to properly size the water service for each connection to provide adequate flow & pressure
9. Install 4" PVC sewer services @ 10% 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 top upstream manhole
11. All environmental testing and/or monitoring shall be obtained from NCDOQ, USACE &/or FEMA for any riparian buffer, Wetland &/or floodplain impacts (respectively) prior to construction
12. NCDOIT / Railroad Easement/Agreements are required for any utility work including extensions & service taps) within state or railroad ROW prior to construction
13. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to all issues of a C / Bigg Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information
14. Cross-connection control protection devices are required based on degree of health & hazard as listed in the following table. The minimum standard is the Cross-connection Control 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 in accordance with the manufacturer's instructions. The manufacturer shall be responsible for the manufacturer's recommendation of the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained from the RW Cross-connection Coordinator for each device prior to issuance of a C / Bigg Permit. Contact (919) 996-9923 or crossconnection@raleighnc.gov for more information

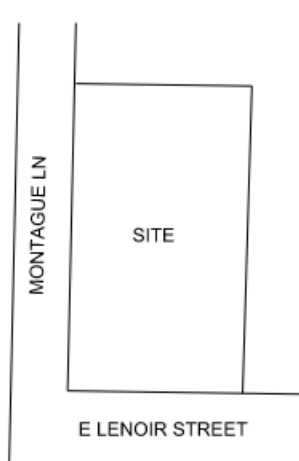
SWIFT PARTNERS



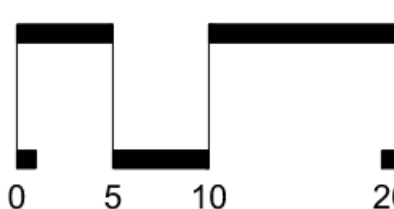
FIRM LICENSE: P-2187

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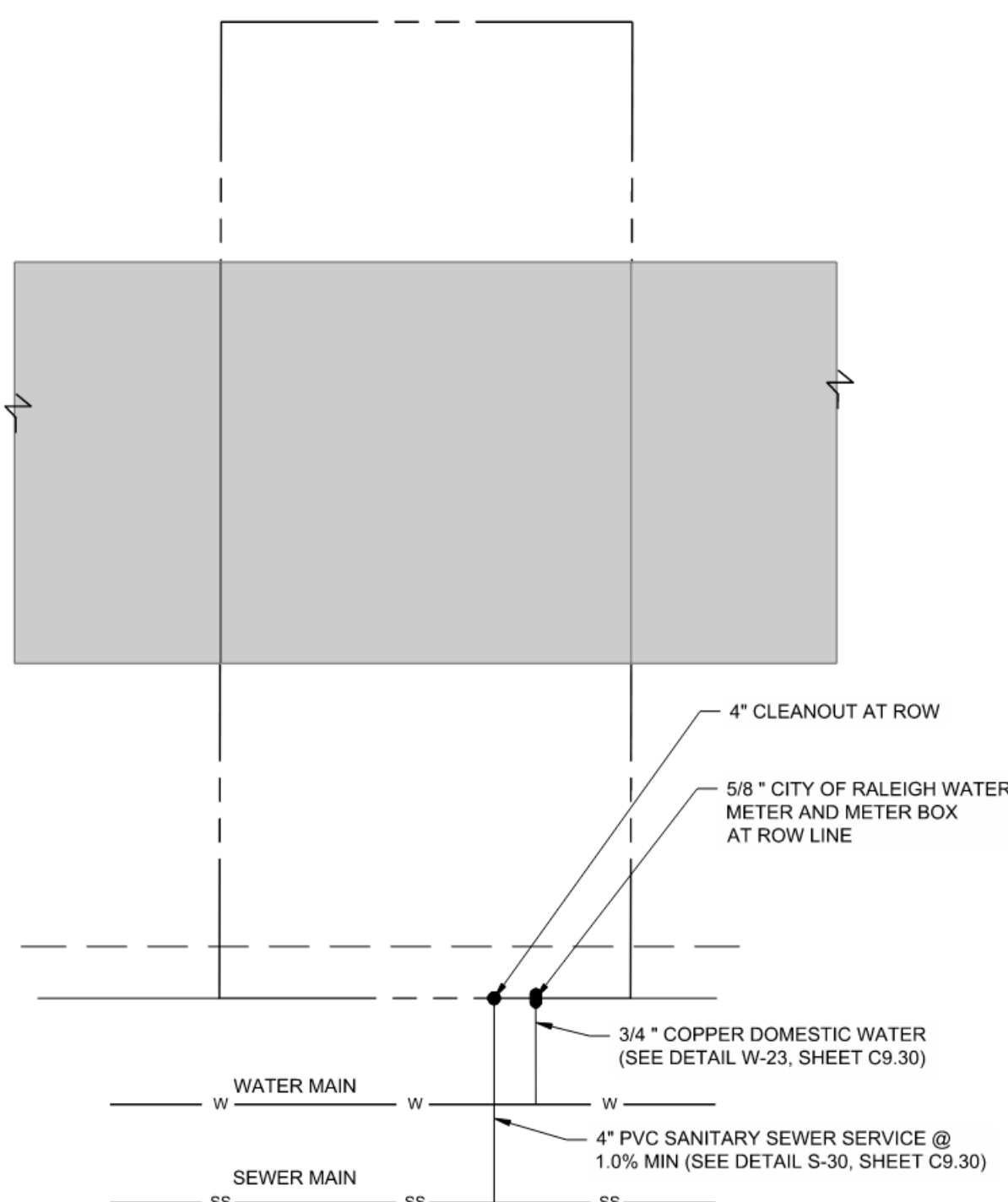
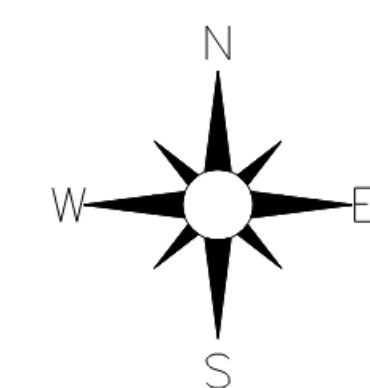


SCALE



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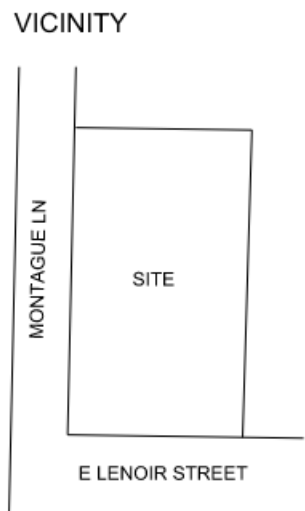
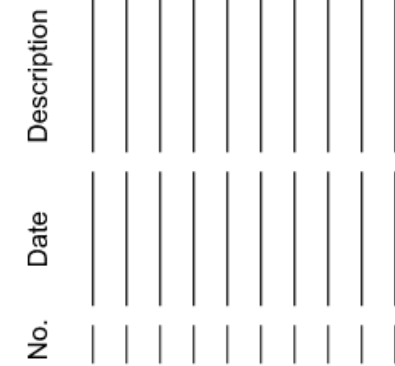
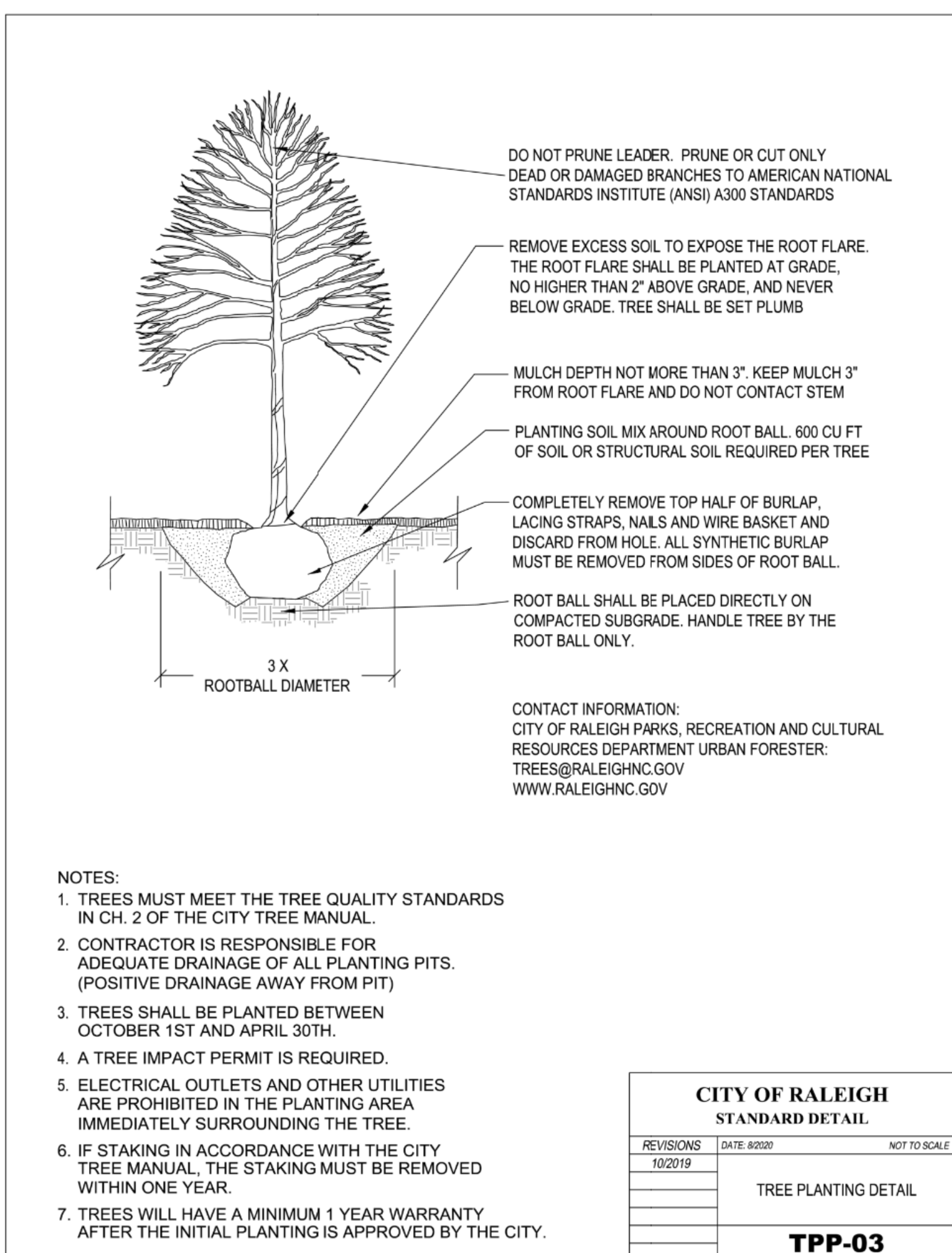
ARROW



DATE: 2023.08.15
CHECKED BY: ###
DRAWN BY: ###
PROJECT: 721 E LENOIR TOWNHOMES
PROJECT #: C202303

SHEET NO

C6.00



SCALE

ARROW

RING
2'09"W
2'30"W
2'30"E

RING
2'09"E
2'30"E
2'30"E

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