

Administrative Approval Action

Case File / Name: SUB-0021-2023 DSLC - 501 CARDINAL DR

LOCATION: This 0.31 acre site is located at 501 Cardinal Drive and situated at the corner of Cardinal Drive and Timber Drive within the Woodcrest Subdivision. The site is located north of Dennis Avenue, south of Crabtree Boulevard, east of Capital Boulevard, and west of North Raleigh Boulevard in Raleigh. A conventional subdivision to divide this 0.31 acre parcel, Lot 20 in Block D of the Woodcrest Subdivision into two lots. New Lot 20A is 0.23 acres or 10,089 square feet and New Lot 20B is 0.08 acres or 3,592 square feet. The existing single-family dwelling will be demolished. Lot 20B will be developed with a Tiny House. The building type for Lot 20A is unknown at this time. DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 13, 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:

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

| V | Utility Placement Deed of Easement Required |
|---|---|
| A | Slope Easement Deed of Easement Required |

| V | Right of Way Deed of Easement Required |
|---|---|
|---|---|

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

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

General

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

Engineering



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- 2. 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)
- 3. 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)
- 4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

- 5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for the 7 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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



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

Stormwater

- 1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one 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.
- 2. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
- 3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

 A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Timber Dr and 2 street trees along Cardinal Dr.

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

Stormwater

1. 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 30, 2026 Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: August 30, 2028 Record entire subdivision.

I hereby certify this administrative decision.

Daniel 1 Signed: _

Date: 08/30/2023

Development Services Dir/Designee

Staff Coordinator: Jessica Gladwin

501 CARDINAL DR

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raleighnc.gov

501 CARDINAL DR RALEIGH, NC 27604

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL SUB-0021-2023

SUBMITTED ON: 2023.07.13

Preliminary Subdivision Application

| Sheet List Table | | | | | | |
|--------------------------------|--|--|--|--|--|--|
| Sheet Title | | | | | | |
| COVER SHEET | | | | | | |
| GENERAL NOTES | | | | | | |
| EXISTING CONDITIONS PLAN | | | | | | |
| SUBDIVISION & LANDSCAPING PLAN | | | | | | |
| SITE DETAILS | | | | | | |
| | | | | | | |



VICINITY MAP 1" = 60'

SITE DATA

PROJECT NAME SITE ADORESS:

COUNTY: PARCEL PIN #: PARCEL OWNER

PARCEL AREA: TOTAL SITE GROSS / NET ACREAGE: CURRENT ZONING: PROPOSED ZONING: EXISTING LAND USE:

PROPOSED LAND USE

FLOOD PLAIN DATA:

RIVER BASIN: DEVELOPMENT TYPE:

MAX BUILDING HEIGHT

PROPOSED BUILDING HEIGH

PROPOSED NUMBER OF LO

TREE CONSERVATION AREA

TOTAL LIMITS OF DISTURBAN EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA

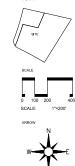
| | 501 CARDINAL DR 501 CARDINAL DR RALEIGH, NC 27804 WARE 1714468672 |
|------|---|
| | MATT TOMASULO |
| E | 0.31 0.31 AC/ 13.681 SF 0.31 AC/ 13.681 SF R-10 R-10 |
| | SINGLE-FAMILY LIVING |
| | SINGLE-FAMILY LIVING |
| | NA NEUSE CONVENTIONAL (LOT 204 - BUILDING TYPE TBD BY THE UNDERLYING ZONING R-10/ / LOT 208 - TNY HOUSE) |
| | TBD |
| T: | TBD |
| 8. | 2 |
| | NA |
| ICE: | 0.31 AG / 13,601 SF |
| | 0.08 AC / 2,482 SF |
| A: | (65% MAX ALLOWED IN R-10) |



RS

PARTN

SWIFT







Site Review
Plansing and Development Customer Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27801 | 919-956-2500 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 <u>SilkPoviewBullephrc.gov</u>. DEVELOPMENT OPTIONS (UDO Chapter 2) Conventional Subdivision Compact Development Conservation Development Cottage Court Frequent Transit Development Option NOTE: Subdivisions may require City Council ap if in a Metro Park rlay or Historic Overlay Distric GENERAL INFORMATION Scoping/sketch plan case number(s): TBD ame (subject to approval): 501 CARDINAL DR Property Address(es): 501 CARDINAL DR RALEIGH, NC 27604 Recorded Deed PIN(s): 1714468672
 Building type(s):
 Detached House
 Attached House
 Townhouse

 General Building
 Mixed Use Building
 Civic Building
 Open Lot
 Apartment CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATIO Current Property Owner(s) Names: MATT TOMASULO Company: N/A Title: OWNER Address: PO BOX 28257 RALEIGH, NC 27611 Phone #: 860-836-4891 Email: matt@jammypop.com Applicant Name (If different from owner. See "who can apply" in instructions): LUKE PERKINS Relationship to owner: Lessee or contract purchaser 🖉 Owner's authorized agent Easement holder Company: SWIFT PARTNERS, PLLC Address: 414 FAYETTEVILLE ST RALEIGH, NC 27601 Phone #: 828.735.1862 Email: LUKE.PERKINS@SWIFT-PARTNERS.COM NOTE: please attach purchase agre nent or contract, lease o Developer Contact Names: LUKE PERKINS Printed Name. Long r LinkINS, PE Company: SWIFT PARTNERS, PLLC Title: ENGINEER dress: 414 FAYETTEVILLE ST RALEIGH, NC 27601 Email: LUKE.PERKINS@SWIFT-PARTNERS.COM Phone #: 828.735.1862 Page 2 of 2 Page 1 of 2

| DEVELO | PMENT TYPE + SITE DA | TE TABLE - ZO | NING INFORMATION |
|--|--|---|---|
| Gross site acreage: 0.31 AC | : / 13,681 SF | | |
| Zoning districts (if more than R-10 | one, provide acreage of e | ach): | |
| Overlay district(s): N/A | Inside City Limits? | ¥Yes ¥No | Historic District/Landmark: N/A 🗸 |
| Conditional Use District (CUE Case # Z- | Board of Adjustmer BOA- | nt Case # | Design Alternate Case # DA- |
| | STORMWATE | R INFORMATION | 4 |
| Imperious Area on Parcel(s): Existing (sf) 2,482 Prop | osed total (sf)_N/A | Impervious Are Existing (sf) 2,4 | a for Compliance (includes right-of-way): 482Proposed total (sf)_N/A |
| | NUMBER OF L | OTS AND DENSI | TY |
| # of Detached House Lots: N | A # of Attached He | ouse Lots: N/A | # of Townhouse Lots: N/A |
| # of Tiny House Lots: 1 | # of Open Lots: N/A | # of Other Mixed Use, | Lots (Apartment, General, Civic): N/A |
| Fotal # of Lots: 2 | Total # Dwelling Units | : N/A | |
| Proposed density for each zo | ning district (UDO 1.5.2.F |): N/A | |
| Pursuant to state law (N.C. Ge | | JRE BLOCK plications for devel | opment approvals may be made by the |
| landowner. An essement holds essement. By submitting this application, in the persons authorized by state undersigned understands that, micropresentations made in se The undersigned indicates that in this application will be mainful in this application will be mainful to this application will be mainful the undersigned hereby action pisced on hold at the request or respond to comments or provide | In may also apply for development the undersigned applicant it is two (N.C.G.S. 1600–603) to that the information and development approvals are the property owner(s) is a the property owner(s) is a solution of the property of the property is a solutional information re- vis id coordinated and a n | spment approval for acknowledges that a)) to make this ap statements made in subject to revocat proval, pursuant to ware of this applica ordance with the pl he City of Raleigh state law (N.C.G.S. of six consecutive guested by the City. | N.C. Gen. Stat. § 160D-403(f). tilon and that the proposed project describer and specifications submitted herewith, Unified Development Ordinance. 143-76(c)1), if this permit application is months or more, or if the applicant fails to for a period of six consecutive months or for a period of six consecutive months or applied the proceed and the development. |
| Signature: | | | Date: |
| Printed Name 1101 | | | |
| | | | Date: 07/12/2022 |

raleighnc.gov

RIGHT-OF-WAY OBSTRUCTION NOTES:

- PROR TO ANY WORK THAT REACTS THE REAL OF-WAY, CLOBING OR DETUDING OF ANY STREET, LANG, OR BOUNDAL, THE CONTRACTOR WILST APPLY FOR A PERMIT WITH ANHAL OF ANY STREET, PLEASE DIRECT ANY QUESTICHS TO RDHOTOWNYSERVICES BRALEDHAC.GOV.
 THE STREET, AME, SDEWALK, CLOSING PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL ADDITISTERS THAT HAN ALGORS JURGETON,
- A PERMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT OF WAY SERVICES THROUGH THE CITY OF RALEGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK. THE CUENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERVITS ARE ISSUED.
- ALLTOPED PLANE SHALL COMPLY INTHALL LOCK, STATE AND FEDERAL RECARRENTS AND
 MANAR, ON LIMPORT INTER CONTROL
 MANAR, ON LIMPORT INTER CONTROL
 ANAR, ON LIMPORT INTER CONTROL
 AREROVITS (STATE)
- 34. DRUGSTUDIES DRUKALSE NUST BE ACCESSIBLE TO PEDESTRIVES WHO ARE VISUALLY INFWRED AND/OR PEDERE WITH MOBILITY CONCERNS, EXISTING AND ALTERNATIVE PEDESTRIVIN ROUTES DURING CONSTRUCTIONS SHALL BE REQURATE DIS & CONCERNS TWITH THE PUBLIC ROUTS OF WAY ACCESSIBLITY QUEELING PROVING). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANAU, OLIVINGNI TRAVEL CONCERNS, EXISTING AND ALTERNATION FOR ACCESSIBLE DESIGN AND THE MANAU, OLIVINGNI TRAVEL CONTROL EXISTENCE DURING.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, INCOME, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL QUIDELINES. LUTLITLY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTINUE/OF SHALL BE RESPONDED. FOR FIELD VENEFING EXISTING CONDITIONS PRIOR TO COMMERCISENT OF ANY WORK: THE CONTINUETOR BY ALL IMMERCITLY INOTIFY THE OWNERS REPRESENTAT OF ANY DISCREPANCES OF CONFLICTS.
- Carl Mith. Contractions and Last Responsible End Contractive According to the American Terrary and a set of the Contractive According to the Contractive Accor
- 4. ALL SUB-SUB-CE UT THESE BENEFILIES OF THE CONSTRUCTION DOCUMENTS ARE DRIVEN IN THEIR APPLICABLE LOCATION INSERS ON SURVEY INFORMATION GRITHERID PROMIFIED INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DAMMAGE WHICH WHILE AN ULASE, THE CONTRACTOR SHALL INMEDIATE YOR FOR THE OWNERS REPRESENTATILE OF ANY DECENTAGES OF CONFERENCE.
- EXEMPTING IMPROVEMENTS DAVAGED OR DESTINATION OF THE CONTINUETOR DIVING CONSTRUCTIVE INFLUE INSTRUME OR SERVACES TO CONFINAL CONTINUE AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVAT AT THE CONTINUETOR SHALL BE RESPONSELE FOR OBTAINING AD COORDINATING FEMALS, INSPECTIONS, CERTIFICATIONS AND OTHER REGISTRICIENTS WITH DAVID SHE MULT LIKER THE CONTINUET.
- CERTIFICATIONS AND OTHER RECURRINGING WHICH MUST BE MET UNDER THE CONTRACT. THE CONTRACTS SHALL MAYTAIN VARIANT OWNERS TO RECORD THE ACTUAL LOCATION OF ALL PENS PRIOR TO CONCOM MENT, VALVE AND MANAGE CHANGES, MAID HARDSCHE ON LANDSCHE CHANGES, MANAGES SHALL SE DEMARKENT THE FUNKTION RESIDENTIATION AT REQULAR INTERVALS, OR AS REQUESTED
- DRAWING SHUL BE FRONDED TO THE OWNERS REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTE TROUGHOUT THE REGIST FOR RECORD REPRICE. # DIAMATURES FROM THE ORDER TO ANNALS OF SERVICE AT THE AS A REGISTER OF THE OWNERS CONTINUETOR EXCIT ALL SO SALE (TO SALE AS AN REASON THE OWNERS) REPRESENTATIVE FOR PERIOR NO DEPARTURES AND READ THE OWNERS SHALL BE MADE WITHOUT THE DRIVERS WITH THE PERIORS HON THE OWNERS REPRESENTATIVE.
- THE EXPRESS WHITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. 3. THE CONTRACTOR SHULL BE RESPONSIBLE FOR THE RELOCATION OF WW ENTING UT IT'S UNES REQUIRED TO COMPLETE MY PORTION OF CONSTRUCTION, THE CONTRACTOR SHULL AS DIE RESPONSIBLE FOR THE COORDINATION AND COST OF THE RELOCATION ON ASSOCIATE WORK.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERINA, SAME RUBBER CAUSED BY THE CONTRACTOR, ALL DEBRIE SHALL BE REMOVED FROM THE PROJECT SITE IN A DAY 19458.
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FREE FIGHTING APPARATUS (80.000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

GENERAL NOTES:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF NOUPANCE, INCOMPL, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDE INES, ALL UTLITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, JURISOCTIONAL STANDARDS AND SPECIFICIONS.

EDISTING SURVEY INFORMATION RELIDENT TOPOSIBATIVE INFORMATION PROVIDED BY SMITT PARTNERS, UNLISS OTHER DRIVEN CONTRACTOR SHALL BE RESPONDED FOR DURINNE RESTRIE CONTRACTOR SHITTING CONSTITUTIONS PRICE TO CONVENCEMENT OF ANY WORK, THE CONTRACTOR SHALL INVEDINTELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCRETINGEN OR CONTLATS.

- Constructions that are reprodued to construction. Construction and Private Transmission and the constructions of the constructins of the constructions of the constructions of the constructions
- 4. ALL SUBSURANCE OF LIFTER DENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE CONSTRUCTION AND/ON INFORMATION OF THE CONSTRUCTION AND/ON AN
- EXISTING IMPROVEMENTS DAVAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO CHIGINAL CONCITION AND TO THE SATISFACTION OF THE CONNERS REPRESENTATIVE AT THE CONTRACTORS EXPRESS.
- 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 PPING PRIDR TO CONCEALINENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULARITIETWALS, OR AS REQUESTED.
- THE PROJECT FOR RECORD KEEPIN IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE BURNTTED TO THE OWNERS REPRESENTING FOR REVIEW, DO DEMATURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTLITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOLITED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REEPING THE PREMISES FREE FROM ACCUMULATIONS OF WAST MATERIALS AND RUBBIN CAUSED BY THE CONTRACTOR, ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DUTY BASIS.
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

- THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCLMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN. 2. HORIZONTAL DATUM IS NAD 85-2011 AND VERTICAL DATUM IS NAVDIN.
- 3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
- UTILITES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DEBGNATION / MARCING SERVICES PERFORMED BY STEWART INC, AND THE AVAILABLE RECORD INFORMATION, CONTRACTOR SHALL FELD VERIFY LOCATION OF ALL UTILITIES FROM TO COMMENING CONSTRUCTION.
- 5. SURVEY INFORMATION COLLECTED BY TURNING POINT LAND SURVEYING PLLC
- TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY 7. NO WETLANDS HAVE BEEN DENTIFIED WITHIN THE PROJECT OR PARCEL SHOWN.

DEMOLITION NOTES:

- 1. REFER TO SHEET C3.00 FOR GENERAL NOTES. 2. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW OUT TO OBTAIN A CLEAN EDGE.
- THE CONTRACTOR SHALL SAWCUT EDISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE
- 4. 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 UTLITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTLITY PROVIDER, CONTRACTOR IS RESONNIBLE FOR APPROPRIATE SEQUENCING OF UTLITY DEMOLITION WITH THE RESPECTIVE UTLITY ADDRCIES.
- OPTIMATOR & ESPANSEL FOR VERTING ALL UTILITES REPORT DESEMBNING DEMANDER OPTIMATOR DESEMBNING ALL TELEPHONE SUMMER AND ALL DESEMBNING DEMANDER DEMANDER
- CLEAN SOLLS SHALL BE UTLIZED FOR BACKFILL COMPACTION OF THESE SOLLS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DRECTLY ASSOCIATED WITH TEMS TO BE REMOVED.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN
- 10. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS. 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JUREDICTIONAL CODES OR REQUIREMENTS.
- 12. TREE PROTECTION FENCING SHALL BE IN PLACE PROR TO BEGINNING DEMOLITION
- 13. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.
- ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REWOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- 15. WHERE UTLITES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BULDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SIGLES TO ETHER SIDE OF THE MHE, AND I FOOT BELOW, CLEAR SHITTARE SOL, SHALL BE UTLIED FOR BACAFUL AND COMPACTED IN ACCOMPANIES (WITH THE CONTRACT.)
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT MEACT DRAINAGE UPSTREAM OF THE SYSTEM PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATERNS 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 MINIMES SERVICE INTERCUPTION TO EXISTING PACILITIES TO REMAIN, FROMESINGS SHALL BE MADE TO MANTARI SERVICE DURI INTERCUPTION TO EXISTING PACILITIES TO REMAIN, FROMESINGS SHALL BE MADE TO MANTARI SERVICE DURING INTERCUPTION TO EXISTING PACILITIES TO REMAIN, FROMESINGS SHALL BE MADE TO MANTARI SERVICE DURING INTERCUPTION TO EXISTING PACILITIES TO REMAIN, FROMESINGS SHALL BE MADE TO MANTARI SERVICE DURING INTERCUPTION TO EXISTING PACILITIES TO REMAIN. FROMESINGS SHALL BE MADE TO MANTARI SERVICE DURING INTERCUPTION TO EXISTING PACILITIES TO REMAIN FROMESINGS AND THE MADE TO MANTARI SERVICE DURING INTERCUPTION TO EXISTING PACILITIES TO REMAIN FROMESTICATION F INTERRUPTION TO
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARRING LOT, SDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFLC. CONTRACTOR, SHALL MAINTAN A PRE-CONSTRUCTION MEDIA OR PHOTO DOLIMENTATION TO SHOW NO DAMAGES OCCURRED, SHALL MAINTAN A PRE-CONSTRUCTION MEDIA OR PHOTO DOLIMENTATION TO SHOW NO DAMAGES OCCURRED.
- AL MATERIALS, FURMSHINGS, 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 REPARIED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- WHERE UTLITIES ARE SHOWN TO BE REMOVED, CONTRACTOR SHULL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTLITY LINES TO REMAIN MILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL ARESONCTION OF UTLITY OWNER.
- 21. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERICO

MATERIALS AND FURNISHINGS NOTES:

- ABBREVIATIONS FOR SPECIFIC MARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SETS HARDSCAPE & FURNISHINGS PLANS, PANING PATTERN PLANS AND SITE DETAILS.
- REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS, CUMUTY ASSURANCE RECUREMENTS, EXECUTION RECUREMENTS, 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 FRINCE, AND ASSOCIATED GATES, THE CONTRACT ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NERR BUILDINGS AND IN COURTVANDS CONTRACTOR SHALL PROVIDE JOINTS IN WARWING YAND HARDSCAPE PER DETAILS OR SA INDICATED ON LANDSCAPE HAR SUBJECT
- 3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM CARDINAL RD UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS. 4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- 5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- 6. THE CONTRACTOR SHALL VENEVALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCRETHE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- 7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- 8. ALL UTLITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS. 9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 10. ALKIN 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.
- 12. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
 - 13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF OPACIES, THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT, WATCH WORTH OF EXISTING WALKWAY.
 - 14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MININUM ISS WIDE AS MEASURED FROM THE FACE OF CURB. 15 MAXMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPE CANNOT BE GREATER THAN 1:60, HAND/CAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:40 IN ALL DIRECTORS.
 - SIGHT TRIANGLES NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES
 - 17. THE SITE SHALL BE FULLY STABLIZED (50% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF DECLIPANCY OR PROJECT APPROVAL HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI WITH DETECTABLE WARNING DOWES WITH A COLOR CONTRAST OF 70% MINIMUM, SEE DETAILS AN
 - WITH DEFECTABLE WARRING DOWES WITH A COLOR CONTRAST OF 70% MININUM, SEE DE LAUSA GRADING SOFT ELEVATIONS IT THE EXISTING CONDITIONS PRECLUID THIS AUXIMITY TO PROVIDE A SLOPE 112 FOR REFECT OR A MAXIMUM CROSS SLOPE OF 146 AND A 36 MININUM LANDING. THE CONTRACTOR SHALL NOTIFY TRAINER OR OR OWNER REPRESENTATIVE FROM TO INSTALLATION.
 - 19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO INCOOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - GRADING AND STORM DRAINAGE NOTES:
 - 1. REFER TO SHEET G3:00 FOR GENERAL NOTES. 2. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
 - 3. THE MAXIMUM 5. OPE ALCHACK ANY MANDLARY ACCESSIBLE PATHWAY SHALL NOT EXCEED 50% AND SHALL NOT EXCEED 4 20% CROSS LONG. HARVERS RAMPS REVEATED ON PLAKE SHALL BE A MANIMUM OF THIS SLOPES WITH A MAXIMUM RISE OF 30° BETWEEN LANDINGS. NON-LURS OUT FAMPS SHALL HAVE HANDRALS AND GUARDS FERE DETAILS. WITH 6 LIAD DNS AT THE 60 TOM MAD TOP OF FAMP.
 - 4. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED 5. THE CONTRACTOR BANUL BE REPORTING THE FOR IDJUSTICE THAT TALL HERVIC CONTRUCTED STORM DAMAGES IMPOSITED SON DESCRIPTIONS OF THE DIAMAGES THAN DAMAGES AND THE DESCRIPTION AND DEBRESS. INDER TO O MARK ACCEPTIANCE OF STORM DAMAGES STORES DESAULT CONCERNENT ES NO ADDIALES. AND DAMAGES IMPOSITED STORM DAMAGES AND DAMAGES AND DAMAGES AND DAMAGES. AND DAMAGES AND D
 - PHOR TO ISSUANCE OF A SULENG CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE MOSO NEPECTION OF THE STORM SEARER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUMMITTA ANY NEED TO BE REVENUE AND ACCEPTED BY THE LOCAL JURISAICTION PRIOR TO THE ISSUANCE OF THE BUILTING 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, UNDERNINNS, AND WASHOUT.
 - 9. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
 - 10. THE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO HELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAVL GHT AT GRADE A SPLASH RUCK APPROVED BY THE OWNERS REPRESENTATIVE SHALL BE INSTALLED.
 - 11. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - 12. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
 - Loss of advancession. In Prod Booch, we ref., wantitude, In Lovin Information Travel Travel Tooland Booth room wantitude, manual conservations in unconcentration structures. The Conservation of the Con
 - STE GRADING REVENTELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 120 AWAY FOR MINING DETWOLF OF 10 TEET, ALTERNATION REVENDS IN ALL REPROVIDED TO DEVINE WATER AWAY AND AND CESS WAYS FOR BUILDING.
 - 15. CONTRACTOR SHULL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS RECURED TO MEET NEW FINISHED GRADES.
 - 16. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURES AND WALLS.
 - 17. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP. UNLESS OTHERWISE NOTED
 - 18. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

PAVING PATTERN NOTES:

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

SIGNAGE, STRIPING AND MARKING NOTES:

- ALLINTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHPARE SHALL BE INSTALLED AT RIGHT OF WAY PRP DOT STANDARDS
- ALL PAVEMENT STRFING (EXCEPT INDIVIDUAL PARKING BAY STRFING) SHALL BE THERMOPLASTIC REFLECTIVE PAINT, MATERIALS AND DIVENSIONS SHALL CONFORM TO NODOT STANDARDS AND SPECIFICATIONS, PARKING BAY STRFING SHALL BE WHITE REFLECTIVE PAINT.
- 2. CROSSWALKS SHALL BE CONSTRUCTED OF THEIRKOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE UNIT 517ATE DOT SPECIFICATION, CONTINUOTOR TO INSTALL CROSSWALKS IN SUCH MAINTER THAT CROSSWALKS ARE ALLORED BETWEEN HANDLARWALKWAY ACCESS POINTS OR PERFERICICULAR TO THE ROXIWAY LONG LANE.
- 4. ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE.

UTILITY NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

PROPOSED UTILITY SEPARATION:

4. SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES: 4' SEWER SERVICE - 2.00% SLOPE 6' SEWER SERVICE - 1.00% SLOPE 8' SEWER SERVICE - 0.50% SLOPE

4" SEWER SERVICE - SCH 80 6" SEWER SERVICE - SCH 80 8" SEWER SERVICE - SDR 35

UNLESS OTHERWISE NOTED, ALL SANTARY SEWER MANHOLES ARE 4 DIA.

SEWER NOTES:

WATER NOTES:

- 2. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTLITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS, THE UTILITY CONTRACTOR SHALL ALSO BE RESPONDED FOR THE INSTALLATION OF ALL UTLITY SERVICES TO WITHIN FUR () FEET OF THE BUILDING COMMENTION FORT.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.

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GENERAL NOTES

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VICINITY

- THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNERS REPRESENTATIVE AT LEAST 72 HOURS PROR TO REGIMINE WORK.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE ROCOT PERMITS, ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE FURIL REGISTION OF WAY.

4. ALL DRIVEN SIGNATIONS OF THE DRIVEN OF THE CONTINUETY DRIVENT OF THE PARTY DRIVENT DRIVENT OF THE DRIVENT

ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENONEER. WHEN UNKNOWN LIVES ARE EXPOSED, THER LOCATIONS AND ELEVATIONS BHALL ALSO DE REPORTED TO THE ENONEER.

UNDERGROUND UTLIFIES SHOWN ON THIS PLAN SHALL BE INSTALLED PROR TO ANY CONSTRUCTION O PARKING AREA. DRIVES, CURB AND GUITER OR CONCRETE WALKS (PADS, IF UTLIFIES SHOWN ON THIS PLAN CANACT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIDUS (INSPHALT) CONCRETE) CONDUCT SHALL BE INSTALLED FOR THE "UTLIFIC INSTALLATION OF IMPERVIDUS (INSPHALT) CONCRETE) CONDUCT

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WATER MANS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM DUSTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH

CROSSING A WATER MAN OVER A SEVER VIEW SHEET IN INCRESSING FOR A WATER MAN TO CROSS OVER A SEVER THE WATER MAN SHALL BLACK STOCK THE EXAMINE THE BOTTOM OF THE WATER MAN E AT LLAST IN INCRES ADAVE THE TOP OF THE SEVER UNLESS LCCC. CONCIDENCE OF MARRIES REPORTS AN IS POLYTERED, SEPARATION, IN WATER CASE (SOTT HE WATER MAN, AND SEVERE SHALL BE CONSTRUCTED OF FERIOLS MATERIAL AND WITH JOINT THAT ARE SOLVARD, BUT MATER MAN STANDARD FOR A 18M JOINT CONTENT AT ARE SOLVARD, BUT TO MATER MAN STANDARD FOR A 18M JOINT CONTENT AT ARE SOLVARD, BUT TO MATER MAN STANDARD FOR A 18M JOINT CONTENT AT ARE SOLVARD.

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 SEMER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINT SOUNDAIL TO WATER MAIN STRAWARDS FOR A DISTINCE OF OF FORE ON EXOR SDE OF THE FORT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

8. A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANTARY SEWER LINES OR BOTH THE SANTARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FRANCING MATTRIALS.

SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.

MANHOUSES LOCATEED IN INVESTIELT, CONCIDETE OR OTHER TRAFFIC MERSS SMALL BIT SET AT GRADE, MANHOUSES LOCATEED IN OTHER AREAS (J.E. GRADES ON VODED A ACESS SMALL HAVE THER MERS ASSESS STATUS AND A ST

5. 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 DUCTLE IRON PIPE. SEWER LINES WITH OREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:

Severe lasts where constructions and, be reported to the losses of other contradication traditions that has been been as the construction and the loss shall be for the been human that is the severe shall be a severe that the last has been as the last that the period of the last of the last of the last of the last has been as the last has been required by the last of the last of the last of the last has been as the last has been required by the last of the last of the last has the last has been as the last of the last has the last of the last has the last ha

5. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JUREDICTIONAL REQUIREMENTS.

2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.

AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANGLAWWA CITST PRESSURE CLASS 350 OR OCFT COPPER TYPE K PIPE PER ASTM BBS. IF PVC WATERLINE IS INDICATED ON THE PLANE IS THAIL WEET THE REQLIREMENTS OF AWAA CAOS O

TESTINO NOTES:
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5. PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL RECUREMENTS.

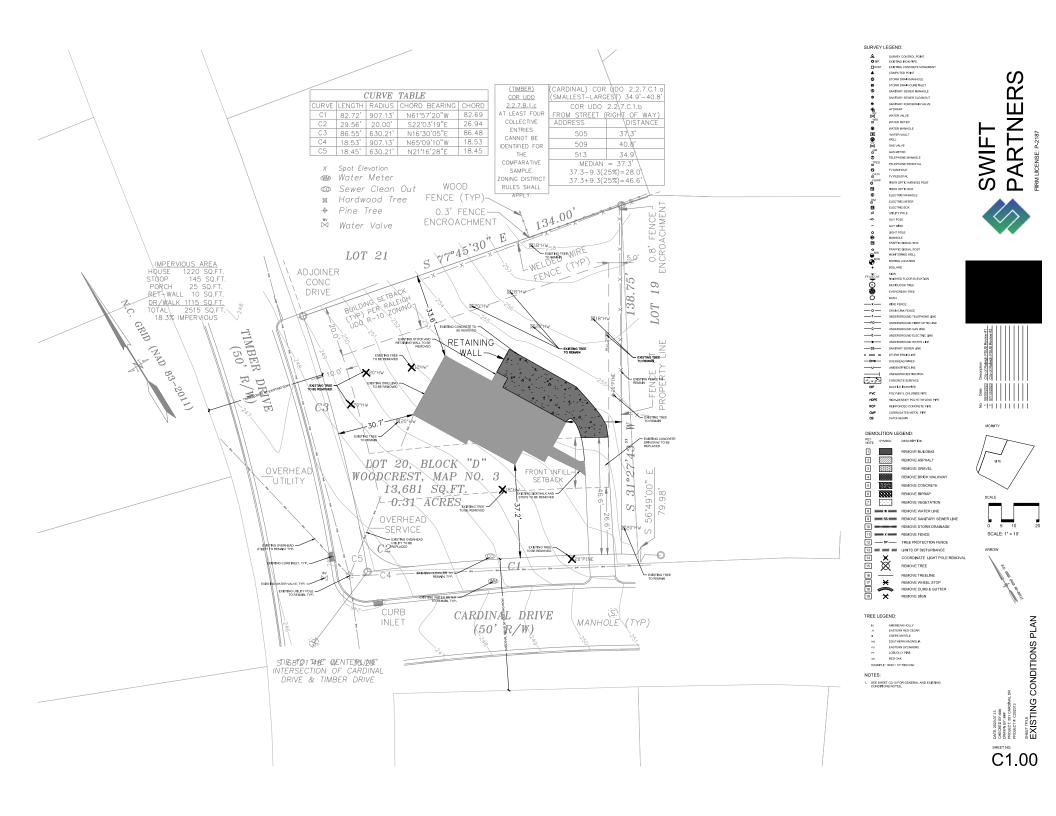
MINUM TEST PRESSURE SAVLI DE 10 PB FOR DOMESTE AND 20 PS FOR PRE PROTECTOR MACTERIZIONEZH. TWO SAMPLES FOR BACTERIZIORICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART, IF CONTANIVATION IS INIDACTED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNIT, SATISFACTORY RESULTS ARE OBTINED.

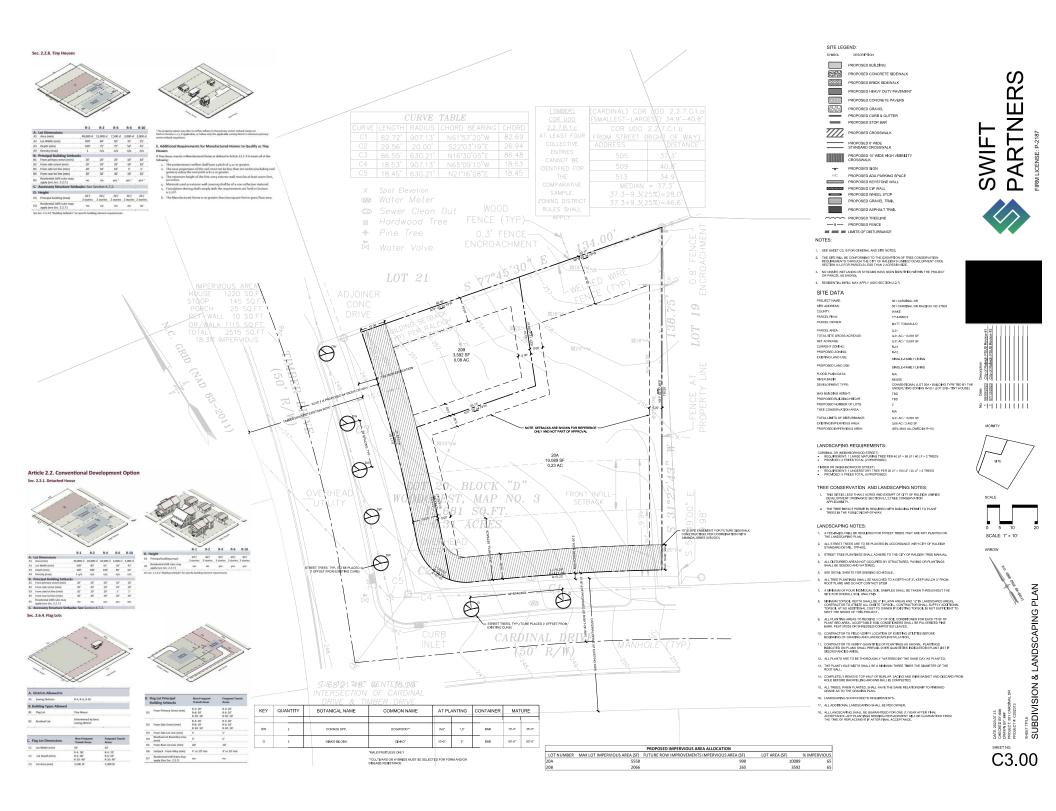
THE CHLORINE IN HEAVLY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE, CONTRACTORS SHALL NEUTRALIZE HEAVLY CHLORINATED WATER FLUSHED FROM MUNS PROOF TO DISCHARGE OF TRANSPORT ALL HEAVLY CHLORINATED WATER FOR FOR PROPER

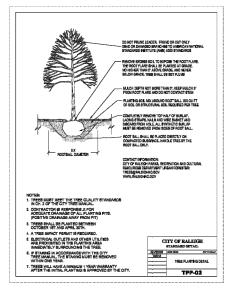
a. THE WATER MAIN IS LAD IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR

THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDETWIEDD EARTH, AND MITH THE LEWATEN OF THE BOTTOM OF THE WATER MAIN AT LEAST 14 INCIDES ADDRET HIE TOP TO THE SEWER.

THE CONTRACTOR SHALL NOT RELISE ANY FIRE HYDRIANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRIANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRIANT MEETING THE LOCAL LIRIBOLITIONAL REQUIREMENTS AND STRUMENTS.













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