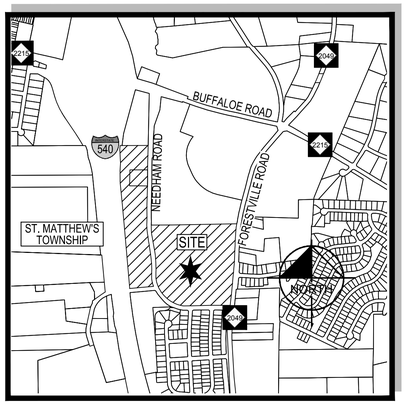
PRELIMINARY SUBDIVISION PLANS

CHAPEL TOWNES SUBDIVISION

5100, 5201, AND 5116 NEEDHAM ROAD
ST MATTHEW'S TOWNSHIP, WAKE COUNTY, NC

SUB-NO: SUB-XXXX-XXXX



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

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND TREE SURVEY COMPLETED BY BOHLER ENGINEERING. SEALED BY THOMAS TEABO, DATED JANUARY 25, 2022. SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND TREE SURVEY FOR PARCEL PIN# 1746-21-0963 COMPLETED BY BOHLER ENGINEERING, SEALED BY THOMAS TEABO, DATED JUNE 22, 2023. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
15. ACCESS CURB RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
16. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
17. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
18. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
19. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
21. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
23. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
24. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
25. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT. WHEN DESIGNING THE SITE, THE DESIGNER SHOULD KEEP IN MIND THE CITY OF RALEIGH RESIDENTIAL DRIVEWAY STANDARD DETAILS AND REGULATIONS AS FOUND IN RALEIGH STREET DESIGN MANUAL ARTICLE 9.5 AND SECTION 4.6.1.

ZONING CONDITIONS PER Z-36-21 (ADOPTED 11/16/2022)

NOTE: THE PINS ASSOCAITED WITH THESE ZONING CONDITIONS HAVE BEEN RECOMBINED INTO TWO PINS (1746208745 AND 1746210410)

0, 5136 (PORTION), 5228, 5237, 5305 NEEDHAM ROAD, LOCATED ON ITS EAST,WEST, AND NORTH SIDES; AND 0, 5226, 5228, 5232, 5264 FORESTVILLE ROAD, LOCATED ON ITS WEST SIDE; SOUTH OF BUFFALOE ROAD; BEING WAKE COUNTY PINS 1746109464, 1746204575, 1746208342, 1746208993, 1746302204, 1746302826, 1746303233, 1746204366, 1746201971, AND 1746026062 (PORTION), APPROXIMATELY 44.7 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT-1 (R-10-CU W/ SHOD-1).

CONDITIONS DATED: OCTOBER 1, 2021

1. PROHIBITED USES. THE FOLLOWING PRINCIPAL USES, IF OTHERWISE ALLOWED IN THE R-10 DISTRICT, SHALL BE PROHIBITED USES ON THE PROPERTY: BOARDINGHOUSE, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY, BED AND BREAKFAST, HOSPITALITY HOUSE.

   RESPONSE: SUB-XXXX-XXXX IS IN COMPLIANCE WITH THE PROHIBITED USES. THE PROPOSED USE FOR THE SUBDIVISION IS RESIDENTIAL TOWNHOMES.

2. THERE SHALL BE NO MORE THAN 315 RESIDENTIAL DWELLING UNITS ON THE PROPERTY.

   RESPONSE: THE PROPOSED UNIT COUNT FOR SUB-XXXX-XXXX IS 315.

3. THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.

   RESPONSE: THE PROPOSED USE FOR SUB-XXXX-XXXX IS RESIDENTIAL TOWNHOMES, APARTMENT BUILDINGS ARE NOT PROPOSED FOR THE SUBDIVISION.

4. NO INDIVIDUAL TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SEVEN (7) DWELLING UNITS

   RESPONSE: SUB-XXXX-XXXX IS IN COMPLIANCE SINCE NONE OF THE PROPOSED TOWNHOME BUILDINGS EXCEED SEVEN (7) DWELLING.

ZONING CONDITIONS PER Z-37-23 (ADOPTED 12/28/2023)

5116 NEEDHAM ROAD; BEING WAKE COUNTY PINS 1746210963. APPROXIMATELY 1.27 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE WITH SPECIAL HIGHWAY OVERLAY DISTRICT-1 (R-10-CU W/ SHOD-1).

CONDITIONS DATED: DECEMBER 9, 2023

1. THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4, THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE R-10 ZONING DISTRICT SHALL BE PROHIBITED: (I) BOARDINGHOUSE; (II) OUTDOOR SPORTS OR ENTERTAINMENT FACILITY; (III) BED & BREAKFAST; AND (IV) HOSPITALITY HOUSE,

   RESPONSE: SUB-XXXX-XXXX IS IN COMPLIANCE WITH THE PROHIBITED USES. THE PROPOSED USE FOR THE SUBDIVISION IS RESIDENTIAL TOWNHOMES.

2. THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.

   RESPONSE: THE PROPOSED USE FOR SUB-XXXX-XXXX IS RESIDENTIAL TOWNHOMES, APARTMENT BUILDINGS ARE NOT PROPOSED FOR THE SUBDIVISION.

3. NO INDIVIDUAL TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SEVEN (7) DWELLING UNITS.

   RESPONSE: FOR SUB-XXXX-XXXX, THE RESIDENTIAL TOWNHOMES DO NOT EXCEED MORE THAN SEVEN (7) DWELLING UNITS PER INDIVIDUAL BUILDING.

4. ON OR BEFORE THE ISSUANCE OF THE FIRST BUILDING PERMIT, THE PROPERTY OWNER OR DEVELOPER SHALL MAKE A $20,000.00 CONTRIBUTION TO THE CITY OF RALEIGH FIRE DEPARTMENT TO HELP FUND A NEW FIRE STATION AND/OR FIRE EQUIPMENT TO SERVE THE SURROUNDING COMMUNITY.

   RESPONSE: SUB-XXXX-XXXX IS UNDERSTANDING OF THE ABOVE STATED CONDITION.

Preliminary Subdivision Application

Site Review

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

Raleigh

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

DEVELOPMENT OPTIONS (UDO Chapter 2)			
[X] Conventional Subdivision	[ ] Compact Development	[ ] Conservation Development	
[ ] Cottage Court	[ ] Flag lot	[ ] Frequent Transit Development Option	

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

GENERAL INFORMATION					
Scoping/sketch plan case number(s):					
Development name (subject to approval): Chapel Townes Subdivision					
Property Address(es): 5116, 5100, and 5201 Needham Road					
Recorded Deed PIN(s): 1746210963, 1746210410, 1746208745					
Building type(s):	[ ] Detached House	[ ] Attached House	[X] Townhouse	[ ] Apartment	
[ ] General Building	[ ] Mixed Use Building	[ ] Civic Building	[ ] Open Lot	[ ] Tiny House	

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names: Pablo Reiter	
Company: Buffaloe Road Investments, LLC	Title: Manager
Address: 6908 N. Ridge Drive, Raleigh, NC 27615-7033	
Phone #: 919-422-1166	Email: Pablo@prmsinv.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: [ ] Lessee or contract purchaser [X] Owner's authorized agent [ ] Easement holder	
Company: BGE, inc.	Address: 5440 Wade Park Blvd., Suite 102, Raleigh, NC 27607
Phone #: 984-300-0521	Email: Twilson@bgeinc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Pablo Reiter	
Company: Buffaloe Road Investments, LLC	Title: Manager
Address: 6908 N. Ridge Drive, Raleigh, NC 27615-7033	
Phone #: 919-422-1166	Email: Pablo@prmsinv.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION		
Gross site acreage: 43.86 ac		
Zoning districts (if more than one, provide acreage of each): Residential-10-Conditional Use with SHOD-1		
Overlay district(s): SHOD-1	Inside City Limits? [ ] Yes [X] No	Historic District/Landmark: N/A [X]
Conditional Use District (CUD) Case # Z- 36-21 and Z-37-23	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) 35,178 Proposed total (sf) 427,699	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 299,186

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 329
# of Tiny House Lots:	# of Open Lots: 9	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 338	Total # Dwelling Units: 329	
# of bedroom units (if known): 1br_____ 2br_____	3br_X_____ 4br_____	
Proposed density for each zoning district (UDO 1.5.2.F): 4,604 sf/unit		

APPLICANT SIGNATURE BLOCK

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

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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

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

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

Signature: _____ Date: 3/22/24
Printed Name: Pablo Reiter
Signature: _____ Date: 3/25/24
Printed Name: Tyler Wilson, PE

SITE DATA FOR CHAPEL TOWNES SUBDIVISION								
EXISTING ADDRESSES:	5100, 5201, AND 5116 NEEDHAM ROAD, ST MATTHEW'S TOWNSHIP, NC							
PINS (S):	1746210963, 1746208745, 1746210963							
ZONING(S):	R-10-CU WITH SHOD-1							
OVERLAY DISTRICT:	SPECIAL HIGHWAY OVERLAY DISTRICT-1 (SHOD-1)							
EXISTING USE:	VACANT/CLEARED/SINGLE FAMILY RESIDENTIAL							
PROPOSED USE:	TOWNHOMES							
PROPOSED BEDROOMS PER UNIT:	3+							
OVERALL SITE								
OVERALL SITE GROSS AREA - BASED ON BOUNDARY SURVEY (TOTAL):	43.86	AC	1,910,055.01	SF				
ROADWAY FRONTAGE (RIGHT OF WAY DEDICATION):	0.75	AC	32,696.07	SF				
ONSITE PUBLIC ROADS (RIGHT OF WAY DEDICATION):	6.33	AC	364,955.49	SF				
OVERALL SITE NET AREA:	38.78	AC	1,582,789.05	SF				
PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	9							
TOWNHOMES:	329		(315 TOWNHOUSE UNITS ARE ASSOCIATED WITH PINS 1746208745 AND 1746210963)					
TOTAL LOTS:	338		(14 TOWNHOUSE UNITS ARE ASSOCIATED WITH PIN 1746208745 TO MEET REZONING CONDITIONS)					
PROPOSED ONSITE IMPERVIOUS AREA:	16.69	AC	726,984.64	SF				
PROPOSED ONSITE IMPERVIOUS (%):	**38.04**	%						
OVERALL - OUTDOOR AMENITY AREA: (10% MIN.)	3.47	AC	151,279.95	SF	3.79	AC	164,961.00	SF
PHASE 1								
PHASE 1 - OVERALL AREA:	16.92	AC	689,951.40	SF				
(-) LAND DISTURBANCE WITHIN EXISTING RIGHT OF WAY (FORESTVILLE ROAD AND NEEDHAM ROAD):	1.32	AC	57,596.05	SF				
PHASE 1 - GROSS AREA:	14.70	AC	640,355.35	SF				
PHASE 1 - ROADWAY FRONTAGE (RIGHT OF WAY) DEDICATION):	0.60	AC	26,158.07	SF				
PHASE 1 - ON SITE PUBLIC ROADS (RIGHT OF WAY) DEDICATION):	3.44	AC	149,877.40	SF				
PHASE 1 - NET SITE AREA:	10.66	AC	464,346.79	SF				
PHASE 1 - PROPOSED ONSITE IMPERVIOUS AREA:	6.72	AC	292,918.50	SF				
PHASE 1 - PROPOSED ONSITE IMPERVIOUS (%):	**42.30**	%						
PHASE 1 - PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	4							
TOWNHOMES:	103							
TOTAL LOTS:	113							
	Required				**Provided**			
PHASE 1 - DENSITY (NET SITE AREA SF / NUMBER OF TOWNHOME UNITS):	3.67	AC	3,000.00	SF/UNIT	3.10	AC	4,185.00	SF/UNIT
PHASE 1 - OUTDOOR AMENITY AREA: (10% MIN.)	1.47	AC	64,054.68	SF	1.72	AC	74,880.00	SF
PHASE 2								
PHASE 2 - OVERALL AREA:	14.98	AC	652,253.92	SF				
(-) LAND DISTURBANCE WITHIN EXISTING RIGHT OF WAY (NEEDHAM ROAD):	1.69	AC	73,596.29	SF				
PHASE 2 - GROSS AREA:	13.28	AC	578,657.63	SF				
PHASE 2 - ROADWAY FRONTAGE (RIGHT OF WAY) DEDICATION):	0.15	AC	6,538.00	SF				
PHASE 2 - ON SITE PUBLIC ROADS (RIGHT OF WAY) DEDICATION):	2.54	AC	110,469.00	SF				
PHASE 2 - NET SITE AREA:	10.58	AC	460,936.73	SF				
PHASE 2 - PROPOSED ONSITE IMPERVIOUS AREA:	5.09	AC	221,646.14	SF				
PHASE 2 - PROPOSED ONSITE IMPERVIOUS (%):	**38.96**	%						
PHASE 2 - PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	3							
TOWNHOMES:	169							
TOTAL LOTS:	169							
	Required				**Provided**			
PHASE 2 - DENSITY (NET SITE AREA SF / NUMBER OF TOWNHOME UNITS):	3.67	AC	3,000.00	SF/UNIT	3.10	AC	4,288.00	SF/UNIT
PHASE 2 - OUTDOOR AMENITY AREA: (10% MIN.)	1.03	AC	45,453.67	SF	1.03	AC	45,425.00	SF
PHASE 3								
PHASE 3 - OVERALL AREA:	16.16	AC	703,708.48	SF				
(-) LAND DISTURBANCE WITHIN EXISTING RIGHT OF WAY (NEEDHAM ROAD):	0.73	AC	31,707.90	SF				
PHASE 3 - GROSS AREA:	15.43	AC	671,940.53	SF				
PHASE 3 - ROADWAY FRONTAGE (RIGHT OF WAY) DEDICATION):	0.05	AC	2,222.00	SF				
PHASE 3 - ON SITE PUBLIC ROADS (RIGHT OF WAY) DEDICATION):	1.40	AC	104,000.00	SF				
PHASE 3 - NET SITE AREA:	13.92	AC	588,713.93	SF				
PHASE 3 - PROPOSED ONSITE IMPERVIOUS AREA:	5.36	AC	234,157.00	SF				
PHASE 3 - PROPOSED ONSITE IMPERVIOUS (%):	**15.45**	%						
PHASE 3 - PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	2							
TOWNHOMES:	131							
TOTAL LOTS:	133							
	Required				**Provided**			
PHASE 3 - DENSITY (NET SITE AREA SF / NUMBER OF TOWNHOME UNITS):	3.67	AC	3,000.00	SF/UNIT	3.12	AC	3,204.00	SF/UNIT
PHASE 3 - OUTDOOR AMENITY AREA: (10% MIN.)	1.36	AC	59,178.55	SF	1.41	AC	61,654.00	SF

CITY OF RALEIGH UDO REQUIREMENTS CHAPEL TOWNES SUBDIVISION							
		REQUIRED			PROVIDED		
UDO SECTION 2.2.3: ATTACHED TOWNHOUSE - CONVENTIONAL DEVELOPMENT OPTION							
A	SITE DIMENSIONS						
A1	NET SITE AREA/UNIT (MIN): NET SITE AREA EXCLUDING R/W DIVIDED BY # OF TOWNHOUSE UNITS	3,000 SF		4,598 SF (OVERALL)			
A2	WIDTH (MIN)	4'x FT		88 FT			
A3	OUTDOOR AMENITY AREA (MIN)	10% (3.47 AC/34.78 AC) (151,279.91 SF/1,512,799.05 SF)		3.78 AC	164,561.00 SF		
B	LOT DIMENSIONS						
B1	ARE A (MIN)	N/A SF		N/A SF			
B2	WIDTH (MIN)	16 FT		22 FT			
C	BUILDING/STRUCTURE SETBACKS						
C1	FROM PRIMARY STREET (MIN)	10 FT		10 FT			
C2	FROM SIDE STREET (MIN)	10 FT		21 FT			
C3	FROM SIDE SITE BOUNDARY LINE (MIN)	6 FT		22 FT			
C4	FROM REAR SITE BOUNDARY LINE (MIN)	20 FT		20 FT			
C5	FROM ALLEY (MIN)	4 or 20 FT		N/A FT			
C6	INTERNAL BUILDING SEPARATION	10 FT		10 FT			
D	PARKING SETBACKS						
D1	FROM PRIMARY STREET (MIN)	20 FT		20 FT			
D2	FROM SIDE STRRET (MIN)	10 FT		N/A FT			
D3	FROM SIDE LOT LINE (MIN)	0 FT		N/A FT			
D4	FROM REAR LOT LINE (MIN)	3 FT		N/A FT			
D5	FROM ALLEY, GARAGE ONLY (MIN)	4 FT		N/A FT			
D6	RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)	YES		N/A			
E	HEIGHT						
E1	PRINCIPAL BUILDING (MAX)	4½ FT		N/A			
E2	ACCESSORY STRUCTURES (MAX)	2½ FT		N/A			
F	VEHICLE PARKING (TC-11-21 & UDO SECTION 7.1.2.C)						
F1	MULTI-UNIT LIVING: TOWNHOMES (MIN)	NO MAXIMUM		680			
G	BICYCLE PARKING (TC-11-21 & UDO SECTION 7.1.2.C)						
G1	SHORT TERM PARKING	NO MAXIMUM		NONE			
G2	LONG TERM PARKING	NO MAXIMUM		NONE			
UDO SECTION 9.1.3 TREE CONSERVATION REQUIRED							
		34.73 x	10% =	3.47 AC	3.48 AC	10.1%	
		NET AREA x	10%				

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C0-2	LOT TABLES
C0-3	RCMP-0099-2023 (1 OF 3)
C0-4	RCMP-0099-2023 (2 OF 3)
C0-5	RCMP-0099-2023 (3 OF 3)
C1-0	EXISTING CONDITIONS (1 OF 4)
C1-1	EXISTING CONDITIONS (2 OF 4)
C1-2	EXISTING CONDITIONS (3 OF 4)
C1-3	EXISTING CONDITIONS (4 OF 4)
C1-4	EXISTING TREE SURVEY (1 OF 8)
C1-5	EXISTING TREE SURVEY (2 OF 8)
C1-6	EXISTING TREE SURVEY (3 OF 8)
C1-7	EXISTING TREE SURVEY (4 OF 8)
C1-8	EXISTING TREE SURVEY (5 OF 8)
C1-9	EXISTING TREE SURVEY (6 OF 8)
C1-10	EXISTING TREE SURVEY (7 OF 8)
C1-11	EXISTING TREE SURVEY (8 OF 8)
C1-12	OVERALL DEMOLITION PLAN
C2-0	OVERALL SUBDIVISION PLAN
C2-1	SUBDIVISION PLAN (1 OF 5)
C2-2	SUBDIVISION PLAN (2 OF 5)
C2-3	SUBDIVISION PLAN (3 OF 5)
C2-4	SUBDIVISION PLAN (4 OF 5)
C2-5	SUBDIVISION PLAN (5 OF 5)
C2-6	SUBDIVISION PHASING PLAN
C3-0	OVERALL GRADING PLAN
C3-1	GRADING PLAN (1 OF 5)
C3-2	GRADING PLAN (2 OF 5)
C3-3	GRADING PLAN (3 OF 5)
C3-4	GRADING PLAN (4 OF 5)
C3-5	GRADING PLAN (5 OF 5)
C3-6	STORM DRAINAGE PIPE AND STRUCTURE TABLES
C3-7	RETAINING WALL PLAN (1 OF 3)
C3-8	RETAINING WALL PLAN (2 OF 3)
C3-9	RETAINING WALL PLAN (3 OF 3)
C5-0	OVERALL UTILITY PLAN
C5-1	UTILITY PLAN (1 OF 5)
C5-2	UTILITY PLAN (2 OF 5)
C5-3	UTILITY PLAN (3 OF 5)
C5-4	UTILITY PLAN (4 OF 5)
C5-5	UTILITY PLAN (5 OF 5)
C5-6	HOSE LENGTH PLAN
C7-0	SCM 1 PLAN AND PROFILE
C7-1	SCM 2 PLAN AND PROFILE (1 OF 2)
C7-2	SCM 2 PLAN AND PROFILE (2 OF 2)
C7-3	SCM 3 PLAN AND PROFILE
C7-4	SCM 4 PLAN AND PROFILE
C8-0	CONSTRUCTION DETAILS
C9-1	UTILITY DETAILS (1 OF 5)
C9-2	UTILITY DETAILS (2 OF 5)
C9-3	UTILITY DETAILS (3 OF 5)
C9-4	UTILITY DETAILS (4 OF 5)
C9-5	UTILITY DETAILS (5 OF 5)
C10-0	STREET LIGHTING PLAN
L1-0	OVERALL LANDSCAPE PLAN
L1-1	LANDSCAPE PLAN (1 OF 5)
L1-2	LANDSCAPE PLAN (2 OF 5)
L1-3	LANDSCAPE PLAN (3 OF 5)
L1-4	LANDSCAPE PLAN (4 OF 5)
L1-5	LANDSCAPE PLAN (5 OF 5)
L2-1	SCM PLANTING PLAN (1 OF 2)
L2-2	SCM PLANTING PLAN (2 OF 2)
L3-0	LANDSCAPE DETAILS
L101 - L104	TCA EXHIBIT
R1-0	FORESTVILLE ROAD TRANSPORTATION PLAN
R1-1	NEEDHAM RD TRANSPORTATION PLAN (1 OF 3)
R1-2	NEEDHAM RD TRANSPORTATION PLAN (2 OF 3)
R1-3	NEEDHAM RD TRANSPORTATION PLAN (3 OF 3)

PERMITS REQUIRED

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

SOLID WASTE INSPECTION STATEMENT

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

FIRE COMPLIANCE STATEMENT

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET (NFPA 13R); NO SPRINKLING SYSTEM PROPOSED.
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 300 FEET OF ONE ANOTHER; AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
3. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.
4. ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5, DETAIL WILL BE PROVIDED IN SPR REVIEW PLANS.

CONSULTANT INFORMATION

DEVELOPER:
DR HORTON
7208 FALLS OF NEUSE RD
STE 201
RALEIGH, NC 27560
(919) 604-7929
CONTACT: REESE BRIDGES, PE

ENGINEER:
BGE, INC
5440 WADE PARK BOULEVARD
STE 102
RALEIGH, NC 27607
(919) 276-0111
CONTACT: TYLER R. WILSON, PE

SURVEYOR:
BOHLER ENGINEERING
4130 PARKLAKE AVENUE
STE 130
RALEIGH, NC 27612
(919) 578-9000
CONTACT: THOMAS E. TEABO, PLS

REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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

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GENERAL NOTES

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

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

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

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

SITE BOUNDARY, TOPOGRAPHY, TREE, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY BY BOHLER ENGINEERING COMPLETED JULY 9, 2020. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

ZONING CONDITIONS

CASE NUMBER Z-36-21
ORDINANCE (2021) 309 ZC 831

PROHIBITED USES - THE FOLLOWING PRINCIPAL USES, IF OTHERWISE ALLOWED IN THE R-10 DISTRICT SHALL BE PROHIBITED USES ON THE PROPERTY: BOARDINGHOUSE, OUTDOOR SPORTS OR ENTERTAINMENT FACILITY, BED AND BREAKFAST, HOSPITALITY HOUSE.

THERE SHALL BE NO MORE THAN 315 RESIDENTIAL DWELLING UNITS ON THE PROPERTY.

THE APARTMENT BUILDING TYPE SHALL BE PROHIBITED.

NO INDIVIDUAL TOWNHOUSE BUILDING SHALL CONTAIN MORE THAN SEVEN (7) DWELLING UNITS.

CITY OF RALEIGH STANDARD NOTES

COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.

ALL ROAD IMPROVEMENTS AT FORESTVILLE ROAD ARE TO BE COORDINATED WITH THE CITY OF RALEIGH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.

SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.

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

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

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

CURB AND GUTTER SHOWN ON THESE PLANS ALONG FORESTVILLE ROAD AND NEEDHAM ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATE STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES

TOTAL AREA DISTURBED = ± 41.77 AC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:

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

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

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

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

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

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

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

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

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

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

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

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

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

DEMOLITION NOTES:

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

UTILITY NOTES

THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (NC811) AT 811 OR (800)632-4949 TO COORDINATE FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.

SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.

CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.

ANY PLANNED INTERRUPTION OF UTILITY SERVICE SHALL BE GIVEN A 48 HOUR NOTICE TO THE UTILITY COMPANY AND THE OWNER.

CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC,TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS.

ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE PER DUKE ENERGY STANDARDS.

ALL UTILITIES ARE TO BE UNDERGROUND.

GRADING NOTES

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

THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION REPORT PREPARED BY COMPANY NAME ON MONTH, DAY YEAR. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

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

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

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

EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.

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

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

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

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

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

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

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

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

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

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

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONAL RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR NCDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL NCDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO NCDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISH

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
1	PH 3 - TOWNHOME LOT	2,880.00	0.07
2	PH 3 - TOWNHOME LOT	2,112.00	0.05
3	PH 3 - TOWNHOME LOT	2,112.00	0.05
4	PH 3 - TOWNHOME LOT	2,112.00	0.05
5	PH 3 - TOWNHOME LOT	2,112.00	0.05
6	PH 3 - TOWNHOME LOT	3,120.00	0.07
7	PH 3 - TOWNHOME LOT	3,120.00	0.07
8	PH 3 - TOWNHOME LOT	2,112.00	0.05
9	PH 3 - TOWNHOME LOT	2,112.00	0.05
10	PH 3 - TOWNHOME LOT	2,112.00	0.05
11	PH 3 - TOWNHOME LOT	2,880.00	0.07
12	PH 3 - TOWNHOME LOT	2,820.00	0.06
13	PH 3 - TOWNHOME LOT	2,068.00	0.05
14	PH 3 - TOWNHOME LOT	2,068.00	0.05
15	PH 3 - TOWNHOME LOT	2,068.00	0.05
16	PH 3 - TOWNHOME LOT	2,068.00	0.05
17	PH 3 - TOWNHOME LOT	2,068.00	0.05
18	PH 3 - TOWNHOME LOT	3,200.15	0.07
19	PH 3 - TOWNHOME LOT	3,058.23	0.07
20	PH 3 - TOWNHOME LOT	2,068.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
21	PH 3 - TOWNHOME LOT	2,068.00	0.05
22	PH 3 - TOWNHOME LOT	3,055.00	0.07
23	PH 3 - TOWNHOME LOT	3,055.00	0.07
24	PH 3 - TOWNHOME LOT	2,068.00	0.05
25	PH 3 - TOWNHOME LOT	2,068.00	0.05
26	PH 3 - TOWNHOME LOT	2,068.00	0.05
27	PH 3 - TOWNHOME LOT	3,055.00	0.07
28	PH 3 - TOWNHOME LOT	3,239.16	0.07
29	PH 3 - TOWNHOME LOT	2,094.18	0.05
30	PH 3 - TOWNHOME LOT	2,122.93	0.05
31	PH 3 - TOWNHOME LOT	2,116.81	0.05
32	PH 3 - TOWNHOME LOT	3,301.33	0.08
33	PH 3 - TOWNHOME LOT	3,055.43	0.07
34	PH 3 - TOWNHOME LOT	2,068.00	0.05
35	PH 3 - TOWNHOME LOT	2,068.00	0.05
36	PH 3 - TOWNHOME LOT	3,055.16	0.07
37	PH 3 - TOWNHOME LOT	3,054.84	0.07
38	PH 3 - TOWNHOME LOT	2,068.00	0.05
39	PH 3 - TOWNHOME LOT	2,068.00	0.05
40	PH 3 - TOWNHOME LOT	2,068.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
41	PH 3 - TOWNHOME LOT	3,055.00	0.07
42	PH 3 - TOWNHOME LOT	3,055.00	0.07
43	PH 3 - TOWNHOME LOT	2,068.00	0.05
44	PH 3 - TOWNHOME LOT	2,068.00	0.05
45	PH 3 - TOWNHOME LOT	2,068.00	0.05
46	PH 3 - TOWNHOME LOT	3,055.16	0.07
47	PH 3 - TOWNHOME LOT	3,054.84	0.07
48	PH 3 - TOWNHOME LOT	2,068.00	0.05
49	PH 3 - TOWNHOME LOT	2,068.00	0.05
50	PH 3 - TOWNHOME LOT	2,068.00	0.05
51	PH 3 - TOWNHOME LOT	3,055.00	0.07
52	PH 3 - TOWNHOME LOT	3,055.00	0.07
53	PH 3 - TOWNHOME LOT	2,068.00	0.05
54	PH 3 - TOWNHOME LOT	2,068.00	0.05
55	PH 3 - TOWNHOME LOT	2,068.00	0.05
56	PH 3 - TOWNHOME LOT	3,055.30	0.07
57	PH 3 - TOWNHOME LOT	3,055.00	0.07
58	PH 3 - TOWNHOME LOT	2,068.00	0.05
59	PH 3 - TOWNHOME LOT	2,068.00	0.05
60	PH 3 - TOWNHOME LOT	2,068.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
181	PH 2 - TOWNHOME LOT	2,068.00	0.05
182	PH 2 - TOWNHOME LOT	2,820.00	0.06
183	PH 2 - TOWNHOME LOT	2,820.00	0.06
184	PH 2 - TOWNHOME LOT	2,068.00	0.05
185	PH 2 - TOWNHOME LOT	3,055.00	0.07
186	PH 2 - TOWNHOME LOT	3,055.00	0.07
187	PH 2 - TOWNHOME LOT	2,068.00	0.05
188	PH 2 - TOWNHOME LOT	2,068.00	0.05
189	PH 2 - TOWNHOME LOT	2,820.00	0.06
190	PH 2 - TOWNHOME LOT	2,820.00	0.06
191	PH 2 - TOWNHOME LOT	2,068.00	0.05
192	PH 2 - TOWNHOME LOT	2,068.00	0.05
193	PH 2 - TOWNHOME LOT	3,055.00	0.07
194	PH 2 - TOWNHOME LOT	3,055.00	0.07
195	PH 2 - TOWNHOME LOT	2,068.00	0.05
196	PH 2 - TOWNHOME LOT	2,068.00	0.05
197	PH 2 - TOWNHOME LOT	2,820.00	0.06
198	PH 2 - TOWNHOME LOT	2,820.00	0.06
199	PH 2 - TOWNHOME LOT	2,068.00	0.05
200	PH 2 - TOWNHOME LOT	2,068.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
201	PH 2 - TOWNHOME LOT	3,055.00	0.07
202	PH 2 - TOWNHOME LOT	3,055.00	0.07
203	PH 2 - TOWNHOME LOT	2,068.00	0.05
204	PH 2 - TOWNHOME LOT	2,068.00	0.05
205	PH 2 - TOWNHOME LOT	2,068.00	0.05
206	PH 2 - TOWNHOME LOT	2,820.00	0.06
207	PH 2 - TOWNHOME LOT	2,820.00	0.06
208	PH 2 - TOWNHOME LOT	2,068.00	0.05
209	PH 2 - TOWNHOME LOT	2,068.00	0.05
210	PH 2 - TOWNHOME LOT	2,068.00	0.05
211	PH 2 - TOWNHOME LOT	2,068.00	0.05
212	PH 2 - TOWNHOME LOT	3,055.00	0.07
213	PH 2 - TOWNHOME LOT	3,055.00	0.07
214	PH 2 - TOWNHOME LOT	2,068.00	0.05
215	PH 2 - TOWNHOME LOT	2,068.00	0.05
216	PH 2 - TOWNHOME LOT	2,068.00	0.05
217	PH 2 - TOWNHOME LOT	3,064.66	0.07
218	PH 2 - TOWNHOME LOT	3,064.66	0.07
219	PH 2 - TOWNHOME LOT	2,068.00	0.05
220	PH 2 - TOWNHOME LOT	2,068.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
221	PH 2 - TOWNHOME LOT	2,068.00	0.05
222	PH 1 - TOWNHOME LOT	3,087.50	0.07
223	PH 1 - TOWNHOME LOT	2,090.00	0.05
224	PH 1 - TOWNHOME LOT	2,090.00	0.05
225	PH 1 - TOWNHOME LOT	2,090.00	0.05
226	PH 1 - TOWNHOME LOT	4,778.52	0.11
227	PH 1 - TOWNHOME LOT	4,778.75	0.11
228	PH 1 - TOWNHOME LOT	2,090.00	0.05
229	PH 1 - TOWNHOME LOT	2,090.00	0.05
230	PH 1 - TOWNHOME LOT	2,090.00	0.05
231	PH 1 - TOWNHOME LOT	3,087.50	0.07
232	PH 1 - TOWNHOME LOT	3,087.49	0.07
233	PH 1 - TOWNHOME LOT	2,089.99	0.05
234	PH 1 - TOWNHOME LOT	2,089.99	0.05
235	PH 1 - TOWNHOME LOT	2,089.99	0.05
236	PH 1 - TOWNHOME LOT	3,087.49	0.07
237	PH 2 - TOWNHOME LOT	3,087.49	0.07
238	PH 2 - TOWNHOME LOT	2,089.99	0.05
239	PH 2 - TOWNHOME LOT	2,089.99	0.05
240	PH 2 - TOWNHOME LOT	2,089.99	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
61	PH 3 - TOWNHOME LOT	3,055.00	0.07
62	PH 3 - TOWNHOME LOT	3,055.00	0.07
63	PH 3 - TOWNHOME LOT	2,068.00	0.05
64	PH 3 - TOWNHOME LOT	2,068.00	0.05
65	PH 3 - TOWNHOME LOT	2,820.00	0.06
66	PH 3 - TOWNHOME LOT	2,880.00	0.07
67	PH 3 - TOWNHOME LOT	2,112.00	0.05
68	PH 3 - TOWNHOME LOT	2,112.00	0.05
69	PH 3 - TOWNHOME LOT	2,112.00	0.05
70	PH 3 - TOWNHOME LOT	2,112.00	0.05
71	PH 3 - TOWNHOME LOT	2,112.00	0.05
72	PH 3 - TOWNHOME LOT	3,120.00	0.07
73	PH 3 - TOWNHOME LOT	3,120.00	0.07
74	PH 3 - TOWNHOME LOT	2,112.00	0.05
75	PH 3 - TOWNHOME LOT	2,112.00	0.05
76	PH 3 - TOWNHOME LOT	2,112.00	0.05
77	PH 3 - TOWNHOME LOT	3,120.00	0.07
78	PH 3 - TOWNHOME LOT	3,120.00	0.07
79	PH 3 - TOWNHOME LOT	2,112.00	0.05
80	PH 3 - TOWNHOME LOT	2,112.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
81	PH 3 - TOWNHOME LOT	2,112.00	0.05
82	PH 3 - TOWNHOME LOT	3,120.00	0.07
83	PH 3 - TOWNHOME LOT	3,120.00	0.07
84	PH 3 - TOWNHOME LOT	2,112.00	0.05
85	PH 3 - TOWNHOME LOT	2,112.00	0.05
86	PH 3 - TOWNHOME LOT	2,112.00	0.05
87	PH 3 - TOWNHOME LOT	3,120.00	0.07
88	PH 3 - TOWNHOME LOT	3,120.00	0.07
89	PH 3 - TOWNHOME LOT	2,112.00	0.05
90	PH 3 - TOWNHOME LOT	2,112.00	0.05
91	PH 3 - TOWNHOME LOT	2,112.00	0.05
92	PH 3 - TOWNHOME LOT	2,880.00	0.07
93	PH 3 - TOWNHOME LOT	3,017.87	0.07
94	PH 3 - TOWNHOME LOT	2,142.05	0.05
95	PH 3 - TOWNHOME LOT	2,159.17	0.05
96	PH 3 - TOWNHOME LOT	2,162.51	0.05
97	PH 3 - TOWNHOME LOT	3,171.42	0.07
98	PH 3 - TOWNHOME LOT	3,344.96	0.08
99	PH 3 - TOWNHOME LOT	2,112.00	0.05
100	PH 3 - TOWNHOME LOT	2,112.00	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
101	PH 3 - TOWNHOME LOT	2,112.00	0.05
102	PH 3 - TOWNHOME LOT	3,120.00	0.07
103	PH 3 - TOWNHOME LOT	3,120.00	0.07
104	PH 3 - TOWNHOME LOT	2,112.00	0.05
105	PH 3 - TOWNHOME LOT	2,112.00	0.05
106	PH 3 - TOWNHOME LOT	2,112.00	0.05
107	PH 3 - TOWNHOME LOT	3,265.92	0.07
108	PH 3 - TOWNHOME LOT	3,154.62	0.07
109	PH 3 - TOWNHOME LOT	2,112.00	0.05
110	PH 3 - TOWNHOME LOT	2,112.00	0.05
111	PH 3 - TOWNHOME LOT	2,112.00	0.05
112	PH 3 - TOWNHOME LOT	2,112.00	0.05
113	PH 3 - TOWNHOME LOT	2,112.00	0.05
114	PH 3 - TOWNHOME LOT	2,880.00	0.07
115	PH 2 - TOWNHOME LOT	4,778.45	0.11
116	PH 2 - TOWNHOME LOT	2,090.00	0.05
117	PH 2 - TOWNHOME LOT	2,090.00	0.05
118	PH 2 - TOWNHOME LOT	2,090.00	0.05
119	PH 2 - TOWNHOME LOT	3,087.50	0.07
120	PH 2 - TOWNHOME LOT	3,087.49	0.07

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
241	PH 2 - TOWNHOME LOT	3,087.48	0.07
242	PH 2 - TOWNHOME LOT	3,087.48	0.07
243	PH 2 - TOWNHOME LOT	2,089.99	0.05
244	PH 2 - TOWNHOME LOT	2,089.99	0.05
245	PH 2 - TOWNHOME LOT	2,089.99	0.05
246	PH 2 - TOWNHOME LOT	4,778.42	0.11
247	PH 2 - TOWNHOME LOT	4,803.30	0.11
248	PH 2 - TOWNHOME LOT	2,090.94	0.05
249	PH 2 - TOWNHOME LOT	2,088.99	0.05
250	PH 2 - TOWNHOME LOT	2,089.95	0.05
251	PH 2 - TOWNHOME LOT	3,087.43	0.07
252	PH 2 - TOWNHOME LOT	3,087.63	0.07
253	PH 2 - TOWNHOME LOT	2,089.81	0.05
254	PH 2 - TOWNHOME LOT	2,089.97	0.05
255	PH 2 - TOWNHOME LOT	2,089.99	0.05
256	PH 2 - TOWNHOME LOT	3,087.45	0.07
257	PH 2 - TOWNHOME LOT	3,087.46	0.07
258	PH 2 - TOWNHOME LOT	2,090.01	0.05
259	PH 2 - TOWNHOME LOT	2,090.01	0.05
260	PH 2 - TOWNHOME LOT	2,090.01	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
261	PH 2 - TOWNHOME LOT	2,842.88	0.07
262	PH 1 - TOWNHOME LOT	2,850.11	0.07
263	PH 1 - TOWNHOME LOT	2,090.08	0.05
264	PH 1 - TOWNHOME LOT	2,090.08	0.05
265	PH 1 - TOWNHOME LOT	3,087.22	0.07
266	PH 1 - TOWNHOME LOT	3,088.49	0.07
267	PH 1 - TOWNHOME LOT	2,090.08	0.05
268	PH 1 - TOWNHOME LOT	2,090.07	0.05
269	PH 1 - TOWNHOME LOT	3,087.25	0.07
270	PH 1 - TOWNHOME LOT	3,087.55	0.07
271	PH 1 - TOWNHOME LOT	2,090.07	0.05
272	PH 1 - TOWNHOME LOT	2,090.08	0.05
273	PH 1 - TOWNHOME LOT	2,089.94	0.05
274	PH 1 - TOWNHOME LOT	3,087.83	0.07
275	PH 1 - TOWNHOME LOT	3,087.70	0.07
276	PH 1 - TOWNHOME LOT	2,090.07	0.05
277	PH 1 - TOWNHOME LOT	2,089.09	0.05
278	PH 1 - TOWNHOME LOT	2,091.01	0.05
279	PH 1 - TOWNHOME LOT	4,803.14	0.11
280	PH 1 - TOWNHOME LOT	2,880.29	0.07

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
281	PH 1 - TOWNHOME LOT	2,111.99	0.05
282	PH 1 - TOWNHOME LOT	2,112.01	0.05
283	PH 1 - TOWNHOME LOT	2,112.00	0.05
284	PH 1 - TOWNHOME LOT	3,118.27	0.07
285	PH 1 - TOWNHOME LOT	3,118.31	0.07
286	PH 1 - TOWNHOME LOT	2,111.99	0.05
287	PH 1 - TOWNHOME LOT	2,111.98	0.05
288	PH 1 - TOWNHOME LOT	2,111.96	0.05
289	PH 1 - TOWNHOME LOT	3,119.73	0.07
290	PH 1 - TOWNHOME LOT	3,119.84	0.07
291	PH 1 - TOWNHOME LOT	2,111.96	0.05
292	PH 1 - TOWNHOME LOT	2,111.98	0.05
293	PH 1 - TOWNHOME LOT	3,120.09	0.07
294	PH 1 - TOWNHOME LOT	3,120.12	0.07
295	PH 1 - TOWNHOME LOT	2,112.01	0.05
296	PH 1 - TOWNHOME LOT	2,112.00	0.05
297	PH 1 - TOWNHOME LOT	2,880.00	0.07
298	PH 1 - TOWNHOME LOT	2,820.40	0.06
299	PH 1 - TOWNHOME LOT	2,068.00	0.05
300	PH 1 - TOWNHOME LOT	2,068.01	0.05

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
121	PH 2 - TOWNHOME LOT	2,090.00	0.05
122	PH 2 - TOWNHOME LOT	2,090.00	0.05
123	PH 2 - TOWNHOME LOT	2,090.00	0.05
124	PH 2 - TOWNHOME LOT	3,087.50	0.07
125	PH 2 - TOWNHOME LOT	3,087.50	0.07
126	PH 2 - TOWNHOME LOT	2,090.00	0.05
127	PH 2 - TOWNHOME LOT	2,090.00	0.05
128	PH 2 - TOWNHOME LOT	2,090.00	0.05
129	PH 2 - TOWNHOME LOT	3,087.50	0.07
130	PH 1 - TOWNHOME LOT	3,054.97	0.07
131	PH 1 - TOWNHOME LOT	2,067.94	0.05
132	PH 1 - TOWNHOME LOT	2,067.91	0.05
133	PH 1 - TOWNHOME LOT	2,067.88	0.05
134	PH 1 - TOWNHOME LOT	3,054.77	0.07
135	PH 1 - TOWNHOME LOT	3,054.77	0.07
136	PH 1 - TOWNHOME LOT	2,067.88	0.05
137	PH 1 - TOWNHOME LOT	2,067.91	0.05
138	PH 1 - TOWNHOME LOT	2,067.94	0.05
139	PH 1 - TOWNHOME LOT	2,819.97	0.06
140	PH 1 - TOWNHOME LOT	2,819.94	0.06

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
141	PH 1 - TOWNHOME LOT	2,067.91	0.05
142	PH 1 - TOWNHOME LOT	2,067.87	0.05
143	PH 1 - TOWNHOME LOT	2,067.84	0.05
144	PH 1 - TOWNHOME LOT	3,054.58	0.07
145	PH 1 - TOWNHOME LOT	3,054.47	0.07
146	PH 1 - TOWNHOME LOT	2,067.64	0.05
147	PH 1 - TOWNHOME LOT	2,067.57	0.05
148	PH 1 - TOWNHOME LOT	2,067.51	0.05
149	PH 1 - TOWNHOME LOT	2,819.23	0.06
150	PH 1 - TOWNHOME LOT	2,824.44	0.06
151	PH 1 - TOWNHOME LOT	2,068.00	0.05
152	PH 1 - TOWNHOME LOT	2,068.00	0.05
153	PH 1 - TOWNHOME LOT	2,077.39	0.05
154	PH 1 - TOWNHOME LOT	2,136.30	0.05
155	PH 1 - TOWNHOME LOT	3,100.69	0.07
156	PH 1 - TOWNHOME LOT	2,823.40	0.06
157	PH 1 - TOWNHOME LOT	2,068.01	0.05
158	PH 1 - TOWNHOME LOT	2,068.02	0.05
159	PH 1 - TOWNHOME LOT	2,068.03	0.05
160	PH 1 - TOWNHOME LOT	2,820.05	0.06

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
161	PH 1 - TOWNHOME LOT	2,820.00	0.06
162	PH 1 - TOWNHOME LOT	2,068.01	0.05
163	PH 1 - TOWNHOME LOT	2,068.01	0.05
164	PH 1 - TOWNHOME LOT	2,068.01	0.05
165	PH 1 - TOWNHOME LOT	2,819.99	0.06
166	PH 1 - TOWNHOME LOT	2,820.02	0.06
167	PH 1 - TOWNHOME LOT	2,068.02	0.05
168	PH 1 - TOWNHOME LOT	2,068.02	0.05
169	PH 1 - TOWNHOME LOT	2,820.03	0.06
170	PH 2 - TOWNHOME LOT	2,895.38	0.07
171	PH 2 - TOWNHOME LOT	2,070.86	0.05
172	PH 2 - TOWNHOME LOT	2,867.88	0.07
173	PH 2 - TOWNHOME LOT	2,883.21	0.07
174	PH 2 - TOWNHOME LOT	2,070.39	0.05
175	PH 2 - TOWNHOME LOT	2,883.08	0.07
176	PH 2 - TOWNHOME LOT	2,981.89	0.07
177	PH 2 - TOWNHOME LOT	2,102.67	0.05
178	PH 2 - TOWNHOME LOT	2,099.19	0.05
179	PH 2 - TOWNHOME LOT	2,965.60	0.07
180	PH 2 - TOWNHOME LOT	2,827.02	0.06

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
301	PH 1 - TOWNHOME LOT	2,068.01	0.05
302	PH 1 - TOWNHOME LOT	2,068.02	0.05
303	PH 1 - TOWNHOME LOT	3,055.04	0.07
304	PH 1 - TOWNHOME LOT	3,055.07	0.07
305	PH 1 - TOWNHOME LOT	2,068.05	0.05
306	PH 1 - TOWNHOME LOT	2,068.05	0.05
307	PH 1 - TOWNHOME LOT	2,068.06	0.05
308	PH 1 - TOWNHOME LOT	2,820.09	0.06
309	PH 1 - TOWNHOME LOT	2,880.04	0.07
310	PH 1 - TOWNHOME LOT	2,112.02	0.05
311	PH 1 - TOWNHOME LOT	2,112.02	0.05
312	PH 1 - TOWNHOME LOT	3,120.06	0.07
313	PH 1 - TOWNHOME LOT	3,120.04	0.07
314	PH 1 - TOWNHOME LOT	2,112.00	0.05
315	PH 1 - TOWNHOME LOT	2,880.01	0.07
316	PH 2 - HOA LOT	130,697.92	3.00
317	PH 2 - HOA LOT	46,166.33	1.06
318	PH 1 - HOA LOT	13,048.19	0.30
319	PH 2 - HOA LOT	8,177.79	0.19
320	PH 1 - HOA LOT	34,642.02	0.80

PARCEL TABLE			
Parcel #	DESCRIPTION	Area (SF)	Area (AC)
321	PH 1 - HOA LOT	75,181.91	1.73
322	PH 1 - HOA LOT	60,844.15	1.40
323	PH 2 - TOWNHOME LOT	3,055.00	0.07
324	PH 2 - TOWNHOME LOT	3,055.00	0.07
325	PH 2 - TOWNHOME LOT	2,068.00	0.05
326	PH 2 - TOWNHOME LOT	2,068.00	0.05
327	PH 2 - TOWNHOME LOT	2,820.00	0.06
328	PH 2 - TOWNHOME LOT	2,820.00	0.06
329	PH 2 - TOWNHOME LOT	2,068.00	0.05
330	PH 2 - TOWNHOME LOT	2,068.00	0.05
331	PH 2 - TOWNHOME LOT	3,055.00	0.07
332	PH 2 - TOWNHOME LOT	3,055.00	0.07
333	PH 2 - TOWNHOME LOT	2,068.00	0.05
334	PH 2 - TOWNHOME LOT	2,068.00	0.05
335	PH 2 - TOWNHOME LOT	2,068.00	0.05
336	PH 2 - TOWNHOME LOT	3,055.00	0.07
337	PH 3 - HOA LOT	41,367.37	0.95
338	PH 3 - HOA LOT	270,562.30	6.21

Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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

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

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

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
©2024

DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

LOT TABLES

7734-02
DATE: 04/04/2024
C0-2

G:\INCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C0-2 LOT TABLE.dwg Layout: LOT TABLES Plotted: 4/3/2024 2:12:41 PM

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600K, PANEL 1746 EFFECTIVE DATE JULY 19, 2022.
9. PARCELS SHOWN ON THE SURVEY ARE WITHIN THE SPECIAL HIGHWAY OVERLAY DISTRICT-1 (SHOD-1).

PROPERTY OWNERS CERTIFICATE FOR NON- DEDICATION:

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THE MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

BOOK NO.: 19301

PAGE NO.: 2235, 2244, 2252, 2262 & 2229

BUFFALOE ROAD INVESTMENTS, LLC
SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

MANAGER

NOTARY STATEMENT

STATE OF North Carolina

COUNTY OF Wake

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED: Pablo Raiter - Manager

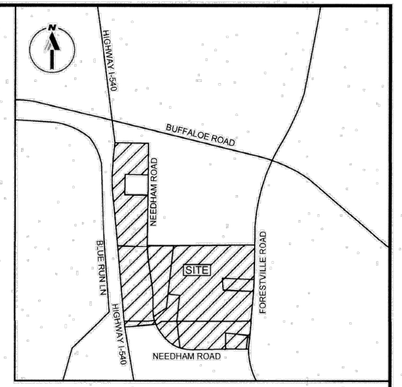
DATE: Aug. 3rd *2023*

Anne B. Oakley

PRINTED NAME: Anne B. Oakley

MY COMMISSION EXPIRES: 11/14/2026

[redacted]



VICINITY MAP
NOT TO SCALE

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 06/24/2020 - 04/12/2023
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999917980
(9) UNITS: US SURVEY FEET

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31ST DAY OF JULY A.D., 2023.

SURVEYOR NC L-3920

[redacted]

"THIS PLAT OR MAP IS NOT A SUBDIVISION, BUT A RECOMBINATION OF PREVIOUSLY PLATTED PROPERTY, AND MEETS STATUTORY REQUIREMENTS FOR RECORDING."

Jeremy T. Seaton
PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

8/9/2023

FLOOD PLAIN ORDINANCE

[ ] FIRM PANEL _____

[X] OTHER FLOOD HAZARD SOILS

APPROVED BY: NBH

SITE OWNER TABLE:

OWNERS:	BUFFALOE ROAD INVESTMENTS, LLC
OWNER ADDRESSES:	6908 N RIDGE DRIVE, RALEIGH, NC 27615
SITE ADDRESSES:	5136, 5228, 5305, 5246 5237 NEEDHAM RD; 5226, 5264, 5268, 5228 & 5232 FORESTVILLE RD

REFERENCES:

DB 3441, PG 723
DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
DB 19301, PG 2235
DB 19301, PG 2244
DB 19301, PG 2252
DB 19301, PG 2229
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

SITE AREA TABLE

PIN 1746-11-9586	354,611 SF / 8.141 AC (TO NEW TRACT 2)
PIN 1746-20-1971	
WEST OF NEEDHAM RD	266,241 SF / 6.112 AC (TO NEW TRACT 2)
EAST OF NEEDHAM RD	153,172 SF / 3.516 AC (TO NEW TRACT 1)
PIN 1746-10-9464	16,273 SF / 0.374 AC (TO NEW TRACT 2)
PIN 1746-20-4575	51,465 SF / 1.182 AC (TO NEW TRACT 1)
PIN 1746-20-8993	679,934 SF / 15.609 AC (TO NEW TRACT 1)
PIN 1746-20-4366	44,968 SF / 1.032 AC (TO NEW TRACT 1)
PIN 1746-20-8342	194,212 SF / 4.459 AC (TO NEW TRACT 1)
PIN 1746-30-2204	37,367 SF / 0.858 AC (TO NEW TRACT 1)
PIN 1746-30-3233	3,012 SF / 0.069 AC (TO NEW TRACT 1)
PIN 1746-30-2826	43,861 SF / 1.007 AC (TO NEW TRACT 1)
NEW TRACT 1 AREA	1,207,991 SF / 27.732 AC
NEW TRACT 2 AREA	637,125 SF / 14.627 AC
TOTAL SITE AREA	1,845,116 SF / 42.359 AC

WAKE COUNTY, NC 42
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/10/2023 14:08:51
BOOK:BM2023 PAGE:01409

THIS PLAT IS NOT TO BE RECORDED AFTER 23rd *DAY OF* August 2023
ONE (1) COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ___IN ___X___OUT OF THE CITY LIMITS.

RECOMBINATION PLAT
FOR
D.R. HORTON

PINS: 1746-11-9586, 1746-20-1971, 1746-10-9464, 1746-20-4575, 1746-20-8993, 1746-30-2826, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233

DB 19301, PG 2235; DB 19301, PG 2244; DB 19301, PG 2252; DB 19301, PG 2262; DB 19301, PG 2229

CITY OF RALEIGH
ST. MATTHEW'S TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

BOHLER
4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000
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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	07/31/2023	04/12/2023	AS	DET	TET	TET	1" = 100'	C0-3

RCMP-0099-2023
Z-36-2021
DEMO-029807-2023
DEMO-029809-2023

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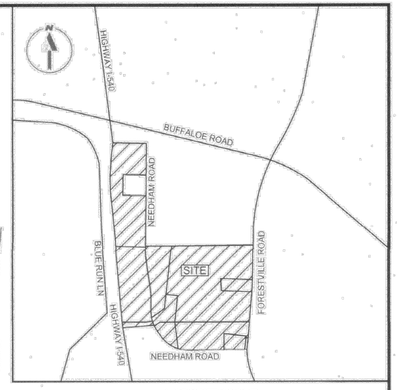
SEE SHEET 3
MATCHLINE

WAKE COUNTY, NC 43
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/10/2023 14:08:51
BOOK:BM2023 PAGE:01410

N05°29'54"W 331.27'
ECM
IPF
N88°12'49"W 320.35'
(OLD PROPERTY LINE)
S00°36'47"W 495.01'
N78°43'43"E 60.88' (TIE)
N89°43'48"E 288.34'
N/F
SOUTHWOOD FERNANDINA LLC
PIN: 1746-21-6945
DB 17584, PG 1805
N89°26'42"E 883.69'
IRF
EDGE OF PAVEMENT
4' NCDOT FENCE
NEW TRACT 2
637,125 SF
OR
14.627 AC
SHED
SHED
5100
NEEDHAM
ROAD
HOUSE FOUNDATION
GRAVEL DRIVEWAY
CARPORT
1-STORY HOUSE
WELL HOUSE
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-20-1971
DB 19301, PG 2235
FORMERLY 5228
NEEDHAM RD
FORMER TRACT 2
BM 2021, PG 1354
ZONING: R-10-CU, SHOD-1
266,241 SF
OR
6.112 AC
INTERSTATE 540 (OUTER LOOP)
EXISTING
VARIABLE WIDTH PUBLIC R/W
BM 2022, PG 2072
N04°56'10"W 815.05'
S08°30'08"E 230.47'
NEEDHAM ROAD (SR 2220)
60' PUBLIC R/W
BM 1990, PG 320
EXISTING
N08°30'08"W 230.47'
C1
C2
C3
C5
C6
C7
CA
C8
C9
C10
C11
C12
C13
C14
C15
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
L21
L22
L23
L24
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-20-1971
DB 19301, PG 2235
FORMERLY 5228
NEEDHAM RD
FORMER TRACT 2
ZONING: R-10-CU,
SHOD-1
153,172 SF
OR
3.516 AC
529.86'
N06°23'11"E 684.86' (TOTAL)
(OLD PROPERTY LINE)
BUFFALOE ROAD INVESTMENTS, LLC
PIN: 1746-20-8993
DB 19301, PG 2229
FORMERLY 5228 FORESTVILLE RD
FORMER TRACT 1
ZONING: R-10-CU, SHOD-1
679,934 SF
OR
15.609 AC
NEW TRACT 1
1,207,991 SF
OR
27.732 AC
BUFFALOE ROAD INVESTMENTS,
LLC
PIN: 1746-30-2826
DB 19301, PG 2229
FORMERLY 5232 FORESTVILLE RD
ZONING: R-10-CU, SHOD-1
43,861 SF OR 1.007 AC
S00°55'40"W 379.41'
EDGE OF PAVEMENT
N87°26'49"W 344.78'
(OLD PROPERTY LINE)
S03°48'15"E 130.67'
(OLD PROPERTY LINE)
SHED
1-STORY HOUSE
BLOCK WALL
ASPHALT DRIVEWAY
S02°23'15"W 129.88'
S87°26'38"E 330.68'
(OLD PROPERTY LINE)
5212
FORESTVILLE
ROAD
EXISTING
FORESTVILLE ROAD (SR 2049)
VARIABLE WIDTH PUBLIC R/W
BM 2017, PG 2583
S05°01'46"W 425.58'
S83°36'49"E 128.92'
(OLD PROPERTY LINE)
155.00'
S06°23'11"W 227.65'
(OLD PROPERTY LINE)
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-20-4575
DB 19301, PG 2229
FORMERLY 5237 NEEDHAM RD
FORMER TRACT 1
ZONING: R-10-CU, SHOD-1
51,465 SF OR 1.182 AC
HOUSE FOUNDATION
N00°22'13"W 148.04'
S00°22'13"E 148.04'
5.18'
N55°11'17"E 175.17' (TOTAL)
(OLD PROPERTY LINE)
N89°46'11"W 251.01'
(OLD PROPERTY LINE)
N89°45'04"E 165.04'
(OLD PROPERTY LINE)
S08°57'26"W
60.32' (OLD PROPERTY LINE)
N89°52'16"E 809.07'
(OLD PROPERTY LINE)
70.90'
3.21'
L6 (TOTAL)
(OLD PROPERTY LINE)
S06°48'51"E 287.82'
(OLD PROPERTY LINE)
BRICK WALL
ASPHALT DRIVEWAY
1-STORY HOUSE
GRAVEL DRIVEWAY
SHED
S85°11'17"W 121.72'
S84°51'56"W 210.58'
EXISTING
BLUE RUN LANE
60' PUBLIC R/W
BM 2018, PG 274
4' NCDOT FENCE
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-10-9464
DB 19301, PG 2235
FORMERLY 5246
NEEDHAM RD
FORMER TRACT 1
ZONING: R-10-CU, SHOD-1
16,273 SF OR 0.374 AC
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-20-4366
DB 19301, PG 2262
FORMERLY 5305 NEEDHAM RD
FORMER TRACT 2
ZONING: R-10-CU, SHOD-1
44,968 SF OR 1.032 AC
5201
NEEDHAM
ROAD
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-20-8342
DB 19301, PG 2252
FORMERLY 5226
FORESTVILLE RD
FORMER TRACT 2
ZONING: R-10-CU,
SHOD-1
194,212 SF
OR
4.459 AC
S88°14'03"W 88.29'
5.92'
N88°57'32"W 224.45'
N83°52'32"W 241.50'
(OLD PROPERTY LINE)
S00°06'43"W 177.12' (TOTAL)
171.20' (OLD PROPERTY LINE)
(OLD PROPERTY LINE)
2" SILT FENCE
5" WOOD FENCE
OVERHANG
GRAVEL DRIVEWAY
1-STORY HOUSE
BAFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-30-3233
DB 19301, PG 2252
FORMERLY 5268
FORESTVILLE RD
ZONING: R-10-CU, SHOD-1
3,012 SF
OR
0.069 AC
EDGE OF PAVEMENT
EXISTING
NEEDHAM ROAD (SR 2220)
60' PUBLIC R/W
BM 1990, PG 320
EDGE OF PAVEMENT
BUFFALOE ROAD
INVESTMENTS, LLC
PIN: 1746-30-2204
DB 19301, PG 2252
FORMERLY 5264
FORESTVILLE RD
ZONING: R-10-CU,
SHOD-1
37,367 SF OR 0.858 AC
S05°01'46"W 172.47'
EDGE OF PAVEMENT



VICINITY MAP
NOT TO SCALE

N
W
E
S
N.C. GRID
(NAD 83 / NSRS 2011)

REFERENCES:

DB 3441, PG 723
DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
DB 19301, PG 2235
DB 19301, PG 2244
DB 19301, PG 2252
DB 19301, PG 2229
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

[redacted]

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- ECM — EXISTING CONCRETE MONUMENT
- IPF — IRON PIPE FOUND
- IRF — IRON REBAR FOUND
- IPS — IRON PIPE SET
- CP — COMPUTED POINT
- XXXX — NEW ADDRESS
- APPROX. LOCATION OF FLOODPRONE SOILS PER WAKE COUNTY GIS

SEE SHEET 1 FOR NOTES & CERTIFICATIONS

SEE SHEET 3 FOR LINE AND CURVE TABLES

100' 50' 0' 100'
1" = 100'

SITE AREA TABLE

PIN 1746-11-9586	354,611 SF / 8.141 AC (TO NEW TRACT 2)
PIN 1746-20-1971	
WEST OF NEEDHAM RD	266,241 SF / 6.112 AC (TO NEW TRACT 2)
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PIN 1746-30-2204	37,367 SF / 0.858 AC (TO NEW TRACT 1)
PIN 1746-30-3233	3,012 SF / 0.069 AC (TO NEW TRACT 1)
PIN 1746-30-2826	43,861 SF / 1.007 AC (TO NEW TRACT 1)
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RCMP-0099-2023
Z-36-2021
DEMO-029807-2023
DEMO-029809-2023

RECOMBINATION PLAT
FOR
D.R. HORTON

PINS: 1746-11-9586, 1746-20-1971, 1746-10-9464, 1746-20-4575, 1746-20-8993, 1746-30-2826, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233

DB 19301, PG 2235; DB 19301, PG 2244; DB 19301, PG 2252; DB 19301, PG 2262; DB 19301, PG 2229

CITY OF RALEIGH
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	07/31/2023	04/12/2023	AS	DET	TET	TET	1" = 100'	C0-4

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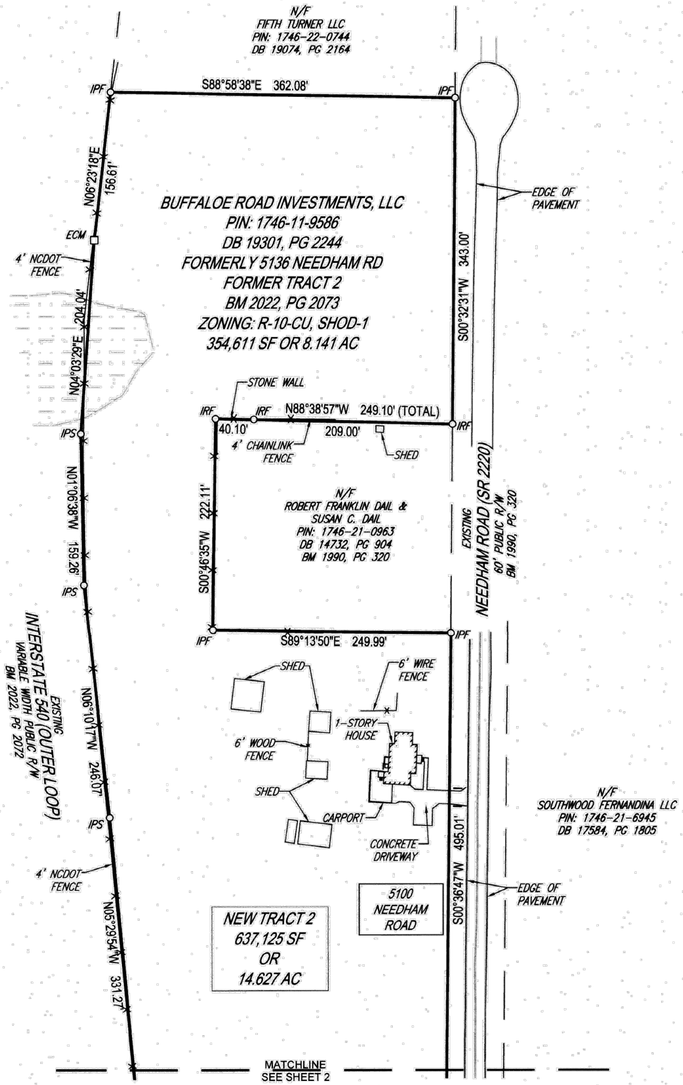

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- ECM — EXISTING CONCRETE MONUMENT
- IPF — IRON PIPE FOUND
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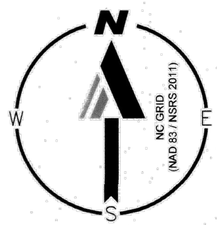
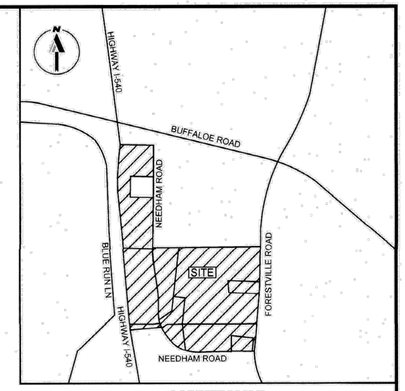
SEE SHEET 1 FOR NOTES & CERTIFICATIONS





VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04° 56' 10"W	27.81'
L2	S82° 44' 02"W	73.15'
L3	N04° 56' 10"W	10.86'
L4	N06° 07' 28"E	130.00'
L5	S06° 07' 28"W	130.00'
L6	N54° 55' 32"E	74.10'
L7	N42° 09' 00"W	40.00'
L8	N64° 36' 41"W	22.67'
L9	N72° 43' 48"W	32.53'
L10	N72° 43' 48"W	29.13'
L11	N79° 57' 35"W	29.94'
L12	N79° 57' 35"W	25.56'
L13	N87° 15' 55"W	59.33'
L14	S88° 46' 37"W	45.77'
L15	S88° 46' 37"W	45.54'
L16	S89° 05' 38"W	14.59'
L17	S89° 05' 38"W	46.59'
L18	N89° 58' 25"W	53.44'
L19	S89° 32' 34"E	43.00'
L20	N89° 32' 34"W	13.01'
L21	N06° 07' 28"E	20.37'
L22	S88° 17' 28"W	23.39'
L23	S88° 17' 28"W	23.39'
L24	N89° 58' 25"W	6.23'
L25	N04° 56' 10"W	63.33'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1610.00'	11.62'	S01°29'37"E	11.62'	000°24'49"	5.81'
C2	1610.00'	54.88'	S00°18'38"E	54.87'	001°57'11"	27.44'
C3	1610.00'	191.13'	S05°06'05"E	191.02'	006°48'06"	95.68'
C4	1070.00'	151.87'	S04°26'10"E	151.74'	008°07'55"	76.06'
C5	380.00'	87.95'	S07°00'02"E	87.75'	013°15'38"	44.17'
C6	1550.00'	194.13'	N04°54'52"W	194.00'	007°10'33"	97.19'
C7	1130.00'	160.38'	N04°26'10"W	160.25'	008°07'55"	80.33'
C8	320.00'	50.45'	N04°53'13"W	50.40'	009°02'01"	25.28'
C9	320.00'	94.27'	N17°50'37"W	93.93'	016°52'47"	47.48'
C10	320.00'	25.54'	N28°34'12"W	25.53'	004°34'22"	12.78'
C11	720.00'	119.03'	N35°35'32"W	118.89'	009°28'18"	59.65'
C12	320.00'	125.45'	N53°22'51"W	124.65'	022°27'41"	63.54'
C13	380.00'	44.24'	S16°57'57"E	44.21'	006°40'11"	22.14'

REFERENCES:

DB 3441, PG 723
DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
DB 19301, PG 2235
DB 19301, PG 2244
DB 19301, PG 2252
DB 19301, PG 2229
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

WAKE COUNTY, NC 44
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/10/2023 14:08:51
BOOK:B112023 PAGE:01411

[redacted]

SITE AREA TABLE

PIN 1746-11-9586	354,611 SF / 8.141 AC (TO NEW TRACT 2)
PIN 1746-20-1971	
WEST OF NEEDHAM RD	266,241 SF / 6.112 AC (TO NEW TRACT 2)
EAST OF NEEDHAM RD	153,172 SF / 3.516 AC (TO NEW TRACT 1)
PIN 1746-10-9464	16,273 SF / 0.374 AC (TO NEW TRACT 2)
PIN 1746-20-4575	51,465 SF / 1.182 AC (TO NEW TRACT 1)
PIN 1746-20-8993	679,934 SF / 15.609 AC (TO NEW TRACT 1)
PIN 1746-20-4366	44,968 SF / 1.032 AC (TO NEW TRACT 1)
PIN 1746-20-8342	194,212 SF / 4.459 AC (TO NEW TRACT 1)
PIN 1746-30-2204	37,367 SF / 0.858 AC (TO NEW TRACT 1)
PIN 1746-30-3233	3,012 SF / 0.069 AC (TO NEW TRACT 1)
PIN 1746-30-2826	43,861 SF / 1.007 AC (TO NEW TRACT 1)
NEW TRACT 1 AREA	1,207,991 SF / 27.732 AC
NEW TRACT 2 AREA	637,125 SF / 14.627 AC
TOTAL SITE AREA	1,845,116 SF / 42.359 AC

100' 50' 0' 100'
1" = 100'

RCMP-0099-2023
Z-36-2021
DEMO-029807-2023
DEMO-029809-2023

RECOMBINATION PLAT
FOR
D.R. HORTON

PINS: 1746-11-9586, 1746-20-1971, 1746-10-9464, 1746-20-4575, 1746-20-8993, 1746-30-2826, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233

DB 19301, PG 2235; DB 19301, PG 2244; DB 19301, PG 2252; DB 19301, PG 2262; DB 19301, PG 2229

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ST. MATTHEW'S TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

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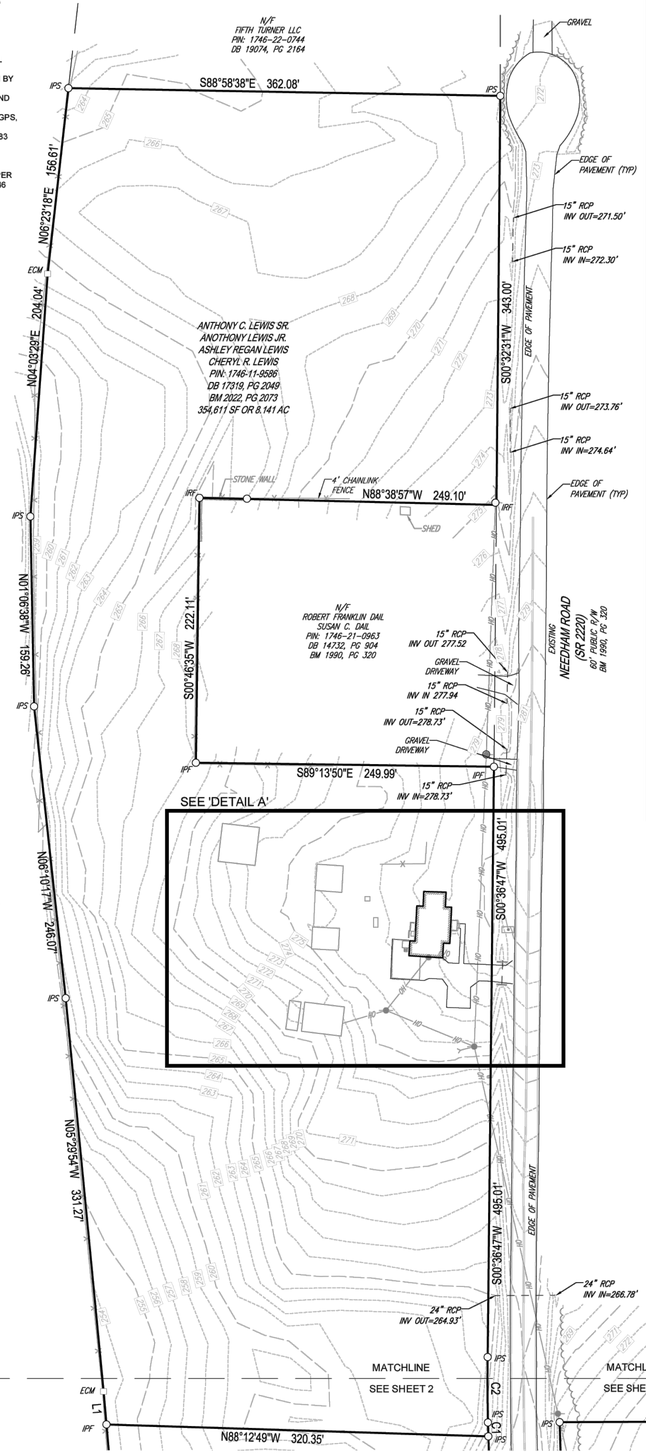
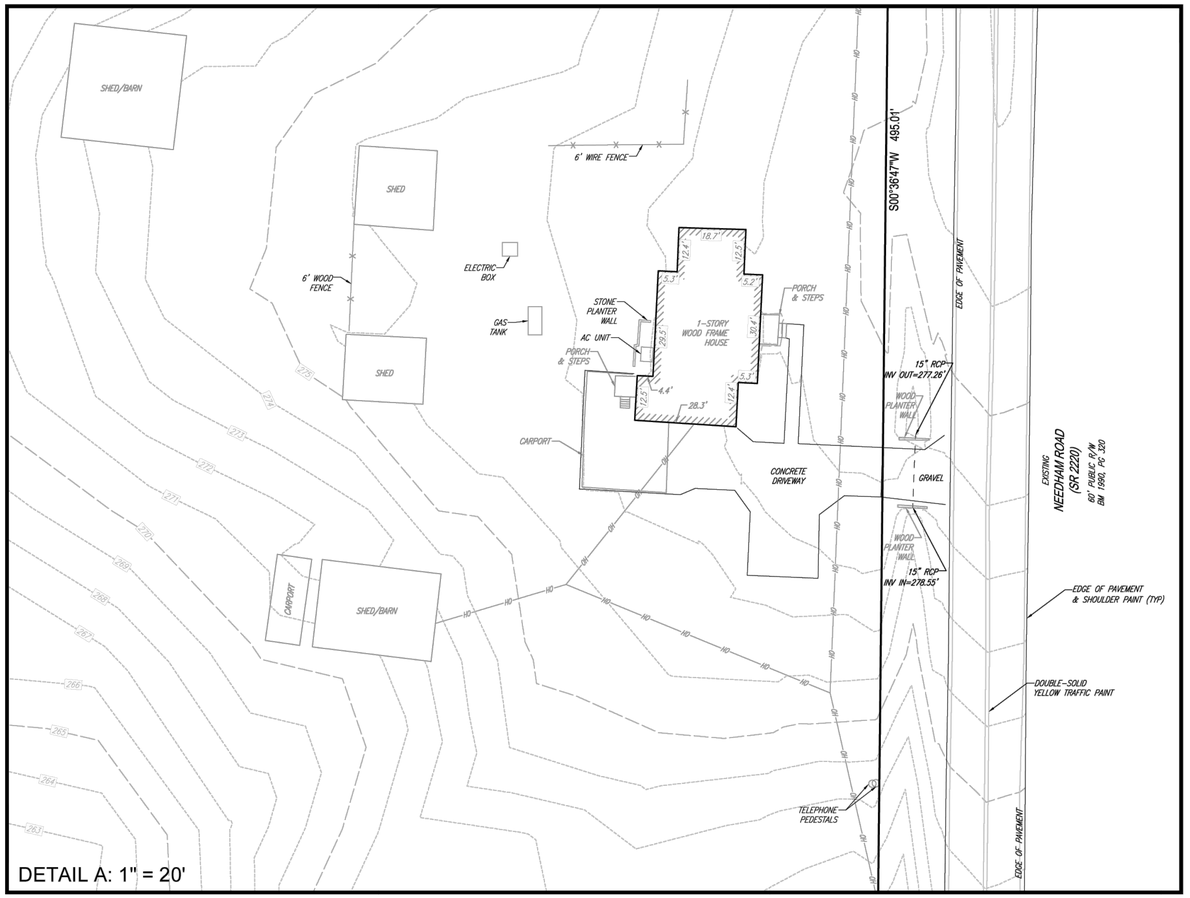
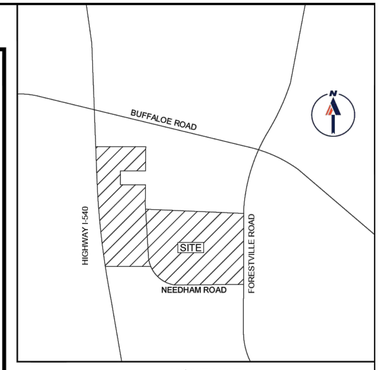
FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	07/31/2023	04/12/2023	AS	DET	TET	TET	1" = 100'	C0-5

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
8. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
9. VERTICAL DATUM SHOWN HEREON IS NAVD88.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746 EFFECTIVE DATE MAY 2, 2006.
11. PROPERTY LINE REFERENCED HEREON FOR TAX PIN 1746-20-4575 IS TAKEN PER WAKE COUNTY GIS. NO PLOTTABLE DEEDS OR MAPS AVAILABLE PER PUBLIC RECORDS.







VICINITY MAP
NOT TO SCALE

REFERENCES:

DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

LEGEND

LINE SURVEYED	ELECTRIC METER
LINE NOT SURVEYED	SIGN
EDGE OF WOODS	MAIL BOX
123 EXISTING CONTOUR	FIRE HYDRANT
X 123.45 EXISTING SPOT ELEVATION	FENCE
WATER VALVE	AREA LIGHT
GAS VALVE	UTILITY POLE/LIGHT POLE
OH OVERHEAD WIRES	STORM DRAINAGE GRATE
APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	FES
APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	AREA LIGHT
UTILITY POLE	LSA LANDSCAPED AREA
GUY WIRE	ECM EXISTING CONCRETE MONUMENT
WATER MANHOLE	IPF IRON PIPE FOUND
EB ELECTRIC BOX	IRF IRON REBAR FOUND
	IPS IRON PIPE SET
	CP COMPUTED POINT

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 09/24/2020 - 04/12/2023.
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.9999717980
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21ST DAY OF APRIL A.D., 2023.

[redacted]

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

SEE SHEET 2 FOR LINE AND CURVE TABLES

60' 30' 0' 60'
1" = 60'

EXISTING CONDITIONS
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
D.R. HORTON
PINS: 1746-30-2204, 1746-20-8342, 1746-20-4575, 1746-20-8993, 1746-11-0217, 1746-02-8062, 1746-20-4366, 1746-30-2826
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	04/21/2023	04/12/2023	AS, RJ, DT	JT/DET	TET	TET	1" = 60'	C1-0

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NOTES:

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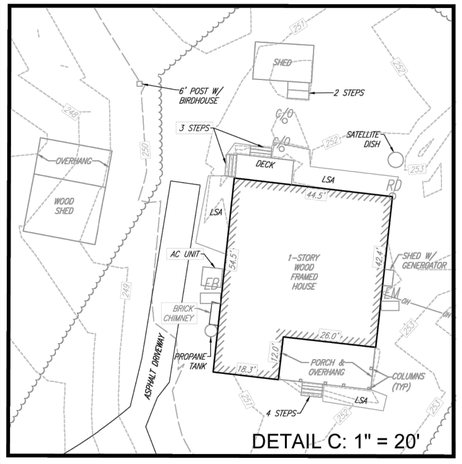
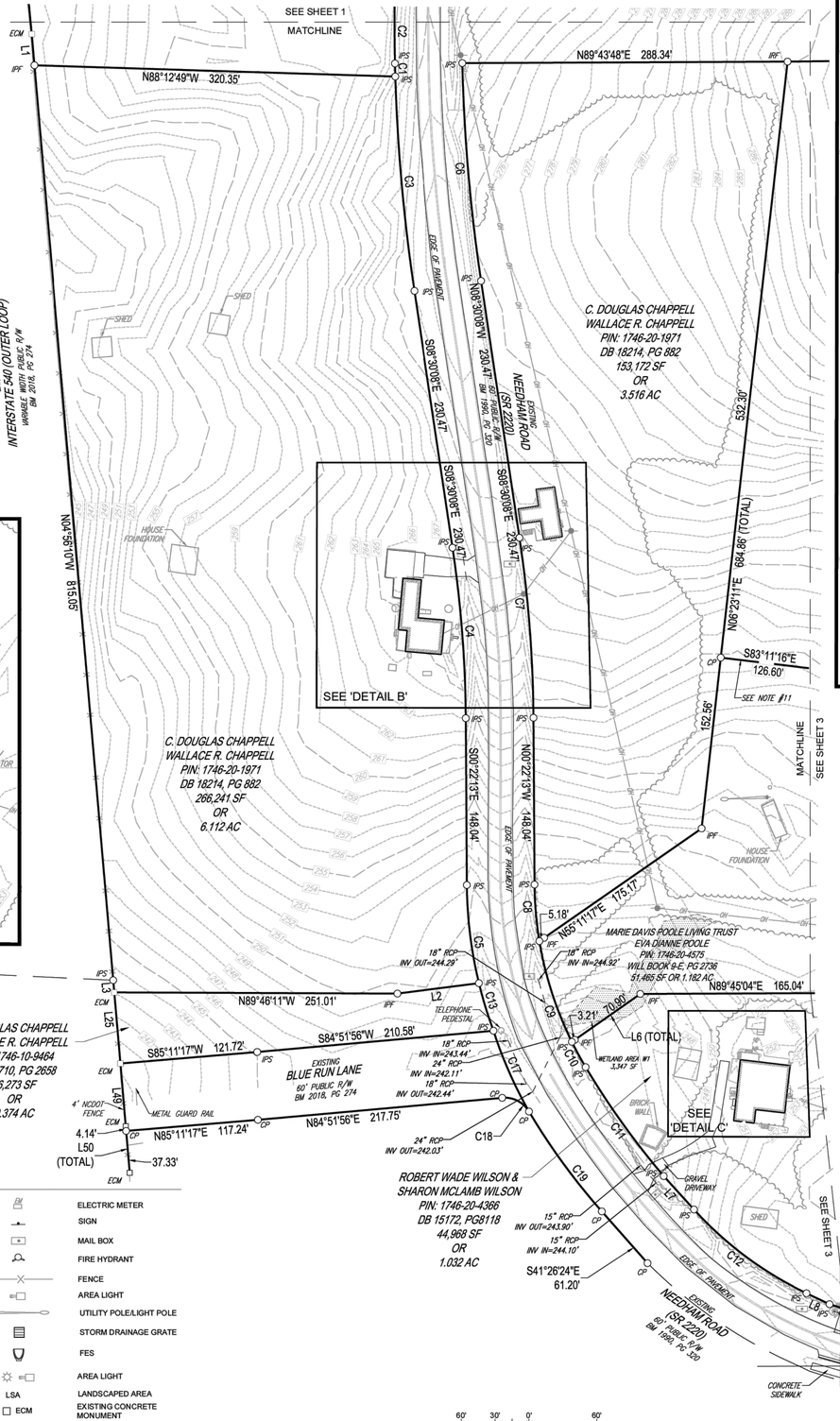
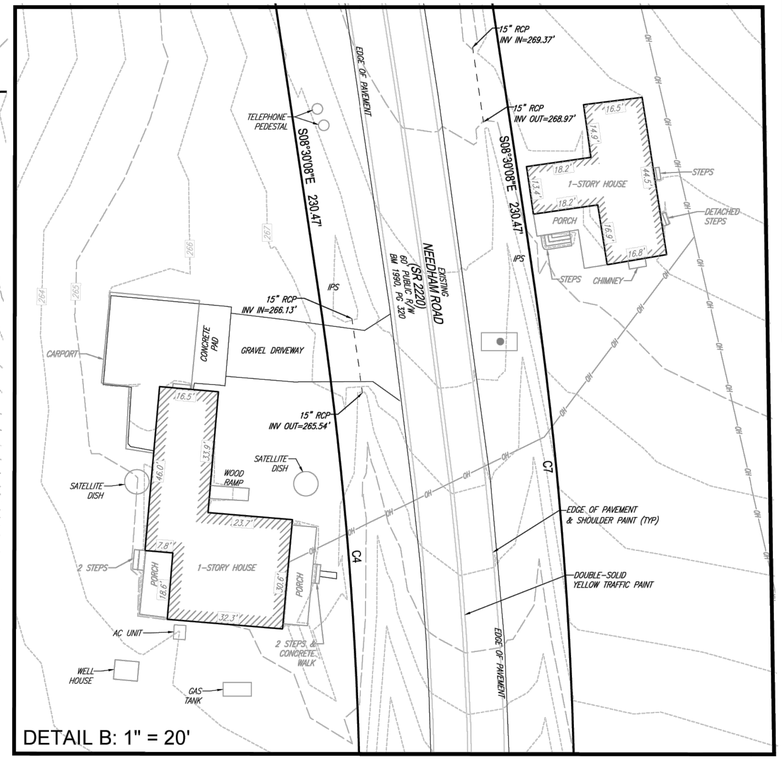
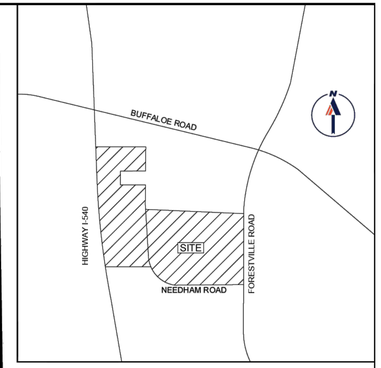


DETAIL C: 1" = 20'





DETAIL B: 1" = 20'



VICINITY MAP
NOT TO SCALE

REFERENCES:

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DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
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BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 19
WILL BOOK 9-E, PG 2736

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04° 56' 10"W	27.81'
L2	S82° 44' 02"W	73.15'
L3	N04° 56' 10"W	10.86'
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L16	N89° 05' 38"E	14.59'
L17	N89° 05' 38"E	46.59'
L18	S89° 58' 25"E	53.44'
L19	S89° 32' 34"E	43.00'
L20	S89° 32' 34"E	13.01'
L21	N06° 07' 28"E	20.37'
L22	S88° 17' 28"W	23.39'
L23	S88° 17' 28"W	23.39'
L24	N89° 58' 25"W	6.23'
L25	S04° 56' 10"E	63.33'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1610.00'	11.62'	S01°29'37"E	11.62'	000°24'49"	5.81'
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C3	1610.00'	191.13'	S05°06'05"E	191.02'	006°48'06"	95.68'
C4	1070.00'	151.87'	S04°26'10"E	151.74'	008°07'55"	76.06'
C5	380.00'	87.95'	S07°00'02"E	87.75'	013°15'38"	44.17'
C6	1550.00'	194.13'	N04°54'52"W	194.00'	007°10'33"	97.19'
C7	1130.00'	160.38'	N04°26'10"W	160.25'	008°07'55"	80.33'
C8	320.00'	50.45'	N04°53'13"W	50.40'	009°02'01"	25.28'
C9	320.00'	94.27'	N17°50'37"W	93.93'	016°52'47"	47.48'
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C11	720.00'	119.03'	N35°35'32"W	118.89'	009°28'18"	59.65'
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C13	380.00'	44.24'	S16°57'57"E	44.21'	006°40'11"	22.14'
C14	25.00'	39.87'	S40°36'48"E	35.78'	091°23'05"	25.61'
C15	25.00'	38.35'	S49°44'39"W	34.70'	087°53'43"	24.10'
C17	380.00'	78.45'	S23°43'23"E	78.31'	011°49'42"	39.36'
C18	25.00'	28.13'	N62°54'17"W	26.67'	064°28'15"	15.76'
C19	584.50'	109.82'	S36°03'27"E	109.66'	010°45'54"	55.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S07° 53' 51"W	47.34'
L27	S06° 26' 39"W	56.15'
L28	S04° 12' 42"W	57.23'
L29	S03° 12' 17"W	56.32'
L30	S01° 39' 22"W	106.13'
L31	N04° 51' 04"E	63.02'
L32	N03° 08' 00"E	140.68'
L33	N77° 42' 19"W	15.59'
L34	N04° 38' 46"E	127.29'
L35	N89° 11' 44"E	15.11'
L36	S05° 12' 33"W	145.95'

LEGEND

	LINE SURVEYED	EM	ELECTRIC METER
	LINE NOT SURVEYED		SIGN
	EDGE OF WOODS		MAIL BOX
123	EXISTING CONTOUR		FIRE HYDRANT
X 123.45	EXISTING SPOT ELEVATION		FENCE
W	WATER VALVE		AREA LIGHT
G	GAS VALVE		UTILITY POLE/LIGHT POLE
OH	OVERHEAD WIRES		STORM DRAINAGE GRATE
W	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		FES
G	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		AREA LIGHT
	UTILITY POLE	LSA	LANDSCAPED AREA
	GUY WIRE	ECM	EXISTING CONCRETE MONUMENT
	WATER MANHOLE	IPF	IRON PIPE FOUND
		IRF	IRON REBAR FOUND
EB	ELECTRIC BOX	IPS	IRON PIPE SET
	WETLAND AREA	CP	COMPUTED POINT

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PRE[redacted]CORDATION, NCES

EXISTING CONDITIONS
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
D.R. HORTON
PINS: 1746-30-2204, 1746-20-8342, 1746-20-4575, 1746-20-8993, 1746-11-0217, 1746-02-6062, 1746-20-4366, 1746-30-2826
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	04/21/2023	04/12/2023	AS, RJ, DT	JT/DET	TET	TET	1" = 60'	C1-1

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
6. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
7. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
8. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
9. VERTICAL DATUM SHOWN HEREON IS NAVD88.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746 EFFECTIVE DATE MAY 2, 2006.
11. PROPERTY LINE REFERENCED HEREON FOR TAX PIN 1746-20-4575 IS TAKEN PER WAKE COUNTY GIS. NO PLOTTABLE DEEDS OR MAPS AVAILABLE PER PUBLIC RECORDS.

REFERENCES:

DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2858
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EDGE OF WOODS
- 123 — EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- WATER VALVE
- GAS VALVE
- OH — OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- UTILITY POLE
- GUY WIRE
- WATER MANHOLE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- SIGN
- MAIL BOX
- FIRE HYDRANT
- FENCE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- STORM DRAINAGE GRATE
- FES
- AREA LIGHT
- LSA LANDSCAPED AREA
- ECM EXISTING CONCRETE MONUMENT
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON PIPE SET
- CP COMPUTED POINT

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S89°26'42"W 883.69'

SOUTHWOOD FERNANDINA LLC
PIN: 1746-21-6945
DB 17584, PG 1805

SEE SHEET 2
MATCHLINE

MARIA DAVIS POOLE LIVING TRUST
EVA DIANNE POOLE, TRUSTEE
PIN: 1746-20-8993
DB 19018, PG 2504
679,934 SF
OR
15.609 AC

S03°48'15"E 130.67'

N87°26'49"W 344.78'

EVA DIANNE POOLE, TRUSTEE
MARIE DAVIS POOLE LIVING TRUST
PIN: 1746-30-2826
DB 18938, PG 1673
43,861 SF OR 1.007 AC

SEE 'DETAIL E'

S87°26'38"E 330.68'

S83°11'16"E
126.60'

SEE NOTE #11

S05°52'06"W 235.81'

SEE NOTE #11

S09°20'42"W
48.79'

N89°52'16"E 809.07'

S06°48'51"E 287.82'

MATCHLINE
SEE SHEET 2

CONSTANCE W. STOKES
CAROL W. MUSSELMAN
PIN: 1746-20-8342
DB 10662, PG 1283
194,212 SF
OR
4.459 AC

N83°52'32"W 241.50'

SEE 'DETAIL D'

177.12'(TOTAL)
171.20'

S00°06'43"W

5.92'

CONSTANCE W. STOKES
CAROL W. MUSSELMAN
PIN: 1746-30-2204
DB 10662, PG 1283
37,367 SF
OR
0.858 AC

N88°57'32"W 224.45'

SEE SHEET 2 FOR LINE AND CURVE TABLES

S88°14'03"W 88.29'

NEEDHAM ROAD (SR 2220)
60' PUBLIC R/W
BM 1990, PG 320

EDGE OF PAVEMENT
CURB
CONCRETE SIDEWALK

SANITARY SEWER MANHOLE
RIM=251.98'
8" PVC
INV OUT=244.42'

CURB INLET
TOP OF CURB=250.91'
15" RCP
INV IN=246.46'
18" RCP
INV IN=246.33'
INV OUT=246.12'

18" RCP
INV IN=249.62'

SANITARY SEWER MANHOLE
RIM=239.01'
8" PVC
INV IN=231.29'
INV OUT=231.17'

CURB INLET
TOP OF CURB=251.04'
15" RCP
INV OUT=247.25'

SANITARY SEWER MANHOLE
RIM=253.55'
8" PVC
INV OUT=246.33'

SANITARY SEWER MANHOLE
RIM=247.58'
8" PVC
INV IN=240.17'
INV OUT=240.01'

CURB INLET
TOP OF CURB=250.41'
15" RCP
INV IN=246.67'
18" RCP
INV IN=245.39'
INV OUT=244.65'

S00°55'40"W 379.41'

EDGE OF PAVEMENT

EXISTING
FORESTVILLE ROAD
(SR 2049)
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

N/F
JAMES DOUGLAS MILES
JOYCE S MILES
PIN: 1746-30-8877
DB 2730, PG 375

N/F
JAMES DOUGLAS HUNT
TERESAVOGT MILES
PIN: 1746-41-0189
DB 14595, PG 49

15" RCP
INV IN=273.04'

GRAVEL DRIVEWAY

15" RCP
INV OUT=272.43'

15" RCP
INV IN=269.71'

15" RCP
INV OUT=269.42'

N/F
JAMES DOUGLAS MILES
JOYCE S MILES
PIN: 1746-30-8877
DB 2730, PG 375

15" RCP
INV OUT=268.03'

N/F
MICHAEL L TENLEP
LISETTE NGO AKERS
PIN: 1746-30-5871
DB 17726, PG 2050

STONE AREA

ASPHALT DRIVEWAY

LSA & LIGHT

ASPHALT DRIVEWAY

15" RCP
INV OUT=267.90'

FES 18" RCP
INV IN=267.12'

CURB INLET
BACK OF CURB=271.01'
18" RCP
(A)INV IN=266.52'
(B)INV OUT=266.47'

LOT 805
BRYSON VILLAGE SUBDIVISION
BM 2017, PG 2583

N/F
BRYSON HOMEOWNERS ASSOCIATION, INC
PIN: 1746-30-9495
DB 17041, PG 2347

CURB INLET
BACK OF CURB=268.30'
18" RCP
(A)INV IN=264.20'
(B)INV OUT=254.17'

EXISTING
LAURELSHIRE DRIVE
55' PUBLIC R/W
BM 2017, PG 2583

LOT 805
BRYSON VILLAGE SUBDIVISION
BM 2017, PG 2583

N/F
BRYSON HOMEOWNERS ASSOCIATION, INC
PIN: 1746-30-9495
DB 17041, PG 2347

S05°01'46"W 325.59'

N06°16'57"E 142.56'

S05°01'46"W 172.47'

CURB INLET
BACK OF CURB=258.84'
18" RCP
(A)INV IN=254.69'
(B)INV OUT=254.65'

CONCRETE DRIVEWAY

FES 18" RCP
INV OUT=254.25

S05°50'39"W 128.96'

N/F
BODD WACK
PRECIOUS SHEMAH WACK
PIN: 1746-30-5383
DB 17783, PG 917

S05°50'39"W 169.70'

CONSTANCE W. STOKES
CAROL W. MUSSELMAN
PIN: 1746-30-3233
DB 10662, PG 1283
3,012 SF
OR
0.069 AC

S07°53'46"W

18" RCP
INV IN
=249.14'

18" RCP
INV OUT
=248.51'

N/F
HELEN OGUNDIPE
SEGUN OGUNDIPE
PIN: 1746-30-5151
DB 17493, PG 2744

EXISTING
FORESTVILLE ROAD
(SR 2049)
VARIABLE WIDTH
PUBLIC RIGHT-OF-WAY

SILT FENCE

IRF IPF IPS CP C14 C15 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L4 L5

DETAIL D: 1" = 20'

N87°26'49"W 344.78'

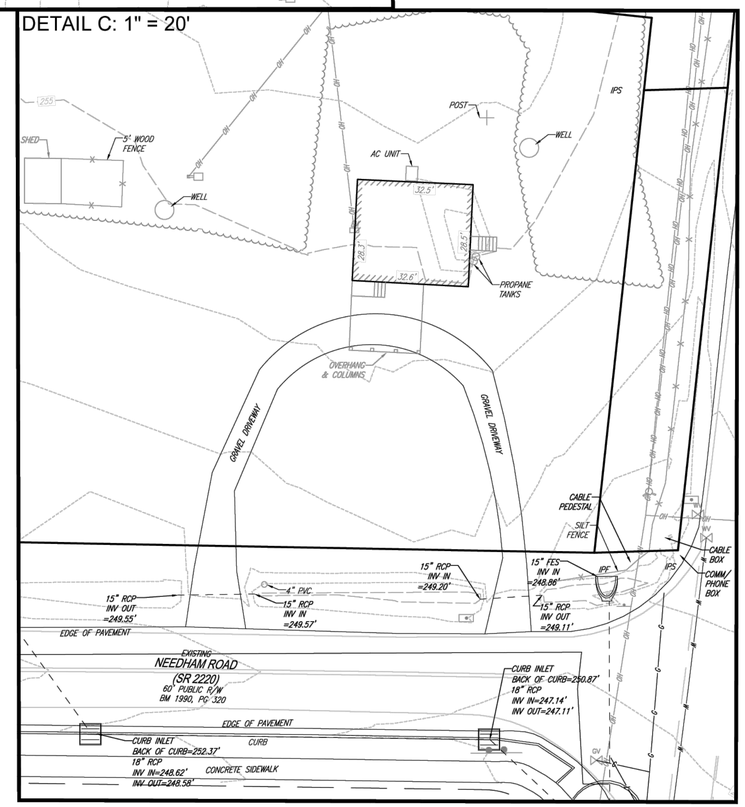
S87°26'38"E 330.68'

OVERHANG & COLUMNS
SHED
SPIGGOT
LSA
POST
ROCK UTILITY COVER
BLOCK LSA WALL
CONCRETE PAD
1-STORY WOOD FRAMED HOUSE
SATELITE DISH
STONE
ELECTRIC OUTLET
A/C UNIT
PROPANE TANK
CONCRETE COVER

VICINITY MAP
NOT TO SCALE

N
W E
S
NC GRID
(NAD 83 NSRS 2011)

DETAIL C: 1" = 20'



PR[redacted]TION,

60' 30' 0' 60'
1" = 60'

EXISTING CONDITIONS
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
D.R. HORTON
PINS: 1746-30-2204, 1746-20-8342, 1746-20-4575, 1746-20-8993, 1746-11-0217, 1746-02-6062, 1746-20-4366, 1746-30-2826
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	04/21/2023	04/12/2023	AS, RJ, DT	JT/DET	TET	TET	1" = 60'	C1-2

NOTES:

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT: 167-233101897C DATED MAY 8, 2023 AT 9:00 AM, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
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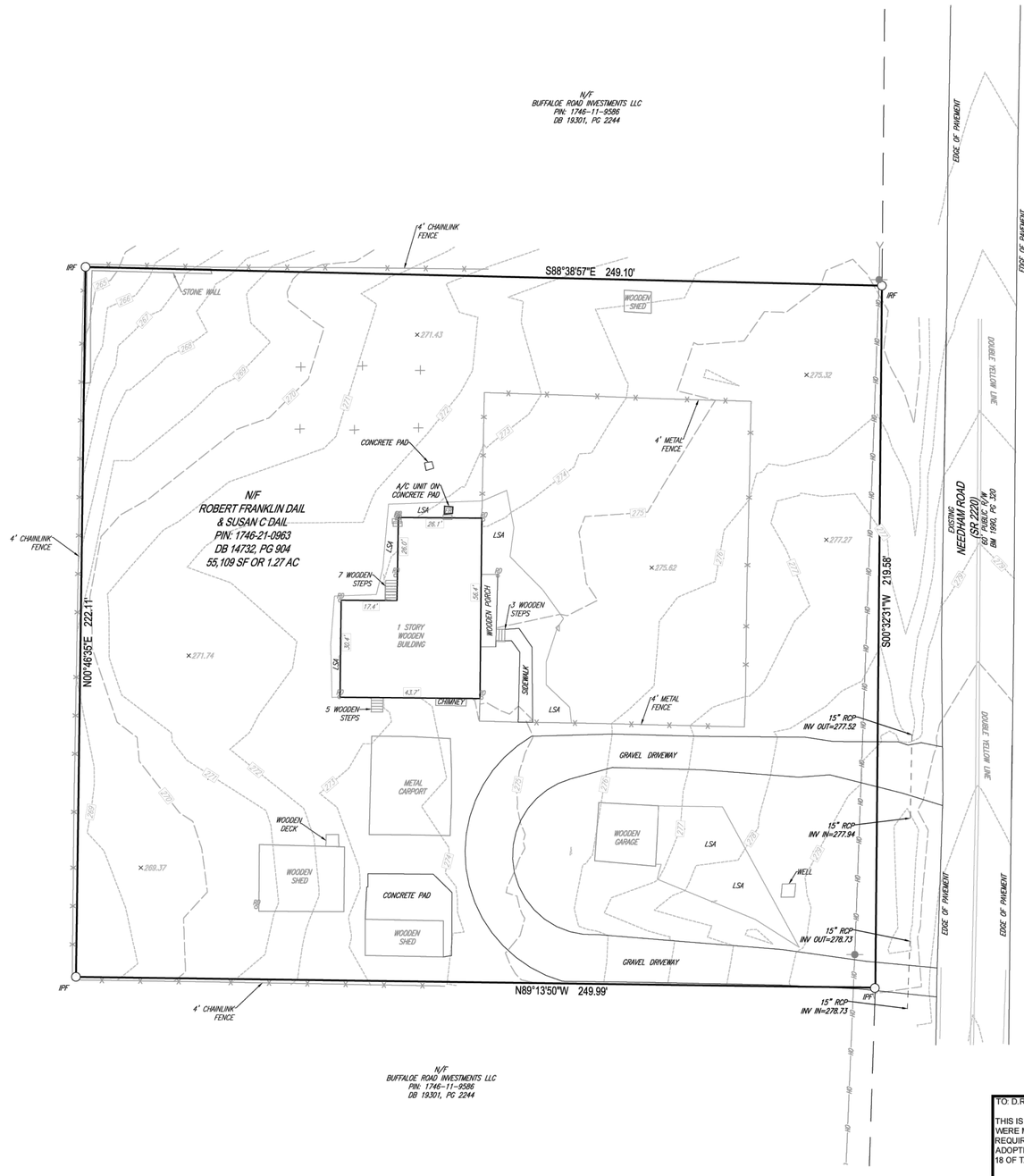
10. NO OBSERVED EVIDENCE OF RECENT EARTHWORK OR CONSTRUCTION AT TIME OF SURVEY.
11. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

AMERICAN LAND TITLE ASSOCIATION
FILE NO: 167-233101897C
DATED: MAY 8, 2023 AT 09:00 AM
SCHEDULE B, PART II EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
   NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2023, A LIEN NOW DUE AND PAYABLE AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
   NOT A SURVEY MATTER.
3. TITLE TO ANY AREAS WITHIN STREET, HIGHWAY OR RAILROAD RIGHTS OF WAY, IF ANY.
   NOT A SURVEY MATTER.
4. THE CREATION OR LOSS OF LAND BY NATURAL OR ARTIFICIAL CHANGES ALONG WATER FORMING PART OF THE BOUNDARY OF THE LAND; AND/OR TITLE TO LAND LYING BELOW THE HIGHER OF THE MEAN HIGH WATER MARK AND/OR THE NORMAL BOUNDS OF ANY BODY OF WATER; AND/OR RIPARIAN RIGHTS INCIDENT TO ANY BRANCHES, CREEKS, STREAMS, LAKES OR OTHER WATERS COURSING OR ABUTTING THE LAND.
   DOES NOT AFFECT SUBJECT PROPERTY.
5. ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   THE ABOVE AS APPLICABLE AND PLOTTABLE ARE PLOTTED AND SHOWN ON THE SURVEY.
6. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN BOOK OF MAPS 1990, PAGE 320.
   AFFECTS SUBJECT PROPERTY. NO PLOTTABLE MATTERS.
7. RIGHT OF WAY AGREEMENT TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, RECORDED 3/11/2011 IN BOOK 14293, PAGE 1997.
   AFFECTS SUBJECT PROPERTY, RIGHTS-OF-WAY OF NEEDHAM ROAD, ALONG SUBJECT PROPERTY, ARE PLOTTED AND SHOWN ON THE SURVEY.
8. EQUITY LINE DEED OF TRUST TO STATE EMPLOYEES' CREDIT UNION DATED 3/12/2019, OF RECORD IN BOOK 17386, PAGE 972.
   AFFECTS SUBJECT PROPERTY. NO PLOTTABLE MATTERS.
9. NO CLOSING SERVICES INSURANCE: AS TO THE TRANSACTION FOR WHICH THIS COMMITMENT IS ISSUED, THE COMPANY DOES NOT AFFORD INSURED CLOSING PROTECTION/CLOSING SERVICES INSURANCE ABSENT REVISION OF THIS COMMITMENT TO INCLUDE A STATEMENT THAT COVERAGE IS AFFORDED TO THOSE PARTIES IDENTIFIED IN A SEPARATE CLOSING PROTECTION LETTER ISSUED SIMULTANEOUSLY WITH REVISION OF THE COMMITMENT. ANY CLOSING PROTECTION COVERAGE OR LETTER WHICH HERETOFORE MAY HAVE BEEN ISSUED IS HEREBY RESCINDED AND SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION. ANY CLOSING PROTECTION LETTER SUBSEQUENTLY ISSUED SHALL NOT BE EFFECTIVE AS TO THIS TRANSACTION ABSENT THE ACCOMPANYING REQUISITE REVISION OF THIS COMMITMENT.
   NOT A SURVEY MATTER.



20' 10' 0' 20'
1" = 20'

VICINITY MAP
NOT TO SCALE

REFERENCES:

DB 19301, PG 2244
DB 14732, PG 904

LEGEND

———	LINE SURVEYED
— — —	LINE NOT SURVEYED
123	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
—X—	FENCE
—<	GUY WIRE
GH	OVERHEAD WIRES
LSA	LANDSCAPED AREA
	UTILITY POLE
	WOODEN POST
ELB	ELECTRICAL BOX
RD	ROOF DRAIN
O IPF	IRON PIPE FOUND
O IRF	IRON REBAR FOUND

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

(1) CLASS OF SURVEY: 'CLASS A'
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 06/24/2020 - 06/13/2023.
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999917980
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF JUNE A.D., 2023.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

TO: D.R. HORTON, INC. AND AMERICAN TITLE LAND ASSOCIATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 13, 2023.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

DATE

THOMAS E. TEABO, PLS
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. L-3920

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

ALTA/NSPS LAND TITLE SURVEY
FOR
D.R. HORTON, LLC.
PINS: 1746-21-0963
DB 14732, PG 904

CITY OF RALEIGH
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	06/22/2023	06/13/2023	JR	AH	TET	TET	1" = 20'	C1-3

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SEE SHEET 3 FOR LINE AND CURVE TABLES

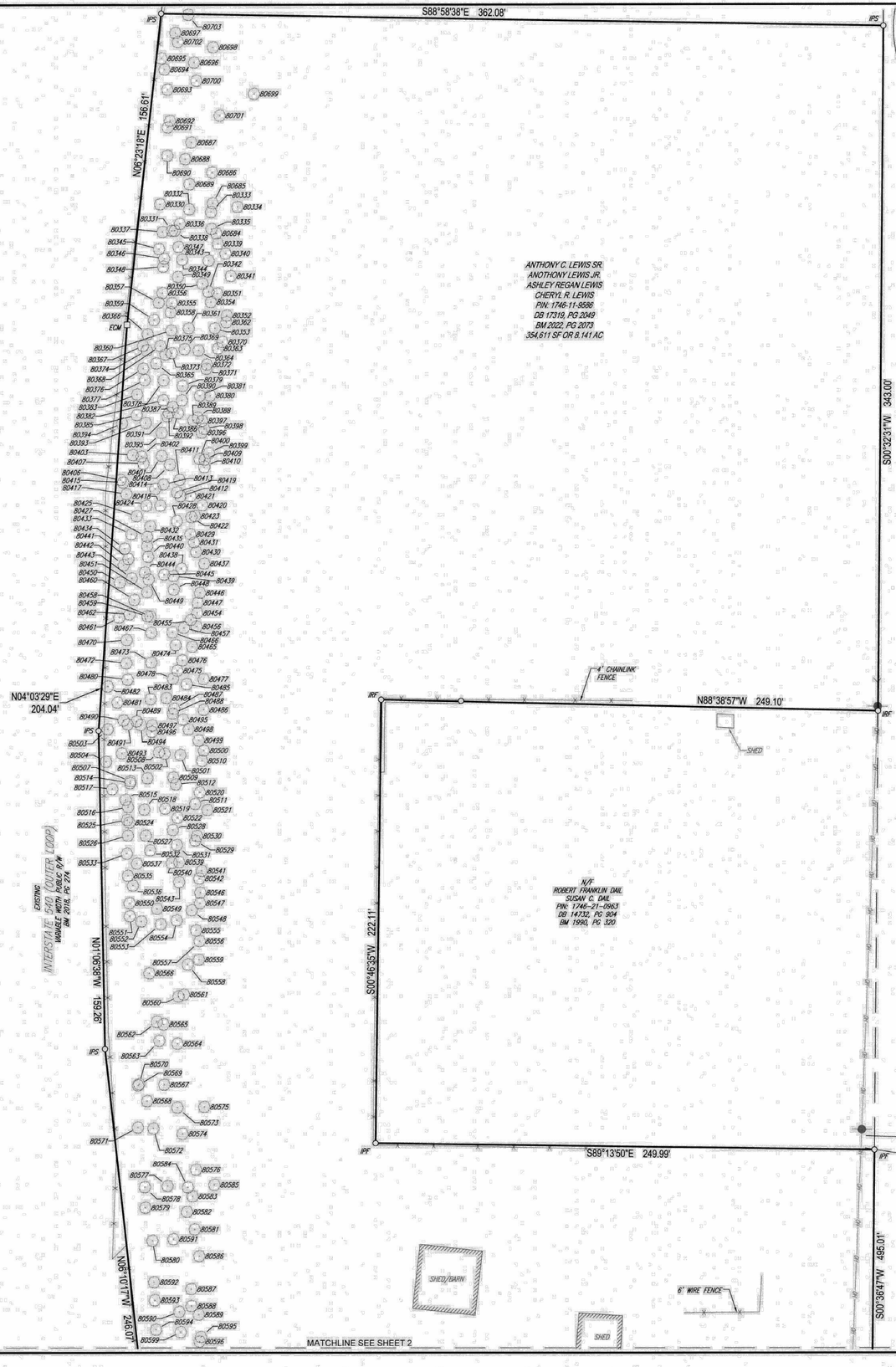
REFERENCES:

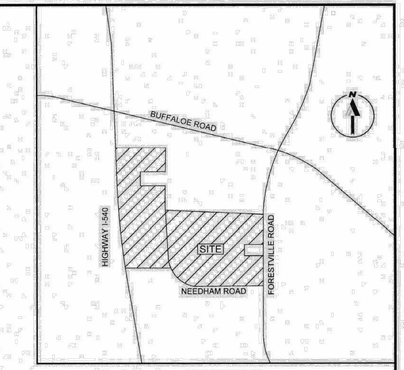
DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EDGE OF WOODS
- TREE
- EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- WATER VALVE
- GAS VALVE
- OHP OVERHEAD WIRES
- UTILITY POLE
- GUY WIRE
- WATER MANHOLE
- ELECTRIC METER
- SIGN
- MAIL BOX
- FIRE HYDRANT
- FENCE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- STORM DRAINAGE GRATE
- FES
- AREA LIGHT
- LSA LANDSCAPED AREA
- ELECTRIC BOX
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON PIPE SET
- CP COMPUTED POINT
- W APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- G APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT

Point #	Northing	Easting	Type	Width(Inches)
90043	761324.306	2142284.464	OAK	5
90045	761330.795	2142292.539	PINE	6
90046	761332.018	2142305.318	BIRCH	12
90047	761357.463	2142300.071	OAK	6
90048	761375.041	2142295.582	BIRCH	9
90049	761377.448	2142307.476	BIRCH	9
90050	761374.975	2142319.567	BIRCH	6
90051	761372.057	2142320.976	BIRCH	4
90052	761371.837	2142322.795	OAK	4
90053	761359.353	2142322.735	BIRCH	8
90054	761357.981	2142319.467	OAK	10
90055	761345.178	2142321.35	OAK	10
90056	761347.887	2142318.645	PINE	6
90057	761332.444	2142322.749	PINE	14
90058	761309.045	2142309.479	PINE	9
90059	761312.962	2142312.599	PINE	5
90060	761344.378	2142312.485	PINE	8
90061	761352.132	2142339.552	PINE	10
90062	761363.42	2142352.523	PINE	13
90063	761367.192	2142343.177	PINE	12
90064	761369.723	2142334.74	OAK	9
90065	761377.722	2142342.512	OAK	9
90066	761377.215	2142331.799	OAK	4
90067	761392.376	2142336.544	PINE	5
90068	761385	2142342.968	PINE	5
90069	761378.992	2142345.326	PINE	10
90070	761374.006	2142336.578	PINE	6
90071	761356.978	2142345.253	OAK	12
90072	761276.236	2142347.593	OAK	3
90073	761289.344	2142332.687	OAK	4
90074	761291.206	2142335.656	OAK	6
90075	761284.078	2142334.831	PINE	9
90076	761278.897	2142324.988	PINE	7
90077	761274.393	2142333.646	PINE	9
90078	761261.615	2142330.936	PINE	17
90079	761259.451	2142324.984	OAK	9
90080	761256.358	2142325.932	OAK	7
90081	761258.559	2142321.355	OAK	3
90082	761257.952	2142320.846	PINE	5
90083	761255.645	2142320.663	PINE	7
90085	761249.419	2142322.162	OAK	16
90086	761243.635	2142311.175	PINE	4
90088	761253.51	2142303.75	OAK	3
90089	761254.549	2142299.39	OAK	4
90090	761241.861	2142300.981	PINE	5
90091	761268.154	2142297.17	OAK	12
90093	761280.832	2142292.77	OAK	5
90094	761276.074	2142304.14	OAK	3
90095	761285.139	2142309.796	OAK	4
90096	761281.717	2142302.063	OAK	8
90097	761264.649	2142288.36	PINE	4
90099	761244.934	2142283.749	OAK	4
90101	761239.019	2142296.392	PINE	10
90102	761235.441	2142290.318	PINE	5
90103	761232.629	2142284.521	OAK	4
90104	761237.52	2142284.719	OAK	4
90105	761244.511	2142285.893	ASH	4
90106	761240.359	2142284.867	HOLLY	3
90107	761247.369	2142287.084	CEDAR	3
90108	761291.916	2142287.657	HOLLY	8
90109	761290.614	2142285.131	OAK	5
90110	761281.708	2142287.019	OAK	11
90111	761272.208	2142273.467	PINE	9
90112	761279.175	2142270.81	OAK	17
90113	761222.965	2142525.808	CEDAR	12
90114	761225.951	2142522.989	CEDAR	9
90115	761240.024	2142521.938	CEDAR	9
90116	761248.539	2142523.209	PINE	5
90117	761257.794	2142518.787	CEDAR	7
90119	761260.847	2142526.237	OAK	9
90120	761267.092	2142527.937	CEDAR	13
90121	761270.923	2142531.836	PINE	7
90123	761275.919	2142536.598	OAK	10
90124	761280.315	2142533.845	PINE	5
90126	761289.753	2142548.567	PINE	4
90127	761261.257	2142542.31	OAK	11
90129	761239.913	2142534.989	OAK	5
90130	761239.872	2142536.822	CEDAR	3
90131	761239.021	2142541.882	OAK	4
90132	761234.838	2142537.319	PINE	3
90133	761301.676	2142452.08	OAK	3
90134	761289.579	2142268.513	OAK	4





VICINITY MAP
NOT TO SCALE

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

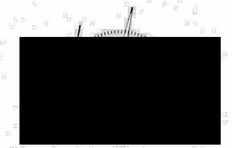
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: 'CLASS A'
(2) POSITIONAL ACCURACY: 0.04
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 06/24/2020 - 07/15/2022
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999917980
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF FEBRUARY A.D., 2023.

SURVEYOR NC L-3920



30' 15' 0' 30'
1" = 30'

EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON

PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233

ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	02/28/2022	07/15/2022	AS, RJ, DT	RJ	TET	TET	1" = 30'	C1-4

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4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000
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MATCHLINE SEE SHEET 1

NOTES:

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2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746 EFFECTIVE DATE MAY 2, 2006.

REFERENCES:

DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EDGE OF WOODS
- TREE
- EXISTING CONTOUR
- 123.45 EXISTING SPOT ELEVATION
- WV WATER VALVE
- GV GAS VALVE
- OH OVERHEAD WIRES
- UTILITY POLE
- GUY WIRE
- WM WATER MANHOLE
- EM ELECTRIC METER
- SIGN
- MAIL BOX
- FH FIRE HYDRANT
- FENCE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- STORM DRAINAGE GRATE
- FES
- AREA LIGHT
- LSA LANDSCAPED AREA
- EB ELECTRIC BOX
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON PIPE SET
- CP COMPUTED POINT
- W APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- G APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT

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N05°10'17"W 246.07'
N05°29'54"W 331.27'
N88°12'49"W 320.35'
S00°36'47"W 495.01'
N89°43'48"E 288.34'
N08°30'08"W 230.47'
N06°23'11"E 684.86'

IPS
IPF
EOM
C1
C2
C3
C4
C5

EXISTING INTERSTATE 540 (OUTER LOOP) VARIABLE WIDTH PUBLIC R/W BM 2018, PG 274

EXISTING NEEDHAM ROAD (SR 2220) 60' PUBLIC R/W BM 1990, PG 320

EDGE OF PAVEMENT

6" WOOD FENCE
ELECTRIC BOX
STONE PLANTER WALL
GAS TANK
AC UNIT
PORCH & STEPS
1-STORY WOOD FRAME HOUSE
PORCH & STEPS
SHED
CARPORT
CONCRETE DRIVEWAY
GRAVEL
CARPORT
SHED/BARN
TELEPHONE PEDESTALS

ANTHONY C. LEWIS SR.
ANOTHONY LEWIS JR.
ASHLEY REGAN LEWIS
CHERYL R. LEWIS
PIN: 1746-11-8988
DB 17319, PG 2049
BM 2022, PG 2073
354,611 SF OR 8.141 AC

DOUGLAS C. CHAPPELL
WALLACE R. CHAPPELL
BRENDA C. STARR
PIN: 1746-20-1971
DB 18214, PG 882
266,239 SF
OR
6.112 AC

MATCHLINE SEE SHEET 3

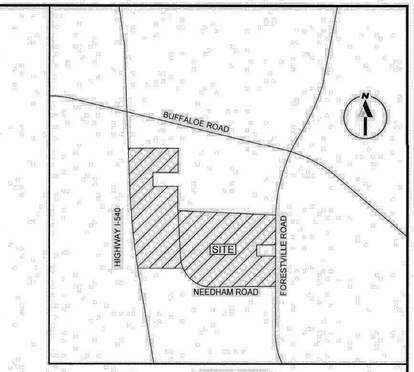
N/F
SOUTHWOOD FERNANDINA LLC
PIN: 1746-21-6945
DB 17584, PG 1805

MATCHLINE SEE SHEET 6

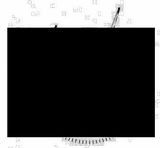
MARIA DAVIS POOLE
EVA DIANNE POOLE
LIVING POOLE TRUST
PIN: 1746-20-8993
WILL BOOK 9-E, PG 2736
731,395 SF
OR
16.791 AC

SEE SHEET 3 FOR LINE AND CURVE TABLES

Point #	Northing	Easting	Type	Width(Inches)
80200	760399.077	2141981.941	PINE	5
80201	760408.16	2141982.743	PINE	4
80202	760411.551	2141969.536	PINE	7
80203	760416.395	2141966.071	PINE	12
80204	760414.528	2141962.065	PINE	10
80205	760414.32	2141958.48	PINE	8
80206	760399.839	2141945.6	PINE	3
80207	760399.722	2141935.599	PINE	12
80208	760435.094	2141944.124	PINE	13
80209	760426.891	2141962.225	PINE	12
80210	760426.856	2141965.639	PINE	10
80211	760425.987	2141969.767	PINE	7
80212	760436.638	2141963.547	PINE	15
80213	760446.775	2141930.818	EASTERN RED CEDAR	6
80214	760464.771	2141932.517	PINE	6
80215	760533.594	2141923.172	PINE	4
80216	760653.241	2141929.414	PINE	12
80217	760662.405	2141926.511	PINE	6
80218	760660.795	2141926.907	PINE	11
80219	760669.226	2141952.005	PINE	7
80220	760657.181	2141947.092	PINE	4
80221	760650.687	2141949.951	PINE	12
80222	760672.272	2141944.797	PINE	6
80223	760672.039	2141946.827	PINE	7
80224	760669.116	2141929.806	PINE	12
80225	760681.042	2141926.052	PINE	8
80226	760685.23	2141917.991	PINE	12
80227	760701.67	2141922.989	PINE	11
80228	760719.424	2141924.563	PINE	3
80229	760723.367	2141923.889	PINE	6
80230	760713.843	2141924.71	PINE	3
80231	760716.338	2141919.99	PINE	3
80232	760736.607	2141915.808	SWEETGUM	6
80233	760751.892	2141923.881	SWEETGUM	5
80234	760763.79	2141907.247	SWEETGUM	18
80235	760753.687	2141907.02	SWEETGUM	10
80236	760776.56	2141904.337	CAROLINA BUCKTORN	4
80237	760778.932	2141926.034	BLACK BIRCH	8
80238	760794.851	2141921.764	SWEETGUM	12
80239	760807.036	2141920.001	BLACK BIRCH	8
80240	760794.523	2141909.233	EATERN COTTONWOOD	12
80241	760801.933	2141898.956	HOLLY	3
80242	760800.749	2141899.759	POST OAK	12
80243	760813.514	2141906.716	HOLLY	3
80244	760814.932	2141911.592	HOLLY	3
80245	760813.292	2141910.734	BLACK BIRCH	5
80246	760816.3	2141920.544	OAK	16
80247	760822.501	2141918.07	HOLLY	4
80248	760832.461	2141914.641	WHITE OAK	24



VICINITY MAP
NOT TO SCALE



30' 15' 0' 30'
1" = 30'

EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON
PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO: NS201056
DATE: 02/28/2022
FIELD DATE: 07/15/2022
CREW CHIEF: AS, RJ, DT
DRAWN: RJ
REVIEWED: TET
APPROVED: TET
SCALE: 1" = 30'

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Point #	Northing	Easting	Type	Width(Inches)
90135	761289.484	2142280.507	PINE	3
90136	761266.792	2142266.46	PINE	5
90137	761269.824	2142268.691	OAK	20
90138	761269.06	2142265.207	PINE	3
90139	761262.528	2142261.372	CEDAR	5
90140	761259.19	2142273.725	PINE	4
90142	761261.584	2142281.461	PINE	3
90144	761277.864	2142261.602	CEDAR	3
90145	761279.232	2142256.387	OAK	3
90146	761251.323	2142264.82	OAK	5
90147	761244.412	2142267.506	PINE	3
90148	761241.41	2142275.106	PINE	4
90150	761228.607	2142268.153	PINE	5
90151	761217.766	2142273.319	PINE	5
90152	761225.781	2142265.743	PINE	9
90153	761229.84	2142267.181	PINE	5
90154	761234.006	2142264.784	PINE	5
90155	761240.385	2142268.559	OAK	3
90156	761281.212	2142264.875	PINE	3

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EDGE OF WOODS
- TREE
- 123 EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- WATER VALVE
- GAS VALVE
- OH OVERHEAD WIRES
- UTILITY POLE
- GUY WIRE
- WATER MANHOLE
- ELECTRIC METER
- SIGN
- MAIL BOX
- FIRE HYDRANT
- FENCE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- STORM DRAINAGE GRATE
- FES
- AREA LIGHT
- LSA LANDSCAPED AREA
- ELECTRIC BOX
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON PIPE SET
- CP COMPUTED POINT
- APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT

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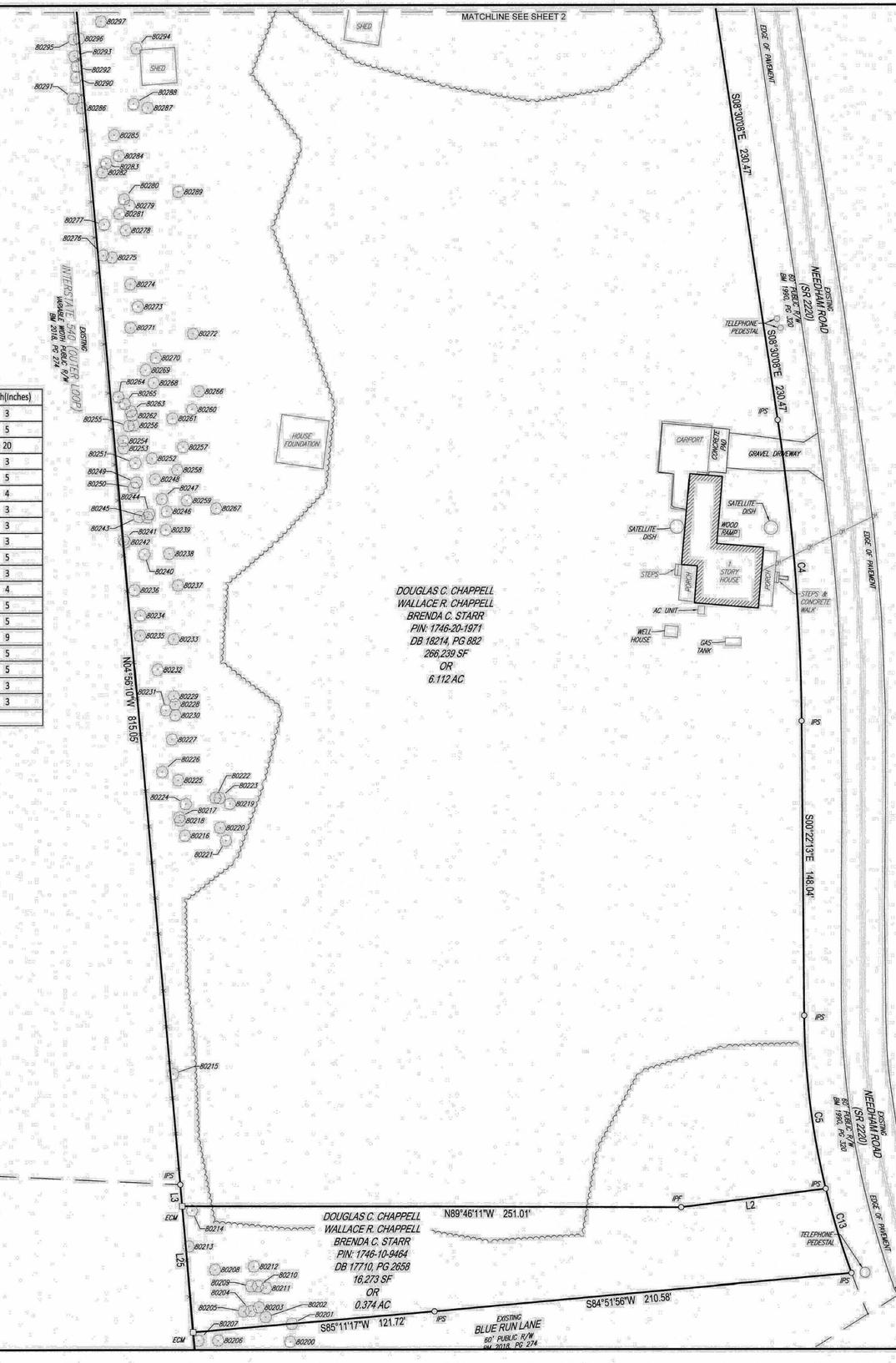
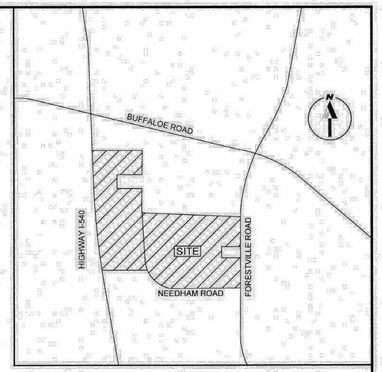


Point #	Northing	Easting	Type	Width(Inches)
80249	760830.841	2141905.308	WHITE OAK	18
80250	760828.155	2141904.048	WHITE OAK	20
80251	760840.551	2141904.799	HOLLY	3
80252	760842.874	2141913.035	HOLLY	4
80253	760847.963	2141898.909	OPINE	10
80254	760851.707	2141898.755	BLACK BIRCH	5
80255	760859.171	2141901.601	WHITE OAK	7
80256	760859.542	2141903.87	BLACK BIRCH	8
80257	760848.525	2141928.752	WHITE OAK	16
80258	760837.163	2141925.851	HOLLY	4
80259	760821.744	2141930.612	BLACK BIRCH	10
80260	760867.445	2141933.333	WHITE OAK	17
80261	760862.916	2141923.41	SWEETGUM	7
80262	760864.421	2141903.282	HOLLY	4
80263	760866.453	2141902.623	DURAND OAK	5
80264	760873.744	2141896.358	BLACK BIRCH	8
80265	760870.273	2141899.596	WHITE OAK	3
80266	760876.499	2141936.802	WHITE OAK	23
80267	760817.765	2141945.388	BLACK BIRCH	8
80268	760880.789	2141913.976	HOLLY	4
80269	760887.15	2141910.032	WHITE OAK	18
80270	760893.179	2141915.09	WHITE OAK	21
80271	760908.414	2141902.554	WHITE OAK	8
80272	760905.38	2141933.83	WHITE OAK	3
80273	760919.016	2141906.265	BLACK BIRCH	6
80274	760930.303	2141902.56	BLACK BIRCH	3
80275	760943.757	2141893.376	WHITE OAK	12
80276	760944.811	2141888.955	WHITE OAK	3
80277	760960.3	2141889.45	EASTERN RED CEDAR	3
80278	760957.437	2141900.247	PINE	12
80279	760969.899	2141902.273	WHITE OAK	4
80280	760973.053	2141899.456	WHITE OAK	13
80281	760965.749	2141897.095	PINE	6
80282	760986.526	2141888.676	EASTERN RED CEDAR	4
80283	760990.974	2141890.506	TRP 14	14
80284	760994.775	2141896.883	EASTERN RED CEDAR	3
80285	761005.252	2141894.551	WHITE OAK	14
80286	761019.079	2141878.255	PINE	16
80287	761019.108	2141911.375	PINE	3



VICINITY MAP
NOT TO SCALE

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WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

SEE SHEET 3 FOR LINE AND CURVE TABLES

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1610.00'	11.62'	S01°29'37"E	11.62'	000°24'49"	5.81'
C2	1610.00'	54.88'	S00°18'38"E	54.87'	001°57'11"	27.44'
C3	1610.00'	191.13'	S05°06'05"E	191.02'	006°48'06"	95.68'
C4	1070.00'	151.87'	S04°26'10"E	151.74'	008°07'55"	76.06'
C5	380.00'	87.95'	S07°00'02"E	87.75'	013°15'38"	44.17'
C6	1550.00'	194.13'	N04°54'52"W	194.00'	007°10'33"	97.19'
C7	1130.00'	160.38'	N04°26'10"W	160.25'	008°07'55"	80.33'
C8	320.00'	50.45'	N04°53'13"W	50.40'	009°02'01"	25.28'
C9	320.00'	94.27'	N17°50'37"W	93.93'	016°52'47"	47.48'
C10	320.00'	25.54'	N28°34'12"W	25.53'	004°34'22"	12.78'
C11	720.00'	119.03'	N35°35'32"W	118.89'	009°28'18"	59.65'
C12	320.00'	125.45'	N53°22'51"W	124.65'	022°27'41"	63.54'
C13	380.00'	44.24'	S16°57'57"E	44.21'	006°40'11"	22.14'
C14	25.00'	39.87'	S40°36'48"E	35.78'	091°23'05"	25.61'
C15	25.00'	38.35'	S49°44'39"W	34.70'	087°53'43"	24.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04° 56' 10"W	27.81'
L2	S82° 44' 02"W	73.15'
L3	N04° 56' 10"W	10.86'
L4	N06° 07' 28"E	130.00'
L5	S06° 07' 28"W	130.00'
L7	N42° 09' 00"W	40.00'
L8	N64° 36' 41"W	22.67'
L9	N72° 43' 48"W	32.53'
L10	S72° 43' 48"E	29.13'
L11	S79° 57' 35"E	29.94'
L12	S79° 57' 35"E	25.56'
L13	S87° 15' 55"E	59.33'
L14	N88° 46' 37"E	45.77'
L15	N88° 46' 37"E	45.54'
L16	N89° 05' 38"E	14.59'
L17	N89° 05' 38"E	46.59'
L18	S89° 58' 25"E	53.44'
L19	S89° 32' 34"E	43.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S89° 32' 34"E	13.01'
L21	N06° 07' 28"E	20.37'
L22	S88° 17' 28"W	23.39'
L23	S88° 17' 28"W	23.39'
L24	N89° 58' 25"W	6.23'
L25	S04° 56' 10"E	63.33'
L26	S07° 53' 51"W	47.34'
L27	S06° 26' 39"W	56.15'
L28	S04° 12' 42"W	57.23'
L29	S03° 12' 17"W	56.32'
L30	S01° 39' 22"W	106.13'
L31	N04° 51' 04"E	63.02'
L32	N03° 08' 00"E	140.68'
L33	N77° 42' 19"W	15.59'
L34	N04° 38' 46"E	127.29'
L35	N89° 11' 44"E	15.11'
L36	S05° 12' 33"W	145.95'

[redacted]

EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON
PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	02/28/2022	07/15/2022	AS, RJ, DT	RJ	TET	TET	1" = 30'	C1-6

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
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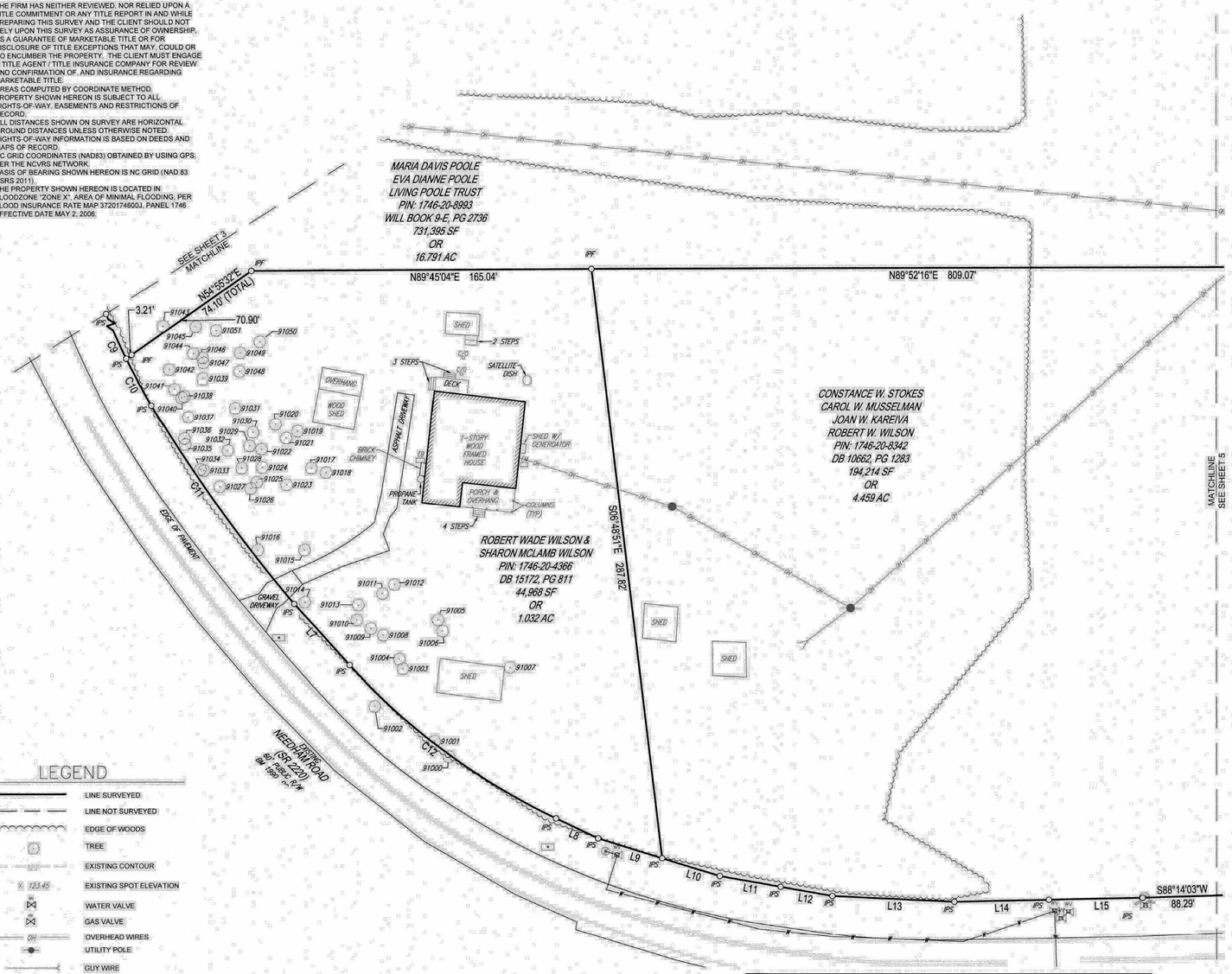

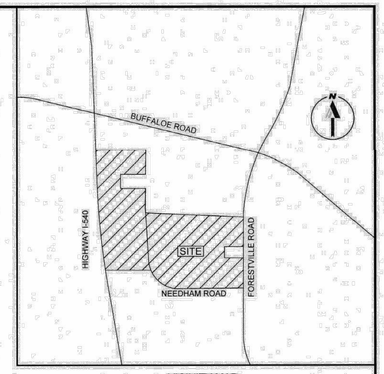

VICINITY MAP
NOT TO SCALE

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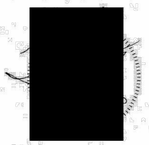
SEE SHEET 3 FOR LINE AND CURVE TABLES

30' 15' 0' 30'
1"=30'



LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EDGE OF WOODS
- TREE
- 123 EXISTING CONTOUR
- X 123.45 EXISTING SPOT ELEVATION
- WATER VALVE
- GAS VALVE
- OH OVERHEAD WIRES
- UTILITY POLE
- GUY WIRE
- WATER MANHOLE
- EM ELECTRIC METER
- SIGN
- MAIL BOX
- FIRE HYDRANT
- FENCE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- STORM DRAINAGE GRATE
- FES
- AREA LIGHT
- LSA LANDSCAPED AREA
- EB ELECTRIC BOX
- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON PIPE SET
- CP COMPUTED POINT
- APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT

Point #	Northing	Easting	Type	Width(Inches)
91000	760230.0	2142489.8	OAK	8
91001	760237.4	2142482.9	CEDAR	12
91002	760254.5	2142454.0	OAK	12
91003	760272.6	2142467.7	OAK	13
91004	760277.3	2142465.9	SWEETGUM	23
91005	760296.3	2142484.6	SWEETGUM	16
91006	760290.9	2142486.7	CEDAR	3
91007	760273.2	2142519.6	SWEETGUM	5
91008	760288.8	2142458.1	HOLLYTREE	3
91009	760292.0	2142452.1	OAK	14
91010	760296.2	2142445.2	WILLOWOAK	10
91011	760309.0	2142457.7	CEDAR	4
91012	760313.4	2142463.6	PINE	23
91013	760303.5	2142446.0	SWEETGUM	14
91014	760304.9	2142420.1	CEDAR	11
91015	760330.2	2142419.9	SWEETGUM	10
91016	760330.2	2142397.3	SWEETGUM	4
91017	760370.1	2142423.3	SWEETGUM	16
91018	760367.8	2142430.3	PINE	18
91019	760388.1	2142416.6	SWEETGUM	10

Point #	Northing	Easting	Type	Width(Inches)
91020	760391.5	2142405.9	SWEETGUM	10
91021	760384.8	2142411.0	HOLLYTREE	3
91022	760379.4	2142399.1	SWEETGUM	9
91023	760362.0	2142411.3	HOLLYTREE	4
91024	760370.4	2142399.4	SWEETGUM	11
91025	760363.2	2142396.7	SWEETGUM	12
91026	760360.2	2142393.9	HOLLYTREE	4
91027	760361.1	2142378.8	PINE	5
91028	760370.1	2142389.5	SWEETGUM	7
91029	760381.0	2142393.3	HOLLYTREE	3
91030	760387.6	2142395.0	HOLLYTREE	3
91031	760399.5	2142386.3	SWEETGUM	14
91032	760378.7	2142382.7	SWEETGUM	5
91033	760368.9	2142371.0	SWEETGUM	14
91034	760369.5	2142369.4	SWEETGUM	7
91035	760381.7	2142362.0	SWEETGUM	6
91036	760384.7	2142361.6	SWEETGUM	12
91037	760395.1	2142363.4	SWEETGUM	14
91038	760405.1	2142361.6	HOLLYTREE	8
91039	760413.5	2142370.6	SWEETGUM	10
91040	760404.6	2142360.3	SWEETGUM	7

Point #	Northing	Easting	Type	Width(Inches)
91041	760408.6	2142356.7	SWEETGUM	10
91042	760417.8	2142354.2	SWEETGUM	15
91043	760438.8	2142351.4	SWEETGUM	24
91044	760425.6	2142366.0	HOLLYTREE	3
91045	760438.6	2142367.1	HOLLYTREE	4
91046	760423.5	2142370.4	SWEETGUM	7
91047	760421.1	2142370.9	CEDAR	5
91048	760416.9	2142388.5	SWEETGUM	12
91049	760425.9	2142388.8	SWEETGUM	6
91050	760431.3	2142398.2	SWEETGUM	12
91051	760436.8	2142377.1	HOLLYTREE	8
91052	760198.7	2143299.4	CEDAR	14
91053	760219.6	2143314.7	OAK	17
91054	760224.9	2143311.9	OAK	24
91055	760245.1	2143329.8	MAGNOLIA	14
91056	760265.7	2143311.8	PINE	18
91057	760271.8	2143315.3	OAK	24
91058	760285.9	2143317.7	SWEETGUM	20
91059	760294.1	2143321.1	SWEETGUM	19
91060	760340.7	2143326.7	PINE	16
91061	760332.2	2143292.7	PINE	4
91062	760333.2	2143284.7	PINE	8
91063	760350.6	2143318.3	OAK	20
91064	760356.2	2143316.7	PINE	24
91065	760365.0	2143322.7	PINOAK	25
91066	761215.8	2143371.2	PINOAK	4
91067	761216.7	2143383.3	PINOAK	8
91068	761210.7	2143388.6	PINOAK	10
91069	761229.9	2143343.0	BIRCH	3
91070	761237.8	2143333.7	OAK	5
91071	761228.9	2143329.3	SWEETGUM	6
91072	761216.4	2143341.1	OAK	3
91073	761199.0	2143337.1	PINE	8
91074	761202.2	2143331.9	SWEETGUM	7
91075	761202.8	2143347.7	PINOAK	5
91076	761204.3	2143348.5	PINOAK	6
91077	761177.5	2143344.3	PINOAK	6
91078	761172.4	2143357.0	PINOAK	6
91079	761174.3	2143357.2	BIRCH	4
91080	761181.4	2143371.0	PINOAK	3
91081	761184.4	2143384.7	PINE	14
91082	761167.1	2143384.7	PINE	7
91083	761150.6	2143375.8	OAK	7
91084	761147.0	2143377.1	PINE	7
91085	761143.5	2143376.5	CEDAR	7
91086	761151.1	2143352.1	SWEETGUM	6
91087	761172.7	2143334.8	PINOAK	4
91088	761147.1	2143332.4	PINE	3
91089	761139.1	2143331.5	SWEETGUM	4
91090	761138.8	2143326.8	PINOAK	4
91091	761139.7	2143322.7	SWEETGUM	5
91092	761109.9	2143331.8	PINOAK	8
91093	761128.5	2143354.4	PINOAK	7
91094	761106.0	2143359.7	SWEETGUM	5
91095	761100.6	2143346.3	SWEETGUM	5
91096	761093.7	2143326.2	SWEETGUM	5
91097	761078.1	2143329.3	HOLLYTREE	6
91098	761075.4	2143315.2	OAK	7
91099	761062.2	2143323.6	SWEETGUM	8
91100	761052.2	2143317.4	SWEETGUM	6
91101	761048.8	2143316.9	SWEETGUM	7
91102	761073.0	2143333.8	SWEETGUM	3
91103	761076.2	2143333.7	SWERTGUM	7
91104	761061.0	2143336.1	OAK	8
91105	761054.6	2143349.0	BIRCH	4
91106	761060.3	2143344.9	BIRCH	4
91107	761059.0	2143353.5	PINE	3
91108	761033.2	2143362.1	PINE	4
91109	761032.5	2143353.2	BIRCH	6
91110	761040.1	2143328.1	SWEETGUM	14
91111	761048.8	2143315.4	SWEETGUM	7
91112	761025.8	2143323.3	SWEETGUM	4
91113	760997.8	2143313.5	SWEETGUM	8
91114	760991.5	2143327.5	OAK	3
91115	760990.0	2143350.1	PINOAK	8
91116	761003.0	2143350.9	SWEETGUM	3
91117	761019.3	2143346.8	PINOAK	4
91118	760987.0	2143366.1	SWEETGUM	5

EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON
PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	02/28/2022	07/15/2022	AS, RJ, DT	RJ	TET	TET	1" = 30'	C1-7

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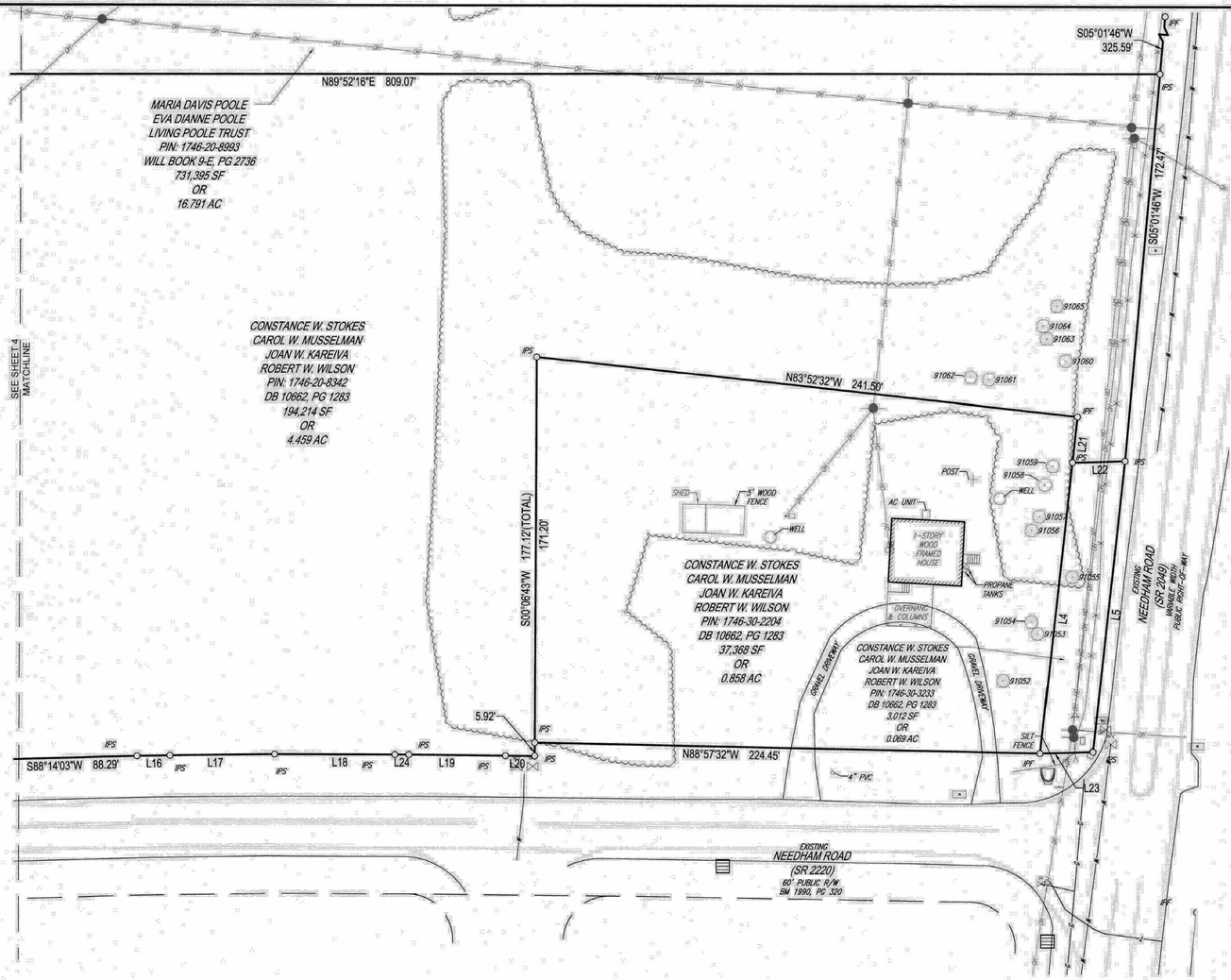

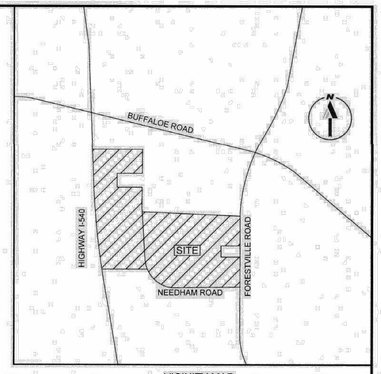

VICINITY MAP
NOT TO SCALE

Point #	Northing	Easting	Type	Width(Inches)
80427	762148.615	2141817.28	PINE	6
80428	762156.561	2141832.174	PINE	7
80429	762149.951	2141838.991	PINE	7
80430	762140.883	2141841.82	PINE	7
80431	762145.735	2141840.825	PINE	8
80432	762153.909	2141818.843	PINE	6
80433	762149.908	2141809.339	PINE	6
80434	762142.553	2141806.003	PINE	5
80435	762143.863	2141817.257	PINE	8
80437	762135.105	2141845.973	PINE	7
80438	762132.518	2141834.504	PINE	8
80439	762128.884	2141830.518	PINE	6
80440	762138.467	2141817.763	PINE	7
80441	762137.413	2141807.854	PINE	5
80442	762134.3	2141805.442	PINE	4
80443	762127.673	2141809.508	PINE	7
80444	762130.666	2141816.055	PINE	6
80445	762129.57	2141825.796	PINE	5
80446	762120.38	2141843.789	PINE	4
80447	762115.457	2141842.619	PINE	7
80448	762122.088	2141830.677	PINE	8
80449	762127.168	2141818.029	PINE	7
80450	762125.532	2141803.521	PINE	5
80451	762120.767	2141817.248	PINE	4
80454	762110.33	2141842.443	PINE	6
80455	762106.907	2141839.189	PINE	6
80456	762103.512	2141842.043	PINE	6
80457	762102.873	2141835.719	PINE	7
80458	762108.497	2141818.935	PINE	5
80459	762108.775	2141817.429	PINE	5
80460	762116.917	2141810.822	PINE	6
80461	762108.032	2141803.22	PINE	3
80462	762109.654	2141808.375	PINE	3
80465	762093.399	2141839.859	PINE	7
80466	762100.642	2141829.935	PINE	6
80467	762100.472	2141819.313	PINE	6
80470	762096.799	2141806.944	PINE	3
80472	762085.101	2141806.768	PINE	4
80473	762085.526	2141819.317	PINE	4
80474	762094.223	2141831.529	PINE	6
80475	762081.409	2141832.428	PINE	5
80476	762086.581	2141834.918	PINE	5
80477	762077.15	2141845.554	PINE	8
80478	762077.402	2141830.195	PINE	6
80480	762076.885	2141807.362	PINE	6

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BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

SEE SHEET 3 FOR LINE AND CURVE TABLES

30' 15' 0' 30'
1" = 30'

[redacted]

LEGEND

	LINE SURVEYED	EM	ELECTRIC METER
	LINE NOT SURVEYED		SIGN
	EDGE OF WOODS		MAIL BOX
123	EXISTING CONTOUR		FIRE HYDRANT
X 123.45	EXISTING SPOT ELEVATION		FENCE
WV	WATER VALVE		AREA LIGHT
GV	GAS VALVE		UTILITY POLE/LIGHT POLE
OH	OVERHEAD WIRES		STORM DRAINAGE GRATE
W	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		FES
G	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		AREA LIGHT
	UTILITY POLE	LSA	LANDSCAPED AREA
	GUY WIRE	ECM	EXISTING CONCRETE MONUMENT
	WATER MANHOLE	IPF	IRON PIPE FOUND
	ELECTRIC BOX	IRF	IRON REBAR FOUND
	TREE	IPS	IRON PIPE SET
		CP	COMPUTED POINT

Point #	Northing	Easting	Type	Width(Inches)
91119	760986.2	2143358.0	HOLLYTREE	8
91120	760971.0	2143361.0	PINOAK	14
91121	760960.7	2143355.2	PINE	5
91122	760955.5	2143334.2	OAK	9
91123	760963.1	2143320.0	HOLLYTREE	4
91124	760953.2	2143296.3	PINOAK	24
91125	760946.4	2143311.7	OAK	26
91126	760938.0	2143335.9	WILLOWOAK	10
91127	760941.2	2143341.3	OAK	9

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EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON
PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	02/28/2022	07/15/2022	AS, RJ, DT	RJ	TET	TET	1" = 30'	C1-8

NOTES:

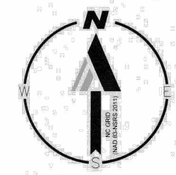
1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746, EFFECTIVE DATE MAY 2, 2006.

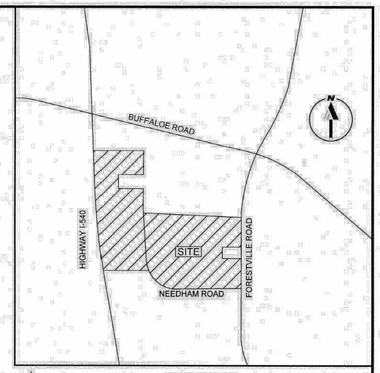
REFERENCES:

DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2040
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- EDGE OF WOODS
- EXISTING CONTOUR
- 123.45 EXISTING SPOT ELEVATION
- WATER VALVE
- GAS VALVE
- OHW OVERHEAD WIRES
- APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
- APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- UTILITY POLE
- GUY WIRE
- WATER MANHOLE
- ELECTRIC BOX
- TREE
- EM ELECTRIC METER
- SIGN
- MAIL BOX
- FIRE HYDRANT
- FENCE
- AREA LIGHT
- UTILITY POLE/LIGHT POLE
- STORM DRAINAGE GRATE
- FES
- AREA LIGHT
- LSA LANDSCAPED AREA
- ECM EXISTING CONCRETE MONUMENT
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- IPS IRON PIPE SET
- CP COMPUTED POINT





VICINITY MAP
NOT TO SCALE.

N/F
SOUTHWOOD FERNANDINA LLC
PIN: 1746-21-6945
DB 17584, PG 1805

S89°26'42"W 883.69'

SEE SHEET 2 MATCHLINE

MARIA DAVIS POOLE
EVA DIANNE POOLE
LIVING POOLE TRUST
PIN: 1746-20-8993
WILL BOOK 9-E, PG 2736
731,395 SF
OR
16.791 AC

SEE SHEET 3 FOR LINE AND CURVE TABLES

EXISTING FORESTVILLE ROAD (SR 2049)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

S00°55'40"W 379.41'

FIBER OPTIC MARKER

30' 15' 0' 30'
1" = 30'

Point #	Northing	Easting	Type	Width(Inches)	Point #	Northing	Easting	Type	Width(Inches)	Point #	Northing	Easting	Type	Width(Inches)
80288	761021.018	2141904.27	PINE	4	80333	762311.263	2141849.529	PINE	9	80378	762226.941	2141825.612	PINE	5
80289	760976.734	2141926.577	WHITE OAK	10	80334	762313.751	2141862.891	PINE	7	80379	762224.1	2141835.181	PINE	7
80290	761034.429	2141875.593	DURAND OAK	5	80335	762302.771	2141849.743	PINE	6	80380	762219.203	2141848.993	PINE	6
80291	761023.72	2141874.129	DURAND OAK	8	80336	762305.282	2141833.913	PINE	6	80381	762219.181	2141843.807	PINE	6
80292	761039.968	2141875.75	WHITE OAK	13	80337	762301.266	2141825.195	PINE	7	80382	762216.917	2141825.473	PINE	6
80293	761044.846	2141874.643	WHITE OAK	8	80338	762301.896	2141831.336	PINE	7	80383	762219.819	2141812.306	PINE	6
80294	761048.604	2141905.805	PINE	17	80339	762295.387	2141852.986	PINE	7	80384	762211.325	2141801.787	BIRCH	3
80295	761053.256	2141874.284	WHITE OAK	7	80340	762290.462	2141856.816	PINE	9	80385	762209.484	2141812.093	PINE	7
80296	761053.623	2141876.941	WHITE OAK	8	80341	762279.202	2141859.489	PINE	6	80386	762210.351	2141832.872	PINE	6
80297	761062.155	2141888.041	WHITE OAK	6	80342	762271.364	2141848.231	PINE	8	80387	762213.495	2141830.218	PINE	7
80298	761077.518	2141901.421	WHITE OAK	10	80343	762286.915	2141848.311	PINE	8	80388	762208.132	2141842.762	PINE	6
80299	761075.284	2141890.7	BLACK BIRCH	6	80344	762287.429	2141835.103	PINE	6	80389	762206.796	2141840.567	PINE	6
80300	761077.93	2141890.361	WHITE OAK	8	80345	762292.723	2141823.438	PINE	7	80390	762216.846	2141834.79	PINE	7
80301	761077.88	2141894.096	WHITE OAK	11	80346	762287.921	2141826.052	PINE	7	80391	762208.857	2141827.516	PINE	4
80302	761074.613	2141904.802	PINE	16	80347	762293.811	2141833.212	PINE	7	80392	762210.547	2141828.242	PINE	6
80303	761086.213	2141909.812	WHITE OAK	3	80348	762283.913	2141825.53	PINE	7	80393	762205.476	2141816.6	PINE	7
80304	761074.251	2141929.252	WHITE OAK	7	80349	762278.812	2141832.884	PINE	5	80394	762205.298	2141804.719	PINE	7
80305	761083.817	2141884.203	WHITE OAK	5	80350	762275.376	2141845.211	PINE	7	80395	762200.506	2141824.645	PINE	7
80306	761083.335	2141900.445	BLACK BIRCH	5	80351	762270.45	2141852.622	PINE	8	80396	762200.708	2141844.72	PINE	7
80307	761088.838	2141898.314	PINE	15	80352	762259.434	2141857.401	PINE	6	80397	762206.591	2141844.912	PINE	7
80308	761111.91	2141895.732	BLACK BIRCH	8	80353	762253.006	2141851.413	PINE	5	80398	762202.543	2141845.969	PINE	3
80309	761111.278	2141899.922	BLACK BIRCH	5	80354	762266.175	2141849.407	PINE	7	80399	762190.418	2141848.333	PINE	7
80310	761110.333	2141901.575	BLACK BIRCH	5	80355	762265.667	2141829.81	PINE	7	80400	762187.483	2141843.606	PINE	3
80311	761114.383	2141907.024	WHITE OAK	4	80356	762270.706	2141825.107	PINE	7	80401	762189.023	2141824.626	PINE	6
80312	761102.21	2141917.08	WHITE OAK	6	80357	762265.878	2141823.228	PINE	6	80402	762188.73	2141814.468	PINE	7
80313	761123.291	2141914.698	BLACK BIRCH	8	80358	762261.013	2141829.251	PINE	7	80403	762189.418	2141810.063	PINE	7
80314	761127.863	2141912.436	WHITE OAK	4	80359	762257.203	2141820.868	PINE	7	80406	762177.13	2141803.907	PINE	7
80315	761128.048	2141905.043	WHITE OAK	11	80360	762251.905	2141829.57	PINE	7	80407	762185.244	2141815.427	PINE	7
80316	761112.67	2141898.153	WHITE OAK	7	80361	762252.942	2141838.276	PINE	7	80408	762184.656	2141828.797	PINE	7
80317	761139.076	2141886.827	WHITE OAK	8	80362	762256.038	2141857.163	PINE	7	80409	762187.058	2141846.104	PINE	7
80318	761150.589	2141870.355	PINE	14	80363	762242.816	2141852.935	PINE	6	80410	762183.579	2141846.02	PINE	7
80319	761160.041	2141867.281	PINE	13	80364	762241.757	2141843.181	PINE	8	80411	762177.172	2141833.567	PINE	5
80320	761153.055	2141875.579	WHITE OAK	4	80365	762235.347	2141821.89	PINE	7	80412	762168.966	2141834.047	PINE	6
80321	761154.334	2141884.181	WHITE OAK	5	80366	762250.035	2141817.637	PINE	8	80413	762174.895	2141825.539	PINE	7
80322	761153.213	2141887.634	PINE	10	80367	762244.101	2141815.321	PINE	7	80414	762172.675	2141821.371	PINE	6
80323	761163.138	2141887.94	WHITE OAK	7	80368	762243.961	2141824.021	PINE	7	80415	762175.885	2141805.247	PINE	6
80324	761152.602	2141878.795	WHITE OAK	4	80369	762242.431	2141836.186	PINE	7	80417	762170.032	2141806.901	PINE	7
80325	761165.255	2141876.771	PINE	7	80370	762246.065	2141855.2	PINE	6	80418	762164.283	2141823.957	PINE	5
80326	761169.298	2141884.284	PINE	11	80371	762232.629	2141847.06	PINE	6	80419	762170.956	2141832.317	PINE	7
80327	761168.829	2141879.482	PINE	6	80372	762234.736	2141847.311	PINE	6	80420	762164.471	2141845.008	PINE	8
80328	761169.565	2141878.495	PINE	15	80373	762240.424	2141829.749	PINE	6	80421	762169.07	2141839.093	PINE	4
80329	761171.485	2141879.037	WHITE OAK	3	80374	762241.874	2141817.234	PINE	6	80422	762158.565	2141839.464	PINE	6
80330	762315.131	2141823.985	PINE	7	80375	762239.816	2141826.563	PINE	6	80423	762159.084	2141841.242	PINE	7
80331	762301.834	2141829.929	PINE	7	80376	762232.744	2141815.37	PINE	7	80424	762164.247	2141816.926	PINE	7
80332	762312.579	2141838.648	PINE	8	80377	762227.048	2141816.199	PINE	6	80425	762159.034	2141812.028	PINE	6

EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON
PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233
ST. MATTHEWS TOWNSHIP
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FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	02/28/2022	07/15/2022	AS, RJ, DT	RJ	TET	TET	1" = 30'	C1-9

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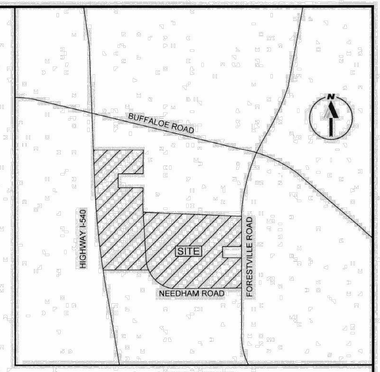
Point #	Northing	Easting	Type	Width(Inches)	Point #	Northing	Easting	Type	Width(Inches)	Point #	Northing	Easting	Type	Width(Inches)	Point #	Northing	Easting	Type	Width(Inches)
80481	762065.489	2141802.306	PINE	12	80573	761862.688	2141832.198	PINE	6	80657	761389.283	2141881.979	PINE	6	80741	761255.311	2142903.208	WHITE OAK	11
80482	762073.543	2141797.425	PINE	5	80574	761849.486	2141834.799	PINE	6	80658	761386.86	2141879.672	PINE	6	80742	761240.434	2142897.78	WHITE OAK	11
80483	762067.147	2141818.912	PINE	5	80575	761862.989	2141845.718	PINE	6	80659	761380.146	2141872.569	PINE	6	80743	761247.259	2142943.006	WHITE OAK	12
80484	762067.733	2141826.9	PINE	7	80576	761831.374	2141841.549	PINE	6	80660	761386.944	2141871.223	PINE	6	80744	761256.251	2142940.34	RED OAK	12
80485	762074.671	2141837.05	PINE	4	80577	761823.181	2141827.26	PINE	6	80661	761401.942	2141869.724	PINE	6	80745	761252.907	2142928.408	WHITE OAK	11
80486	762061.794	2141845.591	PINE	6	80578	761822.601	2141815.773	PINE	6	80662	761376.787	2141875.215	PINE	6	80746	761230.972	2142941.136	WHITE OAK	13
80487	762062.322	2141830.82	PINE	5	80579	761812.334	2141816.085	PINE	6	80663	761369.486	2141862.712	PINE	6	80747	761254.553	2143000.916	WHITE OAK	10
80488	762059.931	2141830.052	PINE	8	80580	761795.777	2141819.609	PINE	6	80664	761370.501	2141863.611	PINE	6	80748	761265.58	2142991.031	WHITE OAK	10
80489	762056.001	2141811.882	PINE	3	80581	761801.416	2141840.814	PINE	6	80665	761361.74	2141858.607	PINE	6	80749	761236.682	2142976.17	WHITE OAK	12
80490	762056.49	2141805.342	PINE	11	80582	761810.222	2141836.971	PINE	6	80666	761367.525	2141887.528	PINE	6	80750	761267.45	2142970.051	WHITE OAK	10
80491	762054.503	2141807.421	PINE	5	80583	761817.978	2141839.815	PINE	6	80667	761365.201	2141883.916	PINE	6	80751	761253.291	2143067.338	WHITE OAK	12
80493	762040.012	2141804.48	PINE	3	80584	761822.489	2141837.434	PINE	6	80668	761355.558	2141882.56	PINE	6	80752	761254.898	2143060.397	RED OAK	10
80494	762054.266	2141813.968	PINE	6	80585	761823.778	2141850.751	PINE	6	80669	761358.898	2141873.699	PINE	6	80753	761252.112	2143044.257	WHITE OAK	10
80495	762056.859	2141835.31	PINE	7	80586	761788.061	2141843.132	PINE	6	80670	761354.433	2141886.191	PINE	6	80754	761259.405	2143057.944	RED OAK	14
80496	762050.757	2141819.518	PINE	6	80587	761771.588	2141839.097	PINE	6	80671	761350.598	2141897.019	PINE	6	80755	761287.308	2143085.131	RED OAK	10
80497	762053.935	2141819.743	PINE	5	80588	761763.29	2141839.21	PINE	6	80672	761339.051	2141897.291	PINE	6	80756	761269.993	2143067.493	WHITE OAK	10
80498	762052.06	2141838.075	PINE	7	80589	761758.947	2141842.826	PINE	6	80673	761327.269	2141897.793	HOLLY	6	80757	761254.207	2143076.455	WHITE OAK	10
80500	762041.469	2141845.616	PINE	6	80590	761760.381	2141833.084	PINE	6	80674	761278.8	2141875.282	WHITE OAK	10	80758	761253.455	2143089.226	WHITE OAK	10
80501	762039.203	2141833.871	PINE	7	80591	761796.561	2141830.173	PINE	6	80675	761278.227	2141886.032	WHITE OAK	10	80759	761284.659	2143101.677	WHITE OAK	12
80502	762039.86	2141825.987	PINE	8	80592	761774.981	2141820.394	PINE	6	80676	761269.922	2141863.907	WHITE OAK	10	80760	761259.847	2143116.183	WHITE OAK	10
80503	762052.041	2141797.423	PINE	9	80593	761766.073	2141820.779	PINE	6	80677	761287.059	2141860.943	PINE	22	80761	761248.281	2143115.696	WHITE OAK	11
80504	762035.837	2141796.58	PINE	7	80594	761751.424	2141821.411	PINE	6	80678	761247.151	2141886.303	PINE	14	80762	761238.255	2143120.545	WHITE OAK	10
80507	762026.034	2141808.768	PINE	3	80595	761747.779	2141843.884	PINE	6	80679	761245.67	2141880.626	PINE	10	80763	761244.844	2143179.611	WHITE OAK	10
80508	762040.582	2141823.094	PINE	5	80596	761745.529	2141843.265	PINE	6	80680	761226.117	2141869.914	PINE	10	80764	761255.621	2143163.583	WHITE OAK	10
80509	762027.961	2141830.371	PINE	9	80597	761714.781	2141852.334	PINE	6	80681	761218.702	2141866.324	PINE	12	80765	761267.388	2143164.101	WHITE OAK	13
80510	762036.303	2141844.721	PINE	7	80598	761714.471	2141847.858	PINE	6	80682	761205.181	2141892.489	PINE	16	80766	761236.188	2143153.998	PINE	14
80511	762014.659	2141841.225	PINE	6	80599	761750.216	2141833.769	PINE	6	80683	761192.567	2141881.424	PINE	16	80767	761256.795	2143238.092	PINE	14
80512	762024.464	2141831.549	PINE	6	80600	761737.395	2141835.54	PINE	6	80684	762300.536	2141852.182	PINE	6	80768	761258.075	2143222.993	PINE	15
80513	762027.552	2141817.28	PINE	7	80601	761725.875	2141836.95	PINE	6	80685	762315.592	2141850.37	PINE	6	80769	761270.696	2143225.97	PINE	10
80514	762025.106	2141808.54	PINE	5	80602	761717.632	2141836.863	PINE	6	80686	762330.807	2141850.131	PINE	6	80770	761279.029	2143231.921	PINE	10
80515	762016.813	2141806.33	PINE	6	80603	761707.485	2141837.536	PINE	6	80687	762345.845	2141839.758	PINE	6	80771	761269.878	2143239.91	PINE	12
80516	762013.087	2141807.521	PINE	6	80604	761688.258	2141826.671	PINE	6	80688	762337.543	2141836.66	PINE	6	80772	761266.605	2143266.352	PINE	12
80517	762022.078	2141799.631	PINE	5	80605	761654.648	2141830.804	PINE	6	80689	762324.977	2141838.807	PINE	6	80773	761275.589	2143272.897	PINE	10
80518	762011.861	2141815.731	PINE	5	80606	761648.906	2141838.485	PINE	6	80690	762339.246	2141827.736	PINE	6	80774	761287.079	2143272.435	PINE	15
80519	762012.286	2141826.223	PINE	5	80607	761651.889	2141840.645	PINE	6	80691	762353.427	2141827.92	PINE	6	80775	761281.591	2143248.35	PINE	13
80520	762020.467	2141843.563	PINE	7	80609	761696.957	2141842.829	PINE	6	80692	762356.756	2141829.06	PINE	6	80776	761260.403	2143287.207	PINE	10
80521	762011.65	2141847.401	PINE	6	80610	761686.564	2141854.39	PINE	6	80693	762372.437	2141827.748	PINE	5	80777	761276.324	2143296.074	PINE	10
80522	762007.741	2141832.409	PINE	7	80611	761685.585	2141846.254	PINE	6	80694	762382.516	2141826.329	PINE	4	80778	761284.163	2143296.991	PINE	12
80524	762005.289	2141808.209	PINE	6	80612	761664.934	2141847.351	PINE	6	80695	762388.072	2141824.817	PINE	8	80779	761277.492	2143285.29	PINE	10
80525	762006.616	2141807.058	PINE	4	80613	761605.666	2141823.098	PINE	6	80696	762386.01	2141841.163	PINE	8	80780	761287.159	2143359.02	PINE	10
80526	761998.822	2141807.428	PINE	6	80614	761609.463	2141827.991	PINE	6	80697	762400.761	2141831.852	PINE	6	80781	761284.683	2143343.622	PINE	10
80527	761998.8	2141816.423	PINE	6	80615	761625.794	2141837.114	PINE	6	80698	762393.606	2141850.683	PINE	9	80782	761287.976	2143318.467	PINE	10
80528	762001.601	2141830.041	PINE	4	80616	761620.544	2141845.925	PINE	6	80699	762370.342	2141871.211	PINE	6	80783	761286.988	2143314.816	PINE	10
80529	761996.311	2141841.272	PINE	5	80617	761623.855	2141846.846	PINE	6	80700	762376.871	2141842.317	PINE	6	80784	761269.52	2143408.834	PINE	18
80530	761998.591	2141842.152	PINE	7	80618	761635.301	2141846.932	PINE	6	80701	762359.458	2141853.987	WHITE OAK	6	80785	761283.661	2143403.72	PINE	19
80531	761994.105	2141832.052	PINE	6	80619	761642.642	2141853.066	PINE	6	80702	762396.36	2141833.03	BLACK BIRCH	6	80786	761263.351	2143382.449	PINE	13
80532	761991.44	2141818.624	PINE	7	80620	761635.203	2141861.005	PINE	6	80703	762409.861	2141838.279	PINE	6	80787	761269.823	2143380.665	OAK	19
80533	761989.735	2141806.919	PINE	5	80621	761615.727	2141850.674	PINE	6	80705	761286.65	2142583.303	WHITE OAK	12	90000	761370.144	2142240.544	OAK	5
80535	761978.721	2141807.422	PINE	7	80622	761596.583	2141860.662	PINE	6	80706	761277.717	2142572.674	PINE	12	90001	761376.63	2142246.502	OAK	8
80536	761973.816	2141809.91	PINE	7	80623	761587.035	2141861.819	PINE	6	80707	761289.096	2142585.514	WHITE OAK	11	90002	761384.645	2142249.193	HOLLY	4
80537	761984.781	2141811.963	PINE	5	80624	761583.206	2141864.546	PINE	6	80708	761245.757	2142599.48	WHITE OAK	10	90003	761381.781	2142249.354	OAK	4
80539	761985.491	2141833.24	PINE	4	80625	761559.799	2141859.149	PINE	6	80709	761230.754	2142603.495	PINE	12	90004	761372.398	2142253.887	OAK	6
80540	761985.028	2141829.448	PINE	6	80626	761563.617	2141849.93	PINE	6	80711	761287.506	2142665.324	PINE	10	90006	761359.059	2142246.218	ASH	5
80541	761981.158	2141844.433	PINE	7	80627	761579.665	2141853.578	PINE	6	80712	761288.469	2142658.378	PINE	10	90007	761362.287	2142245.223	OAK	6
80542	761977.347	2141843.261	PINE	7	80628	761609.157	2141850.535	PINE	6	80713	761287.046	2142643.545	PINE	15	90008	761354.335	2142240.485	OAK	8
80543	761975.567	2141833.187	PINE	7	80629	761569.572	2141832.994	PINE	7	80714	761247.936	2142711.379	RED OAK	15	90010	761341.701	2142244.644	OAK	18
80546	761970.263	2141843.8	PINE	6	80630	761570.406	2141824.471	PINE	7	80715	761253.354	2142699.585	WHITE OAK	11	90011	761337.948	2142248.378	OAK	6
80547	761964.984	2141843.642	PINE	6	80631	761544.685	2141870.901	PINE	6	80716	761269.114	2142681.304	PINE	10	90012	761339.288	2142248.449	OAK	9
80548	761961.44	2141839.481	PINE	5	80632	761537.455	2141866.157	PINE	6	80717	761287.177	2142705.13	WHITE OAK	13	90013	761338.319	2142246.693	OAK	18
80549	761962.155	2141822.089	PINE	8	80633	761528.988	2141873.47	PINE	6	80718	761280.974	2142725.234	RED OAK	6	90014	761332.08	2142247.346	OAK	5
80550	761964.972	2141808.219	PINE	6	80634	761528.457	2141857.247	PINE	6	80719	761290.279	2142721.76	WHITE OAK	6	90015	761330.203	2142250.918	HOLLY	19
80551	761958.44	2141808.339	PINE	6	80635	761531.243	2141852.853	PINE	6	80720	761272.985	2142712.431	WHITE OAK	7	90017	761327.202	2142246.953	OAK	8
80552	761955.811	2141814.124	PINE	5	80636	761541.215	2141850.664	PINE	6	80721	761253.28	2142729.239	RED OAK	6	90019	761326.889	2142260.036	OAK	8
80553	761954.427	2141823.964	PINE	6	80637	761541.898	2141842.677	PINE	6	80722	761261.065	2142732.584	WHITE OAK	6	90020	761338.021	2142263.286	OAK	12
80554	761956.312	2141831.958	PINE	8	80638	761542.146	2141868.988	PINE	6	80723	761273.365	2142740.933	WHITE OAK	6	90021	761347.537	2142258.288	OAK	7
80555	761951.317	2141841.644	PINE	5	80639	761454.937	2141864.26	PINE	6	80724	761266.412	2142731.201	WHITE OAK	6	90022	761347.406	2142259.761	OAK	5
80556	761945.925	2141843.415	PINE	7	80640	761467.568	2141859.874	PINE	6	80725	761254.876	2142755.253	WHITE OAK	6	90023	761351.093	2142258.856	HOLLY	6
80557	761945.925	2141843.415	PINE	7	80641	761488.094	2141864.807	PINE	6	80726	761267.265	2142753.76	WHITE OAK	6	90024	761354.642	2142262.241	OAK	6
80558	761934.153	2141837.486	PINE	6	80642	761492.843	2141869.134	PINE	6	80727	761282.705	2142788.83	WHITE OAK	6	90025	761367.644	2142262.855	OAK	8
80559	761936.513	2141843.102	PINE	7	80643	761497.213	2141864.071	PINE	6	80728	761259.212	2142789.091	WHITE BIRCH	6	90027	761394.05	2142254.574	BIRCH	5
80560	761918.116	2141832.84	PINE	6	80644	761489.13	2141872.6	PINE	6	80729	761245.608	2142775.169	BLACK BIRCH	6	90028	761370.536	2142268.523	OAK	5
80562	761905.476	2141821.914	PINE	6	80645	761481.698	2141867.542	PINE	6	80730	761235.294	2142822.643	BLACK BIRCH	6	90031	761350.554	2142278.888	OAK	4
80563	761896.098	2141823.18	PINE	6	80647	761465.68	2141863.805	PINE	6	80731	761268.32	2142812.775	WHITE OAK	6	90032	761359.531	2142272.02	OAK	8
80564	761894.6	2141832.306	PINE	6	80648	761447.283	2141885.636	PINE	6	80732	761257.57	2142807	WHITE OAK	6	90033	761380.734	2142284.709	OAK	10
80565	761904.237	2141825.258	PINE	6	80649	761442.182	2141880.713	PINE	6	80733	761268.843	2142806.205	WHITE OAK	6	90034	761382.586	2142282.354	BIRCH	4
80566	761929.752	2141818.188	PINE	6	80650	761433.85	2141866.262	PINE	6	80734	761279.466	2142793.38	WHITE OAK	6	90036	761365.13	2142290.096	OAK	6
80567	761874.106	2141825.645	PINE	6	80651	761426.37	2141867.244	PINE	6	80735	761282.586	2142817.662	RED OAK	6	90037	761358.634	2142286.851	BIRCH	9
80568	761865.924	2141817.029	PINE	6	80652	761425.323	2141872.391	PINE	6	80736	761262.142	2142827.531	WHITE OAK	12	90038	761347.019	2142289.138	BIRCH	7
80569	761873.794	2141812.477	PINE	6	80653	761442.591	2141855.36	PINE	6	80737	761247.447	2142833.422	WHITE OAK	11	90039	761346.77	2142295.584	BIRCH	6
80570	761874.378	2141813.023	PINE	6	80654	761436.314	2141852.37	PINE	6	80738	761271.508	2142854.219	WHITE OAK	14	90040	761354.478	2142296.578	PINE	6
80571	761852.66	2141812.32	PINE	6	80655	761424.619	2141854.084	PINE	6	80739	761275.575	2142856.743	WHITE OAK	12	90041	761329.555	2142296.908	OAK	16
80572	761852.16	2141820.168	PINE	6	80656	761406.534	2141851.276	PINE	6	80740	761271.828	2142877.938	WHITE OAK	10	90042	761330.67	2142282.677	HOLLY	8



VICINITY MAP
NOT TO SCALE

NOTES:

1. THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1745 EFFECTIVE DATE MAY 2, 2006.

REFERENCES:

DB 14732, PG 904
DB 17584, PG 1805
DB 17319, PG 2049
DB 17710, PG 2658
DB 15172, PG 811
DB 10662, PG 1283
DB 13819, PG 2099
DB 19074, PG 2164
BM 1990, PG 320
BM 2018, PG 274
BM 2017, PG 258
BM 2022, PG 2073
WILL BOOK 16-E, PG 2005
WILL BOOK 12-E, PG 18
WILL BOOK 9-E, PG 2736

SEE SHEET 3 FOR LINE AND CURVE TABLES

EXISTING CONDITIONS
TREE SURVEY
FOR
D.R. HORTON
PINS: 1746-02-7049, 1746-20-1971, 1746-10-9464, 1746-20-8993, 1746-20-4366, 1746-20-8342, 1746-30-2204, 1746-30-3233
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA
NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE
NS201056	02/28/2022	07/15/2022	AS, RJ, DT	RJ	TET	TET	1" = 30'

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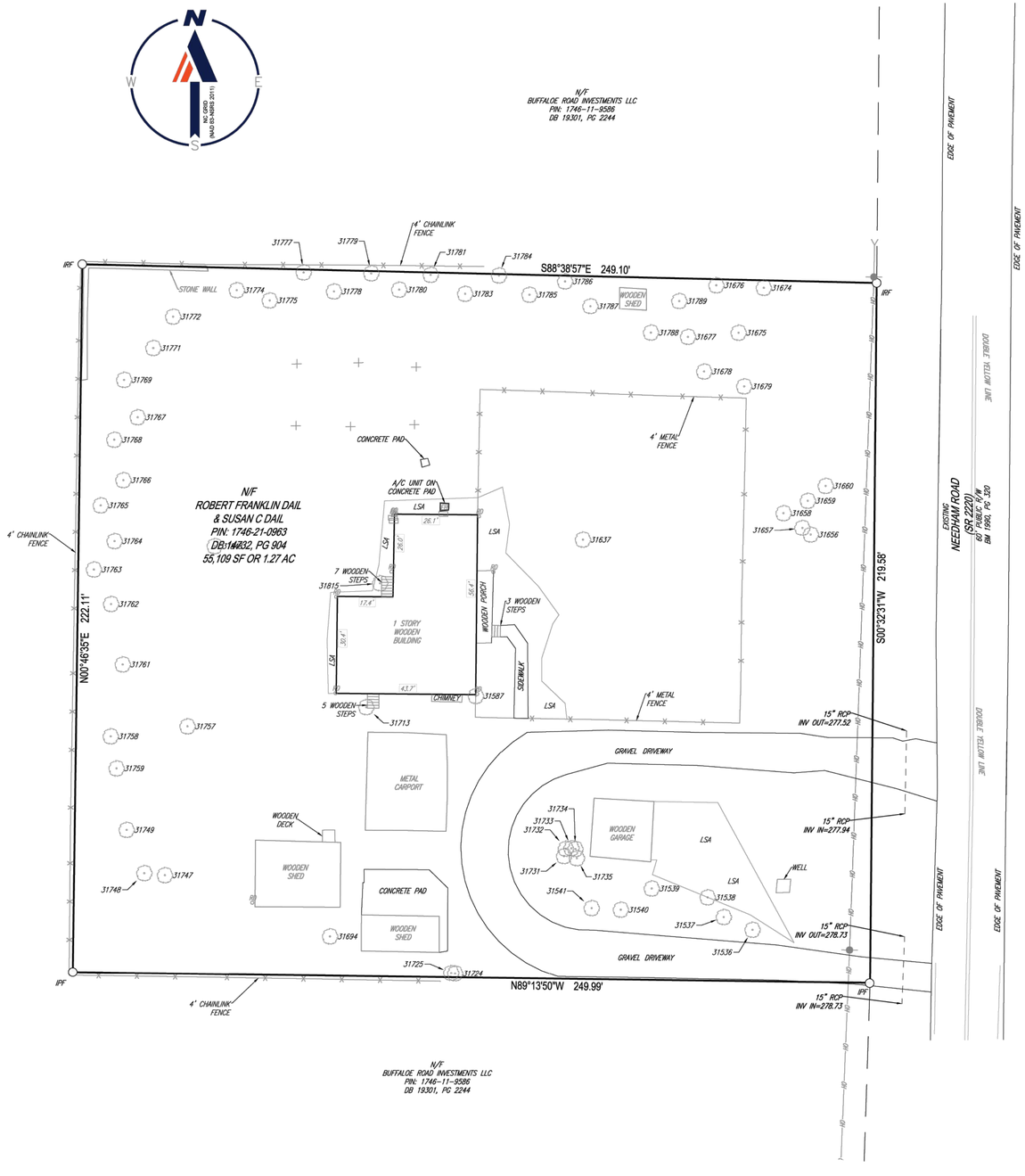
NOTES:

1. THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT: 167-23310189?C DATED MAY 8, 2023 AT 9:00 AM, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
6. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
7. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
8. VERTICAL DATUM SHOWN HEREON IS NAVD88.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720174600J, PANEL 1746 EFFECTIVE DATE MAY 2, 2006.
10. NO OBSERVED EVIDENCE OF RECENT EARTHWORK OR CONSTRUCTION AT TIME OF SURVEY.
11. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

Point #	Northing	Easting	Type	Width(Inches)
70629	177003.1	2339472.8	Burch	24
70630	176989.1	2339474.1	Burch	23
70631	176983.3	2339461.2	Burch	26
70635	177074.3	2339113.7	Oak	10
70636	177070.4	2339123.3	Oak	8
70637	177061.5	2339157.7	Oak	6
70638	177059.1	2339188.6	Magnolia	6
70639	177063.0	2339183.4	Pine	21
70640	177054.1	2339196.5	Pine	20
70641	177041.0	2339222.8	Oak	19
70642	177036.1	2339232.7	Pine	15
70643	177030.8	2339241.8	Pine	12
70644	177026.4	2339254.3	Magnolia	10
70647	177124.6	2339113.9	Pine	19
70648	177085.2	2339164.4	Oak	19
70649	177085.3	2339170.5	Oak	12
70650	177086.6	2339172.1	Oak	13
70651	177083.4	2339179.4	Oak	11
70652	177081.9	2339061.9	Oak	13
70653	177129.1	2339062.9	Oak	5
70654	177126.7	2339063.3	Cedar	5
70655	177125.0	2339061.2	Oak	11
70656	177139.7	2339068.9	Oak	13
70657	177141.1	2339067.6	Oak	8
70658	177139.8	2339070.8	Oak	15
70659	177148.9	2339073.4	Oak	12
70660	177150.4	2339068.9	Oak	8
70661	177184.6	2339069.7	Oak	13
70662	177186.7	2339075.8	Oak	6
70663	177192.3	2339075.7	Oak	12
70664	177203.7	2339077.0	Oak	18
70665	177203.6	2339076.3	Pine	17
70666	177245.9	2339089.5	Oak	6
70667	177248.3	2339089.8	Oak	4
70668	177254.1	2339088.8	Pine	16
70669	177260.3	2339094.1	Pine	14
70670	177268.3	2339098.0	Oak	6
70671	177287.7	2339107.5	Oak	10
70672	177297.6	2339113.2	Oak	6
70673	177302.8	2339107.8	Oak	16
70674	177305.3	2339116.6	Oak	8
70675	177305.9	2339124.5	Oak	4
70676	177315.5	2339122.3	Oak	7
70677	177304.1	2339182.9	Pine	20

Point #	Northing	Easting	Type	Width(Inches)
70678	177306.6	2339175.6	Pine	14
70679	177308.7	2339173.2	Pine	7
70680	177312.5	2339173.5	Pine	9
70681	177309.4	2339164.0	Pine	16
70682	177319.8	2339177.8	Pine	9
70683	177315.7	2339182.3	Pine	14
70684	177316.5	2339187.6	Pine	12
70685	177320.2	2339185.7	Pine	10
70686	177326.4	2339178.2	Oak	9
70687	177324.3	2339178.0	Oak	8
70688	177338.3	2339149.4	Oak	9
70689	177339.7	2339153.4	Oak	7
70690	177333.7	2339135.7	Oak	18
70691	177327.7	2339147.2	Pine	14
70692	177327.4	2339149.0	Oak	4
70693	177326.9	2339137.8	Oak	5
70694	177317.6	2339143.7	Oak	9
70695	177321.2	2339128.3	Oak	8
70696	177319.8	2339124.3	Oak	6
80000	177114.8	2339119.1	Oak	12
80001	177345.9	2339130.8	Pine	21
80002	177349.7	2339125.5	Pine	12
80003	177340.8	2339123.9	Oak	12
80004	177325.5	2339106.2	Oak	21
80005	177329.7	2339180.6	Holly	5
80006	177325.2	2339182.9	Holly	3
80007	177328.3	2339191.1	Holly	3
80008	177322.7	2339204.7	Holly	4
80009	177317.7	2339212.5	Holly	4
80010	177289.4	2339248.4	Holly	5
80011	177302.2	2339228.6	Holly	5
80012	177296.9	2339238.0	Holly	5
80013	177279.9	2339268.3	Holly	7
80014	177286.0	2339256.4	Holly	6
80015	177273.2	2339282.2	Holly	6
80016	177266.6	2339293.5	Holly	6
80017	177260.3	2339303.6	Holly	10
80018	177242.4	2339335.5	Holly	5
80019	177251.5	2339320.1	Holly	8
80020	177233.3	2339353.7	Holly	6
80021	177226.8	2339363.5	Holly	12
80022	177219.8	2339375.5	Holly	11
80023	177213.4	2339389.2	Holly	7



VICINITY MAP
NOT TO SCALE

REFERENCES:

DB 19301, PG 2244
DB 14732, PG 904

SURVEYOR CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH TITLE 21, CHAPTER 56, NCAC, AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 06/24/2020 - 06/13/2023.
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999917980
(9) UNITS: US SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22ND DAY OF JUNE A.D., 2023.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES

SURVEYOR NC L-3920

20' 10' 0' 20'
1" = 20'

TREE SURVEY
FOR
D.R. HORTON, LLC.
PINS: 1746-21-0963
DB 14732, PG 904

CITY OF RALEIGH
ST. MATTHEWS TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	
NS201056	06/22/2023	06/13/2023	JR	AH	TET	TET	1" = 20'	C1-11

BOHLER

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919 578 9000
www.bohlerengineering.com

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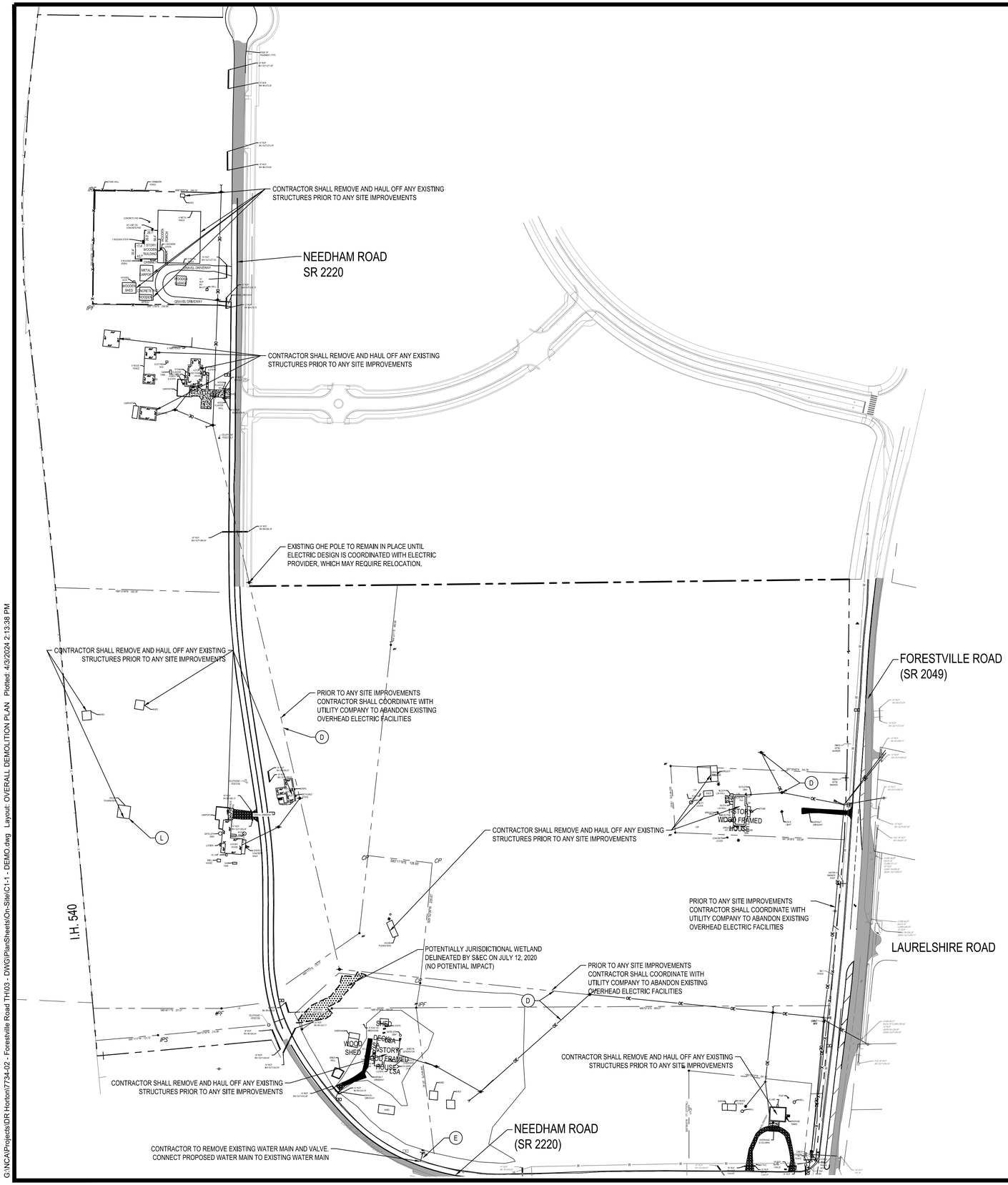

DEMOLITION KEYNOTE LEGEND

- (A) EXISTING CURB AND GUTTER TO BE REMOVED
- (B) EXISTING RETAINING WALL TO BE REMOVED
- (C) EXISTING STORM TO RE REMOVED
- (D) EXISTING LIGHTING / ELECTRIC TO BE REMOVED (CONTRACTOR TO COORDINATE WITH UTILITY COMPANY)
- (E) EXISTING WATER TO BE REMOVED (CONTRACTOR TO COORDINATE WITH COUNTY / MUNICIPALITY)
- (F) EXISTING SEWER TO BE REMOVED (CONTRACTOR TO COORDINATE WITH COUNTY / MUNICIPALITY)
- (G) EXISTING GAS TO BE REMOVED (CONTRACTOR TO COORDINATE WITH UTILITY COMPANY)
- (H) EXISTING TREES / SHRUBS TO BE REMOVED
- (I) EXISTING FENCE TO BE REMOVED
- (J) EXISTING STRUCTURE TO BE REMOVED
- (K) EXISTING PAVEMENT TO BE REMOVED
- (L) EXISTING CONCRETE TO BE REMOVED

DEMOLITION & SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
3. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
7. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
9. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
12. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
13. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

N

0 50' 100' 200'
SCALE: 1" = 100'

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

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DRAWN BY: CD
REVIEWED BY: TRW

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NC LICENSE #C-4397
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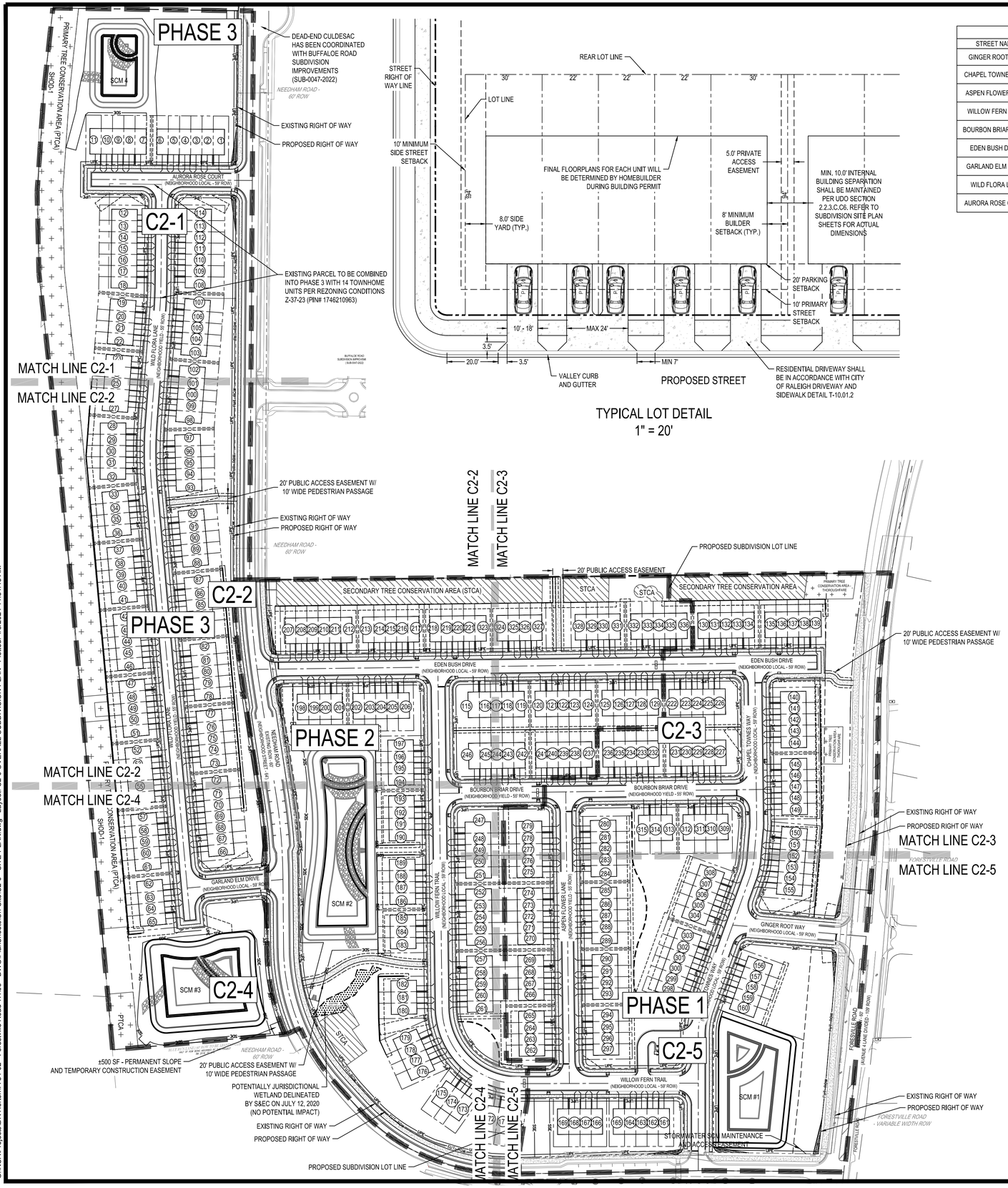
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

OVERALL DEMOLITION PLAN

FILE NUMBER: 7734-02
DATE: 04/04/2024
C1-12

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C1-1 - DEMO.dwg Layout: OVERALL DEMOLITION PLAN Plotted: 4/3/2024 2:13:38 PM



TYPICAL LOT DETAIL
1" = 20'

STREET TABLE			
STREET NAME	TYPE	ROW WIDTH	BOC-BOC WIDTH
GINGER ROOT WAY	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
CHAPEL TOWNES WAY	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
ASPEN FLOWER LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
WILLOW FERN TRAIL	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
BOURBON BRIAR DRIVE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
EDEN BUSH DRIVE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
GARLAND ELM DRIVE	NEIGHBORHOOD LOCAL	59'-0"	31'-0"
WILD FLORA LANE	NEIGHBORHOOD YIELD	55'-0"	27'-0"
AURORA ROSE COURT	NEIGHBORHOOD LOCAL	59'-0"	31'-0"

SITE LEGEND

- WETLAND
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- UPC — 5' UTILITY PLACEMENT EASEMENT
- PHASE LINE

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4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
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27. WETLAND DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, POTENTIALLY JURISDICTIONAL WETLAND DELINEATED BY S&EC ON JULY 2, 2022 (NO POTENTIAL IMPACTS) PA (S&EC) DATED 07/07/2020.
28. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECTED TO APPROVAL AT TIME OF PERMITTING

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REVIEWED BY: TRW

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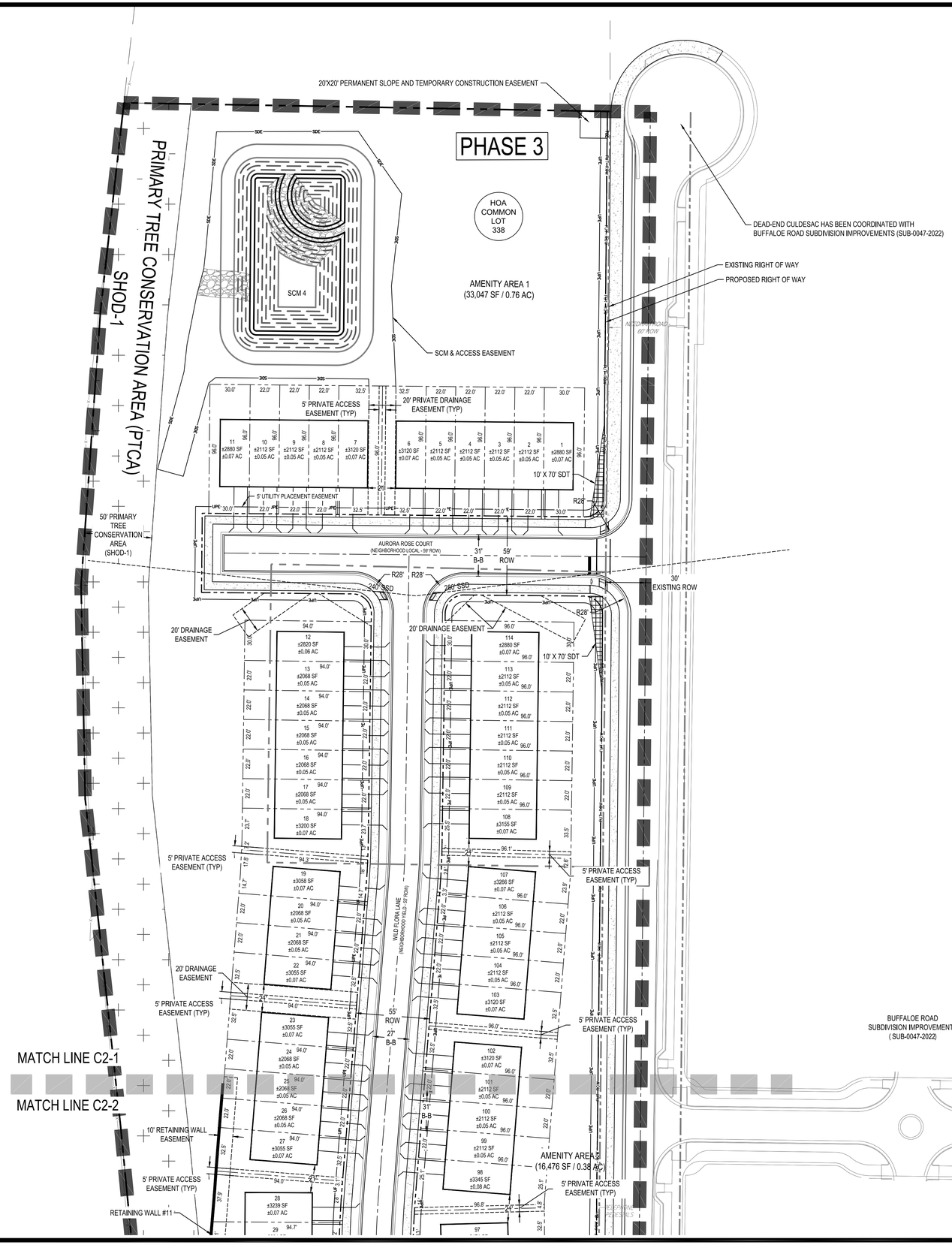
RALEIGH NC 27604

OVERALL SUBDIVISION PLAN

FILE NUMBER: 7734-02
DATE: 04/04/2024
C2-0

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-0 OVERALL SUBDIVISION PLAN Plotted: 4/8/2024 11:31:46 AM



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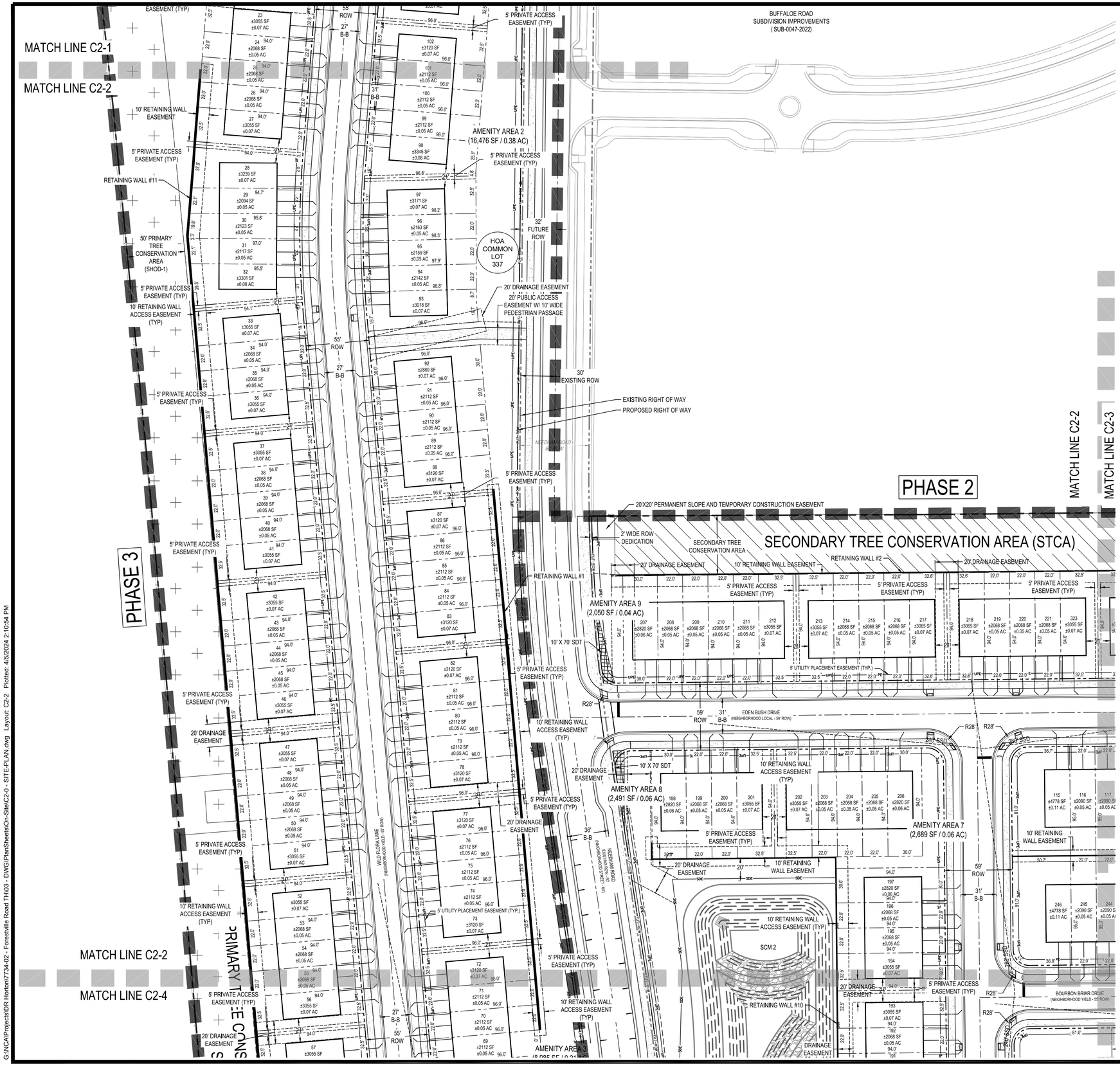
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

SUBDIVISION PLAN (1 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C2-1

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-1 Plotted: 4/5/2024 12:30:40 PM



SITE LEGEND

- WETLAND
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 5' UTILITY PLACEMENT EASEMENT
- PHASE LINE

N

GENERAL NOTES:

1. THIS PRELIMINARY SUBDIVISION PLAN IS FOR TOWNHOUSES ONLY.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF ASSOSIATED.
3. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
15. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAYS. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
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27. WETLAND DELINEATION BY SOIL & ENVIRONMENTAL CONSULTANTS, POTENTIALLY JURISDICTIONAL WETLAND DELINEATED BY S&EC ON JULY 2, 2022 (NO POTENTIAL IMPACTS) PA (S&EC) DATED 07/07/2020.
28. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECTED TO APPROVAL AT TIME OF PERMITTING

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

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

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	DATE	DESCRIPTION
REV		
DESIGNED BY:	CD	
DRAWN BY:	CD	
REVIEWED BY:	TRW	

BGE
5440 WADE PARK BLVD, SUITE 102
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WWW.BGEINC.COM
NC LICENSE #C-4397
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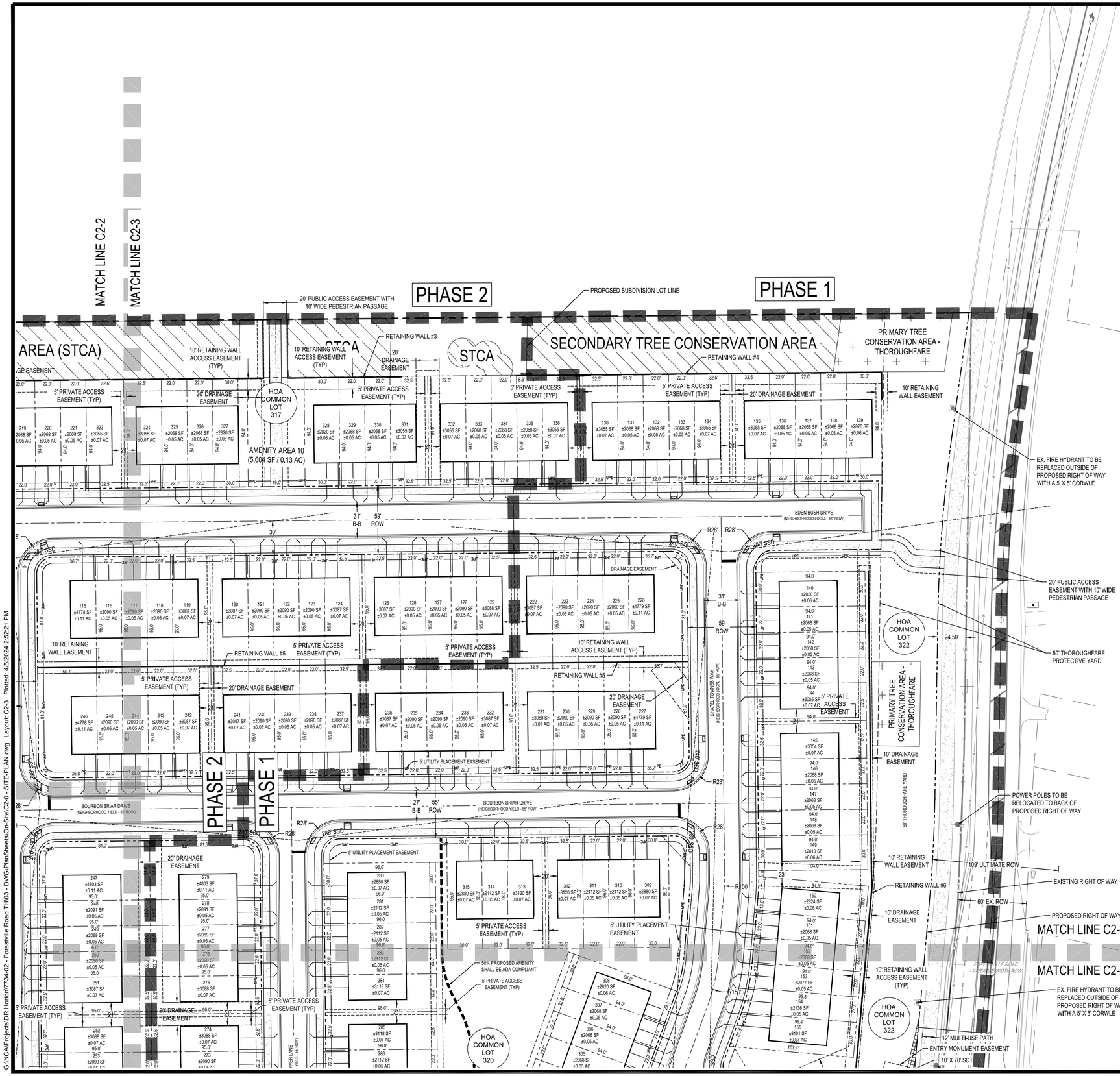
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

SUBDIVISION PLAN (2 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C2-2

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-2 Plotted: 4/5/2024 2:10:54 PM



SITE LEGEND

- WETLAND
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
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- PROPOSED RIGHT OF WAY
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REV	DATE	DESCRIPTION
1	5/7/2024	PER CITY COMMENTS
2	6/7/2024	PER CITY COMMENTS
3	7/8/2024	PER CITY COMMENTS
4	8/6/2024	PER CITY COMMENTS
5	9/4/2024	PER CITY COMMENTS

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

SUBDIVISION PLAN (3 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C2-3

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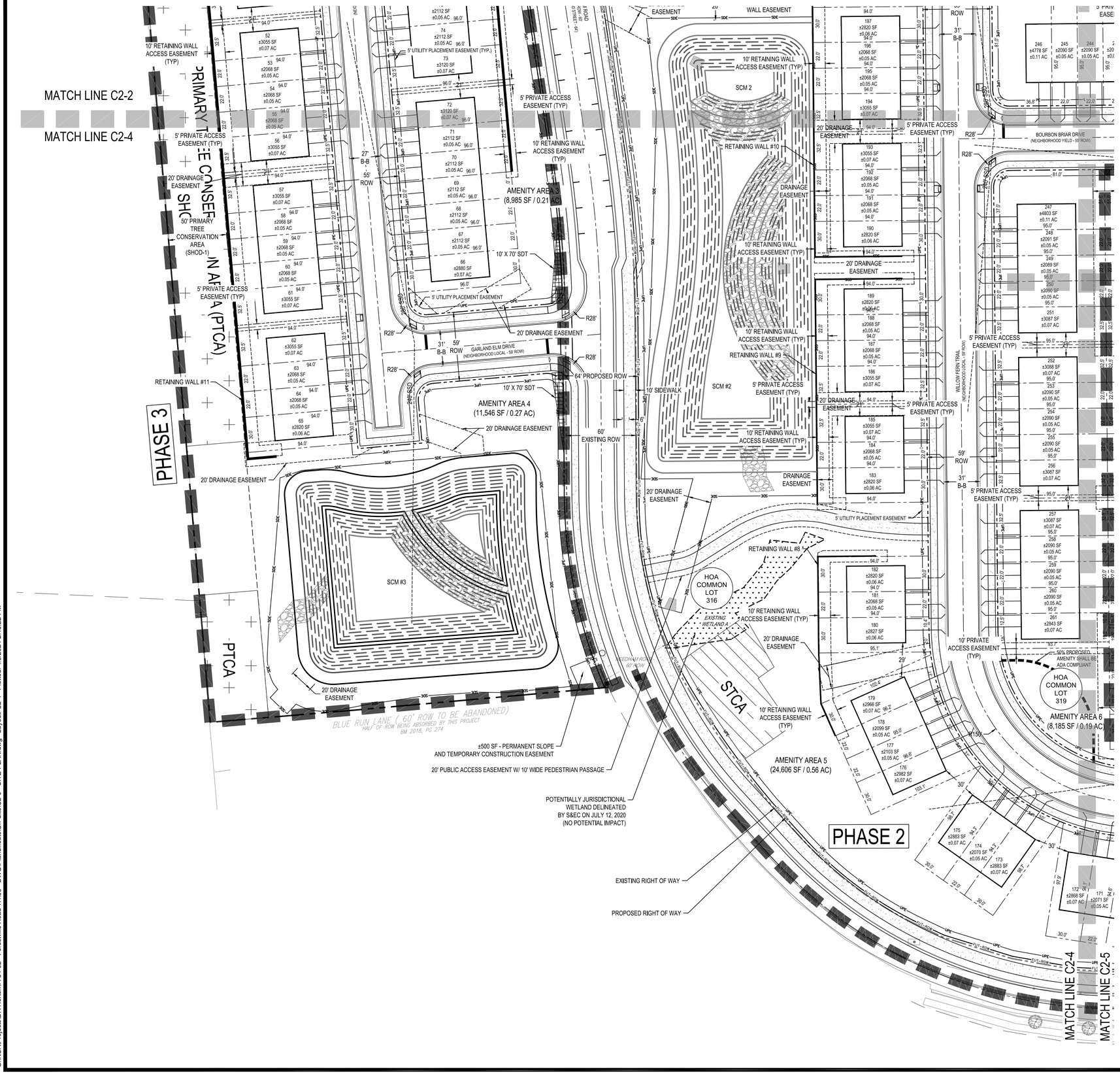

SITE LEGEND

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- SECONDARY TREE CONSERVATION AREA
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- 5' UTILITY PLACEMENT EASEMENT
- PHASE LINE

N

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SUBDIVISION PLAN (4 OF 5)

FILE NUMBER: 7734-02
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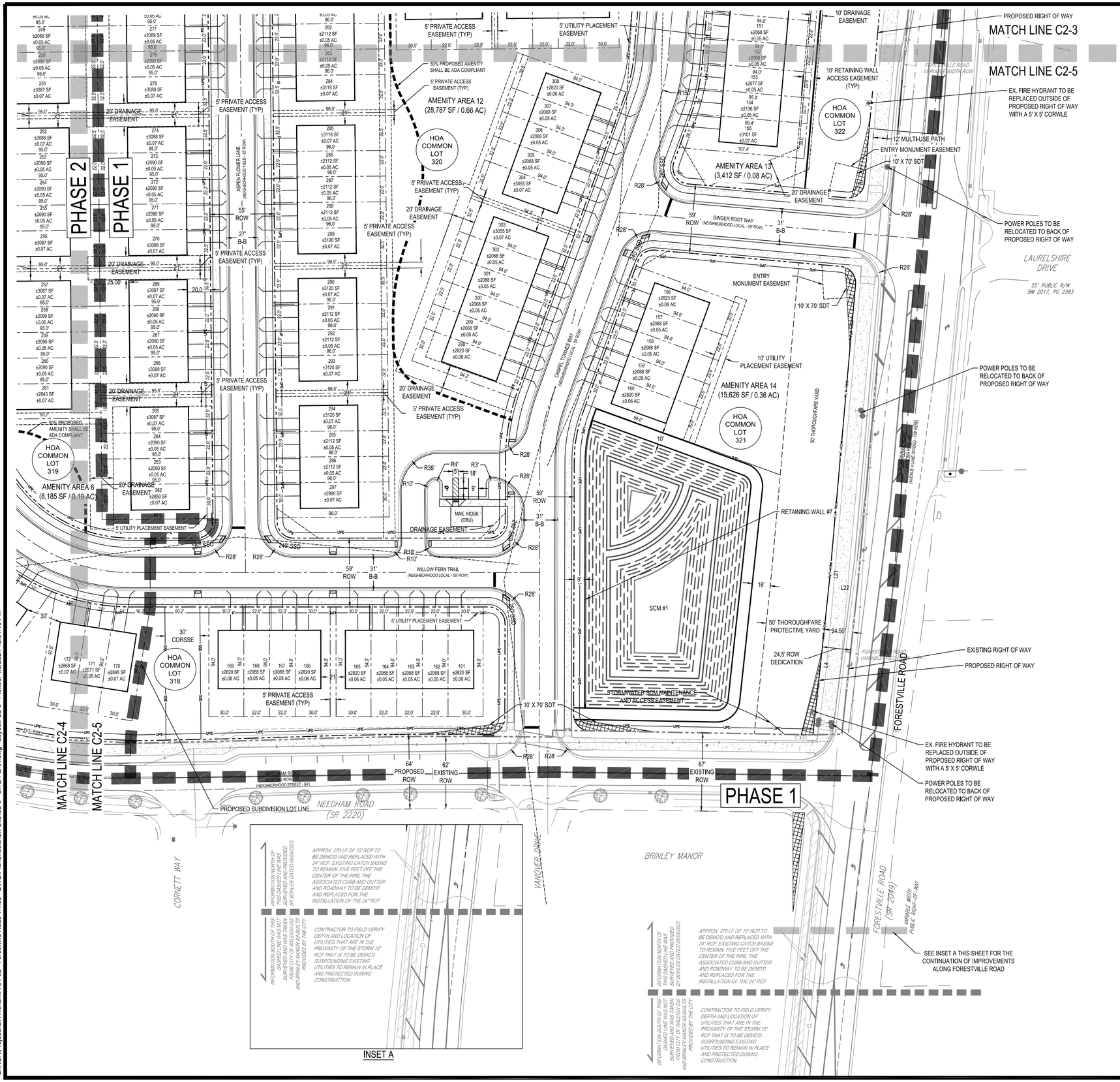

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28. RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECTED TO APPROVAL AT TIME OF PERMITTING

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

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

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						REV	DATE
DESIGNED BY:						CD	
DRAWN BY:						CD	
REVIEWED BY:						TRW	

DESCRIPTION

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

©2024

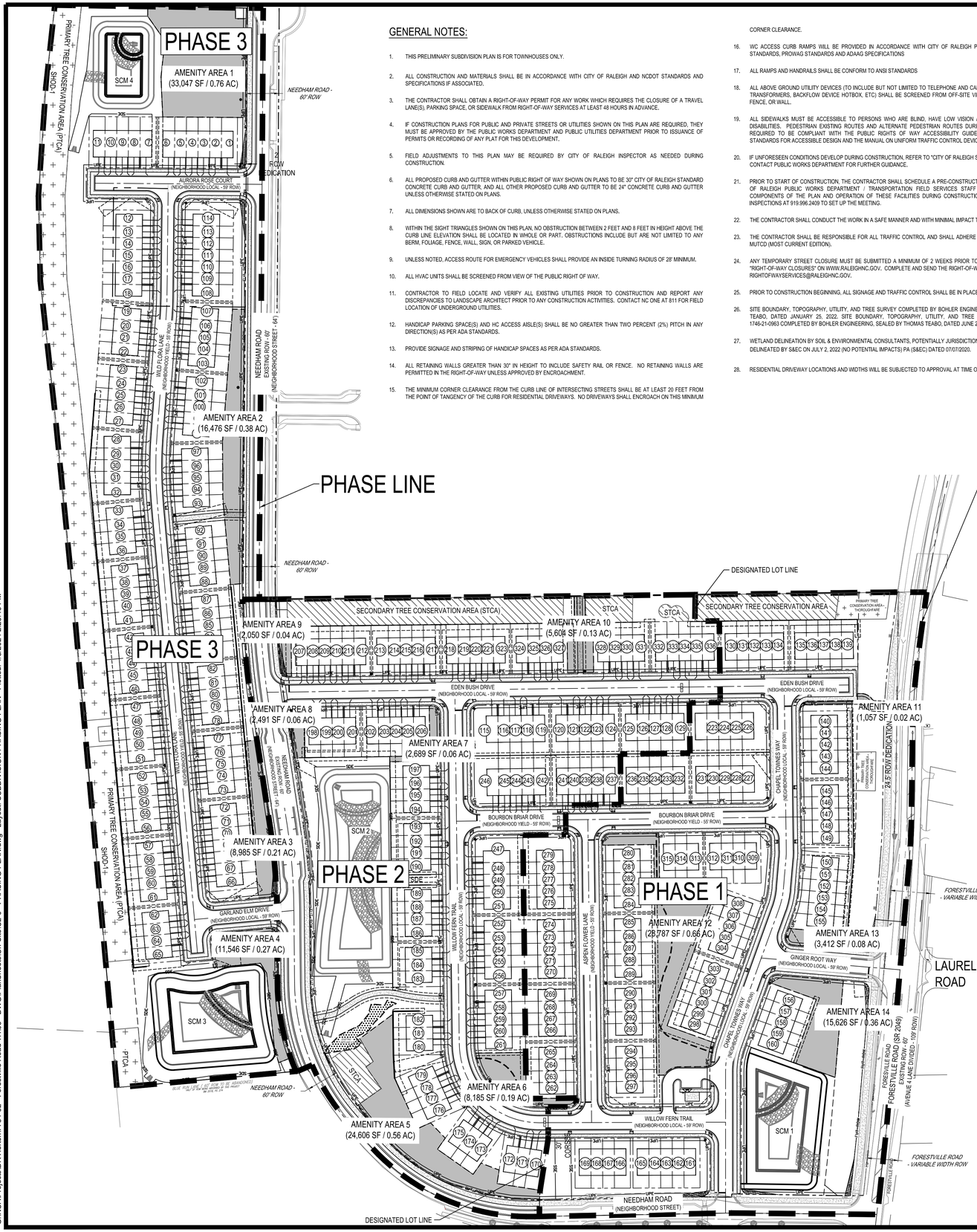
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 105
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5228, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

SUBDIVISION PLAN (5 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C2-5

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C2-0 - SITE-PLAN.dwg Layout: C2-5 Plotted: 4/5/2024 12:31:19 PM



GENERAL NOTES:

1. THIS PRELIMINARY SUBDIVISION PLAN IS FOR TOWNHOUSES ONLY.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF ASSOCIATED.
3. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
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PHASE 1 IMPROVEMENTS:

- ** ONE-HALF OF FORESTVILLE ROAD - 109' ULTIMATE ROW
- ** APPROXIMATELY 1,180 LINEAR FEET OF FRONTAGE ROAD IMPROVEMENTS TO INCLUDE:
  - * SINGLE 11' WIDE TRAVEL LANE
  - * 4' WIDE SHOULDER
  - * ROADSIDE DITCH
  - * PLANTING AREA
  - * 12' WIDE MULTI-USE PATH
- ** ONE-HALF OF NEEDHAM ROAD - 64' ULTIMATE ROW
- ** APPROXIMATELY 640 LINEAR FEET OF FRONTAGE ROAD IMPROVEMENTS TO INCLUDE:
  - * SINGLE 10' WIDE TRAVEL LANE
  - * 8' WIDE PARKING SPACE
  - * PLANTING AREA
  - * 6' WIDE SIDEWALK

PHASE 2 IMPROVEMENTS:

- ** FULL SECTION OF NEEDHAM ROAD - 64' ULTIMATE ROW
- ** APPROXIMATELY 1,430 LINEAR FEET OF FRONTAGE ROAD IMPROVEMENTS TO INCLUDE:
  - * TWO (2) 10' WIDE TRAVEL LANES
  - * 8' WIDE PARKING SPACES - EACH SIDE
  - * PLANTING AREAS - EACH SIDE
  - * 6' WIDE SIDEWALKS - EACH SIDE

PHASE 3 IMPROVEMENTS:

- ** ONE-HALF OF NEEDHAM ROAD - 64' ULTIMATE ROW
- ** APPROXIMATELY 1,110 LINEAR FEET OF FRONTAGE ROAD IMPROVEMENTS TO INCLUDE:
  - * SINGLE 10' WIDE TRAVEL LANE
  - * 8' WIDE PARKING SPACE
  - * PLANTING AREA
  - * 6' WIDE SIDEWALK

SITE LEGEND

- WETLAND
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- UPE — 5' UTILITY PLACEMENT EASEMENT
- PHASING LINE

SITE DATA FOR CHAPEL TOWNES SUBDIVISION								
EXISTING ADDRESSES:	5100, 5201, AND 5116 NEEDHAM RD, ST MATTHEWS TOWNSHIP, NC							
PINS (S):	1746210410, 1746208745, 1746210963							
ZONING(S):	R-10-CU WITH SHOD-1							
OVERLAY DISTRICT:	SPECIAL HIGHWAY OVERLAY DISTRICT-1 (SHOD-1)							
EXISTING USE:	UNDEVELOPED/ SINGLE FAMILY RESIDENTIAL							
PROPOSED USE:	TOWNHOMES							
PROPOSED BEDROOMS PER UNIT:	3							
OVERALL SITE								
OVERALL SITE GROSS AREA - BASED ON BOUNDARY SURVEY (TOTAL):	43.86	AC	1,910,653.61	SF				
ROADWAY FRONTAGE (RIGHT OF WAY DEDICATION):	0.75	AC	32,899.07	SF				
ONSITE PUBLIC ROADS (RIGHT OF WAY DEDICATION):	8.38	AC	364,955.49	SF				
OVERALL SITE NET AREA:	34.73	AC	1,512,799.05	SF				
PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	9							
TOWNHOMES:	329	(315 TOWNHOME UNITS ARE ASSOCIATED WITH PINS 1746208745 AND 1746210410 AND						
TOTAL LOTS:	338	14 TOWNHOME UNITS ARE ASSOCIATED WITH PIN 1746210963 TO MEET REZONING CONDITIONS)						
PROPOSED ONSITE IMPERVIOUS AREA:	16.69	AC	726,884.64	SF				
PROPOSED ONSITE IMPERVIOUS (%):	**38.04**	%						
OVERALL - OUTDOOR AMENITY AREA: (10% MIN.)	3.47	AC	151,279.91	SF	3.78	AC	164,561.00	SF
PHASE 1								
PHASE 1 - OVERALL AREA:	16.02	AC	697,951.40	SF				
(-) LAND DISTURBANCE WITHIN EXISTING RIGHT OF WAY (FORESTVILLE ROAD AND NEEDHAM ROAD):	1.32	AC	57,566.05	SF				
PHASE 1 - GROSS AREA:	14.70	AC	640,385.35	SF				
PHASE 1 - ROADWAY FRONTAGE (RIGHT OF WAY DEDICATION):	0.60	AC	26,151.07	SF				
PHASE 1 - ONSITE PUBLIC ROADS (RIGHT OF WAY DEDICATION):	3.44	AC	149,687.49	SF				
PHASE 1 - NET SITE AREA:	10.66	AC	464,546.79	SF				
PHASE 1 - PROPOSED ONSITE IMPERVIOUS AREA:	6.22	AC	270,881.50	SF				
PHASE 1 - PROPOSED ONSITE IMPERVIOUS (%):	**42.30**	%						
PHASE 1 - PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	4							
TOWNHOMES:	109							
TOTAL LOTS:	113							
		Required				**Provided**		
PHASE 1 - DENSITY (NET SITE AREA SF / NUMBER OF TOWNHOME UNITS):	0.07	AC	3,000.00	SF/UNIT	0.10	AC	4,261.90	SF/UNIT
PHASE 1 - OUTDOOR AMENITY AREA: (10% MIN.)	1.07	AC	46,454.68	SF	1.12	AC	48,882.00	SF
PHASE 2								
PHASE 2 - OVERALL AREA:	14.68	AC	639,263.82	SF				
(-) LAND DISTURBANCE WITHIN EXISTING RIGHT OF WAY (NEEDHAM ROAD):	1.60	AC	69,536.09	SF				
PHASE 2 - GROSS AREA:	13.08	AC	569,727.73	SF				
PHASE 2 - ROADWAY FRONTAGE (RIGHT OF WAY DEDICATION):	0.10	AC	4,523.00	SF				
PHASE 2 - ONSITE PUBLIC ROADS (RIGHT OF WAY DEDICATION):	2.54	AC	110,668.00	SF				
PHASE 2 - NET SITE AREA:	10.43	AC	454,536.73	SF				
PHASE 2 - PROPOSED ONSITE IMPERVIOUS AREA:	5.09	AC	221,846.14	SF				
PHASE 2 - PROPOSED ONSITE IMPERVIOUS (%):	**38.94**	%						
PHASE 2 - PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	3							
TOWNHOMES:	106							
TOTAL LOTS:	109							
		Required				**Provided**		
PHASE 2 - DENSITY (NET SITE AREA SF / NUMBER OF TOWNHOME UNITS):	0.07	AC	3,000.00	SF/UNIT	0.10	AC	4,288.08	SF/UNIT
PHASE 2 - OUTDOOR AMENITY AREA: (10% MIN.)	1.04	AC	45,453.67	SF	1.05	AC	45,625.00	SF
PHASE 3								
PHASE 3 - OVERALL AREA:	16.85	AC	733,908.43	SF				
(-) LAND DISTURBANCE WITHIN EXISTING RIGHT OF WAY (NEEDHAM ROAD):	0.77	AC	33,367.90	SF				
PHASE 3 - GROSS AREA:	16.08	AC	700,540.53	SF				
PHASE 3 - ROADWAY FRONTAGE (RIGHT OF WAY DEDICATION):	0.05	AC	2,225.00	SF				
PHASE 3 - ONSITE PUBLIC ROADS (RIGHT OF WAY DEDICATION):	2.40	AC	104,600.00	SF				
PHASE 3 - NET SITE AREA:	13.62	AC	593,715.53	SF				
PHASE 3 - PROPOSED ONSITE IMPERVIOUS AREA:	5.38	AC	234,157.00	SF				
PHASE 3 - PROPOSED ONSITE IMPERVIOUS (%):	**33.43**	%						
PHASE 3 - PROPOSED LOTS FOR SUBDIVISION:								
HOA LOT:	2							
TOWNHOMES:	114							
TOTAL LOTS:	116							
		Required				**Provided**		
PHASE 3 - DENSITY (NET SITE AREA SF / NUMBER OF TOWNHOME UNITS):	0.07	AC	3,000.00	SF/UNIT	0.12	AC	5,208.03	SF/UNIT
PHASE 3 - OUTDOOR AMENITY AREA: (10% MIN.)	1.36	AC	59,371.55	SF	1.61	AC	70,054.00	SF

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DRAWN BY: CD
REVIEWED BY: TRW

BCE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BCENC.COM
NC LICENSE #C-4397

©2024

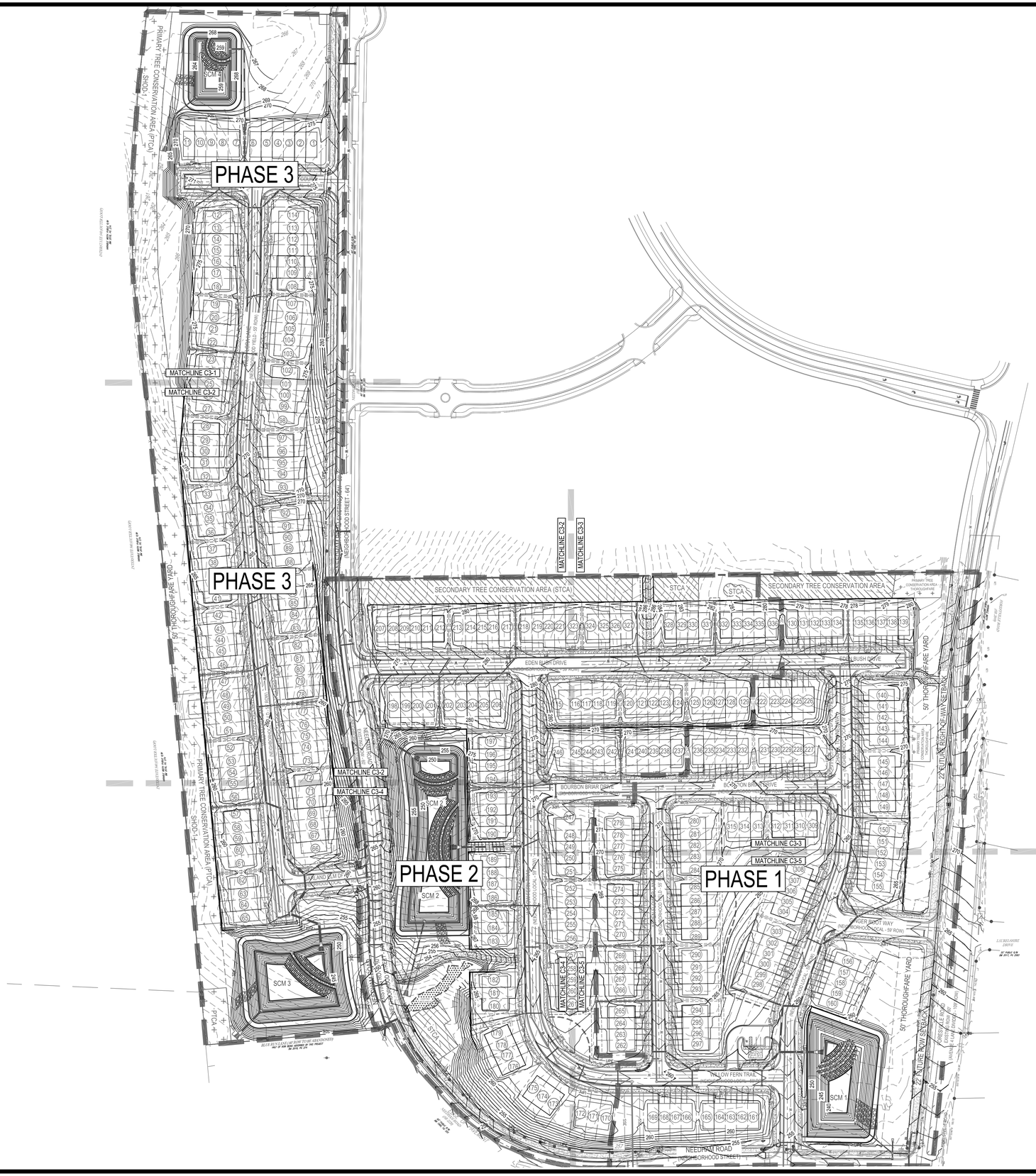
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 250
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5228, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

SUBDIVISION PHASING PLAN

FILE NUMBER: 7734-02
DATE: 04/04/2024
C2-6

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C2-0 - PHASING-PLAN.dwg Layout: SUBDIVISION PHASING PLAN Plotted: 4/5/2024 2:23:46 PM



PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT
	PROPOSED WATER
	PROPOSED SANITARY

STRUCTURES ABBREVIATIONS:

AD	AREA DRAIN (NYOPLAST 12X12 DRAIN)
BE	BUILDING ENTRY
CO	CLEANOUT
CB	CATCH BASIN
DI	DROP INLET
EX-CB	EXISTING CATCH BASIN TO REMAIN
EX-JB	EXISTING JUNCTION BOX TO REMAIN
FES	FLARED END SECTION
HW	HEADWALL
MH	MANHOLE

GRADING ABBREVIATIONS:

HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
BL	BOTTOM OF LANDING
TL	TOP OF LANDING
BS	BOTTOM OF STAIRS
TS	TOP OF STAIRS
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
FPE	FINISH PAD ELEVATION

GRADING NOTES

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

0 50' 100' 200'
SCALE: 1" = 100'

Know what's below.
Call before you dig.

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REV	DATE	DESCRIPTION

DESIGNED BY:	CD
DRAWN BY:	CD
REVIEWED BY:	TRW

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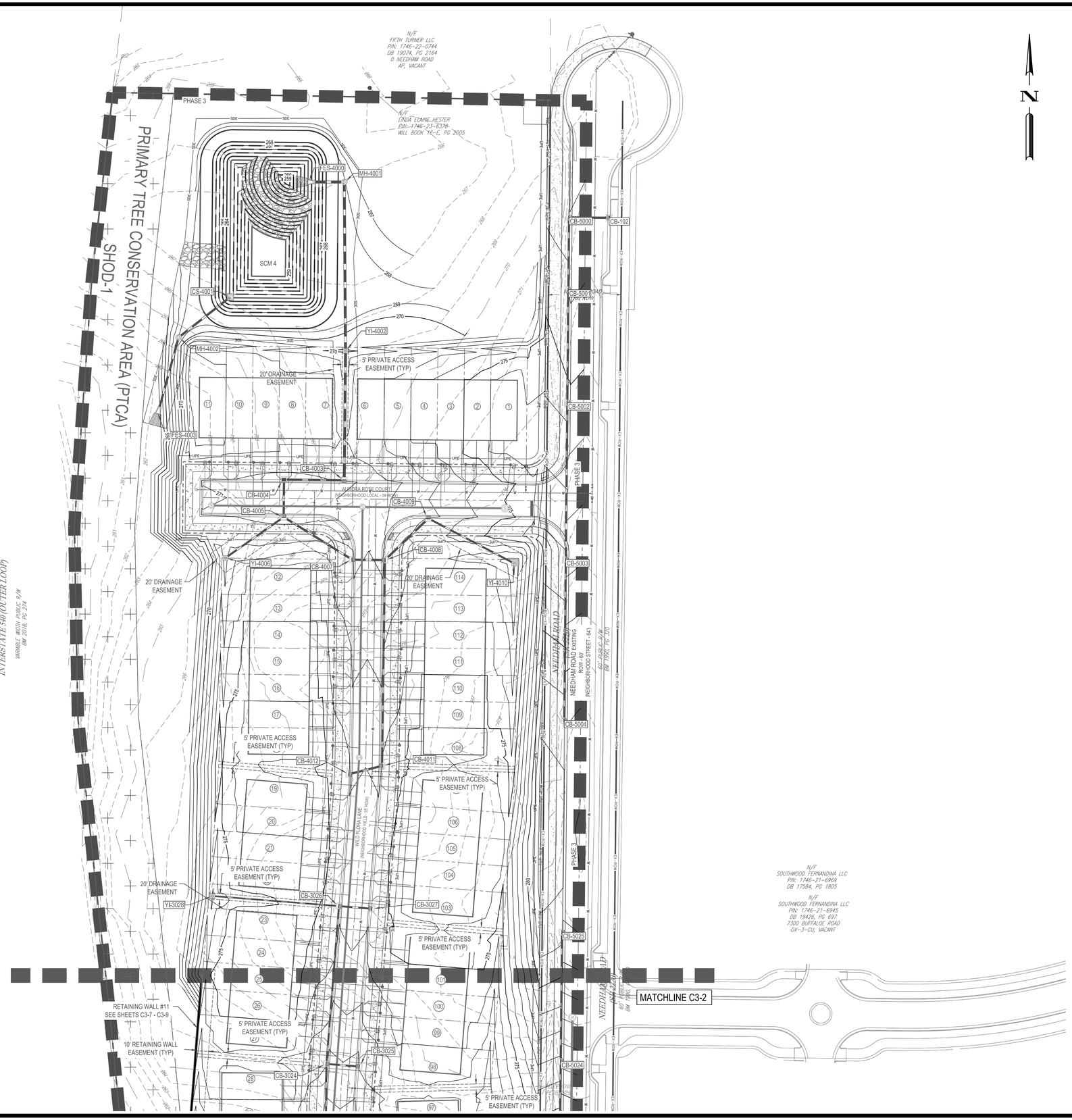
DR HORTON
2000 AERIAL CENTER PARKWAY
STE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

OVERALL GRADING PLAN

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-0

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C3-0 - GRAD-PLAN.dwg Layout: C3-0 OVERALL GRADING PLAN Plotted: 4/8/2024 11:41:07 AM



N

PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT
	PROPOSED WATER
	PROPOSED SANITARY

STRUCTURES ABBREVIATIONS:

AD	AREA DRAIN (NYOPLAST 12X12 DRAIN)
BE	BUILDING ENTRY
CO	CLEANOUT
CB	CATCH BASIN
DI	DROP INLET
EX-CB	EXISTING CATCH BASIN TO REMAIN
EX-JB	EXISTING JUNCTION BOX TO REMAIN
FES	FLARED END SECTION
HW	HEADWALL
MH	MANHOLE

GRADING ABBREVIATIONS:

HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
BL	BOTTOM OF LANDING
TL	TOP OF LANDING
BS	BOTTOM OF STAIRS
TS	TOP OF STAIRS
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL
FPE	FINISH PAD ELEVATION

GRADING NOTES

1. SEE GENERAL NOTES AND GRADING NOTES (SHEET C0-1) FOR OVERALL PAVING, GRADING AND DRAINAGE REQUIREMENTS.
2. CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE AND MAINTAIN CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
10. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
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RALEIGH NC 27604

GRADING PLAN (1 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-1

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\103 - DWG\PlanSheets\On-Site\C3-0 - GRAD-PLAN.dwg Layout: C3-1 GRADING PLAN (1 OF 5) Plotted: 4/8/2024 11:45:29 AM

PROPOSED GRADING AND DRAINAGE LEGEND

- B-X — PROPOSED BORING
- PROPOSED DETENTION
- 450 — PROPOSED MAJOR CONTOUR
- 449 — PROPOSED MINOR CONTOUR
- 100.XX / 100.XX — PROPOSED SPOT
- H:V / X.X% — PROPOSED GRADING ARROW
- PROPOSED SWALE
- PROPOSED STORM
- 01-FES / 02-CB — PROPOSED STORM SYMBOL
- 100.XX / 100.XX — PROPOSED BUILDING SPOT
- PROPOSED WATER
- PROPOSED SANITARY

STRUCTURES ABBREVIATIONS:

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BE	BUILDING ENTRY
CO	CLEANOUT
CB	CATCH BASIN
DI	DROP INLET
EX-CB	EXISTING CATCH BASIN TO REMAIN
EX-JB	EXISTING JUNCTION BOX TO REMAIN
FES	FLARED END SECTION
HW	HEADWALL
MH	MANHOLE

GRADING ABBREVIATIONS:

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LP	LOW POINT
ME	MATCH EXISTING
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TL	TOP OF LANDING
BS	BOTTOM OF STAIRS
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FPE	FINISH PAD ELEVATION

GRADING NOTES

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3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
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5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
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SCALE: 1" = 40'

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REVIEWED BY:	TRW

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CHAPEL TOWNES SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

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0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

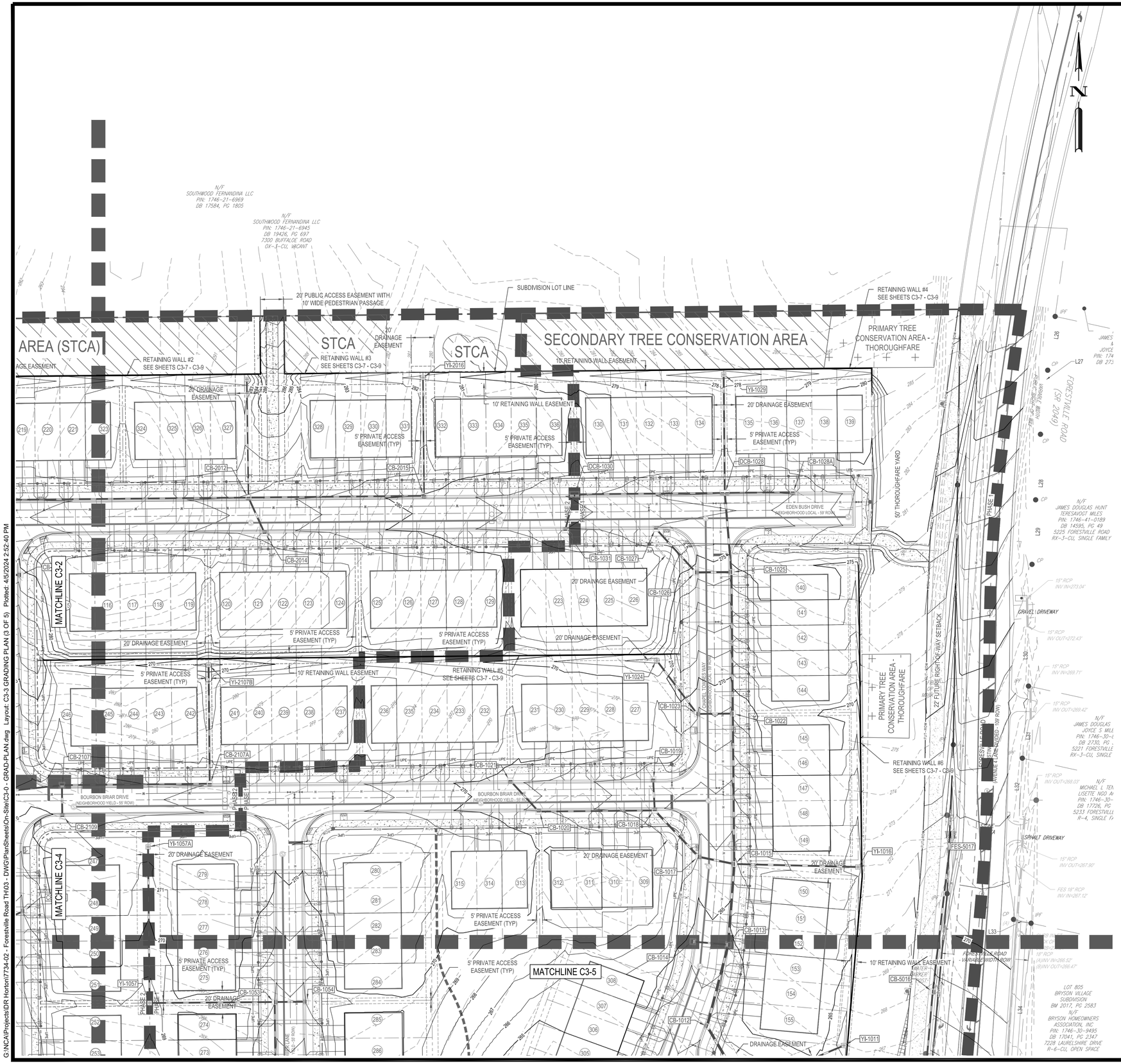
GRADING PLAN (2 OF 5)

FILE NUMBER: 7734-02

DATE: 04/04/2024

C3-2

G:\NCAI\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C3-0 - GRAD-PLAN.dwg Layout: C3-2 GRADING PLAN (2 OF 5) Plotted: 4/5/2024 2:32:06 PM



PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX / 100.XX	PROPOSED SPOT
H:V / X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES / 02-CB	PROPOSED STORM SYMBOL
100.XX / 100.XX	PROPOSED BUILDING SPOT
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RALEIGH NC 27604

GRADING PLAN (3 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-3

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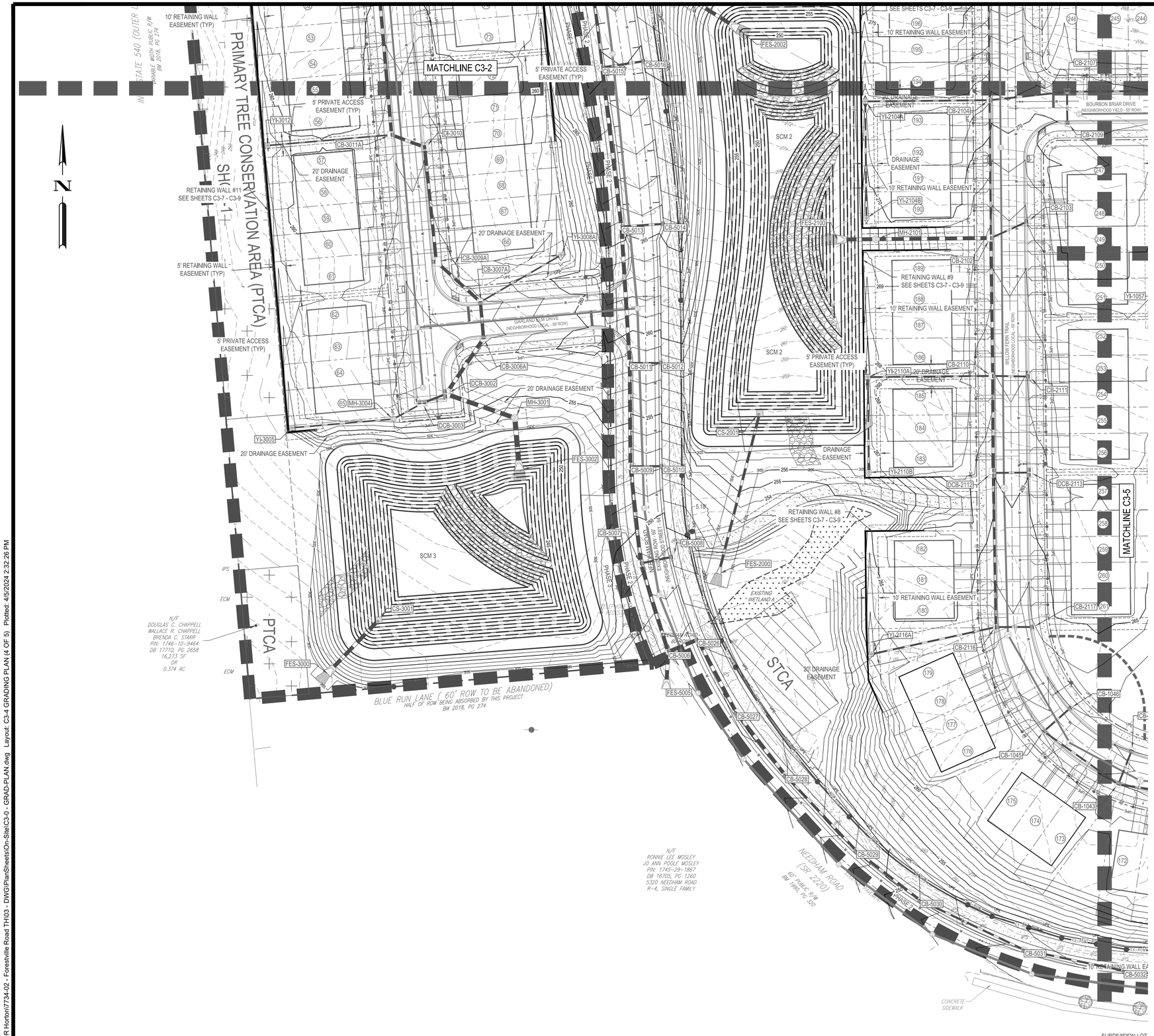

PROPOSED GRADING AND DRAINAGE LEGEND

B-X	PROPOSED BORING
	PROPOSED DETENTION
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT
H:V X.X%	PROPOSED GRADING ARROW
	PROPOSED SWALE
	PROPOSED STORM
01-FES 02-CB	PROPOSED STORM SYMBOL
100.XX 100.XX	PROPOSED BUILDING SPOT
	PROPOSED WATER
	PROPOSED SANITARY

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GRADING PLAN (4 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-4

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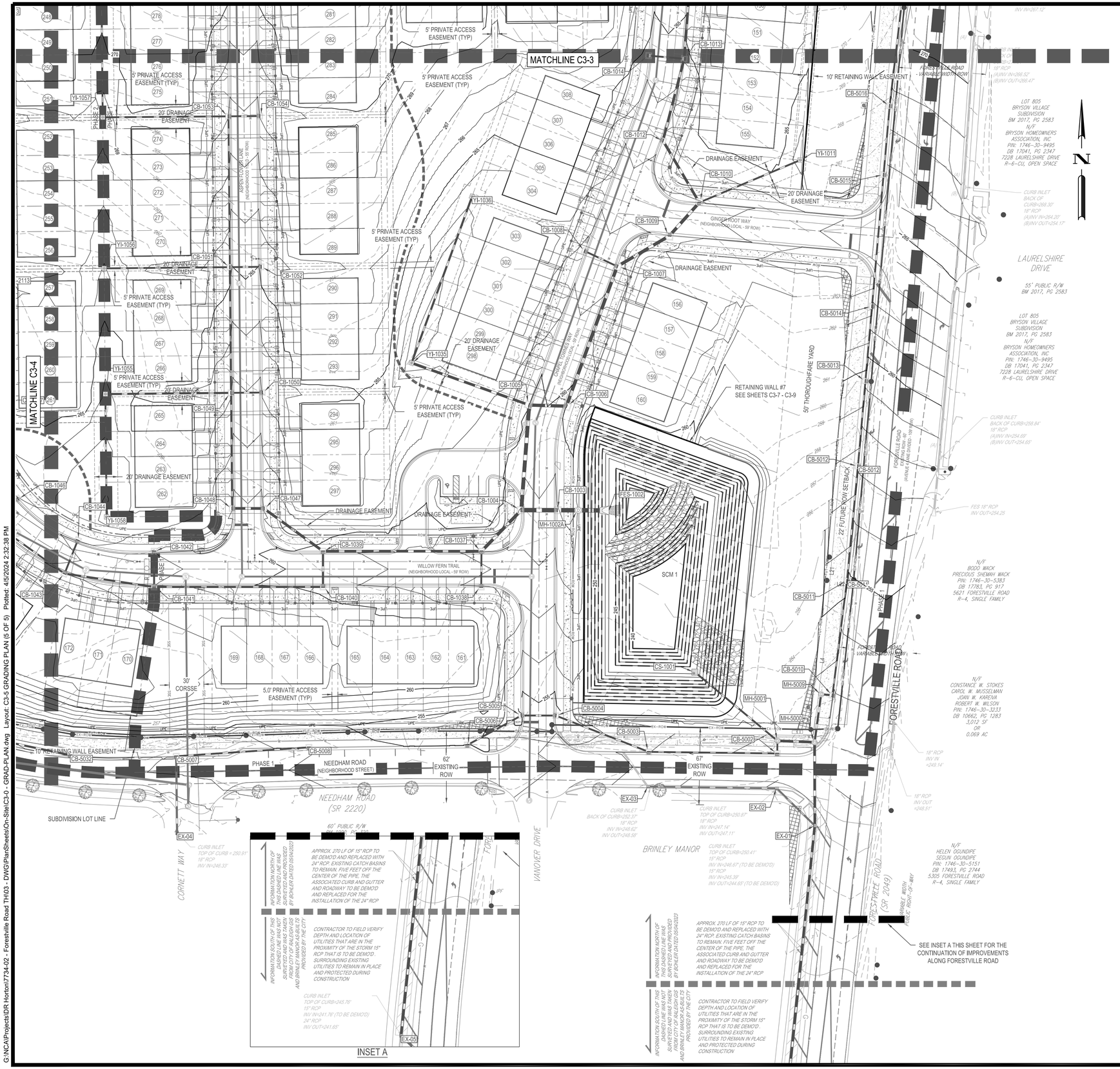

PROPOSED GRADING AND DRAINAGE LEGEND

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3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE AND MAINTAIN CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION.
10. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
11. ON ALL SLOPES 3:1 OR STEEPER, CONTRACTOR SHALL INSTALL NORTH AMERICAN GREEN PRODUCT SC150 EROSION CONTROL MATTING. REFER TO NAG FOR INSTALLATION GUIDELINES.
12. ALL ROOF RUNOFF SHOULD BE CAPTURED IN SUCH A WAY THAT THE ROOF RUNOFF FLOWS TOWARDS THE FRONT OF THE TOWNHOME.
13. CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD ON WHICH PIPES REQUIRE WATERTIGHT JOINTS.

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

Know what's below.
Call before you dig.

ATTENTION CONTRACTORS

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

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

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

REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH, NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
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DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE, NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH, NC 27604

GRADING PLAN (5 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-5

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C3-0 - GRAD-PLAN.dwg Layout: C3-5 GRADING PLAN (5 OF 5) Plotted: 4/5/2024 2:32:38 PM

SCM #1 STRUCTURE NETWORK

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CB-1003	258.93	42"	252.39 (W)	252.29 (E)	42"	18.49	0.50%	MH-1002A
CB-1004	258.93	36" 30"	252.65 (N) 252.65 (SW)	252.55 (E)	42"	31.01	0.50%	CB-1003
CB-1005	260.04	30" 24"	254.09 (E) 254.09 (W)	254.06 (S)	36"	91.33	1.54%	CB-1004
CB-1006	260.14	30"	254.35 (N)	254.25 (W)	30"	32.32	0.50%	CB-1005
CB-1007	261.71	30" 15"	255.70 (NE) 256.69 (NW)	255.60 (S)	30"	128.94	0.97%	CB-1006
CB-1008	261.74			257.00 (SE)	15"	31.12	1.00%	CB-1007
CB-1009	262.57	30"	256.50 (NE)	256.40 (SW)	30"	52.51	1.33%	CB-1007
CB-1010	262.84	15" 24"	258.00 (NE) 257.25 (NW)	257.15 (SW)	30"	38.72	1.68%	CB-1009
CB-1012	263.59	24"	258.00 (N)	257.90 (SE)	24"	62.22	1.04%	CB-1010
CB-1013	264.74	24" 15"	259.64 (N) 259.64 (W)	259.10 (S)	24"	73.36	1.50%	CB-1012
CB-1014	264.74			259.95 (E)	15"	31.00	1.00%	CB-1013
CB-1015	265.88	15" 18" 18"	261.30 (E) 260.80 (N) 260.69 (W)	260.59 (S)	24"	70.52	1.35%	CB-1013
CB-1017	265.98	18"	260.95 (NW)	260.85 (E)	18"	31.69	0.50%	CB-1015
CB-1018	267.50	15" 15"	262.15 (W) 261.96 (N)	262.13 (SE)	18"	55.62	2.12%	CB-1017
CB-1019	267.52			262.25 (S)	15"	27.03	1.00%	CB-1018
CB-1020	269.16	15"	263.85 (NW)	263.75 (E)	15"	101.16	1.58%	CB-1018
CB-1021	269.56			264.25 (SE)	15"	36.30	1.10%	CB-1020
CB-1022	269.16	18" 15"	263.65 (N) 263.61 (W)	263.51 (S)	18"	131.05	2.07%	CB-1015
CB-1023	269.16	15"	263.82 (NW)	263.82 (E)	15"	31.00	0.68%	CB-1022
CB-1025	274.63	18" 18"	268.60 (N) 268.79 (W)	266.09 (S)	18"	123.31	1.98%	CB-1022

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CB-1026	274.63	15"	269.35 (NW)	269.10 (E)	18"	31.00	1.00%	CB-1025
CB-1027	277.28			271.95 (SE)	15"	51.58	5.04%	CB-1026
CB-1028A	277.33			271.65 (W)	15"	59.22	0.56%	DCB-1028
CB-1031	278.38			273.75 (N)	15"	32.10	2.49%	DCB-1030
CB-1037	258.17	24" 15"	253.00 (W) 253.59 (S)	252.90 (NE)	30"	49.61	0.50%	CB-1004
CB-1038	258.17			253.75 (N)	15"	31.00	0.50%	CB-1037
CB-1039	259.71	18" 24"	254.65 (S) 254.40 (NW)	254.30 (E)	24"	137.40	0.95%	CB-1037
CB-1040	259.71	18"	254.90 (W)	254.80 (N)	18"	31.00	0.50%	CB-1039
CB-1041	261.39	18" 15"	256.71 (W) 256.50 (N)	256.40 (E)	18"	146.41	1.02%	CB-1040
CB-1042	261.39			256.65 (S)	15"	31.00	0.50%	CB-1041
CB-1043	262.13	15" 15"	257.20 (N) 257.31 (NW)	257.10 (E)	18"	78.47	0.50%	CB-1041
CB-1044	262.13			257.35 (S)	15"	31.00	0.50%	CB-1043
CB-1045	262.73	15"	257.80 (NE)	257.70 (SE)	15"	77.28	0.50%	CB-1043
CB-1046	262.70			257.95 (SW)	15"	30.00	0.50%	CB-1045
CB-1047	261.04	24"	255.50 (W)	255.40 (SE)	24"	63.25	1.58%	CB-1039
CB-1048	261.03	18"	256.15 (N)	255.70 (E)	24"	27.43	0.73%	CB-1047
CB-1049	263.09	15" 18" 18"	257.63 (E) 257.63 (N) 257.64 (W)	257.53 (S)	18"	100.19	1.38%	CB-1048
CB-1050	263.09			258.40 (W)	15"	27.00	2.85%	CB-1049
CB-1051	265.33	15" 15" 15"	260.51 (E) 260.50 (N) 260.50 (W)	260.40 (S)	18"	109.01	2.54%	CB-1049
CB-1052	265.33			260.65 (W)	15"	27.00	0.50%	CB-1051

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CB-1053	268.02	15" 15"	263.11 (E) 265.06 (W)	263.01 (S)	15"	130.80	1.92%	CB-1051
CB-1054	268.02			263.25 (W)	15"	27.00	0.50%	CB-1053
CS-1001	253.00			246.00 (SE)	15"	93.23	0.50%	MH-5001
DCB-1028	277.02	15" 15" 15"	271.32 (N) 271.54 (W) 271.32 (E)	269.29 (S)	18"	69.17	1.00%	CB-1025
DCB-1030	278.27	15"	272.95 (S)	272.85 (E)	15"	130.95	1.00%	DCB-1028
FES-1002	250.09	42"	246.00 (W)					
FES-5001A	252.09			252.09 (S)	18"	28.69	13.25%	MH-5001
MH-1002A	258.84	42"	252.20 (W)	246.27 (E)	42"	26.54	1.00%	FES-1002
MH-5001	251.79	15" 18"	245.53 (NW) 248.29 (N)					
YI-1011	263.40			261.15 (SW)	15"	95.05	3.31%	CB-1010
YI-1016	266.21			263.95 (W)	15"	107.72	2.46%	CB-1015
YI-1024	267.55			264.20 (SE)	15"	58.28	0.65%	CB-1023
YI-1029	276.34			272.35 (S)	15"	103.00	1.00%	DCB-1028
YI-1035	260.92	18"	258.40 (N)	257.90 (E)	24"	108.31	3.52%	CB-1005
YI-1036	263.29			260.70 (S)	18"	153.45	1.50%	YI-1035
YI-1055	263.73	15"	258.28 (S)	258.18 (E)	18"	109.00	0.50%	CB-1049
YI-1056	265.91			263.25 (E)	15"	109.00	2.52%	CB-1051
YI-1057	268.53	15"	266.07 (N)	265.97 (E)	15"	109.00	0.83%	CB-1053
YI-1057A	271.22			266.75 (S)	15"	136.01	0.50%	YI-1057
YI-1058	261.60			259.35 (N)	15"	106.50	1.00%	YI-1055

SCM #2 STRUCTURE NETWORK

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CB-2004	274.26	15" 18"	267.47 (N) 262.68 (E)	262.18 (S)	24"	119.00	3.50%	MH-2003
CB-2005	273.69	15"	267.77 (N)	267.67 (S)	15"	33.40	0.60%	CB-2004
CB-2007	277.68	18" 15" 15"	263.59 (E) 263.94 (NE) 263.84 (S)	263.39 (W)	18"	117.61	0.60%	CB-2004
CB-2008	278.28			264.06 (SW)	15"	37.20	0.60%	CB-2007
CB-2009	280.90	15"	264.50 (NE)	264.30 (W)	18"	123.28	0.58%	CB-2007
CB-2010	281.41	15" 12"	271.59 (E) 271.39 (N)	264.75 (SW)	15"	42.04	0.60%	CB-2009
CB-2012	281.88	15" 15" 12"	273.23 (SE) 273.23 (E) 273.23 (N)	273.03 (W)	15"	240.10	0.60%	CB-2010
CB-2014	281.71			273.87 (NW)	15"	33.88	1.89%	CB-2012
CB-2015	279.94	12"	274.50 (N)	274.30 (W)	15"	153.00	0.70%	CB-2012
CB-2102	267.79	18" 15" 30"	261.20 (N) 261.35 (NE) 254.46 (S)	254.36 (W)	36"	97.12	0.50%	MH-2101
CB-2103	268.06			261.85 (SW)	15"	33.87	1.46%	CB-2102
CB-2104	271.08	15" 15" 15"	262.66 (N) 262.66 (W) 262.66 (E)	262.41 (S)	18"	116.50	1.04%	CB-2102
CB-2105	279.67	15"	264.31 (E)	264.16 (S)	15"	190.00	0.79%	CB-2104
CB-2106	279.67			264.50 (W)	15"	30.99	0.60%	CB-2105
CB-2107	270.45	15" 15"	265.34 (E) 264.78 (S)	264.68 (W)	15"	65.83	3.07%	CB-2104
CB-2107A	271.41	15"	266.88 (N)	266.05 (W)	15"	128.74	0.55%	CB-2107
CB-2109	270.45			265.05 (N)	15"	27.00	1.00%	CB-2107
CB-2110	266.20	30" 15" 15"	255.14 (S) 259.04 (E) 259.04 (W)	255.04 (N)	30"	116.52	0.50%	CB-2102
CB-2111	266.32			259.35 (W)	15"	30.51	1.00%	CB-2110
CB-2116	263.97	15" 15"	256.40 (W) 256.40 (E)	256.30 (N)	24"	130.30	0.50%	DCB-2112
CB-2117	263.90			256.56 (W)	15"	31.30	0.50%	CB-2116

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CS-2001	252.50			247.00 (S)	24"	140.10	0.71%	FES-2000
DCB-2112	265.41	15" 24"	257.74 (E) 255.65 (S)	255.55 (N)	30"	81.98	0.50%	CB-2110
DCB-2113	265.41			258.05 (W)	15"	31.00	1.00%	DCB-2112
FES-2000	246.97	24"	246.00 (N)					
FES-2002	252.50	36"	252.50 (NW)					
FES-2100	252.50	36"	252.50 (E)					
MH-2003	271.30	24"	258.01 (N)	257.01 (SE)	36"	79.34	5.68%	FES-2002
MH-2101	259.69	36"	253.87 (E)	253.77 (W)	36"	32.88	3.86%	FES-2100
YI-2006	274.89			268.77 (S)	15"	102.97	0.97%	CB-2005
YI-2007A	276.28	15"	264.87 (W)	264.47 (N)	15"	105.00	0.60%	CB-2007
YI-2007B	274.56			265.29 (E)	15"	102.90	0.60%	YI-2007A
YI-2012A	280.97			273.85 (S)	12"	103.00	0.60%	CB-2012
YI-2013	280.52			275.00 (S)	12"	103.00	3.50%	CB-2010
YI-2016	280.65			277.35 (S)	12"	103.00	2.77%	CB-2015
YI-2104A	269.62	15"	263.49 (S)	263.29 (E)	15"	105.00	0.60%	CB-2104
YI-2104B	268.32			264.08 (N)	15"	98.50	0.60%	YI-2104A
YI-2107B	268.74			267.40 (S)	15"	103.51	0.50%	CB-2107A
YI-2110A	266.59	15"	259.87 (S)	259.67 (E)	15"	105.50	0.60%	CB-2110
YI-2110B	265.55			260.35 (N)	15"	80.50	0.60%	YI-2110A
YI-2116A	262.17			257.05 (E)	15"	107.63	0.60%	CB-2116

SCM #3 STRUCTURE NETWORK

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CB-3006A	257.82	30"	248.34 (N)	248.24 (SW)	36"	56.56	0.55%	DCB-3002
CB-3007A	257.82	12" 30"	249.80 (NE) 248.61 (NW)	248.51 (S)	30"	31.00	0.55%	CB-3006A
CB-3009A	257.57	30"	249.01 (N)	248.91 (SE)	30"	50.50	0.60%	CB-3007A
CB-3011A	258.61	30" 12"	249.97 (N) 251.70 (W)	249.87 (E)	30"	29.91	0.60%	DI-3010
CB-3014	260.51	12"	253.30 (E)	253.56 (W)	15"	27.00	2.07%	DI-3013
CB-3016	261.23	15" 24" 12"	253.34 (NE) 253.34 (N) 254.34 (W)	253.24 (S)	24"	71.84	0.60%	DI-3013
CB-3019	262.90	18"	254.63 (NE)	254.13 (S)	24"	131.00	0.60%	CB-3016
CB-3021	267.57	12" 18"	260.00 (E) 256.08 (NW)	255.98 (S)	18"	180.67	0.60%	DI-3020
CB-3023	268.87	15"	264.00 (N)	256.42 (SE)	18"	56.82	0.60%	CB-3021
CB-3024	272.05	15" 15"	264.75 (E) 264.95 (N)	264.75 (S)	15"	125.24	0.60%	CB-3023
CB-3025	272.05			268.80 (W)	15"	27.00	15.00%	CB-3024
CB-3026	274.50	15" 12"	265.74 (E) 265.94 (W)	265.74 (S)	15"	131.00	0.60%	CB-3024
CB-3027	274.50			268.13 (W)	15"	27.00	8.87%	CB-3026
CS-3001	244.50			244.00 (SW)	36"	62.69	1.60%	FES-3000
DCB-3002	256.39	36" 18"	247.93 (NE) 248.76 (W)	247.75 (E)	42"	61.63	0.60%	MH-3001
DCB-3003	256.65	12"	250.83 (SW)	249.03 (E)	18"	21.73	1.24%	DCB-3002
DI-3010	258.48	30"	249.69 (W)	249.59 (S)	30"	97.23	0.60%	CB-3009A
DI-3013	260.51	15" 24"	253.00 (E) 252.81 (N)	252.31 (S)	30"	190.16	1.23%	CB-3011A
DI-3017	261.32			253.60 (SW)	15"	28.50	0.91%	CB-3016
DI-3020	263.08	18"	254.90 (N)	254.80 (SW)	18"	28.50	0.60%	CB-3019

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
FES-3000	242.97	36"	243.00 (NE)					
FES-3002	244.50	48"	244.50 (N)					
MH-3001	253.10	42"	247.38 (W)	245.91 (S)	48"	44.14	3.20%	FES-3002
MH-3004	257.22	12"	251.01 (W)	251.11 (NE)	12"	27.53	1.00%	DCB-3003
YI-3005	255.17			251.77 (E)	12"	86.00	0.88%	MH-3004
YI-3008A	255.99			253.00 (SW)	12"	78.85	4.06%	CB-3007A
YI-3012	257.90			254.90 (E)	12"	105.00	3.05%	CB-3011A
YI-3015	259.00			256.50 (W)	12"	107.00	2.99%	CB-3014
YI-3018	260.08			257.08 (E)	12"	105.00	2.61%	CB-3016
YI-3022	268.57			265.50 (W)	12"	108.45	5.07%	CB-3021
YI-3028	272.87			266.57 (E)	12"	105.00	0.60%	CB-3026

SCM #4 STRUCTURE NETWORK

STRUCTURE DATA TABLE								
STRUCTURE NAME	RIM ELEV.	PIPE IN SIZE	INV. IN	INV. OUT	PIPE OUT SIZE	PIPE OUT LENGTH (LF)	PIPE OUT SLOPE	PIPE OUT TO NODE
CB-4003	271.17	18"	265.56 (W)	265.46 (N)	24"	107.00	0.60%	YI-4002
CB-4004	270.75	18"	265.96 (S)	265.86 (E)	18"	49.83	0.60%	CB-4003
CB-4005	270.75	15" 18"	266.25 (SW) 266.15 (SE)	266.15 (N)	18"	31.00	0.60%	CB-4004
CB-4007	272.20	18"	266.92 (E)	266.82 (NW)	18"	66.80	1.00%	CB-4005
CB-4008	272.20	18" 18"	267.26 (S) 267.26 (NE)	267.16 (W)	18"	27.00	0.90%	CB-4007
CB-4009	273.07	15"	267.63 (SE)	267.53 (SW)	18"	49.88	0.55%	CB-4008
CB-4011	274.09	18"	269.49 (W)	269.39 (N)	18"	170.27	1.25%	CB-4008
CB-4012	274.18			269.88 (E)	18"	28.11	1.40%	CB-4011
CS-4001	263.50			262.80 (SW)	18"	54.34	0.68%	MH-4002
FES-4000	263.50	24"	263.50 (E)					
FES-4003	262.08	18"	262.00 (N)					
MH-4001	268.00	24"	264.00 (S)	263.90 (W)	24"	30.02	1.33%	FES-4000
MH-4002	268.08	18"	262.43 (NE)	262.34 (S)	18"	65.37	0.52%	FES-4003
YI-4002	269.63	24"	264.82 (S)	264.72 (N)	24"	139.76	0.52%	MH-4001
YI-4006	271.53			268.25 (NE)	15"	58.95	3.39%	CB-4005
YI-4010	270.80			268.05 (NW)	15"	80.10	0.52%	CB-4009

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

DESCRIPTION	DATE	REV

DESIGNED BY: CD

DRAWN BY: CD

REVIEWED BY: TRW

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

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DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

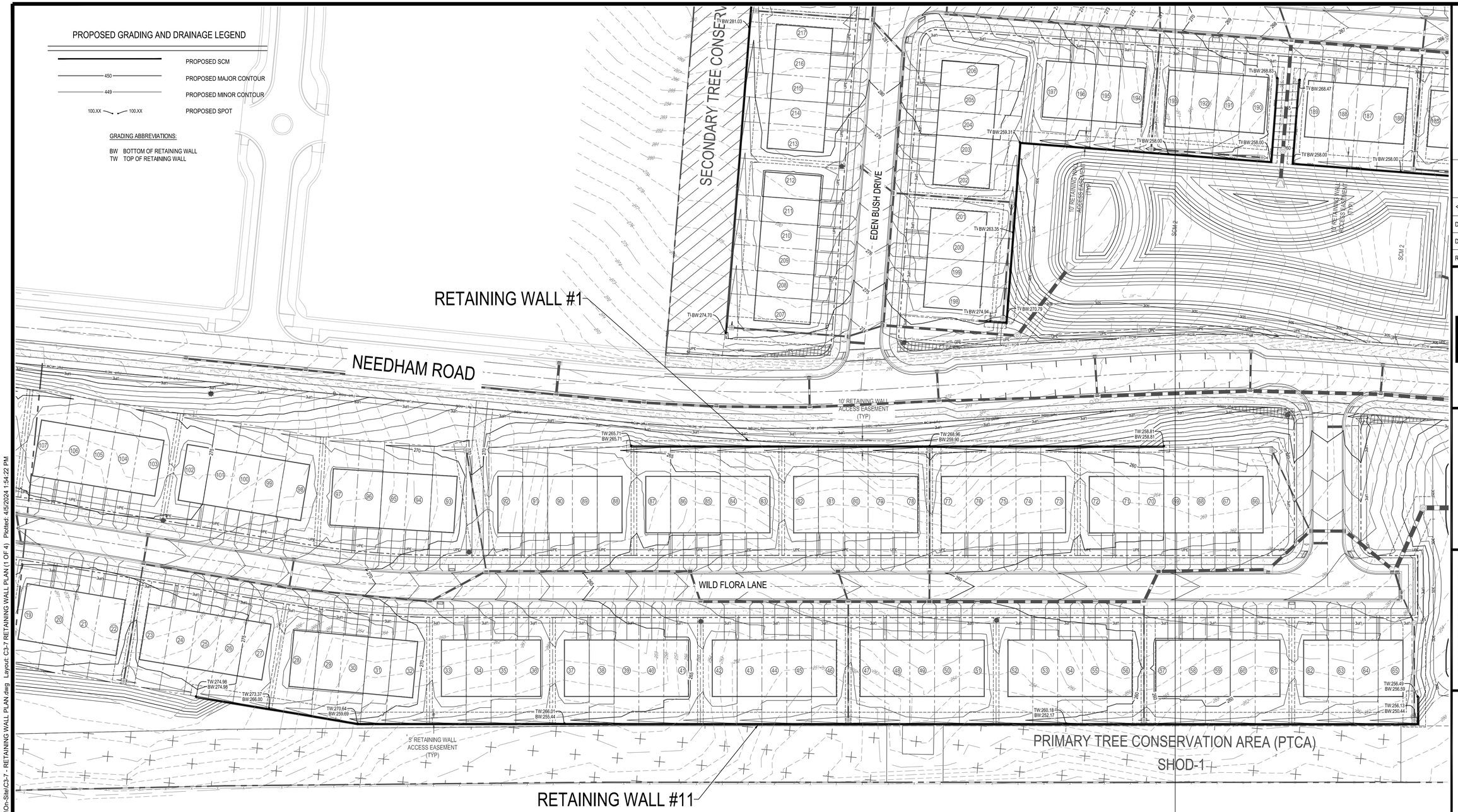
STORM DRAINAGE PIPE AND STRUCTURE TABLES

FILE NUMBER: 7734-02

DATE: 04/04/2024

C3-6

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C3-6 STORM DRAINAGE PIPE AND STRUCTURE TABLES.dwg Layout: STORM DRAINAGE PIPE AND STRUCTURE TABLES Plotted: 4/8/2024 12:36:31 PM



GRADING NOTES

1. SEE GENERAL NOTES AND GRADING NOTES (SHEET C0-1) FOR OVERALL PAVING, GRADING AND DRAINAGE REQUIREMENTS.
2. CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
3. ALL SPOT ELEVATIONS ALONG PAVEMENT REPRESENT FINISHED GRADE ELEVATION UNLESS OTHERWISE NOTED.
4. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
6. INLET PROTECTION - CONTRACTOR SHALL PROVIDE AND MAINTAIN CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED INLETS UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
8. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
9. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
10. ON ALL SLOPES 2.5:1 OR STEEPER, CONTRACTOR SHALL INSTALL NORTH AMERICAN GREEN PRODUCT SC150 EROSION CONTROL MATTING. REFER TO NAG FOR INSTALLATION GUIDELINES.
11. SPECIFIED RIM ELEVATIONS OF STORM STRUCTURES ARE MEASURED FROM TOP OF CURB.

RETAINING WALL NOTES

1. RETAINING WALL SYSTEMS SHALL MEET THE LATEST EDITION OF THE NORTH CAROLINA BUILDING CODE FOR DESIGN AND CONSTRUCTION. PERMIT DRAWINGS SHALL BE SIGNED AND SEALED BY A NORTH CAROLINA LICENSED ENGINEER AND SUBMITTED TO THE LOCAL AUTHORITY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DURING CONSTRUCTION OF RETAINING WALL SYSTEMS, A NORTH CAROLINA LICENSED ENGINEER SHALL PERFORM CONSTRUCTION OBSERVATION. UPON COMPLETION OF RETAINING WALL SYSTEMS, A NORTH CAROLINA LICENSED ENGINEER SHALL SUBMIT A SEALED LETTER TO THE LOCAL AUTHORITY THAT RETAINING WALL SYSTEMS WERE CONSTRUCTED PER THE PERMIT DRAWINGS AND IN COMPLIANCE WITH THE NORTH CAROLINA BUILDING CODE.

EARTHWORK NOTES

1. PRIOR TO ANY EARTHWORK RELATED ACTIVITIES, SUCH AS ROUGH LOT GRADING, WET POND EXCAVATION, AND MATERIAL BACKFILLING, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS APPROVED BY WAKE COUNTY AND TOWN OF KNIGHTDALE. THIS INCLUDES THE PREVENTION OF SEDIMENT TRANSPORT INTO JURISDICTIONAL STREAMS AND WETLANDS AS IDENTIFIED ON THE GRADING PLANS.

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

Know what's below.
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REV	DATE	DESCRIPTION
DESIGNED BY:	CD	
DRAWN BY:	CD	
REVIEWED BY:	TRW	

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RETAINING WALL PLAN
(1 OF 3)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-7

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\103 - DWG\PlanSheets\On-Site\C3-7 - RETAINING WALL PLAN.dwg Layout: C3-7 RETAINING WALL PLAN (1 OF 4) Plotted: 4/5/2024 1:54:22 PM

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PROPOSED GRADING AND DRAINAGE LEGEND

	PROPOSED SCM
450	PROPOSED MAJOR CONTOUR
449	PROPOSED MINOR CONTOUR
100.XX 100.XX	PROPOSED SPOT

GRADING ABBREVIATIONS:

BW BOTTOM OF RETAINING WALL
TW TOP OF RETAINING WALL

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REVIEWED BY: TRW

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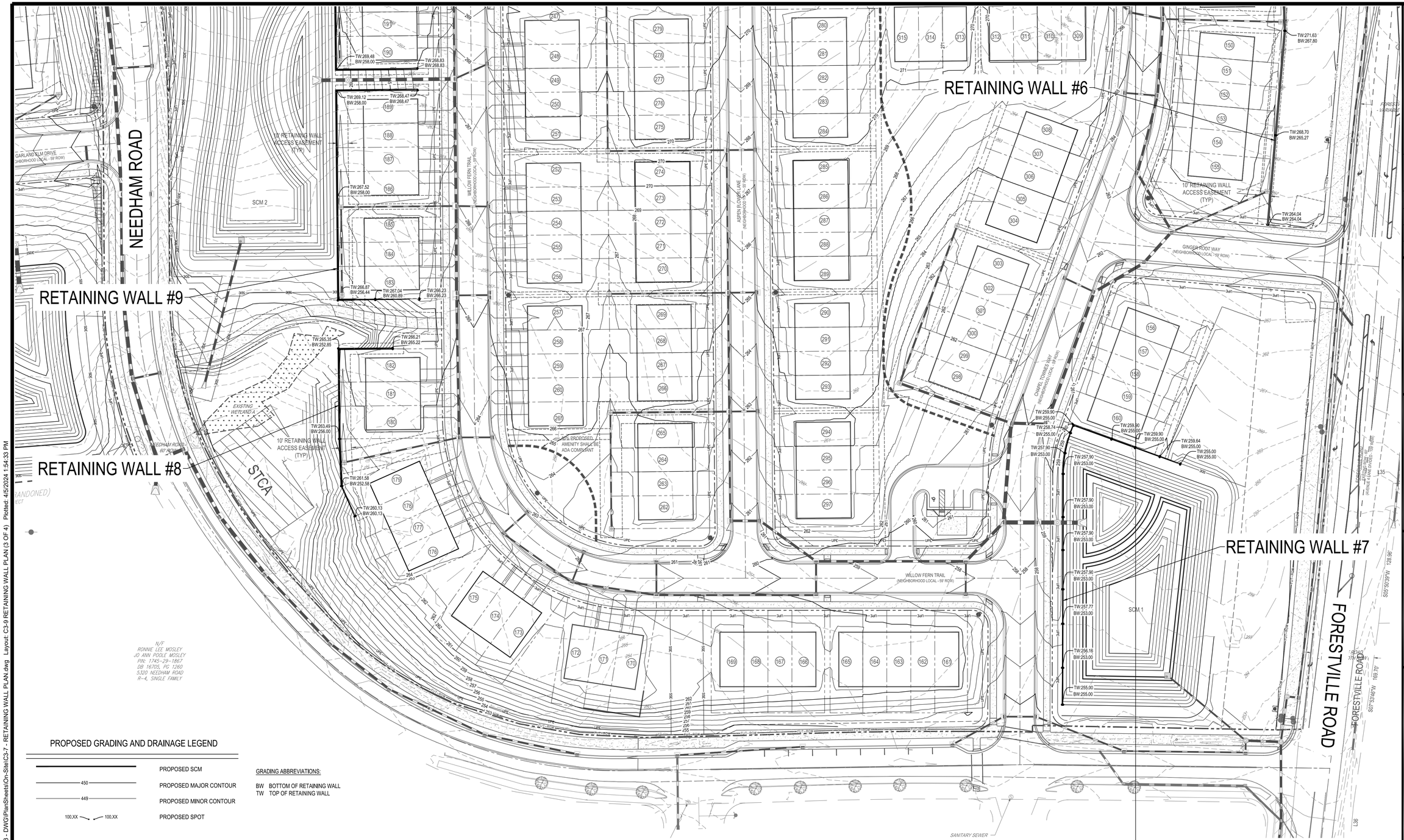
RETAINING WALL PLAN
(2 OF 3)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-8

G:\INCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C3-7 - RETAINING WALL PLAN.dwg Layout: C3-8 RETAINING WALL PLAN (2 OF 4) Plotted: 4/5/2024 1:54:27 PM



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RETAINING WALL PLAN (3 OF 3)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C3-9

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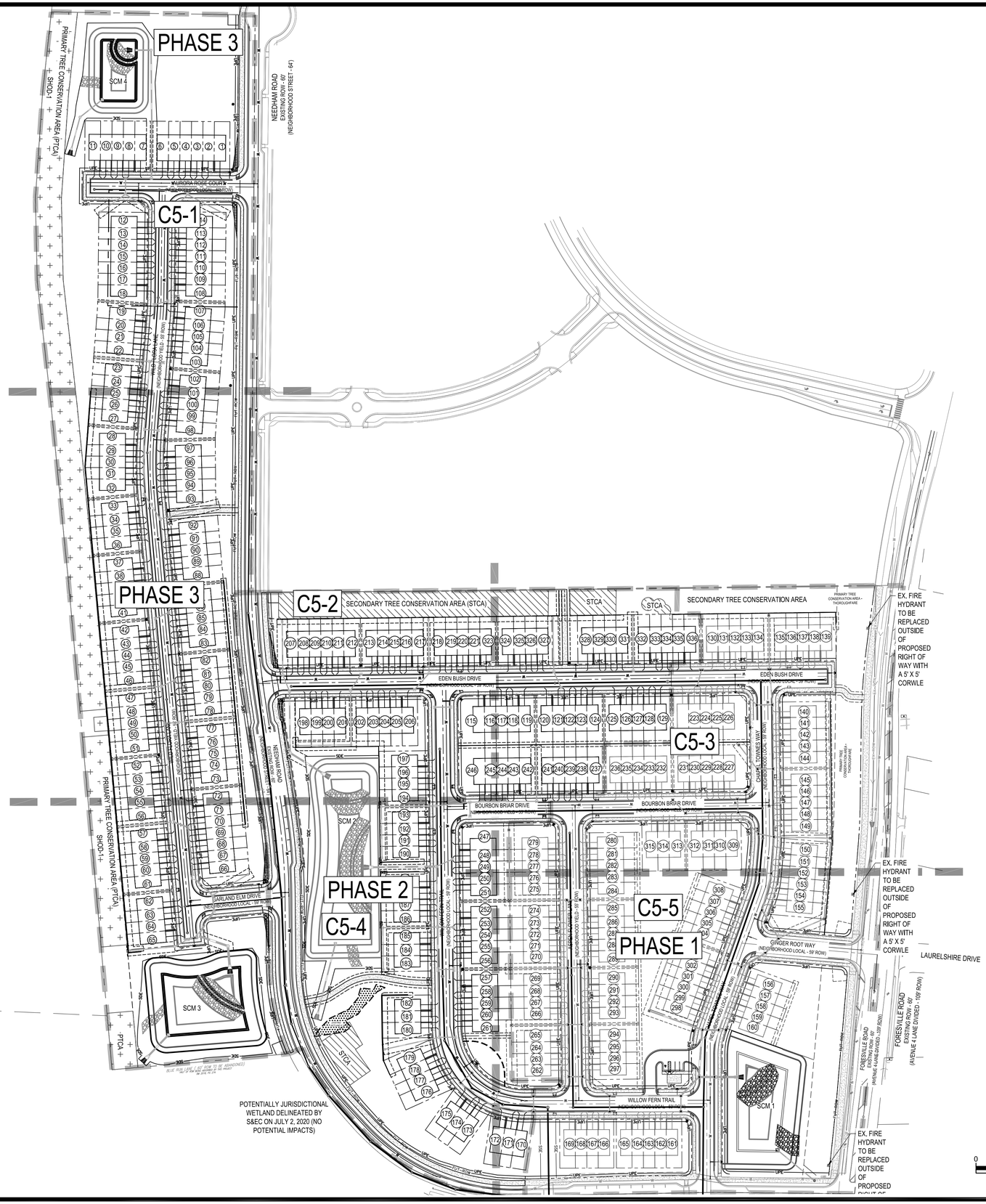

UTILITY LEGEND

- PROPOSED 8" SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED STORM
- PROPOSED 8" DIP WATER MAIN
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY (FHA)
- EXISTING FIRE HYDRANT
- PROPOSED WATER LATERAL
- PROPOSED SEWER LATERAL

WATER DISTRIBUTION NOTES

1. FIRE DEPARTMENT APPARATUS ACCESS SHALL MEET THE NORTH CAROLINA FIRE PREVENTION CODE (ADOPTED LATEST EDITION)
2. ALL PROPOSED WATER MAINS SHOWN ON THESE PLANS SHALL BE 8" DUCTILE IRON PIPE (AWWA C-150) PER CITY OF RALEIGH STANDARDS UNLESS OTHERWISE NOTED.
3. POTABLE WATER MAINS MAXIMUM ALLOWABLE JOINT DEFLECTION IS 5°. MINIMUM RADIUS OF DEFLECTION FOR 8" DUCTILE IRON PIPE IS 230 DEGREES. RADII ARE PRODUCED BY A SUCCESSION OF NOMINAL LENGTH OF PIPE FULLY DEFLECTED.
4. 8" DIP POTABLE WATER MAIN SHOWED HERE IN TO BE INSTALLED AT MINIMUM 3' DEPTH PER CITY OF RALEIGH STANDARDS.
5. MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED. SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6" MINIMUM CLEARANCE (PER CORPUD DETAIL S-49)
6. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING CITY OF RALEIGH DETAILS W-7 THRU W-11 FOR STANDARD CONCRETE THRUST BLOCKING.
7. FOR WATER PIPE INSTALLATION ON A CURVE, JOINTS SHALL BE ASSEMBLED FIRST IN A STRAIGHT LINE. AFTER JOINT ASSEMBLY, PIPE MAY BE DEFLECTED UP TO THE MAXIMUM DEFLECTION ANGLE PER THE 2016 AMERICAN PIPE MANUEL, 20TH EDITION.

RESIDENTIAL

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

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

c. FIRE DEPARTMENT VEHICLE ACCESS SHALL BE WITHIN 90' HOSE LAY OF FDC.

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

FIRE DEPARTMENT VEHICLE ACCESS

1. ALL BUILDINGS AND FACILITIES SHALL REQUIRE FIRE DEPARTMENT VEHICLE ACCESS COMPLYING WITH NORTH CAROLINA FIRE PREVENTION CODE (NCFPC), CHAPTER 5, AND ALL COR GUIDES AND HANDBOOKS. SOME EXAMPLES ARE SHOWN IN APPENDIX D OF NCFPC.
2. MINIMUM UNOBSTRUCTED STREET WIDTH OF 20 FEET (BACK TO BACK CURB) MUST BE MAINTAINED THE ENTIRE TRAVEL ROUTS OF THE FIRE TRUCK. ENTRANCES, GATED ENTRANCES ISLANDS, AND TRAFIC CIRCLES ARE OF SPECIAL CONCERN. SEE ALTERNATIVE ACCESS FOR ENTRIES WITH GUARD SHACKS (FP-29).
3. MINIMUM INSIDE TURNING RADIUS OF 28 FEET MUST BE MAINTAINED THROUGHOUT THE SITE PLAN FOR ANY ACCESS LANES THAT WOULD COMMONLY BE USED BY FIRE APPARATUS.
4. FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150 FEET OF ALL PORTIONS OF THE FIRST FLOOR. BUILDINGS THAT DO NOT COMPLY SHALL BE REQUIRED TO INSTALL FIRE SPRINKLERS (SEE TECHNICAL BULLETIN 12).

SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public **Utilities Handbook. City of Raleigh Public Utilities Department Permit #** _____

SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public **Utilities Handbook. City of Raleigh Public Utilities Department Permit #** _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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

City of Raleigh Development Approval _____

Raleigh Water Review Office

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OVERALL UTILITY PLAN

FILE NUMBER: 7734-02

DATE: 04/04/2024

C5-0

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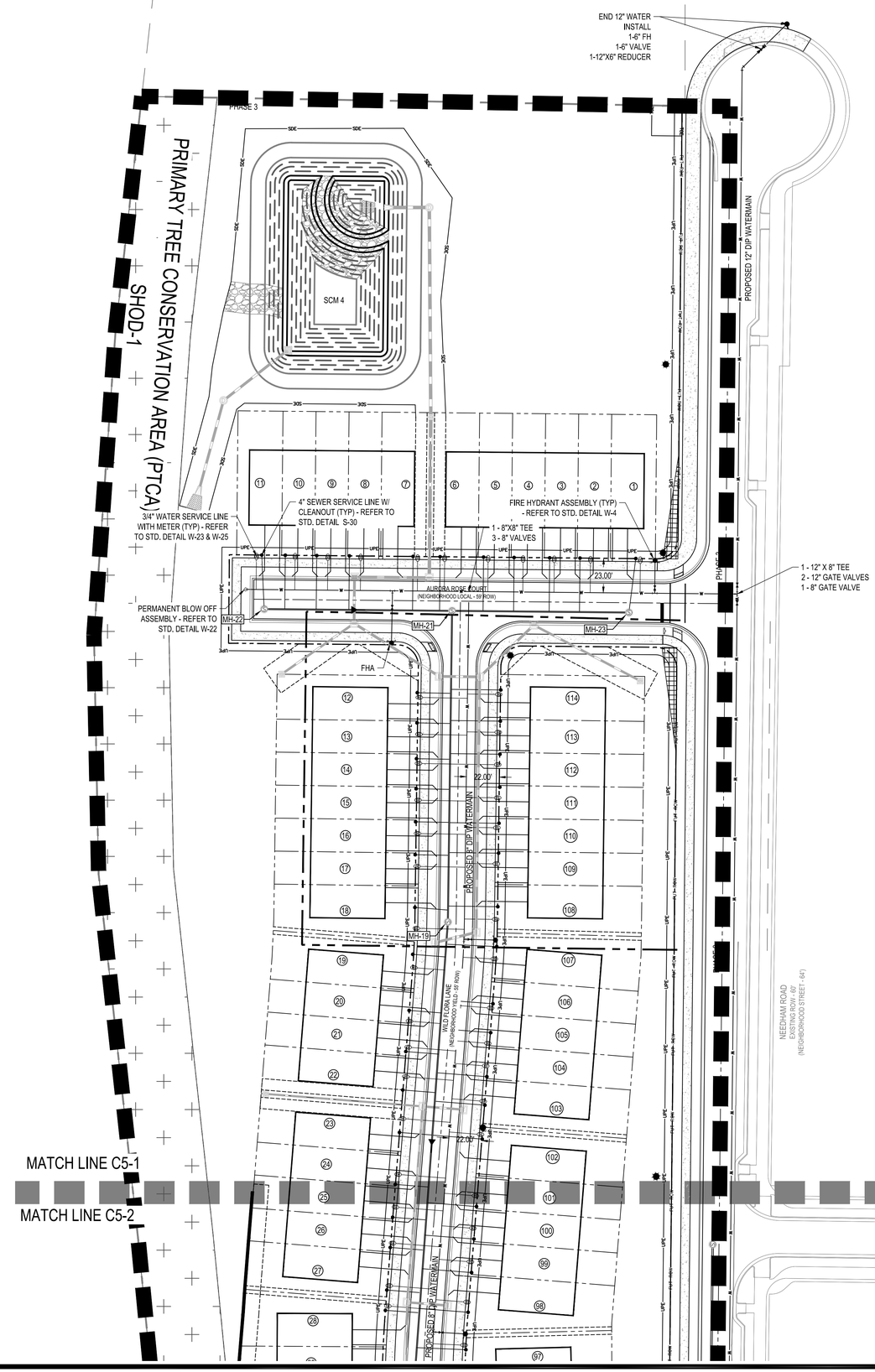

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City of Raleigh Development Approval _____

Raleigh Water Review Office

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

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REVIEWED BY: TRW

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PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
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RALEIGH NC 27604

UTILITY PLAN (1 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C5-1

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C5-0 - UTIL-PLAN.dwg Layout: C5-1 UTILITY PLAN (1 OF 5) Plotted: 4/5/2024 1:56:55 PM

MATCH LINE C5-1

MATCH LINE C5-2

MATCH LINE C5-2

MATCH LINE C5-4

50' TREE CONSERVATION AREA SHOD-1

PRIMARY TREE CONSERVATION AREA (PTCA)

SECONDARY TREE CONSERVATION AREA (STCA)

55' ROW

PROPOSED 8" DIP WATERMAIN

MH-16A

MH-16

MH-15

PROPOSED 12" DIP WATER MAIN

EXISTING ROW

OFFSITE SEWER NETWORK DESIGNED BY OTHERS

NEEDHAM ROAD (NEIGHBORHOOD STREET - 64')

EXISTING 8" DIP WATERMAIN

PROPOSED 8" DIP WATERMAIN

FIRE HYDRANT ASSEMBLY (TYP) - REFER TO STD. DETAIL W-4

1 - 12" X 8" TEE
2 - 12" GATE VALVES
1 - 8" GATE VALVE

3/4" WATER SERVICE LINE WITH METER (TYP) - REFER TO STD. DETAIL W-23 & W-25

4" SEWER SERVICE LINE W/ CLEANOUT (TYP) - REFER TO STD. DETAIL S-30

1 - 8"X8" TEE
3 - 8" VALVES

EDEN BUSH DRIVE (NEIGHBORHOOD LOCAL - 59' ROW)

WILD FORTUNE LANE (NEIGHBORHOOD LOCAL - 59' ROW)

BOURBON BRIAR DRIVE (NEIGHBORHOOD YIELD - 55' ROW)

MH-2

MH-3

MH-4

MH-5

MH-6

MH-7

MH-44

SCM 2

PHASE 2

PHASE 3

PHASE 4

22.00'

23.00'

94.0'

20'

59' ROW

55' ROW

UTILITY LEGEND

- PROPOSED 8" SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED STORM
- PROPOSED 8" DIP WATER MAIN
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RALEIGH NC 27604

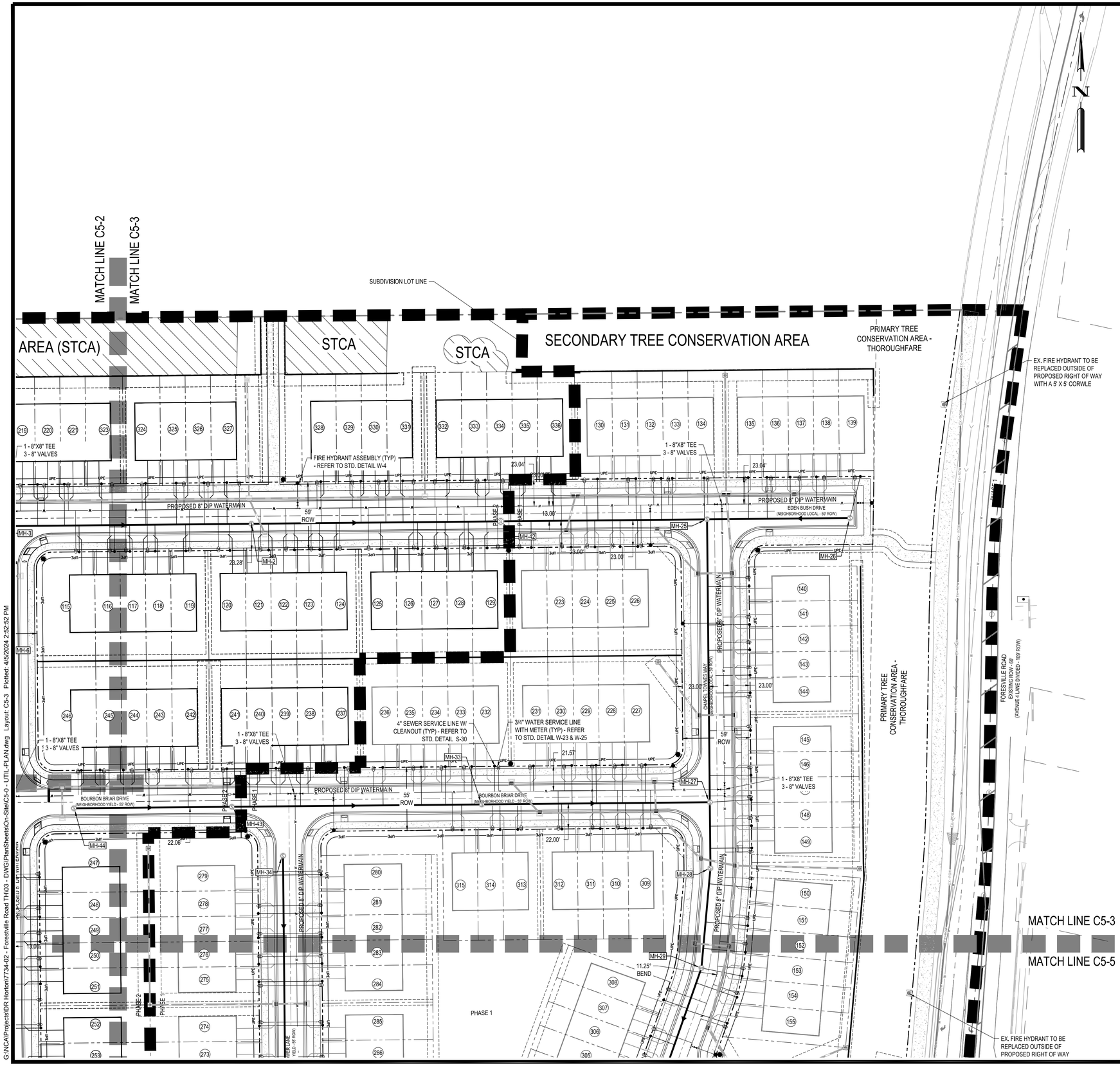
UTILITY PLAN (2 OF 5)

FILE NUMBER: 7734-02

DATE: 04/04/2024

C5-2

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C5-0 - UTIL-PLAN.dwg Layout: C5-2 Plotted: 4/5/2024 1:57:00 PM



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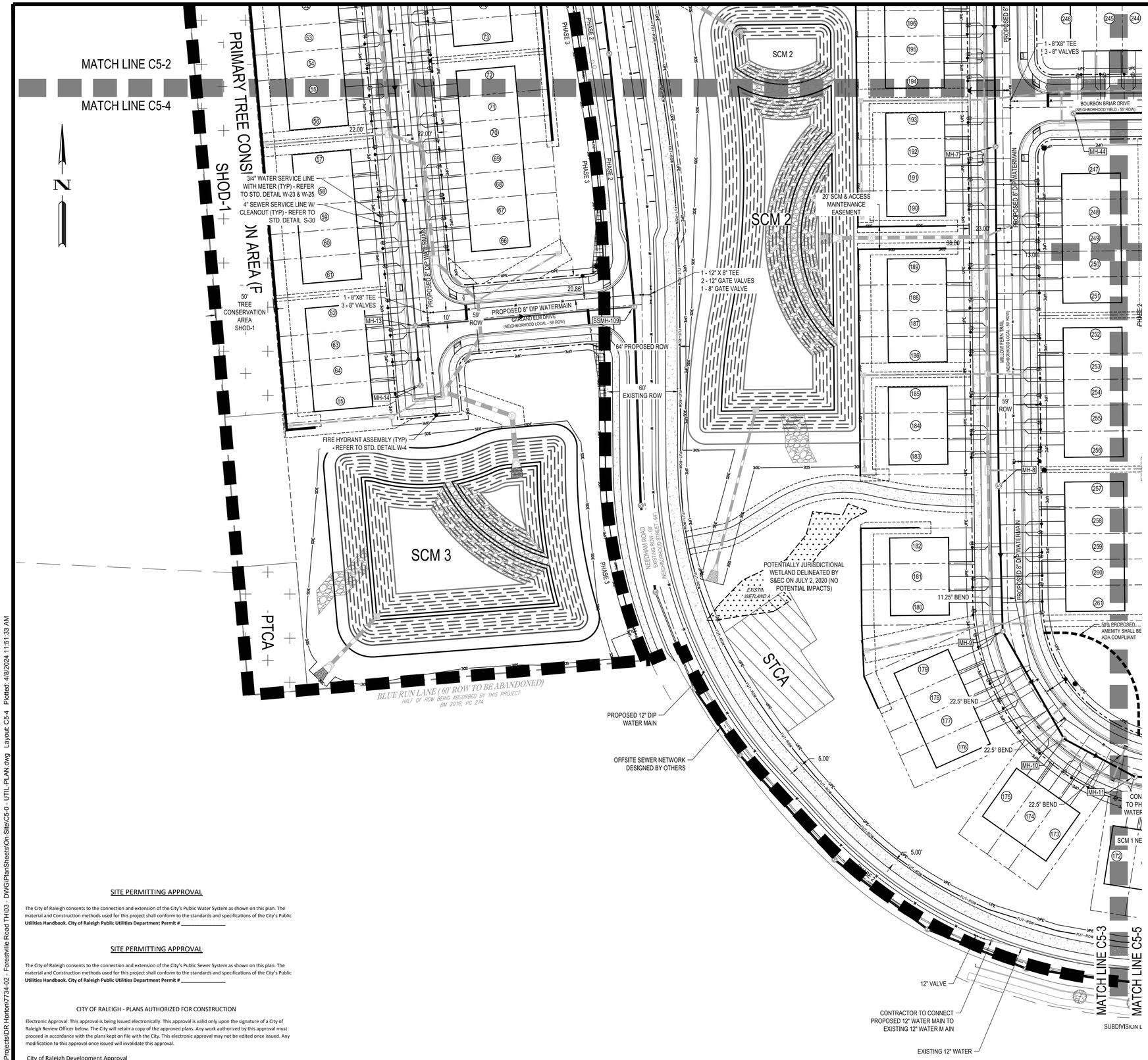
UTILITY PLAN (3 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C5-3

G:\NCA\Projects\DR Horton\7734-02 - Foresteville Road TH\03 - DWG\PlanSheets\On-Site\C5-0 - UTIL-PLAN.dwg Layout: C5-3 Plotted: 4/5/2024 2:52:52 PM



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UTILITY PLAN (4 OF 5)

FILE NUMBER: 7734-02
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C5-4

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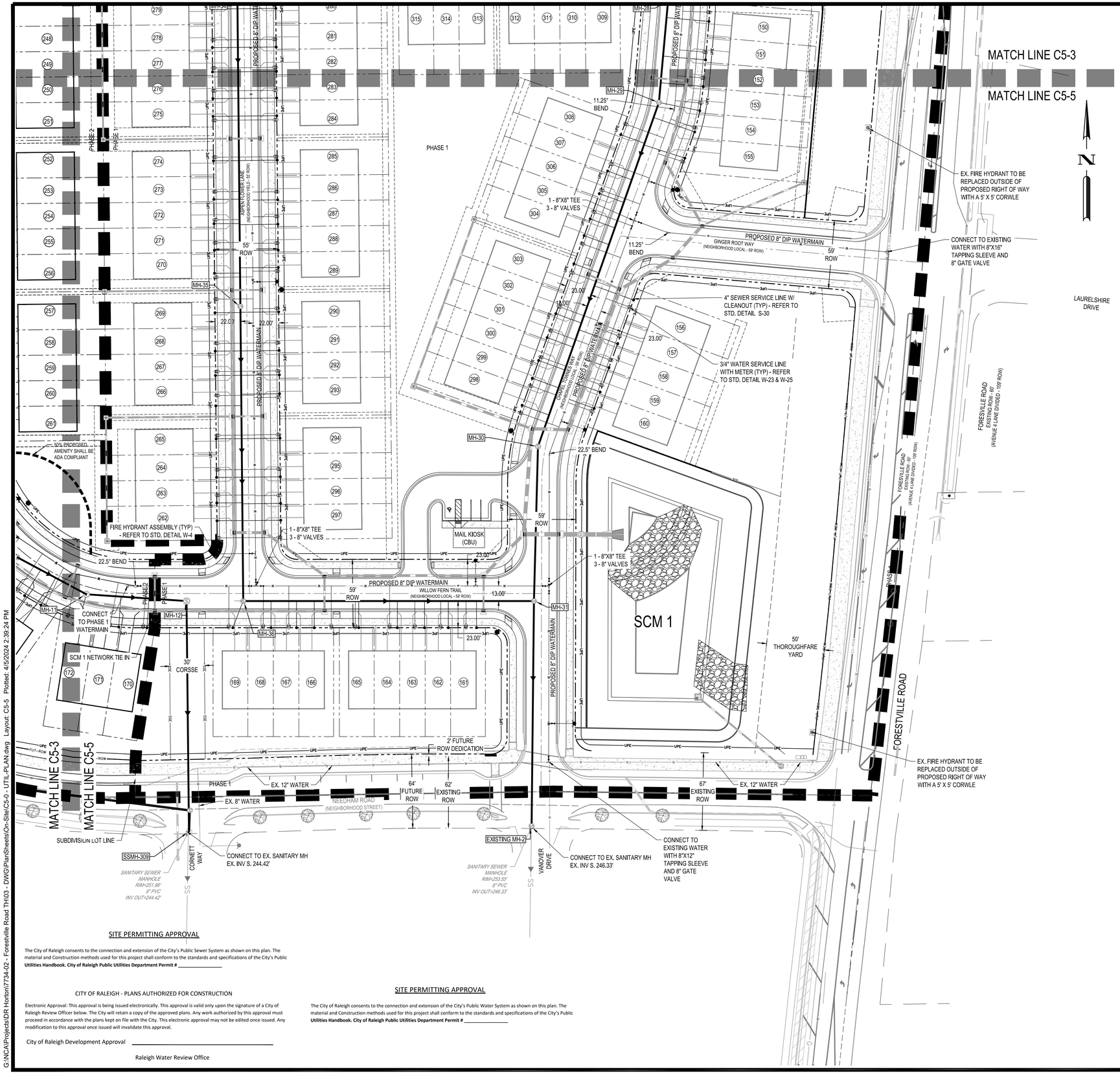

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1. ALL BUILDINGS AND FACILITIES SHALL REQUIRE FIRE DEPARTMENT VEHICLE ACCESS COMPLYING WITH NORTH CAROLINA FIRE PREVENTION CODE (NCFPC), CHAPTER 5, AND ALL COR GUIDES AND HANDBOOKS. SOME EXAMPLES ARE SHOWN IN APPENDIX D OF NCFPC.
2. MINIMUM UNOBSTRUCTED STREET WIDTH OF 20 FEET (BACK TO BACK CURB) MUST BE MAINTAINED THE ENTIRE TRAVEL ROUTS OF THE FIRE TRUCK. ENTRANCES, GATED ENTRANCES ISLANDS, AND TRAFIC CIRCLES ARE OF SPECIAL CONCERN. SEE ALTERNATIVE ACCESS FOR ENTRIES WITH GUARD SHACKS (FP-29).
3. MINIMUM INSIDE TURNING RADIUS OF 28 FEET MUST BE MAINTAINED THROUGHOUT THE SITE PLAN FOR ANY ACCESS LANES THAT WOULD COMMONLY BE USED BY FIRE APPARATUS.
4. FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150 FEET OF ALL PORTIONS OF THE FIRST FLOOR. BUILDINGS THAT DO NOT COMPLY SHALL BE REQUIRED TO INSTALL FIRE SPRINKLERS (SEE TECHNICAL BULLETIN 12).

SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public **Utilities Handbook. City of Raleigh Public Utilities Department Permit #** _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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

City of Raleigh Development Approval _____

Raleigh Water Review Office

SITE PERMITTING APPROVAL

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public **Utilities Handbook. City of Raleigh Public Utilities Department Permit #** _____

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

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

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REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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RALEIGH NC 27607
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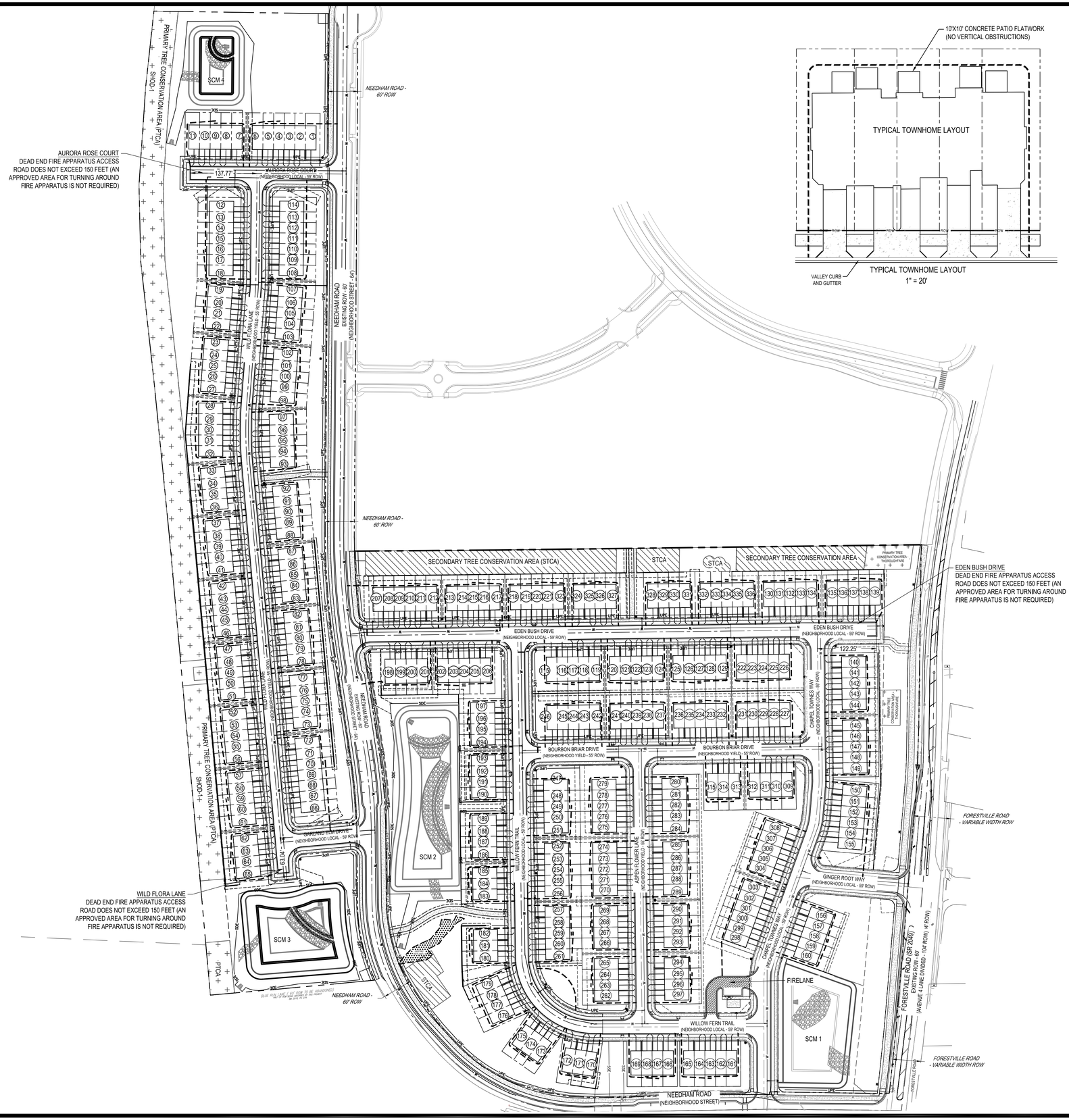
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

UTILITY PLAN (5 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C5-5

G:\INCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C5-0 - UTIL-PLAN.dwg Layout: C5-5 Plotted: 4/5/2024 2:39:24 PM



RESIDENTIAL

A. FIRE HYDRANT SHALL BE SPACED NOT MORE THAN 600' ALONG NAMED ROADS. ALTERNATE SIDES ON DIVIDED ROADS.
B. FIRE HYDRANTS SHALL BE AT EVERY NAMED STREET.
C. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED BY FIRE DEPARTMENT.

FIRE DEPARTMENT VEHICLE ACCESS

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5. DEAD END STREETS AND ACCESS LANES 150 FEET OR MORE SHALL HAVE AN APPROVED FIRE APPARATUS TURN-A-ROUND PROVIDED.
6. APPARATUS ACCESS ROAD GRADE SHALL NOT EXCEED 12 PERCENT IN GRADE, EXCEPT AS APPROVED BY THE FIRE CHIEF (PROHIBIT USE OF DRIVING ON GRAVEL)

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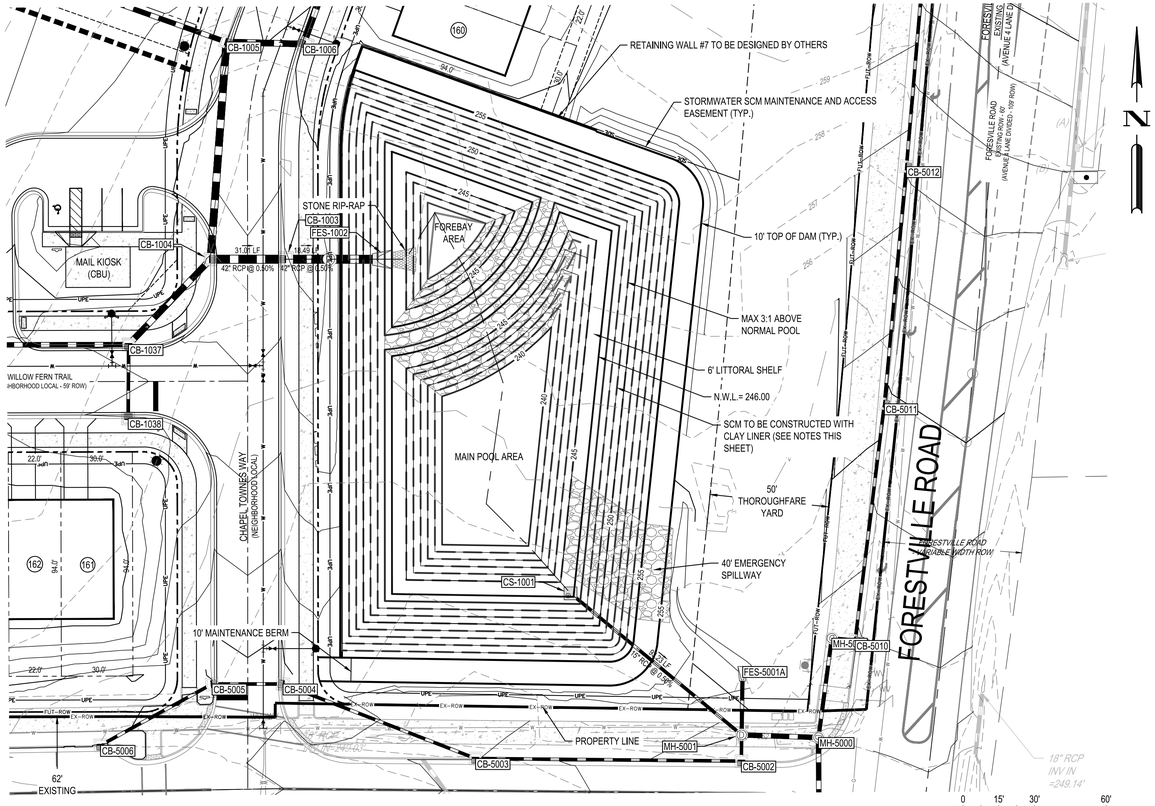
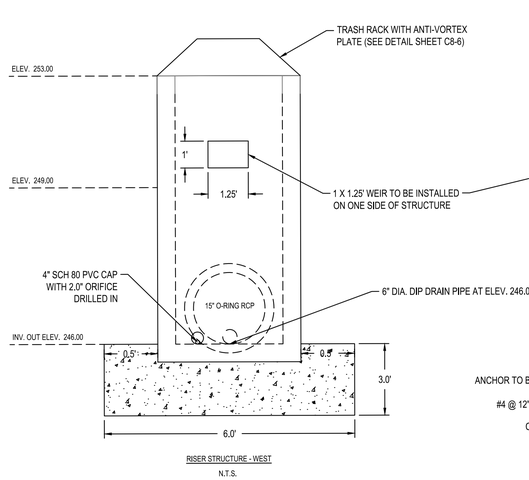
RALEIGH NC 27604

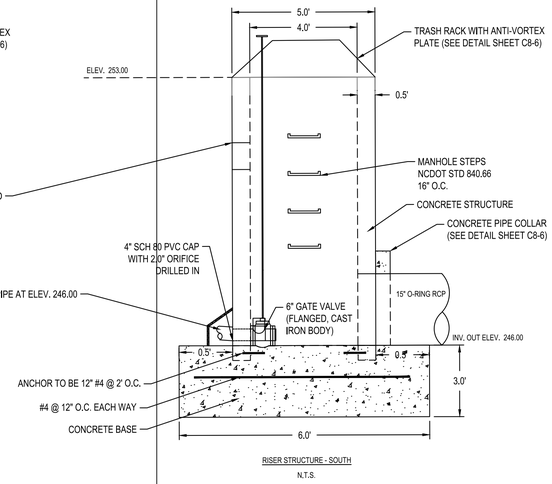
HOSE LENGTH PLAN

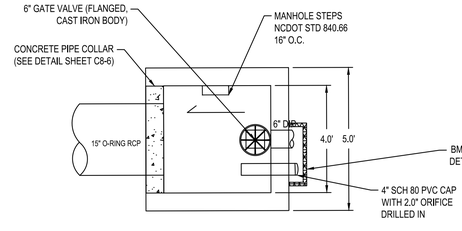
FILE NUMBER: 7734-02
DATE: 04/04/2024
C5-6

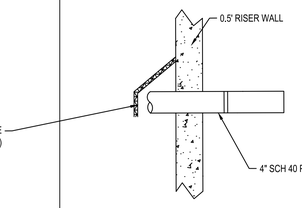
G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C5-7 - hose length.dwg Layout: HOSE LENGTH PLAN Plotted: 4/4/2024 10:26:40 AM

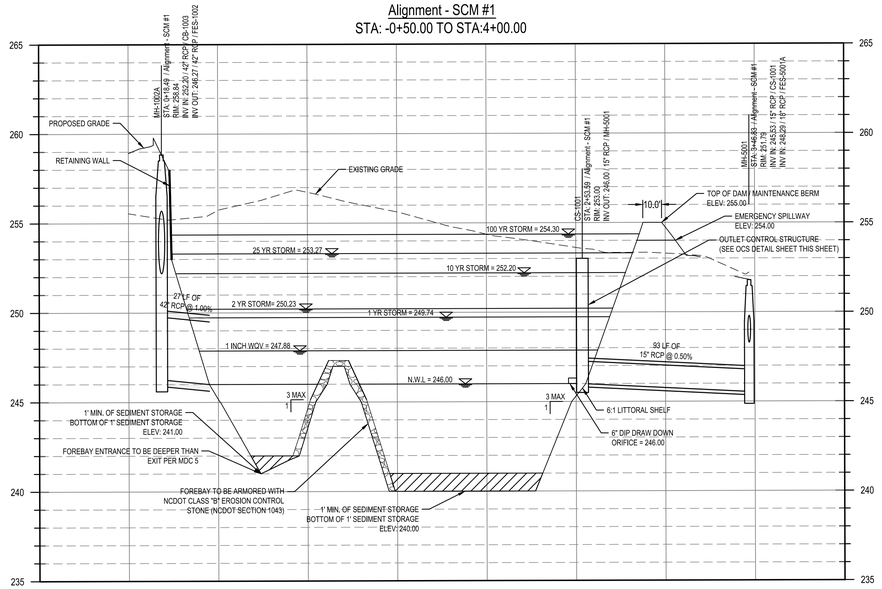




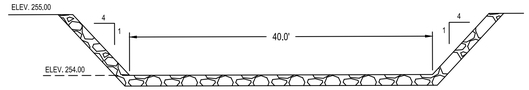








NOTE: SCM TO BE PUMPED DOWN FOR MAINTENANCE



EMERGENCY SPILLWAY
N.T.S.

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

CLAY LINER SPECIFICATIONS:

IF DURING CONSTRUCTION, THE SEASONAL HIGH WATER TABLE IS IDENTIFIED WITHIN 6 INCHES OF THE PROPOSED NORMAL POOL ELEVATION BY THE GEOTECHNICAL ENGINEER, THE INSTALLATION OF A CLAY LINER IS NOT NECESSARY. IF THE SEASONAL HIGH WATER TABLE IS IDENTIFIED OUTSIDE OF THE ABOVE LIMITS OR NOT ENCOUNTERED, IT IS MANDATORY THAT A CLAY LINER BE INSTALLED TO MAINTAIN NORMAL POOL ELEVATION, SUITABLE HABITAT FOR LITTORAL SHELF VEGETATION, AND DESIGN AESTHETICS. CONSULT ENGINEER AND OWNER REGARDING THE INSTALLATION OF A CLAY LINER PRIOR TO SCM CONVERSION.

THE CLAY LINER FOR THE WET POND SHALL BE AT LEAST 8" THICK AND MEET THE FOLLOWING SPECIFICATIONS:

- UNIFIED SOIL CLASSIFICATION SYSTEM DESIGNATION OF CL, CH, ML,SC
- MINIMUM OF 40% PASSING #200 SIEVE
- MINIMUM PLASTICITY INWDEX OF 12
- MAXIMUM INFILTRATION RATE OF 0.01 IN/HR.
- A MINIMUM OF 2 TESTS OF EACH ABOVE PARAMETER SHALL BE PROVIDED FROM AN APPROVED LABORATORY ON THE LINER MATERIAL AND PRESENTED TO THE ENGINEER FOR APPROVAL.
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SCM BASIN CONVERSION

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4) FOLLOWING THE INSTALLATION OF AQUATIC VEGETATION, THE CONTRACTOR SHOULD WATER THE AREA AS NEEDED TO ENSURE PROPER ESTABLISHMENT.
5) ONCE THE AQUATIC VEGETATION AND NON-CLUMPING TURF GRASS ARE ESTABLISHED ON ALL PORTIONS OF THE DEVICE, AN INSPECTION SHOULD BE SCHEDULED WITH THE CITY OF RALEIGH STORMWATER TECHNICIAN AND CONSTRUCTION INSPECTOR.
6) FOLLOWING AN APPROVAL FROM THE TECHNICIAN, A FORMAL MEETING BETWEEN THE DEVELOPER AND PROPERTY OWNER SHALL BE ARRANGED TO CONDUCT THE FINAL HANDOFF.
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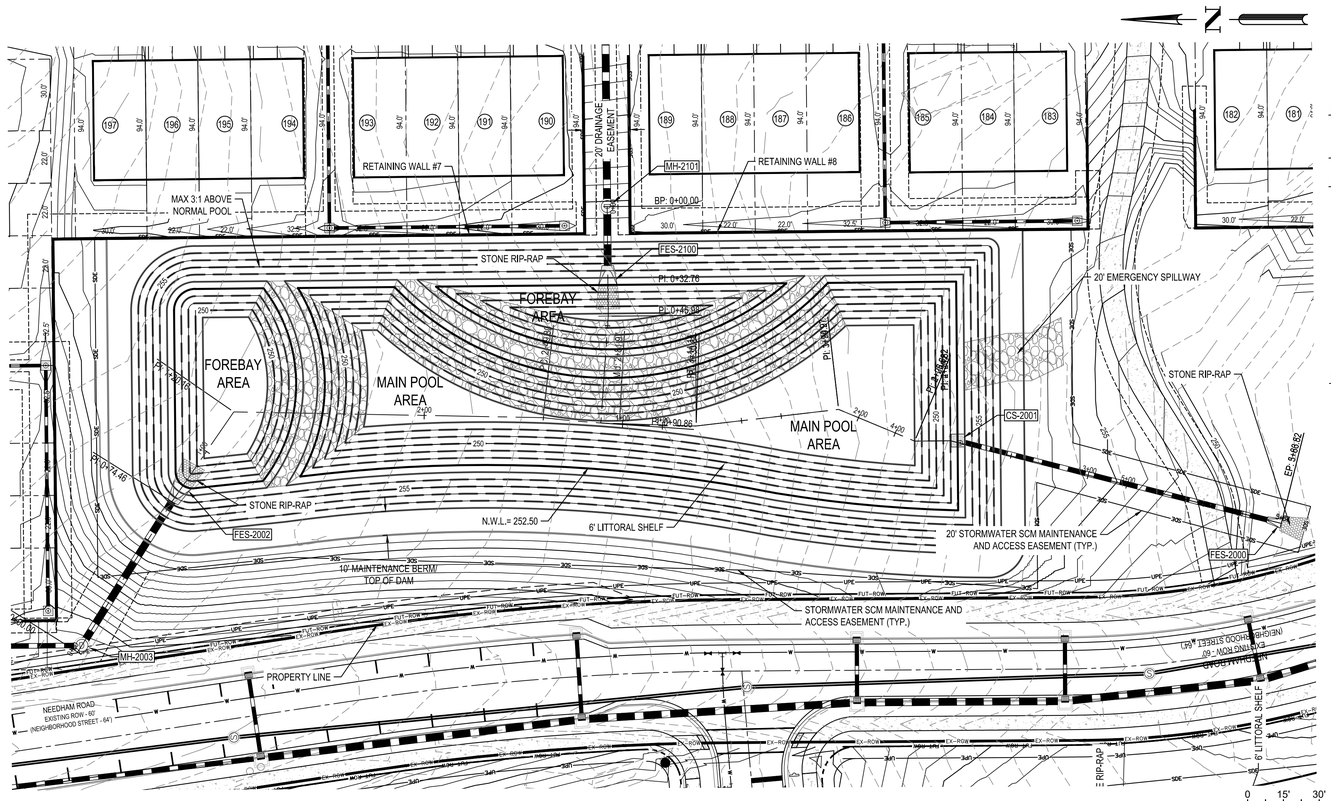
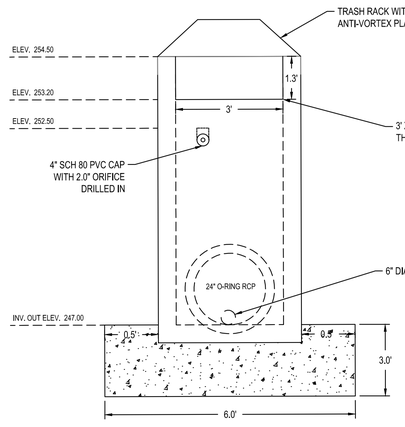
RALEIGH NC 27604

SCM 1 PLAN AND PROFILE

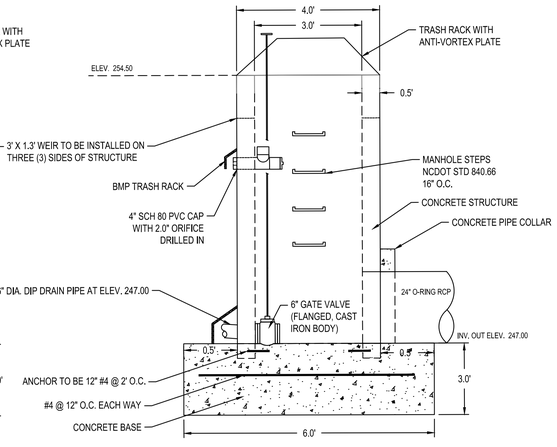
FILE NUMBER: 7734-02
DATE: 04/04/2024
C7-0

G:\INCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C7-0 - SCM PLAN AND PROFILE.dwg Layout: SCM 1 PLAN AND PROFILE Plotted: 4/8/2024 3:29:57 PM





RISER STRUCTURE - WEST
N.T.S.



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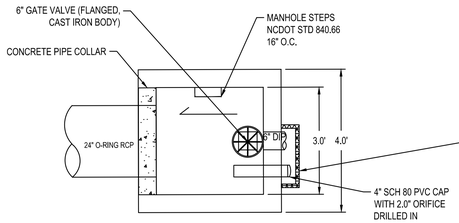
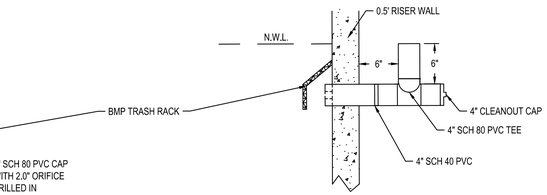
N.T.S.

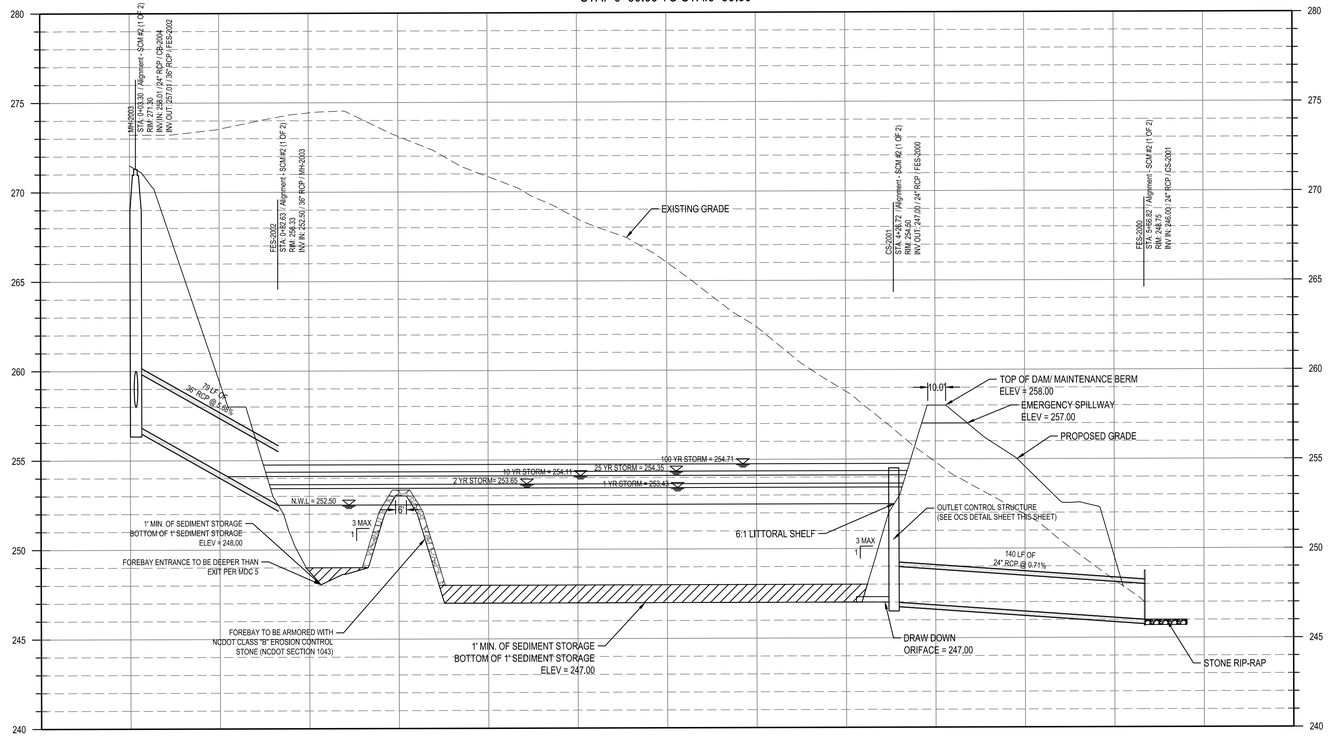


RISER STRUCTURE - TOP
N.T.S.

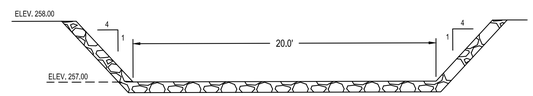


4" ORIFICE UPTURNED PIPE
N.T.S.

Alignment - SCM #2 (1 OF 2)
STA: -0+50.00 TO STA:6+50.00



NOTE: SCM TO BE PUMPED DOWN FOR MAINTENANCE



EMERGENCY SPILLWAY
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REVIEWED BY: TRW

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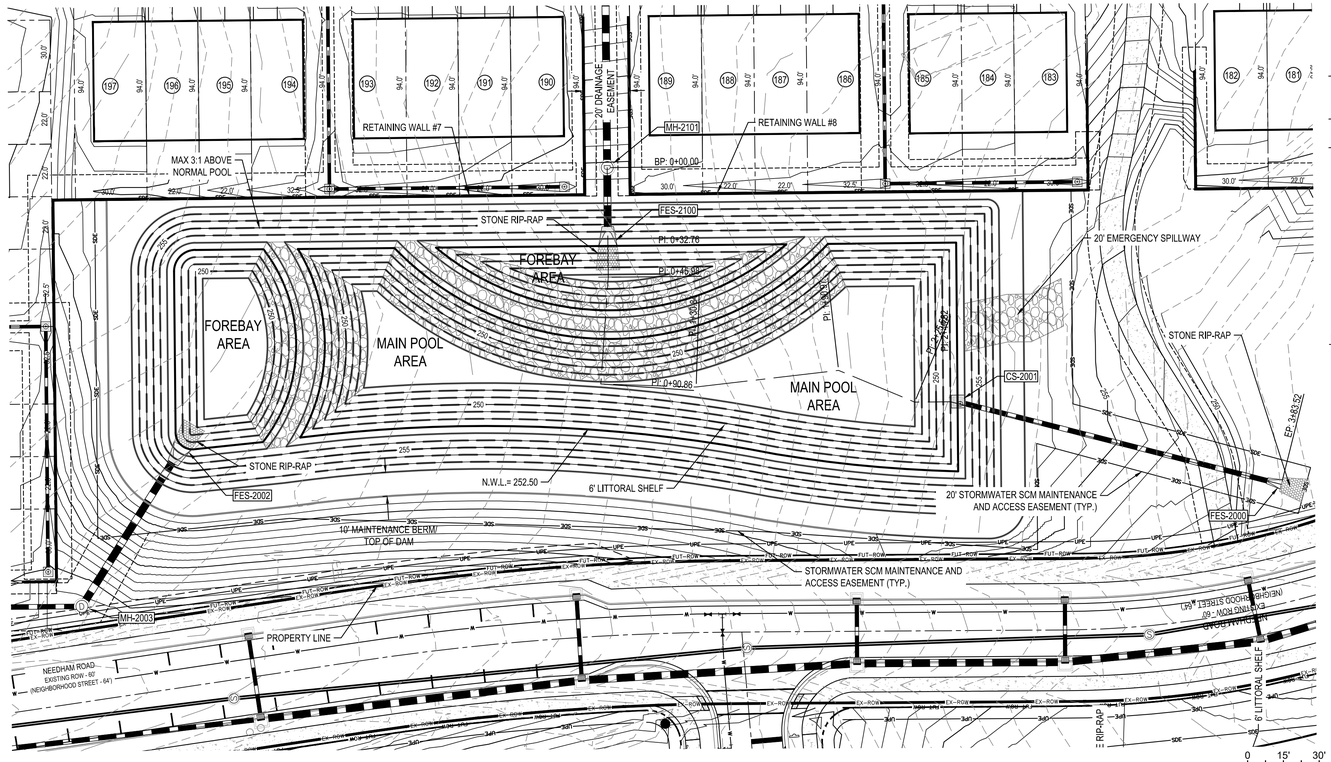
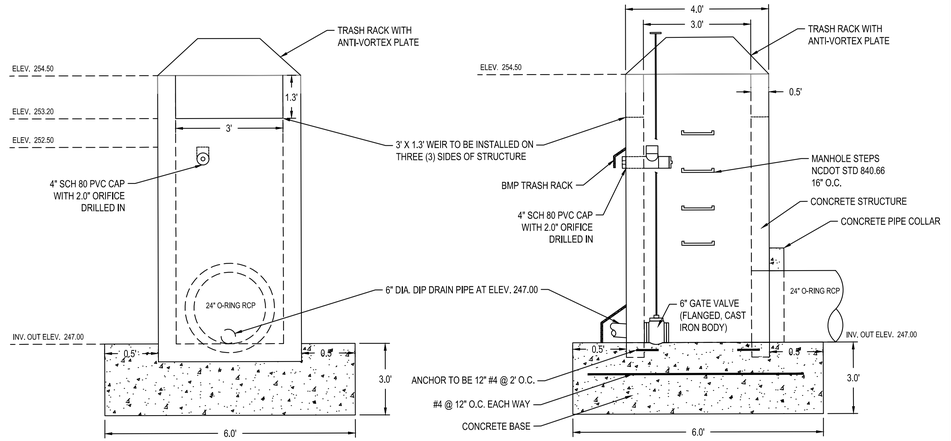
RALEIGH, NC 27604

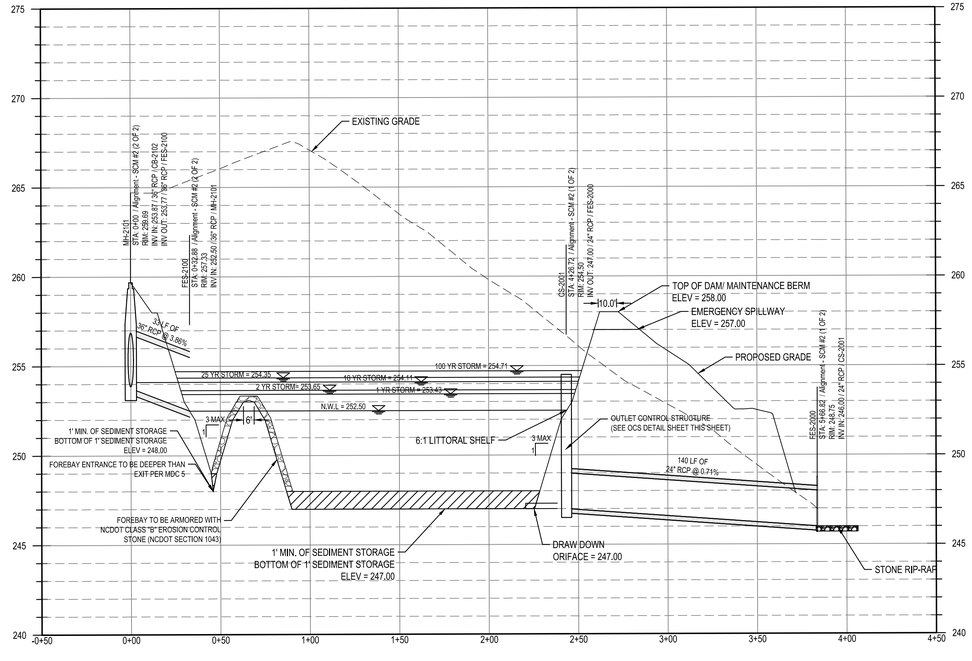
SCM 2 PLAN AND PROFILE (1 OF 2)

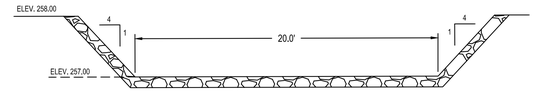
FILE NUMBER: 7734-02
DATE: 04/04/2024
C7-1

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C7-0 - SCM PLAN AND PROFILE.dwg Layout: SCM 2 PLAN AND PROFILE (1 OF 2) Plotted: 4/8/2024 3:38:26 PM









EMERGENCY SPILLWAY
N.T.S.

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THE CLAY LINER FOR THE WET POND SHALL BE AT LEAST 8" THICK AND MEET THE FOLLOWING SPECIFICATIONS:

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- MINIMUM OF 40% PASSING #200 SIEVE
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0
20'
40'
80'
SCALE: 1" = 40'
VERT: 1" = 4'

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NOTE: SCM TO BE PUMPED DOWN FOR MAINTENANCE

REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
©2024

DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

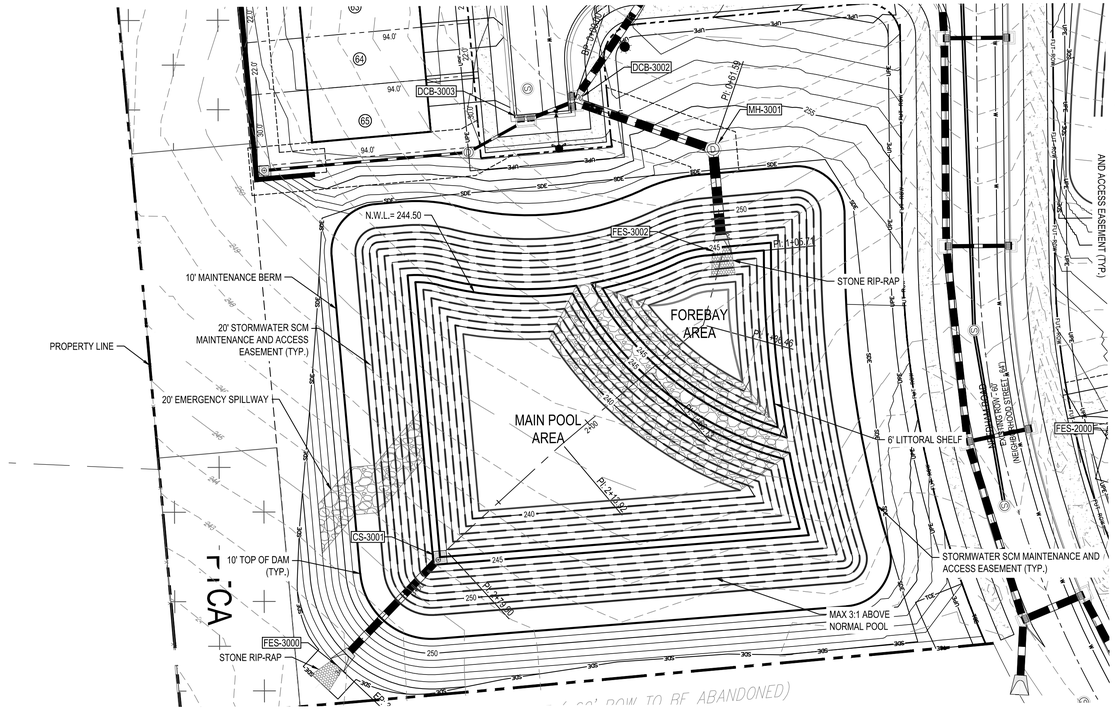
CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

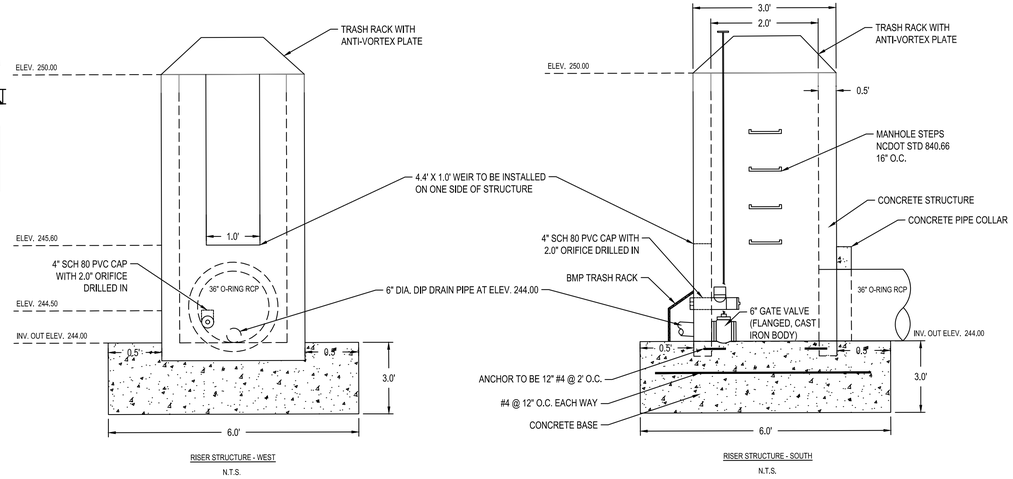
SCM 2 PLAN AND PROFILE (2 OF 2)

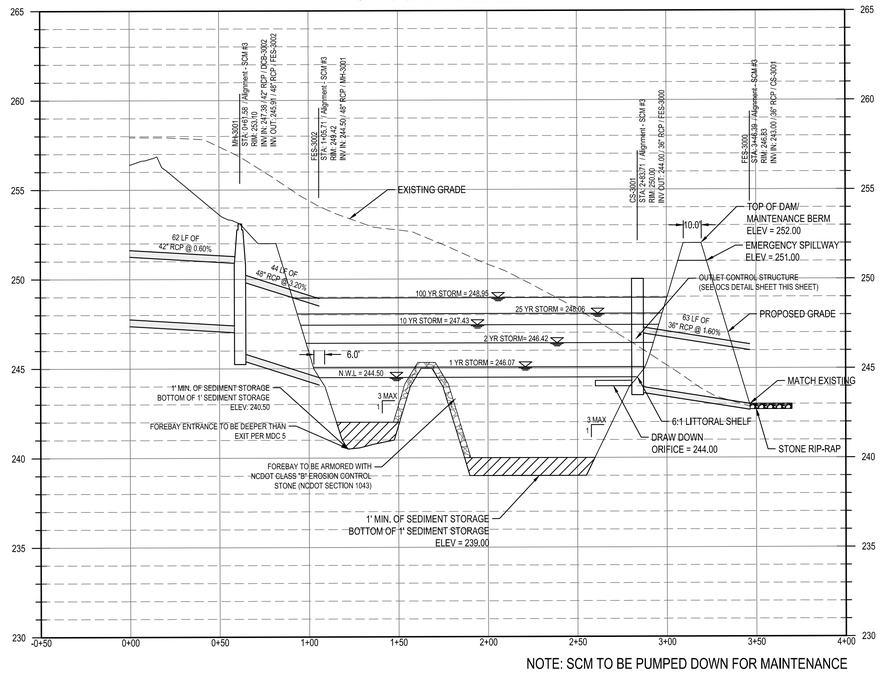
FILE NUMBER: 7734-02
DATE: 04/04/2024

C7-2

G:\INCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C7-0 - SCM PLAN AND PROFILE.dwg Layout: SCM 2 PLAN AND PROFILE (2 OF 2) Plotted: 4/8/2024 3:37:44 PM







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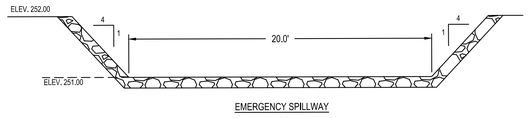

EMERGENCY SPILLWAY
N.T.S.

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DRAWN BY: CD
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CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
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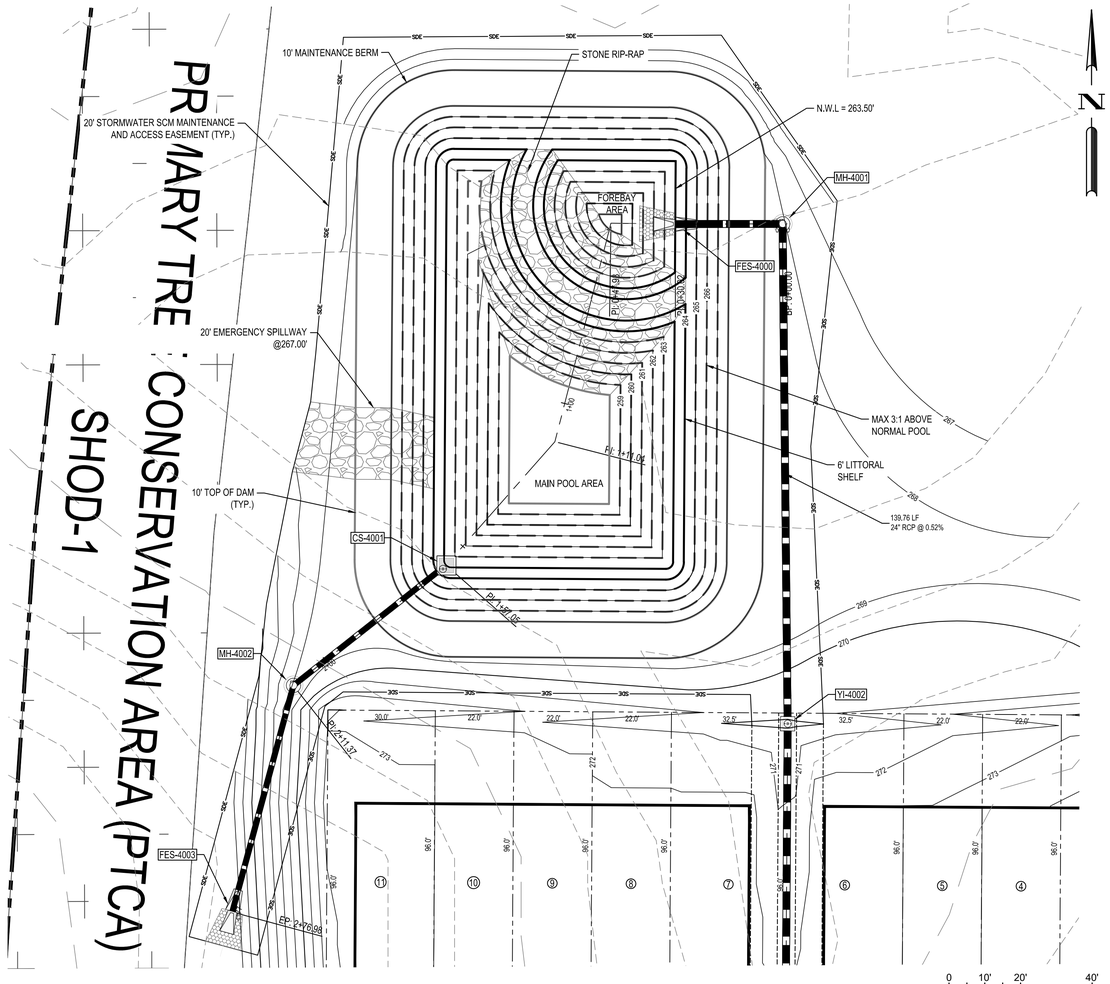
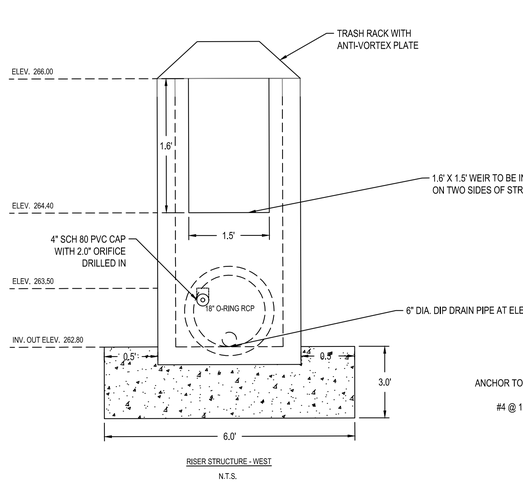
RALEIGH NC 27604

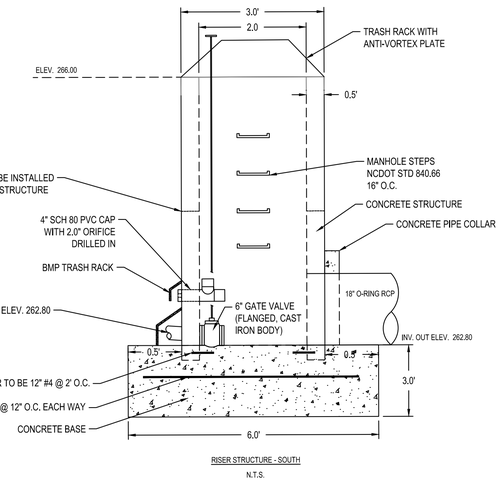
SCM 3 PLAN AND PROFILE

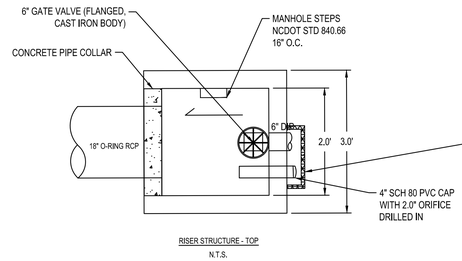
FILE NUMBER: 7734-02
DATE: 04/04/2024
C7-3

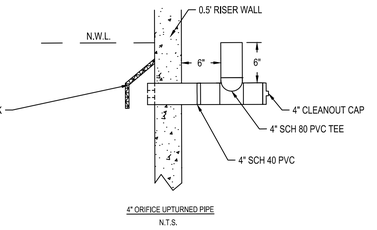
G:\NC\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C7-0 - SCM PLAN AND PROFILE.dwg Layout: SCM 3 PLAN AND PROFILE Plotted: 4/8/2024 3:37:02 PM

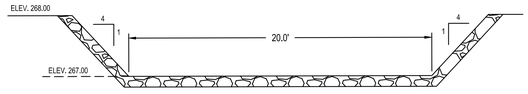












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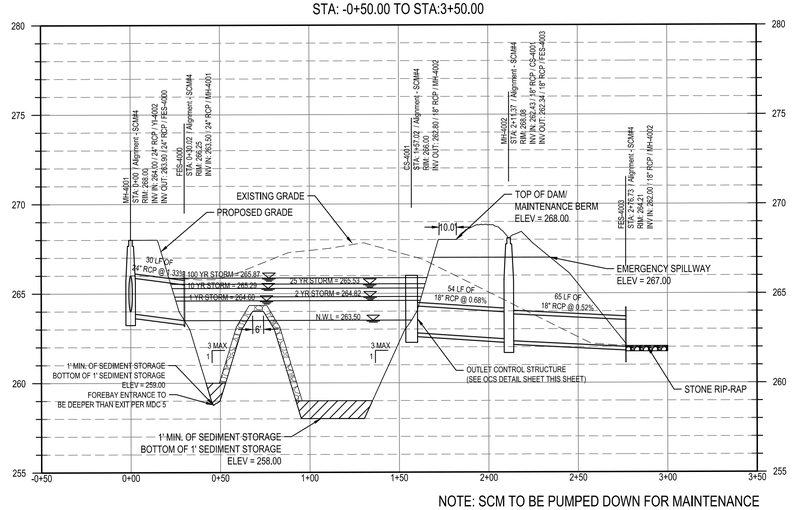
Alignment - SCM#4
STA: -0+50.00 TO STA:3+50.00



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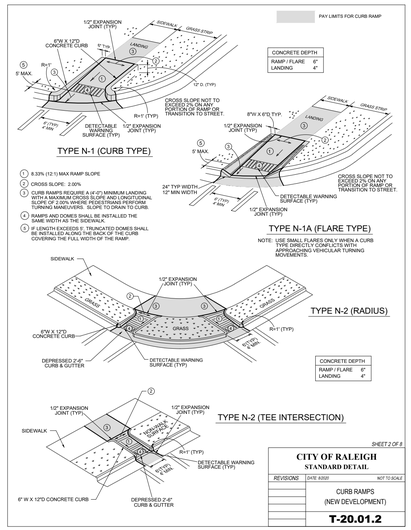
SCM 4 PLAN AND PROFILE

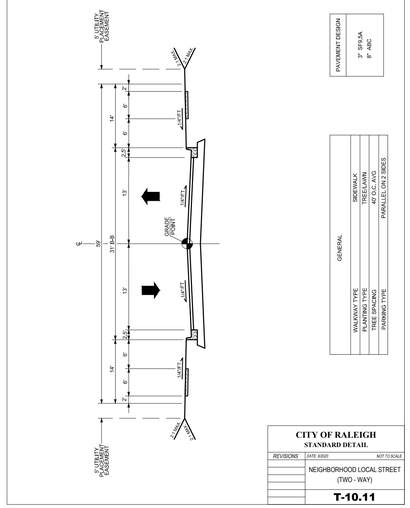
FILE NUMBER: 7734-02
DATE: 04/04/2024
C7-4

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C7-0 - SCM PLAN AND PROFILE.dwg Layout: SCM 4 PLAN AND PROFILE Plotted: 4/8/2024 3:41:34 PM



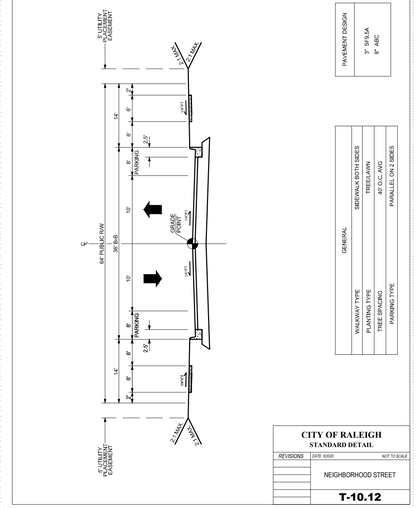
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.2	



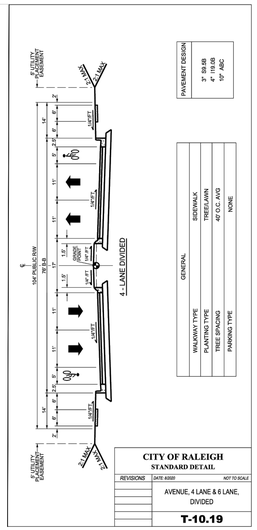
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	NEIGHBORHOOD LOCAL STREET (TWO - WAY)	
	T-10.11	



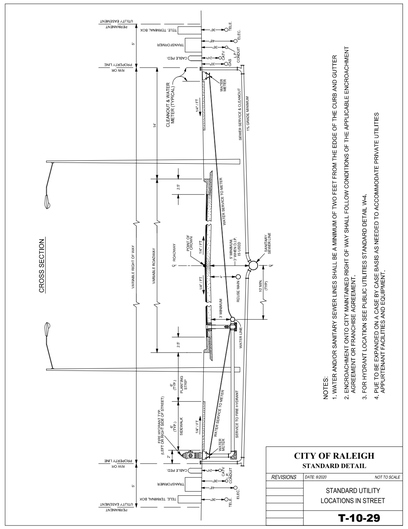
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	NEIGHBORHOOD STREET	
	T-10.12	



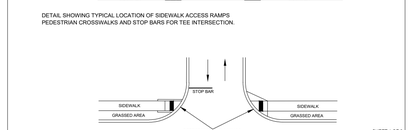
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	AVENUE, 4 LANE & 6 LANE, DIVIDED	
	T-10.19	



CITY OF RALEIGH
STANDARD DETAIL

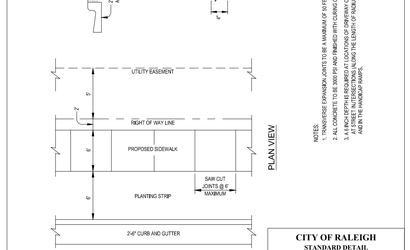
REVISIONS	DATE: 8/2021	NOT TO SCALE
	STANDARD UTILITY LOCATIONS IN STREET	
	T-10-29	



SHEET 1 OF 8

CITY OF RALEIGH
STANDARD DETAIL

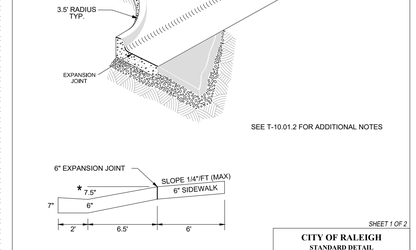
REVISIONS	DATE: 8/2021	NOT TO SCALE
	CURB RAMPS	
	T-20.01.1	



NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
3. A 4 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AND THICKENED SECTIONS SHALL BE USED IN THE LENGTH OF RAMPS AND IN THE KNUCKLE RAMPS.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	CONCRETE SIDEWALK	
	T-30.01	



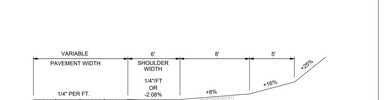
★ USE 6.5' WHEN DRIVEWAY IS USED IN LIEU OF A WHEELCHAIR RAMP TO ACCOMMODATE 12:1 MAXIMUM SLOPE (ADA COMPLIANT). SUCH AS IN A CUL-DE SAC.

SHEET 1 OF 2

CITY OF RALEIGH
STANDARD DETAIL

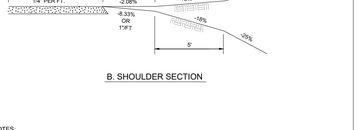
REVISIONS	DATE: 8/2021	NOT TO SCALE
	DRIVEWAY AND SIDEWALK DETAIL	
	T-10.01.1	

DRIVEWAY GRADES



★ 5' FOR SENSITIVE AREA AVENUE AND SENSITIVE AREA RESIDENTIAL STREET

A. CURB & GUTTER , SIDEWALK SECTION

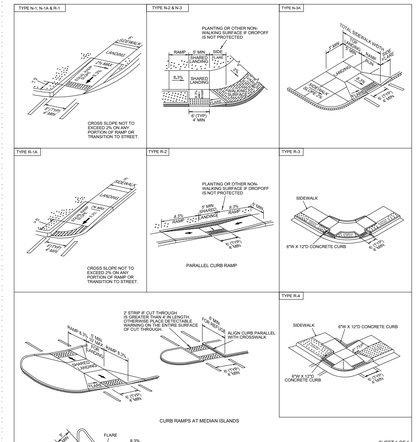


B. SHOULDER SECTION

NOTES:
IF THE SLOPE BETWEEN THE TOP OF CURB AND GUTTER AND A POINT 30 FEET FROM THE CURB AND GUTTER EXCEEDS 20%, THIS SLOPE SHALL BE ADJUSTED TO A MAXIMUM OF 8.33% (1'8"T) UP OR 4.17% (1/2" /FT) DOWN.

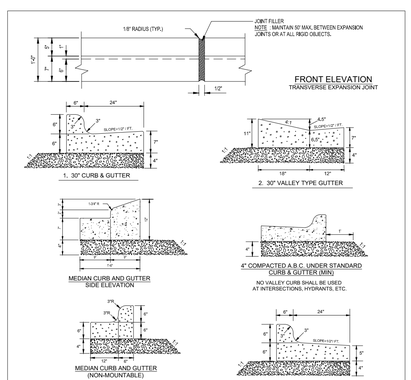
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	DRIVEWAY GRADES	
	T-10.04	



CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	DETECTABLE WARNING SURFACE PLACEMENT	
	T-20.04.1	

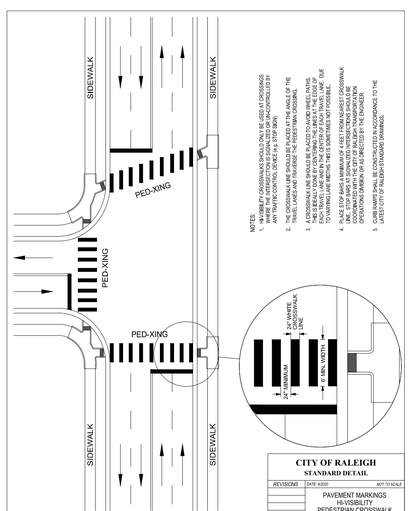


NOTES:
1. 10' MAXIMUM BETWEEN DUMMY JOINTS. 10' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
2. 1/2" EXPANSION JOINT EVERY 50'.
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026.2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01 THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

SHEET 1 OF 2

CITY OF RALEIGH
STANDARD DETAIL

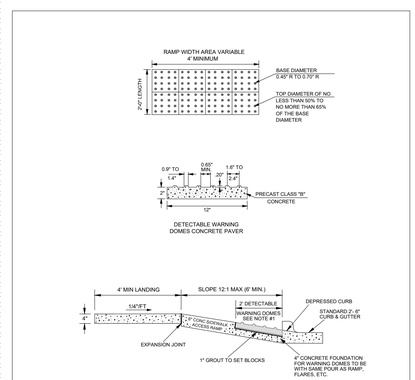
REVISIONS	DATE: 8/2021	NOT TO SCALE
	CURB AND GUTTER	
	T-10.26.1	



NOTES:
1. "A SYMBOLIZED SIGN SHALL BE USED AT CROSSINGS WHERE THE CROSSING IS NOT CONTROLLED BY AN ANY TRAFFIC CONTROL DEVICE (e.g. STOP SIGN).
2. THE CROSSWALK LINE SHOULD BE PLACED AT THE ANGLE OF THE CROSSING, NOT NECESSARILY PERPENDICULAR TO THE CURB LINE.
3. A CROSSWALK LINE SHOULD BE PLACED TO AVOID WHEEL PATHS, THUS BEING LOCATED BEYOND THE EXTENSION OF THE SIDEWALK WIDTH. HOWEVER, IF CONFINED BY CONSTRUCTION, THE AREA IN THE CORNER OF THE CROSSWALK LINE TO VARYING LINE WIDTHS THAN IS SOMETIMES NOT POSSIBLE.
4. ALL CROSSWALK LINES SHALL BE A MINIMUM OF 6 INCHES WIDE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE PLACED 4 FEET IN ADVANCE OF THE NEAREST CROSSWALK LINE IN THE DIRECTION OF TRAFFIC OPERATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF RALEIGH STANDARD DRAWINGS.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	PAVEMENT MARKINGS HI-VISIBILITY PEDESTRIAN CROSSWALK	
	T-20.05	



NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. SIZE OF PAVER SHALL BE 1'X 1'.
2. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

SHEET 2 OF 4

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2021	NOT TO SCALE
	DETECTABLE WARNING SURFACE PAVERS	
	T-20.04.2	

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

ATTENTION CONTRACTORS

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

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

REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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

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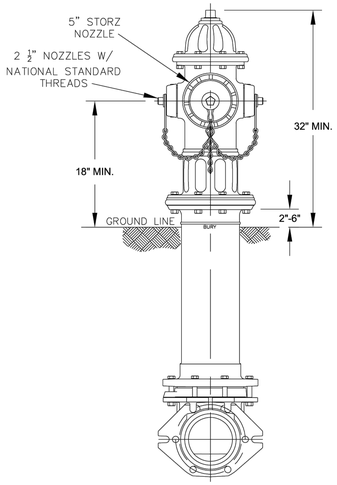
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 150
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

CONSTRUCTION DETAILS

FILE NUMBER: 7734-02
DATE: 04/04/2024
C8-0

G:\NCAI\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C9-0 - SITE-DETL.dwg Layout: C8-0 CONSTRUCTION DETAILS Plotted: 4/3/2024 2:21:16 PM

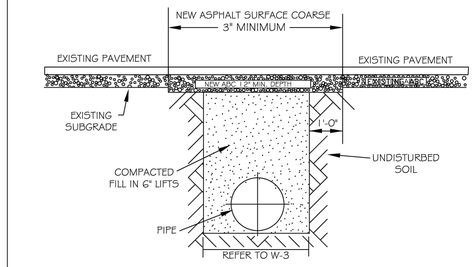


NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON

STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		

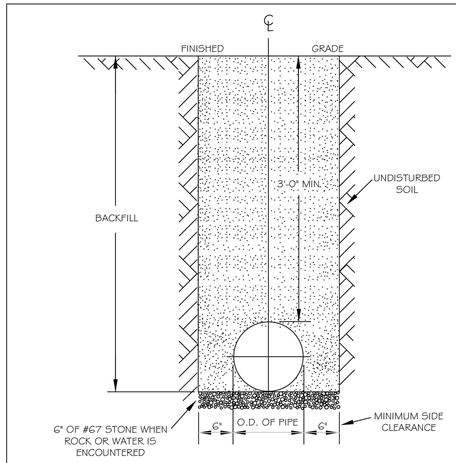


NOTES:
1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT PAVEMENT PATCH DETAIL

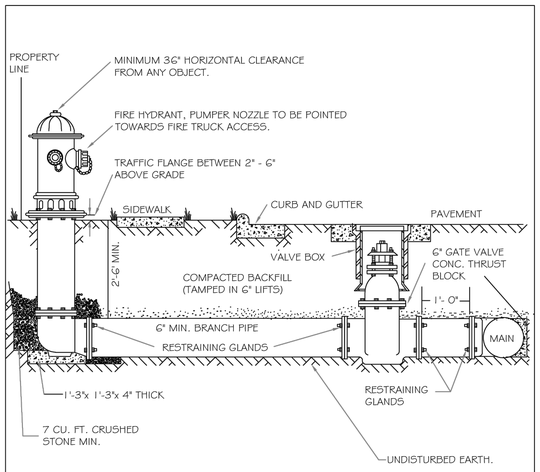
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	10-29-10



NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION IN BACKFILL.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-3	D.W.C.	9-3-99	ABB	2-15-05
	RRH	3-31-00	J.P.S.	10-29-10



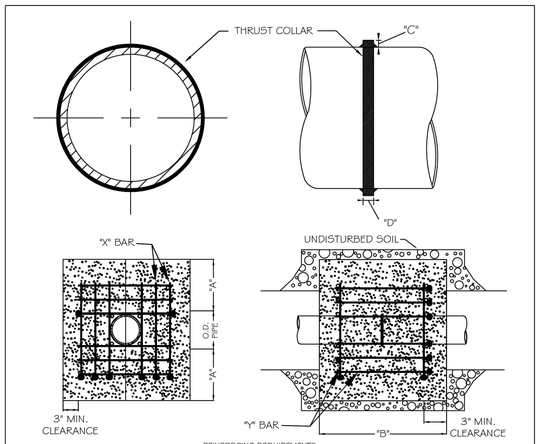
NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR U5 PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE ¾" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD FIRE HYDRANT INSTALLATION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	PAP	2/17/09
	DHL	2/14/08		



REINFORCING REQUIREMENTS

I.D. PIPE	REBAR SIZE	"X" BAR LENGTH	"X" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	NO. REQUIRED
6" - 36"	#5	2'-2"+ O.D. PIPE	1.043 LBS/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#6	3'-0"+ O.D. PIPE	1.502 LBS/FT	1'-3"	1.9 LBS. EACH	X-24, Y-12

THRUST COLLAR, AND THRUST SCHEDULE

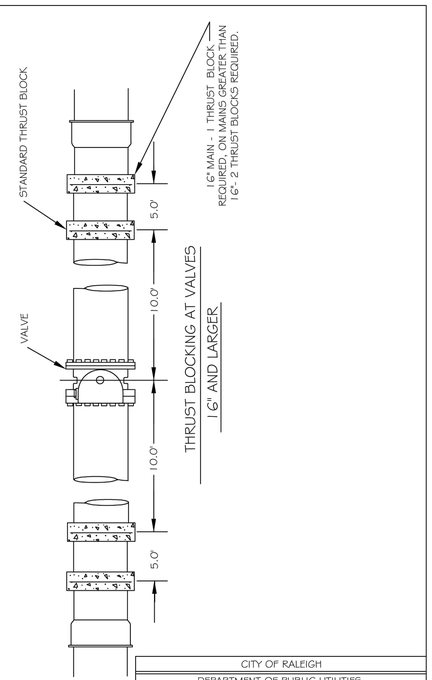
I.D. PIPE	"A"	"B"	"C"	"D"
6" - 16"	1'-4"	1'-7"	2"	3/8"
20" - 24"	1'-4"	1'-7"	3"	1/2"
30" - 36"	1'-4"	1'-7"	4"	5/8"
48" & greater	1'-8"	1'-9"	6"	7/8"

NOTES:
1. SEE STANDARD DETAIL W-9 FOR THRUST BLOCK LOCATIONS.
2. CONCRETE SHALL BE 3000 PSI AND TRANSIT MIXED.
3. REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
4. TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD DETAIL W-3.
5. BACKFILL TAMPED IN 6" LIFTS PER STANDARD DETAIL W-3.
6. THRUST COLLAR MUST BE FACTORY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

THRUST BLOCKING DESIGN DATA FOR WATER MAINS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-7	RRH	1-21-00	J.P.S.	11-1-10
	D.H.L.	6-18-08		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD THRUST BLOCK INSTALLATION FOR 16" AND LARGER VALVES AND DEAD END MAINS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-8	Y.C.A.	4-12-90	D.W.C.	9-7-99
		6-92	RRH	3-31-00

Know what's below. Call before you dig.

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REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
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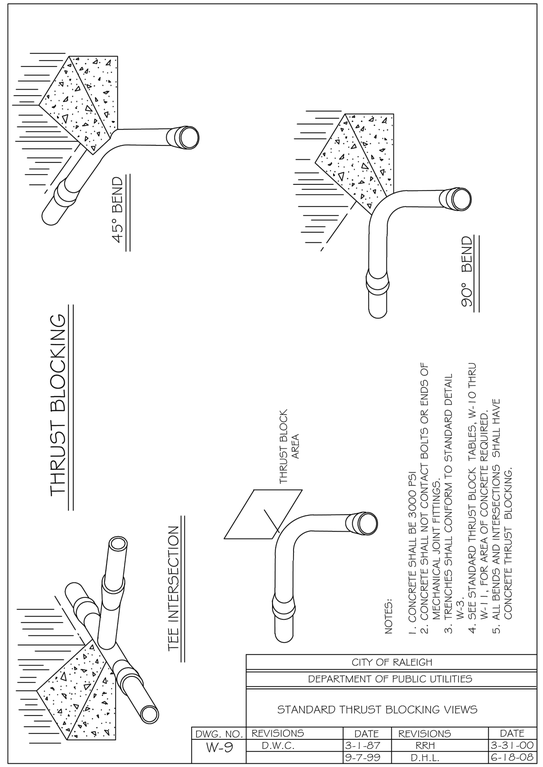
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

UTILITY DETAILS (1 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C9-1

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C9-2 - UTIL-DETL.dwg Layout: UTILITY DETAILS (1 OF 5) Plotted: 4/3/2024 2:21:26 PM



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD THRUST BLOCKING VIEWS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-9	D.W.C.	3-1-87	RRH	3-31-00
		9-7-99	D.H.L.	6-18-08

REACTION BEARING AREAS FOR HORIZONTAL WATER PIPE BENDS

BASED ON TEST PRESSURE OF 200 P.S.I.

ALL AREAS GIVEN IN SQUARE FEET.

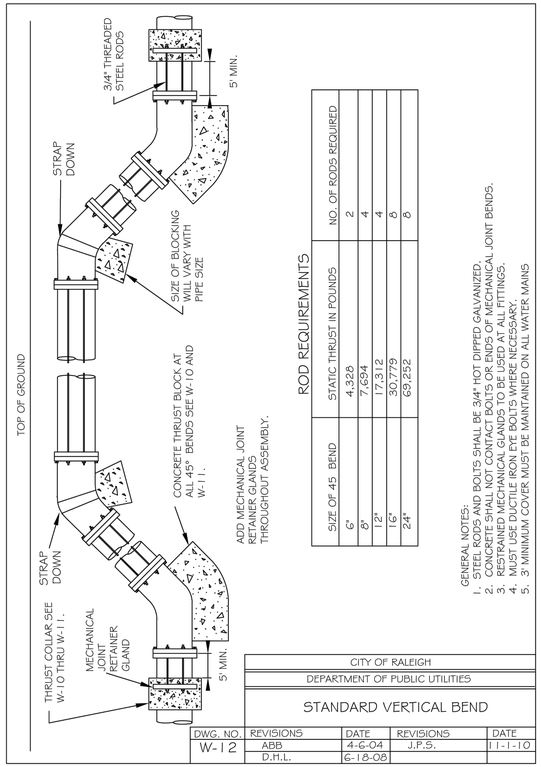
SIZE AND DEGREE OF BEND	STATIC THRUST IN POUNDS	MODERATELY DRY CLAY 4000 LBS/FT²	SOFT CLAY 2000 LBS/FT²	LOOSE LBS/FT² GRAVEL, COARSE SAND	8000 LBS/FT² DRY CLAY - ALWAYS DRY	SAND, COMPACT FIRM 3000 LBS/FT²	SAND - CLEAN DRY 4000 LBS/FT²	SOIL 1000 LBS/FT² QUICKSAND - VERY POOR	ROCK - POOR 10,000 LBS/FT²
6"									
11 1/4°	1,108	1	1	1	1	1	1	2	1
22 1/2°	2,207	1	2	2	1	1	1	3	1
45°	4,328	2	3	3	1	1	2	5	1
90°	7,996	2	4	5	1	1	2	8	1
PLUG	5,655	2	3	4	1	1	2	6	1
8"									
11 1/4°	1,970	1	1	2	1	1	1	2	1
22 1/2°	3,922	1	2	3	1	1	1	4	1
45°	7,694	2	4	5	1	1	2	8	1
90°	14,215	4	8	9	2	2	4	15	2
PLUG	10,053	3	5	6	2	2	3	10	1
12"									
11 1/4°	4,433	2	3	3	1	1	2	5	1
22 1/2°	8,826	3	5	6	2	2	3	9	1
45°	17,312	5	9	11	3	3	5	18	2
90°	31,983	8	16	19	4	4	8	32	4
PLUG	22,619	6	12	14	3	3	6	23	3
16"									
11 1/4°	7,881	2	4	5	1	1	2	8	1
22 1/2°	15,691	4	8	10	2	2	4	16	2
45°	30,779	8	16	19	4	4	8	31	4
90°	56,861	15	29	35	8	8	15	57	6
PLUG	40,213	10	21	25	5	5	10	41	5

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SIDE AT AN ANGLE OF 90° TO THE THRUST VECTOR.

USE 6" - 90° BEND VALUE FOR HYDRANTS FOR ADDITIONAL SAFETY FACTOR.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
THRUST BLOCKING DESIGN QUANTITY TABLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-10	D.W.C.	6-23-99		



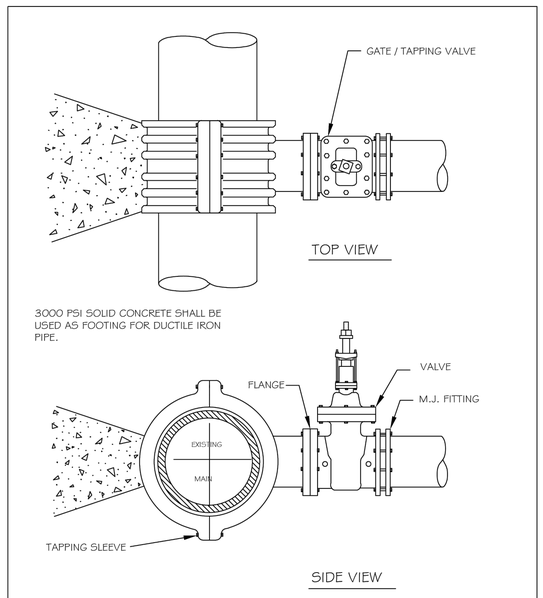
ROD REQUIREMENTS

SIZE OF 45 BEND	STATIC THRUST IN POUNDS	NO. OF RODS REQUIRED
6"	4,326	2
8"	7,694	4
12"	17,312	4
16"	30,779	6
24"	69,252	6

GENERAL NOTES:
1. STEEL RODS AND BOLTS SHALL BE 3/4" HOT DIPPED GALVANIZED.
2. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BENDS.
3. RESTRAINED MECHANICAL GLANDS TO BE USED AT ALL FITTINGS.
4. MUST USE DUCTILE IRON PVE BOLTS WHERE NECESSARY.
5. 3' MINIMUM COVER MUST BE MAINTAINED ON ALL WATER MAINS

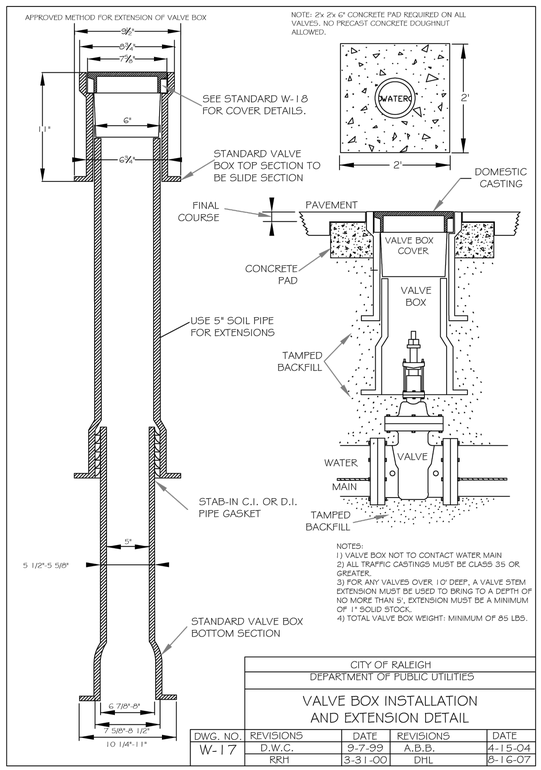
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD VERTICAL BEND

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-12	ABB	4-6-04	J.P.S.	11-1-10
	D.H.L.	6-18-08		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	12-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
VALVE BOX INSTALLATION AND EXTENSION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-17	D.W.C.	9-7-99	A.B.B.	4-15-04
	RRH	3-31-00	DHL	8-16-07

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

REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

BCE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGINC.COM
NC LICENSE #C-4397

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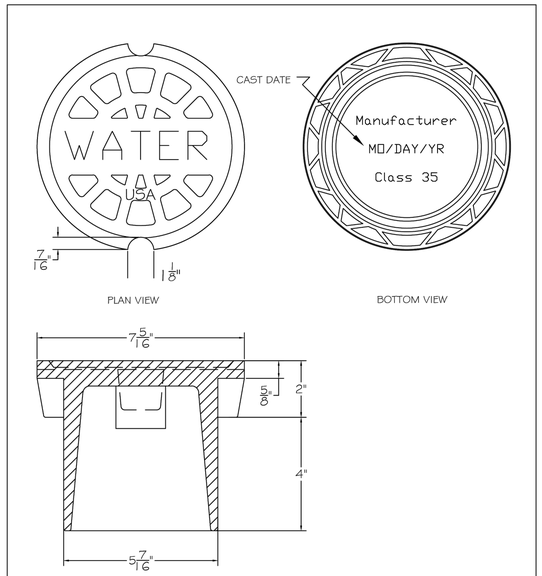
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

UTILITY DETAILS (2 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C9-2

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C9-2 - UTIL-DETL.dwg Layout: UTILITY DETAILS (2 OF 5) Plotted: 4/3/2024 2:21:30 PM

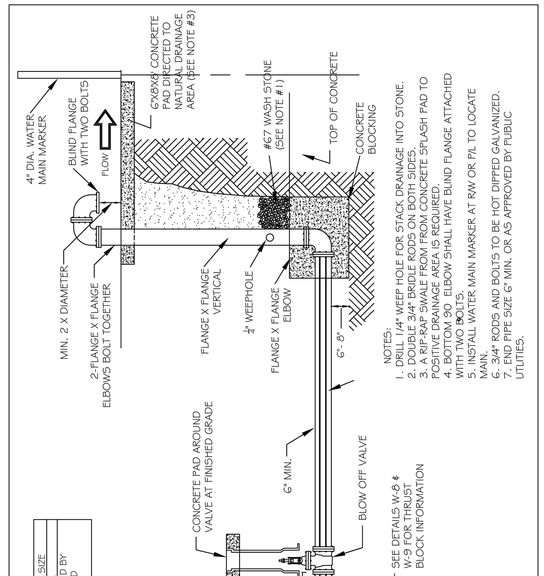


NOTE 1 - "WATER" LETTERING MUST BE 1" RAISED (RECESSED FLUSH)
NOTE 2 - VALVE COVER SHALL BE DOMESTICALLY CAST.
NOTE 3 - COVER MUST HAVE A MINIMUM WEIGHT OF 25 POUNDS.
NOTE 4 - COVER MUST BE CLASS 35 OR GREATER.
NOTE 5 - COVER MUST MEET OR EXCEED AASHTO H-20 LOAD REQUIREMENTS.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

5 1/4" VALVE BOX DROP LID WITH 4" SKIRT

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-18				



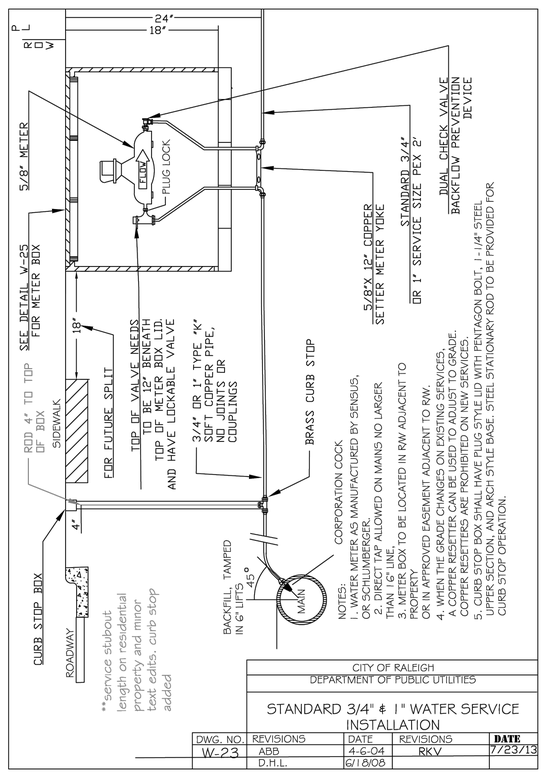
NOTES:
1. DRILL 1/4" WEEP HOLE FOR STACK DRAINAGE INTO STONE.
2. DOUBLE 3/4" BRIDLE RODS ON BOTH SIDES.
3. A REINFORCED CONCRETE SPLASH PAD TO POSITIVE DRAINAGE AREA IS REQUIRED.
4. BOTTOM 90° ELBOW SHALL HAVE BUND FLANGE ATTACHED WITH TWO BOLTS.
5. INSTALL WATER MAIN MARKER AT R/W OR P/L TO LOCATE MAIN.
6. 3/4" RODS AND BOLTS TO BE HOT DIPPED GALVANIZED.
7. END PIPE SIZE 6" MIN. OR AS APPROVED BY PUBLIC UTILITIES.

MAIN SIZE	END PIPE SIZE
6" - 12"	6" MIN.
16"+	APPROVED BY CORTUD

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

PERMANENT WATER MAIN BLOW OFF ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-22	D.W.C.	12-28-99	DHL	8-16-07
	A.B.B.	4-13-04		



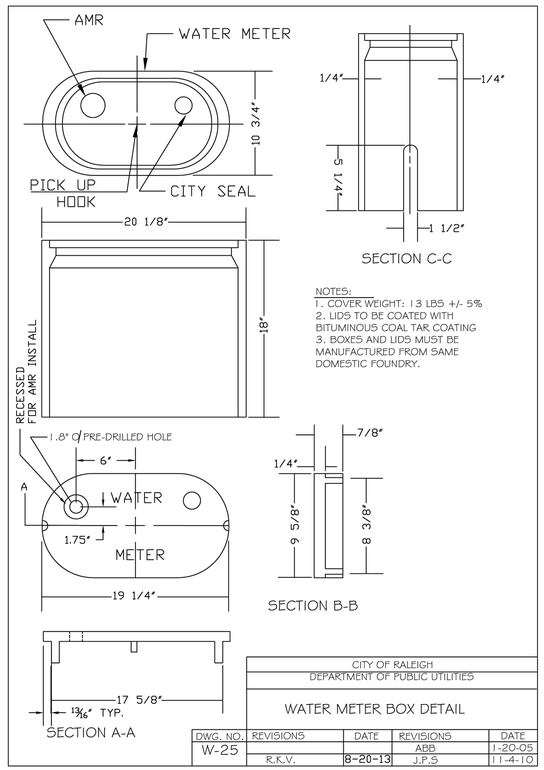
NOTES:
1. WATER METER AS MANUFACTURED BY SENSUS, OR SCHLUMBERGER.
2. NO METER TO BE ALLOWED ON MAINS NO LARGER THAN 1" LINE.
3. METER BOX TO BE LOCATED IN R/W ADJACENT TO PROPERTY
OR IN APPROVED EASEMENT ADJACENT TO R/W.
4. WHEN THE GRADE CHANGES ON EXISTING SERVICES, A COPPER RESETTER CAN BE USED TO ADJUST TO GRADE. COPPER RESETTERS ARE PROHIBITED ON NEW SERVICES.
5. CURB STOP BOX SHALL HAVE PLUG STYLE LID WITH PENTAGON BOLT, 1-1/4" STEEL UPPER SECTION, AND A MUELLER A-10 ARCH STYLE BASE. STEEL STATIONARY ROD TO BE PROVIDED FOR CURB STOP OPERATION.

**service stubout length on residential property and minor text edits. curb stop added

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD 3/4" & 1" WATER SERVICE INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-23	ABB	4-6-04	RKV	7/23/13
	D.H.L.	6/18/08		



NOTES:
1. COVER WEIGHT: 13 LBS +/- 5%
2. LIDS TO BE COATED WITH BITUMINOUS COAL TAR COATING
3. BOXES AND LIDS MUST BE MANUFACTURED FROM SAME DOMESTIC FOUNDRY.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

WATER METER BOX DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-25			ABB	1-20-05
	R.K.V.	8-20-13	J.P.S	11-4-10

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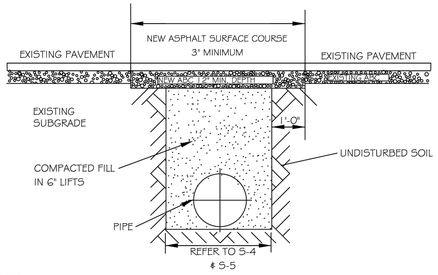
UTILITY DETAILS (3 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C9-3

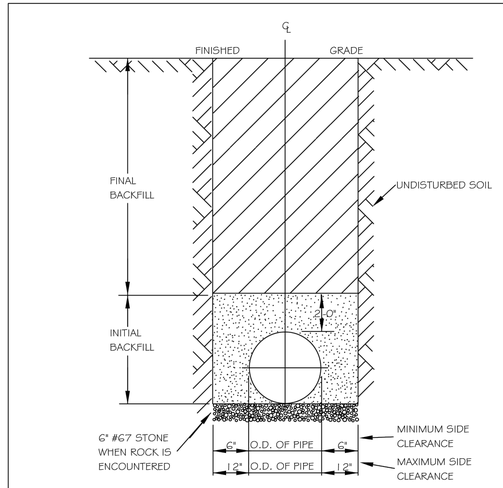
G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C9-2 - UTIL-DETL.dwg Layout: UTILITY DETAILS (3 OF 5) Plotted: 4/3/2024 2:21:32 PM



NOTES:
1. IN NCDOT MAINTAINED ROADWAYS ENCROACHMENT PAVEMENT PATCH REQUIREMENTS SHALL TAKE PRECEDENCE.
2. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAWCUT MACHINE.
3. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
4. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
5. THE ENTIRE THICKNESS AND VERTICAL EDGE OF CUT SHALL BE TACKED.
6. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
7. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
8. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING (S-4 & S-5) FOR ADDITIONAL DETAILS.
9. NO HAND PATCHING ALLOWED.
10. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD ASPHALT PAVEMENT PATCH DETAIL

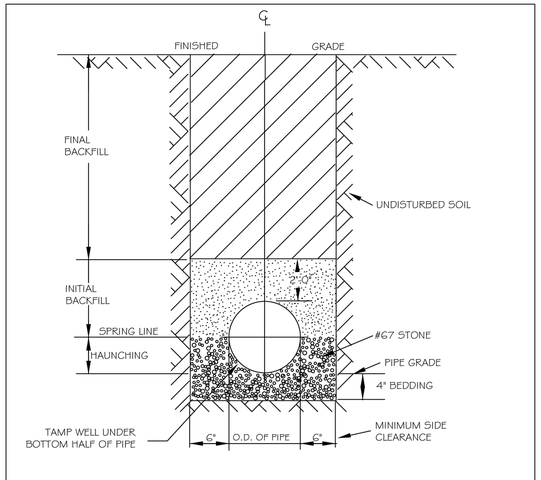
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-3	D.W.C.	11-1-99	A.B.B.	4-19-04
	RRH	3-30-00	J.P.S.	10-8-10



NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.
5. ACHIEVE 80% COMPACTION IN NON-TRAFFIC AREAS, AND 95% COMPACTION IN TRAFFIC AREAS.
6. IF IN EASEMENT 4" TOPSOIL, AND 12" CLEAN SELECT FILL MAY BE REQUIRED.
7. NO BOULDERS 8" IN DIAMETER OR GREATER ALLOWED IN FINAL BACKFILL.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-4	D.W.C.	9-3-99		
	RRH	3-30-00		

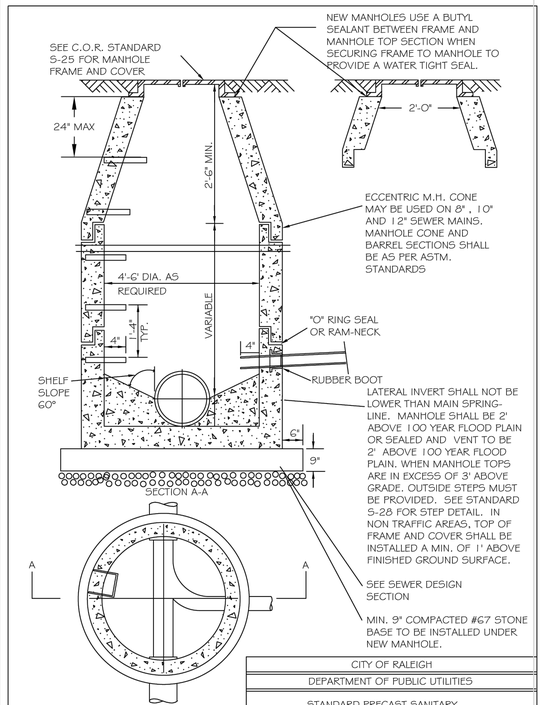


TYPICAL TRENCH BOTTOM DIMENSIONS FOR SDR 35 PVC GRAVITY PIPE

NOTES:
1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

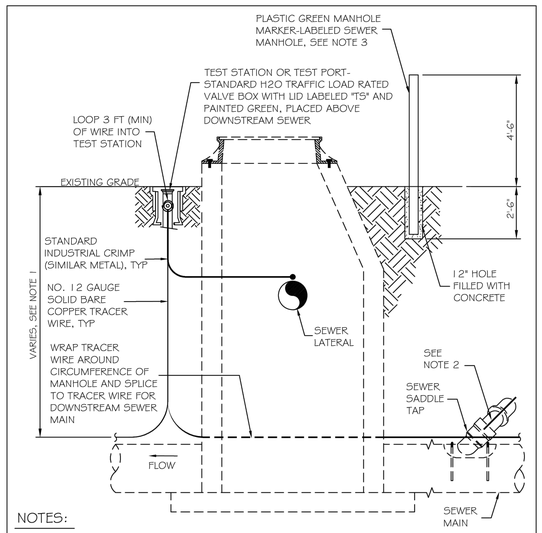
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TRENCH BOTTOM DIMENSIONS AND BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-5	TO NOTES	3-1-87	D.W.C.	9-3-99
		7-2-82	RRH	3-30-00



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD PRECAST SANITARY SEWER MANHOLE

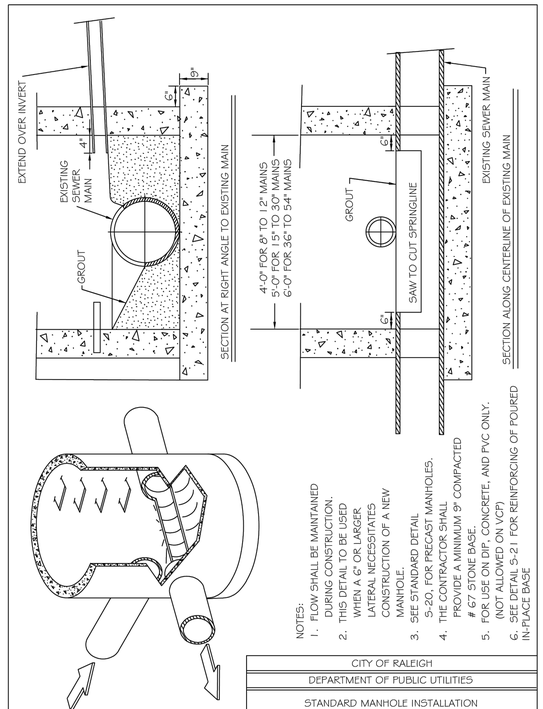
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20	Y.C.A.	12-31-92	ABB	2-21-05
	RRH	3-30-00	D.H.L.	6-16-06



NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. FOR GRAVITY MAIN AND OR LATERAL INSTALLATIONS LESS THAN 8 FT, THE TRACING WIRE SHALL BE ATTACHED TO THE PIPE. TRACER WIRE SHALL BE LAID FLAT AND SECURELY AFFIXED TO THE PIPE AT 10 FOOT INTERVALS. FOR GRAVITY MAIN AND OR LATERAL INSTALLATION DEEPER THAN 8 FT, THE TRACING WIRE SHALL BE INSTALLED AT A DEPTH OF 7-8 FT. THE WIRE SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK. NO BREAKS OF CUTS IN THE TRACER WIRE SHALL BE PERMITTED.
2. WHERE LATERAL TAPS ARE MADE BY SERVICE SADDLES, THE TRACER WIRE SHALL NOT BE ALLOWED TO TO BE PLACED BETWEEN THE SADDLE AND MAIN.
3. MANHOLE MARKERS SHALL BE PLACED ADJACENT TO MANHOLES AT THE DISCRETION OF OWNER OR OWNER'S REPRESENTATIVE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
GRAVITY SEWER MAIN TRACER WIRE AND MANHOLE MARKER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-20A	WKD	09-14		



NOTES:
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. SEE STANDARD DETAIL S-20, FOR PRECAST MANHOLES.
4. THE CONTRACTOR SHALL PROVIDE A MINIMUM 9" COMPACTED #67 STONE BASE.
5. FOR USE ON DIP, CONCRETE, AND PVC ONLY. (NOT ALLOWED ON VCP)
6. SEE DETAIL S-21 FOR REINFORCING OF POURED IN-PLACE BASE

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE INSTALLATION OVER EXISTING SEWER MAIN

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-22	Y.C.A.	12-31-91	A.B.B.	1-19-05
	RRH	3-30-00	D.H.L.	6/16/06

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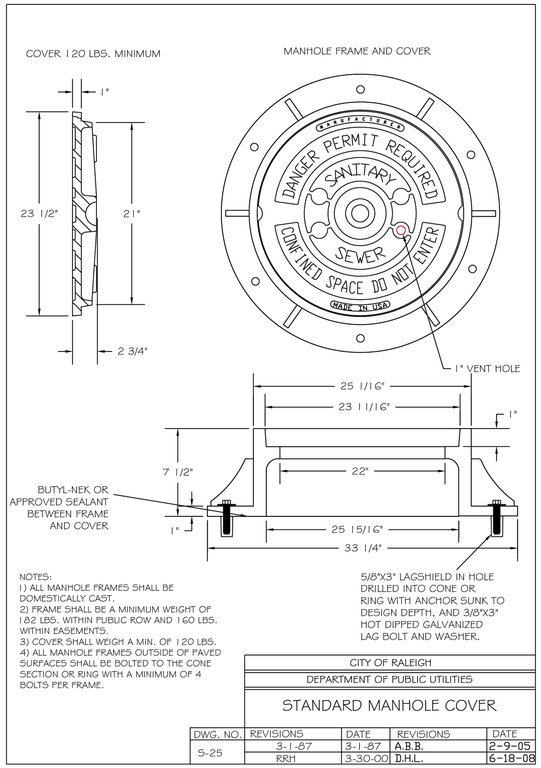
RALEIGH NC 27604

UTILITY DETAILS (4 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C9-4

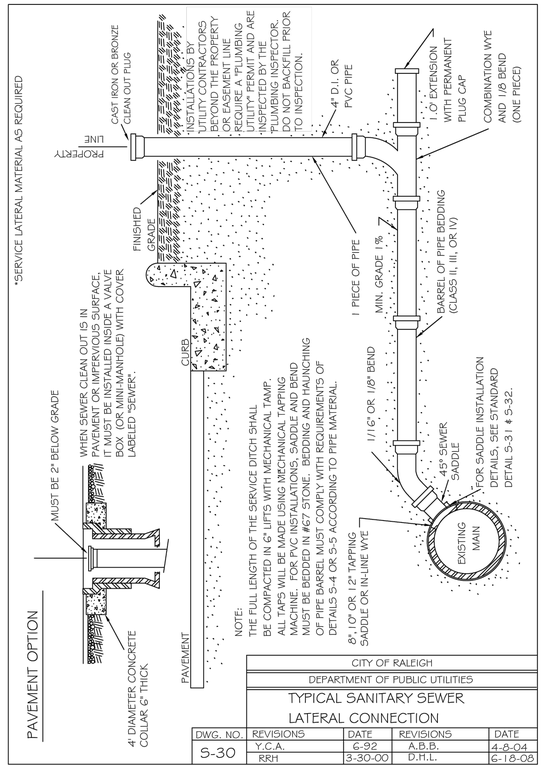
G:\NCAI\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\C9-2 - UTIL-DETL.dwg Layout: UTILITY DETAILS (4 OF 5) Plotted: 4/3/2024 2:21:37 PM



NOTES:
1) ALL MANHOLE FRAMES SHALL BE DOMESTICALLY CAST.
2) FRAME SHALL BE A MINIMUM WEIGHT OF 182 LBS. WITHIN PUBLIC ROW AND 160 LBS. WITHIN EASEMENTS.
3) COVER SHALL WEIGH A MIN. OF 120 LBS.
4) ALL MANHOLE FRAMES OUTSIDE OF PAVED SURFACES SHALL BE BOLTED TO THE CONE SECTION OR RING WITH A MINIMUM OF 4 BOLTS PER FRAME.

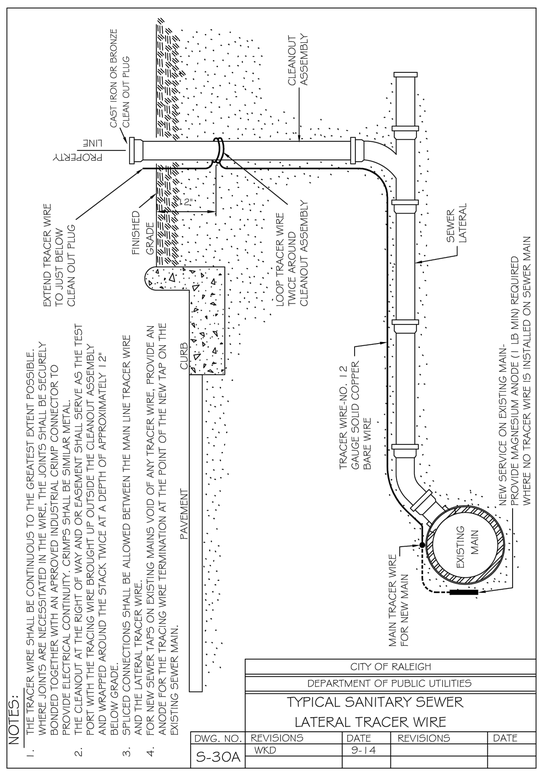
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
STANDARD MANHOLE COVER

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-25	3-1-87	3-1-87	A.B.B.	2-9-05
	RRH	3-30-00	D.H.L.	6-18-08



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL CONNECTION

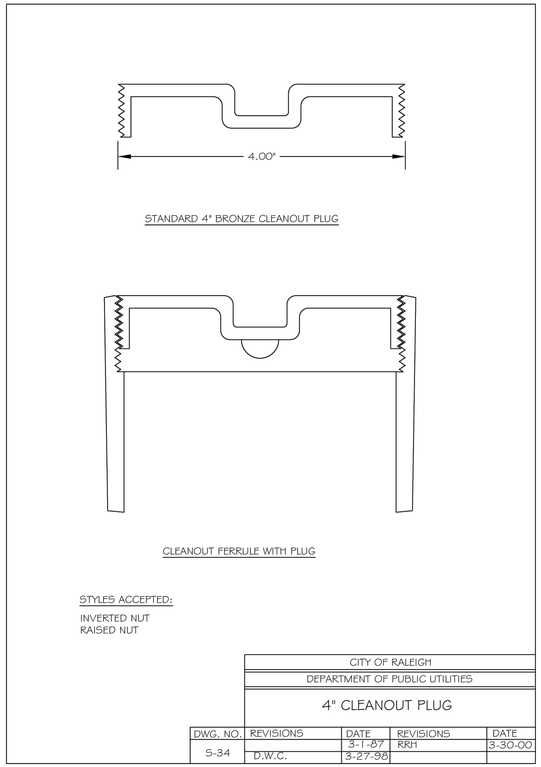
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30	Y.C.A.	6-92	A.B.B.	4-8-04
	RRH	3-30-00	D.H.L.	6-18-08



NOTES:
1. THE TRACER WIRE SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. WHERE JOINTS ARE NECESSITATED IN THE WIRE, THE JOINTS SHALL BE SECURELY BONDED TOGETHER WITH AN APPROVED INDUSTRIAL CRIMP CONNECTOR TO PROVIDE ELECTRICAL CONTINUITY. CRIMPS SHALL BE SIMILAR METAL.
2. THE CLEANOUT AT THE RIGHT OF WAY AND OR EASEMENT SHALL SERVE AS THE TEST LOCATION. THE WIRE SHALL BE BROUGHT UP TO GRADE AT THE CLEANOUT ASSEMBLY AND WRAPPED AROUND THE STACK TWICE AT A DEPTH OF APPROXIMATELY 12" BELOW GRADE.
3. SPLICED CONNECTIONS SHALL BE ALLOWED BETWEEN THE MAIN LINE TRACER WIRE AND THE LATERAL TRACER WIRE.
4. FOR NEW SEWER TAPS ON EXISTING MAINS VOID OF ANY TRACER WIRE, PROVIDE AN ANODE FOR THE TRACING WIRE TERMINATION AT THE POINT OF THE NEW TAP ON THE EXISTING SEWER MAIN.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL SANITARY SEWER LATERAL TRACER WIRE

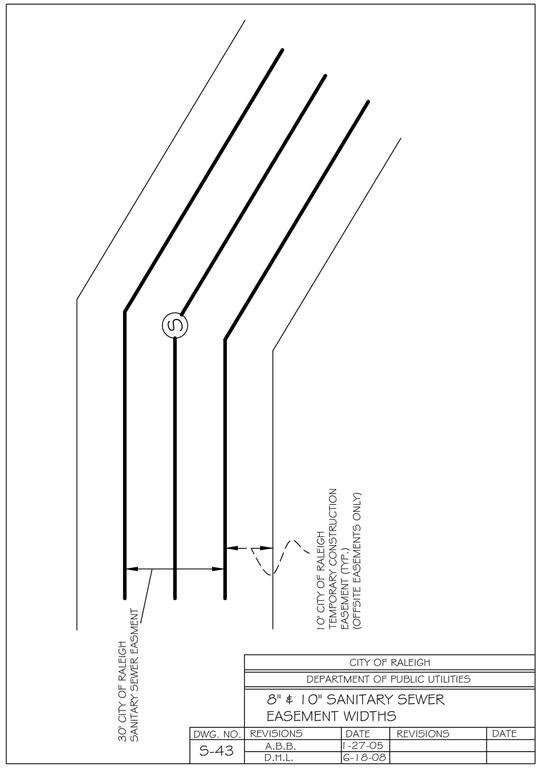
DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-30A	WKD	9-14		



STYLES ACCEPTED:
INVERTED NUT
RAISED NUT

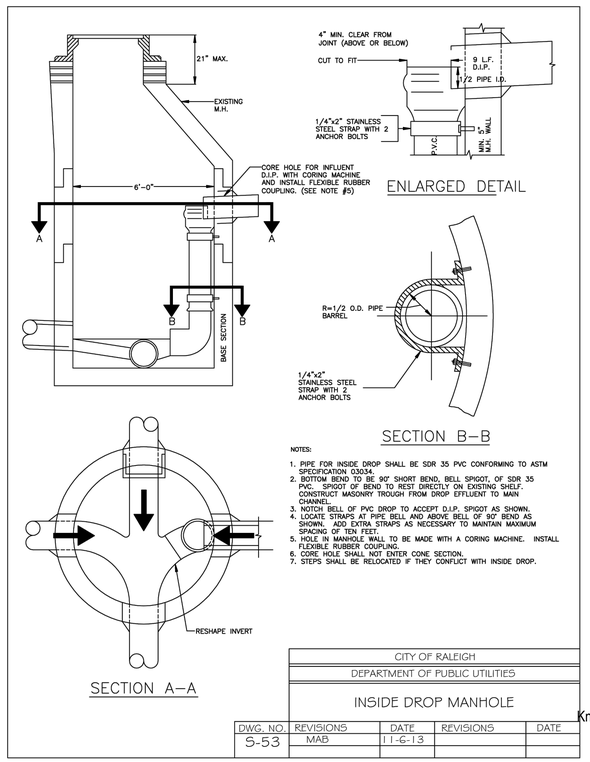
CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
4" CLEANOUT PLUG

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-34		3-1-87	RRH	3-30-00
	D.W.C.	3-27-98		



CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
8" & 10" SANITARY SEWER EASEMENT WIDTHS

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-43	A.B.B.	1-27-05		
	D.H.L.	6-18-08		



NOTES:
1. PIPE FOR INSIDE DROP SHALL BE SDR 35 PVC CONFORMING TO ASTM SPECIFICATION D3034.
2. BOTTOM BEND TO BE 90° SHORT BEND, BELL SPIGOT, OF SDR 35 PVC. SPIGOT OF BEND TO REST DIRECTLY ON EXISTING SHELF. CONSTRUCT MASONRY TROUGH FROM DROP EFFLUENT TO MAIN CHANNEL.
3. NOTCH BELL OF PVC DROP TO ACCEPT D.I.P. SPIGOT AS SHOWN.
4. LOCATE STRAPS AT PIPE BELL AND ABOVE BELL OF 90° BEND AS SHOWN. ADD EXTRA STRAPS AS NECESSARY TO MAINTAIN MAXIMUM SPACING OF TEN FEET.
5. HOLE IN MANHOLE WALL TO BE MADE WITH A CORING MACHINE. INSTALL FLEXIBLE RUBBER COUPLING.
6. CORE HOLE SHALL NOT ENTER CONE SECTION.
7. STEPS SHALL BE RELOCATED IF THEY CONFLICT WITH INSIDE DROP.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
INSIDE DROP MANHOLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
S-53	MAB	11-6-13		

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

REV	DATE	DESCRIPTION

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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DR HORTON
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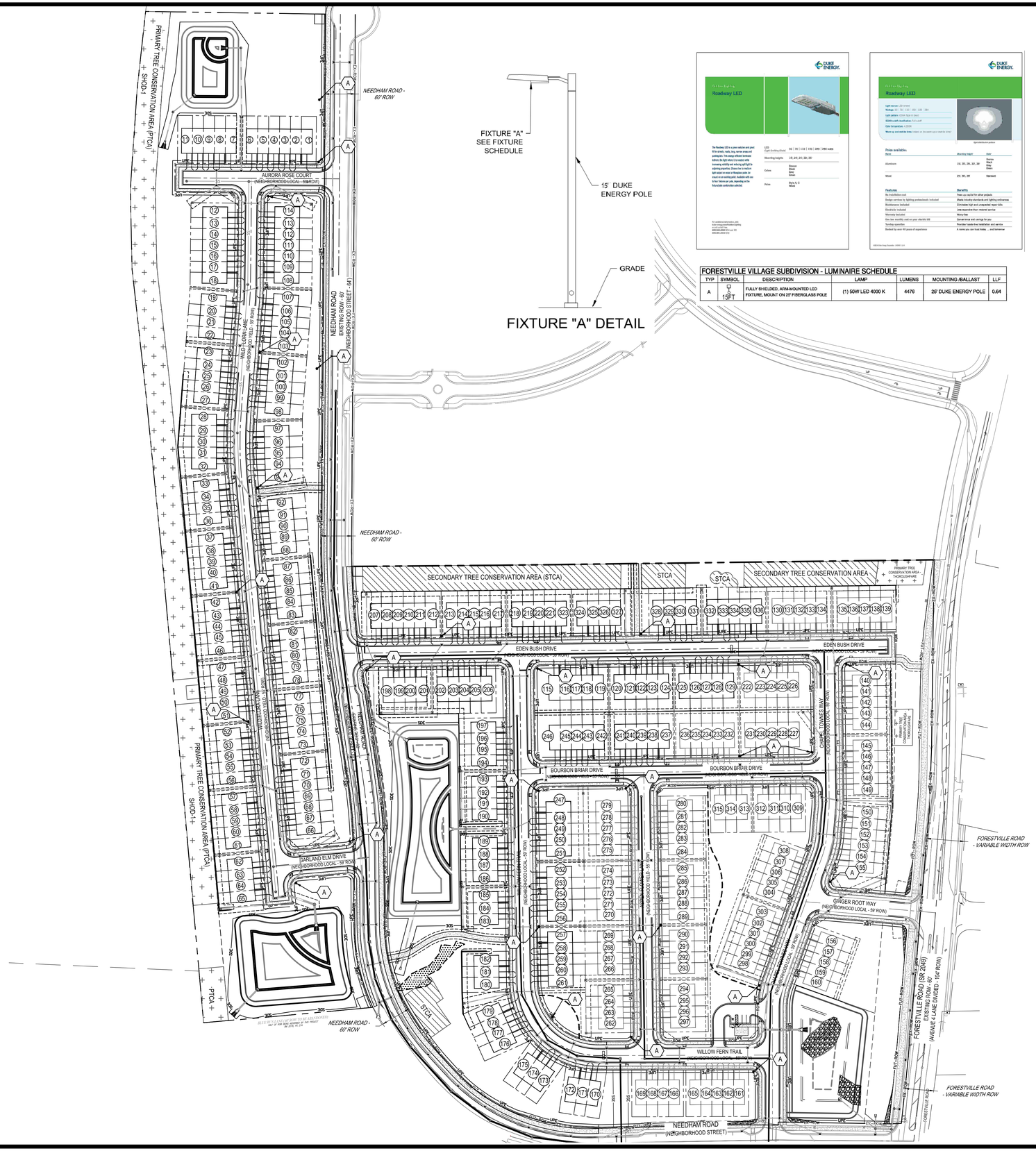
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

UTILITY DETAILS (5 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
C9-5

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\CS-2 - UTIL-DETL.dwg Layout: UTILITY DETAILS (5 OF 5) Plotted: 4/3/2024 2:21:41 PM



FIXTURE "A" DETAIL

FORESTVILLE VILLAGE SUBDIVISION - LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING /BALLAST	LLF
A	15FT	FULLY SHIELDED, ARM-MOUNTED LED FIXTURE, MOUNT ON 25' FIBERGLASS POLE	(1) 50W LED 4000 K	4476	25' DUKE ENERGY POLE	0.64

LEGEND

- PROPOSED BOUNDARY
- PROPOSED STREET LIGHT
- A — PROP. STREET LIGHT CALLOUT

NOTES:

1. Streetlights within the City of Raleigh are leased from local energy providers. Standard installation includes an energy efficient Light-Emitting Diode (LED) fixture mounted on a 30' wood pole.
2. Decorative or pedestrian scale lighting is optional on City of Raleigh public streets, and will not be paid for by the City unless it is a City driven project. The developer and/or property owner will be completely responsible for up-front and ongoing costs of pedestrian scale lights on all non-City projects. The different styles of approved products are available from the local energy providers.
3. Energy provider leased Light-Emitting Diode (LED) streetlight fixtures must be used on public right-of-way if they are to be added to the City account. The energy provider will conduct all troubleshooting, repairs, and maintenance.
4. The energy provider must develop a lighting plan meeting or exceeding the City of Raleigh lighting standards as stated in Sec. 10-3059 of the City Code of Ordinances. This plan must be approved by Transportation Operations staff before the energy provider is authorized to install.
5. The energy provider generally determines the type (wattage) of LED streetlight fixture to be used along each public roadway and the associated pole spacing to meet the City's lighting standards. This can be modified by City staff if need be, and must be approved by staff before installation begins.
6. All streetlights must be underground fed, unless overhead infrastructure already exists where streetlights will be placed.
7. Underground facility installation and any abnormal costs (trenching, boring, reseeding, rock removal, etc.) associated with streetlight installation must be paid for by the developer, per the Street Lighting Developer Requirements.
8. In order for the streetlights to be added to the City account, they must be installed on 30' wood or gray fiberglass poles. If gray fiberglass is used, a $250/pole buy down can be paid to the City in order to have the streetlights added to our account. This buy down must be paid before City staff will authorize the installation of gray fiberglass poles.
9. If the developer uses any type of black poles, post-top lamp streetlights, or pedestrian scale lighting the streetlights cannot be added to the City's streetlight account. These must remain on a private account. If a state registered non-profit owner's association exists for the development, an agreement can be drafted to allow for the annual reimbursement of city standard lighting costs to the association.
10. The developer is responsible for installation of streetlights on all local access system roadways (residential and commercial), which will be built or improved as part of their development project. (.4 fc and 6:1 uniformity).
11. The developer is responsible for installation of streetlights on all collector system roadways (residential and commercial), which will be built or improved as part of their development project. (.6 fc and 4:1 uniformity)
12. The developer is responsible for installation of streetlights on all minor thoroughfare system roadways, which will be built or improved as part of their development project (.9 fc and 4:1 uniformity). If the roadway is built to State standards the street lighting is subject to State lighting requirements.
13. The developer is responsible for installation of streetlights on all major system roadways, which will be built or improved as part of their development project (1.2 fc and 4:1 uniformity). If the roadway is built to State standards the street lighting is subject to State lighting requirements.
14. The developer is responsible for installation of streetlights on all secondary system roadways, which will be built or improved as part of his development project. If the roadway is built to State standards, the street lighting is subject to State lighting requirements. The City may opt to participate in streetlight installations that would close any gaps in the streetlight system created by this requirement.
15. Decorative or pedestrian scale lighting is optional on City of Raleigh public streets, and will not be paid for by the City unless it is a City driven project. The developer and/or property owner will be completely responsible for up-front and ongoing costs of decorative or pedestrian lightingon all non-City projects.
16. The following street lighting fixtures are approved for use on City of Raleigh public streets at the owner's expense.

0 50' 100' 200'
SCALE: 1" = 100'

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STREET LIGHTING PLAN

FILE NUMBER: 7734-02
DATE: 04/04/2024
C10-0

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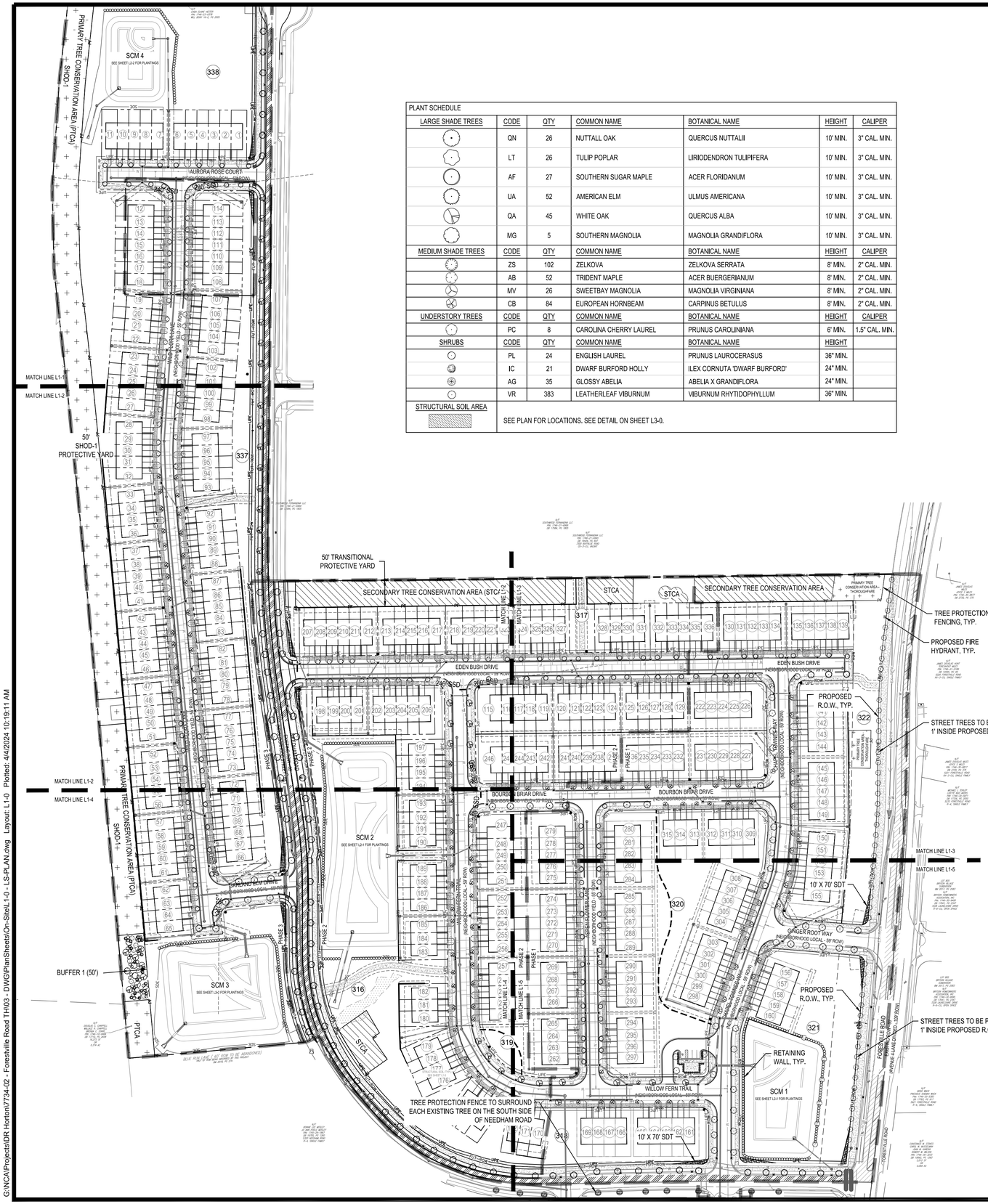

PLANT SCHEDULE						
LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	QN	26	NUTTALL OAK	QUERCUS NUTTALII	10' MIN.	3" CAL. MIN.
	LT	26	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.
	AF	27	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	10' MIN.	3" CAL. MIN.
	UA	52	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.
	QA	45	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.
	MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10' MIN.	3" CAL. MIN.
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	ZS	102	ZELKOVA	ZELKOVA SERRATA	8' MIN.	2" CAL. MIN.
	AB	52	TRIDENT MAPLE	ACER BUERGERIANUM	8' MIN.	2" CAL. MIN.
	MV	26	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8' MIN.	2" CAL. MIN.
	CB	84	EUROPEAN HORNBEAM	CARPINUS BETULUS	8' MIN.	2" CAL. MIN.
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	PC	8	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	
	PL	24	ENGLISH LAUREL	PRUNUS LAUROCERASUS	36" MIN.	
	IC	21	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	24" MIN.	
	AG	35	GLOSSY ABELIA	ABELIA X GRANDIFLORA	24" MIN.	
	VR	383	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	36" MIN.	
STRUCTURAL SOIL AREA	SEE PLAN FOR LOCATIONS. SEE DETAIL ON SHEET L3-0.					

PHASE 1 - STREET TREE REQUIREMENTS

1 SHADE TREE EVERY 40' O.C.

NEEDHAM ROAD
REQUIRED: 533' FRONTAGE / 40' = 14 TREES

PROVIDED: 14 TREES

FORESTVILLE ROAD (1 UNDERSTORY TREE EVERY 20' O.C.)
REQUIRED: 1,020' FRONTAGE / 20' = 51 TREES

PROVIDED: 51 TREES

GINGER ROOT WAY
REQUIRED: 340' FRONTAGE / 40' = 9 TREES

PROVIDED: 9 TREES

CHAPEL TOWNES WAY
REQUIRED: 1,870' FRONTAGE / 40' = 47 TREES

PROVIDED: 49 TREES

ASPEN FLOWER LANE
REQUIRED: 980' FRONTAGE / 40' = 25 TREES

PROVIDED: 27 TREES

WILLOW FERN TRAIL
REQUIRED: 520' FRONTAGE / 40' = 13 TREES

PROVIDED: 13 TREES

BOURBON BRIAR DRIVE
REQUIRED: 744' LENGTH FRONTAGE / 40' = 19 TREES

PROVIDED: 19 TREES

EDEN BUSH DRIVE
REQUIRED: 618' FRONTAGE / 40' = 15 TREES

PROVIDED: 15 TREES

PHASES 2-3 STREET TREE REQUIREMENTS

1 SHADE TREE EVERY 40' O.C.

NEEDHAM ROAD
REQUIRED: 3,146' FRONTAGE / 40' = 79 TREES

PROVIDED: 81 TREES

EDEN BRUSH DRIVE
REQUIRED: 1,500' FRONTAGE / 40' = 38 TREES

PROVIDED: 39 TREES

BOURBON BRIAR DRIVE
REQUIRED: 328' LENGTH (BOTH SIDES) / 40' = 8 TREES

PROVIDED: 9 TREES

WILLOW FERN TRAIL
REQUIRED: 1,592' FRONTAGE / 40' = 40 TREES

PROVIDED: 44 TREES

WILD FLORA LANE
REQUIRED: 2,900' FRONTAGE / 40' = 73 TREES

PROVIDED: 83 TREES

GARLAND ELM DRIVE
REQUIRED: 208' LENGTH FRONTAGE / 40' = 6 TREES

PROVIDED: 6 TREES

TANSY ROSE WAY
REQUIRED: 258' FRONTAGE = 8 TREES

PROVIDED: 10 TREES

AURORA ROSE COURT
REQUIRED: 518' FRONTAGE / 40' = 13 TREES

PROVIDED: 16 TREES

PHASES 2-3 PROTECTIVE YARD REQUIRMENTS

BUFFER 1

REQUIRED: SHOD-1 TRANSITIONAL PROTECTIVE YARD (50' WIDTH)
10 SHADE TREES PER 100'; (128' LENGTH / 100') X 10 TREES =
13 SHADE TREES (9 DECIDOUS (14' MIN.) / 4 EVERGREEN (8' MIN.))
6 UNDERSTORY TREES PER 100'; (128' LENGTH / 100') X 6 TREES =
8 UNDERSTORY TREES
32 SHRUBS PER 100'; (128' LENGTH / 100') X 32 SHRUBS =
41 SHRUBS (5' MIN. HEIGHT)

PROVIDED: 14 SHADE TREES (9 DECIDOUS / 5 EVERGREEN)
8 UNDERSTORY TREES
45 SHRUBS

LANDSCAPE NOTES

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

NOTE:
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N

0 50' 100' 200'
SCALE: 1" = 100'

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PRELIMINARY SUBDIVISION PLAN

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RALEIGH NC 27604

OVERALL LANDSCAPE PLAN

FILE NUMBER: 7734-02
DATE: 04/04/2024
L1-0

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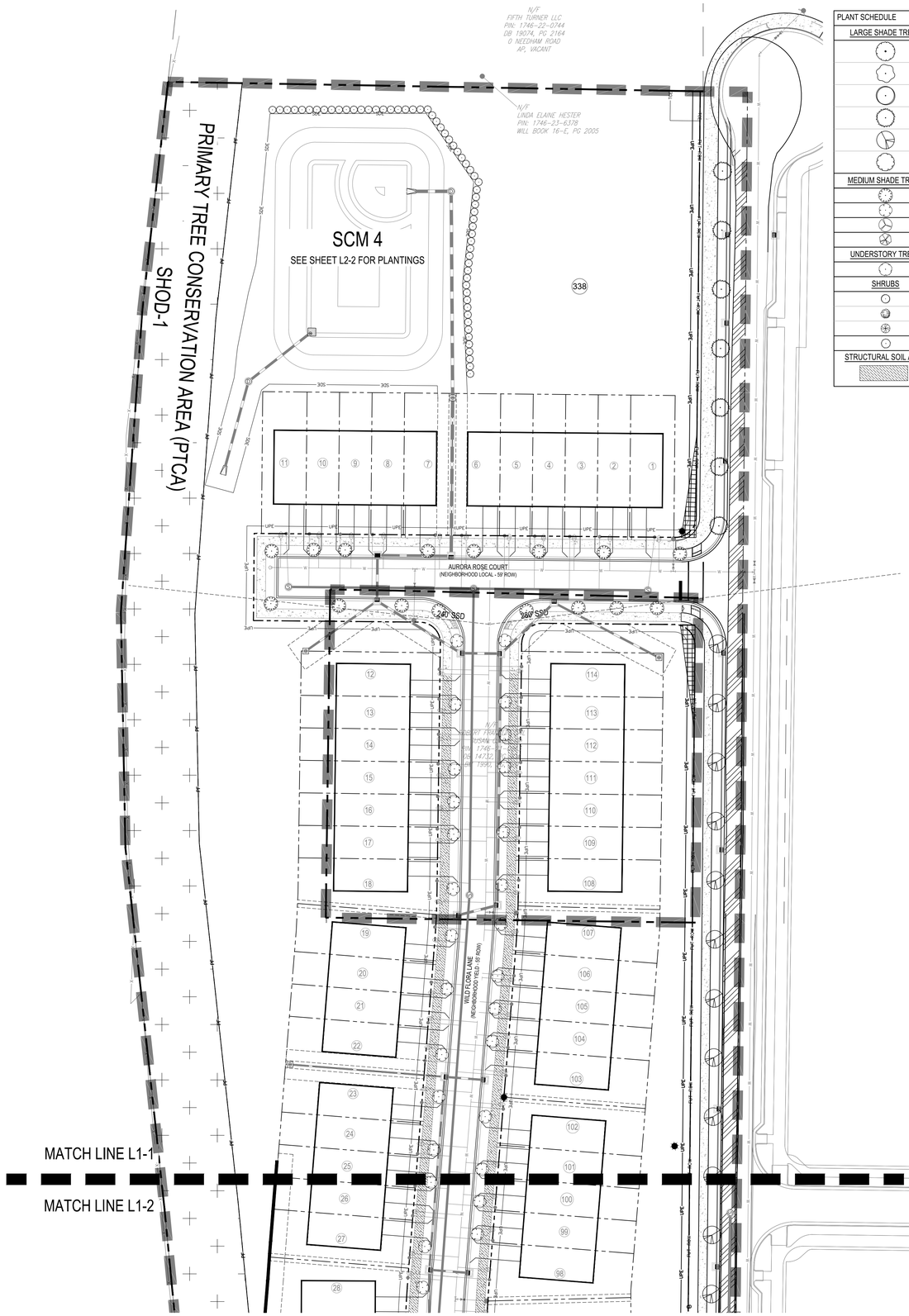

PLANT SCHEDULE						
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	QN	26	NUTTALL OAK	QUERCUS NUTTALII	10' MIN.	3" CAL. MIN.
	LT	26	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.
	AF	27	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	10' MIN.	3" CAL. MIN.
	UA	52	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.
	QA	45	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.
	MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10' MIN.	3" CAL. MIN.
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	ZS	102	ZELKOVA	ZELKOVA SERRATA	8' MIN.	2" CAL. MIN.
	AB	52	TRIDENT MAPLE	ACER BUERGERIANUM	8' MIN.	2" CAL. MIN.
	MV	26	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8' MIN.	2" CAL. MIN.
	CB	84	EUROPEAN HORNBEAM	CARPINUS BETULUS	8' MIN.	2" CAL. MIN.
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	PC	8	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	
	PL	24	ENGLISH LAUREL	PRUNUS LAUROCERASUS	36" MIN.	
	IC	21	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	24" MIN.	
	AG	35	GLOSSY ABELIA	ABELIA X GRANDIFLORA	24" MIN.	
	VR	383	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	36" MIN.	
STRUCTURAL SOIL AREA	SEE PLAN FOR LOCATIONS. SEE DETAIL ON SHEET L3-0.					

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N

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SCALE: 1" = 40'

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LANDSCAPE PLAN (1 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L1-1

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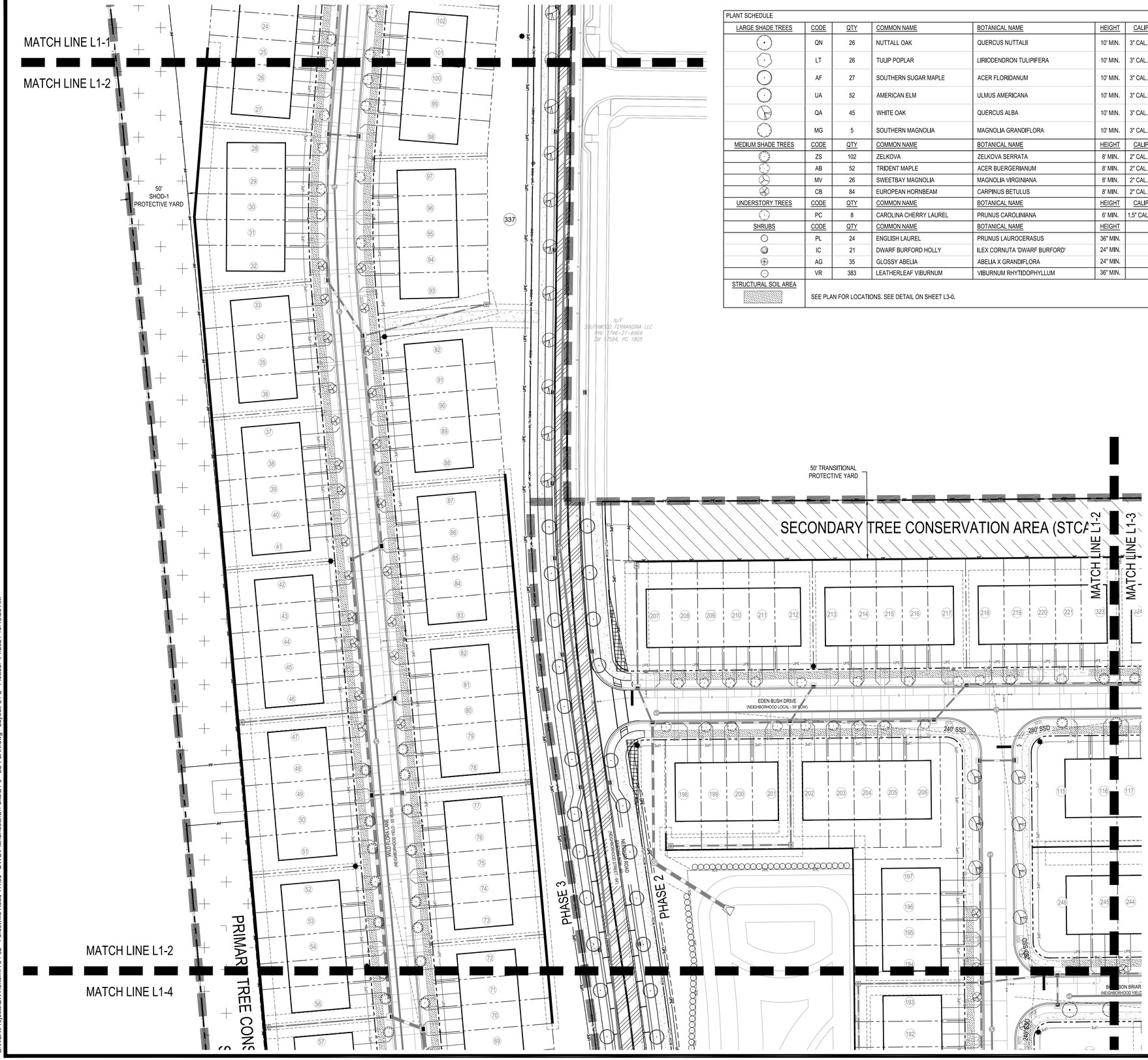

PLANT SCHEDULE

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	QA	45	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.
	MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10' MIN.	3" CAL. MIN.
MEDIUM SHADE TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	**CALIPER**
	ZS	102	ZELKOVA	ZELKOVA SERRATA	8' MIN.	2" CAL. MIN.
	AB	52	TRIDENT MAPLE	ACER BUERGERIANUM	8' MIN.	2" CAL. MIN.
	MV	26	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8' MIN.	2" CAL. MIN.
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SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**HEIGHT**	
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DESIGNED BY: MPC
DRAWN BY: MPC
REVIEWED BY: RCZ

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DR HORTON
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SUITE 110
MORRISVILLE, NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

LANDSCAPE PLAN (2 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L1-2

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\L1-0 - LS-PLAN.dwg Layout: L1-2 Plotted: 4/4/2024 10:19:26 AM

PLANT SCHEDULE						
LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	QN	26	NUTTALL OAK	QUERCUS NUTTALII	10' MIN.	3" CAL. MIN.
	LT	26	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.
	AF	27	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	10' MIN.	3" CAL. MIN.
	UA	52	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.
	QA	45	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.
	MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10' MIN.	3" CAL. MIN.
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	ZS	102	ZELKOVA	ZELKOVA SERRATA	8' MIN.	2" CAL. MIN.
	AB	52	TRIDENT MAPLE	ACER BUERGERIANUM	8' MIN.	2" CAL. MIN.
	MV	26	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8' MIN.	2" CAL. MIN.
	CB	84	EUROPEAN HORNBEAM	CARPINUS BETULUS	8' MIN.	2" CAL. MIN.
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	PC	8	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	
	PL	24	ENGLISH LAUREL	PRUNUS LAUROCERASUS	36" MIN.	
	IC	21	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	24" MIN.	
	AG	35	GLOSSY ABELIA	ABELIA X GRANDIFLORA	24" MIN.	
	VR	383	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	36" MIN.	
STRUCTURAL SOIL AREA	SEE PLAN FOR LOCATIONS. SEE DETAIL ON SHEET L3-0.					

SOUTHWOOD FARMS LLC
PIN: 1746-30-8877
DB 17554, PG 1925

SOUTHWOOD FARMS LLC
PIN: 1746-30-5871
DB 17726, PG 2050
CA-3-CU, VACANT

TREE PROTECTION FENCING, TYP.

A (STCA)

MATCH LINE L1-2

MATCH LINE L1-3

STCA

STCA

SECONDARY TREE CONSERVATION AREA

PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

N/F
JAMES DOUGLAS MILES
JOYCE S MILES
PIN: 1746-30-8877
DB 2730, PG 375

PROPOSED FIRE HYDRANT, TYP.

EDEN BUSH DRIVE
(NEIGHBORHOOD LOCAL - 59' ROW)

N/F
JAMES DOUGLAS HUNT
TERESAVOGT MILES
PIN: 1746-41-0189
DB 14595, PG 49
5225 FORESTVILLE ROAD
RX-3-CU, SINGLE FAMILY

PROPOSED R.O.W., TYP.

STREET TREES TO BE PLACED 1' INSIDE PROPOSED R.O.W.

PHASE 2

PHASE 1

CHAPEL TOWNES WAY
(NEIGHBORHOOD LOCAL - 59' ROW)

PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

N/F
JAMES DOUGLAS MILES
JOYCE S MILES
PIN: 1746-30-8877
DB 2730, PG 375
5221 FORESTVILLE ROAD
RX-3-CU, SINGLE FAMILY

N/F
MICHAEL L TENLEP
LISETTE NGO AKERS
PIN: 1746-30-5871
DB 17726, PG 2050
5233 FORESTVILLE ROAD
R-4, SINGLE FAMILY

BOURBON BRIAR DRIVE
(NEIGHBORHOOD YIELD - 55' ROW)

MATCH LINE L1-3

MATCH LINE L1-5

LOT 805
BRYSON VILLAGE
SUBDIVISION
BM 2017, PG 2583

10' X 70' SDT

NOTE:
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N

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

811
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0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

LANDSCAPE PLAN (3 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L1-3

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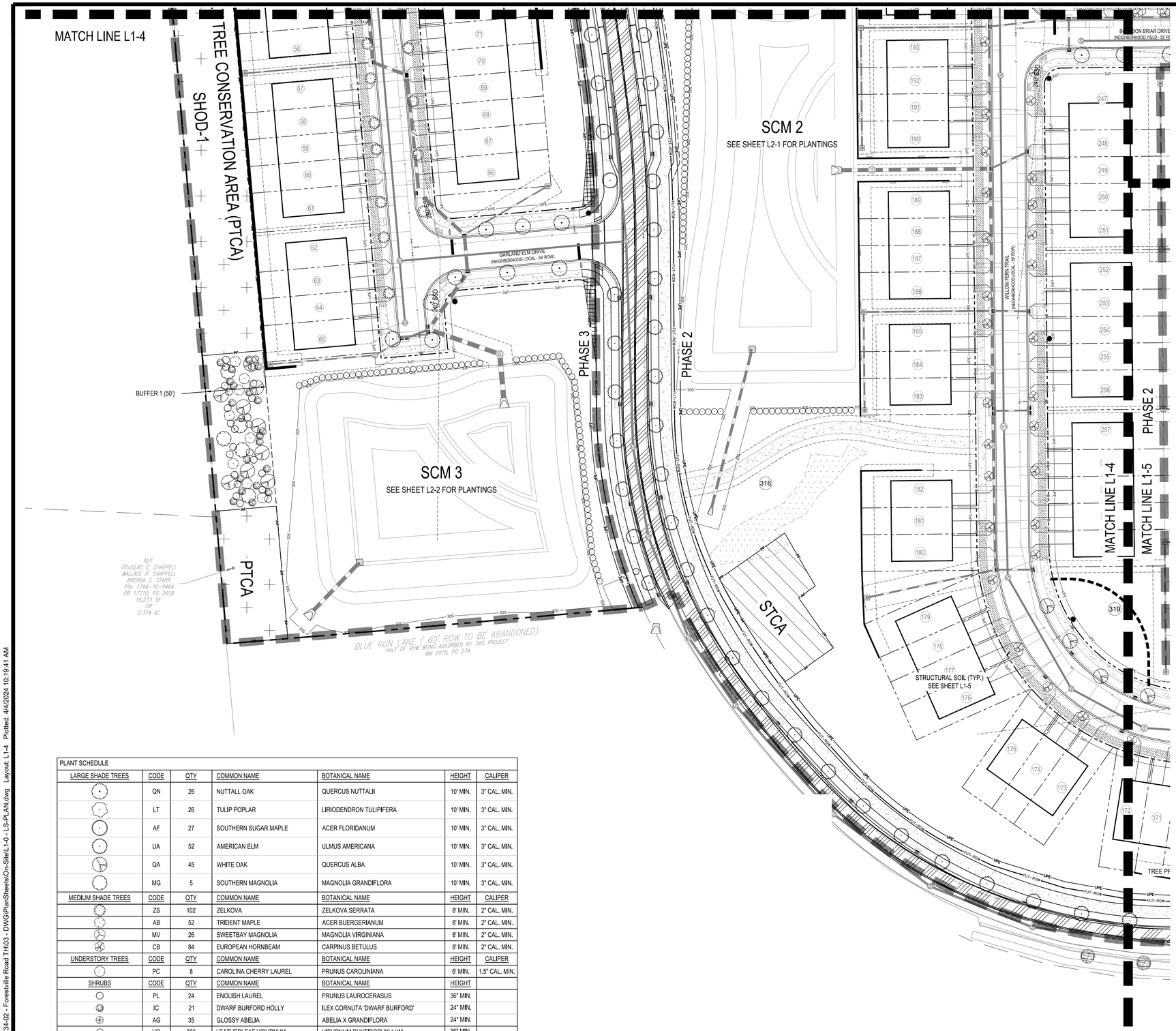

PLANT SCHEDULE						
LARGE SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	QN	26	NUTTALL OAK	QUERCUS NUTTALII	10' MIN.	3" CAL. MIN.
	LT	26	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10' MIN.	3" CAL. MIN.
	AF	27	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	10' MIN.	3" CAL. MIN.
	UA	52	AMERICAN ELM	ULMUS AMERICANA	10' MIN.	3" CAL. MIN.
	QA	45	WHITE OAK	QUERCUS ALBA	10' MIN.	3" CAL. MIN.
	MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10' MIN.	3" CAL. MIN.
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	ZS	102	ZELKOVA	ZELKOVA SERRATA	8' MIN.	2" CAL. MIN.
	AB	52	TRIDENT MAPLE	ACER BUERGERIANUM	8' MIN.	2" CAL. MIN.
	MV	26	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8' MIN.	2" CAL. MIN.
	CB	84	EUROPEAN HORNBEAM	CARPINUS BETULUS	8' MIN.	2" CAL. MIN.
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	PC	8	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	
	PL	24	ENGLISH LAUREL	PRUNUS LAUROCERASUS	36" MIN.	
	IC	21	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	24" MIN.	
	AG	35	GLOSSY ABELIA	ABELIA X GRANDIFLORA	24" MIN.	
	VR	383	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	36" MIN.	
STRUCTURAL SOIL AREA	SEE PLAN FOR LOCATIONS. SEE DETAIL ON SHEET L3-0.					

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N

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

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RALEIGH NC 27604

LANDSCAPE PLAN (4 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L1-4

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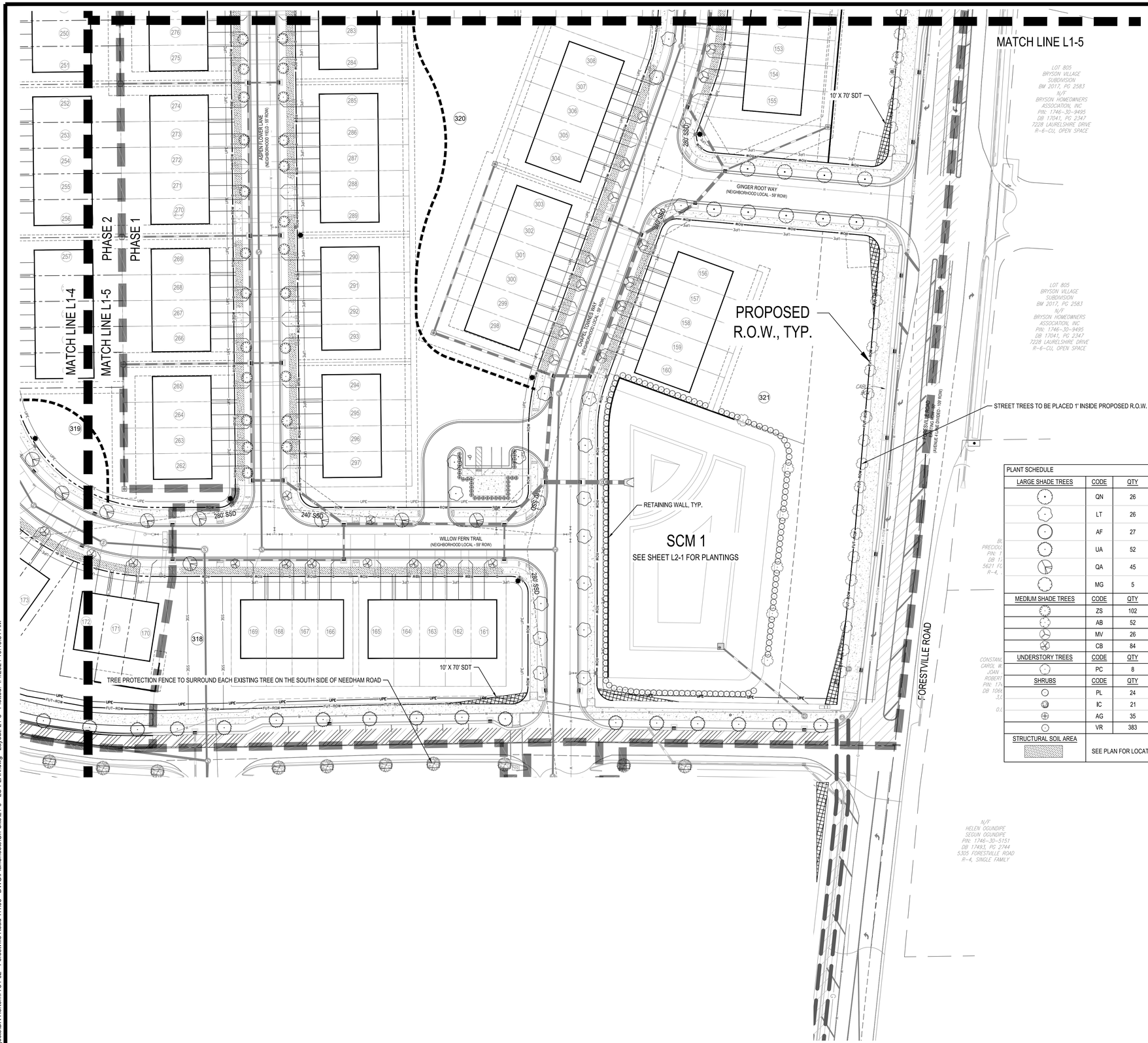

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	MG	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	10' MIN.	3" CAL. MIN.
MEDIUM SHADE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	ZS	102	ZELKOVA	ZELKOVA SERRATA	8' MIN.	2" CAL. MIN.
	AB	52	TRIDENT MAPLE	ACER BUERGERIANUM	8' MIN.	2" CAL. MIN.
	MV	26	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8' MIN.	2" CAL. MIN.
	CB	84	EUROPEAN HORNBEAM	CARPINUS BETULUS	8' MIN.	2" CAL. MIN.
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	CALIPER
	PC	8	CAROLINA CHERRY LAUREL	PRUNUS CAROLINIANA	6' MIN.	1.5" CAL. MIN.
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	AG	35	GLOSSY ABELIA	ABELIA X GRANDIFLORA	24" MIN.	
	VR	383	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	36" MIN.	
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LANDSCAPE PLAN (5 OF 5)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L1-5

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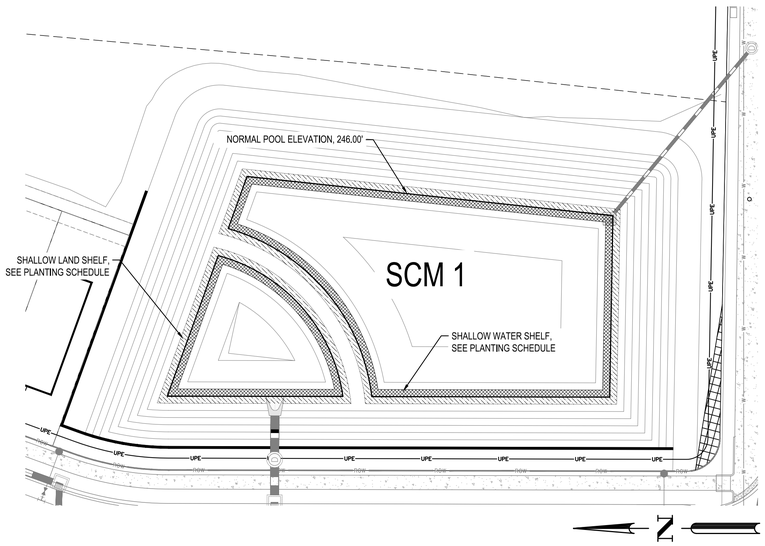


SHALLOW WATER LITTORAL SHELF

SHALLOW LAND LITTORAL SHELF

NOTE: PLANTS TO BE ARRANGED IN NATURAL CLUSTERS OR GROUPINGS, NOT IN ROWS

SCM 1 SHALLOW WATER PLANTINGS

NORMAL POOL ELEVATION: 246.00'

VEGETATED SHELF: 1,941 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 1,941 S.F. = 485 PLANTS

PROVIDED: (162) RC, (162) LC, (162) CT

SHALLOW WATER PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
RC	162	RHYNCHOSPORA COLORATA	STARRUSH WHITETOP	24"Ø x 5" PLUG
LC	162	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	162	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

SCM 1 SHALLOW LAND PLANTINGS

NORMAL POOL ELEVATION: 246.00'

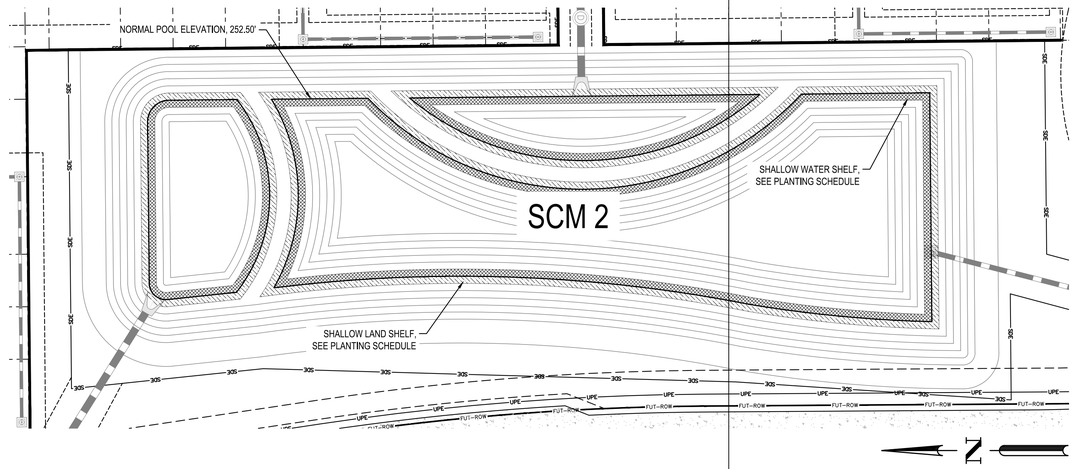
VEGETATED SHELF: 2,088 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 2,088 SF = 522 PLANTS

PROVIDED: (174) HC, (174) CG, (174) CC

SHALLOW LAND PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
HC	174	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
CG	174	CHELONE GLABRA	WHITE TURTLEHEAD	24"Ø x 5" PLUG
CC	174	CAREX CRINITA	FRINGED SEDGE	24"Ø x 5" PLUG



SHALLOW WATER LITTORAL SHELF

SHALLOW LAND LITTORAL SHELF

NOTE: PLANTS TO BE ARRANGED IN NATURAL CLUSTERS OR GROUPINGS, NOT IN ROWS

SCM 2 SHALLOW WATER PLANTINGS

NORMAL POOL ELEVATION: 252.50'

VEGETATED SHELF: 3,763 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 3,763 S.F. = 941 PLANTS

PROVIDED: (314) RC, (314) LC, (314) CT

SHALLOW WATER PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
RC	314	RHYNCHOSPORA COLORATA	STARRUSH WHITETOP	24"Ø x 5" PLUG
LC	314	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	314	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

SCM 2 SHALLOW LAND PLANTINGS

NORMAL POOL ELEVATION: 252.50'

VEGETATED SHELF: 4,025 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 4,025 SF = 1,006 PLANTS

PROVIDED: (336) HC, (336) CG, (336) CC

SHALLOW LAND PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
HC	336	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
CG	336	CHELONE GLABRA	WHITE TURTLEHEAD	24"Ø x 5" PLUG
CC	336	CAREX CRINITA	FRINGED SEDGE	24"Ø x 5" PLUG

PLANTING NOTES:

TREES AND WOODY SHRUBS ARE NOT PERMITTED ON THE DAM OR EMBANKMENT SLOPES AND ANY VOLUNTEERS SHOULD BE REMOVED AS PART OF REGULAR MAINTENANCE ACTIVITES.
TREES AND SHRUBS MAY BE PLANTED OUTSIDE OF EMANKMENT SLOPES AND CLEAR FROM MAINTENANCE EASEMENT

MAINTENANCE PLAN:

GEESE CONTROL - TO CONTROL ACCESS FROM THE SHORE, NYLON TWINE FENCING IS TO BE PLACED AT THE INTERFACE OF OPEN WATER AND THE PLANTED AREAS. FENCING TO BE 24-42" IN HEIGHT.

INSTALLATION GUARANTEE REQUIRED:

•THE PLANTING SEASON SHALL RUN FROM MARCH 15 TO OCTOBER 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

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0 15' 30' 60'
SCALE: 1" = 30'

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DRAWN BY: MC
REVIEWED BY: DF

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SCM PLANTING PLAN
(1 OF 2)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L2-1

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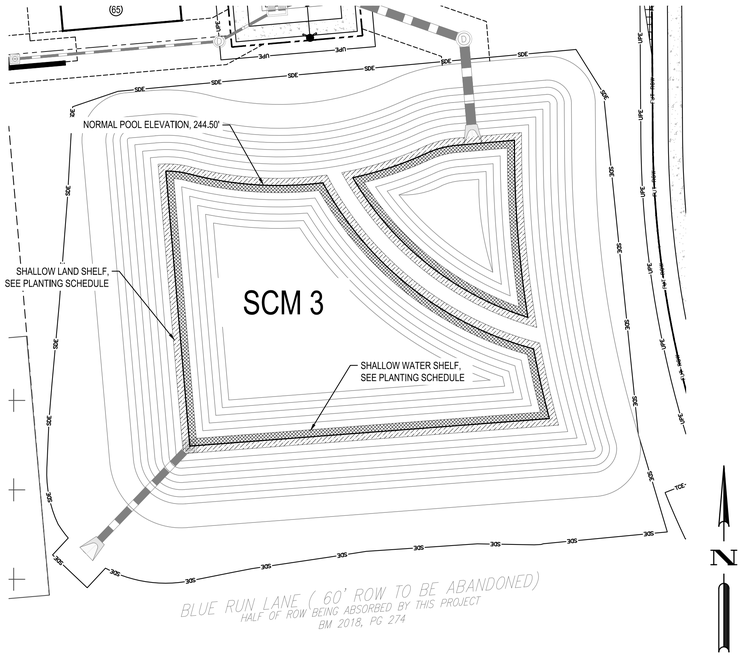


SHALLOW WATER LITTORAL SHELF

SHALLOW LAND LITTORAL SHELF

NOTE: PLANTS TO BE ARRANGED IN NATURAL CLUSTERS OR GROUPINGS, NOT IN ROWS

SCM 3 SHALLOW WATER PLANTINGS

NORMAL POOL ELEVATION: 244.50'

VEGETATED SHELF: 2,082 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 2,082 S.F. = 520 PLANTS
PROVIDED: (174) RC, (174) LC, (174) CT

SHALLOW WATER PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
RC	174	RHYNCHOSPORA COLORATA	STARRUSH WHITETOP	24"Ø x 5" PLUG
LC	174	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	174	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

SCM 3 SHALLOW LAND PLANTINGS

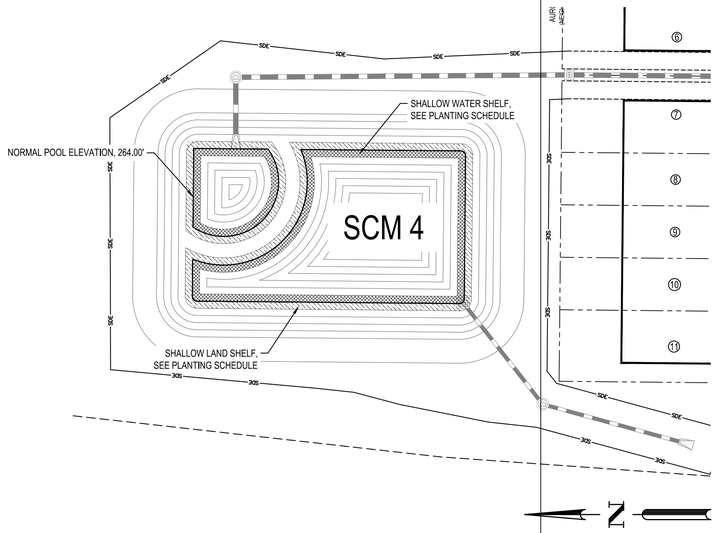
NORMAL POOL ELEVATION: 244.50'

VEGETATED SHELF: 2,236 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 2,236 SF = 559 PLANTS
PROVIDED: (187) HC, (187) CG, (187) CC

SHALLOW LAND PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
HC	187	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
CG	187	CHELONE GLABRA	WHITE TURTLEHEAD	24"Ø x 5" PLUG
CC	187	CAREX CRINITA	FRINGED SEDGE	24"Ø x 5" PLUG



SHALLOW WATER LITTORAL SHELF

SHALLOW LAND LITTORAL SHELF

NOTE: PLANTS TO BE ARRANGED IN NATURAL CLUSTERS OR GROUPINGS, NOT IN ROWS

SCM 4 SHALLOW WATER PLANTINGS

NORMAL POOL ELEVATION: 264.00'

VEGETATED SHELF: 1,350 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 1,350 S.F. = 338 PLANTS
PROVIDED: (113) RC, (113) LC, (113) CT

SHALLOW WATER PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
RC	113	RHYNCHOSPORA COLORATA	STARRUSH WHITETOP	24"Ø x 5" PLUG
LC	113	LOBELIA CARDINALIS	CARDINAL FLOWER	24"Ø x 5" PLUG
CT	113	CAREX TENERA	QUILL SEDGE	24"Ø x 5" PLUG

SCM 4 SHALLOW LAND PLANTINGS

NORMAL POOL ELEVATION: 264.00'

VEGETATED SHELF: 1,488 S.F.

REQUIRED: .25 PLANTS PER SQUARE FOOT
0.25 PLANTS x 1,488 SF = 372 PLANTS
PROVIDED: (124) HC, (124) CG, (124) CC

SHALLOW LAND PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	CONT.
HC	124	HIBISCUS COCCINEUS	SCARLET ROSE MALLOW	24"Ø x 5" PLUG
CG	124	CHELONE GLABRA	WHITE TURTLEHEAD	24"Ø x 5" PLUG
CC	124	CAREX CRINITA	FRINGED SEDGE	24"Ø x 5" PLUG

PLANTING NOTES:

TREES AND WOODY SHRUBS ARE NOT PERMITTED ON THE DAM OR EMBANKMENT SLOPES AND ANY VOLUNTEERS SHOULD BE REMOVED AS PART OF REGULAR MAINTENANCE ACTIVITES.
TREES AND SHRUBS MAY BE PLANTED OUTSIDE OF EMANKMENT SLOPES AND CLEAR FROM MAINTENANCE EASEMENT

MAINTENANCE PLAN:

GEESE CONTROL - TO CONTROL ACCESS FROM THE SHORE, NYLON TWINE FENCING IS TO BE PLACED AT THE INTERFACE OF OPEN WATER AND THE PLANTED AREAS. FENCING TO BE 24-42" IN HEIGHT.

INSTALLATION GUARANTEE REQUIRED:

•THE PLANTING SEASON SHALL RUN FROM MARCH 15 TO OCTOBER 15, EXCEPT FOR EXTREME WEATHER CONDITIONS AS DETERMINED BY STAFF. A FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE GIVEN DURING THE PLANTING SEASON UNLESS ALL OF THE LANDSCAPING IS COMPLETELY INSTALLED ACCORDING TO THIS ARTICLE.

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

0 15' 30' 60'
SCALE: 1" = 30'

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

ATTENTION CONTRACTORS

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

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

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

REV	DATE	DESCRIPTION

DESIGNED BY: MC
DRAWN BY: MC
REVIEWED BY: DF

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

©2024

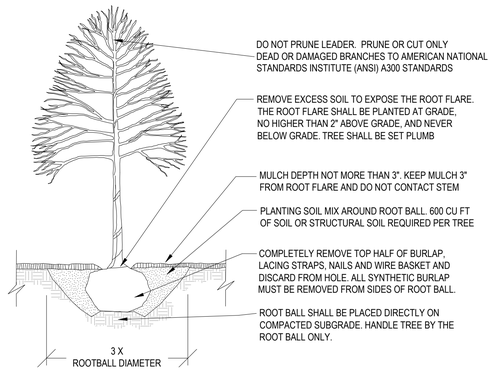
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

SCM PLANTING PLAN
(2 OF 2)

FILE NUMBER: 7734-02
DATE: 04/04/2024
L2-2

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\On-Site\L2-0 - SCM PLANTING PLAN.dwg Layout: L2-2 Plotted: 4/4/2024 10:20:31 AM

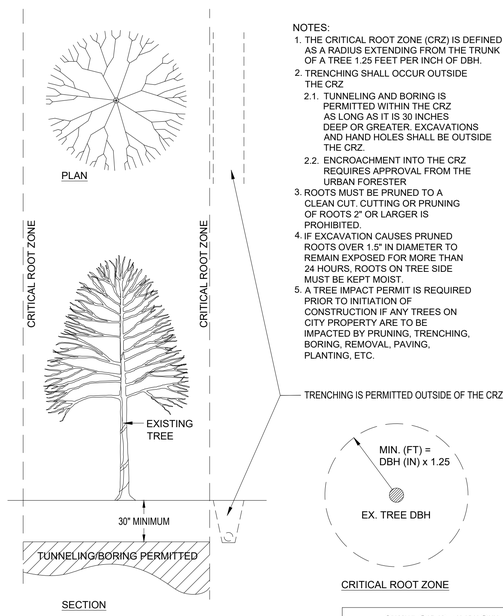


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

1. NOTES:
2. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
3. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
4. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
7. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
   TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 9/2020	NOT TO SCALE
10/2019	TREE PLANTING DETAIL	
	TPP-03	



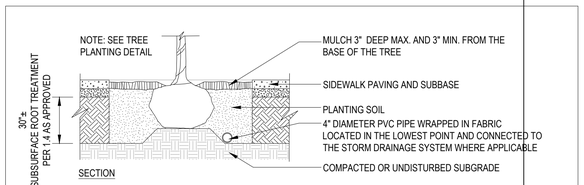
NOTES:
1. THE CRITICAL ROOT ZONE (CRZ) IS DEFINED AS A RADIUS EXTENDING FROM THE TRUNK OF A TREE 1.25 FEET PER INCH OF DBH.
2. TRENCHING SHALL OCCUR OUTSIDE THE CRZ
   2.1. TUNNELING AND BORING IS PERMITTED WITHIN THE CRZ AS LONG AS IT IS 30 INCHES DEEP OR GREATER. EXCAVATIONS AND HAND HOLES SHALL BE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

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

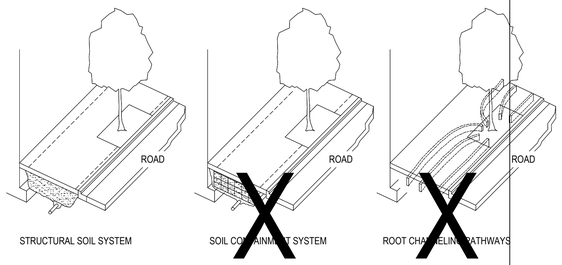
CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 9/2020	NOT TO SCALE
	TRENCHING/TUNNELING NEAR EXISTING TREES	
	TPP-04	

STRUCTURAL SOIL DETAIL (SEE PLAN FOR LOCATIONS)



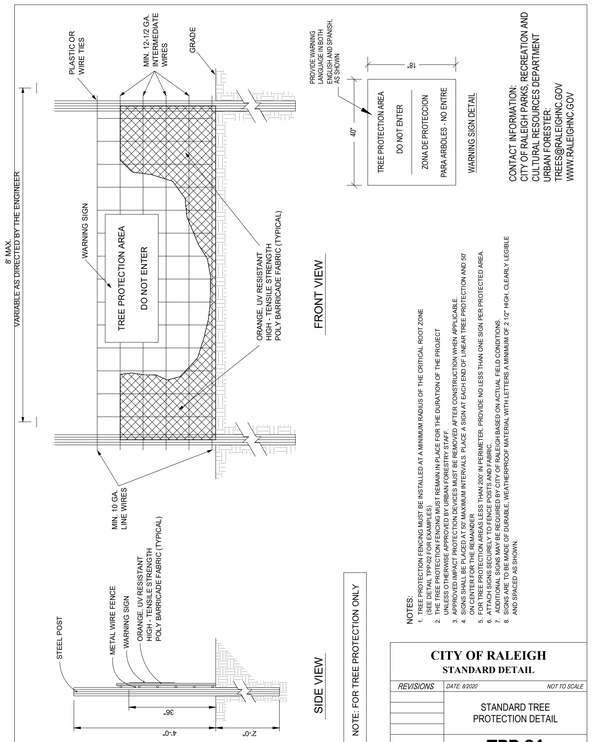
NOTES:
1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
   1.1. EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
   1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
   1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
   1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
2. 40' X 6' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
3. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.



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

CITY OF RALEIGH
STANDARD DETAIL

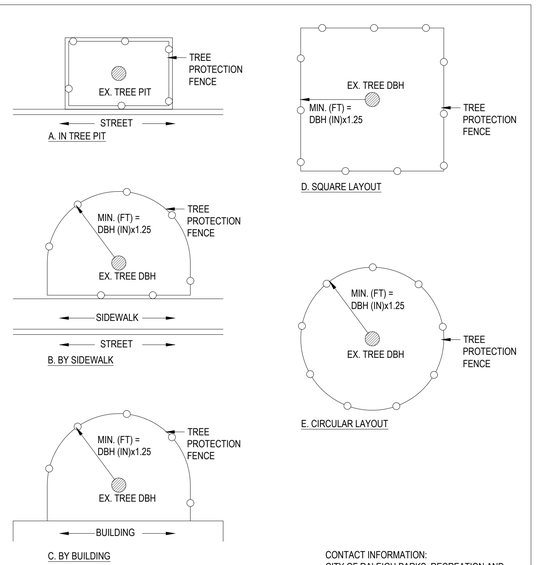
REVISIONS	DATE: 9/2020	NOT TO SCALE
	TREE PLANTING IN SIDEWALK WITHIN ROW	
	TPP-07	



NOTES:
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL TPP-03 FOR EXAMPLES).
2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
3. ARBORIST SUPERVISION IS REQUIRED FOR ANY CONSTRUCTION WITHIN APPLICABLE
4. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
5. FENCING SHALL BE A MINIMUM OF 4' HIGH. IF LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. FENCING SHALL BE LOCATED IN THE FIELD BY THE CONTRACTOR BASED ON ACTUAL FIELD CONDITIONS.
8. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 2 1/2" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 9/2020	NOT TO SCALE
	STANDARD TREE PROTECTION DETAIL	
	TPP-01	



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

NOTES:
1. CONTRACTOR MUST PROVIDE AND INSTALL TREE PROTECTION SIGNAGE.
2. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 9/2020	NOT TO SCALE
	TREE PROTECTION FENCE LAYOUT	
	TPP-02	

GENERAL NOTES:

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

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REV	DATE	DESCRIPTION

DESIGNED BY: MPC
DRAWN BY: MPC
REVIEWED BY: RCZ

BGE
5440 WADE PARK BLVD, SUITE 102
RALEIGH NC 27607
WWW.BGEINC.COM
NC LICENSE #C-4397
©2024

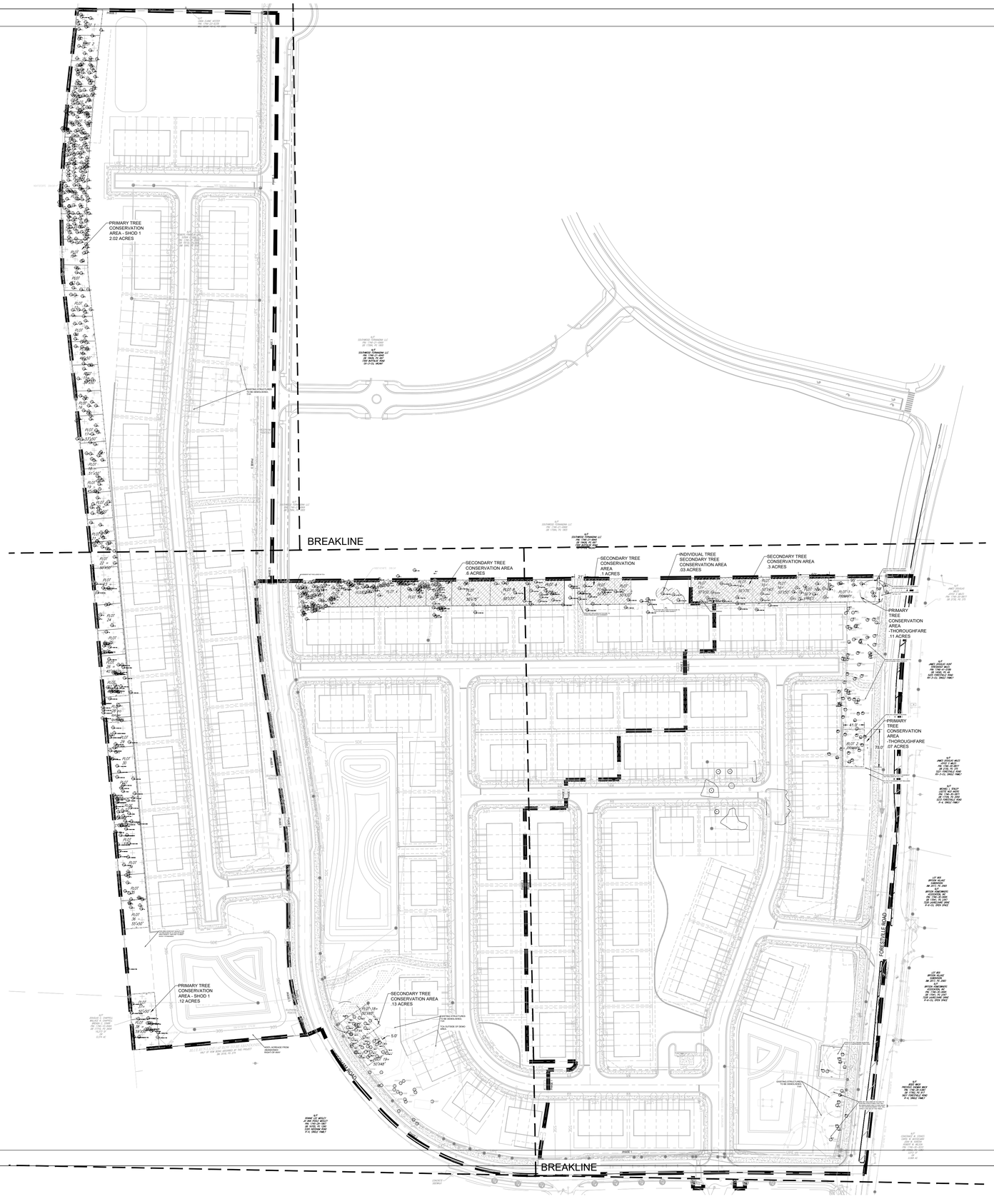
DR HORTON
2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237, 5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

LANDSCAPE DETAILS

FILE NUMBER: 7734-02
DATE: 04/04/2024
L3-0

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\103 - DWG\PlanSheets\On-Site\LS-0 - LS-DETL.dwg Layout: L3-0 Plotted: 4/4/2024 10:20:37 AM



Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: Chapel Townes Subdivision

Gross Site Acres:	43.86	ac
Right-of-way to be dedicated with this project:	9.13	ac
Net Site Acres:	34.73	ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1	2.14	ac	6.2	%
1. Primary Tree Conservation Area - SHOD 2		ac		%
2. Primary Tree Conservation Area - Parkway Frontage		ac		%
3. Primary Tree Conservation Area - CM		ac		%
4. Primary Tree Conservation Area - MPOD		ac		%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac		%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac		%
7. Primary Tree Conservation Area - 45% Slopes		ac		%
8. Primary Tree Conservation Area -Thoroughfare	.18	ac	.5	%
Subtotal of Primary Tree Conservation Areas:	2.32	ac	6.7	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac		%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	1.13	ac	3.3	%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	.03	ac	.9	%
Subtotal of Secondary Tree Conservation Areas:	1.16	ac	4.1	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	3.48	ac	10.9	%
UDO 9.1.9. Watershed Protection Overlay Districts				
UWPOD - Wooded Area (preserved)		ac		%
UWPOD - Wooded Area (planted)		ac		%
FWPOD - Wooded Area (preserved)		ac		%
FWPOD - Wooded Area (planted)		ac		%
SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%

SEE BACK-UP CALCULATIONS INCLUDED IN PACKAGE.

TCA LEGEND:

PRIMARY TCA - SHOD - 1 AND THOROUGHFARE

SECONDARY TCA

ALL TCA PLOTS ARE 50'X50', UNLESS OTHERWISE NOTED.

0 100 200 feet

1" = 100'

General Notes

No.	Revision/Issue	Date
1	PSR	2024/04/02

Designed By:

PROSPECT LANDSCAPE ARCHITECTURE, PLLC

227 GLASCOCK STREET, RALEIGH, NC 27604
WWW.PROSPECT-LA.COM
JENWAGNERLANDSCAPE@GMAIL.COM

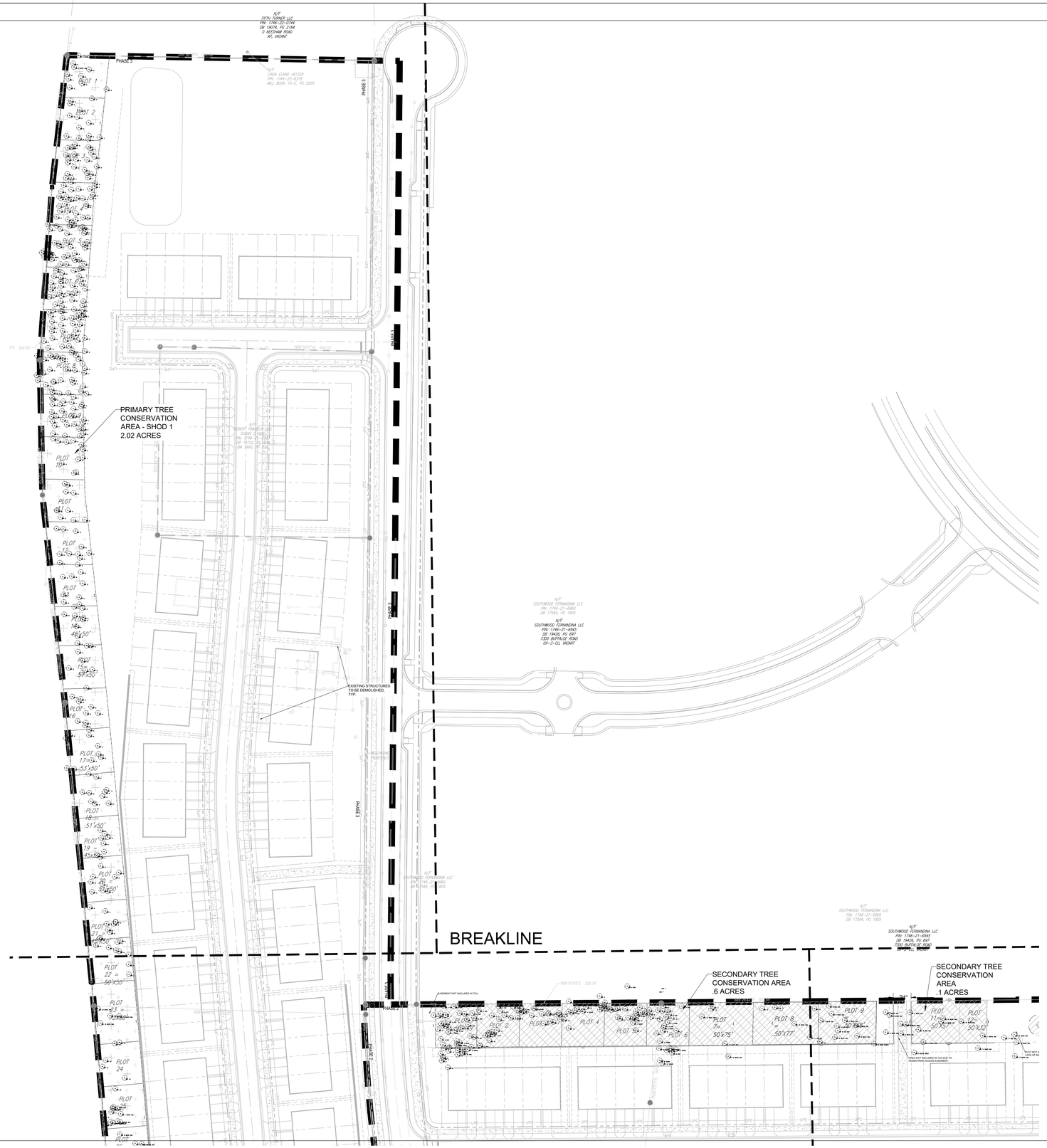
PROSPECT LANDSCAPE ARCHITECTURE PLLC

Project/Client:

CHAPEL TOWNES SUBDIVISION

FORESTVILLE ROAD & NEEDHAM ROAD
RALEIGH, NC

Project	Sheet
FORESTVILLE	TCA EXHIBIT
Date: 2024/04/02	L101
Scale: 1:100	


PRIMARY TREE CONSERVATION AREA - SHOD 1 2.02 ACRES
BREAKLINE
SECONDARY TREE CONSERVATION AREA .6 ACRES
SECONDARY TREE CONSERVATION AREA .1 ACRES
EXISTING STRUCTURES TO BE DEMOLISHED, TYP.
N/F FIFTH TURNER LLC PIN: 1746-22-3944 DB 18074, PG 2144 0 NEEDHAM ROAD #0; VACANT
N/F LINDA ELAINE HESTER PIN: 1746-31-6339 WILL BOOK 16-E, PG 2005
N/F SOUTHWOOD TERNADINA LLC PIN: 1746-21-6969 DB 17584, PG 1805
N/F SOUTHWOOD TERNADINA LLC PIN: 1746-21-6945 DB 19426, PG 697 7300 BUFFALOE ROAD GH-3-CU; VACANT
PHASE 3
PHASE 2
PHASE 1
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 9
PLOT 10
PLOT 11
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PLOT 14
PLOT 15 = 50'X50'
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PLOT 18 = 51'X50'
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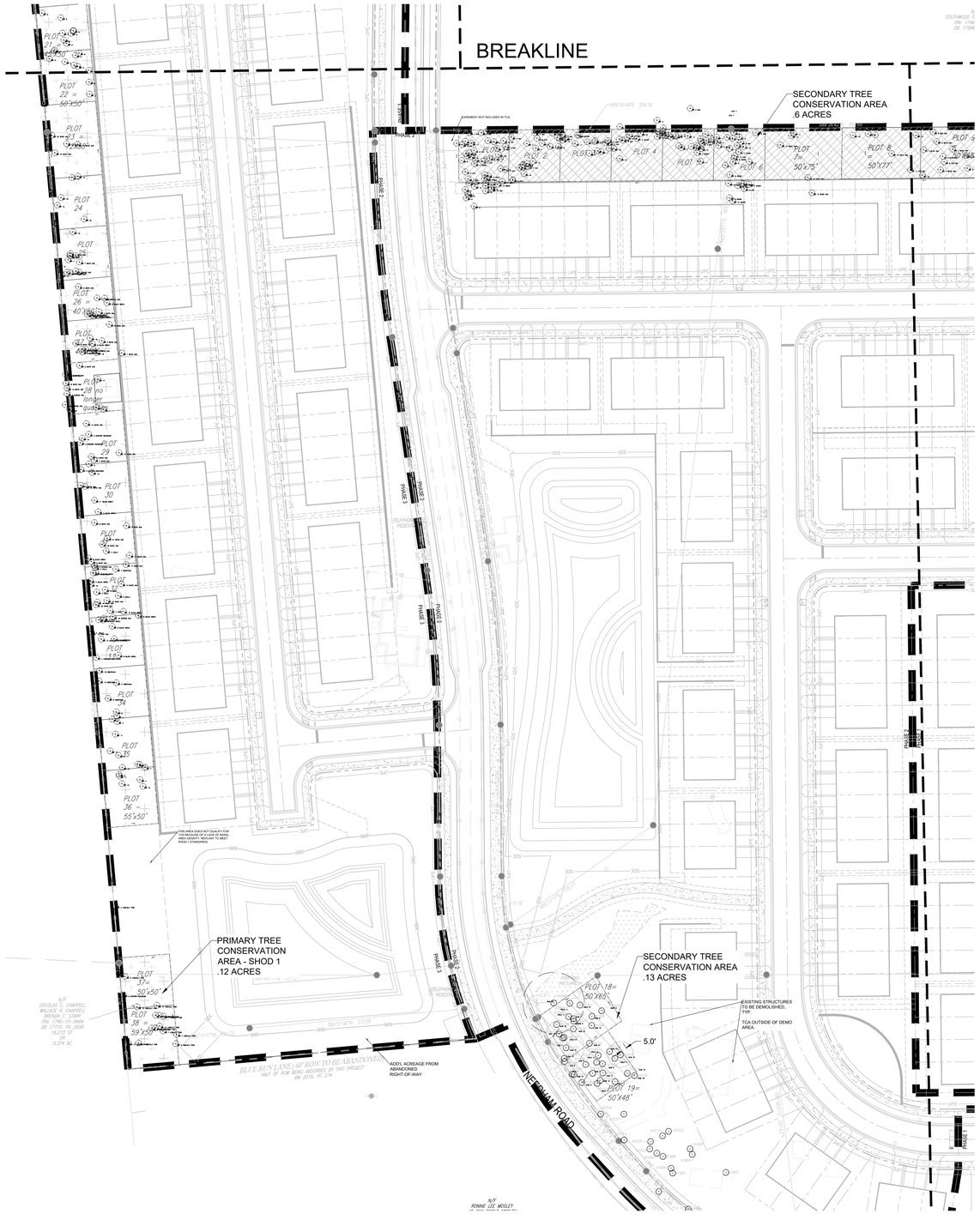

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(Include applicable information on the plan sheet)

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8. Primary Tree Conservation Area - Thoroughfare	.18	ac	.5	%
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UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	1.13	ac	3.3	%
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SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%

SEE BACK-UP CALCULATIONS INCLUDED IN PACKAGE.

TCA LEGEND:

PRIMARY TCA - SHOD - 1 AND THOROUGHFARE

SECONDARY TCA

ALL TCA PLOTS ARE 50'X50', UNLESS OTHERWISE NOTED.

0 60 120 feet

1" = 60'

General Notes

No.	Revision/Issue	Date
1	PSR	2024/04/02

Designed By:
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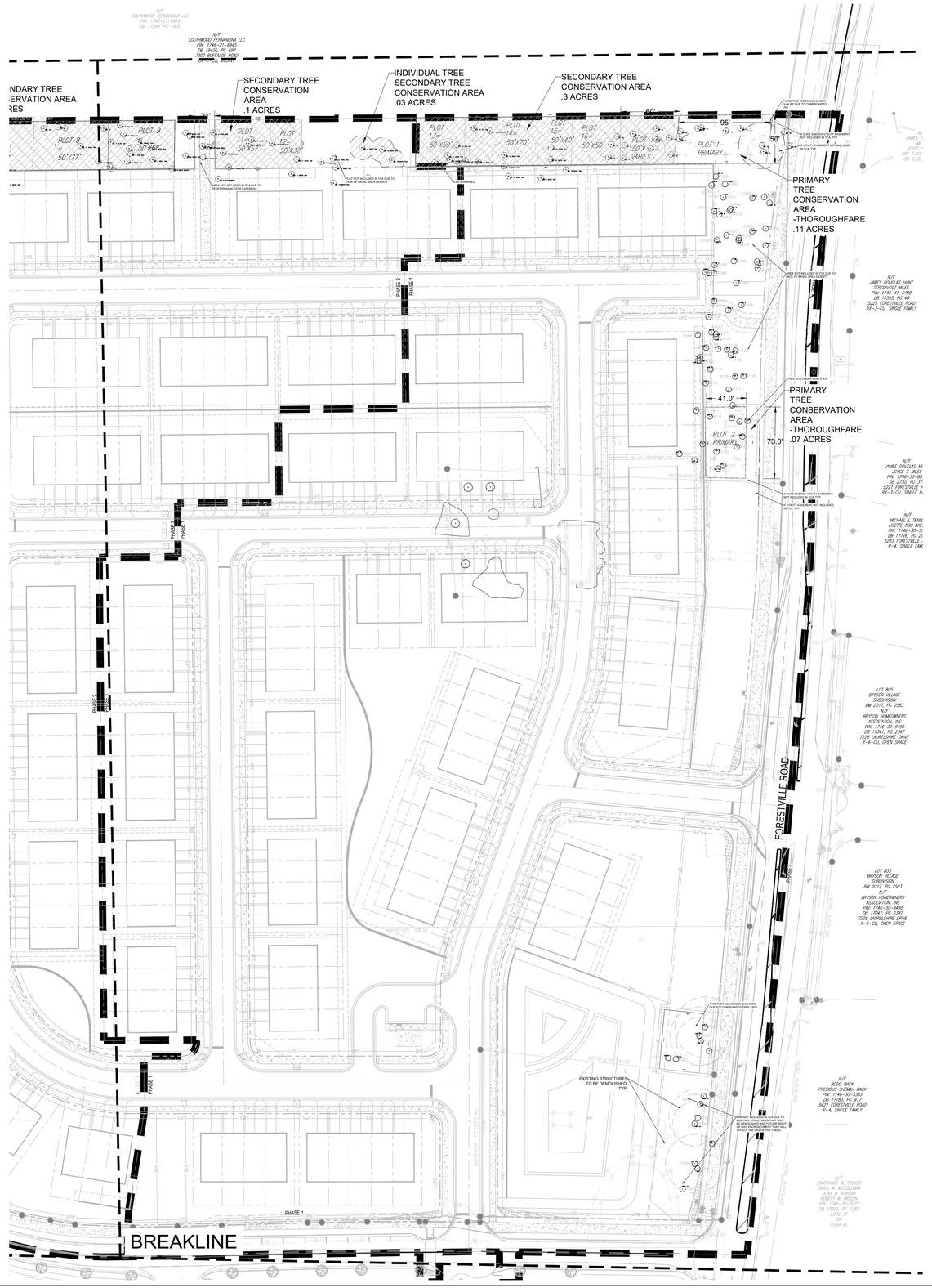
PROSPECT LANDSCAPE ARCHITECTURE PLLC

Project/Client:
CHAPEL TOWNES SUBDIVISION

FORESTVILLE ROAD & NEEDHAM ROAD
RALEIGH, NC

Project	Sheet
FORESTVILLE	TCA EXHIBIT ENLARGEMENT
Date: 2024/04/02	L103
Scale: 1:60	



Tree Conservation Plan Data Sheet

UDO Article 9.1 Tree Conservation

(Include applicable information on the plan sheet)

Project Name: Chapel Townes Subdivision

Gross Site Acres:	43.86	ac
Right-of-way to be dedicated with this project:	9.13	ac
Net Site Acres:	34.73	ac

	Number of Acres		Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas				
1. Primary Tree Conservation Area - SHOD 1	2.14	ac	6.2	%
1. Primary Tree Conservation Area - SHOD 2		ac		%
2. Primary Tree Conservation Area - Parkway Frontage		ac		%
3. Primary Tree Conservation Area - CM		ac		%
4. Primary Tree Conservation Area - MPOD		ac		%
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac		%
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac		%
7. Primary Tree Conservation Area - 45% Slopes		ac		%
8. Primary Tree Conservation Area - Thoroughfare	.18	ac	.5	%
Subtotal of Primary Tree Conservation Areas:	2.32	ac	6.7	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway		ac		%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas (Include perimeter buffers and their alternate compliance areas)	1.13	ac	3.3	%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas (Include individual trees and their alternate compliance areas)	.03	ac	.9	%
Subtotal of Secondary Tree Conservation Areas:	1.16	ac	4.1	%
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	3.48	ac	10.9	%
UDO 9.1.9. Watershed Protection Overlay Districts				
UWPOD - Wooded Area (preserved)		ac		%
UWPOD - Wooded Area (planted)		ac		%
FWPOD - Wooded Area (preserved)		ac		%
FWPOD - Wooded Area (planted)		ac		%
SWPOD - Wooded Area (preserved)		ac		%
SWPOD - Wooded Area (planted)		ac		%

SEE BACK-UP CALCULATIONS INCLUDED IN PACKAGE.

TCA LEGEND:

PRIMARY TCA - SHOD - 1 AND THOROUGHFARE

SECONDARY TCA

ALL TCA PLOTS ARE 50'X50', UNLESS OTHERWISE NOTED.

0 60 120 feet

1" = 60'

General Notes

No.	Revision/Issue	Date
1	PSR	2024/04/02

Designed By:

PROSPECT LANDSCAPE ARCHITECTURE, PLLC

227 GLASCOCK STREET, RALEIGH, NC 27604
WWW.PROSPECT-LA.COM
JENWAGNERLANDSCAPE@GMAIL.COM

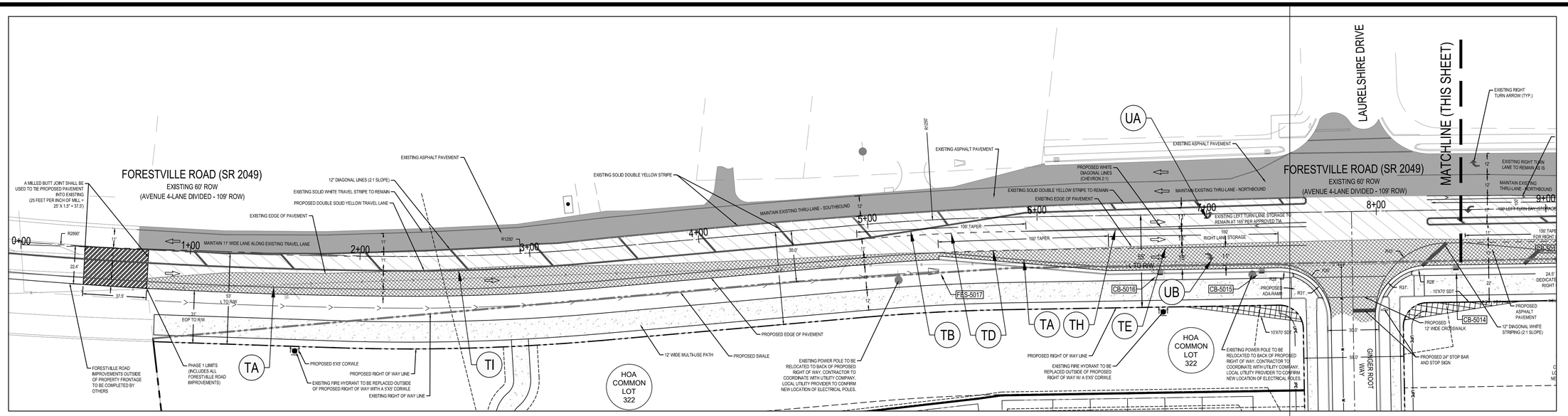
PROSPECT LANDSCAPE ARCHITECTURE

Project/Client:

CHAPEL TOWNES SUBDIVISION

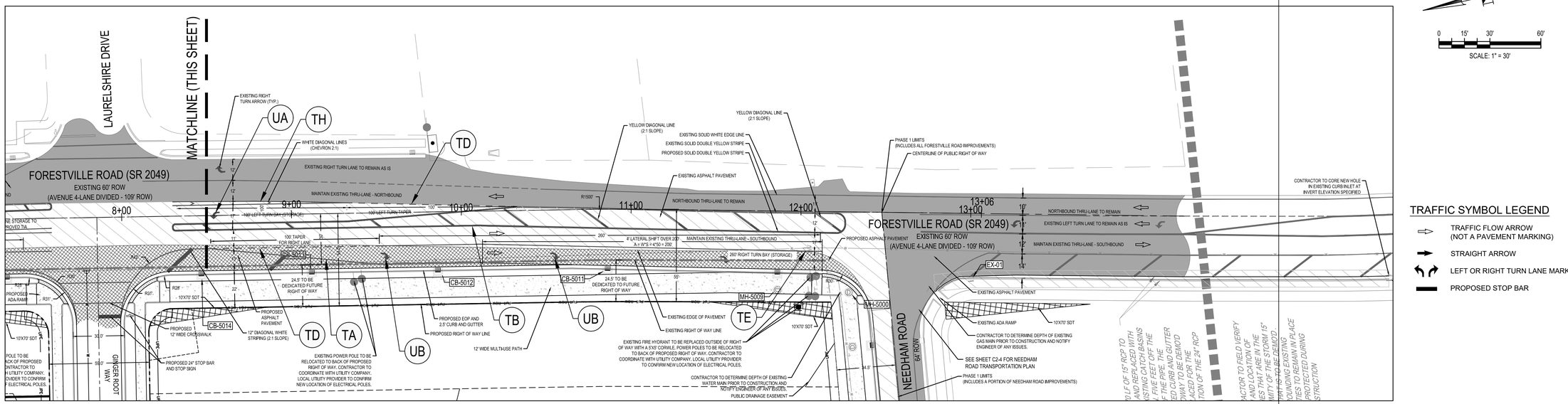
FORESTVILLE ROAD & NEEDHAM ROAD
RALEIGH, NC

Project	Sheet
FORESTVILLE	TCA EXHIBIT ENLARGEMENT
Date: 2024/04/02	L104
Scale: 1:60	



FORESTVILLE ROAD (STA. 0+00 TO 8+50)

SCALE: 1"=30'



FORESTVILLE ROAD (STA. 8+50 TO 13+06)

SCALE: 1"=30'

0 15' 30' 60'

SCALE: 1" = 30'

PAVEMENT LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT (FORESTVILLE ROAD)
  3" SF9.5A
  4" I19.0C
  10" AGGREGATE BASE COURSE
  (5" B25.0C IN AREAS LESS THAN 6' WIDE)
- MILL AND OVERLAY
- EXISTING SIDEWALK
- PROPOSED 10' WIDE MULTI-USE PATH

PAVEMENT MARKING LEGEND

LANE LINES/ MARKINGS

TA	4" WHITE EDGELINE
TB	4" YELLOW EDGELINE
TC	4" WHITE SKIP (10' - 30' SP.)
TD	4" WHITE MINISKIP (3 - 9' /SP) SEE DETAIL 1250.01
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TF	4" WHITE MINISKIP (2 - 6' /SP) SEE DETAIL 1250.01
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T2	24" WHITE STOPBAR
T3	10' WIDE (HIGH VISIBILITY) CROSSWALK (24" WHITE CROSSWALK LINE)

ARROWS/ CHARACTERS

UA	LEFT TURN ARROW
UB	RIGHT TURN ARROW

TRAFFIC SYMBOL LEGEND

- TRAFFIC FLOW ARROW (NOT A PAVEMENT MARKING)
- STRAIGHT ARROW
- LEFT OR RIGHT TURN LANE MARKING
- PROPOSED STOP BAR

CAUTION!
CONTRACTOR SHALL CONFIRM SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON PLANS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.

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

NOTES:

1. ALL TRAVEL LANES SHALL BE 11' WIDE.
2. PROPOSED PAVEMENT MARKINGS SHALL MEET NCDOT STANDARD DETAILS AND SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAIL (1205.01-1205.12)
4. PROPOSED SHOULDER SHALL BE 4' SIDE.
5. TRAFFIC CONTROL SHALL MEET NCDOT STANDARD DETAILS AND SPECIFICATIONS DIVISION 11.

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	DESCRIPTION	DATE	REV

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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RALEIGH NC 27607
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NC LICENSE #C-4397

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DR HORTON

2000 AERIAL CENTER PARKWAY
SUITE 110
MORRISVILLE NC 27560

CHAPEL TOWNES SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

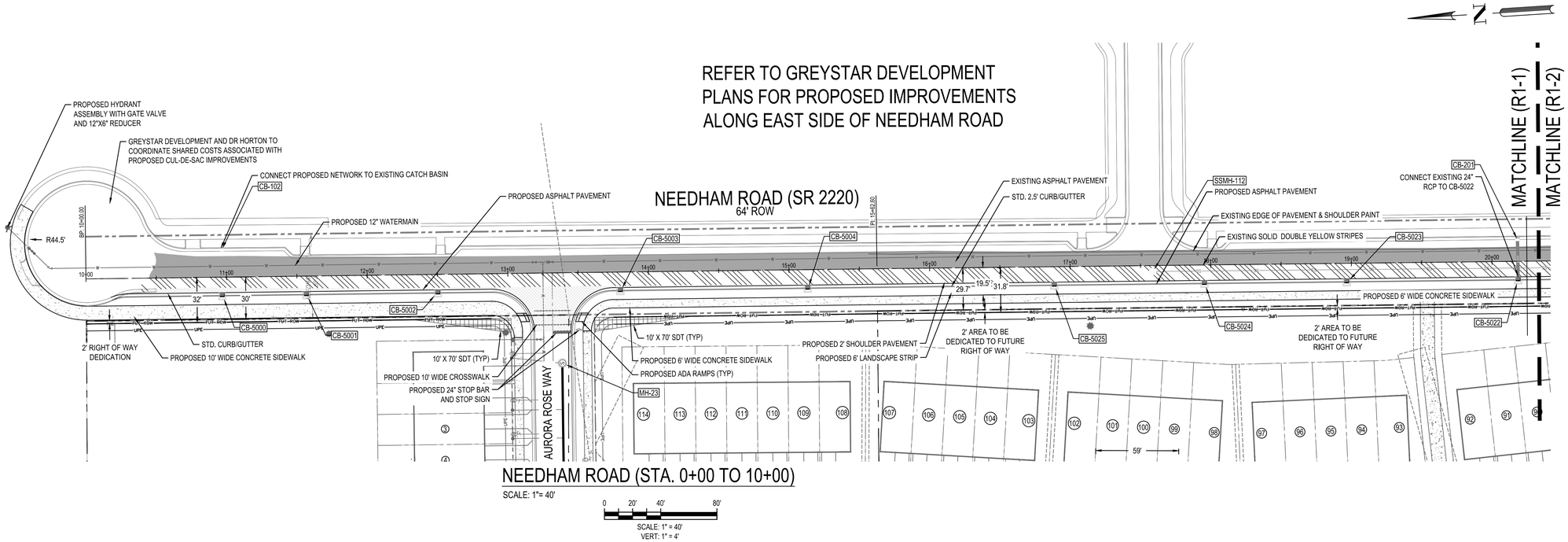
FORESTVILLE ROAD TRANSPORTATION PLAN

7734-02
DATE: 04/04/2024
R1-0

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\Off-Site\R2-1 - FRONTAGE ROADWAY IMPROVEMENTS (FORESTVILLE RD) PH2 PSR.dwg Layout: R1-0 FORESTVILLE ROAD TRANSPORTATION PLAN Plotted: 4/4/2024 10:58:40 AM

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\Off-Site\R2-2 - FRONTAGE ROADWAY IMPROVEMENTS (NEEDHAM RD).PH2.dwg Layout: R1-1 NEEDHAM RD TRANSPORTATION PLAN (1 OF 3) Plotted: 4/8/2024 12:09:41 PM

REFER TO GREYSTAR DEVELOPMENT
PLANS FOR PROPOSED IMPROVEMENTS
ALONG EAST SIDE OF NEEDHAM ROAD



NEEDHAM ROAD (STA. 0+00 TO 10+00)

SCALE: 1"= 40'

0 20' 40' 80'

SCALE: 1" = 40'
VERT: 1" = 4'

NOTES:
1. NEEDHAM ROAD (SR 2200) SHALL FOLLOW CITY OF RALEIGH STREET STANDARDS: NEIGHBORHOOD STREET - 64' ROW.

TRAFFIC SYMBOL LEGEND

- TRAFFIC FLOW ARROW (NOT A PAVEMENT MARKING)
- STRAIGHT ARROW
- LEFT OR RIGHT TURN LANE MARKING
- PROPOSED STOP BAR

PAVEMENT LEGEND

- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT (FORESTVILLE ROAD)
  3" SF9.5A
  4" I19.0C
  10" AGGREGATE BASE COURSE
  (5" B25.0C IN AREAS LESS THAN 6' WIDE)
- MILL AND OVERLAY
- EXISTING SIDEWALK
- PROPOSED 10' WIDE MULTI-USE PATH
- PROPOSED ASPHALT PAVEMENT (NEEDHAM ROAD)
  3" S9.5C
  8" AGGREGATE BASE COURSE
- 1.5" MILL & OVERLAY

PAVEMENT MARKING LEGEND

LANE LINES/ MARKINGS

TA	4" WHITE EDGELINE
TB	4" YELLOW EDGELINE
TC	4" WHITE SKIP (10' - 30' SP.)
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ARROWS/ CHARACTERS

UA	LEFT TURN ARROW
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REV	DATE	DESCRIPTION

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DRAWN BY: CD
REVIEWED BY: TRW

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PRELIMINARY SUBDIVISION PLAN
0, 5136, 5228, 5237,5305 NEEDHAM RD &
0, 5226, 5228, 5232, 5284 FORESTVILLE RD
RALEIGH NC 27604

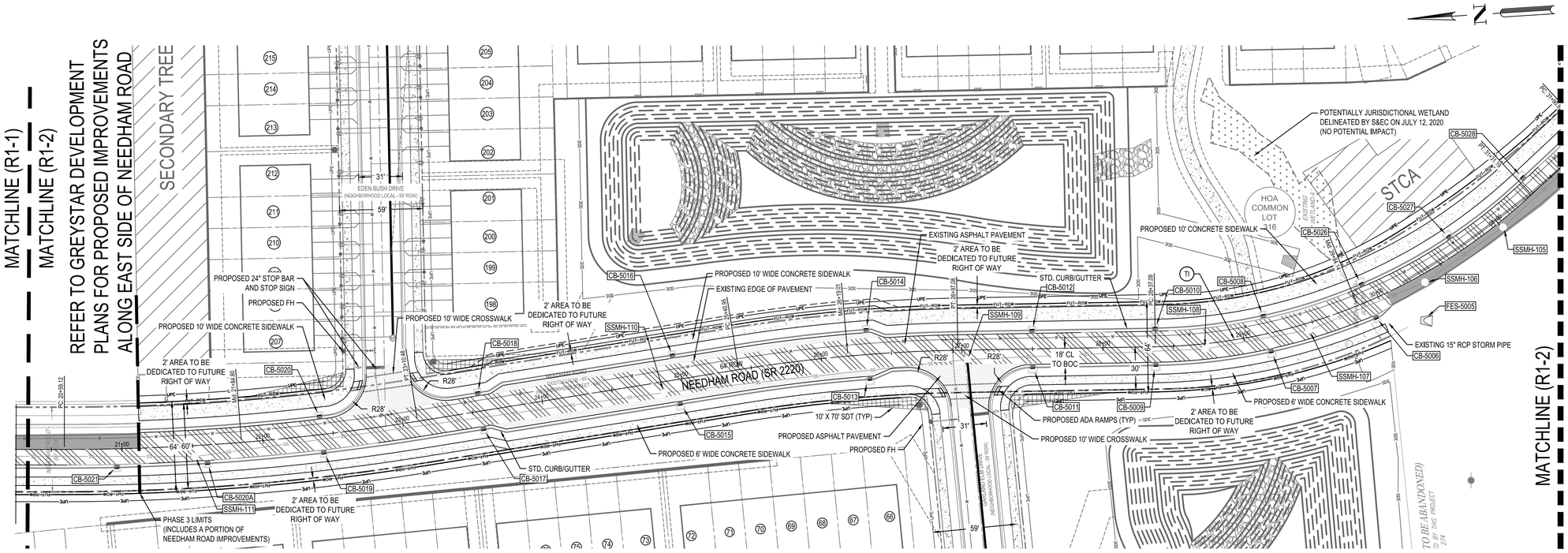
NEEDHAM RD TRANSPORTATION PLAN (1 OF 3)

CONSTRUCTION

FILE NUMBER: 7734-02

DATE: 04/04/2024

R1-1



NEEDHAM ROAD (STA. 10+67 TO 21+51)

0 20' 40' 80'

SCALE: 1" = 40'

NOTES:
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PAVEMENT LEGEND

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- 1.5" MILL & OVERLAY

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- LEFT OR RIGHT TURN LANE MARKING
- PROPOSED STOP BAR

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REV	DATE	DESCRIPTION
1	5/7/24	CITY COMMENTS
2	6/7/24	CITY COMMENTS
3	7/8/24	CITY COMMENTS
4	8/7/24	CITY COMMENTS
5	9/6/24	CITY COMMENTS
6	10/7/24	CITY COMMENTS

DESIGNED BY: CD
DRAWN BY: CD
REVIEWED BY: TRW

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PRELIMINARY SUBDIVISION PLAN
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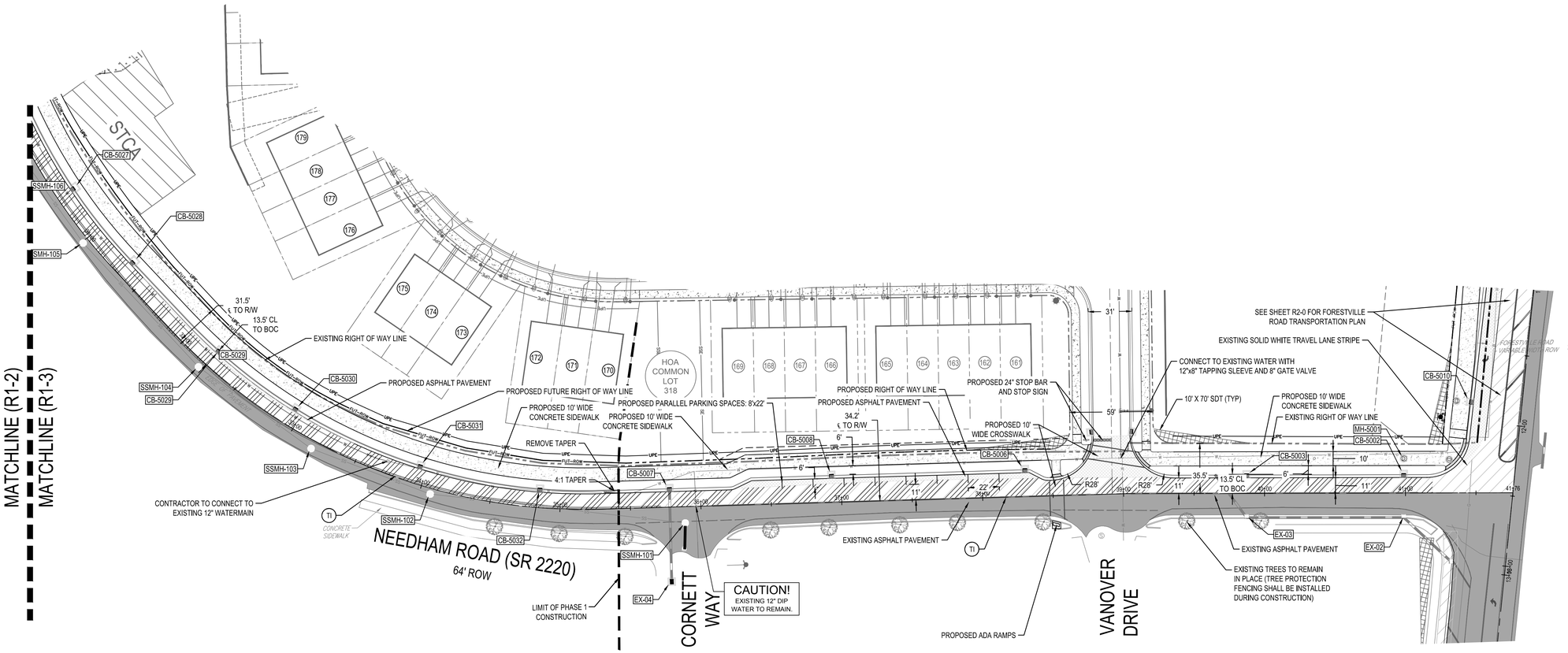
0, 5226, 5228, 5232, 5264 FORESTVILLE RD
RALEIGH NC 27604

NEEDHAM RD TRANSPORTATION PLAN (2 OF 3)

FILE NUMBER: 7734-02
DATE: 04/04/2024
R1-2

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\OffSite\R2-2 - FRONTAGE ROADWAY IMPROVEMENTS (NEEDHAM RD)-PH2.dwg Layout: R1-2 NEEDHAM RD TRANSPORTATION PLAN (2 OF 3) Plotted: 4/8/2024 12:08:51 PM



NEEDHAM ROAD (STA. 20+29 TO 31+77)

SCALE: 1"=20'

NOTES:
1. NEEDHAM ROAD (SR 2200) SHALL FOLLOW CITY OF RALEIGH STREET STANDARDS: NEIGHBORHOOD STREET - 64' ROW.

TRAFFIC SYMBOL LEGEND

- TRAFFIC FLOW ARROW (NOT A PAVEMENT MARKING)
- STRAIGHT ARROW
- LEFT OR RIGHT TURN LANE MARKING
- PROPOSED STOP BAR

PAVEMENT LEGEND

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NEEDHAM RD TRANSPORTATION PLAN (3 OF 3)

FILE NUMBER: 7734-02
DATE: 04/04/2024
R1-3

G:\NCA\Projects\DR Horton\7734-02 - Forestville Road TH\03 - DWG\PlanSheets\Off-SiteR2-2 - FRONTAGE ROADWAY IMPROVEMENTS (NEEDHAM RD).PH2.dwg Layout: R1-3 NEEDHAM RD TRANSPORTATION PLAN (3 OF 3) Plotted: 4/8/2024 12:07:29 PM